#

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	**PLAN COMMISSION**
DATE AND TIME:	**MONDAY, FEBRUARY 26, 2018 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**: February 12, 2018

V. **NEW BUSINESS**

A. Baudhuin Surveying & Engineering, Agent for Top Leaf Development LLC and Alan & Lynda Luther, Property Owners – 107 Acres South of Freistadt Road, North of Elm Lane and West of Wasaukee Road. Revised Rezoning Concept Plan.

B. Zoromski Construction LLC, Agent for M&J Donges Bay LLC, Property Owner, N104 W15825 Donges Bay Road. 2-Lot Certified Survey Map Application.

C. Quarles & Brady LLP, Agent for SMV Germantown LLC, Property Owner, W173 N10915 Bernies Way. 2-Lot Certified Survey Map Application.

D. Carity Land Corporation, Agent for Briscoe Development & Management Inc., Property Owner – 147 Acres South of Freistadt Road, North of Mequon Road, West of Country Aire Drive. 2020 Land Use Plan Map Amendments, Rezoning & Planned Development District Application from A-1: Agricultural to Rs-5: Single-Family & Rm-2: Multi-Family/PDD ("Wrenwood PDD") for a 142-Lot Single-Family and up to 60-Unit Multi-Family Residential Subdivision.

E. Virtus Development, Agent for Victory Center LLC, Property Owner – W140 N10385 & W140 N10393 Fond du Lac Avenue. Rezoning Application from B-3: General Business to B-3/Planned Development District ("Kuhberg PDD") & Site Plan Review for a 4,220 sqft Restaurant and Coffee Shop.

VI. **ANNOUNCEMENTS**:

VII. **ADJOURNMENT**:

The next Plan Commission Meeting will be on March 26, 2018 at 6:30 p.m.

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

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PLAN COMMISSION MINUTES
February 12, 2018

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

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

PUBLIC INPUT:
Bruce Bernarde, N120 W13645 Freistadt Road, said he had given his concerns at the Public Hearing for Top Leaf Development and wanted to see what changes were proposed.

APPROVAL OF MINUTES: ***MOTION Baum second Nilles to Approve the minutes from January 8, 2018.***

MOTION carried unanimously.

Scott & Georgene Sommer – W148 N12696 Pleasant View Drive. The property owners of a 120-acre farm are requesting approval of a Conditional Use Permit to allow the operation of a farm kitchen, brewery and sausage production facility on their property in the A-1 Agricultural Zoning District. Planner Retzlaff summarized the proposal. Scott Sommer said he estimates using approximately 350 gallons of water per day.

MOTION Baum second Shadid to Approve a Conditional Use Permit for Scott & Georgene Sommer to operate a farm kitchen, brewery and sausage production facilities from their 120-acre property located at W148 N12696 Pleasant View Drive subject to the following conditions:

1. ***The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit application (CUP) and supporting materials dated January 8, 2018. The physical facilities from which said uses and activities are permitted include the existing and proposed buildings specified in the CUP application and supporting materials. Days and hours of operation shall be limited to those specified in the CUP application and supporting materials dated January 8, 2018.***
2. ***The brewery operation has been described as and is intended to be a "small batch" operation with production occurring within an approximate 1,100 sqft area located in the proposed "farm market" building. This CUP is granted with the understanding that the brewery will operate as a "nano brewery" and "brewpub" with production not to exceed 1,000 barrels/year with at least 25 percent of the beer produced sold in/from the farm market. The purpose for these limitations is to address concerns regarding water consumption and to ensure the brewery remains an accessory use and integral component to the overall farm market concept. In the event the owner/operator seeks to expand brewery production and/or add or eliminate other uses and activities to the overall farm market business plan for which this CUP has been issued, the owner/operator shall submit an amended plan of operation to the Village for review and consideration as part of an amendment to this CUP to be reviewed and processed following the typical CUP procedures.***
3. ***Site Plan review and approval is required prior to construction of the new 60' x 100' (6,000 sqft) building in accordance with Village Zoning Code requirements.***
4. ***A temporary use permit may be required for special events involving attendance by the public depending on the type and extent of activities, days, hours and duration of the event. The owner/operator is responsible for contacting the Community Development Department for information and permitting requirements (if any) prior to scheduling any special events involving special or extraordinary advertising or promotion, events occurring for 2 or more consecutive days, or when the number of visitors for an event is expected to exceed three-hundred (300) persons per day.***

5. ***Building permits are required for all internal and external building renovation and improvements.***
6. ***The No vehicle parking shall be permitted on or along Pleasant View Drive; all parking associated with the operation shall be accommodated on the property.***
7. ***All permanent and temporary exterior signage along or facing Pleasant View Drive requires a sign permit and shall comply with all current sign regulations. Off-premise advertising and directional signage is regulated by the Village and requires a permit if/when allowed.***
8. ***The owner/operator is required to obtain all applicable permits, approvals, licenses, etc. from the Village of Germantown, Washington County, State of Wisconsin and any federal agencies prior to commencing operations of the café/restaurant, meat production, and brewery, including, but not limited to: liquor licenses for the sale and consumption of alcohol; brewery/brewpub licenses for the production and distribution of alcohol; restaurant and food licensing for the production, sale and consumption of retail food products, sausage and other meat production; septic/holding tank and other waste processing permits for the storage, transportation and/or processing of wastewater and other by-products associated with the production of sausage, beer, soda, etc. The owner/operator shall provide copies of all required permits to the Community Development Department.***
9. ***The processing and ultimate disposal of all wastewater and other by-products associated with the production, processing and packaging of meat, beer and other products should occur off-site and in a licensed facility. In the event the processing and/or disposal of wastewater and other by-products associated with meat and beer production is handled on-site, e.g. composting, the owner/operator shall prepare and submit a detailed plan addressing the processes and procedures that will be used, and, that specifies how concerns such as odor control, soil and groundwater contamination will be addressed and mitigated. Said plan shall be submitted to the Village of Germantown and any county and state agencies regulating said waste processing and disposal.***
10. ***All new and renovated buildings shall be designed to meet all fire protection requirements under applicable IBC for A-3 (or applicable) occupancy and use classification.***
11. ***The access driveway and new parking area shall meet NFPA 1 Chapter 18 access requirements.***
12. ***The septic holding tank shall not be installed in a location where fire vehicles might need to drive over for emergency access purposes unless said tank is designed, constructed and approved for heavy vehicle loads.***
13. ***Bi-annual fire safety inspections will be conducted by Germantown Fire Department.***
14. ***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 permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.***

Mr. Sommer indicated he read and will abide by the conditions of approval. Chairman Wolter asked for clarification of Condition #4 stating a temporary use permit may be required for special events. Planner Retzlaff explained a temporary use permit is intended for events that may attract a larger crowd, outside of the usual and customary events. He said the operator should contact the Village before such an event and ask if a permit is needed. Alerting the Village to certain events would allow notification to the Police and Public Works Departments and help with traffic control.

MOTION carried unanimously.

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Baudhuin Surveying & Engineering, Agent for Top Leaf Development and Alan & Lynda Luther 107 acres south of Freistadt Road, North of Elm Lane and West of Wasaukee Road. The request is for approval of a revised rezoning application concept plan for a 107- acre residential subdivision with 47 single-family lots. Planner Retzlaff summarized the proposal.
Pete Baudhuin, Baudhuin Surveying & Engineering, explained the proposed concept plan shows that all the lots on the east side have been moved and meet the 25-foot wetland setback requirement. The plan takes traffic east to Elm Lane and not to Forest Drive. He said there are 4 larger lots on the west side and proposed creating a conservation easement on those parcels to protect the wetlands. He also asked for clarification on the connection to east Elm Lane regarding the cost and asked that something be put in the developers agreement that would indicate the developer is responsible for 16 percent of cost if the road if upgraded in the future.

MOTION Baum second Gray to Approve the proposed concept plan as presented and Approve the rezoning from A-1: Agricultural to the Rs-1 and Rs-3: Residential Single-Family Zoning District.

Planner Retzlaff said he was concerned with the wetland area in the middle of the property and dividing it into 4 lots with private ownership. He said MMSD has expressed interest in acquiring this property, but it's a voluntary program and the developer has concluded they are not interested in selling it. So the burden is now on the Village to ensure that the wetland is protected. He said he appreciates the proposal to create conservation easements to protect the wetland, but an open space outlot would be more reasonable and owned in common by the homeowner's association to ensure the areas aren't incrementally disturbed. He urged that the wetlands be put in separate outlots and not be under private ownership lots and to go back to a plan that has small lots outside of the wetlands and wetland setback areas.

Commissioner Gray said she didn't have a problem with a resident buying, owning and maintaining a property with wetland. She doesn't feel MMSD is the steward of choice to maintain the land. Planner Retzlaff said if the wetland is in common ownership an entire subdivision could enjoy and benefit from it. If the wetland is in private ownership, only a couple people can take advantage of that. Discussion continued.

Mr. Baudhuin said the developer would be willing to not create the 4 lots and leave that part in agriculture rather than hold up the 37-lot subdivision. He presented a new plan showing how the wetlands would be placed into a conservation easement. Planner Retzlaff said the boundary of the lot MMSD could purchase should match the boundary of the wetland. Discussion continued.

Trustee Baum suggested changes to the new plan creating lots without the outlots included on them. Mr. Baudhuin said he could have the outlots taken off and outlot 7 would contain the wetlands that is part of a conservation easement and that could be a separate lot for possible future sale to MMSD. Commissioner Gray asked if MMSD had offered to purchase the lot with the wetlands. Ms. Waggoner said they didn't give a specific number because they would need to have an appraiser come out there. She said they gave a price range for the wetland at about $3000 an acre. Based on the range they gave, she didn't think it would offset the purchase of the land. She said they are proposing the wetland preservation and if it's split off, will look at MMSD possibly purchasing, but don't want it to hold up the approval process.

Discussion followed. Chairman Wolter said he thought MMSD buying the wetland would have been a favorable solution for what the neighbors wanted and because it wasn't a buildable property, it could

be a monetary solution for the developer. He was hopeful a deal could have been worked out but doesn't want to hold up the development. He likes Trustee Baum's proposal to carve out a separate wetland outlot and is ok with the east side of the plan. But he is looking how best to manage the west side and feels having the wetland in its own area for Greenseams to possibly purchase in the future is best. Planner Retzlaff said the Fire Chief was concerned with the length of the private driveway for the lots on the west and getting emergency vehicles in and out.

MOTION to Amend Baum second Shadid to modify the overall site plan to put the preponderance of the wetland into outlot 7 and create lot 2, which would be the southern half of lot 2 and a lot 2a, which would be the norther half, require the access to lot 2, 2a, 3 and 4 be via a private shared driveway so the fire department can get access through there. The amended plan could be achieved in the Rs-3 zoning district.

Planner Retzlaff said the current plan shows a connection to Elm Lane east to Wasaukee Road and he believes access to the west on Elm Lane should also be required.

MOTION to Amend carried unanimously.

MOTION to Amend Baum second Gray that Elm Lane should continue through and complete the connection on the west.

Trustee Baum said he understands the residents do not want the traffic on Forest Drive, but feels it is needed for connectivity to the park. Ms. Waggoner suggested installing a gravel path as an option for access to the park. She asked for clarification that the remainder of Elm Lane to the east would be put in the Village's 5-year road improvement plan. She was concerned with the financial cost to improve the road. As a side note, Trustee Baum and Chairman Wolter agreed they would not support this development paying for Elm Lane from the east edge of the property to Wasaukee Road but said it wasn't for the Plan Commission to decide. Discussion continued. Chairman Wolter explained the extension of Elm Lane would alleviate congestion coming out of the subdivision and allow access to Mequon Road.

MOTION carried 6-1 (Wolter).

MOTION to Amend Baum second Shadid that the revised concept plan as sketched today be brought to the February 26th Plan Commission meeting for final approval.

MOTION to Amend carried unanimously.

Planner Retzlaff explained the rezoning and concept plan will come back to the Village Board on March 5th. Because a public hearing on the Rs-3 zoning was held on January 15th, another public hearing would not be required, but he will check with the Village Attorney. Chairman Wolter said residents will still be able to speak on the proposal during public input.

MOTION to Approve as Amended carried unanimously.

<u>Zoning Code Amendments – Residential Accessory Uses, Buildings and Structures</u>.
At their January 15, 2018 meeting, the Village Board tabled action on a series of amendments regarding the allowable location for a detached accessory building in the Rs-1: Residential Single-Family District and sent the amendments back to the Plan Commission for further consideration. The

Board struggled with allowing detached buildings in the front yard "by right" without some oversight by the Plan Commission or Board of Zoning Appeals that would consider specific circumstances. Planner Retzlaff discussed Village Board alternatives. He said staff supports the proposed amendment to allow detached accessory buildings in a front yard of Rs-1 District property subject to the setback, visual screening and compatible architecture and exterior material requirements as proposed. Discussion followed.

MOTION Baum second Nilles to Approve the proposed amendment to Section 17.41(3) and Section 17.50(2):

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), detached accessory buildings shall be in a side or rear yard.

(b) In the Rs-1 District, detached accessory buildings may be located in a front/street yard provided that:

1. The minimum street yard building setback distance for the detached 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 detached 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.

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

MOTION to Amend Baum second Laszewski to add #3 to paragraph (b) that the character of the building match the architectural features of the main building.

Discussion continued.

MOTION carried 5-2 (Gray, Williams).

Discussion continued. Chairman Wolter said the Village Board was looking for a way other than just the Planning Department to grant approval. But the cost for a conditional use permit came into play

and they felt it was a heavy burden for a homeowner to bear. Planner Retzlaff staff said he feels with the conditions as listed, the request is common place and insignificant and doesn't need the extra resources from the Plan Commission or Village board for approval. He added that the State recently passed an act affecting the permitting process for conditional use permits. He said municipalities can no longer make a decision based on the public who say they simply don't want something.

Commissioner Laszewski called the question.

MOTION to Approve as Amended carried (Gray, Williams).

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:45 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

DRAFT

REVISED CONCEPT PLAN

2/26/18 Plan Commission Meeting

Baudhuin Surveying & Engineering / Top Leaf Development LLC

Village Planner Report **Germantown, Wisconsin**

Summary

Pete Hurth, Baudhuin Surveying & Engineering, and Top Leaf Development LLC and Alan & Lynda Luther, property owners, are requesting approval of a REVISED rezoning application concept plan for a 107-acre residential subdivision with 42 single-family lots south of Freistadt Road, north of Elm Lane and west of Wasaukee Road.

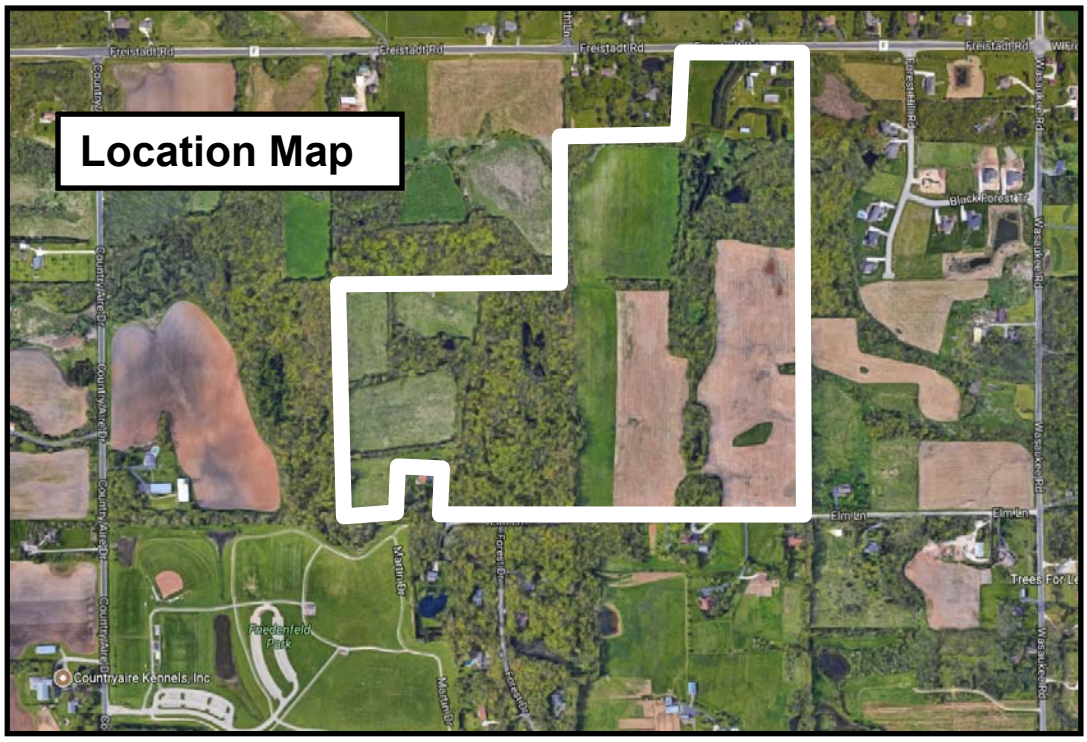
Property Location: Freistadt Road, Elm Lane and Wasaukee Road

Applicant/
Property Owner:

Pete Hurth	Shari Waggoner
Baudhuin Survey & Eng	Alan & Lynda Luther
312 N 5th Ave	Top Leaf Development LLC
Sturgeon Bay, WI	Colgate, WI

Current Zoning: A-1: Agricultural

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



Update

At the February 12 Plan Commission meeting, the latest revised concept plan was reviewed and discussed in light of the January 15 public hearing and Village Board comments (see attached plan date stamped February 2, 2018). The Plan Commission discussed the notion of keeping all of the wetlands on the west side of the property in one large outlot that could be preserved either in private (e.g. Homeowner's Association) or public (e.g. MMSD/Greenseams Program) ownership while also being consistent with the Village's subdivision regulations that "…wetlands should be platted so as to be included in open space or other outlots and not within or part of a developable lot or parcel".

To that end, the Plan Commission rejected the February 2 concept plan with the four (4) 5+ acre parcels and directed the Developer to revise the concept plan with all/most of the wetlands on the west side of the property in one large outlot with 4-5 smaller residential lots created from the buildable area adjacent to the "wetland outlot" and served by a private shared driveway. The Plan Commission also directed the Developer to revise the plan to show and require the extension/connection of Elm Lane to the development road to the east and west to complete the connection so traffic can circulate to both Wasaukee Road and Mequon Road via Forest Drive.

The Developer has revised the concept plan as directed (see attached labeled "February 26, 2018") and is seeking final approval from the Plan Commission.

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: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

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

PROPERTY OWNER

SHARI WAGGONER OF TOP LEAF DEVELOPMENT, LLC
FOR ALAN & LYNDA LUTHER
342 HILLSIDE RD
COLGATE, WI 53033
Phone (262) 923-0469
topleafdevelopment@gmail.com

2 PROPERTY ADDRESS OR GENERAL LOCATION / TAX KEY NUMBER

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
107 ACRES SOUTH OF CTH F, NORTH OF ELM LANE, 1/4 MILE WEST OF WAUSAUKEE RD	241997, 241998 242999

3 REZONING REQUEST

FROM A-1 | TO RS-3

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

NW & SW 1/4 OF NE 1/4, SECTION 24 AND SE 1/4 OF NW 1/4 SECTION 24, VILLAGE OF GERMANTOWN

REFER TO REZONING MAP FOR LEGAL DESCRIPTION.

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.

REZONING TO CREATE A RURAL RESIDENTIAL SUBDIVISION WITH LOTS 1 ACRE OR GREATER IN SIZE. ALL LOTS TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS. WETLANDS TO BE PRESERVED BY PLACEMENT IN OUTLOTS.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

PH 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.

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant 11/7/17 Date

Owner Date

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MOTION Baum second Gray to Approve the proposed concept plan as presented and Approve the rezoning from A-1: Agricultural to the Rs-1 and Rs-3: Residential Single-Family Zoning District.

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MOTION to Amend Baum second Shadid to modify the overall site plan to put the preponderance of the wetland into outlot 7 and create lot 2, which would be the southern half of lot 2 and a lot 2a, which would be the norther half, require the access to lot 2, 2a, 3 and 4 be via a private shared driveway so the fire department can get access through there. The amended plan could be achieved in the Rs-3 zoning district.

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MOTION to Amend carried unanimously.

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MOTION to Approve as Amended carried unanimously.

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FEBRUARY 26, 2018

SITE PLAN

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 GERMANTOWN,
WASHINGTON COUNTY,
WISCONSIN.

N
W E
S

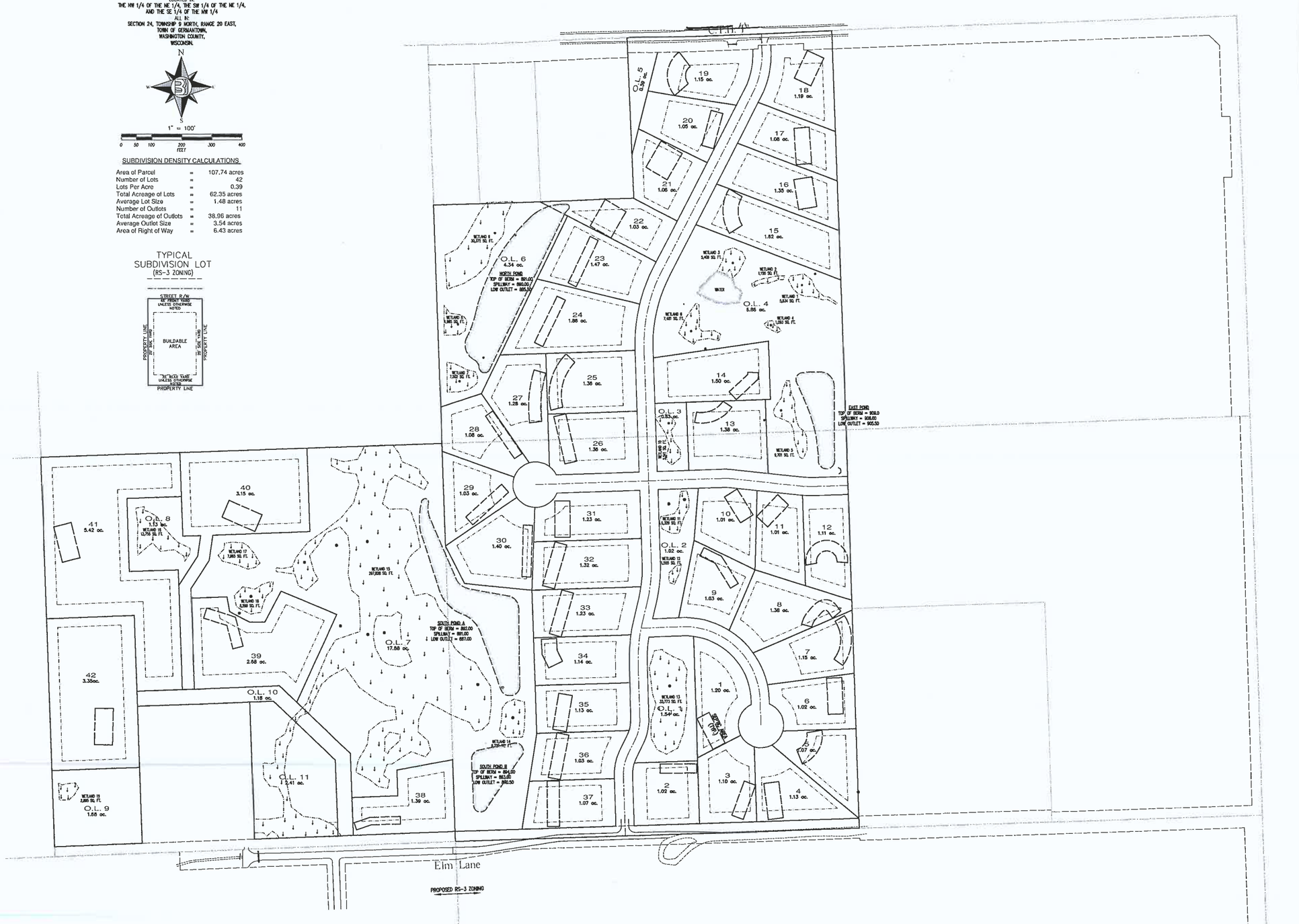
1" = 100'

0 50 100 200 300 400
FEET

SUBDIVISION DENSITY CALCULATIONS

Area of Parcel	=	107.74 acres
Number of Lots	=	42
Lots Per Acre	=	0.39
Total Acreage of Lots	=	62.35 acres
Average Lot Size	=	1.48 acres
Number of Outlots	=	11
Total Acreage of Outlots	=	38.96 acres
Average Outlot Size	=	3.54 acres
Area of Right of Way	=	6.43 acres

TYPICAL
SUBDIVISION LOT
(RS-3 ZONING)



DAD : \DWG\DWG\WHER 23000\DWG\P-LAYOUTS JOB NO 23000
SHEET 1 OF 1 2-21-18

SITE PLAN

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
IN
SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST,
TOWN OF GERMANTOWN,
WASHINGTON COUNTY,
WISCONSIN.

N

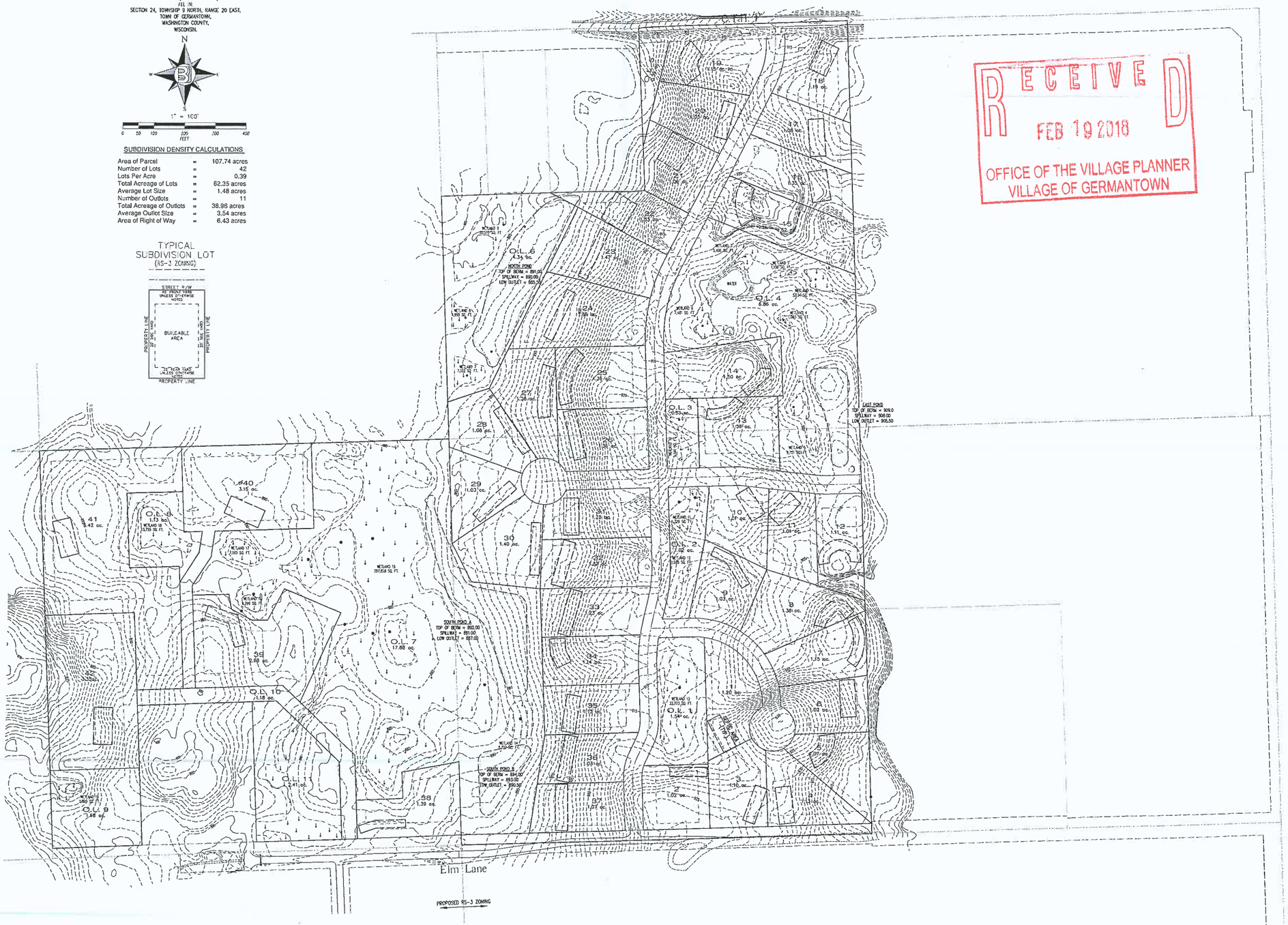
1" = 100'

0 50 100 200 300 400
FEET

SUBDIVISION DENSITY CALCULATIONS

Area of Parcel	=	107.74 acres
Number of Lots	=	42
Lots Per Acre	=	0.39
Total Acreage of Lots	=	62.35 acres
Average Lot Size	=	1.48 acres
Number of Outlots	=	11
Total Acreage of Outlots	=	38.96 acres
Average Outlot Size	=	3.54 acres
Area of Right of Way	=	6.43 acres

TYPICAL
SUBDIVISION LOT
(RS-3 ZONING)



RECEIVED
FEB 19 2018
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

SITE PLAN

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 GERMANTOWN,
WASHINGTON COUNTY,
WISCONSIN.

N

1" = 100'

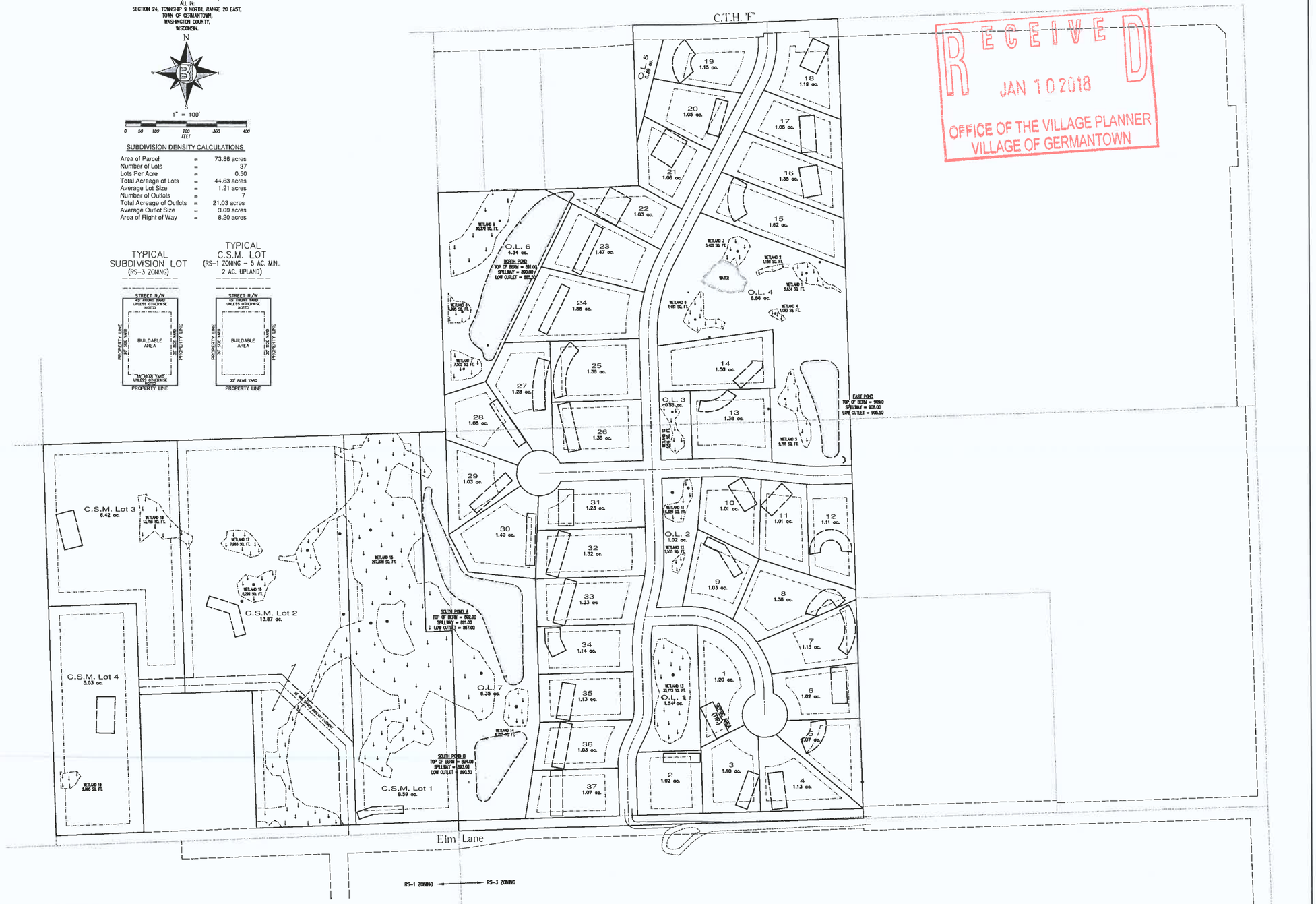
0 50 100 200 300 400
FEET

SUBDIVISION DENSITY CALCULATIONS

Area of Parcel	=	73.86 acres
Number of Lots	=	37
Lots Per Acre	=	0.50
Total Acreage of Lots	=	44.63 acres
Average Lot Size	=	1.21 acres
Number of Outlots	=	7
Total Acreage of Outlots	=	21.03 acres
Average Outlot Size	=	3.00 acres
Area of Right of Way	=	8.20 acres

TYPICAL SUBDIVISION LOT (RS-3 ZONING)

TYPICAL C.S.M. LOT (RS-1 ZONING - 5 AC. MIN., 2 AC. UPLAND)



RECEIVED
JAN 10 2018
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

CERTIFIED SURVEY MAP (CSM) APPLICATION

2/26/18 Plan Commission Meeting

M & J Donges Bay LLC / Zoromski Construction LLC

Village Planner Report **Germantown, Wisconsin**

Summary

Zoromski Construction LLC, agent for M & J Donges Bay LLC, property owner of a .73-acre parcel on Donges Bay Road is seeking approval of a 2-lot Certified Survey Map (CSM) to divide the parcel into two (2) parcels for single-family residential redevelopment.

Location: N144 W15825 Donges Bay Road (east of Mohawk Drive)

Applicant/
Property Owner:

Robert Zoromski
Zoromski Const LLC
1350 Sunnydale Circle
West Bend, WI 53090

M&J Donges Bay LLC
W149 N9977 Still Water Ct
Germantown, WI 53050

Current Zoning District: Rs-5: Single-Family

Adjacent Land Uses		Zoning
North	Residential	Rs-6
South	Residential	Rs-4
East	Residential	Rs-3
West	Residential	Rs-5

Proposal

Zoromski Construction LLC, agent for M & J Donges Bay LLC, property owner of a .73-acre parcel on Donges Bay Road is seeking approval of a 2-lot Certified Survey Map (CSM) to divide the parcel into two (2) parcels for single-family residential redevelopment.

As indicated in the Applicants January 29 letter, the owners intend to demolish the existing, vacant dwelling and construct two (2) new dwellings.

Staff Comments

Consistency with the Rs-4 Zoning District & Village's 2020 Land Use Plan.
The Land Use Plan map classifies this property as "Low Density Residential" (maximum 2 dwellings per acre and minimum 20,000 sqft lots). However, the existing zoning is Rs-5 (maximum 2.9 dwellings per acre and minimum 15,000 sqft lots). While not necessarily consistent with the "Low Density Residential" LUP map classification, both proposed parcels are consistent with the existing Rs-5 Zoning District regulations.

The Engineering Department has identified issues concerning access and utilities that are significant and, while not necessarily an issue affecting the proposed land division, will affect development on the two parcels being created (see February 22 memo; copy attached).

First, the existing access driveway to Donges Bay Road will be allowed to be used for access to Lot 2; however, access to Lot 1 is being restricted to Mohawk Drive. Any access driveway to Lot 1 is also required to be located not less than fifty (50) feet south of the northwest corner of the Lot 1 parcel along Mohawk south of Donges Bay Road.

Second, the extension of water and sewer laterals to Lot 2 is somewhat complicated. As indicated in the February 22 memo, the existing water and sewer laterals may be re-used to serve Lot 1 (under certain conditions). For Lot 2, a new water lateral could be installed from either Donges Bay Road or Mohawk Drive. If water is extended from Mohawk Drive and across Lot 1, an easement across Lot 1 will be required. A new sewer lateral serving Lot 2 is required from the existing service in Mohawk Drive, but would also require an easement across Lot 1, or, if that's not feasible, the existing sewer in Mohawk Drive would have to be extended further north to the right-of-way for Donges Bay Road with a new sewer lateral extended in the ROW to the east to the frontage of Lot 2. A note should be added to the CSM indicating that the extension of both water and sewer service to Lot 1 and Lot 2 will be at the owner's expense and subject to review and approval by the Public Works Department.

The Village Surveyor has also identified a number of technical corrections in a February 6, 2018 memo (copy attached) that will have to be corrected prior to recording of the CSM.

Village Planner Recommendation

APPROVE the 2-lot Certified Survey Map land division for the .73-acre M & J Donges Bay LLC property located on Donges Bay Road subject to the following conditions:

1. All technical corrections identified by the Village Surveyor as summarized in the February 6, 2018 memo shall be made prior to recording the CSM by the Village Board.
2. A note shall be added to the CSM indicating that access to Lot 1 is restricted to Mohawk Drive with the nearest point of a driveway located not less than fifty (50) feet south of the northwest corner of Lot 1 along Mohawk Drive.
3. A note shall be added to the CSM indicating that access to Lot 2 is restricted to the existing access driveway location on Donges Bay Road.
4. A note shall be added to the CSM indicating that the extension of water and sewer service to Lot 1 and Lot 2 will be at the owner's expense and subject to the requirements of and approval by the Public Works Department, and, a plan for extending water and sewer services to both Lot 1 and Lot 2 shall be prepared by the Applicant and submitted for review and approval to the Public Works Department prior to issuance of a building permit for new construction on either lot. If service is extended across Lot 1, an easement shall be granted to Lot 2 prior to issuance of a building permit for new construction on either lot.

Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: February 6, 2018

Re: M&J Donges Bay LLC CSM

Jeff,

Here are my review comments for the Concept CSM received 1-29-2018.

Certified Survey Map-Rezoning-PDD

Applicant or Owner: M&J Donges Bay LLC
Land Surveyor/Firm: Rick Hillmann, PLS, Continental Surveying Services LLC

1. A driveway permit for the new entrance is required.

2. Proposed Lot 2 not currently served with either sanitary or water main laterals. There is a sanitary sewer main and water and water main located in Mohawk Drive. Extension of these two utilities to serve proposed Lot 2 would have to be by extending the main lines or thru an easement across proposed Lot 1.

   If the easement method is used, then the location of the easement needs to be shown on the map sheet and terms and conditions need to be included for the use of the easement.

3. No private utility easements on this property have been shown.

4. Grid Bearing basis is incorrect. The bearing of the north line of the NE ¼ of Section 34 is North 88°26'53" East. All bearings on Sheet 1 and in the legal description in the Surveyor's Certificate need to be adjusted.

5. Coordinates (NAD 1927 Grid) are missing for the point of commencement monument.

6. Bearings of the exterior boundary lines on Sheet 1 do not coincide with the legal description in the Surveyor's Certificate.

7. Building setback lines for current zoning are missing and need to be mapped, dimensioned and date stamped..

8. Legend incomplete. Section corner monument symbol missing.

9. Monument type for section corners missing.

10. Owner's name address and telephone number missing.

11. Drive access to proposed Lot 1 is restricted to Mohawk Drive

No further review comments.

Document Submittals and Data Conversion

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

Prior to Recording the Certified Survey Map, the professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2016 on compact disk (CD) or via email to the Village Surveyor.

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

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

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

Engineering Department Memorandum

To : Jeff Retzlaff

From : Larry Ratayczak, P.E.

Date : February 22, 2018

Re : Review of Zoromski Construction Submittal-N104 W15825 Donges Bay Rd.

The Engineering Department has reviewed the documents submitted for the above referenced location and offers the following comments:

1) Proposed Lot #1 driveway to be onto Mohawk Drive no access onto Donges Bay Rd to be permitted. In addition, said driveway onto Mohawk Dr. shall be a minimum of 50 feet south of the NW property corner

2) Water Service's; Lot #1 shall have access from the water main on Mohawk Dr. If Lot #1 has a new home set to be built in the same year of razing, the existing water lateral should be determined if it can handle the GPM needed to satisfy its demand, if it can the Water Utility would approve using it but the lateral would need to be relayed from and including the curb stop to the proposed home. If the existing curb stop is in working order, then it can be used.; Lot #2 can access water main on Donges Bay Rd. (no open cut construction allowed across Donges Bay Rd.) or from Mohawk Dr. which would most likely require an easement across Lot #1.

3) Sanitary Lateral's: Lot #1 can utilize the existing lateral; Lot #2 will not be allowed to connect directly into the interceptor sewer on Donges Bay Rd and must connect into the sanitary sewer on Mohawk Dr. This would most likely require an easement across Lot #1 or possibly extension of the sanitary main on Mohawk Dr.

Respectfully submitted:

Lawrence Ratayczak, P.E.
Director of Public Works

Village of Germantown ...Willkommen

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

Paid [illegible] Date 1-29-18

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Zoromski Construction LLC
1350 Sunnydale Rd.
West Bend, WI 53090

Phone (262) 707-4334
Fax (262) 365-0020
E-Mail rzoromski@charter.net

PROPERTY OWNER

M & T Dorges Bay LLC
W149 N9977 Still Water Ct.
Germantown, WI 53022

Phone (414) 323-0400

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N104 W15825 Dorges Bay Rd.	GTNV-341987

3 PURPOSE OF LAND SPLIT

	Will the land split require rezoning?	
Demolition of current home upon approval of land split, To build 2 new homes starting spring 2018	NO	
	From	To

4 READ AND INITIAL THE FOLLOWING:

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

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

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

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

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

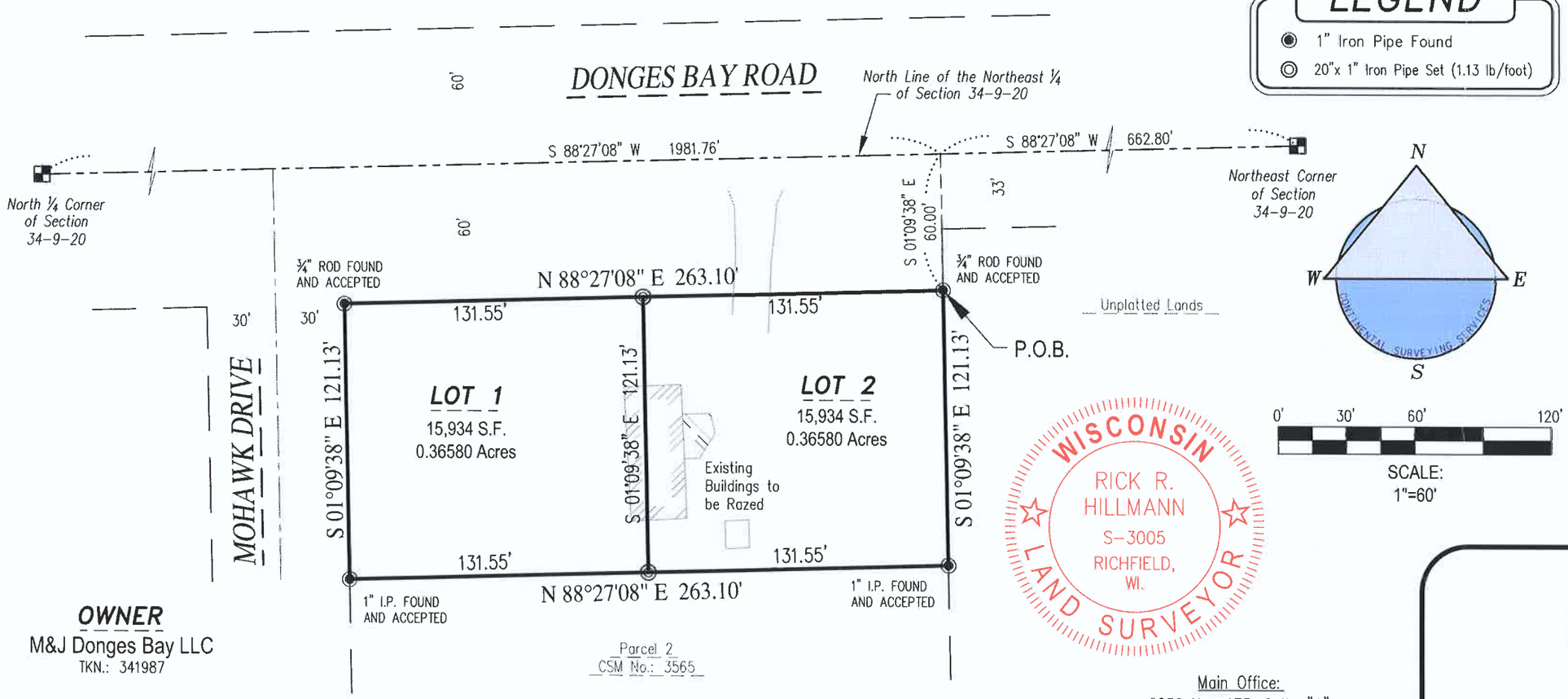
[illegible] 1/26/18
Applicant Date

[illegible] 1/26/18
Owner Date

[illegible]

Certified Survey Map_____

Parcel 1 of Certified Survey Map No. 3565, being a part of the Northeast ¼ of the Northeast ¼ of Section 34, Township 9 North, Range 20 East, Located in the Village of Germantown, Washington County, Wisconsin.



LEGEND

- 1" Iron Pipe Found
- 20"x 1" Iron Pipe Set (1.13 lb/foot)

N
W E
S

0' 30' 60' 120'

SCALE: 1"=60'

WISCONSIN
RICK R. HILLMANN
S-3005
RICHFIELD, WI.
LAND SURVEYOR

OWNER
M&J Donges Bay LLC
TKN.: 341987

NOTE: All bearings are referenced to the North line of the NE ¼ of Section 34, Township 09 North, Range 20 East bears S 88°27'08" W.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 29th day of January, 2018 Sheet 1 of 4

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076
Phone: (262) 389-9200
Alt Phone: (262) 628-1409
Alt. Phone: (262) 338-3600
Milwaukee: (414) 425-2060
Website: www.csssurveys.com
Email: survey@csssurveys.com

RECEIVED
JAN 29 2018
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

WCBA NSPS

Project No.: 20181207_CSM0002

Certified Survey Map_____

Parcel 1 of Certified Survey Map No. 3565, being a part of the Northeast ¼ of the Northeast ¼ of Section 34, Township 9 North, Range 20 East, Located in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I Rick R. Hillmann, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a parcel of land located in a part of the Northeast ¼ of ther Northeast ¼ of Section 34, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin, bounded and described and follows:

Commencing at the Northeast corner of said ¼ Section; thence South 88°27'08" West on and along the North Line of said ¼ Section 662.80 feet to a point; thence South 01°09'38" East, 60.00 feet to the Northeast Corner of Parcel 1 of Certified Survey Map No.: 3565 and the South Line of Donges Bay Road, said point is also the Point of Beginning of lands hereinafter described;

Thence South 01°09'38" East on and along the East Line of Parcel 1, 121.13 feet to the Southeast Corner of said Parcel , thence South 88°27'08" West on and along the South Line of said Parcel 1, 263.10 feet to the Southwest Corner of said Parcel 1 said Point is also on the East Line of Mohawk Drive; thence North 01°09'38 West on and along the West Line of Parcel 1 and the East Line of Mohawk Drive, 121.13 feet to the Northwest Corner of Parcel 1 and also on the South Line of Donges Bay Road; thence North 88°27'08" East on and along Parcel 1 and Donges Bay Road, 263.10 feet to the place of beginning of this description.

The gross area of said parcel contains 31,868 Square feet or 0.73159 Acres of land more or less.

That I have made such survey, land division and map by the direction of M&J Donges Bay LLC, owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236 of the Wisconsin Statutes and the Platting ordinance of the Village of Germantown in surveying, dividing and mapping same.

Dated this_____ day of _____, 20_____.

_____

Rick R. Hillmann PLS
Professional Land Surveyor S-3005

WISCONSIN
RICK R. HILLMANN
S-3005
RICHFIELD, WI.
LAND SURVEYOR

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076
Phone: (262) 389-9200
Alt Phone: (262) 628-1409
Alt. Phone: (262) 338-3600
Milwaukee: (414) 425-2060
Website: www.csssurveys.com
Email: survey@csssurveys.com

NOTE: All bearings are referenced to the North line of the NE ¼ of Section 34, Township 09 North, Range 20 East bears S 88°27'08" W.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 29th day of January, 2018

WCBA NSPS

Certified Survey Map_____

Parcel 1 of Certified Survey Map No. 3565, being a part of the Northeast ¼ of the Northeast ¼ of Section 34, Township 9 North, Range 20 East, Located in the Village of Germantown, Washington County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE:

M&J Donges Bay LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, mapped, as represented on this Certified survey Map.

M&J Donges Bay LLC, does further certify that this Certified Survey Map is mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and requirements and ordinances of the Village of Germantown, this _____ day of _____, 20_____.

_____

Joseph Gioffer - Managing member

In the presence of:
M&J Donges Bay LLC
Joseph Gioffer - Managing member

STATE OF WISCONSIN)
)ss.
County of _____)

Personally came before me this_____ day of_____, 20_____, Joseph Gioffer, Managing member of the above named corporation, to me known as the person(s) who executed the foregoing instrument, and to me known to be the Managing member of the corporation, and acknowledged that he executed the foregoing instrument and acknowledged the same.

_____

Print Name_____

Notary Public, _____ County, WI.

My Commission Expires: _____

WISCONSIN
RICK R. HILLMANN
S-3005
RICHFIELD, WI.
LAND SURVEYOR

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076
Phone: (262) 389-9200
Alt Phone: (262) 628-1409
Alt. Phone: (262) 338-3600
Milwaukee: (414) 425-2060
Website: www.csssurveys.com
Email: survey@csssurveys.com

NOTE: All bearings are referenced to the North line of the NE ¼ of Section 34, Township 09 North, Range 20 East bears S 88°27'08" W.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 29th day of January, 2018

WCBA NSPS

Certified Survey Map_____

Parcel 1 of Certified Survey Map No. 3565, being a part of the Northeast ¼ of the Northeast ¼ of Section 34, Township 9 North, Range 20 East, Located in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Plan Commission of the Village of Germantown on this_____ day of _____, 20_____.

_____

Dean Wolter, Chairman

_____

Laura A. Johnson, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL:

Parcel 1 of Certified Survey Map No. 3565, being a part of the Northeast ¼ of the Northeast ¼ of Section 34, Township 9 North, Range 20 East, Located in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this_____ day of _____, 20_____.

_____

Dean Wolter, Village President

_____

Deanna Boldrey, Village Clerk

WISCONSIN
RICK R. HILLMANN
S-3005
RICHFIELD, WI.
LAND SURVEYOR

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076
Phone: (262) 389-9200
Alt Phone: (262) 628-1409
Alt. Phone: (262) 338-3600
Milwaukee: (414) 425-2060
Website: www.csssurveys.com
Email: survey@csssurveys.com

NOTE: All bearings are referenced to the North line of the NE ¼ of Section 34, Township 09 North, Range 20 East bears S 88°27'08" W.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 29th day of January, 2018

WCBA NSPS

CERTIFIED SURVEY MAP (CSM) APPLICATION

2/26/18 Plan Commission Meeting

SMV Germantown LLC / SMV Management Company LLC

Village Planner Report **Germantown, Wisconsin**

Summary

Quarles & Brady LLP, agent for the SMV Germantown LLC and SMV Management Company LLC, property owner, is requesting approval of a 2-lot Certified Survey Map (CSM) land division to divide their 15.6-acre Virginia Highlands property located on Virginia Avenue @ Division Road.

Property Location: Virginia Ave @ Division Road

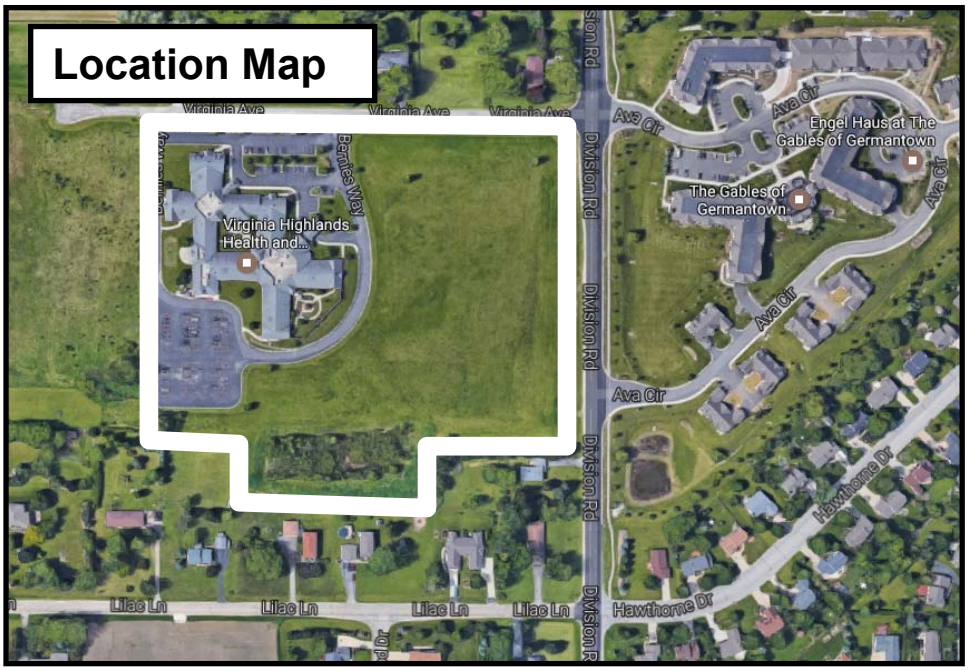
Owner/Applicant:

Quarles & Brady LLP
411 East Wisconsin Ave
Milwaukee, WI 53202

SMV Mgmt Company LLC
45 Broadway Suite 520
New York, NY 10006

Current Zoning: EH: Elderly Housing

Adjacent Land Uses		Zoning
North	Residential	Rs-2
South	Residential	Rs-4
East	EH	EH
West	EH (Virginia Highlands)	EH/Rs-1



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: February 6, 2018

Re: SMV Germantown LLC CSM

Jeff,

Here are my review comments for the CSM received 1-11-2018.

Certified Survey Map

Applicant or Owner: SMV Germantown LLC
Land Surveyor/Firm: David Cheney, PLS, Sarko Engineering Inc.

1. Building setback lines for current zoning are missing. Due to the variable uses allowed for the EH district, this requirement is waived.

2. The secretary's name in the Planning Commission certificate is Laura A. Johnson.

3. The Village Clerk's name has changed to Deanna L. Boldrey, WCMC/CMC in the Village of Germantown Board Approval certificate.

4. Prior to the land being split, the current facility was discharging all storm water to the detention pond. The proposed land division separates the contributing stormwater generator (buildings, parking lots and paved drives) on proposed Lot 1 from the detention pond located on proposed Lot 2.

   The current Stormwater Management plan needs to be revised to reflect the land division and that now the future owners of Lot 2 will need to share in the maintenance and upkeep of the detention pond.

5. The current detention pond is overgrown with brush and mature trees which need to be removed and the pond area restored to its design capacity.

6. The outline of the pond should be shown on Sheet 1

No further review comments.

Document Submittals and Data Conversion

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

Prior to Recording the Certified Survey Map, the professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2016 on compact disk (CD) or via email to the Village Surveyor.

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

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

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

Village of Germantown
Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☒ $1,960 no public improvements
Paid ____ Date 3-23-17

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

SMV Germantown LLC
c/o Quarles & Brady LLP - Noelle Granitz
411 East Wisconsin Ave., Ste 2350
Milwaukee, WI 53202
Phone (414) 277-5133
Fax (414) 978-8299
E-Mail noelle.granitz@quarles.com

PROPERTY OWNER

SMV Germantown LLC
c/o SMV Management Company LLC
45 Broadway, Suite 250
New York, NY 10006
Phone (212) 284-3781
Attn: Wayne Craig

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
W173 N10915 Bernies Way, Germantown, WI 53022	281990

3 PURPOSE OF LAND SPLIT

For the sale and subsequent development of the portion of the real property to be known as Lot 2 for Gables of Germantown.	Will the land split require rezoning? No.**	
	From --	To --

4 READ AND INITIAL THE FOLLOWING:

** The zoning relevant to the subsequent development of Lot 2 is being handled by separately from but simultaneously with this Certified Survey Map Application.

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

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

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

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

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

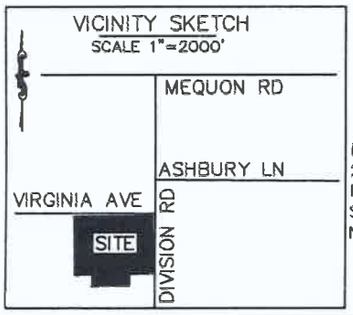
Noelle Granitz 3/16/17
Applicant Date

Owner WAYNE CRAIG CFO 3/16/17
Date

RECEIVED
JAN 11 2018
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4936, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



PREPARED FOR:
SMV GERMANTOWN LLC
45 BROADWAY 25TH FLOOR
NEW YORK, NY 10006

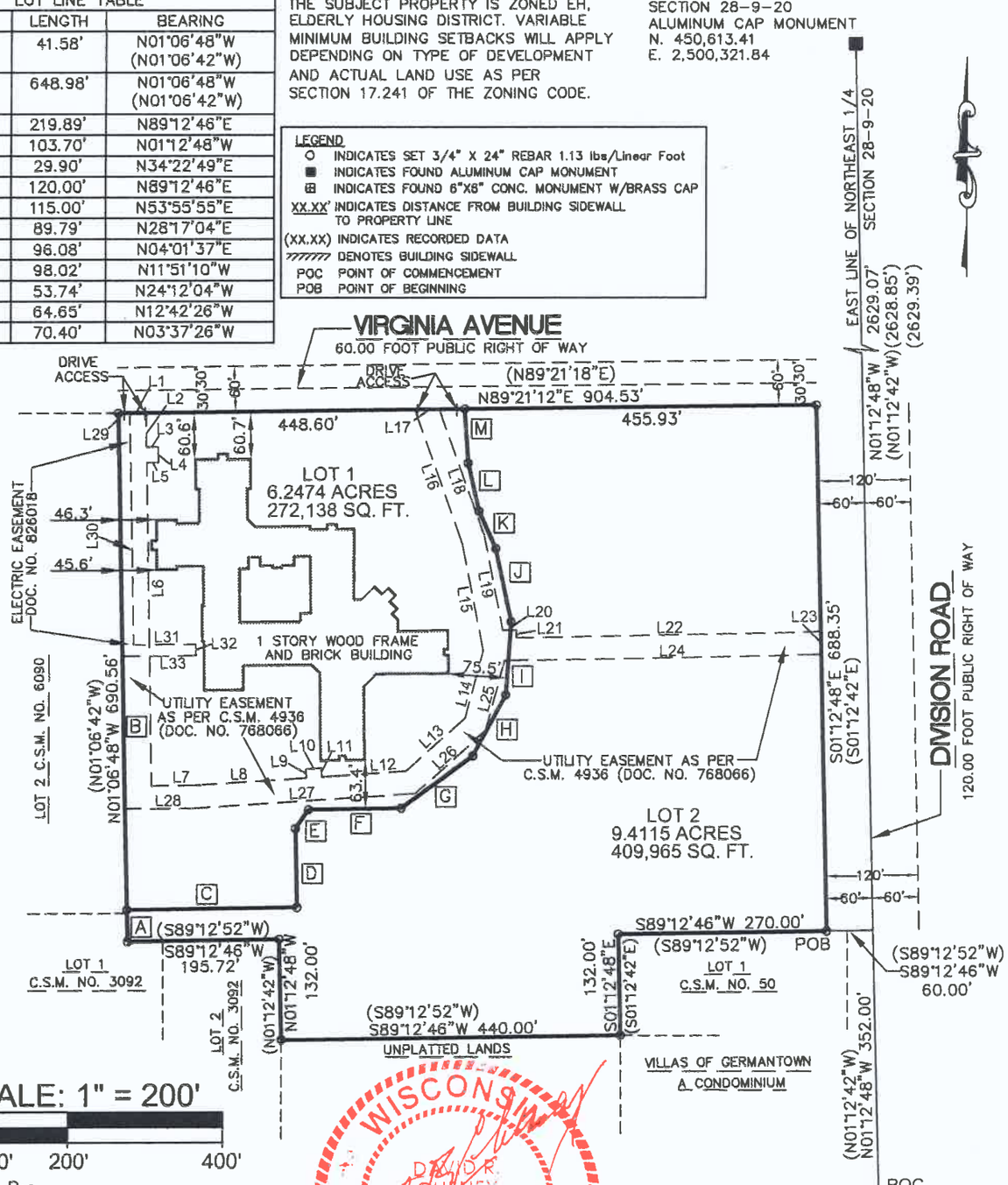
ALL BEARINGS SHOWN REFER TO THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 9 NORTH, RANGE 20 EAST, WHICH HAS A WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27) BEARING OF NORTH 01° 12' 48" WEST

SEE SHEET 2 OF 5 FOR EASEMENT LINE TABLE

LOT LINE TABLE		
LINE	LENGTH	BEARING
A	41.58'	N01°06'48"W (N01°06'42"W)
B	648.98'	N01°06'48"W (N01°06'42"W)
C	219.89'	N89°12'46"E
D	103.70'	N01°12'48"W
E	29.90'	N34°22'49"E
F	120.00'	N89°12'46"E
G	115.00'	N53°55'55"E
H	89.79'	N28°17'04"E
I	96.08'	N04°01'37"E
J	98.02'	N11°51'10"W
K	53.74'	N24°12'04"W
L	64.65'	N12°42'26"W
M	70.40'	N03°37'26"W

THE SUBJECT PROPERTY IS ZONED EH, ELDERLY HOUSING DISTRICT. VARIABLE MINIMUM BUILDING SETBACKS WILL APPLY DEPENDING ON TYPE OF DEVELOPMENT AND ACTUAL LAND USE AS PER SECTION 17.241 OF THE ZONING CODE.

LEGEND
- ○ INDICATES SET 3/4" X 24" REBAR 1.13 lbs/Linear Foot
- ■ INDICATES FOUND ALUMINUM CAP MONUMENT
- ⊞ INDICATES FOUND 6"X6" CONC. MONUMENT W/BRASS CAP
- XX.XX' INDICATES DISTANCE FROM BUILDING SIDEWALL TO PROPERTY LINE
- (XX.XX) INDICATES RECORDED DATA
- ////// DENOTES BUILDING SIDEWALL
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING



SCALE: 1" = 200'

0' 100' 200' 400'

Performed By:
Sarko Engineering Inc.
847 County Highway JG
Mount Horeb, WI 53572
Phone: 608-832-6428
Fax: 608-848-3859
Email: rsarko@tds.net

WISCONSIN DAVID R. CHENEY S-45 MADISON, WI 1/9/18 LAND SURVEYOR

THIS INSTRUMENT DRAFTED BY DAVID CHENEY

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4936, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
SS
DANE COUNTY)

I, David Cheney, Wisconsin Registered Land Surveyor No. S-45, do hereby certify:

That I have surveyed, divided and mapped a redivision of Parcel 1 of Certified Survey Map No. 4936, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the said Northeast 1/4 Section; thence North 01° 12' 48" West along the East line of said Northeast 1/4 Section, 352.00 feet to a point; thence South 89° 12' 46" West, 60.00 feet to a point in the West line of Division Road and the point of beginning of lands hereinafter described;

Thence South 89° 12' 46" West, 270.00 feet; thence South 01° 12' 48" East, 132.00 feet; thence South 89° 12' 46" West, 440.00 feet; thence North 01° 12' 48" West, 132.00 feet; thence South 89° 12' 46" West, 195.72 feet; thence North 01° 06' 48" West, 690.56 feet to a point in the South line of Virginia Avenue; thence North 89° 21' 12" East along the South line of Virginia Avenue, 904.53 feet to a point in the West line of Division Road; thence South 01° 12' 48" East along the West line of Division Road, 688.35 feet to the point of beginning.

The area of said parcel of land contains 682,103 square feet or 15.6589 acres of land.

That I have made such survey, land division and map by the direction of SMV Germantown LLC, a Delaware limited liability company, Owner of said lands.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Germantown in surveying, dividing and mapping the same.

DATE: 1/9/18

David Cheney
Registered Land Surveyor No. S-45
State of Wisconsin

WISCONSIN
DAVID R. CHENEY
S-45
MADISON, WI
LAND SURVEYOR

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L1	35.97'	N89°21'12"E (N89°21'18"E)
L2	44.08'	S01°00'17"E (S01°00'11"E)
L3	15.00'	N88°59'43"E (N88°59'49"E)
L4	20.00'	S01°00'17"E (S01°00'11"E)
L5	15.00'	S88°59'43"W (S88°59'49"W)
L6	421.96'	S01°00'17"E (S01°00'11"E)
L7	55.59'	N89°20'30"E (N89°20'36"E)
L8	144.87'	N86°18'38"E (N86°18'44"E)
L9	11.53'	N03°41'22"W (N03°41'16"W)
L10	20.00'	N86°18'38"E (N86°18'44"E)
L11	11.53'	S03°41'22"E (S03°41'16"E)
L12	108.75'	N86°18'38"E (N86°18'44"E)
L13	103.46'	N48°08'30"E (N48°08'36"E)
L14	90.61'	N14°49'55"E (N14°50'01"E)

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L15	142.52'	N11°05'27"W (N11°05'21"W)
L16	185.80'	N19°29'36"W (N19°29'30"W)
L17	31.70'	N89°21'12"E (N89°21'18"E)
L18	177.77'	S19°29'36"E (S19°29'30"E)
L19	123.38'	S11°05'27"E (S11°05'21"E)
L20	17.67'	N89°17'44"E (N89°17'50"E)
L21	9.80'	S00°42'16"E (S00°42'10"E)
L22	394.32'	N88°54'38"E (N88°54'44"E)
L23	30.00'	S01°12'48"E (S01°12'42"E)
L24	410.53'	S88°54'38"W (S88°54'44"W)
L25	93.91'	S14°49'55"W (S14°50'01"W)
L26	122.82'	S48°08'30"W (S48°08'36"W)
L27	284.79'	S86°18'38"W (S86°18'44"W)
L28	91.19'	S89°20'30"W (S89°20'36"W)

EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
L29	15.00'	N89°21'12"E
L30	302.50'	S01°06'48"E
L31	80.00'	N89°21'12"E
L32	15.00'	S01°06'48"E
L33	95.00'	S89°21'12"W

Performed By:
Sarko Engineering Inc.
847 County Highway JG
Mount Horeb, WI 53572
Phone: 608-832-6428
Fax: 608-848-3859
Email: rsarko@tds.net

THIS INSTRUMENT DRAFTED BY DAVID CHENEY

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4936, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

SMV Germantown LLC, a company duly organized and existing under and by virtue of the laws of the State of Delaware, as Owner, does hereby certify that said company caused the lands described on this plat to be surveyed, divided and mapped as represented on this plat in accordance with provisions of the Ordinances of the Village of Germantown and Chapter 236 of the Wisconsin Statutes.

IN WITNESS THEREOF, the said SMV Germantown LLC, has caused these presents to be signed by Wayne Craig, Chief Financial Officer

_____
Witness

_____
Wayne Criag
Chief Financial Officer

STATE OF NEW YORK)
SS
_____ COUNTY)

PERSONALLY came before me this _____ day of _____, 2018, the above named Wayne Craig to me known to be the person who executed the foregoing instrument, and to me known to be such Chief Financial Officer of said company and acknowledged that he executed the foregoing instrument and acknowledged the same.

_____(SEAL)
Notary Public State of New York

My Commission expires _____

THIS INSTRUMENT DRAFTED BY DAVID CHENEY

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4936, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

CONSENT OF CORPORATE MORTGAGEE:

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF COMM 2016-SAVA MORTGAGE TRUST COMMERCIAL MORTGAGE PASS THROUGH CERTIFICATES, mortgagee of the above described lands identified in this Certified Survey Map, through their Authorized Agent, being KeyBank National Association, does hereby consent to the surveying, dividing and mapping of the land described in this Certified Survey Map, and does hereby consent to the above Owner's certificate.

In witness whereof, the said WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY IN ITS CAPACITY AS TRUSTEE FOR THE REGISTERED HOLDERS OF COMM 2016-SAVA MORTGAGE TRUST COMMERCIAL MORTGAGE PASS THROUGH CERTIFICATES, mortgagee, through their Authorized Agent, being KeyBank National Association, has caused these presents to be signed by KeyBank National Association, its Authorized Agent, and its corporate seal to be hereinto affixed this _____ day of _____, 2018.

By: KeyBank National Association
as Authorized Agent

_____ _____(Seal)
Name (Signature) Title

_____
Printed Name

STATE OF _____)
SS
_____ COUNTY)

PERSONALLY came before me this _____ day of _____, 2018, _____ of the above named organization, to me known as the person who executed the foregoing instrument and to me known to be the _____ of said organization, and acknowledged that they executed the foregoing instrument as such officer as the deed of the organization, by its authority.

_____
Notary Public State of _____
My Commission expires _____

WISCONSIN
DAVID R. CHENEY
S-45
MADISON
LAND SURVEYOR

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 1 OF CERTIFIED SURVEY MAP NO. 4936, BEING A PART OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 28, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on the _____ day of _____, 2018.

_____ _____

Dean Wolter, Chairman Date

_____ _____

Lori Johnson, Secretary Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, a redivision of Parcel 1 of Certified Survey Map No. 4936, being a part of the Southeast 1/4 of the Northeast 1/4 of Section 28, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on the _____ day of _____, 2018.

_____ _____

Dean Wolter, Village President Date

_____ _____

Barbara K.D. Goeckner, Village Clerk Date

WISCONSIN
DAVID R. CHENEY
S-45
MADISON
1/9/18
LAND SURVEYOR

THIS INSTRUMENT DRAFTED BY DAVID CHENEY

2020 FUTURE LAND USE PLAN MAP AMENDMENTS & PLANNED DEVELOPMENT DISTRICT (PDD) REZONING

2/26/18 Plan Commission Meeting

Carity Land Corporation / Briscoe Development & Management Inc.

Village Planner Report **Germantown, Wisconsin**

Summary

Bill Carity, Carity Land Corp, agent for Briscoe Development & Management Inc., property owner, is requesting approval of amendments to the 2020 Future Land Use Plan map, and, a rezoning application to create a Planned Development District (PDD) for purposes of developing a 147.2-acre residential development of 142 single-family lots and 60 multi-family condominium units south of Freistadt Road, north of Mequon Road and west of Country Aire Drive.

Property Location: Freistadt Road, Mequon Road, Country Aire Drive

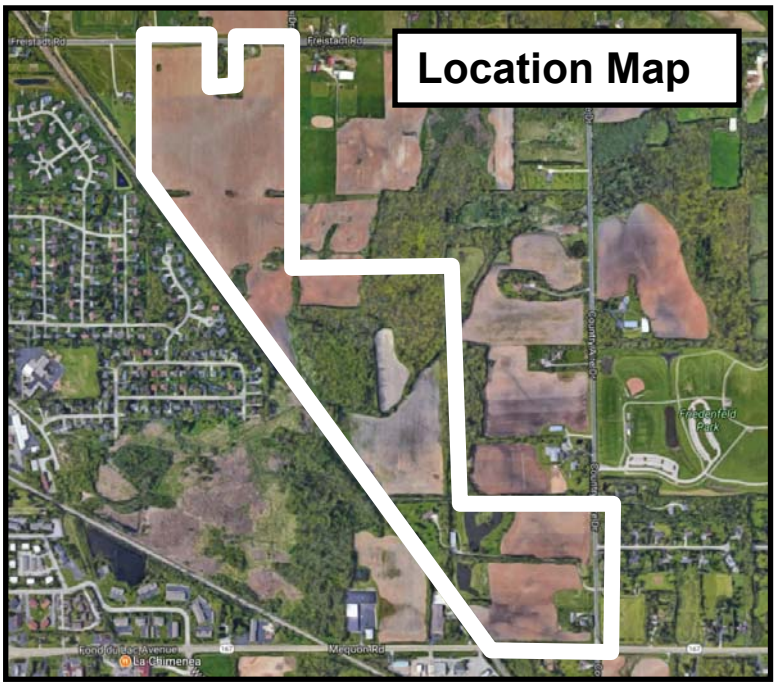
Applicant/ Property Owner:

Bill Carity
12720 W. North Ave
Brookfield, WI

Briscoe Development
250 Executive Drive Ste 301
Brookfield, WI

Current Zoning: A-1: Agricultural

Adjacent Land Uses		**Zoning**
North	Residential	Rs-1
South	Residential/Industrial	Rs-2/M-1
East	Residential/Agricultural	A-1/Rs-2
West	Residential/Agricultural/Industrial	Rs-5/A-1/M-2



Background/Proposal

Bill Carity, Carity Land Corp, agent for Briscoe Development & Management Inc., property owner, is requesting approval of amendments to the 2020 Future Land Use Plan map, and, a rezoning application to create a Planned Development District (PDD) for purposes of developing a 147.2-acre residential development of 142 single-family lots and 60 multi-family condominium units south of Freistadt Road, north of Mequon Road and west of Country Aire Drive.

As discussed with the Plan Commission back in August 2017, an earlier and slightly different version of the Wrenwood development proposal was made to the Village back in 2007 with a number of Village approvals granted, including an expansion of the Sewer Service Area (SSA) boundary and a series of 2020 Land Use Plan (LUP) map amendments in order to accommodate the type and extent of proposed residential development. As a consequence of the uncertainty and general downturn in the economy around that time, the project did not move forward.

As summarized detailed in the Applicant's narrative description and Wrenwood Concept Plan (see attached), the new Wrenwood proposal contains some differences in the number and type of residential units. The new proposal contains more single-family residential lots (142 vs. the previously proposed 109 lots) and potentially the same number of multi-family units (up to a maximum of 60 units under the current proposal vs. the previously proposed 60 duplex units). In addition, the new Wrenwood proposal does NOT include any commercial development along Mequon Road (a 3.5-acre area along Mequon Road as included in the earlier proposal at the direction of the Village).

The Wrenwood development is comprised of two (2) primary clusters of residential development bisected by a large environmental corridor through the middle of the property. A total of 94 single-family lots in the north cluster will have access (only) to Freistadt Road to the north. The remaining 47 single-family lots and 60-unit condominium area will have access to Country Aire Drive. Access between the north and south residential clusters and through the environmental corridor will only be provided by a pedestrian trail.

<u>2020 Land Use Plan (LUP) Map Amendments</u>

Because of the minor differences between the new and previously proposed Wrenwood proposals, there are a few approvals that will be required by the Village before any development can occur, including the following changes to the Village's 2020 LUP map (as described in the plan amendment narrative and shown on attached Exhibit A):

- Re-classify additional area in the northern part of the property from "Agricultural/Conservation Residential" (green) to "Low Density Residential" (orange) on the 2020 LUP map;
- Add this same area to the Village's Sanitary Sewer Service Area (SSA);
- Re-classify additional area in the southern part of the property from "Agricultural/Conservation Residential" (green) to "Low Density Residential" (orange) on the 2020 LUP map;

- Reconfigure the area classified as "Medium Density Residential" (light brown) around the proposed condominium portion of the development;
- Eliminate and re-classify the 3.5 acre "Commercial" (red) area to "Medium Density Residential" (light brown) in the southern part of the property along Mequon Road.

Planned Development District (PDD) Creation & Rezoning

In addition to the above, the property will also need to be rezoned into appropriate residential zoning districts consistent with the LUP map amendments. Back in 2007, essentially the same proposed rezoning of the property was recommended for approval by the Plan Commission except for the 3.5-acre commercial area. The Plan Commission tabled any action regarding the commercial area until evidence was provided that access to the commercial area from Mequon Road would be permitted by WisDOT. *[NOTE: It needs to be pointed out that in 2007 the Applicant did NOT propose commercial development as part of the overall development plan. As is the case today under the current LUP amendment request, the Applicant requested removal of the "Commercial" designation on the 2020 LUP map in 2007].*

As stated in the Applicant's project narrative and shown in Exhibit A (to the rezoning application), the Applicant is proposing the following zoning district changes for the 147.2-acre property:

- Rezone 63.8 acres of land in the northern area from A-1: Agricultural to RS-5: Single-family District (maximum density of 2.9 DU/net acre);
- Rezone 37.6 acres of land in the southern area from A-1: Agricultural to RS-5: Single-family District (maximum density of 2.9 DU/net acre);
- Rezone 18.7 acres from A-1: Agricultural to Rm-2: Multi-family District (maximum density of 8 DU/net acre);
- Create a Planned Development District (PDD) Overlay for the entire 147.2-acre property

The PDD District will be created to take advantage of the "flexibility" available to provide a more creative layout that contains many "conservation design" features, e.g. large contiguous tracts of open space with and clustered lots. However, as noted in the project narrative and concept plan, the proposed density of the single-family area will be only 1.59 DU/ net acre (1.1 DU/gross acre), and, the proposed density of the multi-family area (3.2 DU/acre). These densities will be less than the maximum allowed in the underlying Rs-5 District (2.9 DU/acre) and Rm-2 District (8 DU/acre), respectively.

To facilitate development, the Developer is proposing to create a Planned Development District (PDD) for the entire property to modify some of the underlying Rs-5 and Rm-2 Zoning District requirements that would ordinarily apply, e.g. lot width, lot size, etc.

As indicated in the Applicant's "Wrenwood PDD" narrative, the proposed zoning modifications to the Rs-5 and Rm-2 District requirements are limited to the following:

- Lot, Yard and Building Requirements:
    - Rs-5: Reduce minimum Lot Width from 100 feet to 90 feet;
    - Rm-2: eliminate the minimum lot size requirement to allow the clustering of development units and develop as a condominium.

Other features and amenities of the proposed PDD development are described in the Applicant's narrative, including:

- Preservation of 20.7 acres of wetland;
- 59 acres of open space or 40% of total parcel area (38 acres of open space outside of wetlands);
- 41.7-acre "Central Park" environmental corridor area w/ pedestrian trail linking the north and south development areas;
- 2-acre & .75-acre Ponds w/ pier & picnic area;
- Entrance & cul-de-sac landscaping.

[NOTE: A separate PDD Conditions & Restrictions resolution containing these development-specific allowances, references to the detailed general development plan, and any other conditions of approval deemed appropriate by the Village, will be prepared by Village staff at the time the PDD is considered by the Village Board].

Staff Comments

Although 10 years have passed, not much has changed with regard to what's needed to complete the development. Although there are minor changes needed to both the SSA boundary and LUP map to accommodate minor differences in the new proposal, the discussion and debate over the suitability and appropriateness of the overall development in this location has effectively already occurred; resulting in the SSA boundary and LUP map changes adopted by the Village.

The proposed Wrenwood development is nearly identical to the original proposal in terms of road and lot layout that was reviewed by the Plan Commission and Village Board back in 2007. The only reason the development has not advanced to the preliminary plat stage in the process is due to the fact that the Village Board never acted on the LUP map amendments and rezoning applications that the Plan Commission had already recommended for approval back in 2007. Since that time, the only new information that needs to be considered is the fact the WisDOT eventually determined that direct access to Mequon Road from any commercial area would likely NOT be permitted if access could be obtained from Country Aire Drive. Given what would likely be a circuitous route to/from Country Aire, the notion of keeping the 3.5-acre area reserved for future commercial development is not recommended. Therefore, a modest increase in residential units (from 169 in 2007 up to 200 under the current 2018 plan) appears to be a reasonable trade-off for the elimination of 3.5 acres of potential commercial development along Mequon Road.

With that said, one significate prerequisite that needs to occur for any development to occur involves the extension of public water and sewer utilities to the development. As eluded to in the project narrative, water and sewer utilities. Since August 2017 when the proposal was initially discussed under a consultation, the Applicant has been working with the Village assessing alternatives to extend water and sewer to serve the development. At this point in time, decisions have been regarding an alternative that would extend sanitary sewer from the east along Mequon Road, through the interior of the development with a new lift station being installed within the development to convey effluent from the development. The lift station would replace an existing, older lift station in the residential area west of the railroad and would service that area, as well as, currently undeveloped lands along Country Aire Drive up to and possibly slightly north of Freistadt Road.

The multi-family/condominium area is proposed to be a “holding area” for this type of development with no more than 60 dwelling units. Although the concept plan discussed back in August 2017 presented thirteen (13) condominium buildings with 4 units per building (52 total dwelling units), at this time the developer prefers not to commit to a certain type of building or layout for the area. Unlike a preliminary subdivision plat that would be reviewed and approved for the north and south single-family lot areas, the multi-family area would be required to undergo Site Plan review and approval (with a condominium plat) by the Plan Commission prior to any development being permitted. At that time, the Plan Commission would review and approve specific plans for the type, layout, architecture, materials, etc. proposed for the multi-family area.

Village Planner Recommendation

APPROVE the following changes to the 2020 Land Use Plan (LUP) map classifications for the Briscoe property:

1. Re-classify the additional area in the northern part of the property from "Agricultural/Conservation Residential" (green) to "Low Density Residential" (orange);
2. Add this same area to the Village's Sanitary Sewer Service Area (SSA);
3. Re-classify the additional area in the southern part of the property from "Agricultural/Conservation Residential" (green) to "Low Density Residential" (orange);
4. Reconfigure the area classified as "Medium Density Residential" (light brown) around the proposed condominium portion of the development;
5. Re-classify the 3.5 acre "Commercial" (red) area to "Medium Density Residential" (light brown) in the southern part of the property along Mequon Road.

APRROVE the A-1: Agricultural to Rs-5: single-Family and A-1: Agricultural to Rm-2: Multi-Family rezoning as proposed and summarized herein, and, the creation of a PDD for the entire 147.2-acre Briscoe property subject to the Applicant incorporating the following changes to the proposed development and general development plan:

1. Prepare a separate "General Development Plan" sheet presenting the general road and lot layout, open space areas, etc. for attachment to the PDD ordinance and conditions resolution;
2. Create a minimum 25' wide buffer area between the railroad right-of-way and Lot Nos. 22 and 23 similar in width to the minimum buffer provided along the north residential area;
3. Create a minimum 25' wide landscaped buffer area within the lots (or create an outlot) along Freistadt Road and Country Aire Drive;
4. Provide a detailed plan for landscaping within the landscape buffer areas required under #2 above, and, a detailed plan for the proposed pedestrian trails, central park, ponds, and other amenities discussed the Applicant's Wrenwood PDD" narrative.

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: _____ Received by: 1-8-18

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

Bill Carity
c/o Carity Land Corp.
12720 West North Avenue
Brookfield, WI 53005
Phone (414) 861-1967
Fax (262) 785-1949
E-Mail carityland@sbcglobal.net

PROPERTY OWNER

Michael Briscoe
Developers Group
250 S. Executive Dr., Suite 300
Brookfield, WI 53005
Phone (414) 861-1988

mike@briscoedev.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

GTNV 292989, GTNV 232998, GTNV 231998, GTNV 233981, GTNV 234993 and GTNV 234997

3 REZONING REQUEST

FROM	TO
Agricultural	RS-5 & RM-2 PDD

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

SEE ATTACHED EXHIBIT

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.

Entitle a mixed use residential subdivision known as Wrenwood.

See narrative attached

6 SUPPORTING DOCUMENTATION:

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

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 by sufficient cause to deny the petition.

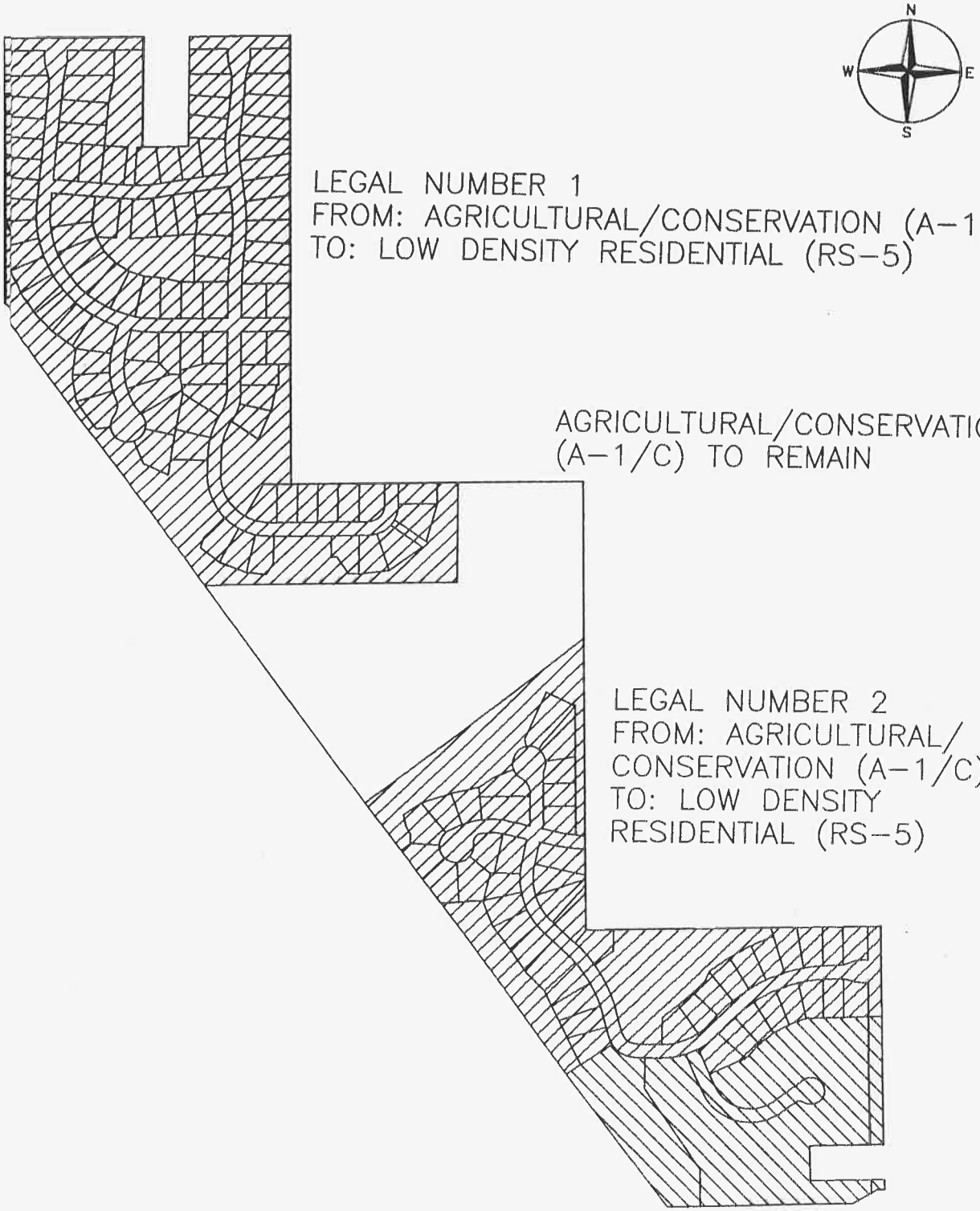
_____ I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant _____ Date 1-6-18

Owner _____ Date Jan 6 2018

EXHIBIT A
WRENWOOD SUBDIVISION
RE-ZONING AMENDMENT



FILE NO: 1701\LANDUSE
PLAN DATE: JANUARY 4, 2018

PIONEER ENGINEERING
AND SURVEYING, LLC.
CONSULTANTS IN SUBDIVISIONS
AND COMMERCIAL DEVELOPMENTS
3902 C.T.H. "B"
JOHNSON CREEK, WI. 53038
E-MAIL: kalpioneereng@tds.net CELL: 414 651-0490

EXHIBIT A
WRENWOOD SUBDIVISION
RE-ZONING AMENDMENT

LEGL NUMBER 1

SURVEYOR'S DESCRIPTION: RE-ZONING FROM AGRICULTURAL/CONSERVATION (A-1/C) TO LOW DENSITY RESIDENTIAL (RS-5)
THAT PART OF THE NORTHEAST QUARTER (NE 1/4) AND NORTHEST QUARTER (NW 1/4) OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN BEING MORE PARTICULARILY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 23; THENCE NORTH 88°31'54" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) 1290.27 FEET TO THE PLACE OF BEGINNING OF THE LANDS HEREINAFTER TO BE DESCRIBED: THENCE CONTINUING NORTH 88°33'05" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) 641.76 FEET; THENCE SOUTH 01°26'55" EAST 485.60 FEET; THENCE NORTH 88°33'05" EAST 200.00 FEET; THENCE NORTH 01°26'55" WEST 485.60 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4); THENCE NORTH 88°33'05" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) 19.10 FEET TO THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER (NW 1/4); THENCE SOUTH 02°05'06" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) 1980.11 FEET; THENCE NORTH 88°38'40" EAST 730.00 FEET; THENCE SOUTH 01°21'20" EAST 440.00 FEET; THENCE SOUTH 88°38'40" WEST 1108.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTH 37°49'50" WEST 1549.14 FEET; THENCE NORTH 02°09'14" WEST 1173.07 FEET TO THE PLACE OF BEGINNING.

CONTAING 2,780,090 SQUARE FEET OR 63.8221 ACRES OF LAND.

LEGL NUMBER 2

SURVEYOR'S DESCRIPTION: RE-ZONING FROM AGRICULTURAL/CONSERVATION (A-1/C) TO LOW DENSITY RESIDENTIAL (RS-5)
THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN BEING MORE PARTICULARILY DESCRIBED AS FOLLOWS: COMMENCING AT SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE NORTH 02°04'55" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) 921.91 FEET TO THE PLACE OF BEGINNING OF THE LANDS HEREINAFTER TO BE DESCRIBED: THENCE SOUTH 87°55'05" WEST 261.13 FEET; THENCE SOUTH 88°14'00" WEST 76.00 FEET; THENCE SOUTH 69°08'37" WEST 78.65 FEET; THENCE 61°27'18" WEST 78.34 FEET; THENCE SOUTH 51°37'18" WEST 78.34 FEET; THENCE SOUTH 42°03'12" WEST 86.58 FEET; THENCE SOUTH 65°23'33" WEST 172.49 FEET; THENCE 24°11'31" WEST 122.12 FEET TO THE BEGINNING OF A CURVE OF RADIUS 330.00 FEET, THE CENTER OF WHICH LIES TO THE NORTH; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 169.15 FEET, THE CHORD OF WHICH BEARS SOUTH 75°16'34" WEST 167.30 FEET; THENCE SOUTH 89°57'37" WEST 102.59 FEET TO THE BEGINNING OF A CRVE OF RADIUS 130.00 FEET, THE CENTER OF WHICH LIES TO THE NORTH; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 127.99 FEET, THE CHORD OF WHICH BEARS NORTH 61°50'09" WEST 122.88 FEET; THENCE SOUTH 56°22'05" WEST 240.26 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTH 37°49'50" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE 1503.00 FEET; THENCE NORTH 52°10'10" EAST 1200.00 FEET; THENCE SOUTH 01°58'51" EAST 1289.21 FEET; THENCE NORTH 88°37'59" EAST 1294.40 FEET TO THE EAST LINE OF THE SAID SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 02°04'55" EAST ALONG THE EAST OF LINE OF THE SAID SOUTHEAST QUARTER (SE 1/4) 397.46 FEET TO THE PLACE OF BEGINNING.

CONTAING 1,638,415 SQUARE FEET OR 37.6128 ACRES OF LAND.

LEGAL NUMBER 3

SURVEYOR'S DESCRIPTION: RE-ZONING FROM AGRICULTURAL/COSERVATION (A-1/C) TO MEDIUM DENSITY RESIDENTIAL (RM-2)
THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN BEING MORE PARTICULARILY DESCRIBED AS FOLLOWS: COMMENCING AT SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE NORTH 02°04'55" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) 150.00 FEET TO THE PLACE OF BEGINNING OF THE LANDS HEREINAFTER TO BE DESCRIBED: THENCE SOUTH 88°42'05" WEST 33.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTRYAIRE DRIVE AND TO THE NORTH RIGHT-OF-WAY LINE OF MEQUON ROAD; THENCE SOUTH 59°28'48" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE 122.54 FEET; THENCE SOUTH 88°35'03" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE 812.49 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTH 37°49'50" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE 812.49 FEET; THENCE NORTH 56°22'05" EAST 240.26 FEET TO THE BEGINNING OF A CURVE OF RADIUS 130.00 FEET, THE CENTER OF WHICH LIES TO THE NORTH; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 127.99 FEET, THE CHORD OF WHICH BEARS SOUTH 61°50'09" EAST 122.88 FEET; THENCE NORTH 89°57'37" EAST 102.59 FEET TO THE BEGINNING OF A CURVE OF RADIUS 330.00 FEET, THE CENTER OF WHICH LIES TO THE NORTH; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 169.15 FEET, THE CHORD OF WHICH BEARS NORTH 75°16'34" EAST 167.30 FEET; THENCE SOUTH 24°11'31" EAST 122.12 FEET; THENCE NORTH 65°23'33" EAST 172.49 FEET; THENCE NORTH 42°03'12" EAST 86.58 FEET; THENCE NORTH 51°37'18" EST 78.34 FEET; THENCE NORTH 61°27'18" EAST 78.34 FEET; THENCE NORTH 69°08'37" EAST 78.65 FEET; THENCE NORTH 88°14'00" EAST 76.00 FEET; THENCE NORTH 87°55'05" EAST 261.13 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 02°04'55" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) 572.76 FEET; THENCE SOUTH 88°42'05" WEST 330.00 FEET; THENCE SOUTH 02°04'55" EAST 155.00 FEET; THENCE NORTH 88°42'05" EAST 330.00 TO THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 02°04'55" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) 44.60 FEET TO THE PLACE OF BEGINNING.

CONTAINING 812,036 SQUARE FEET OR 18.6624 ACRES OF LAND.

FILE NO: 1701\LANDUSE
PLAN DATE: JANUARY 4, 2018

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WRENWOOD

Preliminary Plat Rezoning and Land Use Plan Amendment

Executive Summary

1.	Total Parcel Area	147.19 acres
2.	Private Parkland Area	59.04 acres (40% of Parcel)
3.	Open Space Outside of Wetlands	38.35 acres (26% of Parcel)
4.	Area of Wetlands	20.69 acres (14% of Parcel)
5.	Area of PEC	26.27 acres (18% of Parcel)
6.	Single Family Lots	142 min.; 15,005 max.; 26,507 av.; 17,779 sq. ft.
7.	Condominium Area	12 acres, no greater than 60 dwelling units
8.	Proposed ROW	10,484 lineal feet, 18.04 acres
9.	Residential Density	.72 units per gross acre
10.	Flood Plain	None

Requested Action

1. Amendment to Comprehensive Land Use Plan
2. Rezoning
3. Preliminary Plat approval

Location and Surrounding Land Use

The parcel proposed to be developed into the WRENWOOD Project is irregular in shape and 147.19 acres in size. It is bordered on the north by Friedstadt Road with the exception of a 3 acre carve out homestead parcel. On the east , it is bordered by various large agricultural parcels most of which have frontage on Country Aire Drive. The development parcel also shares frontage on Country Aire Drive in the southern quadrant. Along the Country Aire Drive frontage there is an older duplex home, that is not part of the development, that is located several hundred feet north of Mequon Road. Mequon road creates the southern boundary of the parcel and the Canadian National Railroad tracks constitute the majority of the western boundary. Essentially, the vast majority of the parcel is bounded by larger vacant land parcels that are utilized agriculturally.

Environmental

The parcel as recently delineated has a number of wetlands that primarily exist in and around the wooded area of the central part of the parcel that is proposed to be preserved as private parkland. An intermittent stream that is contained in an agricultural ditch that bisects the parcel is also located in the proposed central private park area. There is no known flood plain on the parcel. A 26-acre delineated Primary Environmental Corridor ("PEC") consisting most of mature woods and wooded wetlands

also occurs in the central (private park) area of the parcel. It should be noted that the development plan does not contemplate any home site intrusion into the wetlands while maintaining a 25 foot setback from all wetlands. There are two minor wetland fills that will have to be permitted by the WI DNR to accommodate a street extension between the two ponds on the southern area of the plat and a road on the north area of the plat. A Conditional Use Permit will also have to be issued by the Village of Germantown to permit the road crossings.

Utilities-Sewer and Water

A 12" water main that exists at the intersection of Mequon Road and Country Aire Drive is proposed as a water source. The Village is planning an extension of this main in 2018 to the proposed entrance of Wrenwood due to the State DOT reconfiguration of the Mequon Road and Country Aire Drive intersection. The developer will work with the Village to loop the internal water system into other existing mains. The developer has worked with Public Works Staff and the Board of Public Works regarding sanitary sewer service. The proposed development contemplates the installation of a lift station that will pump waste water to an existing sewer in the Germantown Industrial Park. This lift station is designed to ultimately be replaced by an Interceptor server that is in the planning stage in the Village. The extension of sanitary sewer to the proposed development will require a minor amendment to the MMDS sewer service area to allow for sanitary sewer service to lots just north of the Central Park.

Zoning and Land Use Plan

The entire parcel is currently zoned A-1. To develop the parcel according to the Developer's concept plan, the parcel will have to be rezoned to RS-5 PDD and RM-2 PPD. The Village Land Use Plan currently shows the area along Friestadt Road as being low density residential. The central area is shown as being Agricultural/Conservation Residential and the area where the parcel abuts Country Aire Drive and Mequon Road is shown on the Land Use Plan as both Low Density Residential and Commercial (along Mequon Road). The Developer seeks an amendment to the Land Use Plan to reflect the manner of use and density as reflected in the Developer's Preliminary Plat.

WRENWOOD Preliminary Plat

The primary intent of the mixed use residential plan that is proposed for the Wrenwood Parcel is to cluster lots allowing for preservation of all of the significant environmental areas contained within the parcel. The plan is consistent with conservation subdivision design principles. The central area of the parcel proposed to be preserved contains a Primary Environmental Corridor with mature woods together with smaller private meadow area that are reminiscent of the undeveloped countryside landscape that can be found in the Kettle Moraine area in Washington County. This pristine area, together with other green space that is more closed associated with the proposed home site clusters, is proposed to be owned and managed by a homeowners association

consisting of all of the homeowners in the development. Pedestrian trails linking the home sites to this large park would allow residents to enjoy an afternoon walk through the woods and meadow.

There are three distinct residential areas that occur on the plan. The northern area, which is currently a tilled farm field, consists of 95 proposed single family lots that have two access points to Friestadt Road. This area has a street stub to the adjoining vacant land to the east. Green space park areas abut many of the lots which connect to the central larger park areas.

The second area of the development area is also tilled farm fields and is located just south of the central park area and consists of a cluster of 47 single family lots with an entrance on Country Aire Drive. A very nice existing single family home is shown as being preserved on one of these lots.

The Southernmost area of the development is separated from the single family area and located on a cul de sac adjacent to Mequon Road. This transitional area is where a future condominium style development is proposed and the RM-2 PDD zoning is to occur. At this time the Developer does not have a specific plan for the parcel but is desirous of restricting the 12 acre parcel to a condominium development with not greater than 60 dwelling units. Any specific form and style of development of this area would have to undergo full approval by the Village of Germantown.

WRENWOOD Amenity Goals

The forested and private meadow areas of the 41.72 acre park that is centrally located in the Wrenwood plan is exceptional in wildlife habitat, quality of mature trees and biological diversity. The intermittent stream that traverses this area is a headwater stream to the Menomonee River system that is important for water quality and down stream flood water control. The amenity package that is proposed for this area includes a series of trails and paths that will leave a gentle footprint on this environmentally sensitive area. The trail system is designed to link all areas of the Wrenwood plat to the Central Park area where the heavy forest and private meadow is found. An existing pond found in the southern quadrant has a proposed prier for fishing and boating and is connected to the trail system. The trails pattern out of the Central Park area into cul du sacs in the residential areas. The Central Park meadow area associated with the PEC will be revegetated to prairie grasses. While there are 20 acres of wetlands in Wrenwood that are not developable, it is important to understand that there is a total of 59 acres of parkland that is proposed for preservation, which is 40% of the gross site acreage.

Benefits to the Village of Germantown

The Wrenwood development plan will permanently preserve and maintain over 59 acres of environmentally sensitive green space. This constitutes over 40% of the entire parcel and likely is the largest percentage of usable green space that has been preserved in

any sewered conservation subdivision in the Village. A storm water management system will assure that the quality of water runoff will be significantly enhanced from the current agricultural drainage that flows through the wetlands and navigable stream. The woods and wetlands contained in the primary environmental corridor will be perpetually maintained in a pristine condition through a homeowners association. This creative conservation development plan will ultimately result in the creation of over $80,000,000 of high quality, architecturally restricted residential sites in the Village of Germantown. The Wrenwood plan is both environmentally and fiscally responsible to the Village of Germantown and residents and will stand as a desirable future asset to the community.

WRENWOOD PDD

The Wrenwood Development Plan includes two rezoning classifications; RS-5 which is the single family residential component and RM-2 which is the multi-family condominium parcel set along Mequon Road. Both zoning classifications shall be subject to a Planned Development District ("PDD") allowing for flexibility within the specifications of the RS-5 and RM-2 zoning. Following are the suggested terms of the PDD:

Single Family Residential Area:

A. **Building Setbacks**

1. 90′ minimum width at the 35′ front setback lines
2. 12′ sideyard setback
3. All other RS-5 setback standards to remain

B. **Summary of Deed Restrictions**

1. Not less than 1600 square feet for a one-story residence.
2. Not less than 2100 square feet for a one and a half story with first floor being at lease 1250 square feet.
3. Not less than 2100 square feet in total area for a two-story residence.
4. Exterior walls shall be constructed of materials such as brick, stone, cedar, stucco, wood, hardiplank, fiber-cement or other high quality natural or manmade materials or combinations thereof.
5. Wide trim (6″) boards or shutters are required on all windows, cornerboards and doors.
6. Minimum roof pitch is 8/12 on a ranch and 6/12 on a two story home.
7. Garage doors to have embossed panels or wood.
8. No garage shall be smaller than two car.
9. All building plans and exterior design must be approved by the ACC or its designated agent.
10. A Homeowners Association comprised of all the lot owners in Wrenwood will be created for the purpose of managing and maintaining entrance

features, park areas, stormwater management improvements and landscaped cul de sacs.

11. The Developer shall submit a full set of Deed Restrictions to the Village of Germantown at the time of submittal of the preliminary plat for review and approval.

C. **Wrenwood Common (Park) Areas and Landscape Plan**

1. **Central Park Area.** The forested and private meadow areas of the 41.72 acre park that is centrally located in the Wrenwood plan is exceptional in wildlife habitat, quality of mature trees and biological diversity. The intermittent stream that traverses this area is a headwater stream to the Menomonee River system that is important for water quality and down stream flood water control. The amenity package that is proposed for this area will be dependent upon the location of a future service drive that is expected to occur over sewer and water mains that have been schematically designed to link the south area of Wrenwood to the north residential area. The service drive is expected to be gravel and located in a meadow outside of sensitive environmental areas. The meadow will be revegetated to prairie grasses. There are trails that will radiate out from the service drive leaving a gentle footprint on adjacent wooded areas. After approval of the location of the service drive, the Developer will submit a specific landscape plan to the Village for approval.

2. **Pond Area Amenity.** There are two existing deep water ponds that are proposed to be preserved in park areas associated with the southern quadrant of the single family area. The southernmost pond is ¾ of an acre in size and the northernmost pond is approximately two acres in size. A pier and picnic area will be developed in a park area associated with the two acre pond. Landscape plans for this special area will be submitted at the same time that the plans are submitted for the Central Park area.

3. **Entrance Landscaping and Landscaped Cul de Sacs.** Three landscaped cul de sacs and three entrance points are proposed for

Wrenwood. Two entrances are planned on Freistadt Road and one on Country Aire Drive. Attached are landscape plans for these areas

D. **Condominium Parcel.** The southernmost area of the development is separated from the single family area and located on a cul de sac adjacent to Mequon Road and Country Aire Drive. This transitional area is where a future condominium style development is proposed and the RM-2 PDD zoning is to occur. At this time the Developer does not have a specific plans for the parcel but is desirous of restricting the 12 acre parcel to a condominium development with not greater than 60 dwelling units with all underlying terms of the RM-2 being applicable. Any specific form and style of development of this area, including associated landscape plans, would have to undergo full approval by the Village of Germantown.

E. **Benefits to the Village of Germantown.** The Wrenwood Development Plan will permanently preserve and maintain over 59 acres of environmentally sensitive green space. This constitutes over 40% of the entire parcel and likely is the largest percentage of usable green space that has been preserved in any sewered conservation subdivision in the Village. A storm water management system will assure that the quality of water runoff will be significantly enhanced from the current agricultural drainage that flows through the wetlands and navigable stream. The woods and wetlands contained in the primary environmental corridor will be perpetually maintained in a pristine condition through a Homeowners Association. This creative conservation development plan will ultimately result in the creation of over $80,000,000 of high quality, architecturally restricted residential sites in the Village of Germantown. The Wrenwood plan is both environmentally and fiscally responsible to the Village of Germantown and residents and will stand as a desirable future asset to the community.

Village of
Germantown
Willkommen

Fee Must Accompany Application

☒ **$1,165** Paid [illegible] Date 1-8-18

☐ **$200** PC Consultation Only
Paid _____ Date _____

COMPREHENSIVE PLAN AMENDMENT APPLICATION

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

APPLICANT OR AGENT:

Bill Carity
c/o Carity Land Corp.
Address: 12720 W. North Avenue
Brookfield, WI 53005
Phone: 414-861-1967
FAX: 262-785-1949
E-Mail: carityland@sbcglobal.net

PROPERTY OWNER(S):

Michael Briscoe
Developers Group
Address: 250 S. Executive Dr., #300
Brookfield, WI 53005
Phone: 414-861-1988
FAX:
E-Mail: mike@briscoedev.com

☒ **REQUEST TO AMEND LAND USE MAP**

Current Land Use Map Designation(s): low density res. conservation, commercial

Proposed Land Use Map Designation(s): low density res., conservation and medium density res.

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

GTNV 232989, GTNV 232998, GTNV 231998m GTNV 233981, GTNV 234993 and GTNV 234997

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

Attach separate legal description if necessary

SEE ATTACHED EXHIBIT

Size of Property or Area: Acres: 147.19 Square Feet: _____

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

	Adjacent Property Land Uses	Zoning
North	AG/CONS - RES	
South	Mixed Use	RS-Various
East	AG/CONS RES & Low Density RES	RS-2, M-2
West	Low density RES & Industrial	A-2

☐ **REQUEST TO AMEND PLAN TEXT**

Section(s) of Comprehensive Plan to be Amended:

Proposed Text Amendment:

Attach separate pages as necessary

Detailed Explanation and Justification for Proposed Amendment(s):

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

SEE ATTACHED NARRATIVE

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

All Amendment Applications:

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

Land Use Plan Map Amendment Only:

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

AFFIDAVIT OF UNDERSTANDING

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

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

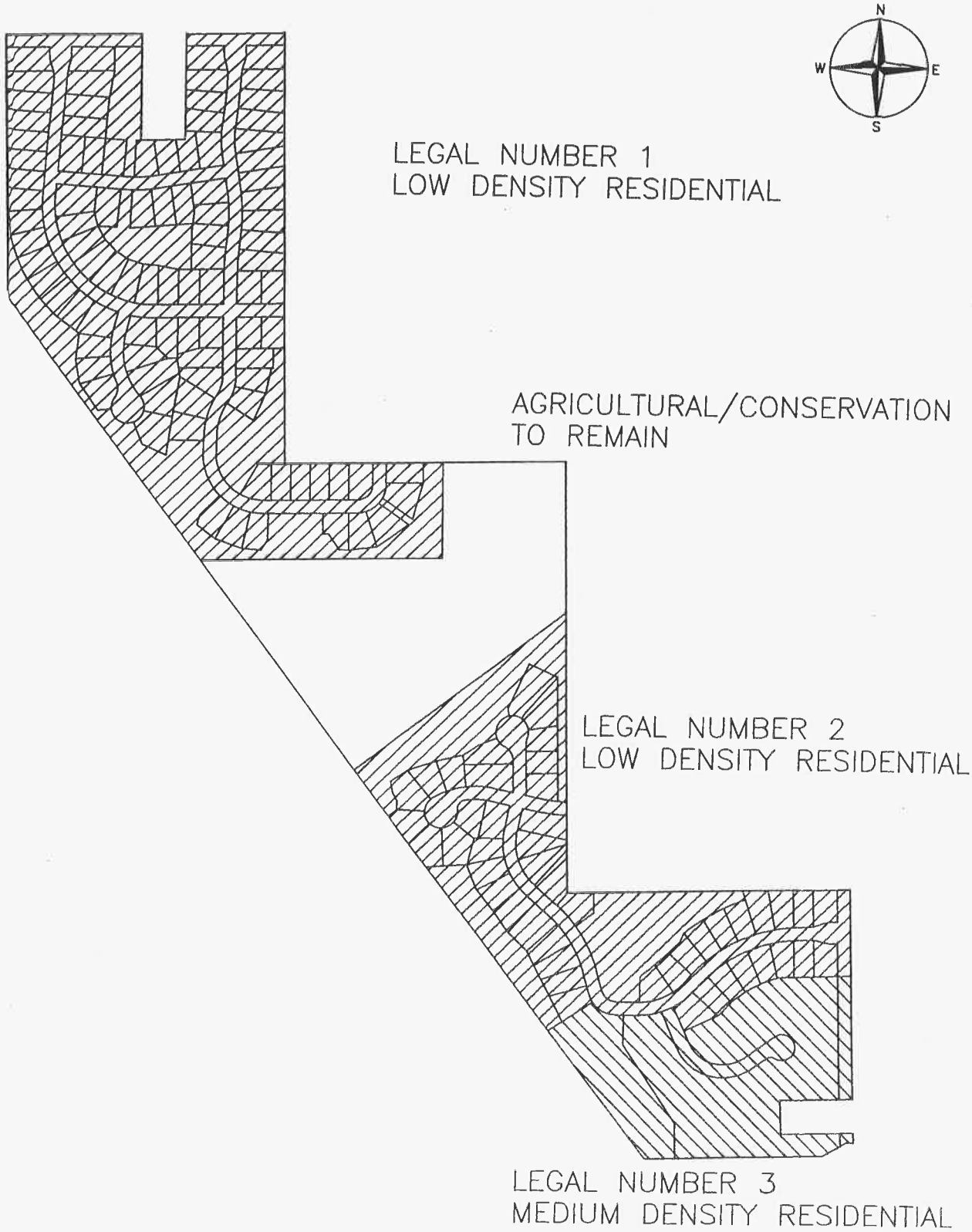
[LQ] I understand that, regardless of the justification and/or information provided in support of my application, the Village is under no obligation to approve my application nor amend the Comprehensive Plan as requested;

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

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

Applicant/Agent	Date 1-6-18	Property Owner	Date Jan. 6 2018
Applicant/Agent	Date	Property Owner	Date

EXHIBIT A
WRENWOOD SUBDIVISION
2020 LAND USE PLAN MAP AMENDMENT



FILE NO: 1701\LANDUSE
PLAN DATE: JANUARY 4, 2018

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EXHIBIT A
WRENWOOD SUBDIVISION
2020 LAND USE PLAN MAP AMENDMENT

LEGAL NUMBER 1

SURVEYOR'S DESCRIPTION: LAND USE PLAN CHANGE TO LOW DENSITY RESIDENTIAL
THAT PART OF THE NORTHEAST QUARTER (NE 1/4) AND NORTHEST QUARTER (NW 1/4) OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 23; THENCE NORTH 88°31'54" EAST LONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) 1290.27 FEET TO THE PLACE OF BEGINNING OF THE LANDS HEREINAFTER TO BE DESCRIBED: THENCE CONTINUING NORTH 88°33'05" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) 641.76 FEET; THENCE SOUTH 01°26'55" EAST 485.60 FEET; THENCE NORTH 88°33'05" EAST 200.00 FEET; THENCE NORTH 01°26'55" WEST 485.60 FEET TO THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4); THENCE NORTH 88°33'05" EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER (NW 1/4) 149.10 FEET TO THE NORTHEAST CORNER OF THE SAID NORTHWEST QUARTER (NW 1/4); THENCE SOUTH 02°05'06" EAST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4) 1980.10 FEET; THENCE NORTH 88°38'40" EAST 730.00 FEET; THENCE SOUTH 01°21'20" EAST 440.00 FEET; THENCE SOUTH 88°38'40" WEST 1108.81 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTH 37°49'50" WEST 1549.14 FEET; THENCE NORTH 02°09'14" WEST 1173.07 FEET TO THE PLACE OF BEGINNING.

CONTAINING 2,780,090 SQUARE FEET OR 63.8221 ACRES OF LAND.

LEGAL NUMBER 2

SURVEOR'S DESCRIPTION: LAND USE PLAN CHANGE TO LOW DENSITY RESIDENTIAL.
THAT ART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN BEING MORE PARTICLARLY DESCRIBED AS FOLLOWS: COMMENCING AT SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE NORTH 02°04'55" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTR (SE 1/4) 921.91 FEET TO THE PLACE OF BEGINNING OF THE LANDS HEREINAFTER TO BE DESCRIBED: THENCE SOUTH 87°55'05" WEST 261.13 FEET; THENCE SOUTH 88°14'00" WEST 76.00 FEET; HENCE SOUTH 89°06'37" WEST 78.65 FEET; THENCE 61°27'18" WEST 78.34 FEET; THENCE SOUTH 51°37'18" WEST 78.34 FEET; THENCE SOUTH 42°03'12" WEST 86.58 FEET; THENCE SOUTH 65°23'3" WEST 172.49 FEET; THENCE 24°11'31" WEST 122.12 FEET TO THE BEGINNING OF A CURVE OF RADIUS 330.00 FEET, THE CENTER OF WHICH LIES TO THE NORTH; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 169.15 FEET, THE CHORD OF WHICH BEARS SOUTH 75°18'34" WEST 167.30 FEET; THENCE SOUTH 89°57'37" WEST 102.59 FEET TO THE BEGINNING OF A CURVE OF RADIUS 130.00 FEET, THE CENTER OF WHICH LIES TO THE NORTH; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 127.99 FEET, THE CHORD OF WHICH BEARS NORTH 61°50'0" WEST 122.88 FEET; THENCE SOUTH 56°22'05" WEST 240.26 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTH 37°49'50" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE 1503.00 FEET; THENCE NORTH 52°10'10" EAST 1200.00 FEET; THENCE SOUTH 01°56'51" EAST 1289.21 FEET; THENCE NORTH 88°37'59" EAST 1294.40 FEET TI THE EAST LINE OF THE SAID SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 02°04'55" EAST ALONG THE EAST OF LINE OF THE SAID SOUTHEAST QUARTER (SE 1/4) 397.46 FEET TO THE PLACE IF BEGINNING.

CONTAINING 1,638,415 SQUARE FEET OR 37.6128 ACRES OF LAND.

LEGAL NUMBER 3

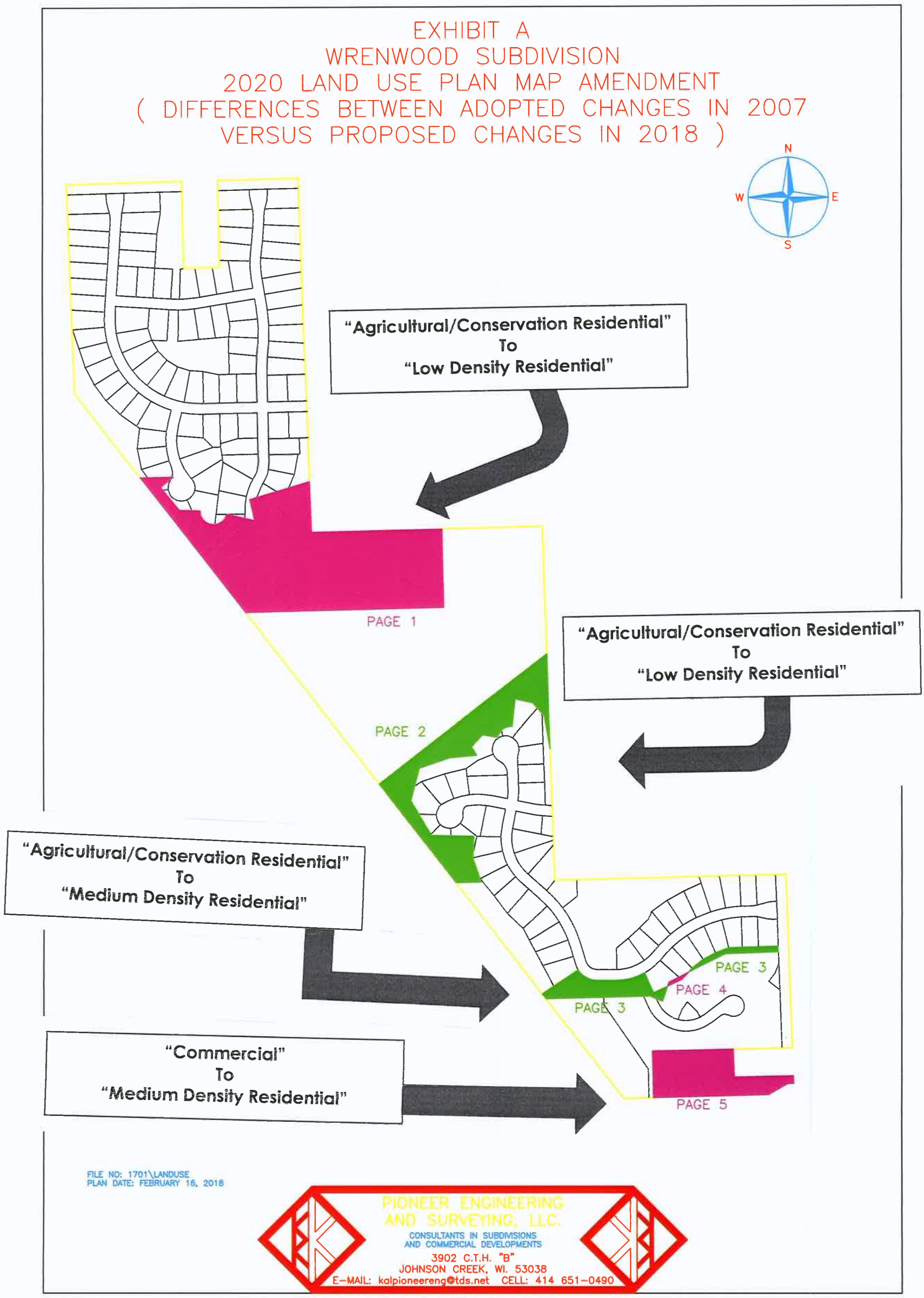
SURVEYOR'S DESCRIPTION: LAND USE PLAN CHANGE TO MEDIUM DENSITY RESIDENTIAL
THAT PART OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE NORTH 02°04'55" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTR (SE 1/4) 150.00 FEET TO THE PLACE OF BEGINNING OF THE LANDS HEREINAFTER TO BE DESCRIBED: THENCE SOUTH 88°42'05" WEST 33.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF COUNTRY AIRE DRIVE AND TO THE NORTH RIGHT-OF-WAY LINE OF MEQUON ROAD; THENCE SOUTH 59°28'48" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE 122.54 FEET; THENCE SOUTH 88°35'03" WEST ALONG THE SAID NORTH RIGHT-OF-WAY LINE 812.49 FEET TO THE EAST RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTH 37°49'50" WEST ALONG THE SAID EAST RIGHT-OF-WAY LINE 812.49 FEET; THENCE NORTH 56°22'05" EAST 240.26 FEET TO THE BEGINNING OF A CURVE OF RADIUS 130.00 FEET, THE CENTER OF WHICH LIES TO THE NORTH; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 127.99 FEET, THE CHORD OF WHICH BEARS SOUTH 61°50'00" EAST 122.88 FEET; THENCE NORTH 89°57'37" EAST 102.59 FEET TO THE BEGINNING OF A CURVE OF RADIUS 330.00 FEET, THE CENTER OF WHICH LIES TO THE NORTH; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 169.15 FEET, THE CHORD OF WHICH BEARS NORTH 75°18'34" EAST 167.30 FEET; THENCE SOUTH 24°11'31" EAST 122.12 FEET; THENCE NORTH 65°23'33" EAST 172.49 FEET; THENCE NORTH 42°03'12" EAST 86.58 FEET; THENCE NORTH 51°37'18" EST 78.34 FEET; THENCE NORTH 61°27'18" EAST 78.34 FEET; THENCE NORTH 89°06'37" EAST 78.65 FEET; THENCE NORTH 88°14'00" EAST 76.00 FEET; THENCE NORTH 87°55'05" EAST 261.13 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 02°04'55" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) 572.76 FEET; THENCE SOUTH 88°42'05" WEST 330.00 FEET; THENCE SOUTH 02°04'55" EAST 155.00 FEET; THENCE NORTH 88°42'05" EAST 330.00 TO THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4); THENCE SOUTH 02°04'55" EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER (SE 1/4) 44.60 FEET TO THE PLACE OF BEGINNING.

CONTAINING 812,038 SQUARE FEET OR 18.6824 ACRES OF LAND.

FILE NO: 1701\LANDUSE
PLAN DATE: JANUARY 4, 2018

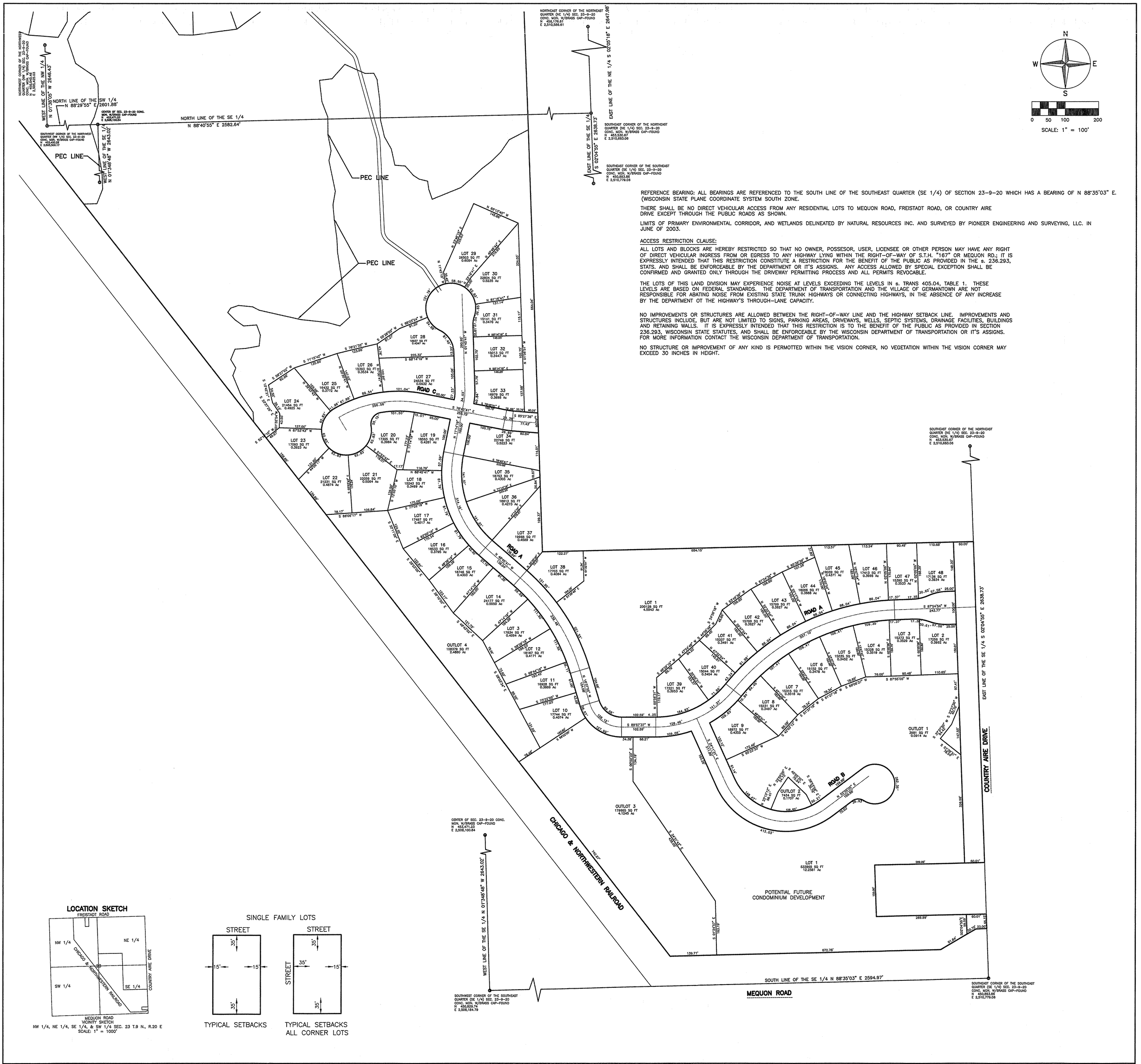
PIONEER ENGINEERING
AND SURVEYING, LLC.
CONSULTANTS IN SUBDIVISIONS
AND COMMERCIAL DEVELOPMENTS
3902 C.T.H. "B"
JOHNSON CREEK, WI. 53038
E-MAIL: kolpioneereng@tds.net CELL: 414 851-0490

EXHIBIT A
WRENWOOD SUBDIVISION
2020 LAND USE PLAN MAP AMENDMENT
(DIFFERENCES BETWEEN ADOPTED CHANGES IN 2007 VERSUS PROPOSED CHANGES IN 2018)



FILE NO: 1701\LANDUSE
PLAN DATE: FEBRUARY 16, 2018

PIONEER ENGINEERING AND SURVEYING, LLC.
CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS
3902 C.T.H. "B"
JOHNSON CREEK, WI. 53038
E-MAIL: kalpioneereng@tds.net CELL: 414 651-0490



REFERENCE BEARING: ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 23-9-20 WHICH HAS A BEARING OF N 88°35'03" E. (WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

THERE SHALL BE NO DIRECT VEHICULAR ACCESS FROM ANY RESIDENTIAL LOTS TO MEQUON ROAD, FREISTADT ROAD, OR COUNTRY AIRE DRIVE EXCEPT THROUGH THE PUBLIC ROADS AS SHOWN.

LIMITS OF PRIMARY ENVIRONMENTAL CORRIDOR, AND WETLANDS DELINEATED BY NATURAL RESOURCES INC. AND SURVEYED BY PIONEER ENGINEERING AND SURVEYING, LLC. IN JUNE OF 2003.

ACCESS RESTRICTION CLAUSE:

ALL LOTS AND BLOCKS ARE HEREBY RESTRICTED SO THAT NO OWNER, POSSESOR, USER, LICENSEE OR OTHER PERSON MAY HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS FROM OR EGRESS TO ANY HIGHWAY LYING WITHIN THE RIGHT-OF-WAY OF S.T.H. "167" OR MEQUON RD.; IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC AS PROVIDED IN THE s. 236.293, STATS. AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OR IT'S ASSIGNS. ANY ACCESS ALLOWED BY SPECIAL EXCEPTION SHALL BE CONFIRMED AND GRANTED ONLY THROUGH THE DRIVEWAY PERMITTING PROCESS AND ALL PERMITS REVOCABLE.

THE LOTS OF THIS LAND DIVISION MAY EXPERIENCE NOISE AT LEVELS EXCEEDING THE LEVELS IN s. TRANS 405.04, TABLE 1. THESE LEVELS ARE BASED ON FEDERAL STANDARDS. THE DEPARTMENT OF TRANSPORTATION AND THE VILLAGE OF GERMANTOWN ARE NOT RESPONSIBLE FOR ABATING NOISE FROM EXISTING STATE TRUNK HIGHWAYS OR CONNECTING HIGHWAYS, IN THE ABSENCE OF ANY INCREASE BY THE DEPARTMENT OT THE HIGHWAY'S THROUGH-LANE CAPACITY.

NO IMPROVEMENTS OR STRUCTURES ARE ALLOWED BETWEEN THE RIGHT-OF-WAY LINE AND THE HIGHWAY SETBACK LINE. IMPROVEMENTS AND STRUCTURES INCLUDE, BUT ARE NOT LIMITED TO SIGNS, PARKING AREAS, DRIVEWAYS, WELLS, SEPTIC SYSTEMS, DRAINAGE FACILITIES, BUILDINGS AND RETAINING WALLS. IT IS EXPRESSLY INTENDED THAT THIS RESTRICTION IS TO THE BENEFIT OF THE PUBLIC AS PROVIDED IN SECTION 236.293, WISCONSIN STATE STATUTES, AND SHALL BE ENFORCEABLE BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION OR IT'S ASSIGNS. FOR MORE INFORMATION CONTACT THE WISCONSIN DEPARTMENT OF TRANSPORTATION.

NO STRUCTURE OR IMPROVEMENT OF ANY KIND IS PERMOTTED WITHIN THE VISION CORNER, NO VEGETATION WITHIN THE VISION CORNER MAY EXCEED 30 INCHES IN HEIGHT.

NO.	REVISIONS	BY	DATE

DESIGNED BY: K. K. KLIMECK
DRAWN BY: K. K. KLIMECK
CHECKED BY: K. K. KLIMECK

SCALE: 1" = 100' HORIZ.
DATE: DEC 8, 2017

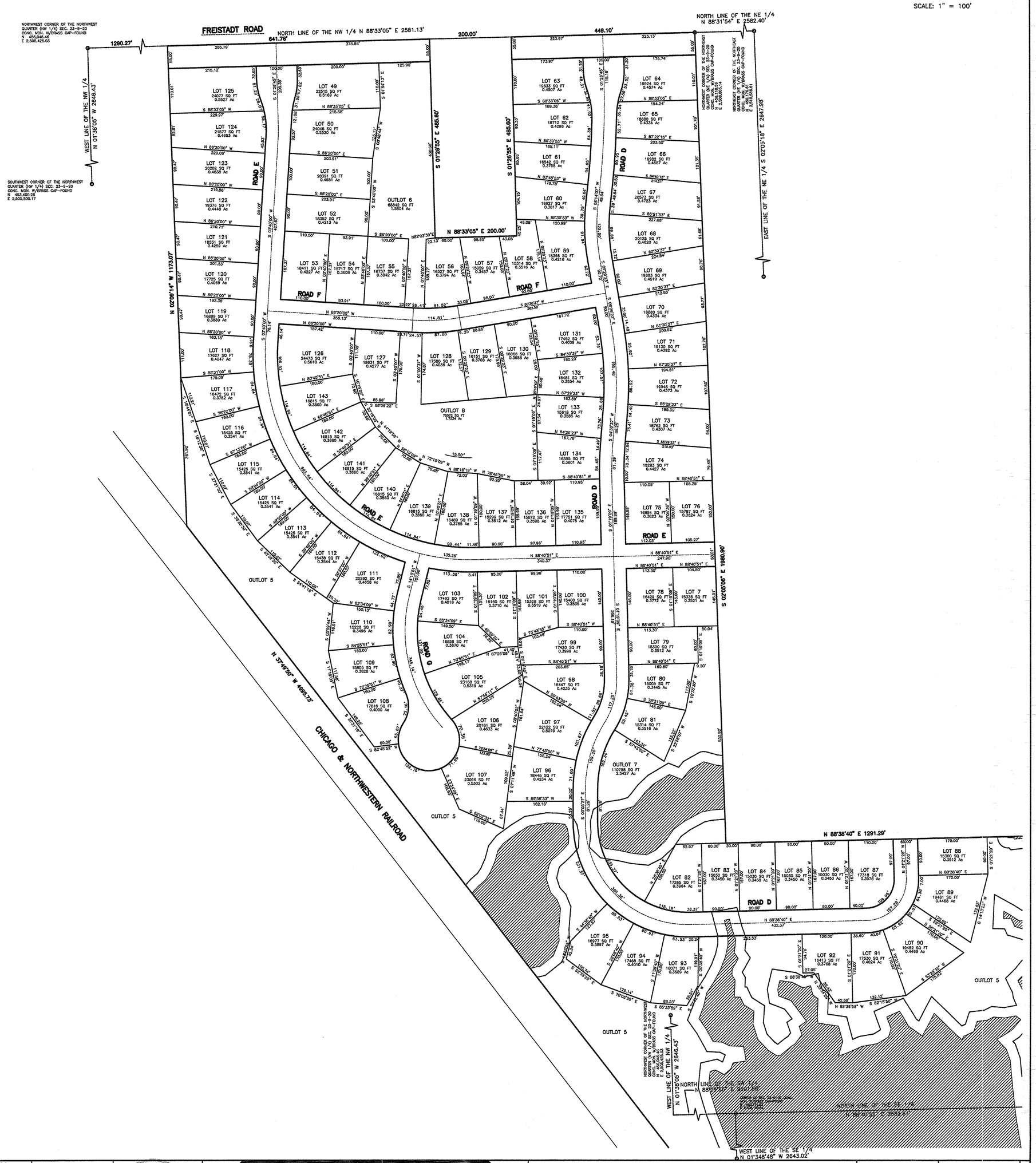
WISCONSIN KALVIN K. KLIMECK S-2202 JOHNSON CREEK, WI. PROFESSIONAL LAND SURVEYOR 12/8/17

PIONEER ENGINEERING AND SURVEYING, LLC.
CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS
3902 C.T.H. "B"
JOHNSON CREEK, WI. 53038
E-MAIL: kalpioneereng@tds.net CELL: 414 651-0490

WRENWOOD PRELIMINARY PLAT

MUNIC. PROJ. NO. _____
VILLAGE OF GERMANTOWN
APPROVED_____BY_____
VILLAGE ENGINEER DATE

PIONEER PROJ. NO. 17-01
PIONEER SHT. NO. PAGE 1 OF 3
PIONEER FILE NO. 17-01
PREPLAT10



NO.	REVISIONS	BY	DATE

DESIGNED BY: K. K. KLIMECK
DRAWN BY: K. K. KLIMECK
CHECKED BY: K. K. KLIMECK

SCALE: 1" = 100' HORIZ.
DATE: DEC 8, 2017

WISCONSIN KALVIN K. KLIMECK S-2462 LAND SURVEYOR 12/8/17

PIONEER ENGINEERING AND SURVEYING, LLC.
CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS
3902 C.T.H. "B"
JOHNSON CREEK, WI. 53038
E-MAIL: kalpioneereng@tds.net CELL: 414 651-0490

WRENWOOD
PRELIMINARY PLAT

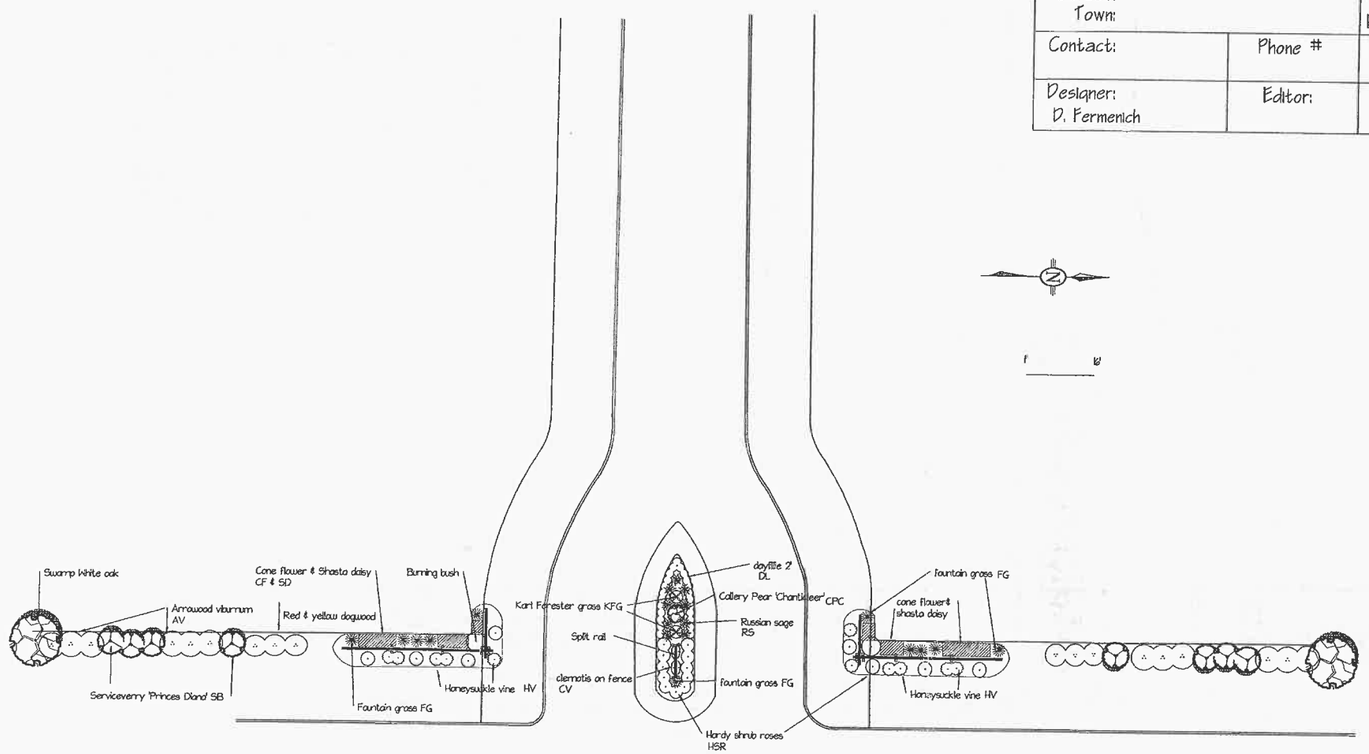
MUNIC. PROJ. NO. _____
VILLAGE OF GERMANTOWN
APPROVED_____BY_____
VILLAGE ENGINEER DATE

PIONEER PROJ. NO. 17-01
PIONEER SHT. NO. PAGE 1 OF 3
PIONEER FILE NO. 17-01

PREPLAT11

Country Aire Entrance

Client: Carity Land Development		
Street: Town:		Scale: 1" - 16'
Contact:	Phone #	Date:
Designer: D. Fermenich	Editor:	Plan #



NO.	REVISIONS	BY	DATE

DESIGNED BY: K. K. KLIMECK
DRAWN BY: K. K. KLIMECK
CHECKED BY: K. K. KLIMECK

SCALE: SEE PLAN VIEW FOR SCALE
DATE: MARCH 2, 2009

WISCONSIN KALVIN K. KLIMECK E-27158 JOHNSON CREEK, WISCONSIN PROFESSIONAL ENGINEER

PIONEER ENGINEERING AND SURVEYING, LLC.
CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS
3902 C.T.H. "B"
JOHNSON CREEK, WI. 53038
(920) 699 – 3330 FAX: 699 – 3332

LANDSCAPING PLAN FOR WRENWOOD

MUNIC. PROJ. NO. .....
VILLAGE OF GERMANTOWN
APPROVED_____BY_____
VILLAGE ENGINEER DATE

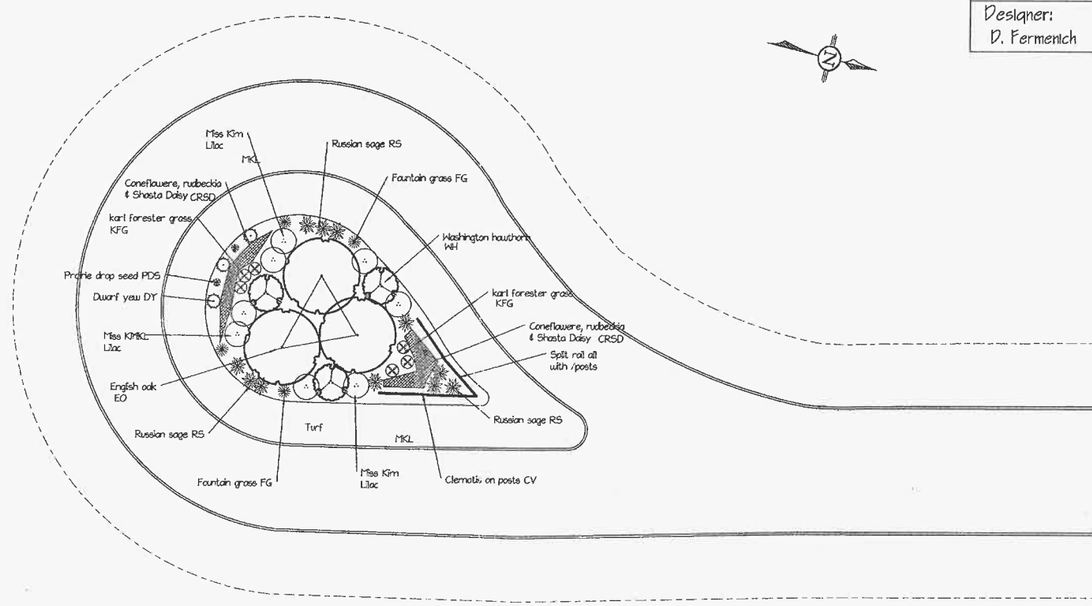
PIONEER PROJ. NO. 03-03
PIONEER SHT. NO. PAGE 3 OF 10
PIONEER FILE NO. 03-03

D:\0303\LANDSCAP

North West cul de sac

Client: Carity Land Development		
Street: Town:		Scale: 1" = 16'
Contact:	Phone #	Date:
Designer: D. Fermenich	Editor:	Plan #

1" ____ 16'



NO.	REVISIONS	BY	DATE

DESIGNED BY: K. K. KLIMECK
DRAWN BY: K. K. KLIMECK
CHECKED BY: K. K. KLIMECK

SCALE: SEE PLAN VIEW FOR SCALE
DATE: MARCH 2, 2009

WISCONSIN KALVIN K. KLIMECK E-27795 JOHNSON CREEK, WISCONSIN 16/MAR/09 PROFESSIONAL ENGINEER

PIONEER ENGINEERING AND SURVEYING, LLC.
CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS
3902 C.T.H. "B"
JOHNSON CREEK, WI. 53038
(920) 699 – 3330 FAX: 699 – 3332

LANDSCAPING PLAN FOR WRENWOOD

MUNIC. PROJ. NO. .....
VILLAGE OF GERMANTOWN APPROVED_____BY_____
VILLAGE ENGINEER DATE

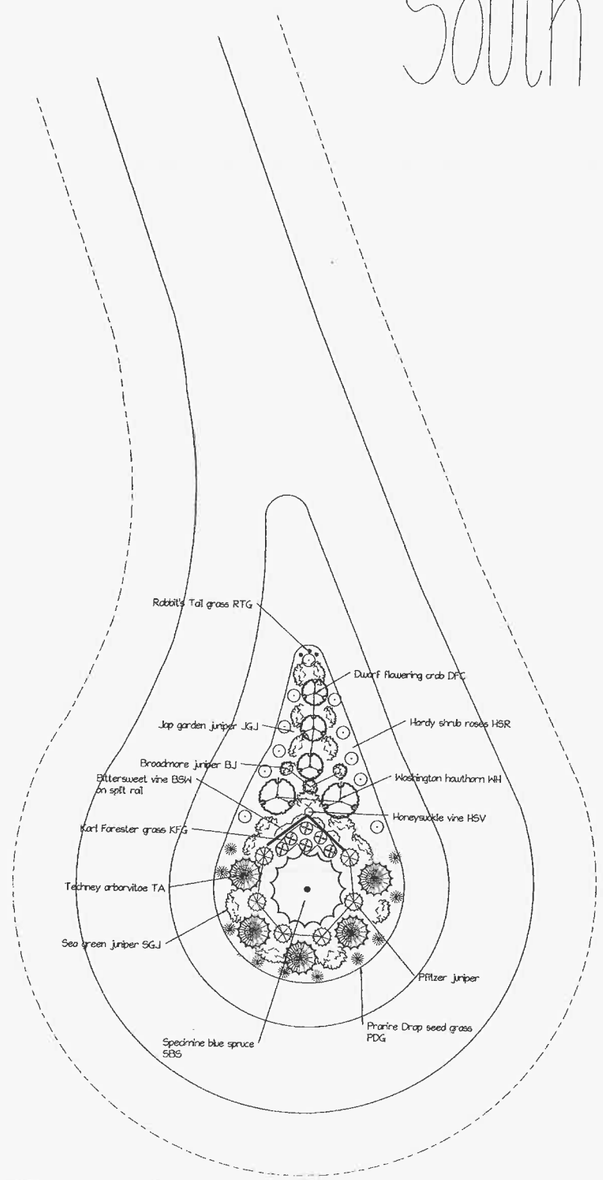
PIONEER PROJ. NO. 03-03
PIONEER SHT. NO. PAGE 4 OF 10
PIONEER FILE NO. 03-03

D:\0303\LANDSCAP

South East Cul de sac

Client: Carity Land Development		
Street: Town:		Scale: 1" = 16'
Contact:	Phone #	Date:
Designer: D. Fermenich	Editor:	Plan #

1' 16'



NO.	REVISIONS	BY	DATE

DESIGNED BY: K. K. KLIMECK
DRAWN BY: K. K. KLIMECK
CHECKED BY: K. K. KLIMECK

SCALE: SEE PLAN VIEW FOR SCALE
DATE: MARCH 2, 2009

WISCONSIN KALVIN K. KLIMECK E-27957 JOHNSON CREEK, WISCONSIN 10/15/03 PROFESSIONAL ENGINEER

PIONEER ENGINEERING AND SURVEYING, LLC.
CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS
3902 C.T.H. "B"
JOHNSON CREEK, WI. 53038
(920) 699 - 3330 FAX: 699 - 3332

LANDSCAPING PLAN FOR WRENWOOD

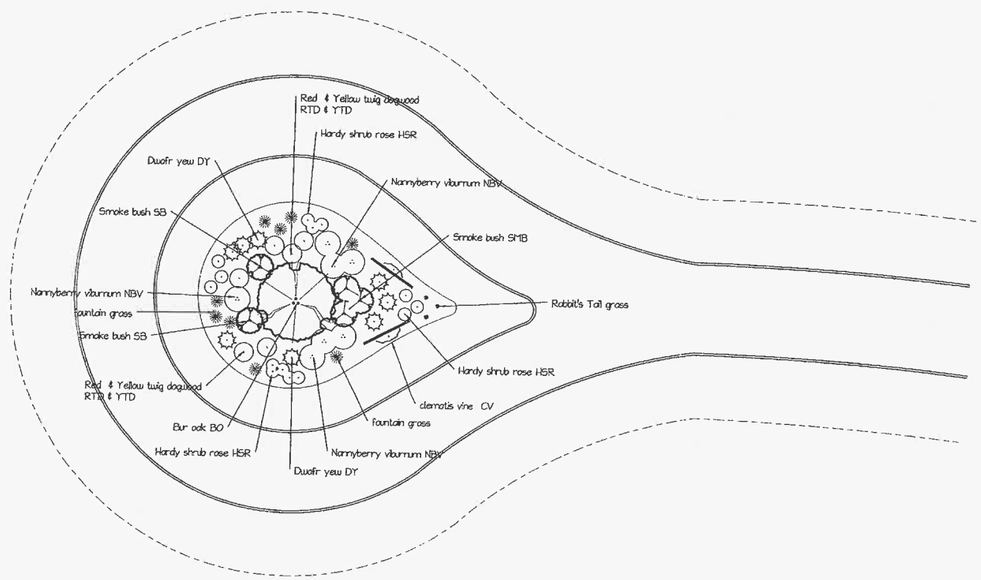
MUNIC. PROJ. NO. .....
VILLAGE OF GERMANTOWN
APPROVED_____BY_____
VILLAGE ENGINEER DATE

PIONEER PROJ. NO. 03-03
PIONEER SHT. NO. PAGE 9 OF 10
PIONEER FILE NO. 03-03

D:\0303\LANDSCAP

Central East Cul de sac

Client: Carity Land Development		
Street: Town:		Scale: 1" = 16'
Contact:	Phone #	Date:
Designer: D. Fermenich	Editor:	Plan #



NO.	REVISIONS	BY	DATE

DESIGNED BY: K. K. KLIMECK
DRAWN BY: K. K. KLIMECK
CHECKED BY: K. K. KLIMECK

SCALE: SEE PLAN VIEW FOR SCALE
DATE: MARCH 2, 2009

WISCONSIN KALVIN K. KLIMECK S-2871 JOHNSON CREEK, WI. 53038 WISCONSIN PROFESSIONAL ENGINEER

PIONEER ENGINEERING AND SURVEYING, LLC.
CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS
3902 C.T.H. "B"
JOHNSON CREEK, WI. 53038
(920) 699 – 3330 FAX: 699 – 3332

LANDSCAPING PLAN FOR WRENWOOD

MUNIC. PROJ. NO. .....

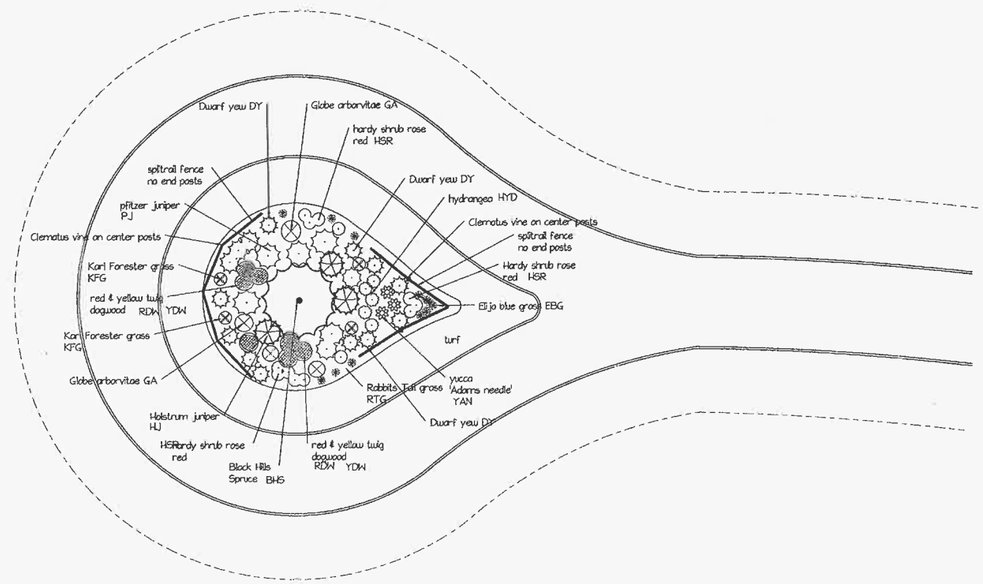
VILLAGE OF GERMANTOWN
APPROVED_____BY_____
VILLAGE ENGINEER DATE

PIONEER PROJ. NO. 03-03
PIONEER SHT. NO. PAGE 7 OF 10
PIONEER FILE NO. 03-03

D:\0303\LANDSCAP

Central West Cul de sac

Client: Caritu Land Development		
Street: Town:		Scale: 1" = 16'
Contact:	Phone #	Date:
Designer: D. Fermenich	Editor:	Plan #



N

1' 16'

NO.	REVISIONS	BY	DATE

DESIGNED BY: K. K. KLIMECK
DRAWN BY: K. K. KLIMECK
CHECKED BY: K. K. KLIMECK

SCALE: SEE PLAN VIEW FOR SCALE
DATE: MARCH 2, 2009

WISCONSIN KALVIN K. KLIMECK E-27189 JOHNSON CREEK WISCONSIN 12/9/07 PROFESSIONAL ENGINEER

PIONEER ENGINEERING AND SURVEYING, LLC.
CONSULTANTS IN SUBDIVISIONS AND COMMERCIAL DEVELOPMENTS
3902 C.T.H. "B"
JOHNSON CREEK, WI. 53038
(920) 699 – 3330 FAX: 699 – 3332

LANDSCAPING PLAN FOR WRENWOOD

MUNIC. PROJ. NO.
VILLAGE OF GERMANTOWN
APPROVED_____BY____
VILLAGE ENGINEER DATE

PIONEER PROJ. NO. 03–03
PIONEER SHT. NO. PAGE 6 OF 10
PIONEER FILE NO. 03–03

D:\0303\LANDSCAP

PLANNED DEVELOPMENT DISTRICT (PDD) & SITE PLAN REVIEW

2/26/18 Plan Commission Meeting

Virtus Development / Victory Center LLC

Village Planner Report **Germantown, Wisconsin**

Summary

Greg Nagel, President of Virtus Development, and agent for Victory Center LLC, property owner, is requesting approval of a rezoning application to create a Planned Development District (PDD) and a Site Plan for a 4,220 sqft restaurant & coffee shop 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	Catherine Jahn, Member
Virtus Development	Victory Center LLC
13100 Watertown Plnk Rd	W222 N7364 Willowview Dr
Elm Grove, WI	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

As presented and discussed in November 2017, the Developer proposes to redevelop and renovate the two parcels and existing buildings (single-story school house and 2-story tavern) into a coffee shop and restaurant. Improvements include the construction of a covered portico between and serving both buildings with seasonal seating, interior and exterior building renovations, and reconstruction/expansion of the existing parking lot west of the buildings.

The development area is comprised of two (2) parcels totaling approximately .43 acres lying south of Donges Bay Road southwest of the new Fond du Lace Ave/STH145 roundabout. Current use of the properties includes the vacant, one-story school house and a 2-story tavern.

Proposal

Greg Nagel, President of Virtus Development, and agent for Victory Center LLC, property owner, is requesting approval of a rezoning application to create a Planned Development District (PDD) and a Site Plan for a 4,220 sqft restaurant & coffee shop located in the southwest corner of the Donges Bay Road @ Fond du Lac Ave/STH145 intersection.

<u>Planned Development District (PDD)</u>

To facilitate the planned redevelopment, the Developer is proposing to create a new B-3/Planned Development District (“i.e. “Kuhberg District”) in order to “flex” some of the underlying B-3: General Business Zoning District requirements that would ordinarily apply, e.g. parking lot setback, building setback, parking stall size, landscaping, percent of lot coverage/impervious area, etc.

Attached to the PDD application is a set of proposed zoning district regulations for the “Kuhberg District”. These regulations use the B-3: General Business District as a starting point or base set of regulations with modifications to the following:

- Lot, Yard and Building Requirements:
    - Reduce minimum Lot Area from 5,000 sqft to no minimum;
- Parking and Loading Requirements:
    - Reduce the minimum parking lot setback in all yards from 8 feet to 0 feet;
    - Eliminate the 50’ setback requirement between commercial parking lots and residential property;
    - Allow loading zone to be in the parking isles;
    - Specify that the number of parking stalls is at the discretion of the developer based on actual capacity; allow for additional parking off-site; and that additional parking may be created by the purchase of additional property;
- Signage:
    - Allow for two (2) monument signs to be installed on the property along Fond du Lac Avenue;
    - Reduce the minimum sign setback from 5 feet to 0 feet.

[NOTE: A separate PDD Conditions & Restrictions resolution containing these development-specific allowances, references to the detailed general development plan, and any other conditions of approval deemed appropriate by the Village, will be prepared by Village staff at the time the PDD is considered by the Village Board].

Site Plan

The applicant has submitted site development and building plans for redevelopment of the .43-acre site and two buildings that are to be renovated. As presented in the plan set, the Developer proposes the following improvements:

- Renovate the existing one-story 784 sqft school house into a coffee shop with a pervious pavement open-air patio for outdoor seating & service;
- Renovate the existing 2,177 sqft two-story tavern into a two-story restaurant with 1st and 2nd floor dining areas and a 1,256 sqft covered & screen patio for outdoor seating & service (seating also available for the coffee shop;
- Expand and pave the parking lot to include a total of 25 parking stalls; two existing access driveways to Donges Bay Road (north access) and to Fond du Lac Ave/STH 145 (south access) will be reconstructed and paved;
- Relocate the west property line with the adjoining residential lot to accommodate a 6' wood privacy fence.

The two businesses will be operated as separate businesses within a shared venue. The coffee shop will provide indoor and outdoor seating (no drive-thru service) with indoor dining and carry-out service. Hours will be 7:00 am to 7:00 pm, Sunday through Saturday. The coffee shop is expected to have 2-3 employees and the restaurant 5-8 employees.

The two existing buildings will be renovated both inside and out as presented in the elevation and floor plans (see attached). As discussed in the application, the intent is to renovate and remodel the two buildings "…in a manner that respects their original condition without necessarily trying to be a true historic renovation". For the existing school house, the exterior limestone walls will be cleaned and repaired; the exterior wood trim and roof replaced (metal); and new windows and doors installed. For the restaurant, the 4" exterior wood siding and trim will be repaired or replaced; a new metal roof will be installed; and new windows and doors installed. A new front porch matching the original design will be installed on the east side of the restaurant.

The two existing buildings will be connected by way of a screened porch or portico consisting of a concrete floor, steel beams and columns, and wood decking. The portico will be enclosed with an anodized aluminum screen system around the perimeter. See elevation plans.

Parking, Access and Traffic Circulation

As previously discussed, the existing gravel parking area will be reconstructed and paved with 25 parking stalls to be shared by both businesses. Under the Village's Zoning Code parking guidelines, approximately 33 parking stalls should be provided.

The developer has developed two alternative plans for additional parking along the south side of the property (see enclosed plan sheets). One alternative (Option 1) provides an additional 9 parking stalls. The second alternative (Expanded Parking Plan) provides an additional 35 stalls. Both alternatives require the acquisition of addition land, either all or some of the property to the south (which is also currently zoned B-3: General Business).

Access to the property will be by way of two (2) access driveways to/from Donges Bay Road (two-way traffic) and Fond du Lac Ave/STH145 (one-way enter-only).

Utilities

Public water and sanitary sewer lateral lines will be extended to/within the site from existing mains in Donges Bay Road (water) and Fond du Lac Ave/STH 145 (sanitary sewer). All other essential utility services are existing, including gas, electric, phone, will be replaced and installed underground. Water and sewer will be extended to the restaurant building with connections to the coffee shop.

Storm Water Management

Impervious area on the .43 acre area (after combination of the two parcels) will be 15,545 sqft (85%) leaving 15% open space (maximum allowed is 90% under B-3 District). Under both of the alternative plans for additional parking, both the parcel size and total impervious surface will increase: 84% impervious under Option 1 and 89% under the full expanded parking plan.

As shown on the Grading & Erosion Control plan (Sheet C102), the parking area will be will be graded to re-route storm water run-off from the site to proposed inlets and storm sewer located within the Donges Bay Road and Fond du Lac Ave/STH145 rights-of-way (connecting to existing storm sewer).

Landscaping

A detailed landscaping plan shows landscape items comprised of ornamental trees, shrubs, perennials, and grasses installed around the north and east perimeter of the two buildings. A 6’ high wood privacy fence will be installed along the west property line running the length of the property.

Lighting

External lighting is provided for the parking area and on the buildings:

- Two (2) 49W LED pole-mounted fixtures (with back light control) mounted at 23’ on steel light poles (20’ pole height on 3’ concrete base) located along the west property line of the parking lot;
- Four (4) 49W LED wall-mounted fixtures located on the west side of the coffee shop (1) and the west and south side of the restaurant (3);

Trash/Recycling

A single dumpster pad is proposed with a wood, cedar-sided enclosure to be located in the southwest corner of the parking lot.

Signage
Three (3) two-sided monument signs are proposed. Three different alternative designs (shapes) are presented, each with sign area not exceeding 80 sqft per side and mounted on a base per code requirements. All three signs are proposed to be located at the property line; one on the north side of the coffee shop along Donges Bay Road east of the driveway entrance, the second along the east property line along Fond du Lac Ave/STH 145 in front of the coffee shop and portico, and the third along the property line along Fond du Lac Ave/STH 145 south of the driveway entrance.

Staff Comments
Planning & Zoning
Both parcels are designated on the 2020 Land Use Plan as "Commercial" and currently zoned B-3: General Business. The proposed coffee shop and restaurant uses are permitted uses in the B-3 District, however, given the small size of the parcels (.43 acres combined) and current development regulations, the creation of a PDD zoning district for this small area is likely the only way to facilitate redevelopment.

Although there is an apparent agreement between the Developer and the neighbor to the west, the only way the code-required 50' setback can be modified (eliminated in this case) 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. Consequently, the proposed PDD does just that 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.

As discussed in November, another important approval that is required is a certified survey map (CSM) land division application. A CSM will be required to combine the two parcels into one parcel, and, to adjust the property line along the west. The CSM will need to include all the parcels affected, including the residential parcel to the west. Development (issuance of building permits) should not occur until the CSM is approved and recorded.

Although the Developer has plans for additional parking, the Developer does not

currently own the land to the south upon which the additional parking could be constructed. For that reason, the PDD boundary and Site Plan subject of these applications are limited to the “base” Site Plan shown. In the future, if the Developer acquires the additional land needed to expand the parking area, the PDD boundary will need to be expanded and a new Site Plan reviewed and approved by the Village.

The Developer has also indicated that off-site parking may be another option for obtaining additional parking for employees and/or patrons. The Zoning Code does allow off-site parking with a conditional use permit provided that it meets the minimum requirements in the Code.

The basic parameters for the proposed monument signs has been provided; however, more detail is required before a sign permit can be reviewed and approved by the Plan Commission (e.g. final design, sign cabinet type and materials, lighting, landscaping, base mount materials, address coordinates, etc.).

While only two external light poles are proposed, they are located along the common property line with the residence to the west. The LED light fixtures include some type of back light control. However, from experience, residential areas this close to commercial parking lots with pole-mounted fixtures 20+ feet high tend to complain about such lighting not because of the direction of the light as much as having a direct view of the light source itself and glare from it. Even though existing vegetation along the common property line will be removed and a 6’ high privacy fence installed, the possibility remains that the pole-mounted lights may not provide sufficient shielding from view by the adjacent residence. Therefore, the Developer should be held responsible for making necessary adjustments to the lights to reduce/eliminate any glare or view of the light source after installation in the event the neighbor is seriously affected.

Finally, the landscaping plan proposed is weak. Understandably so, there’s not a lot of open spaces to install landscaping other than those where new landscaping is shown. However, what limited vegetation (albeit low quality) that exists on the property is likely to be removed during renovations and reconstruction of the parking area. A previous landscaping plan did show a prominent landscaped entrance on Donges Bay Road; however, to make that plan work the landscaping would have to be installed in the Donges Bay Road right-of-way. Staff’s opinion is that some additional landscaping is necessary along the north side of the property. Therefore, staff encourages the Developer to work with the Village Public Works Department and/or WisDOT to investigate the possibility of obtaining an easement for landscaping materials to be located in the right-of-way adjacent to the property and submit a revised plan for staff review and approval (if feasible). As an alternative, if landscaping cannot be installed in the ROW, the Developer should remove the two northernmost parking stalls on either side of the driveway entrance and replace them with landscaping if/when additional parking is constructed along the south side of the property in the future.

Fire Department

1. An emergency access Knox Box shall be installed at a location determined in cooperation with and approved by the Germantown Fire Department.
2. Any fire protection equipment to be installed or relocated shall be installed at a location in cooperation with and approved by the Germantown fire Department.
3. Bi-annual fire safety inspections will be conducted by the Germantown Fire Department.

Public Works/Engineering

The following comments are provided following our latest review of the site plans (see February 23, 2018 memo):

1. The north drive apron is very, very flat and should probably be re-graded to provide a positive flow to prevent icing and ponding situations.
2. In addition, the storm structure (CB#1) at the north apron area is very shallow at about a 1' of cover over the pipe. It may be might be easier to re-grade the ROW area slightly to direct the runoff via a swale to the existing Storm Inlet to eliminate the shallow storm and save money. This would be a topic that needs to be coordinated and permitted directly with WisDOT given that it's located within WisDOT ROW;
3. Removal limits and details for the WisDOT sidewalk are recommended;

There are also a few items that were recommended by engineering staff in earlier review comments that the Developer has indicated they will comply with, including:

4. Televising and sharing the sewer lateral to Village to make sure it's appropriate to connect into before subjecting it to flow from a more intense use (this could be accomplished as part of the plumbing permit submittal to ensure code compliance);
5. DSPS permits for site plumbing will be required;
6. WisDOT permit approval for site grading, storm sewer as well as sanitary service will be required. This should be received prior to issuance of a building permit, or at a minimum prior to issuance of a plumbing permit. Village storm structure detail should be inserted into the plans.

Village Planner Recommendation:

PDD Rezoning

APPROVE creating a B-3/PDD (the "Kuhberg District") as proposed by Victory Center LLC for their .43-acre parcels located on Donges Bay Road subject to the following requirements and conditions:

1. The B-3: General Business Zoning District regulations shall constitute the specific conditions and restrictions for the PDD as amended in the Developer's PDD Application (dated January 8, 2018) and summarized herein;
2. Subject to revision required by the Plan Commission, plan sheet GD100 dated February 23, 2018 shall constitute the General Development Plan required under Section 17.27 of the Zoning Code;
3. The Developer shall provide one complete and accurate legal description for all the land to be included in the PDD boundary prior to review of the PDD application by the Village Board.
4. The PDD conditions & restrictions resolution shall contain a requirement that a certified survey map (CSM) land combination shall be completed and approved to combine the two subject parcels and adjust the property line along the west boundary prior to issuance of any building permit(s) for building renovation. The CSM will need to include all of the parcels affected, including the residential parcel to the west.
5. The PDD boundary for the "Kuhberg District" shall be expanded in the future if the Developer acquires additional land to accommodate an expanded parking area. Said PDD boundary expansion shall be processed as a separate PDD application in accordance with all requirements and procedures at that time.

Village Planner Recommendation:
Site Development & Building Plans

APPROVE the site development and building plans for the coffee shop and restaurant development proposed by Victory Center LLC on their .43-acre parcels located on Donges Bay Road subject to the following:

1. Subject to further revisions required by the Plan Commission, approval is granted for the site development and building plans dated January 8, 2018 (including Sheets GI001, C101, E001, E002, E003, A101, A102, A103, A300 and A700), February 20, 2018 (including Sheets C102, C103, C104, AS100, AS101, A200, A201), and Sheet L100 (Planting Plan) dated February 16, 2018. Separate Site Plan review and approval by the Plan Commission is required for any additional or expanded parking lot improvements.
2. Site Plan approval is subject to creation of the “Kuhberg District” Planned Development District as proposed by Victory Center LLC.
3. All landscaping, parking lot, screening, and lighting 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. An emergency access Knox Box shall be installed at a location determined in cooperation with and approved by the Germantown Fire Department.
5. Any fire protection equipment to be installed or relocated shall be installed at a location in cooperation with and approved by the Germantown fire Department.
6. Bi-annual fire safety inspections will be conducted by the Germantown Fire Department.
7. All exterior doors shall be clearly marked with reflective 5” or larger letters/numbers to aid emergency personnel access as required by the Police Department.
8. State approved plans and a $20,000 occupancy bond are required by the Building Inspection Department prior to the issuance of a building permit application for either of the proposed building renovation projects.
9. A certified survey map (CSM) land combination shall be completed and approved by the Village to combine the two subject parcels and adjust the property line along the west boundary prior to issuance of any building permit(s) for building renovation. The CSM will need to include all of the parcels affected, including the residential parcel to the west.
10. Any off-site parking intended to serve the coffee shop and restaurant development shall be reviewed and approved in accordance with all applicable Zoning Code requirements and procedures.
11. All temporary and permanent exterior signs require a permit. A permit for the three (3) proposed monument signs shall be reviewed and approved by the Plan Commission in accordance with all applicable Zoning Code requirements and procedures.

Village Planner Recommendation:
Site Development & Building Plans

-- continued –

12. The Developer shall install additional landscaping along the north side of the property. The Developer should work with the Village Public Works Department and/or WisDOT to investigate the possibility of obtaining an easement for landscaping materials to be located in the right-of-way adjacent to the property and submit a revised plan for staff review and approval (if determined to be feasible). As an alternative, if landscaping cannot be installed in the ROW, the Developer should remove the two northernmost parking stalls on either side of the driveway entrance and replace them with landscaping if/when additional parking is constructed along the south side of the property in the future. A revised or supplemental landscaping plan shall be submitted to the Village Planner for review and approval prior to installation of additional landscaping not already subject of an approved landscape plan.
13. The Developer shall be responsible for making any necessary adjustments to the exterior, pole-mounted light fixtures after installation to eliminate any glare or view of the light source affecting the residential neighbor to the west. The Developer shall contact and coordinate with said neighbor to resolve any complaints or issues with said lights impacting the residential property.
14. All technical corrections and issues raised in the Public Works Department/ Village Engineer's February 23, 2018 memo shall be addressed and, if necessary, reflected in a revised plan set and/or other supporting documents submitted to the Village Engineer for review/approval prior to issuance of a building permit.

Engineering Department Memorandum

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

From : Lawrence Ratayczak, PE; Director of Public Works

Date : ~~January 31, 2018;~~ February 23, 2018

Re : Donges Bay Restaurant Site Plan Review #2 (Virtus Development); REVIEW #3

CURRENT REVIEW COMMENTS IN BLUE

Items Reviewed:

1. C101, C102, C103 Dated: 01/08/2018
2. AS100 Dated: 01/08/2018

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal**.
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. 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.
3. This project will likely require DSPS (State site plumbing review and permitting). Please submit a copy of the approved permit prior to final approval.
4. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
5. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
6. Contact Frank Rosecky, 262-250-4722 for a utility permit.
7. Contact Bob Beilfuss, 262-250-4721 for a driveway permit.
8. *Provide an existing site survey showing property boundaries, existing utilities, contours & topography, etc for the property and at least 50' past property lines.*
9. All final plans are required to be stamped by a professional engineer.
10. *It is understood that plans are currently at a very conceptual level, further review of detailed plans will likely generate additional comments.*
11. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

AS100 Architectural Site Plan

1. *This plan is difficult to review as it has no label, notes, or dimensions. Update the plan to include labels for the proposed site features, dimensions, pavement types, etc.*

2. Provide dimensions between the pavement/curb and the property line. Confirm required parking setbacks are met. Dimensions are shown. The south property is not parallel to the building, but the drive is, so this dimension varies Current zoning setback are not met - This is part of the PDD request.

3. *Show ADA parking locations.*

4. *Show trash enclosure location.*

5. Site plan doesn't appear to match the site layout shown on the civil plans. Civil plans show steps at the southwest corner of the building. Site plan calls for a retaining wall on the south property line, but the grading plan shows no retaining wall and buildings do not appear to match. Update the plans to be consistent. Plans are now consistent. The "retaining wall" noted is simple a slightly higher curb as needed to meet adjacent grades.

6 Locations of curbs are not clear and do not appear to match the civil plan. Update the site plan to clearly shown curb types, locations, and details. Plans match. Curb details provided on civil drawings.

7. Provide either curb and gutter or parking stops at all parking spaces. Parking stops now shown

8 Show ADA parking signs and truncated domes. ADA parking signs shown. Truncated domes not needed as grades from paving to sidewalks are less than 2%

9 Provide details for pavement, concrete, ADA signs, truncated domes, curb, etc. appropriate details shown on sheet C-104

C102 Grading and Erosion Control Plan

1. *It is understand this is a conceptual plan, but it is difficult to review as it is not to scale and does not have any existing or proposed contours. Please update the grading plan to clarify.*

2. *Details on the retaining wall are not clear. Clearly show the location and height on the plans. Is water from the parking lot planned to just drain over the top of the wall?* **1.5:1 slope shown is too steep, adjust to 3:1 max or provide a retaining wall.** Grade has been adjusted

3. The parking lot appears to be draining directly to the roadway. There is storm sewer in this area. The plan should be revised to include on-site storm sewer and have minimal runoff draining directly to the roadway. **An inlet was added to the north. If this inlet is to remain in the ROW it will need to be designed to Village standards and be constructed of RCP pipe. Storm sewer also needs to be added to pick up runoff from the site at the south east driveway location.** Storm inlet and sewer added to southeast drive. Inlets will be designed to Village standards and constructed of RCP pipe.

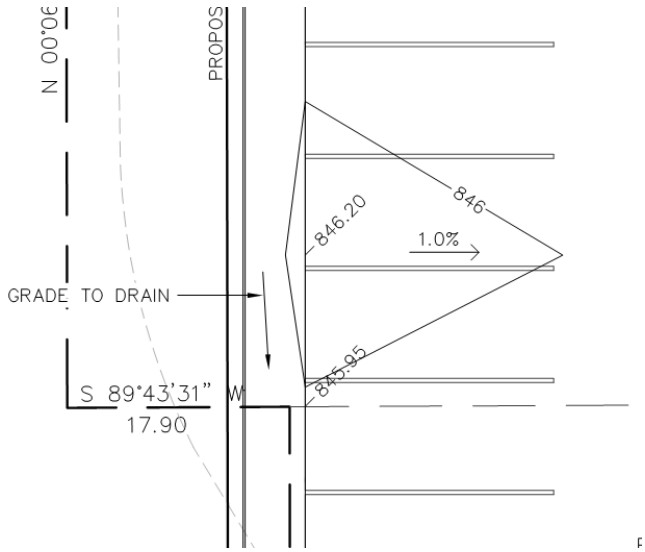
4. Show ADA parking locations and detailed grading for the ADA spaces and ADA routes to the building. Shown on plan

5. Show grading for patio area and remainder of the site. Spot elevations and/or contours shown on patio and across site.

6. Portions of the parking lot are at less than 1% slope. Update the grading plan to provide a minimum of 1% slope. Plans are updated and pitches shown.

7 Storm Sewer in this area is owned by WisDOT. Provide WisDOT approval of the storm sewer connections. Will do

8 It's not clear how this area will drain. Provide additional details showing positive drainage in this area. Some additional information added to grading plan showing swale.



9 Add inlet protection to all inlets. Add a detail for inlet protection. Detail shown on C-104

10. Provide addition details on the three steps shown on the southwest corner of the building and 6 steps on the east side of the building. Show riser heights, tread widths, elevations, and handrails. A landing is required at the botton of the steps. Concrete step on southwest corner better defined with landing at bottom. There will no longer be concrete steps on the east side – just two wood steps leading down from the wood porch deck.

11 Provide ground grades around the building. It appears the south side of the proposed restaurant will be partially exposed. Grades shown.

C103 Utility Plan

1. Grease Traps will be required. Provide locations and details of proposed grease traps. Grease trap will be internal to the restaurant operation, most likely located in the basement

2. It appears the restaurant is getting a new water service. Will the Coffee shop be getting a new water service? New 11/2" service should be HDPE pipe w/ tracer wire pursuant to Village Specifications All utility services will enter and leave the restaurant building and then feed the coffee shop building. Service will meet Village requirements.

3. Existing sewer lateral servicing existing Bar shall be televised prior to construction. Provide Village with conditio report for review after televising. This will be part of our spec's

   How is the Coffee Shop to be served by sanitary sewer? See above

   Sanitary laterals servicing commercial facilities are required to have "Sampling Manholes" per Village Code. Specifications will meet Village requirements

4. Revise Utility note for separation distance to require a minimum of 12" vertical separation when watermain crosses over sewer per DSPS requirements. Changed

A few additional responses to Jeff Retzlaff Comments on email dated Feb 7, 2018:

1. Revisions to the landscaping plan have been made. We will only seed the ROW as discussed, since it is unsightly right now.
2. The neighbor to the west currently have evergreens or arborvitaes as a buffer between their home and the property. Further to the north on what is currently the tavern property (close to Donges Bay), there is a clump of box elder trees and overgrown brambles, which will all be removed during site excavation. The neighbors intended to keep their evergreens/arbs along their home, and plant more once the site construction is completed. They were very pleased with the thought of having a wood privacy fence along that edge, and they were not requesting more landscaping, as they intend to landscape as they saw fit. We will work to maintain the landscaping to the north of the lot, along Donges Bay.
3. Since the patio area will be unused in the winter, and there is an existing catch basin in that area, we could store snow there. Right now, we are looking at pervious pavement options for the patio, which could help with snow melt, also.
4. We have adjusted the new property line from the additional 5' to an additional 4' leaving the required 12' set back.
5. Please send the proposed legal description revisions you advertised.
6. CSM's will be completed after the village approval process.

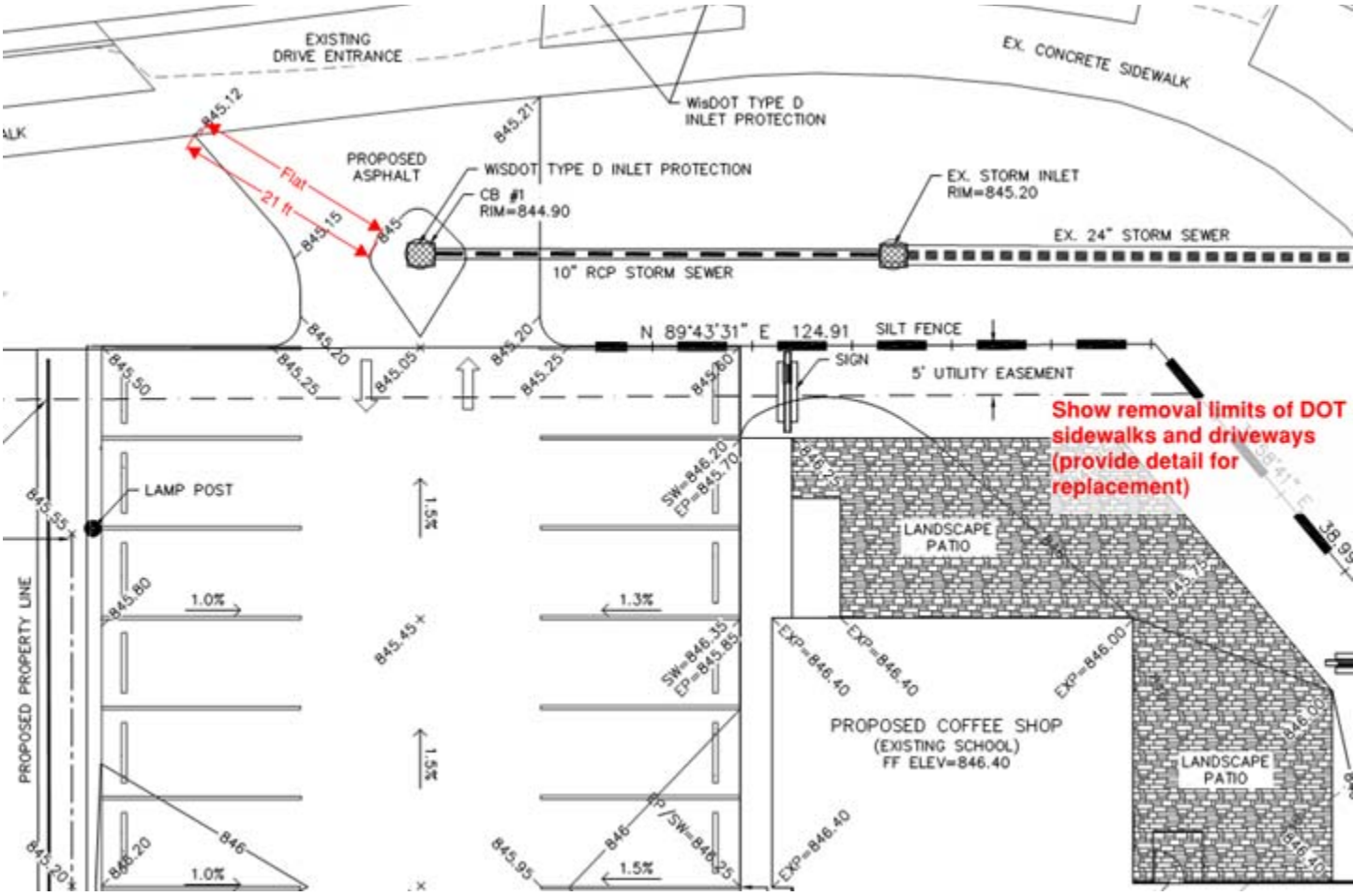
Storm Sewer in this area is owned by WisDOT. Provide WisDOT approval of the storm sewer connections.
Will do.

Current review comments in BLUE:

The north apron is very, very flat and should be re-graded to provide a positive flow to prevent icing and ponding situations.

In addition, the storm structure (CB #1) at the north apron area is very shallow….about 1 foot of cover over the pipe. It may be easier to re-grade the ROW area slightly to direct the runoff via a swale to the existing Storm inlet 9eliminating the shallow storm and saving the owner some money). This would be a topic that would need to be coordinated and permitted directly with the State DOT as it's in their ROW. (see sketch below)

Removal limits and details for the DOT sidewalk are recommended



Common water and Sanitary laterals serving both buildings will require State Plumbing approval

WDOT permit approval for site grading, storm sewer as well as sanitary service will be required. Suggestion; this should be received prior to building permit, or at a minimum prior to the plumbing permit. Village storm structure detail should be inserted into the plans.

LOT COVERAGE - SITE PLAN		
Name	Area	% of Total
Building	4020 SF	22%
Green Space	2749 SF	15%
Paving & Concrete	11524 SF	63%
Total Area	18294 SF	

LOT COVERAGE - ADDITIONAL PARKING OPTION 1		
Name	Area	% of Total
Building	4020 SF	18%
Green Space	3317 SF	15%
Paving & Concrete	14700 SF	67%
Total Area	22037 SF	

LOT COVERAGE - PROPOSED PARKING EXPANSION		
Name	Area	% of Total
Building	4020 SF	12%
Green Space	3468 SF	11%
Paving & Concrete	25229 SF	77%
Total Area	32717 SF	

Village of Germantown ...Willkommen

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 $200.00 DATE 10/16/2017

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

Virtus Development
Gregory Nagel
13100 Watertown Plank Road
Elm Grove, WI 53122

Phone (262) 641-0746
E-Mail greg.nagel@nagel.us

PROPERTY OWNER

Victory Center, LLC
W222 N7364 Willowview Dr.
Sussex, WI 53089

Catherine Jahn, member
Phone (414) 840-1158
E-Mail cljaaj@gmail.com

2 PROPERTY ADDRESS

W140N10385 and W140N10393 Fond du Lac Avenue

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

North	South	East	West
Former Etzel's Country Inn, across Donges Bay Road - Commercial	Robert/Mary Hacker Trust - Residential, zoned Commercial	DBH 1031 LLC, Industrial DOT Property?	Krause - Residential

4 READ AND INITIAL THE FOLLOWING:

GVN I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

GVN I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

GVN 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!

Applicant 11/6/2017 Date

Owner 11/6/17 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: 01/08/2018 Received by: [illegible]

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

Virtus Development
Gregory Nagel
13100 Watertown Plank Road
Elm Grove, WI 53122
Phone (262) 641-0746
Fax ( )
E-Mail greg.nagel@nagel.us

PROPERTY OWNER

Victory Center LLC
Catherine Jahn, Member
W222 N7364 Willowview Dr.
Sussex, WI 53089
Phone (414) 890-1158
E-Mail cljaaj@gmail.com

2 PROPERTY ADDRESS OR GENERAL LOCATION / TAX KEY NUMBER

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
W140N10385 and W140N10393 Fond du Lac Avenue	GTNV 351964 and GTNV 351972

3 REZONING REQUEST

FROM	TO
B-3	B-3/"Kuhberg District"

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attached

5

PURPOSE OF REZONING REQUEST

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

The current properties contain a vacant historic single-story school and a two-story tavern with a residence above. There is an unimproved gravel lot behind the buildings. These buildings have been in existence for over 100 years. Our intention is to renovate the buildings for use as a coffee shop and restaurant, respectively, and to connect them with a semi-protected portico for indoor/outdoor dining as weather permits. The coffee shop will have a paved outdoor patio area to the north and east. The existing parking lot will be expanded to the south and paved.

We are requesting a PDD to address several issues that are inherent in the renovation of an older existing property such as this. These issues include the parking lot non-compliance with current local ordinances for setbacks and green space, the proposed signage not meeting setback requirements, and the reconstruction of the front porch, which would be kept within the limit of the existing porch that currently does not meet the setback requirement.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

GVN 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.

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant 1/7/2018 Date

Owner 1/7/18 Date

DESIGN INTENT

The two historic buildings at the Kuhburg Junction property, the existing two-story, wood-framed tavern and the single-story, limestone school house, are proposed to be renovated and remodeled to become a restaurant and coffee shop respectively. They will be restored in a manner that respects their original condition, without necessarily trying to be a true "historic renovation". This includes restoration of the stone walls, brick chimney, stamped tin ceilings and walls, and wood trim on the school house, and the wood siding and wood trim on the restaurant. A new "front porch" that matches the original porch, long since removed, is proposed on the east side of the restaurant. Roofing will be replaced with asphalt or metal shingles in a manner that represents the original design intent.

These two buildings will then be visually connected as a single facility by a more contemporary screened porch structure, or portico. This portico will consist of a concrete floor, steel columns and beams, and wood joists and decking. It will be enclosed for weather and insect control with an anodized aluminum screen system along the perimeter.

The northeast corner, facing the traffic circle, will have a landscaped, paved patio to accommodate outdoor seating.

OPERATIONS

The intent is for this project to run as two businesses within one venue.

The proposed hours of operation for the coffee shop are 7:00am to 7:00pm, 7 days per week. It will have approximately 2 - 3 employees.

The proposed hours of operation for the restaurant are 11:00am to 11:00pm, 7 days per week. It will have approximately 5 - 8 employees on average, fluctuating during the day, week, and year with patronage.

Homeland Surveying

2079 Cold Springs Rd. Saukville, WI 53080 Phone:(262)689-6885 Email: homeland2079@gmail.com
January 3, 2018

Description of lands for north parcel

(GTNV_351972)

Part of the NE 1/4 of the NE 1/4 of Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the northeast corner of said Section 35; thence S 00°06'29" E, along the east line of said NE 1/4, 99.00 feet; thence S 89°43'31" W, parallel with the north line of said NE 1/4, 33.00 feet to a point in the west right of way line of Fond du Lac Avenue, being the point of beginning of lands herein described; thence continuing S 89°43'31" W, parallel with said north line, 149.90 feet to a point in the east line of Lot 1 of Certified Survey Map No. 4143 as recorded in the Washington County Register of Deeds Office in Volume 27 of Certified Survey Maps on pages 42-45, as Document No. 640922; thence N 00°06'23" W (recorded as N 01°26'22" W), 66.00 feet to a point in the south right of way line of Donges Bay Road; thence N 89°43'31" E, along said south right of way line of Donges Bay Road, 124.91 feet; thence S 39°58'41" E, continuing along the south right of way line of Donges Bay Road, 38.99 feet to the intersection with said west right of way line of Fond du Lac Avenue; thence S 00°06'29" E, along said west right of way line of Fond du Lac Avenue, 36.00 feet to the point of beginning.

Containing 9,519 square feet more or less.

Homeland Surveying

2079 Cold Springs Rd. Saukville, WI 53080 Phone:(262)689-6885 Email: homeland2079@gmail.com
January 3, 2018

Description of lands for south parcel
(GTNV_351964)

Part of the NE 1/4 of the NE 1/4 of Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the northeast corner of said Section 35; thence S 00°06'29" E, along the east line of said NE 1/4, 99.00 feet; thence S 89°43'31" W, parallel with the north line of said NE 1/4, 33.00 feet to a point in the west right of way line of Fond du Lac Avenue, being the point of beginning of lands herein described; thence S 00°06'29" E, along said west right of way line of Fond du Lac Avenue, 70.00 feet; thence S 89°43'31" W, parallel with said north line of the NE 1/4, 132.00 feet to a point in the east line of Lot 1 of Certified Survey Map No. 4143 as recorded in the Washington County Register of Deeds Office in Volume 27 of Certified Survey Maps on pages 42-45, as Document No. 640922; thence N 00°06'23" W (recorded as N 01°26'22" W), 70.00 feet; thence N 89°43'31" E, parallel with said north line of the NE 1/4, 132.00 feet to the point of beginning.

Containing 9,240 square feet more or less.

17.xx – KUHBURG DISTRICT PPD.

The Kuhburg District is intended to provide for the creative revitalization of the historic buildings known as the Kuhburg Property. Years of street widening has left these parcels little room to comply with current zoning ordinances. This district allows for restoration and development in keeping with the intent of its base zoning classification of B-3 Community Business District. It is the intent of this district to provide minimum requirements for all new uses of land within the district and a guide for the redevelopment or revitalization of existing uses of land within the district.

(1) **PERMITTED PRINCIPAL USES.**

(a) All uses permitted in B-3 Community Business district

(2) **PERMITTED ACCESSORY USES.**

(a) All uses permitted in B-3 Community Business district

(3) **CONDITIONAL USES.**

(a) All uses permitted in B-3 Community Business district

(3a) **TEMPORARY USES.** Any use listed as a permitted use within the district of a limited duration as established in section 17.07(2a) of this chapter and as defined in section 17.08(83) of this chapter.

(4)**LOT, YARD AND BUILDING REQUIREMENTS.**

Lot frontage at setback	Minimum 50 ft.
Lot area	None
Principal buildings:	
Front yard	None
Side yards	None, except as required in section 17.07 of this chapter.
Rear yard	Minimum 25 ft.
Number of stories	Maximum 2½
Accessory building:	
Front yard	Minimum 5 ft.
Side yards	Minimum 5 ft.
Rear yard	Minimum 5 ft.
Building height:	

Principal building	Maximum 45 ft.
Accessory building	Maximum 15 ft.
Percent of lot coverage	Maximum 90%, including parking and loading
Floor area per store	No minimum, Maximum 50,000 sq. ft.

(5) **PARKING AND LOADING REQUIREMENTS.** See section 17.45 of this chapter with the following exceptions:

(a) Parking setbacks on all yards may be 0.
(b) Loading zone may be in parking aisles.
(c) Spaces provided are at the discretion of the developer based on actual capacity achieved. Additional offsite parking may be used. Additional spaces may be created by purchase of additional property.

(6) **SITE PLAN APPROVAL REQUIRED.** See sections 17.43 and 17.44 of this chapter.

(7) **SCREENING REQUIREMENTS.** Same as for B-3 District. All outdoor storage and trash areas shall be screened from view by an enclosure or by landscape screening, or by a combination of both methods.

(6) **SIGNAGE.** See section 17.46 of this chapter with the following exceptions:

(a) Two ground signs may be placed on the Fond Du Lac Avenue frontage.
(b) The minimum setback of signage from the property line may be 0.

EXTERIOR PERSPECTIVE

SHEET INDEX

SHEET NO.	SHEET NAME
GI001	COVER SHEET
GI002	GENERAL NOTES
C101	EXISTING CONDITIONS PLAN
C102	GRADING & EROSION CONTROL PLAN
C103	UTILITY PLAN
C104	DETAILS
L100	PLANTING PLAN
E001	ELECTRICAL SITE PLAN
E002	PHOTOMETRIC SITE PLAN
E003	SCHEDULES & DETAILS
AS100	ARCHITECTURAL SITE PLANS
AS101	ARCHITECTURAL SITE PLANS
AD100	ARCHITECTURAL DEMOLITION PLANS
A100	TAVERN BASEMENT PLAN
A101	SCHOOL GROUND FLOOR PLAN
A102	TAVERN GROUND FLOOR PLAN
A103	TAVERN SECOND FLOOR PLAN
A111	SCHOOL GROUND FLOOR RCP
A112	TAVERN GROUND FLOOR RCP
A105	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A300	BUILDING SECTIONS
A400	WALL SECTION & SIGN CONCEPTS
A501	EXTERIOR DETAILS

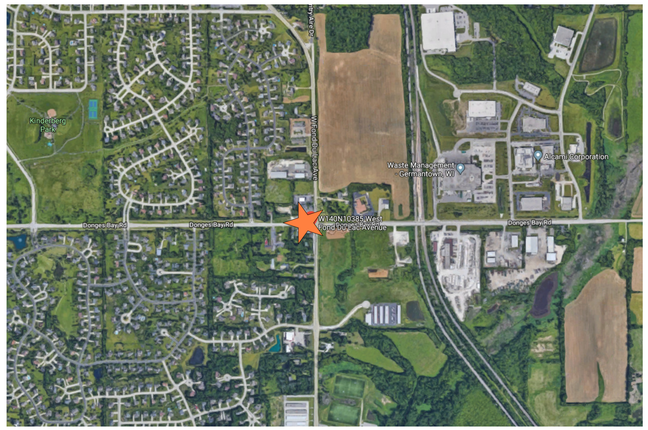
BUILDING CODE SUMMARY

Occupancy Classification	A2 Restaurant
Occupancy counts	
Coffee house	15 seats plus max 3 employees
Coffee patio	40-60 seats
Restaurant	88 seats plus max 8 employees
Covered patio	40-50 seats
Construction Classification	
Coffee house	3B
Restaurant	Exiting 5B to be upgraded to 5A
Allowable area	
Coffee house	9500 SF
Restaurant	11,500 SF per floor
Allowable number of floors	2
Allowable height	50’
Means of Egress width	
Coffee house	1@ 36”
Restaurant	2@ 36”
Screened porch (incl. buildings)	2@ 36” 4@ 36 provided
From second floor	1 required, common path of travel less than 75’
Exterior wall requirements	
Fire rating	1 hour
Openings permitted	15% facing covered patio, 45% restaurant south facade
Sprinklers	none
Fire detection and alarm systems	yes
Accessibility	Patio and first floor required and provided; basement and second floor not required
Toilet Fixtures required	2 per sex
Occupancy Classification	A2 Restaurant
Occupancy counts	

GROSS BUILDING AREAS	
Name	Area
Coffee Shop	976 SF
Dining First	1237 SF
Dining Second	714 SF
Kitchen	362 SF
Patio	1173 SF
Portico	1287 SF
Total GSF	5748 SF

NET BUILDING AREAS	
Name	Area
Coffee Shop	765 SF
Dining First	1071 SF
Dining Second	646 SF
Kitchen	331 SF
Patio	1173 SF
Portico	1274 SF
Total NSF	5260 SF

LOCATION MAP



GERMANTOWN RESTAURANT

DESIGN DEVELOPMENT

2/21/2018 9:51:48 AM

nagel
architects + engineers
13100 watertown plank road
suite 200
elm grove, wi 53122
262.641.0746

STAMPS

PROJECT TITLE

GERMANTOWN RESTAURANT
W140N10385 & W140N10393 FOND DU LAC AVE
GERMANTOWN, WI, 53022

Rev. No.	Revisions:	Date:

PROJECT NUMBER
17031

ISSUE DATE
2/19/2018

DRAWN BY
TMO

CHECKED
GN

DRAWING TITLE
COVER SHEET

DRAWING NUMBER
GI001

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MATERIAL LEGEND

MATERIAL	LARGE SCALE SECTIONS	MATERIAL	LARGE SCALE SECTIONS
BRICK		PLYWOOD	
CONCRETE MASONRY UNIT (CMU)		FINISH WOOD	
CONCRETE CAST-IN-PLACE		GLASS	
CONCRETE PRE-CAST		RIGID INSUL BD OR EIFS	
EARTH		BATT INSULATION	
FILL-TYPE OF FILL NOTED ON DRAWING		GYPSUM BOARD	
METAL		CONTINUOUS UNDERLAYMENT	
CONTINUOUS ROUGH FRAMING		TILE	
INTERMITTENT BLOCKING		TERRAZZO	
CONT. MANUFACTURED STRUCTURAL WOOD		MARBLE/GRANITE/STONE	
CONTINUOUS GLUED LAMINATED TIMBER		CARPET	

ARCHITECTURAL SYMBOLS

0	COLUMN REFERENCE SYMBOL	1 A101 SIM	DETAIL SYMBOL
Name Elevation	ELEVATION REFERENCE SYMBOL		BUILDING ENTRY SYMBOL
1 Ref, Ref, A101, Ref, 1 Ref	EXTERIOR ELEVATION SYMBOL	ROOM NAME 101	ROOM TAG
		111	DOOR TAG
1 Ref, Ref, A101, Ref, 1 Ref	INTERIOR ELEVATION SYMBOL	A	WINDOW TAG
			WALL TAG
1 A101 SIM	BUILDING SECTION SYMBOL	1	REVISION TAG
1 A101 SIM	WALL SECTION SYMBOL	NORTH	NORTH ARROW
1 A101 SIM	ENLARGED AREA SYMBOL		

A	
A/C	AIR CONDITIONING
AB	ANCHOR BOLT
ABV	ABOVE
AC	ACOUSTICAL
ACC	ACCESS
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADDL	ADDITIONAL
ADH	ADHESIVE
ADJ	ADJUSTABLE, ADJACENT
AFF	ABOVE FINISH FLOOR
AGG	AGGREGATE
ALT	ALTERNATE
ANC	ANCHOR, ANCHORAGE
ANOD	ANODIZED
AP	ACCESS PANEL
APX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ASB	ASBESTOS
ASC	ABOVE SUSPENDED CEILING
AUTO	AUTOMATIC
B	
B/O	BOTTOM OF
BD	BOARD
BELOW	BEL
BET	BETWEEN
BITUM	BITUMINOUS
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BOT	BOTTOM
BRG	BEARING
BRK	BRICK
BS	BOTH SIDES
BSMT	BASEMENT
BUR	BUILT-UP ROOFING
BVL	BEVELED
BW	BOTH WAYS

C	
C-C	CENTER TO CENTER
CAB	CABINET
CALC	CALCULATION
CB	CATCH BASIN
CEM	CEMENT
CFL	COUNTER FLASH(ING)
CFT	CUBIC FOOT
CHAM	CHAMFER
CI	CAST IRON
CIP	CAST-IN-PLACE CONCRETE
CIR	CIRCLE
CIRC	CIRCUMFERENCE
CJ	CONTROL JOINT
CK	CAULK(ING)
CL	CENTER LINE
CLG	CEILING
CLR	CLEAR
CLS	CLOSURE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
COL	COLUMN
COMB	COMBINATION
COMPO	COMPOSITION
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
CONTR	CONTRACT
COORD	COORDINATE
CORR	CORRIDOR
CPT	CARPET
CRS	COURSE(S)
CS	COUNTERSINK
CSMT	CASEMENT
CST	CAST STONE
CT	CERAMIC TILE
CYD	CUBIC YARD
D	
D	DRAIN
DA	DOUBLE ACTING
DEG	DEGREE
DEMO	DEMOLISH, DEMOLITION
DEP	DEPRESSED
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DH	DOUBLE HUNG
DIA	DIAMETER
DIM	DIMENSION
DL	DEAD LOAD
DMT	DEMOUNTABLE
DN	DOWN
DP	DAMP PROOFING
DPR	DAMPER
DR	DOOR
DRW	DRYWALL
DS	DOWNSPOUT
DT	DRAIN TILE
DTL	DETAIL
DW	DUMBWAITER
DWG	DRAWING
DWH	DOMESTIC WATER HEATER
DWR	DRAWER

E	
E	EAST
EA.	EACH
EF	EXHAUST FAN
EIFS	EXTERIOR INSULATION & FINISH SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSE
EP	ELECTRICAL PANELBOARD
EQ	EQUAL
EQUIP	EQUIPMENT
ESC	ESCALATOR
ESMT	EASEMENT
EST	ESTIMATE
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXIST	EXISTING
EXP	EXPANSION
EXT	EXTERIOR
F	
FAS	FASTEN(ER)
FBD	FIBERBOARD
FBO	FURNISHED BY OTHERS
FD	FLOOR DRAIN
FDN	FIRE DEPARTMENT
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FF	FACTORY FINISH
FG	FIBERGLASS
FIN	FINISH(ED)
FLR	FLOOR
FN	FENCE
FOB	FACE OF BRICK
FOC	FACE OF CONCRETE
FOF	FACE OF FINISH
FOM	FACE OF MASONRY
FOS	FACE OF STUD
FPL	FIREPLACE
FR	FRAME(D)(ING)
FRA	FRESH AIR
FRC	FIRE-RESISTANT COATING
FRT	FIRE-RETARDANT
FS	FULL SIZE
FT	FOOT
FTG	FOOTING
FUR	FURRED(ING)
FURN	FURNITURE

FUT	FUTURE
G	
GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACT(OR)
GCMU	GLAZED CONC. MASONRY UNITS
GEN	GENERAL
GF	GROUND FACE
GKT	GASKET(ED)
GL	GLASS
GLU LAM	GLUE LAMINATED
GOVT	GOVERNMENT
GP	GALVANIZED PIPE
GPL	GYPSUM LATH
GPPL	GYPSUM PLASTER
GPT	GYPSUM TILE
GRN	GRANITE
GS(S)	GALVANIZED STEEL (SHEET)
GST	GLAZED STRUCTURAL TILE
GT	GROUT
GWB	GYPSUM WALL BOARD
GYP	GYPSUM
H	
HB	HOSE BIBB
HBD	HARDBOARD
HC	HANDICAPPED
HDR	HEADER
HDWD	HARDWOOD
HDWR	HARDWARE
HGT	HEIGHT
HJT	HEAD JOINT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HTG	HEATING
HTR	HEATER
HVAC	HEAT, VENTILATION, & AIR CONDITIONING
HWH	HOT WATER HEATER
I	
ID	INSIDE DIAMETER
IN	INCH
INC	INCLUDING
INSUL	INSULATE(D)(ION)
INT	INTERIOR
INV	INVERT
J	
JC	JANITOR'S CLOSET
JOINT	JT
K	
KIT	KITCHEN

KO	KNOCKOUT
KP	KICK PLATE
L	
LAB	LABORATORY
LAD	LADDER
LAV	LAVATORY
LB	POUND
LB	LAG BOLT
LBL	LABEL
LH	LEFT HAND
LL	LIVE LOAD
LMS	LIMESTONE
LP	LIGHT PROOF
LPT	LOW POINT
LT	LIGHT
LTG	LIGHTING
LTL	LINTEL
LVR	LOUVER
LW	LIGHTWEIGHT
M	
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MAS	MASONRY
MAX	MAXIMUM
MBR	MEMBER
MC	MEDICINE CABINET
MECH	MECHANIC(AL)
MED	MEDIUM
MEMB	MEMBRANE
MET	METAL
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINUTE, MINIMUM
MIR	MIRROR
MISC	MISCELLANEOUS
MLD	MO(U)LDING
MOD	MODULAR
MOV	MOVABLE
MT	MOUNT(ED)(ING)
MTL	MATERIAL
MULL	MULLION
MWK	MILLWORK
N	
N	NORTH
N/A	NOT APPLICABLE
NAT	NATURAL
NI	NICKEL
NIC	NOT IN CONTRACT
NO.	NUMBER
NOM	NOMINAL
NR	NOISE REDUCTION
NTS	NOT TO SCALE
O	
OC	ON CENTER
OD	OUTSIDE DIAMETER
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OPNG	OPENING
OPP	OPPOSITE
OPPHD	OPPOSITE HAND

OVHD	OVERHEAD
OWJ	OPEN-WEB JOIST
P	
PAR	PARALLEL
PB	PANIC BAR
PBD	PARTICLE BOARD
PCF	POUNDS PER CUBIC FOOT
PED	PEDESTAL
PERF	PERFORATED
PERIM	PERIMETER
PERM	PERMANENT
PERP	PERPENDICULAR
PFN	PREFINISHED
PG	PLATE GLASS
PKG	PARKING
PL	PROPERTY LINE
PL	PLATE
PLAM	PLASTIC LAMINATE
PLAS	PLASTER
PLF	POUNDS PER LINEAR FOOT
PNL	PANEL
PR	PAIR
PRCST	PRECAST
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PRF	PREFORMED
PROJ	PROJECT
PRT	PROPERTY
PSC	PRESTRESSED CONCRETE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT
PTC	POST-TENSIONED CONCRETE
PTD	PAPER TOWEL DISPENSER
PTN	PARTITION
PTR	PAPER TOWEL RECEPTACLE
PWD	PLYWOOD
Q	
QRT	QUARRY TILE
QT	QUARTZ TILE
QTY	QUANTITY
R	
RA	RETURN AIR
RAD	RADIUS
RB	RUBBER BASE
RBT	RABBET, REBATE
RBT	RUBBER TILE
RC	RESILIENT CHANNEL
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE	REINFORCE(D)(ING)
REF	REFERENCE
REFR	REFRIGERATOR
REG	REGISTER
REINF	REINFORCED
REM	REMOVE
REQ'D	REQUIRED
RESIL	RESILIENT
REV	REVISION
RFG	ROOFING
RFH	ROOF HATCH
RFL	REFLECT(ED)(IVE)(OR)
RH	RIGHT HAND
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT OF WAY
RS	RISER

RT	RETURN
RWC	RAINWATER CONDUCTOR
S	
S	SOUTH
SC	SOLID CORE
SCHED	SCHEDULE
SCN	SCREEN
SD	STORM DRAIN
SEC	SECTION
SF	SQUARE FEET
SFG	SAFETY GLASS
SH	SHELF, SHELVING
SHR	SHEER
SHT	SHEET
SHTG	SHEATHING
SHV	SHELVES
SI	SQUARE INCHES
SIM	SIMILAR
SL	SLEEVE
SNT	SEALANT
SP	STANDPIPE
SP	SOUNDPROOF
SPEC	SPECIFICATION
SPK	SPEAKER
SPKLR	SPRINKLER
SPL	SPECIAL
SQ	SQUARE
SS	STAINLESS STEEL
SSEW	SANITARY SEWER
STA	STATION
STC	SOUND TRANSMISSION CLAS
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUS	SUSPENDED
SUSP	SUSPENSION
SYM	SYMMETRICAL, SYMMETRY
SYN	SYNTHETIC
SYS	SYSTEM
T	
T&G	TONGUE & GROOVE
T/O	TOP OF
TB	TOWEL BAR
TC	TERRA COTTA
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICKNESS
THR	THRESHOLD
THRU	THROUGH
TOL	TOLERANCE
TOT	TOTAL
TOW	TOP OF WALL
TPD	TOILET PAPER DISPENSER
TR	TREAD
TRM	TRANSOM
TV	TELEVISION

TYP	TYPICAL
TZ	TERRAZZO
U	
U.N.O.	UNLESS NOTED OTHERWISE
UC	UNDERCUT
UNFIN	UNFINISHED
UR	URINAL
UTIL	UTILITY
V	
VAR	VARNISH
VCT	VINYL COMPOSITION TILE
VEH	VEHICLE
VERT	VERTICAL
VF	VINYL FABRIC
VG	VERTICAL GRAIN
VIN	VINYL
VJ	V-JOINT(ED)
VNR	VENEER
VT	VINYL TILE
W	
W	WEST
W	WIDTH, WIDE
W/	WITH
W/D	WASHER & DRYER
W/O	WITHOUT
WB	WOOD BASE
WC	WATER CLOSET
WD	WOOD
WDW	WINDOW
WG	WIRED GLASS
WH	WALL HUNG
WHS	WHEEL STOP
WI	WROUGHT IRON
WM	WIRE MESH
WP	WATER PROOFING
WPT	WORKING POINT
WR	WATER REPELLANT
WSCT	WAINSCOT
WT	WEIGHT
WTW	WALL-TO-WALL
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

DESIGN DEVELOPMENT

2/21/2018 9:51:49 AM

nagel
architects + engineers
13100 watertown plank road
suite 200
elm grove, wi 53122
262.641.0746

STAMPS

PROJECT TITLE

GERMANTOWN RESTAURANT
W140N10385 & W140N10393 FOND DU LAC AVE
GERMANTOWN, WI, 53022

Rev. No.	Revisions:	Date:

PROJECT NUMBER
17031

ISSUE DATE
2/19/2018

DRAWN BY

CHECKED

DRAWING TITLE
GENERAL NOTES

DRAWING NUMBER
GI002

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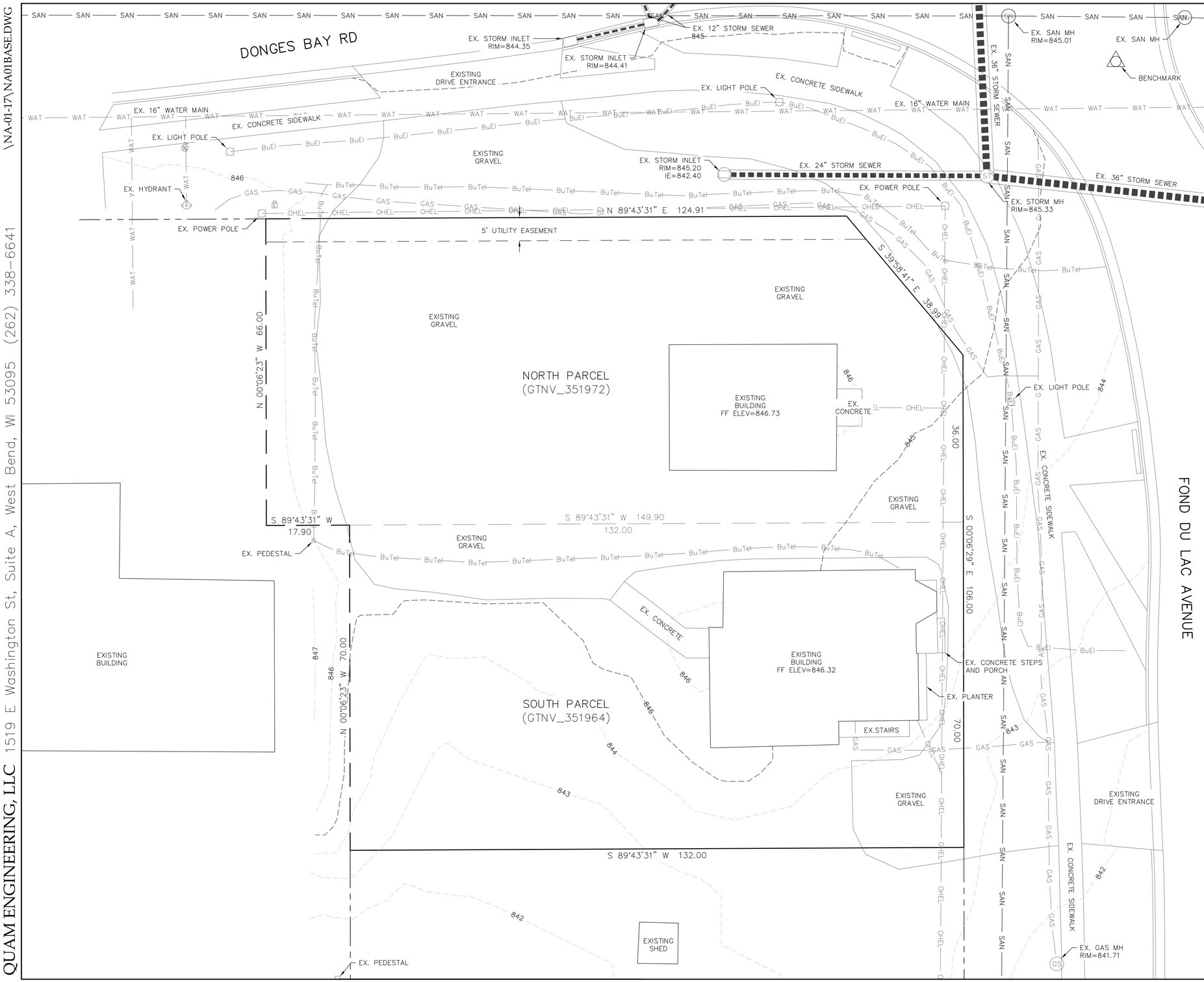

LEGEND

- LIGHT/POWER POLE
- SANITARY MANHOLE
- STORM MANHOLE
- STORM INLET
- FIRE HYDRANT
- WATER VALVE
- TELEPHONE PEDESTAL
- ELECTRIC PEDESTAL
- SAN — SANITARY SEWER
- STORM SEWER
- WAT — WATER
- BuTel — ATT/D (buried)
- GAS — GAS (buried)
- OHEL — OVERHEAD POWER
- BuEl — ELECTRIC (buried)

N

0 10 20

BENCHMARK: SECTION CORNER, ELEV=845.04, NAVD88

*NO PIPES FOUND OR SET

Description of lands for north parcel
(GTNV_351972)

Part of the NE 1/4 of the NE 1/4 of Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the northeast corner of said Section 35; thence S 00°06'29" E, along the east line of said NE 1/4, 99.00 feet; thence S 89°43'31" W, parallel with the north line of said NE 1/4, 33.00 feet to a point in the west right of way line of Fond du Lac Avenue, being the point of beginning of lands herein described; thence continuing S 89°43'31" W, parallel with said north line, 149.90 feet to a point in the east line of Lot 1 of Certified Survey Map No. 4143 as recorded in the Washington County Register of Deeds Office in Volume 27 of Certified Survey Maps on pages 42-45, as Document No. 640922; thence N 00°06'23" W (recorded as N 01°26'22" W), 66.00 feet to a point in the south right of way line of Donges Bay Road; thence N 89°43'31" E, along said south right of way line of Donges Bay Road, 124.91 feet; thence S 39°58'41" E, continuing along the south right of way line of Donges Bay Road, 38.99 feet to the intersection with said west right of way line of Fond du Lac Avenue; thence S 00°06'29" E, along said west right of way line of Fond du Lac Avenue, 36.00 feet to the point of beginning.

Containing 9,519 square feet more or less.

Description of lands for south parcel
(GTNV_351964)

Part of the NE 1/4 of the NE 1/4 of Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the northeast corner of said Section 35; thence S 00°06'29" E, along the east line of said NE 1/4, 99.00 feet; thence S 89°43'31" W, parallel with the north line of said NE 1/4, 33.00 feet to a point in the west right of way line of Fond du Lac Avenue, being the point of beginning of lands herein described; thence S 00°06'29" E, along said west right of way line of Fond du Lac Avenue, 70.00 feet; thence S 89°43'31" W, parallel with said north line of the NE 1/4, 132.00 feet to a point in the east line of Lot 1 of Certified Survey Map No. 4143 as recorded in the Washington County Register of Deeds Office in Volume 27 of Certified Survey Maps on pages 42-45, as Document No. 640922; thence N 00°06'23" W (recorded as N 01°26'22" W), 70.00 feet; thence N 89°43'31" E, parallel with said north line of the NE 1/4, 132.00 feet to the point of beginning.

Containing 9,240 square feet more or less.

GERMANTOWN RESTAURANT
EXISTING CONDITIONS PLAN
DATED: JANUARY 8, 2018

C-101

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

QUAM ENGINEERING, LLC 1519 E Washington St, Suite A, West Bend, WI 53095 (262) 338-6641

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QUAM ENGINEERING, LLC 1519 E Washington St, Suite A, West Bend, WI 53095 (262) 338-6641

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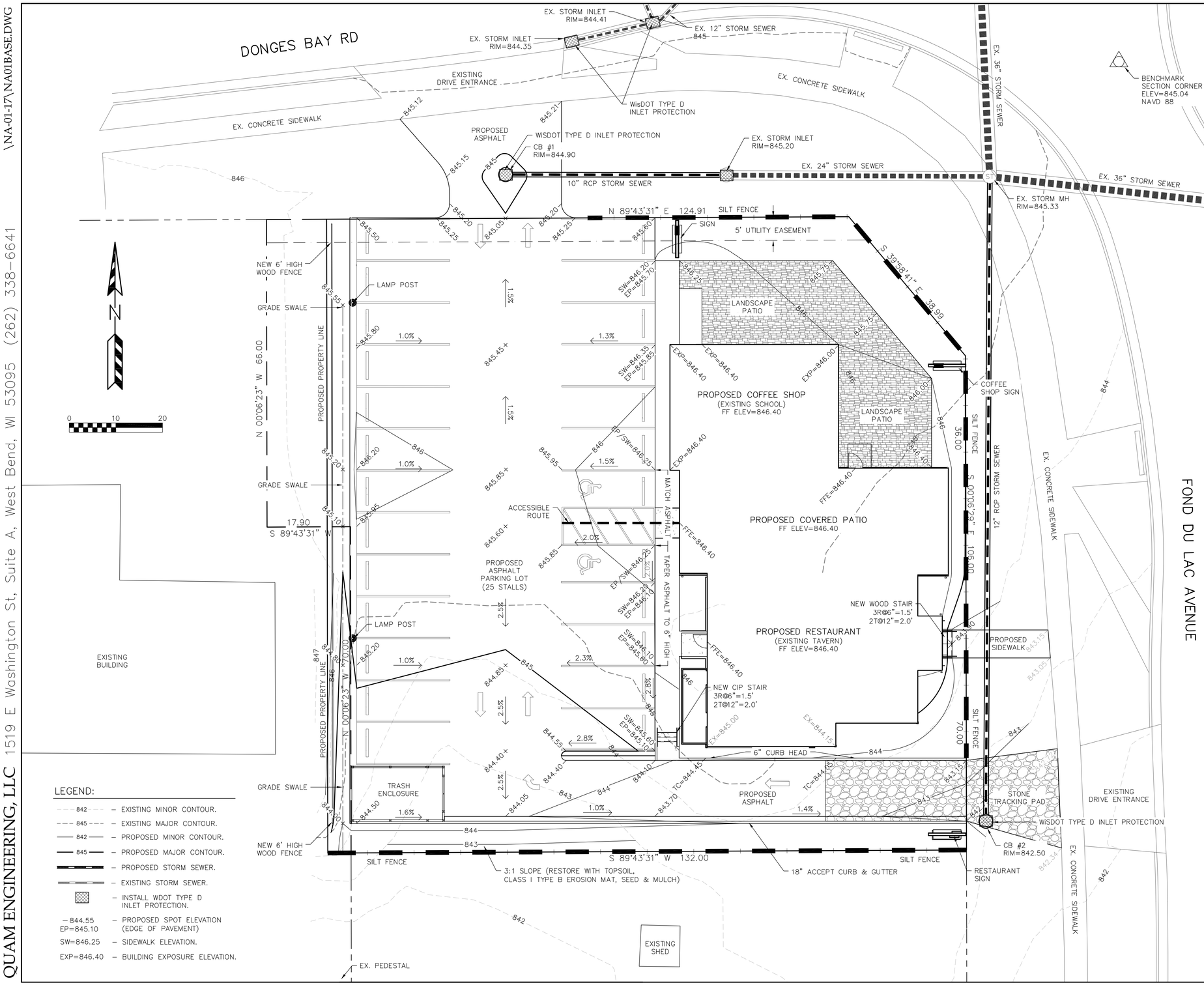


LEGEND:

- 842 – EXISTING MINOR CONTOUR.
- 845 – EXISTING MAJOR CONTOUR.
- 842 – PROPOSED MINOR CONTOUR.
- 845 – PROPOSED MAJOR CONTOUR.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.
- INSTALL WDOT TYPE D INLET PROTECTION.
- 844.55 – PROPOSED SPOT ELEVATION
- EP=845.10 – (EDGE OF PAVEMENT)
- SW=846.25 – SIDEWALK ELEVATION.
- EXP=846.40 – BUILDING EXPOSURE ELEVATION.

EROSION NOTES:

THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.

SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.

EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.

CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.

EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.

ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

TIME SCHEDULE:

APRIL 15, 2018	INSTALL INITIAL EROSION CONTROL DEVICES.
APRIL 16 – MAY 15, 2018	CONSTRUCT PROPOSED BUILDING, PARKING LOT AND UTILITIES.
MAY 16 – 31, 2018	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

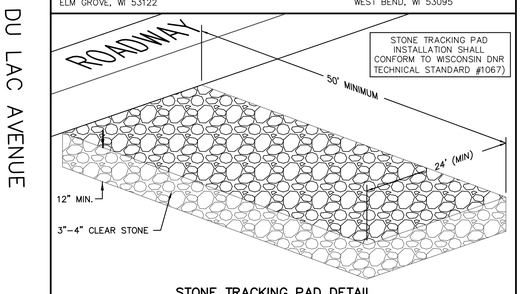
AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

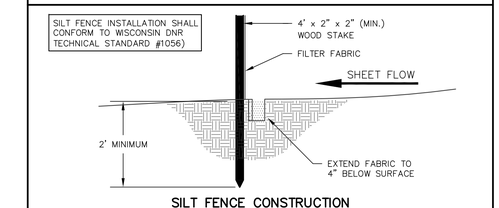
THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:
VIRTUS DEVELOPMENT, LLC
ATTN: GREG NAGEL
13100 WATERTOWN PLANK ROAD
ELM GROVE, WI 53122

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: KEVIN PARISH
1519 E WASHINGTON ST, SUITE A
WEST BEND, WI 53095



STONE TRACKING PAD DETAIL

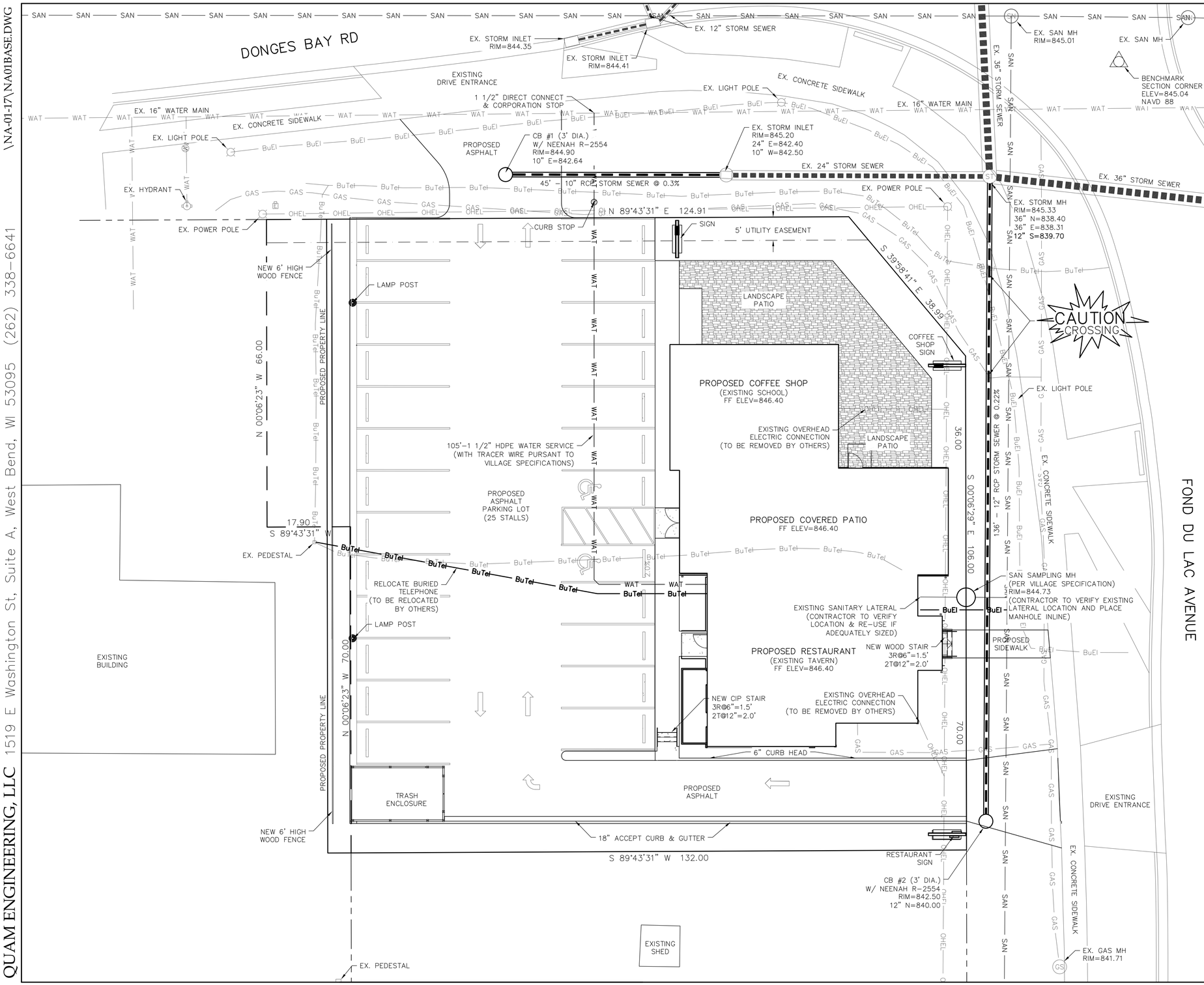


SILT FENCE CONSTRUCTION

GERMANTOWN RESTAURANT
GRADING AND EROSION CONTROL PLAN
DATED: FEBRUARY 20, 2018

C-102

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com



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 CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF GERMANTOWN AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

ALL UNDERGROUND EXTERIOR NON-METALLIC WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE PER VILLAGE OF GERMANTOWN SPECIFICATIONS.

THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF ALL EXISTING UTILITIES PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR.

THE CONTRACTOR SHALL TELEVISE EXISTING SEWER LATERAL SERVICE PRIOR TO CONSTRUCTION AND PROVIDE VILLAGE WITH CONDITION REPORT FOR REVIEW.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OR THE AREAS DISTURBED DURING CONSTRUCTION.

THE CONTRACTOR SHALL CONTACT THE VILLAGE OF GERMANTOWN PRIOR TO CONNECTING TO THE WATER MAIN IN DONGES BAY ROAD.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D-3034, SDR 35 WITH INTEGRAL BELL TYPE ELASTOMERIC JOINTS MEETING THE REQUIREMENTS OF ASTM D-3212.

WATER MAIN SHALL BE INSTALLED IN CONFORMANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS WITHIN ROW. SPECIFICATIONS ARE INCLUDED ON THE DETAILS SHEET.

ALL STORM SEWER SHALL BE INSTALLED IN CONFORMANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS WITHIN ROW. SPECIFICATIONS ARE INCLUDED ON THE DETAILS SHEET.

ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT.

GERMANTOWN RESTAURANT
UTILITY PLAN
DATED: FEBRUARY 20, 2018

C-103

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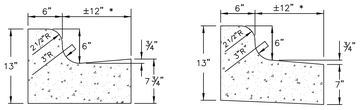


18" STANDARD CONCRETE CURB & GUTTER

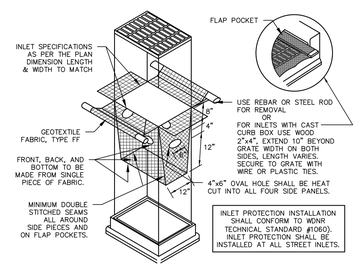
18" REJECT CONCRETE CURB & GUTTER

GENERAL NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15' NOR LESS THAN 6' IN LENGTH. THE JOINTS SHALL BE A MINIMUM OF 3" IN DEPTH. EXPANSION JOINTS SHALL BE PLACED TRANSVERSLY AT RADIUS POINTS ON CURVES OF RADIUS 200' OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER. THE EXPANSION JOINT SHALL BE A ONE PIECE ASPHALTIC MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 1/2" THICK. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
2. * CURB APRON ±12" TO FIT STANDARD CURB MACHINE

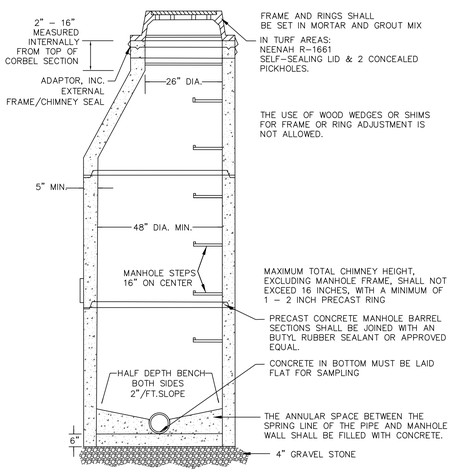
18" CURB AND GUTTER DETAILS

NOTE: INSTALL INLET PROTECTION AT THE NEXT DOWNSTREAM INLET ON LIBERTY DRIVE (HEADING SOUTH).

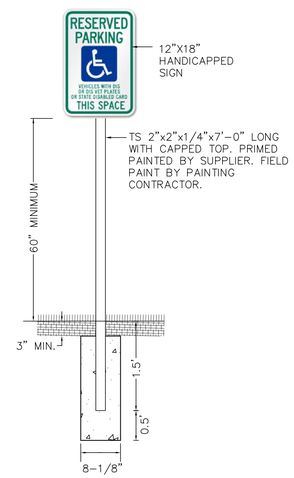


TYPE D INLET PROTECTION DETAIL

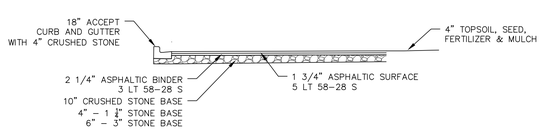
GENERAL NOTES:
-EXCAVATION BY CONCRETE CONTRACTOR
-POSTS SHALL BE SET BY CONCRETE CONTRACTOR & PROVIDED BY STEEL SUPPLIER.
-SIGN PROVIDED BY HARDWARE SUPPLIER & INSTALLED BY CARPENTER
-WIPE CLEAN EXCESS CONCRETE FROM POST BY CONCRETE CONTRACTOR
-CARPENTER TO DRILL HOLES IN STEEL POST FOR SIGN ATTACHMENT



SAMPLING MANHOLE DETAIL



HANDICAP ACCESSIBLE SIGN DETAIL



ACCESS DRIVE AND PAVEMENT CROSS SECTION

WATER SERVICE SPECIFICATIONS:

WATER SERVICES

Pipe
- USA–manufactured products preferred
- Material: HDPE, AWWA C901, SDR–9. PE 3408 conforming to ASTM D 3350 celL classification 345464C. Standard grade HDB rating = 1600 psi at 73°F. Color material = Also conform to cell classification 345464E. Approved for potable water per NSF Standard 61.
- Conform to AWWA C901 with a SDR of 9
- Size, Single Family Home = 1½"Dia. min. (Copper Tub Size (CTS)) outside dia.
- Size, Commercial/Multifamily = 2"Dia. min. CTS outside dia.
- Joints: Electrofusion

Connections
- USA–manufactured products preferred
- Service Taps for HDPE Pipe: Electro–fusion welded corporation saddle. Outlet size shall be 1½"or 2"CTS w/ brass CC threads. Conform to AWWA C800. Butt weld outlet. Saddles shall include an integral bar code for processor scanning. Manuf. = Central Plastics Company (or Engineer–approved equal). Metal saddles are prohibited.
- Service Taps for PVC Pipe: Corporation stops w/ pack joint. Conform to Standard Specifications Chapter 8.30.0. Manuf. = Ford (FB1001–6–IDR7 for 1½"or FB1001–7–IDR7 for 2"), A.Y. McDonald (or Engineer approved equal)
- Pipe Saddles: Required for all taps in water main that is not HDPE pipe (i.e. PVC and ductile iron). Supplier = Smith–Blair, all stainless steel, double bolt, 1½"; Number 372. Couplings = Ford, C44–55Q, 1½"for copper or plastic tubing.
- PVC 4"or Greater: Install under pressure. Tapping sleeves = Romac STS420 or Smith–Blair 665. Resilient seated gate valve w/ pressure rating = 200 psi. MJ connections. Nuts & Bolts = Cor–Blue™. Gate valve: Mueller No. 2360, Kennedy "Kenseal II", (or ENGINEER approved equal) w/ non–rising stems and corrosion protection.
- Curb Stop: Minneapolis pattern ball valve curb stop w/ pack joints. Placement: Right–of–way. Conform to Standard Specifications Ch. 8.30.0. Stiffeners at ea. compression type connection. Manuf. = Ford (B66–666M–IDR7 for 1½"or B66–777M–IDR7 for 2"), A.Y. McDonald (or Engineer approved equal)
- Curb Stop Box: Minneapolis pattern curb stop valve boxes (Cast Iron Service Boxes) fo each curb stop valve. Conform to Standard Specifications Ch. 8.25.0. Bury depth = 6½± ft. Lid = Two–piece w/ standard brass pentagon bolt plug, Type PL. Upper section shall be 1¼": Manuf. = Ford (EM2–65–56), A.Y. McDonald (or Engineer approved equal). Must be visible at grade at all times.
- Couplings & Fittings: Compression type w/ insert stiffeners for plastic tubing conforming with AISI Type 304 (stainless steel)
- Nuts & Bolts = Cor–Blue™

Abandonments
- At Curb Stop: Permitted only when all existing pipe and appurtenances are defect–free, and authorized by Water Utility Superintendent.
- At Main: Remove corporation stop & saddle, then replace w/ stainless steel repair sleeve wrapped w/ polyethylene sheeting. Conform to Standard Specifications Ch. 4.4.4 and 8.21.0

General
- Installation: Conform to Standard Specifications Ch. 5.3.0, 5.3.5 and File No. 50
- Extend to right–of–way
- Cap at right–of–way. Water–proof, leak–proof.
- Marker board = 2"x 4". Length from bottom of pipe to3'above proposed final ground surface. Top 1"painted blue.
- Tracer Wire: Insulated #10 solid copper tracer wire to be wrapped around outside of curb stop box for future connection to copper piping inside building.

TRACER WIRE

- Insulated #10 solid copper tracer wire on all HDPE & PVC water main, fittings, hydrant leads, and building services. Tape Spacing = 10'intervals max.
- Splicing: Spliced, soldered, and wrapped with "Plyflex"low voltage splice kit (or Engineer approved equal)
- Daylighting: Wire shall be brought to grade in a 3"dia. vertical PVC conduit covered with a socket end cap. Pipe shall have a 4–ft min. bury depth, shall terminate no more than 3"above grade, and shall be located opposite the pumper nozzle attached to back of the hydrant. Tracer wire shall not be brought to grade within valve boxes.

BEDDING, COVER AND BACKFILL

Bedding
- Class "B"conforming to Standard Specifications Ch. 3.2.6(b) and File No. 4, Part IX
- 3/8"crushed stone chips. Conform to Standard Specifications Ch. 8.43.2, Table 32
- Conform to Standard Specifications Ch. 4.3.3
- Prohibited: Sand; gravel

Cover
- 3/8"crushed stone chips conforming to Standard Specifications Ch. 8.43.2, Table 32, File No. 4, and Ch. 8.43.3
- 12"above the top of pipe
- Prohibited: Sand; gravel

Backfill
- Aggregate slurry under Village–owned pavements: Required at top 3'depth. Conform to Standard Specification Ch. 8.43.8.
- Granular where specified: Crushed gravel. Conform to Standard Specification Ch. 8.43.4, Table 39 Graded Aggregates, 1½"Graded Crushed Stone.
- Spoil not under pavements: Spoil material. Conform to Standard Specifications Ch. 8.43.5
- Consolidation: Mechanical compaction. Conform to Standard Specification Ch. 2.6.14(b). Conform to 95% Standard Proctor Density tested at Contractor's expense.
- Initial Lift = 2 ft max.; Subsequent Lifts = 1½ ft max.
- Prohibited: Debris; frozen material; large clods or stones; organic material; blast rock; stones larger than 6"; sand. Contractor shall haul away and dispose of these materials at Contractor's expense.

STORM SEWER SPECIFICATIONS:

Reinforced Concrete Pipe (RCP)

- Class III min. w/ rubber gaskets; Conform to Standard Specifications Ch. 8.6.0 and 8.41.2
- Circular and arch or elliptical equivalents are acceptable

Bedding, Cover & Backfill

- Bedding – RCP: Class "C"conforming to Standard Specifications Ch. 3.2.6(a) and File No. 3
- Cover – RCP: Class "C"conforming to Standard Specifications Ch. 3.2.6(a) and File No. 3
- Backfill
  - •• Aggregate slurry under Village–owned pavements: Required at top 3'depth. Conform to Standard Specification Ch. 8.43.8.
  - •• Granular where specified: Crushed gravel. Conform to Standard Specification Ch. 8.43.4, Table 39 Graded Aggregates, 1½"Graded Crushed Stone.
  - •• Spoil not under pavements: Spoil material. Conform to Standard Specifications Ch. 8.43.5
  - •• Consolidation: Mechanical compaction. Conform to Standard Specification Ch. 2.6.14(b). Conform to 95% Standard Proctor Density tested at Contractor's expense.
  - •• Initial Lift = Max. 2 ft; Subsequent Lifts = Max. 1½ ft
  - •• Prohibited: Debris; frozen material; large clods or stones; organic material; blast rock; stones larger than 6"; sand. Contractor shall haul away and dispose of these materials at Contractor's expense.

Catch Basins and Inlets

- Characteristics – Catch Basins: Precast Required; Conform to Standard Specifications Ch. 3.6.1 and File No. 25
- Inlets: Precast Required; Conform to Standard Specifications Ch. 3.6.3 and File No. 28
- Wall Thickness = 5"min.
- Block Catch Basins and Inlets are prohibited
- Catch Basin/Inlet Spacing = 300'max.
- Pipe connections shall be crown–to–crown when the following constraint can be satisfied:
- Δ I.E. between influent and effluent pipes = 0.1'min. and 2.0'max.
- Otherwise, outside drop required when Δ I.E. > 2.0'
- Drain Socks in Roadway Sags: Install by coring two 4"dia. HDPE perforated underdrain pipe with sock (18–36"long) situated 3"above downstream pipe I.E.
- Lift holes: Exterior lift holes only (interior lift holes are prohibited)
- Private Facilities: The last private structure tributary to public sewer shall be a catch basin.
- Chimneys □Depth: Min. = 2", Max. = 16"(measured bottom of frame to top of precast structure)
- Precast Rings: Precast conforming to ASTM C–478. 2"or 4"thickness
- Mortar: Quikrete Fast–Set repair mortar min. ¼"thick applied full width and struck off inside/out
- Prohibited: Cracked rings; all forms of wedges; diluting/reconstituting mortar; backplastering; corbelling
- Frames & Covers □30"Mountable Curb: Neenah R–3501–R; Vertical Face Curb: Neenah R–3067
- Connections -Connections shall be cored. Cutting or breaking is prohibited.
- Bulkheads for future connections: Conform to Standard Specifications Ch. 3.2.25 and File #13A; Timber is prohibited
- Connections w/o boots shall be filled with brick and Quickrete Fast–Set repair mortar
- Connections shall be perpendicular to catch basins/inlets
- Piping shall be trimmed so flush with interior catch basin/inlet wall
- Steps – Conform to Standard Specifications Ch. 3.5.4(g) and 8.40.0, and File No. 12 and 15
- Align with entrance
- Prohibited: Steps in chimneys
- Grout – If approved by Village Engineer and Highway Superintendent, Contractor may use acrylamide or polyurethane grout for manhole repair/rehabilitation
- Interim CB/Inlet □Required in sags until surface lift paved
  - Install interim asphalt curb–and–gutter in CC&G gap
  - Tie Bars: Upon conversion to permanent catch basins/inlets, install three #5 x 12" epoxycoated tie bars drilled into ea. existing CC&G section and set into new CC&GT section

Inspection & Testing

- Scheduling – Contact Engineering Dept. (262) 250–4721 two business days before construction to schedule inspection(s)
- Testing – Deflection, Alignment and Bore:
  - •• RCP: Visible beam lamping to verify conformance to Standard Specifications Ch. 3.2.4
- Catch Basin/Inlet Location: String line alignment with proposed CC&G
- Contractor shall repair mainlines failing tests until acceptable to Village Engineer and Utility Superintendent at Contractor's expense

Other Requirements

- Contractor shall be responsible for Digger's Hotline locates, site safety, resident access, traffic control, erosion & sediment control, and protection of existing facilities, features and structures at all times
- At end of each day, open excavations shall not exceed 25 ft. in length.
- All lateral trenches shall be backfilled at end of day.
- At end of each day, contractor shall erect barricades with flashers and snow fencing surrounding excavations.
- Mainline Installation: Conform to Standard Specifications Ch. 3.2.0
- Sawcut Exist Pavements: Wheel mounting saw required. Sawcut full–depth.
- Inlet Protection: Conform to Wisconsin DNR Technical Standard #1060
- Dewatering: Conform to Wisconsin DNR Technical Standard #1061

GERMANTOWN RESTAURANT
DETAILS
DATED: FEBRUARY 19, 2018

C–104

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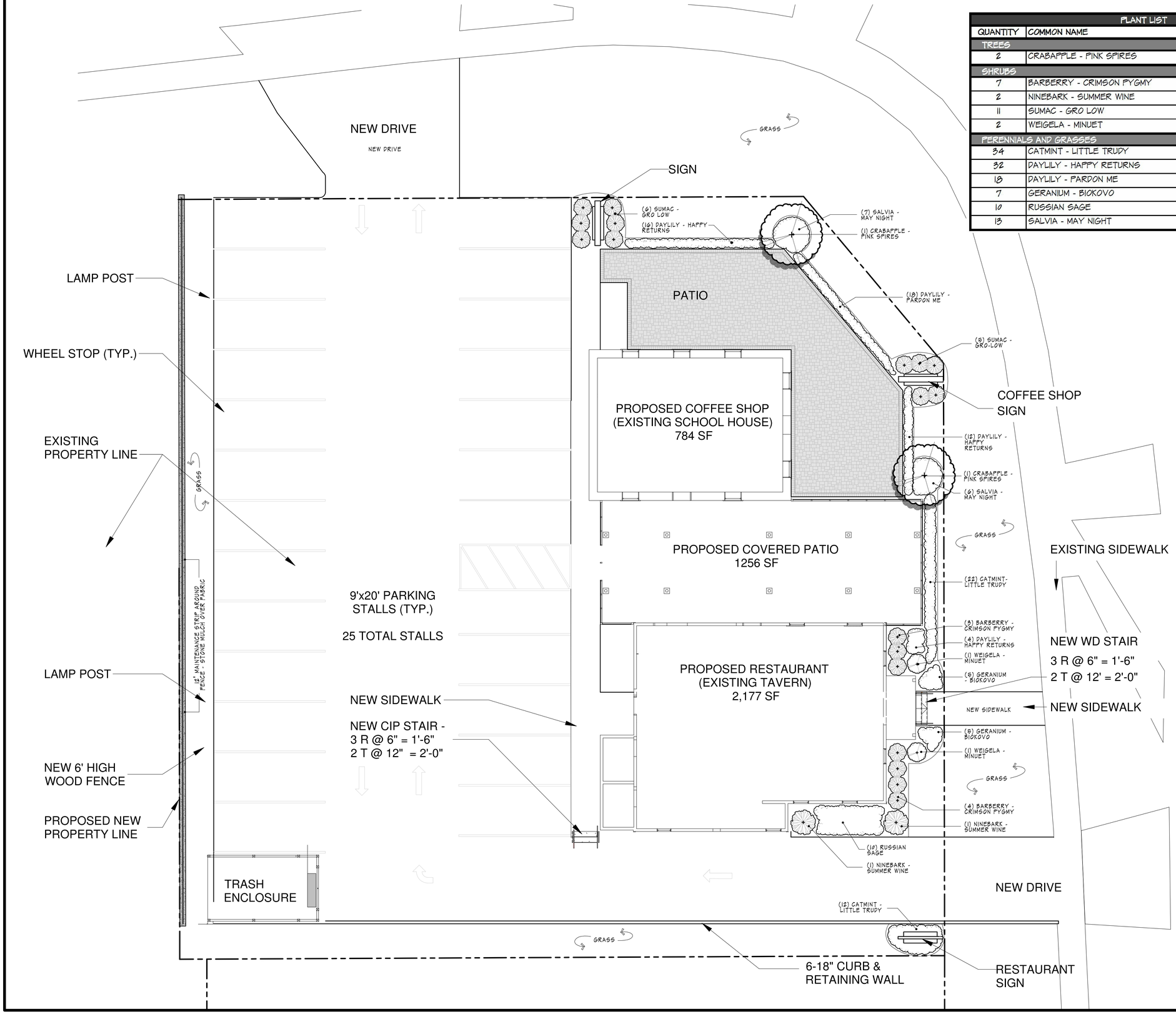

PLANT LIST			
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
2	CRABAPPLE - PINK SPIRES	*Malus 'Pink Spires'*	2"
SHRUBS			
7	BARBERRY - CRIMSON PYGMY	*Berberis thunbergii 'Crimson Pygmy'*	18-18"
2	NINEBARK - SUMMER WINE	*Physocarpus opulifolius 'Summer Wine'*	30-36"
11	SUMAC - GRO LOW	*Rhus aromatica 'Gro Low'*	18-18"
2	WEIGELA - MINUET	*Weigela florida 'Minuet'*	18-18"
PERENNIALS AND GRASSES			
34	CATMINT - LITTLE TRUDY	*Nepeta 'Little Trudy'*	1 GAL
32	DAYLILY - HAPPY RETURNS	*Hemerocallis 'Happy Returns'*	1 GAL
18	DAYLILY - PARDON ME	*Hemerocallis 'Pardon Me'*	1 GAL
7	GERANIUM - BIOKOVO	*Geranium cantabrigiense 'Biokovo'*	1 GAL
10	RUSSIAN SAGE	*Perovskia atriplicifolia*	1 GAL
13	SALVIA - MAY NIGHT	*Salvia nemerosa 'May Night'*	1 GAL

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Phone: 414-258-5525
Fax: 414-258-9739
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hawkslandscape.com
info@hawkslandscape.com

GERMANTOWN RESTAURANT

W140N10305 & W140N10303 FOND DU LAC AVE - GERMANTOWN, WI

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JOE KRESL
Designed By

10/13/17
Date

1/8" = 1'
Scale

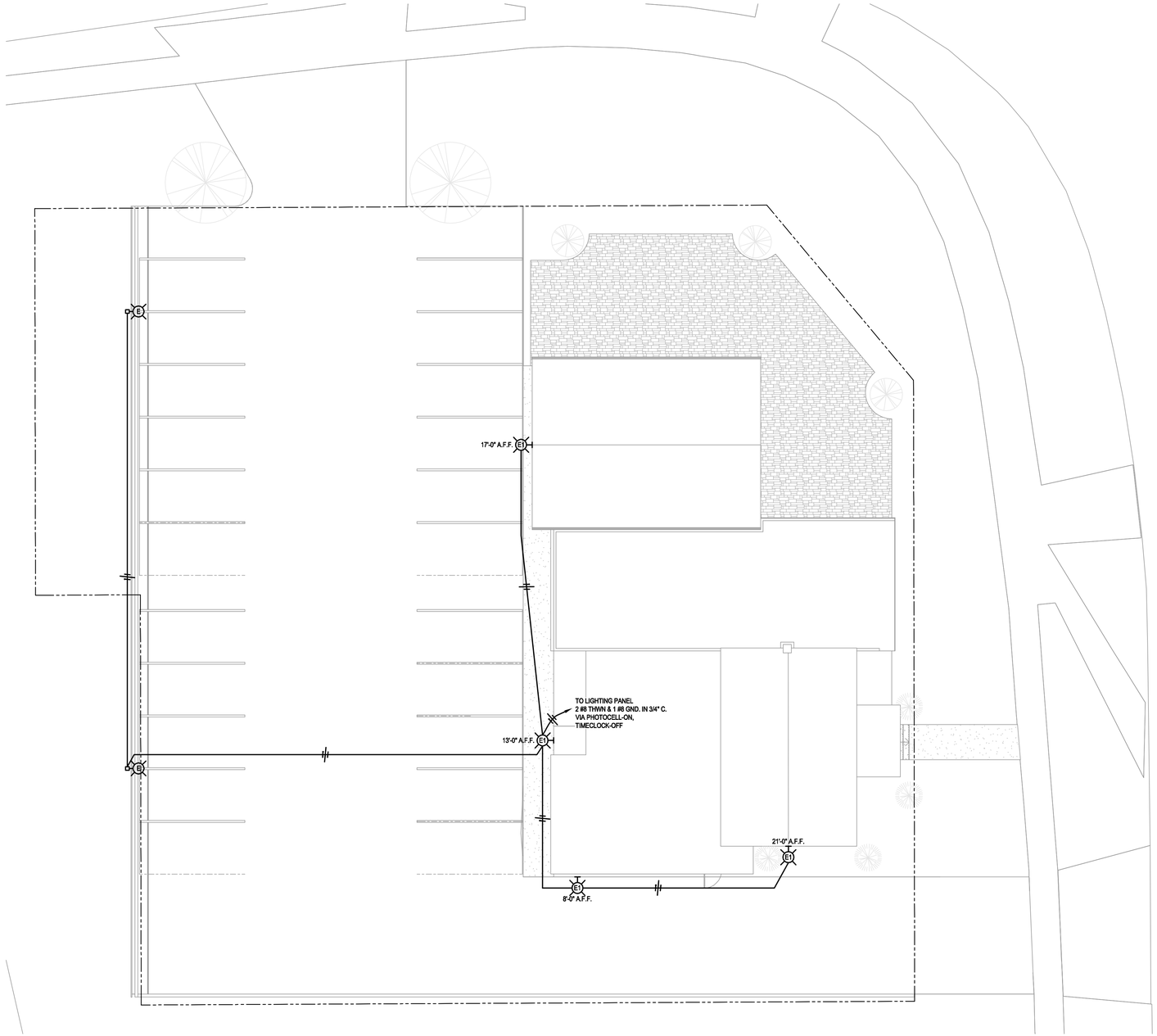
Revisions:

Date:	By:	Description:
10/16/17		
1/5/18		
1/8/18		
2/16/18		

Sheet #: 1 of 1

Title: PLANTING PLAN

17132



ELECTRICAL SITE PLAN

SCALE: 1"=10'-0"

SYMBOLS / ABBREVIATIONS

	WALL BRACKET/WALL SCONCE FIXTURE - SEE FIXTURE SCHEDULE
	POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE
	RECESSED DOWNLIGHT FIXTURE - SEE FIXTURE SCHEDULE
	POLE & LUMINAIRE(S) FIXTURE - SEE FIXTURE SCHEDULE
	SWITCHED CIRCUIT
	BRANCH CIRCUIT
AFF	ABOVE FINISHED FLOOR
AFG	ABOVE FINISHED GRADE
AFI	ARC FAULT INTERRUPTER
AMP	AMPERES/AMPERAGE
BFC	BELOW FINISHED CEILING
BOL	BUILT-IN OVERLOAD
BRKR	BREAKER
BWE	BAKED WHITE ENAMEL
CBA	COLOR BY ARCHITECT
CRCT	CIRCUIT
CTL	CONTROL
DCP	DOCK EQUIPMENT CONTROL PANEL
DISC	DISCONNECT
EC	ELECTRICAL CONTRACTOR
EM	EMERGENCY
ER	EXISTING RELOCATED
EXR	EXISTING TO BE REMOVED/RELOCATED
EX	EXISTING TO REMAIN
EWC	ELECTRIC WATER COOLER
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FLA	FULL LOAD AMPS
FLSW	FLOAT SWITCH
FPC	FIRE PROTECTION CONTRACTOR
FURN	FURNISHED
GC	GENERAL CONTRACTOR
GFCI	GROUND FAULT CIRCUIT INTERRUPTER
GND	GROUND
HOA	HAND-OFF-AUTOMATIC SWITCH
HP	HORSEPOWER
HVAC	HEATING AND VENTILATING CONTRACTOR
IG	ISOLATED GROUND
INT	INTEGRAL
IR	IN ROOM
IU	IN UNIT
JB	JUNCTION BOX
KW	KILOWATTS
LOC	LOCATION
LT	LOW TEMPERATURE
LTSW	LIGHT SWITCH
LVT	LOW VOLTAGE THERMOSTAT
MAG	MAGNETIC STARTER
MAN	MANUAL STARTER
MCA	MINIMUM CIRCUIT AMPS
MSPL	MANUAL STARTER WITH PILOT LIGHT
NL	NIGHT LIGHT
NU	NEAR UNIT
OHP	OVERHEAT PROTECTION
OS	OCCUPANCY SENSOR
OU	ON UNIT
PB	PUSH BUTTON
PC	PLUMBING CONTRACTOR
PESW	PNEUMATIC ELECTRIC SWITCH
PW	PREWIRED
RC	REFRIGERATION CONTRACTOR
RCC	REFRIGERATION CONTROL CONTRACTOR
RECEPT	RECEPTACLE
SBA	SELECTED BY ARCHITECT
SC	SEPARATE CIRCUIT
SPSW	SPEED SWITCH
SS	SOFT START
SW	SWITCH
T	LINE VOLTAGE THERMOSTAT
TBD	TO BE DETERMINED
TC	TIME CLOCK
TCC	TEMPERATURE CONTROL CONTRACTOR
TCP	TEMPERATURE CONTROL PANEL
UM	UNIT MANUFACTURER
UNO	UNLESS NOTED OTHERWISE
VFD	VARIABLE FREQUENCY DRIVE
W	WATTS
WP	WEATHER PROOF
XFMR	TRANSFORMER

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KORNACKI & ASSOCIATES, INC.
CONSULTING ELECTRICAL ENGINEERS
5420 SOUTH WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 784-3323 FAX:(262) 784-5014

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13100 watertown plank road
suite 200
elm grove, wi 53122
262.641.0746

STAMPS

WISCONSIN
DAVID B. KORNACKI
E-33120-006
NEW BERLIN, WI
PROFESSIONAL ENGINEER

Date: 01/08/18

PROJECT TITLE

GERMANTOWN RESTAURANT
W140N10385 & W140N10393 FOND DU LAC AVE
GERMANTOWN, WI, 53022

Rev. No.	Revisions:	Date:

PROJECT NUMBER

17132

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DRAWING TITLE

ELECTRICAL SITE PLAN

DRAWING NUMBER

E001

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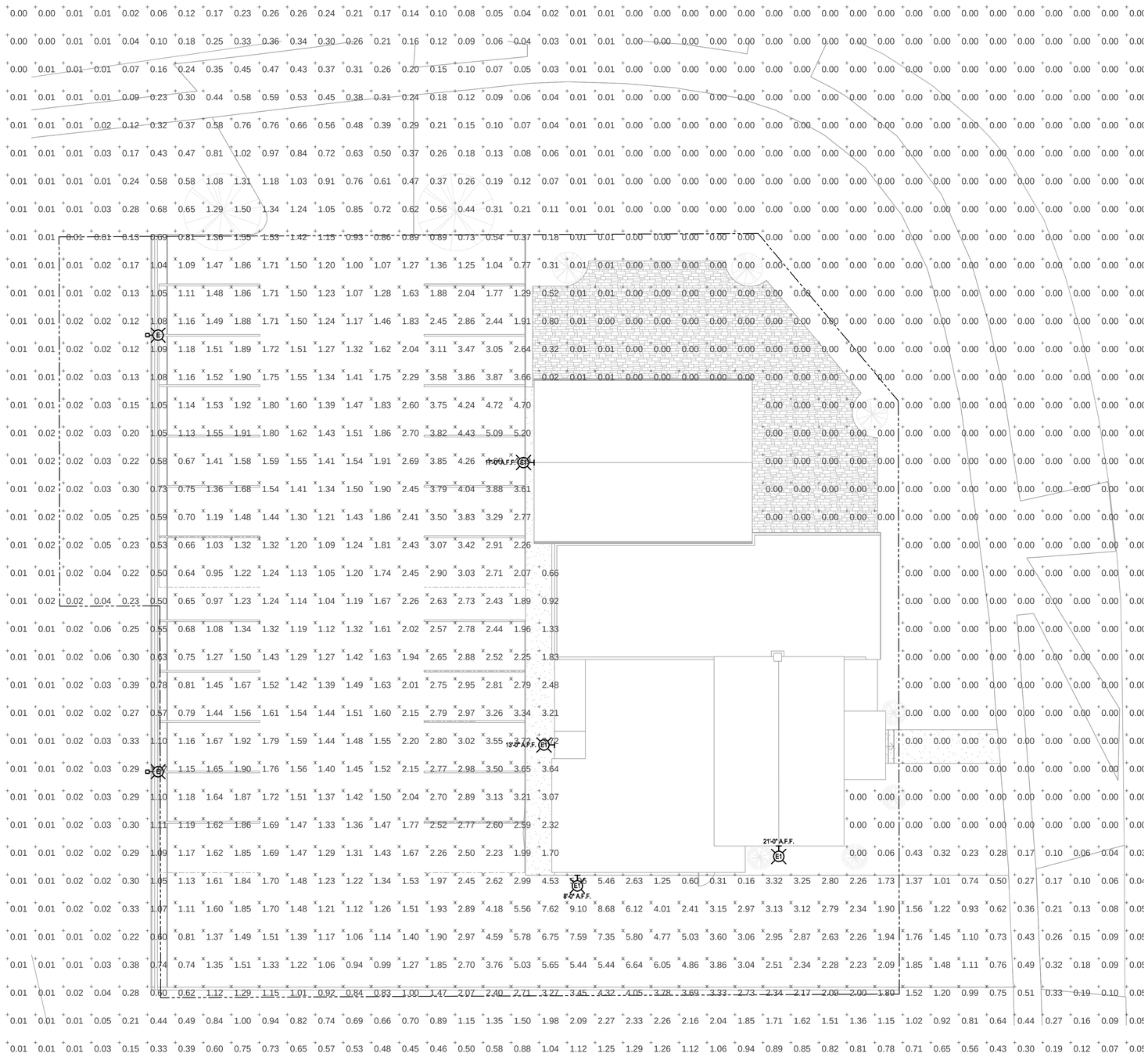

PHOTOMETRIC SITE PLAN

SCALE: 1"=10'-0"

LIGHTING ANALYSIS NOTES:
(PAVED AREAS ONLY)

1. AVERAGE FOOTCANDLES: 2.15
2. MINIMUM FOOTCANDLES: 0.62
3. MAXIMUM FOOTCANDLES: 9.10
4. AVERAGE/MINIMUM RATIO: 3.5:1
5. MAXIMUM/MINIMUM RATIO: 14.7:1

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5420 SOUTH WESTRIDGE DRIVE
NEW BERLIN, WI 53151
(262) 784-3323 FAX:(262) 784-5014

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13100 watertown plank road
suite 200
elm grove, wi 53122
262.641.0746

STAMPS

WISCONSIN
DAVID B. KORNACKI
E-33120-006
NEW BERLIN, WI
PROFESSIONAL ENGINEER

Date: 01/08/18

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Rev. No.	Revisions:	Date:

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PHOTOMETRIC SITE PLAN

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E002

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FIXTURE SCHEDULE

17132

TYPE	INPUT WATTS	LAMPS NO.	LAMPS MANUFACTURER CATALOG NO.	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTS	SHIELDING	FINISH	MOUNTING	REMARKS
E	49	LED	WITH FIXTURE	POLE & LUMINAIRE	LITHONIA	DSX0 LED-P2-40K-BLC-MVOLT-SPA	120	-	SBA	SEE DETAIL 1/E003	
E1	49	LED	WITH FIXTURE	EXTERIOR WALL BRACKET	LITHONIA	KAXW LED-P2-R3-MVOLT	120	-	SBA	WALL - SEE PLANS	

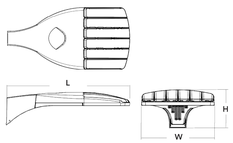
D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type: E

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height: 7" (17.8 cm)
Weight (max): 16 lbs (7.25 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4,5] 120[5] 208[5] 240[5] 277[5] 347[5,6] 480[5,6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[7] RPUMBA Round pole universal mounting adaptor[7] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[8]

Control options		Other options	Finish (required)
Shipped installed PER NEMA twist-lock receptacle only (control ordered separate)[9] PER5 Five-wire receptacle only (control ordered separate)[9,10] PER7 Seven-wire receptacle only (control ordered separate)[9,10] DMG 0-10V dimming extend out back of housing for external control (control ordered separate) PIR Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[11,12] PIRH Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[11,12] PIR1FC3V Bi-level, motion/ambient sensor, 8-15 mounting height, ambient sensor enabled at 1fc[11,12] PIRH1FC3V Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[11,12] BL30 Bi-level switched dimming, 30%[13,14] BL50 Bi-level switched dimming, 50%[13,14] PNMTD3 Part night, dim till dawn[15] PNMTD5 Part night, dim 5 hrs[15] PNMTG5 Part night, dim 6 hrs[15] PNMTD7 Part night, dim 7 hrs[15] FAO Field adjustable output[16]	**Shipped installed** HS House-side shield[17] SF Single fuse (120, 277, 347V)[5] DF Double fuse (208, 240, 480V)[5] L90 Left rotated optics[7] R90 Right rotated optics[7] DDL Diffused drop lens[17] **Order separately** BS Bird spikes EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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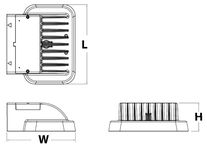
KAXW
LED Wall Luminaire

Catalog Number
Notes
Type: E1

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Length: 14" (35.6 cm)
Width: 12" (35.6 cm)
Height: 5" (12.7 cm)
Weight (max): 19.7 lbs (8.9 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: KAXW LED P3 40K R3 MVOLT DDBXD

KAXW LED

Series	Performance package	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
KAXW LED	P1 P2 P3	30K 3000 K 40K 4000 K 50K 5000 K	R3 Type 3 R4 Type 4	MVOLT[2] 120[3] 208[3] 240[3] 277[3] 347[3] 480[3]	**Shipped included** (blank) Surface mounting bracket	**Shipped installed** PER NEMA twist-lock receptacle only (controls ordered separate)[7,8] PER5 Five-wire receptacle only (controls ordered separate)[7,8] PER7 Seven-wire receptacle only (controls ordered separate)[7,8] PIR 180° motion/ambient light sensor, <15' mtg ht[9] FAO Field adjustable output[7]	**Shipped installed** SF Single fuse (120, 277 or 347V)[3] DF Double fuse (208, 240 or 480V)[3] HS House-side shield[10] LCE Left Conduit Entry[11] RCE Right Conduit Entry[11] **Shipped separately** BSW Bird-deterent spikes[12] EGS External glare shield[12]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white DSSTXD Textured sandstone

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Not available in the P1 performance package.
3 Not available with ROAM®. See PERS or PER7 option.
4 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See Accessories information.
5 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls.
6 Specifies the Sensor Switch MSOD-7-ODP control; see Outdoor Control Technical Guide for details. Dimming driver standard. Not available with PERS or PER7. Must specify 120V or 277V. Requires PER or separate on/off.
7 Not available with PERS or PER7 options.
8 Must specify 120, 277, or 347V option.
9 Must specify 208, 240, or 480V option.
10 Also available as a separate accessory; see Accessories information.
11 Requires a contractor supplied ½" EMT raintight fitting.
12 Requires luminaire to be specified with PER, PERS or PER7 option. Ordered and shipped as a separate line item from Acuity Brands Controls.

Accessories
Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V)[1]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V)[1]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V)[1]
DSHORT SBK U	Shorting cap
KAXWVS U	House-side shield
KAXWSW U	Bird-deterrent spikes
KAXWEGS U	External glare shield

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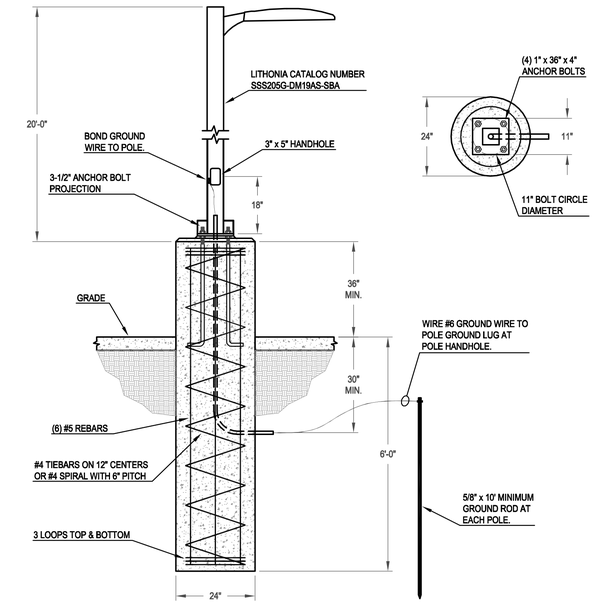

1 ELECTRICAL
FIXTURE TYPE 'E' MOUNTING DETAIL
NOT TO SCALE

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elm grove, wi 53122
262.641.0746

STAMPS

WISCONSIN
DAVID B. KORNACKI
E-33120-006
NEW BERLIN, WI
PROFESSIONAL ENGINEER

Date: 01/08/18

PROJECT TITLE

GERMANTOWN RESTAURANT
W140N10385 & W140N10393 FOND DU LAC AVE
GERMANTOWN, WI, 53022

Rev. No.	Revisions:	Date:

PROJECT NUMBER
17132

ISSUE DATE
01/08/18

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D.B.K.

DRAWING TITLE
SCHEDULES & DETAILS

DRAWING NUMBER
E003

Corporation Registration #33120-6-1K10672
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CONSULTING ELECTRICAL ENGINEERS
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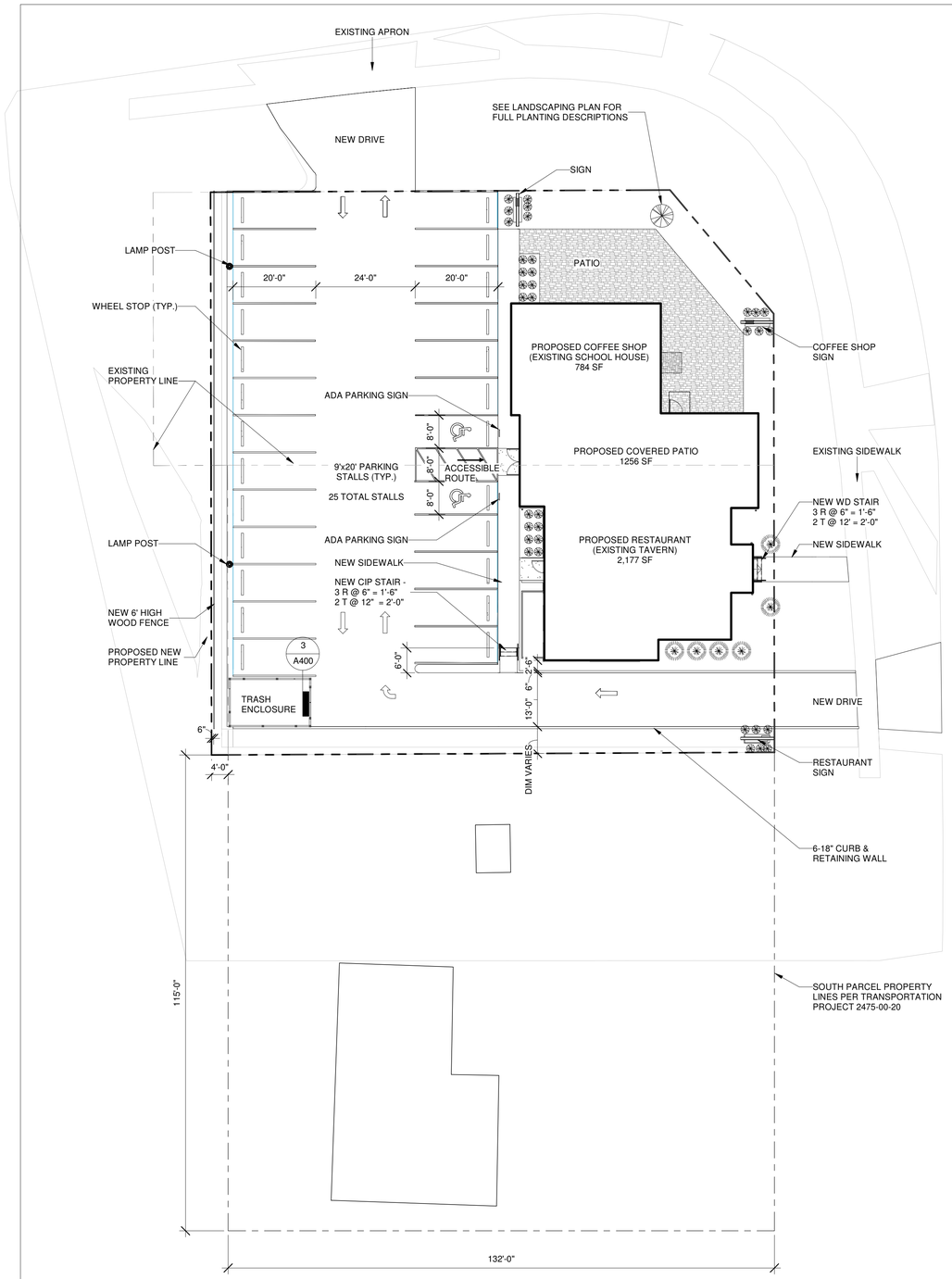


1 AS100 **Site Plan**

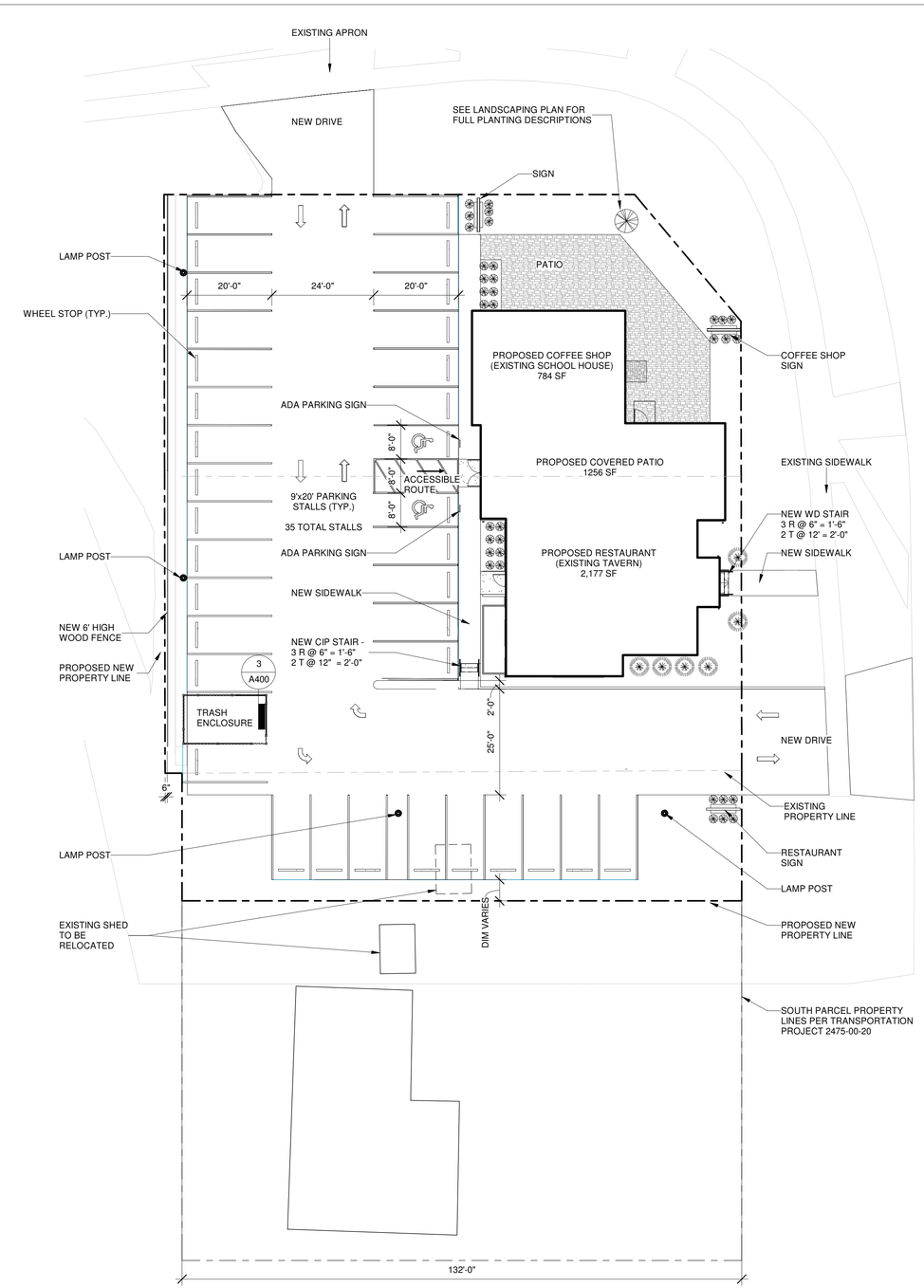
1/16" = 1'-0"

0' 8' 16' 32'

SCALE 1/16" = 1'-0"

NORTH

LOT COVERAGE		
Name	Area	% of Total
Building	4020 SF	22%
Green Space	2754 SF	15%
Paving & Concrete	11525 SF	63%
Total Area	18299 SF	



2 AS100 **Site Plan Additional Parking Option 1**

1/16" = 1'-0"

0' 8' 16' 32'

SCALE 1/16" = 1'-0"

NORTH

LOT COVERAGE - PARKING OPTION 1		
Name	Area	% of Total
Building	4020 SF	19%
Green Space	2115 SF	10%
Paving & Concrete	14751 SF	71%
Total Area	20886 SF	

DESIGN
DEVELOPMENT

2/21/2018 10:52:52 AM

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PROJECT TITLE

GERMANTOWN
RESTAURANT
W140N10385 & W140N10393 FOND DU LAC AVE
GERMANTOWN, WI, 53022

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ARCHITECTURAL
SITE PLANS

DRAWING NUMBER

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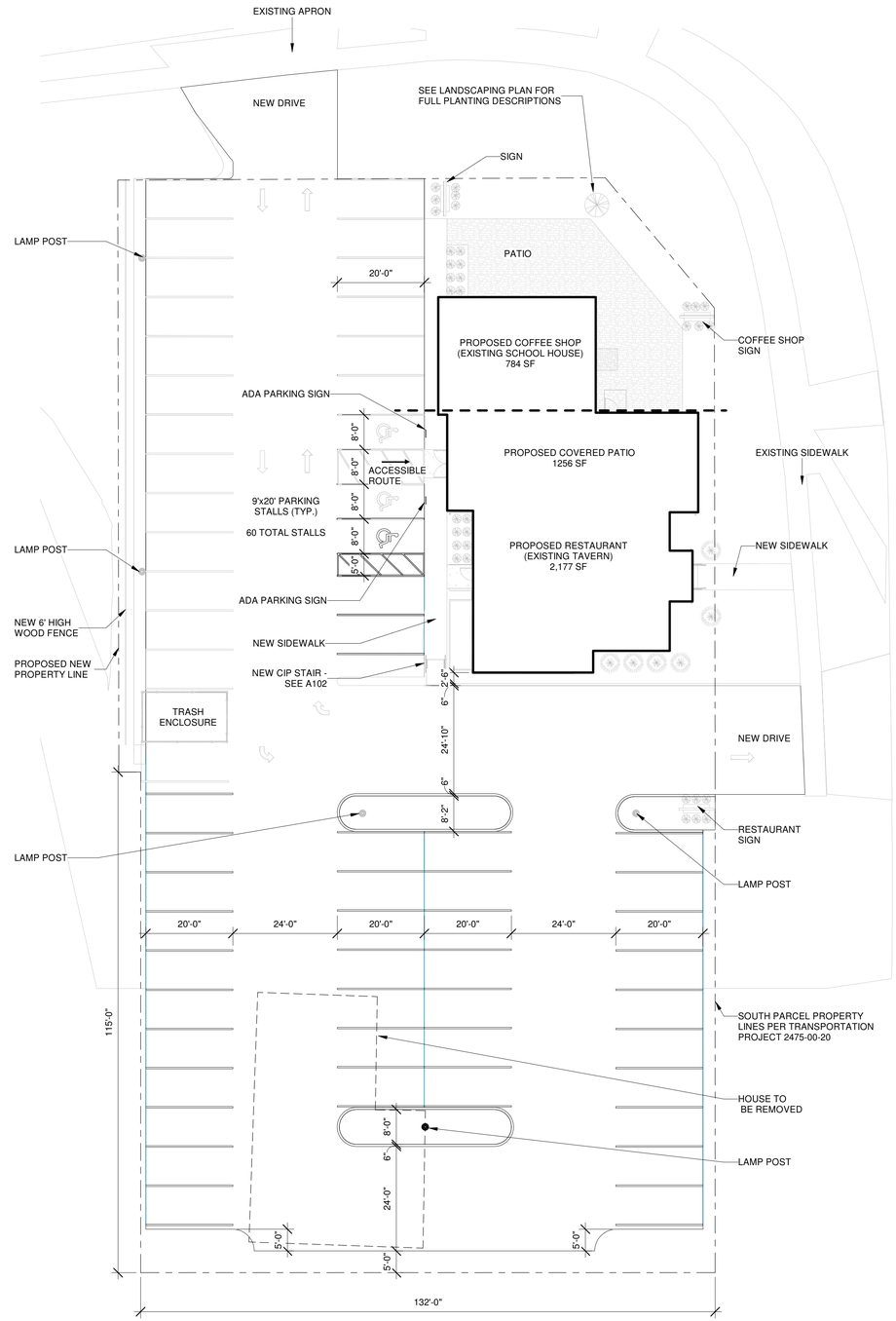

1 AS101 Proposed Parking Expansion Plan

1/16" = 1'-0"

0' 8' 16' 32'

SCALE 1/16" = 1'-0"

LOT COVERAGE - PROPOSED EXPANSION

Name	Area	% of Total
Building	4020 SF	12%
Green Space	3489 SF	11%
Paving & Concrete	25339 SF	77%
Total Area	32847 SF	

DESIGN DEVELOPMENT

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STAMPS

PROJECT TITLE

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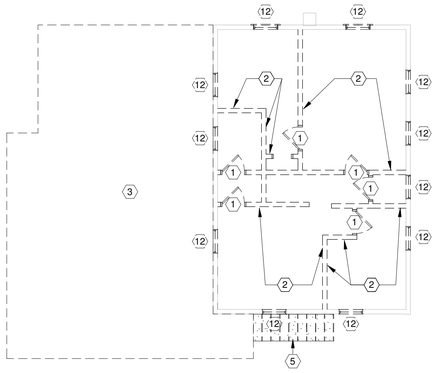


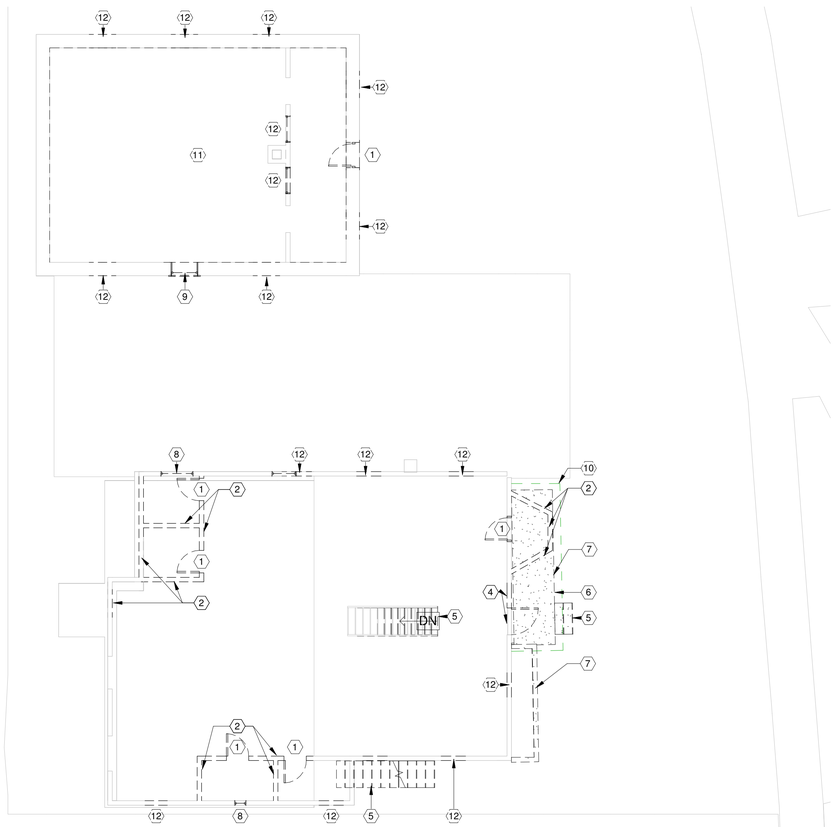
2 AD100 DEMO PLAN - SECOND FLOOR

1/8" = 1'-0"

NORTH

0' 4' 8' 16'

SCALE 1/8" = 1'-0"



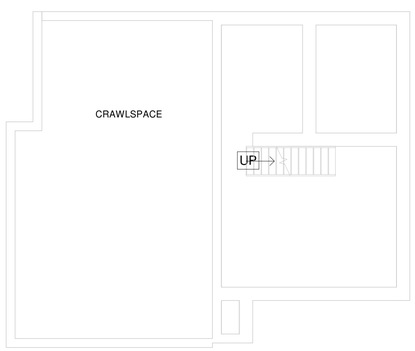
1 AD100 DEMO PLAN - GROUND FLOOR

1/8" = 1'-0"

NORTH

0' 4' 8' 16'

SCALE 1/8" = 1'-0"



4 AD100 DEMO PLAN - BASEMENT

1/8" = 1'-0"

NORTH

0' 4' 8' 16'

SCALE 1/8" = 1'-0"

DEMOLITION GENERAL NOTES

1. EXISTING BUILDING PLANS HAVE BEEN SHOWN ACCORDING TO ORIGINAL BUILDING PLANS AND FIELD NOTES AND MEASUREMENTS. EXISTING CONDITIONS AND DIMENSIONS SHALL BE FIELD VERIFIED BY CONTRACTORS AND DISCREPANCIES REPORTED TO THE ARCHITECT PRIOR TO FRAMING.
2. CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING BUILDING AMENITIES NOT SLATED FOR DEMOLITION OR REMODELING. EXISTING WALLS, PARTITIONS, FLOOR LINES AND DOORS AND FRAMES THAT REMAIN ARE SHOWN IN CONTINUOUS LINE WEIGHT. THESE AND EXISTING FLOOR AND WALL FINISHES THAT ARE SCHEDULED TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION. ANY SUCH EXISTING CONDITIONS WHICH ARE DAMAGED OR BECOME UNSTABLE DUE TO OTHER DEMOLITION SHALL BE REPLACED AT NO COST TO OWNER WITH NEW CONSTRUCTION TO MATCH.
3. ALL EXISTING WALLS, PATCH FLUSH TO REPAIR EXISTING HOLES, DAMAGED AREAS AND WHERE WALLS WERE PREVIOUSLY REMOVED, OR UTILITY MODIFICATIONS WERE PERFORMED. PROVIDE NEW FINISHES PER SCHEDULE. PATCH AND REPAIR EXISTING WALLS TO REMAIN TO PROVIDE A SUITABLE SURFACE FOR NEW FINISHES.
4. GC SHALL PROVIDE AND MAINTAIN APPROPRIATE BARRICADES AND SAFETY MEASURES IN AREAS OF CONSTRUCTION AT ALL TIMES.
5. ALL CUTTING AND PATCHING SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR UNLESS OTHERWISE STIPULATED BY OR ARRANGED WITH THE GC.
6. PROVIDE GYPSUM BOARD CONTROL JOINTS AT ALL LOCATIONS WHERE NEW WALL SURFACE MEETS EXISTING TO REMAIN.
7. ALL DIMENSIONS NOTED TO BE VERIFIED SHALL BE VERIFIED ON SITE BY THE CONTRACTOR AND REPORTED TO THE ARCHITECT FOR CONFIRMATION PRIOR TO FRAMING OF WALLS.
8. REMOVE EXISTING FLOOR FINISHES SLATED FOR DEMOLITION TO SUB FLOOR AND PREPARE FOR NEW FINISHES.
9. SALVAGE EXISTING DOORS AND HARDWARE FOR REUSE, RETURN EXCESS DOORS AND HARDWARE TO OWNER.
10. SALVAGE EXISTING CASEWORK FOR REUSE, RETURN EXCESS CASEWORK TO OWNER.
11. SALVAGE EXISTING PLUMBING FIXTURES FOR REUSE, RETURN EXCESS FIXTURES TO OWNER.
12. SALVAGE EXISTING LIFE SAFETY EQUIPMENT, FIRE EXTINGUISHERS, EXIT SIGNS, ETC. FOR REUSE, RETURN EXCESS EQUIPMENT TO OWNER.
13. SALVAGE EXISTING HVAC GRILLES AND LOUVERS FOR REUSE, RETURN EXCESS TO OWNER.
14. SALVAGE EXISTING OUTLETS AND SWITCHES AND LIGHT FIXTURES FOR REUSE, PULL ALL ABANDONED WIRE FROM CONDUIT, RETURN EXCESS MATERIAL TO OWNER.

DEMOLITION KEY NOTES

Key Value	Keynote Text
1	EXISTING DOOR AND FRAME TO BE REMOVED & DISPOSED OF.
2	EXISTING WALL TO BE REMOVED & DISPOSED OF.
3	EXISTING ROOF TO BE REMOVED & DISPOSED OF. PREP FOR NEW ROOF.
4	EXISTING DOOR, FRAME & WALL TO BE REMOVED & DISPOSED OF. PREP FOR NEW DOOR W/ SIDE LIGHTS.
5	EXISTING STAIR & RAILING TO BE REMOVED.
6	CONCRETE PORCH TO BE REMOVED & DISPOSED OF.
7	BRICK MASONRY TO BE REMOVED & DISPOSED OF.
8	EXISTING WINDOW & FRAME TO BE REMOVED & DISPOSED OF.
9	EXISTING WINDOW & FRAME TO BE REMOVED & DISPOSED OF. PREP FOR NEW 3'-0" X 7'-0" DOOR W/ TRANSOM.
10	OVERHANG TO BE REMOVED
11	EXISTING FLOOR TO BE REMOVED. SALVAGE WOOD WHERE POSSIBLE & RETURN TO OWNER.
12	EXISTING WINDOW & FRAME TO BE REMOVED & DISPOSED OF. PREP FOR NEW WINDOW.

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STAMPS

PROJECT TITLE

GERMANTOWN RESTAURANT

W140N10385 & W140N10393 FOND DU LAC AVE
GERMANTOWN, WI, 53022

Rev. No.	Revisions:	Date:

PROJECT NUMBER

17031

ISSUE DATE

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DRAWING TITLE

ARCHITECTURAL DEMOLITION PLANS

DRAWING NUMBER

AD100

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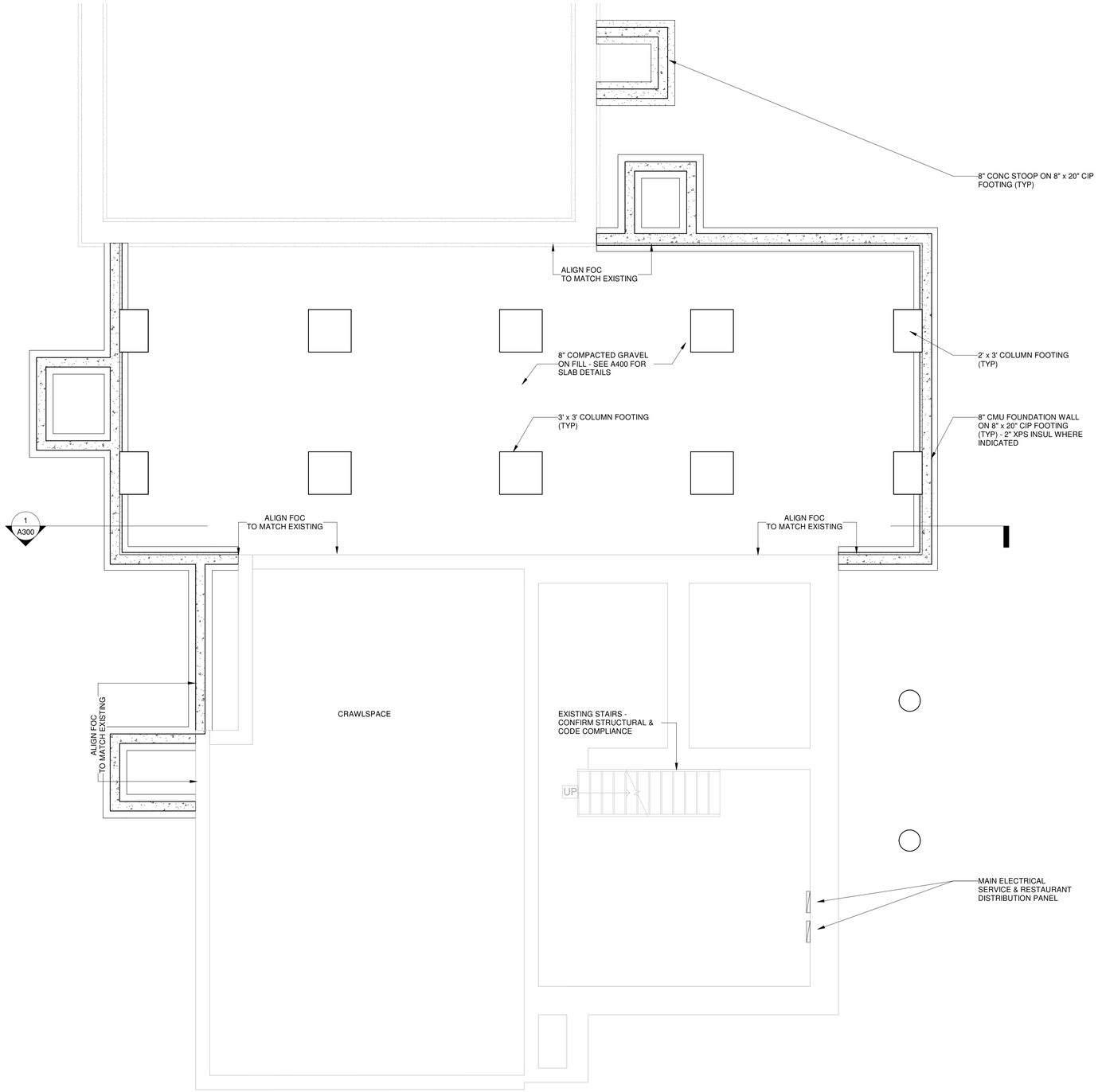

1 A100 BASEMENT FLOOR PLAN

1/4" = 1'-0"

0' 2' 4' 8'

SCALE 1/4" = 1'-0"

NORTH

CONSTRUCTION GENERAL NOTES

1. CONTRACTOR SHALL MAINTAIN REQUIRED PATHS OF EGRESS FROM OCCUPIED AREA OF EXISTING BUILDING.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.
3. CONTRACTOR SHALL PATCH ALL OPENINGS IN FLOOR, ROOF AND WALLS WHICH REMAIN AFTER ALTERATIONS TO BUILDING HAVE BEEN COMPLETED. PATCH TO MATCH EXISTING.
4. PLUMBING, HVAC AND ELECTRICAL DESIGN BUILD CONTRACTORS SHALL BE RESPONSIBLE FOR THE DESIGN OF THEIR SYSTEMS, COORDINATION WITH OTHER TRADES. THE CONTRACT DOCUMENTS INDICATE THE INTENT OF THE PLUMBING, HVAC AND ELECTRICAL WORK DIAGRAMMATICALLY. ALL CONTRACTORS AND/OR SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH THE GENERAL CONTRACTOR. THE VARIOUS CONTRACTORS / SUBCONTRACTORS SHALL ROUTE AND/OR OFFSET THEIR WORK TO AVOID CONFLICTS WHICH MAY APPEAR IN THE CONTRACT DOCUMENTS OR BECAUSE OF JOB CONDITIONS. THIS REROUTING AND/OR OFFSETTING SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER. CHANGE(S) TO THE WORK SHALL BE APPROVED BY OWNER AND ARCHITECT PRIOR TO CONSTRUCTION OF SAID CHANGE(S).
5. NEW WORK SHALL MATCH EXISTING WORK U.N.O.
6. ALL WALLS IN TAVERN TO BE STRIPPED OF DRYWALL & OTHER FINISHES. REBUILD ALL WALLS & COLUMN PROTECTION TO 1 HR FIRE RATING . CONFIRM EXISTING EXTERIOR WALL CONSTRUCTION AS BEING 1 HR RATED.

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TAVERN BASEMENT PLAN

DRAWING NUMBER

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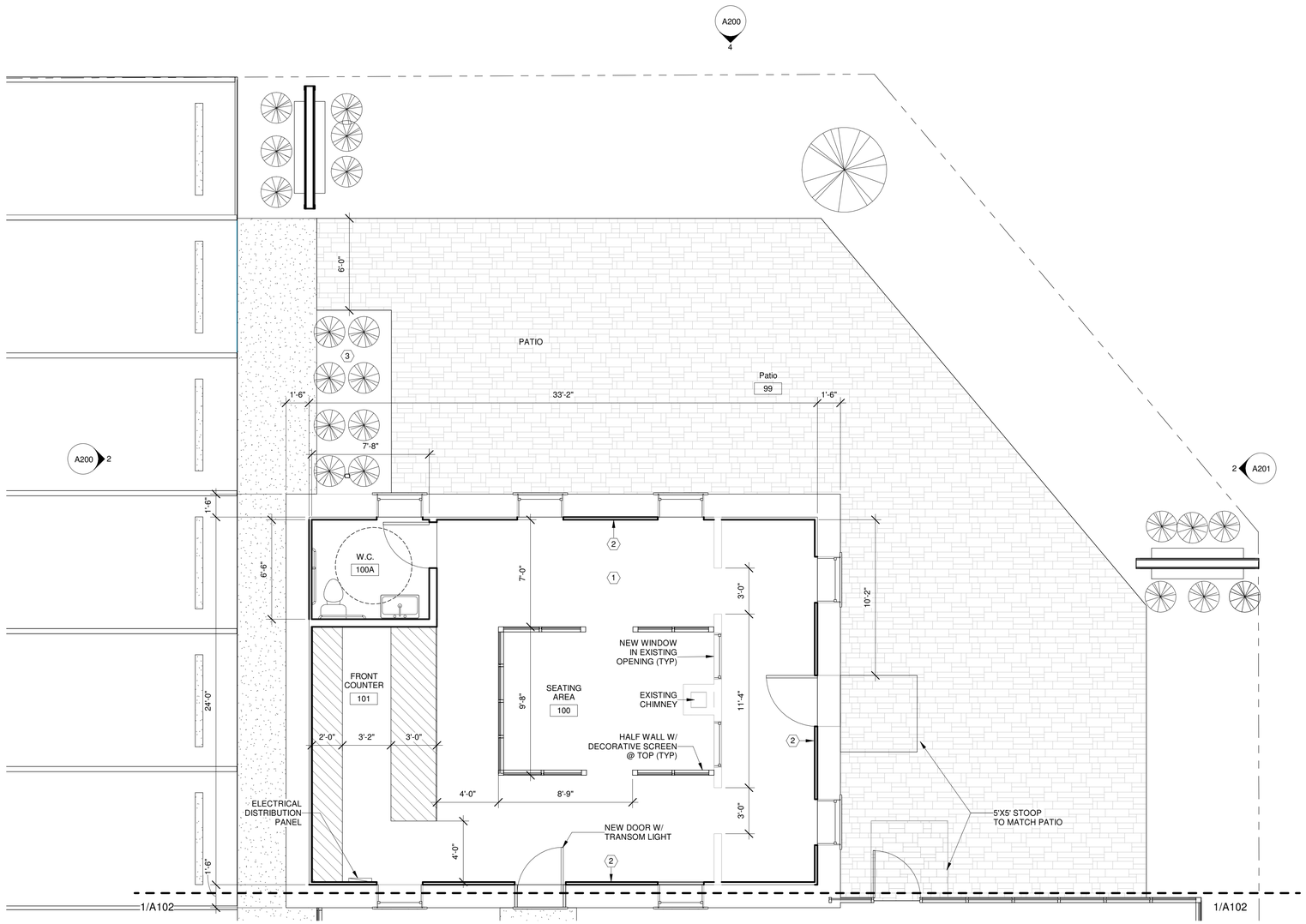

1 A101 SCHOOL GROUND FLOOR PLAN

1/4" = 1'-0"

0' 2' 4' 8'

SCALE 1/4" = 1'-0"

NORTH

CONSTRUCTION GENERAL NOTES

1. CONTRACTOR SHALL MAINTAIN REQUIRED PATHS OF EGRESS FROM OCCUPIED AREA OF EXISTING BUILDING.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.
3. CONTRACTOR SHALL PATCH ALL OPENINGS IN FLOOR, ROOF AND WALLS WHICH REMAIN AFTER ALTERATIONS TO BUILDING HAVE BEEN COMPLETED. PATCH TO MATCH EXISTING.
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5. NEW WORK SHALL MATCH EXISTING WORK U.N.O.
6. ALL NEW DRYWALL PARTITIONS SHALL BE 2X WOOD STUD FRAMING WITH 5/8" GYP BD BOTH SIDES UNLESS NOTED OTHERWISE
7. ALL MILLWORK (INDICATED BY), CASEWORK, & FURNISHINGS, ARE PROPOSED LAYOUTS AND NOT TO BE INCLUDED IN SCOPE OF WORK.

SCHOOL GROUND FLOOR KEY NOTES

Key Value	Keynote Text
1	NEW 4" POLISHED CONC FLOOR ON 6 MIL VISQUEEN VAPOR BARRIER ON 4" COMPACTED GRAVEL ON ENGINEERED FILL DOWN TO FIRM VIRGIN GROUND.
2	5/8" GWB ON 2X FURRING W 1 1/2" RIGID INSUL & 4" VINYL WALL BASE - TYP AT ALL EXTERIOR SCHOOL WALLS
3	6'-0" W x 12'-0" L RAIN GARDEN W/ FRENCH DRAIN SYSTEM

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GERMANTOWN, WI, 53022

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SCHOOL GROUND FLOOR PLAN

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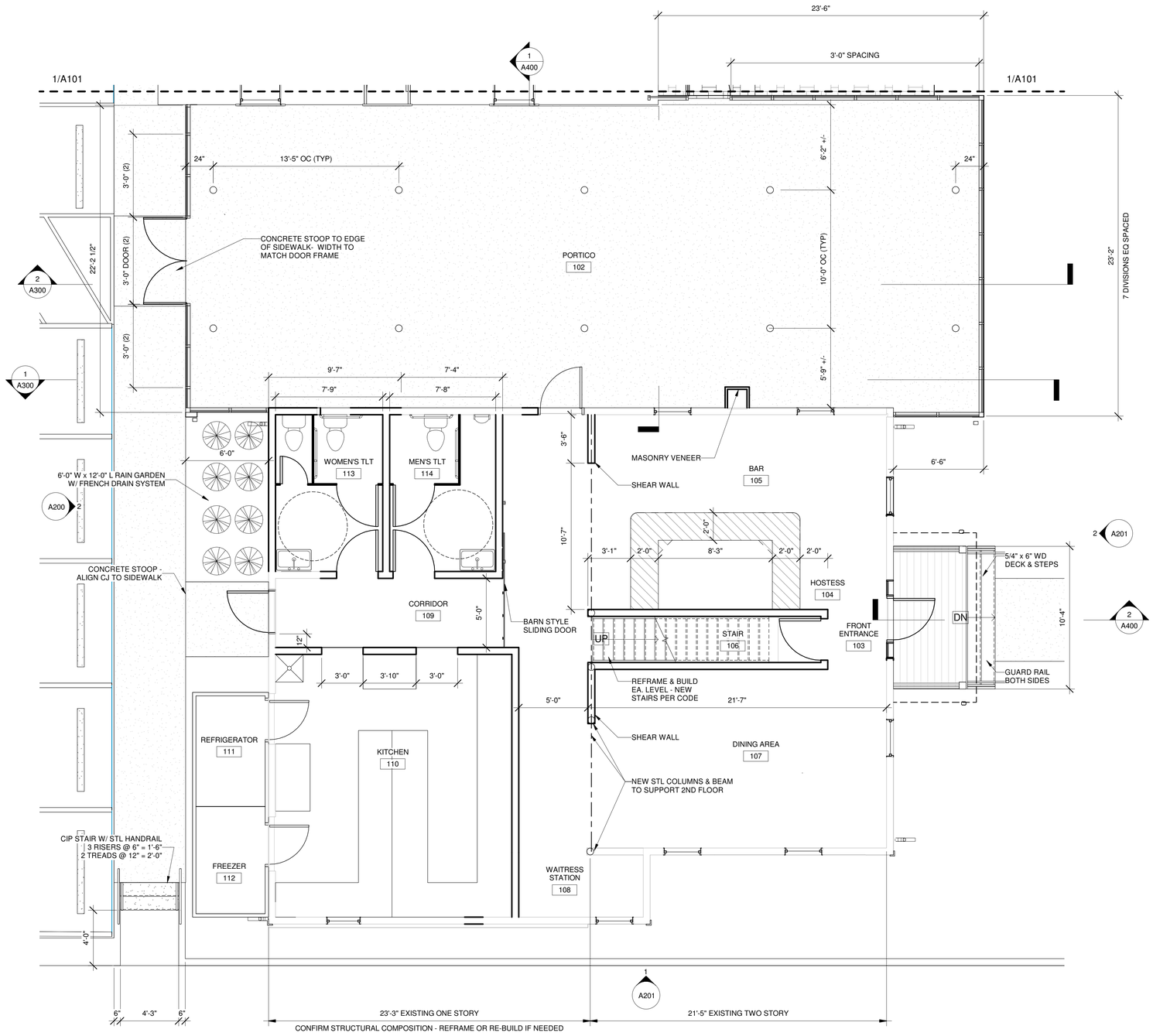

1 A102 TAVERN GROUND FLOOR PLAN

1/4" = 1'-0"

0' 2' 4' 8'
SCALE 1/4" = 1'-0"

NORTH

CONSTRUCTION GENERAL NOTES

1. CONTRACTOR SHALL MAINTAIN REQUIRED PATHS OF EGRESS FROM OCCUPIED AREA OF EXISTING BUILDING.
2. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE.
3. CONTRACTOR SHALL PATCH ALL OPENINGS IN FLOOR, ROOF AND WALLS WHICH REMAIN AFTER ALTERATIONS TO BUILDING HAVE BEEN COMPLETED. PATCH TO MATCH EXISTING.
4. PLUMBING, HVAC AND ELECTRICAL DESIGN BUILD CONTRACTORS SHALL BE RESPONSIBLE FOR THE DESIGN OF THEIR SYSTEMS, COORDINATION WITH OTHER TRADES. THE CONTRACT DOCUMENTS INDICATE THE INTENT OF THE PLUMBING, HVAC AND ELECTRICAL WORK DIAGRAMMATICALLY. ALL CONTRACTORS AND/OR SUBCONTRACTORS SHALL COORDINATE THEIR WORK WITH THE GENERAL CONTRACTOR. THE VARIOUS CONTRACTORS / SUBCONTRACTORS SHALL ROUTE AND/OR OFFSET THEIR WORK TO AVOID CONFLICTS WHICH MAY APPEAR IN THE CONTRACT DOCUMENTS OR BECAUSE OF JOB CONDITIONS. THIS REROUTING AND/OR OFFSETTING SHALL BE DONE AT NO ADDITIONAL COST TO THE OWNER. CHANGE(S) TO THE WORK SHALL BE APPROVED BY OWNER AND ARCHITECT PRIOR TO CONSTRUCTION OF SAID CHANGE(S).
5. NEW WORK SHALL MATCH EXISTING WORK U.N.O.
6. PROVIDE FIRE TREATED BLOCKING AT MILLWORK AND WALL HUNG ELEMENTS IN RATED WALLS.
7. ALL NEW DRYWALL PARTITIONS SHALL BE 2X WOOD STUD FRAMING WITH 5/8" GYP BD BOTH SIDES UNLESS NOTED OTHERWISE
8. ALL MILLWORK (INDICATED BY ▨), CASEWORK, & FURNISHINGS, ARE PROPOSED LAYOUTS AND NOT TO BE INCLUDED IN SCOPE OF WORK.
9.
10. ALL WALLS IN TAVERN TO BE STRIPPED OF DRYWALL & OTHER FINISHES. REBUILD ALL WALLS TO MINIMUM R-20 & ALL WALLS & COLUMN PROTECTION TO 1 HR FIRE RATING. CONFIRM EXISTING EXTERIOR WALL CONSTRUCTION AS BEING 1 HR FIRE RATED.

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PROJECT TITLE

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GERMANTOWN, WI, 53022

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TAVERN GROUND FLOOR PLAN

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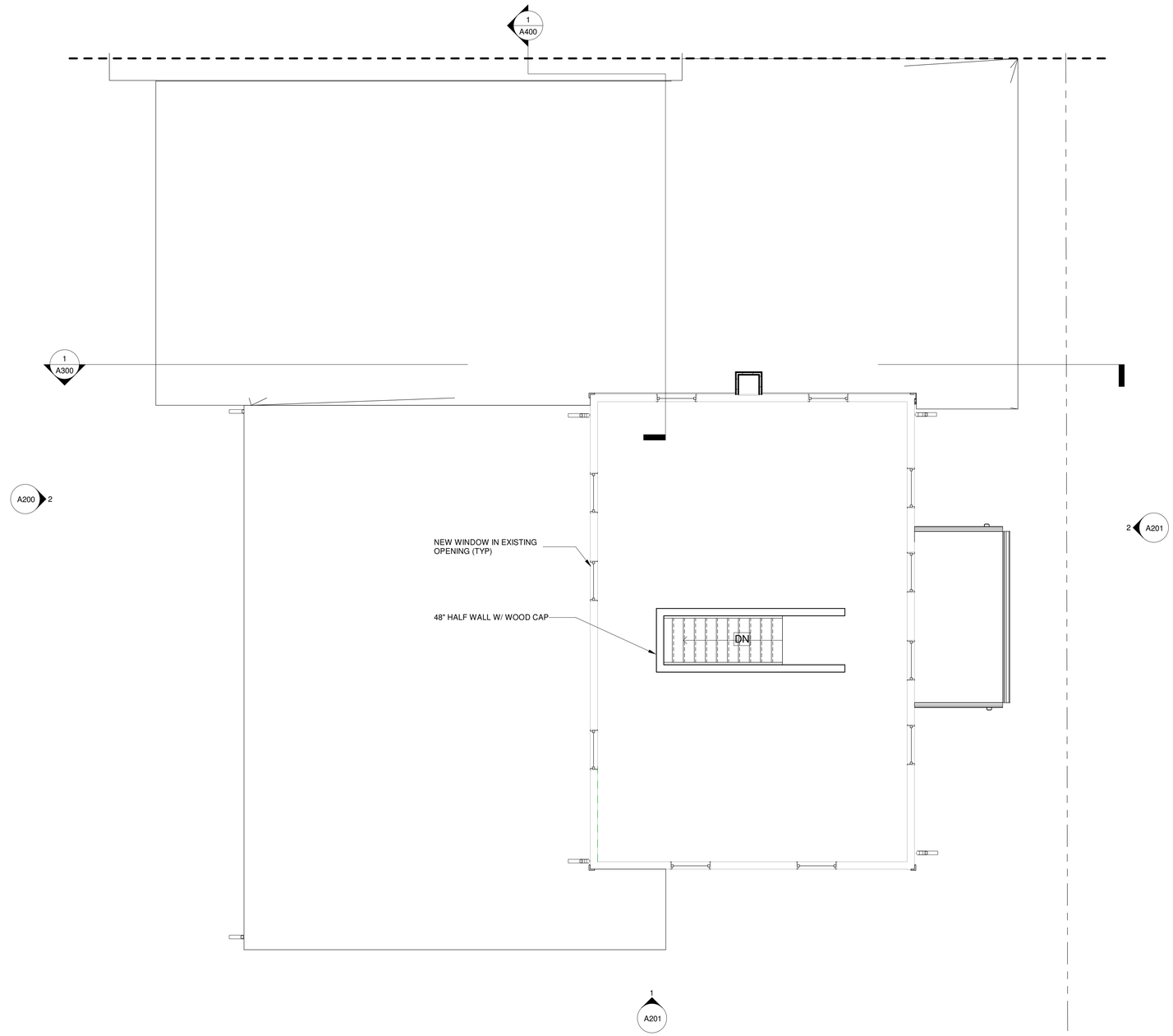

1 A103 Tavern Second Floor

1/4" = 1'-0"

0' 2' 4' 8'

SCALE 1/4" = 1'-0"

NORTH

CONSTRUCTION GENERAL NOTES

1. CONTRACTOR SHALL MAINTAIN REQUIRED PATHS OF EGRESS FROM OCCUPIED AREA OF EXISTING BUILDING.
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5. NEW WORK SHALL MATCH EXISTING WORK U.N.O.
6. ALL DRYWALL PARTITIONS SHALL BE 2X WOOD STUD FRAMING WITH 5/8" GYP BD BOTH SIDES UNLESS NOTED OTHERWISE
7. ALL MILLWORK (INDICATED BY), CASEWORK, & FURNISHINGS, ARE PROPOSED LAYOUTS AND NOT TO BE INCLUDED IN SCOPE OF WORK.
8. ALL WALLS IN TAVERN TO BE STRIPPED OF DRYWALL & OTHER FINISHES. REBUILD ALL WALLS & COLUMN PROTECTION TO 1 HR FIRE RATING . CONFIRM EXISTING EXTERIOR WALL CONSTRUCTION AS BEING 1 HR RATED.

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TAVERN
SECOND
FLOOR PLAN

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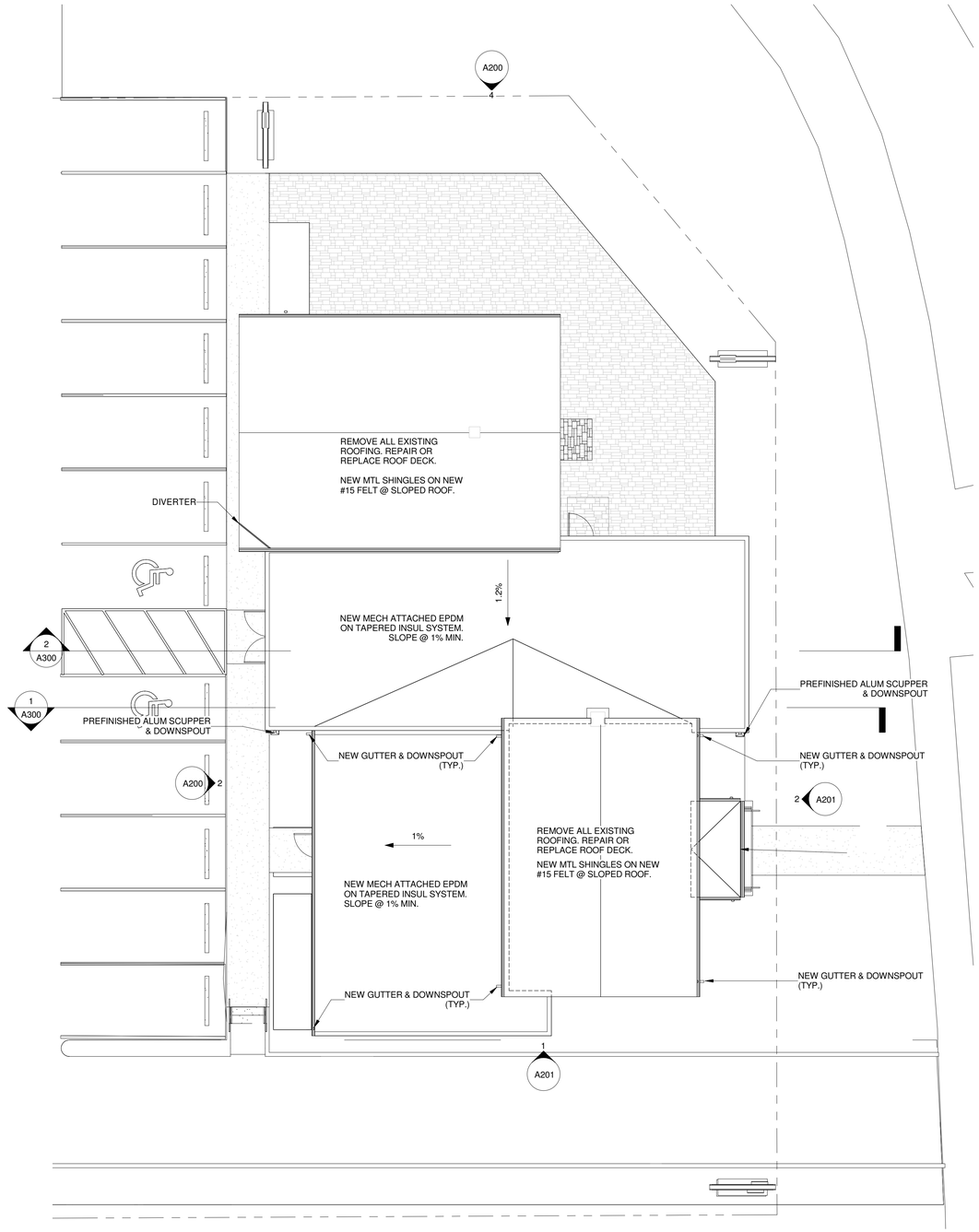

F1 A105 Roof Plan

1/8" = 1'-0"

NORTH

0' 4' 8' 16'

SCALE 1/8" = 1'-0"

GENERAL ROOF NOTES

A. PROVIDE APPROVED TRANSITIONS BETWEEN EXISTING ROOFING AND NEW ROOFING TO MAINTAIN EXISTING ROOF WARRANTY.

B. CONTRACTOR SHALL COORDINATE ROOFING INSTALLATION WITH MECHANICAL DRAWINGS. PROVIDE CURBING AND FLASHING AS REQUIRED AT ROOF PENETRATIONS TO MAINTAIN INTEGRITY OF ROOF MEMBRANE.

C. AT SHINGLE ROOFING, PROVIDE PERIMETER UNDERLAYMENT AT ALL ROOF VALLEYS AND TO 2'-0" IN FROM EXISTING FACE OF WALL AT ROOF EAVES, AND AS SPECIFICALLY NOTED ON THE DRAWINGS.

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ROOF PLAN

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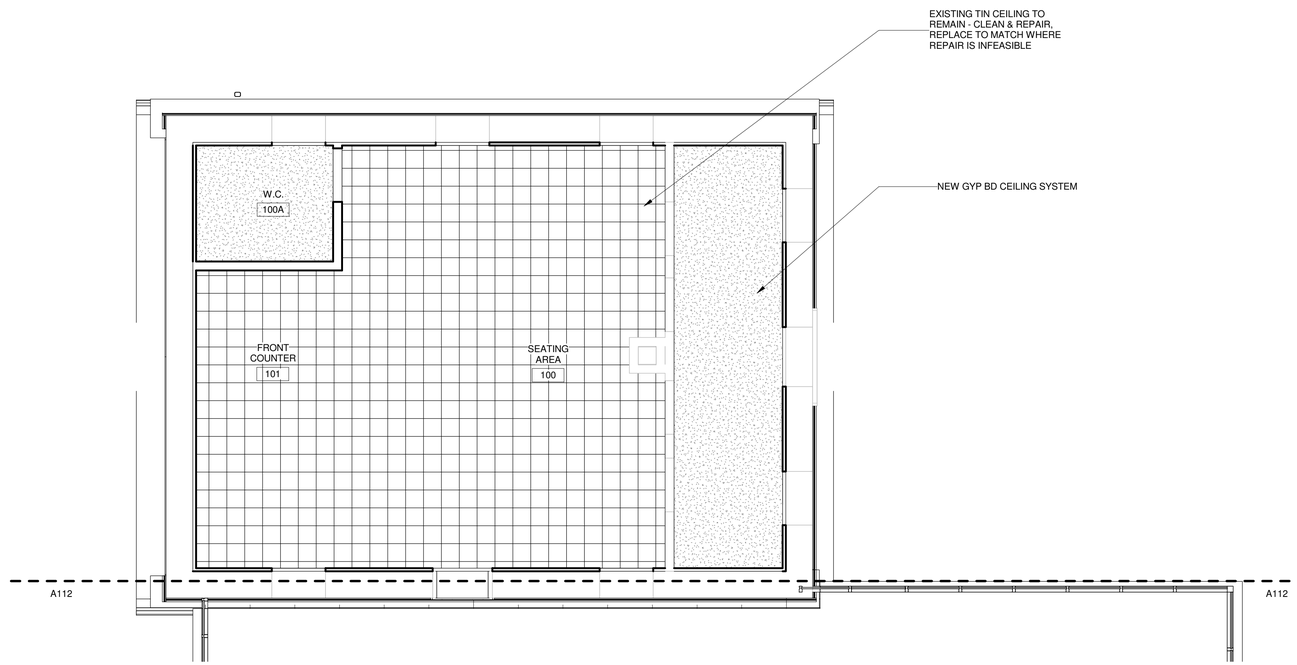

F1 A111 SCHOOL GROUND FLOOR RCP

1/4" = 1'-0"

NORTH

0' 2' 4' 8'

SCALE 1/4" = 1'-0"

REFLECTED CEILING PLAN NOTES

A. CEILING HVAC CONTRACTOR TO LOCATE ALL CEILING DIFFUSERS AND COORDINATE WITH MECHANICAL & ELECTRICAL CONTRACTOR, AS REQUIRED.

B. ELECTRICAL CONTRACTOR TO LOCATE ALL LIGHT FIXTURES AS SHOWN ON ELECTRICAL DRAWINGS.

C. SPACING OF CEILING SUPPORT JOISTS FOR MOISTURE RESISTANT GYPSUM BOARD IS NOT TO EXCEED 16" O.C.

D. STENCIL LABELING FOR FIRE, FIRE/SMOKE, SMOKE PARTITIONS IS REQUIRED. STENCIL TO READ " 1 HR RATED / SMOKE WALL, PROTECT ALL OPENINGS" AND BE LEGIBLE FROM ANY LOCATION WITHIN ROOM. STENCIL LABEL TO OCCUR MIN OF (1) PER ROOM AND AT BACKSIDE OF GYP. CEILINGS TO PROTECT AGAINST FUTURE WORK PENETRATIONS. FINAL STENCIL TO BE USED TO BE SUBMITTED FOR REVIEW BY ARCHITECT.

E. PROVIDE ACT HOLD DOWN CLIPS WITHIN 20'-0" OF ENTRY DOORS

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SCHOOL GROUND FLOOR RCP

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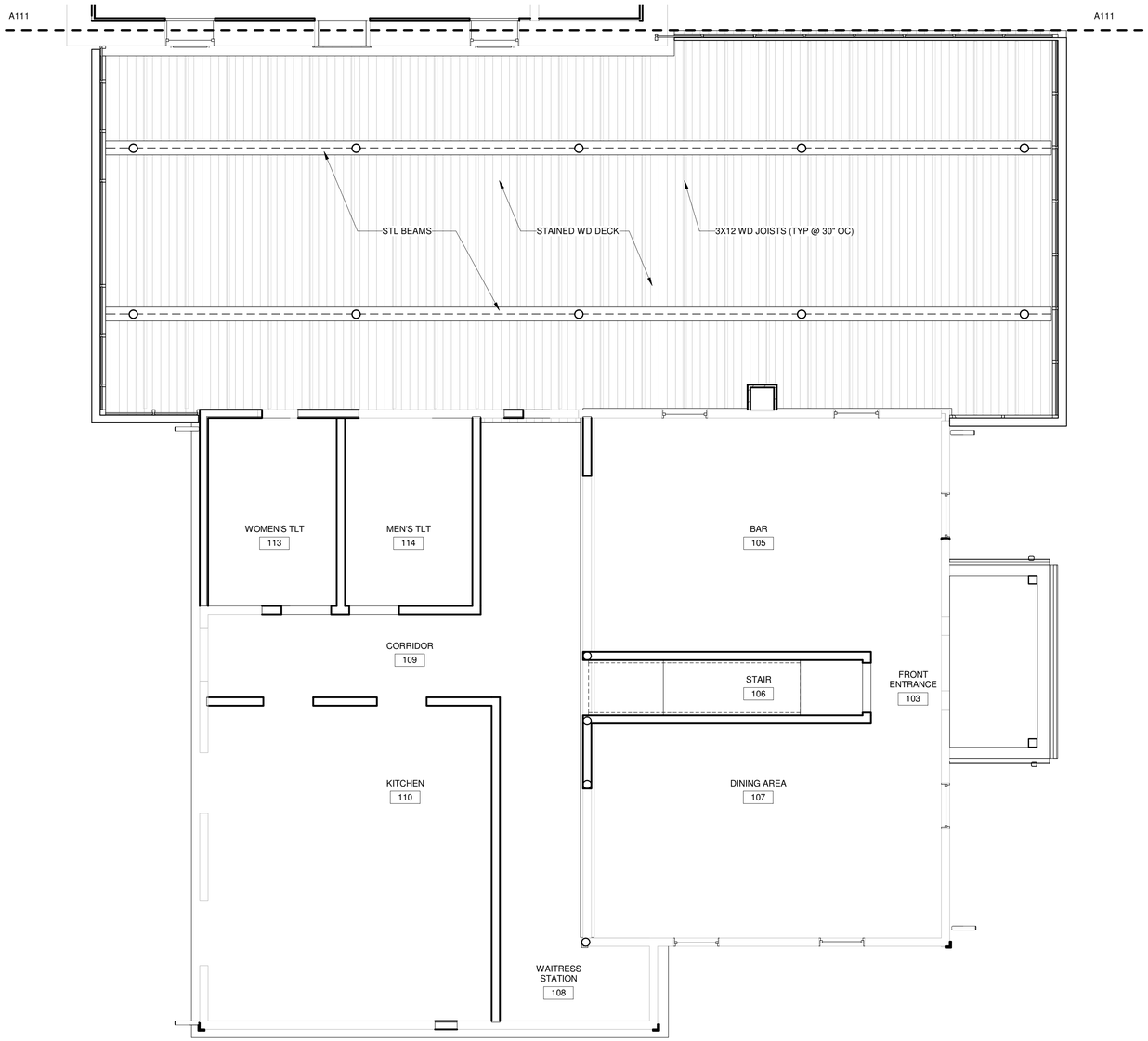

1 A112 TAVERN RCP

1/4" = 1'-0"

NORTH

0' 2' 4' 8'

SCALE 1/4" = 1'-0"

REFLECTED CEILING PLAN NOTES

A. CEILING HVAC CONTRACTOR TO LOCATE ALL CEILING DIFFUSERS AND COORDINATE WITH MECHANICAL & ELECTRICAL CONTRACTOR, AS REQUIRED.

B. ELECTRICAL CONTRACTOR TO LOCATE ALL LIGHT FIXTURES AS SHOWN ON ELECTRICAL DRAWINGS.

C. SUSPENDED CEILING SYSTEM TO BE 2'x2'x 3/4" OR 2'x4'x 3/4" LAY-IN ACOUSTICAL TILE, STANDARD GRID. (SEE SPECS)

D. REFLECTED CEILING PLAN IS SHOWN FOR SUSPENDED CEILING SYSTEM INSTALLATION ONLY. ELECTRICAL CONTRACTOR TO INSTALL ALL ELECTRICAL ITEMS PER ELECTRICAL DRAWINGS.

E. CONTRACTOR TO PROVIDE ACCESS PANELS TO FIRE & FIRE/SMOKE DAMPERS & PLUMBING VALVES, IN AREAS WITH GYPSUM CEILINGS, CONTRACTOR TO COORDINATE W/ HVAC CONTRACTOR. (PROVIDE ACUDOR: FB-5060 FOR FIRE RATED WALLS AND CEILINGS OR DW-5040 FOR NON FIRE RATED WALLS AND CEILINGS.) PROVIDE ACCESS IN ALL ROOMS WITH A GYPSUM CEILING.

F. CONTRACTOR TO PROVIDE CEILING ACCESS PANELS IN ROOMS WITH NEW GYP BD CEILINGS THAT BORDER FIRE RATED OR FIRE/SMOKE RATED PARTITIONS.

G. SPACING OF CEILING SUPPORT JOISTS FOR MOISTURE RESISTANT GYPSUM BOARD IS NOT TO EXCEED 16" O.C.

H. STENCIL LABELING FOR FIRE, FIRE/SMOKE, SMOKE PARTITIONS IS REQUIRED. STENCIL TO READ " 1 HR RATED / SMOKE WALL, PROTECT ALL OPENINGS" AND BE LEGIBLE FROM ANY LOCATION WITHIN ROOM. STENCIL LABEL TO OCCUR MIN OF (1) PER ROOM AND AT BACKSIDE OF GYP. CEILINGS TO PROTECT AGAINST FUTURE WORK PENETRATIONS. FINAL STENCIL TO BE USED TO BE SUBMITTED FOR REVIEW BY ARCHITECT.

I. ONE (1) HR FIRE RATED GYPSUM CEILING, TO BE INSTALLED THROUGHOUT TENANT SPACE @ UNDERSIDE OF WOOD STRUCTURE. FIRST LAYER OF GYP BD IS EXIST, TENANT IMPROVEMENT CONTRACTOR IS TO INSTALL SECOND LAYER.

J. PROVIDE STENCIL LABELING AT RATED GYPSUM CEILING MEMBRANE THROUGHOUT. SEE NOTE ABOVE FOR STENCIL FORMAT. STENCIL TO APPEAR AT LEAST ONCE WITHIN EACH ROOM. STENCIL LABEL MUST BE VISIBLE FROM ANY LOCATION ABOVE THE FINISHED ACOUSTICAL CEILING TILE GRID.

K. PROVIDE ACT HOLD DOWN CLIPS WITHIN 20'-0" OF ENTRY DOORS

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TAVERN GROUND FLOOR RCP

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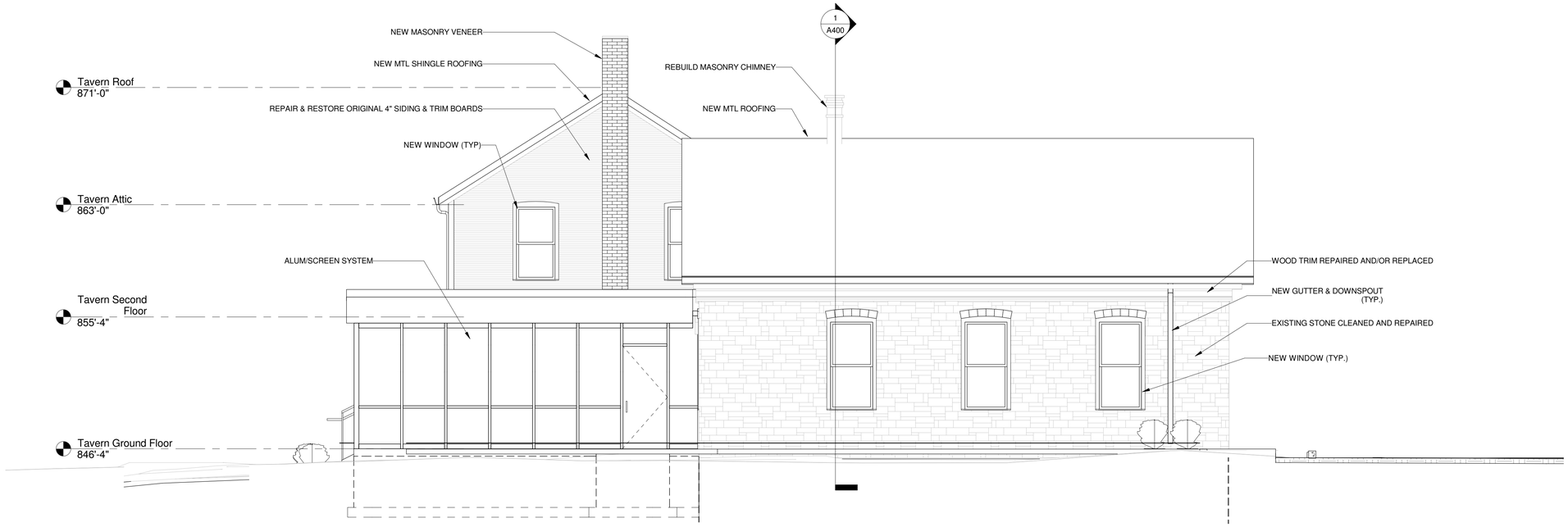
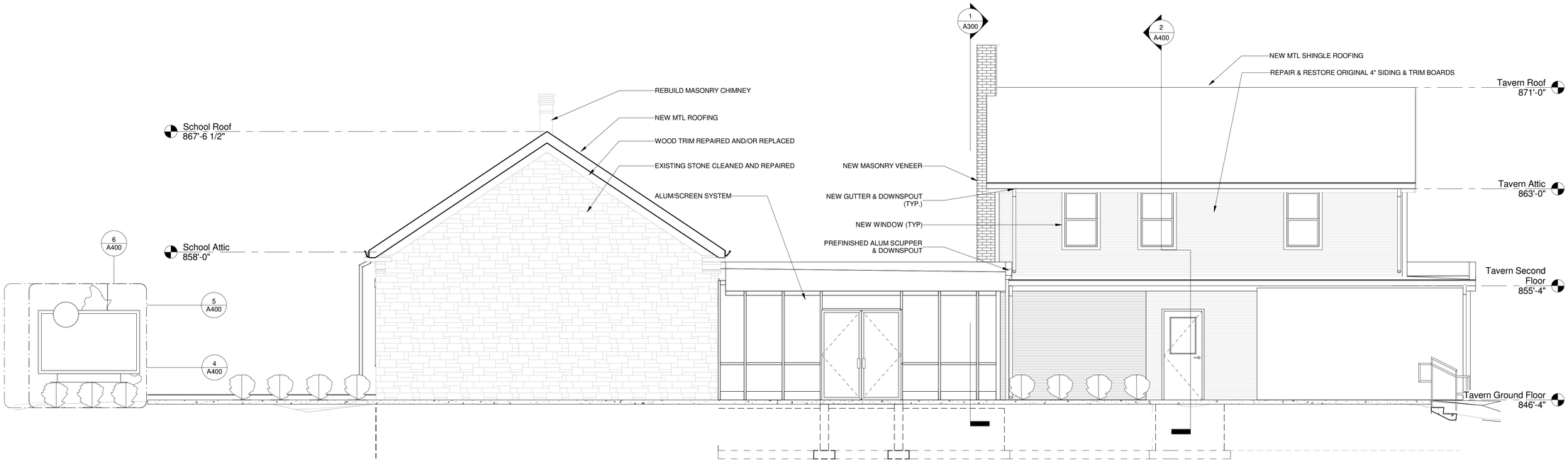


4 A200 North

1/4" = 1'-0"

0' 2' 4' 8'

SCALE 1/4" = 1'-0"



2 A200 West

1/4" = 1'-0"

0' 2' 4' 8'

SCALE 1/4" = 1'-0"

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DRAWING NUMBER

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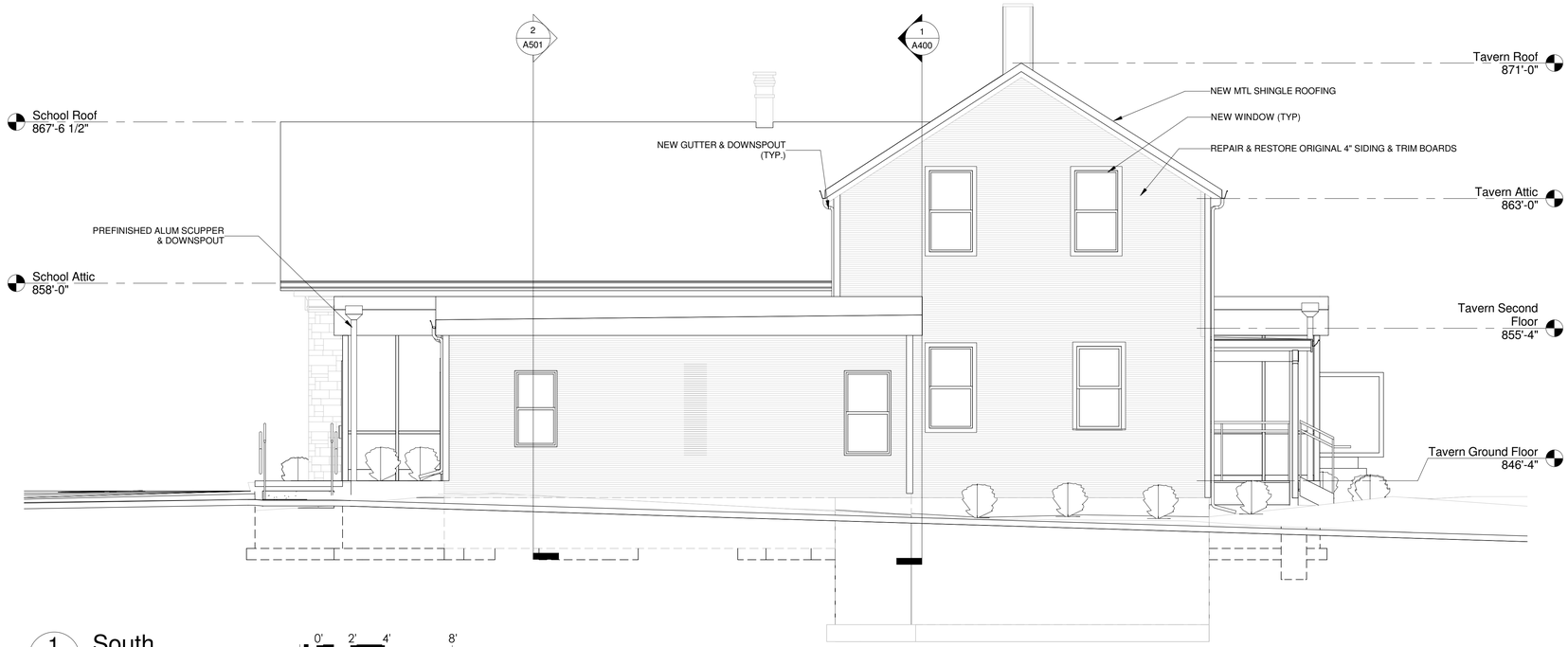
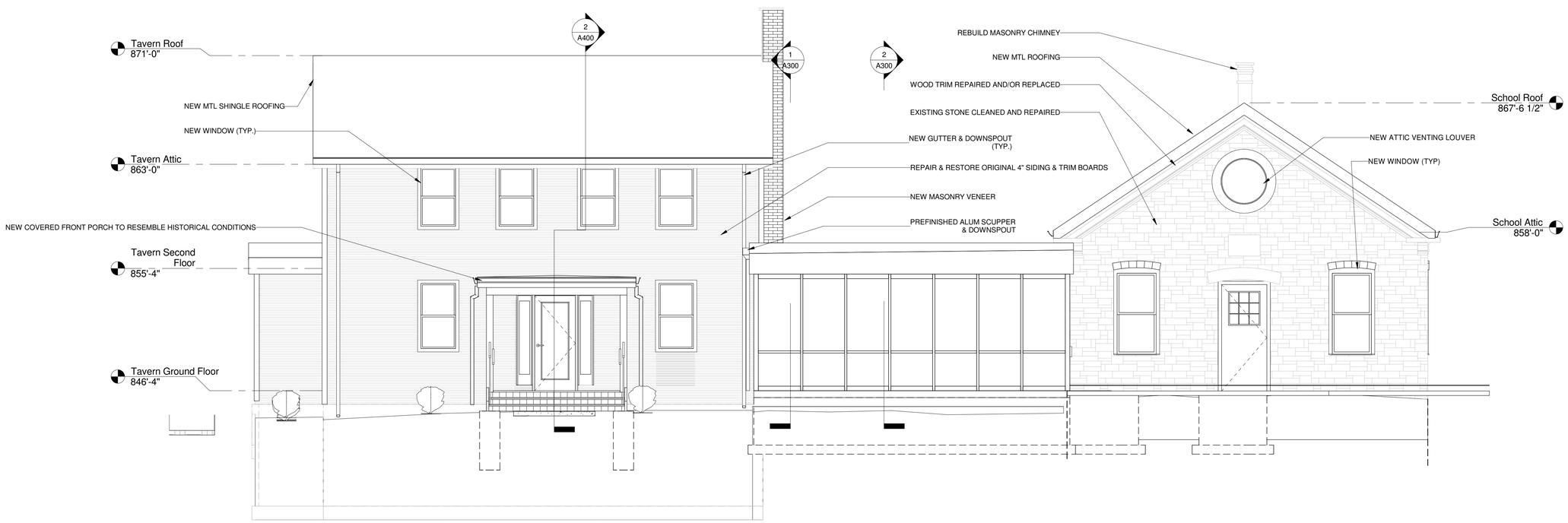


1 A201 South

1/4" = 1'-0"

0' 2' 4' 8'
SCALE 1/4" = 1'-0"



2 A201 East

1/4" = 1'-0"

0' 2' 4' 8'
SCALE 1/4" = 1'-0"

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EXTERIOR
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A201

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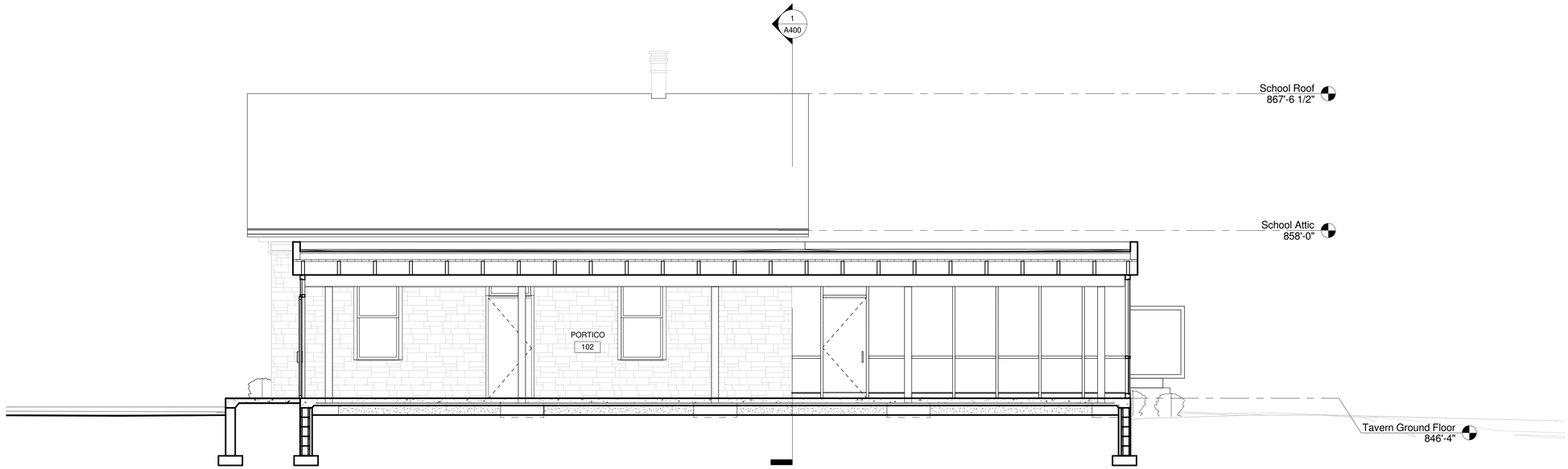
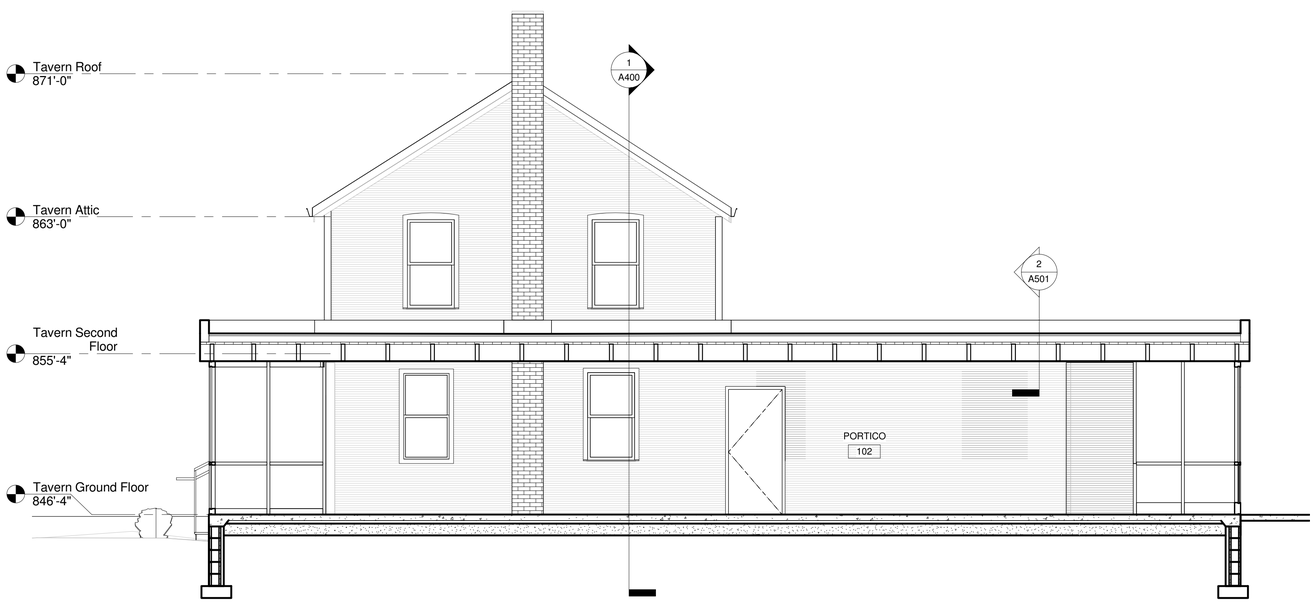


2 A300 SECTION LOOKING NORTH

1/4" = 1'-0"

0' 2' 4' 8'
SCALE 1/4" = 1'-0"



1 A300 SECTION LOOKING SOUTH

1/4" = 1'-0"

0' 2' 4' 8'
SCALE 1/4" = 1'-0"

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2/21/2018 11:21:20 AM

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262.641.0746

STAMPS

PROJECT TITLE

GERMANTOWN RESTAURANT
W140N10385 & W140N10393 FOND DU LAC AVE
GERMANTOWN, WI, 53022

Rev. No.	Revisions:	Date:

PROJECT NUMBER
17031

ISSUE DATE
2/19/2018

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DRAWING TITLE
BUILDING SECTIONS

DRAWING NUMBER
A300

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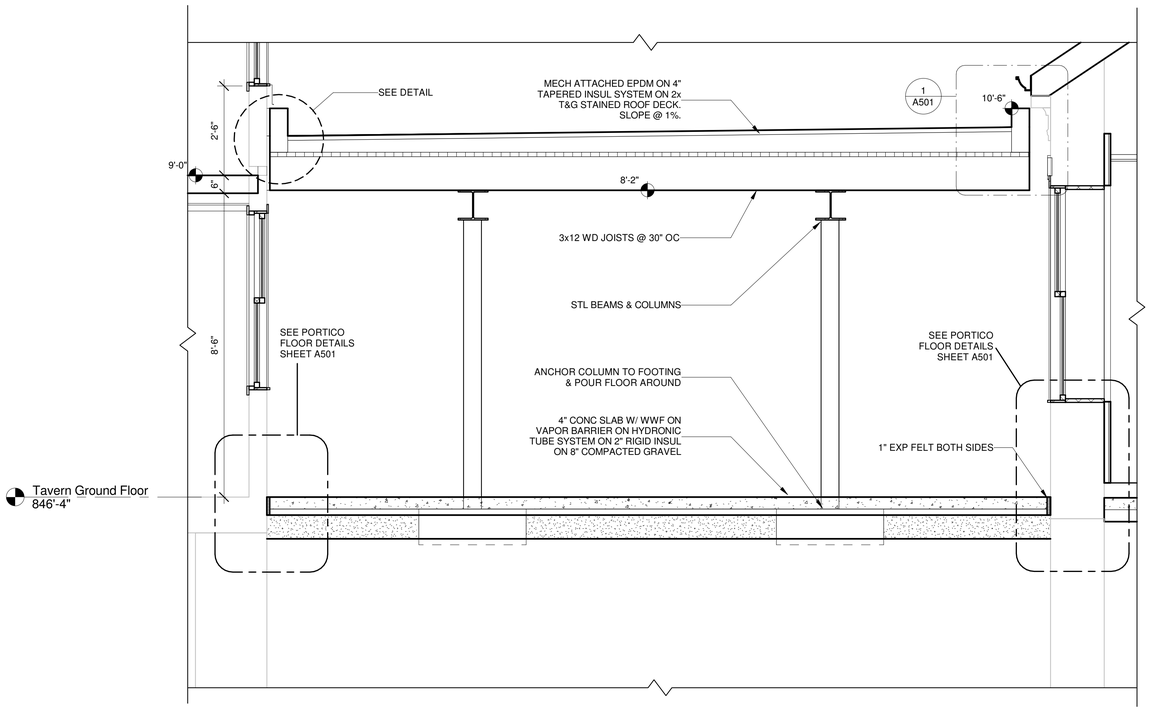
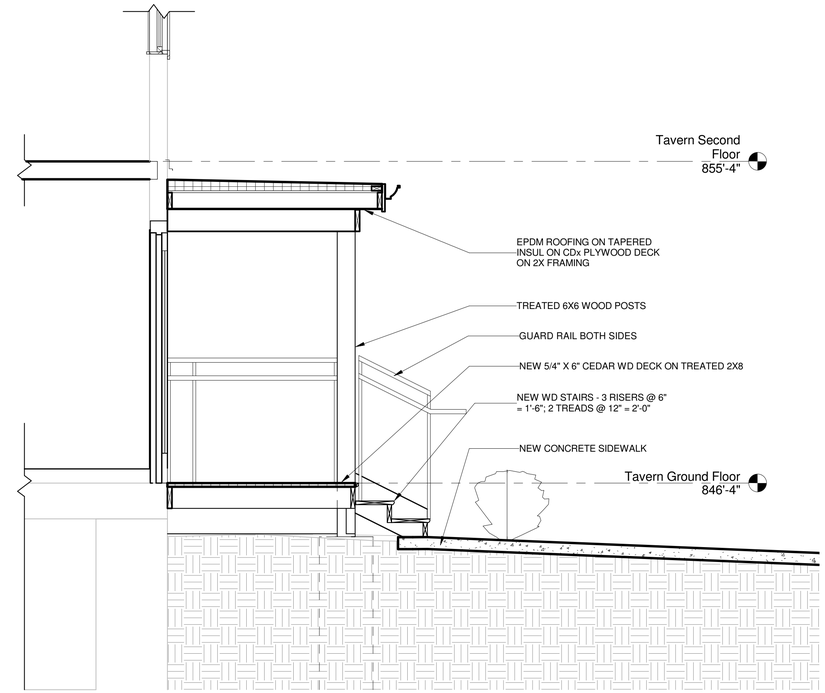


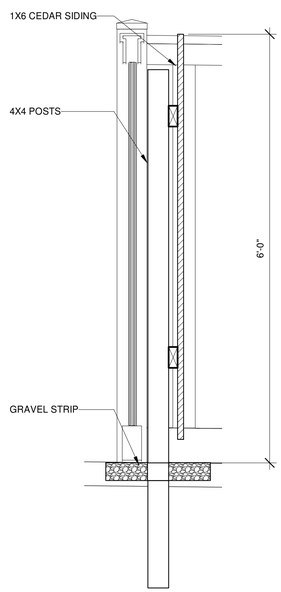
1 A400 PORTICO AT EXISTING BUILDINGS

1/2" = 1'-0"



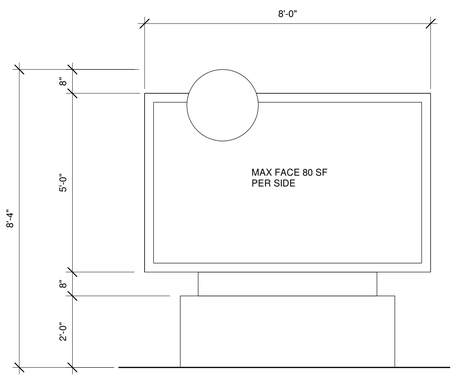
2 A400 SECTION @ FRONT PORCH

1/2" = 1'-0"



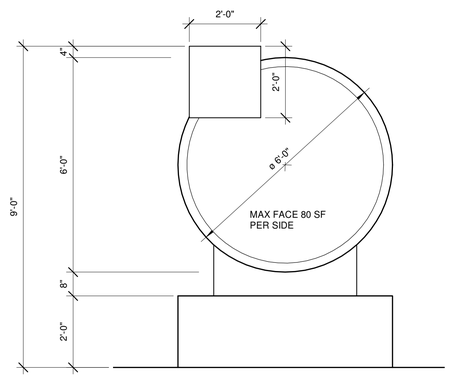
3 A400 TRASH ENCLOSURE DETAIL

1" = 1'-0"



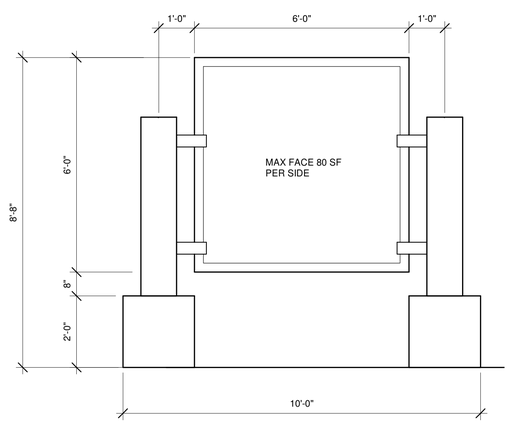
4 A400 SIGNAGE CONCEPT 1

1/2" = 1'-0"



5 A400 SIGNAGE CONCEPT 2

1/2" = 1'-0"



6 A400 SIGNAGE CONCEPT 3

1/2" = 1'-0"

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WALL SECTION & SIGN CONCEPTS

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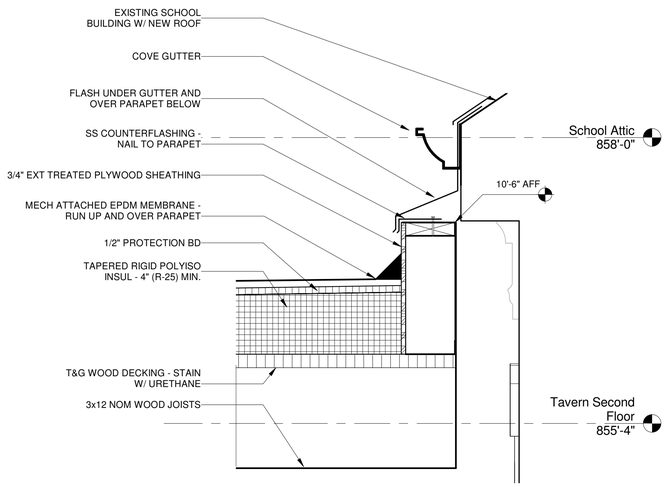
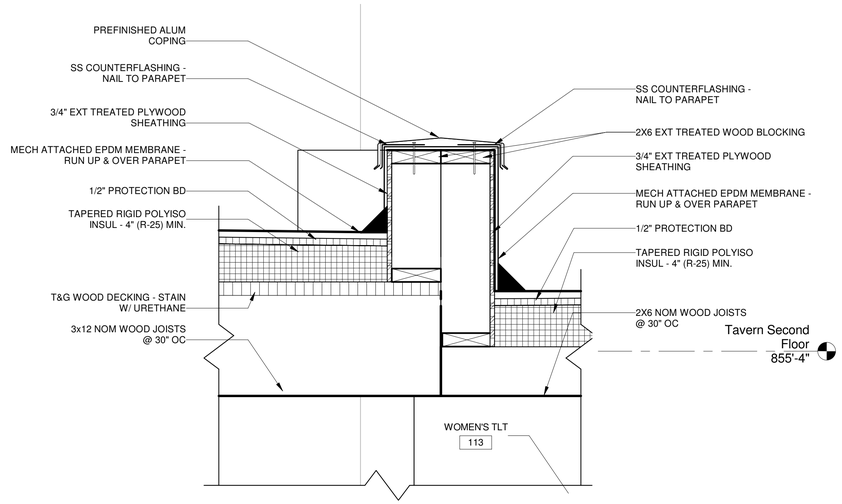


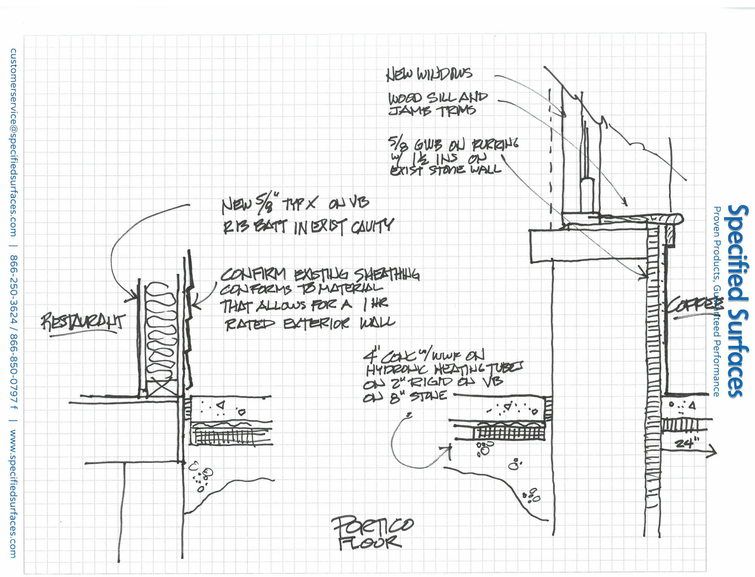
1 A501 PORTICO TO SCHOOL ROOF CONNECTION

1 1/2" = 1'-0"



2 A501 PORTICO TO TAVERN ROOF CONNECTION

1 1/2" = 1'-0"



PORTICO FLOOR DETAILS - NTS

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DRAWING TITLE
EXTERIOR DETAILS

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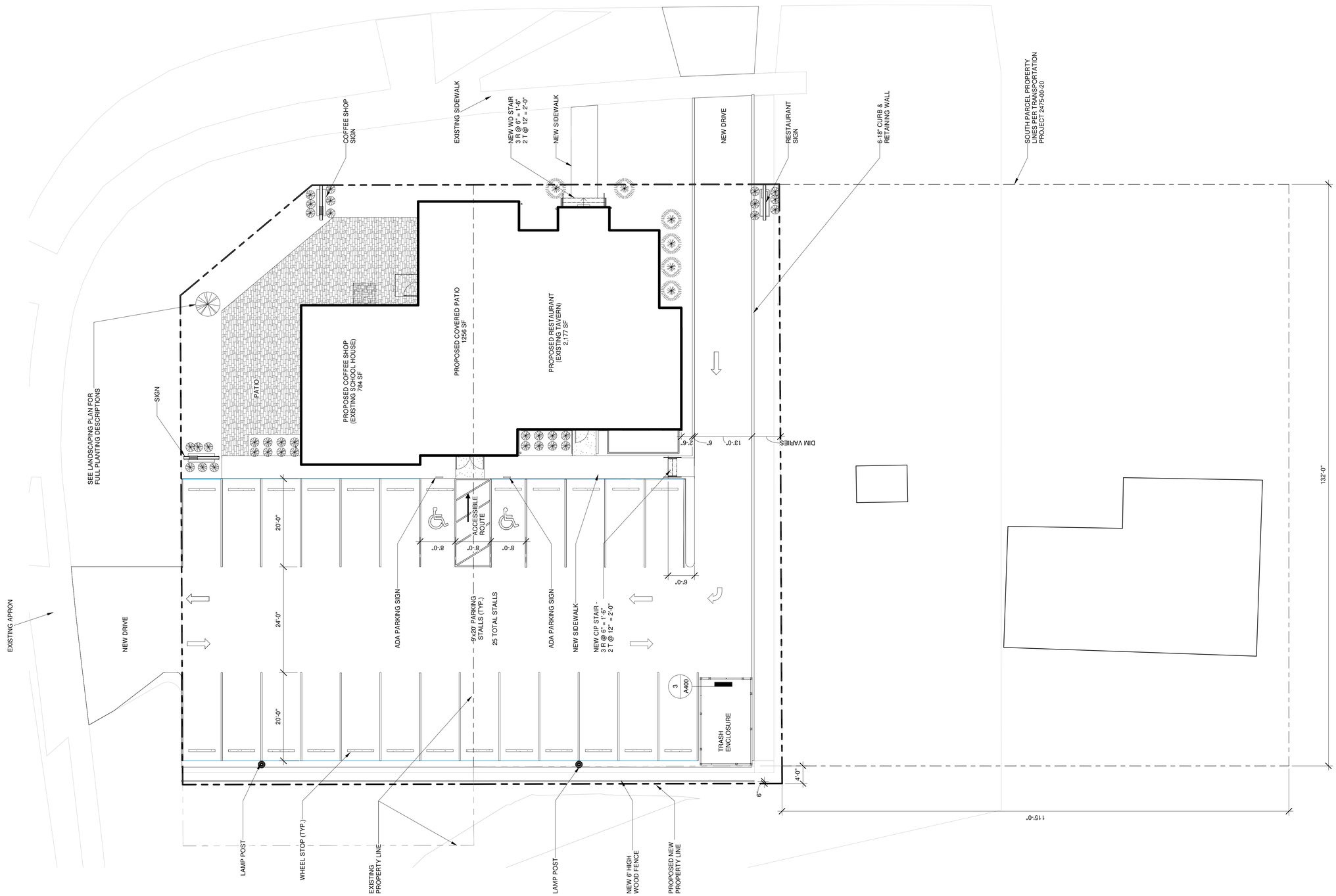

LOT COVERAGE - SITE PLAN

Name	Area	% of Total
Building	4020 SF	22%
Green Space	2749 SF	15%
Paving & Concrete	11,534 SF	63%
Total Area	18,284 SF	

NORTH

0' 8' 16' 32'
SCALE 1/16" = 1'-0"

1 GD100 General Development Plan
3/32" = 1'-0"

DESIGN DEVELOPMENT

2/23/2018 12:31:17 PM

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DRAWING TITLE
GENERAL DEVELOPMENT PLAN

DRAWING NUMBER
GD100

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