#

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING: **PLAN COMMISSION**

DATE AND TIME: **MONDAY, MARCH 26, 2018**

Immediately following General Government & Finance meeting but not before 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 26, 2018

V. **NEW BUSINESS**

A. Bill Neureuther, Agent for St. Boniface Parish, W204 N11940 Goldendale Road. Sign Review Application.

B. Paul & Jennifer Groh, Agents for Metro Cigar LLC, Operator and MLG Germantown Investments LLC, Property Owner, Lot 5 of CSM 6782 in the Willow Creek Business Park. Site Plan and Sign Permit Review for a 3,700 sqft Retail Building, and a Conditional Use Permit (CUP) Application for a Cigar Store & Lounge.

C. William H. Wetterau, Agent for the William H. Wetterau Revocable Trust, Property Owner, W204 N12541 Goldendale Road & W204 N12660 Goldendale Road. 2-Lot Certified Survey Map (CSM) and Rezoning Applications (RS-2: Single-Family Residential & A-1: Agricultural to Rs-1: Single-Family Residential & A-2: Agricultural) to Re-divide 40.1 Acres.

D. Trio Engineering, Agent for the Germantown School District, Property Owner of Germantown High School, W180 N11501 River Lane. Certified Survey Map (CSM) Application to Combine Parcels.

VI. **ANNOUNCEMENTS**:

VII. **ADJOURNMENT**:

The next Plan Commission Meeting will be on April 9, 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.

#

PLAN COMMISSION MINUTES
February 26, 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: The following residents spoke against extending Elm Lane to the west: Richard Boehlke- N116 W13321 Elm Lane, Todd Johnson-N116 W13444 Elm Lane, Ron Peterson-W132 N11267 Forest Drive, Steve Zainer-W132 N11290 Forest Drive, Vicki Worth-N116 W12711 Elm Lane, John Simerlein-N113 W12930 Crestview Drive, Dave Brobert-W132 N11533 Forest Drive, Garrett Bradley-W132 N11239 Forest Drive, Bruce Bernarde-N120 W13645 Freistadt Road (wetland concern).

APPROVAL OF MINUTES: ***MOTION Baum second Gray to Approve the minutes from February 12, 2018.***

MOTION carried unanimously.

Top Leaf Development LLC & Alan & Lynda Luther – 107-Acres south of Freistadt Road, North of Elm Lane and West of Wasaukee Road. The property owners are requesting approval of a revised rezoning application concept plan for a residential subdivision with 42 single-family lots. Planner Retzlaff summarized the proposal. He said the zoning can be developed in the Rs-3 zoning district. Chairman Wolter explained a new public hearing has been posted, but because the zoning will be in the Rs-3 zoning district, a new public hearing will not be required but it will appear on the Village Board agenda and the public will be able to give their comments.

MOTION Baum second Gray to Approve the revised concept plan as presented.

Discussion followed. Trustee Baum said the only thing in question at the last meeting was the 700-foot connection of Elm Lane. He said in general planning terms you don't want a lot of dead end streets. There will be additional development coming to the area that will add more congestion and traffic. Commissioner Shadid asked if it would be a problem for the west end of the subdivision if the 700 feet didn't connect. Chairman Wolter said he was in favor of the road extension when there were smaller lots on the west side, but now that the plan was changed to keep the wetlands out of the parcels and in out lot areas, the lots are now larger. He doesn't see the need to connect Elm at this time but wants to keep the right of way and easements on the property so when we are ready to connect we don't need to buy additional land.

MOTION to Amend Shadid second Baum to amend the concept plan by removing the 700 feet of connectivity of Elm Lane.

Commissioner Laszewski asked when Elm Lane would be connected. Planner Retzlaff said there is no specific development that would trigger the connection of Elm. It's a matter of practice to have developers build their roads to the end of their property to aid in traffic circulation and accessibility to the property. When the opportunity presents itself, the roads should be connected. He said there are

property owners interested in developing land to the east and to west that could benefit from an improved circulation system through the entire section of this area of the Village. Commissioner Williams asked if the road is developed in the future who is responsible for payment. Will the burden be on the taxpayers? Planner Retzlaff said the Village would ultimately be responsible for the cost. He said if the road is not required to be connected, the Village should at least require some paved pedestrian accessway to make the connection for accessibility to the lands north, south and west. Chairman Wolter explained some Village Board members will be in support of the road connecting because they feel this is the time to connect because the developer is responsible for the cost. Commissioner Gray said it makes sense to connect the road.

MOTION to Amend Failed 3-4 (Gray, Laszewski, Nilles, Williams).

MOTION to Approve carried unanimously.

Zoromski Construction LLC, agent for M&J Donges Bay LLC, property owner – N144 W15825 Donges Bay Road. The request is for approval of a 2-lot Certified Survey Map (CSM) to divide the parcel into two (2) lots for single-family residential development. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to 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.***

MOTION carried unanimously.

Quarles & Brady LLP, agent for SMV Germantown LLC, property owner, Virginia Avenue & Division Road W173 N10915 Bernies Way. The request is for approval of a 2-lot Certified Survey Map (CSM) land division to divide their 15.6-acre Virginia Highlands property. Planner Retzlaff summarized the proposal.

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Eric Van Schyndle, Quarles & Brady, commented that there were no plans for developing the site at this time.

MOTION Baum second Shadid to Approve the 2-lot Certified Survey Map land division for the 15.6-acre property owned by SMV Germantown LLC subject to the following conditions:

1. ***All technical corrections and issues raised by the Village Surveyor in the February 6, 2018 memo shall be addressed and/or corrected prior to recording the CSM.***
2. ***A note shall be added to the CSM indicating that "Development of Lot 2 shall be consistent with the adopted Virginia Highlands EH Zoning District General Development Plan and comply with all applicable requirements, allowances and limitations of the Village's EH Zoning District".***
3. ***A note shall be added to the CSM indicating that a storm water easement & maintenance agreement to be recorded along with the CSM shall be submitted to the Village for review and approval prior to recording the CSM.***

MOTION carried unanimously.

Carity Land Corporation for Briscoe Development – 147-acres south of Freistadt Road, north of Mequon Road, west of Country Aire Drive. The request is for approval of amendments to the 2020 Future Land Use Plan map and 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. Planner Retzlaff summarized the proposal.

Discussion followed. Bill Carity, Carity Lan Corp. asked for some flexibility with the plan and said the multi-family condo units would be low rise and 2 to 4 family buildings. He said all the added features, including walking paths and street lights, are still in the plan. He said a community center was proposed on a previous plan but is not part of this plan. The plan will also include extensive landscaping, picnic areas and fishing opportunities. The park area is not intended to be an active park but a conservation area with trails.

MOTION Baum second Nilles to 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.***

MOTION carried unanimously.

MOTION Gaum second Gray to 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 30' 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.***

MOTION to Amend Baum second Shadid to add Condition #5 that in the multi-family section only 2, 3 or 4-unit buildings will be acceptable.

MOTION to Amend carried unanimously.

Motion to amend Baum to add Condition #6 that all the amenities as previously presented be maintained and that a community center be considered when bringing the plan forward for the multi-family. Bill Carity said he will commit to street lights, uniform mail boxes and trails as part of the PDD document. Motion to amend Withdrawn.

MOTION to Approve as amended carried unanimously.

Virtus Development for Victory Center LLC – W140 N10385 & W140 N10393 Fond du Lac Avenue. The request is for approval of a rezoning application to create a Planned Development District (PDD) and a site Plan for a 4,220 sqft restaurant and coffee shop. Planner Retzlaff summarized the proposal.

Trustee Baum recused himself. Greg Nagel, Virtus Development, answered questions. Discussion followed.

MOTION Gray second Shadid to 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.***

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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 "Kuhburg 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***.

Commissioner Nilles said he appreciated the challenges on the site but was concerned with eliminating the setbacks and it will cause any concern with the DOT. Chairman Wolter said removing the setbacks with the PDD is the best tool for this development to occur. He liked that the school building is being preserved and that this next phase of development will bring people back to this area.

MOTION carried unanimously.

MOTION Shadid second Gray to 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.***

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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.***
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 address 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.***

Commissioner Gray addressed Condition #12 regarding revisions to the landscape plan. She explained that because of all the hard surface at this location, it is necessary that the landscaping do some serious work and said the daylilies and Russian sage currently on the plan do nothing to flatter the building. She wants to see at least 3 street trees added, a decorative fence around the patio or planters with sections of fence so it feels enclosed and much stronger, larger accent plants to tie the buildings together.

MOTION Gray second Nilles to Amend Condition #12 that the landscape plan come back to the Plan Commission with a much more complimentary plan.

Commissioner Gray explained the plan should include street trees along the edge to add some height, something to enclose the patio, maybe a hedge, a fence and planters to finish the around the corner, taller shrubs in places and not just perennials. Mr. Nagel said they originally proposed more landscaping, but the right of way is very large. He said they will continue discussions with the Village

and DOT to see what they can do to add more landscaping to the plan. Chairman Wolter said additional enhancements could be made at the time when a second phase occurs as additional parking is proposed. Mr. Nagel asked that the building across the street finish their landscaping to enhance the area.

MOTION to Amend carried unanimously.

Discussion continued on the building renovations. Mr. Nagel said the existing siding will be removed and the hope is to find wood siding underneath. If that is not available, they will replace with wood siding and use metal shingles on the roof. Chairman Wolter said he is concerned with parking on the site, but knows they are looking to address that. He likes the development and the idea and supports it.

MOTION to Approve as Amended carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

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SIGN PERMIT REVIEW

3/26/18 Plan Commission Meeting

St. Boniface Parish

Village Planner Report **Germantown, Wisconsin**

Summary

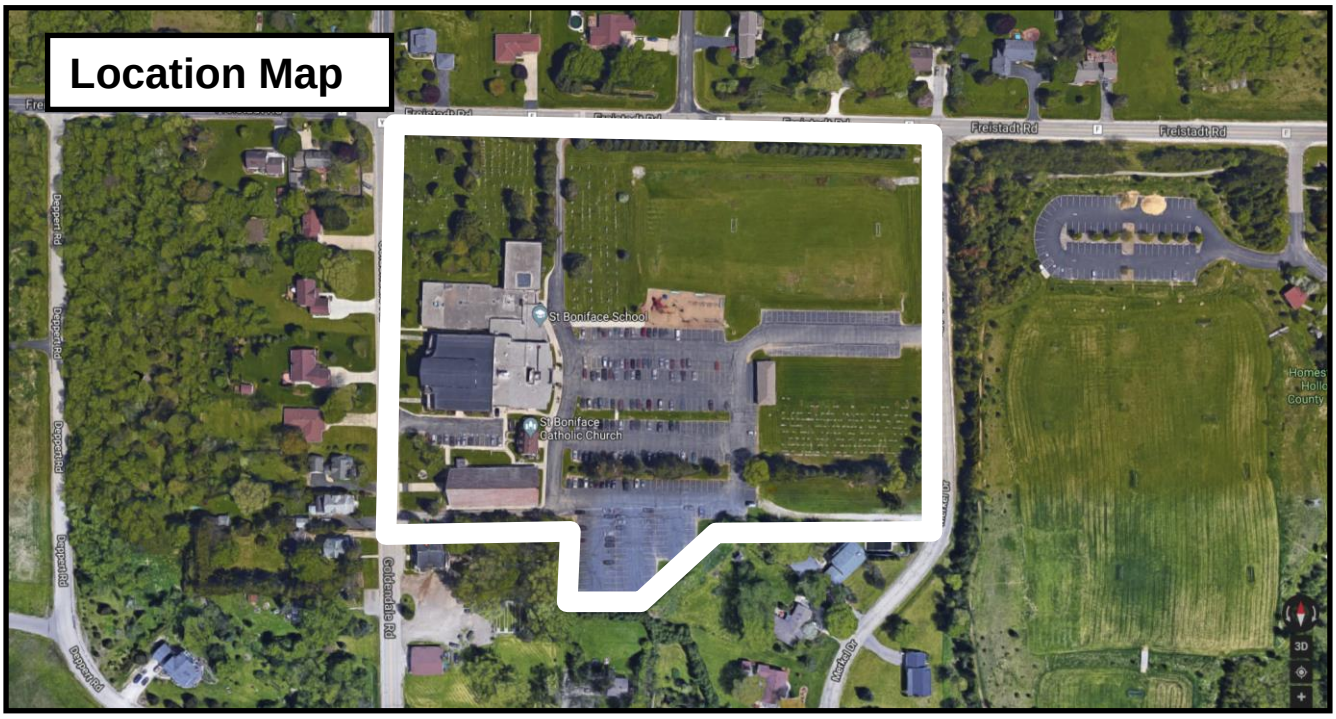
Bill Neureuther, Director of Administrative Services and agent for the St. Boniface Parish, property owner, is seeking approval of a new monument and wall-mounted signage for the existing facility located at W204 N11940 Goldendale Road.

Location: W204 N11940 Goldendale Road

Applicant: Bill Neureuther, Dir. Admin. Services
St. Boniface Parish
Germantown, WI 53022

Current Zoning: I: Institutional

Adjacent Land Uses		**Zoning**
North	Residential	Rs-4
South	Commercial/Residential	B-1/Rs-5
East	Institutional	I
West	Residential	Rs-4/Rs-5



Proposal

Bill Neureuther, Director of Administrative Services and agent for the St. Boniface Parish, property owner, is seeking approval of a new monument and wall-mounted signage for the existing facility located at W204 N11940 Goldendale Road:

- 3'4" high x 4' wide (13.3 sqft per side/26.6 sqft total) double-sided, LED internally-illuminated monument sign comprised of an aluminum cabinet w/ aluminum and plastic sign faces (see rendering) mounted on a stone base to be installed along Goldendale Road;
- 13" x 16' (17.3 sqft) wall-mounted sign to be located on the west façade of the Parish school. The sign will be comprised of acrylic letters stud-mounted to the existing CMU wall. No lighting is proposed.

Staff Comments

The proposed wall sign meets the sign requirements including the allowance for 1.5 sqft of sign area for every 1 linear foot of building frontage. The proposed monument sign also complies with the sign regulations as proposed except that a landscape plan has not yet been submitted. The Parish is aware of the landscaping requirements and is preparing the necessary plan.

Staff recommends approval subject to conditions.

Village Planner Recommendation

APPROVE the proposed monument and wall-mounted signs for the St. Boniface Parish facility located at W204 N11940 Goldendale Road subject to the following (4) conditions:

1. A separate electrical/building permit shall be obtained from Inspection Services prior to installation of the monument sign.
2. All electronic components shall be labeled by a licensed lab and inspected prior to or concurrent with installation.
3. The Parish shall ensure the monument sign location on the property meets the minimum five (5) feet property line/right-of-way setback by surveying and staking the sign location as necessary. The Parish shall coordinate with Staff once the location is staked for field verification.
4. A landscape plan shall be prepared and submitted to the Village Planner for review and approval prior to issuance of a building/electrical permit for the monument sign. All landscaping shall be installed around the base of the monument sign in compliance with the Village's monument sign landscaping requirements under 17.46(7).

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid [illegible] Date 2/6/18

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

St. Boniface Parish
J. Bill Neureuther

Phone (262) 628-2040
Fax (262) 628-2076
E-Mail bneureuther@stboniface wi.org

PROPERTY OWNER

St. Boniface Parish

Phone (262) 628-2040

2 PROPERTY ADDRESS OR GENERAL LOCATION

W 204 N 11940 Goldendale Road
Germantown, WI 53022

3 SIGN INFORMATION

Sign Dimensions 5'0" height x 4'-0" width (Single/Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 40
Total height of the Sign 5'0"
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials aluminum / polycarbonate
Distance to Closest Property Line 5'

Are there any existing signs on the property NO
If yes, what is the total Square Footage of existing signs —

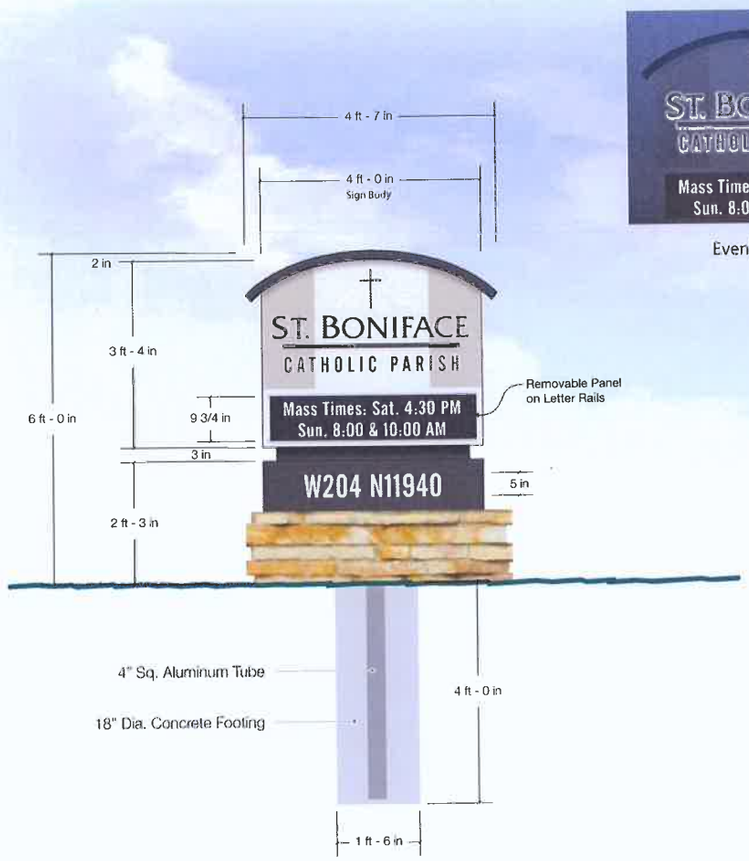
What are the intentions for the existing signs: Take down done Remain _____
(Signs on Goldendale Road)

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

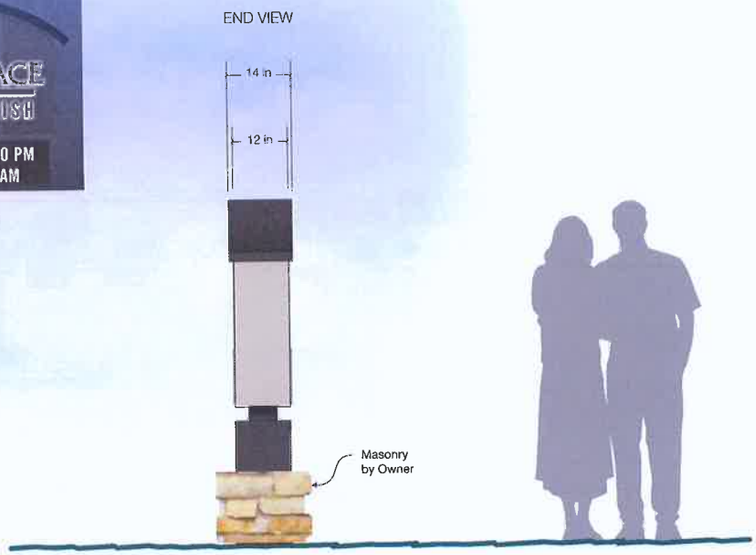
William R Neureuther 2/5/18 — Applicant, Date
Director of Admin Services

for [illegible] 2/5/18 — Owner, Date

ST. BONIFACE CATHOLIC PARISH - Monument Sign / Illuminated



Evening Effect



MONUMENT SIGN

ONE (1) DOUBLE SIDED MONUMENT SIGN, INTERNAL WHITE LED ILLUMINATION
12" DEEP FABRICATED ALUMINUM SIGN BODY, PAINT ALUMINUM DARK BRONZE TO MATCH ARCHITECTURE, (MATCH REQUIRED)
1/8" ROUTED ALUMINUM FACES BACKED w/ WHITE POLY CARBONATE, PAINT ALUMINUM TO MATCH ARCHITECTURE, (MATCH REQUIRED)
3M TRANSLUCENT FILM ON 1st SURFACE OF BACK UP, DURAMODIC 3630-69, (1/8" WHITE OUTLINE REQUIRED)
REMOVABLE PANEL: (MASS TIMES) 1/8" CLEAR POLY CARBONATE w/ 3M VINYL, ON CLEAR LETTER RAILS
ADDRESS - 3M WHITE VINYL
FABRICATED ALUMINUM POLE COVER & REVEAL - PAINT ALUMINUM DARK BRONZE TO MATCH ARCHITECTURE, (MATCH REQUIRED)
DIRECT BURY 4" SQ. POST IN TYPICAL CONCRETE FOOTING, LANDSCAPE MASONRY BY OWNER

LEMBERG SIGNS
4065 North 128th Street, Brookfield, WI 53005
p. 262.781.1999
f. 262.781.1540
www.lembergelectric.com

PROJECT: St. Boniface Catholic Parish	DRAWING: 5(8)	REVISION DATE: 03-02-18	REVISION#: (8)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #: 1 OF 3
ADDRESS: W204 N11940 Goldendale Rd, Germantown, WI 53022	DATE: 12-19-16	SALES REP: Skip DeBack		CLIENT APPROVAL SIGNATURE / DATE:	
	SCALE: 1/2" = 1'	DESIGNER: Mark Mayzik / Eric Bailey			

THESE DESIGNS & DRAWINGS ARE THE EXCLUSIVE PROPERTY OF LEMBERG ELECTRIC INC. USE OR DUPLICATION WITHOUT EXPRESSED WRITTEN PERMISSION OF LEMBERG ELECTRIC INC. IS PROHIBITED. DRAWINGS ARE FOR CONCEPTUAL USE ONLY. DIMENSIONS, SPECIFICATIONS & COLORS ARE NOT FINAL. THE DOCUMENT REPRESENTS ONLY AN APPROXIMATION OF MATERIAL & COLORS. ACTUAL PRODUCT COLORS MAY VARY FROM PRINT.

ST. BONIFACE CATHOLIC PARISH - Wall Sign / Dimensional Letters

16 ft - 0 in

13 in **ST. BONIFACE SCHOOL** 12 in

Font: Friz Quadrata Regular
(Matches Other Signs)

FORMED PLASTIC LETTERS

ONE (1) SET OF FORMED PLASTIC LETTERS, 1" DEEP
COLOR: DURANODIC BRONZE
MOUNTING METHOD: STUD MOUNT FLUSH TO WALL

LEMBERG SIGNS
4085 North 128th Street, Brookfield, WI 53005
p. 262.781.1500
f. 262.781.1540
www.lembergelectric.com

PROJECT: St. Boniface Catholic Parish	DRAWING: 7(1)	REVISION DATE: 01-25-18	REVISION#: (1)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #: 2 OF 3
ADDRESS: W204 N11940 Goldendale Rd, Germantown, WI 53022	DATE: 02-20-17	SALES REP: Skip DeBack		CLIENT APPROVAL SIGNATURE / DATE:	
	SCALE: 3/8" = 1'	DESIGNER: Mark Mayzik			

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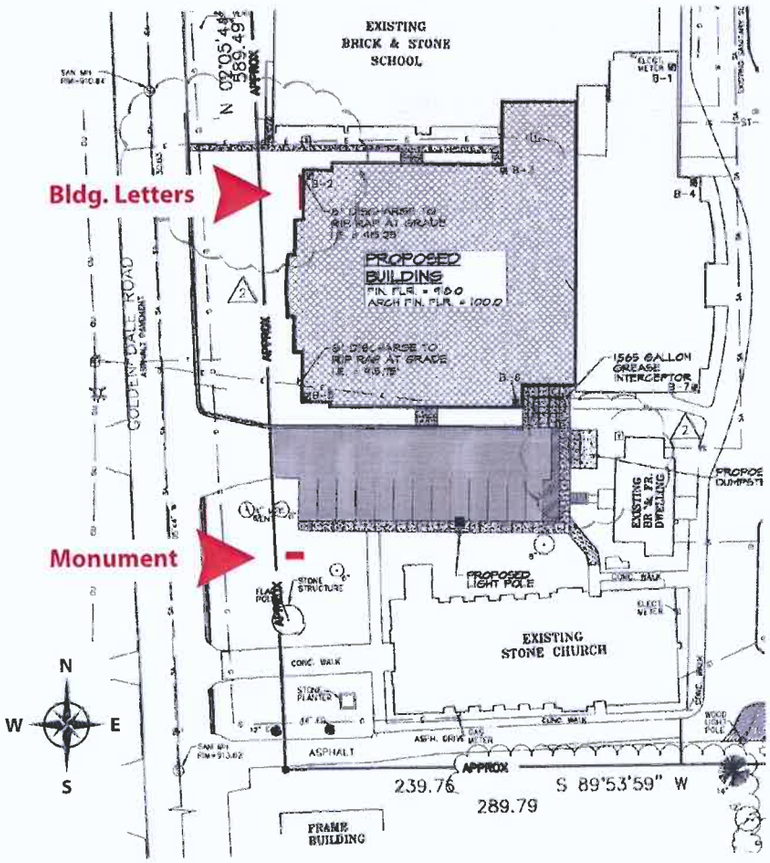
ST. BONIFACE CATHOLIC PARISH - Site Plan



Exact Location To Be Determined

LEMBERG SIGNS 4895 North 120th Street, Brookfield, WI 53005 p. 262.781.1960 f. 262.781.1940 www.lembergelectric.com	PROJECT: St. Boniface Catholic Parish	DRAWING: 6(5)	REVISION DATE: 03-02-18	REVISION#: (5)	LANDLORD APPROVAL SIGNATURE / DATE:	PAGE #: 3 OF 3
	ADDRESS: W204 N11940 Goldendale Rd, Germantown, WI 53022	DATE: 12-23-16	SALES REP: Skip DeBack		CLIENT APPROVAL SIGNATURE / DATE:	
		SCALE: N.T.S.	DESIGNER: Mark Mayzik			

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CONDITIONAL USE PERMIT (CUP), SITE PLAN & SIGN PERMIT APPLICATIONS

3/26/18 Plan Commission Meeting

Paul & Jennifer Groh / Metro Cigars LLC

Village Planner Report **Germantown, Wisconsin**

Summary

Paul & Jennifer Groh, owner/operator of Metro Cigars located at W182 N9606 Appleton Avenue, are seeking approval of a Conditional Use Permit (CUP) to operate a cigar store and bar/lounge, and, Site Plan and Sign Permit applications for a proposed 3,700 sqft retail building located on a 2.08-acre lot in the Willow Creek Business Park (Lot 5).

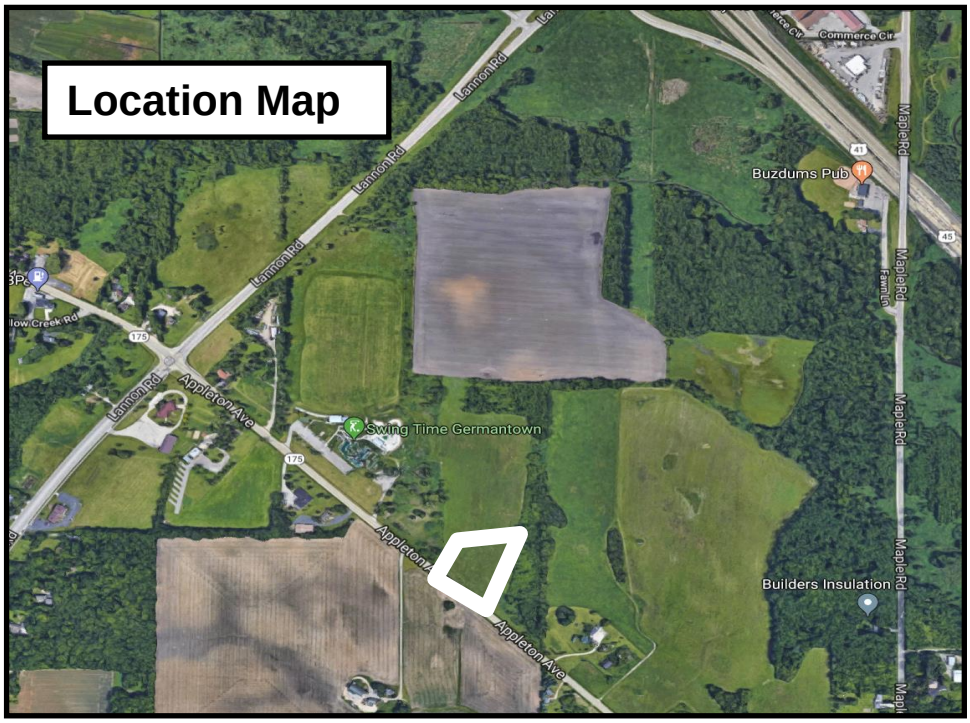
Property Location: Lot 5 Willow Creek Business Park

Applicant/
Property Owner:

Paul & Jennifer Groh	MLG Germantown Investment LLC
W182 N9606 Appleton Ave	13400 Bishops Lane
Germantown, WI	Brookfield, WI

Current Zoning: M-1: Limited Industrial

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



Proposal

Paul & Jennifer Groh, owner/operator of Metro Cigars located at W182 N9606 Appleton Avenue, are seeking approval of a Conditional Use Permit (CUP) to operate a cigar store and bar/lounge, and, Site Plan and Sign Permit applications for a proposed 3,700 sqft retail building located on a 2.08-acre lot in the Willow Creek Business Park (Lot 5).

As discussed at the January 2018 PC consultation, the Groh's would expand and relocate their existing cigar operation into the proposed 3,700 sqft, single-tenant retail building for the retail sale of cigars and accessories, a cigar smoking lounge and bar area, a private conference room, and a deck for seasonal activities and seating.

In support of their CUP application (see letter dated March 15, response #8), the Groh's indicate that Metro Cigars has in the past and will continue to support surrounding businesses by providing meeting facilities to be made available for use by other businesses, as well as, providing an overall positive economic impact to the Village through the continued sales of premium cigars and services provided by Metro Cigars.

Highlights

The applicant has submitted site development and building plans for development of the 2.08-acre (1.3-acres buildable) site. As presented in the plans, the Groh's propose the following improvements:

- 3,704 sqft single-story, single-tenant retail building with a bar, lounge, walk-in humidor, bathrooms, separate gathering, meeting & conference rooms, interior storage, outside patio (620 sqft)
- Exterior materials comprised of brick, stone, Stucco panel & trim board accents, 8/12 gabled roof w/ 40-year dimensional shingles
- 29-stall parking lot w/ one (1) access driveway to Willow Creek Way

Parking, Access and Traffic Circulation

A 29-stall parking lot is proposed. Under the Village's Zoning Code parking guidelines, approximately 20 parking stalls should be provided. Access to the property will be by way of one (1) access driveway on Willow Creek Way.

Utilities

Public water and sanitary sewer lateral lines will be extended to the site from existing mains in Willow Creek Way. All other essential utility services including gas, electric, phone, will be installed underground.

Storm Water Management

Impervious area on the 2.08 acre site will be approximately 18,730 sqft (21%) leaving 79% open space (maximum impervious allowed is 80% in the Willow Creek BP). As shown on the Grading & Erosion Control Plan (Sheet 5), the parking area will be will be graded to re-route storm water run-off from the site to the existing roadside ditch and existing inlet and storm sewer located within the Willow Creek Way right-of-way (connecting to the existing regional storm water management basins in the Willow Creek BP).

Landscaping
A detailed landscaping plan shows landscape items comprised of ornamental trees, shrubs, perennials, and grasses installed around the perimeter of the parking lot and along the west and south sides of the building.

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

- Three (3) 59W LED pole-mounted fixtures mounted at 16' on steel light poles located in the parking lot;
- Four (4) 20W scone & five (5) 27W lantern LED wall-mounted fixtures located on the perimeter of the building;
- Four (4) 11W LED ground-mounted landscape accent lights at the front and rear entrances.

Trash/Recycling
A single dumpster pad is proposed located on the north side of the parking lot (no enclosure detail is provided).

Signage
One (1) 1'6" high x 12'8" wide (19 sqft) wall sign is proposed on the front (northwest) façade facing the parking lot and Willow Creek Way. The sign is comprised of individual, LED internally-lit letters mounted on a raceway matching the building. No other signage is proposed.

Staff Comments
Planning & Zoning
As discussed in January during the initial PC consultation, the gross area of Lot 5 is 2.08 acres and is located on the inside curve of Willow Creek Way near the park entrance. The buildable area within Lot 5 is impacted by a drainage easement, a landscape & signage easement, and a large wetland and 25' setback area on the south side. Consequently, the amount of net buildable area is limited to approximately 1.3 acres. Furthermore, the size of any building on this parcel will more than likely have uses that are either commercial/retail, office or personal service-oriented vs. the light industrial, warehousing and corporate office uses expected to develop on the larger parcels in the Willow Creek BP.

Under the Willow Creek Business Park covenants, commercial retail uses are allowed provided that they meet the M-1 Zoning District provisions. Like past discussions regarding other land uses that are not specifically a "by right" permitted use in the M-1 District, the proposed cigar store & lounge/bar may be allowed in the M-1 District with a conditional use permit. As set forth in the Zoning Code, the list of CUP uses that may be allowed in the M-1 District includes ***"commercial activities allowed in the B-2 Community Business District when the Plan Commission finds that the activity directly supports the businesses in the Industrial Park and can be integrated into an overall plan…"*** [see Section 17.33(3)(h)]. Consequently, before the proposal can

move forward, the Plan Commission is required to consider and determine if the proposed use is the type of business that directly supports the businesses in the Business Park, and, if it can be integrated into the overall park layout.

As discussed in January, Staff has the opinion that a free-standing cigar store & smoking lounge in the Willow Creek BP does not clearly satisfy the M-1 Zoning District requirement that retail businesses like this *"…will directly support the businesses of the industrial park and be integrated into an overall plan for the park".* The more typical or customary uses that would likely meet this requirement include: daycare facilities, gasoline or convenience stores, sandwich shops and restaurants, etc. Arguably, these types of operations are likely to serve the needs of a larger number of employees and visitors working and/or doing business in the Park. With that said, the Village has approved some B-2 commercial uses in the Germantown Industrial Park (also zoned M-1) that are not so typical, e.g. martial arts & fitness operation, doggy daycare, indoor recreation center & birthday party/special event venue.

Staff believes a retail cigar store & smoking lounge/bar is too narrowly focused and, as such, cannot provide the degree of support to other businesses contemplated by the M-1 District requirement. Having an 11' x 15' "conference room" and a 16' x 24' "meeting room" is not likely to provide anything new or different in terms of support that the other businesses won't/don't already have within their own facility. Meeting space is the sort of feature that all new businesses typical include in their own building, as is the case with the currently-under-construction Discount Ramps industrial building across the street (and more than likely the other industrial buildings in the Willow Creek BP will include). Moreover, given trends in personal health, employer health and wellness programs, changing social norms regarding the use of tobacco and smoking of any kind, and, the fact that the meeting areas proposed in the Metro Cigars building will not be in a smoke-free environment, the likelihood of outside businesses using these meeting spaces by businesses whose employees, clients are not all cigar aficionados or do not appreciate the cigar life is minimal.

Notwithstanding, Staff also believes that this short-coming could be overcome if the cigar shop and lounge operated within a multi-tenant building that was also the home to other businesses that would be more typical and supportive in terms of the uses, services or products provided, e.g. child daycare, convenience store, sandwich shop or restaurants, vs. the physical building features (e.g. meeting rooms). This was discussed by Staff and the PC during the consultation meeting in January. However, the proposal continues to be for a single-tenant user in a single-tenant building.

Other notable Business Park covenant requirements include:

- a requirement that the minimum building size for a commercial/retail building be 4,000 sqft per one acre of buildable land area (approximately 5,200 sqft for the 1.3 buildable acres for Lot 5);
- acceptable primary building materials comprised of masonry, brick, decorative concrete masonry units, pre-cast concrete panels, cut stone or stone-faced concrete block, Acceptable accent materials such as glass, EIFS and

architectural metal panels, tile, and smooth-faced concrete block cannot exceed 30% of exterior wall area.

Regardless if the business is operated from a free-standing or a multi-tenant building, the expectation is that the architecture and materials will meet the minimum Willow Creek Business Park covenants and Village Zoning Code requirements.

Again, Staff does not feel that the proposed building architecture, and to a lesser extent the exterior materials, are what is envisioned for the Willow Creek BP. While a single-story, gabled building with a steep-pitched, dimensional-shingled roof with "Germanic-themed" Stucco panels and exposed wood trim accents might fit neatly into the Mequon Road commercial corridor, it does not/will not fit into nor be compatible with the other industrial buildings having contemporary architecture with materials comprised pre-cast concrete panels, masonry units, and glass-enhanced entrance and other features that are envisioned (and already approved, i.e. Discount Ramps) for and typically constructed in business parks like the Willow Creek BP. Another example of the apparent incompatibility of the proposed architecture and materials with the overall Willow Creek BP is the BP monument sign installed on March 22, which is a vertically-positioned slab of stone with the "Willow Creek Business Park" name etched on the sides located along Appleton Ave less than 75 feet away from the proposed Metro Cigar building site. Further, and despite assurances to the contrary made by representatives for MLG Commercial at the meeting in January, Staff does not believe the quality of the materials proposed meet or exceed the requirements of the Willow Creek BP covenants, and, do not make up for the smaller sized building in terms of generating increased value (i.e. "increment") necessary to meet the projected TID #6 financial plan.

With regard to site development, the building is positioned in close proximity to the 25' wetland setback on the east side of the lot (see Grading & Erosion Control Sheet 6). In fact, 2-3 feet of fill is proposed in these areas that will encroach into the 25' setback… which is not allowed by right, but may be permitted with a conditional use permit and compensatory mitigation (development activities that involve over 3' of fill or impervious surface in a 25' wetland setback requires compensation at a 2:1 ratio). If the necessary fill and grading activities cannot be relocated beyond the 25' wetland setback, a separate conditional use permit to allow encroachment into the setback area will be required, along with the required compensatory mitigation plan that details how much area is encroached, how much area of compensation is required, where the compensation will take place and in what manner (e.g. enhanced wetland-friendly plantings to protect the wetlands elsewhere on the property).

Details for the dumpster enclosure have not been provided. The following is recommended to guide the location, design and materials:

1. The enclosure shall be placed on a concrete pad with a minimum concrete depth of four inches (4").
2. The enclosure area shall be screened on three (3) sides by a wall from view from public streets and abutting properties.
3. The walls shall be constructed in a durable fashion of brick, stone or other masonry

materials compatible with the principal building. The gate shall be an opaque type material of either wood, concrete, vinyl or chain link with privacy slats (wooden fencing must be of the "shadow box" design).

4. The height of the enclosure shall fully enclose the container(s) and should generally not exceed eight feet (8') in height (unless necessitated by the height of the container).
5. The enclosure shall be constructed in such a manner that all structural members, including braces, posts, poles and other projections, shall be on the interior side of the fence.
6. The gates shall be constructed with commercial grade hinges, poles and hasps.
7. The supporting poles at the gates shall be metal with the appropriate diameter to support the gate at least one and five-eighths inches (1-5/8") in diameter.
8. The gates shall have a closing latch and gates must remain closed at all times except during service.
9. Drains that connect to the sanitary system are not permitted within an enclosure area. Drains that connect to a storm water drainage system may be allowed; contact the Village Engineer.
10. All enclosure areas shall include landscaping comprised of evergreen and deciduous trees & shrubs. Said landscaping shall be integrated with landscaping of the entire lot and included in the overall landscape plan for the lot.

For the reasons discussed above, Staff (Village Planner) does not support and, therefore, will not recommend approval of the proposed CUP application and site plans.

Public Works/Engineering

The Village's consulting engineer for this development proposal has provided a series of comments regarding the proposed development and site plans listed in a March 21, 2018 memo from the Village's Public Works Director (copy attached). Although relatively minor, these items will need to be addressed in a revise set of plan sheets and approved by the Village prior to issuance of a building permit.

Wisconsin's "Public Places Smoking Ban"

Finally, as discussed in January, the "public places" smoking ban adopted in 2009 and 2010 under Wis. Stats. 101.123 specially exempts existing tobacco stores and tobacco bars from the prohibition of smoking under certain conditions:

(3) EXCEPTIONS. The prohibition against smoking in sub. (2) (a) does not apply to the following:

(h) A private residence.

(i) A room used by only one person in an assisted living facility as his or her residence.

(j) A room in an assisted living facility in which 2 or more persons reside if every person who lives in that room smokes and each of those persons has made a written request to the person in charge of the assisted living facility to be placed in a room where smoking is allowed.

(L) A retail tobacco store that is in existence on June 3, 2009, and in which only the smoking of cigars and pipes is allowed.

(m) A tobacco bar that is in existence on June 3, 2009, and in which only the smoking of cigars and pipes is allowed.

Although Metro Cigars has been in business for 14+ years and pre-dates the 2009 smoking ban in public places, a question about whether a pre-existing and exempt business can relocate and retain their exempt status remains (a legal opinion from the Village Attorney on this question is pending).

Village Planner Recommendation:

Conditional Use Permit

DENY the conditional use permit application filed by Paul & Jennifer Groh, owner/operator of Metro Cigars, to operate a cigar store and bar/lounge from the property located on Lot 5 of the Willow Creek Business Park on the grounds that Groh's have not provided sufficient justification that the proposed use and facility will satisfy the requirement under Section 17.33(3)(h) that the business will directly support other businesses in the Willow Creek Business Park and cannot be integrated into the overall plan for the Business Park.

However, if the Plan Commission acts to recommend to **APPROVE** the CUP application, Staff recommends that any approval include 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 February 26, 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 submitted with the CUP application.
2. Site Plan review and approval from the Village is required prior to construction of the proposed Metro Cigar facility on Lot 5 of the Willow Creek Business Park.
3. All temporary and permanent exterior signs require a 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.
4. 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.

Village Planner Recommendation:
Site Development & Building Plans and Sign Permit

DENY the site development and building plans filed by Paul & Jennifer Groh, owner/operator of Metro Cigars, for the proposed 3,700 sqft retail building for a retail cigar shop and bar/lounge from the property located on Lot 5 of the Willow Creek Business Park on the grounds that the proposed building size, architecture and exterior materials do not comply with the specific requirements nor intent of the Willow Creek Business Park covenants or Site Plan requirements in the Village Zoning Code.

However, if the Plan Commission acts to **APPROVE** the site development and building plans and sign application, Staff recommends that any approval include the following conditions:

APPROVE the site development & building plans and sign permit for the proposed 3,700 sqft retail building for a retail cigar shop and bar/lounge on Lot 5 in the Willow Creek Business Park subject to the following:

1. Subject to further revisions required by the Plan Commission, approval is granted for the site development plans dated March 14, 2018, Site Photometric plan dated January 24, 2018, and the architectural plans dated March 12, 2018.
2. Site Plan approval is subject to the granting of a conditional use permit (CUP) by the Village Board for the operation of a cigar store and bar/lounge from the property located on Lot 5 of the Willow Creek Business Park.
3. Site Plan approval is subject to the granting of a conditional use permit (CUP) by the Village Board for a proposed encroachment into the 25' wetland setback with site grading and fill as shown on the proposed Grading and Erosion Control Plan (Sheet 6). Prior to issuance of a building permit, the Applicant is responsible for securing said CUP approval required pursuant to Section 24.04(3)(c)5. Of the Shoreland-Wetland Zoning Code.
4. 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.
5. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components for the proposed wall-mounted sign. All electrical sign components must be listed and labeled by a recognized lab.
6. An emergency access Knox Box shall be installed at a location determined in cooperation with and approved by the Germantown Fire Department.
7. Bi-annual fire safety inspections will be conducted by the Germantown Fire Department.

Village Planner Recommendation:
Site Development & Building Plans

-- continued --

8. 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.
9. 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.
10. The Applicant shall submit a revised plan containing details of the proposed dumpster enclosure to the Village Planner for review and approval prior to issuance of a building permit. Said enclosure shall comply with the location, design and material requirements set forth in the March 26, 2018 Village Staff report and recommendation.
11. All technical corrections and issues raised in the Public Works Department/Village Engineer’s March 21, 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 W Ratayczak, P.E. - Director of Public Works

Date : March 21, 2018

Re : Metro Cigars Development Review – Willow Creek Way, Lot 5

Items Reviewed:

1. Sheets 1,2,4, and 6, Preliminary Plan Set Dated: 03-14-2018
2. Owner Review Response Dated: 03-15-2018

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included with your re-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 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.
5. This project will likely require DSPS (State site plumbing review and permitting). Please submit a copy of the approved permit prior to final approval.
6. Provide a WQM letter from SEWRPC for the sewer extension.
7. It should be noted now, As-builts prepared to Village standards (upon project completion) shall be prepared and provided to the Village post-construction (for all applicable items).
8. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans submitted to the Village.
9. Add the following notes to the plans: Contact Frank Rosecky, 262-250-4722 for a utility permit, Contact Bob Beilfuss, 262-250-4721 for a driveway permit.
10. It is understood that the plans are currently at a 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.

Sheet 4- Site Design

1. Please add a scale to this sheet.
2. Provide dimensions between the pavement/curb and the property line. Confirm required parking setbacks are met.
3. Show trash enclosure location and materials with the next submittal.
4. Show the existing wetlands location and date delineated.
5. Please provide justification for the entrance width and large radii, the entrance appears very wide for the passenger vehicle use. A smaller/narrower throat and smaller radii would likely le to a less confusing entrance.
6. Show the turn lanes on Willow Creek Way as they relate to the proposed entrance, adjust drive accordingly.
7. Why is there curb in the greenspace to the north of the entrance islands?
8. Add pavement restoration areas and notes on the plans to restore the roadway to Municipal standards, including slurry backfill in roadway areas.
9. Revise the curb removal note at the drive to state replacing the curb with a depressed curb section to maintain the curbline flow thru that section.
10. Please darken the existing lot lines and add dimensions for parking and building setback as well as dimension from building to the lot line.
11. Label the size and material on the municipal watermain.
12. It is recommended the proposed sanitary sewer lateral have cleanouts installed on it over the distance. ALSO, revise the lateral size to 6" and the minimum slope to 1%.
13. Provide required vertical separation notes for sanitary service crossing over watermain.
14. A sampling/monitoring manhole along the sanitary lateral is required at or near the property line or R.O.W. Lateral connection to the main shall be approved by Village Engineering staff and cannot connect directly to a manhole but shall be located either upstream or downstream with a wye or Inserta-Tee depending on main diameter.

Sheet 6 - Grading and Erosion Control Plan

1. Add dates and timeframes to the erosion control plan as well as total disturbance, overall site area and impervious areas added.
2. Provide and label slope ratio at the south and east slopes adjacent to the building.
3. Please add additional detail to the grading plan with the next submittal for the ADA parking areas as well as the center drive entrance area, there appears to be a potential flat spot in the lot currently.
4. Label the wetland setback on the grading plan.
5. It appears there are two areas of proposed grading that enter into the 25' wetland buffer setback, please address these areas and the grading per the Village's buffer requirements.

do so if more than one Temporary Use Permit is issued by the Village pursuant to section 3. above.

MOTION carried unanimously.

St1x Golf Entertainment Bar – W164 N11271 Squire Drive. Ryan Hughes, agent and operator is requesting approval for a wall mounted sign and monument sign panel for St1x, a new tenant in the retail center in the Germantown Marketplace II. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed wall-mounted sign and monument sign panel for St1x Golf entertainment in the Germantown Marketplace II subject to the following conditions:

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

Ryan Hughes said the new business would have golf simulators, a putting green, and will sell beer and wine. Golf lessons will also be offered.

MOTION carried unanimously.

Metro Cigars LLC – Germantown Business Park – Lot #5 Willow Creek Way. Paul and Jennifer Groh, owners and operators of Metro Cigars are requesting feedback for a proposal to re-locate their tobacco store and lounge/bar to a new building in the Willow Creek Business Park. Planner Retzlaff summarized the proposal. He explained lot 5 is the smallest lot in the park and is approximately 2 acres but because of easements and wetlands on the property it has a restricted buildable area of approximately 1.3 acres. In the M-1 limited industrial zoning district it's unlikely that a site of this size would have an industrial development on it and would probably have a retail office type activity. He said the Groh's intend to build a 4,000 sqft building. He further explained in this district, retail uses are allowed with a Conditional Use Permit that are listed in the B-2 zoning district provided that the Plan Commission determines the use is supportive of the park. He said the park has covenants and requirements for minimum building square footage and acceptable exterior building materials. The minimum building square footage for this lot would be 5,000 square feet.

Paul Groh said the move to this new location will accommodate the growth of his business and will accommodate the business park. It will be a place where people can enjoy a cigar, relax and enjoy a beverage and conference room. He explained the exemption on the smoking ban would allow him to move to a new location and continue his business.

The following comments and concerns were discussed:

- No cigarette smoking will be allowed; cigar smoke will be sent through filtration systems to the outside
- The business currently has approximately 30 to 50 customers per day
- Their existing liquor license will move with them to the new location
- Owner likes being on Appleton Avenue and remaining close to existing customers.
- A retail establishment would be a better use for this location and could serve many people in the business park, more than a cigar store could
- Not sure if the entrance to the business park is the best location for a retail establishment
- Thin argument that this business would directly support the business park

- The presented 2500 square foot building is smaller than the minimum 5200 square foot building that would be required per the park covenants.

Barry Chavin, MLG Commercial, said they would like to see a building closer to 5,000 square feet but would allow some latitude. He said because the lot is relatively small, they envisioned a retail/office type use but are OK with this use. They want a nice, quality building that because of quality materials could generate comparable "increment" for the TID. Planner Retzlaff said it would be beneficial to maximize the buildout with some other uses to add to the overall supportive type environment. He said it is a use issue; is it appropriate in the M-1 Industrial Zoning district? Trustee Baum said he was more supportive of the business after learning of the bar function and conference/banquet facilities and he can see it supporting the business in the park. Trustee Shadid said he's a customer of this business has conducted business there. He said it's a very well-run business. Planner Retzlaff said the Commission needs to determine whether or not this activity directly supports the business in the park and can be integrated into an over plan. Commissioner Laszewski commented that a retail over the counter business is less compelling, but with a conference room that could serve the business park as a go to networking location to discuss plans is more compelling. However, he does not want a cheap, retail look. Chairman Wolter said this would be a premier new start building and he doesn't think they will be looking for an inexpensive building. He said Barry will hold them to the building standards.

Chairman Wolter said based on comments, as long there is a conference room used as place to meet and not just a place to buy and sell cigars the use could be more acceptable. He mentioned other businesses that have been approved in the past in the Industrial Park including the indoor playground and karate business. Commissioner Gray said this is different because it is a new building and is not as useful as a building could be if another tenant were there. She said there should be more use of the land. The consensus was as long as the use is in support of the business park it could be an acceptable use but preferably with a larger building in size closer to full buildout based on the 1.3 net buildable acres.

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

Top Leaf Development – 107-acres South of Freistadt Road, North of Elm Lane and West of Wasaukee Roads. Alan & Lynda Luther, property owners are requesting approval of a revised rezoning application concept plan for a 107-acre residential subdivision with 47-single family lots. Planner Retzlaff summarized the proposal that is requesting the Plan Commission to grant a waiver to the 25-foot wetland setback area requirement for 7 lots. Discussion followed regarding the wetlands on the property. Pete Hurth, Baudhuin Surveying, stated they hired a company that does wetland delineations and comes out to the site and determines what's wetland and upland and then does a detailed report. Commissioner Gray questioned how the wetlands are determined and questioned if they are looking at soil type, there could be no standing water or vegetation there. Mr. Baudhuin said the Village's storm water standards are very stringent and the calculations are reviewed by the Village Engineer. Planner Retzlaff explained the Village code goes above and beyond what the DNR requires and is based on avoiding wetlands by requiring a 25-foot setback. Discussion continued.

Mr. Hurth stated the current plan presented addressed the Plan Commission concerns and said that no lots will have wetlands on them and no house will be placed within the 25-foot wetland setback. Shari Waggoner, Top Leaf Development, stated the side setback is 20 feet so there is nothing being built closer than 20 feet to the lot line and offered to make it condition of these 7 lots to change the

Village of Germantown ...Willkommen

- ☐ $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 [illegible] DATE 2-26-18

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

Paul & Jennifer Groh
Metro Cigars, LLC
W182N9160le Appleton Ave
Germantown WI 53022

Phone (262) 255-1996
E-Mail paulmetrocigars@gmail.com

PROPERTY OWNER

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

Barry Chauvin-Agent
Phone (414) 395-4676
E-Mail bchauvin@mlgcommercial.com

2

PROPERTY ADDRESS

CSM 6782, Lot 5, Willow Creek Business Park - Germantown

3

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

North	South	East	West

4

READ AND INITIAL THE FOLLOWING:

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

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

JG 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!

Jennifer Groh 2-23-18
Applicant Date

MLG Germantown Investments LLC
By: Michael Mooney
Owner Date

SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

This checklist provides a summary of requirements found in the Municipal Code. It is intended purely as a guide for developers and should not substitute for a full review of the Code and applicable regulations. (Revised 1/02)

GENERAL INFORMATION

- [x] Provide Completed Checklist with submittal
- [ ] Names and addresses of owner/developer/designer
- [x] Graphic scale, north arrow
- [x] Location sketch
- [x] Size of site (gross and net acreage)
- [x] Existing zoning
- [x] Adjacent zoning and uses
- N/A [x] Number of residents (subdivisions)
- [x] Number of employees

EXISTING SITE INFORMATION

- [x] Dimensions of site and lot lines (pipes found, pipes set, monuments)
- [x] Existing grades (2' contours minimum)
- [x] Adjacent property grades (within 10' minimum of property lines)
- N/A [x] Adjacent structures (within 20' minimum of property lines)
- [x] Drainage systems and structures
- [x] Natural features (woods, streams, lakes, ponds, outcroppings)
- [x] Wetland boundaries (provide date of staking)
- N/A [x] Floodplain elevation and boundaries
- N/A [x] Environmental concerns (underground tanks, etc)
- [x] Roads, curbs, parking lots, pavement areas
- [x] Structures (location, size)
- [x] Rights-of-Way (existing/ultimate)
- [x] Easements (drainage, utility)
- [x] Existing utilities (sanitary, water, electric, gas, telephone)
- [x] Benchmark locations and elevations
- [x] Location of fences, wells, borings, etc.

ARCHITECTURAL PLANS

- [x] Existing building location
- [x] Existing building elevations/materials
- [x] Proposed use (use list from Section 17.45)
- [x] Statement of design intent (narrative)
- [x] Proposed floor plans (dimension)
- [x] Square footage (total and individual rooms/stores)
- [x] Proposed elevations (dimension)
- [x] Proposed building height
- [x] Proposed materials and colors (material sample board required for new construction)
- [x] Proposed signage (elevations, color, square footage, height, construction material, lighting)
- [ ] Details of any special features

PROPOSED SITE PLAN

- [x] Grading and spot elevations
- [x] Erosion control measures (silt fencing, hay bales, rip-rap, tracking mat, stockpile locations)
- N/A [x] Stormwater management
  - stormwater management design report
  - general drainage pattern
  - swales w/ arrows for direction of flow
  - pond design with outfalls
  - culverts (location/size)
- [x] Utilities (size, invert elevations, length, slope, etc.)
  - -- sanitary
  - -- water
  - -- stormsewer
- [x] Building location (dimension)
- [x] Building elevation (finished grade)
- [ ] Location of proposed signage
- [ ] Details of outside storage (including trash receptacles)
- [x] Setbacks (clearly marked and dimensioned)
- [x] Vehicular entrances (dimension to centerline of nearest intersection)
- N/A [x] Streets (dimension and direction for one-ways)
- [x] Curve radii
- [x] Sidewalks (dimension)
- [x] Parking areas (show striping/spot elevations)
- [x] Parking setback from property line
- N/A [x] Loading areas (dimension)
- [x] Lot coverage
  - Square footage total
  - Impervious surfaces total (%)
  - Green space total (%)
  - Percent permitted (over/under %)
- [x] Municipal utility connections
  - Sanitary sewer (pipe size/elevations)
  - Water (size, valve location, elevations)
  - Location of hydrants
- [x] Easement for public water mains

LIGHTING PLAN

- ☐ Major improvements for context
- ☐ Location/nature of existing fixtures
- ☑ Location of proposed fixtures
- ☑ Photometric report (to scale on plan)
- ☑ Manufacturers cut-sheets of all fixtures
- ☑ Lighting schedule
  - key to plan
  - number/type of fixtures
  - output (wattage)
- ☐ Installation details as appropriate

LANDSCAPING PLAN

- ☒ Major improvements for context (building, drives, walks)
- ☒ Proposed outdoor amenities (benches, paths, etc.)
- ☒ Existing vegetation
  - Species
  - Size
  - Approximate canopy in plan
- ☒ Vegetation to be destroyed
  - List and show location
- ☒ Proposed method of saving existing vegetation during construction
- ☒ Proposed landscape features (berms, fountains)
- ☐ Existing/proposed lighting
- N/A ☒ Irrigation/watering systems (locate outlets)
- ☒ Plant lists or schedules
  - Keyed to plan
  - Number of each species
  - Size when planted (caliper)
- ☒ Installation details/staking

MODEL SUBMITTAL INCLUDES THE FOLLOWING PLANS:

1. Cover / Title Page
2. Existing Conditions Survey
3. General Site Plan
4. Grading, Paving & Erosion Control Plan
5. Utility Plan
6. Site Details (curbing, catch basins, detention ponds, pavement, erosion control and sign details)
7. Landscape Plan
8. Landscape details (planting schedule, berming cross-sections, method of installation)
9. Lighting Plan
10. Floor Plan
11. Exterior Building Elevations
12. Building Material Sample Board

In addition to the items on this list, Village Staff and/or the Plan Commission may require additional drawings and data to be submitted for approval.

If any public improvements or work is to be done in the Public Right-of-Way, the Village will require that a Developer's Agreement be submitted and approved by the Village Board.

Metro Cigars, LLC was founded by Paul & Jennifer Groh in November of 2003 to reach out to cigar smokers in Washington County and surrounding areas. Metro Cigars, LLC has been in its current location for over 14 years and we are in desperate need of more space to accommodate our continuously growing customer base. We currently occupy 1686 sq feet in a strip mall on Appleton Ave. We are looking to move just 1 mile north to more than double our size to 3700 sq ft. The property is currently a vacant lot in the Village of Germantown's newly developed Willow Creek Business Park, Lot 5.

Owner/Developer of Land
MLG Germantown Investment LLC
13400 Bishops Lane, Suite 270
Brookfield, WI 53005
262-797-9400

Designer
Rob Weisflog
Direct Build, LLC
N98W15825 School Road
Germantown, WI 53022
262-527-6707

Lot 5 of the Willow Creek Business Park is 2.0 acres, 1.35 buildable and is zoned M-1 with additional uses of commercial activities allowed in the B-2: Community Business District.

We will be hiring 3-4 more part-time employees bringing our total to 1 full-time employee and 6-7 part-time employees.

We would like to extend our hours to M-F 10am-10pm; Saturday 9am-8pm; Sunday 11am-6pm.

Survey and location sketch attached.

CERTIFIED SURVEY MAP NO._____

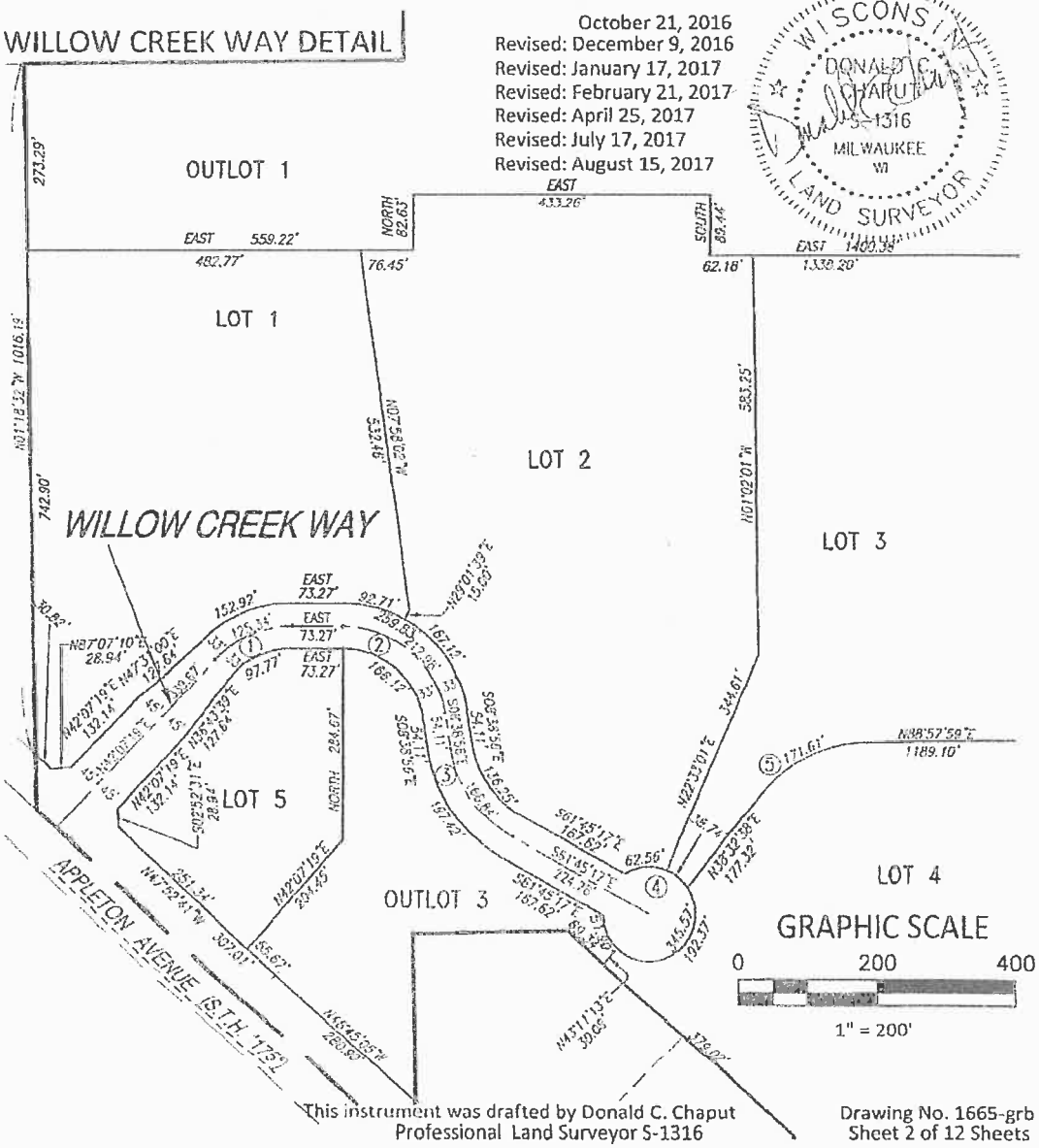
Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

CURVE DATA

CURVE	LOT	ARC	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT BEARING	TANGENT BEARING
1	1	152.92'	183.00'	N66°03'39.5"E	148.51'	47°52'41"	N42°07'19"E	EAST
1	CL	125.34'	150.00'	N66°03'39.5"E	121.73'	47°52'41"	N42°07'19"E	EAST
1	5	97.77'	117.00'	N66°03'39.5"E	94.95'	47°52'41"	N42°07'19"E	EAST
2	TOTAL	259.83'	183.00'	S49°19'28"E	238.55'	81°21'04"	EAST	S08°38'56"E
2	1	92.71'	183.00'	S75°29'10.5"E	91.72'	29°01'39"	EAST	S60°58'21"E
2	2	167.12'	183.00'	S34°48'38.5"E	161.37'	52°19'25"	S60°58'21"E	S08°38'56"E
2	CL	212.98'	150.00'	S49°19'28"E	195.53'	81°21'04"	EAST	S08°38'56"E
2	OUTLOT 3	165.12'	117.00'	S49°19'28"E	152.52'	81°21'04"	EAST	S08°38'56"E
3	2	136.25'	147.00'	S35°12'06.5"E	131.43'	53°06'21"	S08°38'56"E	S61°45'17"E
3	CL	166.84'	180.00'	S35°12'06.5"E	160.93'	53°06'21"	S08°38'56"E	S61°45'17"E
3	OUTLOT 3	197.42'	213.00'	S35°12'06.5"E	190.43'	53°06'21"	S08°38'56"E	S61°45'17"E
4	TOTAL	345.57'	66.00'	N28°14'43"E	66.00'	300°00'00"	N58°14'43"E	S01°45'17"E
4	2	62.56'	66.00'	S85°23'52"W	60.24'	54°18'18"	N58°14'43"E	S67°26'59"E
4	3	38.74'	66.00'	N50°37'59"W	38.19'	33°38'00"	S67°26'59"E	S33°48'59"E
4	4	192.37'	66.00'	N49°41'07"E	131.15'	167°00'12"	S33°48'59"E	N46°48'47"W
4	OUTLOT 3	51.90'	66.00'	S24°17'02"E	50.58'	45°03'30"	N46°48'47"W	S01°45'17"E
5	3 & 4	171.61'	195.00'	S63°45'18"W	166.12'	50°25'21"	N38°32'38"E	N38°57'59"E

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

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



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

Drawing No. 1665-grb
Sheet 2 of 12 Sheets

Map No 6724 Vol 52 Page 161

DOC# 1438853

F:\PROJECTS\18-101 METRO CIGARS\CAD\SITE DESIGN R4 - 0CB.DWG DATE OF PLOT: 2/20/2018 9:36 AM
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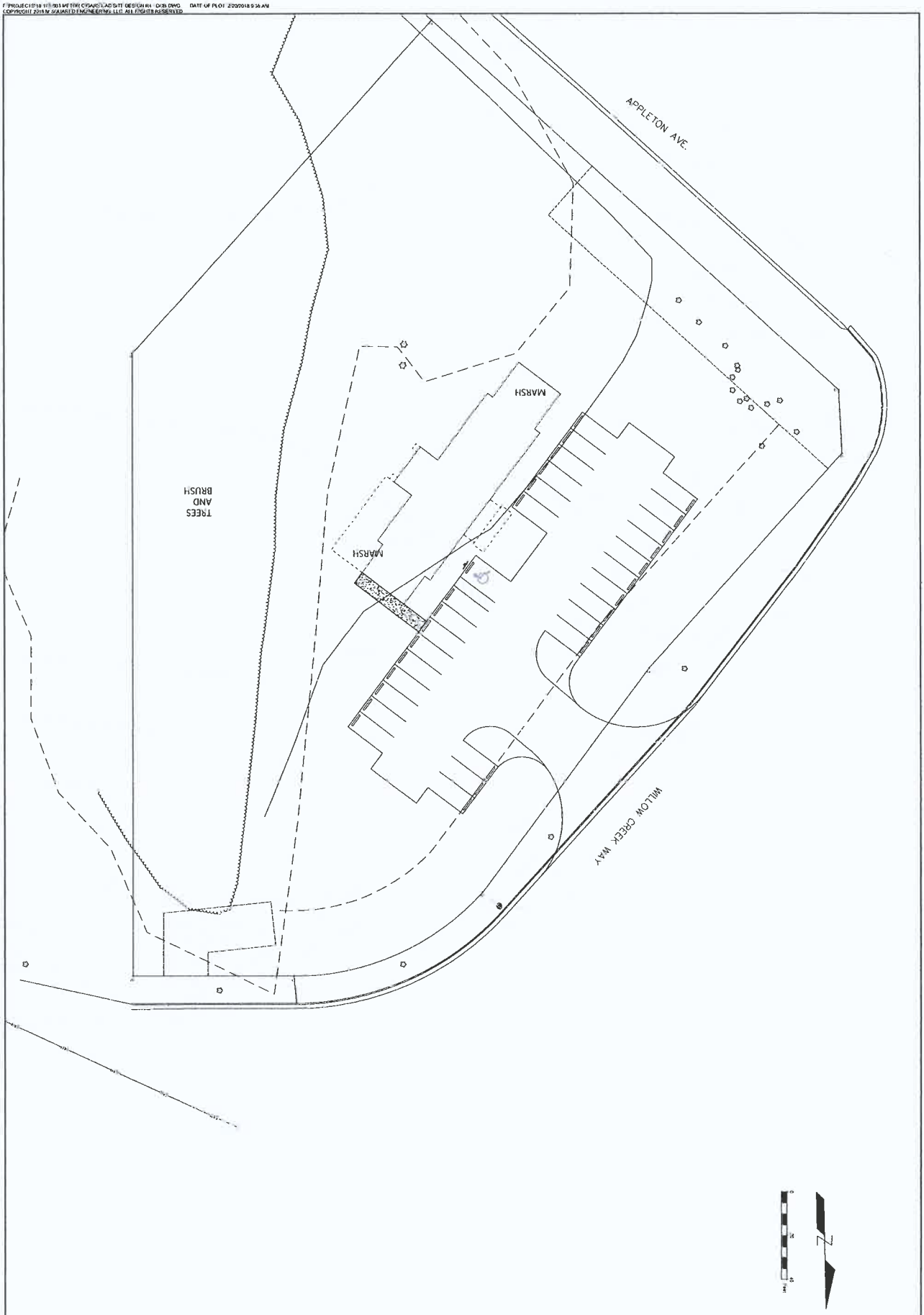


METRO CIGARS DEVELOPMENT
VILLAGE OF GERMANTOWN

SITE DESIGN

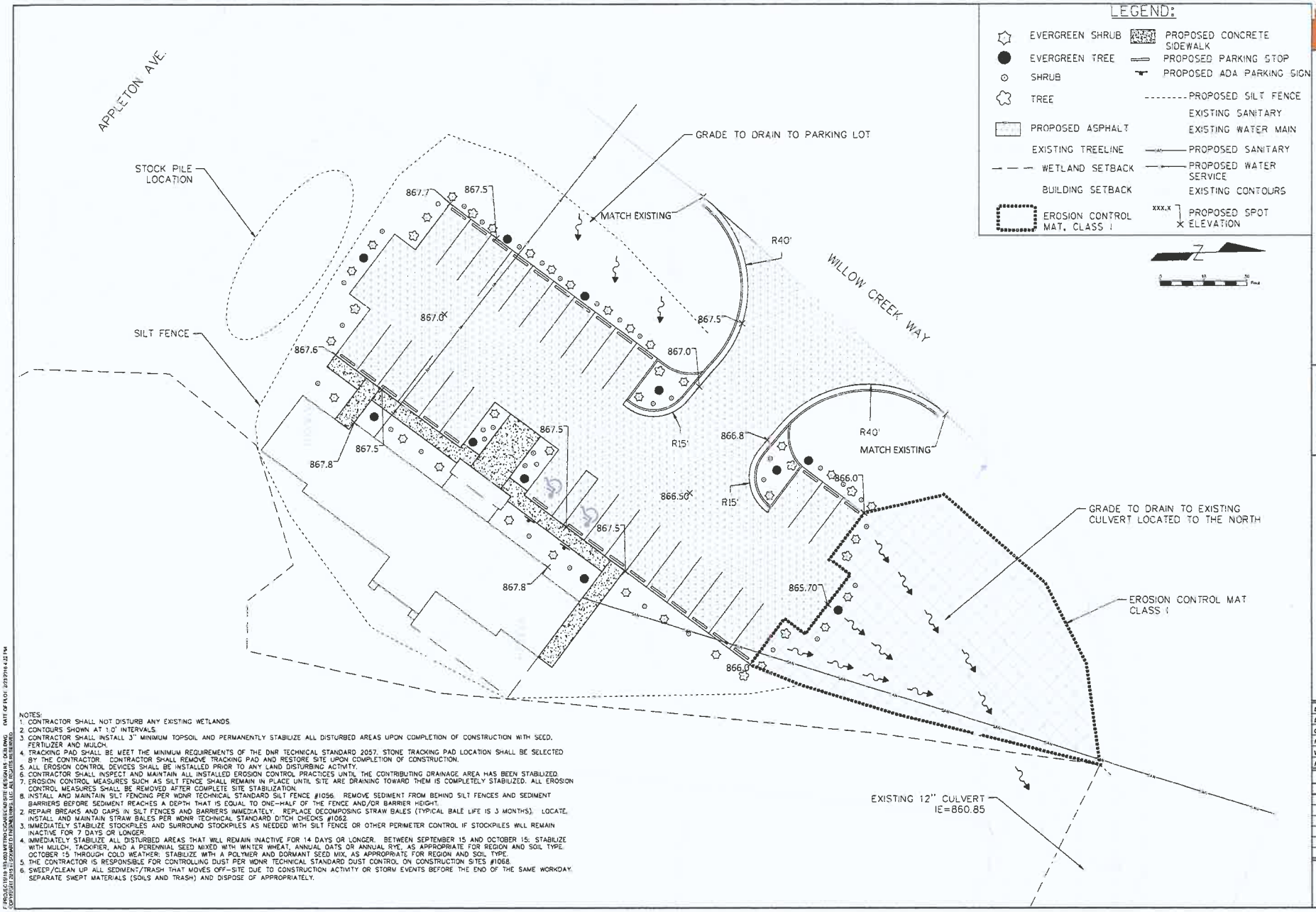
M Squared Engineering, LLC
...where engineering solutions meet water quality...
W62 N215 Washington Avenue
Cedarburg, WI 53012
Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274

DRAWN BY:	DMD
DATE:	01/04/2018
CHECKED BY:	DCB
HORIZ. SCALE:	
VERT. SCALE:	
PROJECT NO.	17-188-023

REVISIONS

DATE:	REVISED BY:

SHEET 3



NOTES:
1. CONTRACTOR SHALL NOT DISTURB ANY EXISTING WETLANDS.
2. CONTOURS SHOWN AT 1.0' INTERVALS.
3. CONTRACTOR SHALL INSTALL 3" MINIMUM TOPSOIL AND PERMANENTLY STABILIZE ALL DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION WITH SEED, FERTILIZER AND MULCH.
4. TRACKING PAD SHALL BE MEET THE MINIMUM REQUIREMENTS OF THE DNR TECHNICAL STANDARD 2057. STONE TRACKING PAD LOCATION SHALL BE SELECTED BY THE CONTRACTOR. CONTRACTOR SHALL REMOVE TRACKING PAD AND RESTORE SITE UPON COMPLETION OF CONSTRUCTION.
5. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY.
6. CONTRACTOR SHALL INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. EROSION CONTROL MEASURES SUCH AS SILT FENCE SHALL REMAIN IN PLACE UNTIL SITE ARE DRAINING TOWARD THEM IS COMPLETELY STABILIZED. ALL EROSION CONTROL MEASURES SHALL BE REMOVED AFTER COMPLETE SITE STABILIZATION.
8. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
2. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
3. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
4. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
6. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

F:\PROJECTS\IN-PROGRESS\METRO CIGARS\CIVIL\SITE DESIGN\EROSION CONTROL.DWG PLOT BY: DMD 3/23/2016 4:22 PM
COPYRIGHT 2015 | LICENSED TO M SQUARED ENGINEERING, LLC. ALL RIGHTS RESERVED.

Metro Cigars LLC

M Squared Engineering, LLC
...where engineering solutions meet water quality...
W62 N215 Washington Avenue
Cedarburg, WI 53012
Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274

ENGINEERING

METRO CIGARS DEVELOPMENT
VILLAGE OF GERMANTOWN

EROSION CONTROL PLAN

DRAWN BY:	DMD
DATE:	02/23/2016
CHECKED BY:	DCB
HORIZ. SCALE:	
VERT. SCALE:	
PROJECT NO.	15-193-003

REVISIONS

DATE:	REVISED BY:

SHEET
5

W182 N9606 Appleton Ave #104, Germantown, WI 53022 Ph262-255-1996

March 15, 2018

Jeff W. Retzlaff
Village Planner
Village of Germantown
N112 W17001 Mequon Rd
Germantown, WI 53022

Re: Metro Cigars, LLC; Site Plan, CSM & CUP Applications,
Response to Letter Dated March 7, 2018

1. We reviewed our plan with Steve Perry Smith (SPS Architect) working with MLG and the WCBP and made several changes to the plan. We incorporated two gables on the front of the building which use stone. We increased the amount of brick from the original plan.
2. We completed and provided the Sign Permit application and specifications.
3. We will bring color renderings and building material to the Plan Commission meeting.
4. We have a completed landscaping plan with materials, quantities, species, and sizes.
5. Proposed landscaping and screening plants were not included behind the building and were included in a limited fashion along the north side of the building, as the existing vegetation / tree line along and within the wetlands will serve as this purpose. We wanted to maintain the natural look out the back of the window. We did not show any proposed plantings along Appleton Avenue because there is existing landscaping within the landscape easement along Appleton. It is our intent to avoid impacts to the existing, previously approved landscaping in and adjacent to the existing easement. We provided a greater variety of trees and bushes throughout the site. We also added in some decorative, salt tolerant grasses around the perimeter of the parking lot to screen vehicles. We may add some additional varieties of decorative grasses at a later date. We intend to plant some additional perennials in the landscaped areas within the parking lot. Specific plantings have not been identified at this time other than the trees and shrubs that are currently called out.
6. We included the specifications of exterior pole mounted light fixtures. The height is 16 ft.
7. N/A
8. Metro Cigars has been supporting the Germantown community for over 14 years at our current location. We have business owners from surrounding companies that have meetings at our facility. The new location will include a conference room to host these meetings. The conference room will have audio/visual and teleconferencing equipment. We will also have a larger room available for companies to rent for larger events. The patio area will also be a great area for small groups. The

hospitality and lounge experience will be the best in the Milwaukee area with the largest selection of cigars that can be paired with high end whiskeys, wine and beer. Over the years we have built traveling clientele. When business people and visitors travel into the Milwaukee area and want a luxury cigar lounge they seek out Metro Cigars. This could have financial impact to local businesses in Germantown as well. We have special premium cigar events each month and at times incorporate a beer, wine or spirit vendor for the premium cigar enthusiast.

Respectfully,

Paul Groh
Metro Cigars, LLC Member

Village of Germantown
Willkommen

Community Development Department
Jeffrey W. Retzlaff, AICP, Director
Village Planner & Zoning Administrator
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
Telephone: (262) 250-4735 Website: www.village.germantown.wi.us
FAX: (262) 253-8255 E-mail: jretzlaff@village.germantown.wi.us

March 7, 2018

Paul & Jennifer Groh
W182 N9606 Appleton Ave
Germantown, WI 53050

RE: Metro Cigars; Site Plan, CSM & CUP Applications
Staff Review Comments

Mr./Mrs. Groh:

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

Please make note that the comments below are only those from the Community Development Department. Additional comments are expected from the other review departments and will be forwarded to you when available.

Community Development Department

1. The use of board & batten siding is unacceptable and the use of brick as proposed is very minimal. As discussed during the Plan Commission consultation, the Willow Creek Business Park (WCBP) prohibit the use of wood and vinyl exterior products in any form. The preferred primary material (covering most of the building) is some form of masonry, e.g. brick, stone, masonry units, pre-cast panels or CMU, etc. Also, the architecture is very basic and roof design somewhat monotonous given the amount of shingle and pitch. During the PC discussion, Barry Chavin with MLG indicated that a building with high quality materials meeting or exceeding the requirements of the WCBP would more than make up for the smaller sized building than the minimum required in terms of generating increased value ("increment"). The proposed building does not do that in my opinion.
2. No signage is proposed. If not as part of the site plan review, a separate Sign Permit application requiring PC review and approval will be required for any monument and/or wall signs.
3. A colored rendering of the building and sample board of exterior materials is required. The sample board can be brought the night of the Plan Commission meeting.
4. The landscaping plan is incomplete. A schedule of materials, quantities, species, planted size, etc. is required.
5. Overall the landscaping items are too few and the type is not varied. Plantings are only proposed along the front side building foundation and parking lot perimeter. There's little variation or attractiveness; just alternating plants of three types. Attractive groupings of evergreen and deciduous trees and shrubs should be installed at or near the entrance, near the corner of the parking lot closest to intersection and corner of the parking lot to the

east. Street trees are needed along all roads frontages (1 tree per 40-50' depending on type as allowed under the Village's Street Tree guidelines). The minimum planting size for evergreens is at least 8'-10' and deciduous trees should be a min. 3" dia and 12'-15' tall.

6. What is the mounted height for the exterior pole mounted light fixtures? Twenty-five (25) feet is the maximum allowed.
7. Overall, I do not agree that the site development and building proposed are what the Plan Commission had in mind when discussing the concept of this use in this location back in January.
8. Can you provide justification for how the cigar business supports the rest of the business park?

DPW/Engineering Department

9. Public Works/Engineering comments will be provided in a separate memo when available.

Fire Department

10. Fire Department comments will be provided in a separate memo when available.

When submitting you plans and additional information, please submit (1) digital plan set and seventeen (17) full-size and (2) reduced-size plan sets to the Planning Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

Respectfully,

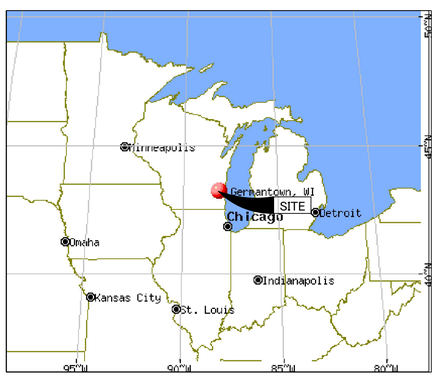
Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator

METRO CIGARS DEVELOPMENT
WASHINGTON COUNTY
PRELIMINARY PLAN SET

WILLOW CREEK WAY- LOT 5
GERMANTOWN, WISCONSIN
MARCH 14, 2018

SITE VICINITY MAP
SCALE: N.T.S.
SECTION 32, TOWN 9 NORTH, RANGE 20 EAST

SITE OVERVIEW MAP
SCALE: N.T.S.



SITE LOCATION MAP
SCALE: N.T.S.

INDEX

SHEET TITLE	SHEET NO.
SHEET TITLE	1
DETAILS	2, 3
SITE LAYOUT	4
LANDSCAPING	5
GRADING/EROSION CONTROL	6

STANDARD REFERENCE DRAWINGS

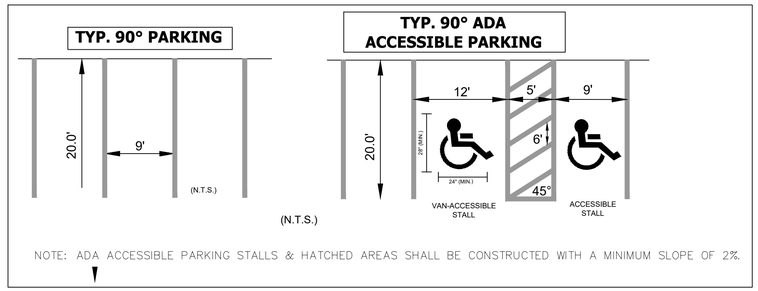
THE REFERENCE DRAWINGS LISTED ON THIS PLAN SHALL BE CONSIDERED A PART THEREOF:

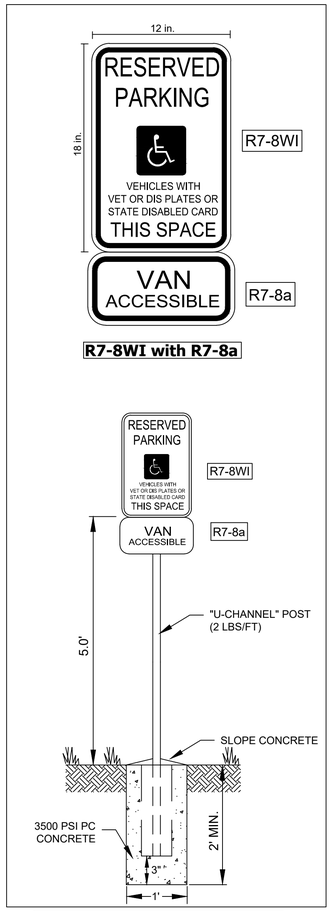
WISCONSIN DNR STORM WATER CONSTRUCTION AND POST-CONSTRUCTION TECHNICAL STANDARDS

M Squared Engineering, LLC
...where engineering solutions meet water quality...
W62 N215 Washington Avenue
Cedarburg, WI 53012
Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274

REV.	DATE	DRN.	CHK'D	REVISIONS DESCRIPTION	APPR.

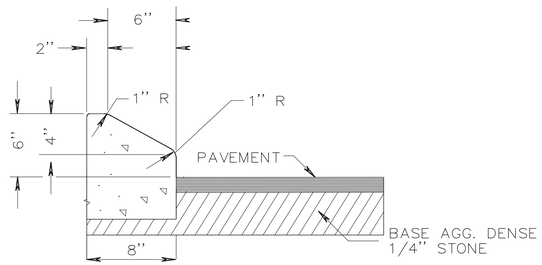
APPROVED FOR CONST.	REV. #	LOCATION	TITLE
BY	DATE	UNIT - BLDG	METRO CIGARS DEVELOPMENT WASHINGTON COUNTY VILLAGE OF GERMANTOWN
M2	3/18	DRN.	
		DATE	
		CHK'D	
		DATE	DRAWING NO. / REV.
		SCALE AS NOTED	
PROJECT # 18-193-003		PROJECT TITLE METRO CIGARS DEVELOPMENT	



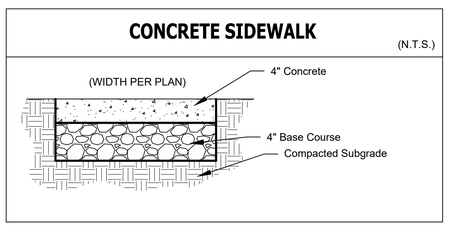


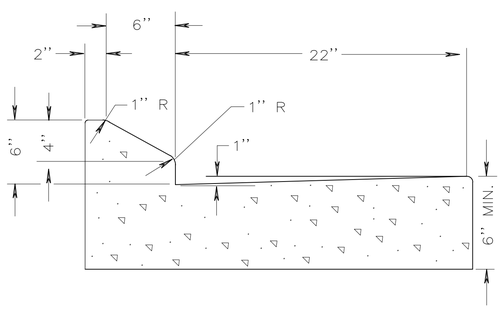
ADA PARKING SIGN AND POST INSTALLATION IN GRASS AREAS

(N.T.S.)



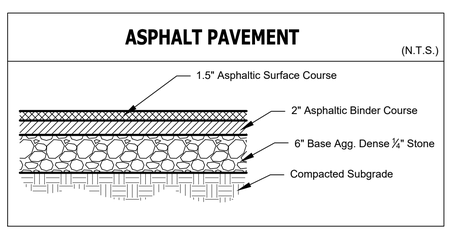
6'' CURB DETAIL

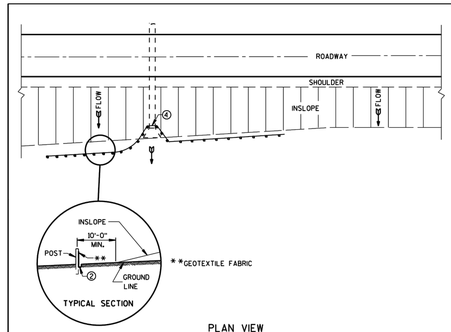




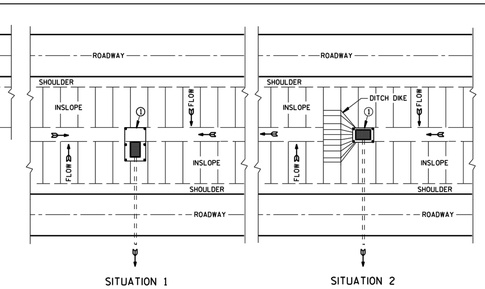
WISDOT SLOPED CONCRETE CURB & GUTTER, 30-INCH, TYPE J

NOTE: SEE WISDOT STANDARD DETAIL S.D.D. 8D 1-20a FOR ADDITIONAL NOTES AND DETAILS.





TYPICAL APPLICATION OF SILT FENCE

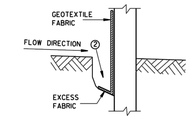


SILT FENCE AT MEDIAN SURFACE DRAINS

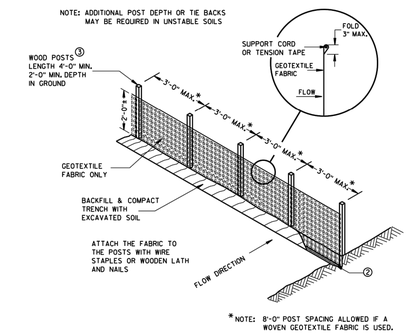
GENERAL NOTES

DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND APPLICABLE SPECIAL PROVISIONS.

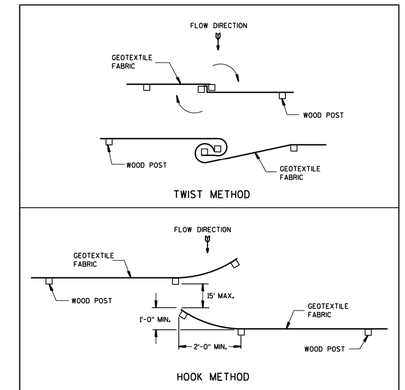
1. HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. FOR MANUAL INSTALLATIONS THE TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1½" X 1½" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B) HOOK THE END OF EACH SILT FENCE LENGTH.



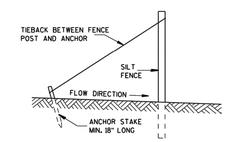
TRENCH DETAIL



SILT FENCE



JOINING TWO LENGTHS OF SILT FENCE⑤



SILT FENCE TIE BACK
(WHEN REQUIRED BY THE ENGINEER)

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METRO CIGARS DEVELOPMENT
VILLAGE OF GERMANTOWN

DETAILS

DRAWN BY:	DMD
DATE:	03/14/2018
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HORIZ. SCALE:	
VERT. SCALE:	
PROJECT NO.	18-193-003

REVISIONS

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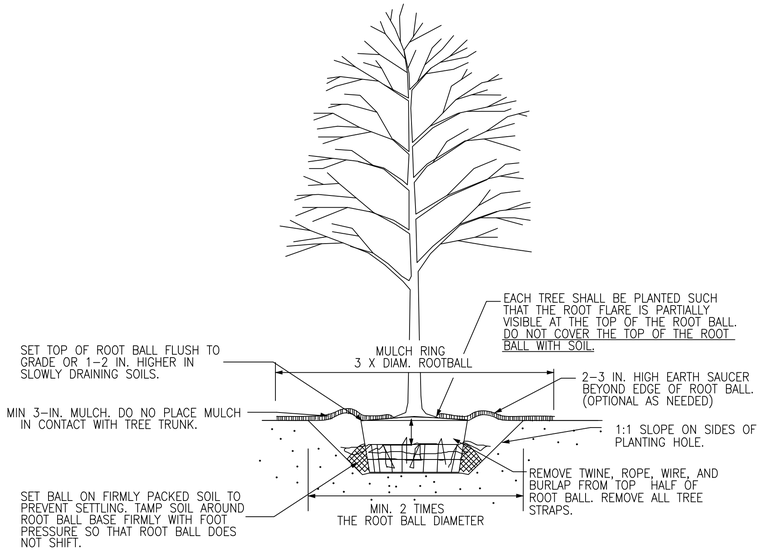
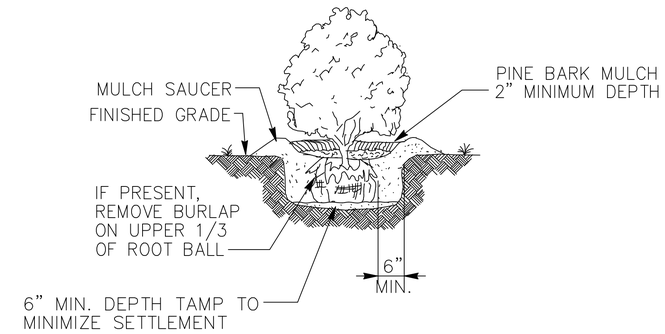


NOTES

1. PRUNE ONLY CROSSOVER LIMBS, CO–DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN. STAKE TREES ONLY WHEN NECESSARY.

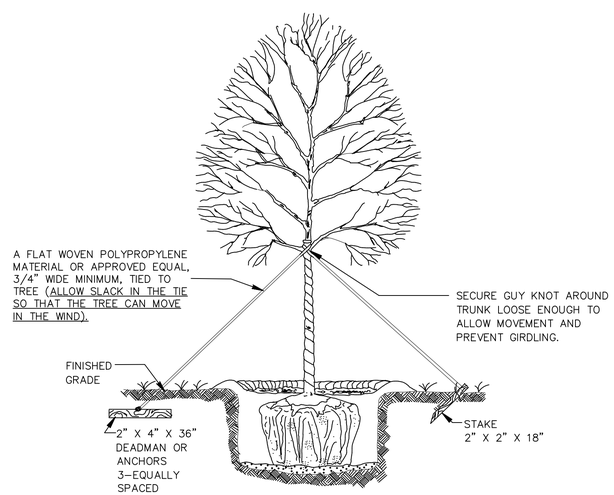
TREE PLANTING DETAIL



NOTES

1. CLEANLY PRUNE ONLY DAMAGED, DISEASED AND OR WEAK BRANCHES IF NECESSARY.
2. FINISHED GRADE AROUND PLANT TO BE THE SAME AS ORIGINAL GRADE OF PLANT WHEN GROWN.

SHRUB PLANTING DETAIL



NOTE:
–SELECT DEADMAN, ANCHORS, OR STAKES TO SECURE TREE

NOTES

1. STAKE TREES ONLY WHEN NECESSARY. STAKES SHALL BE REMOVED 6 MONTHS AFTER PLANTING.
2. TREES LARGER THAN 2" CALIPER SHOULD BE STAKED BY THREE GUY STRAPS WHEN NECESSARY.

TREE STAKING DETAIL

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VILLAGE OF GERMANTOWN

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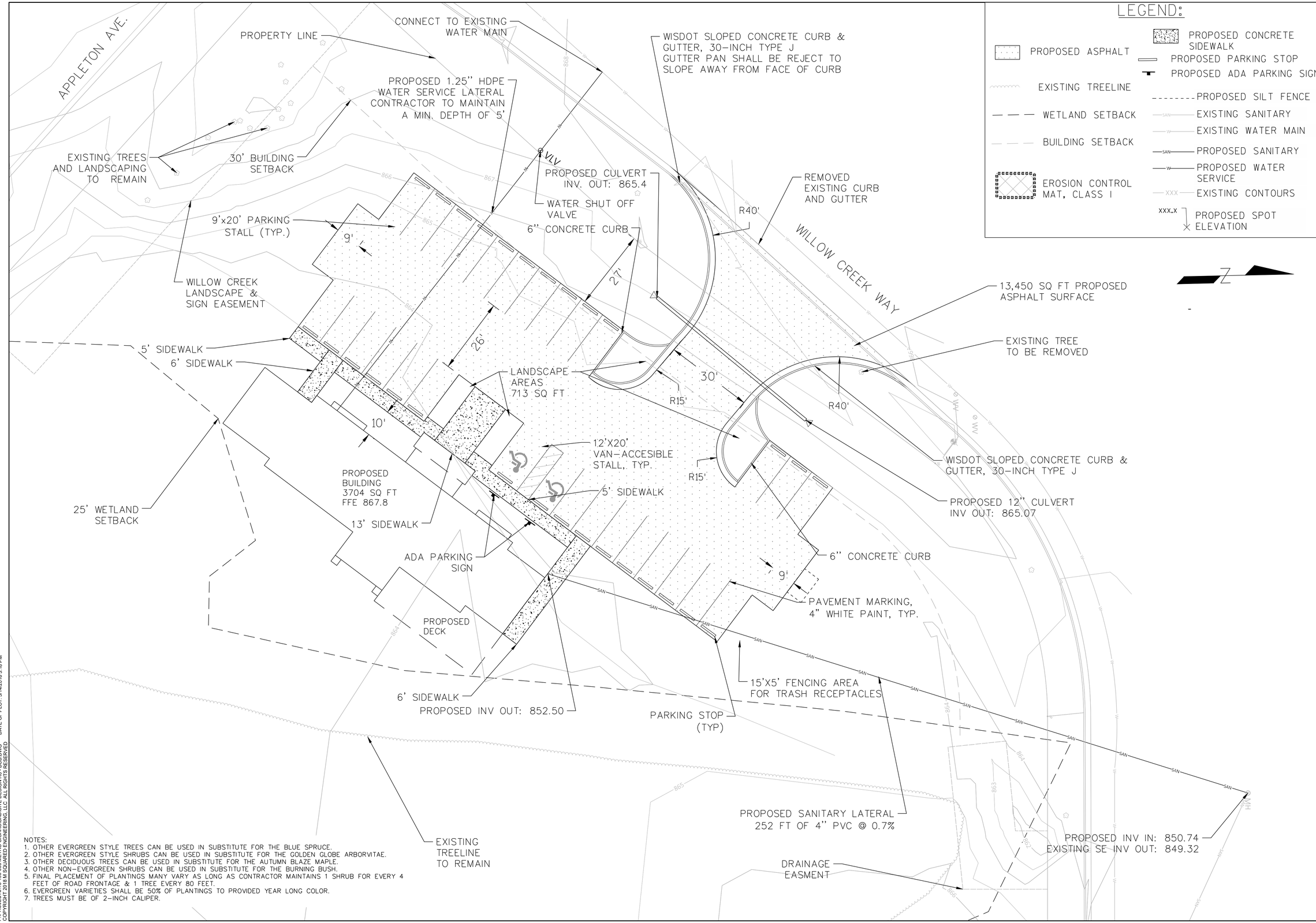

NOTES:
1. OTHER EVERGREEN STYLE TREES CAN BE USED IN SUBSTITUTE FOR THE BLUE SPRUCE.
2. OTHER EVERGREEN STYLE SHRUBS CAN BE USED IN SUBSTITUTE FOR THE GOLDEN GLOBE ARBORVITAE.
3. OTHER DECIDUOUS TREES CAN BE USED IN SUBSTITUTE FOR THE AUTUMN BLAZE MAPLE.
4. OTHER NON-EVERGREEN SHRUBS CAN BE USED IN SUBSTITUTE FOR THE BURNING BUSH.
5. FINAL PLACEMENT OF PLANTINGS MANY VARY AS LONG AS CONTRACTOR MAINTAINS 1 SHRUB FOR EVERY 4 FEET OF ROAD FRONTAGE & 1 TREE EVERY 80 FEET.
6. EVERGREEN VARIETIES SHALL BE 50% OF PLANTINGS TO PROVIDED YEAR LONG COLOR.
7. TREES MUST BE OF 2-INCH CALIPER.

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METRO CIGARS DEVELOPMENT
VILLAGE OF GERMANTOWN

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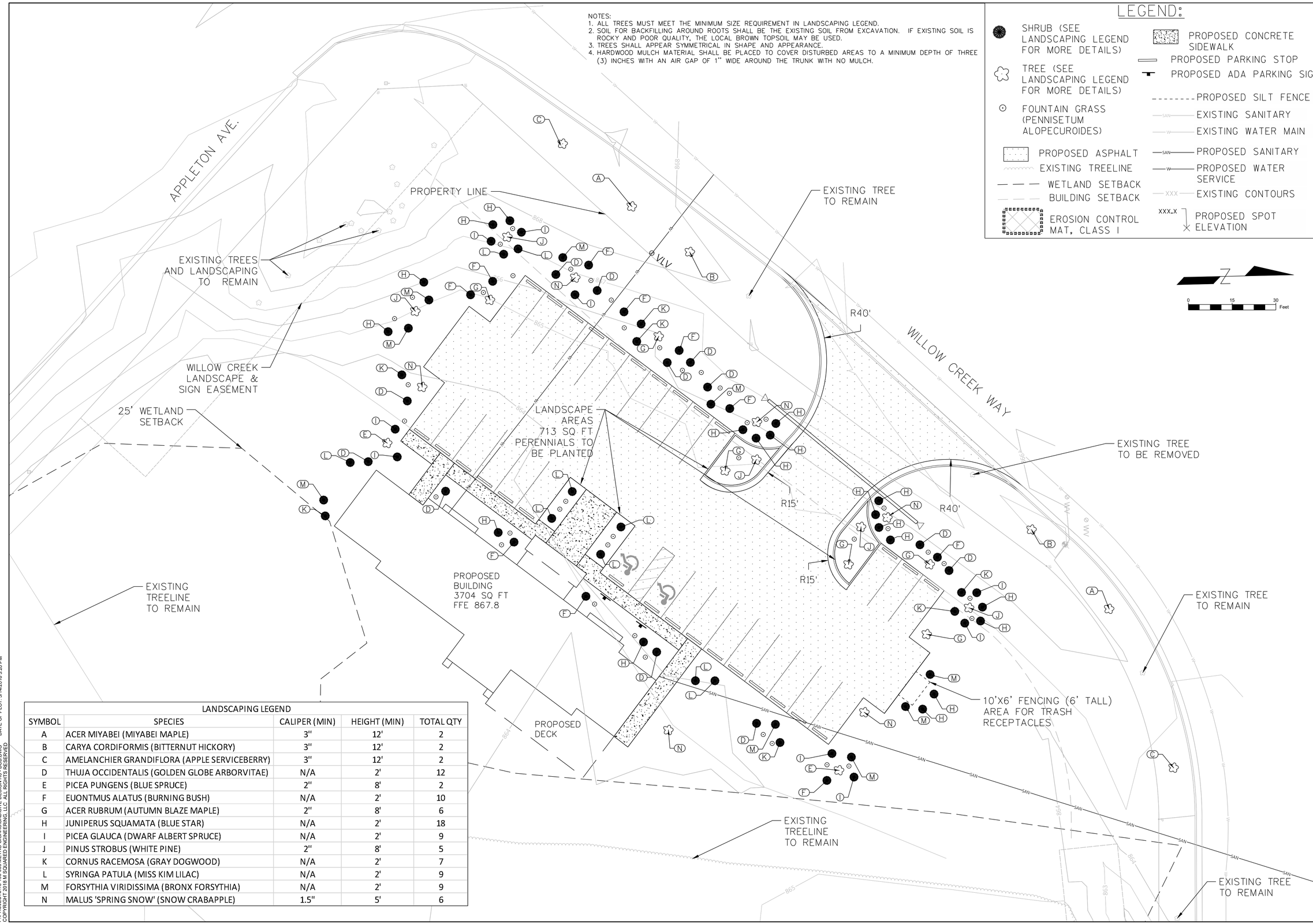
NOTES:
1. ALL TREES MUST MEET THE MINIMUM SIZE REQUIREMENT IN LANDSCAPING LEGEND.
2. SOIL FOR BACKFILLING AROUND ROOTS SHALL BE THE EXISTING SOIL FROM EXCAVATION. IF EXISTING SOIL IS ROCKY AND POOR QUALITY, THE LOCAL BROWN TOPSOIL MAY BE USED.
3. TREES SHALL APPEAR SYMMETRICAL IN SHAPE AND APPEARANCE.
4. HARDWOOD MULCH MATERIAL SHALL BE PLACED TO COVER DISTURBED AREAS TO A MINIMUM DEPTH OF THREE (3) INCHES WITH AN AIR GAP OF 1" WIDE AROUND THE TRUNK WITH NO MULCH.

LEGEND:

- SHRUB (SEE LANDSCAPING LEGEND FOR MORE DETAILS)
- TREE (SEE LANDSCAPING LEGEND FOR MORE DETAILS)
- FOUNTAIN GRASS (PENNISETUM ALOPECUROIDES)
- PROPOSED ASPHALT
- EXISTING TREELINE
- WETLAND SETBACK
- BUILDING SETBACK
- EROSION CONTROL MAT, CLASS I
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PARKING STOP
- PROPOSED ADA PARKING SIGN
- PROPOSED SILT FENCE
- EXISTING SANITARY
- EXISTING WATER MAIN
- PROPOSED SANITARY
- PROPOSED WATER SERVICE
- EXISTING CONTOURS
- XXX.X PROPOSED SPOT ELEVATION



LANDSCAPING LEGEND				
SYMBOL	SPECIES	CALIPER (MIN)	HEIGHT (MIN)	TOTAL QTY
A	ACER MIYABEI (MIYABEI MAPLE)	3"	12'	2
B	CARYA CORDIFORMIS (BITTERNUT HICKORY)	3"	12'	2
C	AMELANCHIER GRANDIFLORA (APPLE SERVICEBERRY)	3"	12'	2
D	THUJA OCCIDENTALIS (GOLDEN GLOBE ARBORVITAE)	N/A	2'	12
E	PICEA PUNGENS (BLUE SPRUCE)	2"	8'	2
F	EUONTMUS ALATUS (BURNING BUSH)	N/A	2'	10
G	ACER RUBRUM (AUTUMN BLAZE MAPLE)	2"	8'	6
H	JUNIPERUS SQUAMATA (BLUE STAR)	N/A	2'	18
I	PICEA GLAUCA (DWARF ALBERT SPRUCE)	N/A	2'	9
J	PINUS STROBUS (WHITE PINE)	2"	8'	5
K	CORNUS RACEMOSA (GRAY DOGWOOD)	N/A	2'	7
L	SYRINGA PATULA (MISS KIM LILAC)	N/A	2'	9
M	FORSYTHIA VIRIDISSIMA (BRONX FORSYTHIA)	N/A	2'	9
N	MALUS 'SPRING SNOW' (SNOW CRABAPPLE)	1.5"	5'	6

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VILLAGE OF GERMANTOWN

LANDSCAPING

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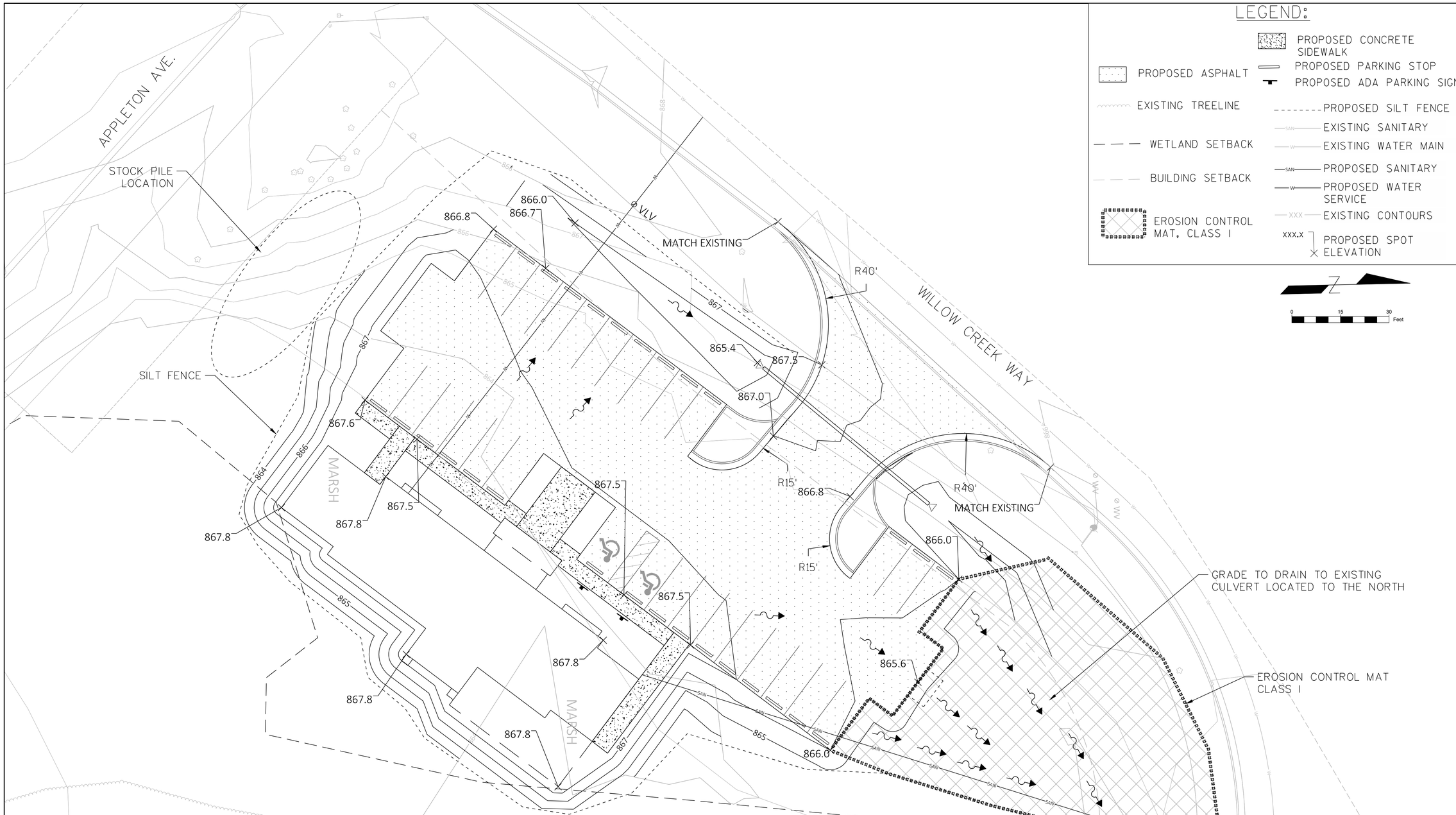

NOTES:

1. CONTRACTOR SHALL NOT DISTURB ANY EXISTING WETLANDS.
2. CONTOURS SHOWN AT 1.0' INTERVALS.
3. CONTRACTOR SHALL INSTALL 3" MINIMUM TOPSOIL AND PERMANENTLY STABILIZE ALL DISTURBED AREAS UPON COMPLETION OF CONSTRUCTION WITH SEED, FERTILIZER AND MULCH.
4. TRACKING PAD SHALL BE MEET THE MINIMUM REQUIREMENTS OF THE DNR TECHNICAL STANDARD 2057. STONE TRACKING PAD LOCATION SHALL BE SELECTED BY THE CONTRACTOR. CONTRACTOR SHALL REMOVE TRACKING PAD AND RESTORE SITE UPON COMPLETION OF CONSTRUCTION.
5. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY.
6. CONTRACTOR SHALL INSPECT AND MAINTAIN ALL INSTALLED EROSION CONTROL PRACTICES UNTIL THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.
7. EROSION CONTROL MEASURES SUCH AS SILT FENCE SHALL REMAIN IN PLACE UNTIL SITE ARE DRAINING TOWARD THEM IS COMPLETELY STABILIZED. ALL EROSION CONTROL MEASURES SHALL BE REMOVED AFTER COMPLETE SITE STABILIZATION.
8. INSTALL AND MAINTAIN SILT FENCING PER WDNR TECHNICAL STANDARD SILT FENCE #1056. REMOVE SEDIMENT FROM BEHIND SILT FENCES AND SEDIMENT BARRIERS BEFORE SEDIMENT REACHES A DEPTH THAT IS EQUAL TO ONE-HALF OF THE FENCE AND/OR BARRIER HEIGHT.
2. REPAIR BREAKS AND GAPS IN SILT FENCES AND BARRIERS IMMEDIATELY. REPLACE DECOMPOSING STRAW BALES (TYPICAL BALE LIFE IS 3 MONTHS). LOCATE, INSTALL AND MAINTAIN STRAW BALES PER WDNR TECHNICAL STANDARD DITCH CHECKS #1062.
3. IMMEDIATELY STABILIZE STOCKPILES AND SURROUND STOCKPILES AS NEEDED WITH SILT FENCE OR OTHER PERIMETER CONTROL IF STOCKPILES WILL REMAIN INACTIVE FOR 7 DAYS OR LONGER.
4. IMMEDIATELY STABILIZE ALL DISTURBED AREAS THAT WILL REMAIN INACTIVE FOR 14 DAYS OR LONGER. BETWEEN SEPTEMBER 15 AND OCTOBER 15: STABILIZE WITH MULCH, TACKIFIER, AND A PERENNIAL SEED MIXED WITH WINTER WHEAT, ANNUAL OATS OR ANNUAL RYE, AS APPROPRIATE FOR REGION AND SOIL TYPE. OCTOBER 15 THROUGH COLD WEATHER: STABILIZE WITH A POLYMER AND DORMANT SEED MIX, AS APPROPRIATE FOR REGION AND SOIL TYPE.
5. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST PER WDNR TECHNICAL STANDARD DUST CONTROL ON CONSTRUCTION SITES #1068.
6. SWEEP/CLEAN UP ALL SEDIMENT/TRASH THAT MOVES OFF-SITE DUE TO CONSTRUCTION ACTIVITY OR STORM EVENTS BEFORE THE END OF THE SAME WORKDAY. SEPARATE SWEPT MATERIALS (SOILS AND TRASH) AND DISPOSE OF APPROPRIATELY.

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METRO CIGARS DEVELOPMENT
VILLAGE OF GERMANTOWN
GRADING/EROSION CONTROL PLAN

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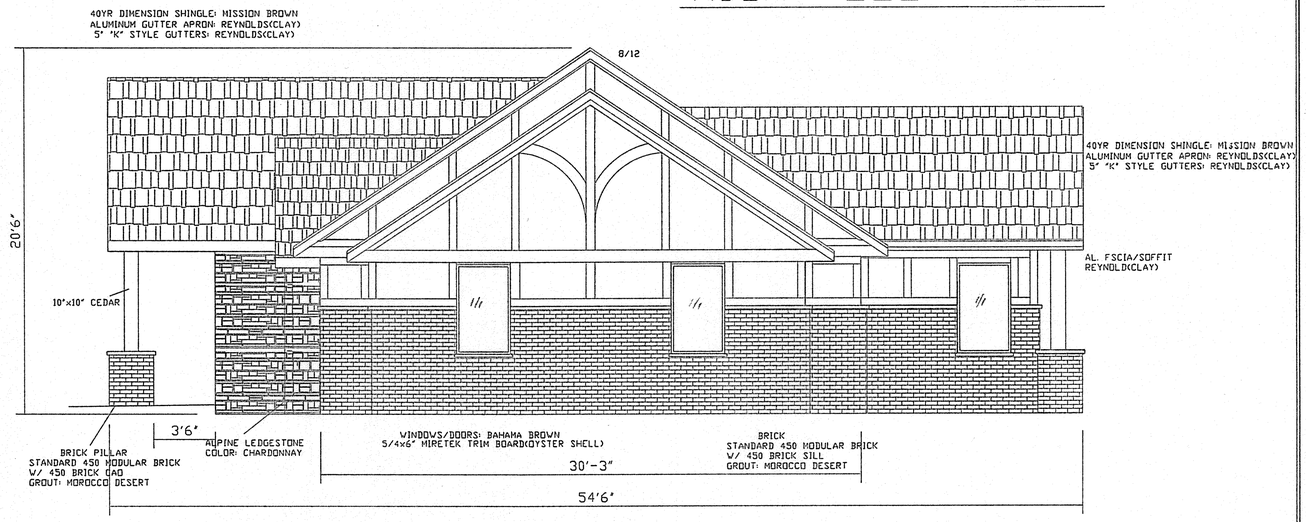
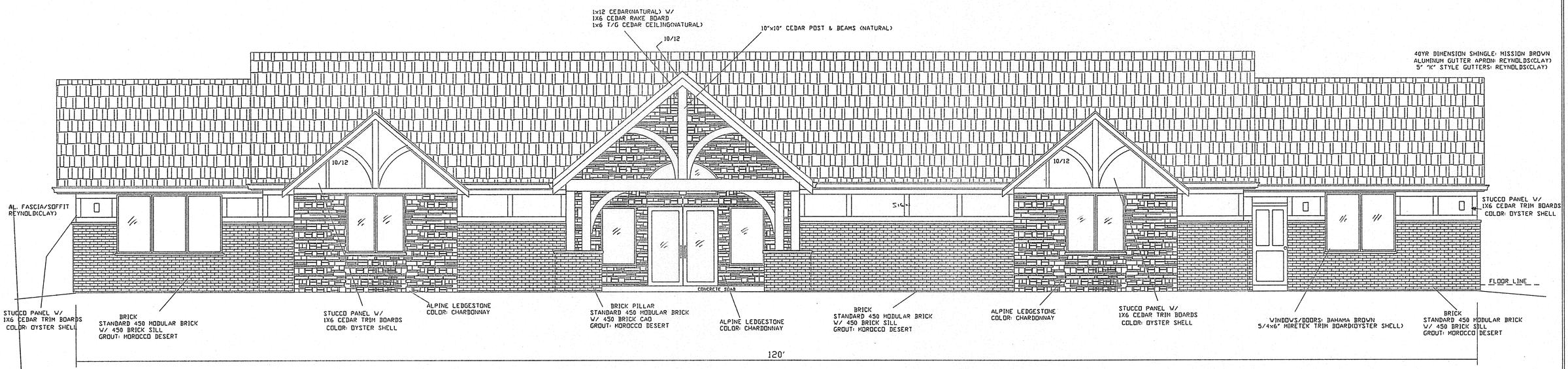
RIGHT ELEVATION



FRONT ELEVATION



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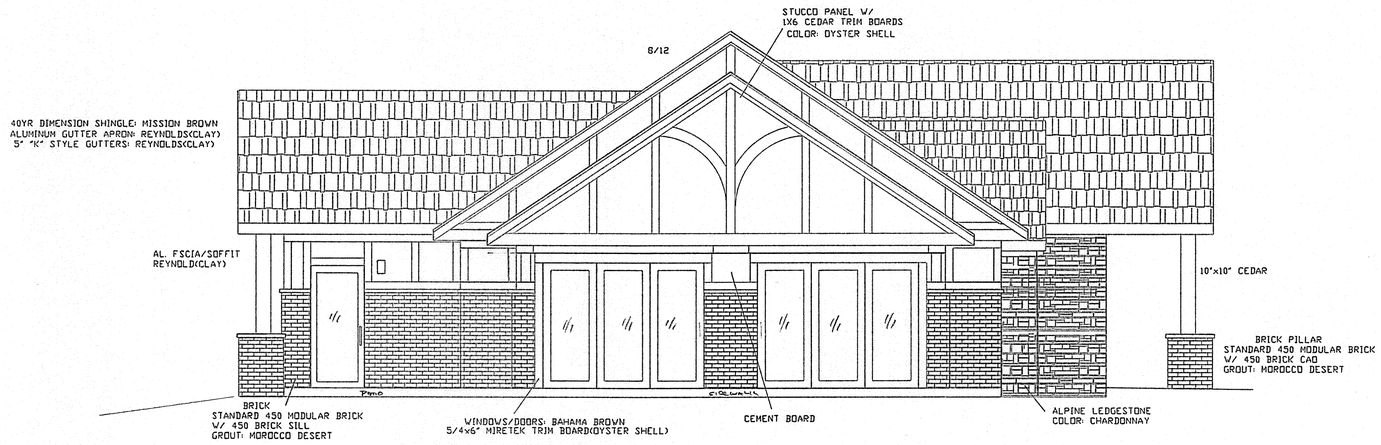
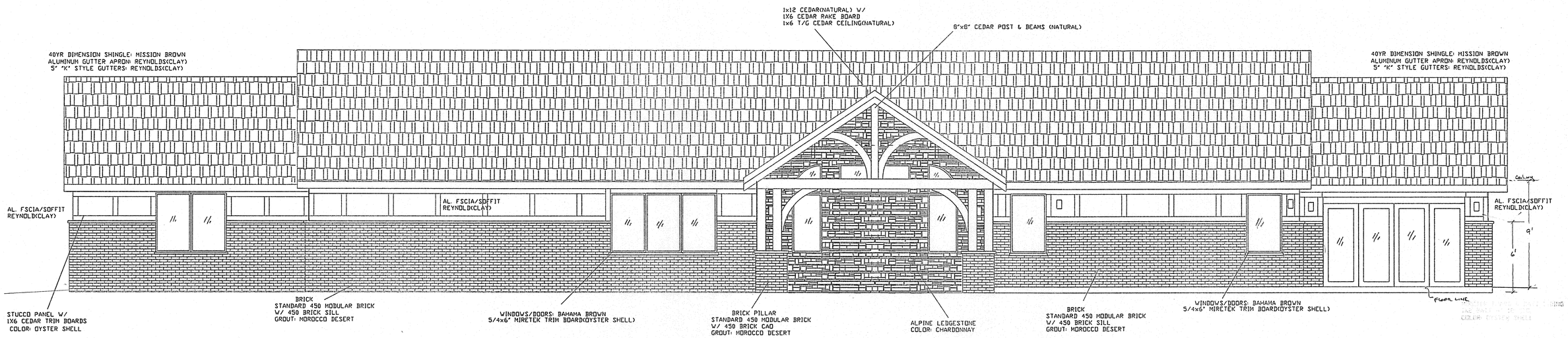
LEFT ELEVATION



REAR ELEVATION



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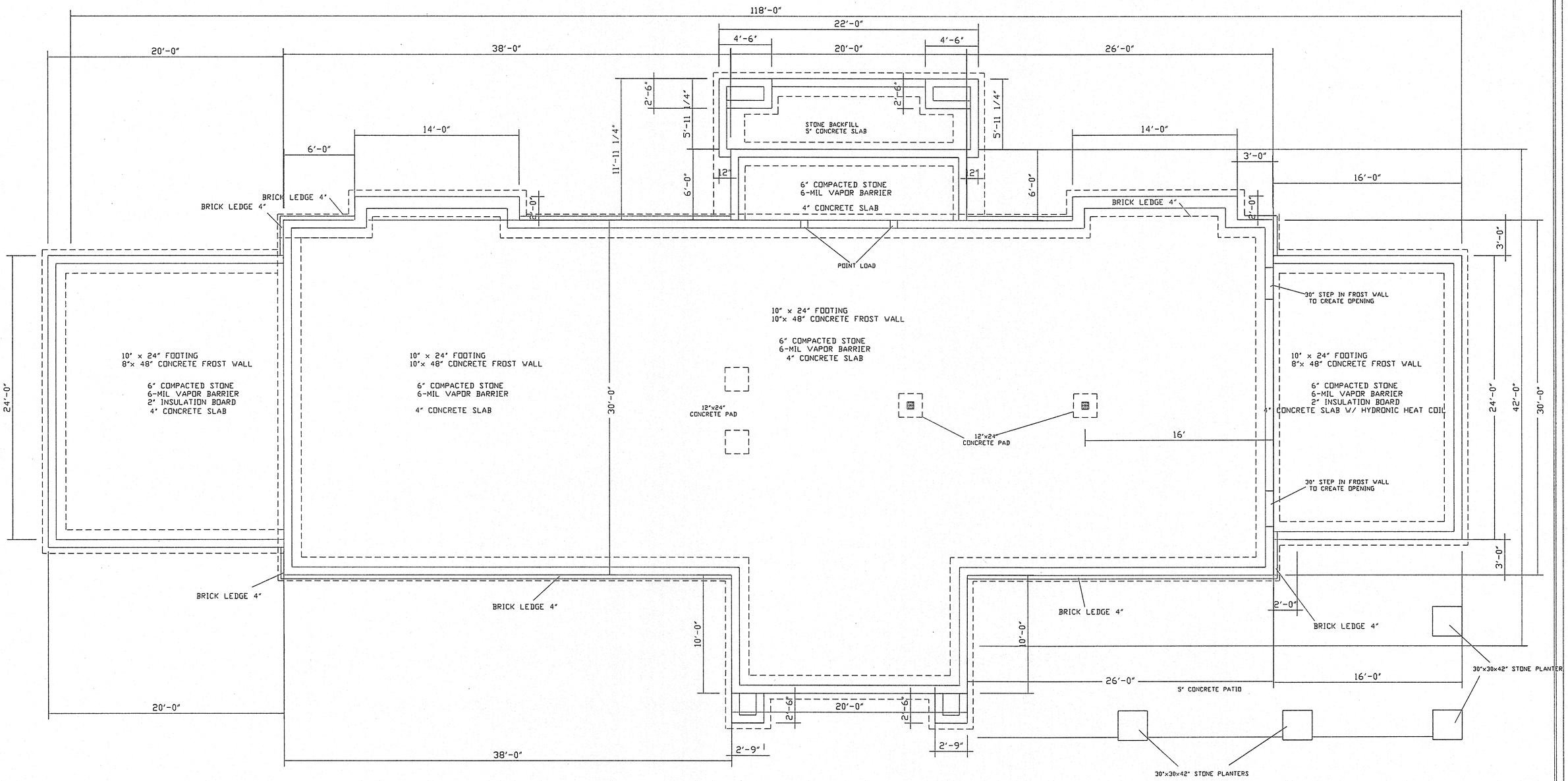

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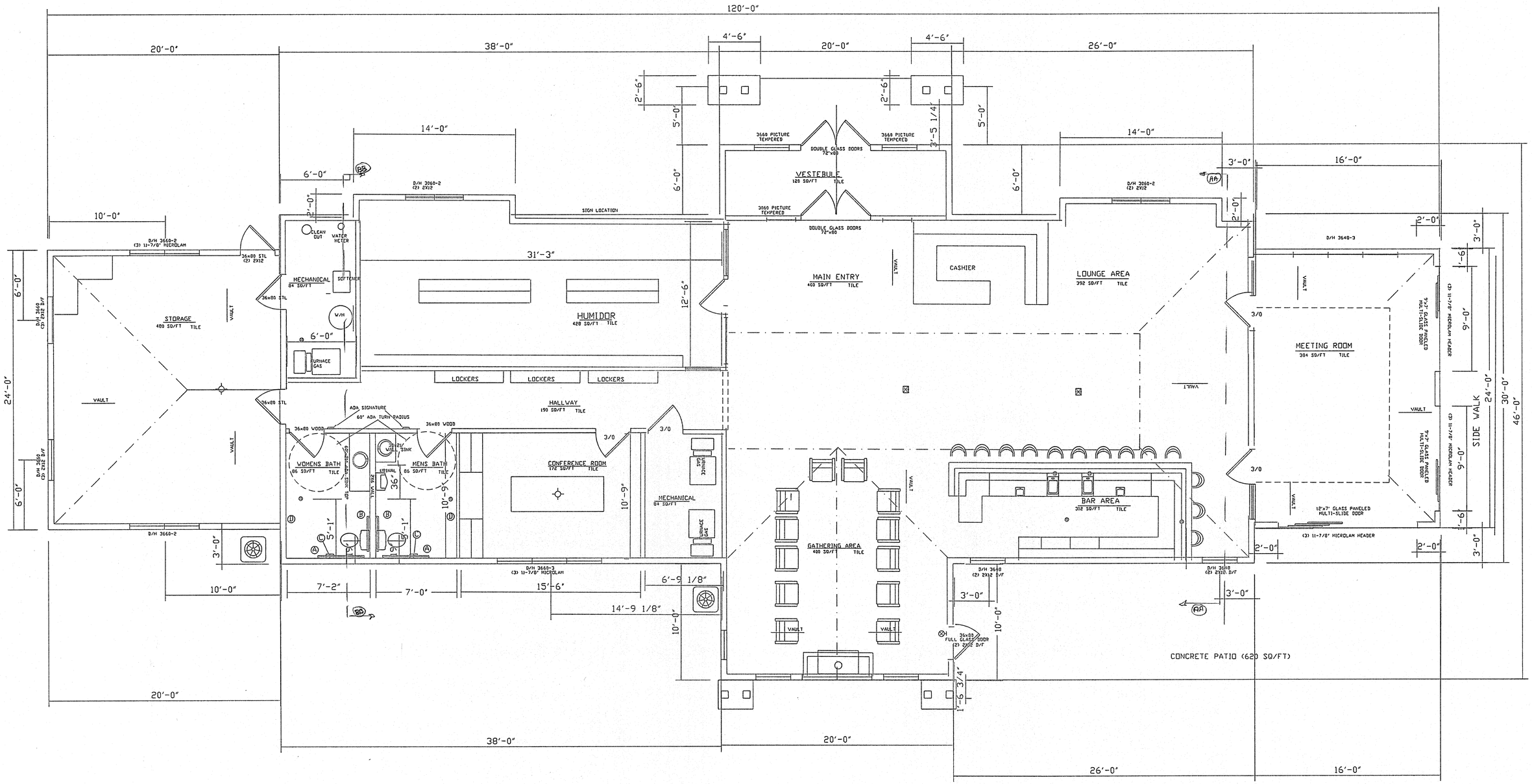
METRO CIGARS
LOT 5 WILLOW CREEK INDUSTRIAL PARK
GERMANTOWN

FOUNDATION PLAN

3-12-18

1/4" = 1' SCALE

PAGE 3



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METRO CIGARS
LOT 5 WILLOW CREEK INDUSTRIAL PARK
GERMANTOWN

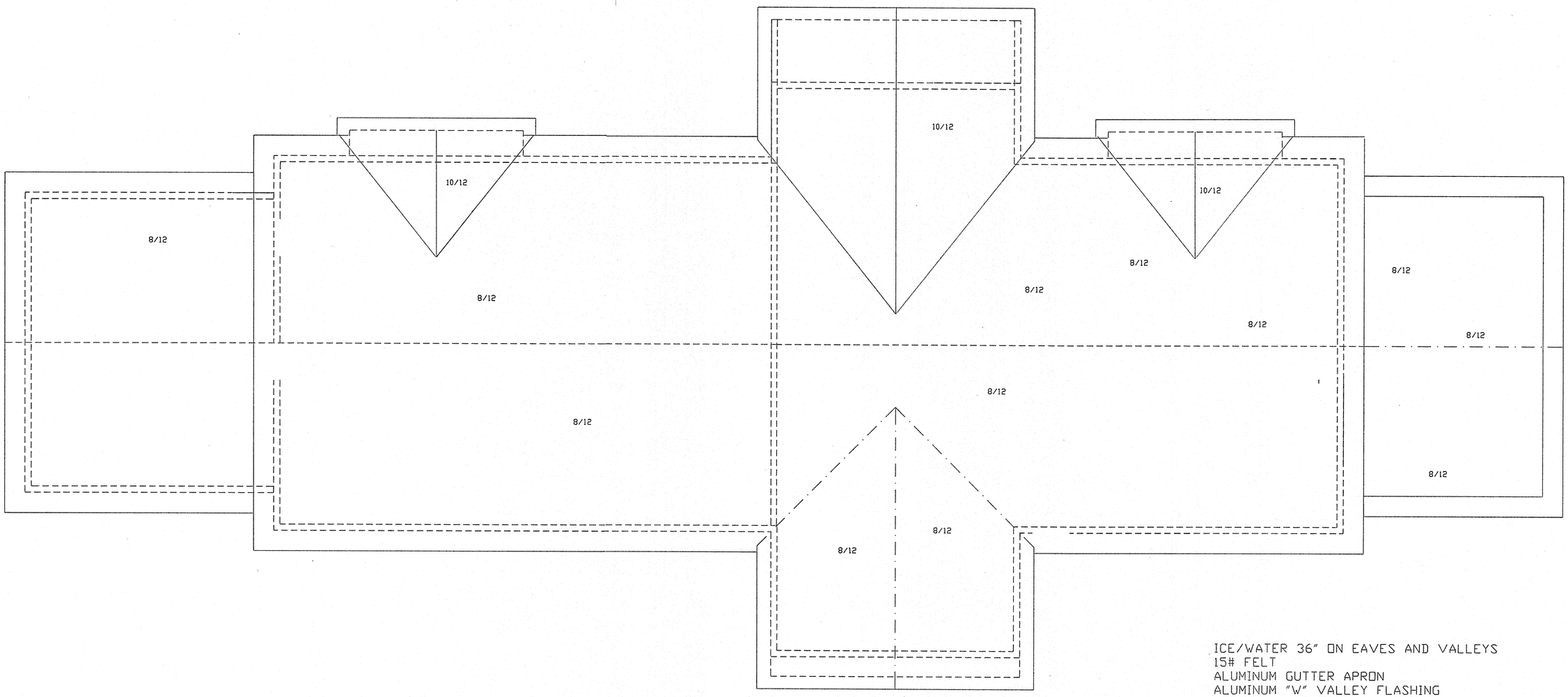
FIRST FLOOR PLAN

3,760 SQ/FT

3-12-18

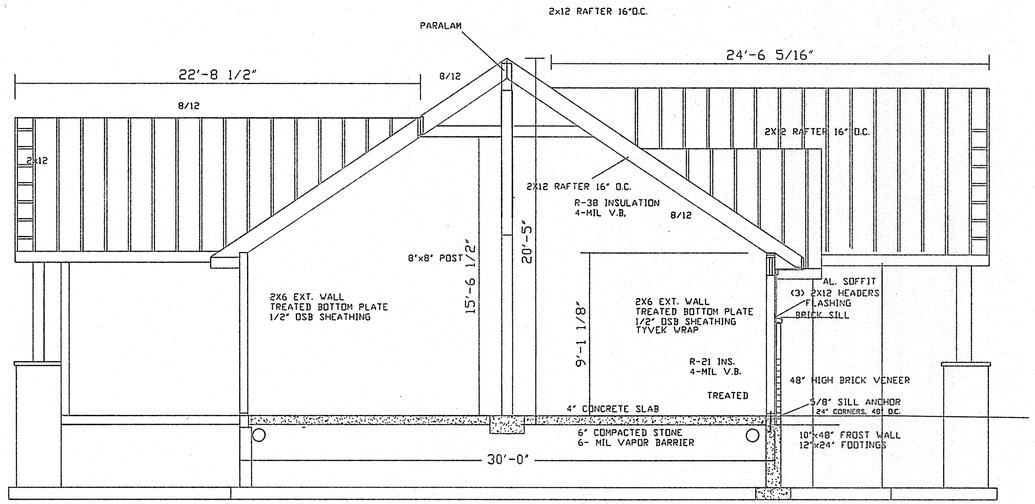
1/4" = 1' SCALE

PAGE 4

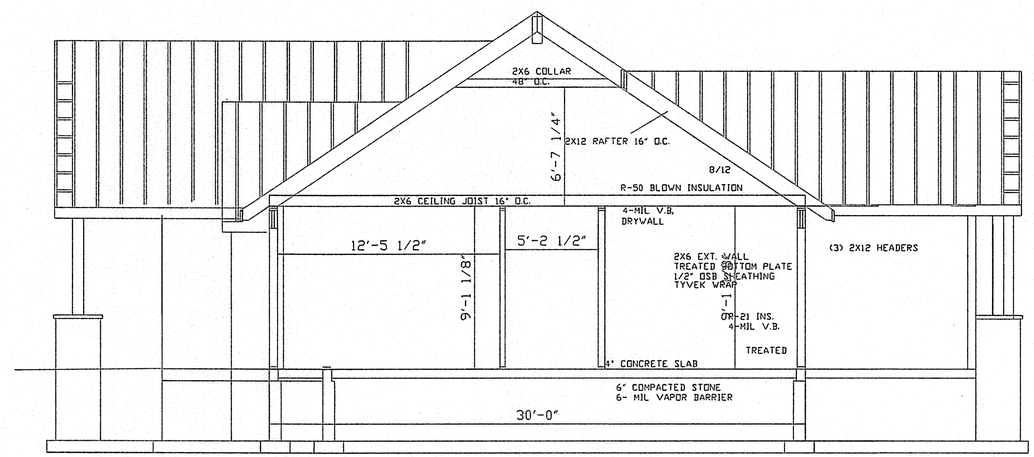


ICE/WATER 36" ON EAVES AND VALLEYS
15# FELT
ALUMINUM GUTTER APRON
ALUMINUM "W" VALLEY FLASHING
40 YEAR DIMENSIONAL SHINGLE
CONT. RIDGE VENT
ALUM. SOFFIT VENTS

DIRECT BUILD LLC N98W15825 SCHOOL RD GERMANTOWN, WI 53022 262-527-6707	METRO CIGARS LOT 5 WILLOW CREEK INDUSTRIAL PARK GERMANTOWN	ROOF PLAN	3-12-18 1/4" = 1' SCALE PAGE 3



SECTION AA



SECTION BB

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METRO CIGARS
LOT 5 WILLOW CREEK INDUSTRIAL PARK
GERMANTOWN

SECTION VIEWS

3-12-18

1/4" = 1' SCALE

PAGE 6

LIGHT FIXTURE SCHEDULE						
MARK	CATALOG #	DESCRIPTION	QTY	LAMP	LUMENS	WATTS
A	GLEON-AF-01-LEG-E1-T3	GALLEON POLE LIGHT	3	4000K	4054	59
B	05-W505-H305-BZ	CLINDER SCONCE	4	3000K	2050	20
C	OL14372CO	LANTERN SCONCE	5	3000K	2510	27
D	5012 30 BZ	AIMAGLE ACCENT LIGHT - FACADE	4	3000K	925	11

LIGHTING CALCULATIONS -	PARKING LOT
AVERAGE	1.2
MAXIMUM	11.6
MINIMUM	0.1
AVERAGE/ MIN	12.0:1
LIGHTING CALCULATIONS -	EGRESS PATH
AVERAGE	2.3
MAXIMUM	5.0
MINIMUM	0.6
AVERAGE/ MIN	3.8:1
LIGHTING CALCULATIONS	PATIO
AVERAGE	15.5:44.6:2.1
MAXIMUM	7.4:1
MINIMUM	0.6
AVERAGE/ MIN	3.8:1
LIGHTING CALCULATIONS	OVERALL SITE
AVERAGE	0.5
MAXIMUM	<0.1
MINIMUM	0.0
AVERAGE/ MIN	n/a

LIGHTING PHOTOMETRIC CALCULATIONS
PERFORMED BY:
ANTHONY J LUCIANO, PE
262-573-7690 tjluci@gmail.com

M Squared Engineering, LLC
...where engineering solutions meet water quality...
W62 N215 Washington Avenue
Cedarburg, WI 53012
Phone: (262)376-4246
www.mequaredengineering.com
Fax: (262)375-2274

METRO CIGARS DEVELOPMENT
VILLAGE OF GERMANTOWN

SITE PHOTOMETRICS

DRAWN BY:	DMD
DATE:	01/24/2018
CHECKED BY:	DCB
HORIZ. SCALE:	
VERT. SCALE:	
PROJECT NO.	17-198-023

REVISIONS

DATE:	REVISED BY:

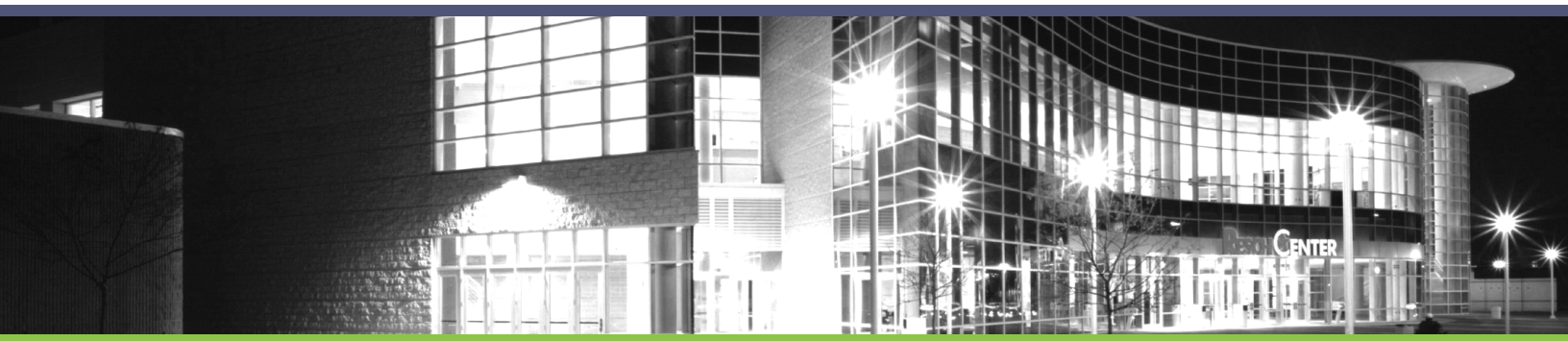
SHEET
P1

Project Name METRO CIGARS

Pole Type 'A'

Catalog # RSAA-16-4040-D-AB-SB-AN-DB-D1

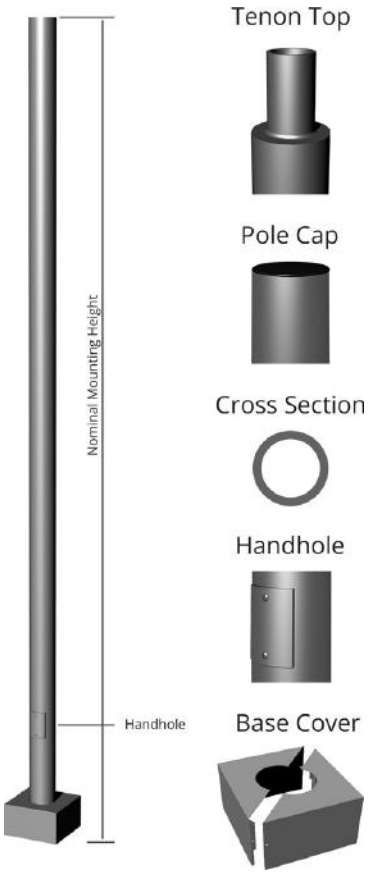
16' High, round pole, dark bronze finish



Round Straight Aluminum Light Poles

Product Overview

- **Pole Shaft** - The pole shaft is extruded from seamless 6063-T6 aluminum.
- **Pole Top** - A removable top cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. Other pole top options include Tenon Top, Top Cap Only or Open Top which is typical when the pole top diameter matches the necessary slip-fit dimensions.
- **Hand Hole** - 2" x 4" oval hand hole and grounding provision are provided (dimensions are nominal). Cover and cover attachment hardware also included.
- **Anchor Base & Cover** - The anchor base is cast from 356 alloy aluminum and supplied with an aluminum two-piece base cover. The completed pole assembly is heat-treated to a T6 temper. Optional decorative base covers available as special order.
- **Anchor Bolts** - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.
- **Hardware** - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.
- **Finish** - Finishes include anodized or painted. Please consult factory for special finishing colors and fixture matching options. When storing light poles outside, remove all protective wrapping immediately upon delivery to prevent finish damage.
- **Design Criteria** - Standard EPA (Effective Projected Area) and weight values are based on AASHTO Criteria (with 3 second gust factor) for side and top mounted fixtures only. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.



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Rev. V01162018

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EPA Load Information

BASE MODEL	80 MPH w/1.3 GUST		90 MPH w/1.3 GUST		100 MPH w/1.3 GUST		110 MPH w/1.3 GUST		120 MPH w/1.3 GUST	
	MAX EPA (SQ FT)	MAX WEIGHT (LBS)	MAX EPA (SQ FT)	MAX WEIGHT (LBS)	MAX EPA (SQ FT)	MAX WEIGHT (LBS)	MAX EPA (SQ FT)	MAX WEIGHT (LBS)	MAX EPA (SQ FT)	MAX WEIGHT (LBS)
RSAA-08-4040-C	12.7	100	9.7	100	7.5	100	6.6	100	5.3	100
RSAA-10-4040-C	9.3	100	7.1	100	5.3	100	4.6	100	3.6	100
RSAA-12-4040-C	7.2	100	5.2	100	3.8	100	3.2	100	2.3	100
RSAA-14-4040-C	5.5	100	3.8	100	2.6	100	2	100	1.3	100
RSAA-15-4040-C	4.8	100	3.2	100	2	100	1.6	100	0.9	100
RSAA-15-4040-D	8.4	100	6.1	100	4.4	100	3.7	100	2.6	100
RSAA-15-5050-D	14.9	125	11	125	8.3	125	7.1	125	5.4	125
RSAA-16-4040-C	4.1	100	2.6	100	1.6	100	1.1	100	0.4	100
RSAA-16-4040-D	7.5	100	5.3	100	3.8	100	3.1	100	2.1	100
RSAA-16-5050-D	13.5	125	9.9	125	7.3	125	6.2	125	4.6	125
RSAA-18-4040-D	5.8	100	3.9	100	2.5	100	1.9	100	1.1	100
RSAA-18-4040-E	8.5	100	6	100	4.3	100	3.5	100	2.4	100
RSAA-18-5050-D	10.9	125	7.7	125	5.4	125	4.5	125	3.1	125
RSAA-20-4040-D	4.4	100	2.7	100	1.5	100	0.9	100	N/A	N/A
RSAA-20-4040-E	6.7	100	4.5	100	3	100	2.3	100	1.3	100
RSAA-20-5050-D	8.6	125	5.8	125	3.8	125	3	125	1.8	125
RSAA-20-5050-E	12.6	125	9	125	6.4	125	5.3	125	3.7	125
RSAA-20-6060-D	14.1	150	10	150	7	150	5.8	150	3.9	150
RSAA-20-6060-E	20.1	150	14.7	150	10.9	150	9.2	150	6.9	150
RSAA-22-5050-E	10.3	125	7	125	4.7	125	3.7	125	2.3	125
RSAA-22-6060-D	11.4	150	7.7	150	5.1	150	4	150	2.4	150
RSAA-22-6060-E	16.8	150	12	150	8.5	150	7.1	150	5	150
RSAA-24-5050-E +	8.3	125	5.4	125	3.3	125	2.4	125	1.1	125
RSAA-24-6060-D	9.1	150	5.8	150	3.4	150	2.4	150	1	150
RSAA-24-6060-E	13.9	150	9.6	150	6.5	150	5.2	150	3.3	150
RSAA-25-5050-E +	7.4	125	4.6	125	2.6	125	1.8	125	0.6	125
RSAA-25-6060-D	8.1	150	4.9	150	2.7	150	1.7	150	N/A	N/A
RSAA-25-6060-E	12.7	150	8.6	150	5.6	150	4.3	150	2.5	150
RSAA-26-6060-D +	7.1	150	4.1	150	2	150	1	150	N/A	N/A
RSAA-26-6060-E +	11.5	150	7.6	150	4.8	150	3.6	150	1.8	150
RSAA-28-6060-D +	5.3	150	2.6	150	0.6	150	N/A	N/A	N/A	N/A
RSAA-28-6060-E +	9.3	150	5.8	150	3.2	150	2.1	150	0.5	150
RSAA-30-6060-D +	4.1	150	1.5	150	N/A	N/A	N/A	N/A	N/A	N/A
RSAA-30-6060-E +	7.9	150	4.5	150	2.1	150	1.1	150	N/A	N/A

Designation & Dimensional Information

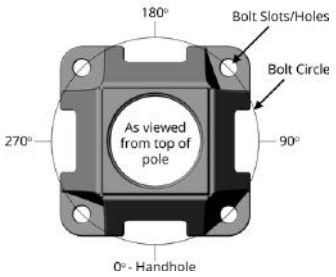
BASE MODEL	POLE DIMENSIONS					BASE PLATE		ANCHOR BOLTS	
	NOMINAL MOUNTING HEIGHT	BASE OD (IN)	TOP OD (IN)	WALL THK (IN)	STRUTURE WEIGHT (LBS)	BOLT CIRCLE DIA (IN)	SQ (IN) x THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)
RSAA-08-4040-C	8'-0"	4	4	0.125	36	9.25	8.625 x 8.625 x 0.75	0.625 x 16.00 x 2.00	2.75
RSAA-10-4040-C	10'-0"	4	4	0.125	39	9.25	8.625 x 8.625 x 0.75	0.625 x 16.00 x 2.00	2.75
RSAA-12-4040-C	12'-0"	4	4	0.125	43	9.25	8.625 x 8.625 x 0.75	0.625 x 16.00 x 2.00	2.75
RSAA-14-4040-C	14'-0"	4	4	0.125	47	9.25	8.625 x 8.625 x 0.75	0.625 x 16.00 x 2.00	2.75
RSAA-15-4040-C	15'-0"	4	4	0.125	49	9.25	8.625 x 8.625 x 0.75	0.625 x 16.00 x 2.00	2.75
RSAA-15-4040-D	15'-0"	4	4	0.188	63	9.25	8.625 x 8.625 x 0.75	0.75 x 17.00 x 2.00	2.75
RSAA-15-5050-D	15'-0"	5	5	0.188	72	8.375 - 10.375	10.25 x 10.25 x 0.875	0.75 x 17.00 x 2.00	3.5
RSAA-16-4040-C	16'-0"	4	4	0.125	50	9.25	8.625 x 8.625 x 0.75	0.625 x 16.00 x 2.00	2.75
RSAA-16-4040-D	16'-0"	4	4	0.188	65	9.25	8.625 x 8.625 x 0.75	0.75 x 17.00 x 2.00	2.75
RSAA-16-5050-D	16'-0"	5	5	0.188	75	8.375 - 10.375	10.25 x 10.25 x 0.875	0.75 x 17.00 x 2.00	3.5
RSAA-18-4040-D	18'-0"	4	4	0.188	71	9.25	8.625 x 8.625 x 0.75	0.75 x 17.00 x 2.00	2.75
RSAA-18-4040-E	18'-0"	4	4	0.250	87	9.25	8.625 x 8.625 x 0.75	0.75 x 17.00 x 2.00	2.75
RSAA-18-5050-D	18'-0"	5	5	0.188	82	8.375 - 10.375	10.25 x 10.25 x 0.875	0.75 x 17.00 x 2.00	3.5
RSAA-20-4040-D	20'-0"	4	4	0.188	76	9.25	8.625 x 8.625 x 0.75	0.75 x 17.00 x 2.00	2.75
RSAA-20-4040-E	20'-0"	4	4	0.250	94	9.25	8.625 x 8.625 x 0.75	0.75 x 17.00 x 2.00	2.75
RSAA-20-5050-D	20'-0"	5	5	0.188	89	8.375 - 10.375	10.25 x 10.25 x 0.875	0.75 x 17.00 x 2.00	3.5
RSAA-20-5050-E	20'-0"	5	5	0.250	111	8.375 - 10.375	10.25 x 10.25 x 0.875	0.75 x 17.00 x 2.00	3.5
RSAA-20-6060-D	20'-0"	6	6	0.188	104	9.625 - 11.375	11 x 11 x 1	1.00 x 36.00 x 4.00	3.5
RSAA-20-6060-E	20'-0"	6	6	0.250	131	9.625 - 11.375	11 x 11 x 1	1.00 x 36.00 x 4.00	3.5
RSAA-22-5050-E	22'-0"	5	5	0.250	120	8.375 - 10.375	10.25 x 10.25 x 0.875	0.75 x 17.00 x 2.00	3.5
RSAA-22-6060-D	22'-0"	6	6	0.188	112	9.625 - 11.375	11 x 11 x 1	1.00 x 36.00 x 4.00	3.5
RSAA-22-6060-E	22'-0"	6	6	0.250	142	9.625 - 11.375	11 x 11 x 1	1.00 x 36.00 x 4.00	3.5
RSAA-24-5050-E +	24'-0"	5	5	0.250	129	8.375 - 10.375	10.25 x 10.25 x 0.875	0.75 x 17.00 x 2.00	3.5
RSAA-24-6060-D	24'-0"	6	6	0.188	120	9.625 - 11.375	11 x 11 x 1	1.00 x 36.00 x 4.00	3.5
RSAA-24-6060-E	24'-0"	6	6	0.250	153	9.625 - 11.375	11 x 11 x 1	1.00 x 36.00 x 4.00	3.5
RSAA-25-5050-E +	25'-0"	5	5	0.250	133	8.375 - 10.375	10.25 x 10.25 x 0.875	0.75 x 17.00 x 2.00	3.5
RSAA-25-6060-D	25'-0"	6	6	0.188	124	9.625 - 11.375	11 x 11 x 1	1.00 x 36.00 x 4.00	3.5
RSAA-25-6060-E	25'-0"	6	6	0.250	158	9.625 - 11.375	11 x 11 x 1	1.00 x 36.00 x 4.00	3.5
RSAA-26-6060-D +	26'-0"	6	6	0.188	129	9.625 - 11.375	11 x 11 x 1	1.00 x 36.00 x 4.00	3.5
RSAA-26-6060-E +	26'-0"	6	6	0.250	163	9.625 - 11.375	11 x 11 x 1	1.00 x 36.00 x 4.00	3.5
RSAA-28-6060-D +	28'-0"	6	6	0.188	137	9.625 - 11.375	11 x 11 x 1	1.00 x 36.00 x 4.00	3.5
RSAA-28-6060-E +	28'-0"	6	6	0.250	174	9.625 - 11.375	11 x 11 x 1	1.00 x 36.00 x 4.00	3.5
RSAA-30-6060-D +	30'-0"	6	6	0.188	143	9.625 - 11.375	11 x 11 x 1	1.00 x 36.00 x 4.00	3.5
RSAA-30-6060-E +	30'-0"	6	6	0.250	182	9.625 - 11.375	11 x 11 x 1	1.00 x 36.00 x 4.00	3.5

1. The total combined EPA and weight of all fixtures, brackets and attachments mounting to a light pole cannot exceed the EPA and weight rating for a specified pole.
2. Standard EPA (Effective Projected Area) and weight values are based on Standard Commercial Criteria (with 1.3 gust factor) for side and top mounted fixtures only.
3. Satisfactory performance of light poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.

Note: Additional sizes and configurations are available upon request.

"+" Indicates a vibration dampener is standard

Anchor Base Detail



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Rev. V01162018

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Ordering Information

Ex. RSAA-10-4040-C-AB-SB-FP-DB-D1

Designation		
RSAA	=	Round Straight Alum.

—

Length*
8 to 30

—

Base OD*			Top OD*		
40	=	4”	40	=	4”
50	=	5”	50	=	5”
60	=	6”	60	=	6”

—

Thickness*		
C	=	0.125”
D	=	0.188”
E	=	0.250”

—

Anchor Bolts		
AB	=	Incl.
LAB	=	Not Incl.

—

Base Type		
SB	=	Std. Base
CB	=	Custom Base

—

Finish Type		
AN	=	Anod.
FP	=	Finish Painted

—

Color		
DB	=	Dark Bronze
MB	=	Medium Bronze
LG	=	Light Gray
DG	=	Dark Green
HG	=	Hunter Green
SG	=	Slate Gray
SM	=	Silver Metallic
BK	=	Black
WH	=	White
SL	=	Silver
SC	=	Custom
NA	=	Natural Alum. Paint
SA	=	Satin Silver Anod.
BA	=	Bronze Anod.
BKA	=	Black Anod.

—

Fixture Mounting		
Drill Mounting (includes cap)		
D1	=	Single
D2	=	2@180 deg.
D3	=	3@120 deg.
D4	=	4@90 deg.
D5	=	2@90 deg.
D6	=	3@90 deg.
Tenon Mounting		
P1	=	4” OD x 5” Long Tenon
P2	=	2.38” OD x 4” Long Tenon
P3	=	3.50” OD x 6” Long Tenon
P4	=	4” OD x 6” Long Tenon
P5	=	2.88” OD x 4” Long Tenon
P6	=	2.88” OD x 5” Long Tenon
P7	=	2.38” OD x 5” Long Tenon
PQ	=	2.38” OD x 12” Long Tenon
PD	=	3” OD x 3” Long Tenon
P9	=	Custom Size Tenon
Other Options		
PC	=	Cap Only, No Side Drilling
PL	=	Open Top, No Cap or Side Drilling

* See previous pages for base model configurations.
Consult factory or your sales rep for deviations from base models. Additional sizes and configurations available upon request.

Options & Accessories

Description		
SPL	=	Special Length (Please Specify)
VDA	=	Internal Vibration Dampener, Factory Installed
VDF	=	Internal Vibration Dampener, Field Installable
PXDX	=	Side Drill + Tenon w/ Additional Hand Hole (Specify Tenon OD & Length)
BCSPCL	=	Special Base Plate to Match Existing Bolt Circle (May Add 2 Weeks to Production Lead Time, May Require Special Base Cover)

Description		
EHH	=	Additional Hand Hole Opening w/ Cover Assembly (Specify Pole Height & Orientation)
FSTR	=	Festoon Provision, Electrical by Others (Specify Pole Height & Orientation)
CPL	=	NPT Pipe Coupling (Specify Pole Height, Orientation & NPT Size)

Description		
FOUNDATION	=	Engineering Services, Foundation Design
STAMP	=	Engineering Services, Signed & Sealed Calcs
STAMPCA	=	Engineering Services, CA Signed & Sealed Calcs
PRE063	=	Pre-Ship Anchor Bolts - 0.625" x 16" x 2"
PRE075	=	Pre-Ship Anchor Bolts - 0.75" x 17" x 2"
PRE100	=	Pre-Ship Anchor Bolts - 1.0" x 36" x 4"

Note: Please consult factory or your sales representative to verify options and accessories will work with your light pole part number.

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McGraw-Edison

DESCRIPTION

The Galleon™ LED luminaire delivers exceptional performance in a highly scalable, low-profile design. Patented, high-efficiency AccuLED Optics™ system provides uniform and energy conscious illumination to walkways, parking lots, roadways, building areas and security lighting applications. IP66 rated and UL/cUL Listed for wet locations.

Catalog #		Type
Project		A
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Extruded aluminum driver enclosure thermally isolated from Light Squares for optimal thermal performance. Heavy-wall, die-cast aluminum end caps enclose housing and die-cast aluminum heat sinks. A unique, patent pending interlocking housing and heat sink provides scalability with superior structural rigidity. 3G vibration tested and rated. Optional tool-less hardware available for ease of entry into electrical chamber. Housing is IP66 rated.

Optics
Patented, high-efficiency injection-molded AccuLED Optics technology. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT 70 CRI. Optional 3000K, 5000K and 6000K CCT.

Electrical
LED drivers are mounted to removable tray assembly for ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming. Shipped standard with Eaton proprietary circuit module designed to withstand 10kV of transient line surge. The Galleon LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Light Squares are IP66 rated. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 600mA, 800mA and 1200mA drive currents (nominal).

Mounting
STANDARD ARM MOUNT: Extruded aluminum arm includes internal bolt guides allowing for easy positioning of fixture during mounting. When mounting two or more luminaires at 90° and 120° apart, the EA extended arm may be required. Refer to the arm mounting requirement table. Round pole adapter included. For wall mounting, specify wall mount bracket option. QUICK MOUNT ARM: Adapter is bolted directly to the pole. Quick mount arm slide into place on the adapter and is secured via two screws, facilitating quick and easy installation. The versatile, patent pending, quick mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the quick mount arm enables wiring of the fixture without having to access the driver compartment. A knock-out enables round pole mounting.

Finish
Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Heat sink is powder coated black. Standard housing colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available.

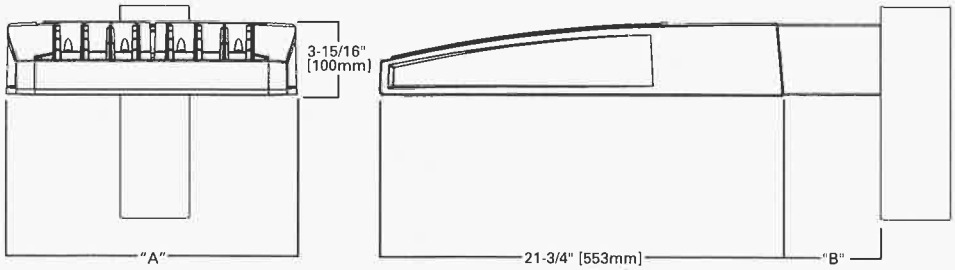
Warranty
Five-year warranty.

GLEON
GALLEON LED

1-10 Light Squares
Solid State LED

AREA/SITE LUMINAIRE

DIMENSIONS



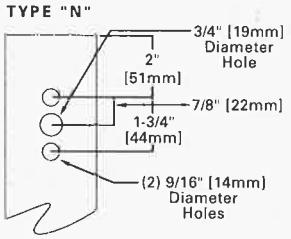
DIMENSION DATA

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Optional Arm Length [1]	Weight with Arm (lbs.)	EPA with Arm [2] (Sq. Ft.)
1-4	15-1/2" (394mm)	7" (178mm)	10" (254mm)	33 (15.0 kgs.)	0.96
5-6	21-5/8" (549mm)	7" (178mm)	10" (254mm)	44 (20.0 kgs.)	1.00
7-8	27-5/8" (702mm)	7" (178mm)	13" (330mm)	54 (24.5 kgs.)	1.07
9-10	33-3/4" (857mm)	7" (178mm)	16" (406mm)	63 (28.6 kgs.)	1.12

NOTES: 1. Optional arm length to be used when mounting two fixtures at 90° on a single pole. 2. EPA calculated with optional arm length.

DRILLING PATTERN

TYPE "N"



CERTIFICATION DATA
UL/cUL Wet Location Listed
ISO 9001
LM79 / LM80 Compliant
3G Vibration Rated
IP66 Rated
DesignLights Consortium™ Qualified*

ENERGY DATA
Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120V-277V 50/60Hz
347V & 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

EATON
Powering Business Worldwide

*www.designlights.org

TD500020EN
2016-09-28 15:31:55

TUBE ARCHITECTURAL DS-WS05

LED Wall Mounts

WAC LIGHTING
Responsible Lighting®

Fixture Type: B

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

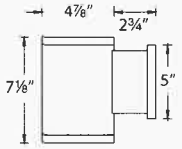
FEATURES

- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS

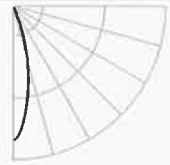
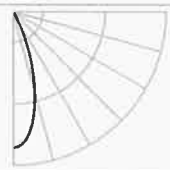
Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV) : 100% - 10% (120V only)
0-10V: 100% - 5% (120-277V)
Light Source: High output 3 Step Mac Adam Ellipse COB
Rated life of 60,000 hours at L70
Finish: Electrostatically powder coated, white, black, bronze and graphite
Standards: IP65 rated, ETL & cETL wet location listed, Energy Star 2.0 (offerings marked with an asterisk)

ORDERING NUMBER



DS-WS05 5" 27W

Color Temp		CRI	Lumen	CBCP	Efficacy (lm/w)	Light Distribution
S927S	2700K	90	1680	8526	62	Straight up or down 18°
S27S	2700K	85	1800	9151	67	
S930S	3000K	90	1700	8639	63	
S30S	3000K	85	1995	10126	74	
S35S	3500K	85	2190	11118	81	
S40S	4000K	85	2260	11483	84	
N927S	2700K	90	1730	5513	64	Straight up or down 25°
N27S	2700K	85	1855	5918	69	
N930S	3000K	90	1750	5587	65	
N30S	3000K	85	2055	6548	76	
N35S	3500K	85	2255	7190	84	
N40S	4000K	85	2330	7426	86	
F927S	2700K	90	1725	4246	64	Straight up or down 33°
F27S	2700K	85	1850	4557	69	
F930S	3000K	90	1745	4302	65	
F30S	3000K	85	2045	5043	76	
F35S	3500K	85	2245	5537	83	
F40S	4000K	85	2320	5719	86	
F927A	2700K	90	1815	n/a	67	Away from the wall
F27A	2700K	85*	1950		72	
F930A	3000K	90	1840		68	
F30A	3000K	85*	2155		80	
F35A	3500K	85*	2370		88	
F40A	4000K	85*	2445		91	
F927B	2700K	90	1815	n/a	67	Towards the wall
F27B	2700K	85*	1950		72	
F930B	3000K	90	1840		68	
F30B	3000K	85*	2155		80	
F35B	3500K	85*	2370		88	
F40B	4000K	85*	2445		91	

Finish:
BK Black
WT White
BZ Bronze
GH Graphite

DS-WS05-_____-___

Example: **DS-WS05-F930A-WT**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

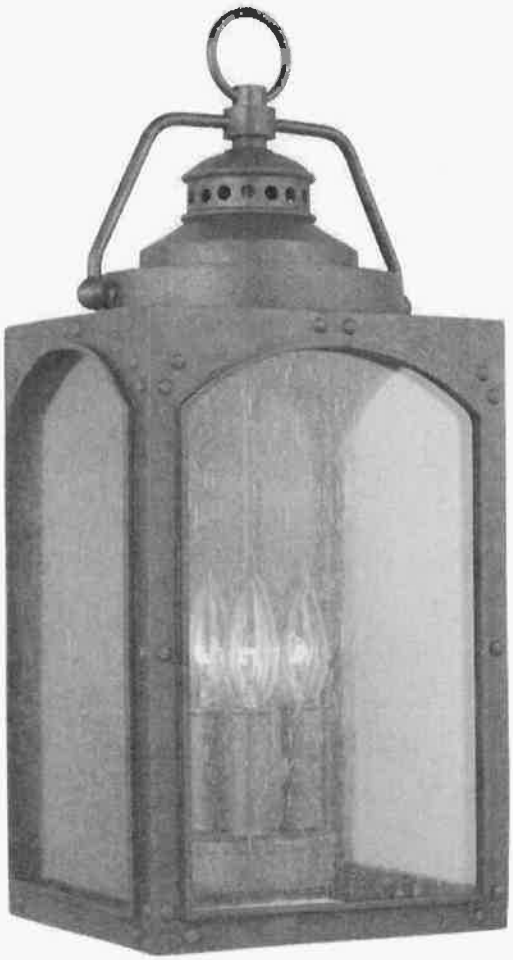
Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. FEB 2018

C

FEISS
EST. 1955

OL14372CO: 3 - Light Wall Lantern



Dimensions:

Width: 8 7/8"
Height: 20 1/8"
Weight: 9 lbs.
Extends: 8 5/8"
Wire: 8"
Mounting Proc.: Screw(s)
Connection: Mounted To Box

Bulbs:

3 - Candelabra Torpedo 60w Max. 120v - Not included

Features:

- Made from a unique composite material which is engineered to withstand the harshest environmental conditions and backed by a 5-year warranty.

Material List:

1 Body - StoneStrong - Copper Oxide

Safety Listing:

Safety Listed for Wet Locations

Instruction Sheets:

Trilingual (English, Spanish, and French) (OL14372)

Collection: Randhurst

UPC #:014817581119

Finish: Copper Oxide (CO)

Shade / Glass / Diffuser Details:

Part	Material	Finish	Quantity	Item Number	Length	Width	Height	Diameter	Fitter Diameter	Shade Top Length	Shade Top Width	Shade Top Diameter
Glass Plate	Glass	Clear Seeded	2		7 5/8	1/8	12 3/4					
Glass Plate	Glass	Clear Seeded	2		6 1/2	1/8	12 3/4					

Backplate / Canopy Details:

Type	Height / Length	Width	Depth	Diameter	Outlet Box Up	Outlet Box Down
Back Plate	11 3/4	7 1/4	1		13 1/2	

Shipping Information:

Package Type	Product #	Quantity	UPC	Length	Width	Height	Cube	Weight	Frt. Class	UPS Ship

Feiss reserves the right to revise the design of components of any product due to parts availability or change in safety listing standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product design that is the sole and exclusive property of Feiss . In compliance with U.S copyright and patent requirements, notification is hereby presented in this form that this literature, or the product it depicts, is not to be copied, altered or used in any manner without the express written consent of, or contrary to the best interests of Feiss ¡¿½ A Generation Brands Company.

ACCENT 120V

5012

WAC

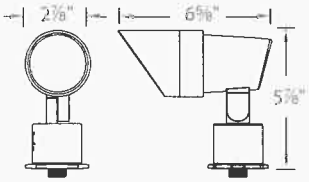
LANDSCAPE LIGHTING

Fixture Type: D

Catalog Number:

Project:

Location:



PRODUCT DESCRIPTION

Landscape accent luminaire. Simple to retrofit existing line voltage systems or coordinate well with a new commercial landscape installation.

FEATURES

- Adjustable and lockable beam angle
- Integral dimmer
- IP66 rated, Protected against high-pressure water jets
- Includes a detachable shroud
- Solid diecast brass or corrosion resistant aluminum
- Factory sealed water tight fixtures
- Detachable shroud, 6' lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 Listed
- Not suitable to use with external dimmers

SPECIFICATIONS

Input:	110V - 120VAC
Power:	3.5W to 14.5W
Brightness:	100 lm to 900 lm
Beam Angle:	15° to 60°
CRI:	85
Rated Life:	45,000 hours

ORDERING NUMBER

		Color Temp		Finish	
5012	*Accent 120V*	**30**	*3000K*	**BZ** **BBR**	*Bronze on Aluminum* *Bronze on Brass*

5012-30____

Example: **5012-30BBR**

waclighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. NOV 2016

METRO CIGARS

METRO CIGARS

METRO CIGARS
OPEN
25 2:29PM

Smoker
4-7pm
AKAR

AKAR
AKAR
AKAR

METRO

Village of Germantown ...Willkommen

Fee must accompany application

~~$275~~ Sign Review Fee

~~$75~~ Sign Face Replacement

~~Paid~~ _____ Date 3-12-18

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Paul & Jennifer Groth
Metro Cigars, LLC
W182 N9606 Appleton Ave
Germantown, WI 53022
Phone (262) 255-1996
Fax (262) 255-1988
E-Mail metrocigarLLC@gmail.com

PROPERTY OWNER

Barry Chavin
MLG Germantown Inv. LLC
13400 Bishops Lane Ste 270
Brookfield, WI 53005
Phone (414) 395-4676

2 PROPERTY ADDRESS OR GENERAL LOCATION

Willow Creek Business Park

3 SIGN INFORMATION

Sign Dimensions 18" height x 152.13" width (Single/Multi Tenant (circle one))
Number of Sides _____ Building Frontage SF 3704
Total Square Footage of Sign (include all sides) 19 SQ FT
Total height of the Sign 18 inches
Is the Sign to be illuminated X yes ____ no
Type of Sign Construction Materials See Attached
Distance to Closest Property Line _____

Are there any existing signs on the property No
If yes, what is the total Square Footage of existing signs _____

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

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

Paul Groth 3/12/18
Applicant Date

Owner Date

152.73 in

18"

METRO CIGARS

19 sq. ft.

Paul Groh / 414-587-3567

paulgroh917@yahoo.com

SPEC SHEET for

METRO CIGARS

- Individual letters, mounted on a 8"
- raceway , painted to match building
- Cans are painted GLOSS BLACK
- Letter faces are RED
- Trim (gemlite) is BLACK
- Sign is 18" tall x 152.73" in length (19.0 sq. ft.)
  (same as existing sign)
- Internal UL LISTED 12 volt transformer
- LED Illumination
- Service Switch
- Cans are constructed of rolled aluminum
- faces are transluscent white lexan
- 3" concrete tapcons to attach sign to building
- Use electrical supplied by contractor

Paul Groh / 414-587-3567
paulgroh917@yahoo.com

Village of Germantown ...Willkommen

Fee must accompany application

☒ $1460 Paid [illegible] Date 2-26-18

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Paul & Jennifer Groh
Metro Cigars, LLC
W182N9606 Appleton Ave
Germantown WI 53022

Phone (262) 255-1996

Fax (262) 255-1988

E-Mail paulmetrocigars@gmail.com

PROPERTY OWNER – Lot 5

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

Phone (414) 395-4670

Barry Chaum - Agent

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Metro Cigars, LLC

3 PROPERTY ADDRESS | **TAX KEY NUMBER**

CSM 6782, Lot 5, Willow Creek Business Park

4 DESCRIPTION OF EXISTING OPERATION

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

See attached

5 DESCRIPTION OF PROPOSED OPERATION

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

Commercial activities allowed in the B-2: Community Business District

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

See attached

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary.

Survey attached

SUPPORTING DOCUMENTATION:

7

- ☑ Site plan and elevations for new construction (can be conceptual)
- ☑ Photos of existing use and/or proposed use operating elsewhere
- ☐ _____
- ☐ _____

READ AND INITIAL THE FOLLOWING:

8

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

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

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

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9

Applicant _____ Date 2/23/18

By: ALG Commercial Investments LLC
Owner _____ Date

Metro Cigars, LLC was founded by Paul & Jennifer Groh in November of 2003 to reach out to cigar smokers in Washington County and surrounding areas. We are operating in Suite 104 of JBJ Properties Cornerstone strip mall. Our suite is 1686 sq ft and is conveniently located at the corners of Hwy 175 & Hwy Q in Germantown.

We pride ourselves as being friendly, professional tobacconists to assist our customers in making the perfect cigar purchase. We have a walk-in humidor and offer over 900 facings of premium cigars along with pipe tobacco and accessories. We offer an extremely tasteful and comfortable lounge equipped with flat screen TV's and free Wi-Fi. To compliment the enjoyment of a cigar we also offer a selection of over 40 different bottled beers, 40+ premium spirits and wines along with 2 tap beer options.

Because Metro Cigars, LLC was in existence before the statewide smoking ban was put into law in July 2010 our operation is grandfathered to allow pipe and cigar smoking as this is our main business. The law also allows us to move our operation as needed.

We both work in the store along with 1 full-time employee and 3 part-time employees.

Our hours are M-F 10am-8pm; Saturday 9am-6pm; Sunday 11am-4pm.

Expansion Objectives

Metro Cigars, LLC has been in its current location for over 14 years and we are in desperate need of more space to accommodate our continuously growing customer base. We currently occupy 1686 sq feet in a strip mall. We are looking to move just 1 mile north to more than double our size to 3700 sq ft. The property is currently a vacant lot in the Village of Germantown's newly developed Willow Creek Business Park, Lot 5.

The new location will provide our customers an even larger selection of cigars, pipe tobacco and accessories and expand our lounge area to accommodate triple the number of customers, we will be improving our air quality as well as providing a full service bar. The new location will be offering an experience like none other in the southeastern Wisconsin.

The expansion of the store will enable us to create bigger and better cigar events. We would like to provide our customers with a nice outdoor patio overlooking the wetlands behind the

proposed building. We will also be offering a rentable conference room that will have full presentation capabilities.

We will be hiring 3-4 more part-time employees bringing our total to 1 full-time employee and 6-7 part-time employees.

We would like to extend our hours to M-F 10am-10pm; Saturday 9am-8pm; Sunday 11am-6pm.

A proposed site plan and elevations are attached along with pictures of our existing store.

CERTIFIED SURVEY MAP NO._____

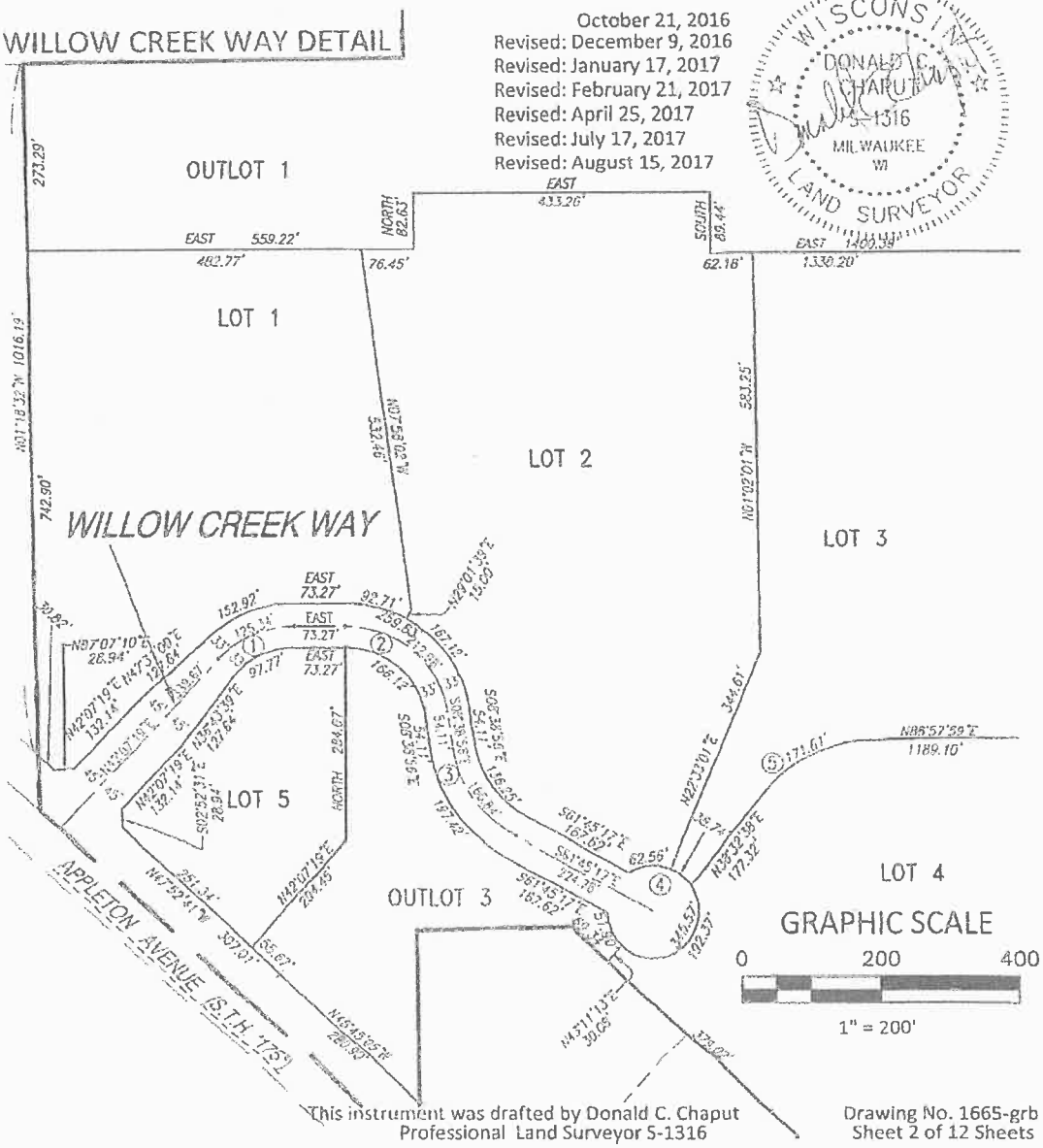
Part of the Northwest 1/4, Northeast 1/4, Southwest 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 32, and part of the Southeast 1/4 of the Southeast 1/4 of Section 29 all in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

CURVE DATA

CURVE	LOT	ARC	RADIUS	CHORD BEARING	CHORD	DELTA	TANGENT BEARING	TANGENT BEARING
1	1	152.92'	183.00'	N66°03'39.5"E	148.51'	47°52'41"	N42°07'19"E	EAST
1	CL	125.34'	150.00'	N66°03'39.5"E	121.73'	47°52'41"	N42°07'19"E	EAST
1	5	97.77'	117.00'	N66°03'39.5"E	94.95'	47°52'41"	N42°07'19"E	EAST
2	TOTAL	259.83'	183.00'	S49°19'28"E	238.55'	81°21'04"	EAST	S08°38'56"E
2	1	92.71'	183.00'	S75°29'10.5"E	91.72'	29°01'39"	EAST	S60°58'21"E
2	2	167.12'	183.00'	S34°48'38.5"E	161.37'	52°19'25"	S60°58'21"E	S08°38'56"E
2	CL	212.98'	150.00'	S49°19'28"E	195.53'	81°21'04"	EAST	S08°38'56"E
2	OUTLOT 3	166.12'	117.00'	S49°19'28"E	152.52'	81°21'04"	EAST	S08°38'56"E
3	2	136.25'	147.00'	S35°12'06.5"E	131.43'	53°06'21"	S08°38'56"E	S61°45'17"E
3	CL	166.84'	180.00'	S35°12'06.5"E	160.93'	53°06'21"	S08°38'56"E	S61°45'17"E
3	OUTLOT 3	197.42'	213.00'	S35°12'06.5"E	190.43'	53°06'21"	S08°38'56"E	S61°45'17"E
4	TOTAL	345.57'	66.00'	N28°14'43"E	66.00'	300°00'00"	N58°14'43"E	S01°45'17"E
4	2	62.56'	66.00'	N85°23'52"W	60.24'	54°18'18"	N58°14'43"E	S67°26'59"E
4	3	38.74'	66.00'	N50°37'59"W	38.19'	33°38'00"	S67°26'59"E	S33°48'59"E
4	4	192.37'	66.00'	N49°41'07"E	131.15'	167°00'12"	S33°48'59"E	N46°48'47"W
4	OUTLOT 3	51.90'	66.00'	S24°17'02"E	50.58'	45°03'30"	N46°48'47"W	S01°45'17"E
5	3 & 4	171.61'	195.00'	S63°45'18"W	166.12'	50°25'21"	N38°32'38"E	N88°57'59"E

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

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



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

Drawing No. 1665-grb
Sheet 2 of 12 Sheets

Map No 6732 Vol 52 Page 161

DOC# 1438853

CERTIFIED SURVEY MAP (CSM) & REZONING APPLICATIONS

3/26/18 Plan Commission Meeting

William Wetterau

Village Planner Report **Germantown, Wisconsin**

Summary

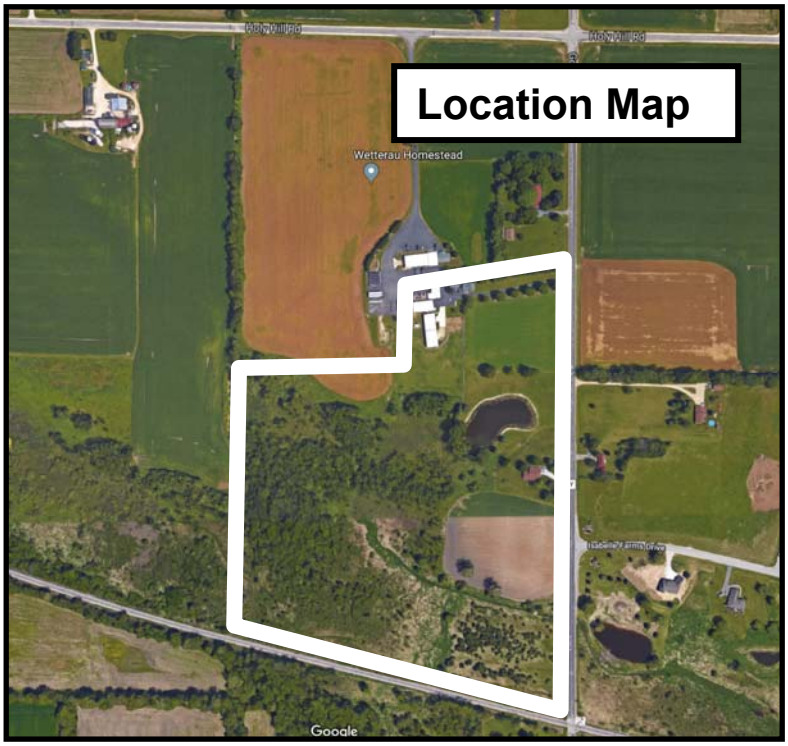
William Wetterau, Trustee for the William Wetterau Trust, property owner of two existing parcels on Goldendale Road is seeking approval of a 2-lot Certified Survey Map (CSM) and rezoning application to re-divide two parcels and 40.1 acres of land located at W204 N12541 & W204 N12660 Goldendale Road.

Location: W204 N12541 Goldendale Road
W204 N12660 Goldendale Road

Applicants/ Property Owners: William Wetterau, Trustee
W204 N12660 Goldendale Road
Germantown, WI 53022

Current Zoning: W204 N12541 Goldendale Road- Rs-2: Single-Family (2.0 Ac)
W204 N12660 Goldendale Road- A-1: Agricultural (38.1 Ac)

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



Proposal

William Wetterau, Trustee for the William Wetterau Trust, property owner of two existing parcels on Goldendale Road is seeking approval of a 2-lot Certified Survey Map (CSM) and rezoning application to re-divide two parcels and 40.1 acres of land located at W204 N12541 & W204 N12660 Goldendale Road.

Proposed Lot 1 is 34.8 acres in area and will include an existing dwelling that is currently part of the existing 2.0-acre parcel zoned Rs-2. Proposed Lot 2 is 5.4 acres in area and will include an existing dwelling that currently is part of the existing 38.1-acre parcel. The proposed re-division is necessary to facilitate the sale/acquisition of the existing dwellings and parcels between members of the Wetterau family.

Staff Analysis

Consistency with the Village's Land Use Plan & Applicable Zoning Districts.
The Land Use Plan (LUP) map classifies the properties as "Agricultural/Conservation Residential" and "Rural Residential", respectively. The proposed re-division is consistent with the LUP map classifications. The proposed parcels are also consistent with the proposed rezoning districts that apply to both proposed parcels: the Rs-1: Single-Family District (Lot 2) and the A-2: Agricultural District (Lot 1).

As shown on page 2 of the CSM, a portion of Lot 2 contains a parking easement for the benefit of the adjacent Wetterau Homestead Inc. transit and storage business. The terms of a parking easement agreement are enclosed.

The Engineering Department (Village Surveyor) has identified a few technical corrections in a March 16, 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 and proposed Rs-2 & A-1 to Rs-1 & A-2 rezoning for the Wetterau properties located on Goldendale Road subject to the following conditions:

1. All technical corrections identified by the Village Surveyor as summarized in the March 16, 2018 memo shall be made prior to recording the CSM.

Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: March 16, 2018

Re: Bill Wetterau Land Division

Jeff,

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

Certified Survey Map-Rezoning-PDD

Applicant or Owner William Wetterau
Land Surveyor/Firm: Richard Simon, PLS,

1. There are references to Certified Survey Map No. 5124 on the document provided and that CSM is not pertinent to this property.

2. There appears to be a 20' error on the north line of proposed Lot 2 when you compare it to the same line on Certified Survey Map No. 5031.

3. There is a reference that Certified Survey Map No 557 is part of this redivision, but that CSM is not shown on the map.

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

5. A certificate of mortgagee is required unless the owner can provide written proof that a lender is not involved with this property.

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.

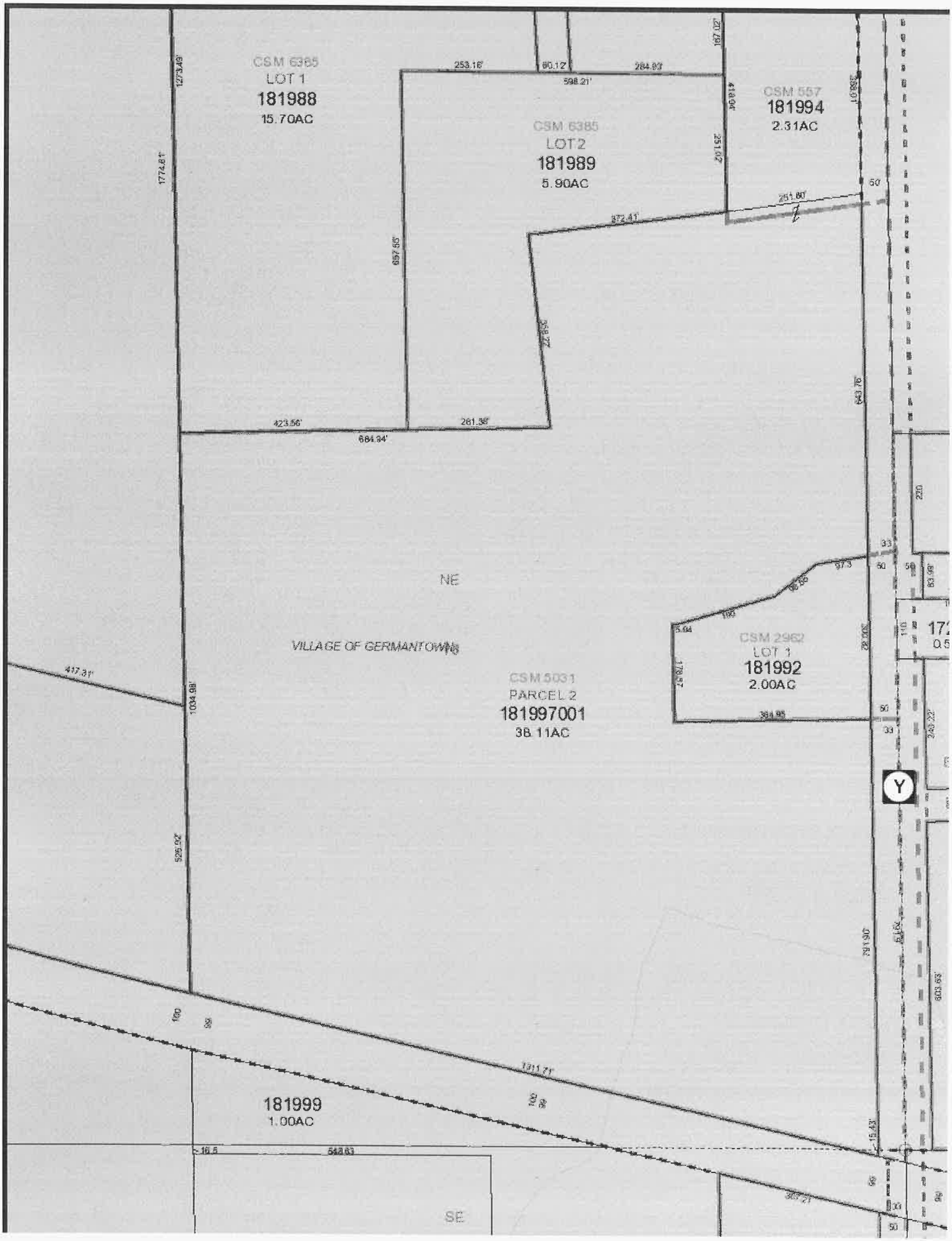
Prior to Recording the Certified Survey Map, the professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2016 on compact disk (CD) or via email to the Village Surveyor.

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.

ArcGIS WebMap



Wetterau Property
Existing Parcel Boundaries

Village of Germantown Wisconsin

Fee must accompany application
☐ $2,900 with public improvements
☐ $1,960 without public improvements
Paid [illegible] Date 2-27-18

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

WILLIAM H. WETTERAU

Phone (414) 791-0908

Fax ( )

E-Mail BILBOBHMSTED @YAHOO.COM

PROPERTY OWNER

S/A

Phone ( )

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

W204 N12541 Goldendale Rd. → 181-992

W204 N12660 Goldendale Rd → 181-997-001

3 PURPOSE OF LAND SPLIT

See attached

Will the land split require rezoning?

From R 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!

Applicant [signature] Date 2/26/18

Owner [signature] Date 2/26/18

REV 1/99 U:\Planning\Wpdata\Applications\csmapp.wpd

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: 2-27-8 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

WILLIAM & WETTERAU

Phone (414) 791 0908

Fax ( )

E-Mail BILBOBHMSTED@YAHOO

PROPERTY OWNER

S/A

Phone ( )

2 PROPERTY ADDRESS OR GENERAL LOCATION / TAX KEY NUMBER

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
W204 N12541 Boldendale Rd	181-992
W204 N12660 Boldendale Rd	181-997-001

3 REZONING REQUEST

FROM	TO
RS2 + A1	RS1 + A2

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attached

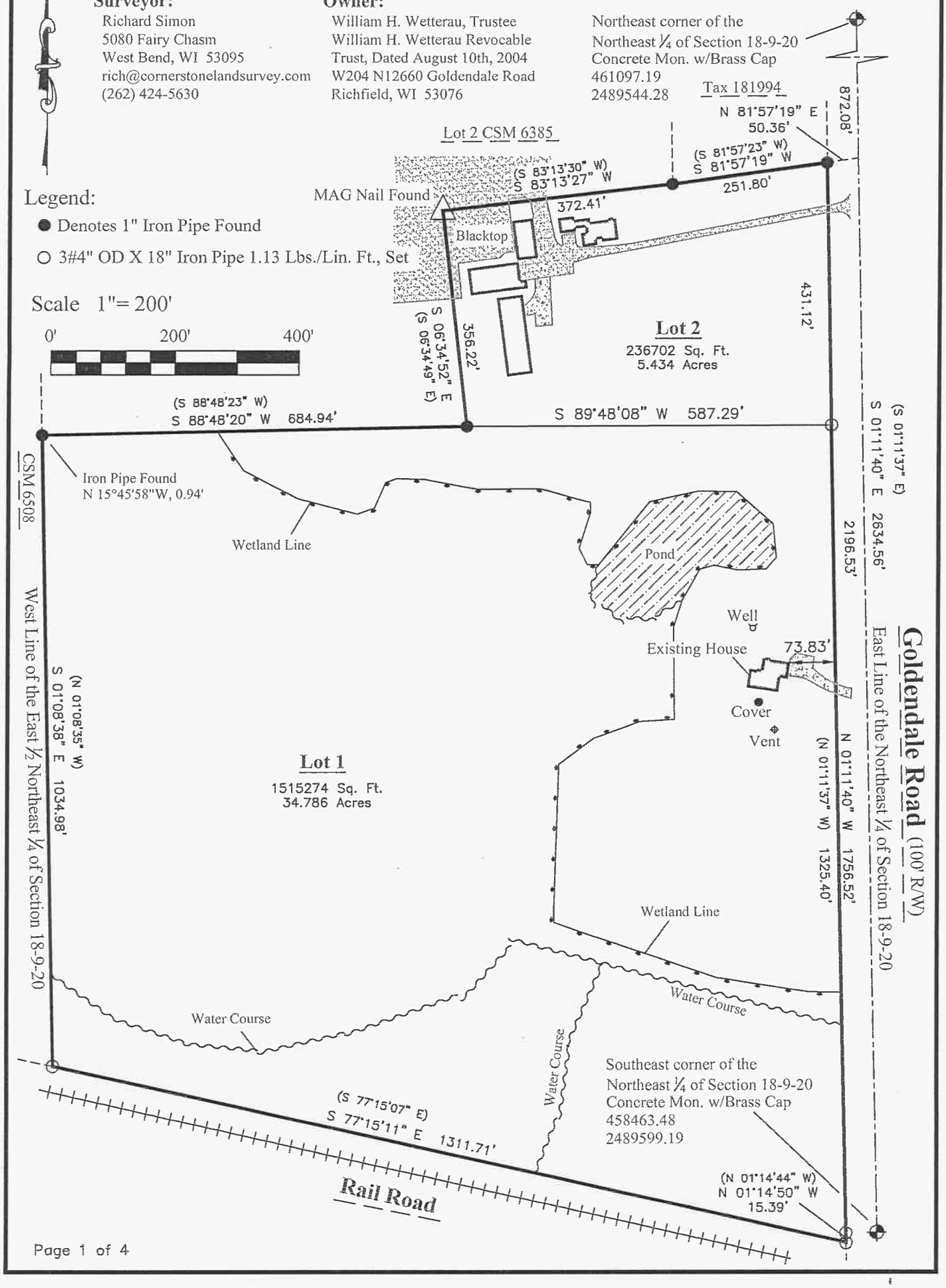
5

Certified Survey Map No.

A Redivision of Parcel 2 Certified Survey Map No. 5124, A Redivision of Lot 1 Certified Survey Map No. 2962, being part of Certified Survey Map No 557, All being part of the Northeast ¼ and Southeast ¼ of the Northeast ¼ of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rich@cornerstonelandsurvey.com
(262) 424-5630

Owner:
William H. Wetterau, Trustee
William H. Wetterau Revocable
Trust, Dated August 10th, 2004
W204 N12660 Goldendale Road
Richfield, WI 53076



Legend:

- ● Denotes 1" Iron Pipe Found
- ○ 3#4" OD X 18" Iron Pipe 1.13 Lbs./Lin. Ft., Set

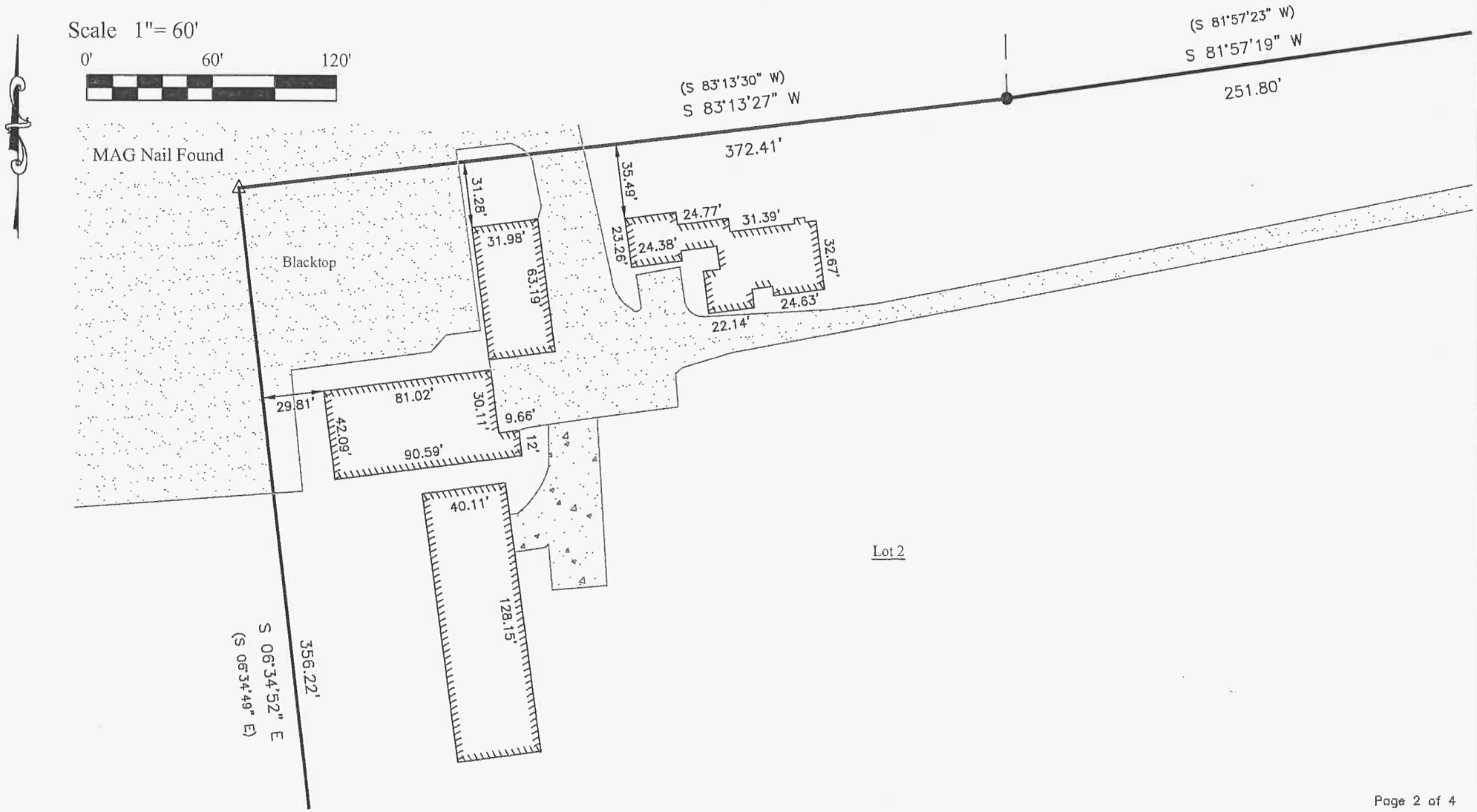
Scale 1"= 200'

0' 200' 400'

Certified Survey Map No.

A Redivision of Parcel 2 Certified Survey Map No. 5124, A Redivision of Lot 1 Certified Survey Map No. 2962, being part of Certified Survey Map No 557, All being part of the Northeast ¼ and Southeast ¼ of the Northeast ¼ of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Lot 2 Building Detail



Certified Survey Map No.

A Redivision of Parcel 2 Certified Survey Map No. 5124, A Redivision of Lot 1 Certified Survey Map No. 2962, being part of Certified Survey Map No 557, All being part of the Northeast ¼ and Southeast ¼ of the Northeast ¼ of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate

I, Richard L Simon, Professional Land Surveyor, hereby certify:

A Redivision of Parcel 2 Certified Survey Map No. 5124, A Redivision of Lot 1 Certified Survey Map No. 2962, being part of Certified Survey Map No 557, All being part of the Northeast ¼ and Southeast ¼ of the Northeast ¼ of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Described as follows:
A Redivision of Parcel 2 Certified Survey Map No. 5124, A Redivision of Lot 1 Certified Survey Map No. 2962, being part of Certified Survey Map No 557, All being part of the Northeast ¼ and Southeast ¼ of the Northeast ¼ of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Said parcel contains 1751976 Sq. Ft. or 40.220 Acres Gross

That I have made such survey, division, and map by the direction of William H. Wetterau, Trustee of the William H. Wetterau Revocable Trust, Dated August 10th, 2004

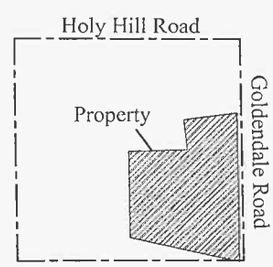
.

That this 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 provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Germantown in surveying, dividing, and mapping the same.

Dated this 17th day of February, 2018

Location Map
Northeast ¼ of Section 18-9-20



_____
Richard L Simon, P.L.S. #2698
Cornerstone Land Surveying
5080 Fairy Chasm Road
West Bend, WI 53095
262-424-5630

Village of Germantown Planning Commission Approval

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

_____
Dean Wolter, Chairman, Date

_____
Laura A. Johnson, Secretary, Date

Village of Germantown Board Approval

This Certified Survey Map, being a division of (Northeast ¼ and Southeast ¼ of the Northeast ¼ of Section 18, Township 9 North, Range 20 East, 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 _____, 2018.

_____
Dean Wolter, Village President, Date

_____
Deanna Boldrey, Village Clerk, Date

RECEIVED
MAR 09 2018
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

PARKING EASEMENT

Document No.

Return to:

Atty. James A. Spella
Schloemer Law Firm, S.C.
143 S. Main Street, Third Floor
West Bend, WI 53095

---

1. Parties and Parcels. The Grantor of this Parking Easement is the William H. Wetterau Revocable Trust dated August 10, 2004, hereinafter referred to as "Grantor". The Grantee of this Parking Easement is Homestead Transfer + Storage LLC, hereinafter referred to as "Grantee".

Grantor is the titled owner of the following parcel of land, hereinafter referred to as **Lot 1**.

> Lot 2 of CERTIFIED SURVEY MAP NO. _____, recorded in the Washington County Registry on _____, 2018 in Volume ___ of Certified Survey Maps on page _____, as Document No. _____, and being a division of Parcel 2 of Certified Survey Map No. 5031 as recorded in Volume 1233 on page 365 of Certified Survey Maps of Washington County, being part of the Southeast 1/4 of the Northeast 1/4 of Section 18, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Grantor hereby grants and conveys to Grantee a perpetual and exclusive Parking Easement with regard to the following portion of Lot 1 described as follows and hereinafter referred to as the **Parking Easement Area**:

> That part of Lot 2; Beginning at the Northwest corner of said Lot 2; thence S06°34'52"E along the West line of said Lot 2, 88.00 feet; thence N83°13'27"E, 107.00 feet; thence N06°34'52"W, 88.00 feet to a point on the North line of said Lot 2; thence S83°13'27"W along the North line of said Lot 2, 107.00 feet to the point

of beginning of this description; All being part of the Northeast 1/4 and Southeast 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

The Parking Easement Area is depicted on the attached Exhibit A.

This Parking Easement is granted to Grantee for the benefit of the following described parcel titled to the Grantee, hereinafter referred to as **Lot 2**.

> Lot Two (2) and Outlot One (1) of Certified Survey Map No. 6385 recorded in the Washington County Registry on November 24, 2010, in Volume 48 of Certified Survey Maps, Pages 159-162 as Document No. 1268288, being a redivision of Parcel 1 of Certified Survey Map No. 5031 being part of the NE 1/4 and SE 1/4 of the NE 1/4 of Section 18 and part of the NE 1/4 of the SE 1/4 of Section 18, Township 9 North Range 20 East, Village of Germantown, Washington County, Wisconsin, (as corrected by Affidavit of Correction recorded January 5, 2011, as Document No. 1270390).

2. Grant of Easement. In consideration for the sum of One and no/100 Dollars ($1.00), the Grantor hereby establishes and grants an exclusive Parking Easement for the benefit of the Grantee, its assigns and successors in interest, and Grantee's (and its assigns and successors in interest) tenant's employees of any business located on Lot 2 for vehicle and trailer parking on the Parking Easement Area as as well as all rights of ingress and egress over Lot 1 to the Parking Easement Area. The purpose of this Parking Easement is to allow such employees employed on the businesses located on Lot 2 to utilize the Parking Easement Area for employee parking.

Grantee shall not detract from the access rights of the benefited parties, nor prevent, hinder or interfere in any way with the free flow and passage of vehicular and pedestrian traffic over, to, from and between Lot 1 and Lot 2.

3. No Public Dedication. Nothing in this Parking Easement shall be deemed to be a gift or dedication of any portion of the Parking Easement granted under this Parking Easement to the general public or for any public purposes whatsoever.

4. Indemnity. The owner of Lot 2 shall indemnify, defend and hold harmless the owner of Lot 1, its successors and assigns and those claiming by, through or under such owner, from and against any and all liability, claims, suits, damages, demands or expenses arising out of personal injury or property damage to any person or thing arising out of the use of the Parking Easement granted under this Parking Easement, except for liability, claims, suits, damages, demands or expenses arising out of the negligent or willful acts of the owner of Lot 1, its successors or assigns or those claiming by, through or under such owner including guests and invitees.

5. Taxes. Grantor will shall be responsible for all real estate taxes, special assessments and charges levied or assessed upon Lot 1.

6. Liability Insurance. The Grantee agrees to hold the Grantor harmless from any and all public liability of any kind or nature occasioned by any act or omission within or on the above Parking Easement Area except as resulting from Grantor's neglect or willful act, and to keep in full force and effect during the term of this Easement, a public liability insurance policy, written and issued by a responsible insurance company acceptable to the Grantor, insuring itself and Grantor against injury to property, person, or loss of life arising out of the use and occupancy of the Parking Easement Area.

7. Amendment. This Parking Easement may be amended by the recording of a written instrument executed by or on behalf of the owners of both Lot 1 and Lot 2.

8. Non-Use. Non-use or limited use of the Parking Easement rights granted in this Parking Easement shall not prevent the benefitting party from later use of the Parking Easement rights to the fullest extent authorized in this Parking Easement.

9. Governing Law. This Parking Easement shall be construed and enforced in accordance with the internal laws of the State of Wisconsin.

10. Invalidity. If any term or condition of this Parking Easement, or the application of this Parking Easement, any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Parking Easement, or the application of the term or condition to persons or circumstances other than those to which it has held invalid or unenforceable, shall not be affected thereby, and each term and condition shall be valid and enforceable to the fullest extent permitted by law.

11. Waiver. No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or conditions of this Parking Easement shall be construed to be a waiver of the right of power. A waiver by any party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other terms or conditions of this Parking Easement.

12. Covenants Running with Land. The rights contained within this Parking Easement shall run with the land and inure to and be for the benefit of Grantee it successors and assigns, and the tenants, sub-tenants, and employees and of such persons. All of the terms and conditions in this Parking Easement, including the benefits and burdens, shall be binding upon, and inure to the benefit of, and be enforceable by any owner of Lot 1 and/or Lot 2. The Parking Easement granted under this Parking Easement is a Parking Easement appurtenant to Lot 2 and may not be transferred separately from, or severed from, title to Lot 2. Furthermore, the benefit to the Parking Easement granted in this Parking Easement shall not be extended to any properties other than Lot 2 without the consent of the owner of the fee simple interest in all of Lot 1.

13. Notices. All notices to each party, may be made in person, by mail, by fax transmission or e-mail transmission as set forth below and shall be binding and have legal effect on the date of personal delivery, date of certified mail or date and time of fax transmission or e-mail transmission.

To Grantor: William H. Wetterau Revocable Trust
c/o William H. Wetterau
W204 N12541 Goldendale Road
Richfield, WI 53076
E-Mail: bilbobhmsted@yahoo.com

To Grantee: Homestead Transfer + Storage LLC
c/o Troy A. Wetterau
W130 N11414 Equine Trail
Germantown, WI 53022
E-Mail: whltd@icloud.com

The parties agree that any photocopy, facsimile and/or e-mail shall be treated as an original document. Any document containing a photocopy, facsimile and/or e-mail with signatures or initials of any party shall be deemed sufficient evidence of that party's action or intent and shall have the same legal binding effect of a document containing the original signature or initials of such parties.

William H. Wetterau Revocable Trust
Dated August 10, 2004,
Grantor

Dated _____, 2018.

By: _____
William H. Wetterau, Trustee

Homestead Transfer + Storage LLC,
Grantee

Dated _____, 2018.

By: _____
Troy A. Wetterau, Member

STATE OF WISCONSIN)
: ss.
WASHINGTON COUNTY)

Personally came before me this ____ day of _____, 2018, the above named William H. Wetterau to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Washington County, WI
My commission _____.

STATE OF WISCONSIN)
: ss.
WASHINGTON COUNTY)

Personally came before me this ____ day of _____, 2018, the above named Troy A. Wetterau to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Public, Washington County, WI
My commission _____.

THIS DOCUMENT WAS DRAFTED BY:

Attorney James A. Spella
Schloemer Law Firm, S.C.
West Bend, WI 53095
Phone No.: 262-334-3471
Fax No.: 262-334-9193

CERTIFIED SURVEY MAP (CSM) APPLICATION

3/26/18 Plan Commission Meeting

Germantown School District / Germantown High School

Village Staff Report & Recommendation **Germantown, Wisconsin**

Summary

Trio Engineering, agent for the Germantown School District, property owner, is seeking approval of a Certified Survey Map (CSM) to combine four existing parcels that comprise the Germantown High School property totaling 73.7 acres located at W180 N11501 River Lane.

Property Location: W180 N11501 River Lane

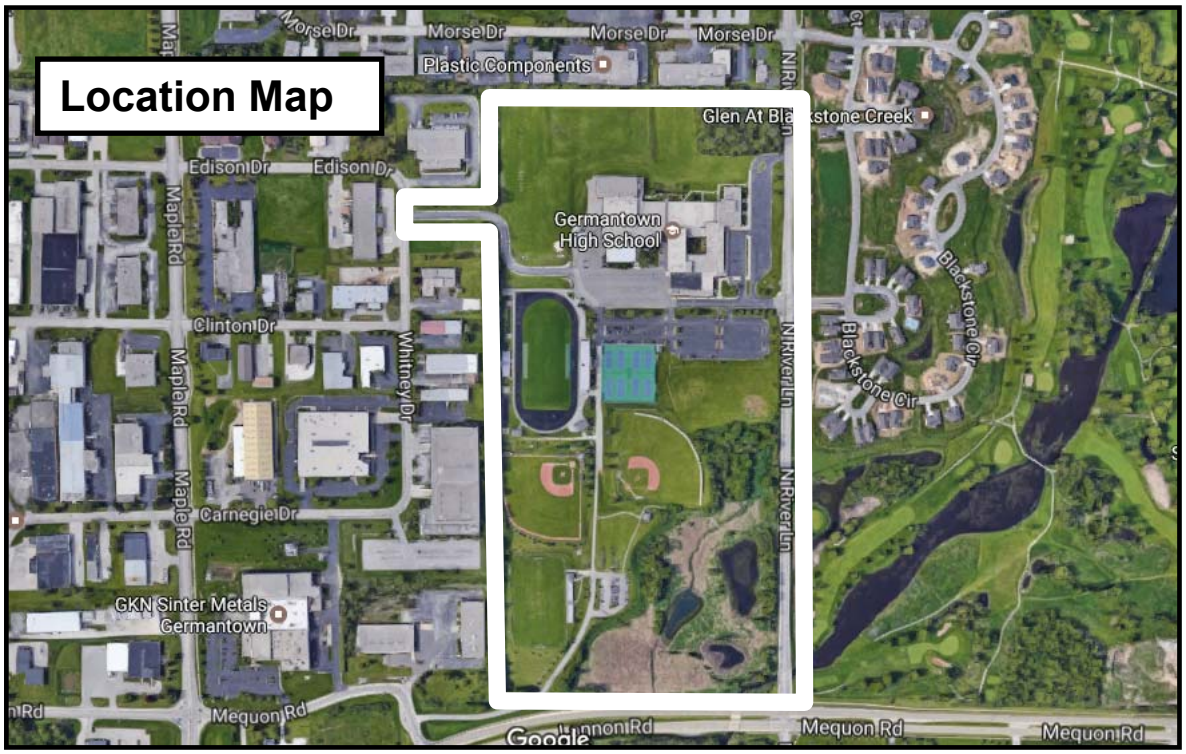
Applicant/
Property Owners:

Trio Eng
12660 W. North Ave
Brookfield, WI 53005

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

Current Zoning: I: institutional

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



Proposal

Trio Engineering, agent for the Germantown School District, property owner, is seeking approval of a Certified Survey Map (CSM) to combine four existing parcels that comprise the Germantown High School property totaling 73.7 acres located at W180 N11501 River Lane.

As discussed at the May 2017 Plan Commission meeting when the site plans for the High School facility referendum improvements were reviewed and approved, the high school property is comprised of three (3) separate parcels (and a small access driveway outlot) totaling 73.7 acres. As shown on the attached aerial, existing property lines run through the football field, soccer field, parking lots, etc. The Certified Survey Map (CSM) land combination is required to legally combine all parcels into one parcel and, as such, was required as a condition of approval of the site plans.

Staff Comment

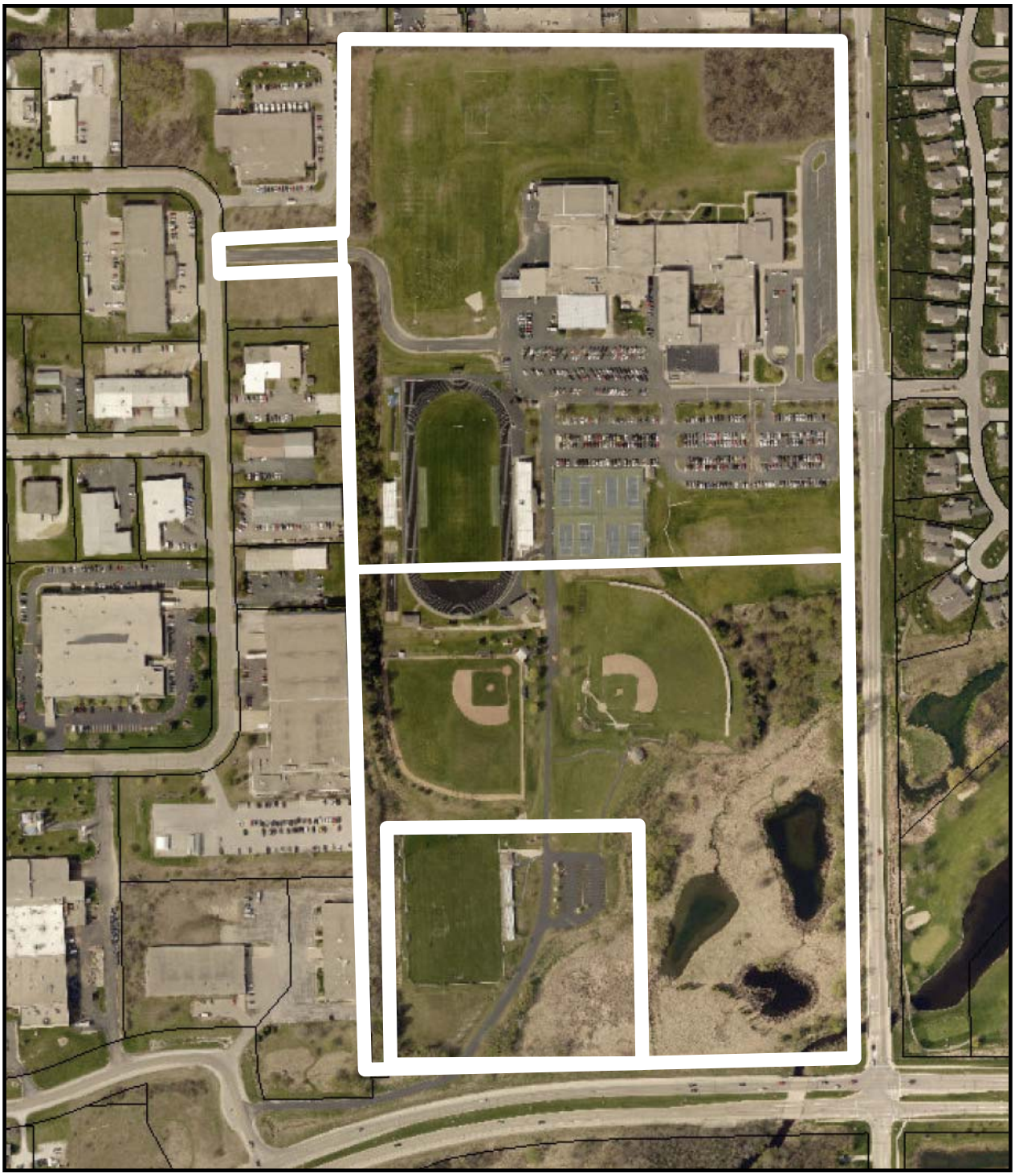
Public Works/Engineering Department

The Village Surveyor has also identified a few technical corrections and driveway design requirements in a March 16, 2018 memo (copy attached) that will have to be addressed and/or corrected prior to recording the CSM.

Village Planner Recommendation

APPROVE the Certified Survey Map land combination for the four parcels owned by the Germantown School District for the high school property located at W180 N11501 River Lane subject to the following conditions:

1. All technical corrections and issues raised by the Village Surveyor in the March 16, 2017 memo shall be addressed and/or corrected prior to recording the CSM.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: March 16, 2018

Re: Germantown High School Land Division

Jeff,

Here are my review comments for the CSM received 2-19-2018.

Certified Survey Map-Rezoning-PDD

Applicant or Owner Germantown School District
Land Surveyor/Firm: Ted R. Indermuehle, PLS, Trio Engineering, LLC

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

2. A certificate of mortgagee is required unless the owner can provide written proof that a lender is not involved with this property.

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 2-19-18

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

TRIO ENGINEERING
12660 W. NORTH AVENUE
BROOKFIELD, WI 53005
Phone (262) 790-1480
Fax (262) 790-1481
E-Mail CHITCH@TRIOENG.COM

PROPERTY OWNER

GERMANTOWN SCHOOL DISTRICT
N164 W13840 DONGES BAY ROAD
GERMANTOWN, WI 53022
Phone (262) 253-3900
Fax (262) 251-6999

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
W180 N11501 RIVER LANE	213962; 213963; 213967; 213999

3 PURPOSE OF LAND SPLIT

COMBINATION OF FOUR PARCELS FOR PROPOSED BUILDING & PARKING LOT ADDITIONS.	Will the land split require rezoning? NO	
	From	To

4 READ AND INITIAL THE FOLLOWING:

CH 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.

CH 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.

CH 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.

CH 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!

Applicant — Date 2-14-2018 — Owner — Date 2/15/18

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4222 AND A PART EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

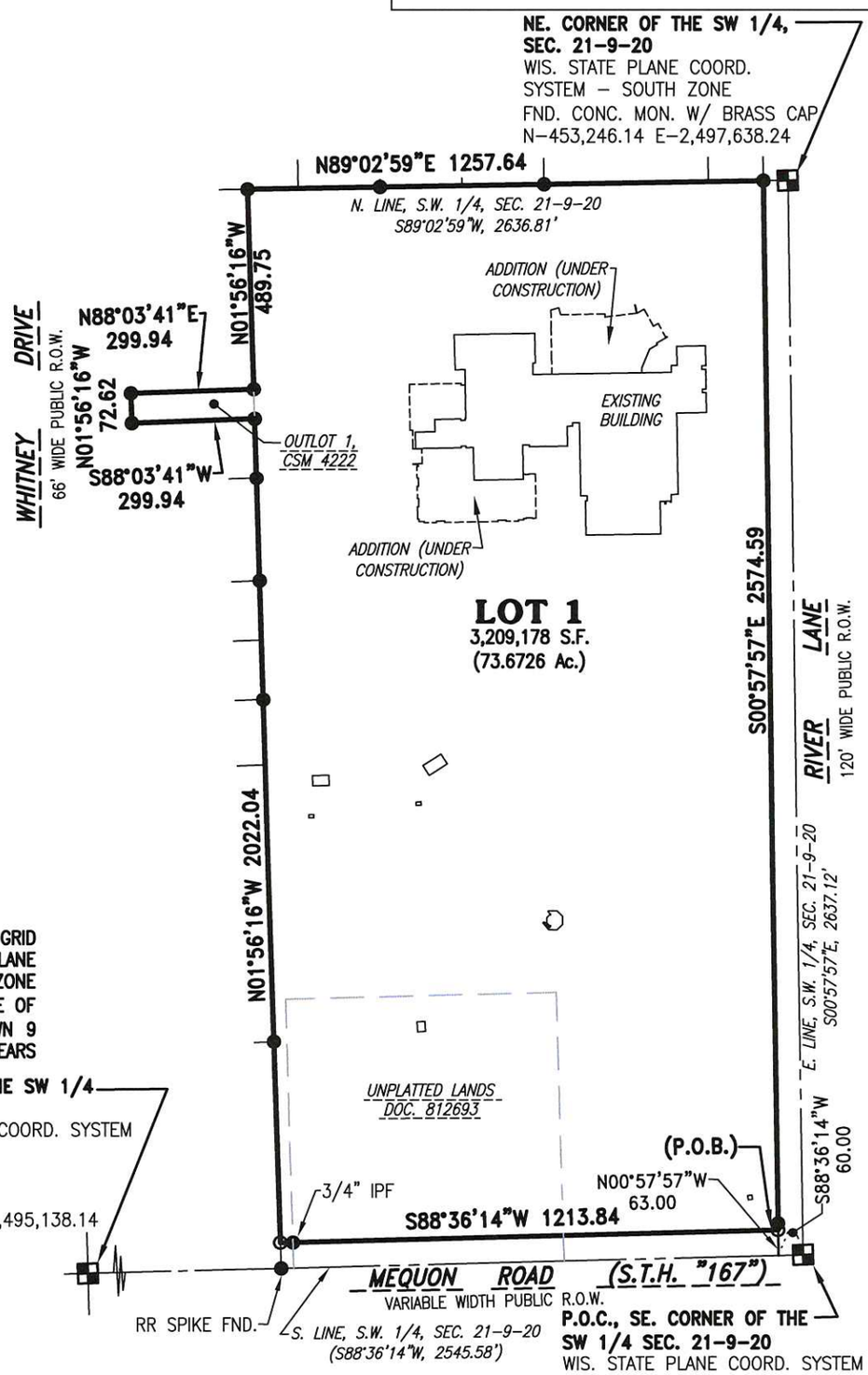
OVERALL DETAIL SHEET

LEGEND:

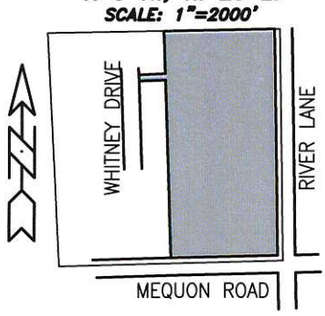
- ■ – INDICATES Section Corner (See Plan for Details)
- ○ – INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- ● – INDICATES "Found" 1" iron pipe, unless noted otherwise.

PREPARED BY:
TRIO ENGINEERING, LLC
12660 W. NORTH AVENUE,
BLDG. "D"
BROOKFIELD, WI 53005
PHONE: 262-790-1480
FAX: 262-790-1481

OWNER:
GERMANTOWN SCHOOL DISTRICT
N104 W13840 DONGES BAY RD.
GERMANTOWN, WI 53022



LOCALITY MAP:
SW 1/4 SEC. 21
T. 9 N., R. 20 E.
SCALE: 1"=2000'



NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE SOUTH LINE OF THE S.W. 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, BEARS S88°36'14"W.

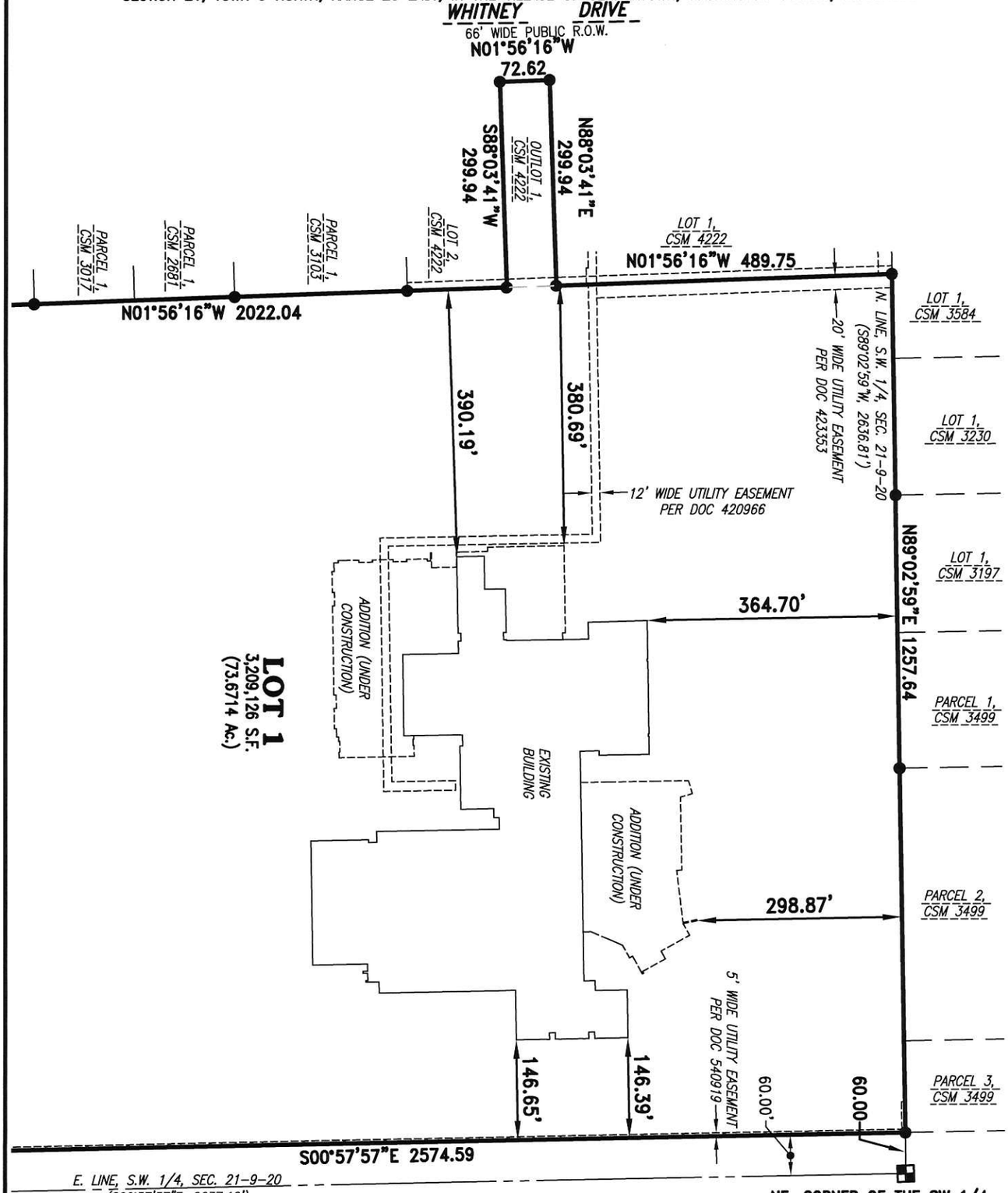
NORTH
SCALE: 1"=400'
0 200 400 800

DRAFTED THIS 13th DAY OF FEBRUARY, 2018
THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119 JOB NO. 17-007-495-01 SHEET 1 OF 6

H:\C400\495\17007-01\Survey\CSM\530CSM01.dwg

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4222 AND A PART EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



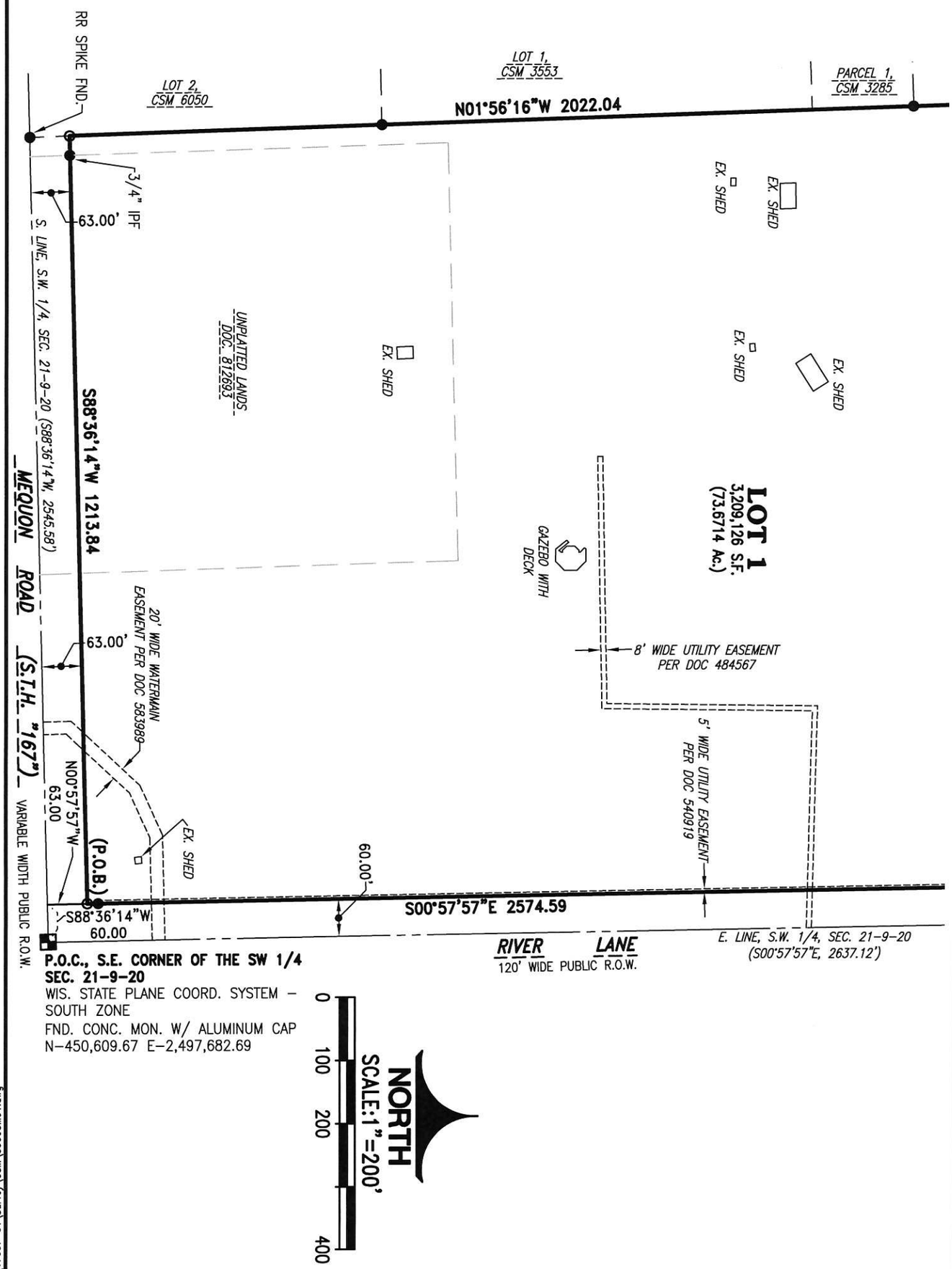
DRAFTED THIS 13th DAY OF FEBRUARY, 2018

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119 JOB NO. 17-007-495-01 SHEET 2 OF 6

H:\C400\495\17007-01\Survey\CSM\530CSM01.dwg

CERTIFIED SURVEY MAP NO. _____

BEING ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4222 AND A PART EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



P.O.C., S.E. CORNER OF THE SW 1/4 SEC. 21-9-20
WIS. STATE PLANE COORD. SYSTEM - SOUTH ZONE
FND. CONC. MON. W/ ALUMINUM CAP
N-450,609.67 E-2,497,682.69

DRAFTED THIS 13th DAY OF FEBRUARY, 2018
THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119 JOB NO. 17-007-495-01 SHEET 3 OF 6

H:\C400\495\17007-01\Survey\CSM\530CSM01.dwg

CERTIFIED SURVEY MAP NO._____

BEING ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4222 AND A PART EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WASHINGTON)

I, Ted R. Indermuehle, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided, and mapped, All of Outlot 1 of Certified Survey Map No. 4222 and a part of the East 1/2 of the Southwest 1/4 of Section 21, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southeast Corner of said Southwest 1/4; Thence South 88°36'14" West along the South line of said Southwest 1/4, a distance of 60.00 feet to a point; Thence North 00°57'57" West 63.00 feet to a point on the North right-of-way line of Mequon Road (State Highway "167") and the place of beginning of lands hereinafter described;

Thence South 88°36'14" West along said North line, 1213.84 feet to a point on the East line of Certified Survey Map Number 6050 and it's extension; Thence North 01°56'16" West along said East line, 2022.04 feet to the Southeast corner of Outlot 1 of Certified Survey Map Number 4222; Thence South 88°03'41" West along the South line of said Outlot 1, 299.94 feet to a point on the East right-of-way of Whitney Drive; Thence North 01°56'16" West along said East line, 72.62 feet to a point; Thence North 88°03'41" East along the North line of said Outlot 1, 299.94 feet to a point said point being the Southeast corner of Lot 1 of Certified Survey Map Number 4222; Thence North 01°56'19" West along said East line, 489.75 feet to a point on the South line of Certified Survey Map Number 3584 and the North line of the said Southwest 1/4, Thence North 89°02'59" East along said North line, 1257.64 feet to a point on the West right-of-way line of "River Lane"; Thence South 00°57'57" East along said West line, 2574.59 feet to the point of beginning of this description.

The Gross area of said Parcel contains 3,209,178 Square Feet (or 73.6726 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of **GERMANTOWN SCHOOL DISTRICT,** owner of said lands.

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Germantown in surveying, dividing and mapping the same.

Dated this_____ day of_____, 20_____.

_____

Ted R. Indermuehle, P.L.S.
Professional Land Surveyor, S-3119
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

Drafted this 13th Day of February, 2018 Job. No. 17-007-495-01
THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119 SHEET 4 OF 6

CERTIFIED SURVEY MAP NO._____

BEING ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4222 AND A PART EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

GERMANTOWN SCHOOL DISTRICT, a Quasi-Municipal Corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the ordinances of the Village of Germantown, this _____ day of _____, 20 _____.

_____
Bob Soderberg, School Board President

STATE OF WISCONSIN)
) ss
COUNTY OF WASHINGTON)

Personally came before me this _____ day of _____, 20____, Bob Soderberg, School Board President of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be the School Board President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

_____
Print Name: _____
Notary Public, _____County, WI
My commission expires: _____

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL:

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

_____ _____
Dean Wolter, Chairman Date:

_____ _____
Lori Johnson, Secretary Date:

Drafted this 13th Day of February, 2018 Job. No. 17-007-495-01
THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119 SHEET 5 OF 6
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CERTIFIED SURVEY MAP NO._____

BEING ALL OF OUTLOT 1 OF CERTIFIED SURVEY MAP NO. 4222 AND A PART EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

VILLAGE BOARD APPROVAL:

This Certified Survey Map, being a part of the Northwest 1/4 of the Southwest 1/4 of Section 23, 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 this _____ day of _____, 20 _____.

_____	_____
Dean Wolter, Village President	Date:
_____	_____
Deanna Boldrey, Village Clerk	Date:

Drafted this 13th Day of February, 2018

THIS INSTRUMENT WAS DRAFTED BY TED R. INDERMUEHLE, S-3119

Job. No. 17-007-495-01

SHEET 6 OF 6

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