

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, APRIL 9, 2018 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room

- I. **CALL TO ORDER:** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE:** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.
- IV. **APPROVAL OF MINUTES:** March 26, 2018
- V. **NEW BUSINESS**
 - A. Jeffrey & Shelly Davis, Property Owners of N112 W20569 Mequon Road and Patrick & Carolyn Quella, Property Owners of N112 W20451 Mequon Road. Certified Survey Map (CSM) Application (Lot Line Adjustment).
 - B. Herb Wolf & Associates LLC, Agent for Brookside Mobile Home Community and Brookside MHP LLC, Property Owner of W209 N11681 Hilltop Circle. Site Plan Review to Create Five (5) Additional Home Sites.
 - C. Trio Engineering, Agent for the Germantown School District, Property Owner of Mac Arthur Elementary School, W154 N11492 Fond du Lac Avenue. Site Plan Review for A Parking Lot Expansion, Certified Survey Map (CSM) Application to Combine Parcels and a Rezoning Application to Create an I: Institutional PDD (Planned Development District) and Rezone .95 Acres from Rs-6: Single-Family Residential to the I: Institutional PDD.
 - D. Community Development Department – Proposed Code Amendments (Zoning Code Public Hearing and Protest Petition Requirements).
- VI. **ANNOUNCEMENTS:**
- VII. **ADJOURNMENT:**

The next Plan Commission Meeting will be on May 14, 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
March 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 Peter Nilles, Tony Laszewski, Bill Shadid, Mary Ellen Gray and Bob Williams were present. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: The following residents spoke in support of the Metro Cigars Conditional Use Permit application: Bob Warren, W168 N10766 Juniper Drive, Jim Dawson, W232 N9200 Wooded Ridge Trail, Colgate, Rick Miller, N120 W15241 Freistadt Road.

APPROVAL OF MINUTES: *MOTION Baum second Shadid to Approve the minutes from February 26, 2018.*

MOTION carried unanimously.

St. Boniface Parish – W204 N11940 Goldendale Road. 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. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to 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).*

Commissioner Gray said the proposed landscaping doesn't do anything for the plan. She said someone needs to design a plan with something creative and interesting and that includes perennials, stronger shrubs and a flowering or weeping crab to make the space more attractive.

MOTION carried unanimously.

Metro Cigars – W182 N9606 Appleton Avenue. Paul & Jennifer Groh, owner/operators of Metro Cigars, 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). Planner Retzlaff summarized the proposal and recommendation to deny the conditional use permit and site plan applications.

Discussion followed. Commissioner Laszewski asked if it was necessary to build into the 25-foot wetland setback area. Planner Retzlaff said he didn't know why, but there is some latitude for the Willow Creek Business Park Review Board to push the building into the 25-foot parking setback so the building may have an opportunity to be relocated. Commissioner Nilles inquired if a legal opinion was received from the Village Attorney regarding the smoking ban. Planner Retzlaff said he had not heard back from the Village Attorney and is looking for confirmation that a business can move a pre-existing smoking business under the smoking ban from one place to another.

MOTION Baum second Shadid to Approve 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 in the Willow Creek Business Park subject 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.***

Commissioner Shadid said he is a sales representative and has used Metro Cigars as a meeting place. He considers it an asset as a Germantown resident. Planner Retzlaff explained in the M-1 zoning district, B-2 uses are allowed if they support other businesses in the Park not just other patrons around the Park. Commissioner Laszewski said he goes off site to meet as well but asked if it would be a smoky atmosphere. Paul Groh, Metro Cigars, explained the air purification system for the business. Commissioner Williams said he can't conclude if this business would benefit the Park because he doesn't have the demographic information for the Park. He commented that he drove through the Industrial Park and isn't sure how an indoor volleyball club directly benefits an Industrial

Park. And if we allow a Surge Martial Arts center or Adversity Volleyball Club to be located in the Industrial Park, why not allow a cigar/bar to be in the Industrial Park. Commissioner Gray agreed with Planner Retzlaff's comments. She said she would never go to a place that has smoke in it. It's excluding a huge number of people who won't go in and she feels it's not the right place for it and would prefer to see something else there.

Trustee Baum asked Barry Chavin, MLG Commercial, if the businesses in the park would support the business or will it have a negative impact. Mr. Chavin said he doesn't feel it will be detrimental, some people will use it, and some will not. He said he thought after the consultation meeting it was his understanding that the use would be acceptable as long as the size of the building was increased, and conference rooms were added. He said the size of building has increased from 2,600 to 3,700 square feet. He stated MLG had similar concerns as the Planner and consulted with Stephen Perry Smith, Review Board Coordinator for MLG who recommended providing concrete curbing around the parking lot and is happy with the brick around the building. Mr. Smith said he was fine with the architecture. The site is tricky at 1.3 acres and not many people can afford to build on a small lot. He stated the size is important to the increment in order to retire the debt and MLG thinks it's a good use and is in favor of the business.

Chairman Wolter said we've stretched other businesses in other areas in the Industrial Park in the past. This is a strong business in Germantown and is well served and he commended the owners for wanting to take on this lot. He said people come here because of the business model previously and it works for Metro Cigars and would probably not work for other business. This is a bonus lot for the Village and he feels we should take advantage of the increment for this TIF. He said he supports the use and feels it's one of the few things that could actually work at this location. Commissioner Gray commented that the business brings people from all over the place, having very little to do with supporting anything in the Business Park. Chairman Wolter said he understands why she would say that, but those that want to go there, don't have a problem going to an establishment like this.

MOTION carried 6-1 (Gray).

MOTION Baum second Shadid to 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.**
- 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.**

MOTION to Amend Baum second Shadid to include the comments from MLG written by Stephen Smith as presented in the March 23, 2018 letter. Prior to commencement of construction, you will need to do the following:

- 1. Please comply with the requirements noted below and in the Review Board checklist dated 3/23/18 including providing concrete curbing around the parking lot and a dumpster enclosure around the trash/recycling dumpsters.**
- 2. Obtain all necessary State of Wisconsin Department of Commerce and Village of Germantown, approvals and permits.**

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

William H. Wetterau, W204 N12541 Goldendale Road & W204 N12660 Goldendale Road. The property owner is seeking approval of a 2-lot Certified Survey Map (CSM) and rezoning application to re-divide two parcels on 40.1 acres of land. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to 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.***

MOTION carried unanimously.

Trio Engineering, Agent for the Germantown School District, property owner of the Germantown High School – W180 N11501 River Lane. The 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. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to 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, 2018 memo shall be addressed and/or corrected prior to recording the CSM.***

MOTION carried unanimously.

ANNOUNCEMENTS: Chairman Wolter said there is an election in one week. Commissioner Gray said she waited a half an hour to vote at the last election. Clerk Deanna Boldrey explained the turnout was higher than expected. Commissioner Laszewski said the state of pollinators is in a sad state and asked if there was a way to promote more Wisconsin plants in landscape plans. Planner Retzlaff offered to build in more stringent landscape requirements. Trustee Baum commented that could be very expensive, but he is in favor of standards, so the Plan Commission doesn't get a little hand sketched landscape drawing. Chairman Wolter agreed to look at something to help support pollinators and bring back what's been removed.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

CERTIFIED SURVEY MAP (CSM) APPLICATION

4/9/18 Plan Commission Meeting

Jeffrey & Shelly Davis / Quella

Village Staff Report & Recommendation

Germantown, Wisconsin

Summary

Jeffrey & Shelly Davis and Patrick & Carolyn Quella, property owners, are seeking approval of a Certified Survey Map (CSM) to relocate their common property line to facilitate construction of an addition to the Davis' existing dwelling located at N112 W20569 Mequon Road.

Property Location: N112 W20569 & N112 W20451 Mequon Road

Applicant/

Property Owners: Jeff & Shelly Davis
N112 W20569 Mequon Road
Germantown, WI

Patrick & Carolyn Quella
N112 W20451 Mequon Road
Germantown, WI

Current Zoning: Rs-3: Single-family Residential

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



Proposal

Jeffrey & Shelly Davis and Patrick & Carolyn Quella, property owners, are seeking approval of a Certified Survey Map (CSM) to relocate their common property line to facilitate construction of an addition to the Davis' existing dwelling located at N112 W20569 Mequon Road.

As shown in the draft CSM (copy attached), the north-south property line between the two parcels is being slightly reconfigured and relocated to create an approximate 10' x 50' "bump out" to the east.

Staff Comment

The Davis' propose to construct a 16'7" x 34'6" (580 sqft) addition to the east side of their existing dwelling but are unable to meet the minimum 20' side yard setback that applies to properties in an Rs-3 Zoning District. The Davis' applied for but were denied a variance request by the Board of Zoning Appeals in December 2017 that would have reduced the side yard setback from 20 to 10 feet to accommodate the addition. With the variance being denied and the Davis' unable/unwilling to redesign the addition to meet the applicable setback, the only other option is to adjust the property line as proposed. By co-signers to the CSM, the adjacent property owners, Patrick & Carolyn Quella, agree with the proposed CSM.

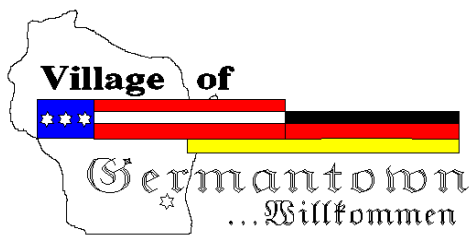
Public Works/Engineering Department

The Village Surveyor has also identified a few minor technical corrections in an April 4, 2018 memo (copy attached) that will have to be corrected prior to recording the CSM.

Village Planner Recommendation

APPROVE the Certified Survey Map for the Davis & Quella properties located at N112 W20569 & W20451 Mequon Road subject to the following condition:

1. All technical corrections and issues raised by the Village Surveyor in the April 4, 2018 memo shall be corrected prior to recording the CSM.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: April 4, 2018

Re: Davis Land Division

Jeff,

Here are my review comments for the CSM received 3-22-2018.

Certified Survey Map-Rezoning-PDD

Applicant or Owner Jeffery Davis

Land Surveyor/Firm: Jesse Zoltowski, PLS, Metropolitan Survey Service

1. The Village Clerk's name needs to be revised to Deanna L. Boldrey, WCMC/CMC

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 without public improvements

Paid \$ Date 3-22-18

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

Jeffrey S. Sibley M. Davis
1112 W20569 MEQUON RD.
GERMANTOWN, WI 53022

Phone (262) 502-9888

Fax ()

E-Mail J.DAVIS@FLOSTAR.COM

PROPERTY OWNER

SAME

Phone ()

2 PROPERTY ADDRESS OR GENERAL LOCATION

1112 W20569 MEQUON RD.

TAX KEY NUMBER

301-984

3 PURPOSE OF LAND SPLIT

MOVING LOT LINE TO SATISFY SET BACKS

Will the land split require rezoning?

n/a

From

To

4 READ AND INITIAL THE FOLLOWING:

JD

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.

JD

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.

JD

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.

JD

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

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

5

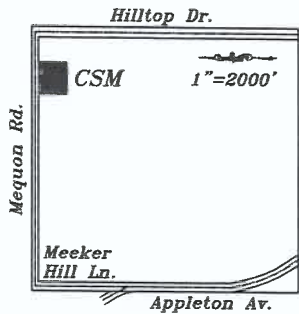
Jeffrey S. Sibley M. Davis 3-22-18
Applicant Date

Owner

Date

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 & Lot 2 of Certified Survey Map No. 5338, being a part of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



Vicinity Map
NE 1/4 Sec. 30-9-20

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



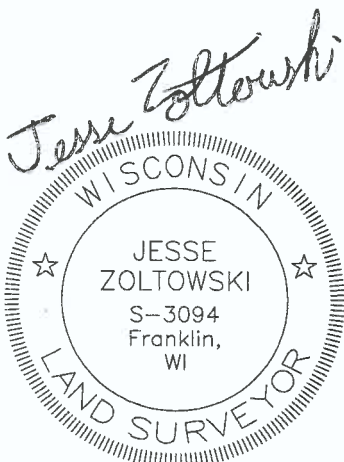
BOUNDARY LINE TABLE

1	S 00°24'03" E	50.00'
2	N 89°35'57" E	10.00'
3	S 00°24'03" E	52.67'
4	S 27°34'44" W	21.31'

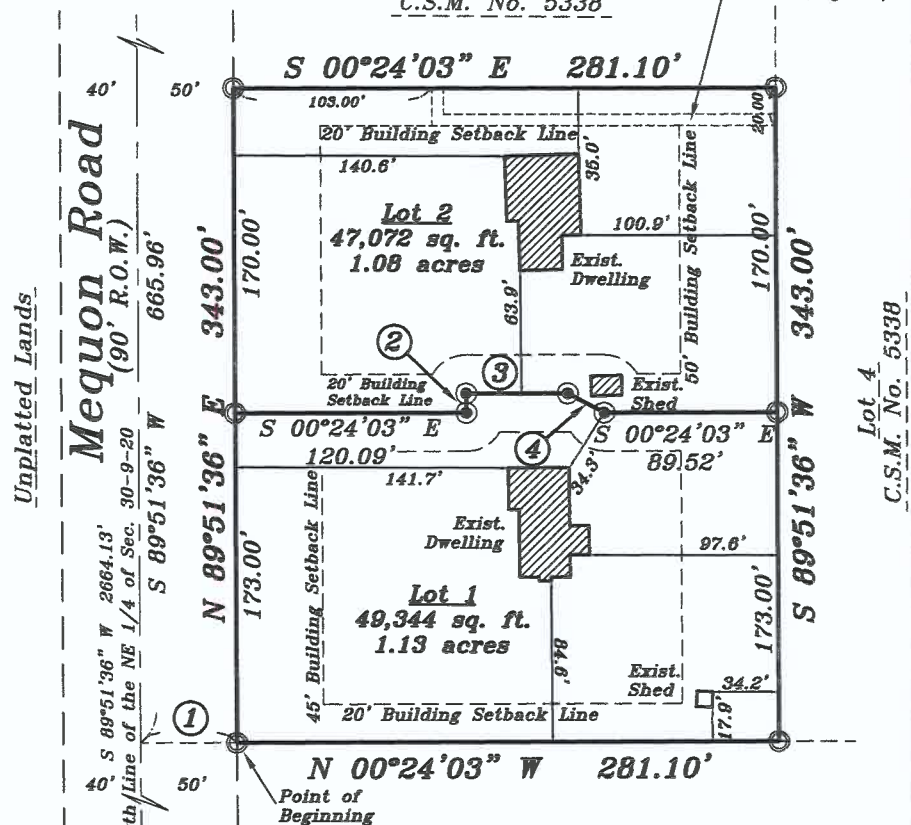
NE Cor., NE 1/4
Sec. 30, T9N, R20E
(conc. mon. w/brass cap)
N = 450,544.48
E = 2,489,852.28

Lot 3
C.S.M. No. 5338

6' Wide Underground
Utility Easement
(Vol. 974, Pg. 300;
Vol. 1339, Pg. 413)



March 14, 2018



NW Cor., NE 1/4
Sec. 30, T9N, R20E
(conc. mon. w/brass cap)
N = 450,537.93
E = 2,487,188.43

Prepared For:
Jeffrey S. Davis
Shelly M. Davis
N112 W20569 Mequon Road
Germantown, WI 53022
(414) 750-9744

Prepared By:
Jesse Zoltowski P.L.S S-3094
Metropolitan Survey Service, Inc.
9415 W. Forest Home Ave., Suite 202
Hales Corners, WI 53130
(414) 529-5380

Notes:

- Denotes iron pipe found and accepted.
- Denotes 1"x 24" iron pipe, 1.13 lbs/ft. set.

Map bearings refer to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27)(Jan. 2017), with the North line of the NE 1/4 of Sec. 30-9-20 having an assumed bearing of N 89°51'36" E.

Tax Key No.: GTNV 301984

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 & Lot 2 of Certified Survey Map No. 5338, being a part of the East 1/2 of the Northeast of the Northeast 1/4 of Section 30, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

I, Jesse Zoltowski, Professional Land Surveyor, do hereby certify:
That I have surveyed, divided and mapped a redivision of Lot 1 & Lot 2 of Certified Survey Map No. 5338, being a part of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin; bounded & described as follows:

Commencing at the Northeast 1/4 corner of the Northeast 1/4 of said Section 30; thence S 89°51'36" W along the north line of said Section 30, 665.96 feet; thence S 00°24'03" E, 50.00 feet to the point of beginning of the lands to be described; thence N 89°51'36" E, 343.00 feet to a point; thence S 00°24'30" E, 281.10 feet to a point; thence S 89°51'36" W, 343.00 feet to a point; thence N 00°24'03" W, 281.10 to the point of beginning. Said lands containing 96,416 square feet. (2.21 acres).

That I have made such survey, land division and map by the direction of Jeffrey S. Davis, Shelly M. Davis, Patrick Quella and Carolyn Quella owners 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 236.34 of the Wisconsin State Statutes and Chapters 17 and 18 of the Village of Germantown Zoning and Land Division Ordinances in surveying, dividing and mapping the same.

March 14, 2018
Date

Jesse Zoltowski
Jesse Zoltowski
Professional Land Surveyor S-3094



PREPARED FOR:
Jeffrey S. Davis
Shelly M Davis
N112 W20569 Mequon Road
Mequon, WI 53022

PREPARED BY:
Jesse Zoltowski
Metropolitan Survey Service
9415 W Forest Home Ave, #202
Hales Corners, WI 53130

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 & Lot 2 of Certified Survey Map No. 5338, being a part of the East 1/2 of the Northeast of the Northeast 1/4 of Section 30, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

OWNER'S CERTIFICATE

Jeffrey S. Davis and Shelly M. Davis, husband and wife and Patrick Quella and Carolyn Quella, husband and wife, as owners, do hereby certify that we have caused the land described on this map to be surveyed, re-divided and mapped as represented on this map, in accordance with the provisions of Chapter 236.34 of the Wisconsin State Statutes and Chapter 17 and 18 of the Village of Germantown Zoning and Land Division Ordinances.

WITNESS the hand and seal of said owners this _____ day of _____, 20____.

Jeffrey S. Davis

Shelly M. Davis

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20____, the above named Jeffrey S. Davis and Shelly M. Davis, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public-State of Wisconsin
My Commission Expires: _____

WITNESS the hand and seal of said owners this _____ day of _____, 20____.

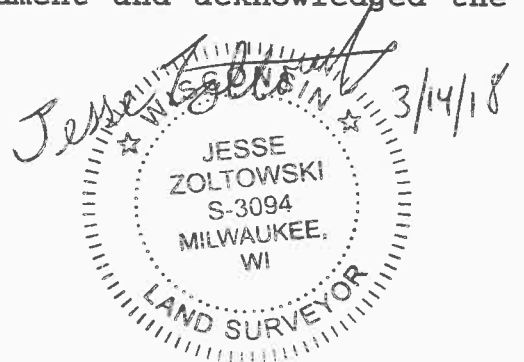
Patrick Quella

Carolyn Quella

STATE OF WISCONSIN)
_____ COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20____, the above named Patrick Quella and Carolyn Quella, husband and wife, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public-State of Wisconsin
My Commission Expires: _____



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 & Lot 2 of Certified Survey Map No. 5338, being a part of the East 1/2 of the Northeast of the Northeast 1/4 of Section 30, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE: (DAVIS)

First Bank Financial Center, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this map and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said First Bank Financial Center, has caused these presents to be signed by _____, (title) _____, at _____, Wisconsin, this _____ day of _____, 20____.

Signed _____

Print Name and Title: _____

STATE OF WISCONSIN)

_____ COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20____, _____, (Title) _____ of _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public

State of Wisconsin

My Commission Expires: _____

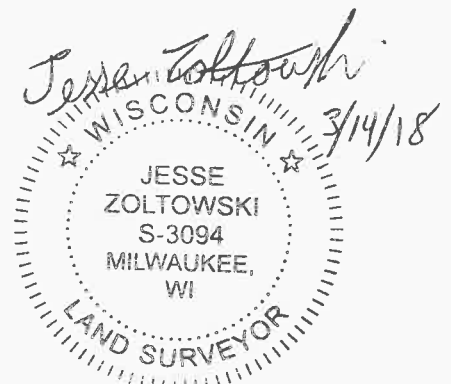
CONSENT OF CORPORATE MORTGAGEE: (QUELLA)

PNC Bank, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this map and does hereby consent to the above certification of owners.

IN WITNESS WHEREOF, the said PNC Bank, has caused these presents to be signed by _____, (title) _____, at _____, Wisconsin, this _____ day of _____, 20____.

Signed _____

Print Name and Title: _____



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 1 & Lot 2 of Certified Survey Map No. 5338, being a part of the East 1/2 of the Northeast of the Northeast 1/4 of Section 30, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE: CONT(QUELLA)

STATE OF WISCONSIN)

_____ COUNTY) SS

PERSONALLY came before me this _____ day of _____, 20____, _____, (Title) _____ of _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Notary Public
State of Wisconsin
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

Laura A. Johnson, Secretary

Date

Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a redivision of Lot 1 & Lot 2 of Certified Survey Map No. 5338, being a part of the East 1/2 of the Northeast of the Northeast 1/4 of Section 30, Township 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____, No. _____.

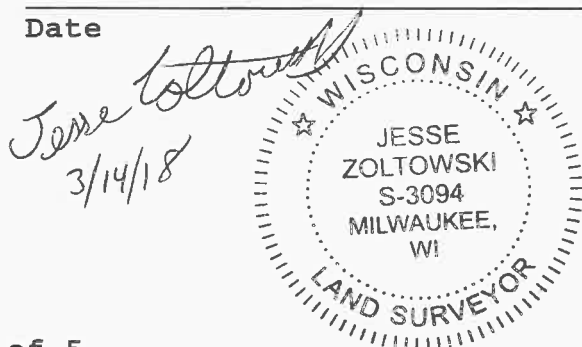
Dean Wolter, Village President

Barbara K.D. Goeckner, Village Clerk

Date

Date

THIS INSTRUMENT WAS DRAFTED BY:
Jesse Zoltowski, P.L.S. S-3094



SITE PLAN REVIEW

4/9/18 Plan Commission Meeting

Brookside Meadows Mobile Home Community / Brookside MHP LLC

Village Planner Report

Germantown, Wisconsin

Summary

Herb Wolf, agent for Brookside MHP LLC, owner of the Brookside Meadows mobile home community, is seeking approval of a revised site plan that creates five (5) additional home sites within the 40.8-acre mobile home community located on Hilltop Drive south of Freistadt Road.

Property Location: Hilltop Drive (1/4 mile south of Freistadt Road)

**Applicant/
Property Owners:**

Herb Wolf
Wolf & Associates
1156 Auburn Road
West Bend, WI

Brookside MHP LLC
55 E Jackson Blvd STE 500
Chicago, IL

Current Zoning: MHP: Mobile Home Park

Adjacent Land Uses		Zoning
North	Residential	MHP
South	Residential	Rs-3/PDD
East	US41	n/a
West	Industrial/Mineral Extraction	M-4



#

Proposal

Herb Wolf, agent for Brookside MHP LLC, owner of the Brookside Meadows mobile home community, is seeking approval of a revised site plan that creates five (5) additional home sites within the 40.8-acre mobile home community located on Hilltop Drive south of Freistadt Road.

As shown in the revised site plan, five (5) additional home sites (shown in red and labeled "A" through "E") are proposed in two separate areas. As shown in the enclosed wetland delineation report and supporting mapping, the proposed home sites are located abutting Brookside Circle (Site "A" and "B") and at the end of Woodfield Lane (Sites "C", "D", and "E").

Staff Comments

The original site plan for Brookside Meadows, an expansion of the Hilltop Highlands mobile home park, was approved in May 1996. A revised site plan was approved by the Plan Commission in February 2004 (reduced copy attached).

Brookside Meadows is located in a MHP: Mobile Home Park Zoning District. Consequently, the proposed expansion is required to meet the minimum requirements in the MHP District (copy attached).

The original site plan was approved for a total of 85 mobile home sites at a gross density of approximately 2.08 dwellings per acre. While the MHP Zoning District does not include a prescribed maximum density, the Village's 2020 Land Use Plan classifies the Hilltop Highlands Mobile Home Park in the "Medium Density Residential" classification with a maximum gross density of 4.0 units per acre. The additional five (5) sites increases the total to (90) sites with a density of approximately 2.2 units per acre; less than the maximum density prescribed under the 2020 Land Use Plan. The MHP District requires a minimum 20 percent open space of the entire gross area. With the additional 5 sites, the open space area is reduced to 47.5 percent, above the minimum required. The proposed sites meet the minimum area requirements of 5,000 sqft for a single home site and 6,000 sqft for a double-wide (although the sites do not contain traditional single and double-wide mobile homes like the Hilltop Highlands).

As shown on the original approved site plan (dated January 19, 2004), approximately ten of the original approved home sites contain either a portion of a delineated wetland or 25' wetland setback including Sites #1, #2, #30, #31, #59 through #65 (although #64 is required to not contain a home). Because the home sites in Brookside Meadows are not platted lots as is the case in a traditional subdivision plat, development is not subject to the Subdivision Code nor the requirement that all wetlands and wetland setback areas be located outside the boundaries of the home sites. Consequently, enforcement of the Shoreland-Wetland Code and 25' wetland setback in terms of prohibiting development activities within these areas has been more difficult than if the wetland boundary and/or setback areas did not encroach into the home sites.

#

Enforcement has been limited to verifying that any new home and related development activities are conducted outside the wetland setback area at the time a building permit is issued and development occurs, e.g. grading, filling, etc. The need to conduct post-construction inspections of those home sites where wetland and wetland setback areas encroach into the home sites to ensure the owners/occupants are not carrying out prohibited activities in the wetland or setback areas could have been avoided altogether if the home sites were originally laid out in a manner so that the wetlands and 25' setback areas were not contained within a home site.

To that end, Staff is recommending that the five (5) additional home sites being proposed are laid out (and the new site plan revised to clearly show) that all wetland and 25' wetland setback areas are located outside of the five (5) new sites. One of the aerial photos included with the wetland delineation shows a wetland boundary that is close to but not actually crossing over into the new home 5 sites; it is not clear, however, if the 25' wetland setback areas associated with those wetland boundaries are, in fact, also located beyond the new home sites. While shown in the separate aerial photo in the application, the wetland boundary and 25' wetland setback areas need to be added to and shown clearly on the revised site plan (as it is on the original site plan).

Similarly, the entire trail system, gazebo, pavilion and "guest" parking stalls strategically located throughout the site also need to be shown on the revised site plan as presented in the current approved site plan.

Finally, Brookside Meadows is comprised of two separate parcels, a 32.41-acre parcel (Tax Parcel ID# GTNV 194-983) and an 8.4-acre parcel (GTNV 194-992). Parcel lines bisect some of the home sites and existing dwellings. Staff recommends that, at a minimum, a Certified Survey Map (CSM) be prepared and recorded to join the two parcels into one parcel. Hilltop Highlands, located on a separate 30.17-acre parcel (GTNV 191-994), is also owned by the same entity, Brookside MHP LLC, and arguably should be combined with the other parcels.

Fire Department

The Fire Department indicates the following:

1. Recommend Approval with following being addressed:
 - a. The private community water system appears to have been constructed to Wisconsin DNR code NR 811 standards and that provides a water supply via hydrants for Fire Department emergency use;
 - b. The private community water system shall be tested and maintained per NFPA 25 with inspection, testing and maintenance done in cooperation with the Fire Department to ensure ongoing compliance;
 - c. In the past, the water supply from the private hydrants have not proven to provide a sufficient water supply with some hydrants currently tagged as "out of service". This issue needs to be rectified as soon as possible.

Village Planner Recommendation

APPROVE the revised site plan for the Brookside Meadows Mobile Home Community with the additional five (5) home sites date stamped March 1, 2018, subject to the following conditions:

1. The trail system, gazebo, pavilion and “guest” parking stalls shown in the approved site plan dated January 1, 2004 shall be presented on the revised site plan as originally approved.
2. The currently delineated wetland boundary and associated 25’ wetland setback line shall be presented on the revised site plan.
3. The perimeter boundary of the proposed five (5) additional home sites shall be revised so that no wetland area or the associated 25’ wetland setback is contained in/on said home sites.
4. A Certified Survey Map (CSM) shall be prepared and recorded to join the two parcels that comprise the Brookside Meadows area into one parcel. Hilltop Highlands, located on a separate 30.17-acre parcel (GTNV 191-994) should also be combined with the other parcels.
5. The private community water system shall be tested and maintained per NFPA 25 with inspection, testing and maintenance done in cooperation with the Fire Department to ensure ongoing compliance;
6. The water supply from the private water system hydrants has not proven to consistently provide a sufficient water supply with some hydrants currently tagged as “out of service”. This issue needs to be rectified prior to the issuance of building permits for the five additional home sites.

17.25 MHP MOBILE HOME PARK RESIDENTIAL DISTRICT.

The MHP Residential District is intended to provide for single-family residential development and served by municipal sewer and water.

(1) PERMITTED USES.

- (a) Mobile home parks.

(2) CONDITIONAL USES. None.

(2a) TEMPORARY USES. (Cr. Ord. #32-91)

- (a) Real estate field offices or shelters.

(3) MOBILE HOME PARK REQUIREMENTS.

- (a) Site Plan. At the time of application for a rezoning to the MHP District and application for a mobile home park license under section 12.19 of this Code, the applicant shall submit a preliminary site plan to the Zoning Administrator containing the following:

1. The name and address of all owners and developers of the proposed mobile home park.
2. The legal description and lot size, in acres, of the proposed mobile home park.
3. The location and size of all mobile home spaces, storage areas, recreation areas and facilities, landscaping, existing tree growth, water areas, roadways, sidewalks and parking sites.
4. Preliminary landscaping plans and specifications.
5. Plan for sanitary sewerage disposal, surface drainage, water system, electrical service, gas service, street lighting and topography diagrams.
6. Location and size of all public roadways abutting the mobile home park and all street and sidewalk accesses from such street and sidewalk to the mobile home park.
7. Preliminary road construction plans, specifications and elevations.
8. Preliminary floor plans and elevation for all mobile home park support structures.
9. Description and method of disposing of garbage and refuse.
10. Description of proposed maintenance procedures.
11. Staging and timing of construction program, whether or not the entire area will be developed at one time or in stages.
12. Such other reasonable information as shall be required by the Zoning Administrator.

- (b) Mobile Home Park Requirements. Each mobile home park shall comply with the

following standards:

1. A minimum park size shall be 10 acres.
2. The minimum park width shall be 450 feet at the building setback line.
3. The minimum open space provided shall be 20% of the development area, exclusive of mobile home unit sites, streets, roads and public or general purpose parking.
4. The minimum setback for a mobile home park building, structure or unit shall be 75 feet from the right-of-way line of a street or highway which abuts the development.
5. The minimum distance between any park structure, mobile home unit or accessory storage structures and all other exterior park lot lines shall be 40 feet.

(c) Mobile Home Space Requirements. Each mobile home space shall have:

1. A minimum of 5,000 square feet of land area for a single modular mobile home for the exclusive use of the residents of the mobile home located on the space with a minimum width of 50 feet and a minimum depth of 100 feet.
2. A minimum of 6,000 square feet of land area for a double modular mobile home for the exclusive use of the residents of the mobile home located on the space with a minimum width of 60 feet and a minimum depth of 100 feet.
3. Frontage on approved roadway and the corner of each space shall be marked and each lot shall be numbered.

(d) Yard Requirements. All mobile homes shall comply with the following yard requirements.

1. No mobile home shall be parked closer than 10 feet to the side lot lines, 20 feet to the front lot line nor 4 feet to the rear lot line.
2. There shall be an open space of at least 20 feet between adjacent mobile homes.

(e) Parking. The following are minimum parking requirements for mobile home parks:

1. Each mobile home space shall have off-street parking space for 2 automobiles.
2. Each mobile home park shall maintain a hard surfaced off-street parking lot for guests of occupants of a size equivalent to one space for each 5 mobile home spaces.
3. Access drives off roads to all parking spaces and mobile home spaces shall be hard surfaced in bituminous concrete or portland cement concrete designed to accommodate normal traffic.
4. Automobiles shall not be parked nearer than one foot from any side lot

line unless combined with a contiguous parking area.

- (f) Utilities. The following minimum requirements for utilities shall be maintained:
 - 1. There shall be no obstructions impeding the inspection of plumbing, electrical facilities, utilities or other related equipment.
 - 2. Garbage, waste and trash disposal plans must conform to all State and local health and pollution control regulations.
 - 3. The owner of a mobile home park shall pay all required sewer and utility connection fees to the Village Treasurer.
- (g) Internal Streets. All internal streets shall meet the following minimum requirements:
 - 1. Streets shall be hard surfaced with bituminous concrete or portland cement concrete to accommodate the structural requirements in the Village streets as approved by the Plan Commission.
 - 2. All streets shall be developed with a roadbed of not less than 30 feet and a street surface of not less than 18 feet. Ancillary parking on one side may be allowed, except at parking area entrances if the street width is at least 28 feet wide.
- (h) Sidewalks. A 30-inch portland cement concrete sidewalk shall be built and maintained by the owner providing access to all recreational areas, common use buildings and storage areas, and to the public street access.
- (i) Lighting. Artificial lights shall be maintained during all hours of darkness in all buildings provided for common facilities for occupants' use. The mobile home park grounds, street and pedestrian areas shall be lighted from sunset to sunrise in accordance with a lighting plan approved by the Plan Commission.
- (j) Recreation Areas. All mobile home parks shall have one or more recreational areas which shall be easily accessible to all park residents. Recreational areas shall be so located as to be free of traffic hazards and shall, where the topography permits, be centrally located. The size of such recreational area shall be a minimum of 10% of the land area of the mobile home park. All equipment installed in such area shall be owned and maintained by the owner or operator of the mobile home park at his expense.
- (k) Landscaping. The following minimum landscaping requirements shall be maintained in all mobile home parks:
 - 1. Each space shall be properly landscaped with at least one tree. All yards shall be sodded or planted in grass. There shall be a minimum of 20 trees per gross acre in all areas of a mobile home park. Tree, grass and landscape materials shall be properly maintained and replaced to conform to the approved landscape plans and specifications.
 - 2. A visual screen consisting of a compact hedge, redwood fence, coniferous trees or other approved landscape materials or a screen fencing approved by the Plan Commission shall be installed and maintained around the periphery of the mobile home park to substantially

inhibit the eye level vision from the exterior when adjacent to any residential district and shall be maintained free of rubbish, debris, weeds and paper.

3. All areas shall be landscaped and the landscape plan shall be approved by the Plan Commission.
- (l) Mobile Home Stands Required. All mobile homes shall be placed and leveled on stands consisting of a 16 inch by 16 inch by 4 inch deep square solid base, minimum, with a double tier of alternately crossed 8 inch block ascending; no I-beam or any portion of the mobile home frame shall rest directly on the concrete block. Wood shimming shall be used. No second or medium grade of concrete block may be used and all block must be installed with the hollow core in a vertical position.
- (m) Tie Downs and Anchors Required on All Mobile Homes. Straps and anchoring equipment shall be capable of resisting an allowable working load of not less than 3,150 pounds and capable of withstanding a 50% overload (4,750 pounds) without failure. (Example: Type 1 Finish B, Grade 1 steel strapping, 1 1/4 inch wide and 0.035 inch thick conforming with Federal specifications. Q-QS781-H is recommended to meet the above load requirements.)
- (n) Skirting. All mobile home units shall have skirts around the entire mobile home made of plastic, fiberglass or other comparable noncombustible material approved by the Zoning Administrator and shall be of a permanent color, or painted to match the appropriate mobile home so as to enhance the general appearance thereof.
- (o) Storage Buildings. Any storage building in a mobile home park shall be anchored.
- (p) Register of Occupants. The owner of a mobile home park shall keep a registration list available to the Village or its agents for inspection at reasonable times.
- (q) Inspection. All mobile homes shall comply with State and Village fire, health and building regulations. Before a mobile home unit may be occupied, the owner must secure the inspection and approval of the Zoning Administrator regarding compliance with such regulations.
- (4) DETAILED SITE PLANS AND INFORMATION REQUIRED. After MHP zoning has been granted, detailed site plans and information covering that portion of the total project which is intended for construction shall be submitted for approval by the Plan Commission prior to the issuance of building permits. The detailed plans and information shall conform substantially to the preliminary plans and to all other conditions required at the time of zoning approval. All required detailed plans and information shall be submitted to the Plan Commission at least 10 business days prior to the requested date of approval.



Fee must accompany application

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

PAID h.

DATE 3-1-18

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

Herb Wolf + Associates LLC
1156 Auburn Rd
West Bend, WI 53090

Phone (414) 801-8942

E-Mail h.f.wolf.66@charter.net

PROPERTY OWNER

Brookside MHP LLC
W209 N11681 Hilltop Circle
Germantown, WI 53022

Phone (414) 551-3837

E-Mail jbarrone@ravinia.communites.com

2

PROPERTY ADDRESS

Same as Property Owner

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:

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

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

Hfw 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!

Herb Wolf 2/7/18

Applicant

Date

John CB 2/28/18

Owner

Date

**PROPOSED EXPANSION OF BROOKSIDE MEADOWS
SUPPLEMENT TO SITE PLANS SUBMITTED
FEBRUARY, 2018**

The following information is being provided to the Village of Germantown as requested by Jeffrey W. Retzlaff, the Village Planner and Zoning Administrator. We believe this supplement and the accompanying site plans clearly show that this proposal addresses and complies with the provisions of Section 17.25 (3) and project checklist enumerated by Mr. Retzlaff.

The 2 additional site spaces for this proposal were created when the holding tanks that previously provided for the on-site treatment for the existing development known as Brookside Meadows were properly abandoned under the supervision of the Washington County Land Use Department. This occurred after this development was connected to the MMSD public sewer system. The other 3 sites will be created at the end of the existing cul-de-sacs on Woodfield Lane and Briarwood Court. These 3 sites will have full basements. The proposed expansion will include an additional 5 sites for the location of 5 double wide dwelling units with two car garages. Based on existing development activity we anticipate that these 5 sites will be developed by the end of 2018. See the accompanying site plans for specific site identification, size and location of the additional proposed 5 sites. With the inclusion of the existing 85 sites, if the proposal is approved as presented, the development will have a total of 90 units.

The following ownership information is being provided as required by Section 17.25 (3) (a). The existing mobile home park known as Brookside Meadows; as well as the proposed internal fill-in sites identified on the accompanying site plans; are owned by Brookside MHP, LLC. Their office is located at W209 N11681 Hilltop Circle, Germantown, WI 53022.

When Baudhuin Engineering designed and supervised the installation of the internal sewer collection system for this development they also provided additional capacity for sewer laterals for the additional sites off of the new private sewer collection system. These laterals were included on the plans approved by the State DNR and Department of Commerce, MMSD and the Village of Germantown and were also inspected by the Village Inspector during the construction phase. Water laterals for the water system at the same time. The sizing of the reservoir associated with the well known as MPH 8 located in the Brookside Meadows development included additional capacity for these potential sites and was reviewed and approved by the State DNR. These installations bring the proposed sites into compliance with the provisions related to sewer and water in Section 17.25 (3) (a). Pete Hurth from Baudhuin Engineering has also previously provided additional sewer analysis at the request of Brionne Bischke, Village Engineer, under a separate transmittal.

The existing stormwater drainage discharges to two existing stormwater basins that are shown on the site plan and has always proved adequate for the development per Section 17.25 (3) (a).

Eric Schmitz Corporation, RLS has calculated the proposed open space area 20% requirement of Section 17.25 (3) (b) for this 40.8 acre development known as Brookside Meadows to be 8.16 acres. Schmitz subsequently identified 19.37 acres as open space or recreation areas as shown on the site plans. These totals show that we will actually have over 47.5% open space on the site.

We have shown the required minimum 40' planting and buffer setback from the exterior property lines for these sites per Section 17.25 (3) (b) on the site plans.

As required by Section 17.25 (3) (c) the proposed 5 sites for double wide units will be a minimum of 60' x 100' with 6,000 square feet to comply with the Village Code.

The proposed sites will also comply with Section 17.25 (3) (d) of the Village Code pertaining to the 20' front, 10' side, 4' rear yard and 20' between structures minimum setback requirements from the internal roads, yards and between the units. These provisions will also continue to be verified at the time of permit review and approval by Village staff. All accessory structures will meet these setbacks as well.

We are providing the 2 designated parking areas required by Section 17.25 (3) (d) in the garages for the individual sites and an additional 2 in the driveways.

All existing utilities including sewer, water, power poles, transformers, electric, telephone and CATV pedestals are shown on the site plans as required by Section 17.25 (3) (f).

In addition, as required by Section 17.25 (3) (g) the accompanying site plans also shows the names, locations and sizes of the existing internal roads.

There are no sidewalks on either Hilltop Drive or the internal roads within the development per Section 17.25 (3) (h).

The existing street lights located on the site plans meet the requirements of Section 17.25 (3) (i). The poles are steel construction, 15' or higher at fixture height with dye cast fixtures containing high pressure sodium 150w gelucalux lamps. The poles and fixtures are owned by WE Energies and they maintain and replace them as needed.

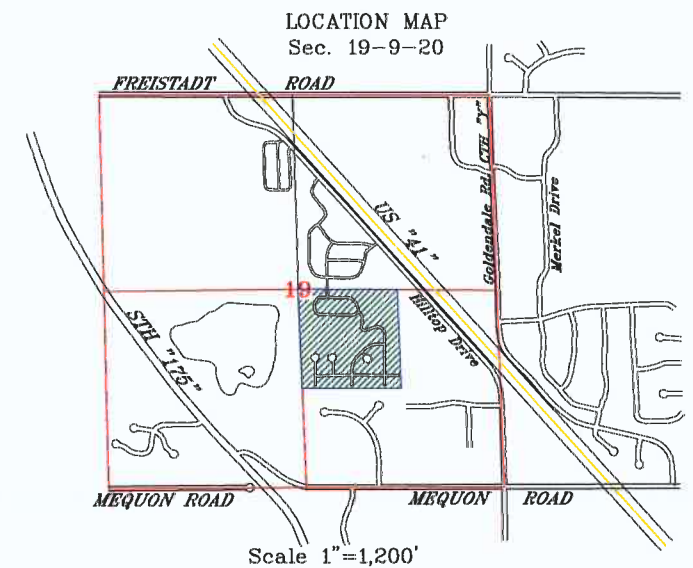
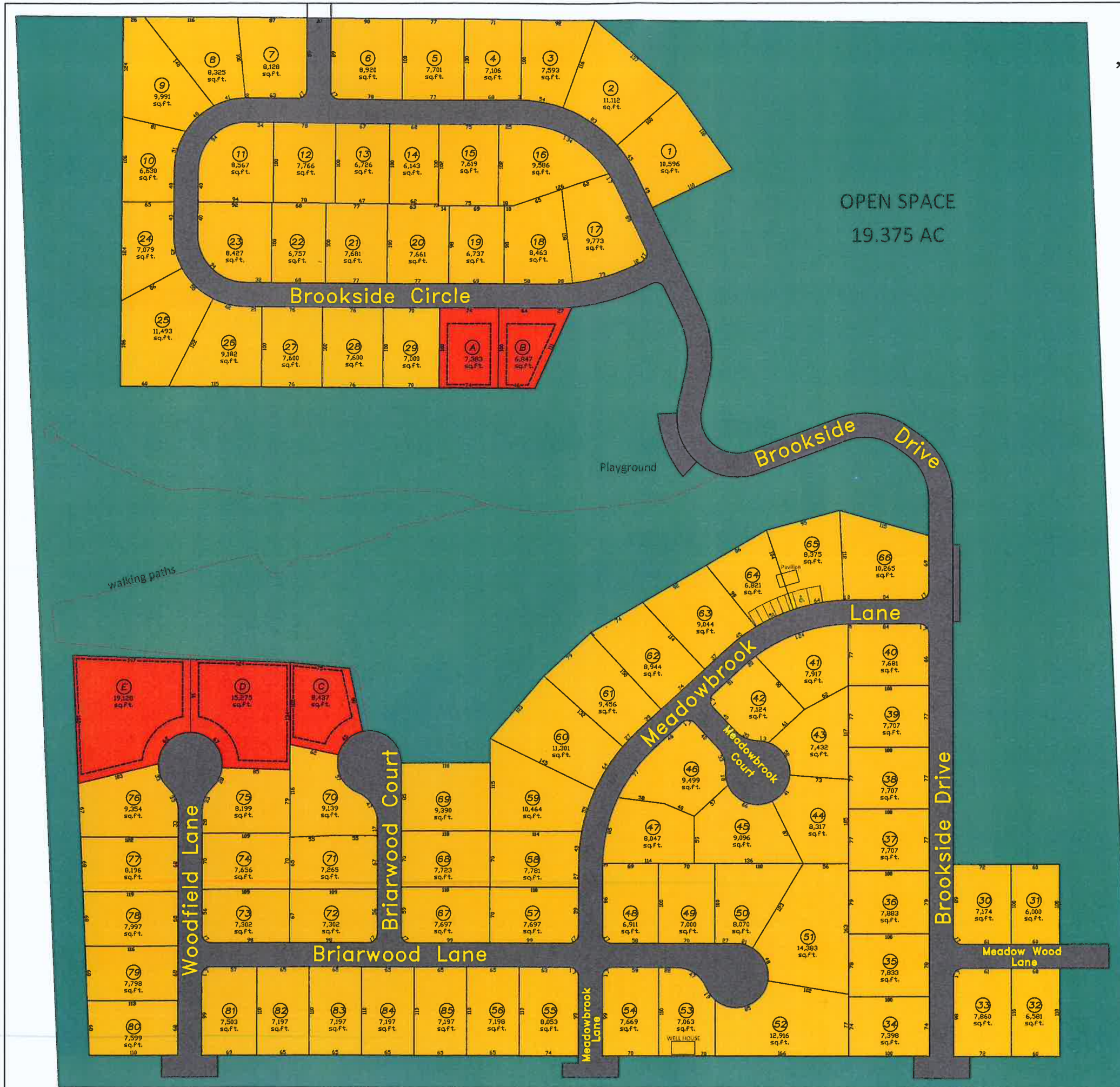
The abundant open space areas that are provided can be used by the residents for hiking and other open space recreation uses per Section 17.25 (3) (j). These spaces include extensive areas of mowed grass and a variety of coniferous and deciduous tree species.

Since we control all new development, the individual sites will be restored to appropriate grades with lawns and the required parking spaces noted above and to comply with the landscaping provisions of Section 17.25 (3) (k).

The provisions for Section 17.25 (3) (l) Mobile Home Stands, Section 17.25 (3) (m) Tie Downs and Section 17.25 (n) Skirting, are also always reviewed and inspected as part of the permit application process by Village staff and we will meet or exceed these code requirements for these proposed sites.

hfw

SITE PLAN OF "BROOKSIDE MEADOWS" Brookside MHP LLC (owners) The NW ¼ of the SE ¼ of Section 19, Town 9 North, Range 19 East, Village Of Germantown, Washington County, Wisconsin.



SUMMARY TABLE
Total Area Of Parcel = 1,777,572 sq.ft. (40.807AC)

Open Space Area = 843,971 sq.ft. (19.375 AC)
% of open space = 47.5%

Impervious Roadway & Parking Areas = 181,292 sq.ft. (4.162 AC)
Area Of Existing Lots = 695,238 sq.ft. (15.960 AC)
Area Of Proposed Lots = 57,071 sq.ft. (1.310 AC)

SETBACK REQUIREMENTS:

- 20' Front
- 10' Sideyard
- 4' Rearyard
- 25' Wetlands
- 20' Between Units



BROOKSIDE MEADOWS
LOCATED IN THE VILLAGE OF GERMANTOWN,
COUNTY OF WASHINGTON, WISCONSIN.
PHASE I, PHASE II, AND PHASE III
SITE PLAN

REPLACES IN ITS ENTIRETY THE PROPOSED
EXPANSION HILLTOP HIGHLANDS SITE PLAN
APPROVED MAY 13, 1996 BY THE VILLAGE
OF GERMANTOWN PLAN COMMISSION

REVISED SITE PLAN

APPROVED*
FEBRUARY 9, 2004 BY THE
PLANNING COMM.
VILLAGE OF GERMANTOWN
Charles P. Morgan
CHIR. OR SEC.

* PER THE CONDITIONS LISTED
IN THE MEETING MINUTES.



NORTH
1" = 100'

PREPARED FOR:
RANDY FIORE ON BEHALF OF
HILLTOP ASSOCIATES, LLC
PREPARED BY:
BAUDHUIN INCORPORATED
55 S. THIRD AVE., P.O. BOX 105
STURGEON BAY, WI.
54235

KEY:

P - PAVILION

G - GAZEBO

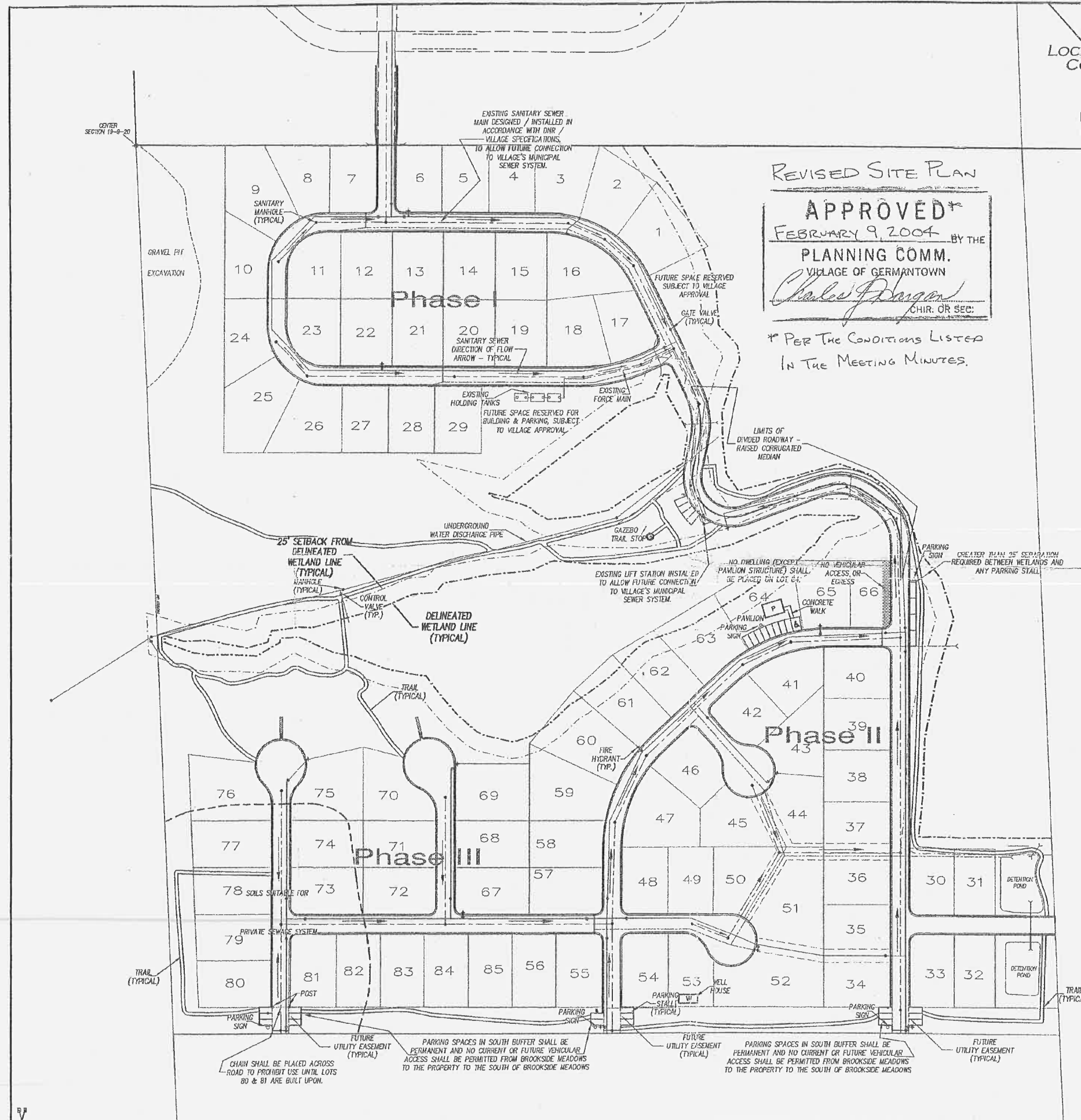
W - EXISTING WELL HOUSE

PS - PARKING SIGN

NOTES:

- PARKING SIGN SHOWN NEAR PARKING STALLS SHALL STATE "SHORT TERM PARKING FOR VISITORS ONLY".
- 85 TOTAL DWELLING SPACES / LOTS, LOT 64 SHALL NOT CONTAIN A DWELLING UNIT.
- LOTS 73 THROUGH 82 TO BE CONSTRUCTED WHEN SOILS ARE NOT UTILIZED FOR PRIVATE SEWAGE SYSTEM.
- ALL DWELLING SPACES / LOTS HAVE BEEN PREVIOUSLY CONSTRUCTED AND IMPROVEMENTS THERE TO INSTALLED TO VILLAGE SPECIFICATIONS IN ALL PHASES.
- THE DIVIDED ROADWAY, OFF-SITE PARKING, TRAIL SYSTEM, PAVILION AND GAZEBO BEING ALL PREVIOUSLY APPROVED BY THE PLAN COMMISSION AND / OR VILLAGE BOARD AND REQUIRE COMPLETION AND FINAL VILLAGE INSPECTION THEREOF, ALL IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS AS PREVIOUSLY APPROVED BY THE PLAN COMMISSION AND / OR VILLAGE BOARD, IN ORDER THAT (DWELLING) BUILDING PERMITS BE ISSUED BY THE VILLAGE PURSUANT TO THE PLAN COMMISSION ACTION OF JAN 12, 2004.
- SUBMITTED FOR APPROVAL ON JAN. 19, 2004.

RECEIVED
JAN 19 2004
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN





Wetland & Waterway Consulting, LLC

Dave Meyer

S83 W23915 Artesian Avenue • Big Bend, WI 53103

262-719-4286 • Fax 262-364-2197

E-Mail • dave@wetlandwi.com

11-3-17

Mr. Joshua Barron
Brookside MHP, LLC
W209 N11681 Hilltop Circle
Germantown, WI 53022



Dear Mr. Barron:

Wetland & Waterway Consulting (WWC) has conducted a wetland delineation on property located in Sec.19, T9N, R20E, Village of Germantown, Washington County. The delineation was conducted on 9-21-17 at your request. This site is under consideration for future development; therefore, location of the wetlands prior to construction is necessary. The purpose of the delineation was to identify and flag all wetlands within the boundaries identified on the attached maps.

Investigator

Dave Meyer, lead delineator, is an independent environmental consultant providing wetland delineations, environmental permitting services, site assessments, and planning advice. He obtained a master's degree in Natural Resources Management from Southern Illinois University-Carbondale in 1977. Mr. Meyer has held technical and administrative positions in wetland and water resources specialties with the Wisconsin Department of Natural Resources and the U.S. Army Corps of Engineers. He has satisfactorily completed the Reg IV Wetland Delineation training offered by the U.S. Army Corps of Engineers, the Advanced Wetland Delineation training conducted by the University of Wisconsin-LaCrosse in 2002 and 2007, the USACOE/WIDNR 1987 Wetland Delineation Manual Midwest Region Supplement Training in 2009, the USACOE/WIDNR 1987 Wetland Delineation Manual Northcentral/Northeast Region Supplement Training in 2010, the Basic Hydric Soil ID training conducted by the University of Wisconsin-LaCrosse in 2011, the Wetland Training Institute's Advanced Hydrology for Jurisdictional Determinations in 2016, and the SEWRPC Environmental Corridor Delineation Workshops in 2004 and 2015. Mr. Meyer is recognized by the Wisconsin Department of Natural Resources as an Assured Delineator.

Methods

The site visit was conducted according to the guidelines identified in the U.S. Army Corps of Engineers' 1987 manual and the Northcentral/Northeast Regional Supplement. The plot size used was a 30 foot radius circle for trees, shrub/saplings, and woody vines, and a 5 foot radius circle for herbaceous vegetation. Resources utilized in the investigation included the NRCS county soil survey, Wisconsin Wetland Inventory mapping, topo mapping, aerial photos, county plat mapping, *The Vegetation of Wisconsin, Wetland Plants and Plant Communities of Minnesota and Wisconsin – 3rd Edition*, *A Field Guide to Wildflowers of Northeastern and Northcentral North America*, and *Plants of the Chicago Region*. Sampling points were located in the areas that exhibited wetland characteristics as well as upland characteristics. Data was collected on the vegetation, soils, and hydrology at each sampling point. The wetlands were identified using the technical approach described in the USACOE 1987 Manual. The wetland boundary was flagged using breaks in topography, transitions between hydric and upland

vegetation, identification of wetland hydrology, and the presence of hydric soils. Roadside ditches were identified if they displayed hydric vegetation. Flags were placed in the middle of the ditches at their beginning and ending points for the surveyor to locate. If the ditch was very long or had unusual bends or turns in it, additional flags were placed within the central parts of the ditch to assist in its location. The flags were located in the field by a registered land surveyor and a wetland map was produced which identifies all flagged wetland complexes and ditches within the subject boundaries. Refer to the wetland map attached to the end of this report for locations.

Results and Discussion

* Two vacant residential lots located in the Brookside Mobile Home Park are included in this delineation. Lot 1 is 0.33 acres and is located on the south side of Brookside Circle. Lot 2, including 3 separate lots, is a total of 0.91 acres and is located on the north side of Woodfield Lane. The purpose of this delineation was to flag the wetland line on the south and east sides of Lot 1 and the wetland line on the north side of Lot 2 to determine how much, if any, of the wetlands encroached on the subject parcels. The northern three-quarters of Lot 1 is level. It then transitions into a steep slope (between 20 and 30%) that leads down to the flagged wetland complex. As shown on the attached wetland map, no part of Wetland A is on Lot 1. The southern one-quarter of Lot 2 is level. It then transitions into a slope of 5% to 10% that leads down to the flagged wetland complex. As shown on the attached wetland map, no part of Wetland B is on Lot 1.

Neither the Wisconsin Wetland Inventory map nor the County Soil Survey map depict accurate conditions on the sites. The soil map shows hydric soil units (Hu and Cw) within the boundaries of the two lots and the WWI shows small portions of each lot with wetlands on them. This, however, was not verified in the field delineation. The hydric soil units begin slightly to the south of Lot 1 and to the north of Lot 2. No wetlands are present on either lot.

* This site has not been previously delineated.

* The soil types mapped within the project boundaries are Casco loam (CeC2), Houghton mucky peat (Hu), and Matherton silt loam (MmA).

* Brookside Circle is served by curb and gutter and no ditch is present at the end of the Woodfield Lane cul-de-sac.

*** The following wetland complexes were flagged in the vicinity of the parcels:**

Wetland A is a combination of a stand of lowland trees and shrubs (DP #1) and shallow water marsh (DP #3) occupying a shallow depressional basin. DP #1 is dominated by white cedar in the tree stratum; common buckthorn in the sapling/shrub stratum; and common buckthorn in the herbaceous stratum. Soils meet the A11 indicator and hydrology indicators of Geomorphic Position and the FAC-Neutral Test are present. This complex extends offsite to the south for undetermined distances. Flags were placed around the topo break along the upper edge of the depressional basin which generally coordinated with discernable shifts in vegetation, hydrology, and soils from hydric to upland conditions. DP #3 is dominated by narrowleaf cattail and reed canary grass in the herbaceous stratum. Soils meet the A1 indicator and hydrology indicators of High Water Table, Saturation, Geomorphic Position, and the FAC-Neutral Test are present. This complex extends offsite to the south for undetermined distances. Flags were placed around the topo break along the upper edge of the depressional basin which generally coordinated with discernable shifts in vegetation, hydrology, and soils from hydric to upland conditions.

The adjacent upland data points (#'s 2 and 4) are located on the adjacent steep slope and are dominated by black cherry in the tree stratum; prickly ash, common buckthorn, and Bell's honeysuckle in the sapling/shrub stratum; and common buckthorn and Bell's honeysuckle in the herbaceous stratum. Neither soil nor hydrology indicators are present.

Wetland B is a wet meadow with scattered trees and shrubs (DP #'s 5 and 7). Dominant vegetation in the tree and sapling/shrub stratum is American elm; red top grass and reed canary grass in the herbaceous stratum; and riverbank grape in the woody vine stratum. Soils meet the A11, F3, and F6 indicators and hydrology indicators of Geomorphic Position and the FAC-Neutral Test are present. This complex extends offsite to the north and east for undetermined distances. Flags were placed around the topo break along the upper edge of the depressional basin which generally coordinated with discernable shifts in vegetation, hydrology, and soils from hydric to upland conditions.

The adjacent upland data points (#'s 6 and 8) are located on the adjacent slope and are dominated by black cherry, green ash, and sugar maple in the tree stratum; prickly ash and sugar maple in the sapling/shrub stratum; and common buckthorn, prickly ash, and Bell's honeysuckle in the herbaceous stratum. Neither soil nor hydrology indicators are present.

Precipitation Data

Precipitation data from the websites of the USDA Natural Resource Conservation Service, the National Oceanic and Atmospheric Administration (NOAA), and Germantown WETS station WI3058 was examined. This antecedent data was reviewed and considered while making determinations concerning the presence and/or absence of wetlands during the field investigation.

Because the antecedent precipitation was drier than normal, direct observation of saturated soils and/or water standing on the surface was not expected. Other primary indicators as well as the secondary indicators were searched for in order to provide evidence of hydrology.

Note that when a site is delineated in the second half of the month, the current month and the previous 2 months are taken into consideration.

Condition Value Dry = 1 Normal = 2 Wet = 3

	Month	Normal	3 yrs. In 10 less than	3 yrs. In 10 more than	Observed precip.	Condition dry, wet, normal	Condition value	Month weight value	Product of previous two columns
current month	September	3.53	2.03	4.35	0.80	dry	1	3	3
1st prior month	August	4.28	2.98	5.08	2.50	dry	1	2	2
2nd prior month	July	4.05	2.70	4.85	3.76	normal	2	1	2
								sum	7
		If sum is							
		6 - 9	drier than normal						
		10 - 14	normal						
		15 - 18	wetter than normal						

Conclusion

Antecedent precipitation was drier than normal.

Conclusion

The wetland lines staked in the field and referred to in this report are the best estimate of the wetland boundaries based on the conditions present at the time of delineation. The wetlands identified for this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers, state regulation under the jurisdiction of Wisconsin DNR, and local jurisdiction under your local county, town, city, or village. Because this delineation was conducted by Mr. Meyer, an Assured Delineator, obtaining a concurrence letter from the Wisconsin Department of Natural Resources is not necessary. Concurrence with these wetland lines by the U.S. Army Corps of Engineers, however, must be obtained before undertaking any alterations or modifications of this property. Activities affecting wetlands or surface waters may require permits from the U.S. Army Corps of Engineers, the Wisconsin Department of

Natural Resources, and local municipal authorities. The client must obtain authorization from all proper regulatory authorities before altering, modifying, or using the property. If the required authorizations are not obtained, Wetland & Waterway Consulting, LLC shall not be liable or responsible for any resulting damages.

Sincerely,


Dave Meyer

Attachments

1. Data points
2. Soil Survey maps
3. Wisconsin Wetland Inventory map
4. USGS topo map
5. Location map
6. Site photographs
7. Literature cited
8. Delineation checklist
9. Wetland boundary map

**PLANNED DEVELOPMENT DISTRICT (PDD),
CERTIFIED SURVEY MAP(CSM) &
SITE PLAN REVIEW (REVISED)**
4/9/18 Plan Commission Meeting

MacArthur Elementary School / Trio Engineering

Village Planner Report

Germantown, Wisconsin

Summary

Trio Engineering, agent for the Germantown School District, property owner, is requesting approval of a rezoning application to create a Planned Development District (PDD), a CSM to combine parcels, and a revised Site Plan for a new 52-stall parking lot and associated site improvements to the existing MacArthur Elementary School facility located at W154 N11492 Fond du Lac Avenue.

Property Location: W154 N11492 Fond du Lac Avenue

Applicant/

Property Owners: Chris Hitch, PE
Trio Engineering
12660 W. North Ave
Brookfield, WI

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

Current Zoning: I: Institutional

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



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Proposal/Background

In May 2017, the Plan Commission approved site development and building plans for a building addition, alterations and site improvements to the existing 51,139 sqft MacArthur Elementary School facility located on a 7.83-acre property at W154 N11492 Fond du Lac Avenue. The approved site plans included the following features:

- Classroom & Information Media Center (IMC) addition (17,885 sqft)
- Heavy Interior Renovation, e.g. new partitions, finishes, major mechanical, electrical & plumbing (9,472 sqft)
- Light Interior Renovation, e.g. flooring, ceiling, paint, casework, lighting, electrical and data (790 sqft)
- Complete sprinkler system
- Asphalt perimeter service drive
- Minor storm water management, e.g. site grading, swales, rain garden

At this time, the Germantown School District is requesting approval of a rezoning application to create a Planned Development District (PDD), a CSM to combine parcels, and a revised Site Plan for a new 52-stall parking lot and associated site improvements to the existing MacArthur Elementary School facility located at W154 N11492 Fond du Lac Avenue.

Certified Survey Map (CSM)

As shown in the attached preliminary CSM, the School District has acquired two (2) residential lots located adjacent to the existing MacArthur School property near the Fond du Lac Ave @ Gettysburg Drive intersection. The purpose for the CSM is simply to combine these two additional parcels with the larger school property to provide additional space for the new 52-stall parking lot and new access driveway.

Planned Development District (PDD) & Rezoning

The two residential lots being combined with the school property are currently located in an Rs-6: Single-family Zoning District. In order to combine the parcels, rezoning of the two lots into the same I: Institutional Zoning District is required. However, because the two residential lots are proposed to be rezoned into the I District and redeveloped into a new 52-stall parking lot, the Village's 50' non-residential parking lot setback requirement also has to be met. To do so, the proposed parking stalls and access driveway onto Gettysburg Drive would ordinarily have to be located a minimum distance of 50 feet away from the east property line because the new parking lot abuts the remaining residential neighborhood to the east. Because the 50' setback requirement would significantly reduce the utility/value of the additional area by forcing the access driveway closer to the intersection and reducing the number of parking stalls that could be developed, the School District is proposing to create an "Institutional Planned Development District (I/PDD) for the MacArthur property with different setback requirements that more accurately reflect the existing parking lot situation, and, to maximize the usability of the additional land.

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As set forth in the February 14, 2018 letter supporting the rezoning application, the School District has included a short list of zoning district regulations for the new “MacArthur PDD”. These regulations use the I: Institutional District as the base district or starting point with modifications to the following:

- Setback and Yard Requirements:
 - o Minimum Front/Street Yard Building Setback: 30 feet;
 - o Minimum Rear Yard Building Setback: 25 feet;
 - o Minimum Side Yard Building Setback: 15 feet;
 - o Minimum Front/Street Yard Parking Setback: 12.5 feet;
 - o Minimum Rear Yard Parking Setback: 5.5 feet;
 - o Minimum Parking Setback (West Property Line): 1.5 feet;
 - o Minimum Parking Setback (East Property Line): 25 feet;
- Parking and Loading Requirements:
 - o Minimum Parking Setback (West Property Line): 1.5 feet;
 - o Reduce the Minimum Setback Requirement between Commercial Parking Lots and Residential Property from 50 to 25 feet;
 - o Minimum Parking Stall Width: 9 feet;
 - o Minimum Parking Stall Area: 160 sqft;
 - o Allow Interior Parking Lot Landscaping to be at Landowner’s Discretion;
- Other:
 - o Allow Street Tree Requirements to be Determined by Plan Commission;
 - o Sheet C300 & C301 shall constitute the General Development Plan for the proposed “MacArthur PDD”.

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

Site Plan

The applicant has submitted a revised set of site development plans that specifically address the redevelopment of the additional .95 acres of land for the new 52-stall parking lot. As presented in the plan set, the Developer proposes the following improvements:

- Demolish & remove the two existing dwellings and re-grade the site;
- Construct/install an underground storm water storage system to serve the proposed parking lot and building down spouts w/ planned discharge to the existing storm sewer system in Fond du Lac Avenue;
- Construct/install a new 52-stall paved parking lot w/ interior landscaped areas, a perimeter parent & student “drop off” lane, a new “Enter Only” access driveway from Gettysburg Drive and a new “Exit/Right-Turn Only” driveway to Fond du Lac Avenue (bus traffic will continue to use the existing Fond du Lac Ave driveway and on-site circulation and drop-off area adjacent to the west side of the existing school building;

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- Install low-level earth berms and landscaping buffering, including additional street trees, along the street frontage of Fond du Lac Avenue, Gettysburg Drive, and, along the east property line adjacent to the residential neighborhood;

Landscaping & Lighting

A detailed landscaping plan shows landscape items comprised of deciduous shade, evergreen and ornamental trees and shrubs installed within and around the parking lot perimeter and east property line.

No external lighting of the new parking lot is proposed.

Staff Comments

Planning & Zoning

Both of the two residential parcels are designated on the 2020 Land Use Plan as “Medium Density Residential” and currently zoned Rs-6: Single-Family. The LUP map classifications should be changed and can be processed as a LUP map amendment concurrently with the proposed PDD creation and rezoning.

As discussed above, the purpose for the PDD is to essentially adopt minimum zoning regulations that for the MacArthur School property that reflect existing conditions, and, to accommodate the new parking lot with reduced setbacks from the adjacent property lines. Staff supports the creation of a PDD for the MacArthur School property; however, a separate General Development Plan sheet showing the entire parcel area with the basic development features shown on Sheet C300 & C301 should be prepared and made part of the PDD ordinance.

The most significant and concerning setback reduction proposed as a result of the PDD is that proposed along the east property line adjacent to the existing Green Meadow Subdivision (Gettysburg Drive). The School District is proposing to reduce the minimum parking lot setback from 50 to 25 feet (as shown on the proposed site plan). Staff's concern is that the amount and type of landscaped buffering proposed along this property line is minimal. The grading and low-level berms proposed are not very high and the quantity of plantings is sparse (despite the mature height of plantings shown on the landscape plan). Additional (twice as many as proposed) and larger (8-10 feet tall at planting vs. 6 feet proposed) evergreen and deciduous trees and shrubs should be installed along this property line to create a more adequate and immediate buffer. Once the parking lot is done and new access driveway installed, the amount and pattern of vehicle traffic will change instantaneously and so will the need for buffering for the adjacent residential properties.

Public Works/Engineering

The Village Surveyor has identified a few technical issues with the proposed CSM in a March 16, 2018 memo (copy attached). The Surveyor is recommending that action on the CSM be deferred until a title/ownership issue concerning the north driveway to/from Roberts Drive has been resolved.

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Also, the Public Works Director and Village's consulting engineer for this project have identified a series of technical items that will need to be addressed in a revised site and/or construction plans, specifications, etc. prior to the Village issuing a building permit (e.g. erosion control and plumbing permits) for the parking lot expansion.

Fire Department

The Fire Department is recommending approval subject to the following requirements:

1. The "entry only" access driveway from Gettysburg Drive and the "exit only" driveway to Fond du Lac Avenue both need to have a minimum pavement width of 20 feet to accommodate emergency vehicles.

Village Planner Recommendation:

PDD & Rezoning

APPROVE creating an I: Institutional/PDD (the "MacArthur School PDD") for the 8.6-acre property, and, rezoning the two residential lots from Rs-6: Single-Family to the I/PDD as proposed by the Germantown School District for the MacArthur School property located at W154 N11492 Fond du Lac Avenue subject to the following requirements and conditions:

1. The I: Institutional Zoning District regulations as amended by the School District and summarized herein shall constitute the specific conditions and restrictions for the PDD;
2. Subject to revision required by the Plan Commission or Village Board, a separate General Development Plan sheet showing the entire parcel area with the basic development features shown on Sheet C300 & C301 should be prepared and made part of the PDD ordinance prior to recording;
3. 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 subject parcels.

Village Planner Recommendation:

Certified Survey Map (CSM)

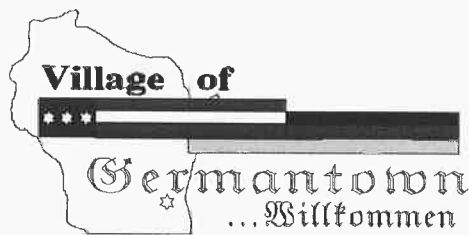
APPROVE the proposed 3-lot CSM combining the MacArthur School property with the two residential lots for the total 8.6-acres as proposed by the Germantown School District subject to the following conditions:

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 by the Village Board;
2. The CSM shall not be submitted to the Village Board for review/approval until the title/ownership issue concerning the north driveway to/from Roberts Drive has been resolved.

Village Planner Recommendation

APPROVE the revised site development plans for the proposed parking lot and site improvements to the existing MacArthur School property located at W154 N11492 Fond du Lac Avenue subject to the following conditions:

1. Approval is granted for the site development and landscaping plan sheets dated February 9, 2018 unless superseded by further revisions required by the Plan Commission as part of granting approval;
2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit;
3. Additional landscape plantings for a total of twenty (20) plantings comprised of both deciduous shade and evergreen trees shall be planted along the east property line adjacent to the Green Meadow Subdivision to provide a more adequate and immediate buffer between the parking lot and residential properties. Said plantings shall have a minimum planted size of 3" dia. deciduous and 8'-10' tall evergreen. A revised or supplemental landscape plan indicating the type and location of said plantings shall be submitted to the Village Planner for review/approval prior to issuance of an occupancy permit for the school building additions.
4. The District shall enter into a Landscape Maintenance Agreement with the Village as required under 17.43(6a) of the Zoning Code. Said agreement shall be executed by the owner and submitted to the Village for recording prior to issuance of an occupancy permit.
5. The "entry only" access driveway from Gettysburg Drive and the "exit only" driveway to Fond du Lac Avenue both need to have a minimum pavement width of 20 feet to accommodate emergency vehicles as required by the Germantown Fire Department.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Larry Ratayczak, P.E., Director of Public Works
Date : March 22, 2018
Re : MacArthur School Renovations and Additions– W154N11492: Site Plan Review

Items Reviewed:

1. Civil Plan Set (C100, C200, C201, C300, C301, C400, C401, C500, C600) Dated: 02-09-18
2. Stormwater Management Report/Calcs Dated: 02-09-18

General Comments:

1. The submitted plans have been reviewed for general conformance with State and Village design guidelines. It is understood that these are preliminary plans and therefore, there are several items to be resolved within the current plan set. However, it is our belief that the remaining items can be resolved at a staff level so that the project can remain on the upcoming plan commission agenda. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
2. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
3. This project has over an acre of disturbance and will require an approved WDNR NOI (WRAPP) prior to the start of construction. Please submit a copy of the approved WRAPP once it is received.
4. This project will require DSPS (State site plumbing review and permitting). Please submit a copy of the approved permit prior to final approval.
5. As-builts prepared to Village standards shall be prepared and provided to the Village.
6. The Village sewer and water depts. may have additional comments as the plans are developed further. The Village reserves the right to comment further on the resubmitted plans and information.
7. A professional engineers original seal is to be affixed, signed and dated on the final set of construction plans.
8. *Add notes to the plans to list the following: Contact Frank Rosecky, 262-250-4722 for a utility permit, Contact Bob Beilfuss, 262-250-4721 for a driveway permit.*
9. *Add street labels to all sheets.*
10. As mentioned by Bob Beilfuss in a previous meeting, please provide documentation of a land transfer, land division, or easement for the existing access drive and sanitary lateral to the north.

11. Based on a previous conversation with Chris Hitch it is understood that the building addition and site improvements on the North side of the site have been previously reviewed and are currently under construction. Based on this our review is focused on the Parking Lot addition on the south side of the site and the stormwater management plan.
12. 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.

C200 Site Demolition and Erosion Control Plans

1. *Update erosion control notes to include specifics for Winter Stabilization Practices*

C201 Site Demolition and Erosion Control Plans

1. *Update erosion control notes to include specifics for Winter Stabilization Practices.*
2. *Add note that existing sewer and water services to buildings be demolished shall be abandoned per Village Requirements.*

C300 Site Development Plan

1. *Plans have a note to restripe the existing parking lot. Will it be striped to match the existing or to a new layout? Please show and dimension the new layout.*

C301 Site Development Plan

1. *Dimension the width and angle for the parking spaces.*
2. *Are these steps? If so call out and provide details on riser height and denote hand railings as well.*
3. *Delineate clearly where the proposed Village curb and gutter will be installed along Gettysburg Drive and what type will be used at all locations (i.e. depressed vs full height)*
4. **Please provide bus and fire turning movements into the site from Gettysburg Drive to ensure the driveway apron and drive width is appropriate, adjust as needed.**
5. *Add stop signs and stop bars onsite at the exit to Fond Du Lac Ave.*
6. *Add truncated domes where applicable for the ADA parking/ramp access.*

C400 Site Grading and Utility Plan

1. *Is there a step at the door on the northeast end of the building? If so note the step on the plans. Note a landing is required at the door.*
2. *The sanitary sewer connection to the existing 10" in Roberts Drive shall be made with a manhole. Manhole shall match Village standard detail (attached)*
3. *Adjust cleanout spacing to meet state plumbing code. (Max of 300' upstream of the manhole)*

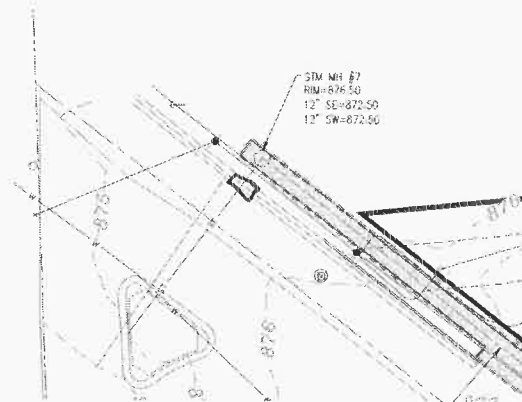
and every 100' after that).

4. Add spot elevations and additional contours to clearly define the overflow. Contours shown do not match the note. Note indicates top @ 875.5 but the 875 contour does not continue around the north side of Rain Garden.
5. Please show existing watermain on site and ensure all required water separation (both vertical and horizontal) are provided.
6. It appears some contours are missing or the rim elevations is incorrect near STM inlet #1. Rim elevation is shown as 867.50 but adjacent spot grades are 878.8.

C401 Site Grading and Utility Plan

1. There appears to be some contours missing at the South parking lot area. Where does the existing 879 tie back in? Add additional information to show how all runoff from the parking lot will be specifically directed into inlet #4. Without curb in this area it appears a portion of the parking lot will run past this inlet without being captured.

2. At STM MH#7 the existing conditions and proposed plans do not show the existing curb inlet in the roadway. Revise the plans to include the proposed connection to this existing structure. **Structure has been added, but no invert information is shown. Add existing and proposed invert elevations to the existing catch basin. Label length and slope for the pipe between MH #7 and the existing catch basin.**



3. Show all existing utilities in the area of the proposed storm sewer installation within the R.O.W. Also, ensure adequate separation between the existing water service to the property.

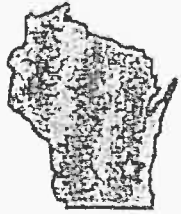
C500 Construction Details

1. Include details for the underground stormwater management system.
2. Add details for the sidewalk and concrete aprons within the Village R.O.W.

Stormwater Management Report

1. Drainage boundary for area P-1 does not match the grading shown. Many of the areas shown as tributary to the basin will bypass the basin either to the North or East. Is the 8" storm sewer from CB#1 sized for the 100 year event? If not show how overland flow will be routed to the basin (based on current plans it will overtop to the north and not to the basin). Adjust the drainage areas or proposed grading to match. Appears area P-1 has been changed to be an undetained area which addresses this comment.

2. Add additional grading information to show how runoff from area P-2 is routed into the two proposed inlets. Without those inlets being in pocketed areas and graded to drain to them, it appears most of the runoff from this area will bypass the inlets to the east. **As noted above it appears some contours may be missing that could clarify this. Please also add some spot grades or contours to show how the drainage for the existing playground area makes its way into the underground detention pipe.**
3. Provide storm sewer calculations, including grate calculations for 100-yr event in areas where surface flow enters the underground stormwater management systems. Provide additional inlets or revise grates as required. **Germantown requires storm calcs to use the atlas 14 rainfall values. Please update the calculations to use the appropriate rainfall values.**
4. *Adjust the WinSLAMM model to use the entire year with a winter season range. WinSLAMM adds additional loading in the spring to account for buildup of sediment over the winter months. If the winter season range is not used the additional loading is not accounted for (this can be a benefit to the modelling).*
5. *Per current WDNR guidance on modelling bio-filtration in WinSlamm, set the infiltration rate fraction side to 0.*
6. *Depth and weir height listed in the SLAMM model do not appear to match the plans.*
7. *Note that this site could be considered a redevelopment site and provide 40% TSS reduction for the new parking and roadway areas as required by NR 151.*
8. Adjust drainage boundary on the east side of the site for areas P-2 and P-3 to match the grading shown.
9. Additional information is needed on the underground detention system and how it is modeled. In general we have a number of questions; System details and a more detailed explanation of how it is modeled may clarify.
 - How will runoff that enters the system at inlet #6 be treated for water quality? Seems like that runoff would never make it to the water quality chamber.
 - Appears the system is perforated and the surrounding stone is used as storage. Additional detail is needed on stone type used for backfill and stone volume used.
 - It appears this is all modeled as one large system but it's not very clear how the storage volume was calculated for the three different systems (the 48" pipe, water quality chamber, and the remainder of the storage).
- 10 Provide info on how the existing building rooftop in area P-2 gets into the detention system.



Village of

Germantown

Willkommen

Fee must accompany application

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

PAID _____ DATE 10-9-17

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1

APPLICANT OR AGENT

Scott Kramer
Plunkett Raysich Architects, LLP
209 S Water St
Milwaukee, WI 53204
Phone (414) 359-3080
Fax ()
E-Mail skramer@prarch.com

PROPERTY OWNER

Ric Ericksen
Germantown School District
N104W13840 Donges Bay Rd
Germantown, 53022
Phone (262) 253-3900
Fax ()
E-Mail REricksen@germantown.k12.wi.us

2

PROPERTY ADDRESS

MacArthur Elementary School
W154 N11492 FOND DU LAC AVE.
GERMANTOWN, WI 53022

3

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

North Low Density Residential	South Low Density Residential	East Low Density Residential	West Low Density Residential
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4

READ AND INITIAL THE FOLLOWING:

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

5

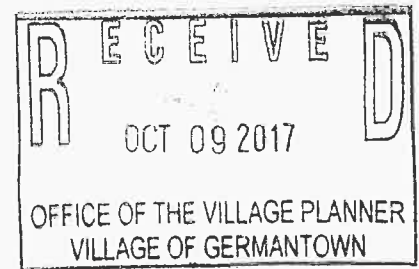
SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

[Signature] 10.6.17
Applicant Date

[Signature] 10/9/17
Owner Date



PLUNKETT RAYSICH
ARCHITECTS, LLP



06 October 2017

JEFF RETZLAFF
Village of Germantown
N112 W17001 Mequon Rd
Germantown, WI 53022

Re: MacArthur Elementary School
160024-03

JEFF RETZLAFF, below is a summary of the project for MacArthur Elementary School.

OWNER: Germantown School District
N104 W13840 Donges Bay Rd
Germantown, WI 53022

ARCHITECT: Plunkett Raysich Architects, LLP
209 S Water St
Milwaukee, WI 53204

CM: C.D. Smith Construction, Inc.
889 E Johnson St
Fond du Lac, WI 54935

The site is currently zoned I – Institutional

The neighboring sites are zoned:

North: Rs-5 Single-Family Residential District + Rs-4 Single-Family Residential District
East: Rs-6 Single-Family Residential District
South: Rs-6 Single-Family Residential District
West: Rs-6 Single-Family Residential District

Statement of Design Intent:

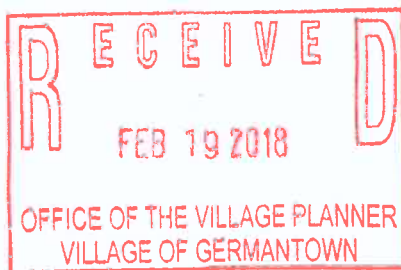
The proposed work at MacArthur Elementary School is in addition the work already approved by the Village of Germantown Plan Commission. The work we are looking for approval on is site improvements. The site improvements will include demolishing two existing homes on the south side of the site and replacing with parking as well as a new ingress/ egress point. The purpose of these site improvements is to improve the site circulation, separating the parent vehicular traffic from the Bus drop-off and pick-up, to increase child safety. Also, with the additional on-site parking, on-street parking will be diminished.

Best regards,
Scott Kramer AIA, NCARB
Partner

209 south water street milwaukee, wisconsin 53204 414 359 3060
2310 crossroads drive suite 2000 madison, wisconsin 53718 608 240 9900
205 north orange avenue suite 202 sarasota, florida 34236 941 348 3618

intelligent designs. inspired results. | www.prarch.com

Partners: Michael P. Brush, Martin P. Choren, Gregg R. Golden, Mark C. Herr, John J. Holz, Nicholas D. Kent,
Steven A. Kieckhafer, Scott A. Kramer, David J. Raysich, Michael H. Scherbel, Michael J. Sobczak



February 9, 2018

Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53204

Attn: Jeffrey Retzlaff, AICP
Village Planner & Zoning Administrator

Re: MacArthur Elementary School – Parking Lot Addition
Staff Review Comments dated November 9, 2017

Dear Mr. Retzlaff:

Enclosed you will find updated Site Development Plans and supporting documents for the proposed parking lot addition at MacArthur Elementary School. Our responses to the November 9, 2017 staff review comments are provided in bold lettering below.

Planning Department

1. The two residential parcels are located in an Rs-6: Single-family Zoning District. Both parcels would need to be rezoned into the I: Institutional District prior to/concurrent with development of the parking area. Further, these parcels will need to be combined with the existing school parcel as one parcel with a certified survey map (CSM) land division application. Both can be processed concurrently.
 - **Certified Survey Map and Rezoning documents are included with this submittal.**
2. As provided under Section 17.45 of the Zoning Code, off-street parking areas for non-residential uses cannot be closer than 50 feet to a residential district line. The enter-only driveway and portions of the parking lot closest to the east property line do not meet that 50 foot setback requirement. Revisions to the parking lot and driveway location are needed to meet this requirement.
 - **An application to rezone the property to Planned Development District has been submitted for review. Reduced setbacks are proposed as part of the PDD zoning.**
3. Sheet C401 indicates that grading will be conducted into the Village right-of-way. A right-of-way permit will be required.
 - **Noted.**
4. The new exit-only driveway is located only 120 feet from the existing driveway onto FDL Avenue. Will two-way traffic be allowed at the existing driveway after completion of the new parking area? One-way only? Will there be a situation where bus and vehicle traffic leaving from these two driveways (i.e. left-turn ins & right-turn outs) will be competing for the same space on FDL Avenue? Any need for a left turn lane?
 - **The existing driveway onto Fond du Lac Avenue does not allow two-way traffic. This existing condition is not proposed to change. There will not be a situation where bus and vehicle traffic is leaving from both the existing and the proposed driveway. There is no need for a left turn lane.**
5. The proposed enter-only driveway onto Gettysburg Drive creates a new traffic pattern that will bring both parked and drop-off vehicles into a part of the residential area that doesn't occur today. Do you have actual numbers (or at least

reasonable estimates based on current operations), of how much drop-off (a.m.) and pick-up (p.m.) traffic is expected to occur at the new driveways onto FDL Avenue and Gettysburg Drive? Has there been any assessment of how many vehicles will park on-site in the p.m. pick-up period and if there's sufficient stacking space in the drop-off lane without cars having to wait and line up off-site along Gettysburg and or FDL Avenue?

- **Roughly 50 students have standing arrangements for drop-off/pick-up. A typical day sees approximately 30-35 vehicles, with approximately 5-10 vehicles parking on Gettysburg Drive. The proposed parking lot has been planned to accommodate current operations and offer additional capacity for the future.**
6. Where will the monument sign be relocated? If onto the new parking area, please indicate the location and dimension the property line setbacks.
 - **The proposed monument sign is now identified on the Site Development Plan.**
 7. The total street frontage is approximately 375 feet. A minimum of 8 to 10 street trees (total) along FDL Avenue and Gettysburg Drive is required. The number of trees proposed in the landscape plan that qualify as "street tree" is only three (the Oak). Norway Spruce do not satisfy the street tree requirement. The plan needs to be supplemented with additional street trees.
 - **The landscape plan has been revised accordingly.**
 8. Because of the new traffic patterns affecting the residential area to the south, has there been any type of neighborhood outreach to solicit feedback from the surrounding property owners regarding the parking lot project? Particularly those to the east and south who will be most directly impacted by the increased traffic into their neighborhood.
 - **The school district has been in contact with the surrounding property owners and shared information about the proposed parking lot project.**

Fire Department

1. No comments.
 - **Noted.**

Public Works / Engineering Department

General:

1. The submitted plans have been reviewed for general conformance with State and Village design guidelines. It is understood that these are preliminary plans and therefore, there are several items to be resolved within the current plan set. However it is our belief that the remaining items can be resolved at a staff level so that the project can remain on the upcoming plan commission agenda. The items listed below will need to be fully resolved before the Engineering Department can recommend a formal approval of the plans and permit for construction.
 - **Noted.**
2. Please respond to each item below. A written response addressing each item shall be included in your submittal.
 - **Noted.**
3. This project has over an acre of disturbance and will require an approved WDNR NOI (WRAPP) prior to the start of construction. Please submit a copy of the approved WRAPP once received.
 - **A copy of the permit will be provided to the Village once issued by DNR, prior to construction.**

4. This project will require DSPS (State site plumbing review and permitting). Please submit a copy of the approved permit prior to final approval.
 - **A copy of the permit will be provided to the Village once issued by DSPS, prior to construction. Due to the extensive backlog (roughly 3 months at the time of this letter) in DSPS site plumbing review, it is requested that the Village not withhold final project approval until the DSPS permit is issued, but instead condition approval on receipt of the DSPS permit and allow non-permit related construction to proceed according to the project schedule.**
5. As-builts prepared to Village standards shall be prepared and provided to the Village.
 - **All infrastructure is proposed to be private. Please specify which infrastructure will require as-built documentation to Village standards.**
6. The Village sewer and water departments may have additional comments as the plans are developed further.
 - **Review comments are respectfully requested from all Village departments prior to review/discussion at Plan Commission to facilitate an orderly progression of the proposed project and adequate budgeting for the planned improvements.**
7. A professional engineers original seal is to be affixed, signed and dated on the final set of construction plans.
 - **Noted.**
8. Add notes to the plans to list the following: Contact Frank Rosecky, 262-250-4722 for a utility permit, Contact Bob Beilfuss, 262-250-4721 for a driveway permit.
 - **The notes have been added to the plans as requested.**
9. Add street labels to all sheets.
 - **Street labels have been added as requested.**
10. As mentioned by Bob Beilfuss in a previous meeting, please provide documentation of a land transfer, land division, or easement for the existing access drive and sanitary lateral to the north.
 - **Documentation will be provided by Germantown School District.**

Site Demolition & Erosion Control Plan (C200):

1. Update erosion control notes to include specifics for Winter Stabilization Practices.
 - **The erosion control notes have been updated accordingly.**

Site Demolition & Erosion Control Plan (C201):

1. Update erosion control notes to include specifics for Winter Stabilization Practices.
 - **The erosion control notes have been updated accordingly.**
2. Add note that existing sewer and water services to buildings be demolished shall be abandoned per Village requirements.
 - **The note has been added as requested.**

Site Development Plan (C300):

1. Plans have a note to restripe the existing parking lot. Will it be striped to match the existing or to a new layout? Please show and dimension the new layout.
 - **The existing parking lot was restriped to match the existing layout as part of the building addition project which was previously approved by the Plan Commission.**

Site Development Plan (C301):

1. Dimension the width and angle for the parking spaces.
 - **Additional dimensions have been provided as requested.**

2. Are these steps? If so, call out and provide details on riser height and denote hand railings as well.
 - **This area has been revised to provide greater landscape/screening for the neighbor.**
3. Delineate clearly where the proposed Village curb and gutter will be installed along Gettysburg Drive and what type will be used at all locations (i.e. depressed vs full height).
 - **Additional information has been provided as requested.**
4. Please provide bus and fire turning movements into the site from Gettysburg Drive to ensure the driveway apron and drive width is appropriate, adjust as needed.
 - **The proposed parking lot is only intended for passenger vehicles and the drop-off/pick-up of students by parents. All bus traffic will continue to access the school property from the existing driveway located on Fond du Lac Avenue.**
5. Add stop signs and stop bars onsite at the exit to Fond du Lac Avenue.
 - **Stop signs and stop bars have been added as noted.**
6. Add truncated domes where applicable for the ADA parking/ramp access.
 - **Truncated domes have been added as noted.**

Site Grading & Utility Plan (C400):

1. Is there a step at the door on the northeast end of the building? If so, note the step on the plans. Note a landing is required at the door.
 - **There is not a step in this location. A landing was constructed as part of the building addition project which was previously approved by the Plan Commission.**
2. The sanitary sewer connection to the existing 10" in Roberts Drive shall be made with a manhole. Manhole shall match Village standard detail.
 - **A manhole connection is proposed, per the Village standard detail.**
3. Adjust cleanout spacing to meet state plumbing code. (Max of 300' upstream of the manhole and every 100' after that.)
 - **Cleanout spacing has been addressed. DSPS site plumbing permit has been issued as part of the building addition project which was previously approved by the Plan Commission.**
4. Add spot elevations and additional contours to clearly define the overflow. Contours shown do not match the note. Note indicates top @ 875.50 but the 875 contour does not continue around the north side of rain garden.
 - **Note has been corrected to indicate top @ 874.75 and overflow to the north. Rain garden was constructed as part of the building addition project which was previously approved by the Plan Commission.**
5. Please show existing water main onsite and ensure all required water separation (both vertical and horizontal) are provided.
 - **Existing water main location has been expanded to confirm separation distances.**

Site Grading & Utility Plan (C401):

1. There appear to be some contours missing at the south parking lot area. Where does the 879 tie back in? Add additional information to show how all runoff from the parking lot will be specifically directed into inlet #4. Without curb in this area it appears a portion of the parking lot will run past this inlet without being captured.
 - **The plan has been revised to further illustrate how runoff will be directed. Barrier curb has been added along the outer edge of the parking lot in this location.**
2. At storm manhole #7 the existing conditions and proposed plans do not show the existing curb inlet in the roadway. Revise the plans to include the proposed connection to this existing structure.
 - **The plans have been revised accordingly.**

3. Show all existing utilities in the area of the proposed storm sewer installation within the R.O.W. Also, ensure adequate separation between the existing water service to the property.
 - **Existing utility information is based on the best available records and field observations.**

Construction Details (C500):

1. Include details for the underground StormTrap system with the next review submittal.
 - **The system has been value engineered by the general contractor and a Contech system is now proposed. System details from the manufacturer are included with this submittal.**
2. Add details for the sidewalk and concrete aprons within the Village R.O.W.
 - **Village standard driveway and sidewalk detail has been added as requested.**

Stormwater Management Report:

1. Drainage boundary for area P-1 does not match the grading shown. Many of the areas shown as tributary to the basin will bypass the basin either to the north or east. Is the 8" storm sewer from CB #1 sized for the 100 year event? If not, show how overland flow will be routed to the basin (based on current plans it will overtop to the north and not to the basin). Adjust the drainage areas or proposed grading to match.
 - **Pre-development runoff drains to the north property line, as represented by basin E-1 of the study area. The rain garden constructed as part of the building addition has been removed as a control practice from the hydrologic calculations. Basin UD-1 has been expanded to also include the post-development area previously represented by basin P-1. While smaller storm events will in fact drain through the rain garden, the entire northern portion of the study area has been represented as undetained in the hydrologic calculations, which is a conservative approach.**
2. Add additional grading information to show how runoff from area P-2 is routed into the two proposed inlets. Without those inlets being in pocketed areas and graded to drain to them, it appears most of the runoff from this area will bypass the inlets to the east.
 - **A shallow swale along the edge of pavement will direct runoff from area P-2 to storm inlet #1, which is illustrated on the plans.**
3. Provide storm sewer calculations, including grate calculations for 100-yr event in areas where surface flow enters the underground stormwater management systems. Provide additional inlets or revise grates as required.
 - **Storm sewer calculations are provided to confirm private site plumbing code compliance. In the 100-year storm event, the proposed overland flow routes will direct runoff to storm inlet #1, storm inlet #4 and storm inlet #6 – all of which enter the underground storage system. Calculations for these inlets are provided to confirm their capacity to convey the 100-year flow from the surface into the underground storage system.**
4. Adjust the WinSLAMM model to use the entire year with a winter season range. WinSLAMM adds additional loading in the spring to account for buildup of sediment over the winter months. If the winter season range is not used the additional loading is not accounted for (this can be a benefit to the modeling).
 - **The model has been adjusted as requested.**
5. Per current WDNR guidance on modeling bio-filtration in WinSLAMM, set the infiltration rate fraction side to 0.
 - **Bio-filtration has been removed from the modeling.**
6. Depth and weir height listed in the WinSLAMM model do not appear to match the plans.
 - **Data for the sharp crested weir is confirmed to match the plans and is based on the bottom elevation of the water quality pipe as the datum. WinSLAMM requires input data for a broad**

crested weir to execute the model, yet the proposed underground storage system does not incorporate such an overflow. Therefore placeholder values for a broad crested weir are used in the model, which are conservative.

7. Note that this site could be considered a redevelopment site and provide 40% TSS reduction for the new parking and roadway areas as required by NR 151.
 - **Noted.**

Please feel free to contact me with any questions, comments or to further discuss the updated plans.

Sincerely,



Chris Hitch, Vice President

Cc: Scott Kramer, Plunkett Raysich Architects LLP
Jeff Holmes, Germantown School District



EXISTING SETBACKS

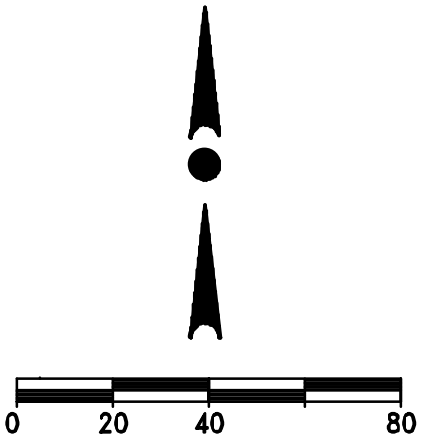
Building Setback = 30' front
Building Setback = 15' side
Building Setback = 25' rear
Parking Setback = 8' along all sides



CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8511

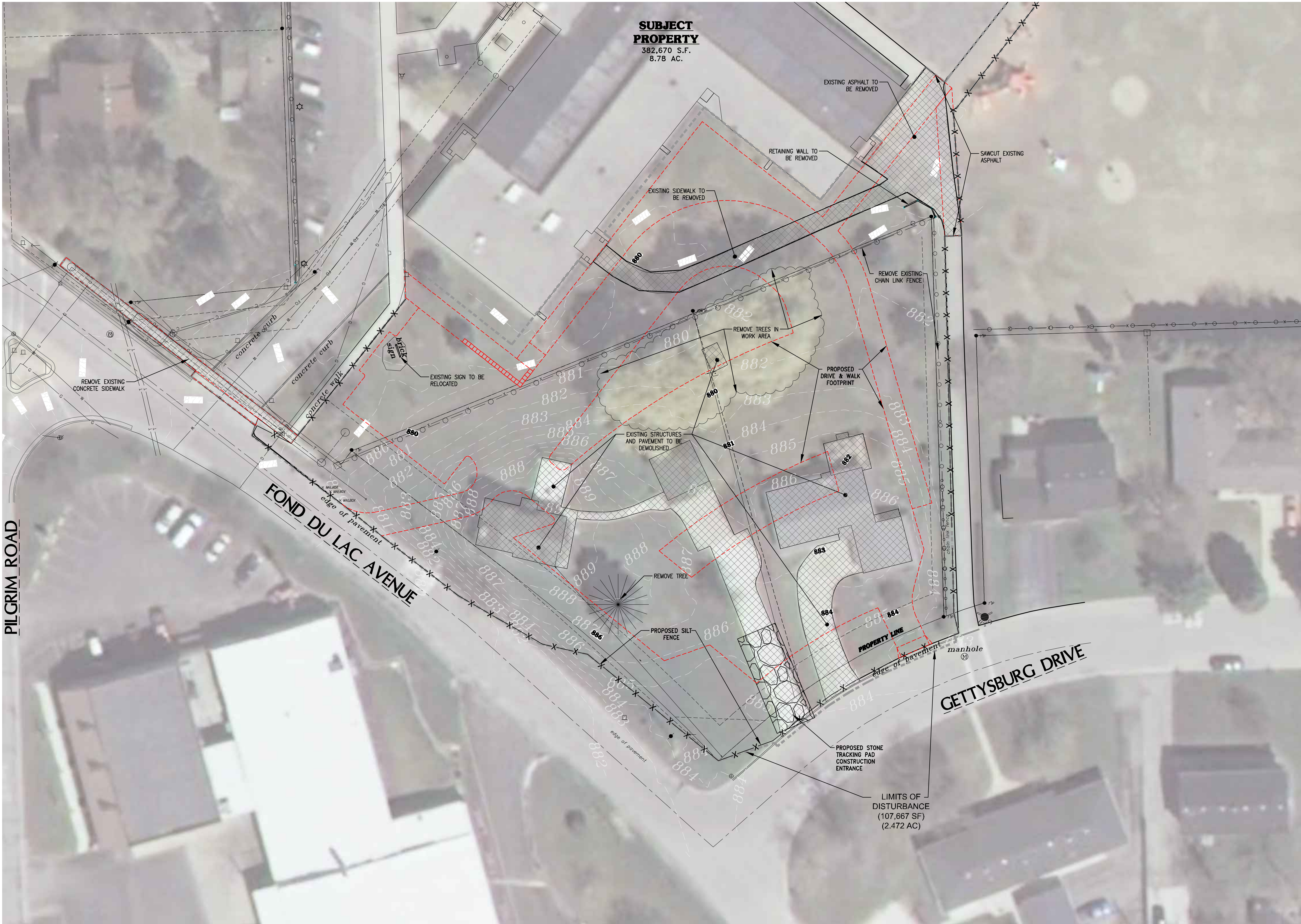
NOTE:
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EXISTING CONDITION SURVEY DATA OBTAINED BY METROPOLITAN SURVEY SERVICE, INC. DATED DECEMBER, 2014 AND MARCH 2017



EXISTING SITE CONDITIONS
1" = 40'

PILGRIM ROAD



LATE SEASON STABILIZATION NOTES:
THE OBJECTIVE IS TO STABILIZE THE SITE WITH 70% VEGETATIVE COVERAGE OF ALL PVIOUSLY DISTURBED AREAS BEFORE THE END OF THE GROWING SEASON. THIS WILL BE DONE BY SEEDING OF ALL DISTURBED AREAS WITH PERMANENT VEGETATION BY SEPTEMBER 15. IF THIS DEADLINE IS MISSED, THEN STABILIZATION WILL BE COMPLETED BY:
1. SEEDING OF ALL DISTURBED AREAS WITH TEMPORARY SEED MIX (OATS, WINTER WHEAT, ANNUAL RYE) BY OCTOBER 15. PERMANENT SEED MIX MUST THEN BE IMPLEMENTED BY JUNE 1 OF THE FOLLOWING YEAR.
2. IF THE OCTOBER 15 DEADLINE IS MISSED, COVERAGE OF ALL DISTURBED AREAS BY NOVEMBER 1 WITH:
a. TOPSOIL, SEED, AND THE MATERIAL CALLED FOR IN THE APPROVED STABILIZATION PLANS, WHERE TOPSOIL, SEED, AND EROSION CONTROL MATTING IS CALLED FOR.
b. TOPSOIL, SEED, AND TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST OR OTHER METHOD APPROVED BY THE VILLAGE FOR ALL AREAS WHERE SEED, TOPSOIL, AND MULCH IS CALLED FOR IN THE APPROVED PLANS.
3. IF THE NOVEMBER 1 DEADLINE HAS BEEN MISSED, AND THE CITY STAFF HAS DETERMINED THAT IT IS INFEASIBLE TO RE-APPLY TOPSOIL, THE PERMIT APPLICANT SHALL:
a. APPLY TYPE A SOIL STABILIZER FROM THE WDOT PRODUCT ACCEPTABILITY LIST TO ALL DISTURBED AREAS.
b. INSTALL DITCH CHECKS IN ALL DITCHES WITH SLOPE GREATER THAN 0.5% AT INTERVALS SUCH THAT THE TOP OF THE DOWNHILL DITCH CHECK IS AT THE ELEVATION OF THE FOOT OF THE UPHILL DITCH CHECK. DITCH CHECKS SHALL BE EITHER:
I. TRIANGULAR FOAM-CORE
II. STONE INSTALLED PER THE WDNR TECHNICAL STANDARD
III. COMPOST-FILLED TUBES, OR
IV. A COMPARABLE PRODUCT AS APPROVED BY THE CITY STAFF.

VILLAGE UTILITY & DRIVEWAY PERMIT CONTACTS:
• CONTACT FRANK ROSECKY, (262) 250-4722, FOR A UTILITY PERMIT.
• CONTACT BOB BELFUS, (262) 250-4721, FOR A DRIVEWAY PERMIT.

EXISTING SEWER & WATER SERVICE ABANDONMENT NOTE:
• EXISTING SEWER AND WATER SERVICES TO BUILDINGS TO BE DEMOLISHED SHALL BE ABANDONED PER VILLAGE REQUIREMENTS.

CONSTRUCTION SEQUENCE PLAN
1. INSTALL PERIMETER SILT FENCE, WATTLE, CONSTRUCTION FENCING AND STONE TRACKING PAD.
2. REMOVE EXISTING CONCRETE, PAVEMENT, AND SITE FEATURES IN VICINITY OF PROPOSED PROJECT. NOTE THAT PAVEMENT IN PARKING LOT, WHERE INDICATED, MAY REMAIN IN PLACE DURING BUILDING CONSTRUCTION TO PROVIDE A STABLE SURFACE (TO BE REMOVED AND RECONSTRUCTED WITH FINAL GRADING).
3. REMOVE AND RELOCATE EXISTING UTILITIES (NON-SEQUENTIAL; COORDINATE WITH UTILITY COMPANIES AND CONSTRUCTION SCHEDULE).
4. ROUGH GRADE BUILDING AREAS.
5. BEGIN CONSTRUCTION OF FOOTINGS & FOUNDATIONS FOR PROPOSED BUILDINGS.
6. INSTALL STORM SEWER, AND BUILDING UTILITY CONNECTIONS (INCLUDING GAS/ELECTRIC) PER UTILITY PLANS (NON-SEQUENTIAL).
7. BUILDING CONSTRUCTION MAY COMMENCE AS ALLOWED BY VILLAGE BUILDING PERMIT (NON-SEQUENTIAL). STABILIZE ANY DISTURBED AREAS OUTSIDE OF ACTIVE WORK AREA IF LEFT UNDISTURBED FOR > 7 DAYS.
8. FINISH GRADING SITE. RESPREAD TOPSOIL AND SEED, MULCH AND FERTILIZE OUTSIDE OF PAVEMENT AREAS UPON COMPLETION OF FINISH GRADING.
9. INSTALL STONE BASE, SIDEWALK, CURB AND PAVEMENT.
10. COMPLETE LANDSCAPING AND FINAL STABILIZATION AROUND BUILDINGS CONCURRENT WITH BUILDING CONSTRUCTION. IF CONSTRUCTION ACTIVITIES CONTINUE PAST 10/15/17, WINTER STABILIZATION PRACTICES SHALL BE FOLLOWED.
11. REMOVE PERIMETER SILT FENCE AND CLOSE OUT CONSTRUCTION SITE PERMITS ONCE THE SITE IS SUBSTANTIALLY VEGETATED (>70% GROUND COVER).

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE. CALL DIGGERS HOTLINE 1-800-242-8511
NOTE: EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.





PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

PROPOSED
ADDITION
FF=880.91
(100'-0")

PROPOSED 6'
CONCRETE SIDEWALK

12'
DRIVE

SUBJECT
PROPERTY
382,670 S.F.
8.78 AC.

249.5' TO PROPERTY CORNER

—MATCH EXISTING PAVEMENT

PROJECT LIMITS
(7,667 S.F.)
(2.472 AC)

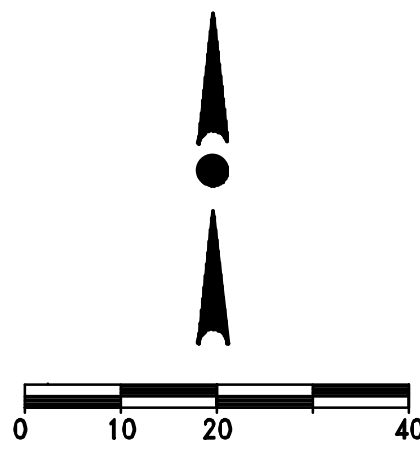
● 179

● 170

170

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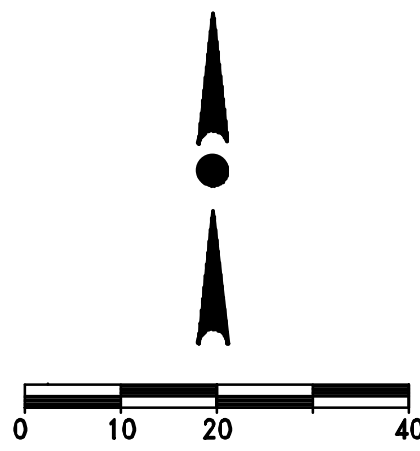
SITE DEVELOPMENT PLAN



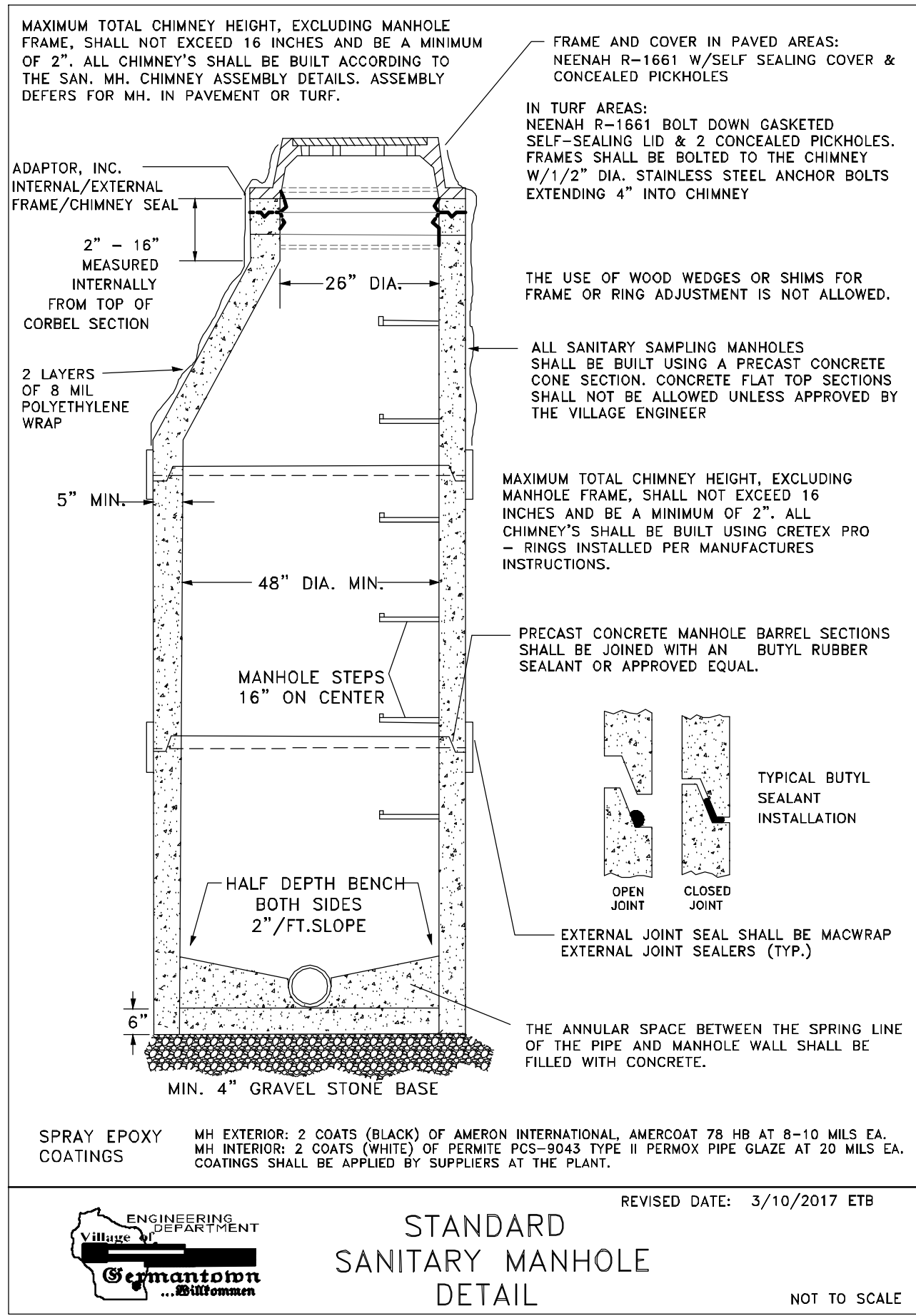
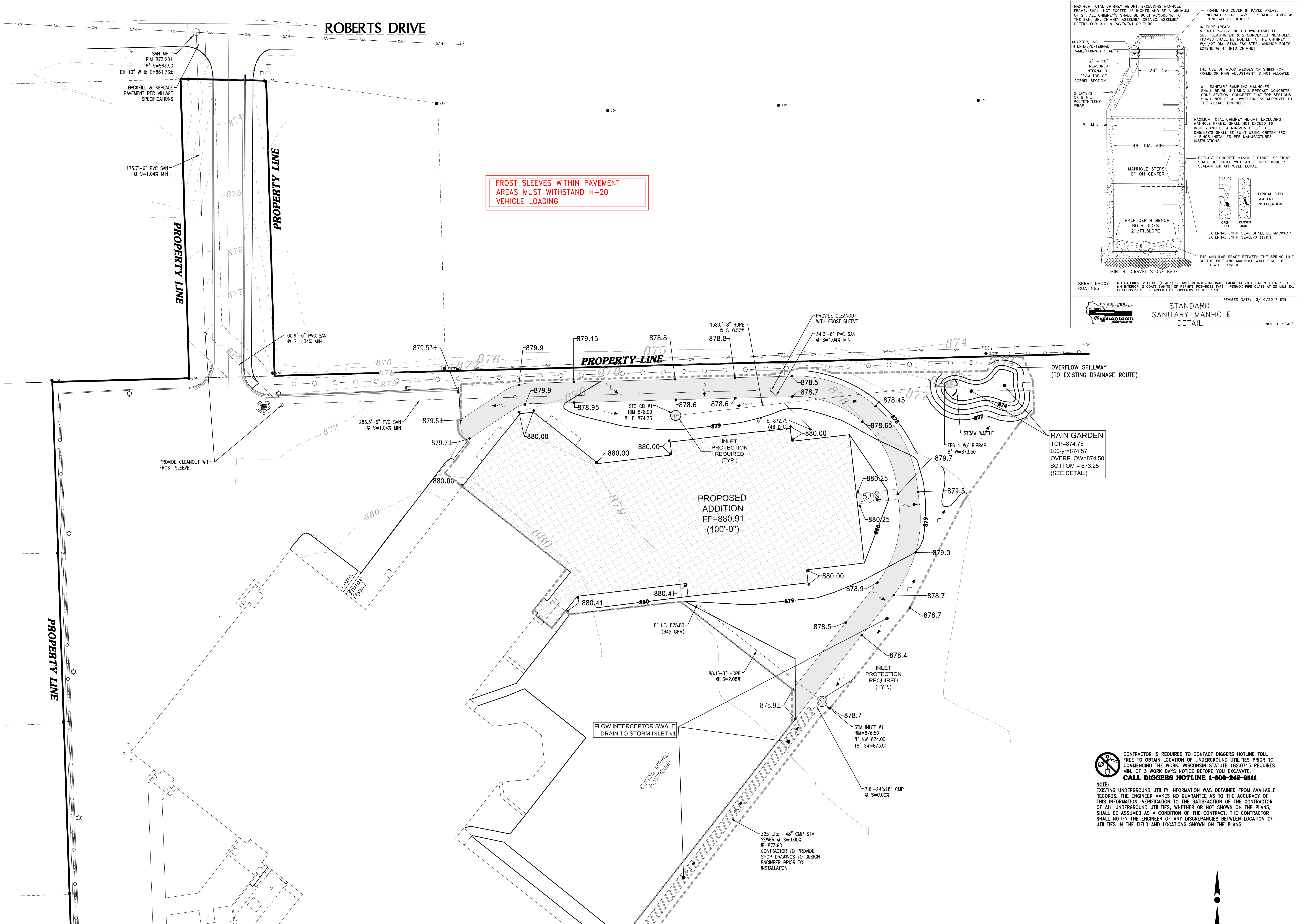
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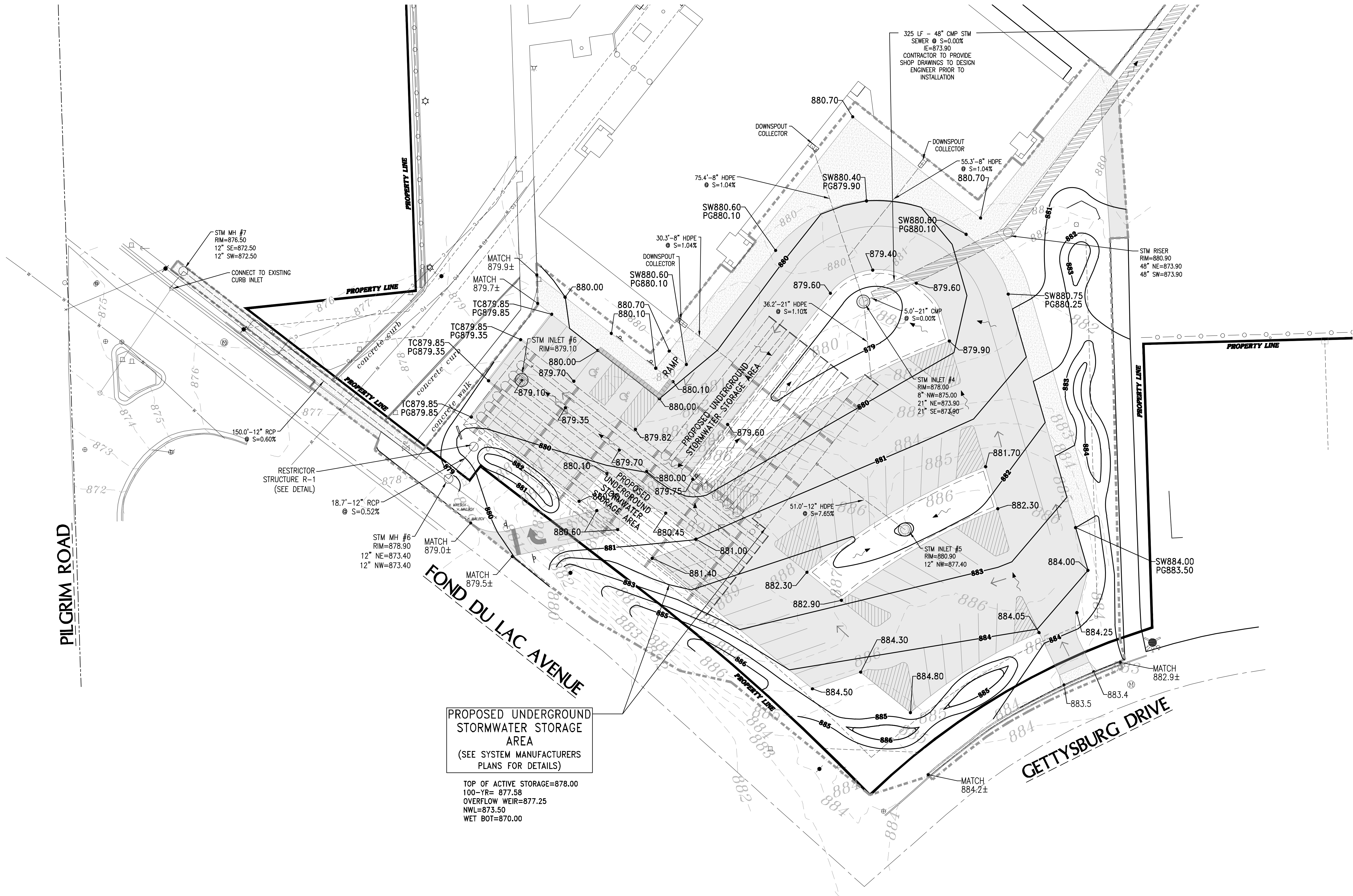


SITE DEVELOPMENT PLAN
1" = 20'



0 10 20 40

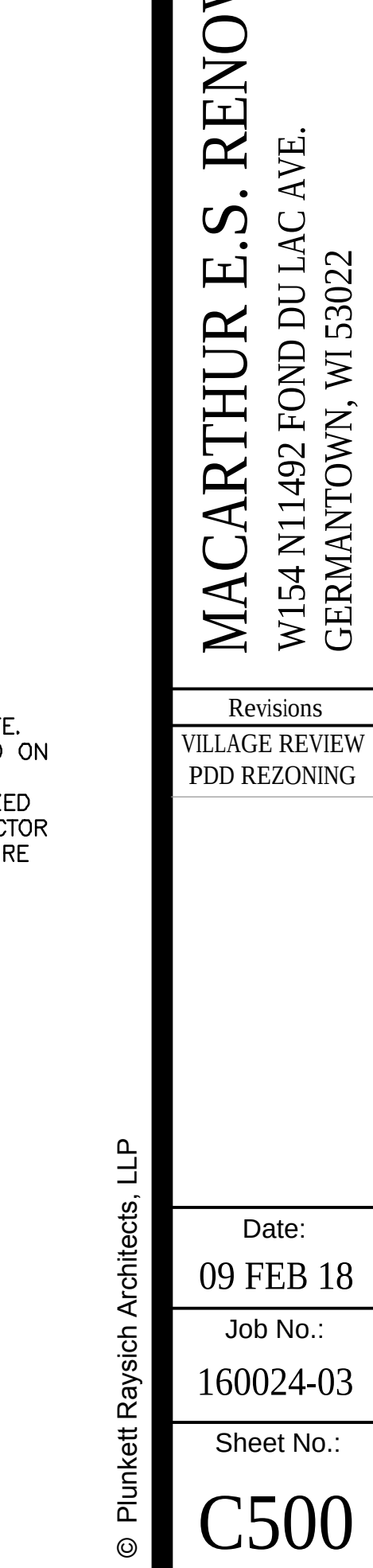
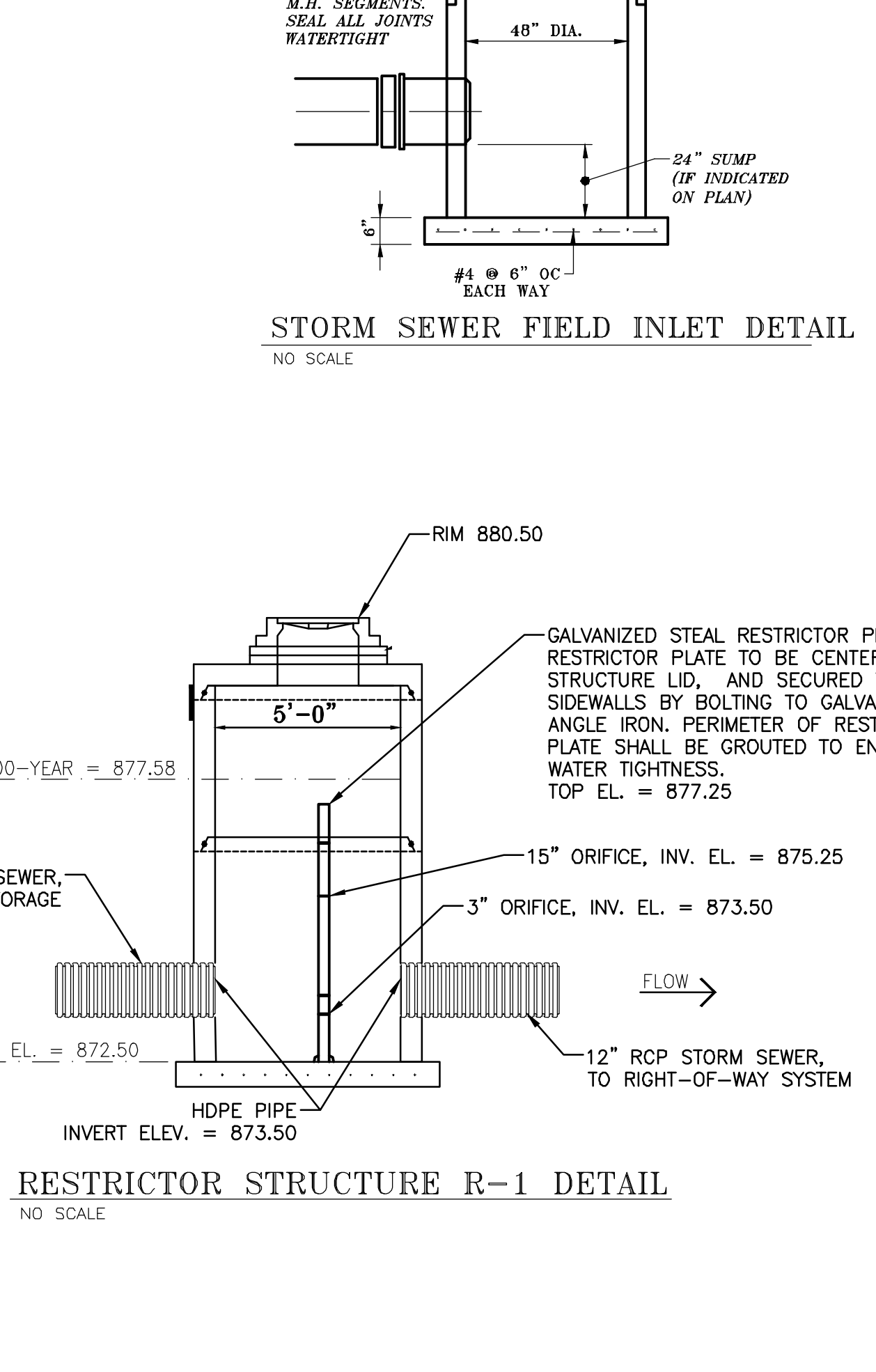
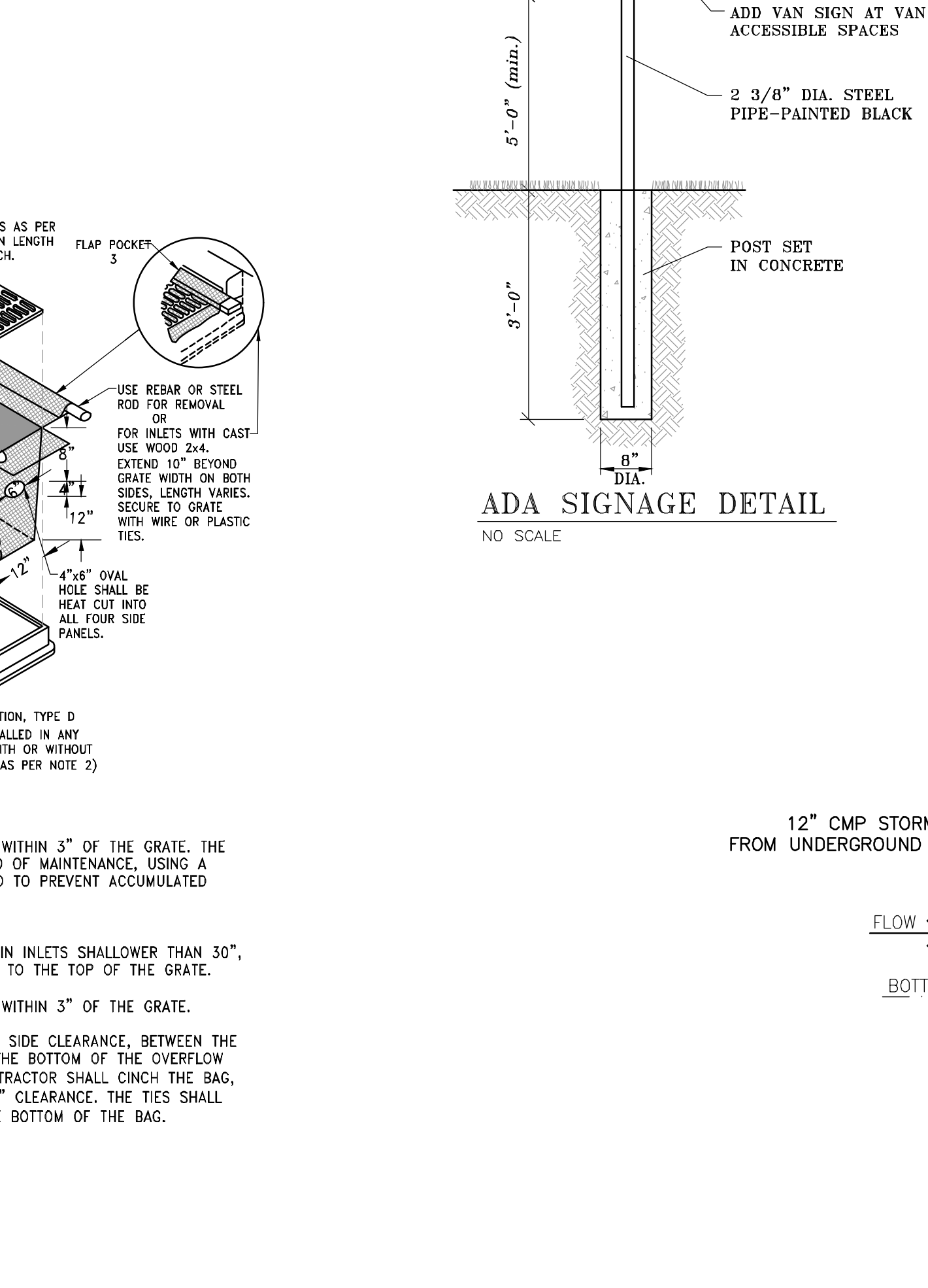
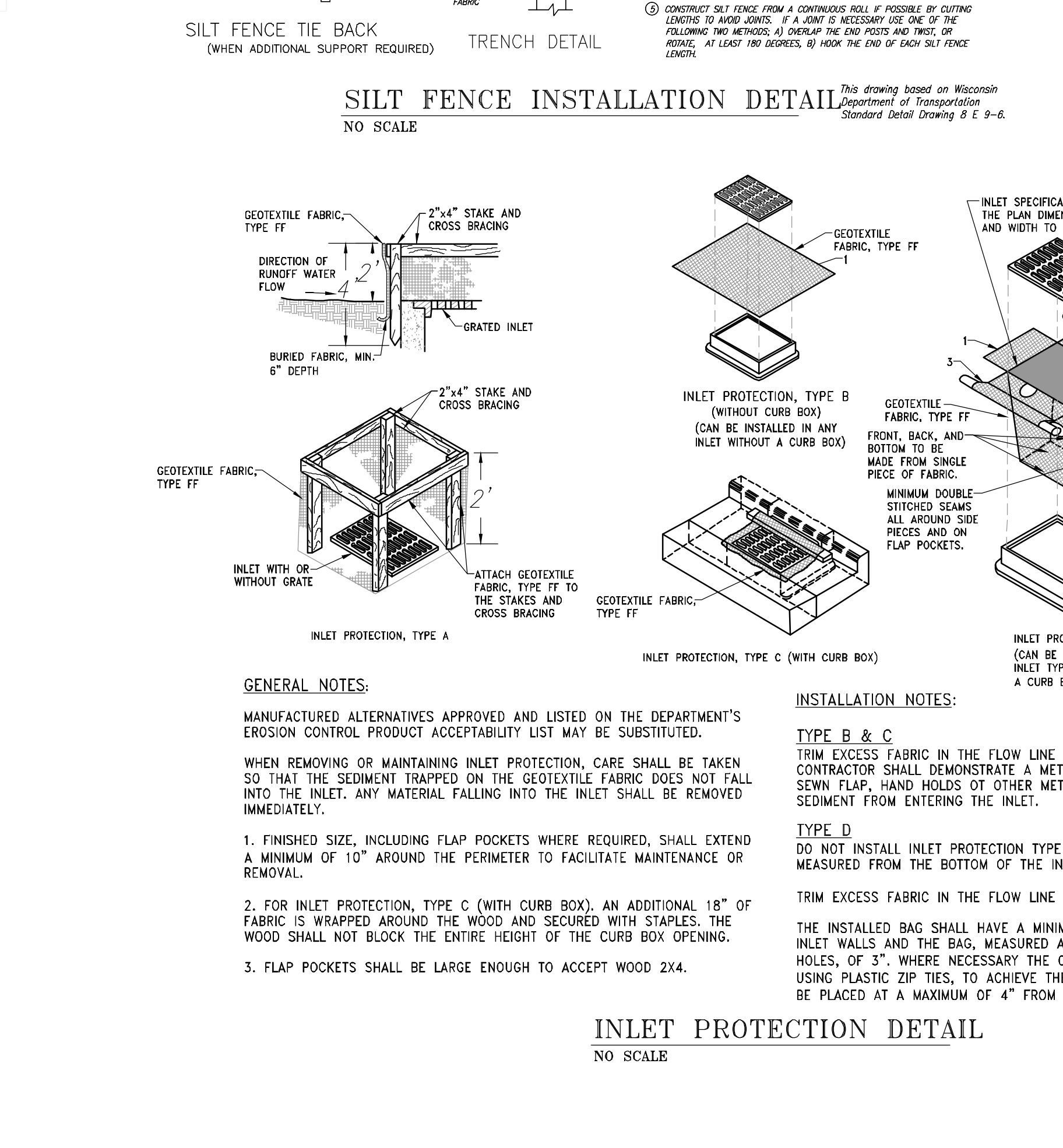
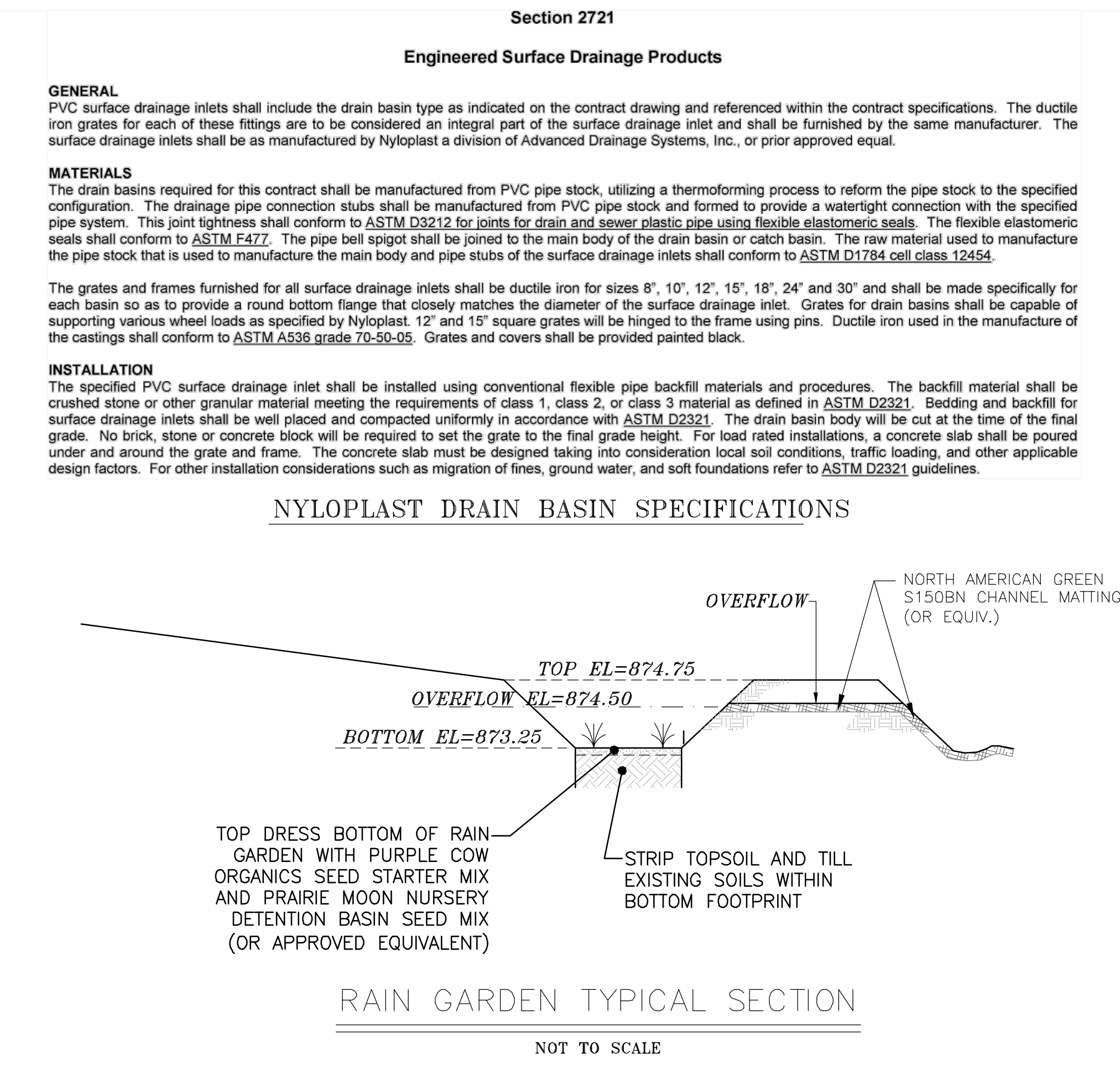
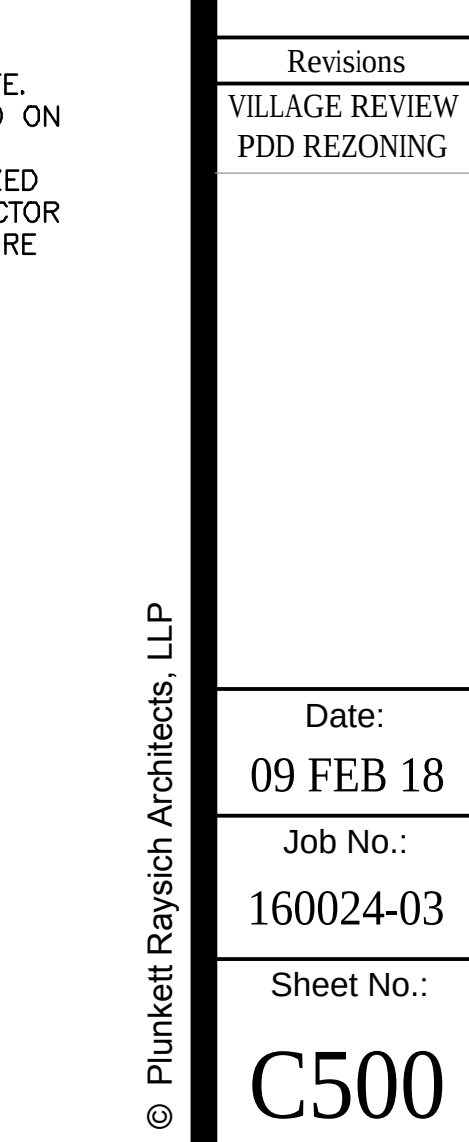
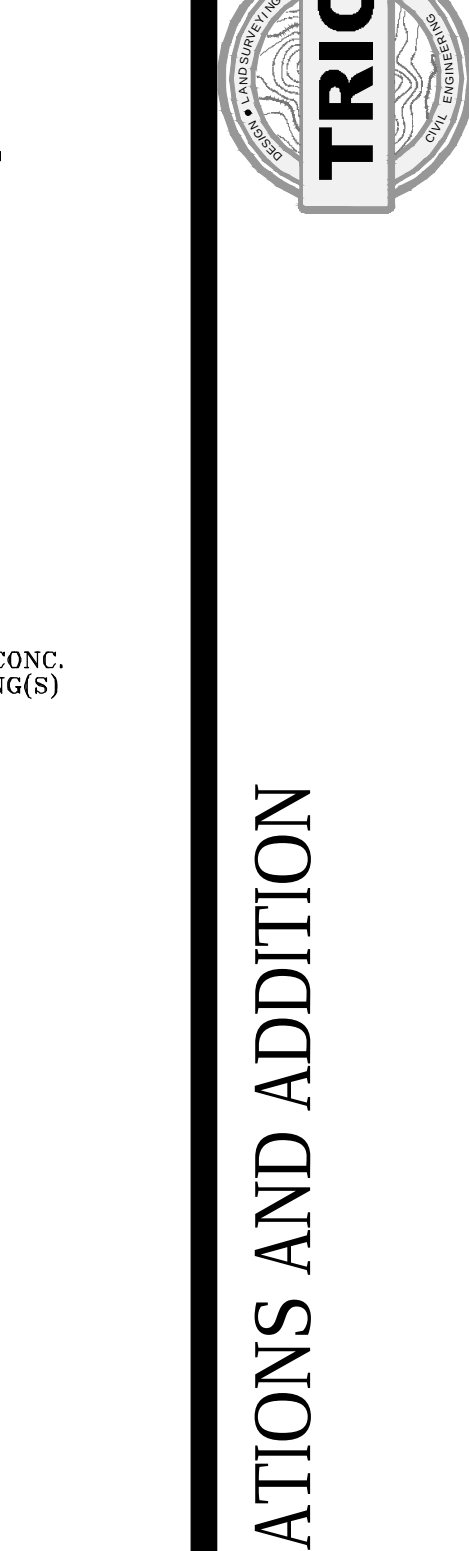
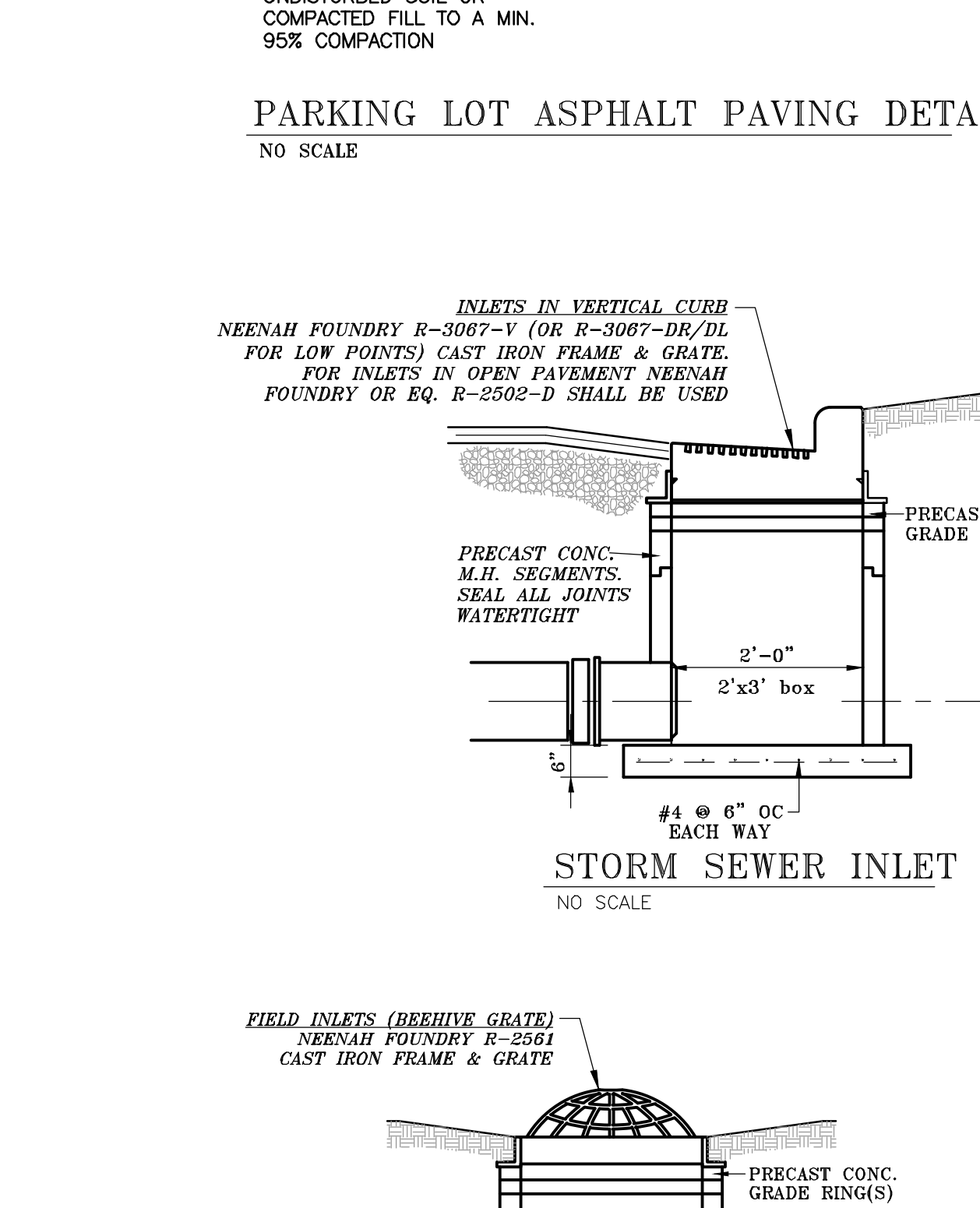
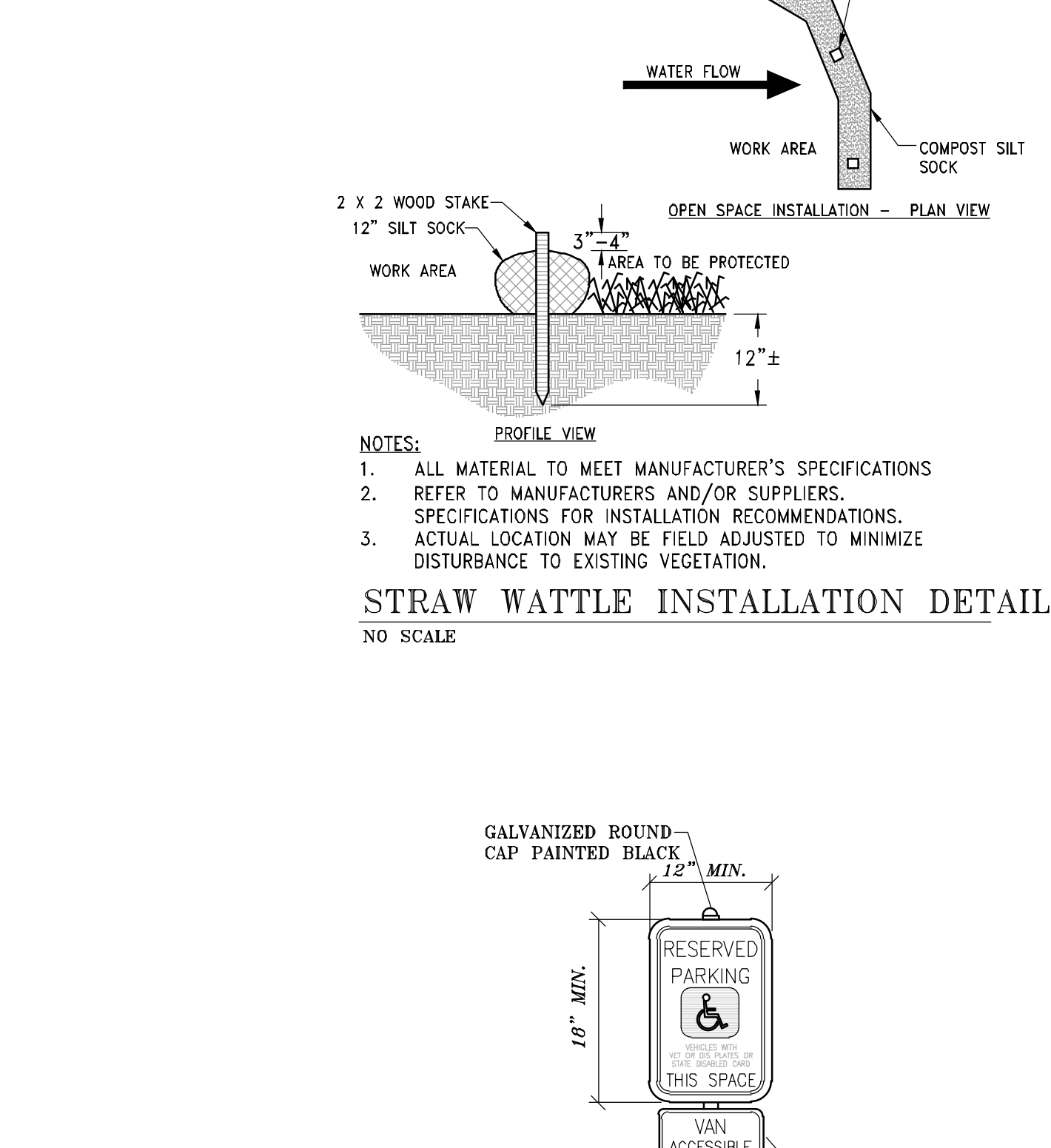
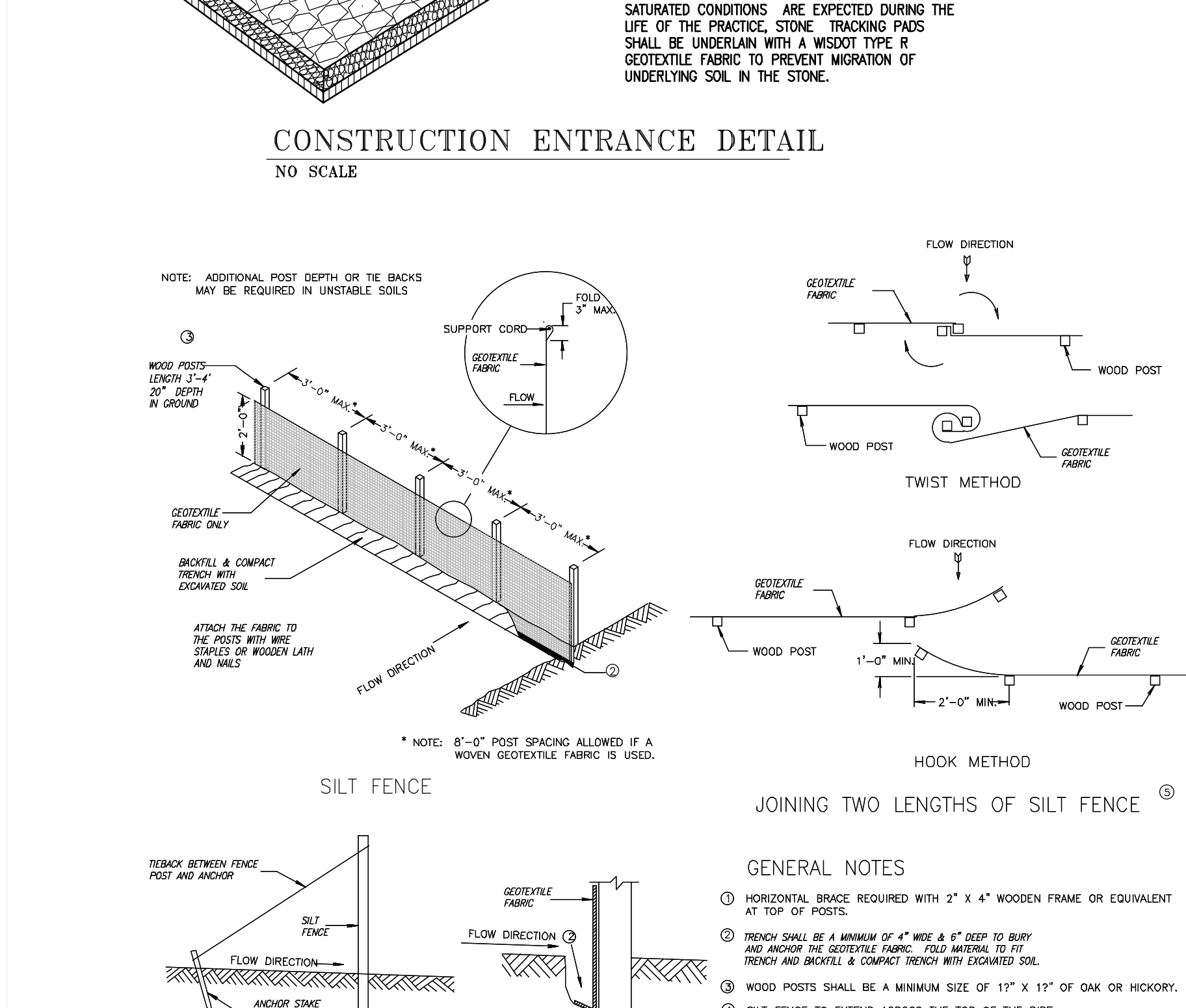
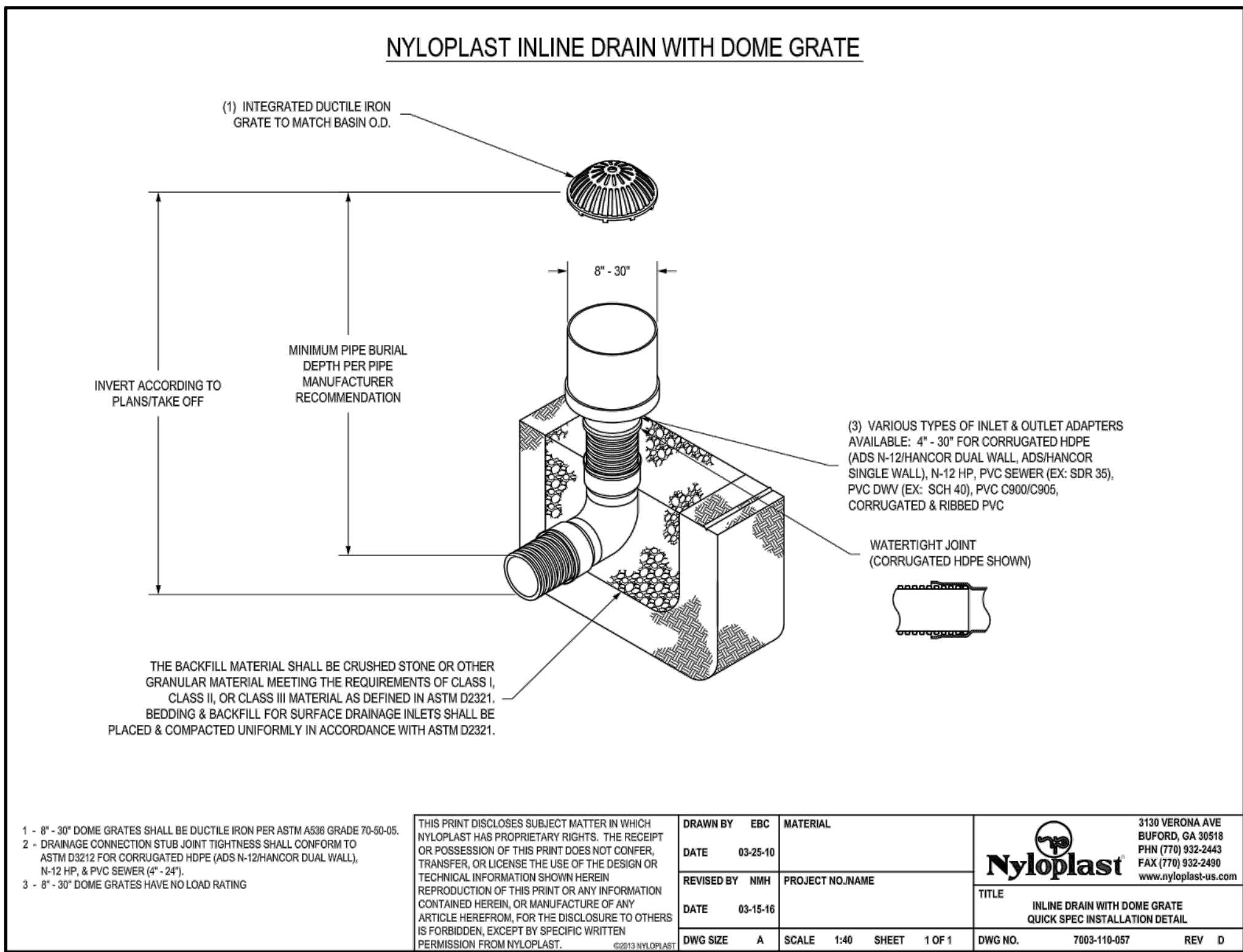
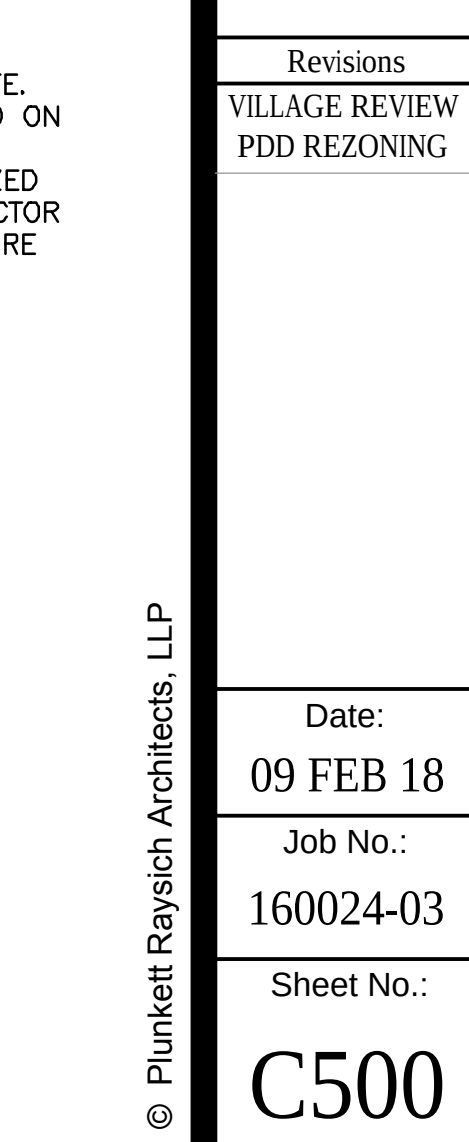
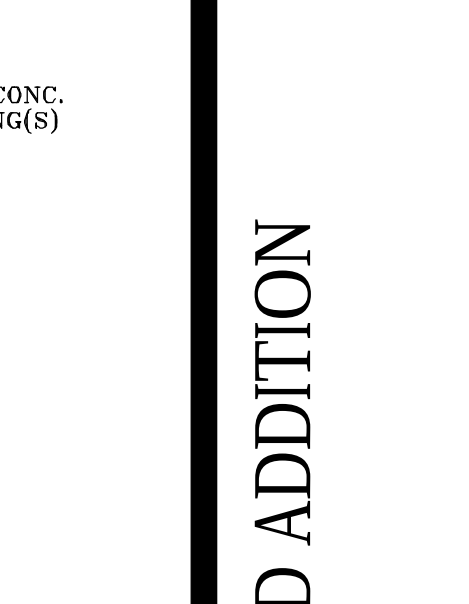
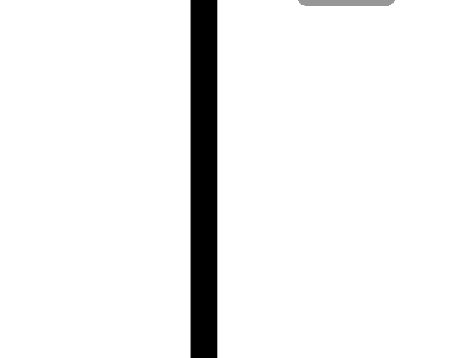
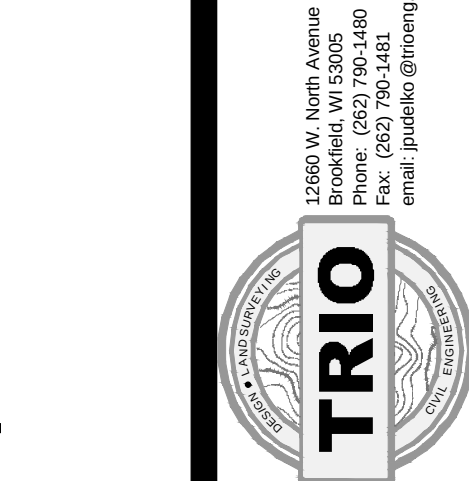
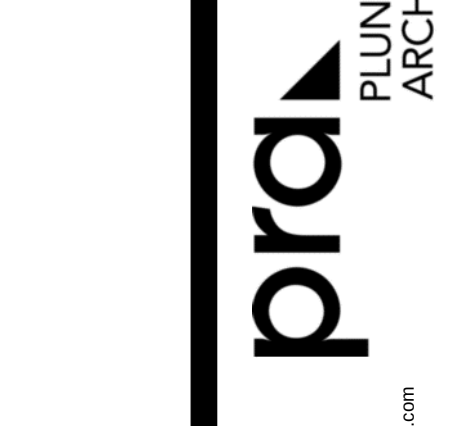
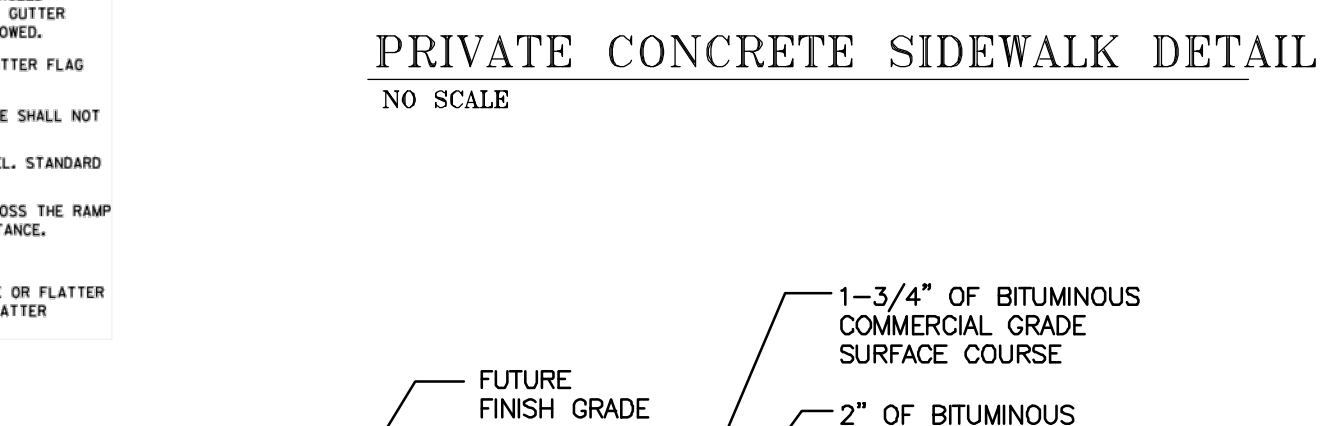
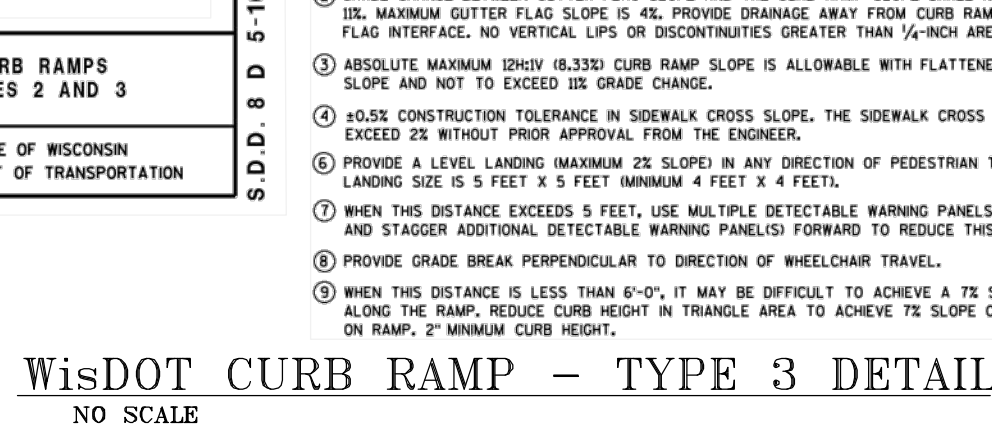
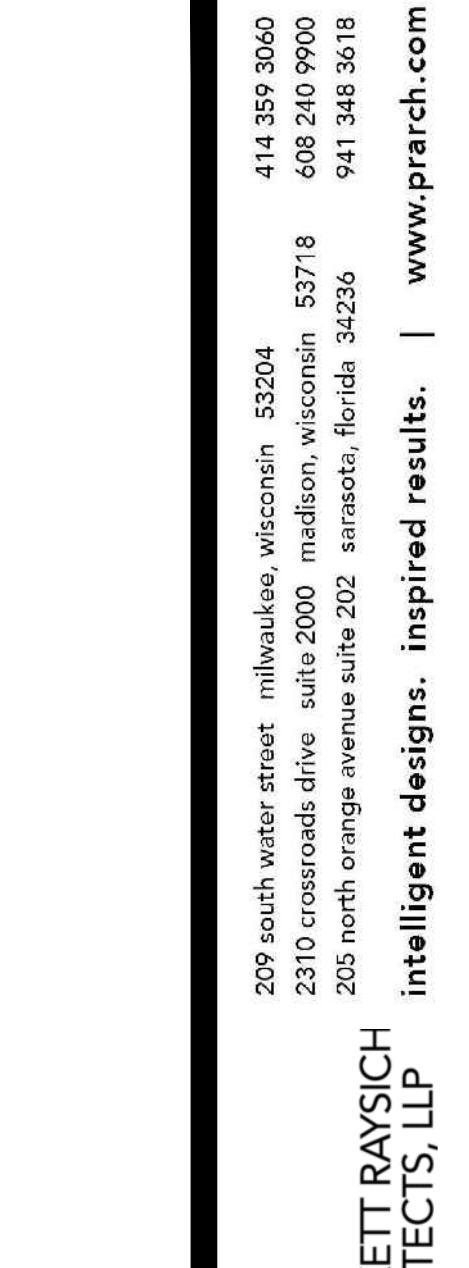
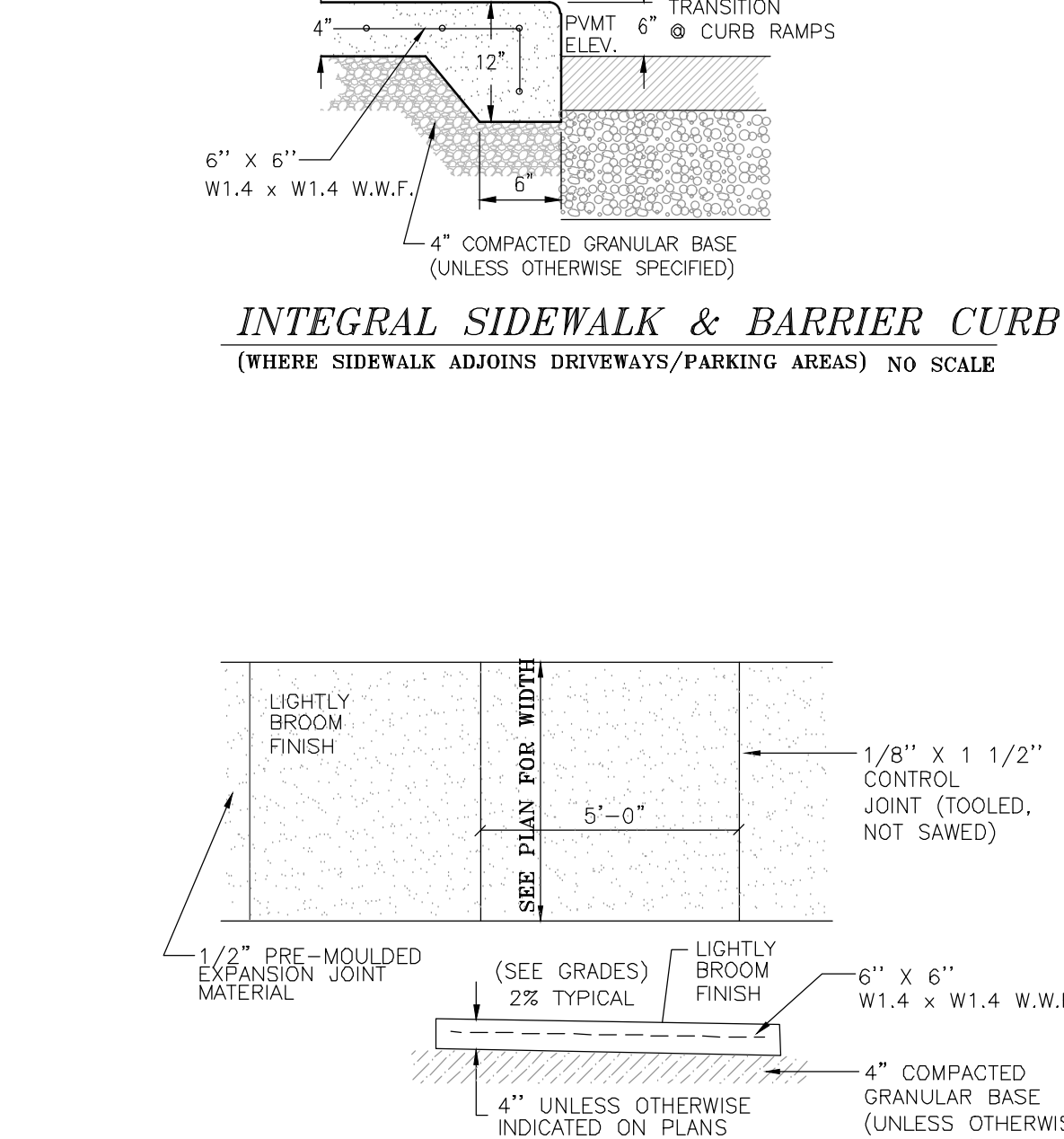
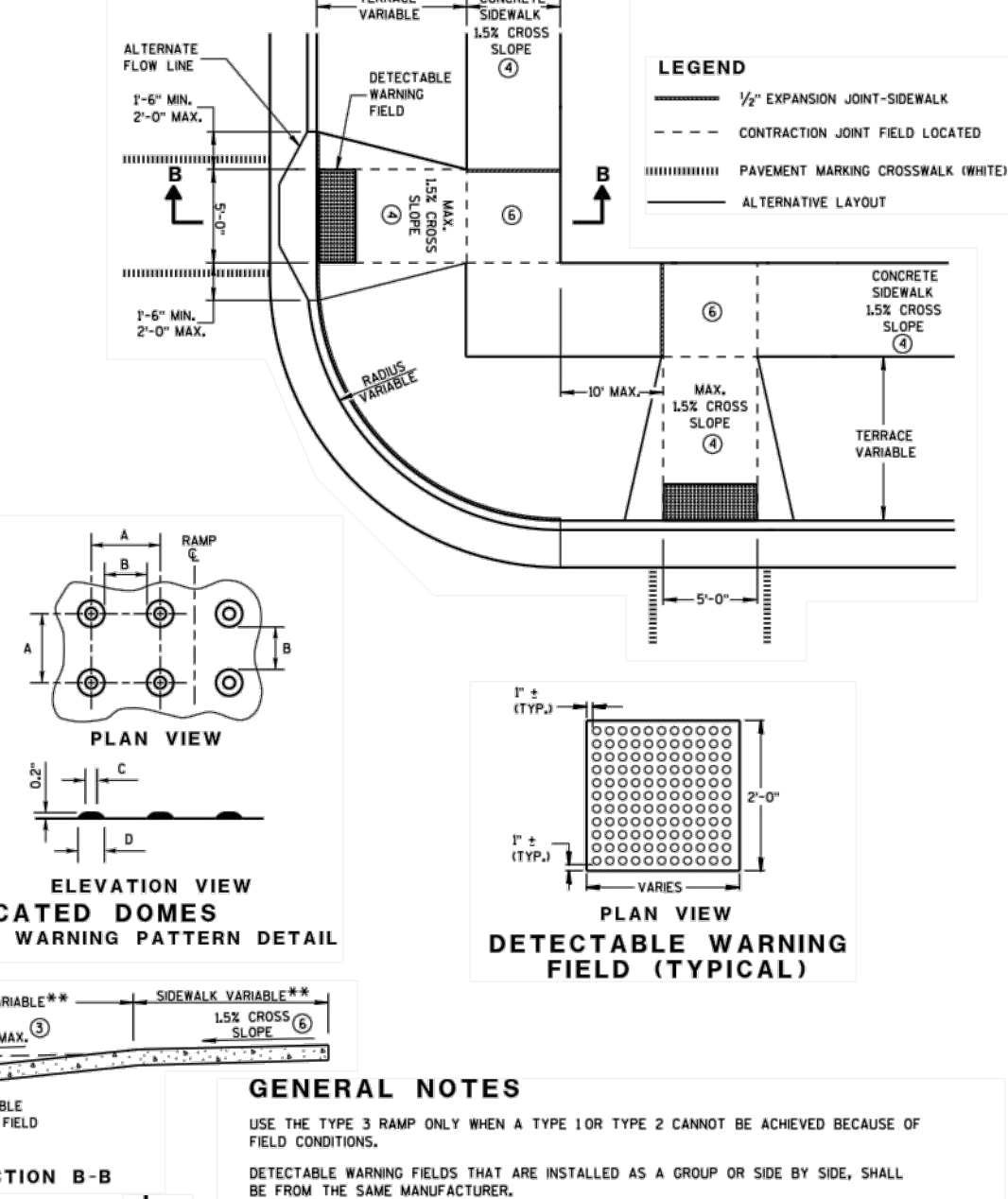
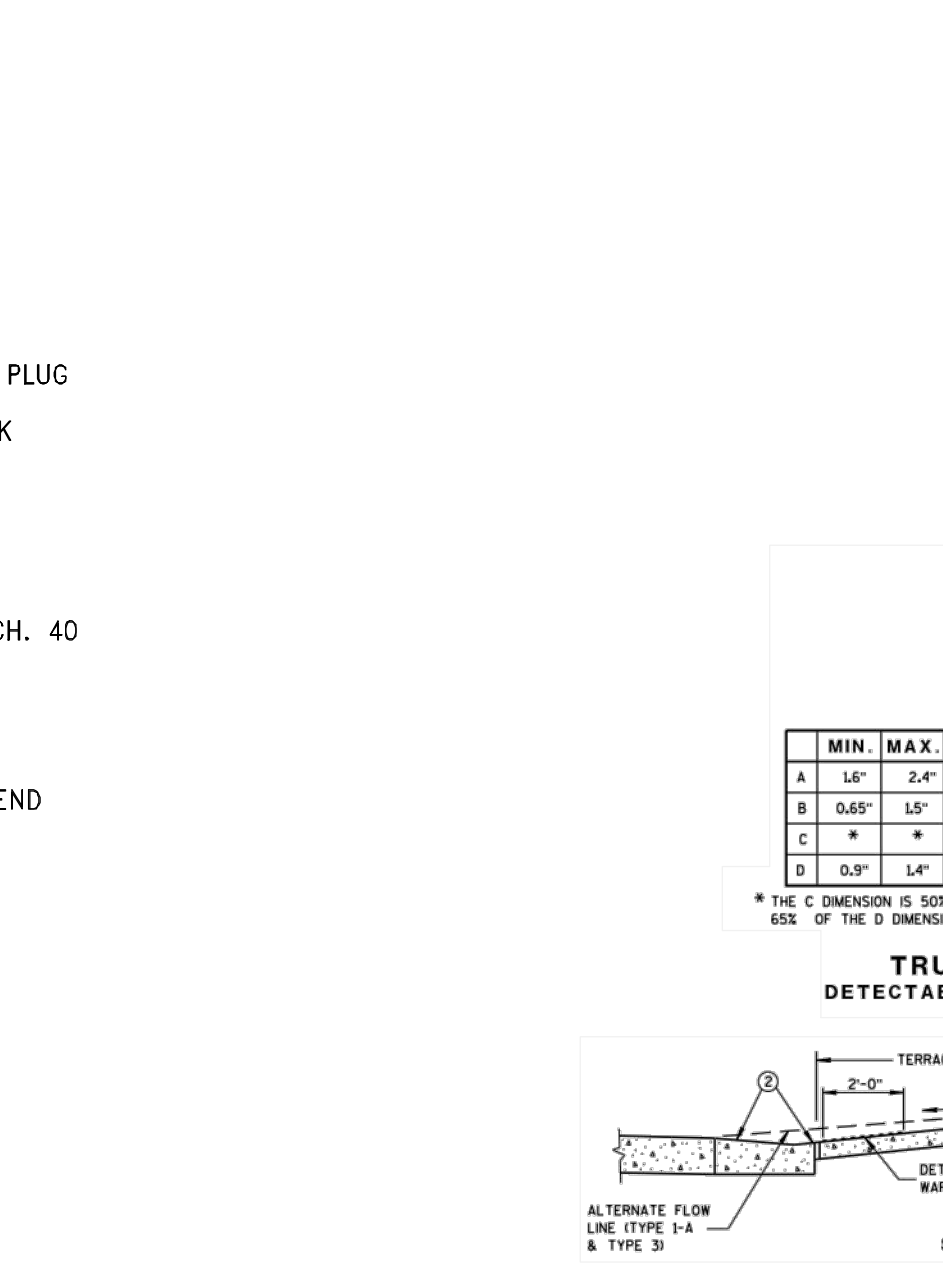
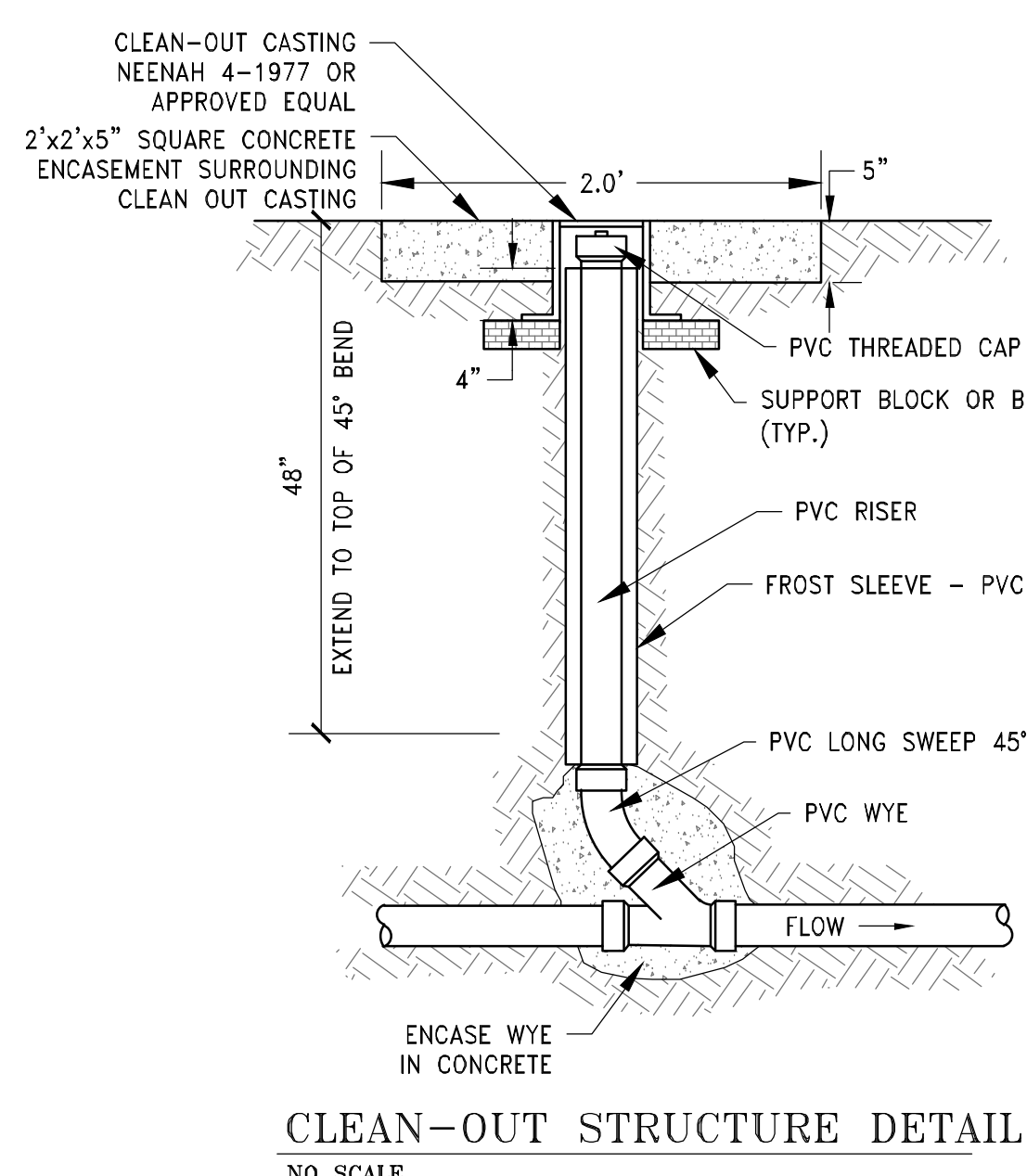
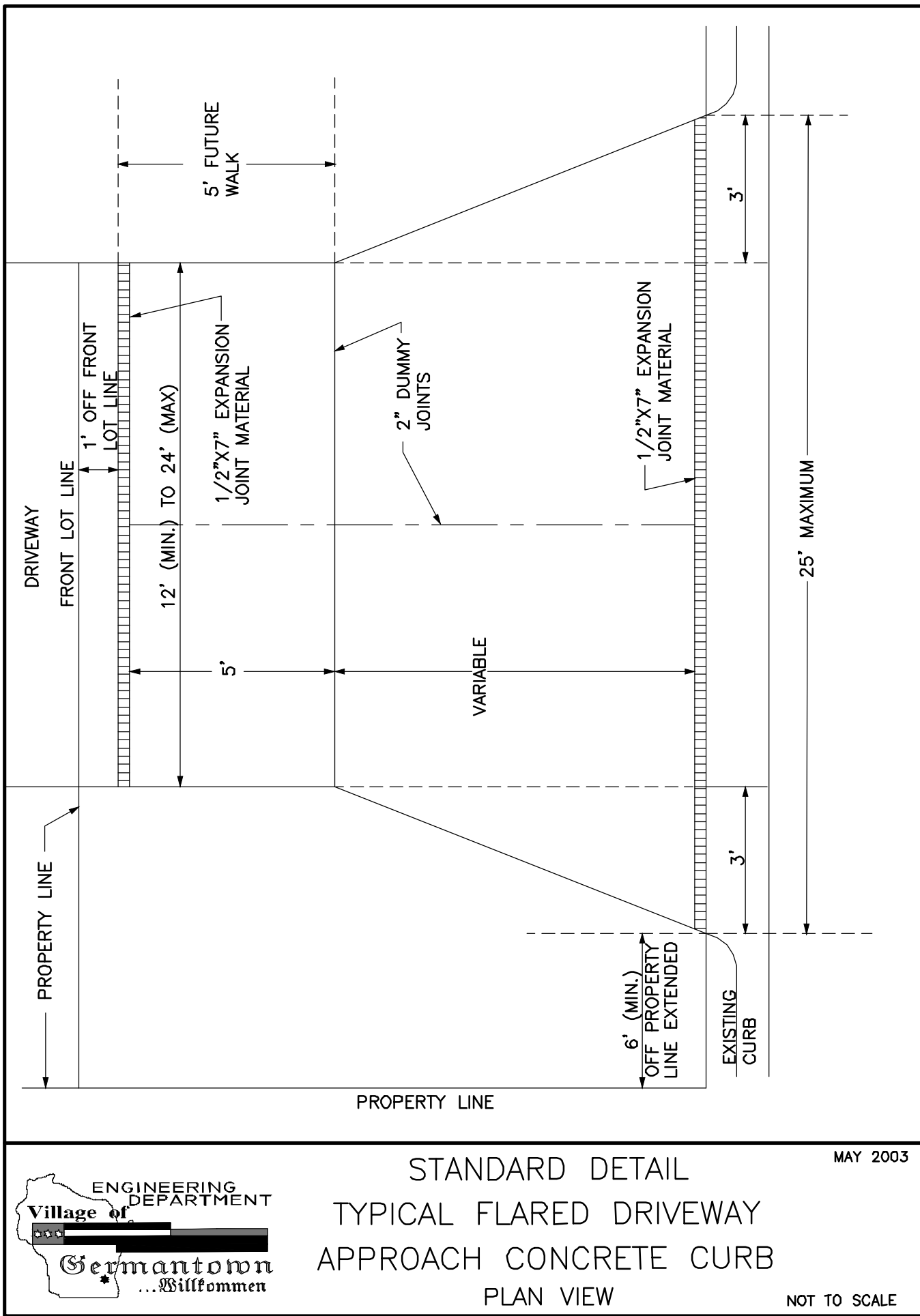
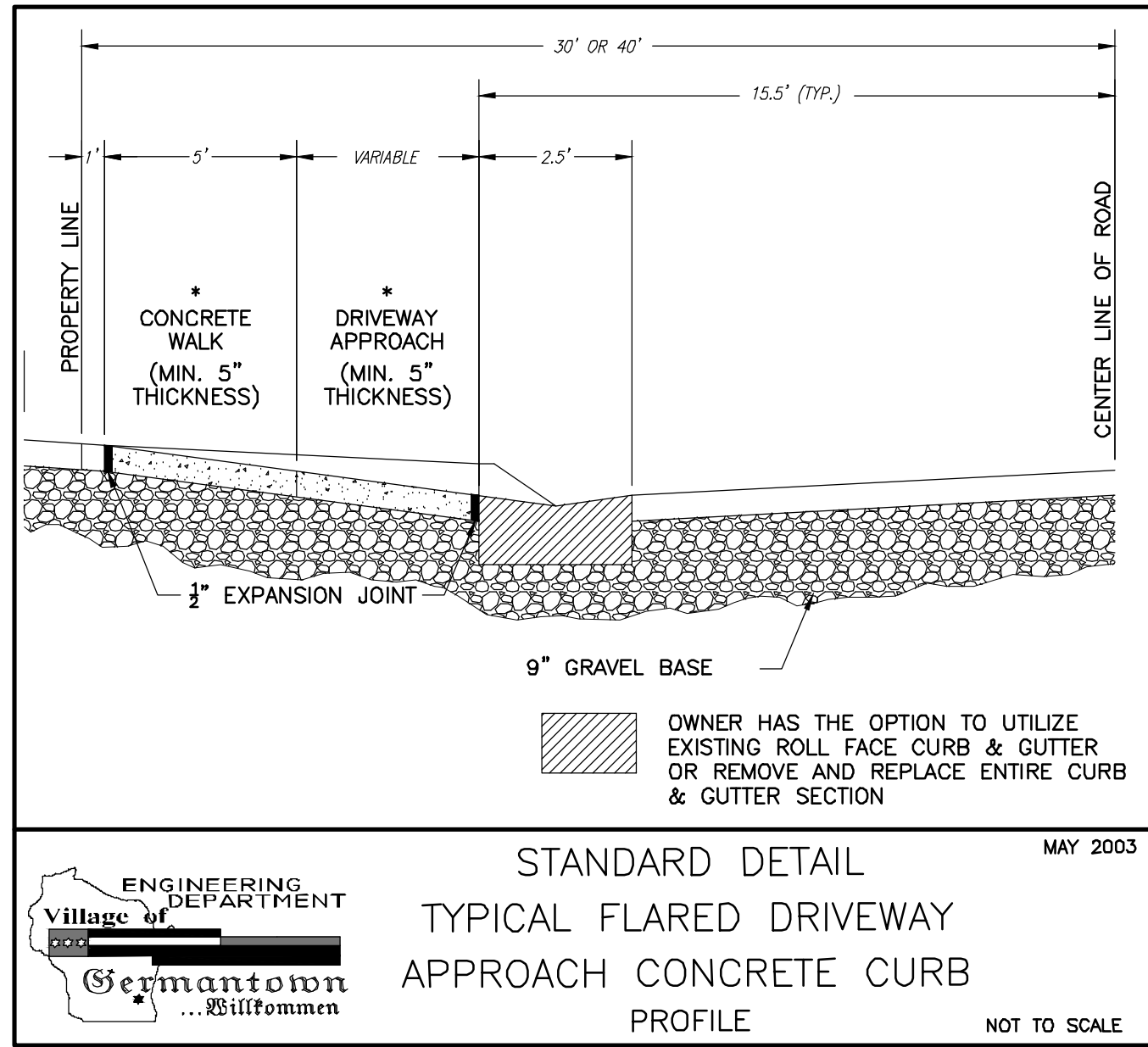
SITE GRADING AND
UTILITY PLAN
1" = 20'



1" = 20'

NOTE:
EXISTING UNDERGROUND UTILITY INFORMATION WAS OBTAINED FROM AVAILABLE RECORDS. THE ENGINEER MAKES NO GUARANTEE AS TO THE ACCURACY OF THIS INFORMATION. VERIFICATION TO THE SATISFACTION OF THE CONTRACTOR OF ALL UNDERGROUND UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, SHALL BE ASSUMED AS A CONDITION OF THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN LOCATION OF UTILITIES IN THE FIELD AND LOCATIONS SHOWN ON THE PLANS.

CONTRACTOR IS REQUIRED TO CONTACT DIGGERS HOTLINE TOLL FREE TO OBTAIN LOCATION OF UNDERGROUND UTILITIES PRIOR TO COMMENCING THE WORK. WISCONSIN STATUTE 182.0715 REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.
CALL DIGGERS HOTLINE 1-800-242-8811



GENERAL

- THE LATEST EDITIONS OF THE FOLLOWING DOCUMENTS AND ANY SUPPLEMENTS THERETO, SHALL GOVERN ALL CONSTRUCTION ITEMS ON THIS PLAN UNLESS OTHERWISE NOTED:
 - WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) STORM WATER TECHNICAL STANDARDS
 - WISCONSIN EROSION CONTROL PRODUCT ACCEPTABILITY LIST
 - STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (SSSWCW)
 - WISCONSIN ADMINISTRATIVE CODE, SECTIONS SPS 382--387
 - WISCONSIN DEPARTMENT OF TRANSPORTATION (WISDOT) STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION
 - FEDERAL HIGHWAY ADMINISTRATION MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)
 - VILLAGE OF GERMANTOWN DEVELOPMENT STANDARDS
- THE OWNER, ENGINEER AND MUNICIPALITY SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE OF PERFORMING ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR EXAMINING ALL EXISTING SITE CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION AND SHALL COMPARE WITH THIS PLAN.
- EXISTING UTILITY INFORMATION IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY, BASED ON BEST AVAILABLE PUBLIC RECORDS, AS-BUILT DRAWINGS, AND FIELD OBSERVATIONS. NO RESPONSIBILITY IS ASSUMED BY THE OWNER OR ENGINEER FOR ACCURACY OR COMPLETENESS. THE CONTRACTOR IS RESPONSIBLE FOR MAKING THEIR OWN DETERMINATION AS TO THE TYPE AND NATURE OF EXISTING UTILITIES, AS MAY BE NECESSARY TO AVOID DAMAGE THERETO.
- THE CONTRACTOR SHALL VERIFY ALL LOCATIONS, ELEVATIONS, AND SIZES OF EXISTING UTILITIES AND SHALL CHECK ALL PROPOSED UTILITY CONNECTIONS AND CROSSINGS PRIOR TO PROCEEDING WITH ANY WORK. ANY CONFLICTS OR DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER SO REDESIGN MAY OCCUR IF NEEDED. COST OF REPLACEMENT OR REPAIR OF EXISTING UTILITIES DAMAGED AS A RESULT OF THE CONTRACTOR'S OPERATIONS SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT IS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL ABIDE BY THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
- THE CONTRACTOR SHALL FIELD VERIFY ELEVATIONS OF THE BENCHMARKS AND HORIZONTAL CONTROL BY REFERENCING SHOWN COORDINATES TO KNOWN PROPERTY LINES, AND SHALL NOTIFY THE ENGINEER OF DISCREPANCIES IN EITHER VERTICAL OR HORIZONTAL CONTROL PRIOR TO PROCEEDING WITH ANY WORK.
- SURVEY BENCHMARKS AND CONTROL POINTS SHALL BE MAINTAINED AND PROTECTED FROM DISTURBANCE. (INCLUDING EMPLOYEES) AND PROPERTY. IT IS ALSO THE RESPONSIBILITY OF THE CONTRACTOR TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING COPIES OF ALL PERMITS AND FOR ABIDING BY ALL PERMIT REQUIREMENTS AND RESTRICTIONS.
- ALL ITEMS SHALL INCLUDE ALL NECESSARY MATERIALS AND LABOR TO COMPLETE THE ITEM IN PLACE.

PREPARATION

- WORK SHALL CONSIST OF DEMOLITION, ABANDONMENT, AND REMOVAL OF EXISTING FOUNDATIONS, WALLS, SLABS, FENCES, PIPING, PAVEMENTS, AND OTHER MANMADE ITEMS INTERFERING WITH NEW CONSTRUCTION. WORK SHALL ALSO CONSIST OF CLEARING AND GRUBBING OF TREES, SHRUBS, VEGETATION, ROOTS, STUMPS, RUBBISH, AND OTHER PERISHABLE MATTER INTERFERING WITH NEW CONSTRUCTION.
- CONTACT DIGGERS HOTLINE AT 800-242-8511 TO NOTIFY UTILITY PROVIDERS AND REQUEST FIELD LOCATION OF EXISTING UTILITIES WITHIN PROJECT LIMITS PRIOR TO ANY CONSTRUCTION RELATED ACTIVITIES.
- INSTALL PERIMETER FENCING AND TEMPORARY EROSION CONTROL PRACTICES AS INDICATED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY.
- CLEARLY IDENTIFY ALL VEGETATION TO BE PRESERVED AND/OR RELOCATED PRIOR TO CLEARING AND GRUBBING.
- PROTECT EXISTING IMPROVEMENTS TO REMAIN DURING CONSTRUCTION. ANY DAMAGED IMPROVEMENTS SHALL BE RESTORED TO ORIGINAL CONDITION, OR AS OTHERWISE ACCEPTABLE TO THE OWNER.
- REMOVE EXISTING ABOVE-GRADE AND BELOW-GRADE IMPROVEMENTS AS INDICATED AND AS NECESSARY TO CONSTRUCT PROPOSED IMPROVEMENTS.
- SAWCUT ALL PAVEMENT TO BE REMOVED IN STRAIGHT LINES TO FULL DEPTH.
- DEMOLISH CONCRETE AND MASONRY IN SMALL SECTIONS. BREAK UP CONCRETE SLABS THAT ARE 2 FEET OR MORE BELOW PROPOSED SUBGRADE TO PERMIT DRAINAGE.
- DISCONNECT AND SEAL/CAP EXISTING UTILITIES TO BE REMOVED, RELOCATED, OR ABANDONED IN ACCORDANCE WITH REQUIREMENTS OF UTILITY PROVIDERS.
- DO NOT INTERRUPT UTILITY SERVICE TO EXISTING FACILITIES UNLESS PERMITTED BY THE OWNER.
- REMOVE AND LEGALLY DISPOSE OF DEMOLISHED MATERIALS, TRASH, AND DEBRIS FROM THE PROJECT SITE.

EROSION CONTROL

- WORK SHALL CONSIST OF INSTALLATION OF TEMPORARY AND PERMANENT PRACTICES FOR SEDIMENTATION CONTROL, EROSION CONTROL, SLOPE PROTECTION, AND REMOVAL OF PRACTICES UPON FINAL SITE STABILIZATION.
- INSTALLATION AND MAINTENANCE OF PRACTICES SHALL BE IN ACCORDANCE WITH THE APPLICABLE WDNR TECHNICAL STANDARD, OR THE WISCONSIN CONSTRUCTION SITE BEST MANAGEMENT PRACTICE HANDBOOK IF A TECHNICAL STANDARD IS NOT AVAILABLE.
- ALL PRACTICES SHALL BE INSTALLED PRIOR TO COMMENCING ANY LAND DISTURBING CONSTRUCTION RELATED ACTIVITY. EARTHWORK ASSOCIATED WITH INSTALLATION OF PRACTICES MAY OCCUR CONCURRENTLY.
- ALL PRACTICES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT AND WARRANTY PERIOD IN CONFORMANCE WITH PERMIT REQUIREMENTS.
- ALL PRACTICES SHALL BE ROUTINELY INSPECTED EVERY 7 DAYS AND WITHIN 24 HOURS OF A RAINFALL GREATER THAN 0.5 INCHES. THE CONTRACTOR IS REQUIRED TO PERFORM INSPECTIONS, KEEP A LOG, AND CONDUCT REPAIRS AS NEEDED.
- ALL DISTURBED AREAS SHALL DRAIN TO A CONTROL PRACTICE AT ALL TIMES DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED. DEPENDING UPON HOW THE CONTRACTOR GRADES THE SITE, IT MAY BE NECESSARY TO INSTALL ADDITIONAL CONTROL PRACTICES IN VARIOUS LOCATIONS THROUGHOUT THE PROJECT SITE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ANY ADDITIONAL CONTROL PRACTICES NECESSARY TO PREVENT EROSION AND SEDIMENTATION.
- ALL DISTURBED GROUND LEFT INACTIVE FOR 7 DAYS SHALL BE STABILIZED WITH A TEMPORARY SEED MIXTURE AND MULCH. THE TEMPORARY SEED MIXTURE SHALL BE IN ACCORDANCE WITH SECTION 630 OF WISDOT STANDARD SPECIFICATIONS. WINTER WHEAT OR RYE SHALL BE USED FOR TEMPORARY SEED AFTER SEPTEMBER 1.
- DISTURBED AREAS THAT CAN NOT BE STABILIZED WITH A DENSE GROWTH OF VEGETATION DUE TO TEMPERATURE OR TIMING OF CONSTRUCTION SHALL BE STABILIZED BY APPLYING ANIONIC POLYACRYLAMIDE (PAM).
- ALL ACTIVITIES ON THE PROJECT SITE SHALL BE CONDUCTED IN A LOGICAL SEQUENCE TO MINIMIZE THE AREA OF BARE SOIL EXPOSED AT ANY ONE TIME.
- DUST GENERATED BY CONSTRUCTION RELATED ACTIVITIES SHALL BE MINIMIZED BY USE OF WATERING, CALCIUM CHLORIDE SURFACE TREATMENT, CONSTRUCTION SCHEDULING, OR OTHER APPROPRIATE MEASURES.
- THE CONTRACTOR SHALL BE PREPARED FOR DEWATERING CONDITIONS BY HAVING APPROPRIATE PUMPS AND FILTER BAGS ONSITE. ALL WATER FROM CONSTRUCTION DEWATERING SHALL BE TREATED PRIOR TO DISCHARGE FROM THE PROJECT SITE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE PROJECT SITE AND PUBLIC ROADS DURING CONSTRUCTION. PUBLIC ROADS SHALL BE KEPT FREE OF SEDIMENT TRACKED FROM AREAS UNDER CONSTRUCTION BY DAILY SWEEPING OR OTHER APPROPRIATE MEASURES.

EARTHWORK

- WORK SHALL CONSIST OF STRIPPING AND STORAGE OF TOPSOIL, EXCAVATION, EMBANKMENT, IMPORTING OR EXPORTING MATERIAL TO ACHIEVE LAND BALANCE, COMPACTION, FINISH GRADING, SUBGRADE PREPARATION, AND REPLACEMENT OF TOPSOIL.
- ALL EARTHWORK SHALL BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER AND THESE REQUIREMENTS. THE RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER SHALL GOVERN.
- SATISFACTORY MATERIAL SHALL INCLUDE SOIL CLASSIFICATION GROUPS GW, GP, GM, SW, SP, AND SM AS ACCORDING TO ASTM D2487. IT SHALL BE FREE OF ROCK OR GRAVEL LARGER THAN 3 INCHES, FROZEN MATERIALS, VEGETATION, DEBRIS, AND ANY OTHER DELETERIOUS MATERIAL.
- UNSATISFACTORY MATERIAL SHALL INCLUDE SOIL CLASSIFICATION GROUPS GC, SC, CL, ML, OL, CH, MH, OH, AND PT AS ACCORDING TO ASTM D2487. IT SHALL ALSO INCLUDE FILL MATERIAL NOT MAINTAINED WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT AT TIME OF COMPACTION.
- ENGINEERED FILL MATERIAL SHALL INCLUDE A MIXTURE OF NATURAL OR CRUSHED STONE, GRAVEL, AND SAND AS ACCORDING TO ASTM D2940, WITH AT LEAST 90 PERCENT PASSING A 37.5-MM SIEVE AND NOT MORE THAN 12 PERCENT PASSING A NO. 200 SIEVE. IT SHALL BE FREE OF ORGANIC, FROZEN, OR OTHER DELETERIOUS MATERIAL AND HAVE A MAXIMUM PARTICLE SIZE OF 3 INCHES. CLAY CONTENT SHALL HAVE A LIQUID LIMIT OF LESS THAN 45

AND A PLASTICITY INDEX BETWEEN 11 AND 20.

- EXCAVATE TO SUBGRADE REGARDLESS OF THE CHARACTER OF SURFACE AND SUBSURFACE CONDITIONS ENCOUNTERED. EXCAVATED MATERIAL MAY INCLUDE ROCK AND UNCLASSIFIED OBSTRUCTIONS, WHICH IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE WORK.
- EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE COMPLETELY REMOVED FROM WITHIN AND A MINIMUM OF 10 FEET BEYOND BUILDING PAD AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
- EXISTING FOUNDATIONS, BUILDING REMNANTS, AND UNSATISFACTORY MATERIAL SHALL BE REMOVED TO A MINIMUM OF 2 FEET BELOW PROPOSED SUBGRADE WITHIN GREENSPACE AND PAVEMENT AREAS. ANY RELATED EXCAVATION SHALL BE BACKFILLED WITH COMPACTED ENGINEERED FILL MATERIAL.
- FILL MATERIAL SHALL BE WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT, PLACED IN MAXIMUM LIFTS OF 8 INCHES, AND COMPACTED TO A MINIMUM OF 95 PERCENT MAXIMUM DRY DENSITY AS DETERMINED BY THE MODIFIED PROCTOR TEST.
- AREAS SHALL BE GRADED TO WITHIN 1 INCH, MORE OR LESS, OF PROPOSED SUBGRADE. DEVIATIONS SHALL NOT BE CONSISTENT IN ONE DIRECTION.
- DISKING, HARROWING, AND AERATION TECHNIQUES SHALL BE USED TO DRY SUBGRADE PRIOR TO PROOF ROLLING.
- IN THE PRESENCE OF THE GEOTECHNICAL ENGINEER, PROOF ROLL SUBGRADE BELOW BUILDING PAD AND PAVEMENT AREAS DURING DRY WEATHER WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK WHERE COHESIVE SOILS ARE PREDOMINANT, AND WITH A SMOOTH DRUMMED VIBRATORY ROLLER WHERE GRANULAR SOILS ARE PREDOMINANT. SUBGRADE WHICH IS OBSERVED TO RUT OR DEFLECT EXCESSIVELY SHALL BE UNDERCUT IN ACCORDANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER. DO NOT PROOF ROLL WET OR SATURATED SUBGRADE.
- THE CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEViate WATER PONDING, SURFACE WATER AND GROUNDWATER SHALL BE PREVENTED FROM ENTERING EXCAVATIONS, PONDING ON PREPARED SUBGRADES, AND FLOODING PROJECT SITE AND/OR SURROUNDING AREAS.
- THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ALL EARTHWORK COMPUTATIONS AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT.

SANITARY SEWERAGE

- WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE SANITARY SEWERAGE SYSTEM AND ALL APPURTENANCES.
- ALL PUBLIC SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND VILLAGE OF GERMANTOWN DEVELOPMENT STANDARDS.
- ALL PRIVATE SANITARY SEWERAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND VILLAGE OF GERMANTOWN DEVELOPMENT STANDARDS.
- POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 FOR DEPTHS LESS THAN 18 FEET, AND SHALL BE SDR 18 CONFORMING TO AWWA C900 FOR DEPTHS GREATER THAN 18 FEET, BOTH WITH PUSH-ON RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTIONS 8.10.6 AND 8.41.4 OF SSSWCW.
- MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
- TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
- PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
- TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
- ALL CONNECTIONS TO EXISTING SANITARY SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE. PREFABRICATED WYE CONNECTIONS ARE REQUIRED FOR ALL BUILDING SANITARY SERVICE PIPES, UNLESS NOTED OTHERWISE.
- CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
- TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC SANITARY SEWER PIPE, PRIVATE SANITARY INTERCEPTOR PIPE, AND BUILDING SANITARY SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 10 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
- AFTER INSTALLATION OF SANITARY SEWERAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. CONDUCT TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SSSWCW. REPAIR ANY DAMAGE AND REPLACE ANY PIPE NOT PASSING TESTING.

WATER DISTRIBUTION

- WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE WATER DISTRIBUTION SYSTEM AND ALL APPURTENANCES.
- ALL PUBLIC WATER SUPPLY WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND VILLAGE OF GERMANTOWN DEVELOPMENT STANDARDS.
- ALL PRIVATE WATER SUPPLY WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND VILLAGE OF GERMANTOWN DEVELOPMENT STANDARDS.
- POLYVINYL CHLORIDE (PVC) PIPE SHALL BE SDR 18, CLASS 150 CONFORMING TO AWWA C900 WITH INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS IN ACCORDANCE WITH SECTION 8.20.0 OF SSSWCW.
- DUCTILE IRON PIPE (DIP) SHALL BE CLASS 150 CONFORMING TO AWWA C151 WITH RUBBER GASKETED JOINTS IN ACCORDANCE WITH SECTION 8.18.0 OF SSSWCW.
- POLYETHYLENE TUBING SHALL BE SDR 9 IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWCW AND CONFORM TO AWWA C901.
- COPPER TUBING SHALL BE TYPE "K" IN ACCORDANCE WITH SECTION 8.24.0 OF SSSWCW AND CONFORM TO ASTM B88.
- GATE VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.30.0 OF SSSWCW AND CONFORM TO AWWA C800 AND ASTM B62.
- GATE VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.27.0 OF SSSWCW AND CONFORM TO AWWA C500.
- BUTTERFLY VALVES SHALL BE IN ACCORDANCE WITH SECTION 8.28.0 OF SSSWCW AND CONFORM TO AWWA C504.
- VALVE BOXES SHALL BE IN ACCORDANCE WITH SECTION 8.29.0 OF SSSWCW AND CONFORM TO ASTM A48. VALVE BOXES SHALL BE SIZE DD, SCREW TYPE, 3 PIECE ASSEMBLY, WITH COVERS MARKED "WATER". ALL VALVE BOXES SHALL BE SET TO PROPOSED GRADE, TRULY VERTICAL, AND SUPPORTED BY USE OF ADAPTOR.
- HYDRANTS SHALL BE IN ACCORDANCE WITH SECTION 8.26.0 OF SSSWCW AND CONFORM TO AWWA C502. PUMPER NOZZLE SHALL BE PERPENDICULAR TO AND ORIENTED TOWARDS THE PAVEMENT. HYDRANTS SHALL BE ATTACHED BY MEANS OF ANCHORING TEE AND HAVE A GROUND LINE TO CENTER DISTANCE OF 18 TO 21 INCHES.
- FITTINGS SHALL BE CLASS 150 IN ACCORDANCE WITH SECTION 8.22.0 OF SSSWCW, CONFORMING TO AWWA C110, AND PROVIDED WITH MECHANICAL JOINTS.
- MECHANICAL JOINTS SHALL BE MADE WITH "COR TEN" NUTS AND BOLTS, OR CORROSION-RESISTANT EQUIVALENTS CONFORMING TO AWWA C111.
- POLYETHYLENE WRAP SHALL BE IN ACCORDANCE WITH SECTION 8.21.0 OF SSSWCW AND PROVIDED FOR ALL METAL PIPES AND FITTINGS.
- THRUST RESTRAINT SHALL BE IN ACCORDANCE WITH SECTION 4.31.3 OF SSSWCW AND PROVIDED FOR ALL BENDS, CAPS, PLUGS, AND TEES.
- TRENCH SECTION SHALL BE IN ACCORDANCE WITH FILE NO. 36 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
- PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
- TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
- TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.2 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC WATER MAIN PIPE, PRIVATE WATER MAIN PIPE, AND BUILDING WATER SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
- THE CONTRACTOR IS RESPONSIBLE FOR PRESSURE TESTING AND SAFE WATER SAMPLING. HYDROSTATIC TESTING SHALL BE IN ACCORDANCE WITH SECTION 4.15.0 OF SSSWCW. DISINFECTION SHALL BE IN ACCORDANCE WITH SECTION 4.16.0 OF SSSWCW AND CONFORM TO AWWA C651. WATER MAINS SHALL BE FLUSHED AND TESTED IN THE PRESENCE OF THE WATER UTILITY OPERATOR.

STORM DRAINAGE

- WORK SHALL CONSIST OF INSTALLATION AND TESTING OF THE STORM DRAINAGE SYSTEM AND ALL APPURTENANCES.
- ALL PUBLIC STORM DRAINAGE WORK SHALL BE IN ACCORDANCE WITH SSSWCW AND VILLAGE OF GERMANTOWN DEVELOPMENT STANDARDS.
- ALL PRIVATE STORM DRAINAGE WORK SHALL BE IN ACCORDANCE WITH WISCONSIN ADMINISTRATIVE CODE AND VILLAGE OF GERMANTOWN DEVELOPMENT STANDARDS.
- REINFORCED CONCRETE PIPE (RCP) AND END SECTIONS SHALL BE IN ACCORDANCE WITH SECTION 8.6.0 OF SSSWCW AND CONFORM TO ASTM C76 WITH RUBBER GASKETED JOINTS CONFORMING TO ASTM C443, UNLESS NOTED OTHERWISE. 12-INCH DIAMETER PIPE SHALL BE CLASS V, 15-INCH DIAMETER PIPE SHALL BE CLASS IV, AND 18-INCH DIAMETER PIPE AND LARGER SHALL BE CLASS III.

- CORRUGATED METAL PIPE (CMP) AND END SECTIONS SHALL BE 16 GAUGE CONFORMING TO ASTM A760.
- HIGH-DENSITY POLYETHYLENE (HDPE) PIPE AND FITTINGS SHALL BE ADS N12 AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
- POLYVINYL CHLORIDE (PVC) PIPE AND FITTINGS SHALL BE SDR 35 CONFORMING TO ASTM D3034 WITH PUSH-ON RUBBER GASKETED JOINTS CONFORMING TO ASTM D3212.
- MANHOLES SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 8.39.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
- CATCH BASINS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C478. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
- INLETS SHALL BE PRECAST REINFORCED CONCRETE IN ACCORDANCE WITH SECTION 3.6.0 OF SSSWCW AND CONFORM TO ASTM C913. SIZES SHALL BE AS INDICATED AND VERIFIED BY THE CONTRACTOR PRIOR TO ORDERING.
- AREA DRAINS SHALL BE ADS NYLOPLAST AS APPROVED BY THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES PLUMBING PRODUCTS REGISTER.
- FRAMES AND GRATES SHALL BE AS INDICATED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING FRAMES AND GRATES ARE COMPATIBLE WITH PRECAST STRUCTURES PRIOR TO ORDERING.
- TRENCH SECTION SHALL BE CLASS B IN ACCORDANCE WITH SECTION 3.2.6 OF SSSWCW. MAXIMUM ALLOWABLE TRENCH WIDTH SHALL BE OUTSIDE DIAMETER OF PIPE PLUS 20 INCHES.
- PIPE BEDDING AND COVER MATERIAL SHALL BE IN ACCORDANCE WITH SECTION 8.43.0 OF SSSWCW. MINIMUM COVER OVER PIPE SHALL BE 12 INCHES.
- TRENCH BACKFILL MATERIAL SHALL BE GRANULAR BACKFILL IN ACCORDANCE WITH SECTION 8.43.4 OF SSSWCW BENEATH AND WITHIN 5 FEET OF PAVEMENT AREAS, AND SHALL BE SPOIL BACKFILL IN ACCORDANCE WITH SECTION 8.43.5 OF SSSWCW BENEATH GREENSPACE AREAS.
- ALL CONNECTIONS TO EXISTING STORM SEWER PIPES AND STRUCTURES SHALL BE CORED CONNECTIONS, UNLESS NOTED OTHERWISE.
- CLEANOUTS AND RISER EXTENSIONS SHALL BE INSTALLED IN ACCORDANCE WITH SPS 382.35 FROM SEWER PIPES TO GROUND SURFACE. LIGHT DUTY LOADING CLASSIFICATION SHALL BE USED IN UNPAVED AREAS. MEDIUM DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED FOOT TRAFFIC AREAS. HEAVY DUTY LOADING CLASSIFICATION SHALL BE USED IN PAVED VEHICULAR TRAFFIC AREAS. FRAMES AND COVERS SHALL BE SET FLUSH WITH SURFACE.
- TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 2.11.1 OF SSSWCW ON ALL BURIED NON-METALLIC PUBLIC STORM SEWER PIPE, PRIVATE STORM INTERCEPTOR PIPE, AND BUILDING STORM SERVICE PIPE. TRACER WIRE SHALL BE INSULATED, SINGLE-CONDUCTOR, 12 GAUGE SOLID COPPER OR COPPER COATED STEEL WIRE, SECURED AT LEAST EVERY 10 FEET AND AT ALL BENDS, WITH ACCESS POINTS AT LEAST EVERY 300 FEET.
- AFTER INSTALLATION OF STORM DRAINAGE SYSTEM, CLEAN ALL DEBRIS FROM SYSTEM AND INSPECT FOR DAMAGE. CONDUCT TESTING OF INSTALLED PIPE IN ACCORDANCE WITH SSSWCW. REPAIR ANY DAMAGE AND REPLACE ANY PIPE NOT PASSING TESTING.

CONCRETE PAVING

- WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF CONCRETE, AND CLEANUP.
- CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
- CONCRETE SHALL BE GRADE A AIR-ENTRAINED IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4,000 PSI.
- AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS.
- WATER SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C94 / C94M.
- AIR-ENTRAINING SHALL BE IN ACCORDANCE WITH SECTION 501 OF WISDOT STANDARD SPECIFICATIONS AND ASTM C260.
- LIQUID CURING COMPOUND SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS AND ASHOTO M 148.
- CURBING SHALL BE IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
- SIDEWALK AND PATIO SHALL BE IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
- CONCRETE SHALL BE INSTALLED AT LEAST 24 HOURS AFTER CONCRETE INSTALLATION AND SHALL BE CLEANED AFTER EACH USE. CONCRETE FORMS SHALL BE COATED WITH RELEASE AGENT TO ALLOW SEPARATION WITHOUT DAMAGE TO CONCRETE.
- CONSTRUCTION AND CONTRACTION JOINTS SHALL BE IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
- ISOLATION JOINTS SHALL CONSIST OF PREFORMED JOINT FILLER STRIPS ABUTTING CURBING, INLETS, CATCH BASINS, MANHOLES, STRUCTURES, AND OTHER FIXED OBJECTS.
- EDGES OF CONCRETE PAVEMENT, SIDEWALK, PATIOS, AND JOINTS SHALL BE TOOLED IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING AFTER APPLYING SURFACE FINISHES AND ELIMINATE TOOL MARKS ON SURFACES.
- FINISH, CURE, AND PROTECT CURBING IN ACCORDANCE WITH SECTION 601 OF WISDOT STANDARD SPECIFICATIONS.
- FINISH (LIGHT BROOM), CURE, AND PROTECT SIDEWALK AND PATIOS IN ACCORDANCE WITH SECTION 602 OF WISDOT STANDARD SPECIFICATIONS.
- FINISH (ARTIFICIAL TURF DRAG), CURE, AND PROTECT VEHICULAR PAVEMENT AND PADS IN ACCORDANCE WITH SECTION 415 OF WISDOT STANDARD SPECIFICATIONS.
- MAINTAIN CONCRETE FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PRIOR TO SUBSTANTIAL COMPLETION INSPECTION.
- REMOVE AND REPLACE CONCRETE THAT IS BROKEN, DAMAGED, DEFECTIVE, OR DOES NOT COMPLY WITH THE REQUIREMENTS LISTED ABOVE.

ASPHALT PAVING

- WORK SHALL CONSIST OF FINE GRADING SUBGRADE, EXCAVATION BELOW SUBGRADE (IF NECESSARY), PLACEMENT OF CRUSHED STONE BASE, INSTALLATION OF HOT-MIX ASPHALT, PAVEMENT MARKING, SIGNAGE, AND CLEANUP.
- CRUSHED STONE BASE SHALL BE IN ACCORDANCE WITH SECTION 305 OF WISDOT STANDARD SPECIFICATIONS.
- ASPHALTIC MATERIALS SHALL BE IN ACCORDANCE WITH SECTION 455 OF WISDOT STANDARD SPECIFICATIONS.
- AGGREGATE SHALL BE IN ACCORDANCE WITH SECTION 460 OF WISDOT STANDARD SPECIFICATIONS.
- PAVEMENT MARKING PAINT SHALL BE IN ACCORDANCE WITH WISDOT APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS INDICATED OTHERWISE ON THIS PLAN.
- DO NOT CONDUCT ASPHALT PAVING IF ANY OF THE FOLLOWING CONDITIONS EXIST: CRUSHED STONE BASE IS WET OR EXCESSIVELY DAMP; TEMPERATURE IS BELOW 30 DEGREES FAHRENHEIT AT TIME OF BINDER COURSE INSTALLATION; TEMPERATURE HAS BEEN BELOW 35 DEGREES FAHRENHEIT WITHIN 12 HOURS PRIOR TO TACK COAT APPLICATION; TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AT TIME OF SURFACE COURSE INSTALLATION.
- COMPACT ASPHALT IN ACCORDANCE WITH SECTION 450 OF WISDOT STANDARD SPECIFICATIONS. COMPACT ASPHALT TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4-INCH FOR BINDER COURSE, AND WITHIN PLUS 1/4-INCH FOR SURFACE COURSE. (NO MINUS).
- APPLY TACK COAT BETWEEN ASPHALT COURSES AT A MINIMUM RATE OF 0.25 GAL/SY.
- NO TRAFFIC SHALL BE ALLOWED ON ASPHALT AFTER FINAL ROLLING UNTIL IT HAS COOLED AND HARDENED.
- FINAL ASPHALT SURFACE SHALL BE WITHIN A 1/8-INCH TOLERANCE AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED LONGITUDINALLY OR TRANSVERSELY. REMOVE AND REPLACE ALL RAISED AND DEPRESSED AREAS EXCEEDING TOLERANCE.
- APPLY PAVEMENT MARKINGS TO CLEAN AND DRY SURFACE, FREE FROM FROST, TO ENSURE PROPER BONDING. APPLY PAINT IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS TO PRODUCE MARKINGS AS INDICATED WITH UNIFORM, STRAIGHT EDGES.

RETAINING WALLS

- WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT, SUPERVISION, AND DIRECTION TO CONSTRUCT RETAINING WALL SYSTEMS IN REASONABLY CLOSE CONFORMITY TO THE LINES, GRADES, AND DIMENSIONS SHOWN ON THIS PLAN. RETAINING WALLS SHOWN ON THIS PLAN ARE FOR GENERAL LOCATION AND MATERIAL REFERENCE ONLY.
- THE CONTRACTOR SHALL PROCURE DETAILED DESIGN CALCULATIONS AND DRAWINGS, PREPARED AND SEALED BY A PROFESSIONAL ENGINEER EXPERIENCED WITH RETAINING WALL DESIGN AND LICENSED IN THE STATE IN WHICH THE RETAINING WALLS ARE TO BE CONSTRUCTED.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT ALL SURROUNDING STRUCTURES AND UTILITIES ARE PROTECTED FROM THE EFFECTS OF EXCAVATION AND PROVIDING ANY NECESSARY EXCAVATION SUPPORT.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION ADJACENT TO THE RETAINING WALLS DOES NOT DISTURB OR PLACE TEMPORARY LOADS ON THE RETAINING WALLS THAT EXCEED DESIGN LOADS.



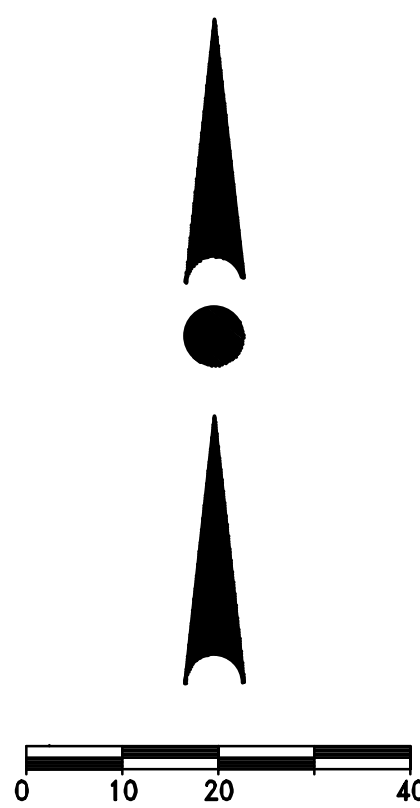
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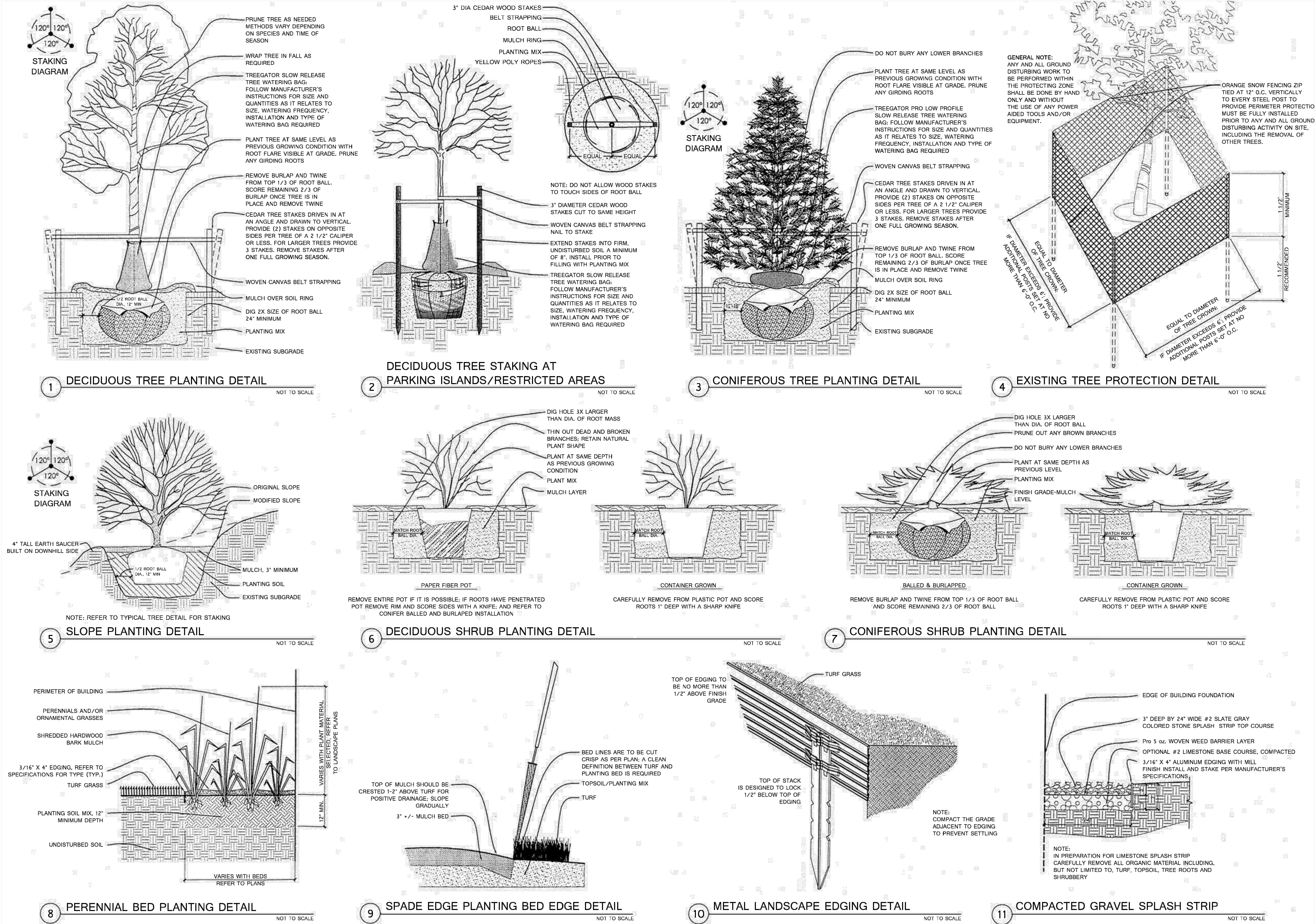
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NOTE:
FOR ALL DISTURBED AREAS, RAKE OUT CONSTRUCTION DEBRIS & DISPOSE OF OFFSITE. CULTIVATE LAWN AREAS TO ELIMINATE "HARD PAN" CONDITIONS. ADD 2-3" SCREENED TOPSOIL, GRADE OUT BY HAND. DOUBLE SEED #4/1000 S.F. AND APPLY STARTER FERTILIZER AT RECOMMENDED RATIOS. LIGHTLY RAKE IN, AND HYDOMULCH. (ALTER BID: SOD)



LANDSCAPE RESTORATION PLAN
1" = 20'



GENERAL LANDSCAPE NOTES

THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COORDINATION OF PLANTING OPERATION AS WELL AS OTHER CONTRACTED WORK, WITH THE OTHER CONTRACTORS ON THE JOB. REPAIR OF DAMAGE TO THE PLANTS, GRADE, LAWNS, ETC., DURING INSTALLATION SHALL NOT BE CONSIDERED AS AN EXTRA, AND NOT CHARGEABLE TO THE OWNER. DAMAGE CAUSED BY OTHER CONTRACTORS SHALL BE THE RESPONSIBILITY OF SAID CONTRACTOR.

THE CONTRACTOR SHALL, AT ALL TIMES, KEEP THE PREMISES FREE FROM ACCUMULATION OF WASTE MATERIAL, SOIL AND/OR RUBBISH CAUSED BY HIS EMPLOYEES OR WORK. CONTRACTOR SHALL CLEAN BEHIND HIS WORK IMMEDIATELY AND SHALL TAKE NECESSARY PRECAUTIONS TO KEEP CONCRETE, BRICK AND OTHER PAVING MATERIAL CLEAN OF SOIL.

MATERIALS PLANTED AND DAMAGED OR DESTROYED BY ANY PHENOMENA CONSIDERED AS AN ACT OF GOD, E.G., VANDALISM, WIND, FIRE, FLOOD, FREEZE, THEFT, RAIN, HAIL, ETC., SHALL BELONG TO THE OWNER AND SHALL BE HIS RESPONSIBILITY. MATERIALS STORED ON-SITE AS YET NOT PLANTED ARE NOT COVERED BY THIS CLAUSE AND ARE THE SOLE RESPONSIBILITY OF CONTRACTOR.

ALL PLANT MATERIALS FURNISEHD BY THE CONTRACTOR, UNLESS OTHERWISE SPECIFIED, SHALL BE NO. 1 GRADE OR BETTER IN ACCORDANCE WITH GRADES AND STANDARDS FOR NURSERY PLANTS AS DESCRIBED IN ANSI Z60.1 1996. LANDSCAPE ARCHITECT RESERVES ALL RIGHT TO DETERMINE ACCEPTABILITY OF PLANT MATERIAL SUBMITTED FOR PLANTING.

ALL PLANTS SHALL BE PLANTED IN PITS, CENTERED AND SET ON SIX-INCHES OF COMPACTED TOPSOIL TO SUCH A DEPTH THAT THE FINISH GRADE LEVEL, AT THE PLANT, AFTER SETTLEMENT WILL BE THE SAME AS THAT AT WHICH THE PLANT WAS GROWN. ALL PLANTING AREAS SHALL RECEIVE ADEQUATE FERTILIZATION WITH 'EASY GROW' 3 YR. (1 OZ.) FERTILIZER PACKETS OR EQUIVALENT. GRANULAR FERTILIZERS WILL BE ACCEPTED, BUT MUST BE APPROVED BY LANDSCAPE ARCHITECT. PLEASE SUBMIT SPECIFICATIONS.

APPLICATION RATES SHALL BE AS FOLLOWS:

- TREES:
- 1-1/2" TO 3" CAL.: 2 PACKETS, ONE EACH SIDE
 - GREATER THAN 3": ADD 1 PACKET PER 1" CAL. (I.E. 4"-4 PACKETS)

- SHRUBS:
- 1 PACKET FOR EVERY 12" HEIGHT OR SPREAD. (SPACE EVENLY IF 2 OR MORE PACKETS REQUIRED)

PERFORM ALL WORK NECESSARY FOR INSTALLING SOD AND/OR SEED AS SHOWN ON THE DRAWINGS OR INFERABLE THERE FROM AND/OR SPECIFIED, IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS.

IMMEDIATELY PRIOR TO SEEDING, THE GROUND SHALL BE SCARIFIED AND RAKED TO A FRIABLE FINE TEXTURE. LAWN AREAS SHALL BE SEEDDED WITH A MECHANICAL SPREADER AT THE RATE AS RECOMMENDED FOR LOCAL CONDITIONS. AFTER SEEDING, ALL AREAS SHALL BE RAKED TO SATISFACTORILY COVER SEED, AND THEN THOROUGHLY WATERED AND COVERED WITH TREATED SHREDDED PAPER MULCH OR STRAW MULCH. THE METHODS OF SEEDING MAY BE VARIED BY THE CONTRACTOR BY HIS OWN RESPONSIBILITY TO ESTABLISH A SMOOTH UNIFORM TURF. HYDRO MULCH EMBANKMENTS THAT EXCEED 1:4 SLOPES.

SEED SHALL BE TRUE TO SPECIE AS CALLED FOR ON THE SEEDING PLAN. ALL SEED SHALL BE DELIVERED TO THE JOB SITE IN SACKS PLAINLY MARKED AND CERTIFIED AS TO CONTENT.

SOD SHALL BE PLACED WHEN THE GROUND IS IN WORKABLE CONDITION AND TEMPERATURES ARE LESS THAN 90 DEGREES FAHRENHEIT.

LANDSCAPE CONTRACTOR SHALL WATER SOD IMMEDIATELY AFTER INSTALLATION TO PREVENT EXCESSIVE DRYING DURING PROGRESS OF THE WORK. AS SODDING IS COMPLETED IN ANY ONE SECTION, THE ENTIRE AREA SHALL BE ROLLED. IT SHALL THEN BE THOROUGHLY IRRIGATED TO A DEPTH SUFFICIENT THAT THE UNDERSIDE OF THE NEW SOD PAD AND SOIL IMMEDIATELY BELOW THE SOD ARE THOROUGHLY WET.

THE LANDSCAPE CONTRACTOR SHALL VERIFY GRADES ESTABLISHED DURING FINIAL SOIL PREPARATION AS BEING TRUE TO FINISH CONTOURS SHOWN, AND SHALL MAINTAIN SUCH AREAS UNTIL THE EFFECTIVE DATE TO BEGIN SODDING AND/OR SEEDING OPERATION. IN SUCH INSTANCES WHERE A SPLIT RESPONSIBILITY EXISTS BETWEEN GRADING AND GRASSING CONTRACTORS, IT SHALL BE THE RESPONSIBILITY OF THE GRASSING CONTRACTOR TO MAINTAIN A SUITABLE GRADE FOR GRASSING ONCE HE HAS ACCEPTED THE GRADE PROVIDED TO HIM. IN ALL CASES, THE GROUND SHALL BE HARD RAKED IMMEDIATELY PRIOR TO BEING SODDED TO REMOVE ANY IRREGULARITIES IN THE GRADE.

LANDSCAPE/SITE NOTES

FIELD VERIFY ALL ELEVATIONS -- IF THERE IS ANY MAJOR DISCREPANCY, PLEASE NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY.

- ALL BEDS SHALL BE SPADE EDGE UNLESS OTHERWISE NOTED PLAN.
- ALL PERRENIAL GROUNDCOVER BEDS SHALL BE AMENDED PRIOR TO PLANTING.
 - * WE WILL AMEND WITH PERMA MATRIX FOLLOWING DIRECTIONS ON BAG AND ADD WORM CASTINGS OR COMPOST TO THE DEPTH OF 2"
 - * WE WILL CULTIVATE ALL MATERIAL TO A DEPTH OF 8-10"
 - * IF THERE IS A SUBSTITUTE MEDIUM BY CONTRACTOR THOSE SPECIFICATIONS NEED TO BE SUBMITTED TO LANDSCAPE ARCHITECT.
- ALL BEDS SHALL BE MULCHED WITH SHREDDED HARDWOOD MULCH (DOUBLE PREFERRED) UNLESS OTHERWISE NOTED ON PLAN.
 - * TREES AND SHRUBS WILL HAVE 2" DEPTH -- MEDIUM
 - * GROUNDCOVER AND PERRENIALS 1" DEPTH -- MAXIMUM (OR DUSTING)
- IN PLANTING OF TREES
 - * TREES WILL ONLY BE STAKED IF WIND BECOMES A STEADY ISSUE
- ALL TREES AND LAWN AREAS SHALL HAVE A 4' DIAMETER HARDWOOD MULCH RING.
- ALL AREAS ALONG HARDSCAPE I.E., SIDEWALKS, PARKING LOTS, PATIOS, ETC. SHALL BE DOUBLE SEEDED TO ENSURE A HEALTHY ESTABLISHMENT OF SEEDED LAEN ALONG THESE AREAS.
- WHERE GRADES EXCEED 4:1 EROSION CONTROL FABRIC SHALL BE INSTALLED AND SECURED WITH LANDSCAPE STAPLES.
 - * EROSION CONTROL FABRIC SHALL BE OVERLAPPED 3-4" WITH SEAM FACING DOWNHILL
- ALL SEEDED LAWNS SHALL BE:
 - * MULCHED WITH MATERIAL AS SPECIFIED IN PLAN
 - * SEEDED WITH REINDERS PREMIUM 50 OR EQUIVALENT AT THE RATE OF 5# PER 1000SQFT
 - * MECHANICALLY SEEDED AND LIGHTLY RAKED IN BY HAND OR MACHINE
 - * STARTER FERTILIZER SHALL BE APPLIED AT THE RATE OF 10# PER 1000 SOFT
 - * PENN MULCH, STRAW OR HYDRO MULCH AREA AS SPECIFIED ON PLANS AND SPECIFICATIONS
- DURING THE PLANTING PROCESS ALL PLANFTS SHALL BE WATERED IN BY CONTRACTOR ONSITE AND THE PLANTS SHALL THEN BE THE RESPONSIBILITY OF THE CONTRACTOR ONLY DURING THE DURATION OF THE PLANTING.
 - * WATERING SHOULD OCCUR EVERY 3RD DAY TO ENSURE PROPER ESTABLISHMENT OF PLANTS
- ALL PLANTINGS SHALL BE DRENCHED WITH A ROOT STIMULANT OR EQUIVALENT UPON PLANTING TO ENSURE PROPER ESTABLISHMENT.
- WHEREVER THERE IS A DISCREPANCY BETWEEN QUANTITIES ON PLANT LIST AND QUANTITIES ON PLAN -- PLAN QUANTITIES WILL ALWAYS TAKE PRECEDENT.

GUARANTEE PERIOR FOR PLANT MATERIALS SHALL BE AS FOLLOWS:

LAWNS (SEED & SOD)*	3 MONTHS
GROUND COVER	3 MONTHS
SHRUBS	12 MONTHS
TREES	12 MONTHS
PERENNIALS, ROSES, JAPANESE MAPLES	90 DAYS FROM INSTALLATION

*(IF LAWN IS INSTALLED IN FALL AND NOT GIVEN FULL 90 DAYS OF GUARANTEE PERIODS, OR IF NOT CONSIDERED ACCEPTABLE AT THAT TIME, CONTINUE GUARANTEE THE FOLLOWING SPRING UNTIL ACCEPTABLE LAWN IS ESTABLISHED)

ALL SHRUB PLANTING BEDS TO BE LINED WITH A MINIMUM OF 2"-3" SHREDDED BARK MULCH (NO PLASTIC LINERS). PLACE MULCH AT BASE OF ALL TREES (MINIMUM 4' DIAMETER).

A 10/10/10 FERTILIZER MIXTURE SHALL BE APPLIED AT 20#/1000SF AND WORKED INTO THE LAWN BED BEFORE SEEDING OR SODDING.

RECOMMENDED SEED MIX:
PREMIUM 60 GRASS SEED MIX -- REINDER'S (262-786-3300) NO-MOW LOW GROW GRASS SEED MIX
20% AMERICAN KENTUCKY BLUE GRASS 45% SPARTAN HARD FESCUE
20% ALPINE KENTUCKY BLUE GRASS 40% AZAY SHEEP FESCUE
20% LANGARA KENTUCKY BLUE GRASS 15% TRANSIT ANNUAL RYE GRASS
20% VICTORY CHEWING FESCUE APPLY AT A RATE OF 175 POUNDS PER ACRE
10% FIESTA ILL PERENNIAL RYE GRASS REFER TO SUPPLIER SPECIFICATION AND INSTALLATION
APPLY AT A RATE OF 175 POUNDS PER ACRE CUT SHEETS FOR FURTHER INFORMATION.
REFER TO SUPPLIER SPECIFICATION AND INSTALLATION CUT SHEETS FOR FURTHER INFORMATION.

PROPOSED TREES TO BE STAKED AS REQUIRED. VERIFY WITH LANDSCAPE ARCHITECT IF EXPOSURE AND WIND CONDITIONS PREVALENT.

ANY SERIES OF TREES TO BE PLACED IN A PARTICULAR ARRANGEMENT WILL BE FIELD CHECKED FOR ACCURACY. TREES OF SAME SPECIES TO BE MATCHED IN GROWTH CHARACTER AND UNIFORMITY. ANY TREES MISPLACED WILL BE SUBJECT TO REJECTION.

UPON ACCEPTANCE OF THE LANDSCAPE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL SUPPLY THE LANDSCAPE ARCHITECT WITH A COMPLETE AND ADEQUATE MAINTENANCE PROGRAM TO BE FOLLOWED DURING AND AFTER THE GUARANTEE PERIOD. THE LANDSCAPE CONTRACTOR SHALL MAKE PERIODIC INSPECTIONS OF THE JOB DURING THE GUARANTEE PERIOD TO DETERMINE IF PROPER MAINTENANCE IS BEING GIVEN.

IT SHALL BE UNDERSTOOD THAT IN ACCORDANCE WITH THE TERMS OF THE GUARANTEE THAT THE LANDSCAPE CONTRACTOR MUST PROMPTLY INFORM THE OWNER IF PROPER MAINTENANCE IS NOT BEING GIVEN TO THE INSTALLATION. SUCH NOTICE SHALL BE IN WRITING, OUTLINING CORRECTIVE MEASURES TO BE TAKE, WITH A COPY TO LANDSCAPE ARCHITECT. AT ANY TIME DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO REPLACE ALL PLANTS THAT ARE DEAD OR IN UNSATISFACTORY CONDITION OF GROWTH. ALL REPLACEMENT PLANTS SHALL BE OF LIKE SIZE AND KIND OF THE PLANTS REMOVED. ANY SEED AREAS OVER ONE FOOT SQUARE ARE NOT COVERED BY TURF SHALL BE RESEEDD BY THE CONTRACTOR. ANY SEED AREAS OVER ONE FOOT SQUARE THAT ARE DEAD OR DYING SHALL BE REPLACEMENTS INCLUDED WITHIN THE GUARANTEE SHALL BE AT THE LANDSCAPE CONTRACTOR'S EXPENSE.

ANY ALTERATION TO THE LANDSCAPE PLAN WILL BE SUBMITTED TO THE PROJECT MANAGER FOR APPROVAL BY THE LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTORS ARE RESPONSIBLE FOR MAKING SURE ALL TREE BALLS ARE MOIST AT THE CORE, WHEN TREES ARE INSTALLED.

LAWN EDGES THAT ABUT PARKING LOTS WITH NO CURBING SHALL BE DOUBLE SEEDED TO A WIDTH OF 5'.

PRE-EMERGENT HERBICIDE (TREFLAN OR EQUIV.) TO BE APPLIED TO ALL PLANT BEDS PRIOR TO PLANTING FOR NOXIOUS WEED CONTROL.

THE QUANTITIES INDICATED ON THE MATERIAL SCHEDULE ARE PROVIDED FOR THE BENEFIT OF THE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLAN WILL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN QUANTITY CALCULATION AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.

****PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH****
AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATION AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES, OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNERS "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.

DEVIATIONS FROM THESE PLANS SHALL BE NOTED ON THE RECORD DRAWING BY THE CONTRACTOR AND ONLY WITH PRIOR APPROVAL OF THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY THE LANDSCAPE ARCHITECT AND OWNER.

ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. THE SIZES OF THE PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN, THE PLANT SHALL BE REPLACED.

PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIER AND BARRICADES.

ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND ARES NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOP SOILED 4"-6" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATION AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.

CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.

CONTRACT IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING. ALL AREAS, QUANTITIES, AND MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITIONS.

WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWING (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.

ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.

GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.

ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.

FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS. UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO PANTING DETAILS FOR FURTHER INFORMATION.

ALL PERENNIAL, ANNUAL, AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITIONS OF EXISTING SOIL. REFER TO PLANTING DETAILS FOR FURTHER INFORMATION:
PER EVERY 100 SQUARE FEET ADD:
- ONE -- 2 CUBIC FOOT BALE OF PEAT MOSS
- 2 POUNDS OF 5-10-5 GARDEN FERTILIZER
- 1/4 CUBIC YARD OF COMPOSTED MANURE

- PLANT STARTER OR OTHER COMPOSTED ORGANIC MATERIAL
**PREMIXED SOILS WILL BE ACCEPTED, I.E. PURPLE COW, SOIL-LIFE, ETC. PLEASE NOTIFY LANDSCAPE ARCHITECT OF ALTERNATIVES USED.

ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF PLANT STARTER AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO PLANTING DETAILS FOR FURTHER INFORMATION.

PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND 1/3 PEAT MOSS. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL, CLAY OR STONES. REFER TO PLANTING DETAILS FOR FURTHER INFORMATION.

ALL TREES TO BE INSTALLED, STAKED, GUYED ACCORDING TO DETAILS. REFER TO PLANTING DETAILS FOR FURTHER INFORMATION.

ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.

WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2"-3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS (OR BROWN ENVIRO-MULCH) FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OF GERMINATION-INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO PLANTING DETAILS FOR FURTHER INFORMATION.

DURING THE INITIAL 30 DAY MAINTENANCE PERIOD, THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AN ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEED MUSH CONSTANTLY BE REMOVED. NO EXCEPTIONS WILL BE GRANTED.

LANDSCAPE/SITE DEMOLITION CONTRACTOR TO VERIFY LOCATION OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

LANDSCAPE/SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE RELOCATED. ALL PLANT MATERIALS TO BE RELOCATED IS TO BE CLEARLY TAGGED WITH MARKING TAPE MOVED BEFORE AND SITE DEMOLITION IS TO BEGIN.

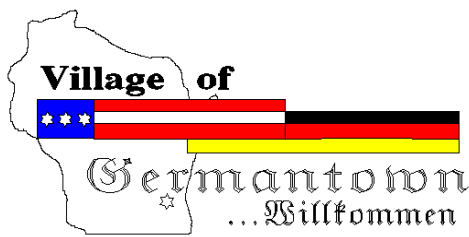
DESIGN IRRIGATION SYSTEM TO BE DESIGNED FOR A OVERLAPPING ZONED SPRINKLER HEAD SYSTEM IN ALL LAWN & ISLAND AREAS AND A DRIP SYSTEM FOR ALL FOUNDATION PLANTING AREAS.

CONTRACTOR NOTE:
BEFORE SITE GRADING AND DEMOLITION IS TO BEGIN FOR PROPOSED NEW PAVEMENT, THE AREA IS TO BE STAKED AND ALL TREE AND SHRUBS THAT ARE TO BE PRESERVED ARE TO BE TAGGED BY LANDSCAPE ARCHITECT AND RELOCATED BY LANDSCAPE CONTRACTOR. IF REQUIRED A TREE PRESERVATION PLAN WILL BE PRODUCED AND COORDINATED WITH CITY STAFF. DEMOLITION CONTRACTOR TO COORDINATE WITH LANDSCAPE ARCHITECT, OWNER AND LANDSCAPE CONTRACTOR.

MACARTHUR E.S. PLANT SCHEDULE

Qty	Botanical Name	Common Name	Size	Root Cnd	Comments
1	Acer rubrum 'October Glory'	October Glory Red Maple	2"	B&B	
3	Alnus glutinosa	Black alder	10'	B&B	Multi-trunk
1	Acer x freemanii 'Celebration'	Celebration Maple	2"	B&B	.
3	Acer miyabei 'Morton'	State Street Maple	2"	B&B	
3	Amelanchier x 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8'	B&B	Multi-trunk
1	Celtis occidentalis	Hackberry	2"	B&B	
1	Corylus colurna	Turkish Filbert	2"	B&B	
3	Populus tremeloides	quaking Aspen	10'	Cont.	Multi-trunk
3	Quercus muehlenbergii	Chinkapin Oak	2"	B&B	
2	Syringa reticulata	Japanese Tree Lilac	8'	B&B	Multi-trunk
1	Taxodium distichum	Bald Cypress	2"	B&B	
3	Picea abies	Norway Spruce	6'	B&B	
4	Pinus sylvestris 'Waterii'	Waterii Scot Pine	6'	B&B	
2	Picea glauca densata	Black Hills Spruce	6'	B&B	
6	Aronia arbutifolia	Brilliant Red Chokeberry	3'	Cont.	'Brilliantissima'

NOTES & PLANT SCHEDULE



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: March 16, 2018

Re: MacArthur 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: Deborah L. Fenney, PLS, Trio Engineering, LLC

1. The exterior boundary of this property is still in question. The school has a curbed and paved driveway from the school property to Roberts Drive over a parcel of land that is a 50' gap in the deeds between Outlot 1 and Outlot 2 of the Assessor's Plat of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 23, Township 9 North, Range 20 East.

At this point, the Washington County GIS department is not showing this "gap" property on their parcel mapping. The County Real Property Lister indicated this area has a number of unresolved boundary issues on different properties. The school property is one of those parcels.

Trio Engineering is still investigating ownership of this parcel thru a title company retained by the school's counsel. The ownership of this parcel could be an unknown third party at this point.

2. Building setback lines for current zoning are missing and need to be mapped, dimensioned and date stamped.
3. A certificate of mortgagee is required unless the owner can provide written proof that a lender is not involved with this property.
4. This CSM should not be approved until the exterior boundary issue has been resolved.

No further review comments.

Document Submittals and Data Conversion

March 16, 2018

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
1104 W13840 DONGES BAY ROAD
GERMANTOWN, WI 53022
Phone (262) 253-3900
Fax (262) 251-6999

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

W154 N11492 FOND DU LAC AVENUE

233983; 233982; 233975

3

PURPOSE OF LAND SPLIT

COMBINATION OF THREE PARCELS FOR
PROPOSED PARKING LOT ADDITION.

Will the land split require rezoning?

YES

From
I AND RS-G

To
PDD

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!

 2-14-2018
Applicant Date

 2/15/18
Owner Date

CERTIFIED SURVEY MAP NO.

BEING A CONSOLIDATION OF ALL OF OUTLOT 5 AND PART OF OUTLOT 6 IN "ASSESSOR'S PLAT VILLAGE OF GERMANTOWN NW 1/4 SW 1/4" AND ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 2934, BEING LOCATED IN 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.

OVERALL DETAIL SHEET

PREPARED BY:

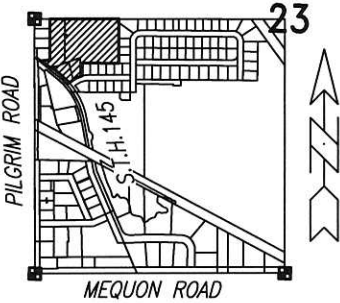
TRIO ENGINEERING, LLC
12660 W. NORTH AVE., BLDG. "D"
BROOKFIELD, WI 53005
PHONE: 262-790-1480
FAX: 262-790-1481

OWNER:

GERMANTOWN SCHOOL DISTRICT
N104 W13840 DONGES BAY ROAD
GERMANTOWN, WI 53022

NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE WEST LINE OF THE S.W. 1/4 OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, BEARS S01°55'21"E.

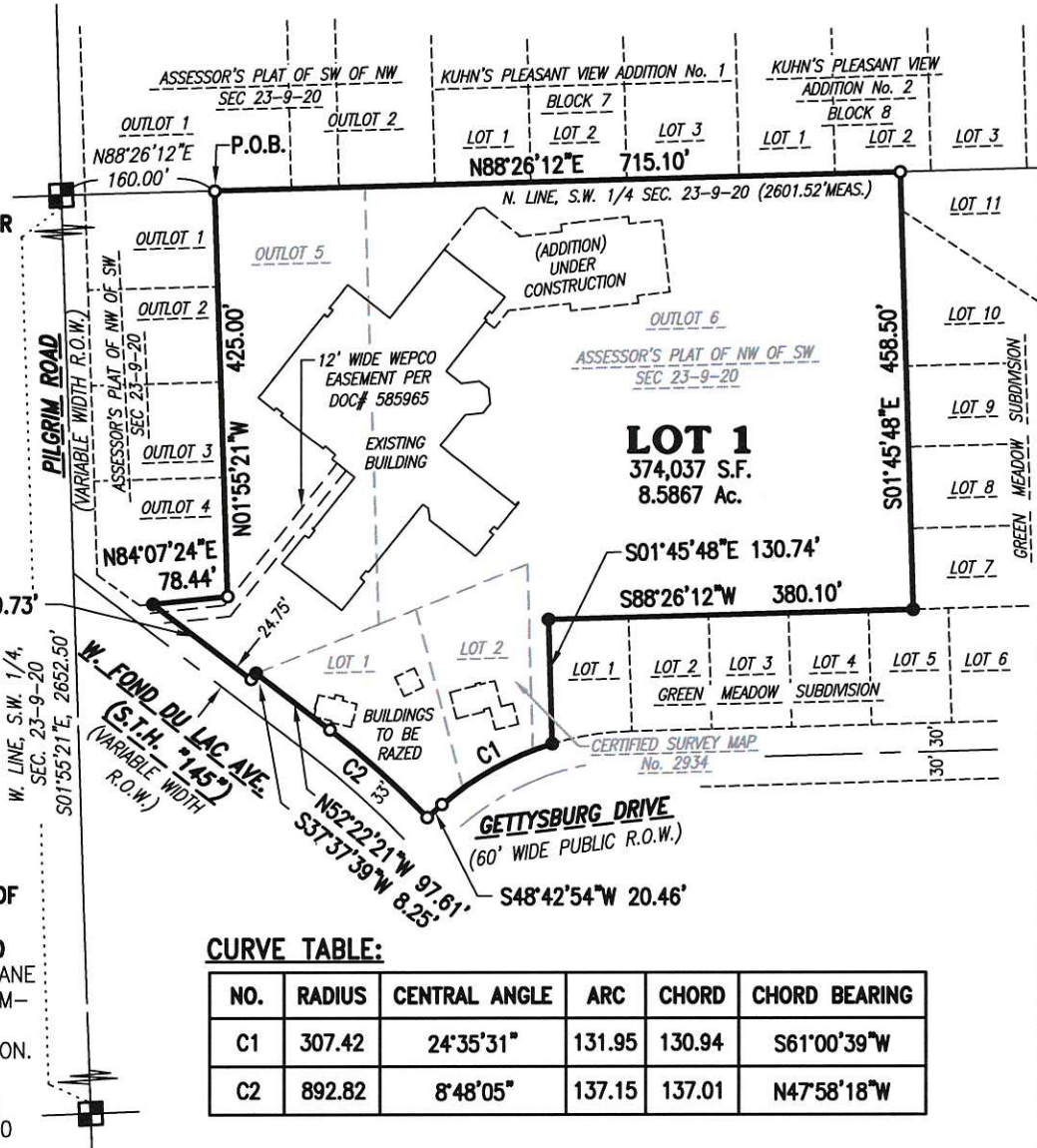


LOCALITY MAP:

S.W. 1/4 SEC. 23,
T. 9 N., R. 20 E.
SCALE: 1"=2000'

P.O.C., NW. CORNER
OF THE SW 1/4
SEC. 23-9-20
WIS. STATE PLANE
COORD. SYSTEM-
SOUTH ZONE
FND. CONC. MON.
w/BRASS CAP
N-453,400.41
E-2,505,500.73

SW. CORNER OF
THE SW 1/4
SEC. 23-9-20
WIS. STATE PLANE
COORD. SYSTEM-
SOUTH ZONE
FND. CONC. MON.
w/BRASS CAP
N-450,749.68
E-2,505,589.70



CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	307.42	24°35'31"	131.95	130.94	S61°00'39"W
C2	892.82	8°48'05"	137.15	137.01	N47°58'18"W

LEGEND:

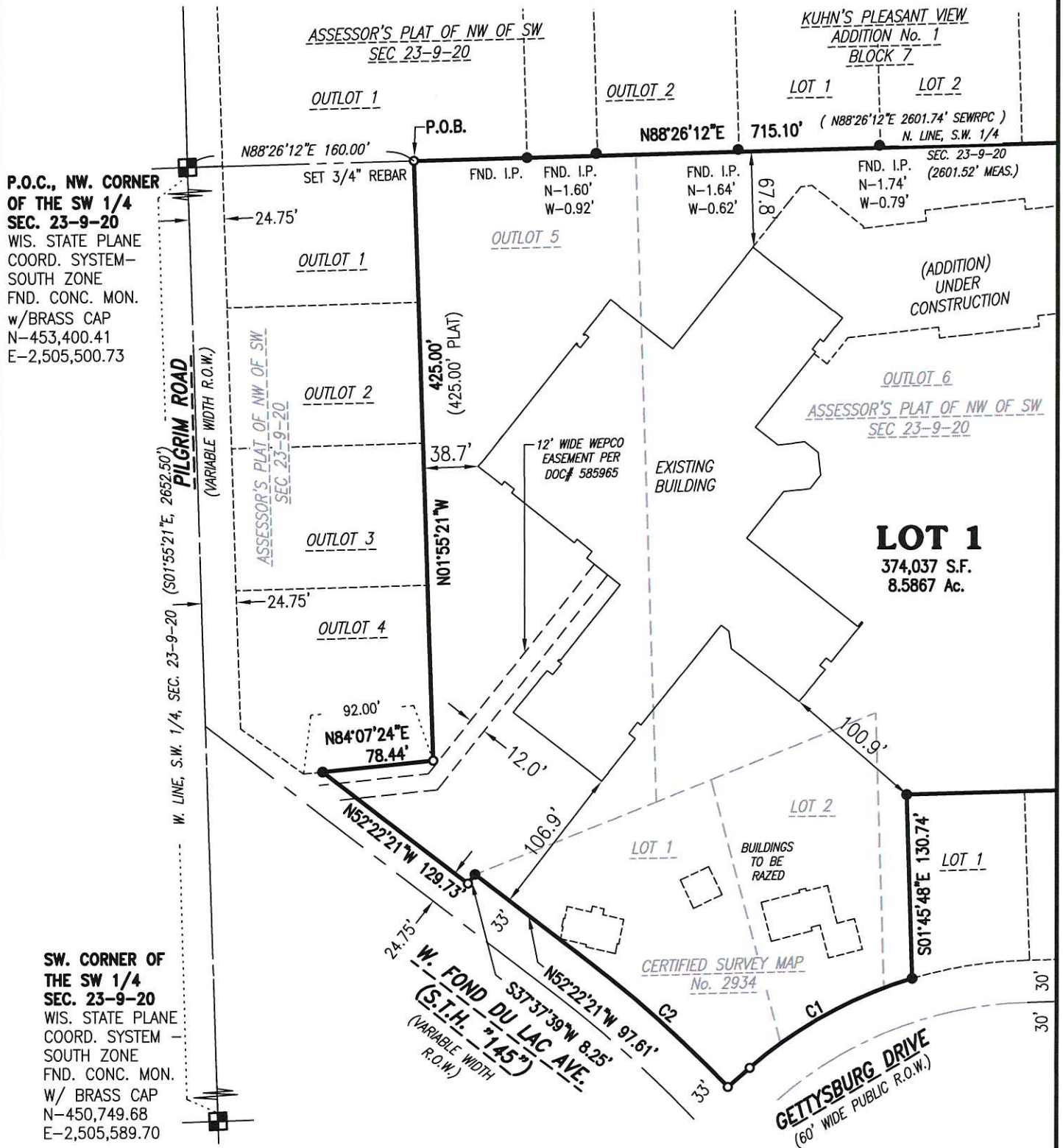
- INDICATES Section Corner (See Plan for Details)
- INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- INDICATES "Found" 1" iron pipe, unless noted otherwise.

SCALE: 1"=200'

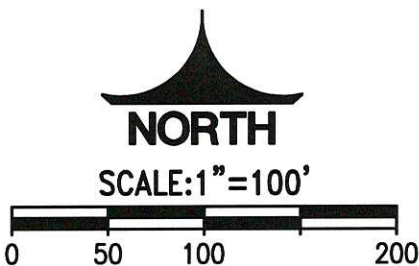


CERTIFIED SURVEY MAP NO.

BEING A CONSOLIDATION OF ALL OF OUTLOT 5 AND PART OF OUTLOT 6 IN "ASSESSOR'S PLAT VILLAGE OF GERMANTOWN NW 1/4 SW 1/4" AND ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 2934, BEING LOCATED IN 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.



- - 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.

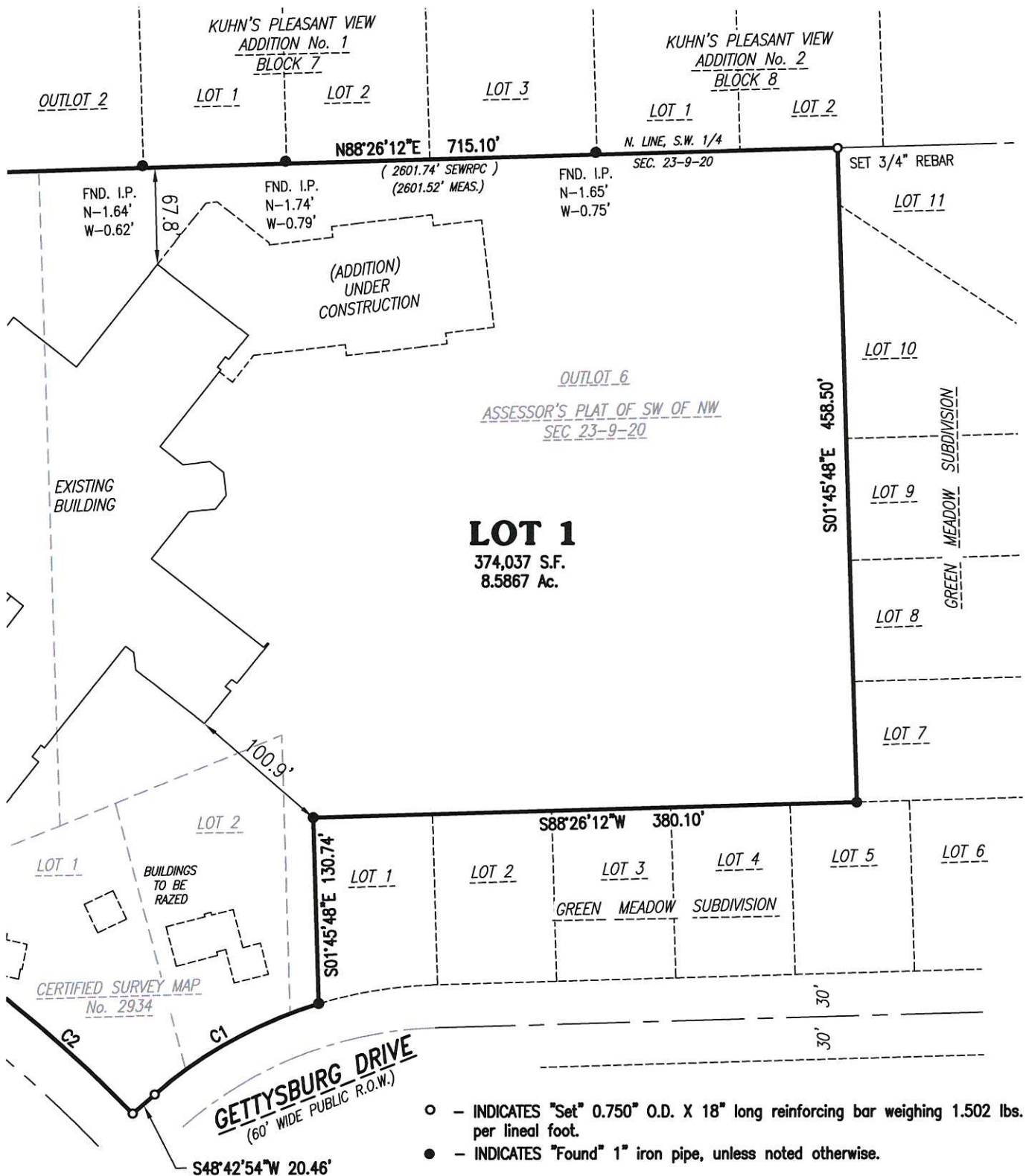


DRAFTED THIS 9TH DAY OF FEBRUARY, 2018
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. FENNEY, S-2132

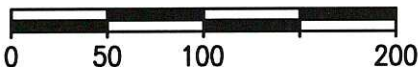
JOB NO. 17-009-495-01
SHEET 2 OF 5

CERTIFIED SURVEY MAP NO. _____

BEING A CONSOLIDATION OF ALL OF OUTLOT 5 AND PART OF OUTLOT 6 IN "ASSESSOR'S PLAT VILLAGE OF GERMANTOWN NW 1/4 SW 1/4" AND ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 2934, ALL LOCATED IN 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.



SCALE: 1" = 100'



DRAFTED THIS 9TH DAY OF FEBRUARY, 2018
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. FENNEY, S-2132

JOB NO. 17-009-495-01
SHEET 3 OF 6

CERTIFIED SURVEY MAP NO.

BEING A CONSOLIDATION OF ALL OF OUTLOT 5 AND PART OF OUTLOT 6 IN "ASSESSOR'S PLAT VILLAGE OF GERMANTOWN NW 1/4 SW 1/4" AND ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 2934, BEING LOCATED IN 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.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) ss
COUNTY OF WASHINGTON)

I, Deborah L. Fenney, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a consolidation of all of Outlot 5 and part of Outlot 6 in "Assessor's Plat Village of Germantown NW 1/4 SW 1/4" and all of Lot 1 and Lot 2 of Certified Survey Map No. 2934, recorded in the Office of the Register of Deeds for Washington County on July 8, 1986, in Volume 16 of Certified Survey Maps, at Pages 235 through 236 inclusive, as Document No. 494567, being located in 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, now being more particularly bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 of said Section 23; Thence North 88°26'12" East and along the North line of the said Southwest 1/4 Section, 160.00 feet to the Northwest corner of said Outlot 5 in "Assessor's Plat Village of Germantown NW 1/4 SW 1/4" and the point of beginning of lands hereinafter described;

Continuing Thence North 88°26'12" East and along the said North line of the said Southwest 1/4 Section, 715.10 feet to a point on the West line of said "Green Meadow Subdivision"; Thence South 01°45'48" East along said West line, 458.50 feet to a point on the North line of said "Green Meadow Subdivision"; Thence South 88°26'12" West and along said North line, 380.10 feet to the Northwest corner of Lot 1, "Green Meadow Subdivision"; Thence South 01°45'48" East and along the West line of said Lot 1, 130.74 feet to a point on the North Right-of-Way line of "Gettysburg Drive"; Thence Southwesterly 131.95 feet along said North Right-of-Way line and the arc of a curve, whose center lies to the Southeast, whose radius is 307.42 feet, and whose chord bears South 61°00'39" West, 130.94 feet to a point; Thence South 48°42'54" West along said North Right-of-Way line, 20.46 feet to the North Right-of-Way line of "West Fond du Lac Avenue" (S.T.H. "145"); Thence Northwesterly 137.15 feet along said North Right-of-Way line and the arc of a curve whose center lies to the Southwest, whose radius is 892.82 feet, and whose chord bears North 47°58'18" West, 137.01 feet to a point; Thence continuing along said North Right-of-Way line, North 52°22'21" West, 97.61 feet to a point; Thence continuing along said North Right-of-Way line, South 37°37'39" West, 8.25 feet to a point; Thence continuing along said North Right-of-Way line, North 52°22'21" West, 129.73 feet to the South line of Outlot 4 "Assessor's Plat Village of Germantown NW 1/4 SW 1/4"; Thence along said South line, North 84°07'24" East, 78.44 feet to a point on the West line of said Outlot 5 "Assessor's Plat Village of Germantown NW 1/4 SW 1/4"; Thence North 01°55'21" West, 425.00 feet to the point of beginning of this description. Said Parcel contains 374,037 Square Feet (or 8.5867 Acres) of land, more or less.

That I have made such survey, land consolidation 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____.

Deborah L. Fenney, P.L.S.
Professional Land Surveyor, S-2132
TRIO ENGINEERING, LLC
17700 West Capitol Drive
Brookfield, WI 53045

Drafted this 9th Day of FEBRUARY, 2018

THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. FENNEY, S-2132

Job. No. 17-009-495-01

SHEET 4 OF 6

CERTIFIED SURVEY MAP NO.

BEING A CONSOLIDATION OF ALL OF OUTLOT 5 AND PART OF OUTLOT 6 IN "ASSESSOR'S PLAT VILLAGE OF GERMANTOWN NW 1/4 SW 1/4" AND ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 2934, BEING LOCATED IN 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.

Phone: (262)790-1480 Fax: (262)790-1481

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

[illegible]

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:

CERTIFIED SURVEY MAP NO. _____

BEING A CONSOLIDATION OF ALL OF OUTLOT 5 AND PART OF OUTLOT 6 IN “ASSESSOR’S PLAT VILLAGE OF GERMANTOWN NW 1/4 SW 1/4” AND ALL OF LOT 1 AND LOT 2 OF CERTIFIED SURVEY MAP NO. 2934, BEING LOCATED IN 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.

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:



Village of

Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

- ☐ \$200 Plan Commission Consultation
- ☐ \$1,085 Rezoning
- ☐ \$1,240 PDD < 5 acres
- ☒ \$2,095 PDD 5-20 acre site
- ☐ \$3,460 PDD > 20 acre site

Date Paid: \$ Received by: 2-19-18

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

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
1104 W13840 DONGES BAY ROAD
GERMANTOWN, WI 53022
Phone (262) 253-3900
Fax (262) 251-6999

2 PROPERTY ADDRESS OR GENERAL LOCATION

W154 N11492 FOND DU LAC AVENUE

TAX KEY NUMBER

233983; 233982;
233975

3 REZONING REQUEST

FROM

I AND RS-6

TO

PDD

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

PLEASE SEE ATTACHMENT.

PURPOSE OF REZONING REQUEST

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

PLEASE SEE ATTACHMENT.

6 SUPPORTING DOCUMENTATION:

- ☒ Plat of Survey (1:100)
- ☒ Site Plan and elevations for new construction (can be conceptual)
- ☒ GRADING & DRAINAGE PLANS
- ☒ LANDSCAPE PLANS

7 READ AND INITIAL THE FOLLOWING:

CH I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

 2.14.2018
Applicant Date

Owner Date

REZONING EXHIBIT "A"

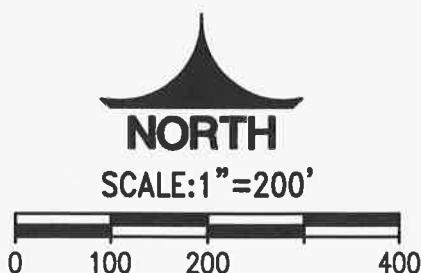
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P.O.C., NW. CORNER
OF THE SW 1/4
SEC. 23-9-20
WIS. STATE PLANE
COORD. SYSTEM-
SOUTH ZONE
FND. CONC. MON.
w/BRASS CAP
N-453,400.41
E-2,505,500.73



CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
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C2	892.82	8°48'05"	137.15	137.01	N47°58'18"W



12660 W. NORTH AVE.
Building "D"
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. FENNEY, S-2132

JOB NO. 17-009-495-01
DATE: 2/10/18

EXHIBIT "A"

REZONING

LEGAL DESCRIPTION:

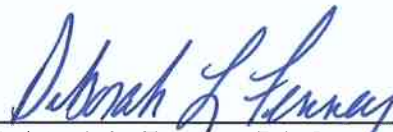
Being a consolidation of all of Outlot 5 and part of Outlot 6 in "Assessor's Plat Village of Germantown NW 1/4 SW 1/4" and all of Lot 1 and Lot 2 of Certified Survey Map No. 2934, recorded in the Office of the Register of Deeds for Washington County on July 8, 1986, in Volume 16 of Certified Survey Maps, at Pages 235 through 236 inclusive, as Document No. 494567, being located in 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, now being more particularly bounded and described as follows:

Commencing at the Northwest corner of said Southwest 1/4 of said Section 23; Thence North 88°26'12" East and along the North line of the said Southwest 1/4 Section, 160.00 feet to the Northwest corner of said Outlot 5 in "Assessor's Plat Village of Germantown NW 1/4 SW 1/4" and the point of beginning of lands hereinafter described;

Continuing Thence North 88°26'12" East and along the said North line of the said Southwest 1/4 Section, 715.10 feet to a point on the West line of said "Green Meadow Subdivision"; Thence South 01°45'48" East along said West line, 458.50 feet to a point on the North line of said "Green Meadow Subdivision"; Thence South 88°26'12" West and along said North line, 380.10 feet to the Northwest corner of Lot 1, "Green Meadow Subdivision"; Thence South 01°45'48" East and along the West line of said Lot 1, 130.74 feet to a point on the North Right-of-Way line of "Gettysburg Drive"; Thence Southwesterly 131.95 feet along said North Right-of-Way line and the arc of a curve, whose center lies to the Southeast, whose radius is 307.42 feet, and whose chord bears South 61°00'39" West, 130.94 feet to a point; Thence South 48°42'54" West along said North Right-of-Way line, 20.46 feet to the North Right-of-Way line of "West Fond du Lac Avenue" (S.T.H. "145"); Thence Northwesterly 137.15 feet along said North Right-of-Way line and the arc of a curve whose center lies to the Southwest, whose radius is 892.82 feet, and whose chord bears North 47°58'18" West, 137.01 feet to a point; Thence continuing along said North Right-of-Way line, North 52°22'21" West, 97.61 feet to a point; Thence continuing along said North Right-of-Way line, South 37°37'39" West, 8.25 feet to a point; Thence continuing along said North Right-of-Way line, North 52°22'21" West, 129.73 feet to the South line of Outlot 4 "Assessor's Plat Village of Germantown NW 1/4 SW 1/4"; Thence along said South line, North 84°07'24" East, 78.44 feet to a point on the West line of said Outlot 5 "Assessor's Plat Village of Germantown NW 1/4 SW 1/4"; Thence North 01°55'21" West, 425.00 feet to the point of beginning of this description.

Said Parcel contains 374,037 Square Feet (or 8.5867 Acres) of land, more or less.

Date: 2/10/2018



Deborah L. Fenney, P.L.S.
Professional Land Surveyor, S-2826
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

February 14, 2018

Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53204

Attn: Jeffrey Retzlaff, AICP
Village Planner & Zoning Administrator

Re: MacArthur Elementary School
Rezoning Application



Dear Mr. Retzlaff:

On behalf of Germantown School District, we hereby present to you a rezoning application for the MacArthur Elementary School property located at W154 N11492 Fond du Lac Avenue. In the past year Germantown School District has purchased two abutting single-family residential parcels located at the intersection of Fond du Lac Avenue and Gettysburg Drive. These parcels are zoned RS-6 and are proposed to be combined with the existing school property via Certified Survey Map to provide additional land for construction of a new parking lot. The new parking lot is proposed to be used for student drop-off/pick-up to alleviate growing congestion between school bus and passenger vehicle traffic during peak hours. The new parking lot is proposed to be constructed on the land currently zoned RS-6 to provide a distinct location for passenger vehicle traffic on the east side of the school; removed from bus traffic that will continue to utilize the existing driveways and parking lot on the west side of the school. Combining the three parcels into one parcel will require the two residential parcels to be rezoned.

The proposed rezoning application seeks Planned Development (PD) District zoning for all three parcels proposed to be combined by Certified Survey Map. This PD zoning application seeks to align with Institutional (I) District zoning requirements, with the following specific standards for this property:

- Front building setback no less than 30.0 feet.
- Rear building setback no less than 25.0 feet.
- Side building setback no less than 15.0 feet.
- Front parking setback no less than 12.5 feet.
- Rear parking setback to match existing conditions of no less than 5.5 feet.
- West side parking setback to match existing conditions of no less than 1.5 feet.
- East side parking setback no less than 25.0 feet.
- Parking stall width no less than 9.0 feet.
- Parking stall area no less than 160 square feet.
- Interior landscaping at landowner's discretion.
- Street trees per Village Plan Commission requirements.

We appreciate your consideration of this rezoning application. Please feel free to contact me with any questions, comments or to discuss any of the submittal materials.

Sincerely,

A handwritten signature in blue ink, appearing to read 'CH', with a long horizontal line extending to the right.

Chris Hitch, Vice President

Cc: Scott Kramer, Plunkett Raysich Architects LLP
Jeff Holmes, Germantown School District

ZONING CODE AMENDMENTS

4/9/18 Plan Commission Meeting

Germantown Community Development Department

Village Planner Report

Germantown, Wisconsin

Summary

The Community Development Department and Village Attorney are proposing amendments to the public hearing and protest provisions in the General Zoning Code (Chapter 17) of the Germantown Municipal Code.

Proposal

The public hearing of certain zoning-related applications, e.g. Zoning Code text amendments, Zoning Code map amendments (a.k.a. “rezonings”), 2020 Comprehensive Plan or “master plan” text and map amendments, and conditional use permits (CUP’s), is required under Wisconsin Statutes (Chapter 62.23). However, the governmental body before which public hearings are to be conducted is not clearly specified. For example, in the case of Zoning Code amendments, the Village Board has the option of requiring a public hearing held before the Village Board or the Plan Commission. In the case of CUP’s, the statutes simply require that a public hearing of a CUP application be held before a final decision is made.

Unlike many other communities in southeastern Wisconsin, the Village of Germantown has historically required all public hearings for zoning-related matters to be held before the Village Board vs. the Plan Commission (as set forth in the Village’s Zoning Code). The usual argument in favor of holding public hearings before the Village Board is/has been that the Village Trustees are the elected officials (vs. Plan Commission members who are appointed) and, as such, need to be both accessible and accountable to the public regarding such matters. Further, because the statutes and/or Village Zoning Code are written to require final approval of zoning-related applications by the Village Board, the Board is the logical body to which the public can/should be able to go to with their concerns and comments before an approval or denial of such matters is rendered.

So why do most other communities hold public hearings before their Plan Commissions? (vs. their Village or Town Boards or City Councils). The usual argument in favor of holding public hearings before the Plan Commission is that most, if not all, zoning-related matters and applications are first presented to the Plan Commission for review and consideration. Notwithstanding the fact that Village Staff is also responsible for conducting an initial review of all applications, the Staff review is usually limited to: determining completeness and compliance with the basic application and procedural requirements (# of copies and contact information); determining compliance with the minimum “prescriptive” or general requirements of the Zoning Code (e.g. parking stall requirements); and finally, determining compliance with any specific requirements of a particular zoning district (e.g. permitted uses, maximum height and building setbacks). While the Staff review also includes recommendations regarding various subjective aspects of a particular application or proposed development plan (e.g. building architecture and materials), the Plan Commission is ultimately responsible for either approving an application or plan (as in the case of a site plan for example), or, making a

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recommendation to the Village Board who, in turn, renders a final decision (as in the case of a rezoning or CUP for example). In either case, most everyone would agree that the Plan Commission should have at their disposal the best information available to render the most informed decision or recommendation possible.

To that end, many would argue that is not possible for the Plan Commission to make the most informed decision or recommendation if the Plan Commission is not given the opportunity to hear from the public as early in the application review process as possible. In most instances, those members of the public who attend and speak at public hearings are usually property owners and other residents who are not only most affected by whatever decision or recommendation is ultimately made, but who are also possibly the most knowledgeable about a particular property or situation given where they live, how long they've lived there, what observations they've made over the years, their relationships with other property owners, etc. Many would argue that it is probably more important to allow (require?) the Plan Commission to hold a public hearing of all zoning-related applications at the beginning of the review process so that members of the public who are likely to be impacted and/or those most knowledgeable of a particular property or situation can share their comments, concerns, observations, experiences and recommendations with the Plan Commission before the Plan Commission renders a decision or recommendation to the Village Board. In so doing, the Plan Commission will likely have a better understanding of the situation at hand, and, be in a better position to ask more specific questions, require more or different information about a particular aspect of an application, property or development proposal.

To be fair, this issue is not new. Over the years Village Staff has brought the public hearing issue forward to previous administrators and trustees to discuss the advantages of holding public hearings of zoning-related matters before the Plan Commission, the Village Board or both. Over the years there have been numerous and sometimes very contentious development proposals and zoning-related decisions that might have been received more positively (or at least deemed to have been made more fairly) by the public if the public hearing process had been more thorough in terms of when and in front of which body the public hearings were conducted. Under the current administration, attempts have been made to enhance public participation beyond the hearing process by conducting additional public meetings, workshops and open houses; all in an effort to solicit public input earlier in the review process than what is called for under the Zoning Code. As a further extension of that effort, the Village President has directed staff and the Village attorney to draft an amendment to the public hearing provisions in the Zoning Code that, at a minimum, require the Plan Commission to conduct public hearings of zoning-related matters (vs. the Village Board). The draft amendment (copy attached) is intended to initiate debate about the merits of doing so and is not intended to necessarily be the final proposal for consideration. It may very well be determined that public hearings of all or only some zoning-related matters need to be conducted by both the Plan Commission AND the Village Board (vs. one or the other).

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Finally, it's important to note that over the last year or so, particularly in the last few weeks, the Wisconsin Legislature has passed several Acts revising existing and creating new laws and regulations that will significantly impact municipal government regulations and decision making.

One of the most recent Acts signed into law is 2017 Act 243. Act 243 contains a provision that, effective on January 1, 2019, repeals in its entirety the zoning amendment "protest petition" process found under Wis. Stat. 62.23(7)(2). Over the last few years, the protest petition process has been used a couple of times in the Village by property owners and other members of the public to clearly express their concern with and objection to various development projects, including the Saxony Village apartment development and the J.W. Speaker industrial expansion development.

Because the elimination of the protest petition provision in the Wis. Stats. affects municipal zoning regulations, the Village Attorney is recommending that the same protest petition provisions found in the Village Zoning Code under Section 17.51(7) be repealed in the same manner (effective January 1, 2019) as enacted by the Wisconsin Legislature and signed by the Governor by Act 243.

NOTE: The Village Attorney and Staff are reviewing all the various Acts passed by the Legislature and will likely be presenting a lengthy list of Village Code amendments in the near future.

ORDINANCE NO. -18

AN ORDINANCE TO AMEND SECTIONS 17.51 AND 17.53 OF THE
GERMANTOWN MUNICIPAL CODE RELATING TO PUBLIC HEARINGS
ON AND PROTESTS TO AMENDMENTS TO THE ZONING CODE

WHEREAS, the Village Board previously adopted Chapter 17 of the Municipal Code which adopts certain regulations related to the zoning and land use of lands within the Village; and

WHEREAS, Wis. Stat. § 62.23(7) provides for process relating to zoning of lands; and

WHEREAS, Wis. Stat. § 62.23(7) authorizes the Village Board to designate the plan commission as the body that holds public hearings on amendments to the zoning code; and

WHEREAS, following the consideration recent developments it is clear that the plan commission will benefit from being the body that holds the public hearing on changes and amendments to the zoning code; and

WHEREAS, 2017 Wis. Act 243, eliminates the protest provisions within § 62.23(7) effective January 1, 2019;

NOW, THEREFORE, the Village Board of the Village of Germantown, Wisconsin, do ordain as follows:

SECTION I

Section 17.42 of the Germantown Municipal Code is hereby amended to read as follows (NOTE: additions are underlined, deleted text is ~~struck through~~):

17.42 - CONDITIONAL USES.

- (1) PERMITS. The Village Board may authorize the Zoning Administrator to issue a conditional use permit for conditional uses after review and a public hearing, provided that such conditional uses and related structures are in accordance with the purpose and intent of this chapter and are found to be not hazardous, harmful, offensive or otherwise adverse to the environment or the value of the neighborhood or the community.
- (2) APPLICATION. Applications for conditional use permits shall be made in duplicate to the Zoning Administrator on forms furnished by the Zoning Administrator or designated employees and shall include the following:

- (a) Names and addresses of the applicant, owner of the site, architect, professional engineer, contractor and all opposite and abutting property owners of record within 300 feet.
 - (b) Description of the subject site by lot, block and recorded subdivision or by metes and bounds; address of the subject site; type of structure; proposed operation or use of the structure or site; number of employees; and the zoning district within which the subject site is located.
 - (c) Plat of survey prepared by a registered land surveyor showing all of the information required under section 17.07(5) of this chapter for a building permit as well as the following: mean and historic high water lines and floodlands on or within 40 feet of the subject premises and existing and proposed landscaping.
 - (d) Additional information as may be required by the Plan Commission, Village Engineer, Zoning Administrator or Building Inspector.
- (3) HEARINGS AND REVIEW. The Plan Commission shall hold a public hearing on a conditional use permit application and shall give notice as specified in section 17.53 of this chapter. The Plan Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewerage and water systems, and the proposed operation. Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, improved traffic circulation, deed restrictions, highway access restrictions, increased yards or park requirements may be recommended by the Plan Commission upon its finding that these are necessary to fulfill the purpose and intent of this chapter.
- (4) VILLAGE BOARD ACTION. After ~~holding a public hearing, as provided in section 17.53 of this chapter, and after~~ careful consideration of the recommendation of the Plan Commission, the Village Board may grant the conditional use permit as applied for, grant the conditional use permit with conditions deemed appropriate by the Board, or deny the permit. Compliance with all other provisions of this chapter such as lot width and area, yards, height, parking, loading, traffic, highway access and performance standards shall be required of all conditional uses. Variances shall only be granted as provided in section 17.52 of this chapter.
- (5) RECORDATION. When a conditional use is approved, an appropriate record shall be made of the land use and building permits and such conditional use shall be applicable solely to the structures, use and property so described.
- (6) PERMIT LAPSES.
- (a) Except under the following conditions, if substantial construction or other activities necessary to implement a use authorized by a conditional use permit and/or the use has not commenced within 12 months from the date approval is granted by the Village Board, and, continue toward completion

in accordance with the proposed/approved timeframe, or, if said construction or use has commenced but subsequently is stopped or abandoned for a period of 12 consecutive or cumulative months, the conditional use permit shall be deemed to have lapsed and all other Village permits and/or approvals granted subsequent to such conditional use permit approval shall expire and be null and void.

1. An extension has been granted pursuant to section 17.42(8); or
 2. Different project-specific commencement and/or completion deadlines and timeframes have been established as a condition of approval in the conditional use permit.
- (b) If a conditional use permit has lapsed and the applicant/property owner submits an application to renew a conditional use permit for the same use, the Village Board may approve the permit as was originally approved, or, may require revisions to and/or additional conditions of approval as deemed necessary.
- (7) **TERMINATION.** In the event that a permitted conditional use subsequently does not conform to the conditions of the original permit granted, the conditional use permit shall be terminated by action of the Village Board after a public hearing and may be considered by the Board as a violation of this chapter.
- (8) **EXTENSION OF DEADLINE FOR COMMENCEMENT OR COMPLETION.** At its discretion, for good cause and following consideration of a written request by the applicant/property owner, the Village Board may grant one or more extensions of the deadline to commence, complete or continue the use for which a conditional use permit was granted. The duration of each extension shall be determined by the Village Board but shall not exceed 12 months.
- (9) **EXPERIENCE-BASED MODIFICATIONS.** Where an approved conditional use falls out of conformity with the conditions of the original approval, or where there is a change in the nature, character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to ameliorate or eliminate harmful effects associated with the conditional use but are insufficient to do so, or for similar cause based upon consideration for the public comfort, safety and welfare, the conditional use permit may be modified by the Village Board by the amendment or additions of conditions after public hearing thereon.

SECTION II

Section 17.51 of the Germantown Municipal Code is hereby amended to read as follows (NOTE: additions are underlined, deleted text is ~~struck through~~):

17.51 - CHANGES AND AMENDMENTS.

- (1) **AUTHORITY.** Whenever the public necessity, convenience or general welfare or good zoning practice require, the Village Board may, by ordinance, change the district boundaries or amend, change or supplement the regulations established by this chapter or amendments thereto. Such change or amendment shall be submitted to the Plan Commission for review and recommendation.
- (2) **INITIATION.** A change or amendment may be initiated by the Village Board or the Plan Commission or by a petition of one or more of the owners of property within the area proposed to be changed.
- (3) **PETITIONS.** Petitions for any change to the district boundaries or amendments to the regulations shall be filed with the Village Planner, describe the premises to be rezoned by a metes and bounds description or the regulations to be amended, list the reasons justifying the petition, specify the proposed use, and have attached the following:
 - (a) Plot plan drawn to a scale of one inch equals 100 feet showing the area proposed to be rezoned, its location, its dimensions, the location and classification of adjacent zoning districts, and the location and existing use of all properties within 200 feet of the area proposed to be rezoned.
 - (b) Owners' names and addresses of all properties lying within 300 feet of the area proposed to be rezoned.
 - (c) Additional information required by the Plan Commission or the Village Board.
- (4) **HEARINGS AND RECOMMENDATIONS.** The Plan Commission shall hold a public hearing on the proposed changes and amendments and shall give notice as specified in section 17.53 of this chapter. The Plan Commission shall review all proposed changes and amendments within the corporate limits and shall provide the Village Board with a recommendation and report as to whether recommend that the petition be granted as requested, modified or denied. The recommendation and report shall be made in writing to the Village Board. The Plan Commission shall make its recommendation within 30 days of the referral unless such time is extended by the Village Board. If the Village Board does not receive recommendations and a report from the Plan Commission within 60 days of submitting the proposed amendments, the Village Board may hold hearings without first receiving the recommendations and report.
- (5) ~~HEARINGS. The Village Board shall hold a public hearing upon each recommendation and shall give notice, as specified in section 17.53 of this chapter. [DELETED]~~
- (6) **VILLAGE BOARD ACTION.** Following such hearing and after careful consideration of the Plan Commission's recommendations, the Village Board shall vote on the passage of the proposed change or amendment.
- (7) **PROTEST.** In the event of a protest against such district change or amendment to the regulations of this chapter, duly signed and acknowledged either by the owners of 20% or more of the areas of the

land included in such proposed change, or by the owners of 20% or more of the land immediately adjacent to the land included in the proposed change, or by the owners of 20% or more of land extending 100 feet from the street frontage of such opposite land, such a change or amendment shall not become effective except by the favorable vote of $\frac{3}{4}$ of the full Village Board.

SECTION III

Section 17.51(7) of the Municipal Code is hereby repealed in its entirety.

SECTION IV

Section 17.53 of the Germantown Municipal Code is hereby amended to read as follows (NOTE: additions are underlined, deleted text is ~~struck through~~):

17.53 - PUBLIC HEARINGS.

Notice of any public hearing which the Village Board, the Plan Commission or the Board of Zoning Appeals is required to hold under the terms of this chapter shall specify the date, time and place of said hearing and shall state the matter to be considered at said hearing. Notice shall be published in a newspaper of general circulation at least once each week for 2 consecutive weeks and the hearing shall not be held until at least 7 days following the last publication. The Village Clerk shall also give at least 10 days' prior written notice to the clerk of any municipality within 1,000 feet of any land to be affected by the proposed action. In the case of a proposed amendment to the zoning code which will have the effect of changing the allowable use of any property within the Village, the notice shall include either a map showing the property affected by the amendments or a description of the property affected by the amendments and a statement that a map may be obtained at Village Hall.

SECTION V

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION VI

All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

SECTION VII

This ordinance shall take effect and be in full force on upon its passage and the day after publication except that Section III shall first become effective on January 1, 2019.

Introduced by Trustee:

Adopted:

Vote: Ayes:

Nays:

Absent:

Dean Wolter, Village President

ATTEST:

Approved as to form:

Brian C. Sajdak, Village Attorney