

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, August 13, 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:** July 23, 2018
- V. **NEW BUSINESS**
 - A. Brian Depies, SEH, Agent for John & Mary Barnes and Bittersweet Trail LLC, Property Owners of a 30.65 acre and 2.3-acre parcels east of Division Road and north of Revere Lane. Rezoning Application (Rs-4 to Rs-5: Residential Single-Family) and Concept Plan for a 33-Lot Residential Subdivision.
 - B. Warren Johnson Architects, Inc., Agent for ARC Café USA001, LLC, Property Owner, Burger King Restaurant at N96 W17655 County Line Road. Site Plan Review for Site Improvements & Building Renovations and Sign Review (Replacement Signage).
 - C. Mark Weske, Shorewest Realtors, Agent for Catherine M. Seilenbinder, Property Owner, W188 N13251 Maple Road, Town of Germantown. 2-Lot Certified Survey Map (CSM) Application (Extraterritorial Plat Approval Authority).
 - D. Poblocki Sign Company, Agent for DRGT LLC, Property Owner and Discount Ramps, N102 W19400 Willow Creek Way. Sign Review.
 - E. Lemberg Electric, Agent for Germantown Joint School District, Property Owner of Mac Arthur Elementary School, W154 N11492 Fond du Lac Avenue. Sign Review.
- VI. **ANNOUNCEMENTS:**
- VII. **ADJOURNMENT:**

The next Plan Commission Meeting will be on September 10, 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
July 23, 2018

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:31 p.m.

ROLL CALL: Chairman Dean Wolter, Commissioners Tony Laszewski, Bob Williams, Peter Nilles and Matt Kimmler were present. Trustee Rep David Baum was absent and excused. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: *MOTION Laszewski second Kimmler to Approve the minutes from 7-9-18. MOTION carried unanimously.*

Carity Land Corporation, Agent for Briscoe Development & Management Inc., 145-acres south of Freistadt Road, north of Mequon Road and west of Country Aire Drive. Preliminary Subdivision Plat for "Wrenwood" a 142-lot single family and 60-unit multi-family residential development. Planner Retzlaff summarized the proposal.

MOTION Laszewski second Nilles to Approve the Wrenwood preliminary subdivision plat subject to the following conditions:

- 1. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed construction plans for the public improvements including, but not limited to public street and intersection improvements, sanitary sewer, water, storm water management facilities, master grading and erosion control, landscaping & street trees, open space trails, lighting and signage. At a minimum, said agreement shall require the review and approval of said plans by Village staff prior to the commencement of construction activities and establish the timing for installation of said improvements (or as otherwise provided for therein).***
- 2. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).***
- 3. If the WisDNR does not approve the proposed wetland fills in the Phase I (south) development area in vicinity of Lot No. 39 and in the Phase II (north) development area near Lot 83 and, as a consequence the proposed road and lot layouts need to be significantly altered from the proposed preliminary plat, the Developer shall submit a revised preliminary plat to the Village for approval. If only minor changes are required to the road and/or lot layouts, said changes can be made to the development and shown in the final plat (no revised preliminary plat will be required).***
- 4. If Washington County approves only one (1) road connection onto Freistadt Road/CTH F and the proposed road and lot layout needs to be significantly altered from the proposed preliminary plat, the Developer shall submit a revised preliminary plat to the Village for approval. If only minor changes are required to the road and/or lot layout, said changes can be made to the development and shown in the final plat (no revised preliminary plat will be required).***
- 5. All WisDOT requirements listed in the May 24, 2018 review letter shall be met and***

reflected on the final plat in compliance with all applicable provisions in Wis. Admin. Code TRANS 233.

- 6. All of the Village Surveyor comments, issues and plat corrections listed in the June 6, 2018 review memo, 2018 memo shall be addressed and reflected in a revised preliminary plat prior to final approval by the Village Board.***
- 7. The temporary road closures at the end of proposed Road "C", Road "D" and Road "E" shall be designed to accommodate emergency vehicles with a minimum cul-de-sac type turn-around with a min. 65' radius (Fire Department).***
- 8. The Developer shall install sidewalk along the west side of Country Aire Drive north from Mequon Road to provide a pedestrian path connection to the planned path/sidewalk along the north side of Mequon Road (Park Commission).***
- 9. The Developer shall install a sidewalk or off-road bicycle path along the south side of Freistadt Road as part of an overall future pedestrian path connection to the west consistent with the Washington County Bike & Pedestrian Plan (Park Commission).***

Discussion followed. Chairman Wolter asked if the developer will cover the cost to extend the utilities for access to Friedenfeld Park or will it be a shared cost and how will it be worked out. He said normally a developer is only required to extend utilities to the edge of their property. Planner Retzlaff said he had discussed this with the Park & Rec Director and understood they will encourage the developer to make that extension. He added the Public works Director indicated he will attempt to create whatever opportunities he can as part of the project, to more easily accommodate the extension of water and sewer north to the park, which could be 300 to 400 feet.

Discussion continued regarding installation of sidewalks. Planner Retzlaff said the Public Works Committee did not recommend sidewalks be installed along Country Aire Drive or Freistadt Road, but the Park & Rec Commission recommended sidewalks along the west side of Country Aire Drive north from Mequon Road to connect Wrenwood and Friedenfeld Park. The Planners recommendation is to require sidewalks. Bill Carity, Carity Land Corp., said he would be open to installing sidewalks.

MOTION carried unanimously.

Zilber Property Group, Agent for Towne Realty and Briggs & Stratton Corporation – 146.5 Acres north of Holy Hill Road, east of US41. Site Plan Review for a 706,044 sqft warehouse and distribution facility and 2-lot Certified Survey Map application. Planner Retzlaff summarized the proposal.

MOTION Nilles second Kimmner to Approve the site development and building plans for Phase I development of the 146.5-acre Germantown Corporate Park located on Holy Hill Road east of US41 including a 706,000 sqft distribution/warehouse facility for the Briggs & Stratton Corporation subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following architectural and engineering plans dated July 16, 2018 unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:***
 - a. "Mass Grading and Storm Water Ponds Plans" as a component of the Germantown Corporate Park Bid Pack 1 dated July 16, 2018;***

- b. "Public Roadway and infrastructure Plans" as a component of the Germantown Corporate Park Bid Pack 1 dated July 16, 2018;
 - c. "Onsite Civil Engineering and Infrastructure Plans" as a component of the Germantown Corporate Park Bid Pack 2 dated July 16, 2018;
 - d. Architectural plans labeled "Zilber Industrial I" dated July 16, 2018.
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. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
4. All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to issuance of commencing installation of the storm water management facilities and prior to issuance of a building permit for the B&S facility (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS):
 - a. June 06, 2018 memo from Village Surveyor, Bob Beilfuss
 - b. June 20, 2018 memo from Public Works Director, Larry Ratayczak
 - c. June 28, 2018 memo from Public Works Director, Larry Ratayczak
 - d. June 28, 2018 memo from Community Dev Director, Jeff Retzlaff
5. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.
6. The following items shall be provided as required by the Village Fire Department:
 - a. Water supply system to be built to VOG utility standards;
 - b. If the building requires fire pump, the GFD requires direct access via man door to/from the building exterior;
 - c. Fire protection panels should be in any fire pump room;
 - d. Horn strobe required in place of riser bell at Fire Department Connection;
 - e. Secondary fire annunciator panel required at office or main employee entrance;
 - f. At least two (2) Knox boxes are required for GFD access; one in the fire pump room and the other at the main entrance or employee entrance. Gated areas shall be accessible to the GFD;
 - g. Building is stated to have design requirements of Class 1-4 ESR fire sprinklers with standpipes at each exterior door.
 - h. Approved water supply with fire protection loop around building shall not have Storz style hydrants;

Discussion followed. Commissioner Kimmler said it looked like a lot of things were added to the landscaping plan but asked why street trees weren't placed on Holy Hill Road west of the entrance driveway. Planner Retzlaff explained street trees are only being required along public Road A and that segment of Holy Hill Road adjacent to the Briggs and Stratton site at this time. Street trees, if

required, will be addressed as a part of subsequent development of the other properties on the west side of Road A as each one comes forward.

Chairman Wolter said he appreciated the visual presentation showing how the development will appear with the landscaping proposed. He liked the approach and how it will appear as you drive by. He commented that the building looks visually appealing with good color schemes and articulation and will set a precedent for future development.

Commissioner Laszewski commented on the proposed fencing and said a wrought iron fence would look better and be more visually appealing. Planner Retzlaff said that was discussed at staff level with the alternative to enhance the chain link fence with additional landscaping, which has been done.

MOTION to Amend Laszewski second Williams that a decorative wrought iron or similar material fence should be used at the main entrance, versus the chain link fence, between the last evergreen trees on each side.

Commissioner Williams asked if Briggs & Stratton will maintain the fencing and how long their lease is. Chad Navis, Zilber Group, confirmed Briggs would maintain the entire facility and had signed a 15-year lease.

Planner Retzlaff asked if some type of masonry type base should be used with the decorative fencing. Commissioner Laszewski agreed. Mr. Navis said they'd be happy to work with staff for that limited stretch of fence and come up with a solution.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

MOTION Nilles second Laszewski to Approve the 2-lot Certified survey Map (CSM) for the 146.5-acre Germantown Corporate Park property subject to the following conditions:

- 1. The CSM shall be revised to reflect the Village Surveyor comments contained in the June 6, 2018 review memo prior to recording the CSM.***

MOTION carried unanimously.

ANNOUNCEMENTS: Chairman Wolter said the Taste of Germantown is scheduled for Thursday, July 26th at Firemen's Park.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

REZONING APPLICATION

8/13/18 Plan Commission Meeting

SEH Inc. / Heritage Park Development Corp.

Village Planner Report

Germantown, Wisconsin

Summary

Brian Depies, SEH Inc. and Heritage Park Development Corp., agent for John and Mary Barnes, and Bittersweet Trail LLC, property owners, are requesting approval of a rezoning application and concept plan for a 32.95-acre residential subdivision with 33 single-family lots east of Division Road and north of Revere Lane.

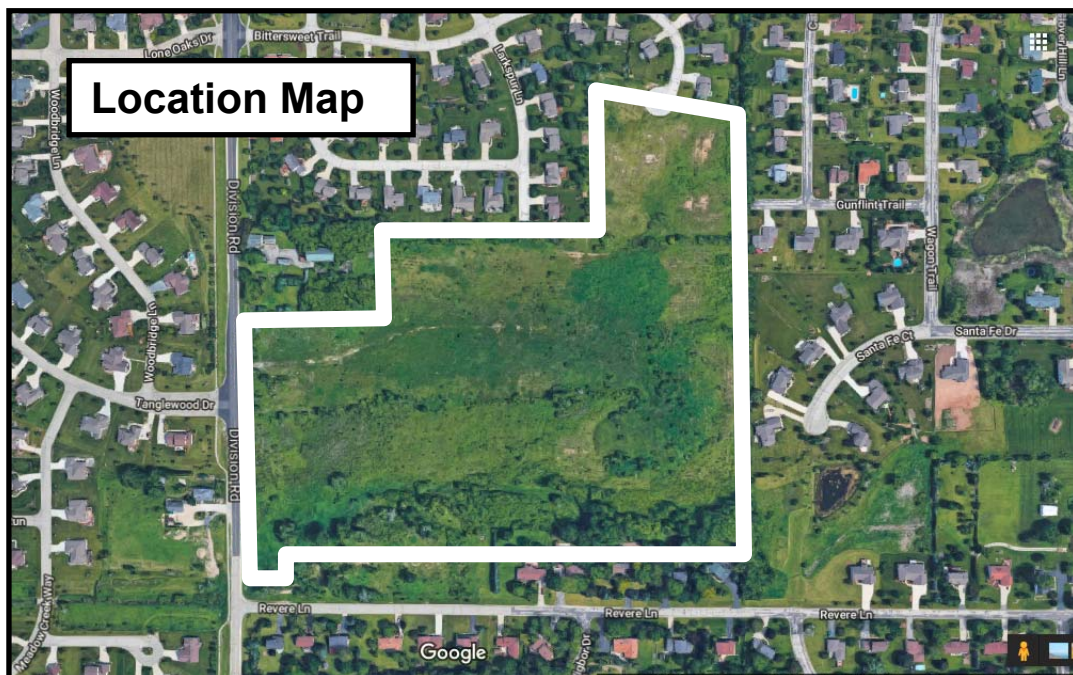
Property Location: Division Road, Revere Lane

Property Owners: John & Mary Barnes Bittersweet Trail LLC
c/o Heritage Park Dev Corp PO Box 777
3336 Lake Drive Menomonee Falls, WI
Hartford, WI

Current Zoning: Rs-4: Single-Family (John & Mary Barnes Property; 30.65 ac)
Rs-5: Single-Family (Bittersweet Trail LLC Property; 2.35 ac)

Proposed Zoning: Rs-5: Single-Family (John & Mary Barnes Property; 30.65 ac)

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



Proposal/Background

Brian Depies, SEH Inc. and Heritage Park Development Corp., agent for John and Mary Barnes, and Bittersweet Trail LLC, property owners, are requesting approval of a rezoning application and concept plan for a 32.95-acre residential subdivision with 33 single-family lots east of Division Road and north of Revere Lane.

The 30.65-acre parcel owned by John & Mary Barnes is currently zoned Rs-4 and is subject of the rezoning application (Rs-4 to Rs-5). The 2.3-acre parcel owned by Bittersweet Trail LLC is currently zoned Rs-5. Both parcels are proposed to be developed as part of one overall 33-lot residential subdivision (an addition to the original Heritage Park Subdivision located to the north).

As summarized in Table 1 and discussed in the July 9 project summary and concept plan (dated June 21, 2018), development is proposed with the following characteristics:

TABLE 1.
Heritage Park Addition #1

Gross Area (Ac)	32.95
Wetland Area (Ac)	8.27 gross (7.71 net of artificial wetlands)
Right-of-Way (Ac)	3.92
Net Density Area (Ac)	20.76
# Single-Family Lots/DU's	33
Gross Density (DU/acre)	1.00
Net Density (DU/net acre)	1.59
Open Space (Ac)	11.8
Avg Lot Size	.52 ac (22,729 sqft)
Lot Size Range	.36 to 1.13 ac (15,500 to 49,083 sqft)

As shown in the concept plan, the proposed development is an “in-fill” development given existing residential development abutting on all sides. As such, the proposal provides for the extension of three existing dead-end streets, i.e. Bittersweet Trail, Larkspur Lane and Gunflint Trail, in a manner that provides additional and more direct access and improved circulation to these existing residential areas to/from Division Road.

The Barnes property was subject of a previous 31-lot residential development proposal in the early 2000's; obtaining preliminary plat approval in 2004. The development did not move forward and the plat approval expired in 2006. Similarly, the Bittersweet Trail property was subject of a 4-lot CSM proposal also in 2004, but the CSM was denied by the Village (technical correction issues) and ultimately withdrawn from further consideration.

A total of 8.27 acres of wetland is located across the properties in four (4) distinct areas (see Figure 5 in the Wetland Delineation Report dated June 16, 2018). As noted in a July 9 and July 18, 2018 letter from SEH Inc. to the WisDNR (copies enclosed), the Developer has determined that two of the four wetland areas, identified as W-1 (.35 acres) and W-4 (.21 acres), have evolved on the property since grading and filling was completed since 2004. Consequently, the Developer believes Wetlands W-1 and W-4 meet the definition of an “artificial wetland” and, as such, will ultimately qualify for an exemption from WisDNR and Village regulation.

The concept plan presented assumes an exemption will be granted by the WisDNR with Wetlands W-1 & W-4 filled as part of the development.

Staff Comments

The entire property lies within the Village’s Sanitary Sewer Area (SSA) and in an area designated on the 2020 Land Use Plan as “Low Density Residential”. For those currently undeveloped areas designated as “Low Density Residential”, the Village intends that these areas develop at a density of two (2) dwelling units per acre with an average lot size of 20,000 sqft. The proposed Rs-4 to Rs-5 rezoning and concept plan for a 33-lot subdivision at a density of 1.0 DU/acre with avg 22,729 sqft lot sizes is consistent with the 2020 Land Use Plan map and surrounding residential subdivisions having the same zoning (Rs-4 or Rs-5) and comparable lot sizes.

As discussed above, a significant amount of wetland (8.27 acres or approximately 25% of the entire site) extends across the site. As noted above, the lot and road layout has changed in part due to the wetlands on the property. Despite the amount of wetland, the required “net area” density calculation (gross area less wetlands and right-of-way) does not increase the proposed development density of 1.0 DU/acres (gross) or 1.59 DU/acres(net) above the maximum density allowed in the Rs-5 District (not to exceed 2.0 DU’s per acre).

However, the 33-lot concept plan assumes two of smaller wetland areas (W-1 & W-4) are artificial and likely to be deemed exempt from state and local wetland regulations. If an exemption is not granted and these wetlands are subject to regulation, the lot and road layout in the concept plan will have to be revised to reflect Wetlands W-1 and W-4 and the associated 25’ wetland setback in separate open space outlots.

While the Developer has submitted requests to the WisDNR for both a wetland delineation confirmation and an artificial wetland exemption, the results of those requests have not yet been determined. Because the Developer’s rezoning application to the Village is not dependent upon the outcome of the WisDNR requests, the Village Plan Commission and Board can proceed with their consideration of and action on the rezoning application and concept plan. The concept plan can be approved with the understanding that, depending on the outcome of the Developer’s wetland requests, the lot and road layout may need to be modified and reflected in a revised concept plan or preliminary plat.

Although the wetland delineation has not yet been confirmed and detailed construction plans not yet prepared, the concept plan shows that portions of certain developed features may encroach into the 25' wetland setback, e.g. storm water basin south of Lots #13-#18. In the event these features do, in fact, encroach into the 25' setback, a conditional use permit will be required to address the potential impact and mitigation.

Finally, the Village's Sidewalk Plan indicates the need for sidewalk along the east side of Division Road. There is existing sidewalk along the east side of Division Road in front of the original Heritage Park subdivision that currently ends on the north side of the 2-acre parcel north of proposed Lots #19-#21 (owned by the John Barnes Trust). Staff recommends that the proposal be revised to include sidewalk along Division Road.

Village Planner Recommendation

APPROVE the proposed rezoning of approximately 30.65 acres from the Rs-4: Single-Family District to the Rs-5: Single-Family District and the proposed 33-lot concept plan dated June 21, 2018 subject to the following condition:

1. If the Developer's request for an artificial wetland exemption is not granted by the WisDNR, the lot and road layout shall be revised to locate all delineated wetlands and the associated 25' wetland setback in open space outlots and not within any platted lot.
2. The Developer shall be required to install sidewalk along the east side of Division Road along the frontage of the subject property and the 2-acre parcel south of the point where the existing sidewalk terminates.



Village of

Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Brian Depies, SEH
501 Maple Avenue
Delafield, WI 53018

Phone (414) 949-8911

Cell *
Fax (262) 389-0704

E-Mail bdepies@sehinc.com

PROPERTY OWNER

John and Mary Ann Barnes
Agent: Heritage Park Development Corp.
3336 Lake Drive
Hartford, WI 53027-9530

Phone (262) 893-5444 (Dan Barnes)

(414) 217-4499 (Lynda Doll)

2 PROPERTY ADDRESS OR GENERAL LOCATION

30.66 Acres East of Tanglewood Drive, South of Larkspur Lane,
West of Gunflint Trail, and North of Revere Lane

TAX KEY NUMBER

GTNV_342426

3 REZONING REQUEST

FROM

RS-4

TO

RS-5

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

SW 1/4, SE 1/4, and NE 1/4 of the NW 1/4 of Section 34,
T9N, R20E, Village of Germantown, Washington County, WI.
Legal description further defined on Rezoning Exhibit.

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.

(see attached supporting information)

6

SUPPORTING DOCUMENTATION: (See attached)

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

7

READ AND INITIAL THE FOLLOWING:

BD

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.

BD

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.

BD

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

Brian Dupuis

Applicant

7/9/18

Date

Mary Ann Barnes 7-9-18

Owner

Date

PURPOSE OF REZONING REQUEST

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

Rezoning of lands to create a single family residential subdivision with lots ranging in size from 1/3 acre to 1 acre in size. Conceptual design is similar to Preliminary Plat approved in 2004. Rezoning request allows lots proposed to be similar in size to adjacent lots/lands, filling of wetlands to be avoided, and the subdivision to meet current Village and State storm water requirements.

6 SUPPORTING DOCUMENTATION:

- ☐ Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☒ Narrative / Home Pics / Owner Authorization
- ☒ Concept Plan

7 READ AND INITIAL THE FOLLOWING:

BD

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.

BD

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.

BD

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!

Brian Opsies
Applicant

6/27/18
Date

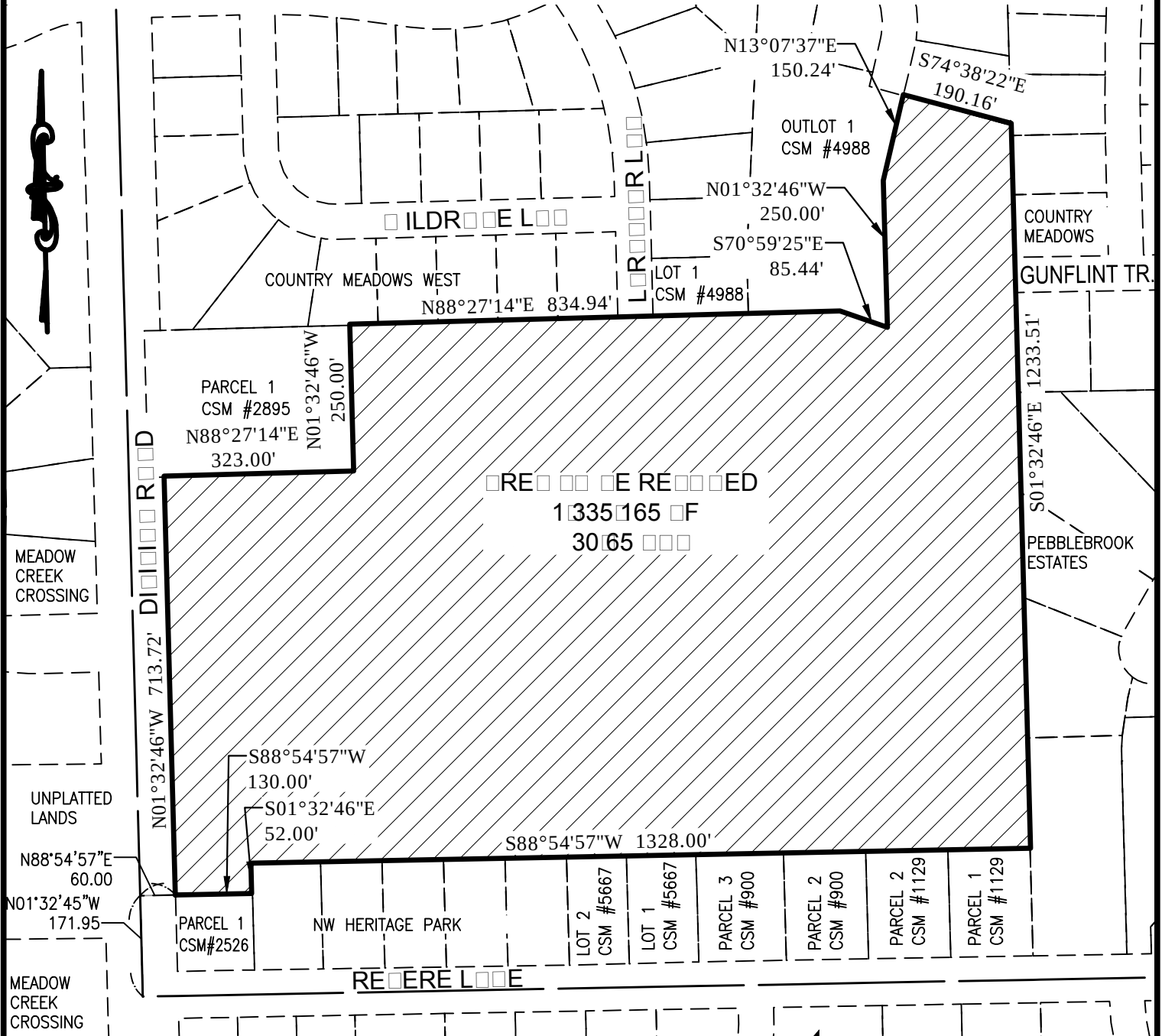
[Signature]
Owner (Agent)

06-27-18
Date

REZONING EXHIBIT

ALL OF LOT 6 OF HERITAGE PARK BEING A REDIVISION OF PARCEL 2 OF C.S.M. 2895, BEING PART OF THE SW. 1/4, SE. 1/4 AND NE. 1/4 OF THE NW. 1/4 OF SECTION 34, T.9N., R.20E., VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CONTAINS 1,335,165 S.F., 30.65 AC.



SCALE: 1" = 250'



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT HERPD #146431



July 9, 2018

RE: Heritage Park Development Corp
Rezoning and Conceptual Review
SEH No. 146431

Village of Germantown Plan Commission & Village Board
Village of Germantown Community Development
N112 W17001 Mequon Road
Germantown, WI 53022

To whom it may concern,

SEH is pleased to submit an application for a Rezoning and Conceptual Plan review on behalf of John & Mary Ann Barnes (Owner) and Heritage Park Development Corp (Agent) for the property located directly east of Division Road at the intersection of Tanglewood Drive and Division Road in the Village of Germantown. The Conceptual Plan submitted also includes lands owned by Bittersweet Trail LLC that are currently zoned RS-5 (Lots 30-33). The two entities plan to develop the properties simultaneously as one subdivision.

The area being considered for Rezoning to RS-5 (Lots 1-29) consists of 30.66 acres which received Preliminary Plat approval in 2004 for a 31 lot subdivision. Property was filled in the early to mid-2000's in anticipation of the development moving forward, however an agreement could not be reached between Barnes and Bittersweet Trail LLC. Based on the agreement with the current parties moving forward concurrently, the Village has the opportunity to make several critical connections to stubbed roads (Bittersweet Trail, Larkspur Lane, and Gunflint Trail) assisting those residents access through the lands to Division Road in the future.

The rezoning of lands are being proposed to allow zoning to match lands to the north, northwest and the Bittersweet Trail LLC property (Lots 30-33); to allow lot sizes to be similar in size to adjacent lots/lands, to avoid the filling of wetlands on the property for roadway and other improvements, and to allow the subdivision to meet current Village and State stormwater standards. Lots will range in size from 1/3 of an acre to just over 1 acre in size, with an average lot size of just over 1/2 acre.

Heritage Park Land Corporation President, Dan Barnes, is a lifelong Germantown builder and resident who has built in Tree Tops Subdivision, Berry Wood Subdivision and many other locations in the Village of Germantown over the past few decades. Based on recent homes constructed and sold in the mid to upper \$400,000's by Mr. Barnes on Revere Lane; Heritage Park Land Corporation anticipates home and lot packages starting at \$500,000+, with home and lot packages for cul de sac lots (Lots 7-12) in the \$600,000+ range. Homes within the subdivision are anticipated being built by the ownership group, however depending on construction costs some lots may be sold to 3rd party builders. Covenants and restrictions regarding architectural standards, home size, etc. will be developed for the subdivision to ensure quality construction and upkeep of lands throughout the subdivision.

Engineers | Architects | Planners | Scientists

Short Elliott Hendrickson Inc., 1701 West Knapp Street, Suite B, Rice Lake, WI 54868-1350
SEH is 100% employee-owned | sehinc.com | 715.236.4000 | 800.903.6970 | 888.908.8166 fax

The site contains a large wetland complex to the southwest which is a tributary to the Menomonee River. Heritage Park Development Corporation proposes to enhance this area during the development through cutting, management of invasives, etc. to ensure this area is a benefit to the development and surrounding lands. In addition to this, stormwater basins abutting wetland areas will be enhanced with native landscaping rather than turf grass to further add to the enhancement of this tributary and large wetland complex.

The ownership groups are excited to be moving forward with the rezoning and development plan as proposed and look forward to your feedback. If you have any questions, please do not hesitate to contact me directly at (262) 389-0704.

Sincerely,



Brian Depies
SEH, Inc.

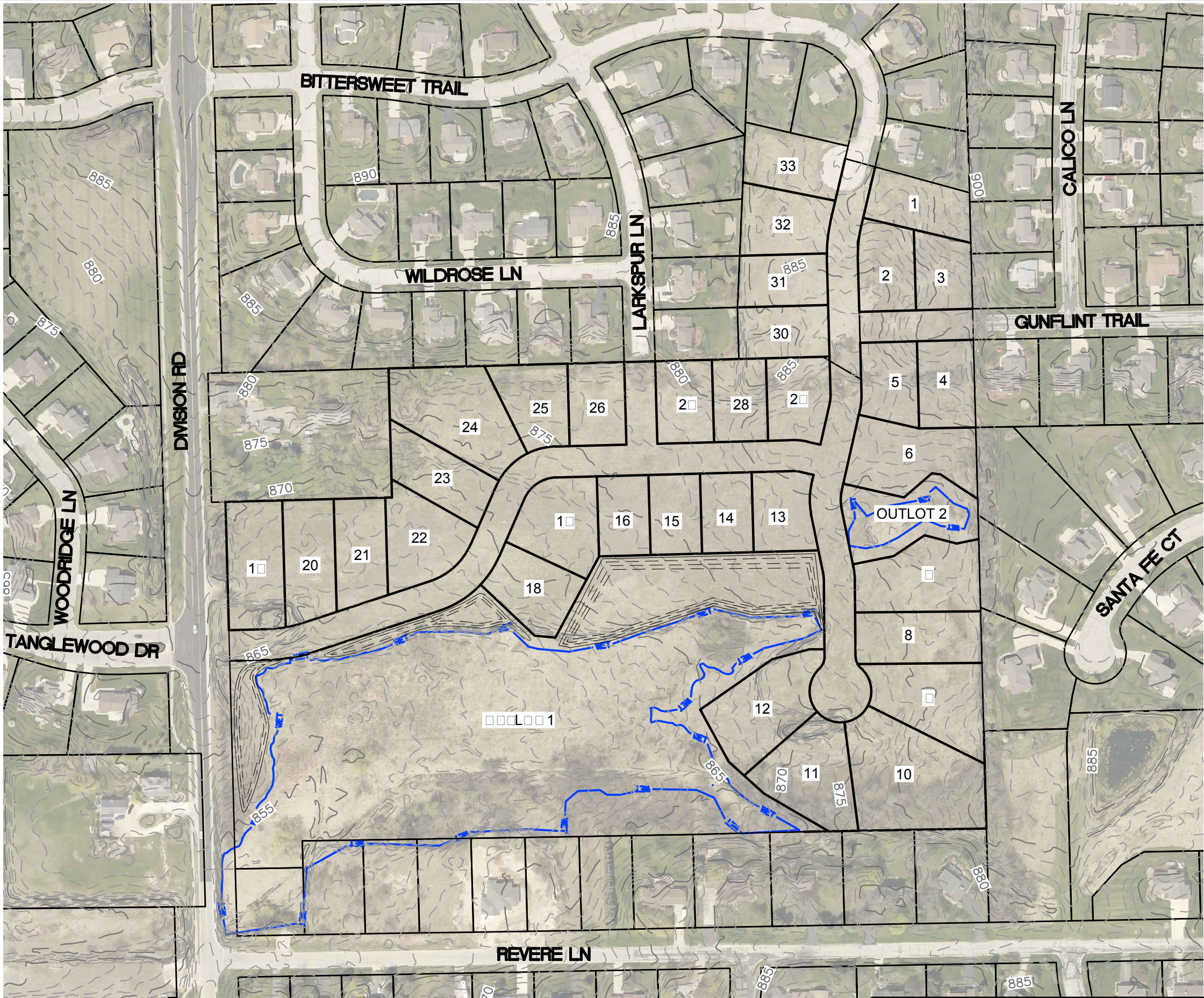
Cc: Heritage Park Development Corporation
Bittersweet Trail LLC
John and Mary Ann Barnes

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REVERE LANE HOMES – RECENTLY CONSTRUCTED AND SOLD



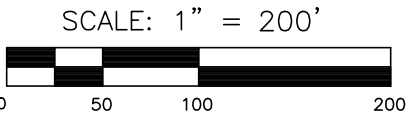
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DENSITY CALCULATIONS	SQUARE FEET	ACRES
TOTAL SITE AREA	1,435,187	32.95
NUMBER OF LOTS	33	
TOTAL ACREAGE OF LOTS	750,060	17.22
AVERAGE LOT SIZE	22,729	0.52
NUMBER OF OUTLOTS	2	
TOTAL ACREAGE OF OUTLOTS	514,195	11.80
AREA OF RIGHT OF WAY	170,932	3.92
AREA OF WETLAND	337,806	7.75

PREPARED FOR:
HERITAGE PARK DEVELOPMENT CORP.
(LOTS 1 THRU LOT 29)

PREPARED FOR:
BITTERSWEET TRAIL LLC
(LOTS 30 THRU LOT 33)



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

FILE NO.
HERPD_146431

DATE:
06/21/2018

CONCEPTUAL LAYOUT
HERITAGE PARK ADDITION #1
GERMANTOWN, WISCONSIN

HERITAGE PARK ADDITION #1 - LOT SIZE TABLE

Parcel Name	Square Feet	Acres
LOT 1	19,673	0.45
LOT 2	18,460	0.42
LOT 3	15,577	0.36
LOT 4	18,564	0.43
LOT 5	17,141	0.39
LOT 6	29,938	0.69
LOT 7	30,119	0.69
LOT 8	24,399	0.56
LOT 9	30,722	0.71
LOT 10	49,083	1.13
LOT 11	30,259	0.70
LOT 12	31,429	0.72
LOT 13	17,882	0.41
LOT 14	15,500	0.36
LOT 15	15,500	0.36
LOT 16	15,500	0.36
LOT 17	25,453	0.58
LOT 18	21,105	0.49
LOT 19	27,323	0.63
LOT 20	23,345	0.54
LOT 21	20,384	0.47
LOT 22	24,610	0.57
LOT 23	21,696	0.50
LOT 24	37,505	0.86
LOT 25	20,163	0.46
LOT 26	17,600	0.40
LOT 27	17,600	0.40
LOT 28	16,725	0.38
LOT 29	19,204	0.44
LOT 30	17,562	0.40
LOT 31	17,213	0.40
LOT 32	21,213	0.49
LOT 33	21,614	0.50

SITE PLAN & SIGN REVIEW

8/13/18 Plan Commission Meeting

Burger King Restaurant / Warren Johnson Architects Inc.

Village Planner Report

Germantown, Wisconsin

Summary

Warren Johnson Architects, Inc., agent for ARC CAFÉ USA001 LLC, property owner and Burger King has submitted building plans for site and building renovations and replacement signage for the existing restaurant located at N96 W17655 County Line Road.

Property Location: N96 W17655 County Line Road

Applicant/

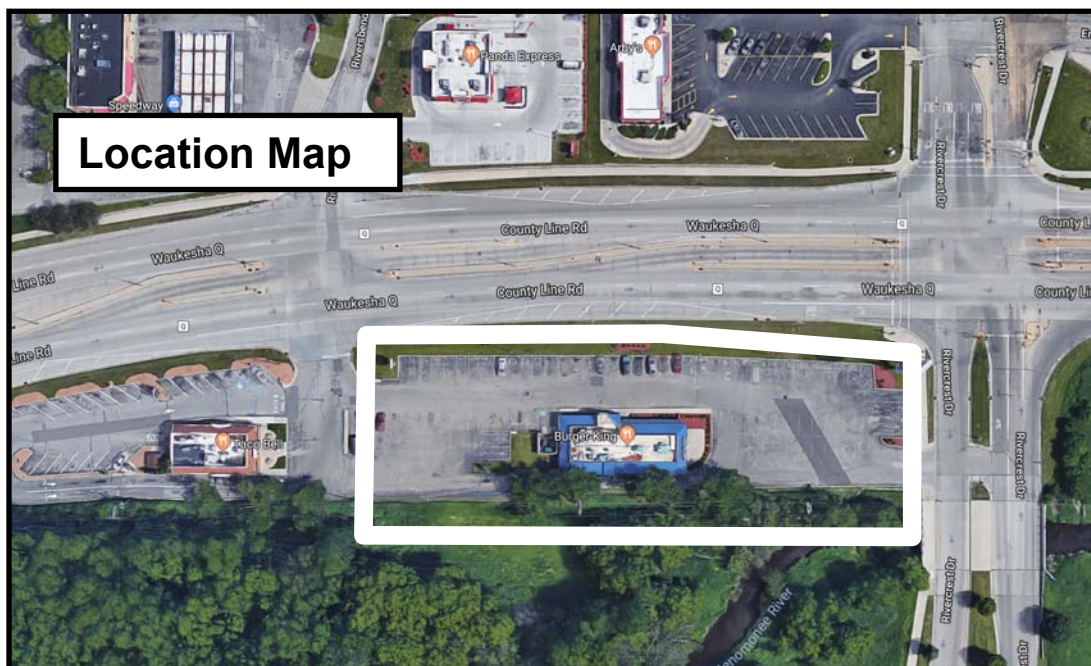
Property Owners:

Tracy Willie
Warren Johnson Arch
19 N. Greeley Street
Palatine, IL

Robin Mora
ARC CAFÉ USA001 LLC
2325 E Camelback Road
Phoenix, AZ

Current Zoning: B-5: Highway Commercial

Adjacent Land Uses		Zoning
North	Commercial (Panda/Wendy's)	B-1
South	Commercial (Meno Falls)	B
East	Commercial (Vacant)	B-5
West	Commercial (Taco Bell)	B-5



Proposal

Warren Johnson Architects, Inc., agent for ARC CAFÉ USA001 LLC, property owner and Burger King has submitted building plans for the following site and building renovations and replacement signage for the existing restaurant located at N96 W17655 County Line Road:

Site improvements include:

- Install additional drive-through lane w/ new curbing & landscaping
- Install new drive-through Menu Board
- Install new ADA-compliant handicap parking stalls and access route
- Refinish parking lot pavement & re-stripe stalls
- Upgrade exterior parking lot lighting w/ LED fixtures
- Install upgraded on-site directional signage & pavement markings
- Install supplemental landscaping w/ shade trees, shrubs and ornamental grasses & perennials
- Install bike rack @ entrance
- Repaint dumpster enclosure

The exterior remodeling includes:

- Remove existing atrium feature @ north elevation
- Remove existing mansard roof feature & diagonal cedar siding around all elevations
- Install new tower features @ entrances & drive-through
- Install awnings/canopies above all windows
- Install new storefront windows systems @ north elevation & drive-through
- Repaint existing brick wainscoting all elevations
- Install new fiber cement brick & wall panels w/ neutral color scheme
- Install new stucco finishes all elevations w/ neutral color scheme

Interior remodeling of the customer vestibule, dining/seating area, order area & bathrooms includes:

- Install new flooring, ceiling & wall finishes
- Install new lighting
- Install new seating, tables, counters & cabinet finishes
- seating layout changes in dining room;

Replacement Signage includes signs on three elevations:

- 5' dia (19.6 sqft) round "BK" logo internally-illuminated cabinet on north elevation
- 1'2" x 23'9" (28 sqft) "HOTW" channel letters mounted on canopy over main entrance on north elevation
- 6' dia (28.3 sqft) round "BK" logo internally-illuminated cabinet on east elevation
- 3' x 10' (30 sqft) raceway-mounted "BK" logo & channel letters on west elevation
- "Merchandising" color graphics wall-mounted on south elevation
- On-site direction signage

Access & Parking. Access to the site remains the same with a driveway/access easement to County Line Road shared with the Taco Bell restaurant to the west and a driveway to River Crest Drive. A total of 54 existing parking stalls are provided (3 new ADA-compliant stalls).

Storm Water Management. A total of 39,788 sqft of impervious surfaces are proposed (69.9% of the site); a net reduction from the existing 40,200 sqft (70.7%). The site is currently served by on-site storm sewer and swales used to divert run-off into an underground storm vault and the existing storm sewer system in County Line Road.

Wetlands. The site contains portions of the Menominee River and associated wetland. As shown in the site plan, existing wetland is located south of the paved drive-through area south of the building. Existing pavement encroaches into portions of the 25' wetland setback, but no new development encroachment is proposed.

Landscaping & Buffering. Some existing landscaping on the site is being removed and replaced (around the north and east side patio area) and additional landscaping is being provided (adjacent to new drive-through lanes and along perimeter of parking lot along County Line Road). Overall, plantings consist of deciduous shade, ornamental grasses and shrubs.

Lighting. Exterior lighting of the site will be upgraded with new LED fixtures the parking lot and wall-mounted on the and building including:

- (18) 243W LED 4000K “neutral white” fixtures mounted at 24' on existing poles around the perimeter of the parking lot;
- (18) 36W & (18) 72W LED 5000K “neutral white” wall sconce fixtures mounted at 9' on all building elevations

Signage. The two existing monument signs will remain unchanged, but all wall-mounted signage will be replaced as noted above.

Staff Comments

Community Development: Planning & Zoning

The proposed site renovations are generally compliant with the B-5 District regulations; however, landscaping and street tree requirements are not completely met. Street trees along County Line Road are required and additional landscaping buffering along the north and east edges of the parking lot adjacent to County Line Road and River Crest Drive are recommended. A minimum of one (1) deciduous shade/street tree is required per 50 feet of street frontage along County Line Road (9 trees @ 420') and River Crest Drive (3 trees @ 130'). Additional landscaping for parking lot street frontage screening and perimeter screening in the form of a continuous hedge or shrub along the north and east parking lot edges should also be installed at a minimum of 5 feet wide.

Pursuant to Section 17.49 of the Zoning Code, the PC serves as the Village's Architectural Review Board and responsible for enforcing the principles set forth under

17.49(3) concerning design and exterior appearance. County Line Road is not a “Germanic Theme” corridor as are portions of Mequon Road and Main Street. The contemporary design and exterior appearance can be approved or modified to satisfy the architectural and appearance requirements under 17.49 as deemed appropriate by the Plan Commission.

Roof top mechanical screening is not addressed in the site plans, but should be considered. Aerial views of the site show four (4) existing RTU’s on the roof that are hidden from view by the existing mansard roof and/or parapet walls. Because the mansard roof is being removed, the new tower features and/or wall elements should be used to hide the existing (and any new) RTU’s on the building.

The proposed merchandising signs on the south elevation are considered signage in the context of the Village’s Zoning Code. The Plan Commission can approve such additional signage on non-street-facing building elevations, but historically, such signage has not been approved (ex: KFC across the street).

Community Development: Inspection Services

Inspection Services has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required \$20,000 occupancy bond.

Engineering/Public Works

The Village Engineer has identified issues that will need to be addressed prior to issuance of a building permit (see copy of August 10, 2018 memo from Village Engineer Eric Nitschke):

Sanitary Sewer Issues:

1. The existing sample manhole at Burger King needs to be replaced per Village standards. Contact the Village Engineer for details and specifications.
2. The existing grease traps need to be replaced with properly sized traps to accommodate the waste loadings

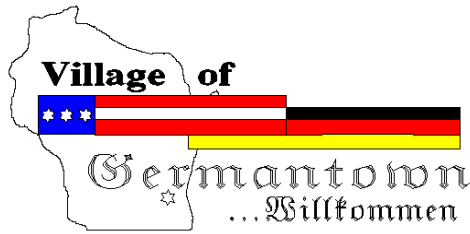
Water Issues:

3. Verify that the following cross-connection violations have been addressed

Village Planner Recommendation

APPROVE the site and building plans for the proposed site and building renovations for the Burger King restaurant located at N96 W17655 County Line Road subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural plans dated July 9, 2018; the engineering plans dated July 2, 2018, and the landscaping and lighting plans dated July 9, 2018, unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission.
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. Street trees along County Line Road and River Crest Drive and additional landscaped buffering along the north and east edges of the parking lot adjacent to County Line Road and River Crest Drive are required. A minimum of one (1) deciduous shade/street tree (min. 2.5" dia) is required per every 50 feet or fraction thereof of street frontage along County Line Road (9 trees @ 420') and River Crest Drive (3 trees @ 130'). Additional landscaping for parking lot street frontage screening and perimeter screening in the form of a continuous evergreen and/or deciduous shrub hedge or similar features shall be installed along the north and east parking lot edges at a minimum of 5 feet wide. A revised landscape plan shall be prepared and submitted to the Village Planner for review and approval prior to issuance of an occupancy permit.
4. Existing and/or new roof-mounted HVAC and other mechanicals shall be installed, re-positioned or screened to not be visible from County Line Road.
5. All technical issues identified by the Village Engineer and Public Works Department staff presented in the August 10, 2018 Village Engineer memo shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by the Village Engineer prior to issuance of a building permit.
6. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.



Engineering Department Memorandum

To : Larry Ratayczak, Public Works Director

From : Eric Nitschke, Village Engineer

Date : August 10, 2018

Re :Development Review for August 13 Plan Commission

Larry,

Included you will find the review comments pertaining to the Plan Commission Agenda on August 13, 2018 from myself and staff for the following:

Burger King, N96 W17655 County Line Road – Site Review and Bldg Addition

1. Sanitary comments
 - a. Install a properly sized grease trap for the waste loadings.
 - b. Remove and replace the entire sample manhole and replace with current manhole detail.
2. Water comments
 - a. Verify that the following cross-connection violations have been addressed
 - i. Install hose bibb vacuum breaker (ASSE #1011) on hose threads of slop sink in back of kitchen janitor's closet.
 - ii. Install water wasting tee to approved soap dispenser in back of kitchen janitor's closet slop sink.
3. Highway comments
 - a. No comment
4. Engineering comments
 - a. No comment

It is recommended the project receive conditional Plan Commission approval, and that the owner work with staff to address the comments listed herein.

**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 SF
- ☐ \$200 Plan Commission Consultation
- ☐ \$125 Fire Department Plan Review

PAID _____ DATE _____

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**

Warren Johnson Architects, Inc.
Tracy Willie - Senior Project Manager
19 N. Greeley Street
Palatine, IL 60067

Phone () (847) 359-9616, ext. 14
E-Mail twillie@wjarch.com

PROPERTY OWNER

ARC CAFEUSA001, LLC
Robin Mora
2325 East Camelback Road, Suite 1100
Phoenix, AZ 85016

Phone () (602) 778-6139
E-Mail rmora@vereit.com

2**PROPERTY ADDRESS**

N96W 17655 County Line Road

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

North Panda Express / Arby's - Commercial (Restaurant)	South Undeveloped	East Rivercrest Drive - Roadway	West Taco Bell - Commercial (Restaurant)
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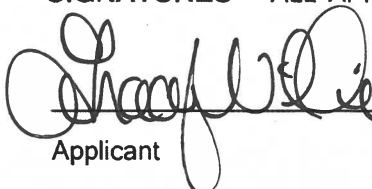
4**READ AND INITIAL THE FOLLOWING:**

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

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

TLW I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5**SIGNATURES** – ALL APPLICATION MUST BE SIGNED BY OWNER!


Applicant

Date

Owner

Date



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

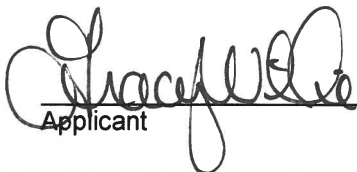
Please read and complete this application carefully. **All applications must be signed and dated.**

1 APPLICANT OR AGENT Warren Johnson Architects, Inc. _____ Tracy Willie - Senior Project Manager _____ 19 N. Greeley Street _____ Palatine, IL 60067 _____ Phone (847) 359-9616, ext. 14 _____ Fax (847) 359-9641 _____ E-Mail twillie@wjarch.com _____	PROPERTY OWNER ARC CAFEUSA001, LLC _____ Robin Mora _____ 2325 East Camelback Road, Suite 1100 _____ Phoenix, AZ 85016 _____ Phone (602) 778-6139 _____ rmora@vereit.com _____
2 PROPERTY ADDRESS OR GENERAL LOCATION N96W 17655 County Line Road	
3 SIGN INFORMATION Sign A: 60" round button sign at North Elevation Sign Dimensions <u>5'</u> height x <u>5'</u> width <u>Single</u> Multi Tenant (circle one) Number of Sides <u>1</u> Building Frontage SF <u>1,394</u> Total Square Footage of Sign (include all sides) <u>19.6</u> Total height of the Sign <u>17'-6"</u> above ground Is the Sign to be illuminated <u>X</u> yes _____ no Type of Sign Construction Materials <u>Cabinet: rolled aluminum</u> Face: <u>polycarbonate</u> Distance to Closest Property Line <u>52'-5"</u>	

Are there any existing signs on the property Yes
If yes, what is the total Square Footage of existing signs 136

What are the intentions for the existing signs: Take down X Remain _____
(4) existing building signs to be removed at 136 sq. ft.

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


Applicant _____ Date 6/12/2018

Owner _____ Date _____

SIGN INFORMATION Sign B: Home of the Whopper Canopy Sign at North Elevation

Sign Dimensions 14" height x 23'-9" width Single/Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF 1,394

Total Square Footage of Sign (include all sides) 28

Total height of the Sign 10'-6" above ground

Is the Sign to be illuminated X yes no

Type of Sign Construction Materials Cabinet: brushed aluminum Face: white polycarbonate

Distance to Closest Property Line 52'-5"

SIGN INFORMATION Sign C: 72" round button sign at East Elevation

Sign Dimensions 6' height x 6' width Single/Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF 488

Total Square Footage of Sign (include all sides) 28.3

Total height of the Sign 17'-6" above ground

Is the Sign to be illuminated X yes no

Type of Sign Construction Materials Cabinet: rolled aluminum Face: polycarbonate

Distance to Closest Property Line

SIGN INFORMATION Sign D: 18" Raceway w/36" round button sign at West Elevation

Sign Dimensions 36" height x 10' width Single/Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF 619

Total Square Footage of Sign (include all sides) 30

Total height of the Sign 13'-7" above ground

Is the Sign to be illuminated X yes no

Type of Sign Construction Materials Cabinet: rolled aluminum Face: polycarbonate

Distance to Closest Property Line 212'-0"



Statement of Design Intent

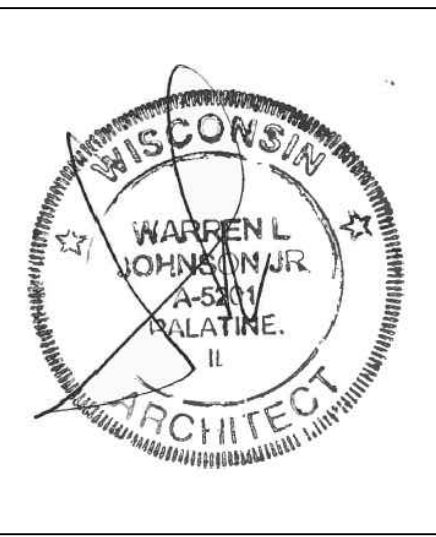
The Garden Grill concept brings together the Burger King flame-grilling tradition, the backyard barbeque feeling and the social aspect of an outdoorsy atmosphere.

Interior

The new open seating concept layout including booths, soft seats, high community tables, banquettes and standard height tables define the different zones. View flows thru the open concept dining area, from low tables and chairs towards the bar height seats. Pendant lights with Edison bulbs accent certain areas. An open truss ceiling with a natural wood trellis, natural wood pergola and accent soffits give the restaurant an outdoor look and feel. Various types of general illumination and accent fixtures distinguish each of the different dining room areas and create a warm and inviting atmosphere. New LED lighting in the different areas of the restaurant have various luminance intensity and temperatures. The intention of the design is to provide increased contrast with color/intensity, illuminate key vertical surfaces, ensure proper color rendering and warm lighting temperature versus cool exterior color temperature. New front service counter with new soffit and recessed lights. Neutral, subtle colors define this space, with knee wall in faux wood tile and upgraded quartz counter with a rich inviting texture. This setting frames the digital menu boards as the main focal point at this area. Illumination temperature at the service counter is a soft, warm white. Throughout the customer areas there are new wall and floor finishes in neutral colors to enhance new art and graphics, including decorative panels and required merchandising. Restrooms are updated with new vibrant wall and floor finishes. Restrooms are also brought into compliance with all federal, state and local laws, ordinances, rules and regulations, including the Federal Americans with Disabilities Act.

Exterior

Clean, warm, textured, faux wood accent towers at each drive-thru window and at each building entrance define the restaurant. 'New look' building signage has been added at each entry tower to create a focal point. The existing greenhouse structure has been eliminated. A second drive-thru lane and new drive-thru elements including clearance signs, order confirmation units, digital menu boards and drive-thru slider windows have been incorporated to enhance the customer experience. All landscaping has been upgraded with an emphasis on the drive-thru area. New canopies are located above all windows and at all new accent towers. The exterior building lighting is updated to create a cool exterior color temperature. New neutral paint colors, finishes and textures are added to the building exterior, including the existing trash enclosure area. Merchandising has been added along the drive-thru lane wall between the cash and pick-up windows and adjacent to the main entrance.



BURGER KING



ISSUE DATES / REVISIONS

NO.	DESCRIPTION	DATE

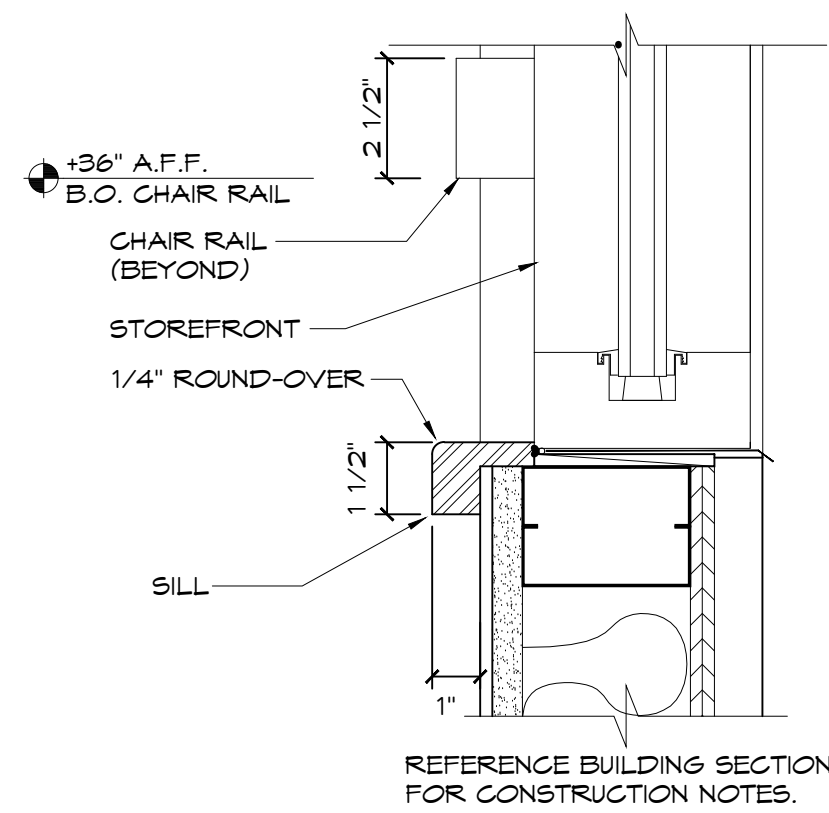
BURGER KING
STORE #5132
N96W17655 COUNTY LINE RD.
GERMANTOWN, WI 53022

FLOOR PLAN

SHEET

A-1

ONE OF NINE



1
A1
SILL & CHAIR RAIL DETAIL
SCALE: 3" = 1'-0"

SQUARE FOOTAGE CHART

ACTUAL BUILDING AREA: 3,684 S.F.
ACTUAL REMODEL AREA: 1,829 S.F.

DINING AREA = 914 S.F.
QUEUE AREA = 41 S.F.
VESTIBULE = 45 S.F.
OFFICE = 40 S.F.
CORRIDOR = 403 S.F.
MEN'S BATHROOM = 84 S.F.
WOMEN'S BATHROOM = 94 S.F.
KITCHEN AREA = 716 S.F.
WALK-IN COOLER = 160 S.F.
DRY STORAGE = 379 S.F.

KEY NOTES

- NEW DOOR & FRAME. SEE SHEET A-7.
 - SUBSTRATE PANELS:
KITCHEN - CREN - RESTROOMS
5/8" USG 'DUROCK' PANELS AT FINISH FLOOR TO 2'-0" A.F.F.
5/8" WATER RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. TO 6"
ABOVE FINISHED CEILING.
PROVIDE ALTERNATE BID OF 5/8" USG 'FIBEROCK' PANELS IN LIEU
OF DUROCK.
 - NEW SERVICE COUNTER. SEE DECOR SHEET 1D-15.0. MAXIMUM HEIGHT OF SERVICE COUNTER TO BE 34" A.F.F.
 - PROVIDE AND INSTALL NEW URINAL. SEE SHEET P-1. PROVIDE ADDITIONAL BLOCKING IN WALL BEHIND URINAL FOR SUPPORT OF WATER LINES (TYP.)
 - PROVIDE AND INSTALL NEW LAVATORY, WRAP ALL EXPOSED PIPE. SEE SHEET P-1. PROVIDE ADDITIONAL BLOCKING IN WALL BEHIND LAVATORY FOR SUPPORT OF WATER LINES (TYP.)
 - PROVIDE AND INSTALL NEW WATER CLOSET. SEE SHEET P-1. PROVIDE ADDITIONAL BLOCKING IN WALL BEHIND WATER CLOSET FOR SUPPORT OF WATER LINES (TYP.)
 - EXISTING SELF-SERVE BEVERAGE STATION & FREESTYLE MACHINE TO REMAIN.
 - LINE OF NEW AWNING ABOVE. OWNER SUPPLIED & INSTALLED. SEE DETAIL 11/A-5. ALL AWNING DIMENSIONS ARE TO BE FIELD VERIFIED BY MANUFACTURER PRIOR TO FABRICATION.
 - PROVIDE NEW FLOOR AND BASE TILE. SEE DECOR DRAWINGS.
 - EXISTING HOSE BIB TO REMAIN.
 - EXISTING KITCHEN FLOOR TILE AND BASE TO REMAIN. PATCH/REPAIR/REPLACE FLOOR AND BASE TILE AS REQUIRED PER NEW CONSTRUCTION.
 - G.C. TO VERIFY WITH OWNER IF EXISTING THERMOSTATS ARE TO BE REPLACED WITH NEW PROGRAMMABLE THERMOSTATS. G.C. TO PROVIDE LOCKABLE COVER/GUARD AT ALL EXISTING OR NEW THERMOSTATS.
 - G.C. TO PROVIDE & INSTALL BATT R-19 INSULATION IN EXTERIOR RESTROOM WALLS. G.C. TO PROVIDE & INSTALL PIPE WRAPPING ON ALL WATER LINES IN EXTERIOR WALLS.
 - NEW STOREFRONT WITH 1" INSULATED, TEMPERED GLASS. FIELD VERIFY OPENING SIZE PRIOR TO ORDERING WINDOW.
 - NEW DRIVE-THRU WINDOW. READY ACCESS MODEL NO. 275 (SINGLE PANEL SLIDER SERIES - SLIDER SIZE: 47 1/2" W. X 43 1/2" H.). VERIFY WITH OWNER. FIELD VERIFY OPENING SIZE PRIOR TO ORDERING WINDOW. SILL HEIGHT TO MATCH EXISTING.
- DINING ROOM - CORRIDOR
5/8" TYPE USG 'SHEETROCK', 'X' GYPSUM WALL BOARD.
FINISH: CORONADO PAINT - LIGHT ORANGE PEEL APPLIED
W/CORONADO AIR ASSIST TIP (Z-122KD) OR EQUAL

N
FLOOR PLAN
SCALE: 1/4" = 1'-0"

WALL TYPE LEGEND

- EXISTING EXTERIOR & INTERIOR WALLS TO REMAIN
FINISH AS SCHEDULED
- NEW FRAMING FOR TOWER
TYVEK BUILDING WRAP
1" EXTERIOR GRADE PLYWOOD
REFER TO STRUCTURAL DWGS. FOR FRAMING INFO.
NEW TOWER LEG TO EXTEND 4" PAST EXISTING,
ADJACENT WALL SURFACE. FURR-OUT AS REQ'D.
TO ACHIEVE 4" BUMP OUT
1/2" EXTERIOR GRADE PLYWOOD
FINISH AS SCHEDULED
- NEW INTERIOR WALL
4" OR 6" MTL. STUD FRAMING @ 16" O.C. (PER PLAN)
3/8" SUBSTRATE (AS SCHEDULED)
FINISH AS SCHEDULED
- NEW EXTERIOR WALL
1" EXTERIOR GRADE PLYWOOD
REFER TO STRUCTURAL DRAWINGS FOR FRAMING
INFO.
BATT R-20 INSULATION
3/8" GYPSUM BOARD
FINISH AS SCHEDULED
- NEW EXTERIOR WALL FOR TOWER LEG FRAMING
TYVEK BUILDING WRAP
1" EXTERIOR GRADE PLYWOOD
REFER TO STRUCTURAL DRAWINGS FOR FRAMING
INFO.
1" EXTERIOR GRADE PLYWOOD
FINISH AS SCHEDULED
- NEW EXTERIOR WALL INFILL AT EXISTING DOOR OPENING
1" EXTERIOR GRADE PLYWOOD
REFER TO STRUCTURAL DRAWINGS FOR FRAMING
INFO.
BATT R-20 INSULATION
NEW WALL INFILL TO BE FLUSH WITH EXISTING,
ADJACENT WALLS
3/8" GYPSUM BOARD
FINISH AS SCHEDULED

GENERAL NOTES

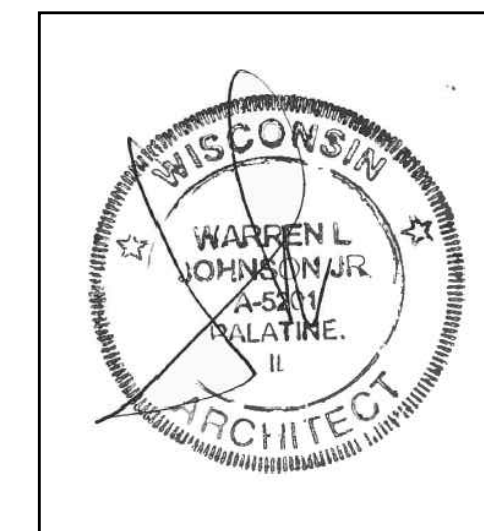
- EXTERIOR DIMENSIONS ARE TO FACE OF MASONRY. INTERIOR DIMENSIONS ARE TO FINISH.
- ALL ANGLED WALLS ARE AT 90° UNLESS NOTED OTHERWISE.
- FIRE EXTINGUISHER, SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS.
- ON DAY (1) OF CONSTRUCTION & UPON COMPLETION OF CONSTRUCTION, G.C. TO JET ALL DRAIN LINES, CAMERA AND IDENTIFY ANY UNDERGROUND ISSUES & PROVIDE CHANGE ORDER FOR REPAIRS.
- IF STOREFRONT DOORS ARE TO REMAIN, G.C. IS RESPONSIBLE TO THEIR CONDITION DURING THE REMODEL PROCESS.

GENERAL CONTRACTOR NOTE:

G.C. DUST BARRIER NOTE:
G.C. TO BUILD A DUST BARRIER PRIOR TO THE START OF CONSTRUCTION, SEPARATING THE KITCHEN AREAS FROM THE CONSTRUCTION AREAS. IF A SECONDARY EXIT DOES NOT EXIST, G.C. TO PROVIDE A STUD & PLYWOOD DUST BARRIER WALL WITH A DOOR FOR ACCESS OUT OF THE KITCHEN. THIS WALL NEEDS TO PROVIDE A COMPLETE DUST BARRIER. A PLASTIC BARRIER IS NOT ACCEPTABLE.

RESPONSIBILITY CHART

- OWNER SUPPLIED, G.C. INSTALLED:
- DECOR PACKAGE (G.C. TO USE SEATING CONCEPTS FOR INSTALL)
 - LIGHT FIXTURES (INTERIOR, EXTERIOR, SITE)
 - EXTERIOR CLEARANCE POST
- OWNER SUPPLIED & OWNER INSTALLED:
- EXTERIOR LIGHT BAND (E.G. TO PROVIDE POWER TO LIGHT BAND TRANSFORMERS)
 - EXTERIOR SIGNAGE (EXCEPT CLEARANCE POST)
 - EXTERIOR AWNINGS
 - TVs (G.C. TO PROVIDE POWER)



BURGER KING

ISSUE DATES / REVISIONS			
PLAN COMMISSION SUBMITTAL			7.9.18
NO.	DESCRIPTION		DATE
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DRAWN BY:		T. MILLIE	
CHECKED BY:		M. JOHNSON	
DATE:		5.17.18	
PROJECT NO:		18021	

BURGER KING
STORE #5132
N96W17655 COUNTY LINE RD
GERMANTOWN, WI 53022

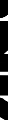
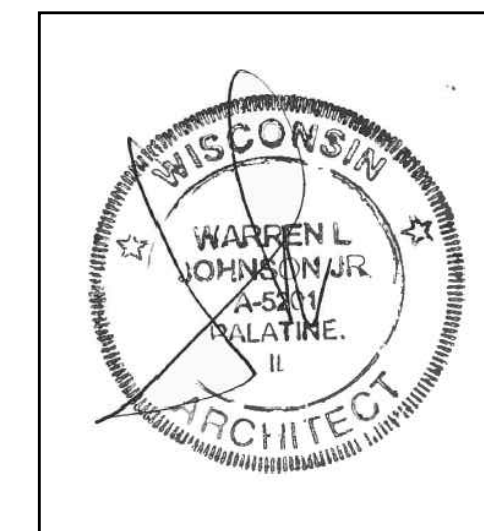
EXISTING EXTERIOR ELEVATIONS

SHEET

A-3

THREE OF NINE





BURGER KING

ISSUE DATES / REVISIONS		
PLAN COMMISSION SUBMITTAL		T.9.18
NO.	DESCRIPTION	DATE
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DRAWN BY:	T. MILLIE	
CHECKED BY:	W. JOHNSON	
DATE:	5.17.18	
PROJECT No:	18021	

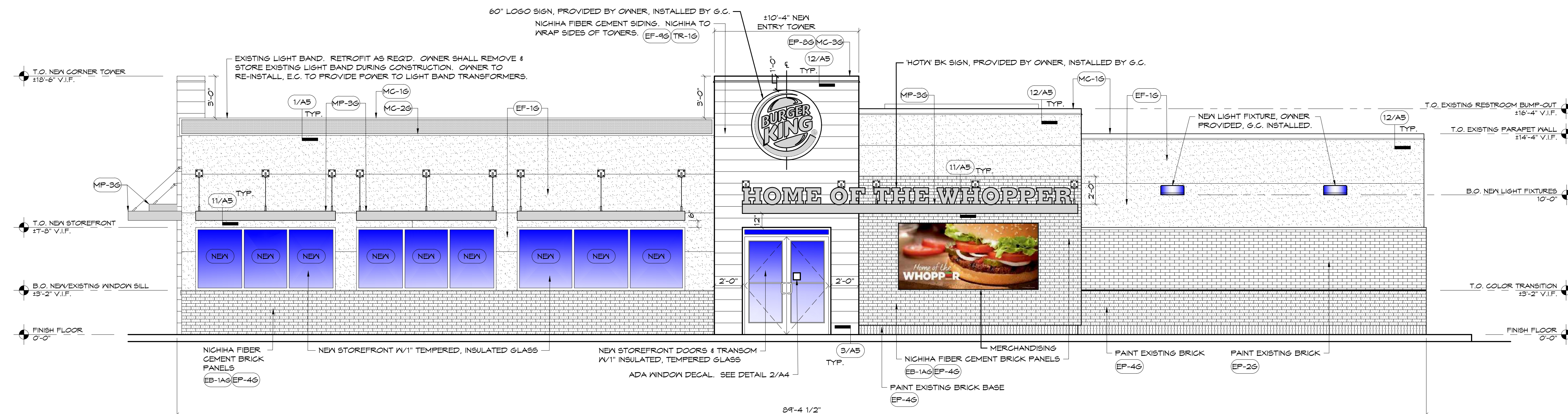
BURGER KING
STORE #5132
N96W17655 COUNTY LINE RD
GERMANTOWN, WI 53022

PROPOSED EXTERIOR ELEVATIONS

SHEET

A-4

FOUR OF NINE



PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE								
CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION	
				PRODUCT	COLOR	DIMENSION		
EB-1A6	EXTERIOR FINISH FIBER CEMENT BRICK PANELS	GENERAL	NICHIHA FIBER CEMENT	NICHIHA CANYON BRICK PANELS	"SHALE BROWN" - STAGGERED JOINTS - UNPAINTED IF NO OTHER BRICK IS PRESENT. (ON REMODELS, IF THERE IS ANY EXISTING BRICK ON THE BUILDING, THE EXISTING BRICK AND THE NICHIHA BRICK MUST BE PAINTED TO MATCH EP-46)	18" X 6"	CONTACT: NICHIHA CUSTOMER SERVICE TTO.805.9466 EMAIL: BK@NICHIHA.COM NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)	
ECT-16	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT	GRANITE FIANDRE/EUROWEST	SENSIBLE STONE ED5052 (USE WITH EGR-46)	RED NATURAL STACKED BOND PATTERN	12" X 24"	CONTACT: JOY DETER AT EUROWEST PHONE: T14.305.9551 CONTACT: JOY KLEIN AT TRANS CERAMICA EMAIL: JKLEIN@TRANSCERAMICA.COM PHONE: 813.334.3302	
EF-16	EXTERIOR FINISH - STUCCO, STO	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM TEXTURE: FINE SAND OR STO THERM C.I.E.I.F.S. SYSTEM	COLOR TO MATCH EP-26 PPG "TANNERS TAUPE"		CONTACT: TIM SALERNO AT STO CORP 407.466.5311	
EF-46	EXTERIOR FINISH FIBER CEMENT	EXTERIOR SIGN ARCHONS	NICHIHA FIBER CEMENT	VINTAGE WOOD EF762 INSTALL PER NICHIHA INSTALLATION GUIDE: • ANP-1818 • ANP-3030	CEDAR	18" X 10"	CONTACT: NICHIHA CUSTOMER SERVICE TTO.805.9466 EMAIL: BK@NICHIHA.COM NOTE: INSTALL PER NICHIHA INSTALLATION GUIDE ANP-1818 & ANP-3030 VERTICAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE VERTICAL CAULKED SEAMS ALIGNED IN THE CENTER OF THE ARCHON. ALL TRIMS SHALL BE FACTORY PAINTED TO MATCH PANELS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)	
TR-16	ALUMINUM TRIMS							
EC-16	EXTERIOR CAULK		ADSEAL PRODUCTS	ADSEAL 458-63	VINTAGE WOOD CEDAR USE WITH EF-46		CONTACT: MATT KLINGE AT ADFAST 314.753.0964 EMAIL: MATT.KLINGE@ADFASTCORP.COM	
EP-26	EXTERIOR PAINT	EXTERIOR GENERAL	PPG	PRIMER: 17-921 PAINT: 6-2045XI	"TANNERS TAUPE" CUSTOM FORMULA			
EA-46	EXTERIOR PAINT	EXTERIOR MAINSCOT		PRIMER: 17-921 PAINT: 6-2045XI	MONTERREY CLIFFS 10YY 14/080			
EP-66	EXTERIOR PAINT	LOGO SIGN CABINETS & BURGER KING CHANNEL LETTER CABINETS		PRIMER: 6-212 PAINT: 6-230	"BURGER KING SILVER" CUSTOM FORMULA		CONTACT: KEVIN LASTACY AT PPG CORPORATE NATIONAL ACCOUNTS MANAGER PHONE: 616.395.9259 EMAIL: KLASTACY@PPG.COM	
EP-86	EXTERIOR PAINT	METAL COPING AT ARCHON TOWERS		PRIMER: 17-921 PAINT: 6-2045XI	"CEDAR" CUSTOM FORMULA		NOTE: FOR REMODELS ONLY, NOT FOR USE ON ROOFS	
EXT-16	EXTERIOR PAINT	POLES & POLE SIGN		PRIMER: 90-T12 PAINT: 90-353 PPG PITT-TECH 90-533 BLACK GLOSS ACRYLIC	BLACK		*** APPROVED EQUAL - SHERWIN-WILLIAMS FOR SHERWIN-WILLIAMS PAINT SPECIFICATIONS, PLEASE CONTACT ARCHITECT	
EXT-26	EXTERIOR PAINT	SIGNS		PRIMER: 90-T12 PAINT: 90-375	TINT TO MATCH PPG 1006-6 "DECONSTRUCTION"			
EGR-36	GROUT	MAINSCOT BRICK	MAPEI	#5 CHAMOIS (USE WITH EB-16)	#5 CHAMOIS		NOTE: USE WITH EB-1A6 ON EXTERIOR FINISH SCHEDULE *** FOR SETTING MATERIALS USE COMPLETE CONTACT RAPID SET *** SEAL GROUT WITH AQUAMIX SEALERS CHOICE GOLD	
EGR-46	GROUT	CERAMIC TILE	CUSTOM BUILDING PRODUCTS	POLYBLEND SANDED (USE WITH ECT-16)	#335 WINTER GRAY		NOTE: USE WITH ECT-16 ON EXTERIOR FINISH SCHEDULE *** FOR SETTING MATERIALS USE COMPLETE CONTACT RAPID SET *** SEAL GROUT WITH AQUAMIX SEALERS CHOICE GOLD	
MC-16	METAL COPING	TOP OF LIGHT BAND WALL CAP	W.P. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS	A-30 "SILVERSMITH"		CONTACT: W.P. HICKMAN COMPANY PHONE: 828.676.1700 WEBSITE: WWW.WPH.COM	
MC-26	METAL COPING	BELOW LIGHT BAND			FACTORY FINISH TO MATCH EP-26 PPG "TANNERS TAUPE"			
MC-36	METAL COPING	TOP OF ARCHON			COPING TO BE PAINTED EP-86 PPG "CEDAR"			
MP-16	PARAPET LIGHT BAND		LEKTRON *SEE APPROVED SIGN SUPPLIERS	LED LIGHT BAND		*SEE PLANS	PRODUCT INFORMATION: CONTACT: JOHN FITZILSON AT LEKTRON PHONE: 800.634.4059 OR 918.622.4978, EXT. 302 EMAIL: JFITZILSON@LEKTRONINC.COM	
MP-36	METAL CANOPY	ABOVE DOORS & WINDOWS	*SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR: CLEAR ANODIZED	*SEE PLANS	OWNER SUPPLIED, OWNER INSTALLED; ALL AWNING DIMENSIONS TO BE FIELD VERIFIED BY MANUFACTURER PRIOR TO FABRICATION.	

 +40" A.F.F.

ADA SYMBOL OF ACCESSIBILITY (ISA,
DECAL TO BE LOCATED ON
STOREFRONT GLASS ADJACENT TO
ALL ACCESSIBLE DOORS.

ISA SIGN DECAL DETAIL

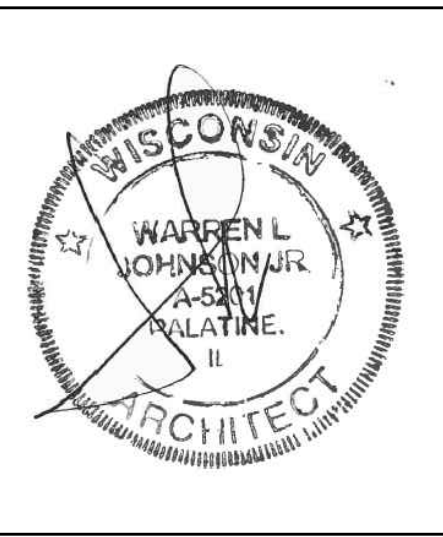
2
A-4

ISA SIG

SCALE: N.T.S.

GENERAL NOTES

1. G.C. TO INSURE ALL EXISTING ROOF DRAINS & SCUPPERS ARE CLEAR AND PROPERLY CONNECTED.
2. LIGHTING IS OWNER SUPPLIED, G.C. INSTALLED. AWNINGS & LIGHT BANDS ARE OWNER SUPPLIED & INSTALLED. E.G. TO PROVIDE POWER TO LIGHT BAND TRANSFORMERS.
3. SEE SHEET A-5 FOR NEW EXTERIOR FINISH DETAILS.
4. ALL AWNING DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION.
5. SIGNS ARE OWNER SUPPLIED & INSTALLED. SIGNS WILL BE APPLIED FOR UNDER SEPARATE PERMIT BY THE SIGN MANUFACTURER / INSTALLER.
6. G.C. TO INSURE ALL EXTERIOR FIXTURES ARE PROPERLY POWERED. G.C. TO TEST AND MAKE ALL FIXTURE CIRCUITS OPERATIONAL.
7. G.C. RESPONSIBLE FOR CONDITION OF ANY EXISTING DOORS TO REMAIN DURING THE REMODEL PROCESS.



ISSUE DATES / REVISIONS		
PLAN COMMISSION SUBMITTAL		7.9.18
NO.	DESCRIPTION	DATE:
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DRAWN BY:	T. WILLIE	
CHECKED BY:	M. JOHNSON	
DATE:	5.17.18	
PROJECT No:	18021	

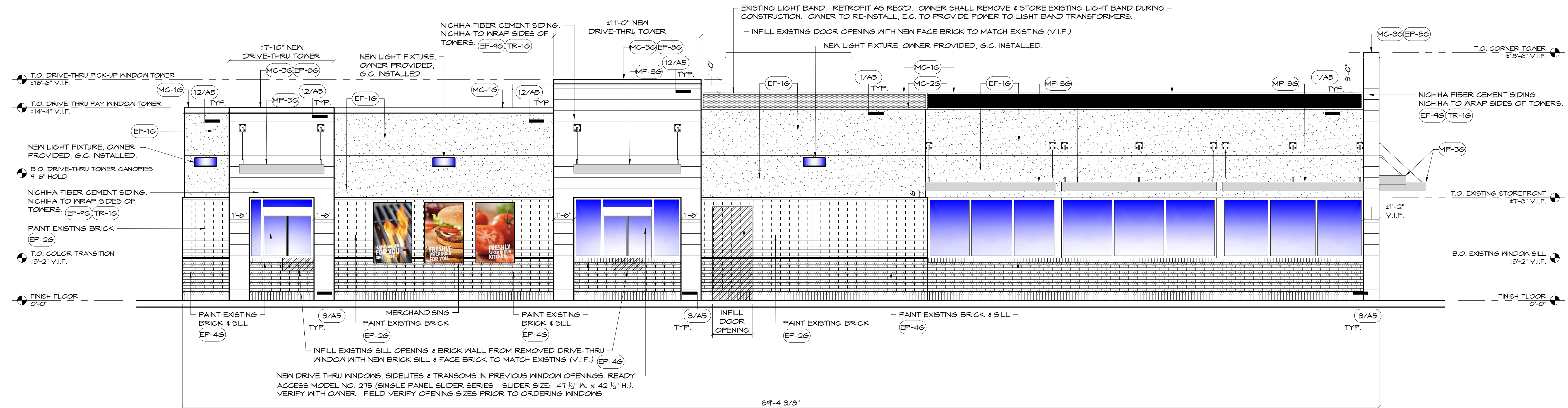
BURGER KING
STORE #5132
N96W17655 COUNTY LINE RD.
GERMANTOWN, WI 53022

PROPOSED EXTERIOR ELEVATIONS

HEET

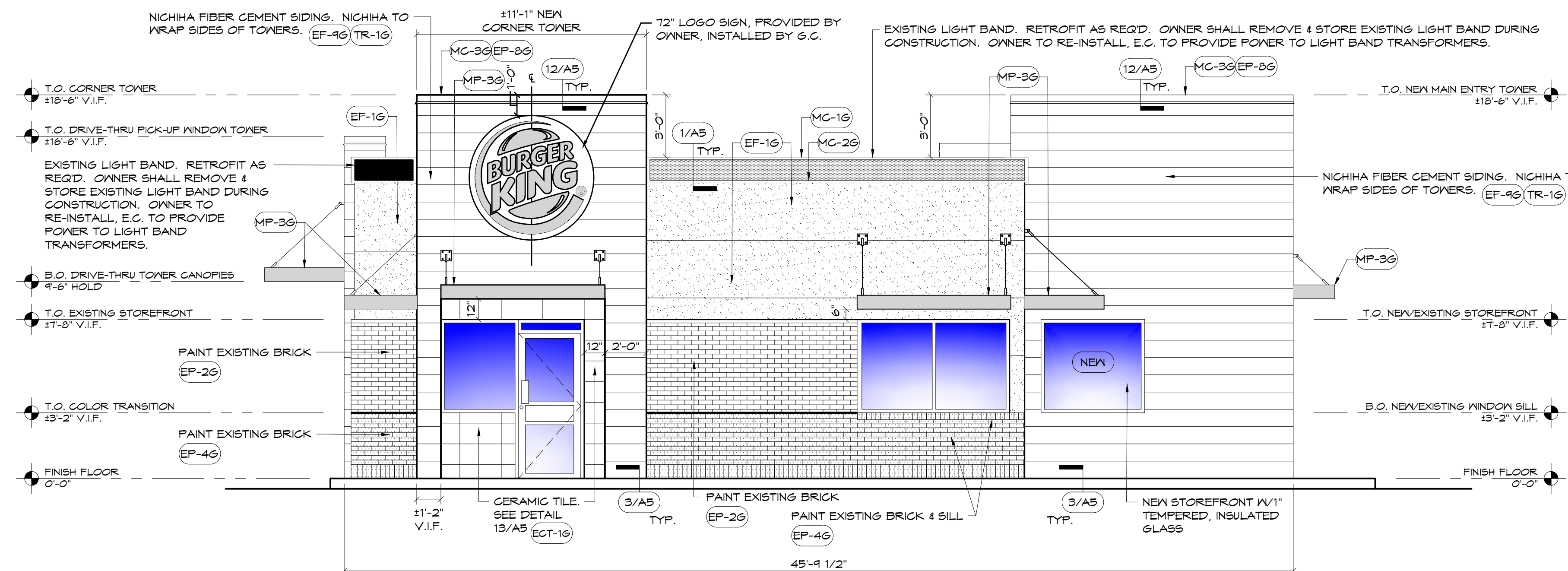
A-4.1

IVE OF NINE



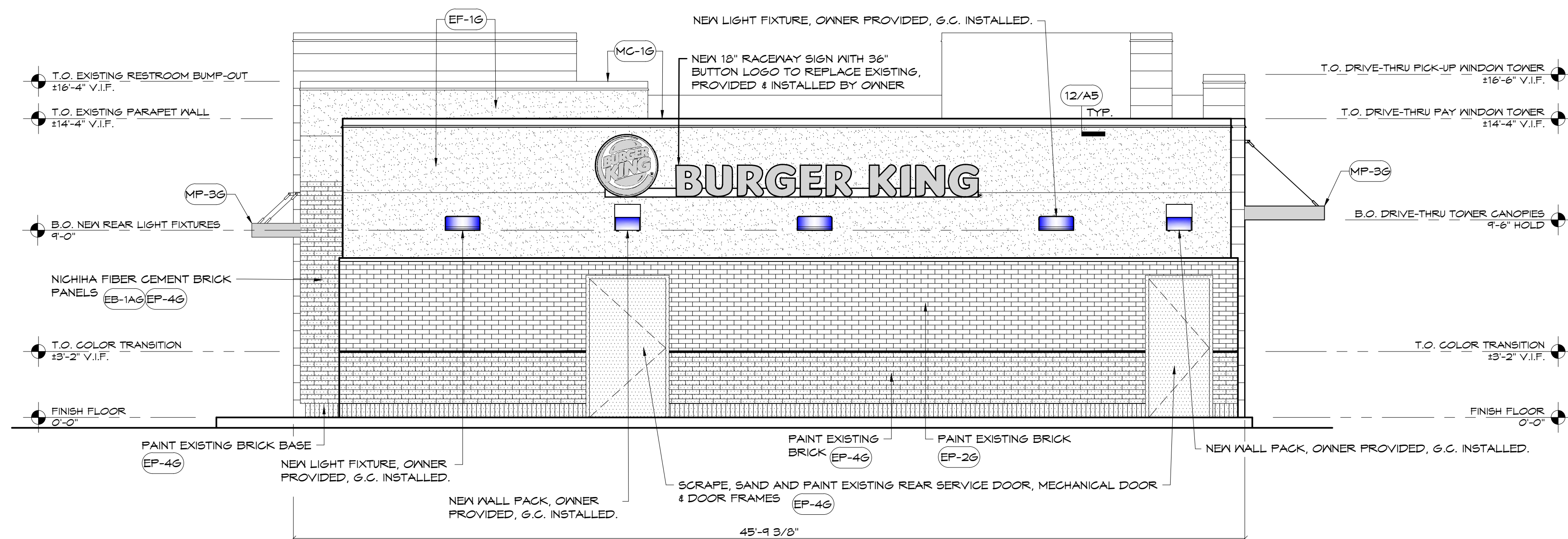
1 PROPOSED SOUTH ELEVATION

A-4.1 SCALE: 1/4" = 1'-0"



2 PROPOSED EAST ELEVATION

A-4.1 SCALE: 1/4" = 1'-0"



3 PROPOSED WEST ELEVATION

A-4.1 SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. G.C. TO INSURE ALL EXISTING ROOF DRAINS & SCUPPER ARE CLEAR AND PROPERLY CONNECTED.
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7. G.C. RESPONSIBLE FOR CONDITION OF ANY EXISTING DOORS TO REMAIN DURING THE REMODEL PROCESS.

LEGEND

CIVIL SHEET INDEX

 TO OBTAIN LOCATION OF
PARTICIPANTS' UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE
TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289

WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



OWNER	CIVIL
CAVE ENTERPRISES LLC.	EXCEL ENGINEERING
1624 WEST 18TH STREET	100 CAMELOT DRIVE
CONTACT: JOHN KAYSER	FOND DU LAC, WISCONSIN 54935
P: (312) 829-4000 ext. 230	CONTACT: JASON DAYE, P.E.
john@caveenterprises.com	P: (920) 926-9800
	F: (920) 926-9801
	jason.d@excelengineer.com

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR RYAN.W@EXCELENGINEER.COM TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

1. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION

2018 © EXCEL ENGINEERING, INC.

NOTE:

SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

PROJECT INFORMATION

PROJECT NUMBER	1831320
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PROFESSIONAL SEAL

PRELIMINARY DATES

□□L□ 2□2018

NOT FOR CONSTRUCTION

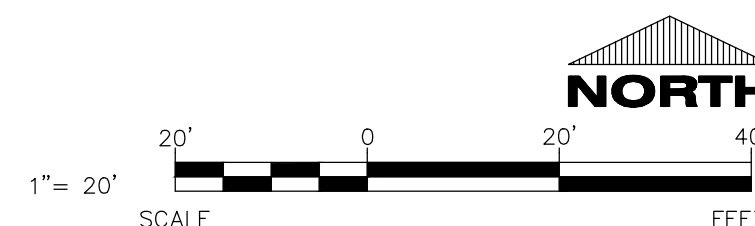
SHEET INFORMATION

E□□□□□ □□E □□
DEM□LI□□□ □L□□

SHEET NUMBER

C1.1

2018 © EXCEL ENGINEERING INC.



ADA NOTE:
ALL PROPOSED HANDICAP STALLS AND STRIPING
SHALL BE CONSTRUCTED PER ADA REQUIREMENTS.
(MAX. 2% SLOPE IN ALL DIRECTIONS)

CONTRACTOR SHALL PROVIDE INLET
PROTECTION FOR ALL CURB INLETS &
CATCH BASINS ONSITE AND OFFSITE
DOWNSTREAM OF THE PROJECT SITE.



ARCHITECTS • ENGINEERS • SURVEYORS

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1831320

PROPOSED IMPROVEMENTS FOR:
CAVE ENTERPRISES
N96 W17655 COUNTY LINE ROAD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

2018

NOT FOR CONSTRUCTION

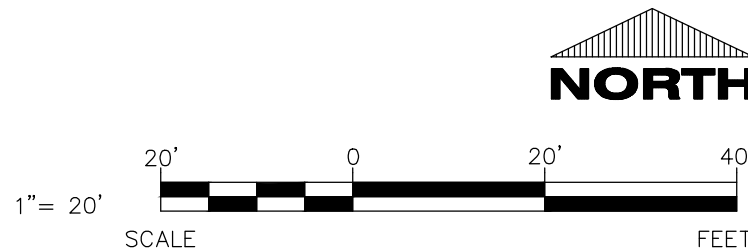
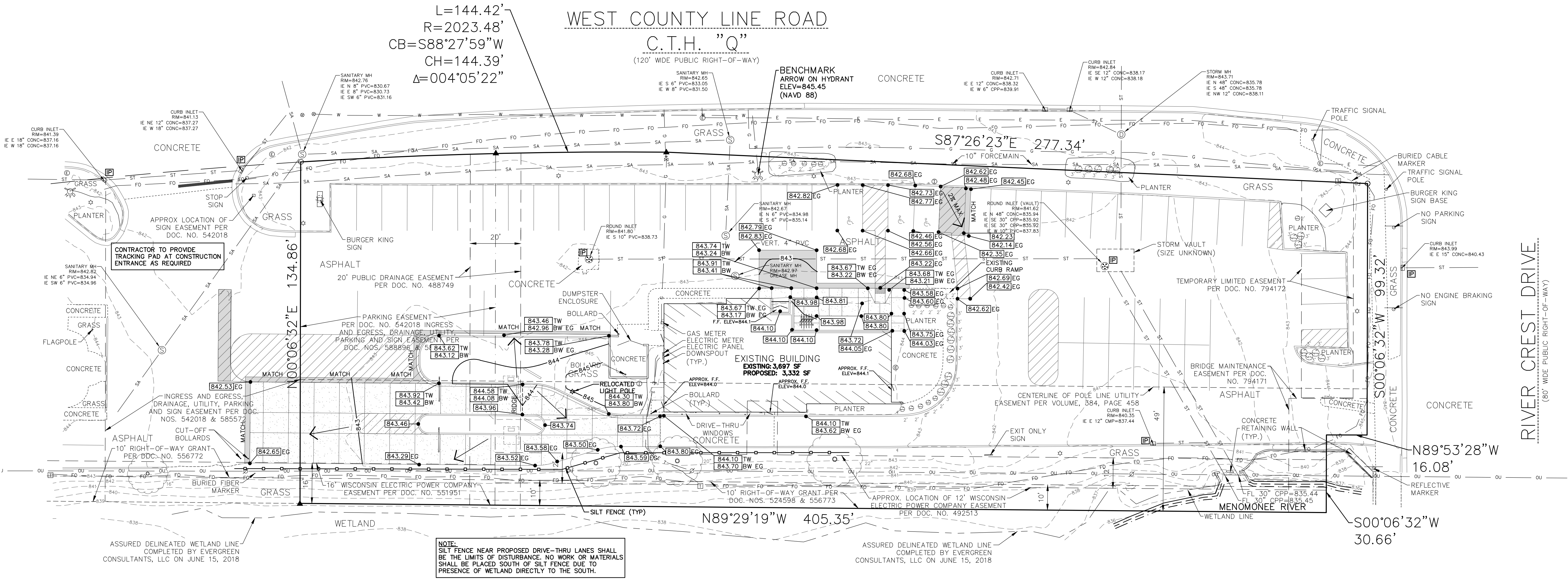
SHEET INFORMATION

100% 2018

SHEET NUMBER

C1.3

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SITE INFORMATION:

PROPERTY AREA: AREA = 56,887 S.F. (1.31 ACRES).

EXISTING ZONING: B-5

PROPOSED ZONING: B-5

EXISTING/PROPOSED USE: FAST FOOD RESTAURANT WITH DRIVE THRU

AREA OF SITE DISTURBANCE: 8,320 SF (0.19 AC)

SETBACKS: BUILDING: MATCHING EXISTING

PAVEMENT: MATCHING EXISTING PAVEMENT

PARKING REQUIRED: 1/150 SF GFA + 1/2 EMPLOYEES (26 SPACES)

PARKING PROVIDED: 54 SPACES (3 H.C. ACCESSIBLE)

HANDICAP STALLS REQUIRED: 3 HANDICAP STALLS PROVIDED: 3

BIKE PARKING STALLS PROVIDED: 2

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.31	56,887	
BUILDING FLOOR AREA	0.08	3,697	6.5%
PAVEMENT (ASP. & CONC.)	0.84	36,503	64.2%
TOTAL IMPERVIOUS	0.92	40,200	70.7%
LANDSCAPE/ OPEN SPACE	0.38	16,687	29.3%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.31	56,887	
BUILDING FLOOR AREA	0.08	3,332	5.9%
PAVEMENT (ASP. & CONC.)	0.84	36,456	64.1%
TOTAL IMPERVIOUS	0.91	39,788	69.9%
LANDSCAPE/ OPEN SPACE	0.39	17,099	30.1%

- NOTES:**
- CONTRACTOR TO RESEAL & CRACK FILL ASPHALT PARKING LOT PER OWNER REQUIREMENTS. CONTRACTOR TO STRIPE PROPOSED STALLS AND NO PARKING STRIPING AS SHOWN ON PROPOSED SITE PLANS AS REQUIRED IN THE SPECIFICATIONS OR AS DIRECTED BY THE OWNER. CONTRACTOR TO COORDINATE W/ OWNER PRIOR TO STRIPING.
 - CONTRACTOR TO PROVIDE SLEEVES ON EXISTING BOLLARDS AROUND DRIVE-THRU WINDOWS. COLOR TO MATCH BUILDING. COORDINATE ALL DETAILS W/ ARCH PLANS PRIOR TO CONSTRUCTION.

EXCEL

ARCHITECTS • ENGINEERS • SURVEYORS

100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1831320

PROPOSED IMPROVEMENTS FOR:
CAVE ENTERPRISES
N96 W17655 COUNTY LINE ROAD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

2018

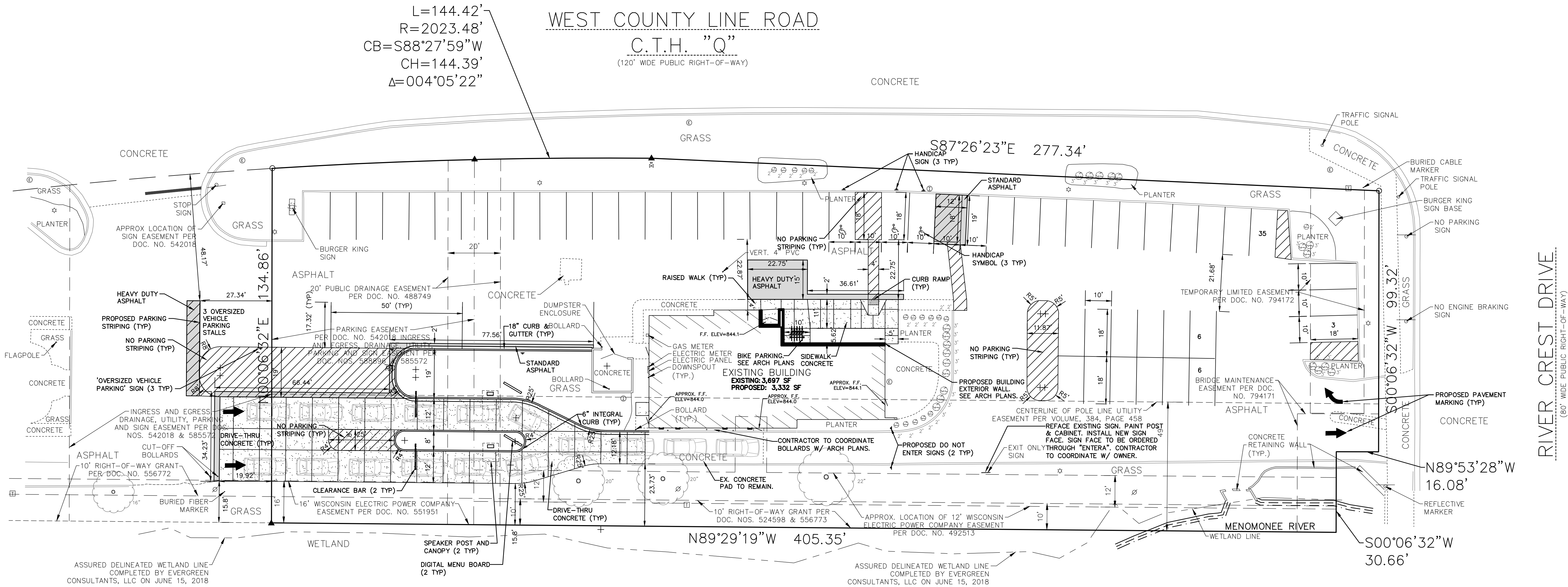
NOT FOR CONSTRUCTION

SHEET INFORMATION

SHEET NUMBER

C1.2

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BURGER KING
STORE #5132
N96W17655 COUNTY LINE RD
GERMANTOWN, WI 53022

SHEET

ONE OF TWO



TOILET ROOMS, BATHING & SHOWER FACILITIES-Public Facilities will be provided per the Indiana Plumbing Code, ANSI section 4.22, and International Plumbing Code, 2nd Edition. All facilities will meet the requirements defined in the Indiana Plumbing Code.

OPERATOR:	CAVE ENTERPRISES, LLC 1624 WEST 18TH STREET CHICAGO, IL 60608 PH 312.624.4000 CONTACT: JOHN KAYSER
ARCHITECT	WARREN JOHNSON ARCHITECTS, INC. 19 N. GREELEY STREET PALATINE, IL 60067 PH 847.599.9616 CONTACT: TRACY MILLIE
LANDSCAPE ARCHITECT	TERRA ENGINEERING 225 W. OHIO STREET, 4TH FLOOR CHICAGO, IL 60654 PH 312.467.0123 CONTACT: ORAIS MOST
CIVIL ENGINEER	EXCEL ENGINEERING 100 CAMELOT DRIVE FOND DU LAC, WI 54935 PH 920.322.1601 CONTACT: RYAN MILGREEN

GS-1	COVER SHEET
CIVIL	
C1.0	CIVIL COVER AND SPECIFICATION SHEET
C1.1	EXISTING SITE AND DEMOLITION PLAN
C1.2	SITE PLAN
C1.3	GRADING, UTILITIES & EROSION CONTROL PLAN
C1.4	DETAILS
SITE	
SP-1	SITE PLANS
SP-2	SITE DETAILS
SP-3	SITE DETAILS
LANDSCAPE	
L0.0	TREE PRESERVATION PLAN
L1.0	LANDSCAPE PLAN
L2.0	LANDSCAPE DETAILS
PHOTOMETRICS	
1PG3B46	PHOTOMETRIC PLAN
DEMOLITION	
DM-1	DEMOLITION PLANS
ARCHITECTURAL	
A-1	FLOOR PLAN AND DETAILS
A-3	EXISTING EXTERIOR ELEVATIONS
A-4	PROPOSED EXTERIOR ELEVATIONS
A-4.1	PROPOSED EXTERIOR ELEVATIONS

REMODEL OF EXISTING BURGER KING RESTAURANT.
UPDATED INTERIOR FINISHES IN THE CUSTOMER AREAS.
UPDATE EXISTING RESTROOMS PER ADA COMPLIANCE.
EXTERIOR IMAGE RE-WORK (FINISHES) AND SITE WORK
THE KITCHEN IS EXISTING TO REMAIN AND NO WORK
WILL BE PERFORMED IN THIS AREA.

5.C. TO NOTIFY ARCHITECT IMMEDIATELY OF ANY CRITICAL DIMENSION DISCREPANCIES.

6.C. TO INSURE THAT ALL HVAC RETURN AIR DUCTS ARE COVERED DURING THE CONSTRUCTION PROCESS TO MINIMIZE CONSTRUCTION DUST FROM ENTERING THE HVAC SYSTEM.

6.C. TO CHANGE FILTERS AND CLEAN HVAC UNITS AT THE END OF THE CONSTRUCTION PROJECT.

6.C. TO BUILD A DUST BARRIER PRIOR TO THE START OF CONSTRUCTION, SEPARATING THE KITCHEN AREAS FROM THE CONSTRUCTION AREAS. SECONDARY EXIT DOES NOT EXIST.

6.C. TO PROVIDE A STUD & PLYWOOD DUST BARRIER WALL WITH A DOOR FOR ACCESS OUT OF THE KITCHEN, THIS WALL NEEDS TO PROVIDE A COMPLETE DUST BARRIER. A PLASTIC BARRIER IS NOT ACCEPTABLE.

INDICATES DETAIL NUMBER
INDICATES SHEET UPON WHICH DETAIL APPEARS

SECTION REFERENCE

ELEVATION REFERENCE

DOOR NUMBER

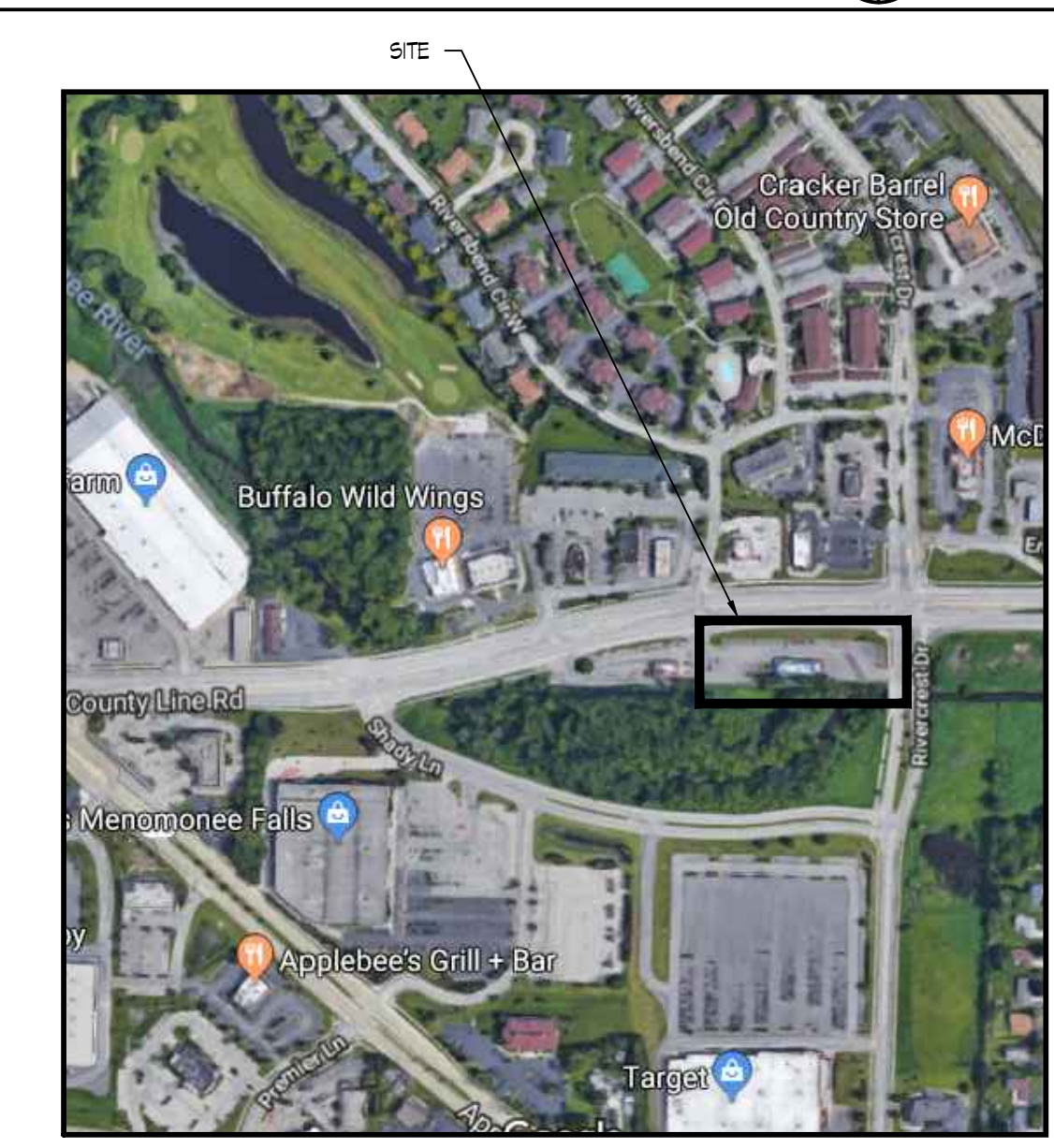
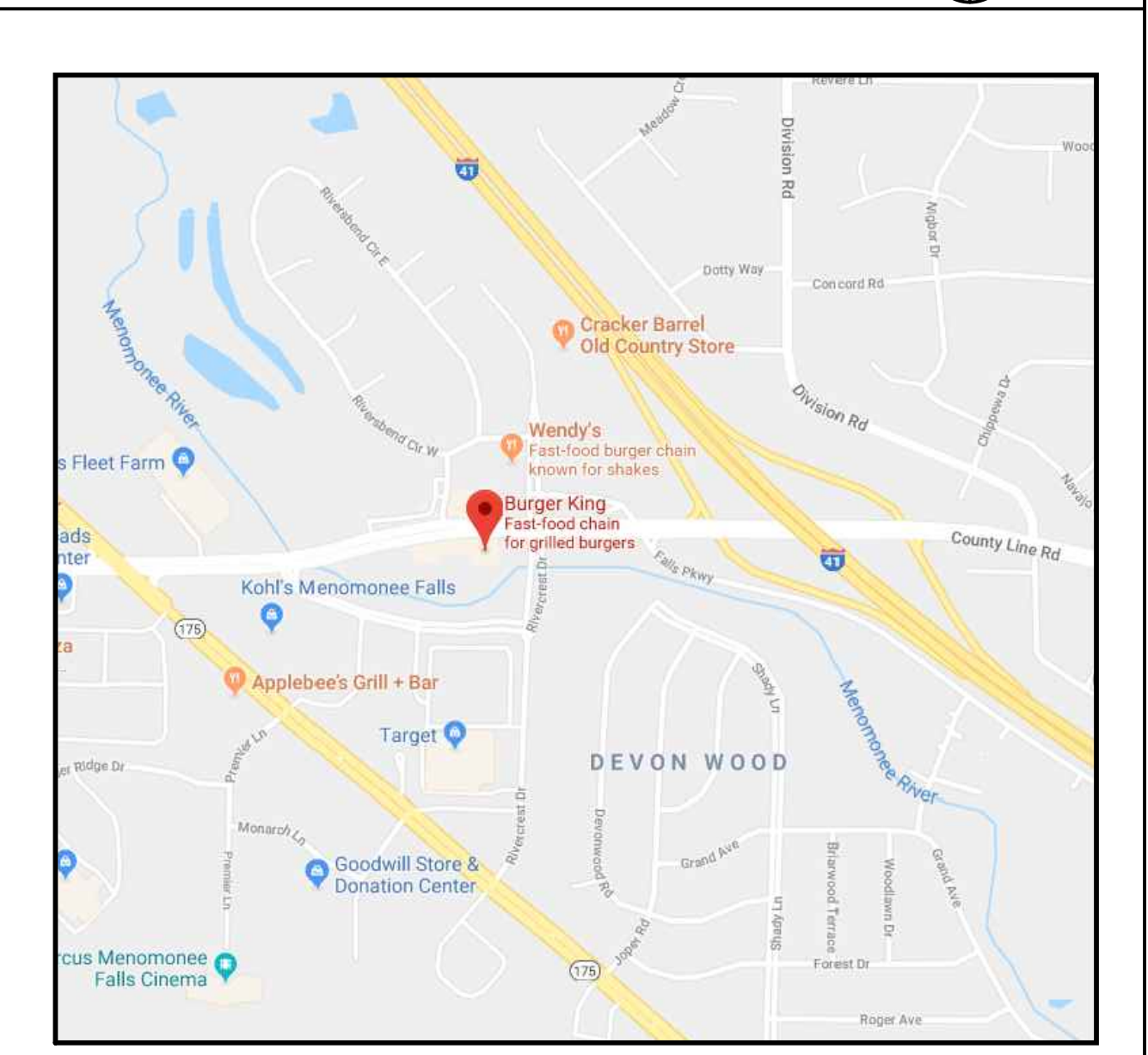
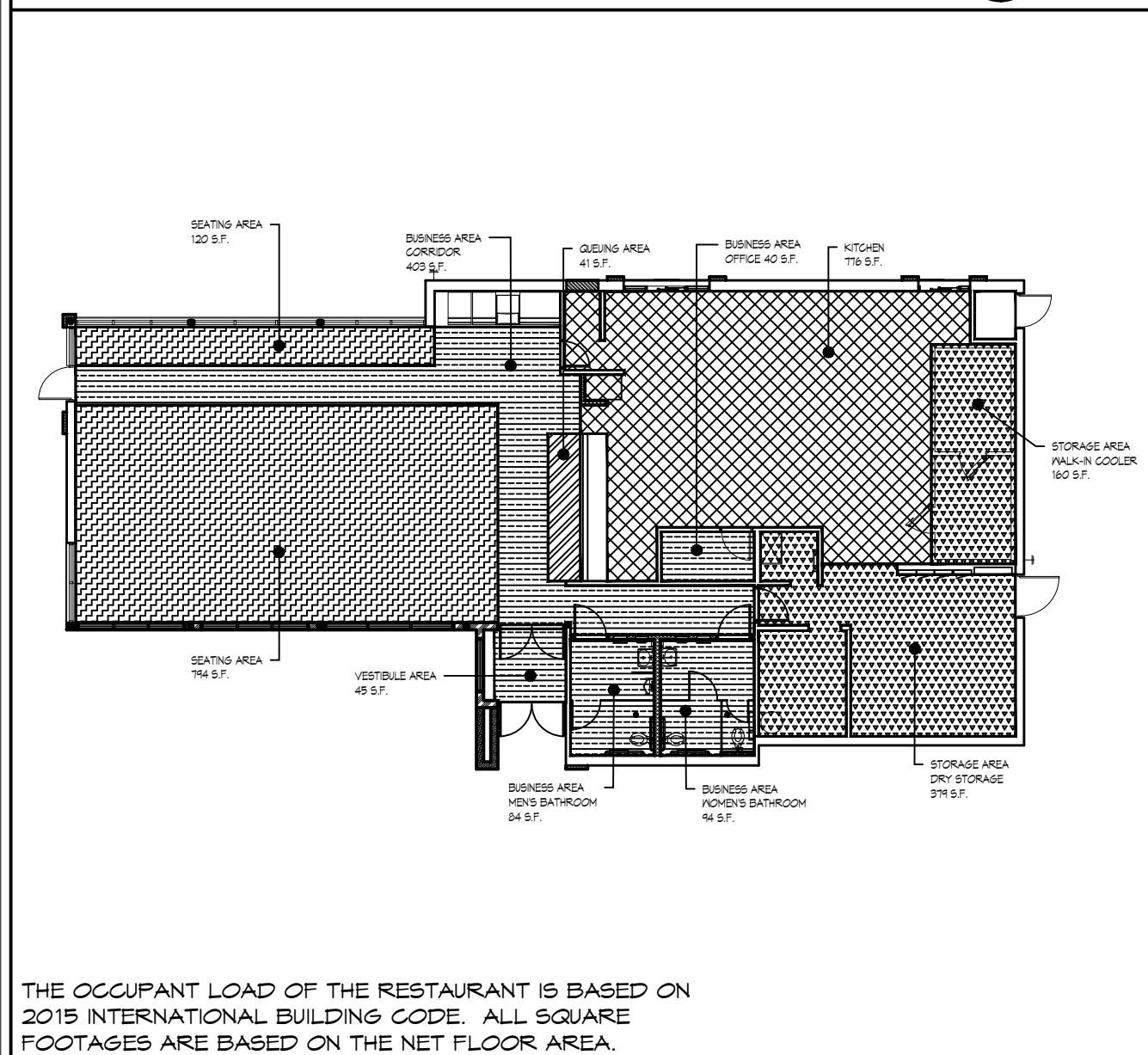
EQUIPMENT NUMBER

ROOM NUMBER

ELEVATION

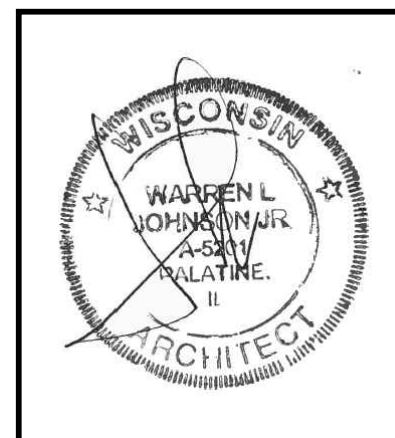
DETAIL REFERENCE

- 1) ALL WORK TO COMPLY TO THE LATEST EDITION OF THE WISCONSIN ACCESSIBILITY CODE AS ESTABLISHED BY THE STATE OF WISCONSIN.
- 2) ALL CONTRACTORS AND SUBCONTRACTORS WILL THOROUGHLY FAMILIARIZE THEMSELVES WITH THESE CONSTRUCTION DOCUMENTS AND WILL VERIFY EXISTING SITE AND BUILDING CONDITIONS PRIOR TO SUBMITTING A BID. ALL SUBCONTRACTORS WILL PROVIDE ALL LABOR, SUPERVISION, AND MATERIALS AND EVERYTHING OF EVERY SORT WHICH MAY BE NECESSARY FOR A SUCCESSFUL COMPLETION OF THIS PROJECT TO OBTAIN A FINAL OCCUPANCY PERMIT. ALL WORK TO BE PERFORMED IN A GOOD AND WORKMANLIKE MANNER AS DESCRIBED HEREIN BY THESE CONSTRUCTION DOCUMENTS ACCORDING TO THE TRUE INTENT AND MEANING OF THE DRAWINGS AND SPECIFICATIONS. WHETHER THE SAME MAY OR MAY NOT BE PARTICULARLY INFERRED THEREFROM BY WORK INDICATED OR DESCRIBED IN THE DRAWINGS OR SPECIFICATIONS WILL BE CONFERRED BY THE CONTRACT TO THE EXTENT AS IF DESCRIBED IN BOTH.
- 3) SUBCONTRACTORS, BEFORE STARTING THEIR WORK, WILL CHECK AND VERIFY THEIR PARTICULAR CODE RELATED REQUIREMENTS FOR COMPLIANCE ALONG WITH MEASUREMENTS, SURFACE LEVELS, SURFACE CONDITIONS AND RELATED PRODUCT, INSTALLATIONS NEAR AND ABOUT THEIR WORK. EACH TRADE WILL VERIFY IF CONTRACT CONDITIONS WITH THE OWNER OR THE ON-SITE CONSTRUCTION MANAGER AS TO IF THEY ARE OR NOT OF THE SAME, AS PER THESE CONSTRUCTION DOCUMENTS. IT WILL BE CONSIDERED THAT EACH BIDDER UNDERSTANDS AND KNOWS EXACTLY WHAT WILL BE REQUIRED OF HIM AND WILL PERFORM THESE OBLIGATIONS WITHOUT REQUIREMENT TO TOLL AND UNCONDITIONAL SATISFACTION OF THE OWNER. THERE ARE NO ALTERNATE BIDS ON THIS PROJECT. NO ADDITIONAL COMPENSATION WILL BE CONSIDERED AFTER LETTING OF THIS BID UNLESS CHANGES ARE DIRECTED BY THE OWNER IN WRITING WITH COST ALREADY NEGOTIATED FOR THAT ADDED WORK AFTER THE LETTING OF THE BID.
- 4) THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL NOT HAVE CONTROL OR CHANGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK ON THIS PROJECT OR FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK ON THIS SITE, NOR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE INTENT OF THE CONTRACT AND/OR CONSTRUCTION DOCUMENTS.
- 5) ALL CONTRACTORS WILL PROVIDE ADEQUATE BRACING AND/OR SHORING TO INSURE STRUCTURAL STABILITY OF THE BUILDING AND ALL RELATED BUILDING COMPONENTS IE STRUCTURAL WALLS, INTERIOR WALL ASSEMBLIES, ETC. DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
- 6) ALL WORK WILL BE COORDINATED WITH OTHER TRADES IN ORDER TO AVOID INTERFERENCE AND PRESERVE MAXIMUM HEADROOM AND AVOID OMISSIONS. EACH CONTRACTOR WILL INCLUDE ALL MISCELLANEOUS ITEMS REQUIRED BY CODE AND NEEDED TO COMPLETE THE WORK INCLUDING MOVING AND RIGGING OF MATERIALS AND EQUIPMENT. ALL THE HANGERS, SUPPORTS, ANCHORS, SUSPENSION MEANS, CONDUIT, WIRE, FITTINGS, SEVERE, ETC.
- 7) ALL MATERIALS USED WILL BE NEW AND BEAR U.L. LABELS WHERE REQUIRED AND MEET APPROPRIATE N.E.M.A. STANDARDS.
- 8) LAYOUT ALL PARTITIONS BEFORE BEGINNING CONSTRUCTION TO PREVENT ERRORS BY DISCREPANCY. ALL DRYWALL PARTITIONS WILL BE INSTALLED AS NOTED ON THE DRAWINGS.
- 9) ALL CONTRACTORS WILL GUARANTEE ALL LABOR AND MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ISSUE OF FINAL OCCUPANCY PERMIT AND/OR AT THE FINAL PAYMENT UPON OWNER.
- 10) VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO ORDERING, CUTTING AND/OR INSTALLING MATERIAL, PRODUCT OR EQUIPMENT. IN THE EVENT OF ANY DISCREPANCIES, CONTACT THE ARCHITECT BEFORE PROCEEDING WITH THAT WORK.
- 11) ALL SUBCONTRACTORS WILL PROVIDE A CERTIFICATE OF INSURANCE TO THE OWNER PRIOR TO STARTING ANY WORK ON THIS PROJECT. NOTE: CERTIFICATE OF INSURANCE CANNOT BE TERMINATED OR CANCELED WITHOUT 10 DAYS PRIOR WRITTEN NOTICE TO THE OWNER.
- 12) NO SUBSTITUTIONS OF ANY KIND FOR MATERIALS SPECIFIED ON THESE CONSTRUCTION DOCUMENTS IS ALLOWED. NO "EQUIVALENT" SUBSTITUTIONS WILL BE MADE, UNLESS APPROVED IN WRITING BY THE ARCHITECT AND APPROVED BY THE OWNER, DUE TO THE LACK OF AVAILABILITY OF ORIGINAL.
- 13) RESPONSIBILITY OF CONTRACTOR: EACH CONTRACTOR IS RESPONSIBLE FOR AND MUST GUARANTEE IN WRITING FIRST CLASS WORKMANSHIP AND MATERIALS. EACH CONTRACTOR WILL ASSUME ALL RESPONSIBILITY FOR THE CARE AND PROTECTION OF HIS OWN WORK AND MATERIALS FROM DAMAGE AND WILL PROTECT THIS SAME PROPERTY. HE WILL MAKE GOOD ANY DAMAGE TO HIS OWN OR OTHER WORK CAUSED BY HIMSELF OR WORKMEN EMPLOYED BY HIM.
- 14) SITE SAFETY: EACH CONTRACTOR WILL ABIDE BY LOCAL AREA STANDARDS AND RELATED OSHA STANDARDS FOR THE PROTECTION AND SAFETY FOR THEIR EMPLOYEES ON SITE. THIS ARCHITECT AND HIS PROFESSIONAL CONSULTANTS WILL BE HELD HARMLESS BY THE OWNER, GENERAL CONTRACTOR AND RELATED AWARDED TRADES, ON THIS PROJECT FOR ACCIDENTS OR INJURIES CAUSED OR ACCRUED ON THIS PROPERTY DURING THE PRE/ACTUAL/POST CONSTRUCTION PHASES OF THIS PROJECT.
- 15) LIENS: ALL SUBCONTRACTORS AND THE GENERAL CONTRACTOR WILL DELIVER TO THE OWNER A COMPLETE RELEASE OF ALL ITEMS ARISING OUT OF THIS CONTRACT AND/OR RECEIPTS IN FULL IN LIEU THEREOF TOWARDS THEIR PARTIAL OR FINAL PAYMENT FOR WORK IN PLACE FOR THE OWNER.
- 16) GENERAL CONTRACTOR TO PAY FOR ALL SCAVENGER SERVICES, AND WILL BE RESPONSIBLE FOR REMOVAL OF DEBRIS ACCUMULATED BY EACH TRADE. HOWEVER, EACH TRADE WILL KEEP THE JOB SITE CLEAN AND SAFE AT ALL TIMES, ALONG WITH A BROOM FINISH AT THE END OF EACH WORKING DAY.
- 17) IF CHANGES ARE MADE IN THE FIELD ON THIS PROJECT VIA DIMENSIONS, MATERIALS, INSTALLATION DIFFERENT THAN INDUSTRY TECHNIQUES AND STANDARDS, ETC., CONSTRUCTION MANAGER IS TO BE NOTIFIED 48 HOURS IN ADVANCE TO THESE CHANGES TO BE MADE BY TRADE. IF NOTICE IS NOT GIVEN TO THE G.M. THEN THAT SUBCONTRACTOR IS TOTALLY RESPONSIBLE FOR THE CONSEQUENCES AND EFFECTS EVOLVED FROM THESE CHANGES.
- 18) CONSTRUCTION CLEAN-UP: AFTER ALL OTHER WORK IS COMPLETED AND JUST PRIOR TO TURNING THE SPACE OVER TO THE OWNER, THE CONSTRUCTION MANAGER WILL EMPLOY THE SERVICES OF A PROFESSIONAL CLEANING SERVICES TO CLEAN AND WASH DOWN ALL INSTALLED EQUIPMENT, SERVICE AREAS, ALONG WITH THE CLEANING OF ALL GLASS WINDOW/DOOR SURFACES PRIOR TO OCCUPANCY. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES FOR THIS MUNICIPALITY. SEE CODE REVIEW ON THIS SHEET.
- 19) DO NOT SCALE DRAWINGS.
- 20) CONTRACTOR WILL APPOINT ONE SPECIFIC INDIVIDUAL FOR LIAISON WITH THE OWNER REPRESENTATIVE AND ARCHITECT.
- 21) CONTRACTOR SHALL PERFORM NO PORTION OF THE WORK AT ANY TIME WITHOUT APPROVED CONTRACT DOCUMENTS.
- 22) CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL ARCHITECTURAL, MECHANICAL, TELEPHONE, ELECTRICAL (INCLUDING LIGHTING) AND PLUMBING SO TO ENSURE THAT REQUIRED CLEARANCES FOR INSTALLATION AND MAINTENANCE OF ALL EQUIPMENT ARE PROVIDED.
- 23) DIMENSIONS SHALL NOT BE CHANGED WITHOUT THE ARCHITECT'S WRITTEN APPROVAL.
- 24) CONTRACTOR TO PROTECT EXISTING CONSTRUCTION AND RESTORE ALL FINISH SURFACES TO THEIR ORIGINAL CONDITION WHERE DAMAGED.



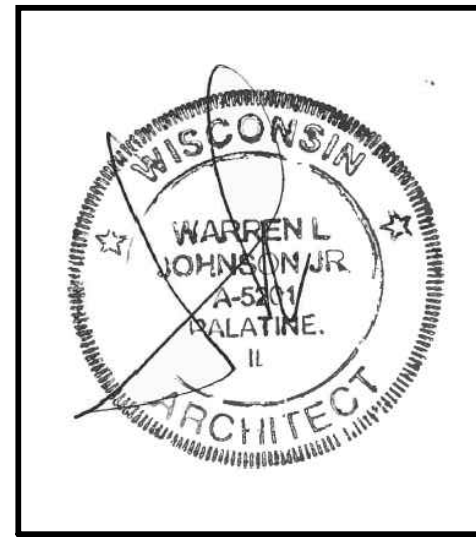
STATEMENTS OF COMPLIANCE

THESE DOCUMENTS WERE PREPARED BY WARREN JOHNSON ARCHITECTS, INC. ACCORDING TO THE TERMS OF THE CONTRACT BETWEEN THIS OFFICE AND THE OWNER, FOR THIS BUILDING PROJECT. THESE DOCUMENTS DO NOT EITHER IN WHOLE OR IN PART CONSTITUTE ANY DIRECTION OR INSTRUCTION TO THE AWARDED GENERAL CONTRACTOR OR AWARDED SUBCONTRACTOR WITH REGARD TO CONSTRUCTION MEANS, METHODS OR TECHNIQUES BY THESE DOCUMENTS. THIS ARCHITECT DOES NOT INTEND TO EXPRESS ANY OPINION, DIRECTION OR INSTRUCTION OF ANY KIND WHATSOEVER AS TO THE FINISHED MANNER IN WHICH THE CONSTRUCTION WORK IS TO BE COMPLETED AND/OR RELATED SITE SAFETY ISSUES.



SIGNED: WARREN JOHNSON, ARCHITECT
WISCONSIN REGISTRATION NO. A-5201
DATE: 7/9/2018

ONE OF TWO



BURGER KING



ISSUE DATES / REVISIONS

NO.	DESCRIPTION	DATE
1	PLAN COMMISSION SUBMITTAL	7.9.18
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DRAWN BY:	T. WILLIE	
CHECKED BY:	M. JOHNSON	
DATE:	5.17.18	
PROJECT NO:	18021	

BURGER KING
STORE #5132
N96W17655 COUNTY LINE RD.
GERMANTOWN, WI 53022

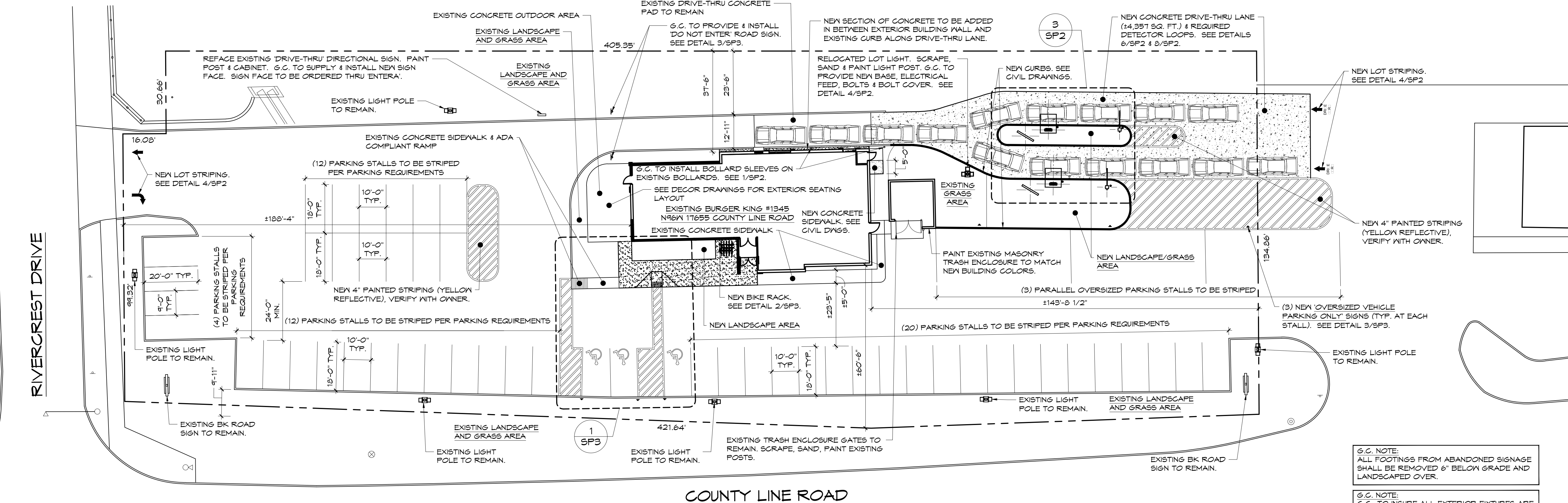
SITE PLANS

SHEET

SP-1

ONE OF THREE

DEMO SITE PLAN
SCALE: 1" = 20'



NOTE:
SEE CIVIL DRAWINGS FOR MORE SITE INFORMATION.

SITE INFORMATION

EXISTING ZONING:	B-5 HIGHWAY BUSINESS DISTRICT
NUMBER OF EMPLOYEES:	5 EMPLOYEES
GROSS SITE ACREAGE:	1.45 ACRES
PROPOSED/EXISTING USE:	RESTAURANT/FAST FOOD

SITE LEGEND

EXISTING CURB. REPAIR DAMAGED CURBS AS REQUIRED.	
NEW CURBS. SEE CIVIL DRAWINGS.	
NEW CONCRETE SIDEWALK. SEE CIVIL DRAWINGS.	
NEW CONCRETE DRIVE-THRU LANE & REQUIRED DETECTOR LOOPS. SEE DETAILS 6/SP2 & 8/SP2.	

G.C. NOTE:
AT THE ADA PARKING STALLS AND ACCESSIBLE AISLES, IT IS THE RESPONSIBILITY OF THE G.C. TO VERIFY THAT THE EXISTING/NEW GRADES MEET ADA COMPLIANCE OF LESS THAN 2% SLOPE IN ALL DIRECTIONS. IT IS THE RESPONSIBILITY OF THE G.C. TO MODIFY THE ASPHALT GRADES TO MEET ADA COMPLIANCE. G.C. TO REQUEST ADDITIONAL ENGINEERING (IF NEEDED) ON DAY (1) OF CONSTRUCTION.

G.C. NOTE:
ALL FOOTINGS FROM ABANDONED SIGNAGE SHALL BE REMOVED 6" BELOW GRADE AND LANDSCAPED OVER.

G.C. NOTE:
G.C. TO INSURE ALL EXTERIOR FIXTURES ARE PROPERLY POWERED. G.C. TO TEST AND MAKE ALL FIXTURE CIRCUITS OPERATIONAL.

G.C. NOTE:
AT THE ADA PATH OF EGRESS SIDEWALKS, IT IS THE RESPONSIBILITY OF THE G.C. TO VERIFY THAT THE EXISTING/NEW GRADES MEET ADA COMPLIANCE. IT IS THE RESPONSIBILITY OF THE G.C. TO MODIFY THE GRADES TO MEET ADA COMPLIANCE. G.C. TO REQUEST ADDITIONAL ENGINEERING (IF NEEDED) ON DAY (1) OF CONSTRUCTION.

PROPOSED SITE PLAN
SCALE: 1" = 20'

1 BOLLARD DETAIL
SP-2 SCALE: 1/2" = 1'-0"

2 CLEARANCE POST DETAILS
SP-2 SCALE: 1/2" = 1'-0"

4 SITE LIGHTING DETAIL
SP-2 SCALE: 1/4" = 1'-0"

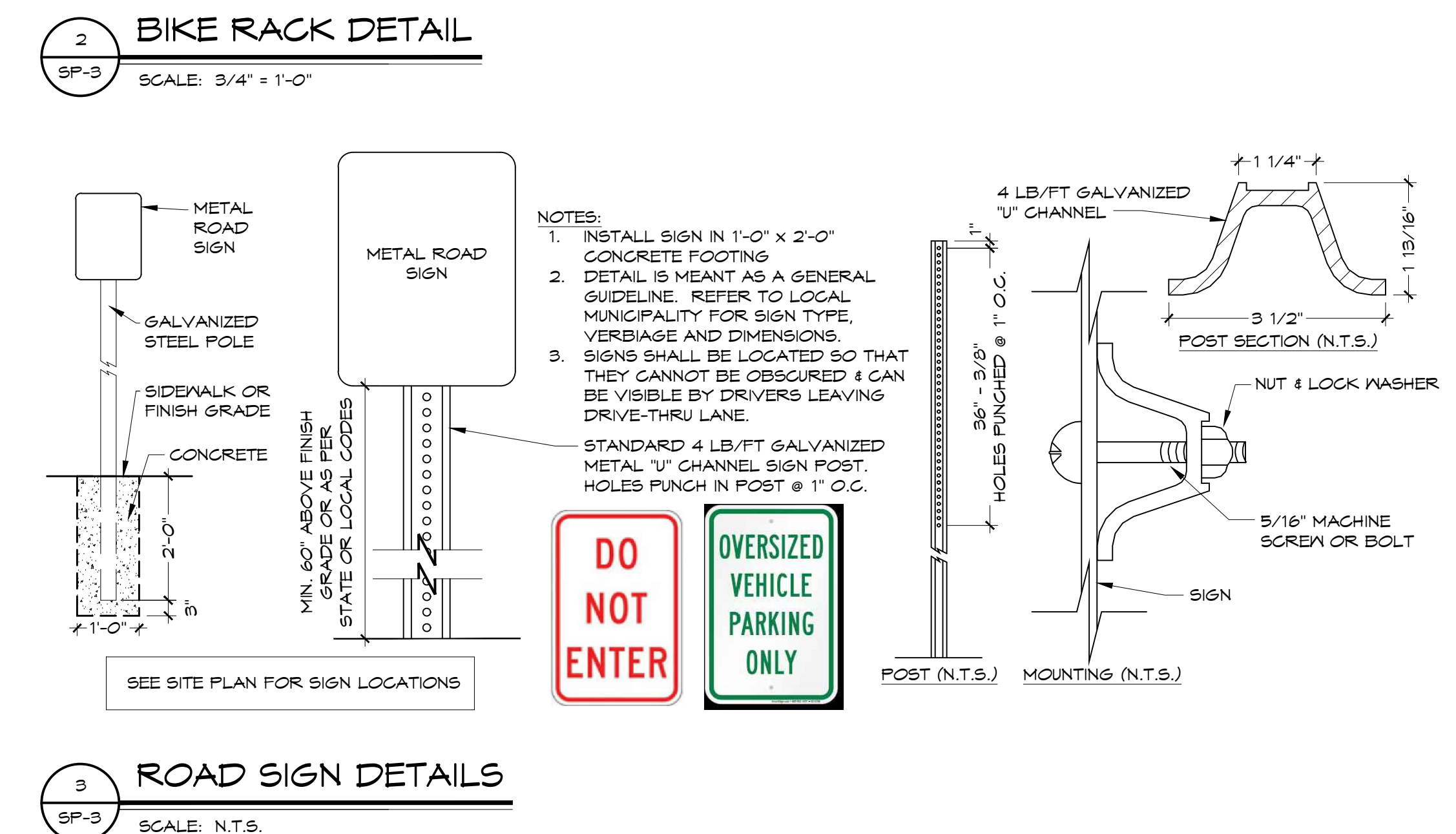
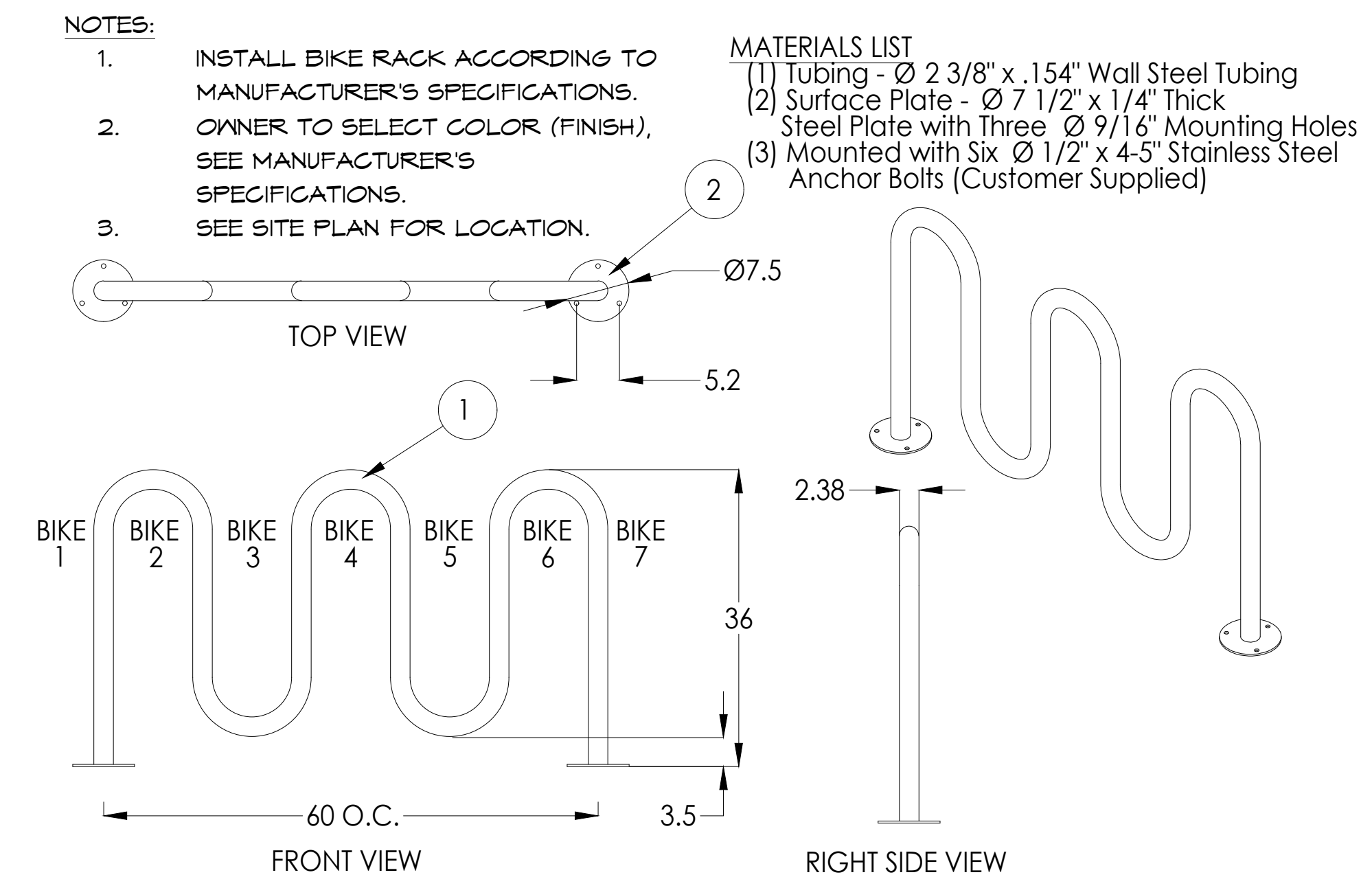
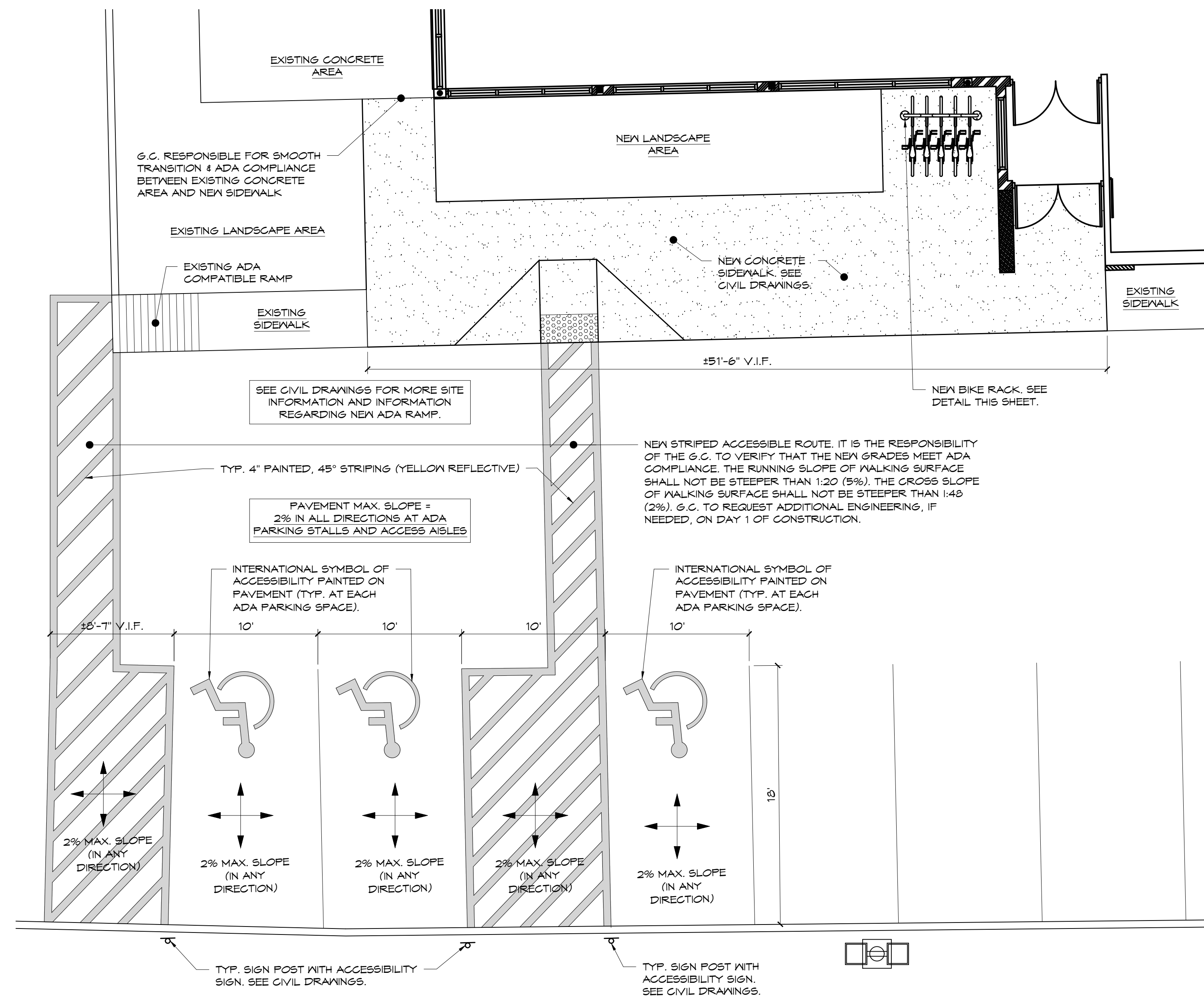
5 MENU BOARD DETAIL
SP-2 SCALE: 1/2" = 1'-0"

3 DRIVE-THRU LANE DETAIL
SP-2 SCALE: 3/16" = 1'-0"

6 CONCRETE PAD DETAIL
SP-2 SCALE: 1" = 1'-0"

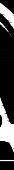
7 ORDER CONFIRMATION UNIT DETAILS
SP-2 SCALE: 1/2" = 1'-0"

DETECTOR LOOP DETAILS
 SCALE: 3/8" = 1'-0"



WARREN JOHNSON
ARCHITECTS, INC

19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616



BURGER KING

ISSUE DATES / REVISIONS		
PLAN COMMISSION SUBMITTAL		7.9.18
NO.	DESCRIPTION	DATE
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DRAWN BY:	T. WILLIE	
CHECKED BY:	N. JOHNSON	
DATE:	5.17.18	
PROJECT No:	1802T	

BURGER KING
STORE #5132
96W17655 COUNTY LINE RD
GERMANTOWN, WI 53022

SITE DETAILS

HEET

SP-3

THREE OF THREE

BK Remodel
Examples of similar
building type

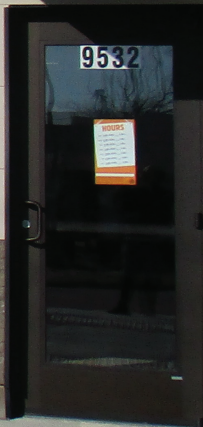


FLAME GRILLING S























NORTH ELEVATION

SCALE: NTS



WEST ELEVATION

SCALE: NTS



EAST ELEVATION

SCALE: NTS



SOUTH ELEVATION

SCALE: NTS



BK 5132
REMODEL OF
EXISTING
RESTAURANT

SITE PLAN
REVIEW

ADDRESS:
N96W17655
COUNTRYLINE ROAD,
GERMANTOWN, WI



19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

Existing Site Lighting (Pole Mounted)



Project: _____

Location: _____

Cat.No: _____

Type: _____

Lamps: _____ Qty: _____

Notes: _____

The Philips Lumec RoadFocus LED Cobra Head luminaires feature a sleek design that provides seamless replacement of existing HID luminaires. RoadFocus is available in three sizes, offers multiple lumen packages, and a complete array of optical distributions, making it an outstanding solution for all types of roadway applications. Includes Service Tag, Philips innovative way to provide assistance throughout the life of the product.

Ordering guide

example: RFL-215W96LED4K-G2-R3M-UNV-DMG-RCD-GY3

Prefix	LED module	Series	Distribution	Voltage	Options		Finish
					Controls	Luminaire	
RFL		G2					
RFL RoadFocus Roadway, large	3000K	G2 Generation 2	Type 2	UNV 120-277V HVU 347-480VAC	AST ^{1,4} Pre-set driver for progressive start-up	API Factory installed NEMA label, ANSI C136.15 compliant	Textured BK Black BZ Bronze GY3 Gray WH White
	145W64LED3K 90W80LED3K ⁷ 135W80LED3K 180W80LED3K 160W96LED3K 190W112LED3K ⁷ 215W96LED3K 241W112LED3K 335W96LED3K ⁸ 350W112LED3K ⁸		R2S Type II short (ASYM) R2M Type II Medium (ASYM) Type 3 R3S Type III short (ASYM) R3M Type III Medium (ASYM) Type 4 4 Type IV (ASYM) Type 5 5 ⁵ Type V (SYMM)		CDMGE25 ^{1,4} 8 hrs. 25% reduction CDMGE50 ^{1,4} 8 hrs. 50% reduction CDMGE75 ^{1,4} 8 hrs. 75% reduction CDMGM25 ^{1,4} 6 hrs. 25% reduction CDMGM50 ^{1,4} 6 hrs. 50% reduction CDMGM75 ^{1,4} 6 hrs. 75% reduction CDMG525 ^{1,4} 4 hrs. 25% reduction CDMG550 ^{1,4} 4 hrs. 50% reduction CDMG575 ^{1,4} 4 hrs. 75% reduction CLO ^{1,4} Pre-set driver to manage lumen depreciation DALI ^{1,4} Digitally addressable lighting interface DMG ⁵ 0-10V OTL ^{1,4} Pre-set driver to signal end of life of the lamp	FAWS ⁶ Field adjustable wattage selector HS House Side Shield, shield, 1 per 16 LED light engine PH8 ¹ Twist-lock Photoelectric Cell, UNV (120-277VAC) PH8/347 ¹ Twist-lock Photoelectric Cell, 347VAC PH8/480 ¹ Twist-lock Photoelectric Cell, 480VAC PHXL ¹ Twist-lock Photoelectric Cell, extended life, UNV (120-277VAC) PH9 Shorting cap RCD ^{3,5} Receptacle for twist-lock photocell or shorting cap, 5-pin (standard) RCD7 ³ Receptacle for twist-lock photocell or shorting cap, 7-pin (optional) SP2 20kV / 20kA Surge Protector (optional)	
	4000K						
	145W64LED4K 90W80LED4K ⁷ 135W80LED4K 180W80LED4K 160W96LED4K 190W112LED4K 215W96LED4K 241W112LED4K 335W96LED4K ⁸ 350W112LED4K ⁸						

1. **347V** and **480V** not available.

2. Not available with **HS** option.

3. Use of photoelectric cell or shorting cap is required to ensure proper illumination.

4. Dimming choices: Select either **DMG**, **DALI** or one of the **CDMG** options.

5. Please note this integrated feature come standard with RoadFocus.

6. **FAWS** not available with **CDMG** options, **DALI** or **CLO**.

7. **FAWS** table accuracy +/- 15% on these models.

8. Not available with driver options, **AST**, **CLO**, **CDMG**, **DALI**, **OTL**.

RFL RoadFocus

Large, LED Cobrahead

Accessories (must be ordered as separate line items – quickly and easily installed in the field)

CPC or CPCD¹

CityTouch Connector Node.

1. Contact the factory for additional support when connected lighting or additional services are desired.

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L₇₀ is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L₇₀ hours limited to 6 times actual LED test hours

Ambient Temperature °C	Driver mA	Calculated L ₇₀ Hours	L ₇₀ per TM-21	Lumen Maintenance % at 60,000 hrs
25°C	up to 1050 mA	>100,000 hours	>60,000 hours	>88%

LED Wattage and Lumen Values: 3000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type R2S			Type R2M			Type R3S			Type R3M		
					Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
RFL-145W64LED3K-G2	64	700	3000	137	16,813	123	B3-U0-G2	16,458	120	B3-U0-G3	16,181	118	B2-U0-G3	16,127	118	B3-U0-G3
RFL-90W80LED3K-G2	80	350	3000	93	11,541	124	B2-U0-G2	11,297	122	B2-U0-G2	11,107	120	B2-U0-G2	11,070	119	B2-U0-G2
RFL-135W80LED3K-G2	80	530	3000	136	16,601	122	B3-U0-G2	16,251	119	B3-U0-G3	15,977	117	B2-U0-G3	15,924	117	B3-U0-G3
RFL-180W80LED3K-G2	80	700	3000	174	21,016	121	B3-U0-G2	20,572	118	B3-U0-G3	20,226	116	B2-U0-G3	20,159	116	B3-U0-G3
RFL-160W96LED3K-G2	96	530	3000	161	19,921	124	B3-U0-G2	19,501	121	B3-U0-G3	19,172	119	B2-U0-G3	19,109	119	B3-U0-G3
RFL-215W96LED3K-G2	96	700	3000	207	25,219	122	B3-U0-G3	24,687	119	B3-U0-G3	24,271	117	B2-U0-G4	24,190	117	B3-U0-G3
RFL-335W96LED3K-G2	96	1050	3000	323	35,094	109	B4-U0-G4	34,354	106	B4-U0-G4	33,775	105	B3-U0-G4	33,663	104	B4-U0-G4
RFL-190W112LED3K-G2	112	530	3000	188	23,241	124	B3-U0-G3	22,751	121	B3-U0-G3	22,368	119	B3-U0-G4	22,294	119	B3-U0-G3
RFL-241W112LED3K-G2	112	700	3000	243	29,422	121	B3-U0-G3	28,801	119	B3-U0-G3	28,316	117	B3-U0-G4	28,222	116	B3-U0-G4
RFL-350W112LED3K-G2	112	950	3000	340	37,731	111	B4-U0-G4	36,935	109	B4-U0-G4	36,313	107	B3-U0-G5	36,193	107	B4-U0-G4

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 4			Type 5		
					Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
RFL-145W64LED3K-G2	64	700	3000	137	16,210	118	B2-U0-G3	16,851	123	B4-U0-G2
RFL-90W80LED3K-G2	80	350	3000	93	11,127	120	B2-U0-G2	11,567	125	B4-U0-G2
RFL-135W80LED3K-G2	80	530	3000	136	16,006	117	B2-U0-G3	16,639	122	B4-U0-G2
RFL-180W80LED3K-G2	80	700	3000	174	20,263	116	B3-U0-G4	21,064	121	B5-U0-G3
RFL-160W96LED3K-G2	96	530	3000	161	19,207	119	B3-U0-G4	19,967	124	B5-U0-G3
RFL-215W96LED3K-G2	96	700	3000	207	24,315	117	B3-U0-G4	25,277	122	B5-U0-G3
RFL-335W96LED3K-G2	96	1050	3000	323	33,836	105	B3-U0-G5	35,175	109	B5-U0-G4
RFL-190W112LED3K-G2	112	530	3000	188	22,408	119	B3-U0-G4	23,295	124	B5-U0-G3
RFL-241W112LED3K-G2	112	700	3000	243	28,368	117	B3-U0-G4	29,489	121	B5-U0-G4
RFL-350W112LED3K-G2	112	950	3000	340	36,379	107	B3-U0-G5	37,818	111	B5-U0-G4

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout – contact Applications at outdoorlighting.applications@philips.com.

Note: Some data may be scaled based on tests of similar. But not identical luminaries.

RFL RoadFocus

Large, LED Cobrahead

LED Wattage and Lumen Values: 4000K

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type R2S			Type R2M			Type R3S			Type R3M		
					Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
RFL-145W64LED4K-G2	64	700	4000	137	17,820	130	B3-U0-G2	17,444	127	B3-U0-G3	17,150	125	B2-U0-G3	17,093	125	B3-U0-G3
RFL-90W80LED4K-G2	80	350	4000	93	12,232	132	B3-U0-G2	11,974	129	B2-U0-G2	11,772	127	B2-U0-G2	11,733	127	B2-U0-G2
RFL-135W80LED4K-G2	80	530	4000	136	17,596	129	B3-U0-G2	17,224	126	B3-U0-G3	16,934	124	B2-U0-G3	16,878	124	B3-U0-G3
RFL-180W80LED4K-G2	80	700	4000	174	22,275	128	B3-U0-G3	21,805	125	B3-U0-G3	21,438	123	B3-U0-G4	21,367	123	B3-U0-G3
RFL-160W96LED4K-G2	96	530	4000	161	21,115	131	B3-U0-G3	20,669	129	B3-U0-G3	20,321	126	B2-U0-G3	20,254	126	B3-U0-G3
RFL-215W96LED4K-G2	96	700	4000	207	26,730	129	B3-U0-G3	26,166	126	B3-U0-G3	25,725	124	B3-U0-G4	25,640	124	B3-U0-G3
RFL-335W96LED4K-G2	96	1050	4000	323	37,197	115	B4-U0-G4	36,412	113	B4-U0-G4	35,799	111	B3-U0-G5	35,680	110	B4-U0-G4
RFL-190W112LED4K-G2	112	530	4000	188	24,634	131	B3-U0-G3	24,114	129	B3-U0-G3	23,708	126	B3-U0-G4	23,629	126	B3-U0-G3
RFL-241W112LED4K-G2	112	700	4000	243	31,185	128	B4-U0-G3	30,527	126	B3-U0-G4	30,013	124	B3-U0-G4	29,913	123	B3-U0-G4
RFL-350W112LED4K-G2	112	950	4000	340	39,992	118	B4-U0-G4	39,148	115	B4-U0-G4	38,489	113	B3-U0-G5	38,361	113	B4-U0-G4

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 4			Type 5		
					Lumen Output	Efficacy (LPW)	BUG Rating	Lumen Output	Efficacy (LPW)	BUG Rating
RFL-145W64LED4K-G2	64	700	4000	137	17,181	125	B2-U0-G3	17,861	130	B4-U0-G2
RFL-90W80LED4K-G2	80	350	4000	93	11,794	127	B2-U0-G2	12,260	132	B4-U0-G2
RFL-135W80LED4K-G2	80	530	4000	136	16,965	124	B2-U0-G3	17,636	129	B4-U0-G2
RFL-180W80LED4K-G2	80	700	4000	174	21,477	123	B3-U0-G4	22,326	128	B5-U0-G3
RFL-160W96LED4K-G2	96	530	4000	161	20,358	127	B3-U0-G4	21,163	132	B5-U0-G3
RFL-215W96LED4K-G2	96	700	4000	207	25,772	125	B3-U0-G4	26,791	129	B5-U0-G3
RFL-335W96LED4K-G2	96	1050	4000	323	35,864	111	B3-U0-G5	37,282	115	B5-U0-G4
RFL-190W112LED4K-G2	112	530	4000	188	23,751	127	B3-U0-G4	24,690	132	B5-U0-G3
RFL-241W112LED4K-G2	112	700	4000	243	30,067	124	B3-U0-G5	31,256	129	B5-U0-G4
RFL-350W112LED4K-G2	112	950	4000	340	38,559	114	B3-U0-G5	40,084	118	B5-U0-G4

Actual performance may vary due to installation variables including optics, mounting/ceiling height, dirt depreciation, light loss factor, etc.; highly recommended to confirm performance with a layout - contact Applications at outdoorlighting.applications@philips.com.

Note: Some data may be scaled based on tests of similar. But not identical luminaries.

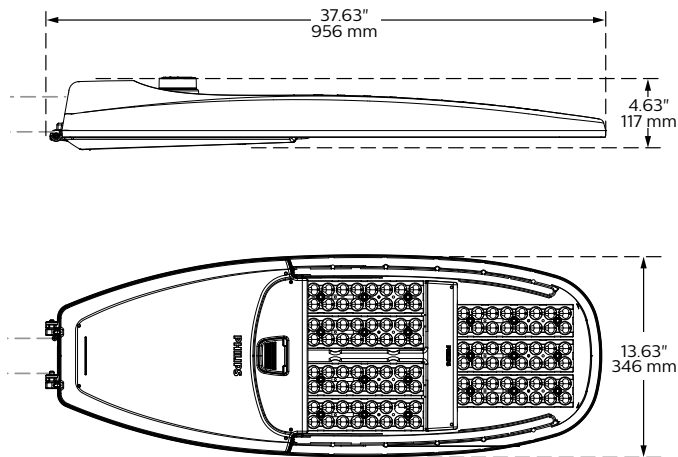
Field Adjustable Wattage (FAWS) Multiplier Chart

FAWS Position	Typical Delivered Lumens Multiplier	Typical System wattage
1	0.31	0.28
2	0.53	0.50
3	0.62	0.58
4	0.70	0.67
5	0.78	0.75
6	0.83	0.81
7	0.89	0.87
8	0.92	0.91
9	0.96	0.95
10	1.00	1.00

Note: Typical value accuracy +/- 5%

RFL RoadFocus

Large, LED Cobrahead



Specifications

Housing

Made of a low copper die cast Aluminum alloy (A360), 0.100" (2.5mm) minimum thickness. Fits on a 1.66" (42mm) O.D. (1.25" NPS), 1.9" (48mm) O.D. (1.5" NPS) or 2 3/8" (60mm) O.D. (2" NPS) by 5 1/2" (140mm) minimum long tenon. Comes with 2 zinc plated clamps fixed by 4 zinc plated hexagonal bolts 3/8 16 UNC for ease of installation. Provides an easy step adjustment of +/- 5° tilt in 2.5° increments. Includes integral bubble level standard (always included). A quick release, tool less entry, single latch, hinged, removable door opens downward to provide access to electronic components and to a terminal block. Door is secured to prevent accidental dropping or disengagement. A clearance of 13" (330mm) at the rear is required in order to remove the door. Complete with a bird guard protecting against birds and similar intruders and an ANSI label to identify wattage and source (both included in box). Housing (including electrical compartment) rated IP54 per ANSI C136.37.

Light Engine

Composed of 4 main components: LED Module / Optical System / Heat Sink / Driver.

Electrical components are RoHS compliant, IP66 sealed light engine LEDs tested by ISO 17025-2005 accredited lab in accordance with IESNA LM-80 guidelines in compliance with EPA ENERGY STAR, extrapolations in accordance with IESNA TM-21. Metal core board ensures greater heat transfer and longer lifespan.

LED Module: Composed of high-performance white LEDs. Color temperature as per ANSI/NEMA bin Neutral White, 3000 Kelvin nominal (3045K +/- 175K) or 4000 Kelvin nominal (3985K +/- 275K), CRI 70 Min. 75 Typical.

Optical System: Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. System is rated IP66. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. 0% uplight and U0 per IESNA TM-15.

Heat Sink: Built in the housing, designed to ensure high efficacy and superior cooling by natural vertical convection air flow pattern always close to LEDs and driver optimising their efficiency and life. Product does not use any cooling device with moving parts (only passive cooling). Wide openings enable natural cleaning and removal of dirt and debris. Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +40°C / +104°F.

Driver: High power factor of 90% min. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 or 347 to 480 VAC rated for both application line to line or line to neutral, Class I, THD of 20% max. 1 driver (64 LED); 2 drivers (all others).

DMG: Dimming compatible 0-10 volts. The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Integrated Features

DMG: Dimmable driver 0-10V.

RCD*: Receptacle with 5 pins enabling dimming, can be used with a twist lock Starsense or photoelectric cell or a shorting cap.

SP1: Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.

Please note that these integrated features always come with RoadFocus luminaire.

** Use of photoelectric cell or shorting cap is required to ensure proper illumination.*

RFL RoadFocus

Large, LED Cobrahead

Specifications (continued)

Driver and Luminaire Options

AST*: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.

CLO*: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.

DALI*: Pre-set driver compatible with the DALI control system.

OTL*: Pre-set driver to signal end of life of the LED module(s) for better fixture management.

CDMG*: Dynadimmer standard dimming functionalities including pre-programmed scenarios to suit many applications and needs from safety to maximum energy savings.

Safety Mode:

CDMG525: 4 hours, 25% power dimming
CDMG550: 4 hours 50% power dimming
CDMG75: 4 hours 75% power dimming

Median Mode:

CDMG25: 6 hours 25% power dimming
CDMG50: 6 hours 50% power dimming
CDMG75: 6 hours 75% power dimming

Economy Mode:

CDMG25: 8 hours 25% power dimming
CDMG50: 8 hours 50% power dimming
CDMG75: 8 hours 75% power dimming

FAWS: Field Adjustable Wattage Selector, pre-set to the highest position, can be easily switched in the field to the required position. This reduces total luminaire wattage consumption and reduces the light level – see the FAWS multiplier chart for more details.

Note: It is not recommended to use FAWS with other dimming or controls; if you do, set the switch to position 10 (maximum output) to enable the other dimming or controls. Switching FAWS to any position other than 10 will disable the other dimming or controls.

SP2: 20kV / 20kA surge protection device that provides extra protection beyond the SP1 10kV/10kA level.

RC7*: Receptacle with 7 pins enabling dimming and additional functionality (to be determined), can be used with a twist lock Starsense node or photoelectric cell or a shorting cap.

Please note: Additional hardware will be required to utilize the additional 2 pins on this receptacle.

HS: House side shield, 1 per 16 LED light engine.

PH8*: Twist-lock Photoelectric Cell, UNV (120-277VAC).

PH8/347*: Twist-lock Photoelectric Cell, HVU (347VAC).

PH8/480*: Twist-lock Photoelectric Cell, HVU (480VAC).

PHXL*: Twist-lock Photoelectric Cell, extended life, UNV (120-277VAC).

PH9*: Shorting cap.

API: Factory Installed NEMA label, ANSI C136.15 compliant

** Use of photoelectric cell or shorting cap is required to ensure proper illumination.*

Luminaire Useful Life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, Philips System Reliability Tool, Philips Advance data and Philips Lumileds LM-80/TM-21 data, expected to reach 100,000 + hours with >L70 lumen maintenance @ 25°C. Luminaire Useful Life accounts for LED lumen maintenance AND all of these additional factors including: LED life, driver life, PCB substrate, solder joints, on/off cycles, burning hours and corrosion.

Wiring

The connection of the luminaire is done using a terminal block connector 600V, 85A for use with #2 14 AWG. wires from the primary circuit, located inside the housing. Due to the inrush current that occurs with electronic drivers, recommend using a 10Amp time-delay fuse to avoid unwanted fuse blowing (false tripping) that can occur with normal or fast acting fuses.

Hardware

All exposed screws shall be complete with Ceramic primer seal to reduce seizing of the parts, also offers a high resistance to corrosion. All seals and sealing devices are made and/or lined with EPDM and/or silicone and/or rubber.

Finish

Color in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils/24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard.

The surface treatment achieves a minimum of 3000 hours for salt spray resistant finish in accordance with testing performed and per ASTM B117 standard.

LED products manufacturing standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340-5-1 and ANSI/ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Vibration Resistance

The RFL meets the ANSI C136.31, American National Standard for Roadway Luminaire Vibration specifications for Bridge/overpass applications. (Tested for 3G over 100,000 cycles by independent lab)

Certifications and Compliance

cULus Listed for Canada and USA. Luminaire meets DOE and MSSLC Model Specification for LED Roadway Luminaires. RoadFocus LED Cobrahead luminaires are DesignLights Consortium qualified. Luminaire complies with or exceeds the following ANSI C136 standards: .2, .3, .10, .14, .15, .22, .25, .31, .37, .41.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Philips Service tag application. With a simple scan of a QR code, placed on the inside of the mast door, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away.

For more details visit: philips.com/servicetag

Limited Warranty

10-year limited warranty.
See philips.com/warranties for details and restrictions.

Brackets/Arms

For brackets / arms available with this luminaire, see Lumec 3D for details.





RADIUS WALL SCONCE



Mounted Inside Canopies & Exterior Wall Sconces

The RWSC Series radius wall sconce offers maximum versatility with multiple light sources and finishes. The available combination of uplight/downlight washes the building facade while the radial soft form housing will complement similar architectural design elements.

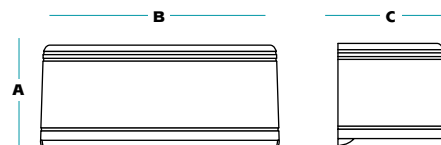
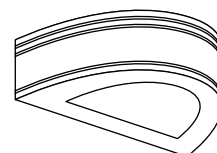


Fixture Specifications

FEATURES

- Durable cast aluminum housing
- Available in various lighting distributions for maximum versatility
- Integrated design eliminates high angle brightness
- Luminaire finished in weatherproof powder-coat paint
- Completely sealed, flat tempered glass lenses suitable for use in wet location
- Ships complete with lamp
- Downlight only, full cut-off Dark Sky compliant

DIMENSIONS



A	B	C
7.25"	18.0"	9.0"

ORDERING INFORMATION

SAMPLE CATALOG NUMBER

RWSC

Series

XXXXXX

Wattage/Source

XX

Distribution

XX

Finish

XXX

Voltage

RWSC-30LED-UD-PS-MT (Wall Sconces)

RWSC-30LED-WD-PS-MT (Inside Canopies)

SERIES	
RWSC	Radius Wall Sconce
WATTAGE/SOURCE ¹	
70PMH	70 watt pulse start metal halide
100PMH	100 watt pulse start metal halide
150PMH	150 watt pulse start metal halide
70HPS	70 watt high pressure sodium
100HPS	100 watt high pressure sodium
150HPS	150 watt high pressure sodium
26QF	26 watt quad tube fluorescent
32TRF	32 watt triple tube fluorescent
42TRF	42 watt triple tube fluorescent
226QF	2x26 watt quad tube fluorescent
232TRF	2x32 watt triple tube fluorescent
242TRF	2x42 watt triple tube fluorescent
30LED	19 watt LED ³
50LED	44 watt LED

DISTRIBUTION	
UD	Up/Downlight
WD	Downlight only (wide distribution)- standard
FT	Downlight only (forward throw)

FINISH ²	
DB	Dark Bronze
BK	Black
WH	White
PS	Platinum Silver

¹ Consult factory for other lamp wattage and sources.
² Other finishes available. Consult factory.
³ Available with WD distribution only.
⁴ Not for use with LED source.

VOLTAGE	
120	120 volt
277	277 volt
MT	Multi-Tap

OPTIONS	
QSL	Quartz re-strike with lamp
F	Single fusing
FF	Double fusing
EM12⁴	1 MR11/MR16 two pin socket for 12v power (by others) 35w max. 35w MR11 lamp included.
2EM12⁴	2 MR11/MR16 two pin sockets for 12v power (by others) 35w max. 35w MR11 lamp included.

ACCESSORIES	
EM	Remote emergency ballast (fluorescent only)



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LB6LEDA10L

LED Downlight Module (1038 Lumens)

12W High Efficacy

Wet Location

120V

Mounted In Underside of
Exterior Tower Soffit at Main Entry

APPLICATIONS:

LiteBox LED modules are designed for use in new construction as well as retrofit applications with existing Prescolite or competitive 6" housings. Lumen output and distribution comparable to a 75W PAR while consuming only 12 watts. ENERGY STAR® qualified. Can be used to comply with California Title 24 IECC watts per square foot requirements. Suitable for use with continuous room side ambient temperature up to 25°C. Flicker-free dimming to 15% with most standard dimmers. (See Dimming Notes).

LIGHT ENGINE:

High efficacy LED light engine, 3000K, 3500K and 5000K, 90+ CRI, integrated with durable aluminum heat sink for excellent thermal management. System designed for optimal life and lumen maintenance (60,000 hours at 70% lumen maintenance per TM-21).

LENS/REFLECTOR:

All LiteBox LED modules are provided standard with a diffuse optical grade acrylic lens for uniform illumination and superior glare control. Reflector powder coat finish creates aesthetic ceiling appearance and visually comfortable 55° cutoff.

LED DRIVER:

Integral high efficiency LED driver 120V, >0.9 power factor, dimmable to 15% with standard incandescent or electronic low voltage dimmers. (See Dimming Notes for recommended dimmers.) Output over-voltage, over-current, and short circuit protection. Life expectancy of 60,000 hours minimum at recommended ambient temperatures.

INSTALLATION:

For New Construction: Use with Prescolite DBX QuickLink LED housings. QuickLink connector mates directly to housing connector without a screw base adapter for California Title 24 compliance.

For Retrofit: Use in Prescolite or other compatible 6" recessed housings using supplied screw base adapter.

Easy installation with (3) stainless steel spring clips (pre-installed).

CERTIFICATIONS:

UL/cUL Classified for use in Prescolite or other 6" recessed housings including Halo, Juno, and Lithonia. (See page 3 for more details) Suitable for wet locations. ENERGY STAR qualified. Meets California Title 24 with DBXQL

WARRANTY:

5 year warranty
Additional information on page 3
See www.prescolite.com for details.



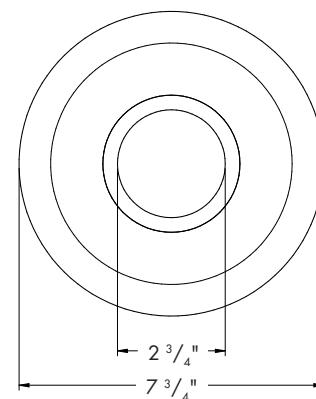
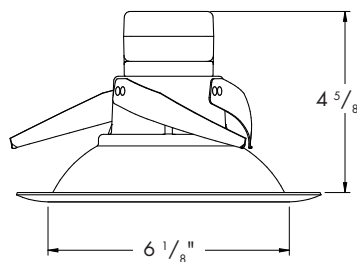
Aperture: Nominal 6"

See Housing Specification Sheet for ceiling cutout requirements

Not to Scale



Wall Wash - LB6LEDA10L35K9WW WH



CATALOG NUMBER **LB6LEDA10L**

EXAMPLE: LB6LEDA10L30K WH

TRIM	LED COLOR	CRI	TRIM	TRIM COLOR	ACCESSORIES
☐ LB6LEDA10L 6" 1000 Lumen Litebox LED Module with dimming to 15% 120V	☐ 30K 3000 Kelvin ☐ 35K 3500 Kelvin ☐ 50K 5000 Kelvin	☐ Blank 80+ CRI ☐ 9 90+ CRI	☐ Blank Open ☐ WW Wall Wash	☐ WH White ☐ BL Black ☐ SA Silver Anodized ☐ GD Gold	☐ LiteGear ¹ Inverter, single phase central lighting, 125VA-250VA ☐ LPS Series ¹ LitePower micro-inverter, 20VA-55VA ☐ DBXQL IC/Non-IC Airtight housing with supply wire quick connects ☐ IBXSQL IIC/Non-IC Airtight shallow housing with supply wire quick connects

¹ See Central Inverter compatibility note and web links on page 2.



PHOTOMETRIC DATA

LB6LEDA10L

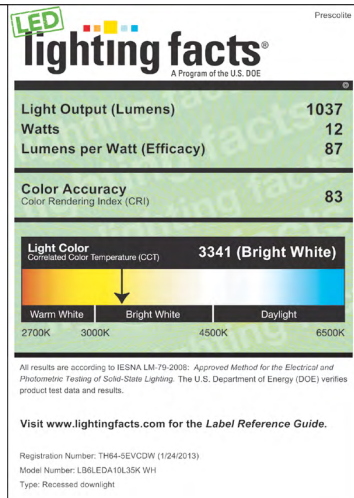
LED Downlight Module (1038 Lumens)

12W High Efficacy

Wet Location

120V

ELECTRICAL DATA	LB6LEDA
Input Voltage	120V
Input Frequency	43-63 Hz
Input Current	0.10A
Input Power	12.0W
Constant Current Output	700mA
Power Factor	>0.90
THD	<20%
EMI Filtering	FCC 47CFR
	Part 15, Class B
Operating Temperature	-30°C to 60°C
Dimming	Yes*
Over-voltage, over-current, short-circuit protected	
*See Dimming Notes for more information	



Central Inverters

For full fixture output in back-up mode, we recommend you visit www.dual-lite.com for your Central Lighting Inverter options. Please contact your local Hubbell representative for any assistance with proper sizing and loading of your inverter selection. Central lighting inverters must be ordered separately.

LiteGear: www.dual-lite.com/products/litegear_lg_series

LPS Series: www.dual-lite.com/products/lps

NOTES

Refer to www.prescolite.com for additional photometric tests (IES Files).

Web: www.securitylighting.com

2100 Golf Road, Suite 460, Rolling Meadows, IL 60008-4704

Phone: 1-800-LIGHT IT, 1-800-544-4848, Fax: 847-279-0642

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LED Downlight Module (1038 Lumens)

12W High Efficacy

Wet Location

120V

DIMMING NOTES:

LiteBox LED integral driver is compatible with existing 2-wire dimming circuits and is designed to operate with most standard dimmers including incandescent 120V line voltage (forward phase-leading edge) dimmers as well as 120V electronic low voltage (ELV) (reverse phase-trailing edge) dimmers. Dimming capabilities will vary depending upon the dimmer control used.

A 120V Electronic Low Voltage (ELV) dimmer can typically operate a single LED unit and are recommended for use with LB6LEDA Series.

Recommended Electronic Low Voltage Dimmers:

Lutron Nova T Series (Part number NTELV-600)
Lutron Faedra (Part Number FAELV-T00-XX)
Leviton Acenti (Part Number ACE06-XXX)
Leviton Vizia (Part Number VZE04)

Most incandescent line voltage dimmers have minimum load requirements of approximately 40W and may require multiple LED modules per control. (See dimmer control manufacturer's instructions for specific requirements.)

Recommended Incandescent Line Voltage Dimmers:

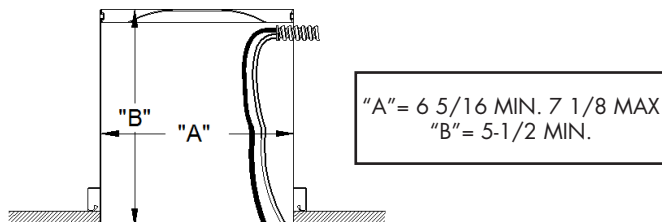
Leviton, Illumitech Series (Part Numbers IPI06-XXX)
Leviton, Trimatron Series (Part Numbers 6602-X, 6681-X, 6683-X, 6684-X, 700-X and 705-X)
Leviton, SureSlide Series (Part Numbers 6631)
Leviton, True Touch Series (Part Number 66061LM)
Lutron Skylark Series (Part Number S-600, S2-LH)
Lutron, Maestro Series (Part Numbers MAW-600)
Cooper, Aspire Series (Part Numbers 9530XXX)

Digital dimmers are not compatible with LiteBox LED modules.

COMPATIBILITY OF 6" RECESSED HOUSINGS:

LiteBox LED modules are UL/cUL classified for use with Prescolite and most competitive recessed cans (with "A" and "B" dimensions) including:

Prescolite	Lithonia
Capri	Lumapro
Commercial Electric	Luminaire
Elco	Nora
Emerald	Progress
Halo	Sea Gull
Intense	WAC
Jimway	
Juno	



NOTES

1. Operation in ambient temperatures higher than those specified will shorten life and void warranty.
2. Warranty is limited to repair and replacement of defective parts of the LED system and does not include labor or installation.

See www.prescolite.com for details.

Web: www.securitylighting.com

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Mounted Above Rear Service
Door and Mechanical Door



WGH LED SERIES

GLASS WALLPACKS

Intended Use:

- Perimeter lighting for safety and security. Use on factories, warehouses, self storage, commercial buildings, etc.

Construction:

- Borosilicate glass refractor softens lamp image and provides uniform distribution
- Cast aluminum frame holds lens and seals to housing gasket with two stainless steel screws.
- Door assembly hinges to side on mid-size units; hinges down on large units
- Cast aluminum housing with three 1/2" conduit entries (on top and sides), for button photocontrol or surface conduit
- All units have dark bronze powder paint finish

Operating Temperature:

- 30°C to +40°C

LED:

Mid Power - Medium Housing

110 LEDs, 4888 lumens, 4000K, 80 CRI

Mid Power - Large Housing

225 LEDs, 10474 lumens, 4000K, 80 CRI

- Mid power LEDs offer lower glare, better uniformity, higher efficacies (up to 105 LPW) and lower thermals for longer lasting electronic components

Electrical:

- Driver RoHS and IP66
- Single, 120V-277V or 347V/480V (225L only), 50/60Hz driver
- 110L: 1 X 53W, 140mA, 92 LPW
- 225L: 1 X 97W, 125mA, 105 LPW
- 225L: 1 X 111W, 140mA, 94 LPW

Listings:

- Some models meet DesignLights Consortium (DLC) qualifications, consult DLC website for more details: <http://www.designlights.org/QPL>
- Listed to UL1598 for use in wet locations

Warranty:

For more information visit:
<http://www.hubbelloutdoor.com/resources/warranty/>

PRODUCT IMAGE(S)



DIMENSIONS

	A	B	C
WGH LED M SIZE	9"	7 1/4"	13"
	229 mm	184 mm	330 mm
WGH LED L SIZE	9"	13.0"	17"
	229 mm	330 mm	432 mm

SHIPPING INFORMATION

Catalog Number	G.W.(kg)/CTN	Carton Dimensions			Carton Qty. per Master Pack
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)	
WGH-110L-4K-U-M	11 (4.9)	13.5 (34)	7.5 (19)	9.5 (24)	2
WGH-225L-4K-U-L	15 (6.8)	18 (45)	11 (28)	9.5 (24)	2

CERTIFICATIONS/LISTINGS



ORDERING INFORMATION

WGH-1LU-M-HE-SEC

Catalog Number	Wattage	Number of LEDs	Voltage	Dist. Type	Lumens	LPW	CCT	Weight lbs. (kg)	Number of Drivers	LED Current
WGH-110L-4K-U-M*	53w	110	120-277V	4	4888	92	4000K	12.0 (5.4)	1	140mA
WGH-225L-4K-U-L*	97w	225	120-277V	4	10151	105	4000K	12.0 (5.4)	1	125mA
WGH-225L-4K-C-L	111w	225	347V/480V	4	10474	94	4000K	12.0 (5.4)	1	140mA

*DLC listed

ACCESSORIES/REPLACEMENT PARTS - Order separately

CATALOG NUMBER	DESCRIPTION
PBT-1	Photocontrol, 120V
PBT-234	Photocontrol, 208, 240, 277V
SM106-SHIELD	Polycarbonate Shield for M size
SM708-GUARD	Wire Guard for L size

Web: www.securitylighting.com

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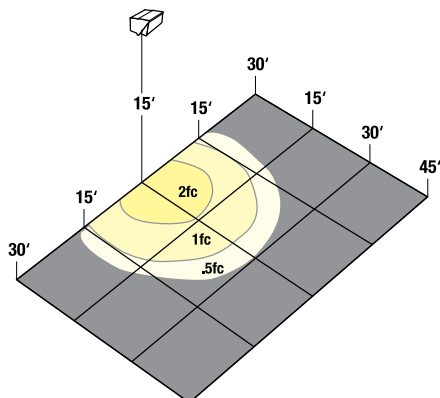
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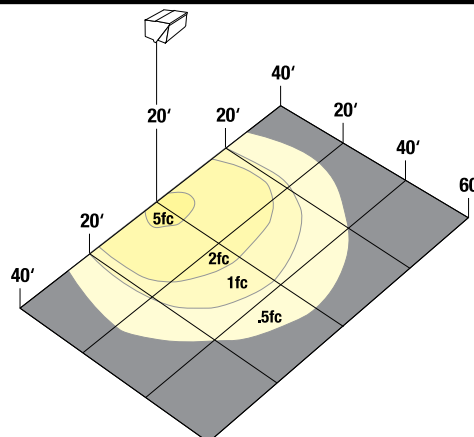
WGH LED SERIES

GLASS WALLPACKS

PHOTOMETRICS



WGH-110-4K-U-M



WGH-225L-4K-U-L

PERFORMANCE DATA

# OF LEDS	DRIVE CURRENT (MILLIAMPS)	SYSTEM WATTS	DISTRIBUTION TYPE	LUMENS	LPW	4K (4000K NOMINAL 80 CRI)		
						B	U	G
110	140mA	53W	4	4888	92	1	4	3
225	125mA	97W	4	10151	105	2	5	5
225*	140mA	111W	4	10474	94	2	5	5

*347 and 480 VAC input units will have reduced LPW

Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment application and inherent performance balances of the electrical components.

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	OPERATING HOURS					
	0	25,000	50,000	TM-21-11 ¹ L96 60,000	100,000	L70 (hours)
25°C / 77°F	1.00	0.96	0.93	0.92	0.88	>280,000
40°C / 104°F	0.99	0.95	0.91	0.90	0.84	>206,000

1. Projected per IESNA TM-21-11 * (Nichia NFSL757DT-VT, 150mA, 85°C Ts, 10,000hrs)
Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08.

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

AMBIENT TEMPERATURE		LUMEN MULTIPLIER
0° C	32° F	1.02
10° C	50° F	1.02
20° C	68° F	1.01
25° C	77° F	1.00
30° C	86° F	0.99
40° C	104° F	0.98
50° C	122° F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

ELECTRICAL DATA

# OF LEDS	# OF DRIVERS	INPUT VOLTAGE (V)	CURRENT (Amps)	SYSTEM POWER (w)
110	1	120	0.45	53
		277	0.19	53
225	1	120	0.82	97
		277	0.36	97
225*	1	347	0.33	111
		480	0.23	111

*347 and 480 VAC Version



Exterior Mounted at Each Exit/Entrance



COR SERIES

LED Outdoor Remote

DESCRIPTION

The COR Series offers quality and value with a compact and attractive LED based remote emergency light. The white base-plate and lamp-heads are made of high impact UL flame rated thermoplastic. Lamp-heads are fully gasketed and weatherproof to ensure operation in wet environments. The lamp heads are fully adjustable and glare-free. The remote lamps are driven by the Compass remote capacity Exit, Combo or Emergency Light.

APPLICATION

The COR Series can be applied over path of egress doors and in areas affected by rain, moisture and condensation.

COMPLIANCES

NFPA 101 and NFPA 70
OSHA

WARRANTY

2 year full unit warranty



FEATURES

- Single or Double lamp-head outdoor remote with base
- LED life-cycle of more than 10 years
- Quick installation
- Fully adjustable lamp-heads
- Fully gasketed for application in wet environment

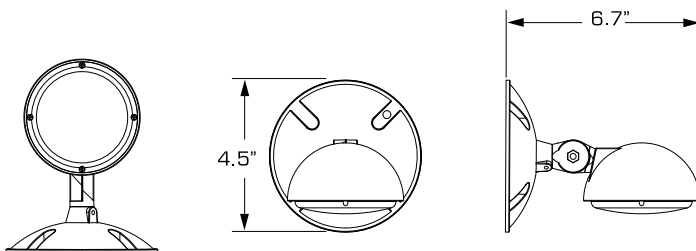
ORDERING GUIDE

CORD

Catalog Number	Description	Voltage	Lamp Watts (Each)
CORS	Single LED outdoor remote lamp-head with mounting base	3 VDC	1 Watt
CORD	Double LED outdoor remote lamp-head with mounting base	3 VDC	1 Watt

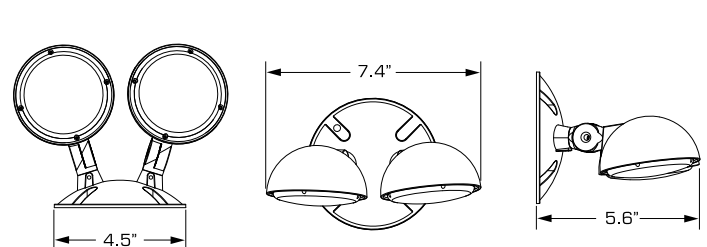
Powered by Compass Exit, Combo or Emergency Light with Remote Capacity

DIMENSIONS



CORS

Single Remote Carton Weight: 1 lbs.
Master Carton Quantity: 20 each



CORD

Double Remote Carton Weight: 1.2 lbs.
Master Carton Quantity: 20 each

Existing
road sign



Existing
road sign





BURGER KING

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NO.	DESCRIPTION	DATE
	PLAN COMMISSION SUBMITTAL	7.9.18
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CHECKED BY:		M. JOHNSON
DATE:		5.11.18
PROJECT No:		1802T

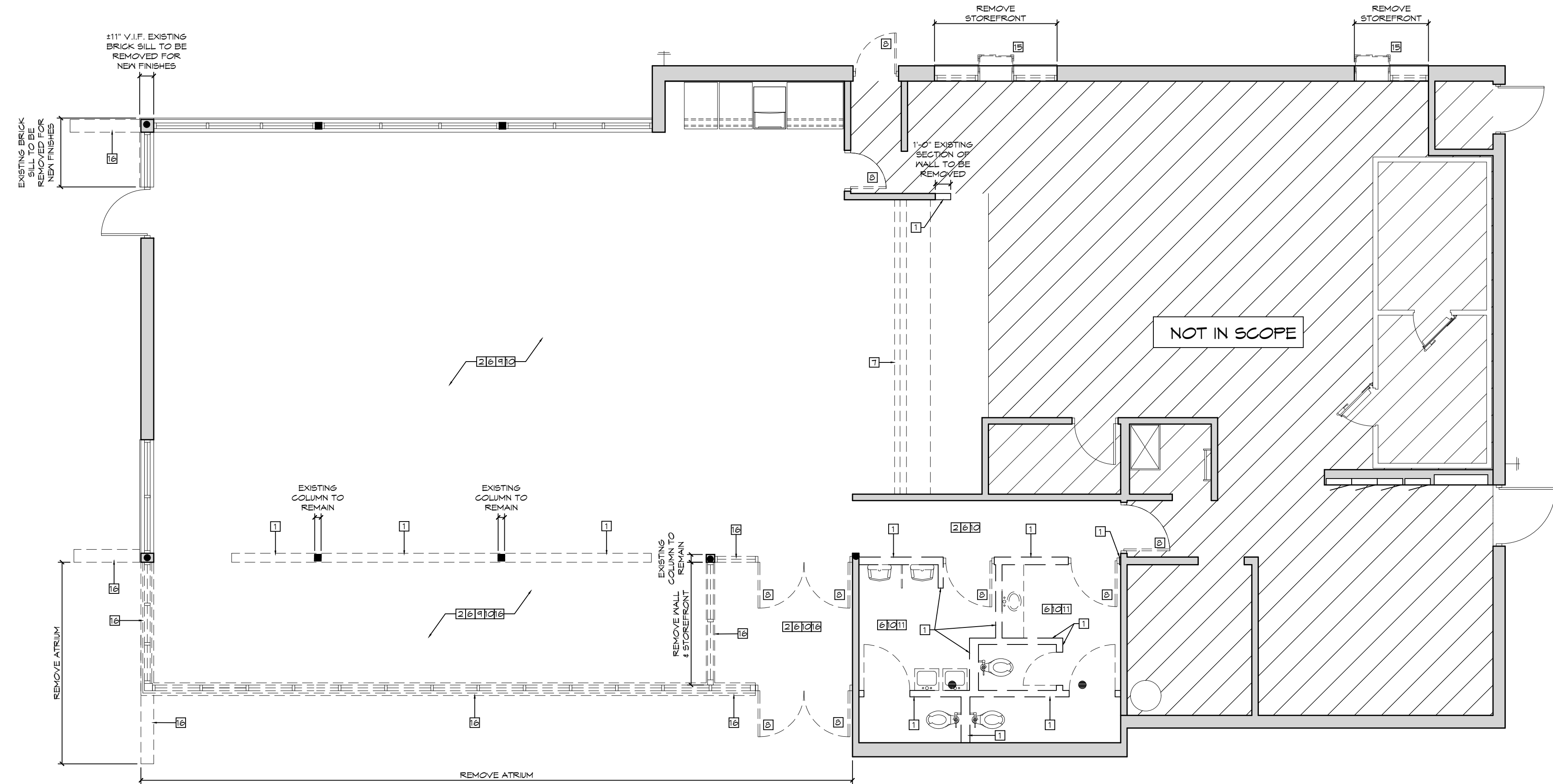
BURGER KING
STORE #5132
N96W17655 COUNTY LINE RD.
GERMANTOWN, WI 53022

DEMO PLANS

HEET

DM-1

NE OF ONE



 DEMO FLOOR PLAN
SCALE: 3/16" = 1'-0"

DEMOLITION NOTES

- 3 REMOVE EXISTING INTERIOR WALLS AS SHOWN. REMOVE ALL ELECTRICAL RECEPTACLES. REMOVE WIRE BACK TO PANEL. CAP & SEAL CONDUITS BELOW SLAB, ABOVE NEW CEILING OR IN WALL.
- 2 REMOVE ALL EXISTING MILLWORK.
- 3 REMOVE EXISTING HVAC DIFFUSERS IN DINING ROOM, RESTROOMS, VESTIBULE & ATRIUM (WILL BE REPLACED).
- 4 REMOVE ALL EXISTING LIGHT FIXTURES, CEILING FANS, EXIT SIGNS & EMERGENCY LIGHTS THROUGHOUT DINING ROOM, SERVICE AREA, RESTROOMS, RESTROOM CORRIDOR, ATRIUM & VESTIBULE (WILL BE REPLACED).
- 5 REMOVE EXISTING CEILING GRID AND CEILING TILES AT RESTROOM CORRIDOR & SERVICE AREA.
- 6 REMOVE EXISTING FLOOR AND BASE TILE. PREP SLAB TO RECEIVE NEW FINISHES.
- 7 REMOVE EXISTING FRONT SERVICE COUNTER AND HALF WALL.
- 8 REMOVE EXISTING DOOR & FRAME.
- 4 REMOVE EXISTING DECORATIVE INTERIOR HALF WALLS, BOOTHS, CORE-DRILLED TABLES, CHAIRS & MILLWORK THROUGHOUT. REPAIR SUB-FLOOR AS REQUIRED TO ACCEPT NEW FINISHES.
- 10 REMOVE EXISTING WALL FINISHES.
- 11 REMOVE EXISTING TOILET ACCESSORIES, PLUMBING FIXTURES, HAND DRYERS, PARTITIONS AND GRAB BARS.
- 12 REMOVE EXISTING MANSARD, MANSARD SOFFIT LIGHTING & WALL PACKS.
- 13 REMOVE EXISTING GYP. BOARD CEILING.
- 14 REMOVE EXISTING LIGHT VALANCE & FLUORESCENT LIGHT FIXTURES AROUND PERIMETER OF DINING ROOM. PATCH/REPAIR REMAINING BULKHEAD/SOFFIT FOR NEW FINISHES.
- 15 REMOVE EXISTING DRIVE-THRU WINDOW AND ADJACENT STOREFRONT. G.G. TO PROVIDE TEMPORARY SUPPORT OF EXISTING CONSTRUCTION, IF REQUIRED.
- 16 REMOVE EXISTING ATRIUM, INCLUDING KNEE WALL, STOREFRONT & EXTERIOR MASONRY.

GENERAL NOTES

-GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY OF ANY INCONSISTENCIES OR DISCREPANCIES WITH THE PLANS IN RELATION TO THE EXISTING FIELD CONDITIONS.

-ALL INTERIOR AND STOREFRONT CONSTRUCTION SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES IN PLACE WITHIN THE JURISDICTION OF THE WORK.

-RESTORE ALL DAMAGED FIRE PROTECTION AT
STRUCTURE (IF NECESSARY)

-PATCH AND REPAIR ALL PENETRATIONS IN EXISTING FLOOR WITH LIKE MATERIALS. PROVIDE A SMOOTH SURFACE TO ACCEPT NEW FINISHES.

-DO NOT SCALE PLANS.

-CORING OF STRUCTURAL SLAB, AS REQUIRED TO BE IN ACCORDANCE WITH BASE BUILDING ENGINEERING SPECIFICATIONS. SUBMIT ACTUAL PROCEDURES TO LANDLORD PRIOR TO ANY WORK.

-THIS PLAN SHOWS GENERAL DEMOLITION WORK TO BE PERFORMED AND DOES NOT RELIEVE THE CONTRACTOR FROM OTHER DEMOLITION WORK REQUIRED TO PRODUCE THE BUILDING MODIFICATIONS SHOWN ON THE REMAINING CONTRACT DOCUMENTS, INCLUDING THE PLUMBING, MECHANICAL & ELECTRICAL DRAWINGS.

-CONTRACTOR REMOVED ITEMS SHALL BE
DISPOSED OF PROPERLY OFF-SITE AND IN AN
EXPEDITIOUS MANNER.

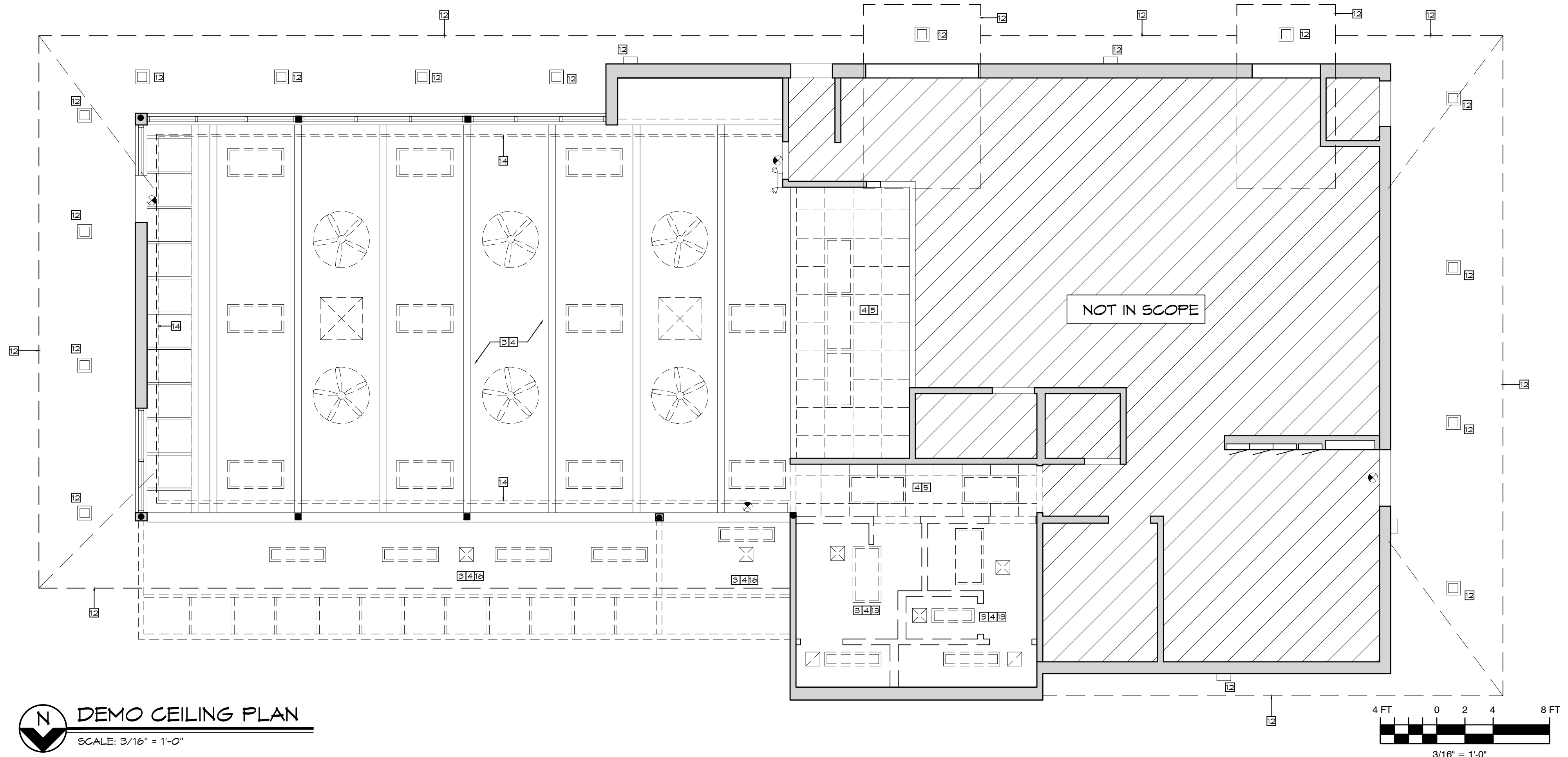
-IF STOREFRONT DOORS ARE TO REMAIN, G.C. IS RESPONSIBLE FOR THEIR CONDITION DURING THE REMODEL PROCESS.

-PROTECT ALL EXISTING CONSTRUCTION SHOWN TO REMAIN FROM DAMAGE DURING CONSTRUCTION FOR THE EXTENT OF THE DEMOLITION AND MODIFICATIONS. SHORE & PROTECT AS REQUIRED.

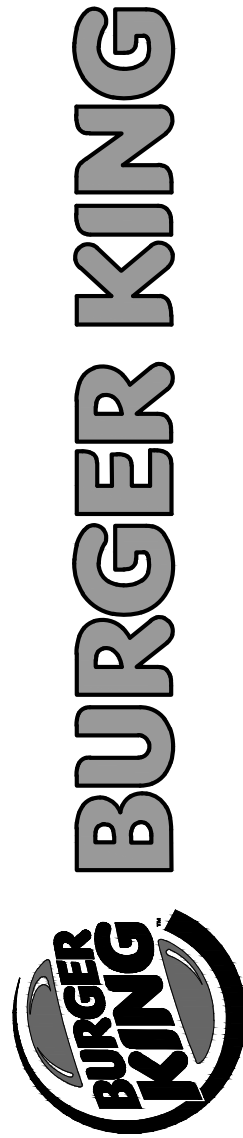
THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES (UNLESS A SEQUENCE IS SPECIFIED BY THE OWNER OR CONTRACT DOCUMENTS) AND PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.

SHORING OF STRUCTURE, CORE DRILLING AND/OR TRENCHING REQUIRED TO COMPLETE THE WORK DESCRIBED IN THE CONSTRUCTION DOCUMENTS IS CONSIDERED A METHOD OR TECHNIQUE AND IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IF A REGULATORY AGENCY REQUIRES A LICENCED ENGINEER OR ARCHITECT TO SUPERVISE, APPROVE AND/OR PROVIDE DRAWINGS FOR SHORING, THEN IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO CONTRACT FOR THIS SERVICE AS PART OF THE BASE BID.

CONTRACTOR ENCOUNTER SUSPICIOUS MATERIAL OR
BECOME AWARE OF THE PRESENCE OF ASBESTOS
CONTAINING MATERIALS, THEN THE CONTRACTOR SHALL
IMMEDIATELY NOTIFY BURGER KING OF SUCH
CONDITIONS. THE CONTRACTOR SHALL NOT PROCEED
WITH WORK IN THESE AREAS UNTIL BURGER KING HAS
RETAINED A QUALIFIED SPECIALIST CONTRACTOR TO
ABATE, ENCAPSULATE OR OTHERWISE ADDRESS THE
ASBESTOS-CONTAINING MATERIALS AND WARRANT TO
THE CONTRACTOR THAT THE WORK CAN PROCEED IN
FULL COMPLIANCE WITH APPLICABLE LAWS AND
REGULATIONS.



 DEMO CEILING PLAN
SCALE: 3/16" = 1'-0"



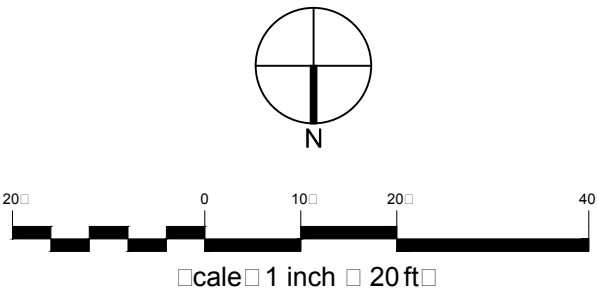
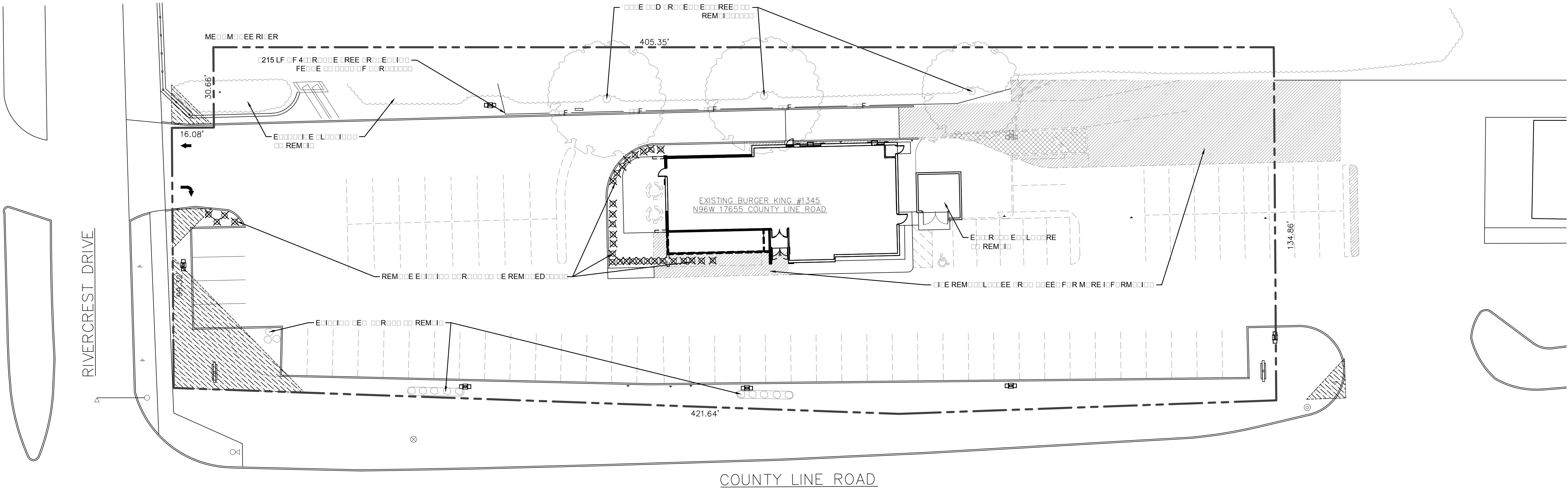
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CHECKED BY:	W. JOHNSON	
DATE:	5.17.18	
PROJECT No:	18027	

BURGER KING
STORE #5132
N96W17655 COUNTY LINE RD.
GERMANTOWN, WI 53022

TREE PRESERVATION
PLAN

SHEET

L0.0



- LEGEND
- ORDER LINE
 - FREE REM
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 - REMOVED
 - REMOVED
 - REMOVE
 - REMOVE

Landscape Concepts Management

www.landscapeconcepts.com

TERRA ENGINEERING LTD.

225 N. LaSalle Street, Suite 400 Chicago, IL 60654
Tel: 312.461.0123 Fax: 312.461.0220

Kevin L. Graham

15000150
e.p. 8/31/10

STATE OF WISCONSIN
KEVIN L. GRAHAM
LA-742-14
Whitestown, IL
LANDSCAPE ARCHITECT

Kevin L. Graham F...
TERRA Engineering Ltd.
225 N. LaSalle Street, Fourth Floor
Chicago, Illinois 60610
ph: 312.461.0123

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BURGER KING



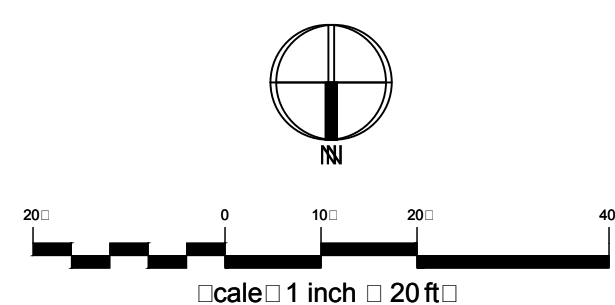
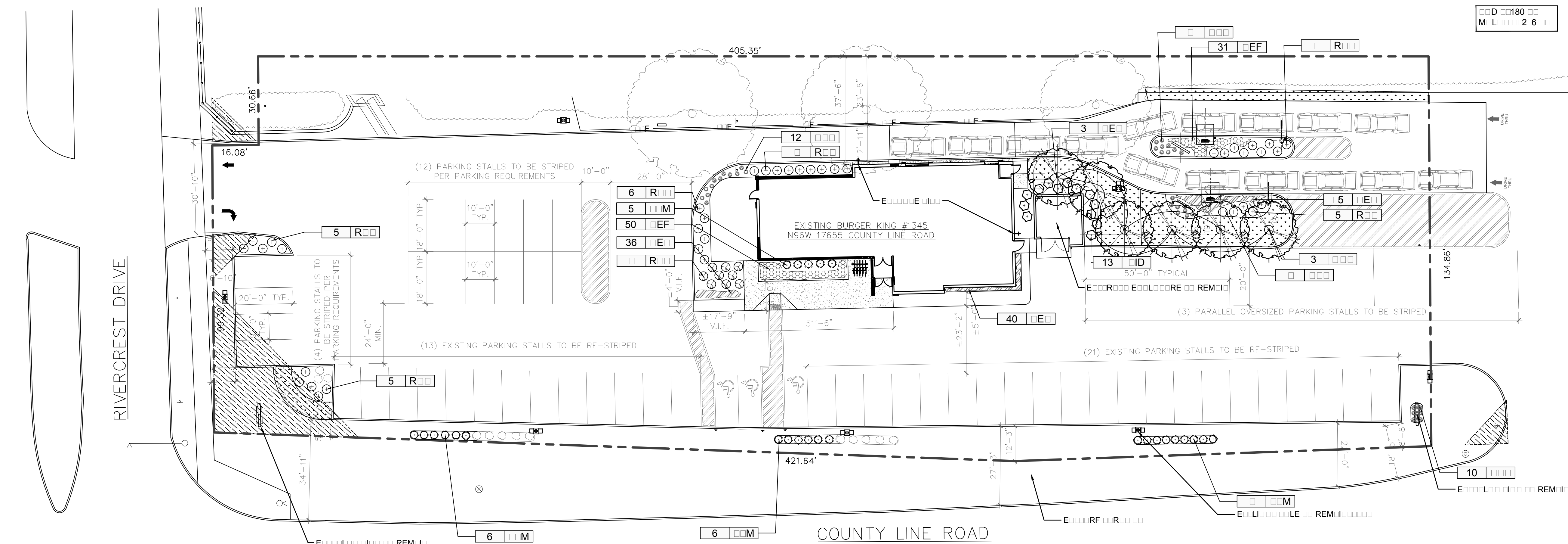
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DATE:	5.17.18	
PROJECT No:	18027	

BURGER KING
STORE #5132
N96W17655 COUNTY LINE RD.
GERMANTOWN, WI 53022

LANDSCAPE PLAN

SHEET

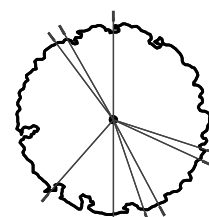
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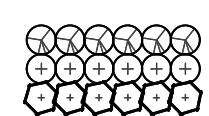
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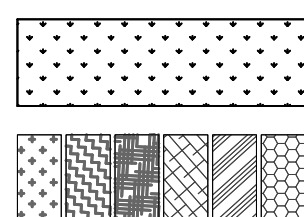
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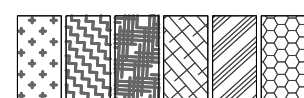
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Landscape Requirements

Germantown, WI		
Zoning	B-5	Highway Business District
Site Area -	56,763	SF
Impervious Surface Total *	39,778	SF
	70%	
* Note that the net reduction of impervious surface is 1,539 SF.		
Greenspace Total	16,985	SF
	30%	
Percent Permitted	80%	Permitted in B-5 District
	10%	Under permitted impervious
Requirement: Accessory landscape area totaling not less than 5% of surface parking area.		
Parking Lot Area	33,826	SF
Parking Lot Islands	2,894	SF
% Landscaped	8.6%	SF
Requirement: One 2" Cal. Tree for each 10 parking stalls		
Parking Stalls	53	(Includes 3 ADA and 3 Oversized)
Tree Requirement	5.3	
Trees Provided	6	

Requirement: 8' greenbelt between parking and property line.

Provided: Existing greenbelt along County Line Rd. to remain. Greenbelt varies from 5'-10" and 12'-3".

Note - Along County Line Rd., greenbelt between curb and existing roadway curb is over 18' in width. (no sidewalk)

Provided: Existing greenbelt along Rivercrest Dr. to remain. Greenbelt varies from 6'-10" and 8'-7".

Note - Along Rivercrest Dr., greenbelt between curb and existing sidewalk is over 8.5' wide.

Plant Schedule

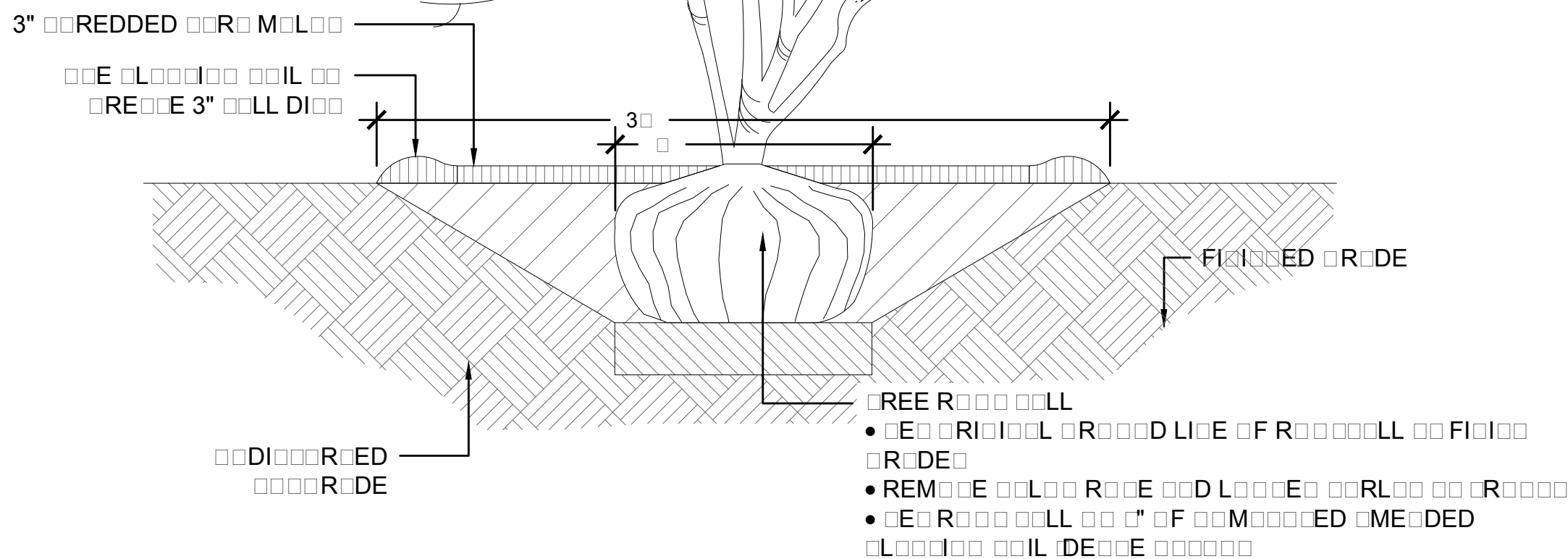
Qty.	Key	Botanical name	Common name	Size at Planting	Notes
		SHADE TREES			
3	CEO	Celtis occidentalis	Hackberry	2.5" BB	Central Leader
3	QUB	Quercus bicolor	Swamp White Oak	2.5" BB	Central Leader
		DECIDUOUS SHRUBS			
39	RHA	Rhus aromatica "Gro-Low"	Gro-Low Fragrant Sumac	#5 Cont.	5' o.c.
9	RKO	Rosa "Knockout"	Knockout Rose	#5 Cont.	4' o.c.
26	TAM	Taxus media "Densiformis"	Dense Yew	24" BB	4' o.c.
13	VID	Viburnum dentatum "Blue Muffin"	Blue Muffin Arrowwood Viburnum	36" BB	5' o.c.
		PERENNIALS AND ORNAMENTAL GRASSES			
151	HEH	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Cont.	12" o.c.
81	NEF	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	#1 Cont.	18" o.c.
40	CAA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Cont.	24" o.c.

LANDSCAPE GENERAL NOTES:

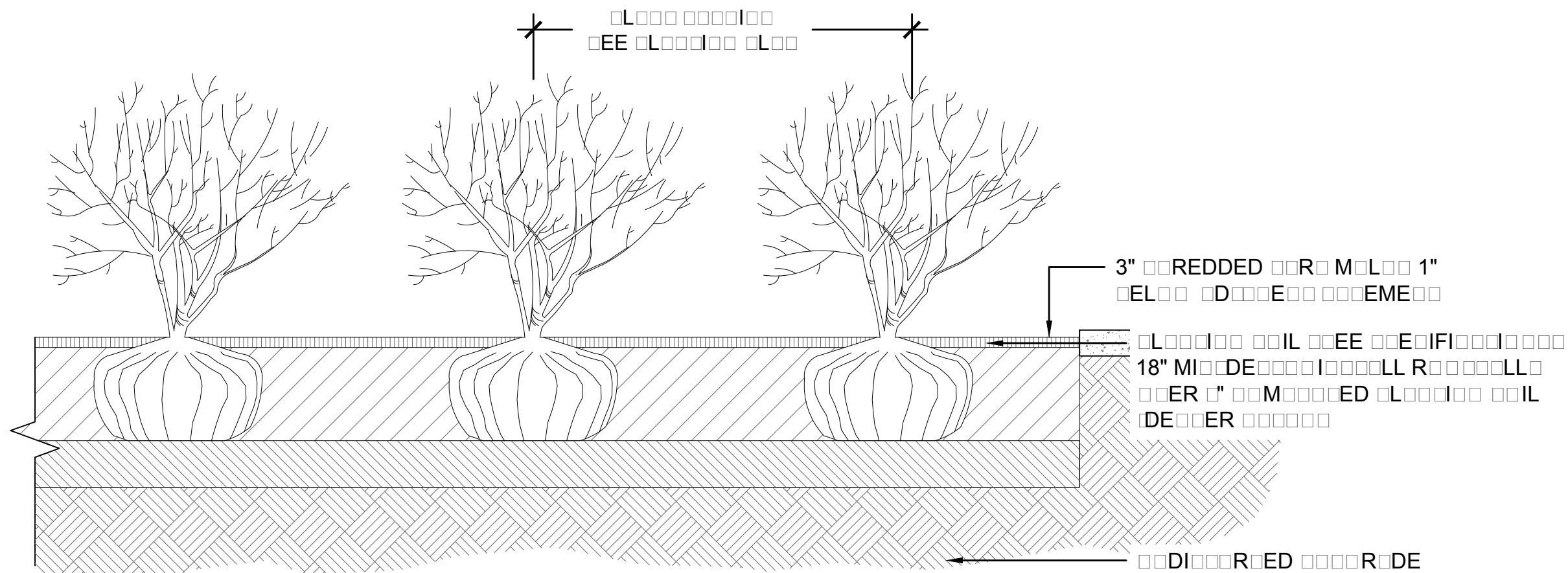
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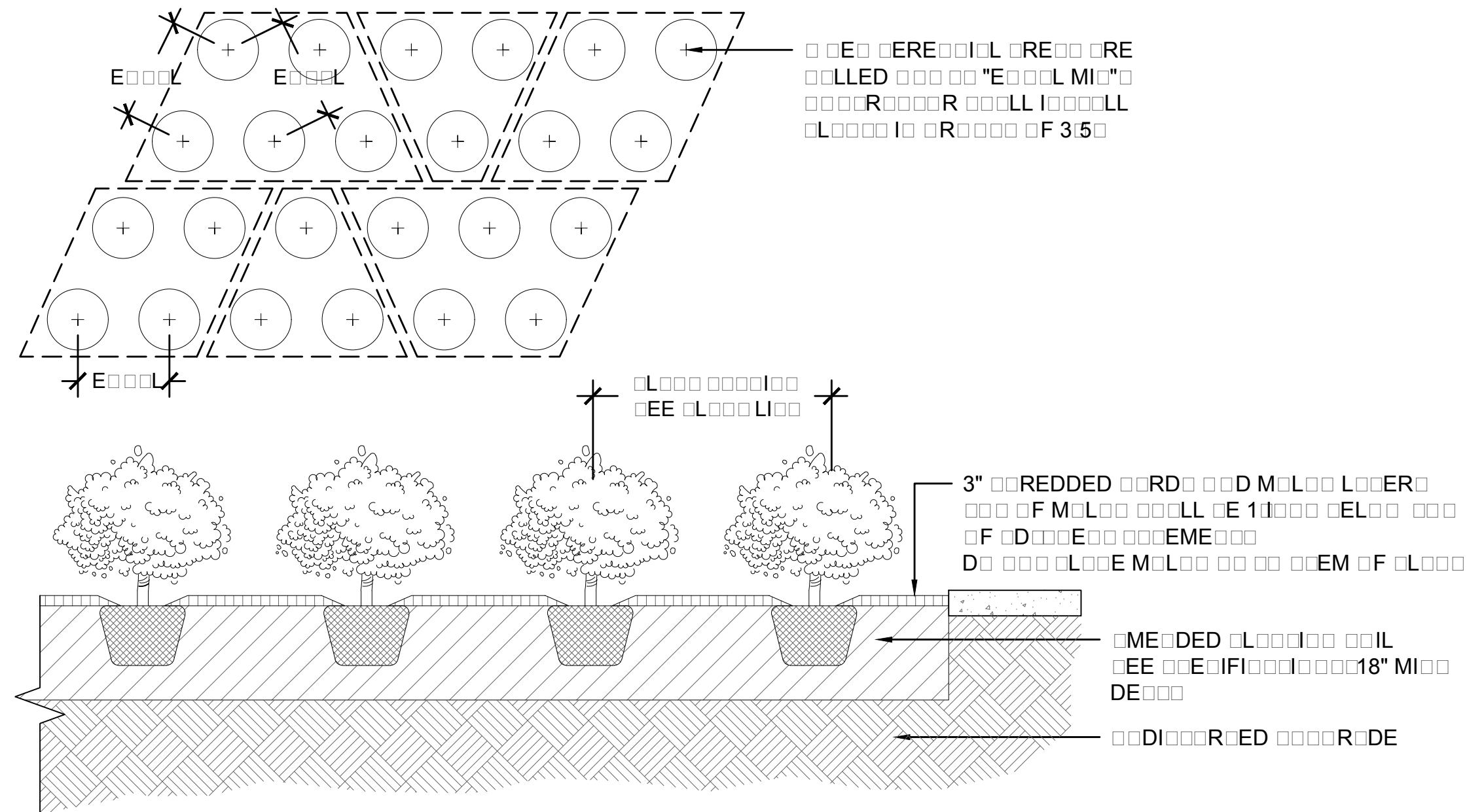
Devin Raham FLL
 ERR Engineering Ltd
 225 Ohio Street Fourth Floor
 Chicago Illinois 60610
 ph 312 460 0123



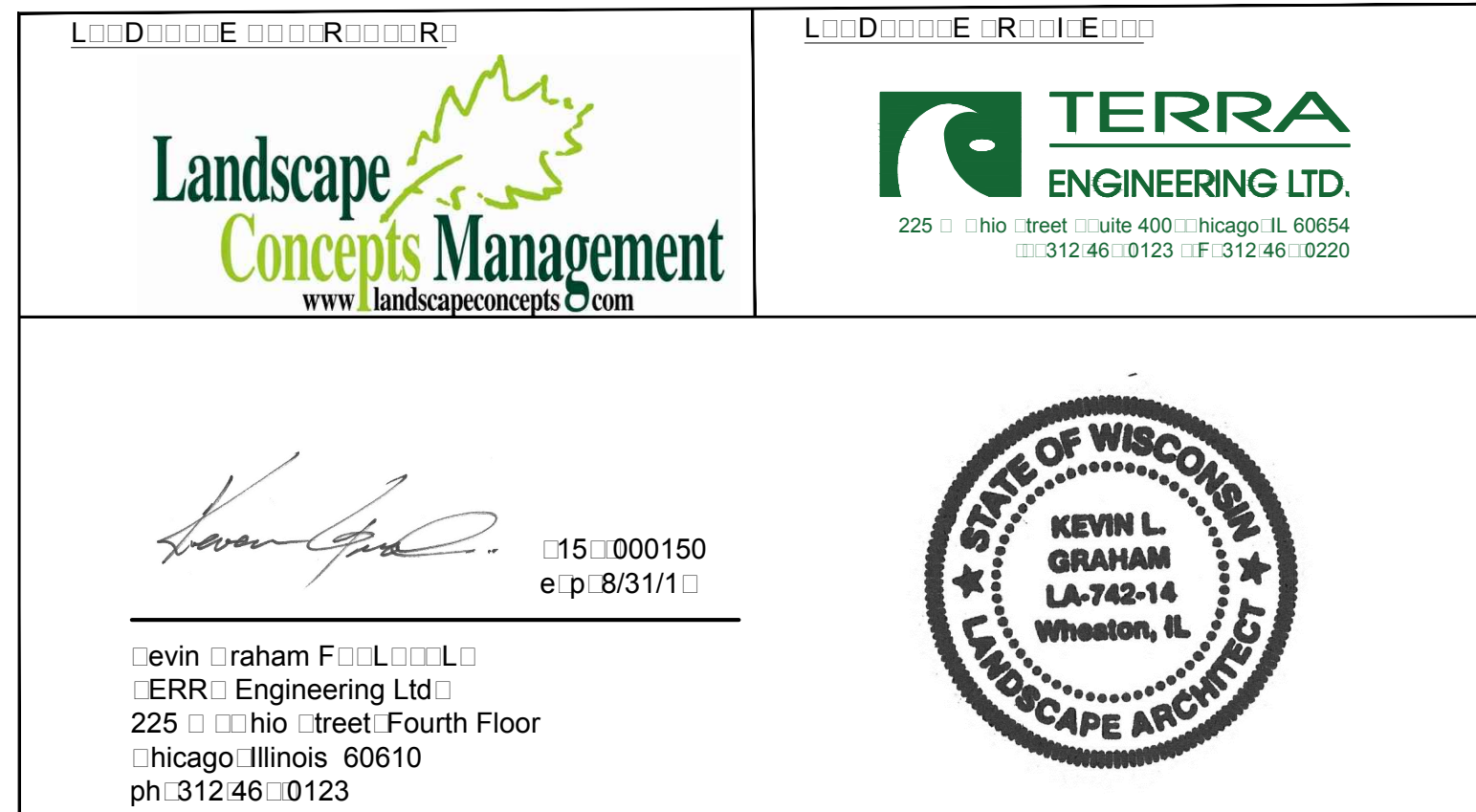
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DATE:	5.17.18	
PROJECT No:	18027	

BURGER KING
STORE #5132
N96W17655 COUNTY LINE RD.
GERMANTOWN, WI 53022

LANDSCAPE DETAILS

S H E E T

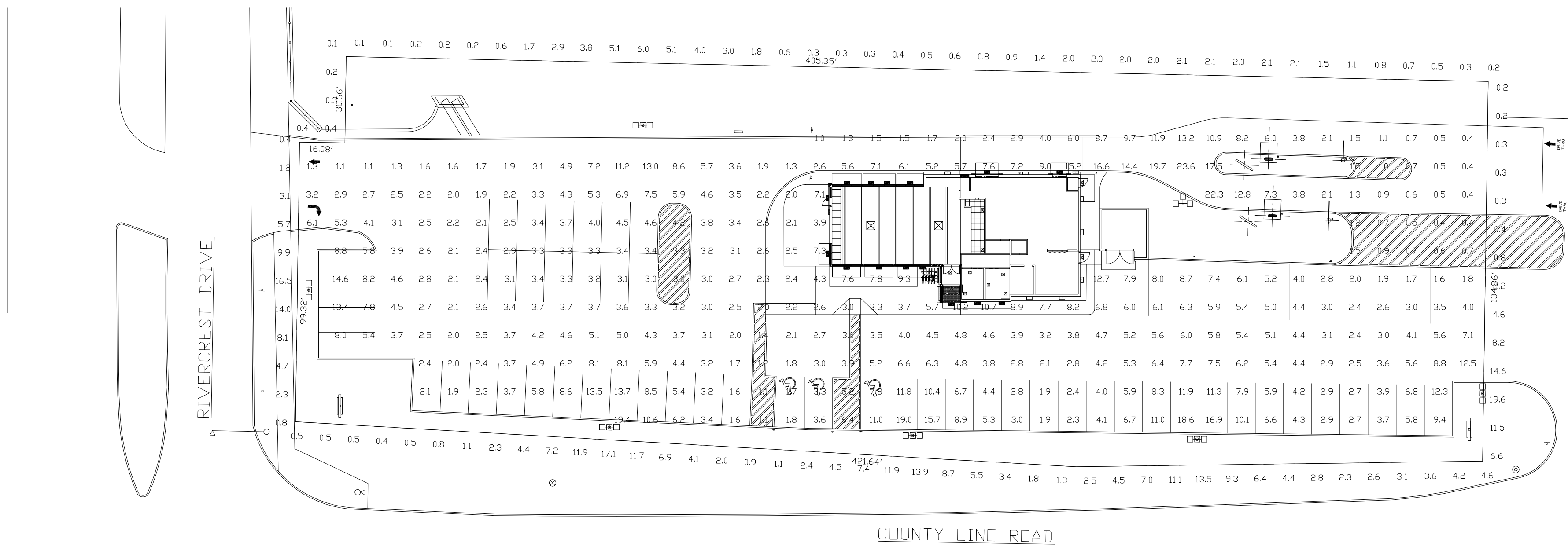
L2.0

Example of Evening
Illuminance



NOTES:

1. THE FOOTCANDLE LEVELS AS SHOWN ARE BASED ON THE FOLLOWING CRITERIA. ANY SUBSTITUTIONS IN SPECIFIED FIXTURES OR CHANGES TO LAYOUT WILL AFFECT LIGHTING LEVELS SHOWN AND WILL NOT BE THE RESPONSIBILITY OF SECURITY LIGHTING.
2. THE CONTRIBUTION OF THE SOFFIT / BUILDING LIGHTING IS NOT REFLECTED ON THE DRAWING UNLESS SOFFIT / BUILDING LIGHTING IS SPECIFIED IN THE FIXTURE SCHEDULE BELOW.
3. DISTANCE BETWEEN READINGS 10'
4. FINAL ADJUSTMENTS TO AIMING ANGLE/DIRECTION OF FIXTURES MAY BE REQUIRED TO ELIMINATE LIGHT TRESPASS OR GLARE ONTO ADJOINING PROPERTIES OR ROADWAYS.



PAVED SURFACE READINGS

Average 4.9
Maximum 23.6
Minimum 0.4
Avg/Min 15.27
Max/Min 59.00

PROPERTY LINE READINGS

Average 3.7
Maximum 19.6
Minimum 0.1
Avg/Min 36.73
Max/Min 196.00

** - SPECIFY COLOR

FIXTURE TYPE:	SYMBOL	FIXTURE QUANTITY	CONFIG	QUANTITY	MOUNTING HEIGHT	LLF	POLE TYPE:	QUANTITY
RFL-241W12LED4K-G2-R3M	+	15	DBL	6	24'	0.90	EXISTING	7
			TRPL	1				
RWSC-36L-5K-DD-U-PS	■	15			9'	0.90		
RWSC-72L-5K-UD-U-PS	□	8			9'	0.90		
PGM330LU5KPS	◻	2			9'	0.90		

THIS LAYOUT MAY NOT MEET TITLE 24 OR LOCAL ENERGY REQUIREMENTS. IF THIS LAYOUT NEEDS TO BE TITLE 24 COMPLIANT OR MEET OTHER ENERGY REQUIREMENTS, PLEASE CONSULT FACTORY WITH SPECIFIC DETAILS REGARDING PROJECT REQUIREMENTS SO THAT REVISIONS MAY BE MADE TO THE DRAWING.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LUMPS, AND OTHER VARIABLE FIELD CONDITIONS.

UNLESS OTHERWISE SPECIFIED, ALL DIMENSIONS ARE IN INCHES

NOTES:

SCALE 1" = 30'-0"

DRAWN BY MW DATE 7/5/18

CHECKED BY

APPROVED BY

APPROVED BY

SHOP ORDER

PROJECT NO.



2100 Golf Road, Suite 460, Rolling Meadows, IL 60008
1-800-544-6848

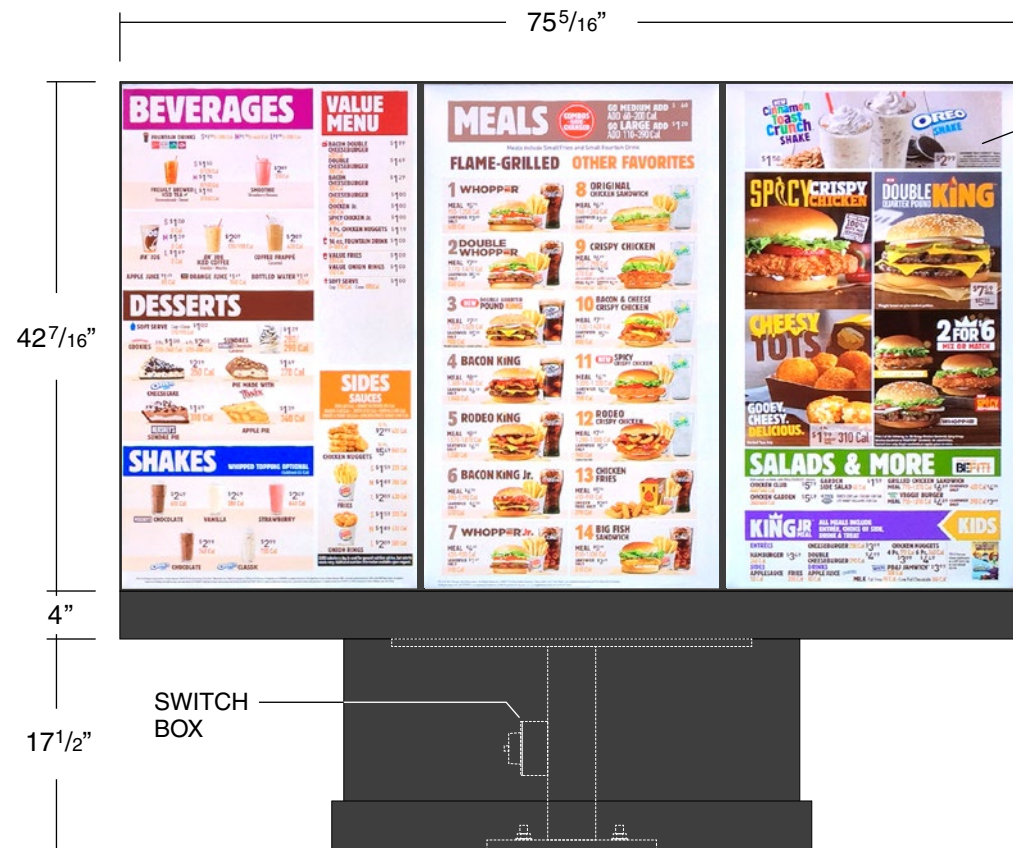
POINT-BY-POINT FOOTCANDLE PLOT FOR
BURGER KING #5132
N96W17655 COUNTY LINE RD
GERMANTOWN, WI

DRAWING NUMBER
1PCP39596A



TAMPER RESISTANT
SECURITY MACHINE
SCREWS TO HOLD BACKS
TO CABINET

ROTATION 15° LEFT TO RIGHT



FEATURING **SAMSUNG** SCREENS
(3) 46" OH46F OUTDOOR DISPLAYS

SAMSUNG AND UL 48
APPROVED ENCLOSURE

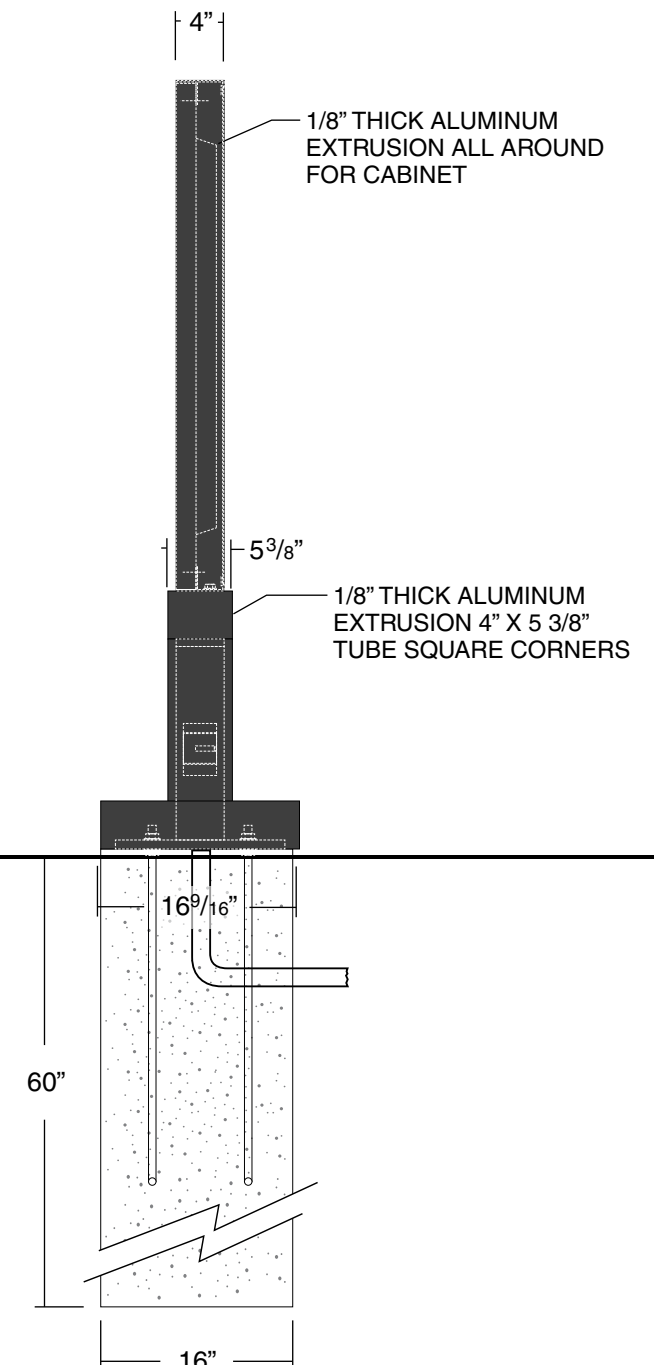
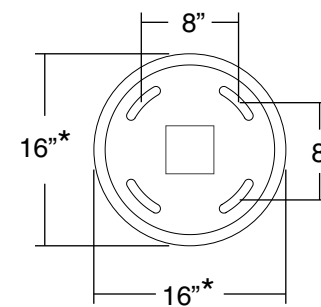
★ Unit can be installed on existing foundation and anchor bolts, and if preferred can utilize the existing mounting steel base.
(This would require the data cables to be routed outside of the existing mounting steel.)

★ **These are approximate foundation measurements.**
The soil bearing capacity at the erection site must be considered when designing the foundation. The sign manufacturer is not able to predetermine the specific needs of each location. Consult a local engineer for design specifications.

ELECTRICAL
SERVICE

DATA
SERVICE

5/8-11 X 30"
ANCHOR BOLTS (4)



Drawing Type Art Creative
Customer Burger King
Project Description 1 X 3 Digital Drive-Thru

Drawn By: DL
Proj. Man.:
Date: 04/20/18
Proj. No.:

Note:





Any message, any weather, any environment.

OHF Series Outdoor Signage

Even on the brightest, hottest days of summer and the rainiest, snowiest days of winter, your message will come through clear and bright. The Samsung OHF Series outdoor signage solution is a completely integrated, self-contained ultra-slim display with an embedded power box, housed in an impact-resistant enclosure and thermally protected by a patent-pending steady cooling system. With technologies and design features that deliver reliable 24/7 performance, they're ideal for impactful information delivery. No matter where you want to deliver it.



Key Features



A Complete, All-in-One Outdoor Signage Solution

The OHF Series features an ultra-slim 85mm Samsung panel with embedded power box housed in a thin, durable and impact-resistant enclosure that's built to withstand harsh weather and vandalism. All that's required is a simple metal enclosure or optional stand.



High Visibility and Brightness Make Messages Easy to See

High 2,500-nit brightness, an auto brightness sensor that optimizes brightness, and 5,000:1 contrast ratio (3,000:1 for 85" display) work together to deliver easily seen messages even in direct sunlight. Innovative anti-reflective Magic Glass helps cut glare, and Samsung's circular polarizing technology allows content to be easily viewed even while wearing polarized sunglasses.



Reliable in the Harshest Environments, 24/7

Samsung OHF Series displays employ a patent-pending steady cooling system with heat exchanger that allows them to withstand extreme temperatures of -22° F to 122° F without requiring a supplemental heating or cooling system. They're also IP56-certified, to withstand wind-driven dust, hose-driven water, rain, sleet, snow and corrosion.



Designed for Durability

For greater peace of mind, the OHF Series is built to withstand abuse. The 5mm (0.19") tempered Magic Glass features IK10-certified durability.¹ In addition, a gap between the Magic Glass and the LCD panel is designed to protect the panel from impacts to the Magic Glass.



Easy Content Management

The easy-to-integrate content management platform features an integrated SoC media player, HDBase-T connection, Samsung's cloud-based 4th Generation Smart Signage Platform, and MagicInfo Solutions.



Lower Total Cost of Ownership (TCO)

With an embedded network hub and Wi-Fi functionality, there's no need to purchase a router when linking displays. The filter-less advanced cooling system is easy to manage, and the reliable housing means you don't have to worry about damage from heat, cold or water.

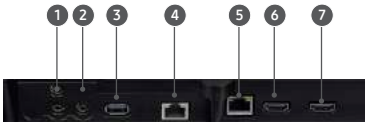
Samsung OHF Series Displays



			OH46F	OH55F	OH75F	OH85F
Display	Diagonal Size	Class	46"	55"	75"	85"
		Measured	45.9" / 116.8cm	54.6" / 138.7cm	74.5" / 189.3cm	84.5" / 214cm
	Type		120Hz E-LED BLU	120Hz E-LED BLU	120Hz D-LED Local Dim. BLU	60Hz D-LED Local Dim. BLU
	Resolution		1920 x 1080 (16:9)	1920 x 1080 (16:9)	1920 x 1080 (16:9)	3840 x 2160 (16:9)
	Brightness (Typ.)		2,500 nits	2,500 nits	2,500 nits	2,500 nits
	Contrast Ratio (Typ.)		5000:1	5000:1	5000:1	3000:1
	Viewing Angle (H / V)		178/178	178/178	178/178	178/178
	Response Time (G-to-G)		6ms	6ms	6ms	8ms
	Operation Hour		24/7	24/7	24/7	24/7
Connectivity	Input	RGB	N/A	N/A	N/A	DP1.2 (2) @UHD 60Hz
		VIDEO	HDMI 1.4 (2), HDBaseT (LAN Common)	HDMI 1.4 (2), HDBaseT (LAN Common)	HDMI 1.4 (2), HDBaseT (LAN Common)	HDMI 1.4 (2) @UHD 30Hz, HDBaseT
		HDCP	HDCP 2.2	HDCP 2.2	HDCP 2.2	HDCP1.4
		USB	USB 2.0 (1)	USB 2.0 (1)	USB 2.0 (1)	USB 2.0 (1) (Only for FW Update)
	Output	AUDIO	Stereo Mini Jack	Stereo Mini Jack	Stereo Mini Jack	Stereo Mini Jack
	External Control		RS232C (In / Out), RJ45 (In / Out), HDBaseT	RS232C (In / Out), RJ45 (In / Out), HDBaseT	RS232C (In / Out), RJ45 (In / Out), HDBaseT	RS232C (In), RJ45, HDBaseT
Power	Type		Internal	Internal	Internal	Internal
	Power Supply		AC 100 - 240 V~ (+/- 10 %), 50/60 Hz	AC 100 - 240 V~ (+/- 10 %), 50/60 Hz	AC 100 - 240 V~ (+/- 10 %), 50/60 Hz	AC 100 - 240 V (+/- 10 %), 50/60 Hz
	Power Consumption	Max [W / H]	468	554	TBD	1,600
		Typical [W / H]	440	510	TBD	TBD
		Sleep Mode	< 0.5W	< 0.5W	TBD	< 0.5W
		Off Mode	< 0.5W	< 0.5W	TBD	< 0.5W
Dimensions	Set (WxHxD)		42.09" x 24.55" x 3.35"	49.63" x 28.80" x 3.35"	69.92" x 41.50" x 4.72"	78.90" x 46.65" x 4.72"
	Package (WxHxD)		45.51" x 28.07" x 7.87"	53.46" x 33.27" x 9.06"	TBD	85.63" x 54.45" x 19.49"
Weight	Set		89.3 lbs	116.0 lbs	TBD	359.4 lbs
	Package		97.7 lbs	128.1 lbs	TBD	465.2 lbs
Mechanical Spec.	Mounting Hole		39.17" x 19.69" (Basic) 1000 x 400 (VESA Bracket Option)	39.17" x 19.69" (Basic) 1000 x 400 (VESA Bracket Option)	TBD	39.37" x 44.03" (M8 x 8 Hole)
	Protection Glass		Yes (5T Tempered Glass)	Yes (5T Tempered Glass)	Yes (5T Tempered Glass)	Yes (5T Tempered Glass)
	Bezel Width (mm)		24.9 / 24.9 / 24.9 / 24.9 mm	24.9 / 24.9 / 24.9 / 24.9 mm	59.8 / 59.8 / 59.8 / 59.8 mm	62 / 62 / 62 / 62 mm
Environmental Conditions	Operating Temperature		-30°C ~ 50°C (-22°F - 122°F)	-30°C ~ 50°C (-22°F - 122°F)	-30°C ~ 50°C (-22°F - 122°F)	-30°C ~ 50°C (-22°F - 122°F)
	Operating Humidity		10 ~ 80%	10 ~ 80%	10 ~ 80%	10 ~ 80%
	IP Certificate		IP56	IP56	IP56	IP56
Features	Special		IP56 Certified for Simple Enclosure Outdoor; Protection Glass (IK-10 Level, Anti Graffiti, Infrared Reduce), Polarized Sun Glasses Viewable in any direction, HD Base T for Long Distance Installing, Portrait / Landscape Installation Support, Lamp Error Detection, Auto Brightness Control with Ambient Brightness Sensor, Temperature Sensor, RJ45 MDC, Auto Source Switching & Recovery, Clock Battery (80 hrs Clock Keeping), Kensington Lock			
	Processor		Cortex-A12 1.3GHz Quad Core CPU , 2.5GB, 3 Channel 96 bit DDR3-933 , 8GB (3.75GB Occupied by O/S, 4.25GB Available), Tizen 2.4 (VDLinux), USB 2.0	Cortex-A12 1.3GHz Quad Core CPU , 2.5GB, 3 Channel 96 bit DDR3-933 , 8GB (3.75GB Occupied by O/S, 4.25GB Available), Tizen 2.4 (VDLinux), USB 2.0	Cortex-A12 1.3GHz Quad Core CPU , 2.5GB, 3 Channel 96 bit DDR3-933 , 8GB (3.75GB Occupied by O/S, 4.25GB Available), Tizen 2.4 (VDLinux), USB 2.0	N/A
Accessories	Included		Quick Setup Guide, Regulatory Guide, Warranty Card, Power Cord, Remote Controller, Batteries			Quick Setup Guide, Regulatory Guide, Warranty Card, Remote Controller, Batteries

Connectivity

- 1. RS232C In Out
- 2. Audio Out
- 3. USB
- 4. RJ45 (LAN Out)
- 5. HDBT (LAN In)
- 6. HDMI In 1
- 7. HDMI In 2



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¹K rating refers to the degree of resistance against external impacts on a scale of 0 to 10, where 10 indicates the highest level of protection.

Outstanding Visiblity with High Reliability

XE Series

The XE series provides the optimal solution to satisfy the high demand for accurate information delivery and operational efficiency. With superior picture quality and excellent durability, this outdoor display delivers eye-catching content to captivate customers even under direct sunlight or extreme changes in the environment.

BURGER



Outstanding Visibility with High Reliability

XE Series

Outstanding Visibility

High Brightness

With a powerful brightness of 3,000 cd/m² and wide viewing angles, the XE series delivers content clearly and catches the attention of passersby no matter where they are, making it the ultimate display for outdoor visibility.



Visible with Polarized Sunglasses

QWP* enables clear visibility even when the viewer is wearing polarized sunglasses.



* Quarter Wave Plate

Outstanding Visibility with High Reliability

XE Series

Outstanding Visibility

Smart Brightness Control

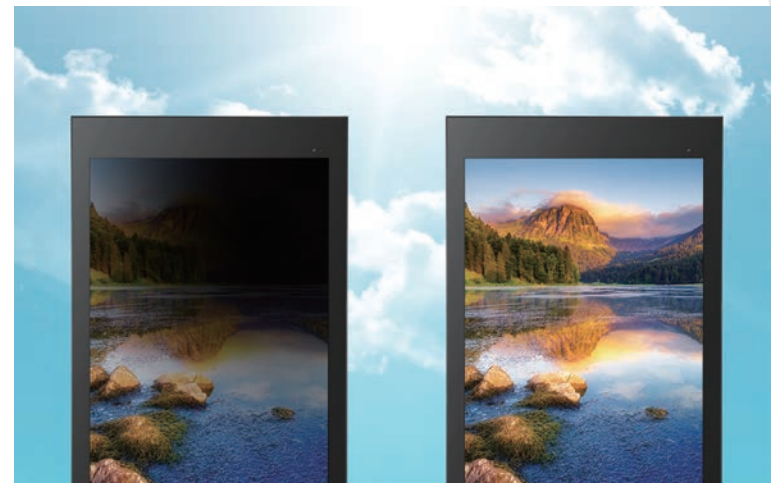
The screen brightness is automatically adjusted depending on the ambient light. The brightness is increased in light for better visibility, while it is decreased in darkness for efficient power management.



Auto Brightness

No Blackening

Even under direct sunlight exposure, the open frame XE series remain free of blackening defects under 110°C and provide superior quality for outdoor usage.



Conventional

XE series

Outstanding Visibility with High Reliability

XE Series

Outdoor Reliability

Secured Protection with IP56 Design

The XE series is sealed with IP56 design for reliable operation. It's designed to be not only waterproof but also weatherproof against the damaging effects of the sun, rain, snow, dust and wind, an essential feature for outdoor application.



Conformal Coating

The product can be often unavoidably exposed to dust and water during maintenance. Conformal coating on every major circuit board eliminates such circumstances by protecting it against dust, iron powder, humidity, etc.



Outstanding Visibility with High Reliability

XE Series

Outdoor Reliability

Electrical Safety

Circuit breaker and surge suppressor are integrated inside ensuring absolute protection from overcurrent short circuits, and unwanted voltages. This type of integration establishes preventative solutions for signage's from having future damages.



* Additional accessory is needed for 49"

Protective Glass

Tempered and laminated front glass ensures optimum protection, from outdoor extremities allowing minimal to no damage from external impacts.



Conventional

XE series

Outstanding Visibility with High Reliability

XE Series

Outdoor Reliability

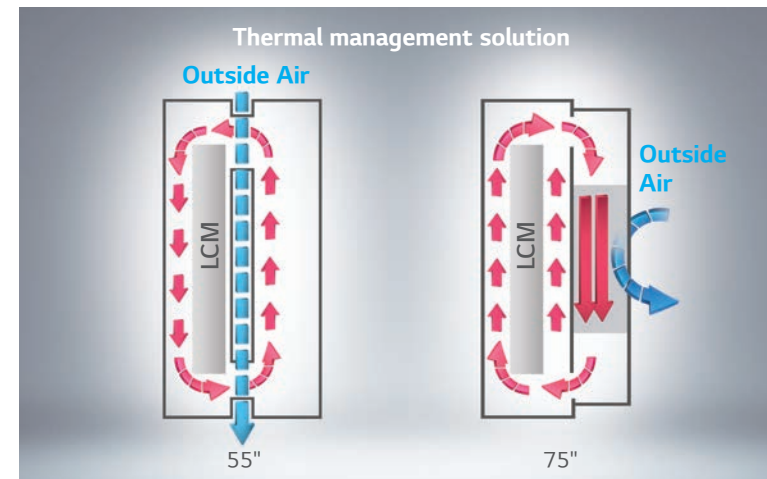
Wide Range of Operating Temperature

The panel offers superb reliability under a wide range of operating temperatures, so the XE series requires fewer constraints for outdoor installation.



Enhanced Thermal Management

The patent thermal management technology efficiently cools down the heat generated from every part of the product, preventing outside air from entering.



* Exclusive on 75"/55"

Outstanding Visibility with High Reliability

XE Series

Easy Management

Replaceable Front Glass

The outdoor display is exposed and is a high risk for vandalism. The protective glass of 49XEB3E can be detached from its main body which allows for an instant replacement on site.



Web Monitoring

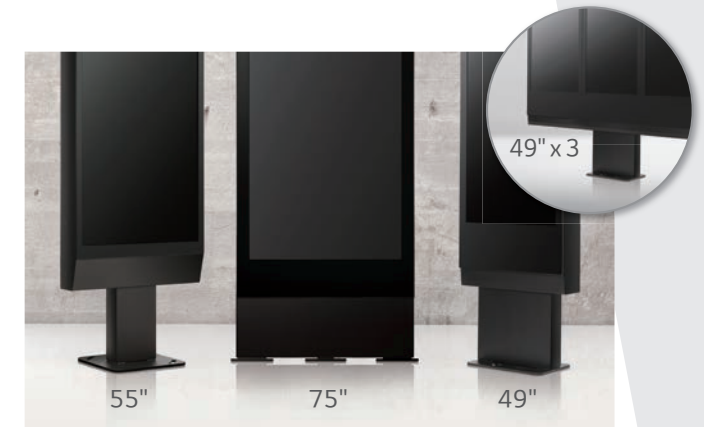
The LG Control Manger, the embedded web monitoring program, allows a variety of parameters to be diagnosed in real time such as temperature, pixel, door, ambient light, filter*, and gyro sensors. It can be easily controlled at all times.



* Exclusive on 49"

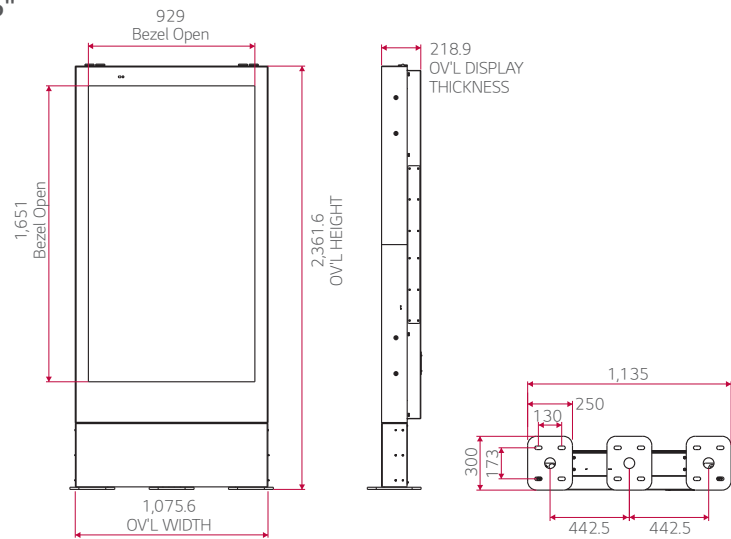
Optional Configuration

Optional stand accessories are provided to allow panel to stand freely on the ground and facilitate easy cable management. As for 49XEB3E, the exclusive stand for 1x3 configuration is also available to meet various business requirements.

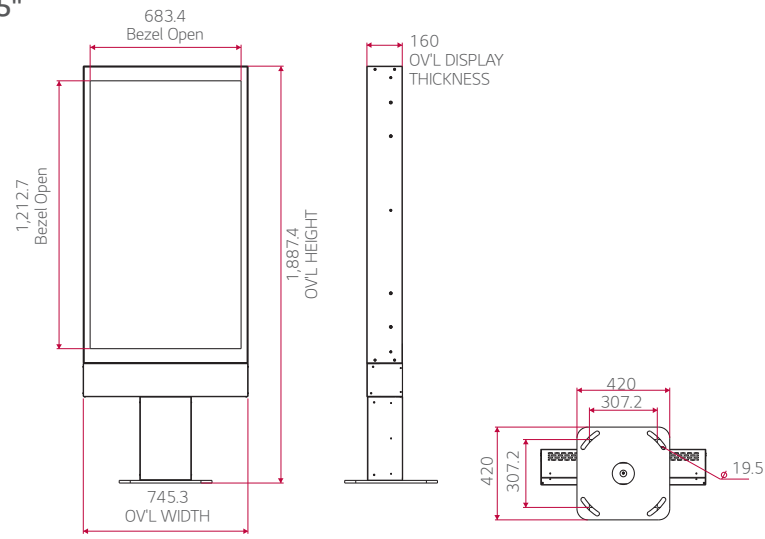


Dimension

75"

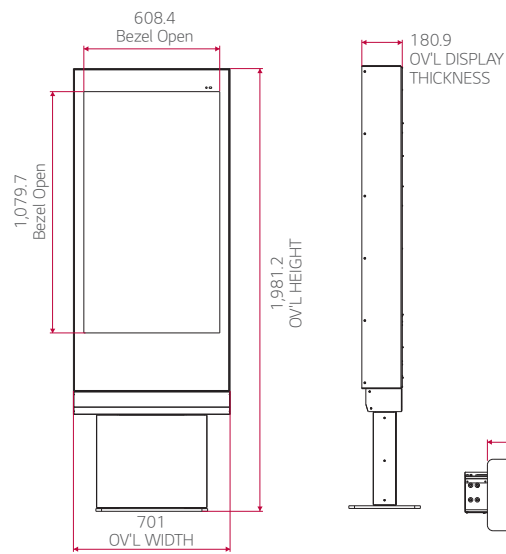


55"

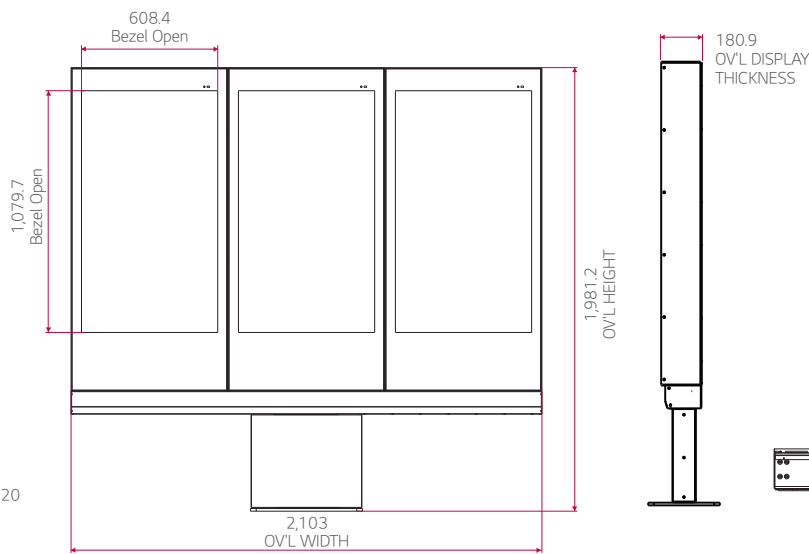


49"

(1 x 1)



(1 x 3)



Specifications

		75XE3C	55XE3C	49XE3E
PANEL	Screen Size	75"	55"	49"
	Panel Technology	IPS	IPS	IPS
	Aspect Ratio	16 : 9	16 : 9	16 : 9
	Native Resolution	3,840 x 2,160 (UHD), M+ (WRGB)	1,920 x 1,080 (FHD), M+ (WRGB)	1,920 x 1,080 (FHD), M+ (WRGB)
	Brightness*	3,000 cd/m ² (Typ.), 2,400 cd/m ² (min)	3,000 cd/m ² (Typ.), 2,400 cd/m ² (Min.)	3,000 cd/m ² (Typ.), 2,400 cd/m ² (Min.)
	Viewing Angle (H x V)	178 x 178	178 x 178	178 x 178
	Response Time	8 ms (G to G BW, Typ.)	9 ms (G to G BW, Typ.)	8 ms (G to G BW, Typ.)
	Surface Treatment	Hard Coating(2H), Anti-glare Treatment of the Front Polarizer (Haze 3% (Typ.)), QWP	Hard Coating (2H), Anti-reflection Treatment of the Front Polarizer (Haze 3% (Typ.)), QWP	Hard Coating (2H), Anti-reflection Treatment of the Front Polarizer (Haze 3% (Typ.)), QWP
	QWP Polarizer	Yes	Yes	Yes
	Life Time	50,000 Hrs	50,000 Hrs	50,000 Hrs
CONNECTIVITY	Operation Hours	24Hrs	24Hrs	24Hrs
	Orientation	Portrait only	Landscape & Portrait	Portrait Only
	Input	HDMI, DP, DVI-D, Audio In, USB 3.0, SD Card	HDMI, DP, DVI-D, Audio In, USB 3.0	HDMI, DP, DVI-D, Audio In, USB 3.0
	Output	DP, External Speaker Out	DP, External Speaker Out	DP, External Speaker Out
PHYSICAL SPECIFICATION	External Control	RS232C In/out, RJ45 In	RS232C In/out, RJ45 In	RS232C In/out, RJ45 In
	Front glass	9.5 mm (AR, Tempered & Laminated Glass)	7.5 mm (AR, Tempered & Laminated Glass)	6.8 mm (AR, Tempered & Laminated Glass)
	Bezel Color	Black	Black	Black
	Bezel Width	110 mm (T), 230 mm (B), 73.3 mm (L/R)	66.4 mm (T/B), 31.0 mm (L/R)	103.0 mm (T), 262.0 mm (B), 46.5 mm (L/R)
	Monitor Dimension (W x H x D)	1,075.6 x 1,991.6 x 218.9 mm	745.3 x 1,345.4 x 160.0 mm	701 x 1,445 x 180.9 mm
	Weight (Head)	180 kg	70 kg	58.2 kg
	Monitor with Optional Stand Dimensions (W x H x D)	1,075.6 x 2,361.6 x 218.9 mm	745.3 x 1,877 x 420 mm	745 x 1,980x 320 mm (TBD)
	Weight (Head+Stand)	247 kg	103.5 kg	95kg (TBD)
	Packing Dimensions (W x H x D)	1,292 x 2,296 x 468 mm	1,027 x 1,491 x 309 mm	863 x 1,624 x 333 mm
	Packed Weight	210 kg	100.5 kg	71.8 kg
SPECIAL FEATURES	Temperature Sensor, Auto Brightness Sensor, Pixel Sensor, Cooling FAN, ISM Method, DPM Select, Energy Saving, Smart Energy Saving, File Play with USB, Internal Memory 8GB (System 4GB + Available 4GB), USB Cloning, Easy Brightness Control, Wake on LAN, Fail Over, DP Daisy Chain, Control Manager			
ENVIRONMENT CONDITIONS	Operation Temperature	-30°C to 50°C	-30°C to 50°C	-30°C to 50°C
	Operation Humidity	5% to 100%	5% to 100%	5% to 100%
	Dust / Water Proofing	IP56	IP56	IP56
POWER	Power Supply	100-240V~, 50/60Hz	100-240V~, 50/60Hz	100-240V~, 50/60Hz
	Power Type	Built-In Power	Built-In Power	Built-In Power
	Power Typ./Max	700 W / 1,000 W	350 W / 500 W	290 W / 440 W
	Consumption Smart Energy Saving	350 W	178 W	145 W
STANDARD (CERTIFICATION)	Safety	UL / cUL / CB	UL / cUL / CB	UL / cUL / CB
	EMC	FCC Class "A" / CE / KCC	FCC Class "A" / CE / KCC	FCC Class "A" / CE / KCC
SOFTWARE	Content Management Software	SuperSign CMS	SuperSign CMS	SuperSign CMS
COMPATIBILITY	Control and Monitoring Software	SuperSign C	SuperSign C	SuperSign Link
ACCESSORIES	Basic	Remote Controller, Manual (EIG, ESG), Regulation Book, Phone to RS232C Gender, USB Cable, HDMI Cable	Remote Controller, Manual (EIG, ESG), Regulation Book, Phone to RS232C Gender, USB Cable, HDMI Cable	Remote Controller, Manual (EIG, ESG), Regulation Book, Phone to RS232C Gender, USB Cable, HDMI Cable
	Optional	Enclosure Stand (ST-750X)	Enclosure Stand (ST-550X)	Enclosure Stand (ST-491X, ST-493X), Circuit Breaker & Surge Suppressor (KT-PS)

* With Front Protective Glass

Download LG Commercial Display Mobile App



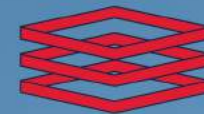
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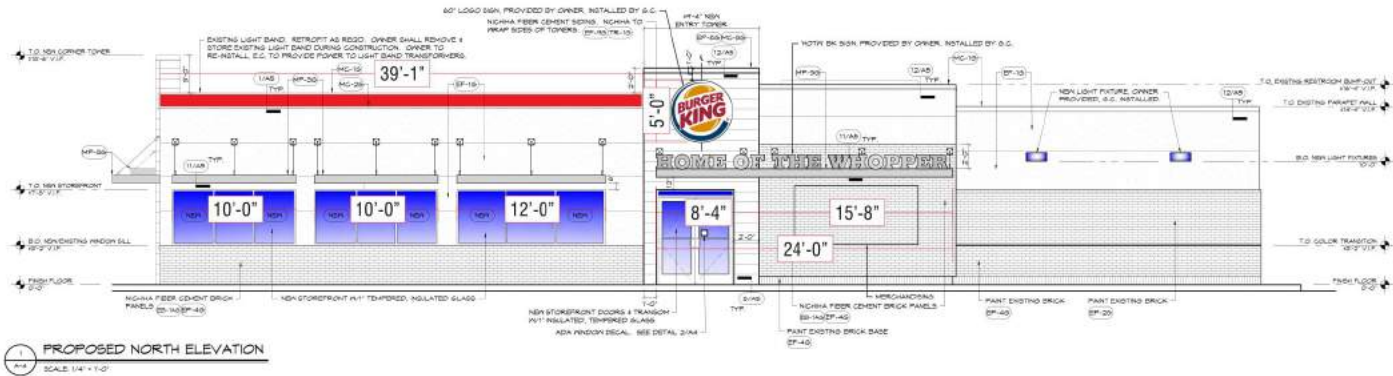


BRAND BOOK

Burger King #5132
N96W 17655 County Line Road
Germantown, WI 53022



ENTERA
Your total branding solution



1 PROPOSED NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE

CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION	DIMENSION	ADDITIONAL INFORMATION
EB-1A0	EXTERIOR FINISH FIBER CEMENT BRICK PANELS	GENERAL	NICHHA FIBER CEMENT	NICHHA CANYON BRICK PANELS	"SHALE BRICK" - STAGGERED JOINTS - UNPAINTED IF NO OTHER BRICK IS PRESENT (IGN REMODELS). IF THERE IS ANY EXISTING BRICK ON THE BUILDING, THE EXISTING BRICK AND THE NICHHA BRICK MUST BE PAINTED TO MATCH EP-40	18" X 8"	CONTACT: NICHHA CUSTOMER SERVICE TTY: 805/948-8600 EMAIL: BK@NICHHA.COM NOTE: INSTALL PER MANUFACTURER'S SPECIFICATIONS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
ECT-15	EXTERIOR CERAMIC TILE	ACCENT AT BUILDING FRONT	GRANITE FIANDE/SUOWEST	SENSIBLE STONE EPOXY2 (USE WITH ESR-40)	RED NATURAL STAGGERED BOND PATTERN	12" X 24"	CONTACT: JOY DETER AT SUOWEST PHONE: 714.302.9591 CONTACT: JOY KLEN AT TRANS CERAMICA EMAIL: JKLEIN@TRANSCERAMICA.COM PHONE: 818.934.9502
EP-16	EXTERIOR FINISH - STUCCO, STO	GENERAL	STO OR APPROVED EQUAL	STO POWERWALL STUCCO SYSTEM TEXTURE: FINE SAND OR STO THERM G.E.I.F.S. SYSTEM	COLOR TO MATCH EP-20 PPS "TANNERS TAUPÉ"		CONTACT: TIM SALERNO AT STO CORP 407.466.5971
EP-30	EXTERIOR FINISH FIBER CEMENT		NICHHA FIBER CEMENT	VINTAGE WOOD EP-162 INSTALL PER NICHHA INSTALLATION GUIDE: * ANP-1018 * ANP-3030	CEDAR	18" X 10"	CONTACT: NICHHA CUSTOMER SERVICE TTY: 805/948-8600 BK@NICHHA.COM INSTALL PER NICHHA INSTALLATION GUIDE ANP-1018 & ANP-3030 VERTICAL SEAMS SHALL BE MINIMIZED. ALL SPANS OF 10' OR MORE SHALL HAVE VERTICAL GALVANIZED BEAMS ALIGNED IN THE CENTER OF THE ARCHON. ALL TRIMS SHALL BE FACTORY PAINTED TO MATCH PANELS. VERTICAL APPLICATIONS ONLY (NOT FOR USE ON SOFFITS)
TR-10	ALUMINUM TRIMS	EXTERIOR SIGN ARCHONS					
EC-10	EXTERIOR CAULK		ADISEAL PRODUCTS	ADISEAL 495-63	VINTAGE WOOD CEDAR USE WITH EP-40		CONTACT: MATT KLINSE AT ADFAST 314.753.0984 MATT.KLINSE@ADFASTCORP.COM
EP-20	EXTERIOR PAINT	EXTERIOR GENERAL		PRIMER: 11-321 PAINT: 8-2045X	"TANNERS TAUPÉ" CUSTOM FORMULA		
EP-40	EXTERIOR PAINT	EXTERIOR MANSCOT		PRIMER: 11-321 PAINT: 8-2045X	MONTERREY CLIFFS 107Y 14/050		
EP-60	EXTERIOR PAINT	LOGO SIGN CABINETS & BURGER KING CHANNEL LETTER CABINETS	PPG	PRIMER: 8-212 PAINT: 8-230	"BURGER KING SILVER" CUSTOM FORMULA		CONTACT: KEVIN LASTACY AT PPG CORPORATE NATIONAL ACCOUNTS MANAGER PHONE: 816.339.3094 KLASTACY@PPG.COM
EP-50	EXTERIOR PAINT	METAL COPING AT ARCHON TOPERS		PRIMER: 11-321 PAINT: 8-2045X	"CEDAR" CUSTOM FORMULA		NOTE: FOR REMODELS ONLY, NOT FOR USE ON ROOFS
EXT-10	EXTERIOR PAINT	POLES & POLE SIGN		PRIMER: 10-712 PAINT: 10-393 PPG FIT-TECH 10-525 BLACK GLOSS ACRYLIC	BLACK		*** APPROVED EQUAL - SHERWIN-WILLIAMS FOR SHERWIN-WILLIAMS PAINT SPECIFICATIONS, PLEASE CONTACT ARCHITECT
EXT-20	EXTERIOR PAINT	SIGNS		PRIMER: 10-712 PAINT: 10-378	TINT TO MATCH PPG 1008-6 "DECONSTRUCTION"		
ESR-30	GROUT	MANSCOT BRICK	MAPE	15 CHAMOS (USE WITH EB-10)	15 CHAMOS		NOTE: USE WITH EB-1A0 ON EXTERIOR FINISH SCHEDULE *** FOR SETTING MATERIALS USE COMPLETE CONTACT RAPID SET *** SEAL GROUT WITH AQUAMAX SEALERS CHOICE GOLD
ESR-40	GROUT	CERAMIC TILE	CUSTOM BUILDING PRODUCTS	POLYBLENDED SANDED (USE WITH ECT-15)	1555 PINTER GRAY		NOTE: USE WITH ECT-15 ON EXTERIOR FINISH SCHEDULE *** FOR SETTING MATERIALS USE COMPLETE CONTACT RAPID SET *** SEAL GROUT WITH AQUAMAX SEALERS CHOICE GOLD
MC-10	METAL COPING	TOP OF LIGHT BAND WALL CAP		A-30 "SILVERSMITH"			
MC-20	METAL COPING	BELOW LIGHT BAND	P.F. HICKMAN SYSTEMS, INC.	PERMA SNAP PLUS			CONTACT: P.F. HICKMAN COMPANY PHONE: 820.878.1700 WWW.PFH.COM
MC-30	METAL COPING	TOP OF ARCHON			COPINGS TO BE PAINTED EP-50 PPS "CEDAR"		
MP-10	PARAPET LIGHT BAND		LEDKRON *SEE APPROVED SIGN SUPPLIERS	LED LIGHT BAND		*SEE PLANS	PRODUCT INFORMATION: CONTACT: JOHN FITZGERALD AT LEDKRON PHONE: 800.804.4094 OR 918.622.4470, EXT. 302 EMAIL: FITZGERALD@LEDKRON.COM
MP-30	METAL CANOPY	ABOVE DOORS & WINDOWS	*SEE APPROVED CANOPY SUPPLIERS	CUSTOM METAL CANOPY	COLOR: CLEAR ANODIZED	*SEE PLANS	OWNER SUPPLIED. OWNER INSTALLED. ALL FINISH DIMENSIONS TO BE FIELD VERIFIED BY MANUFACTURER PRIOR TO FABRICATION.



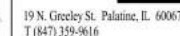
3 ISA SIGN DECAL DETAIL
SCALE: N.T.S.

- GENERAL NOTES**
- G.C. TO INSURE ALL EXISTING ROOF DRAINS & SCUPPERS ARE CLEAR AND PROPERLY CONNECTED.
 - LIGHTING IS OWNER SUPPLIED, G.C. INSTALLED. AWNINGS & LIGHT BANDS ARE OWNER SUPPLIED & INSTALLED. E.G. TO PROVIDE POWER TO LIGHT BAND TRANSFORMERS.
 - SEE SHEET A-5 FOR NEW EXTERIOR FINISH DETAILS.
 - ALL AWNING DIMENSIONS TO BE FIELD VERIFIED PRIOR TO FABRICATION.
 - SIGNS ARE OWNER SUPPLIED & INSTALLED. SIGNS WILL BE APPLIED FOR UNDER SEPARATE PERMIT BY THE SIGN MANUFACTURER / INSTALLER.
 - G.C. TO INSURE ALL EXTERIOR FIXTURES ARE PROPERLY POWERED. G.C. TO TEST AND MAKE ALL FIXTURE CIRCUITS OPERATIONAL.
 - G.C. RESPONSIBLE FOR CONDITION OF ANY EXISTING DOORS TO REMAIN DURING THE REMODEL PROCESS.

ISSUE DATES / REVISIONS	
NO.	DESCRIPTION
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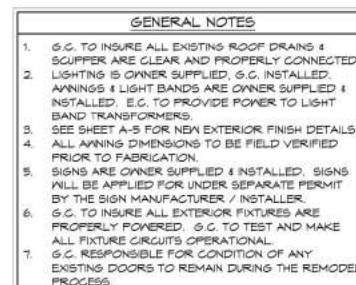
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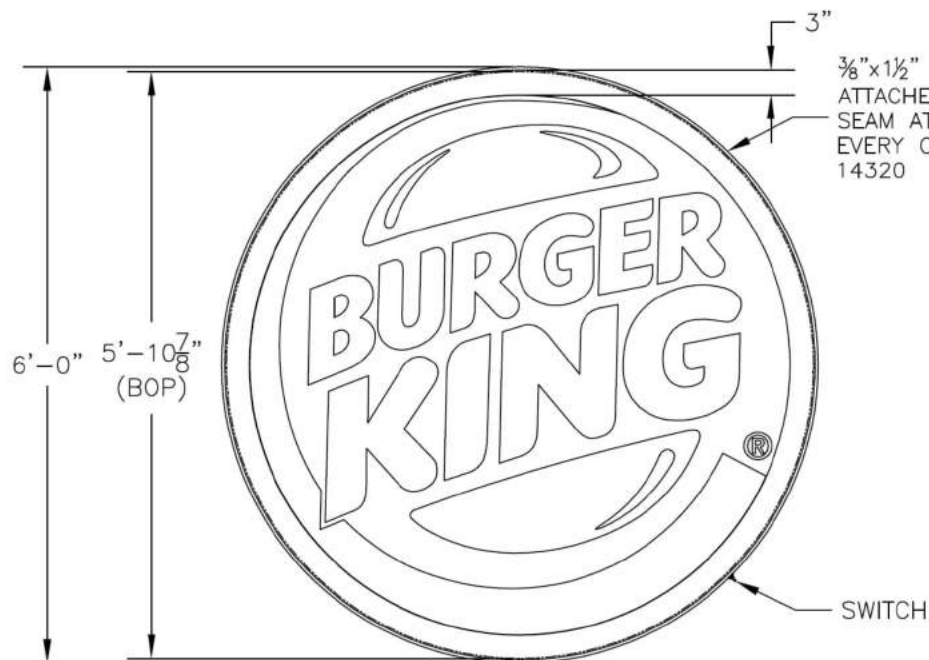
PROPOSED EXTERIOR ELEVATIONS



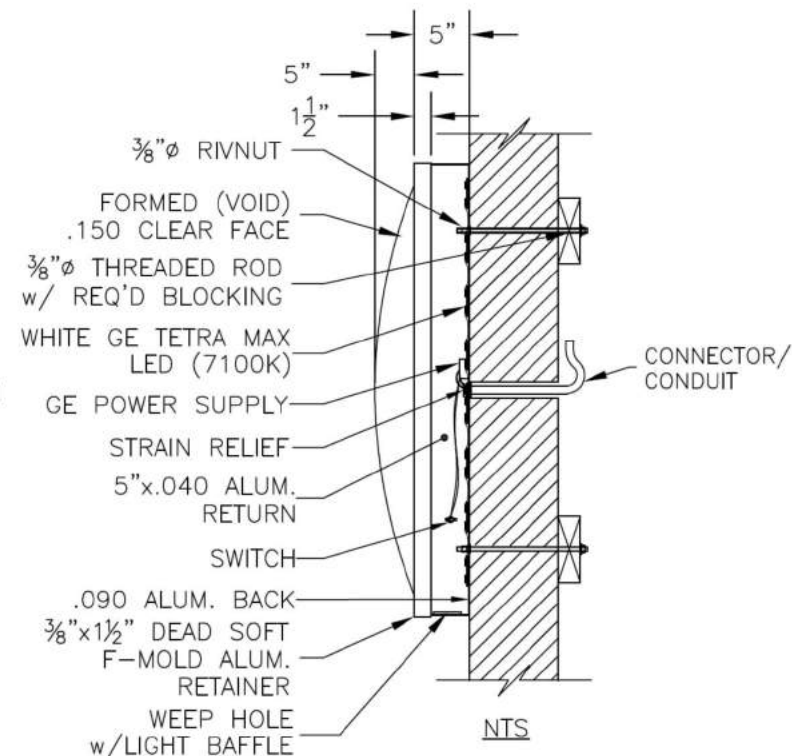
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GERMANTOWN, WI 53022

FIVE OF NINE



LOGO
28.3 SQUARE FEET

$\frac{3}{8}$ "x $1\frac{1}{2}$ " DEAD SOFT F-MOLD ALUM. RETAINER
ATTACHED WITH (2) $\frac{1}{8}$ " POP-RIEVETS LOCATED AT THE
SEAM AT THE TOP OF THE CABINET AND GLUED
EVERY OTHER FOOT WITH DEVCON PLASTIC WELDER
14320



COLOR NOTES:

BACKS: .090 ALUM. w/ WHITE FINISH
RETURNS/ RETAINER: 5"x.040 ALUM. (STAPLED & CAULKED)

PRE-FINISHED BK SILVER/ WHITE

FACE: FORMED (VOID) .150 CLEAR PCB

BUN LOGO: 3M 3630-125 YELLOW

ACCENT RING: 3M 3630-8703 BLUE

COPY/ RTM: 3M 3630-33 RED

BKG'D/ BUN ACCENT: 3M 3635-30 WHITE DIFFUSER

ILLUMINATION: GE TETRA MAX (7100K)

VINYL TO BE APPLIED 2nd SURFACE

ELECTRICAL NOTE-Actual # of circuits to be
determined by a Licensed Electrical Contractor.

TOTAL AMPS: 1.1

OF CKTS: 1 @ 20 AMP(RECOMMENDED)

VOLTS: 120

ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161

COMPLIANT AND CARRY (U.L.) LABELS.

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*NOTE:

INSTALL TOGGLE SWITCH TO OPERATE
(ON/OFF) IN THE HORIZONTAL POSITION.



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Project Information

BURGER KING

Custom Exterior Signage Systems

File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

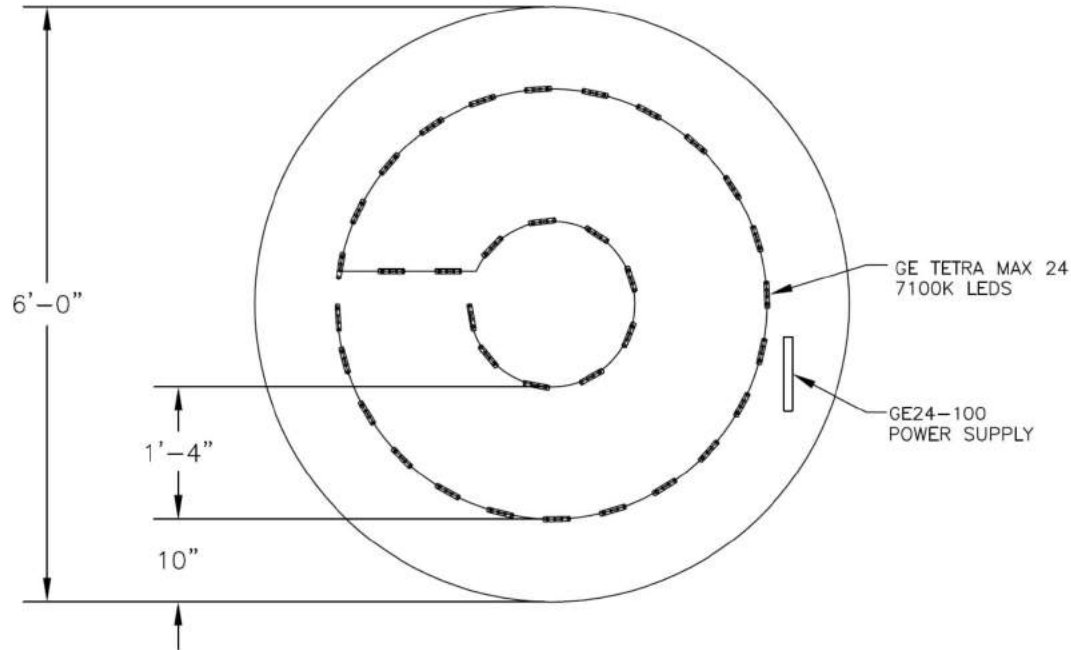
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revision.

☐ Approved☐ Revise & Resubmit

Name

Title

Date



ELECTRICAL BILL OF MATERIAL:

20	FT	LED0550	TETRA MAX 24 7100K LEDS
1	EA	LED0104	GEPS24-100 PS
1	EA	ELT0041	DISCONNECT SWITCH
6	FT	ELT0090	½" SEALTITE
1	EA	ELT0092	SEALTITE CONNECTOR

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Project Information

BURGER KING
Custom Exterior Signage Systems
File Burger King Design Doc KFP #1 Design -- Date: 12/8/2011

Client Review Status

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☐ Revise & Resubmit

Name _____
Title _____ Date _____

5'-0" WALL SIGN



-  To match #3630-3410 Yellow
-  To match #3630-2418 Red
-  To match #3630-8066 Blue
-  White

19.63 SF

SIGN: S/F INTERNALLY-ILLUMINATED CABINET

CUSTOMER APPROVAL **X**

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / B / BURGER KING / 5' WALL SIGN.cdr



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CLIENT: BURGER KING

LOCATION: VARIOUS

DRAWN BY: JMH

SCALE: 1" = 1'-0"

DATE: 3.31.15

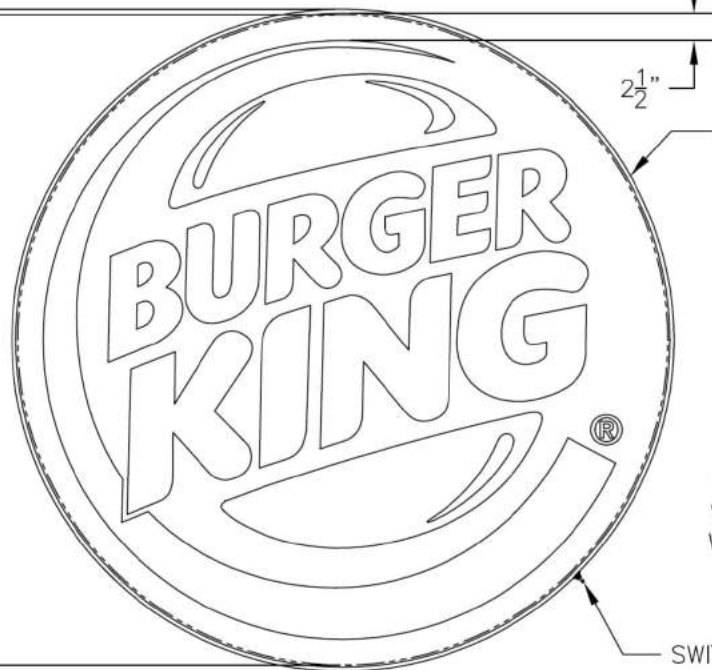
DWG. NO.: 5'-0" WALL SIGN

REV.1 xxxx

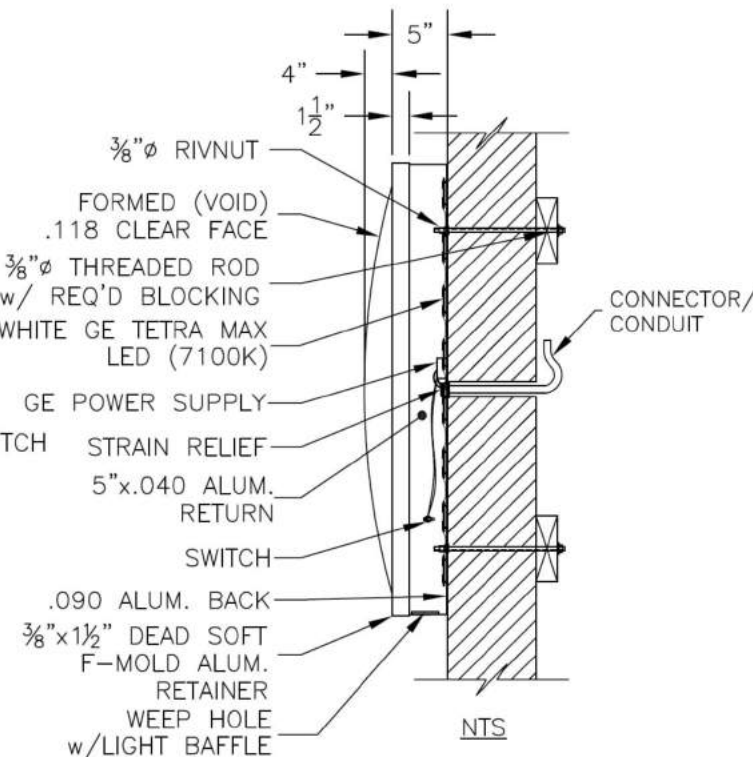
REV.2 xxxx

REV.3 xxxx

REV.4 xxxx

LOGO
19.6 SQUARE FEET5'-0"
4'-10⁷/₈"
(BOP)

3/8"x1 1/2" DEAD SOFT F-MOLD ALUM. RETAINER
ATTACHED WITH (2) 3/8" POP-RIVETS LOCATED AT THE
SEAM AT THE TOP OF THE CABINET AND GLUED EVERY
OTHER FOOT WITH DEVCON PLASTIC WELDER 14320

**COLOR NOTES:**

BACKS: .090 ALUM. w/ WHITE FINISH

RETURNS/ RETAINER: 5"x.040 ALUM. (STAPLED & CAULKED)

PRE-FINISHED BK SILVER/ WHITE

FACE: FORMED (VOID) .118 CLEAR PCB

BUN LOGO: 3M 3630-125 YELLOW

ACCENT RING: 3M 3630-8703 BLUE

COPY/ RTM: 3M 3630-33 RED

BKG'D/ BUN ACCENT: 3M 3635-30 WHITE DIFFUSER

ILLUMINATION: GE TETRA MAX (7100K)

VINYL TO BE APPLIED 2nd SURFACE

ELECTRICAL NOTE—Actual # of circuits to be
determined by a Licensed Electrical Contractor.

TOTAL AMPS: 1.1

OF CKTS: 1 @ 20 AMP(RECOMMENDED)

VOLTS: 120

ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161

COMPLIANT AND CARRY (U.L.) LABELS.

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*NOTE:

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Project Information

BURGER KING

Custom Exterior Signage Systems

File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

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revision.

☐ Approved☐ Revise & Resubmit

Name

Title

Date



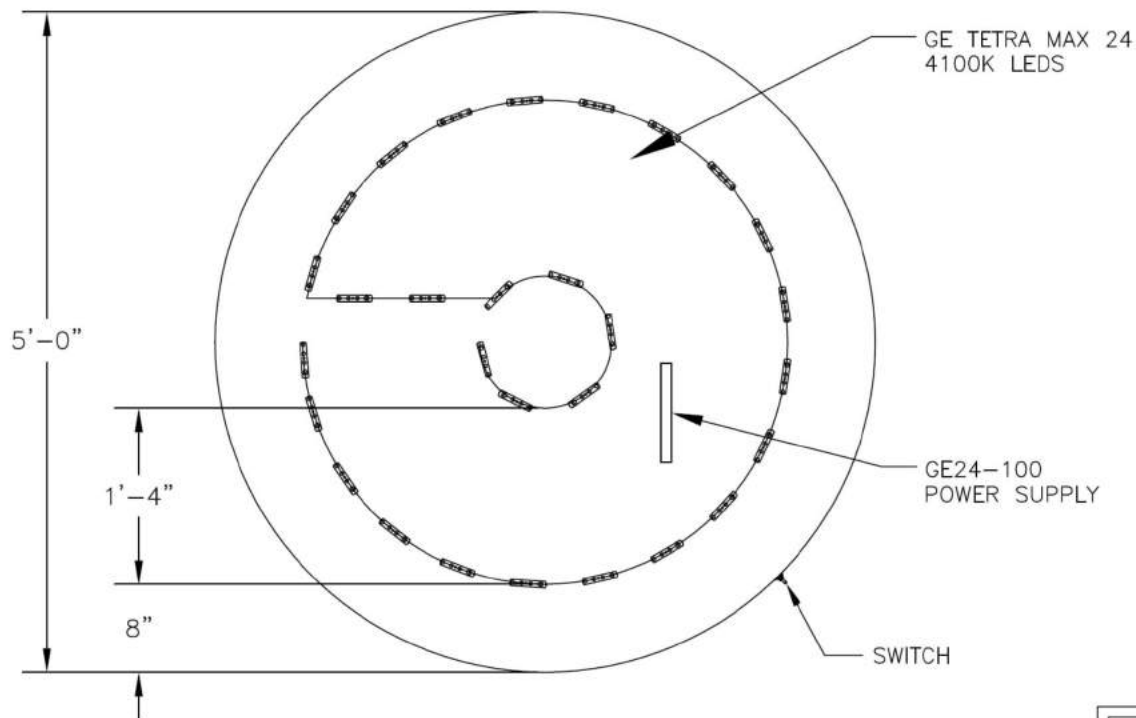
Underwriters
Laboratories, Inc.
LISTED

REV | DATE | DESCRIPTION

BY

S-1.1L60

5' LED Illuminated
Single Face Wall Sign
Revised 07/11/2017
page 14 of 105



LED LIGHT LAYOUT

ELECTRICAL BILL OF MATERIAL:

16 FT	LED0550	TETRA MAX 24 7100K LEDS
1 EA	LED0104	GEPS24-100 PS
1 EA	ELT0041	DISCONNECT SWITCH
6 FT	ELT0090	½" SEALTITE
1 EA	ELT0092	SEALTITE CONNECTOR

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Project Information

BURGER KING
Custom Exterior Signage Systems
File: Burger King Design Doc RFP 31 Design -- Date: 12/8/2011

Client Review Status

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☐ Approved

☐ Revise & Resubmit

Name

Title

Date

6'-0" WALL SIGN



-  To match #3630-3410 Yellow
-  To match #3630-2418 Red
-  To match #3630-8066 Blue
-  White

28.27 SF

SIGN: S/F INTERNALLY-ILLUMINATED CABINET

CUSTOMER APPROVAL X

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / B / BURGER KING / 6' WALL SIGN.cdr



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CLIENT: BURGER KING

LOCATION: VARIOUS

DRAWN BY: JMH

SCALE: 1" = 1'-0"

DATE: 3.31.15

DWG. NO.: 6'-0" WALL SIGN

REV.1	xxxx
REV.2	xxxx
REV.3	xxxx
REV.4	xxxx

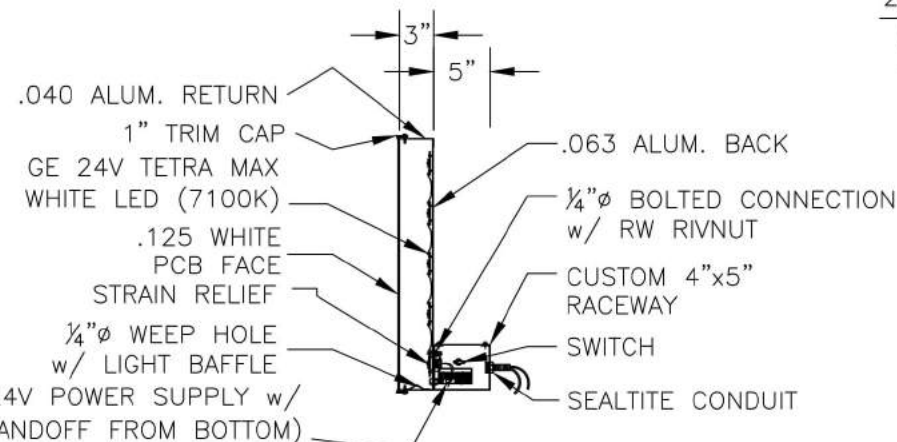
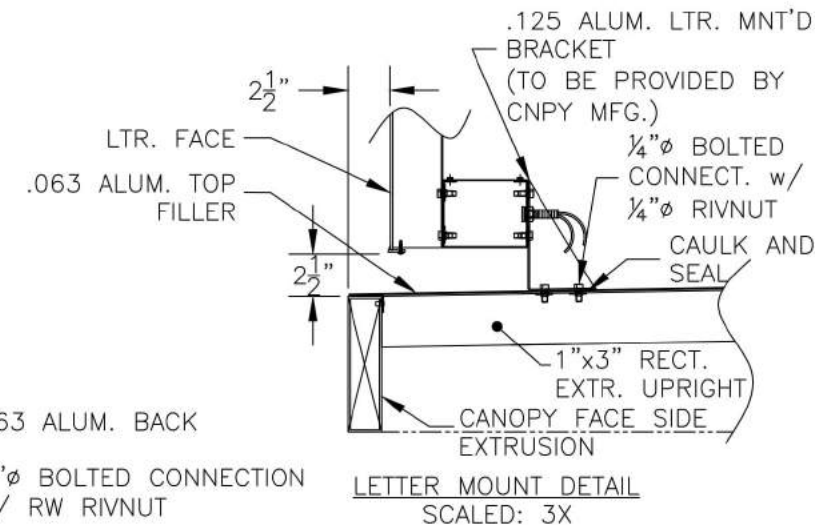
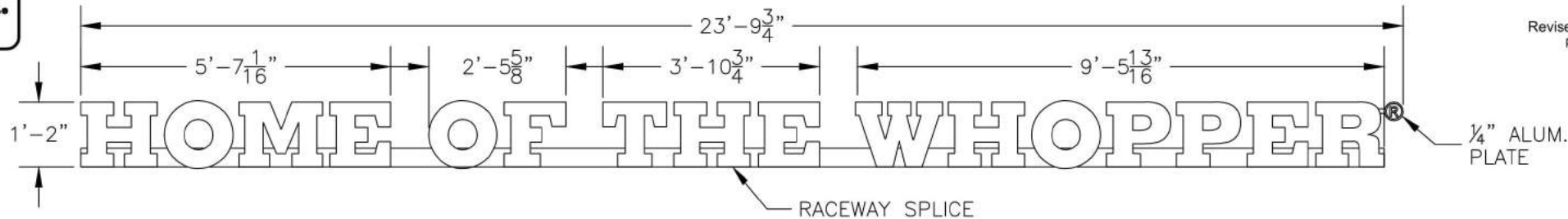
S-3 "Home of the Whopper"

Silver Day/Night Channel Letter

White LED

Revised 10/9/2017

page 29 of 105



SECTION VIEW
NOT TO SCALE
EQUIPMENT GROUNDED



*NOTE:
INSTALL TOGGLE SWITCH TO OPERATE (ON/OFF) IN THE HORIZONTAL POSITION.

COLOR NOTES:

BACKS: .063 ALUM. PAINT BACKS BRUSHED ALUM. SILVER
PAINT INSIDE LEP WHITE

RETURNS: 3"x.040 PAINTED BRUSHED ALUM. SILVER/
WHITE (STAPLE & CAULK)

TRIM CAP: 1" SILVER JEWELITE TO MATCH RETURNS

FACE: .125 7328 WHITE PCB w/ SILVER PERFORATED
DAY/NIGHT VINYL TO BE APPLIED 1st SURFACE

RTM: 1/4" ALUM. PAINTED BRUSH ALUM. w/ 2793
RED VINYL COPY

RACEWAY: .090 ALUM. PAINTED BRUSHED ALUM. SILVER
ILLUMINATION: WHITE GE TETRA MAX LED'S (7100K)

ELECTRICAL NOTE—Actual # of circuits to be
determined by a Licensed Electrical Contractor.
TOTAL AMPS: 2.2

OF CKTS: 1 20 AMP(RECOMMENDED)

VOLTS: 120

ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161
COMPLIANT AND CARRY (U.L.) LABELS.

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Project Information

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File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

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revision.

☐ Approved

☐ Revise & Resubmit

Name

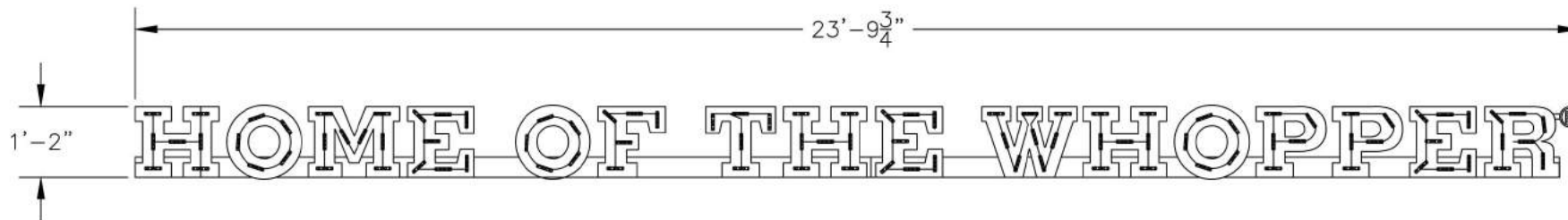
Title

Date

S-3 "Home of the Whopper"

Silver Day/Night Channel Letter

White LED

Revised 10/9/2017
page 30 of 105

GE 24V TETRA MAX LEDS (62 LFT/93 MOD)
(2) 100W POWER SUPPLY

ELECTRICAL BILL OF MATERIAL:

62	LFT	LED0550	TETRA MAX 24 7100K LEDS
2	EA	LED0104	GE 24-100 POWER SUPPLY

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File: Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

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☐ Revise & Resubmit

Name

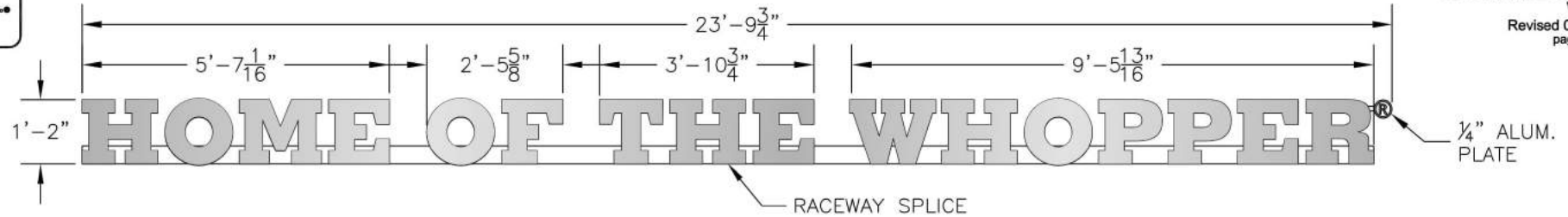
Title

Date

14" CHANNEL LETTERS



S-3 "Home of the Whopper"
Silver Day/Night Channel Letter
White LED
Revised 06/20/2013
page 29 of 105



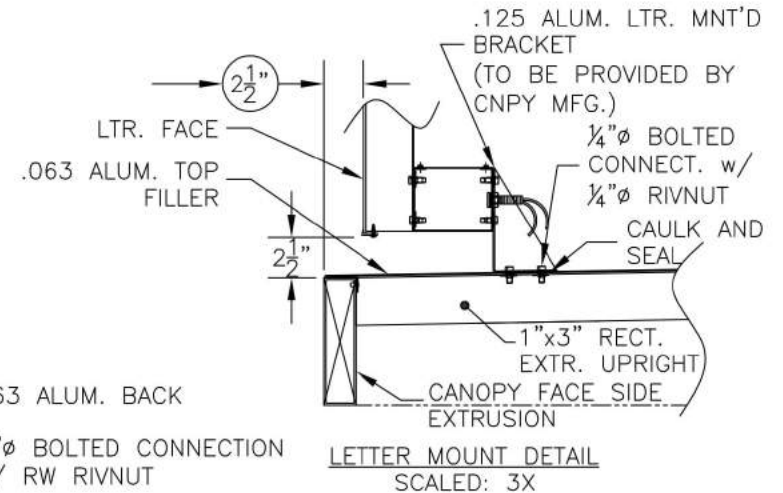
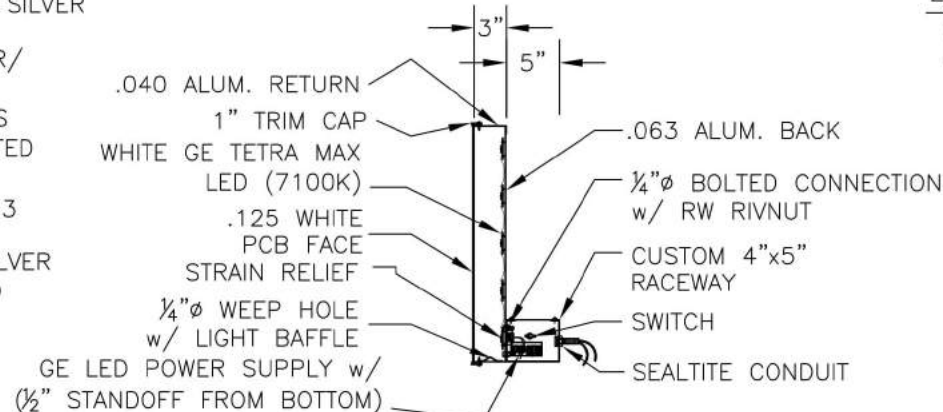
COLOR NOTES:

BACKS: .063 ALUM. PAINT BACKS BRUSHED ALUM. SILVER
PAINT INSIDE LEP WHITE
RETURNS: 3"x.040 PAINTED BRUSHED ALUM. SILVER/
WHITE (STAPLE & CAULK)
TRIM CAP: 1" SILVER JEWELITE TO MATCH RETURNS
FACE: .125 7328 WHITE PCB w/ SILVER PERFORATED
DAY/NIGHT VINYL TO BE APPLIED 1st SURFACE
RTM: 1/4" ALUM. PAINTED BRUSH ALUM. w/ 3M 2793
RED VINYL COPY
RACEWAY: .090 ALUM. PAINTED BRUSHED ALUM. SILVER
ILLUMINATION: WHITE GE TETRA MAX LED'S (7100K)

ELECTRICAL NOTE—Actual # of circuits to be
determined by a Licensed Electrical Contractor.
TOTAL AMPS: 1.70

OF CKTS: 1 @ 20 AMP(RECOMMENDED)
VOLTS: 120

ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161
COMPLIANT AND CARRY (U.L.) LABELS.



***NOTE:**
INSTALL TOGGLE SWITCH TO OPERATE
(ON/OFF) IN THE HORIZONTAL POSITION.

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".

CUSTOMER APPROVAL **X**

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / B / BURGER KING / HOTW.cdr



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CLIENT: BURGER KING

LOCATION: VARIOUS

DRAWN BY: JMH

SCALE: 1" = 1'-0"

DATE: 3.31.15

DWG. NO.: HOTW

REV.1	xxxx
REV.2	xxxx
REV.3	xxxx
REV.4	xxxx

S-3 "Home of the Whopper"

Silver Day/Night Channel Letter

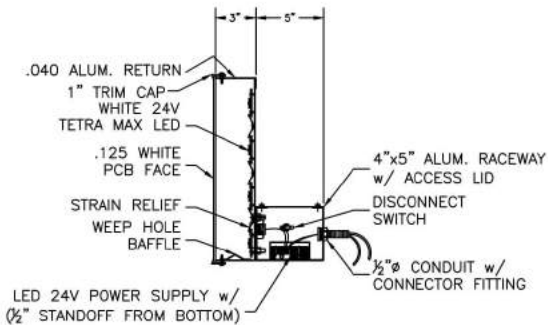
White LED

Revised 10/9/2017

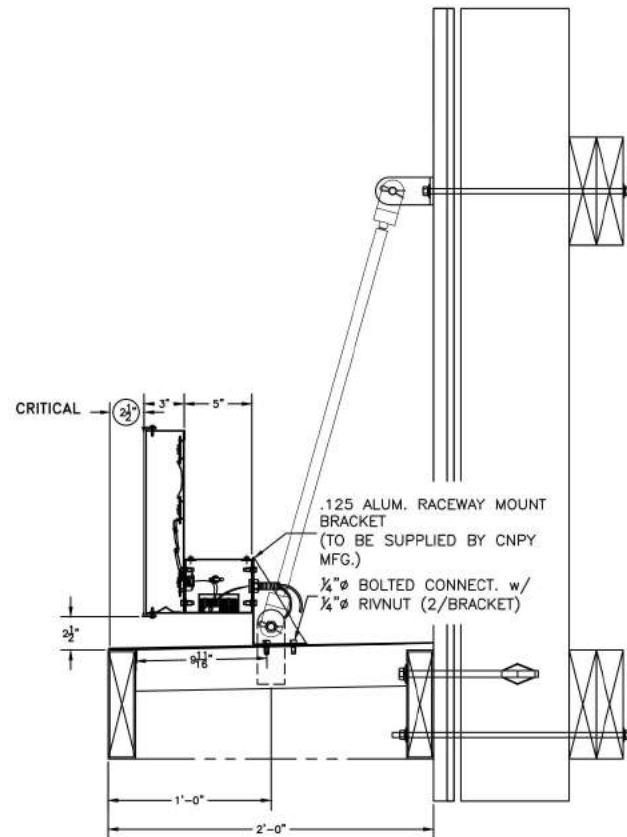
page 31 of 105



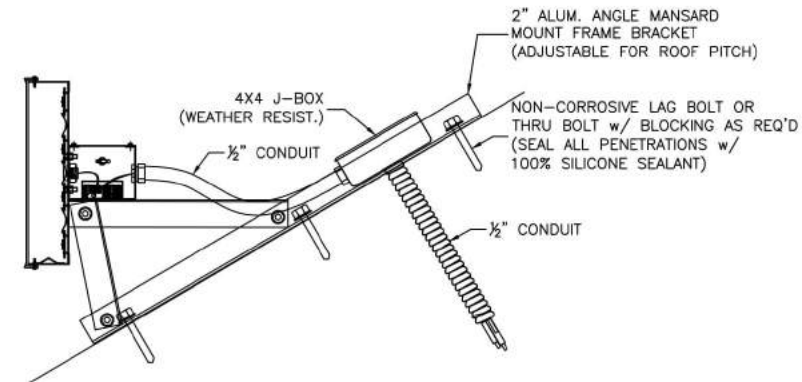
Underwriters
Laboratories, Inc.
LISTED



CHANNEL LETTER w/ RACEWAY
NTS



2' OR 4' CANOPY MOUNT DETAIL
NTS



MANSARD ROOF MOUNT DETAIL
NTS

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Project Information

BURGER KING
Custom Exterior Signage Systems
File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

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☐ Approved

☐ Revise & Resubmit

Name

Title

Date



Underwriters
Laboratories, Inc.
LISTED

REV | DATE | DESCRIPTION

BY

36" LOGO SF
WALL SIGN



BURGER KING

18'-3 1/4"

14'-6 3/4"

1'-6"

RACEWAY SPLICE

1/8" THK. ALUM.
PLATE

LOGO COLOR NOTES:

BACKS: .063" ALUM.

RETURNS/ RETAINER: 3"x.040 ALUM. (STAPLED & CAULKED)

PRE-FINISHED BK SILVER/ WHITE

FACE: FORMED (VOID) .118 CLEAR PCB

BUN LOGO: 3M 3630-125 YELLOW

ACCENT RING: 3M 3630-8703 BLUE

COPY/ RTM: 3M 3630-33 RED

BKG'D/ BUN ACCENT: 3M 3635-30 WHITE DIFFUSER

ILLUMINATION: 24V GE TETRA MAX (7100K)

VINYL TO BE APPLIED 2nd SURFACE

CHANNEL LETTERS COLOR NOTES:

BACKS: .050" ALUM

RETURNS: 3"x.040 PRE-FINISHED BK SILVER/WHITE
(STAPLED & CAULKED)

TRIM CAP: 1" JEWELITE PRE-FINISHED BK SILVER

FACE: .125 2793 LD RED PCB

RACEWAY: .063 ALUM PAINTED BK SILVER

ILLUMINATION: 24V RED GE TETRA MAX LEDS

ELECTRICAL NOTE—ACTUAL # OF CIRCUITS TO BE
DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR.

TOTAL AMPS: 1.4

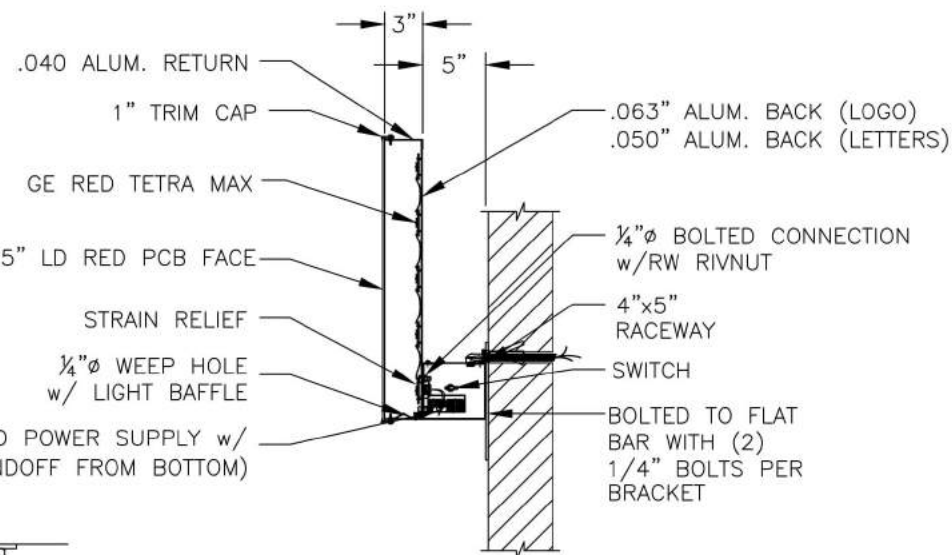
OF CKTS: 1 @ 20 AMP(RECOMMENDED)

VOLTS: 120

ELECTRICAL CONNECTION AS FOLLOWS:

GREEN TO GREEN (GROUND), WHITE TO WHITE (NEUTRAL),
BLACK TO BLACK (POWER)

ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161 COMPLIANT
AND CARRY (U.L.) LABELS.



CHANNEL LETTER SECTION VIEW
NOT TO SCALE
EQUIPMENT GROUNDED



*NOTE:
INSTALL TOGGLE SWITCH TO OPERATE
(ON/OFF) IN THE HORIZONTAL POSITION.

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Project Information

BURGER KING
Custom Exterior Signage Systems

File: Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

BK178

Client Review Status

Burger King requires that an ☒ Approved*
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any production release or production release
revision.

☐ Approved

☐ Revise & Resubmit

Name

Title

Date



Underwriters
Laboratories, Inc.
LISTED



RACEWAY SPLICE

36" LOGO LED REQUIREMENTS:

GE 24V TETRA MAX 7100K LEDS 2 LFT (9 MODULES)

18" "BURGER KING" CHANNEL LETTER LED REQUIREMENTS:

GE RED 24V TETRA MAX LEDS 40 LFT (60 MODULES)

(1) 100W POWER SUPPLY

ELECTRICAL BILL OF MATERIAL:

2	LFT	LED0450	24V GE TETRA MAX 7100K LEDS
40	LFT	LED0552	24V GE RED TETRA MAX LEDS
1	EA	LED0104	GE 24-100 POWER SUPPLY
2	EA	ELT0041	DISCONNECT SWITCH
2	EA	ELT0092	SEALTITE CONNECTOR

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Project Information

BURGER KING
Custom Exterior Signage Systems

BK178

File: Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

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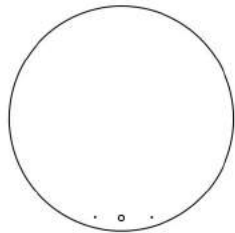
☐ Approved

☐ Revise & Resubmit

Name

Title

Date



.063 BACKS (LOGO)



.050 BACKS (LETTERS)



.063 RACEWAY

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Project Information

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Custom Exterior Signage Systems
File: Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

BK178

Client Review Status

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☐ Approved

☐ Revise & Resubmit

Name

Title

Date

18" CHANNEL LETTERS ON RACEWAY



14'-6 1/4"

BURGER KING

1'-6"

1/8" THK. ALUM. PLATE

36" LOGO S/F
WALLSIGN

FACES



2793 LD RED

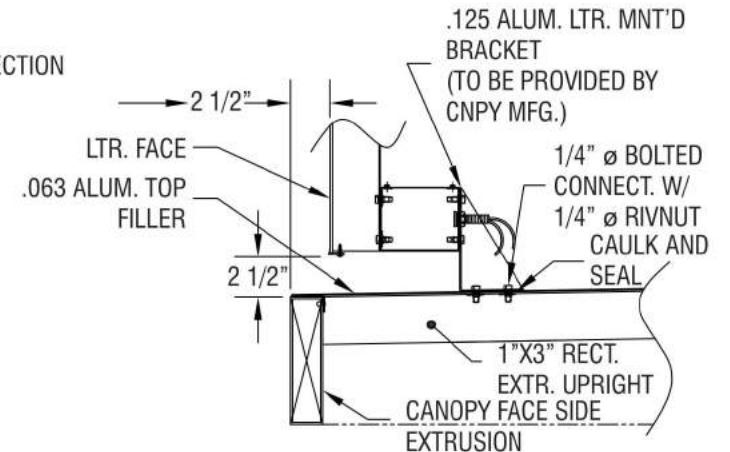
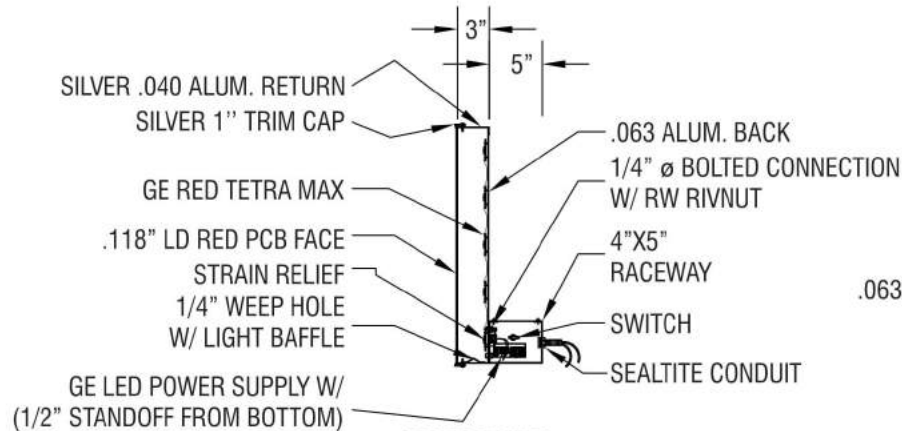
TRIM CAPS / RETURNS



SILVER



***NOTE:**
INSTALL TOGGLE SWITCH TO OPERATE
(ON/OFF) IN THE HORIZONTAL POSITION.



LETTER MOUNT DETAIL
SCALED: 3X

CUSTOMER APPROVAL **X**

DATE

FILE LOCATION: H: MARKETING DESIGN / CDR / B / BURGER KING / 18" LETTER SET.cdr



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EXEMPTED IN ANY FASHION.

CLIENT: BURGER KING

LOCATION: VARIOUS

DRAWN BY: ZM

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

DATE: 08.12.16

DWG. NO.: 18" LETTER SET

REV.1	xxxx
REV.2	xxxx
REV.3	xxxx
REV.4	xxxx



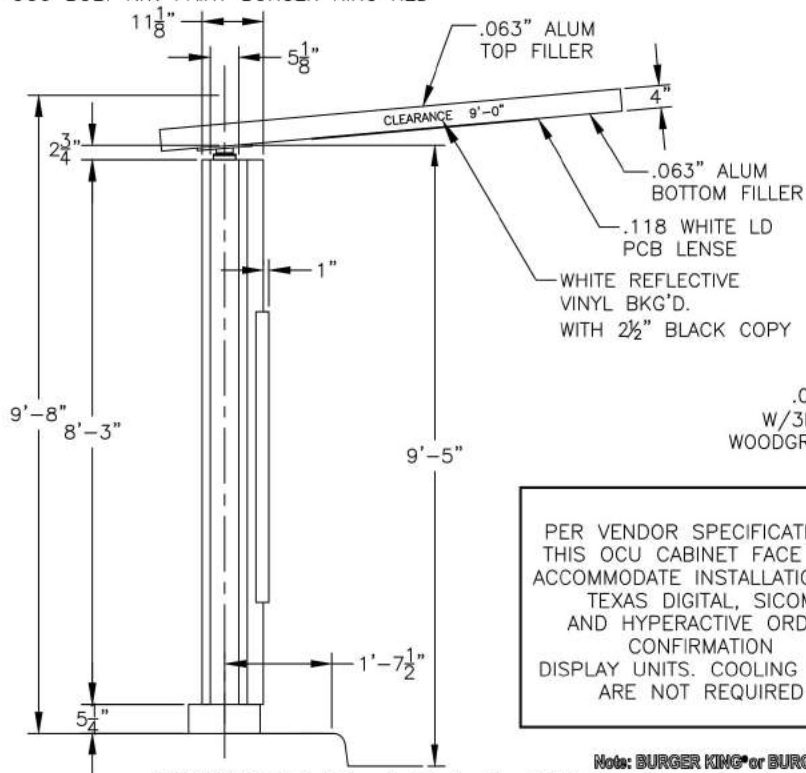
FOUNDATIONS AND STRUCTURAL ELEMENTS
SHALL BE CALCULATED IN COMPLIANCE
WITH APPLICABLE CODES.

STEEL SUPPORT NOTE:

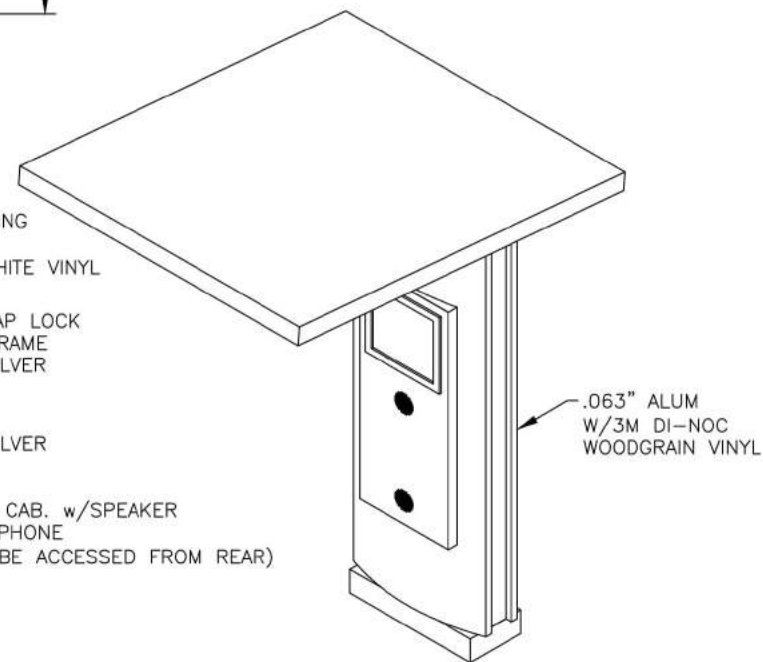
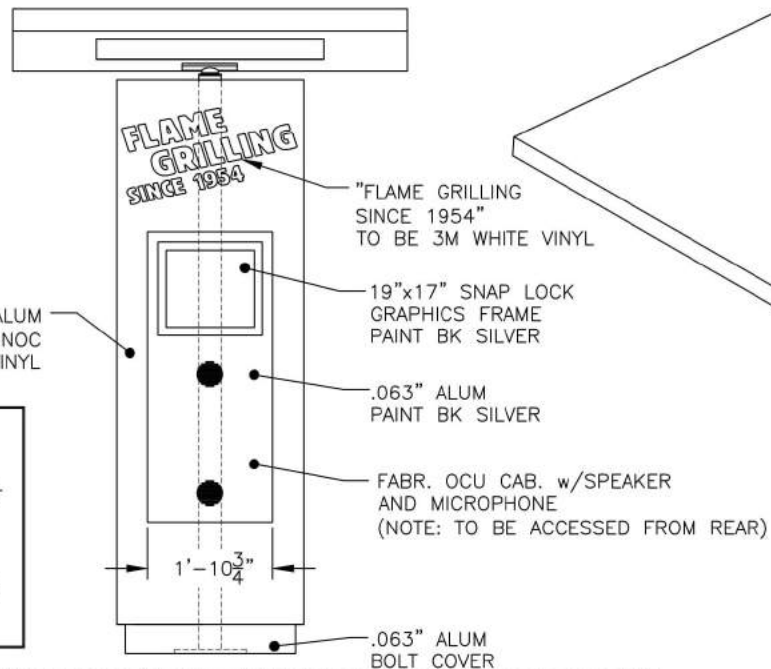
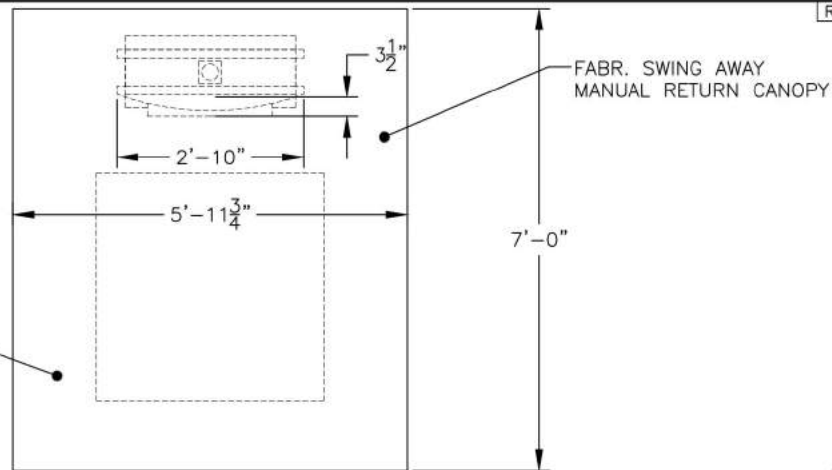
STEEL CONTINGENT ON ENGINEERS SPEC. AND WIND LOAD REQUIREMENTS.
STEEL BASE PLATE w/STEEL ANCHOR BOLTS AND CONCRETE FOUNDATION.
ANCHOR BOLT OR DIRECT BURIAL FOUNDATION SHOULD BE PROVIDED BY
ENGINEER FOR LOCAL WIND LOAD REQUIREMENTS.

COLOR NOTE:

REVEAL/SUPPORT STEEL: PAINT BURGER KING RED
CANOPY TOP: PAINT BURGER KING SILVER
CABINET FACE: W/3M DI-NOC WOODGRAIN VINYL
OCU CABINET FACE: PAINT BURGER KING SILVER
CABINET BACK: W/3M DI-NOC WOODGRAIN VINYL
OCU BOLT KIT: PAINT BURGER KING RED



PER VENDOR SPECIFICATIONS:
THIS OCU CABINET FACE WILL
ACCOMMODATE INSTALLATION OF
TEXAS DIGITAL, SICOM
AND HYPERACTIVE ORDER
CONFIRMATION
DISPLAY UNITS. COOLING FANS
ARE NOT REQUIRED



REV | DATE | DESCRIPTION | BY

S-10.2 Drive Thru OCU

Swing Away/Manual Return
Canopy Arm
NO DISPLAY

Notes: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".

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Project Information

BURGER KING
Custom Exterior Signage Systems
File: Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

Burger King requires that an "Approved"
drawing be obtained from the client prior to
any production release or production release
revision.

☐ Approved
☐ Revise & Resubmit

Name
Title
Date



S-10.2 Drive Thru OCU
Swing Away/Manual Return
Canopy Arm
NO DISPLAY

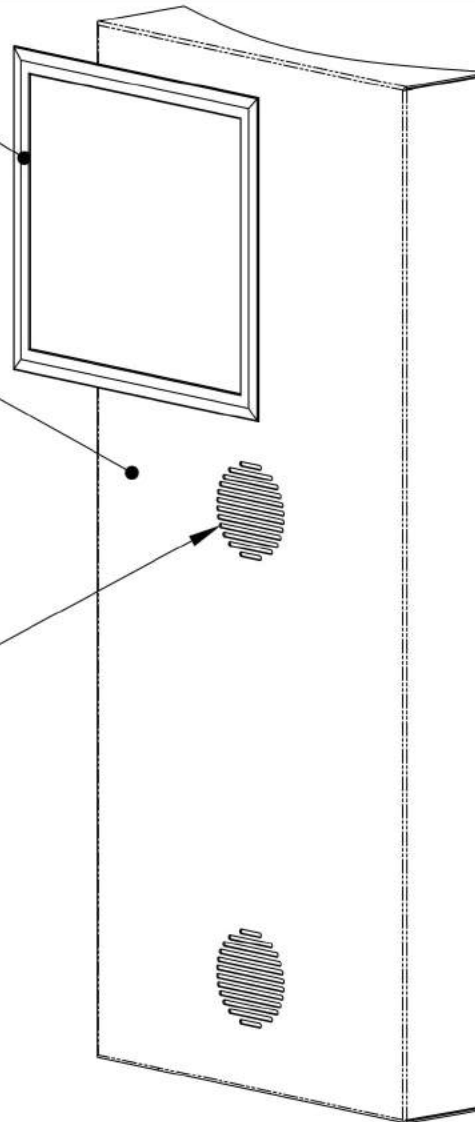
19"x17" SNAP
LOCK FRAME

ATTACH AND FIX
OCU CABINET FACE
w/ DISPLAY &
SPEAKER CUTOUTS

MUST ROUT THIS AREA

ACCESS TO COMPONENTS TO
BE FROM REAR OF UNIT

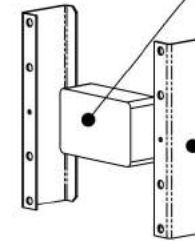
PER VENDOR SPECIFICATIONS:
THIS OCU CABINET FACE WILL
ACCOMMODATE INSTALLATION OF
TEXAS DIGITAL, SICOM, AND HYPERACTIVE
ORDER CONFIRMATION DISPLAY UNITS. COOLING FANS
ARE NOT REQUIRED.



MICROPHONE

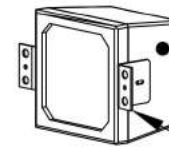
FOAM SUPPORT
BRACKET

OCU DISPLAY
BRACKET



ENCLOSED SPEAKER
SYSTEM (SUPPLIED)

FABR. SPEAKER BRACKET
(PLUG WELD TO BACK OF
CABINET FACE PANEL)



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Project Information

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File Burger King Design Doc RFP #1 Design -- Date, 12/8/2011

Client Review Status

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Name

Title

Date



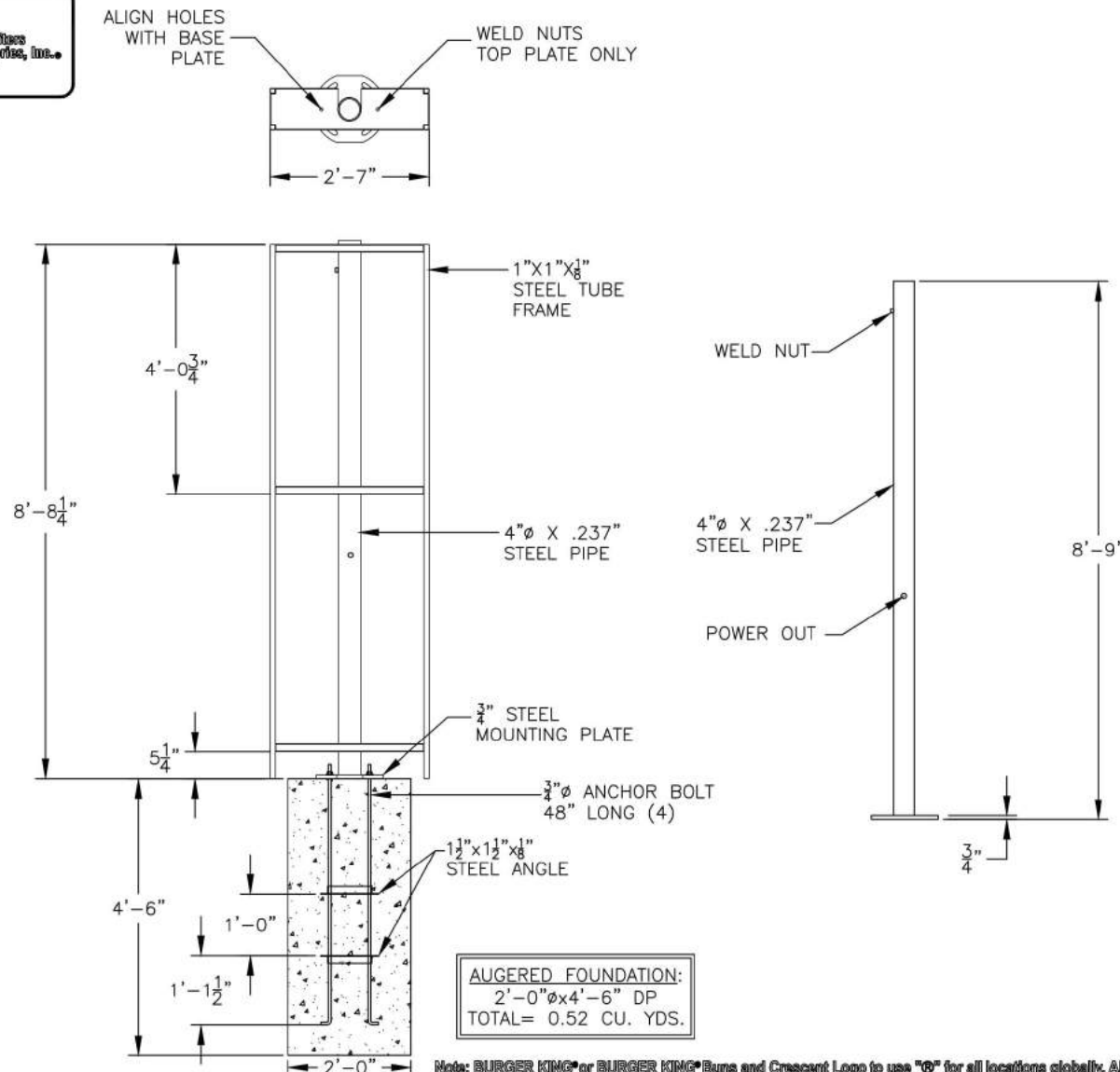
S-10.2 Drive Thru OCU

Swing Away/Manual Return

Canopy Arm

Revised 11/08/2017

page 34A of 105



WELD NUT

4"Ø X .237"
STEEL PIPE

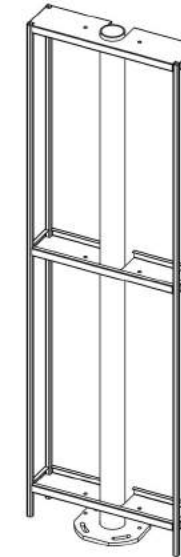
POWER OUT

3/4" STEEL
MOUNTING PLATE

3/4"Ø ANCHOR BOLT
48" LONG (4)

1 1/2"X1 1/2"X8"
STEEL ANGLE

AUGERED FOUNDATION:
2'-0"Øx4'-6" DP
TOTAL= 0.52 CU. YDS.



MATERIAL LIST:

35	LFT	ST0006	1"X1"X16GA STEEL TUBE
12.5	SQFT	SS0008	16GA STEEL SHEET
9	LFT	SP0001	4"X.237" STEEL PIPE
5	SQFT	AS0030	.090" ALUM SHEET
2	SQFT	SPL0013	3/4" STEEL PLATE
78	SQFT	AS0021	.063" ALUM SHEET
3	LFT	SA0004	1"X1"X8" STEEL ANGLE

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Project Information

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File Burger King Design Doc RFP #1 Design -- Date, 12/8/2011

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☐ Approved

☐ Revise & Resubmit

Name

Title

Date



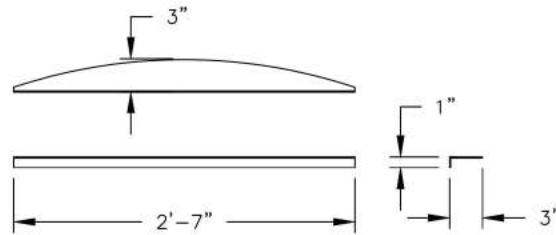
S-10.2 Drive Thru OCU

Swing Away/Manual Return

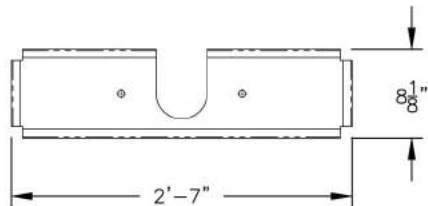
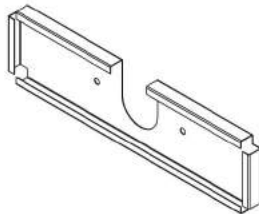
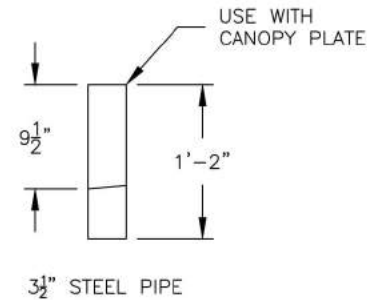
Canopy Arm

Revised 11/08/2017

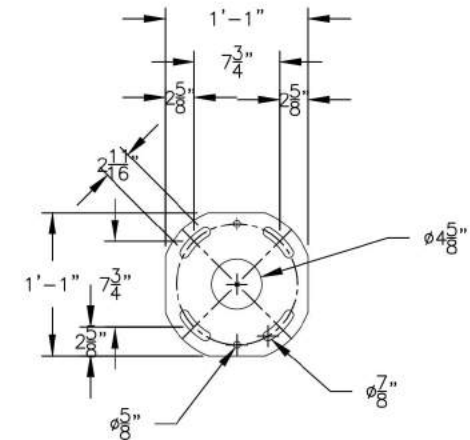
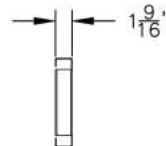
page 34B of 105



FACE SUPPORT GUSSETS
.090 ALUM
QTY: 3



FRAMES
16GA STEEL PLATE
QTY: 3



BASE PLATE
3/4" STEEL PLATE

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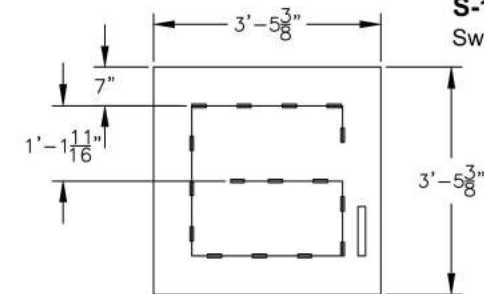
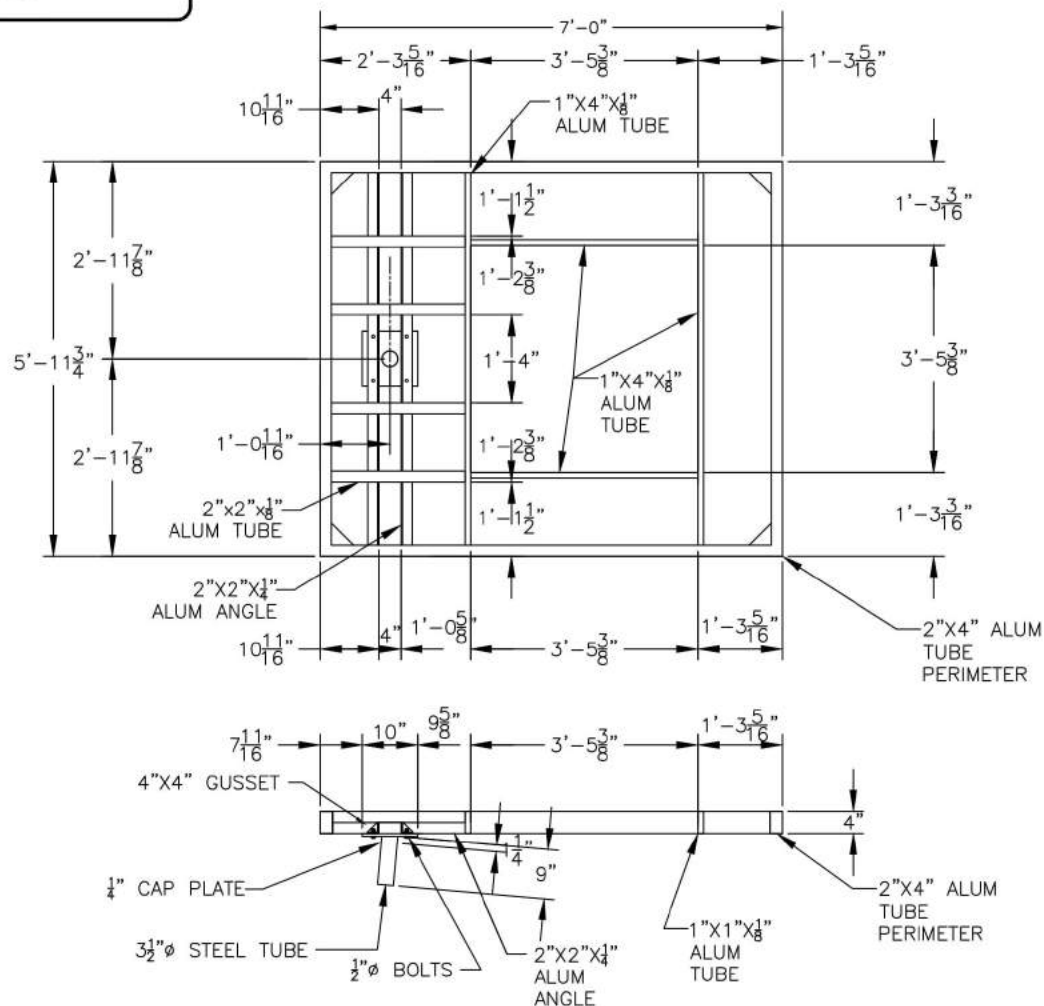
☐ Approved

☐ Revise & Resubmit

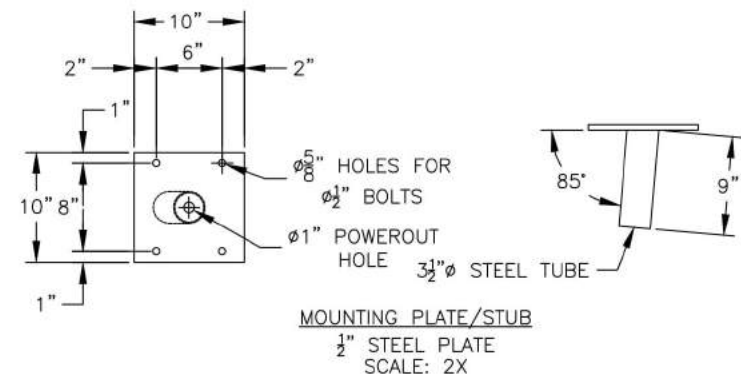
Name

Title

Date



LIGHT BOX LED LAYOUT
WHITE 24V GE TETRA MAX: 11 FT
GEPS24-100 POWER SUPPLY: 1 QTY



FRAME MATERIAL LIST:			
26	LFT	ARECT0009	2"x4"x $\frac{1}{2}$ " ALUM TUBE
3	LFT	SA0004	1"x1"x $\frac{1}{8}$ " STEEL ANGLE
10	LFT	AA0017	2"x2"x $\frac{1}{4}$ " ALUM ANGLE
84	SQFT	AS0017	.063 ALUM SHEET
1	SQFT	SPL0012	$\frac{1}{2}$ " STEEL PLATE
2	SQFT	SPL0011	$\frac{1}{2}$ " STEEL PLATE
2	LFT	SP0007	$\frac{3}{2}$ " ϕ STEEL PIPE
20	LFT	ARECT0004	1"x4"x $\frac{1}{8}$ " ALUM TUBE

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Project Information

BURGER KING
Custom Exterior Signage Systems

File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

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☐ **Approved**☐ **Revise & Resubmit**

Name

Title

Date _____



ALL MATERIAL TO BE .063" ALUM

REV | DATE | DESCRIPTION | BY

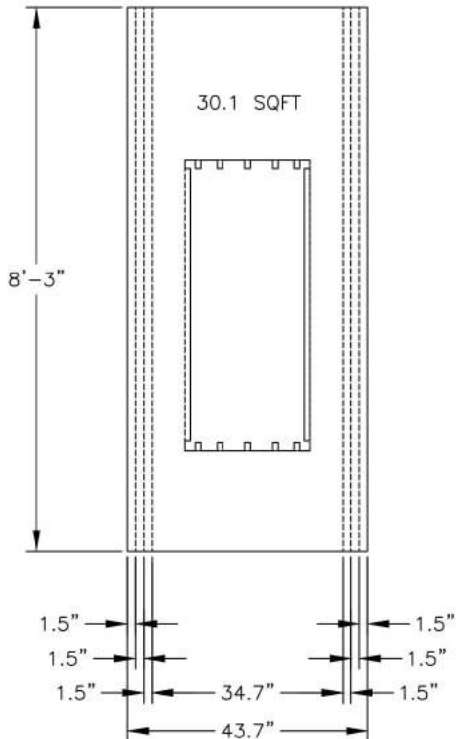
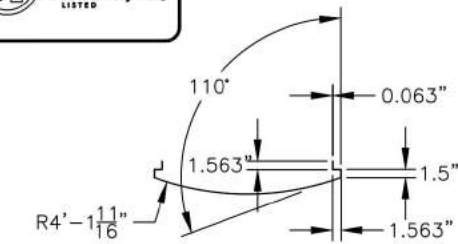
S-10.2 Drive Thru OCU

Swing Away/Manual Return

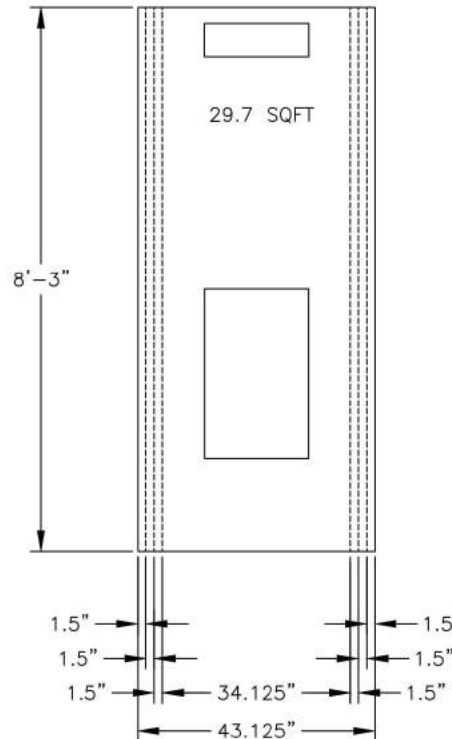
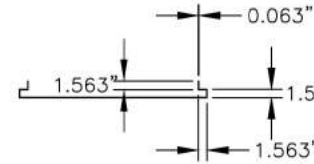
Canopy Arm

Revised 11/08/2018

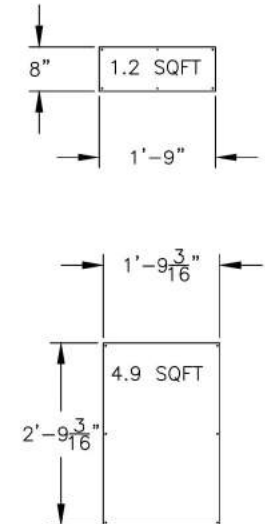
page 36A of 105



FRONT PANEL



REAR PANEL



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Project Information

BURGER KING
Custom Exterior Signage Systems
File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

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☐ Approved
☐ Revise & Resubmit

Name

Title

Date



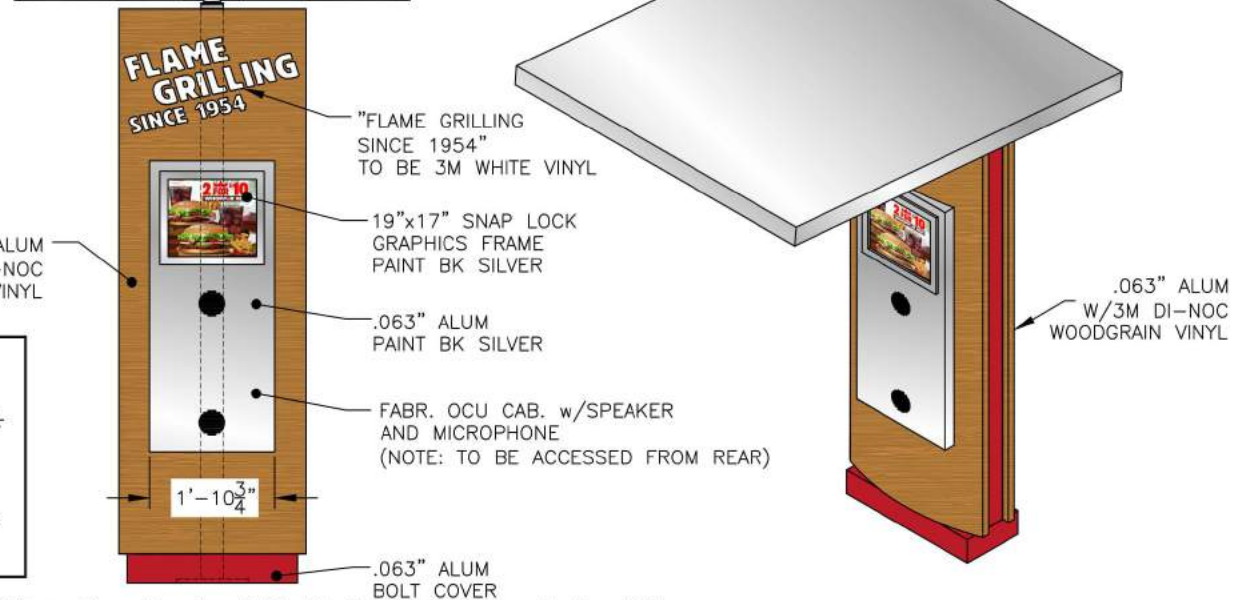
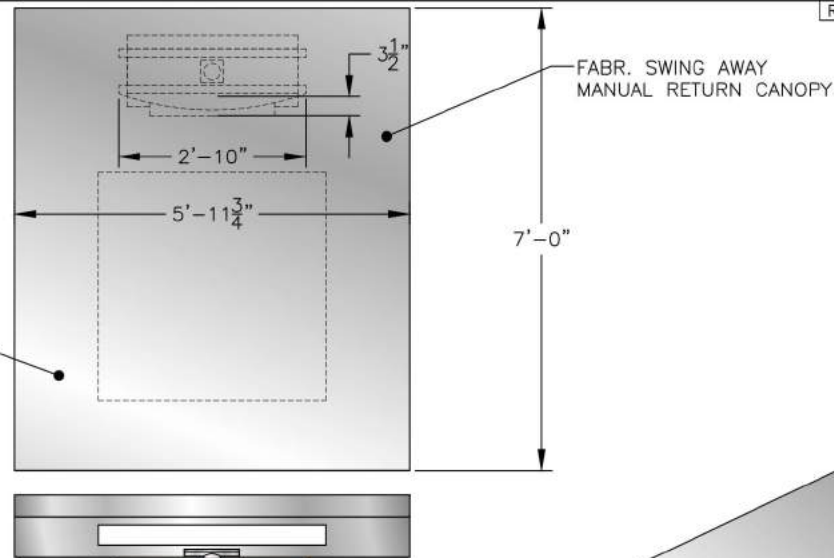
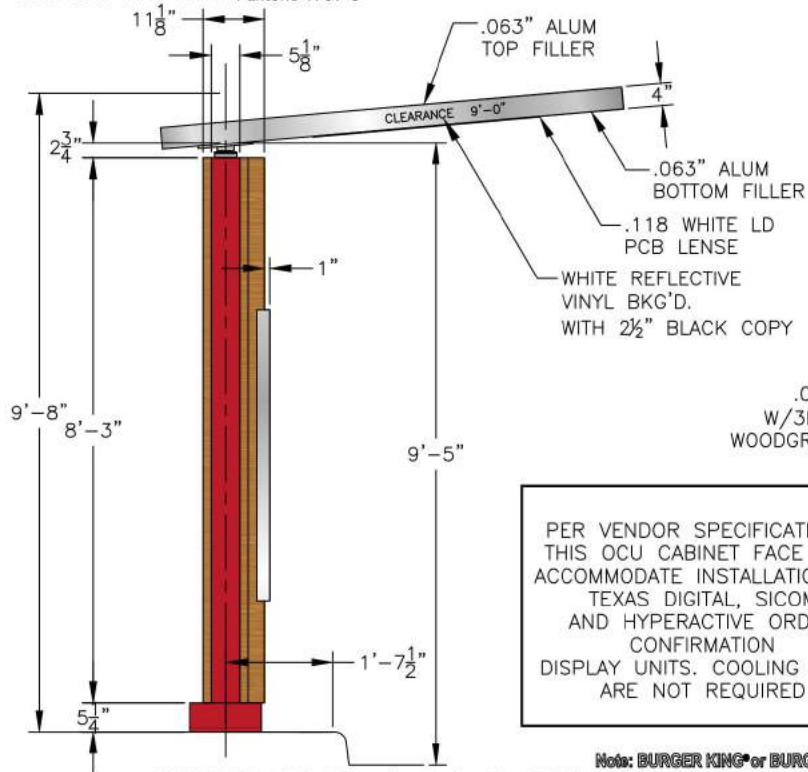
FOUNDATIONS AND STRUCTURAL ELEMENTS SHALL BE CALCULATED IN COMPLIANCE WITH APPLICABLE CODES.

STEEL SUPPORT NOTE:

STEEL CONTINGENT ON ENGINEERS SPEC. AND WIND LOAD REQUIREMENTS.
STEEL BASE PLATE w/STEEL ANCHOR BOLTS AND CONCRETE FOUNDATION.
ANCHOR BOLT OR DIRECT BURIAL FOUNDATION SHOULD BE PROVIDED BY ENGINEER FOR LOCAL WIND LOAD REQUIREMENTS.

COLOR NOTE:

REVEAL/SUPPORT STEEL: Pantone 1797 C
CANOPY TOP: PAINT BURGER KING SILVER
CABINET FACE: W/3M DI-NOC WOODGRAIN VINYL
OCU CABINET FACE: PAINT BURGER KING SILVER
CABINET BACK: 3M DI-NOC WOODGRAIN VINYL
OCU BOLT KIT: PAINT Pantone 1797 C



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Project Information

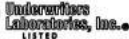
BURGER KING
Custom Exterior Signage Systems
File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

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☐ Approved
☐ Revise & Resubmit

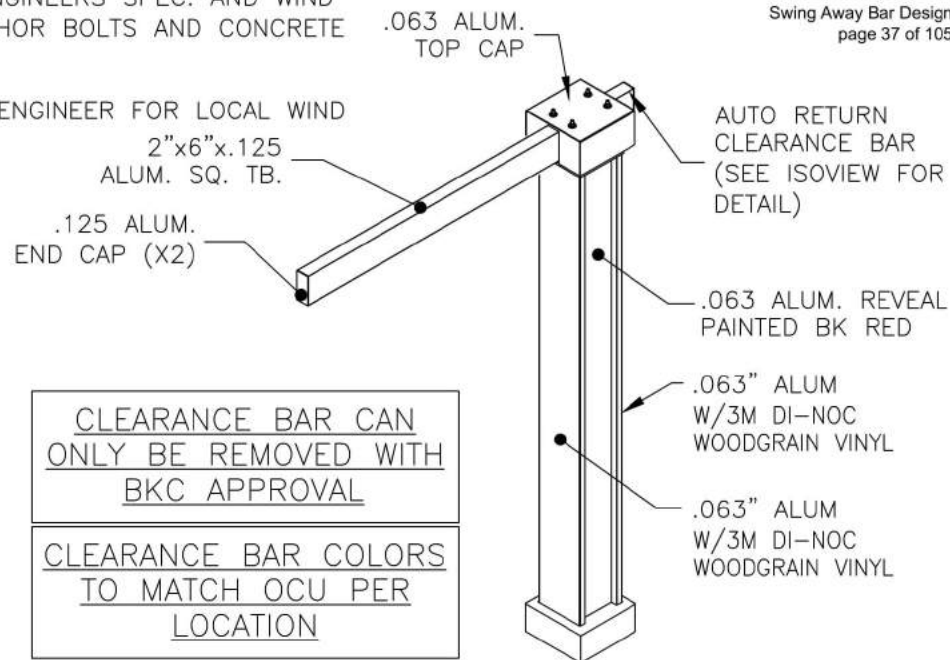
Name _____
Title _____
Date _____



CLADDING/ STEEL SUPPORT: STEEL CONTINGENT ON ENGINEERS SPEC. AND WIND
LOAD REQUIREMENTS STEEL BASE PLATE W/STEEL ANCHOR BOLTS AND CONCRETE
FOUNDATION

BY

Clearance Bar with
Swing Away Bar Design
page 37 of 105



CLEARANCE BAR CAN
ONLY BE REMOVED WITH
BKC APPROVAL

CLEARANCE BAR COLORS
TO MATCH OCU PER
LOCATION

NOTE: SUPPLY (4) $\frac{3}{4}" \phi \times 2'-6"$ J-BOLT
ANCHOR FOUNDATION: $2'-0" \phi \times 3'-0"$ AUGER

COLOR NOTES:

FRONT PANEL: .063" ALUM W/3M DI-NOC
WOODGRAIN VINYL

BACK PANEL: .063" ALUM W/3M DI-NOC
WOODGRAIN VINYL

REVEAL: PAINT BK RED

CLEARANCE BAR: BRUSHED ALUM FINISH
w/REFLECTIVE SILVER VINYL (SIDES)

BASE: PAINT BK RED

AUGERED FOUNDATION:

2'-0"Øx3'-0" DP

TOTAL= 0.92 CU. YDS.

FRONT VIEW

RIGHT VIEW

BASE PLATE
SCALED: 2X

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Project Information

BURGER KING
Custom Exterior Signage Systems

File: Burner King Design Doc RFP \$1 Design: — Date: 12/8/2011

Client Review Status

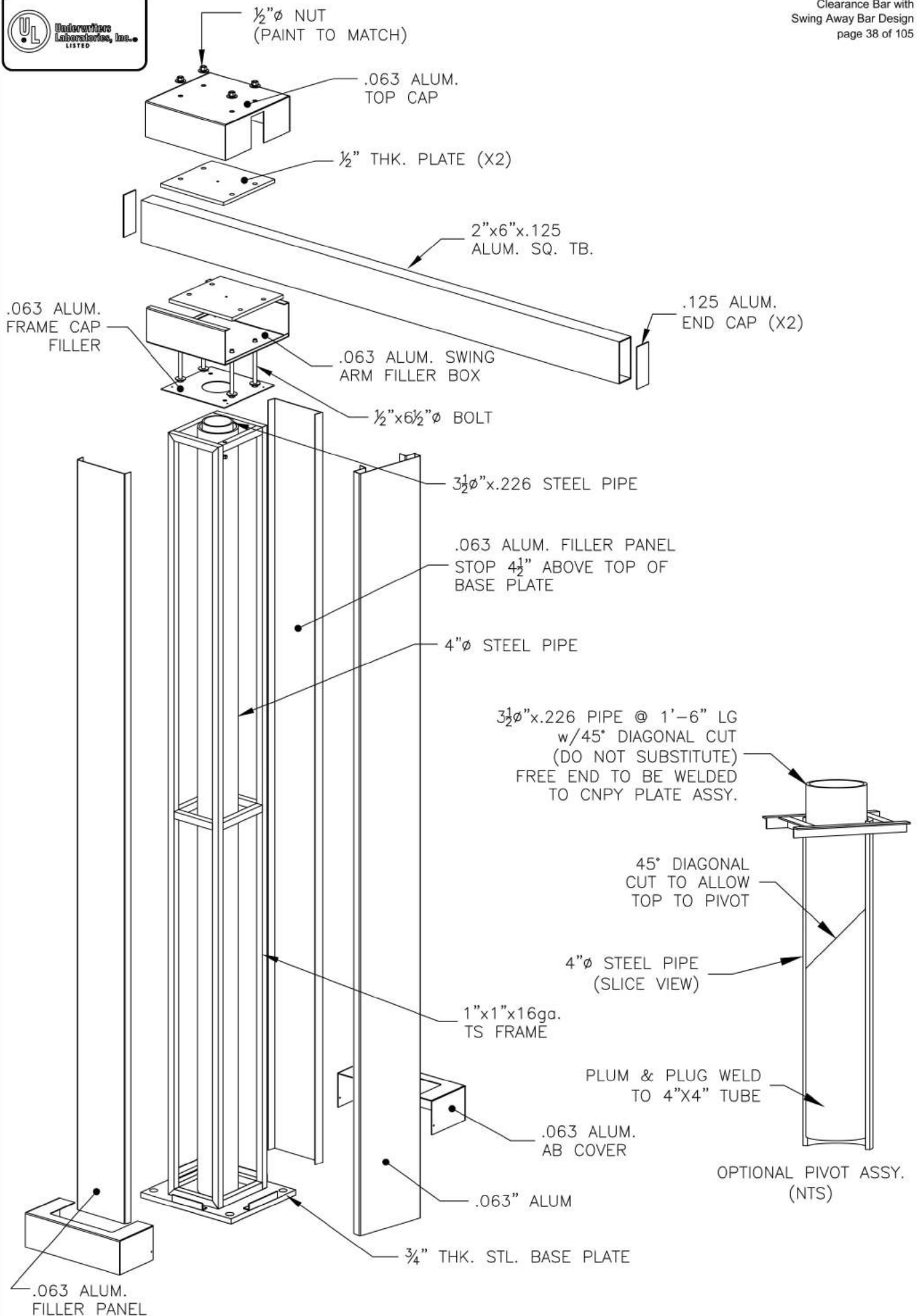
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☐ **Approved**☐ **Revise & Resubmit**

Name _____

Title

Date _____



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Project Information
Revision 1000
Customer Exterior Signage Systems
TM Burger King Design Used HEREIN Design Date 10/18/2014

Client Reviewer Status
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any production release or production release
revision.

☐ Approved
☐ Revise & Resubmit

Name
Title
Date



Date _____

Date _____



HOME OF THE WHOPPER CHANNEL LETTERS
NOT SHOWN IN ALL VIEWS FOR CLARITY
HOME OF THE WHOPPER CANOPY TO SPAN 24'

GENERAL NOTES:

CAULK ALL HOLE PENETRATIONS IN CANOPY TOP WITH 100% SILICONE SEALANT
ADJUST AND/OR CUT MOUNT SUPPORT LENGTH AS NEEDED TO INSURE ALL WALL MOUNT PLATES ARE LEVEL AND CONSISTENTLY SPACED FROM CANOPY GC TO SUPPLY BLOCKING BEHIND WALL TO COINCIDE WITH MOUNT PLATES

TABS FOR HOTW OR (FGS1954) CANOPY TO BE LOCATED 12" FROM FACE

$\frac{3}{8}$ " ϕ SS THREADED ROD
w/ 1"(OD) ALUM.
PIPE SLEEVE

.25 ALUM. PLATE w/
.25 WELDED TABS (2/SET)

$\frac{3}{8}$ " ϕ SS CLEVIS w/ $\frac{3}{8}$ " ϕ SS
BOLTED CONNECTION (X4)

.25 ALUM. TAB.
2"X8"X.125
RECT. ALUM. EXTR.

.125 ALUM. RACEWAY
MOUNT BRACKET
(TO BE PROVIDED BY
CNPY MFG.)

.080 ALUM. PITCHED
@ 1"/4LFT.

TURNBUCKLE TAB WELDING DETAIL

.25 ALUM. PLATE
w/ .25 WELDED
TABS (2/SET)

$\frac{3}{8}$ " ϕ SS CLEVIS
w/ $\frac{3}{8}$ " ϕ FEMALE
THREADED RECEIVER

$\frac{3}{8}$ " ϕ SS
THREADED ROD

1" (O.D.)
ALUM. PIPE SLEEVE

ADJUST AS
NEEDED

EXTR. WALL MOUNT HOLE PATTERN
SCALED: 2X

LAMP HOUSING
AT REAR OF
CANOPY

14" HOME OF THE WHOPPER OR
(16" FLAME GRILLED SINCE 1954)
CHANNEL LETTERS

SUPPORT ARM SPACING WILL VARY
DEPENDING ON OVERALL LENGTH
OF CANOPY - NOT TO EXCEED
8' CENTER TO CENTER

MOUNT HOLE SPACING WILL
VARY DEPENDING ON
OVERALL LENGTH OF
CANOPY - NOT TO EXCEED
6' CENTER TO CENTER

1'-1 $\frac{1}{2}$ "

8'-0"

1'-2 $\frac{5}{8}$ "

48"

1'-8 $\frac{3}{8}$ "

8"

1'-0"

2'-0"

9 $\frac{1}{8}$ "

COLOR NOTE:
PAINTED BRUSHED ALUM. SILVER

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File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

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☐ Approved
☐ Revise & Resubmit

Name
Title
Date



HOME OF THE WHOPPER CHANNEL LETTERS
NOT SHOWN IN ALL VIEWS FOR CLARITY

HOME OF THE WHOPPER CANOPY TO SPAN 24'

TABS FOR HOTW CANOPY TO BE LOCATED 12" FROM FACE

SC-16-C Canopy

2'-0" Closed

Revised 1/4/2016

page 90 of 105



ALTERNATE LIGHTING:

RADIUS HALF MOON
L.E.D. SCONCE
KON-WS-60-XX
-MECH. FASTEN TO
REAR ALUM. TUBE

*See eRedbook for add'l suppliers

$\frac{1}{2}$ " ϕ WALL ANCHOR OR
 $\frac{1}{2}$ " ϕ THREADED ROD
w/ BLOCKING

$\frac{3}{8}$ " ϕ SS THREADED ROD
w/ 1"(OD) ALUM.
PIPE SLEEVE

14" HOME OF THE
WHOPPER CHANNEL
LETTERS

2 $\frac{1}{2}$ "

WELD ROOF PANEL TO
FRAMING TUBES WITH
CONTINUOUS WELD

1"X3"X.125
RECT. EXTR. PITCHED
WELD FLUSH IN FRONT

.080 ALUM. ROOF PANEL
W/ BRAKEFORMED SLOPED SIDES
AND REAR FOLD.

.125 ALUM. FABR. RACEWAY BRACKET
w/ $\frac{3}{8}$ " ϕ HOLES FOR BOLTED CONNECTION
(TO BE FABR. BY CNPY MFG.)

4"X5" ALUM.
RACEWAY

1" X 7" X 1 $\frac{1}{2}$ " W
ALUM. ANGLE CLIPS
WELDED TO ALUM. TUBE

.25 ALUM. PLATE w/
.125 WELDED ALUM.
TABS (2/SET)

$\frac{3}{8}$ " ϕ SS CLEVIS w/
 $\frac{3}{8}$ " ϕ SS BOLTED
CONNECTION (X4)

1"X2" NOTCH

KONTECH USA LLC
DECORATIVE VAPOR PROOF LIGHT
2X18W T8 LED LIGHT
#KON-DVP-182-14-JY
-MECH. FASTEN TO ANGLE BRACKET

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LETTER MOUNT RACEWAY
SECTION
(LETTERS NOT SHOWN
FOR CLARITY)

.25 ALUM. MOUNT TAB.
(FILLET WELD)

MITER CUT @ 45°
AND WELD

2"X8"X.125 RECT.
ALUM. EXTR.

1"X3"X.125
RECT. EXTR. PITCHED
MOUNTED (SEE SIDE VIEW)

$\frac{1}{4}$ " ϕ RIVNUTS FOR RACEWAY
BRACKET MOUNT. (2/UPRIGHT)

GENERAL NOTES:

CAULK ALL HOLE PENETRATIONS IN CANOPY TOP WITH 100%
SILICONE SEALANT

ADJUST AND/OR CUT MOUNT SUPPORT LENGTH AS NEEDED TO
INSURE CONSISTENT ANGLE FOR ALL CANOPY SUPPORT ARMS

ALL CANOPY WALL MOUNT PLATES TO BE LEVEL AND CONSISTENTLY
SPACED FROM CANOPY

CANOPY MOUNT BLOCKING BY GC SHOULD BE CONSISTENTLY SPACED
ON BUILDING TO INSURE PROPER AND CONSISTENT ANGLE OF
CANOPY SUPPORT ROD



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Project Information

BURGER KING

Custom Exterior Signage Systems

File Burger King Design Doc RFP #1 Design -- Date, 12/18/2011

Client Review Status

Burger King requires that an "Approved"
drawing be obtained from the client prior to
any production release or production release
revision.

☐ Approved

☐ Revise & Resubmit

Name

Title

Date



TABS TO BE LOCATED 6" FROM FACE EXCEPT HOME OF THE WHOPPER & FLAME GRILLING SINCE 1954

SC-16-C Canopy
2'-0" Closed

GENERAL NOTES:

CAULK ALL HOLE PENETRATIONS IN CANOPY TOP WITH 100% SILICONE SEALANT
ADJUST AND/OR CUT MOUNT SUPPORT LENGTH AS NEEDED TO INSURE ALL WALL MOUNT PLATES ARE LEVEL AND CONSISTENTLY SPACED FROM CANOPY GC TO SUPPLY BLOCKING BEHIND WALL TO COINCIDE WITH MOUNT PLATES

3/8"Ø SS THREADED ROD
w/ 1"(OD) ALUM.
PIPE SLEEVE
.25 ALUM. TAB.
2"X8"X.125
RECT. ALUM. EXTR.

.25 ALUM. PLATE w/
.25 WELDED TABS (2/SET)

3/8"Ø SS CLEVIS w/ 3/8"Ø SS
BOLTED CONNECTION (X4)

TURNBUCKLE TAB WELDING DETAIL

.25 ALUM. PLATE
w/ .25 WELDED
TABS (2/SET)

3/8"Ø SS CLEVIS
w/ 3/8"Ø FEMALE
THREADED RECEIVER

1" (O.D.)
ALUM. PIPE SLEEVE
3/8"Ø SS
THREADED ROD
ADJUST AS
NEEDED

EXTR. WALL MOUNT HOLE PATTERN
SCALED: 2X

LAMP HOUSING
AT REAR OF
CANOPY

.080 ALUM. PITCHED
@ 1"/4LFT.

SUPPORT ARM SPACING WILL VARY
DEPENDING ON OVERALL LENGTH
OF CANOPY - NOT TO EXCEED
8' CENTER TO CENTER

MOUNT HOLE SPACING WILL
VARY DEPENDING ON
OVERALL LENGTH OF
CANOPY - NOT TO EXCEED
6' CENTER TO CENTER

1'-1 1/2"
8'-0"

48°
2'-2 7/8"
9 1/8"
6"
2'-0"
8"

COLOR NOTE:
PAINTED BRUSHED ALUM. SILVER

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	Custom Exterior Signage Systems			Title
	File: Burger King Design Doc RFP 81 Design -- Date: 12/8/2011			Date



TABS FOR HOTW OR FGS1954 CANOPY TO BE LOCATED
12" FROM FACE

SC-16-C Canopy
2'-0" Closed

SLOTS CUT IN ROOF PANEL
FOR TURNBUCKLE TABS.
CONTINUOUS WELD AROUND
TAB.

.080 ALUM. ROOF PANEL
W/ BRAKEFORMED SLOPED SIDES
AND REAR FOLD.



ALTERNATE LIGHTING:

RADIUS HALF MOON
L.E.D. SCONCE
KON-WS-60-XX
-MECH. FASTEN TO
REAR ALUM. TUBE

*See eRedbook for add'l suppliers

.25 ALUM. MOUNT TAB.
(FILLET WELD)

MITER CUT @ 45°
AND WELD

2"X8"X.125 RECT.
ALUM. EXTR.

1"X3"X.125
RECT. EXTR. PITCHED
MOUNTED (SEE SIDE VIEW)

1" X 7" X 1 1/2"W
ALUM. ANGLE CLIPS
WELDED TO ALUM. TUBE

.25 ALUM. PLATE w/
.125 WELDED ALUM.
TABS (2/SET)

3/8"Ø SS CLEVIS w/
3/8"Ø SS BOLTED
CONNECTION (X4)

1"X2" NOTCH

KONTECH USA LLC
DECORATIVE VAPOR PROOF LIGHT
2X18W T8 LED LIGHT
#KON-DVP-182-14-JY
-MECH. FASTEN TO ANGLE BRACKET

1/2"Ø WALL ANCHOR OR
1/2"Ø THREADED ROD
w/ BLOCKING

3/8"Ø SS THREADED ROD
w/ 1"(OD) ALUM.
PIPE SLEEVE

WELD ROOF PANEL TO
FRAMING TUBES WITH
CONTINUOUS WELD

1"X3"X.125
RECT. EXTR. PITCHED
WELD FLUSH IN FRONT

GENERAL NOTES:

CAULK ALL HOLE PENETRATIONS IN CANOPY TOP WITH 100%
SILICONE SEALANT

ADJUST AND/OR CUT MOUNT SUPPORT LENGTH AS NEEDED TO
INSURE CONSISTENT ANGLE FOR ALL CANOPY SUPPORT ARMS
ALL CANOPY WALL MOUNT PLATES TO BE LEVEL AND CONSISTENTLY
SPACED FROM CANOPY

CANOPY MOUNT BLOCKING BY GC SHOULD BE CONSISTENTLY SPACED
ON BUILDING TO INSURE PROPER AND CONSISTENT ANGLE OF
CANOPY SUPPORT ROD

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Project Information

BURGER KING
Custom Exterior Signage Systems

File: Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

Burger King requires that an "X" Approved"
drawing be obtained from the client prior to
any production release or production release
revision.

☐ Approved

☐ Revise & Resubmit

Name

Title

Date



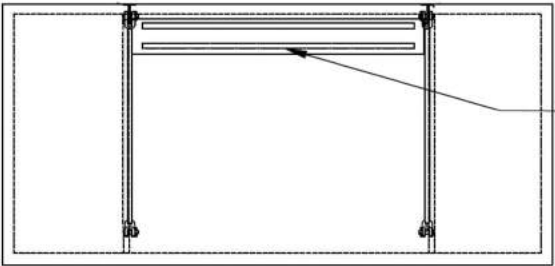
TABS TO BE LOCATED 6" FROM FACE EXCEPT HOME OF THE WHOPPER & FLAME GRILLING SINCE 1954

SC-16-C Canopy
4'-0" Closed

FOR HIGH SNOW AREAS **ONLY** ADD
1½"X1½" ALUM ANGLE FLASHING

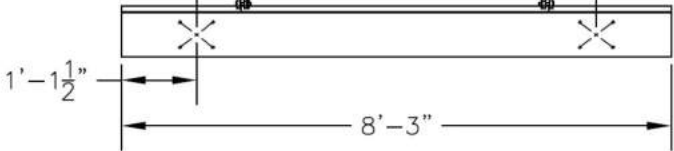
GENERAL NOTES:

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ADJUST AND/OR CUT MOUNT SUPPORT LENGTH AS NEEDED TO INSURE ALL WALL MOUNT PLATES ARE LEVEL AND CONSISTENTLY SPACED FROM CANOPY GC TO SUPPLY BLOCKING BEHIND WALL TO COINCIDE WITH MOUNT PLATES



SUPPORT ARM SPACING WILL VARY
DEPENDING ON OVERALL LENGTH
OF CANOPY - NOT TO EXCEED
8' CENTER TO CENTER

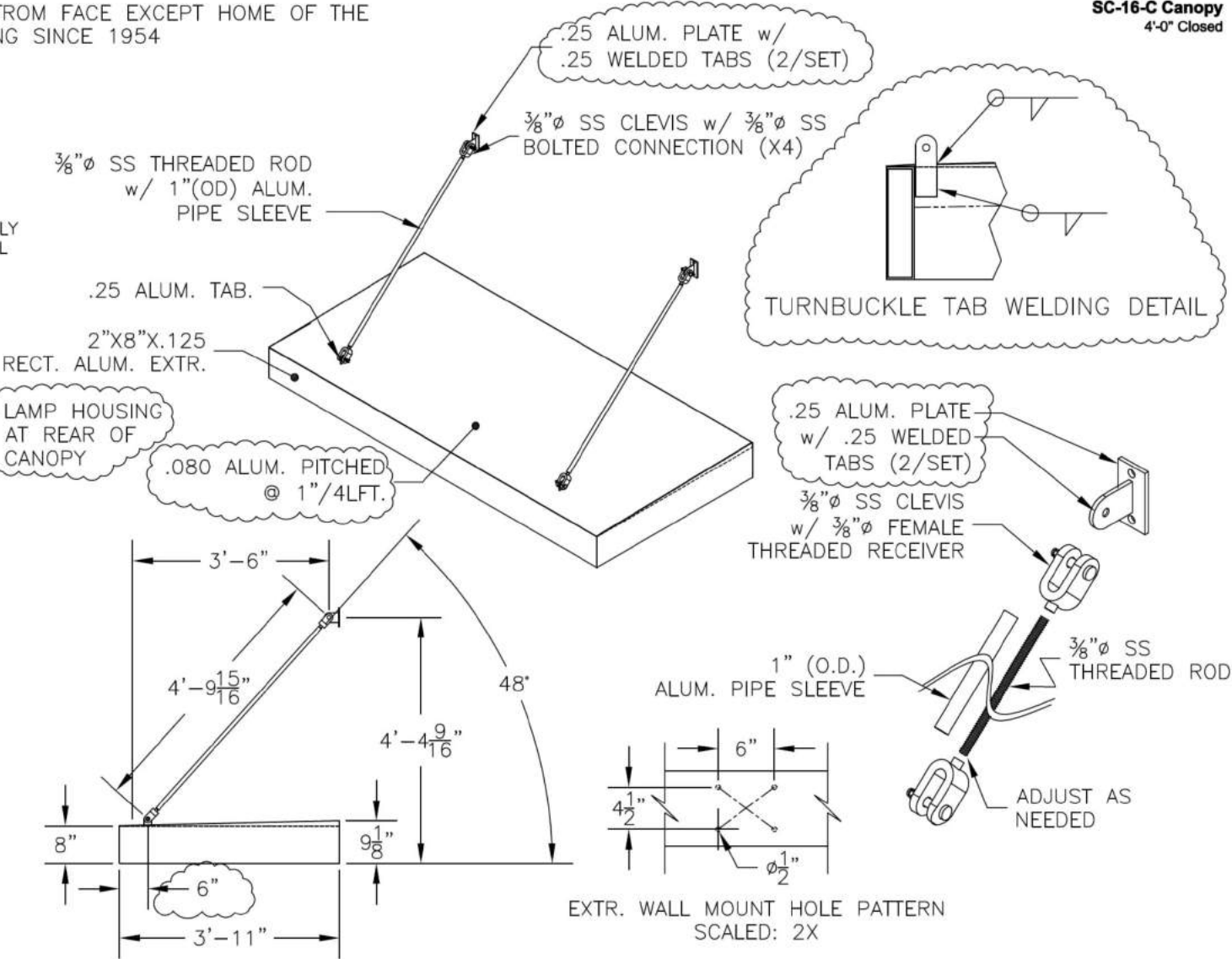
MOUNT HOLE SPACING WILL
VARY DEPENDING ON
OVERALL LENGTH OF
CANOPY - NOT TO EXCEED
6' CENTER TO CENTER



COLOR NOTE:
PAINTED BRUSHED ALUM. SILVER

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Project Information
BURGER KING
Custom Exterior Signage Systems
File: Burger King Design Doc RFP 01 Design -- Date: 12/8/2011

Client Review Status
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☐ Approved
☐ Revise & Resubmit

Name
Title
Date



.25 ALUM. PLATE w/
.25 WELDED ALUM.
TABS (2/SET)

TABS TO BE LOCATED 6" FROM FACE EXCEPT HOME OF THE
WHOPPER & FLAME GRILLING SINCE 1954

SC-16-C Canopy
4'-0" Closed

SLOTS CUT IN ROOF
PANEL FOR TURNBUCKLE TABS.
CONTINUOUS WELD AROUND
TAB.

.080 ALUM. ROOF PANEL
W/ BRAKEFORMED SLOPED SIDES
AND REAR FOLD

$\frac{3}{8}$ " ϕ SS CLEVIS w/
 $\frac{3}{8}$ " ϕ SS BOLTED
CONNECTION (X4)



.25 ALUM. MOUNT TAB.
(FILLET WELD)

MITER CUT @ 45°
AND WELD

2"x8"x.125 RECT.
ALUM. EXTR.
1"x3"x.125
RECT. EXTR. PITCHED
MOUNTED (SEE SIDE VIEW)

$\frac{1}{2}$ " ϕ WALL ANCHOR OR
 $\frac{1}{2}$ " ϕ THREADED ROD
w/ BLOCKING

$\frac{3}{8}$ " ϕ SS THREADED ROD
w/ 1"(OD) ALUM.
PIPE SLEEVE

1" X 7" X $1\frac{1}{2}$ " W
ALUM. ANGLE CLIPS
WELDED TO ALUM. TUBE

1"x2" NOTCH

1"x3"x.125
RECT. EXTR. PITCHED
WELD FLUSH IN FRONT

KONTECH USA LLC
DECORATIVE VAPOR PROOF LIGHT
2X18W T8 LED LIGHT
#KON-DVP-182-14-JY
-MECH. FASTEN TO ANGLE BRACKET.

WELD ROOF PANEL TO
FRAMING TUBES WITH
CONTINUOUS WELD

GENERAL NOTES:

CAULK ALL HOLE PENETRATIONS IN CANOPY TOP WITH 100%
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CANOPY SUPPORT ROD

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Project Information

BURGER KING
Custom Exterior Signage Systems
File: Burger King Design Doc RFP 51 Design -- Date: 12/8/2011

Client Review Status

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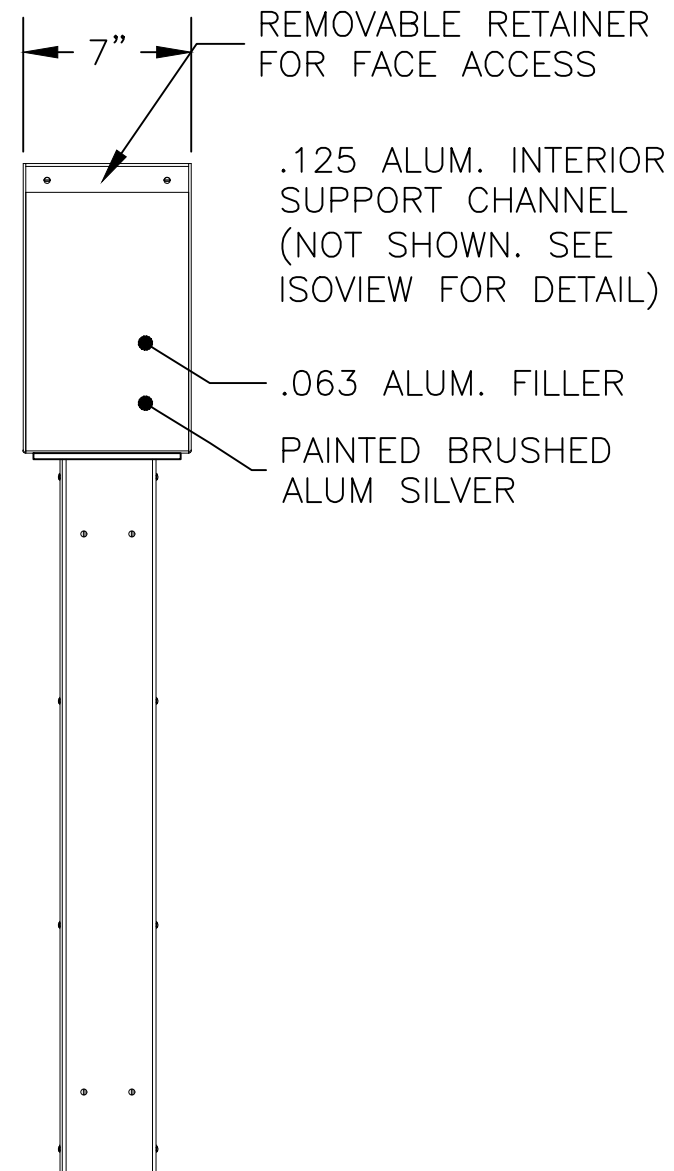
☐ Approved

☐ Revise & Resubmit

Name

Title

Date



DRIVE THRU ➡

THANK YOU

ENTRANCE ➡

EXIT ONLY ➡

NO ENTRY

DO NOT ENTER

COLOR NOTES:
CABINETS/CLADDING: PAINTED BRUSH
ALUM SILVER
FACE: .093 CLEAR PCB
COPY: WHITE 3M VINYL
BKG'D: 3M 3630-22 BLACK VINYL
RED TRIM: BK 3M 3630-33 RED VINYL
VINYL TO BE APPLIED 2nd SURFACE
ILLUMINATION: GE TETRA MAX (7100K)



GE 24V TETRA MAX 10 MOD @ 7 LFT
(1) GE 24V 100W POWER SUPPLY

ELECTRICAL BILL OF MATERIAL:			
7	LFT	LED0550	TETRA MAX 24 7100K LEDS
1	EA	LED0104	GE 24-100 POWER SUPPLY

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Project Information

BURGER KING
Custom Exterior Signage Systems
File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011

Client Review Status

Burger King requires that an " ☒ Approved" drawing be obtained from the client prior to any production release or production release revision.

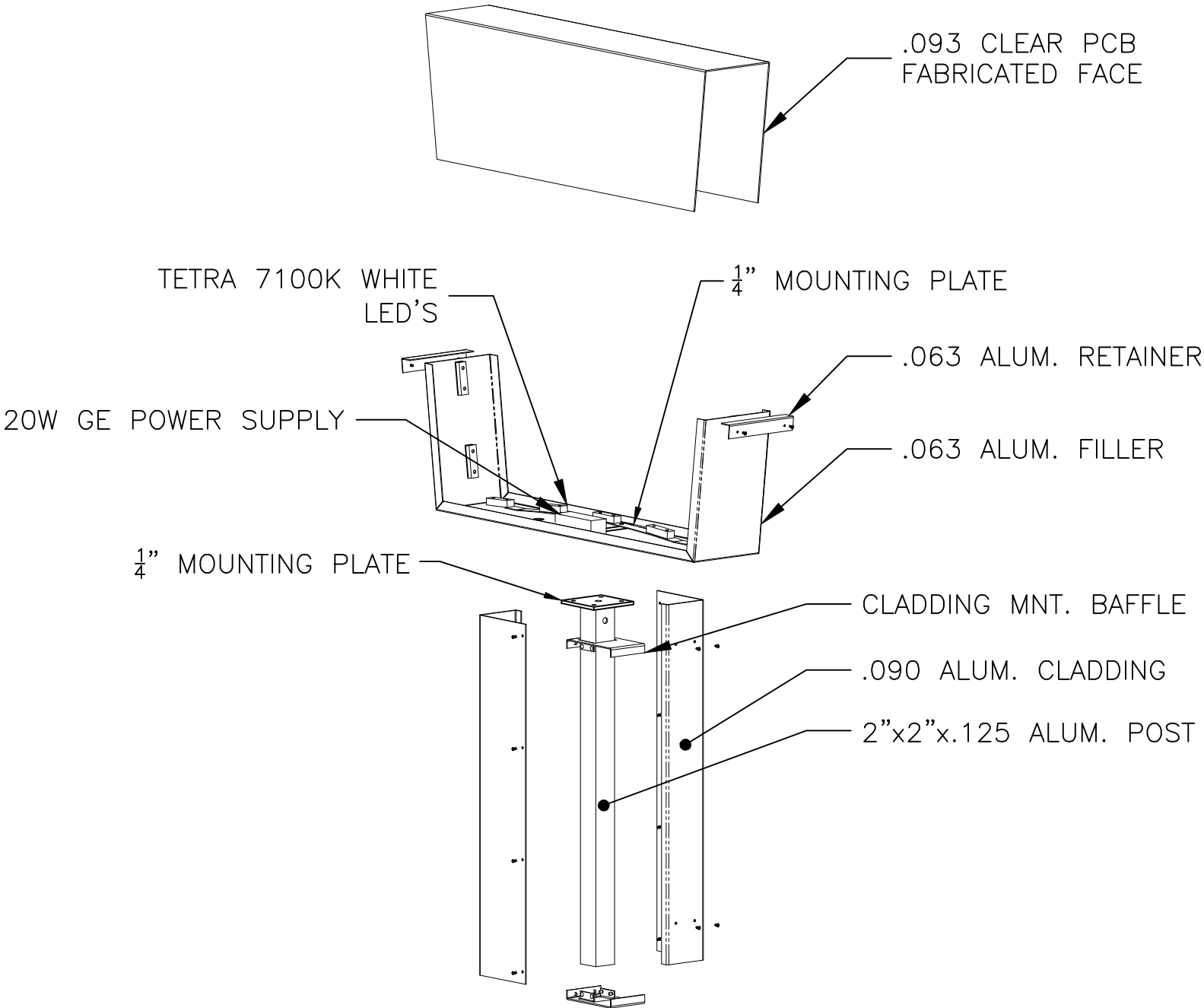
☐ Approved

☐ Revise & Resubmit

Name

Title

Date

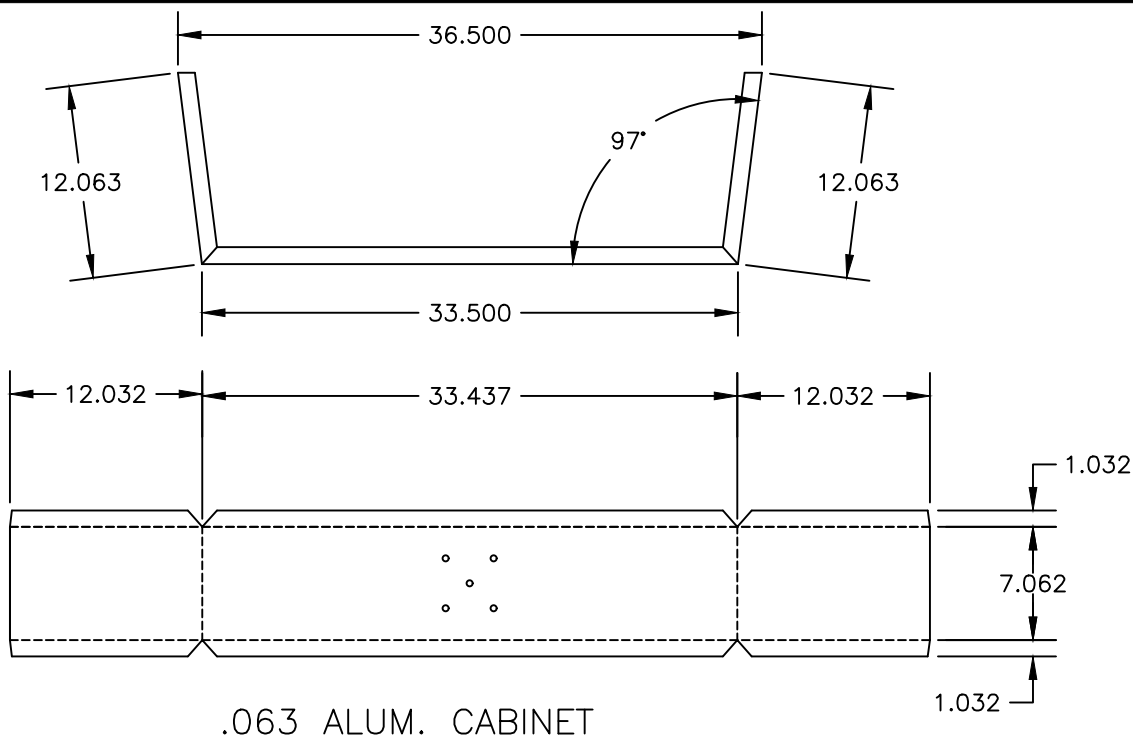


DF DIRECTIONAL w/ POLE CLADDING

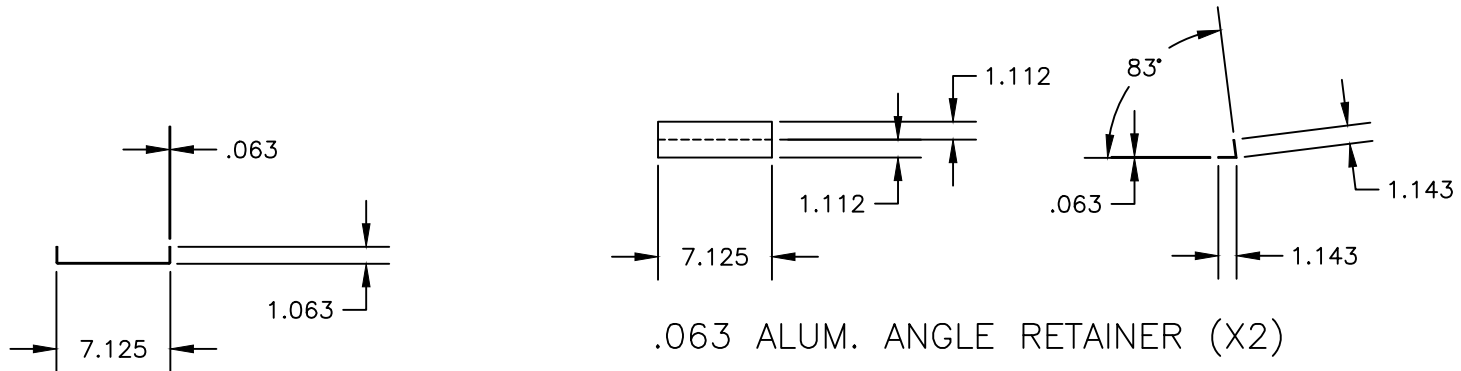
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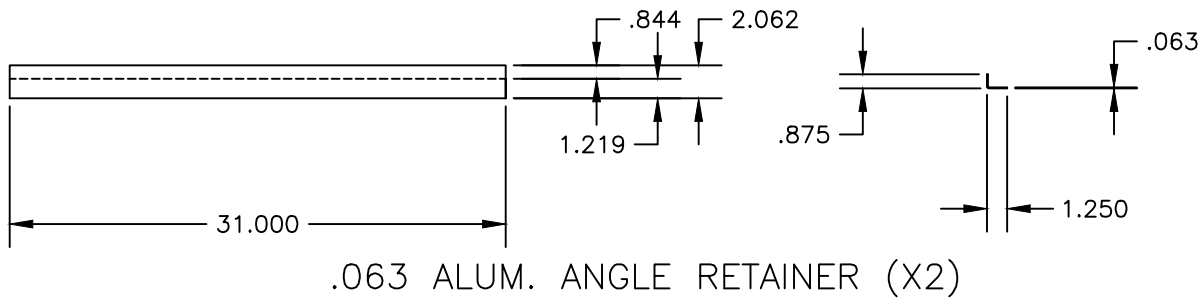
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	BURGER KING		Burger King requires that an " ☒ Approved" drawing be obtained from the client prior to any production release or production release revision.		Name	
	Custom Exterior Signage Systems		☐ Approved ☐ Revise & Resubmit		Title	
	File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011				Date	



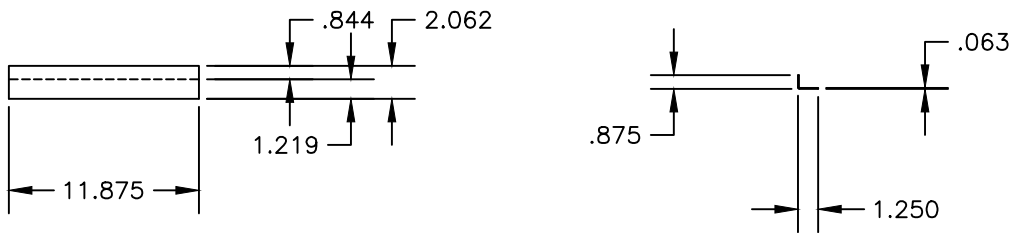
.063 ALUM. CABINET



.063 ALUM. ANGLE RETAINER (X2)



.063 ALUM. ANGLE RETAINER (X2)



.063 ALUM. ANGLE RETAINER (X4)

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	BURGER KING		Burger King requires that an " ☒ Approved" drawing be obtained from the client prior to any production release or production release revision.		Name	
	Custom Exterior Signage Systems		☐ Approved		Title	
	File Burger King Design Doc RFP #1 Design -- Date: 12/8/2011		☐ Revise & Resubmit		Date	

VARIOUS COPY

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Project Information

BURGER KING
Custom Exterior Signage Systems
File Burger King Design Doc RFP #1 Design — Date 7/13/2011

Client Review Status

Burger King requires that an " ☒ Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved

☐ Revise & Resubmit

Name _____

Title _____ Date _____



EF-1G

EP-2G

EB-1AG
painted EP-4G

EB-1AG



BK 5132
MODEL OF
EXISTING
RESTAURANT

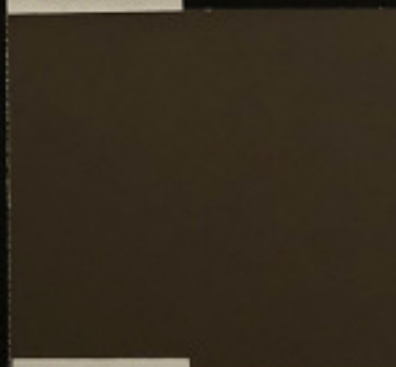
SITE PLAN
REVIEW

ADDRESS:
N96W17655
COUNTRYLINE ROAD,
GERMANTOWN, WI

WARREN JOHNSON
ARCHITECTS, INC.

19 N. Greenley St. Palatine, IL 60067
T (847) 376-9606

ECT-1G



EP-4G

EP-1G

CERTIFIED SURVEY MAP (CSM) APPLICATION

8/13/18 Plan Commission Meeting

Catherine Seilenbinder Estate

Village Planner Report

Germantown, Wisconsin

Summary

Mark Weske, Shorewest Realtors, agent for the Catherine M. Seilenbinder Estate, property owner of a 9.9-acre parcel on Maple Road in the Town of Germantown is seeking approval of a 2-lot Certified Survey Map (CSM) to create two (2) non-farm parcels (Extraterritorial Plat Review).

Location: W188 N13251 Maple Road

Applicant/ Property Owner:

Mark Weske
Shorewest Realty
West Bend, WI

Catherine Seilenbinder Trust
Karl Seilenbinder, Per Rep
Richfield, WI

Zoning District: A-1: Agricultural (Town of Germantown)

Adjacent Land Uses		Zoning
North	Agricultural (T. of Germantown)	A
South	Agricultural (T. of Germantown)	A
East	Agricultural	A
West	Agricultural (T. of Germantown)	A



Proposal

Mark Weske, Shorewest Realtors, agent for the Catherine M. Seilenbinder Estate, property owner of a 9.9-acre parcel on Maple Road in the Town of Germantown is seeking approval of a 2-lot Certified Survey Map (CSM) to create two (2) non-farm parcels (Extraterritorial Plat Review). The Seilenbinder property is in the Town of Germantown and within the Village's 1.5 mile "extraterritorial" plat review boundary.

As shown in the CSM, the 9.9-acre parcel currently contains two (2) single-family dwellings and associated farm buildings. The proposal is to divide the parcel into a 3.0-acre parcel (Lot 1) containing one of the existing dwellings, and, a 5.7-acre parcel (Lot 2) containing the other existing dwelling.

Staff Analysis

Under the Village's extraterritorial plat review authority, the Village has the responsibility to review and approve or deny land divisions within a 1.5 mile area extending outward from the Village's municipal boundary into any adjacent, unincorporated town (except where the Village's 1.5 mile boundary overlaps the Village of Richfield's 1.5-mile boundary and where such boundaries are then equally divided so only one village has extraterritorial authority over any given parcel of land in an adjacent unincorporated town). The primary purpose for this responsibility and approval authority is to give incorporated villages and cities the opportunity to effectively regulate the division of land in an adjacent unincorporated area so that land divisions in such areas do not negatively impact and/or preclude future annexation and development of such areas in accordance with the future land use plans of those villages and cities. However, unlike many villages and cities that exercise the extraterritorial plat authority granted under Wisconsin statutes, the Village of Germantown's 2020 Future Land Use Plan does not extend into the 1.5-mile extraterritorial area.

Nevertheless, the proposal to divide the 9.9-acre parcel into two separate parcels within the Town's agricultural zoning district for this area could be viewed as being generally consistent with the Village's 2020 Land Use Plan given that the adjacent area in the Village is classified as "Agricultural/Conservation Residential" with a 10-acre minimum parcel size requirement for agricultural land and a 5-acre minimum parcel size requirement for residential.

While not the Village's responsibility, the proposed land division is consistent with the Town's "A" Agricultural Zoning District requirements, including single-family uses allowed in the "A" Ag District, a minimum 3.0-acre lot size, minimum 150' lot width, and minimum 12' side yard setback (see attached). The proposed land division has already been reviewed and approved by the Town of Germantown on July 9, 2018.

Although both existing dwellings are served by existing on-site sanitary systems, Dave Seils, Washington County Planning & Parks Department, indicates in a June 12, 2018 memo that the County is concerned with the age, function and lack of a sanitary permit for the existing mound system on proposed Lot 2. In his letter, Seils recommends that: (1) the owner have a soil evaluation conducted on the property and approved by the

County; and (2) that the system be replaced if it is failing. Staff supports these recommendations, with the soil evaluation test being completed prior to recording the CSM (to ensure a legally permitted on-site system can be installed elsewhere on the property in the event the existing system is failing and needs replacement).

Village Planner Recommendation

APPROVE the 2-lot Certified Survey Map land division of the 9.9-acre parcel owned by the Catherine M. Seilenbinder Trust located on Maple Road (in the Town of Germantown) subject to the following condition:

1. The owner shall have the existing sanitary system inspected and a soil evaluation conducted on proposed Lot 2 and reviewed and approved by Washing County to ensure Lot 2 can support an on-site sanitary system. Proof of said inspection, soil evaluation and Washington County approval shall be provided to the Village prior to recording the CSM.
2. If the existing sanitary system is failing or has failed as determined by Washington County, the system shall be repaired or replaced as directed by and consistent with the requirements of Washington County.



Village of



Germantown

Willkommen

Fee must accompany application

- ☐ \$2,900 with public improvements
☐ \$1,960 without public improvements

Paid _____ Date _____

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

Catherine M. Seilenbinder Estate
Personal Rep Karl J. Seilenbinder
Agent: Mark J. Weske

Phone (262) 903-0173

Fax (262) 782-5943

E-Mail mweske@shorewest.com

PROPERTY OWNER

Catherine M. Seilenbinder Estate
Personal Representative Karl J. Seilenbinder

Phone ()

email: KSN3495@hotmail.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

W188013251 Maple Rd. Richfield, Ws 53076

TAX KEY NUMBER

T5 0206

3 PURPOSE OF LAND SPLIT

To Separate two Homes on one lot / tax key
to two single homes with two tax keys

Will the land split require rezoning?

From

To

4 READ AND INITIAL THE FOLLOWING:

DS
KS

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.

DS
KS

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.

DS
KS

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.

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

Applicant

Date

DocuSigned by:

Karl Seilenbinder

6/19/2018

Owner

Date



Washington County

Planning and Parks Department

MEMORANDUM

To: To Whom It May Concernn

From: David E. Seils, Inspector In Charge DS

Date: June 12, 2018

RE: Seilenbinder Land Divison

Currently as it stands the County does not have any issues with creating two lots (lot 1 and lot 2) of the Seilenbinder property located at W188 N13251 Maple Rd, Germantown, WI, Tax No. T5-0206. Proposed lot 1 has a valid mound system and if it ever fails the mound can be re-cored, by replacing old sand with new sand, and placing new pipes. Proposed lot 2 is purported to have a failing or aged septic system, and a soil test should be done on that lot and approved by the County, and if the effluent ever reaches the ground surface it would be condemned. If the tank is cracked it would also be condemned and needing to be replaced. There is no sanitary permit on file for the septic system on proposed lot 2. I suggest this system be replaced if it is purported to be failing.

Washington County Certified Survey Map

Part of the NE 1/4 of the NE 1/4 of Section 8, Township 9 North, Range 20 East, Town of Germantown, Washington County, Wisconsin.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone. The south line of the NE 1/4 of Sec. 9-9-20 has a grid bearing of N 89°54'04" W.

0 50 100 200

Scale in feet

1" = 100'

unplatted lands



(r.a.) - means "recorded as"

(meas.) - means "measured as"

● - indicates 1.3" od iron pipe found unless noted.

○ - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

Northeast corner Sec. 8-9-20 mag nail found

Sheet 1 of 3

Zoning Ag (subject to change)
Building setbacks
front 100' from centerline
sideward 12', combined 30'

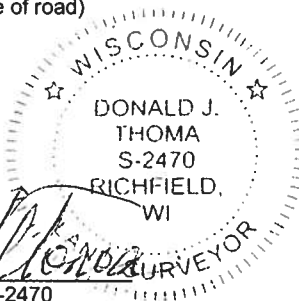
CSM No. 1032

N 01°21'11" W 880.00' (r.a. North)

S 89°54'04" E 495.15' (r.a. East 30 rods)

Lot 1
3.003 Acres
130811 Sq. Ft.
(exclusive of road)

Lot 2
5.769 Acres
251318 Sq. Ft.
(exclusive of road)



Donald J. Thoma, S-2470
Dated this 19th day of June, 2018.

Center Sec. 8-9-20 conc.mon./brass cap found

Rockfield Road

unplatted lands

unplatted lands

unplatted lands

N 89°54'04" W 2604.54' south line of the SE 1/4

East quarter corner Sec. 8-9-20 conc.mon./brass cap found

N:463,740.71
E:2,494,674.51
(State Plane Coordinates South Zone)

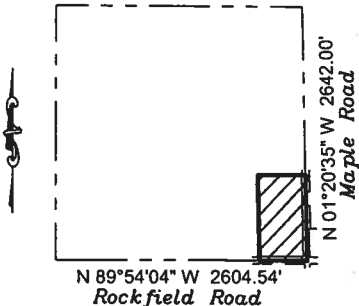
This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map

Part of the NE 1/4 of the NE 1/4 of Section 8, Township 9 North, Range 20 East, Town of Germantown, Washington County, Wisconsin.

Location Sketch

NE 1/4 Section 8-9-20
Scale: 1" = 2000'



Owner/Subdivider

Catherine M. Seilenbinder Estate
W188N13251 Maple Road
Richfield, WI 53076

Surveyor

Donald J. Thoma
Accurate Surveying &
Engineering, LLP.
2911 Wildlife Lane
Richfield, WI 53076

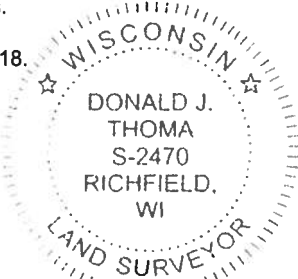
Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Catherine Seilenbinder, I have surveyed, divided, and mapped the land shown and described hereon, Part of the NE 1/4 of the NE 1/4 of Section 8, Township 9 North, Range 20 East, Town of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Beginning at the East quarter corner of said Section 8; thence N 89°54'04" W, along the south line of said NE 1/4, 495.00 feet, to the southerly extension of the east line of Certified Survey Map No. 1032, as recorded in the Washington County Registry in Volume 5 of Certified Survey Maps on pages 237-239 as Document No. 357811; thence N 01°21'11" W, along said southerly extension and east line of Certified Survey Map No. 1032, 880.00 feet, to a 1.3 inch od iron pipe found; thence S 89°54'04" E, 495.15 feet, to a point in the east line of said NE 1/4; thence S 01°20'35" E, along said east line of the NE 1/4, 880.00 feet, to the point of beginning. Containing 9.998 acres (435,528 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Town of Germantown Ordinance in surveying, dividing, and mapping said lands, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 17th day of June, 2018.



Owner's Certificate:

As owner/personal representative, I hereby dedicate that part of Maple Road and Rockfield Road to the Town of Germantown and the Village of Germantown for public road purposes as represented on Sheet 1 of 3 of this Certified Survey Map.

As owner/personal representative, I hereby certify that we caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval:

- | | |
|------------------------------------|---------------------------------------|
| Town of Germantown Plan Commission | Village of Germantown Plan Commission |
| Town of Germantown Town Board | Village of Germantown Village Board |

Catherine M. Seilenbinder Estate - Owner
Karl Seilenbinder - Personal Representative

STATE OF WISCONSIN) /
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 20____, the above named owner is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal)_____, Notary Public, _____, Wisconsin.

My commission expires _____

Washington County Certified Survey Map

Sheet 3 of 3

Part of the NE 1/4 of the NE 1/4 of Section 8, Township 9 North, Range 20 East, Town of Germantown, Washington County, Wisconsin.

Town of Germantown Plan Commission Approval:

This land division is hereby approved by the Town of Germantown Plan Commission

this ____ day of _____, 201__.

Paul Metz - Chairperson

Chad Dhein - Zoning Administrator

Town of Germantown Town Board Approval:

This land division is hereby approved, and accepted by the Town of Germantown Town Board

this ____ day of _____, 201__.

Paul Metz - Chairperson

Dianna Lyman - Clerk

Village of Germantown Plan 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 - Chairperson

Laura A. Johnson - Secretary

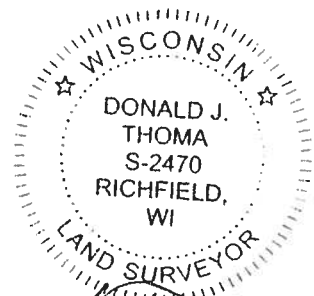
Village of Germantown, Village Board Approval:

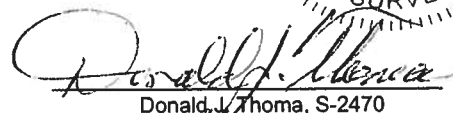
This Certified Survey Map, being part of the NE 1/4 of the NE 1/4 of Section 8, Township 9 North, Range 20 East, Town of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and (the dedication of that part of Maple Road and Rockfield Road for public road purposes as shown on Sheet 1 of 3 is hereby) accepted by the Village Board of Trustees of the Village of Germantown on

this ____ day of _____, 20__.

Dean Wolter - Village President

Deanna Boldrey - Village Clerk




Donald J. Thoma, S-2470

Dated this 17th day of June, 2018.

TOWN OF
GERMANTOWN

ORDINANCES

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Zoning Ordinance Of The Town Of Germantown,
Washington County, Wisconsin

An Ordinance to regulate and restrict the height and size of buildings, to classify, regulate, and restrict the location and use of buildings and use of land according to their specific characteristics; to regulate and restrict the density of population and the percentage of use of lot area, to regulate and determine the areas of open spaces surrounding buildings and to divide the Town of Germantown, Washington County, Wisconsin, into districts of such numbers, shape and area as may be deemed best suited to carry out the regulations of this Ordinance; to provide for the administration and enforcement of said regulations and to prescribe penalties for the violation of the provisions hereof.

In order to amend and re-enact, as hereinafter set forth, the Ordinances known as the Zoning Ordinance, Ordinance 0-5-54, of the Town of Germantown, Washington County, Wisconsin, adopted July 16, 1954, and all amendments thereto, the Town Board of the Town of Germantown does hereby ordain the repeal thereafter and in place therefore does ordain the following:

SECTION 1

INTERPRETATION AND PURPOSES

1.01 PURPOSES

The provisions of this Ordinance shall be held to be minimum requirements adopted to promote the health, safety, morals, comfort, prosperity, and general welfare of the Town of Germantown. Among other purposes, such provisions are intended to provide for adequate light, air, convenience of access, and safety from fire and other dangers; to promote the safety and efficiency of the public streets and highways; to aid in conserving and stabilizing the economic values of the community; to preserve and promote the general attractiveness and character of the community environment; to guide the proper distribution and location of population and of the various land uses; and otherwise provide for the healthy and prosperous growth of the community; and to aid in preserving and protecting the natural beauty and character of the landscape and topography of the area.

1.02 SCOPE

It is not intended by this Ordinance to repeal, abrogate, annul, impair or interfere with any existing easement, covenants or agreements between parties or with any rules, regulations, or permits previously adopted or issued pursuant to laws; provided, however, that where this Ordinance imposes a greater restriction upon the use of buildings or premises, or upon the height of a building or requires larger open spaces than are required by other rules, regulations of permits, or by easements, covenants, or agreements, the provisions of this Ordinance shall govern.

SECTION 2

DEFINITIONS

2.01 GENERAL INTERPRETATION

For the purpose of the Ordinance, and when not inconsistent with the content, words used herein in the present tense include the future words, in the singular number include the plural, and words in the plural number include the singular; the word "person" may be taken for persons, associations, co-partnership or corporation; the word "structure" includes buildings; the word "occupied" includes designed or intended to be occupied; the word "used" includes designed or intended to be used; the word "shall" is always mandatory and not merely passive; "town" refers to the Town of Germantown, Washington County, Wisconsin; "Town Board" refers to the Town Board of Supervision of said Town; and reference to any officer such as "clerk," "building inspector," "plumbing inspector," "engineer," or "attorney," means that officer appointed or otherwise officially designated by the Town in such capacity.

2.02 SPECIFIC WORDS & PHRASES

For the purposes of this Ordinance certain words and phrases shall be defined as follows:

1. Apartment: A suite of rooms or a room in a multiple dwelling which suite or room is arranged, intended or designed to be occupied as a residence of single family, individual or group of individuals.
2. Apartment House: See dwelling multiple.
3. Basement: A story partly underground which, if occupied for living purposes shall be counted as a story for purposes of height measurement. No residence completely in a basement shall be permitted.
4. Boarding House: A building or premises where meals or meals and lodging are offered for compensation for 5 or more persons, but not more than 12 persons, and having no more than 5 sleeping rooms for this purpose. An establishment where meals are served for compensation for more than 12 persons shall be deemed a restaurant. An establishment with more than 5 sleeping rooms shall be deemed a hotel.
5. Building: Any structure, used, designed or intended for the protection, shelter or enclosure of persons, animals or property.
6. Building, Principal: The main building on a lot intended for primary use as permitted by the regulations of the district in which it is located.

7. Building, Accessory: A building or portion of a building subordinated to the principal building and used for a purpose customarily incident to the permitted use of the principal building.
8. Building, Height of: The vertical distance from the average established street grade in front of the lot or the finished grade at the building line which ever is higher, to the highest point of the coping of a flat roof, to the deck line of a mansard roof, or the average height of the highest saddle of a gambrel, hip, or pitch roof.
9. District: A section of the Town of Germantown for which the regulations governing the height, area, and the use of the buildings and the premises are the same.
10. Dwelling, One Family: A detached or semi-detached building designed for and occupied exclusively by one (1) family.
11. Dwelling, Two Family: A detached or semi-detached building designed for and occupied exclusively by two (2) families.
12. Dwelling, Multiple: A building or portion thereof designed for and occupied by more than two (2) families living independently of each other including, apartment houses and apartment hotels.
13. Family: A body of persons who live together in one (1) dwelling unit as a single housekeeping entity.
14. Farm, Fur: A tract of land devoted in whole or in part to the raising of fur bearing animals for commercial purposes.
15. Farm, Pigs: A tract of land devoted principally to the raising or feeding of pigs.
16. Farm, Poultry: A tract of land devoted principally to the raising of poultry for commercial purposes.
17. Garage, Private: A private garage is one where private vehicles are kept for storage purposes only and wherein such use is accessory to the residential use of the property on which it is stored.
18. Garage, Public: Any building or premises, other than a private or a storage garage, where motor driven vehicles are equipped, repaired, serviced, hired, sold, or stored for monetary gain as a business.
19. Garage, Storage: Any premises, except those defined as a private or public garage used exclusively for the storage of self-propelled vehicles.

20. Grade, Established: Established grade is the elevation of the finished street at the centerline or curb of, as fixed by the Town Engineer or by such authority as shall be authorized by law to determine such an elevation.
21. Highway: Same as "Traffic Artery."
22. Home Occupation: A gainful occupation conducted by members of the family within its place of residence, where the space used is incidental to residential use and no article is sold or offered for sale except such as is produced by such home occupation.
23. Hotel: A building occupied as the more or less temporary abiding place of individuals who are lodged with or without meals and in which there are five (5) or more sleeping rooms usually occupied singly and no provision made for cooking in an individual room or apartment.
24. Kennel, Commercial: An establishment where dogs and other household pets are raised, bred, boarded and cared for as a gainful occupation.
25. Lodging House: A building where lodging only is provided for compensation and having not more than five (5) sleeping rooms for this purpose.
26. Lot: A parcel of land having a width and depth sufficient to provide the space necessary for one principal building and its accessory buildings together with open spaces required by this Ordinance, and having its principal frontage upon a public street or highway.
27. Lot Area: The area of contiguous land bounded by lot lines, exclusive of land provided for public thoroughfare.
28. Lot of Record: A lot which is a part of a subdivision, the map of which has been recorded in the Office of the County Recorder of Washington County.
29. Lot Corner: A lot abutting on two (2) or more streets at their intersection provided that the interior angle of such intersection is less than one hundred thirty five (135) degrees.
30. Lot, Depth of: The main horizontal distance between the front and rear lot lines.
31. Lot, Interior: A lot other than a corner lot.
32. Lot Lines: The lines bounding a lot as defined herein.
33. Lot Lines, Rear: A lot line common to two (2) or more adjoining lots and extending between two (2) side lot lines.

34. Lot Line, Side: A lot line common to two (2) or more adjoining lots and extending from the street toward the rear of the lot.
35. Motel: A building or series of buildings in which lodging only is offered for compensation and which may have more than five (5) sleeping rooms or units for this purpose and which is distinguished from a hotel primarily by reason of providing direct independent access to and adjoining parking for each rental unit.
36. Non-Conforming Use: A building or premises lawfully used or occupied at the time of the passage of this Ordinance or amendments thereto, which use or occupancy does not conform to the regulations of the Ordinance or any amendments thereto.
37. Offset: The distance between any lot line other than a street line and the nearest roofed or enclosed portion of a building.
38. Professional Office: The office of a doctor, practitioner, dentist, minister, architect, landscape architect, professional engineer, lawyer, author, musician, or other similar recognized professions.
39. Public Building: A public building in the sense of this Ordinance is a structure principally of an institutional nature and serving a public need such as churches, hospitals, schools, including private co-academic schools and nursery schools, libraries, museums, post offices, police and fire stations, public utilities and other public recreational facility as a commercial enterprise.
40. Quarrying: The removal of rock, slate, gravel, sand, top soil, or other natural materials from the earth by excavating, stripping, leveling, or any other such process.
41. Recreational Camp: An establishment consisting of a permanent building or group of permanent buildings used periodically by an association of persons where reasonable accommodations for recreational purposes are provided.
42. Road: Synonymous with street.
43. Roadside Stand: A farm building used or intended to be used solely by the owner or tenant of the farm on which such building is located for the sale of farm products raised on said farm.
44. Sand & Gravel Pits (see "Quarrying"): The term sand and gravel pits shall include the removal of sand or gravel deposits from the land for commercial purposes regardless of whether or not such operation results in the creation of a depression in the ground.

- 45. Setback: The horizontal distance between the base setback line and the nearest roofed or enclosed portion of a building.
- 46. Sign: Any structure or device displaying advertising in the form of lettering, pictures, symbols, or other media.
- 47. Stable: "Stable" shall have the same meaning as "garage" one draft animal or saddle horse being considered the equivalent to one self-propelled vehicle.
- 48. Story: That portion of a building included between the surface of the floor and the surface of the floor next above it, or, if there be no floor next above it, then the space between the floor and the ceiling next above it. A basement or cellar having one-half (1/2) or more of its height above grade shall be deemed a story for purposes of height regulations.
- 49. Street: A public or private right of way usually affording primary access to abutting property.
- 50. Street Frontage: A street contiguous and parallel to a traffic artery and affording direct vehicle access to abutting property.
- 51. Street Line: A dividing line between a lot tract or parcel of land as a contiguous street.
- 52. Structure: Anything constructed or erected the use of which requires permanent location on the ground or attachment to something having a permanent location on the ground.
- 53. Structure, Temporary: A movable structure not designed for human habitation or occupancy, but for temporary protection of goods or chattel during a period of construction but not to exceed one (1) year.
- 54. Structural Alteration: Any change in the supporting members of a building, such as bearing walls, columns, beams, or girders.
- 55. Sustained Yield Forestry: The management of forested lands to provide annual or periodic crops of forest products.
- 56. Trailer Camp: Any tract or parcel of land upon which two (2) or more trailers, camp cabins, house cars, or other mobile homes are located or trailer or camp sites are provided for the purpose of either temporary or permanent habitation.
- 57. Tourist Home: A building in which lodging, with or without meals, is offered to transient guests for compensation and having no more than five (5) sleeping rooms for this purpose with no cooking facilities in any such individual room or apartment.
- 58. Yard: An open space, on the same lot with a building, unoccupied and unobstructed from

the ground upward except as may otherwise be provided herein.

59. Yard Front: A yard extending across the front of the lot between the inner side lot lines and measured between:

(A) The front lot line of the lot and the front line of the nearest building or structure or

(B) The front line of the lot and the nearest line of any porch or paved terrace.

60. Yard, Rear: A yard extending across the full width of the lot and measured between the rear line of the lot and the rear line of the nearest building or structure.

61. Yard, Side: A yard between the nearest building or structure and the side line of the lot and extending from the street line to the rear lot line.

SECTION 3

GENERAL PROVISIONS

3.01 COMPLIANCE

Except as may be otherwise specifically provided the use, size, height, and location of a building now existing or hereafter erected, converted, enlarged or structurally altered; the provisions of open spaces and the use of land shall be in compliance with the regulations established herein for the district in which such land or building is located.

3.02 BUILDING PERMITS

1. Required: No building shall be erected, structurally altered, or relocated until a Building permit has been issued by the building inspector, certifying that such building, as proposed, would be in compliance with the provisions of the Ordinance and with this building code of the Town of Germantown.

2. Application For: An application for a building permit shall be made in conformity with the requirements of the building code Ordinance of the Town of Germantown and shall include for the purpose of proper enforcement of the regulations of the Ordinance the following data:

- (A) An accurate plat of survey of the lot drawn to a reasonable scale and properly dimensioned showing:
 - (1) Boundaries of the plat.
 - (2) The location of any existing structure on the lot.
 - (3) The location of the proposed building or buildings on the lot.
 - (4) The location of the center line and the existing or established grade of the abutting street or streets.
 - (5) The proposed floor elevation of the building or buildings to be erected.
 - (6) The high water line of any stream on which said lot abuts.
- (B) A plan of the proposed sewage disposal system which, if not connected to an approved municipal sewage system, shall require the certification of the building inspector or plumbing inspector that it conforms to all Town Ordinances and other governmental laws or regulations applicable, to sewage disposal systems.
- (C) Satisfactory evidence that a safe and adequate supply of water is to be provided, and the location of any well for that purpose on the property.

3.03 OCCUPANCY & USE PERMIT

1. Required: No vacant land nor any building hereafter erected, structurally altered, or relocated shall be used or occupied except for agricultural purposes until an Occupancy and Use Permit has been issued, by the Building Inspector certifying that such building use, or occupancy complies with the provisions of this Ordinance. A like permit shall be obtained before any change is made in the type of use or before any non-conforming use is resumed, changed or extended.

2. Application For: An occupancy and use permit shall be applied for with the application for a Building Permit, and shall be accompanied by a statement by applicant of the intended use of the premises of building. Within ten (10) days after the notification of the completion of the erected, alteration or repair of the building or structure, the Building Inspector shall make an inspection of the building or premises and shall then issue an Occupancy and Use Permit if the building and the intended use thereof comply with the requirements of this Ordinance.

3.04 SITE REGULATIONS

1. Building Must be on a Lot: Every building hereafter erected, structurally altered or relocated shall be located on a lot as defined herein and in no case except in a General Business, Limited Industrial or General Industrial District, shall there be more than one (1) principal building on a lot, provided however, that the Board of Appeals may grant an exception to permit more than one (1) principal building on a lot in any district, where such grant would not be contrary to the spirit or intent of the Ordinance and provided that sufficient lot area is provided and the buildings so located as to individually meet the setback, offset, lot size, and open space requirements of the district in which located.

2. No Undesirable Structures: No building shall be erected, structurally altered or relocated which shall be of such character as to adversely affect the property values and general desirability of the neighborhood.

(A) The Building Inspector shall submit any such case in question of the Planning Commission for its determination.

(B) The Planning Commission shall base its determination upon the following considerations:

(1) Design or appearance of such unorthodox or abnormal character in relation to the surroundings as to be considered unsightly or offensive to the degree that would have a substantial adverse affect on the property values and general desirability of the neighborhood.

(2) Identical design and appearance with adjoining buildings to the degree that

monotony and commonness would have a substantial adverse affect on the property values and general desirability of the neighborhood.

- (C) The decision of the Planning Commission shall be stated in writing including the reason for refusing a permit or any conditions of approval.

3. Street Grade: Every building hereafter erected, structurally altered, or relocated shall be at a grade approved by the Building Inspector as being in satisfactory relationship with the established street grades, or with the existing street grade where none is established, with particular consideration for proper drainage and safe vehicular access, however, no grade shall be set for any building at less than one and one-half (1 1/2) feet above the present elevation of the existing roads or highways in the Town of Germantown, Washington County, Wisconsin.

4. Preservation of Topography: In order to protect the property owner from possible damage due to change in the existing grade of adjoining lands, and to aid in preserving and protecting the natural beauty and character of the landscape, no change in the existing topography of any land shall be made which would result in increasing any portion of the slope, except with the written consent of the abutting property owner and with the approval of the Planning Commission; or which would alter the existing drainage or topography in any way as to adversely affect the adjoining property. In no case shall any slope exceed the normal angle of slippage of the material involved, and all slopes shall be protected against erosion.

3.05 DRAINAGE REGULATIONS

1. Adequate Drainage Required: No principal building shall be erected, structurally altered, or relocated on land which is not adequately drained at all times nor which is subject to periodic flooding, nor so that the lowest floor level is less than three (3) feet above the highest anticipated seasonal ground water level.

2. Obstruction to Drainage Prohibited: The damming, filling, relocating or otherwise interfering with the natural flow of surface water along with any surface water drainage channel or natural water course shall not be permitted except with approval of the Planning Commission.

3. Building Restricted Adjacent to Drainage Channels or Watercourses: No building other than a bridge, dam, boathouse, or revetment subject to the aforesaid approval, shall be erected, structurally altered or relocated within twenty (20) feet of the ordinary high water line of such surface water drainage channel or natural watercourse not so that the lowest floor of said building is less than three (3) feet above the ordinary high water line.

3.06 SANITATION AND WATER SUPPLY

1. Safe Sewage Disposal Possible: No principal building shall be erected, structurally

altered, or relocated, unless it has been certified by the Building Inspector or Plumbing Inspector that it conforms to all Town Ordinances and other governmental laws or regulations then applicable to sewage disposal systems, and that satisfactory evidence has been submitted to show that suitable provision for disposal of sewage, based on the proposed use, is possible on said lot if it is not served by an approved municipal or other state approved sewage disposal system.

(Explanatory Note: While every attempt has been made, through control of minimum lot size, building location and plumbing standards, to ensure that proper disposal of sewage will be provided on any lot, it is recognized that no such standards will completely ensure adequate disposal in every situation. This section has been written for the purpose of giving the community the authority to require whatever additional provisions are necessary to prevent a sanitary problem from developing in a situation where the normal requirements will not ensure proper sewage disposal.)

2. Approval Septic System: No principal building shall be erected, structurally altered or relocated unless a sewer is installed running to a septic tank designed and located in accordance with the Town Ordinances and other governmental laws or regulations then applicable to sewage disposal systems, or to an approved municipal or other state approved sewage disposal systems.

3. Outhouse Prohibited: No outhouse or privy shall be hereafter erected.

4. Water Supply Required: No occupancy and use permit will be issued for a building used for residence purposes unless provisions are made for a safe and adequate supply of water in or within three hundred (300) feet of said dwelling or connection is to be made to an approved municipal or community water system.

3.07 USE REGULATIONS

1. Uses Restricted: In any district no building or land shall be used and no building shall be hereafter erected, structurally altered, or relocated except for one or more of the uses as hereinafter stated for that district and in compliance with the regulations hereinafter established for that district.

2. Accessory Uses: In any district, accessory buildings and uses customarily incident to the permitted uses in that district shall be permitted subject to such requirements as may be hereinafter designated for that district in which they are located.

3. Unclassified Uses: Any use not specifically listed as a permitted use shall be considered to be prohibited except as may be otherwise specifically provided hereinafter. In case of question as to the classification of a use, the questions shall be submitted to the Planning Commission for determination.

4. Public Building and Uses: Churches, schools, including colleges and nursery schools,

and other public buildings may be permitted in any district, provided that such use shall conform to the height, the setback, provided the location and general site plan shall have been submitted to and approved by the Planning Commission, such public buildings and uses may be erected to a maximum height of fifty (50) feet.

5. Outdoor Theater: Outdoor theaters subject to the following conditions may be permitted in any district except a residence, or rural home district provided the location and general site plan shall have been submitted to and approved by the Planning Commission after public hearing.

- (A) No portion of the theater area shall be closer than four hundred (400) feet to the base setback line or closer than five hundred (500) feet to a residential or rural home district.
- (B) A planting screen at least fifty (50) feet in width and at least six (6) feet high shall be provided along any lot line abutting a residence or rural home district.
- (C) Additional highway width sufficient to provide for the safe control of traffic at the theater entrance shall be dedicated and the necessary highway improvements constructed to provide for a divided roadway, with adequate reservoir area in the center strip to shelter cars entering the theater.

6. Additional Requirements: Any use, in any district, which becomes hazardous, harmful, noxious, offensive, or a nuisance to the surrounding neighborhood may be required to correct or improve such condition by such measures as are directed by the Town Board consistent with reasonable technological and economic practicality.

3.08 BUILDING LOCATION

1. Setbacks: Setback lines are hereby established for all streets and highways in the Town of Germantown.

- (A) On all Town and County Highways the setback line shall be the center line of the highway.
- (B) On all streets in platted subdivisions the setback line shall be the front lot line.
- (C) All setback lines shall be parallel to and measured at right angles to the center line of the street or highway.
- (D) No building shall be constructed within a distance of one hundred (100) feet from any Section line or quarter section line, excepted in platted subdivisions.

2. Offset:

- (A) No principal building or its accessory buildings shall be hereafter erected or altered so that any roofed or enclosed portion thereof is closer to any lot line than the offset distance hereinafter specified by the regulations for the district in which such buildings are located.
- (B) Where a lot abuts a district boundary line, the offset from such line in the district of less restricted use shall be not less than that required for the district for more restrictive use.

3. Maintenance and Use of Setback and Offset Areas: Any such required setback or offset area shall be landscaped and kept clean and free from the accumulation of debris or refuse and shall not be used for the storage or display of equipment, products, vehicles, or any other material.

3.09 HEIGHT REGULATIONS

1. Maximum Height Restricted: In any district no building or structures shall be hereafter erected or structurally altered to a height in excess of that hereinafter specified by the regulations for that district.

2. Exceptions: The following shall be excepted from the height regulations of all districts:

- (A) Chimney and Flues.
- (B) Accessory farm buildings, not to exceed sixty (60) feet in height on lots of three (3) acres or more in area.
- (C) Subject to the approval of the Planning Commission: cooling towers, elevator bulkheads, fire towers, monuments, penthouses, stacks, scenery lofts, tanks, water towers, ornamental towers, spires, wireless or broadcasting towers, masts, aeriels, and necessary mechanical appurtenances.

3. Increase Permitted: The maximum height of any structure may be increased providing all required offset and setbacks are increased by one (1) foot for each foot which such structure exceeds the height limit of the district in which it is located. However, in no case shall the maximum height of any structure exceed one hundred (100) feet.

3.10 AREA REGULATIONS

1. Floor Area:

- (A) Any building intended in whole or part for residential purposes shall provide a

minimum floor area as hereinafter specified by the regulations for the district in which such building is located. Such minimums are stated in terms of the minimum total floor area required for a building and that portion of the total which must be provided on the first floor level. No bedroom shall be less than one hundred (100) square feet.

- (B) Floor area shall be measured at each level from outside wall to outside wall, but for purpose of determining minimum required floor area shall not include basements, attached garages, open porches, or attics and other storage areas having an average height to less than eight (8) feet. In split level building the first floor level shall include all area which is not over another living area of the building.

2. Lot Size:

- (A) No building shall be erected on a lot of less area or of minimum average width less than hereinafter specified by the regulations of the district in which such building is located.
- (B) The minimum average width of a lot shall be measured at a point in relation to the average depth of a lot where the product of the two will provide the required by regulations for the district in which such lot is located.
- (C) No lot area shall be reduced by any means so as to create a lot of less than the required size or so that the existing offsets, setbacks, open space, or lot area would be reduced below that required by regulations for the district in which such lot is located.
- (D) If two or more undeveloped substandard lots with continuous frontage have the same ownership as of the effective date of this Ordinance, the lots involved shall be considered to be an individual parcel for the purposes of this Ordinance. Where a lot has less land area or width than required for the district in which it is located and was on record at the time of passage of this Ordinance, such lot may be used for any purposes permitted in such district, but not for residential purposes for more than one family; provided, however, that in no case shall the setback, offset, or open space requirements be reduced except by order of the Board of Appeals after due hearing or as otherwise herein provided.

3. Open Spaces:

- (A) No building shall be erected, structurally altered, or placed on a lot so as to reduce the useable open area of such lot to less than that hereinafter specified by the regulations for that district.

- (B) To be considered useable, such open area shall be readily accessible and of a size and shape which can be reasonably considered to provide for the amenities and necessities of light, play space, drying yard, garden, etc. Crop, pasture, and wooded land may be included in computing such open space.
- (C) No part of the open space provided for any building shall be included as part of the open space required for another building except as hereinafter provided for housing projects.

3.11 OFF-STREET PARKING

1. Spaces Required: Any building hereafter erected or structurally altered shall be provided with off-street vehicle parking space, adjacent or reasonable adjacent to the building served and to be used exclusively by the residents, patrons or employees of said building, according to the following schedule:

- (A) Residence: Three hundred (300) square feet per family.
- (B) Auditoriums: Churches, Theaters: Three hundred (300) square feet each four (4) seats.
- (C) Retail Business Establishments: Three hundred (300) square feet each one hundred (100) square feet of floor space.
- (D) Wholesale and Other General Business Establishments: Three hundred (300) square feet each three hundred (300) square feet of floor space.
- (E) Office Buildings and Customer Service Establishments: Three hundred (300) square feet for each two hundred (200) square feet of floor space.
- (F) Restaurants, Taverns, Clubs, etc.: Three hundred (300) square feet for each one hundred (100) square feet of floor space.
- (G) Industrial Building: Three hundred (300) square feet for each two hundred (200) square feet of floor space.

2. Residential Parking: Parking of cars accessory to a residence use shall be limited to those actually used by the residents, or for temporary parking of guests.

3. Parking of Trucks and Equipment: No truck or other vehicle equipment of a commercial or industrial nature shall be parked regularly on a lot in any district except as hereinafter specifically provided or as follows:

(A) Agricultural equipment in an Agricultural District.

(B) One (1) panel or pickup truck in any district.

4. Surfacing: Any off-street parking area, other than that provided for a residence, having a capacity for more than four (4) vehicles shall be surfaced and maintained in a reasonably dustless condition if it is within five hundred (500) feet of a residence district.

5. Screening: Any off-street parking area, other than that provided for a residence, which abuts or faces a residence district shall provide a planting screen, landscaped fence, or wall at least four (4) feet in height along the side abutting or frontage on a residence district.

6. Offset: In any off-street parking area, other than that provided for a residence, which abuts or faces a residence district shall provide a planting screen, landscaped fence, or wall, at least four (4) feet in height along the side abutting or fronting a residence district.

7. Lighting: Lights provided in any parking area shall be hooded or beamed so as not to create undesirable glare or illumination of adjacent residential property.

3.12 OFF-STREET LOADING AND UNLOADING

1. Required: In any local Business, Commercial and Light Manufacturing or Industrial District, an off-street loading space shall be provided, in addition to the defined off-street parking area, for every ten thousand (10,000) square feet of storage area, used for commercial purposes.

2. Areas: Each such loading space shall have an area at least ten (10) feet wide by forty five (45) feet long and with a minimum of fourteen (14) feet in height clearance.

3.13 SIGNS

1. Use Restricted: In any district no signs shall be permitted except as is hereinafter specified by the regulations for that district, except a sign not exceeding twenty (20) square feet of area, maintained by the owner or occupant of any land or building for the purpose of displaying the name of the owner or occupant or the name of a farm duly of record in the Office of the Register of Deeds of the purpose of warning against trespass and for the sale of agricultural products produced upon said lands or produced by a member of a farm cooperation association upon his or their own land and offered for sale at a roadside stand by a farm cooperation association maintained upon the farm of one of its members at which nothing is offered for sale except farm products produced on the farms of the respective members of the association. The provision of this subsection shall not be construct to prevent or limit the display of the name of the owner or occupant or the name of a farm duly of record or the advertising for sale of agricultural products produced upon such land by display of advertising of a permanent character

painted upon buildings located upon the premises where such agricultural products are produced provided; however, that if any such sign shall exceed twenty (20) square feet in area, the person desiring to display same upon such farm buildings shall first make application to and obtain from the Town Board an order approving a sign of greater dimension.

2. Setback and Offset: Signs for advertising purposes may be permitted in a Local Business District provided; however, that no sign shall exceed twenty five (25) feet in length and fifteen (15) feet in height and no such sign shall be placed higher than thirty (30) feet from the ground and not less than five (5) feet from the ground, and no such sign shall be located nearer to the street than the set back line established by the Zoning Ordinance.

3. Hazards or Nuisances Prohibited: No sign, billboards, or other advertising medium which creates a hazard or dangerous distraction to vehicular traffic, or a nuisance to adjoining property shall be permitted in any district.

4. No sign shall be illuminated if such illumination shall constitute a traffic hazard of such nature as to cause loss of vision by drivers or vehicles approaching said sign.

3.14 TRAILERS, REGULATIONS

Section 1. Definitions:

- (A) Mobile Home: Means any eating, sleeping or living unit which was originally designed or constructed to be transported by any motor vehicle over the public highways, together with any auxiliary additions, attachments, annexes, foundations, and appurtenances to or for the same.
- (B) Mobile Park: Means any space or plot of ground upon which two (2) or more mobile homes are located, regardless, of whether or not a charge is made for the use of such space or plot.

Section 2. Mobil Home Parks: It shall be unlawful for any person, firm or corporation to establish, maintain or operate a mobile home park within the Town, and no license to operate such a mobile home park shall be issued by the Town.

Section 3. Mobile Homes in Town: Except as provided in this Ordinance, it shall be unlawful for any person, firm or corporation to place, keep or maintain any mobile home within the Town for eating, sleeping, or living purposes.

Section 4. Temporary Use: The Ordinance shall not prohibit the temporary use of any mobile home by the personal guests of the owner of property within the Town provided such use shall be limited to fifteen (15) days in any one (1) calendar year. With the permission of the Town Board, the owner of property whose dwelling has been substantially damaged by fire or

other accidental means may be permitted to keep a mobile home in the Town for a period of not to exceed four (4) months upon payment in advance of the monthly parking permit fee computed in the manner provided in Chapter 495 of the Laws of 1969 of the State of Wisconsin.

Section 5. Penalties: Any person, firm or corporation, who shall bring a mobile home into the Town for living, eating or dwelling purposes, except as permitted in this Ordinance, shall be required to pay a forfeiture of not less than one dollar (\$1.00), nor more than one hundred dollars (\$100.00), together with the costs of prosecution, and in default of payment of such forfeiture shall be imprisoned in the County Jail of Washington County, Wisconsin, until such forfeiture and all costs, including subsequent costs, have been paid, but not for a greater period of thirty (30) days.

3.15 ANIMALS ON RESIDENTIAL LOTS

1. Animals on Residential Lots: No animals other than small domestic pets shall be kept or used on any parcel of land used for residential purposes which has an area of less than three (3) acres, and for larger parcels, one (1) such animal may be kept or used for each additional two (2) full acres of land in excess of the first three (3) acres.

- (A) Small domestic pets: Limited to two (2) animals for any parcel of land which is less than three (3) acres and four (4) animals for any parcel of land three (3) acres or larger. Any exceptions must be approved by the Zoning Administrator and/or the Town Board of the Town of Germantown.
- (B) Shelters: For domestic animals must meet the Washington County Ordinance No.14.05 for animal care.
- (C) Buildings: For the shelter of animals shall not be less than seventy five (75) feet from the lot line, except that in all cases where property is used primarily for residential purposes larger animals are permitted, the stable for such animals shall be installed within the rear yard of the premises and at least one hundred (100) feet from each property line. The paddock or fence for such animals shall also be located within the rear yard and not closer than twenty five (25) feet from any property line.

3.16 LEGAL NON-CONFORMING USES

1. Existing Use Permitted: The existing lawful use of a building or premises at the time of the enactment of this Ordinance or any amendment thereto may be continued although such use does not conform with the provisions of this Ordinance for the district in which it is located, but such non-conforming use shall not be expanded.

2. Change in Uses: If no structural alterations are made, a non-conforming use of a

building may upon prior approval of the Planning Commission be changed to another non-conforming use of the same or a more restricted classification. Whenever a non-conforming use has been changed to a more restricted non-conforming use or a conforming use, such use shall not thereafter be changed to a less restricted use.

3. Discontinuance of Use: If the use of a building or premises which does not conform to the use regulation of the district in which it is located is discontinued for a period of twelve (12) consecutive months any future use of the building or premises shall conform to the regulations for the district in which it is located, except in the case where such non-conforming use is for agricultural purposes.

4. Restoration: When a building which is non-conforming is damaged to the extent of more than seventy-five percent (75%) of its current local assessed valuation, it shall not be restored except in conformity with the regulations of the district in which it is located. The total structural repairs or alterations to a building which does not conform to the use regulation of the district in which it is located shall not during its life exceed fifty percent (50%) of the local assessed value of the building at the time of its becoming a non-conforming use unless permanently changed to a conforming use.

3.17 PUBLIC GATHERING - CONDITIONAL USE PERMIT

Section 1. Public Gatherings - Conditional Use Permit: This Section shall apply to all public gatherings, rallies, assemblies or festivals, at which attendance is greater than five hundred (500) persons for a one (1) day event and greater than two hundred fifty (250) persons for a two (2) day or more event. The requirement for a Conditional Use Permit shall not apply to events held in any regularly established permanent place of worship, stadium, school, athletic field, arena, auditorium, coliseum or other similar permanently established place for assemblies which do not exceed by more than two hundred fifty (250) people the maximum seating capacity of the structure where the assembly is held; nor those events sponsored or approved by the Town Board of Germantown.

1. Intent. The purpose and intent of this section is to establish site approval for locations in the Town of Germantown used temporarily for gatherings as defined in this section, it being recognized that the character and type of such gatherings varies widely and the facilities required to carry out the general purpose and intent should be the subject of a Conditional Use Permit issued only after public hearing before the Planning Commission, and a determination by the Commission that there will be the compliance with the standards set forth in this section.

2. Application. Applications for a Conditional Use Permit shall be made by the Owner or a person having a contractual interest in lands proposed as the site for a public gathering, rally, assembly, or festival as defined in this section. The application shall contain a statement made upon oath or affirmation that the statements contained therein are true and correct to the best knowledge of the applicant and shall be signed and sworn to or affirmed by the individual,

making application in the case of an individual, natural human being, by all officers in the case of a corporation; by all partners in the case of a partnership, or by all officers of an unincorporated association, society or group, or if there be no officers, by all members of such association, society, or group. Such application shall be filed with the Town Clerk at least sixty (60) days in advance of the date of the scheduled event on forms to be furnished by him and shall include the following:

- (A) Names and addresses of the applicant, owner of the site, promoter, and/or sponsor of the gathering.
- (B) Description of the site by metes and bounds or other legal description, address of the site, type of proposed gathering and proposed method of operation; maximum number of persons to attend such gathering, and any special or unusual conditions anticipated.
- (C) Plat of survey to a scale of one (1) inch equals one hundred (100) feet prepared by a registered land surveyor showing the location, boundaries, dimensions, type, elevations, and size of the following: subject site, soil mapping unit lines, existing or proposed wells, buildings, fences, woods, streams, lakes or water courses, as well as the vertical contour interval two (2) feet above the ordinary high water level.
- (D) Fees.

Public Hearing	\$ 200.00
Gatherings of 250 (2 day or more event)	500.00
Gatherings of 500 to 1,000	500.00
Gatherings of 1,000 to 2,500	1,000.00
Gatherings of 2,500 to 5,000	1,500.00
Gatherings of over 5,000	2,500.00

3. Bond. The Planning Commission shall have authority to require the applicant and site owners to file a cash bond in an amount to be determined by the Planning Commission, but not exceeding one hundred thousand (\$100,000), conditioned on complete compliance by the applicant and site owner with all provisions of this section, the terms and conditions of the Conditional Use Permit, including cleaning up the site and the payment of any damages, fines, forfeitures or penalties imposed by reason of violation thereof.

4. Determination. The Planning Commission shall, based on evidence presented at the hearing, make a finding of the number of persons expected to attend the event. Such finding shall be final and conclusive on the applicant for the purpose of determining the amount of the permit fee and the applicability of those standards set forth herein which are dependent upon the number of persons attending the event.

5. Standards. A Conditional Use Permit shall not be issued unless it is determined, based on evidence produced at the hearing, that the following standards are or will be met:

- (A) For events scheduled for two (2) successive days or more, at least one (1) acre of land, exclusive of roads, parking lots and required yards, shall be provided for each one hundred (100) persons attending.
- (B) Every site proposed for a Conditional Use Permit shall be on generally well-drained ground and shall not be a ground on which storm or other waters accumulate or on ground which is wet or muddy due to subsoil moisture.
- (C) Provide proof that they will furnish at their own expense before the assembly commences a fence completely enclosing the proposed location, of sufficient height and strength to prevent people in excess of the maximum permissible number from gaining access to the assembly grounds, which shall have at least four gates, at least one at or near four opposite points of the compass.
- (D) Provide proof that they will furnish at their own expense before the assembly commences, physicians and nurses licensed to practice in Wisconsin sufficient to provide the average medical care enjoyed by residents of Wisconsin for a maximum number of people to be assembled at the rate of at least one (1) physician for every two thousand (2,000) people and at least one (1) nurse for every one thousand (1,000) people, together with an enclosed covered structure where treatment may be rendered, containing separately enclosed treatment rooms for each physician, and at least one (1) emergency ambulance available at all times.
- (E) Provide proof that they will furnish at their own expense before the assembly commences if the assembly is to continue during hours of darkness, illumination sufficient to light the entire area of the assembly at the rate of at least five (5) foot candles, but not to shine unreasonably beyond the boundaries of the enclosed location of the assembly.
- (F) Provide proof that they will furnish at their own expense before the assembly commences a free parking area inside of the assembly grounds sufficient to provide parking space for the maximum number of people to be assembled at the rate of at least one (1) parking space for every four (4) persons.
- (G) Provide proof that they will furnish at their own expense before the assembly commences security guards, either regularly employed, duly sworn off duty Wisconsin peace officers or private guards, licensed in Wisconsin, sufficient to provide adequate security for the maximum number of people to be assembled at

the rate of at least one (1) security guard for every five hundred (500) people. If it is determined by the Town Chairman that additional police protection shall be required, he may contact the Washington County Sheriff's Department and all costs for the additional protection required shall be deducted from the posted cash bond.

- (H) Provide proof that they will furnish at their own expense before the assembly commences fire protection, including alarms, extinguishing devices and fire lanes and escapes, sufficient to meet all state and local standards for the location of the assembly as set forth in the Wisconsin Administrative Code and ordinances of the county and municipality and sufficient emergency personnel to efficiently operate the required equipment.

6. Other Permits Required:

- (A) Washington County Special Sanitary permit for public gathering.
- (B) Any license as provided by Wisconsin Statutes Chapter 125.
- (C) All required permits and licenses must be on file with the Zoning Administrator prior to issuance of the Conditional Use Permit.

7. If approved, the Planning Commission shall direct the Zoning Administrator to issue the Conditional Use Permit. Such permit shall be valid only on the dates for which the same is issued and shall permit the assembly of only the maximum number of people stated in the permit. The permit holder shall not sell tickets nor permit the assembly at the approved location of more than the maximum number of people.

8. Revocation. It shall be the duty of the Zoning Administrator to enforce the provisions of this section. In the event of any non-compliance with this Section by the applicant or owner of the site or any other person, or in the event of violation or threatened violation of any conditions attached to the Conditional Use Permit, the Zoning Administrator shall forthwith revoke such permit and issue a citation for such violations notifying the Town Attorney who shall prosecute such violations and take appropriate legal action to restrain any further violation or threatened violation of this Section.

3.18 FIREARMS

1. Firearms Defined: Firearms are herein defined to mean and include all weapons used for the purpose of propelling bullets, shot, or other missiles, whether from cartridge, shell or other container, by explosives, and shall include without limitation because of specific enumeration all forms of shot guns, rifles, revolvers and other similar type of equipment whereby such bullets, shot or missiles are propelled through the air by reason of discharge therefrom by explosives or

caps.

2. Discharge of Firearms Restricted: No person shall discharge any firearm as herein defined within the Town of Germantown, except that the owner or occupant of lands located within the Town, or members of his family, or such persons to whom he may issue permits in writing, upon forms to be provided by the Town and available at the office of the Town Clerk for that purpose, may be permitted to discharge such firearms upon premises actually owned or occupied, subject to the restriction that the discharge of such firearms shall be so controlled that the bullet, shot or missile propelled therefrom shall not pass upon the premises of another, or upon the public highways or other public grounds, and shall not be used in such manner as to be reckless disregard of the lives or property of persons upon the public highways or public grounds of the Town or property of others.

3. Erection of Warning Signs: It is hereby determined that there shall be placed, by the proper officers of the Town, proper signs at various points throughout the Town, as may be determined by the Town Board, as notice to the public of the existence of the Ordinance and the prohibition of the discharge of firearms as herein provided.

4. Penalty: Any person who shall be found guilty of the violation of the terms of this Ordinance shall, upon conviction thereof, be subject to a fine of not less than one dollar (\$1.00) nor more than twenty five dollars (\$25.00), together with the costs of prosecution for each offense; and in default of the payment of such fine and costs, shall be imprisoned in the County Jail of Washington County until said fine and costs, together with the subsequent costs, are paid, but in any event not to exceed thirty (30) days.

3.19 ORDINANCE ESTABLISHING JOINT ACTION EMERGENCY GOVERNMENT SERVICES BETWEEN WASHINGTON COUNTY AND THE TOWN OF GERMANTOWN

Section 1. Findings: Wisconsin Statutes section 22.16 (6) requires towns to adopt an "effective program of emergency government consistent with the state plan of emergency government" and to appoint a head of emergency government services. Wisconsin Statutes sections 22.16 (8) and 66.30 authorize counties and towns to provide, on an inter-governmental cooperative basis, for emergency government services, personnel and finances. Chapter 9 of the Washington County Code provides for cooperative joint action between the county and the towns and villages within the county for the provision of emergency government services, and further section 9.04 of said Code provides that the County Coordinator of Emergency Government Services shall also serve as a coordinator in such towns and villages of Washington County as enact provisions parallel to said Chapter 9 and in such event the coordinator shall have the duties set forth in section 9.05 (2) of said Code. The Town Board deems it to be in the best interests of the residents and taxpayers of the Town to enter into a cooperative joint action inter-governmental agreement with Washington County for the provision of emergency government services within the Town.

Section 2. Agreement: The provisions of Chapter 9 of the Washington County Code are adopted as the basis for a cooperative joint action inter-governmental agreement with Washington County for the provision of emergency government services to the Town of Germantown.

3.20 UTILITY CONSTRUCTION AND INSTALLATION PERMITS

Section 1. Application: Every utility intending to install, construct or operate transmission facilities within the right-of-way limits of highways and streets within the Town shall first make application for and obtain a permit from the Town Clerk in accordance with the following:

1. Said application shall be substantially in the form as approved and used by Wisconsin Department of Transportation.
2. The applicant shall file such plans and specifications as shall reasonably describe the proposed work.
3. Such application shall be accompanied by the fee prescribed in Section 2.04 hereof.

Section 2. Construction Standards and Specifications: Every applicant granted a permit under this Ordinance shall comply with the following standards and specifications:

1. Back fill excavation areas with sand, gravel or other material acceptable to the Town Board to minimize settling.
2. Restore excavated areas to the conditions existing prior to the excavation by:
 - A. Restoring roadway surface to the original levels with material similar to the existing road surface.
 - B. Restoring contours of highway right-of-way which have been disturbed.
 - C. Seeding or sodding excavated areas to avoid erosion.
 - D. Restoring roadbeds and shoulder areas in a manner acceptable to the Town Board.
3. Provide adequate caution signs and other notices of existing danger in the construction area.
4. Fully comply with all permit conditions and provisions required by the Wisconsin Department of Transportation.

Section 3. Standing Permit: In lieu of granting individual permits as required by Section 1 hereof, the Chairman of the Town Board may issue a Standing Permit to any utility making application; therefore, such Standing Permit to be subject to the requirements of this Ordinance and be revocable without notice. Any utility which has been granted a Standing Permit shall give at least five (5) days written notice to the Town Clerk of its intention to make application for a state permit, which notice shall include a copy of such application.

Section 4. Permit Fee: Each application for a permit and each notice of Intention to apply to the State for a permit shall be accompanied by a fee of twenty five dollars (\$25.00) payable to the Town of Germantown; but no fee shall be required for an individual customer's service installation.

3.21 SPECIAL EXCEPTIONS

Section 1. Conditional Uses: Any use not specifically permitted by this Ordinance shall be a conditional use, whether or not designated in this Ordinance as a permitted conditional use.

1. Limitations on Conditional Uses:

- (A) Business Uses: No business uses shall be permitted in any residential or agricultural district.
- (B) Industrial Uses: No industrial use shall be permitted in any residential, business or agricultural district.

2. Permit Procedure:

- (A) Application: Applications for permits for any conditional use, authorized by this Ordinance shall be made to the Town Clerk upon such forms as shall be prescribed by the Town Board and shall include such additional data, surveys, plot plans, preliminary development plans and topography detail as may be required.
- (B) Fee: Each application for a conditional use permit shall be accompanied by a fee of one hundred dollars (\$100.00).
- (C) Planning Commission Review and Recommendation: The Town Board shall refer to the Planning Commission for its review and recommendation all applications for conditional use permits. The Planning Commission shall review the site, existing and proposed structures, architectural plans, neighboring uses, parking areas, driveway locations, highway access, traffic generation and circulation, drainage, sewage and water systems and any other matters relating to

the proposed operation. The Planning Commission shall have the right to request the recommendations of any public agency it shall deem interested and affected by such conditional use. The Planning Commission may defer making its recommendation until after the public hearing provided for in paragraph (D) following.

(D) Public Hearing: The Town Board shall fix a reasonable time and place for a public hearing on the application after publishing a Class 2 notice under Chapter 985 of the Wisconsin Statutes listing the time and place of the hearing and the nature of the conditional use permit being sought. The Town Clerk shall also give at least ten (10) days prior written notice of such hearing to the owners and occupants of all property within three hundred (300) feet of the location of the proposed conditional use.

(E) Granting of Permit:

1. After review by the Planning Commission and a public hearing as required herein, the Town Board may authorize the Town Clerk to issue a conditional use permit, provided that such conditional uses and structures are in accordance with the purpose and intent of this Ordinance, are found not to be hazardous, harmful, offensive, or otherwise adverse to the environment or the value of the neighborhood or the community and are found to be compatible with the surrounding predominant use.
2. Conditions such as landscaping, architectural design, type of construction, construction commencement and completion dates, sureties, lighting, fencing, planting screens, operational control, hours of operation, traffic circulation patterns, deed restrictions, highway access restrictions, increased yards or parking requirements may be required by the Town Board upon its finding that such conditions are necessary to fulfill the purpose and intent of this Ordinance. The Town Board may also impose time limitations upon conditional uses and subject them to periodic review, re-issuance or revocation.
3. Compliance with all other provisions of this Ordinance 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 12 of this Ordinance.

(F) Revocation: A conditional use permit shall remain in effect provided that the conditions of the permit are continued in the manner specified by the permit or until the expiration of the permit as provided by its terms. In the event the permit holder fails to comply with the conditions specified in the permit the same may be

revoked by the Town Board upon ten (10) days notice to the permit holder. The permit holder shall be entitled to a hearing before the Planning Commission on the question of revocation of the conditional use permit and approval of the Planning Commission shall be required for the reinstatement of any conditional use permit.

SECTION 4

DISTRICTS

4.01 For the purpose of the Ordinance the Town is hereby divided into zoning districts as hereinafter designated:

1. Conservancy District
2. "A" Residence District
3. "B" Residence District
4. Agricultural District
5. Local Business District
6. Commercial & Light Manufacturing District
7. Industrial District

4.02 ZONING MAP

1. District Mapped: The boundaries of said districts are shown upon a map designated as the Zoning Map of the Town of Germantown and made a part of this Ordinance, and all the notations, references and other information shown thereon shall be as much a part of this Ordinance as if the matters and information set forth by said map were fully described herein. Said map shall be kept on file in the offices of the Town and the copy attached hereto is correct only as of the date of publication and is for general informational purposes only.

2. Determination of Boundaries: District boundaries shall be determined by measurement from and as shown on the official zoning map and in case of any questions as to the interpretation of such boundary line the Planning Commission shall interpret the map according to the reasonable intent of the Ordinance.

- (A) Unless otherwise specifically indicated or dimensioned on the map the district boundaries are lot line or section, quarter section, sixteenth section lines; the center lines of streets, highways, railways, or alleys.
- (B) The boundaries of Conservancy Districts as drawn are intended to represent the edge of a swamp, marsh, and flood land or the high water line along a stream or watercourse and shall be finally determined by the actual conditions in each specific situation, provided however, that along a stream or watercourse such line shall not be less than one hundred (100) feet from the center line of such stream or watercourse.

SECTION 5

CONSERVANCY DISTRICT

5.01 USE REGULATIONS

1. Permitted Uses:

- (A) Grazing.
- (B) Harvesting of any wild crops such as marsh hay, ferns, moss, herbs, tree fruits, and tree seeds.
- (C) Hunting and fishing unless prohibited by other Ordinances or laws.
- (D) Sustained yield forestry.
- (E) Dams and hydro-electric power transmission.
- (F) Telephone, telegraph, and power transmission.
- (G) Non-residential buildings used solely in conjunction with raising of water fowl, numerous and other similar low land animals, fowl or fish.

2. In the conservancy district no permanent building shall hereafter be erected or structurally altered unless the same shall have been approved by the Town Board.

3. Specific Prohibition: Filling of marsh lands, removal of top soil, or damming or relocating of any watercourse shall not be permitted except with approval of the Town Planning Commission.

SECTION 6

"A" RESIDENCE DISTRICT

6.01 USE REGULATIONS

1. Permitted Uses: In the "A" Residence District no building or land shall be used and no building shall be hereafter erected or structurally altered except for one of the following uses:

- (A) One Family residence.
- (B) Farming and dairying, including the keeping of livestock in connection therewith, but this shall not permit the keeping of swine, except as it is actually incidental to the conduct of a farm for general agricultural purposes, not the fattening of cattle or hogs for commercial purposes. Buildings for sheltering of animals shall not be less than seventy five (75) feet from the lot line.
- (C) Parks, playgrounds, or community centers owned and operated by a governmental agency.
- (D) Golf course, polo field, and similar recreational uses not operated as a business.
- (E) Truck gardening, nurseries, and non-commercial greenhouses, greenhouse heating plants shall not be less than seventy five (75) feet from the lot line.
- (F) Roadside sale of farm products produced on the premises or by farmers' co-operative organizations; provided, however that parking facilities to accommodate not less than six (6) vehicles shall be provided on or adjacent to the premises.
- (G) Accessory buildings and uses customarily incident to any of the above uses, including private garages, when located on the same lot and not involving the conduct of a business; provided, however, that no private garage or other accessory building shall be erected unless the principal building to which such a garage or other accessory building is an accessory use has been erected or is to be erected simultaneously with said garage or other accessory building. There shall be included as permissive, servants' quarters; provided, however, that such quarters shall be occupied only by servants employed on the premises, such quarters shall not be rented as a separate domicile.
- (H) Uses customarily incident (by conditional use only) to any of the above uses when situated in the same dwelling, including home occupations such as the office of an architect, engineer, lawyer, physician, surgeon, dentist, musician, artist, or licensed real estate operator, provided, no name plate exceeding three (3) square

feet in area shall be permitted, and providing that adequate parking facilities off the street or highway, and adjacent, or reasonable adjacent to the dwelling are provided. The usual household pets may be kept in connection with residential occupancy, but no other animals or fowl shall be permitted and no kennels or hutches shall be erected or operated.

- (I) A bulletin board for the posting of official notices, or any other sign maintained by a governmental agency.

6.02 BUILDING LOCATIONS

- 1. Setback: One hundred (100) feet from center of road, except in approved subdivision where setback shall be forty five (45) feet from lot line.
- 2. Offset: Thirty (30) feet combined minimum, one side minimum twelve (12) feet.

6.03 HEIGHT REGULATIONS

- 1. Principal Building: Forty five (45) feet maximum.
- 2. Accessory Building: Thirty (30) feet maximum.

6.04 AREA REGULATIONS

- 1. Floor Area: Minimum requirements:
 - (A) One-Family, single story dwellings shall have a minimum of one thousand four hundred (1400) square feet of floor area.
 - (B) Two story single family dwellings shall have a minimum of one thousand eight hundred (1800) square feet of floor area with a minimum of nine hundred (900) square feet on the first floor.
 - (C) Split level single family dwellings shall have a minimum of one thousand eight hundred (1800) square feet of floor area.
 - (D) In all cases no bedroom shall be less than one hundred (100) square feet and shall be measured from inside wall to inside wall.
 - (E) In all cases floor area, as referred to herein, shall be floor areas designed primarily for living purposes.
 - (F) Every dwelling shall have a full basement and garage.

2. Lot Size:

(A) Minimum area: 130,680 square feet (3 acres), exclusive of roadway.

(B) Minimum average width: One hundred fifty (150) square feet.

3. Open space: Twenty thousand (20,000) square feet minimum per family.

4. Garages:

(A) Garages Required: All new dwelling projects shall include either an attached or detached garage; which shall be completed with said building project.

(B) Garages and Accessory Buildings - Floor Area: The maximum floor area for any garage or accessory building in a residential area shall be no more than seven hundred eighty (780) square feet with a maximum length or width of twenty eight (28) feet.

5. Fences - Walls - Hedges:

(A) No person shall construct or alter any fence or wall in any residential area unless first approved by the Town Building Inspector.

(B) Any fence or wall of any design shall be a minimum of four (4) feet from any lot line or thirty seven (37) feet from the center of the road. No fence or wall shall be more than six (6) feet in height.

(C) No fence, wall, or hedge shall be located where they will block the view of any arterial or intersection.

(D) Penalties: Any person violating any provision of this Ordinance shall be subject to a fine of not less than five dollars (\$5.00) or more than one hundred dollars (\$100.00).

SECTION 7

"B" RESIDENCE DISTRICT

7.01 USE REGULATIONS

1. Permitted Uses:

- (A) Any use as permitted in "A" Residence District.
- (B) Cemetery not over ten (10) acres in size.
- (C) Tourist Homes.
- (D) Motels, subject to the requirement that at least one (1) off-street automobile parking space is provided for each rental unit.

7.02 BUILDING LOCATIONS

- 1. Setback: One hundred (100) feet from center of road, except in approved subdivisions where setback shall be forty five (45) feet from the lot line.
- 2. Offset: Thirty (30) feet combined minimum, one side minimum twelve (12) feet.

7.03 HEIGHT REGULATIONS

- 1. Principal Building: Forty five (45) feet maximum.
- 2. Accessory Building: Thirty (30) feet maximum.

7.04 AREA REGULATIONS

1. Floor Area:

- (A) One family, single story dwellings shall have a minimum of one thousand four hundred (1400) square feet of floor area.
- (B) Two story single family dwellings shall have a minimum of one thousand eight hundred (1800) square feet of floor area with a minimum of nine hundred (900) square feet on the first floor.
- (C) Split level single family dwellings shall have a minimum of one thousand eight hundred (1800) square feet of floor area.

- (D) In all cases no bedroom shall be less than one hundred (100) square feet and shall be measured from inside wall to inside wall.
 - (E) In all cases floor area, as referred to herein, shall be floor areas designed primarily for living purposes.
 - (F) Every dwelling shall have a full basement and garage.
2. Lot Size:
- (A) Minimum - 130,680 square feet (3 acres), exclusive of roadway.
 - (B) Minimum average width - One hundred fifty (150) feet.
3. Open Space: Fifteen thousand (15,000) square feet minimum per family.
4. Garages:
- (A) Garages Required: All new dwelling projects shall include either an attached or detached garage; which shall be completed with said building project.
 - (B) Garages and Accessory Buildings - Floor Area: The maximum floor area for any garage or accessory building in a residential area shall be no more than seven hundred eighty (780) square feet with a maximum length or width of twenty eight (28) feet.
5. Fences - Walls - Hedges:
- (A) No person shall construct or alter any fence or wall in any residential area unless first approved by the Town Building Inspector.
 - (B) Any fence or wall of any design shall be a minimum of four (4) feet from any lot line or thirty seven (37) feet from the center of the road. No fence or wall shall be more than six (6) feet in height.
 - (C) No fence, wall, or hedge shall be located where they will block the view of any arterial or intersection.
 - (D) Penalties: Any person violating any provision of this Ordinance shall be subject to a fine of not less than five dollars (\$5.00) or more than one hundred dollars (\$100.00).

SECTION 8

AGRICULTURAL DISTRICT

8.01 USE REGULATIONS

1. Permitted Uses:

- (A) Any use permitted in "A" and "B" Residence Districts.
- (B) Ordinary farm uses including dairying, livestock, and poultry raising and truck farming, but not including the operation of a farm voluntarily for wholesale fattening of swine by feeding refuse material.
- (C) Nurseries, greenhouses, and hatcheries for poultry.
- (D) Signs not to exceed twenty (20) square feet in area displaying the name of a farm or farm organization.
- (E) For uses enumerated below, provided the uses are not detrimental to the neighborhood by reason of appearance, noise, dust, smoke, or odor, and provided the location and plan of operation have been submitted to and approved by the Planning Commission after Public Hearing:
 - (1) Riding academies, golf courses, and private clubs.
 - (2) Cemeteries and mausoleums for the burial of human remains only.
 - (3) Pea vineries, creameries, and condenseries.
 - (4) Airports, landing fields, and take-off strips.
 - (5) Fur farms.
 - (6) Kennels.
 - (7) Storage garages.
 - (8) Animal hospitals.

8.02 BUILDING LOCATIONS

1. Setback: One hundred (100) feet from center of road except in approved subdivisions

where the setback shall be forty five (45) feet from lot line.

2. Offset: Thirty (30) feet combined minimum, one side minimum twelve (12) feet.

8.03 HEIGHT REGULATIONS

1. Principal Building: Forty five (45) feet maximum.

2. Accessory Buildings:

(A) Farm - Forty five (45) feet maximum.

(B) Others - Thirty (30) feet maximum.

8.04 AREA REGULATIONS

1. Floor Area: Minimum requirements:

(A) One-Family, single story dwellings shall have a minimum of one thousand four hundred (1400) square feet of floor area.

(B) Two story single family dwellings shall have a minimum of one thousand eight hundred (1800) square feet of floor area with a minimum of nine hundred (900) square feet on the first floor.

(C) Split level single family dwellings shall have a minimum of one thousand eight hundred (1800) square feet of floor area.

(D) In all cases no bedroom shall be less than one hundred (100) square feet and shall be measured from inside wall to inside wall.

(E) In all cases floor area, as referred to herein, shall be floor areas designed primarily for living purposes.

(F) Every dwelling shall have a full basement and garage.

2. Lot Size:

(A) Minimum area: 130,680 square feet (3 acres), exclusive of roadway.

(B) Minimum average width: One hundred fifty (150) square feet.

3. Open space: Twenty thousand (20,000) square feet minimum per family.

4. Garages:

- (A) Garages Required: All new dwelling projects shall include either an attached or detached garage; which shall be completed with said building project.
- (B) Garages and Accessory Buildings - Floor Area: The maximum floor area for any garage or accessory building in a residential area shall be no more than seven hundred eighty (780) square feet with a maximum length or width of twenty eight (28) feet.

5. Fences - Walls - Hedges:

- (A) No person shall construct or alter any fence or wall in any residential area unless first approved by the Town Building Inspector.
- (B) Any fence or wall of any design shall be a minimum of four (4) feet from any lot line or thirty seven (37) feet from the center of the road. No fence or wall shall be more than six (6) feet in height.
- (C) No fence, wall, or hedge shall be located where they will block the view of any arterial or intersection.
- (D) Penalties: Any person violating any provision of this Ordinance shall be subject to a fine of not less than five dollars (\$5.00) or more than one hundred dollars (\$100.00).

SECTION 9

LOCAL BUSINESS DISTRICT

9.01 USE REGULATIONS

1. Permitted Uses:

- (A) Any use permitted in "A" and "B" Residence and in the agricultural districts.
- (B) Multiple Family Dwellings: The minimum square feet of living space for each family shall be one thousand four hundred (1400) square feet. The minimum lot size per family shall be forty thousand (40,000) square feet and the minimum lot width shall be one hundred fifty (150) feet for one family, and an additional fifty (50) feet of frontage width for each additional family. The set back shall be one hundred (100) feet from the center of the road and the side lots shall have a fifty (50) foot off-set with a minimum on any side lot of twenty (20) feet.
- (C) Any retail business including amusement places, automobile display room, automobile service station, automobile garage, automobile parking lot, bank, club, dry cleaning or dyeing establishment employing not more than four (4) persons, furniture store, hotel, ice plant for storage of not more than twenty five (25) tons capacity, cold storage locker plant, jewelry store, job printing shop, laundry employing not more than five (5) persons, lodge hall, millinery shop, office, personal service shop, police or fire station, restaurant, tailor shop, tavern, telephone exchange or substation, theater, tire repair shop, undertaking establishment, upholstering shop, public utility offices, trailer parks, and signs for advertising purposes; provided however, that no sign shall exceed twenty five (25) feet in length and twenty five (25) feet in height, and provided further that no such signs shall be placed higher than thirty (30) feet from the ground and not less than five (5) feet from the ground, but in no case shall any sign be located nearer to the street than the setback line established by the Zoning Ordinance.
- (D) Any other similar retail business not detrimental to the character of a local business district by reason of appearance, excessive noise, dust, smoke, or obnoxious odors.

9.02 BUILDING LOCATIONS

- 1. Setback: One hundred (100) feet from center of road.
- 2. Offset: Fifty (50) foot with a minimum on any side lot of twenty (20) feet.

9.03 HEIGHT REGULATIONS

1. Principal Building: Fifty (50) feet maximum.
2. Accessory Building: Thirty (30) feet maximum.

9.04 AREA REGULATIONS

1. Floor Area:
 - (A) Minimum required for residential purposes.
 - (B) In buildings used for both residential and business purposes the residential portion shall be at least one thousand four hundred (1400) square feet per family.
2. Lot Size:
 - (A) Minimum - 130,680 square feet (3 acres), exclusive of roadway.
 - (B) Minimum average width - one hundred fifty (150) feet.
3. Open Space: Residential - Fifteen thousand (15,000) square feet.
4. Basement: Every building constructed in a local business district which is to be used either in full or part as a family dwelling shall have a full basement. No basement would be required under any portion of a structure used as an attached garage.
5. Garages:
 - (A) Garages Required: All new dwelling projects shall include either an attached or detached garage; which shall be completed with said building project.
 - (B) Garages and Accessory Buildings - Floor Area: The maximum floor area for any garage or accessory building in a residential area shall be no more than seven hundred and eighty (780) square feet with a maximum length or width of twenty eight (28) feet.
6. Fences - Walls - Hedges:
 - (A) No person shall construct or alter any fence or wall in any residential area unless first approved by the Town Building Inspector.
 - (B) Any fence or wall of any design shall be a minimum of four feet from any lot line

or thirty-seven (37) feet from the center of the road. No fence or wall shall be more than six (6) feet in height.

- (C) No fence, wall, or hedge shall be located where they will block the view of any arterial or intersection.
- (D) Penalties: Any person violating any provision of this Ordinance shall be subject to a fine of not less than five dollars (\$5.00), or more than one hundred dollars (\$100.00).

9.05 CONDITIONAL USE - PORNOGRAPHY

1. Conditional Uses:

(A) Commercial Establishments Dealing in "Pornographic" Materials and Activities.

- (1) It is declared to be the purpose and intent of this subsection to protect the public health, safety, welfare, and morals of the community, to promote the stability of property values, and impose restrictions upon those activities which pander to gross sexuality in a manner that would detract from the neighborhood and adversely affect the property values, increase crime and violence and be repugnant to the morals of the community. In recognition of the protections afforded to the citizens under the 1st and 14th Amendments, it is not the intent to inhibit freedom of speech or the press, but rather to restrict the location of defined materials and activities consistent with the Town's interest in the present and future character of its community development.

- (2) The following uses shall only be permitted as herein provided:

- (a) Commercial establishments which display, sell, have in their possession for sale, offer for view, publish, disseminate, give, lease, or otherwise deal in any written or printed matter, pictures, films, sound recordings, machines, mechanical devices, models, facsimiles, or other material and paraphernalia depicting sexual conduct or nudity and which exclude minors by reason of age.
- (b) Commercial establishments which display for viewing any film or pictures depicting sexual conduct or nudity and which exclude minors by reason of age.
- (c) Commercial establishments in which any person appears or

performs in a manner depicting sexual conduct or involving nudity and from which minors are excluded by reason of age.

(3) Definitions

- (a) As used herein "nudity" means the showing of the human male or female genitals, pubic area or buttocks with less than a full opaque covering, or the showing of the female breast with less than a fully opaqued covering of any portion thereof below the top of the areola, or the human male genitals in a discernible turgid state even if completely or opaquely covered.
- (b) As used herein "sexual conduct" means acts or simulated acts of masturbation, homosexuality, sexual intercourse, or physical contact with a person's clothed or unclothed genitals, pubic area, buttocks, or, if such person is a female, breasts.

(4) The above Conditional Uses shall be subject to the following provisions:

- (a) No permit shall be granted where the proposed establishment is within five hundred (500) feet of any hospital, church, school, funeral parlor, restaurant, library, park, museum, playground, or any other public or private building or premises likely to be utilized by persons under the age of eighteen (18) years.
- (b) No permit shall be granted where the proposed establishment is within one thousand (1000) feet of any area zoned residential or agricultural in the same or a contiguous town or municipality.
- (c) The applicant shall furnish the Town detailed information as to the nature of use and activity of the proposed establishment. If the application is for an establishment under paragraph 2 (a) or (b) of this subsection, the applicant shall furnish representative samples of the materials to be dealt in. If the application is for an establishment under paragraph 2 (c) of this subsection, the applicant shall in detail specify the nature of the activity to be engaged in.
- (d) The applicant for the permit shall provide the names and addresses of the owners and occupants of all property within three hundred (300) feet of the proposed establishment.
- (e) Advertisements, displays, pictures, or other promotional materials

shall not be shown or exhibited on the premises in a manner which makes them visible to the public from pedestrian ways or other public or semi-public areas.

- (f) All points of access into such establishments and all windows or other openings shall be located, constructed, covered, or screened in a manner which will prevent a view into the interior from any public or semi-public area.
 - (g) In case of a protest signed by twenty percent (20%) or more of the persons of the area within three hundred (300) feet of the proposed establishment, the grant of such permit shall require a two-thirds (2/3) vote of the Town Board.
 - (h) The Town Board in determining whether to grant a permit hereunder shall, in addition to considerations otherwise taken into account when acting on Conditional Use Permits, consider the protection of property values in the affected area; the preservation of neighborhoods; the tendency of such use to attract an undesirable quantity or quality of transients; the tendency of such use to cause increases in crime, especially prostitution and sex-related crimes and the need for policing; the tendency of such use to cause increases in noise, traffic and other factors interfering with the quiet and peaceful enjoyment of the neighborhood; the tendency of such use to encourage residents and businesses to move elsewhere; the protection of minors from such materials and activities; any other factor created by the type of use being considered; and the health, safety, and general welfare of the community.
- (3) Severability: If any section, sub-section, paragraph, sentence, clause or phrase of this Ordinance or any part thereof is for any reason held to be unconstitutional or invalid or ineffective by any court of competent jurisdiction, such decision shall not affect the validity or the effectiveness of the remaining portions of this Ordinance or any part thereof.

SECTION 10

COMMERCIAL & LIGHT MANUFACTURING

10.01 USE REGULATIONS

A. Any use permitted in Class "A" and "B" Residence District, Agricultural District and Local Business District and for any other use except the following:

- (1) Acetylene gas manufacture or storage.
- (2) Acid manufacture.
- (3) Ammonia, bleaching powder, or chlorine manufacture.
- (4) Arsenal.
- (5) Asphalt manufacturing or refining.
- (6) Bag cleaning.
- (7) Blast furnace.
- (8) Boiler works.
- (9) Clay brick, tile or terra cotta manufacture.
- (10) Candle manufacture.
- (11) Celluloid manufacture.
- (12) Cement, lime, gypsum, or plaster of Paris manufacture.
- (13) Coke ovens.
- (14) Creosote treatment or manufacture.
- (15) Disinfectants manufacture.
- (16) Distillation of bones, coal, or wood.
- (17) Dyestuff manufacture.
- (18) Explosives, manufacture or storage.
- (19) Emery cloth and sand paper manufacture.
- (20) Fat rendering.
- (21) Fertilizer manufacture.
- (22) Fireworks or explosive manufacture or storage (wholesale quantities).
- (23) Forge plant.
- (24) Garbage, offal or dead animals, reduction or dumping.
- (25) Gas (illuminating or heating) manufacture.
- (26) Glue, size or gelatine manufacture.
- (27) Gunpowder, manufacture or wholesale storage.
- (28) Iron or steel foundry.
- (29) Lamp black manufacture.
- (30) Match manufacture.
- (31) Oilcloth or linoleum manufacture.
- (32) Oiled or rubber good manufacture.
- (33) Ore reduction.
- (34) Paint, oil, shellac, turpentine or varnish manufacture.

- (35) Paper and pulp manufacture.
- (36) Petroleum and products and refining.
- (37) Potash works.
- (38) Rolling mills.
- (39) Rubber or gutta-percha manufacture or treatment.
- (40) Salt works.
- (41) Shoe polish manufacture.
- (42) Smelting of time, copper, zinc, or iron ore.
- (43) Soap manufacture, other than liquid soap.
- (44) Soda and compound manufacture.
- (45) Stock yards or slaughter of animals, except where incidental to another permitted use.
- (46) Storage or baling of rags, iron, or junk, including junked automobiles.
- (47) Stove polish manufacture.
- (48) Sulphuric, nitric or hydrochloric acid manufacture.
- (49) Tallow, grease, or lard manufacture or refining from animal fat.
- (50) Tanning, curing or storage of raw hides, or skins.
- (51) Tar distillation or manufacture.
- (52) Tar roofing or waterproofing manufacture.
- (53) Yeast plant.
- (54) And in general those uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, or noise.
- (55) Butane and propane.
- (56) Junk and auto wrecking yards.

- (B) Any use permitted under this District shall require an Occupancy and Use Permit and the same shall outline the use in detail. In the event of a change of said use after a permit has been issued, a permit must first be secured from the Building Inspector certifying that the intended use complies with the provisions of this Ordinance.

10.02 BUILDING LOCATIONS

- 1. Setback: One hundred (100) feet minimum from center of roadway.
- 2. Offset:
 - (A) Building used solely for commercial purposes ten (10) feet minimum.
 - (B) Buildings used in whole or part for residence purposes thirty (30) feet minimum.

10.03 HEIGHT REGULATIONS

- 1. Principal Building: Sixty (60) feet maximum.

2. Accessory Buildings: Sixty (60) feet maximum.

10.04 AREA REGULATIONS

1. Floor Area: Minimum required for residential purposes.
2. Lot Size:
 - (A) Minimum - 130,680 square feet (3 acres), exclusive of roadway.
 - (B) Minimum average width - one hundred fifty (150) feet.
3. Open Space: Fifteen thousand (15,000) square feet minimum per family.
4. Garages:
 - (A) Garages Required: All new dwelling projects shall include either an attached or detached garage; which shall be completed with said building project.
 - (B) Garages and Accessory Buildings - Floor Area: The maximum floor area for any garage or accessory building in a residential area shall be no more than seven hundred eighty (780) square feet with a maximum length or width of twenty eight (28) feet.
5. Fences - Walls - Hedges:
 - (A) No person shall construct or alter any fence or wall in any residential area unless first approved by the Town Building Inspector.
 - (B) Any fence or wall of any design shall be a minimum of four (4) feet from any lot line or thirty seven (37) feet from the center of the road. No fence or wall shall be more than six (6) feet in height.
 - (C) No fence, wall, or hedge shall be located where they will block the view of any arterial or intersection.
 - (D) Penalties: Any person violating any provision of this Ordinance shall be subject to a fine of not less than five dollars (\$5.00) or more than one hundred dollars (\$100.00).

SECTION 11

INDUSTRIAL

11.01 USE REGULATIONS

1. Permitted Uses:

- (A) Any use permitted in Class "A" and "B" Residence District or a Business or Agricultural or Commercial and Light Manufacturing District.
- (B) A quarry, sand or gravel pit, borrow pit or excavation for the purpose of removing stone, sand, gravel, filling material or top soil for sale, will be permitted in the INDUSTRIAL DISTRICT, provided that the following regulations are complied with:
 - (1) Before such use may be made of any premises, it shall be first necessary to obtain a permit from the Town Building Inspector and to pay therefore a fee of seventy five dollars (\$75.00). Ten percent (10%) of such fee shall be the Building Inspector's fee. Thereafter, a yearly fee of ten dollars (\$10.00) shall be paid for each year that the operation is carried on.
 - (2) No permit shall be issued by the Building Inspector until the following provisions have been complied with:
 - (a) The site and location for such use must be approved by the Town Park Commission.
 - (b) The plan of proposed operations must be submitted to the Town Park Commission for approval.
 - (c) The plans for restoring the premises to a suitable condition after such use has been made of the premises must be submitted and approved by the Town Park Commission.
 - (d) The future development of the surrounding area must at all times be kept in mind and considered before any plans are approved.
 - (e) The site, location, and plans must be approved by the Town Park Commission and recommended to the Town Board.
 - (f) A bond in an amount sufficient to insure the restoration of the premises in accordance with the plans submitted and approved

must be furnished to the Town Board.

- (g) A contractual agreement shall be entered into with the Town Board, wherein the items required herein shall be set forth in detail before a permit be issued.
- (3) The yearly fee shall be paid to the Building Inspector thirty (30) days before expiration of the operation year, and at the time of filing of said yearly fee, a detailed report on the past years operations shall be filed, including in detail, the size of the bank and depth of the operation and the area in which the removal has taken place. It shall be the duty of the Building Inspector to inspect the said premises and the yearly fee shall be for his duties, and to make his report to the Town Board on said Inspection.
- (4) The Town Board of the Town of Germantown, after receiving the report of the Building Inspector, shall issue the yearly renewal permit.
- (C) Any other commercial or industrial use except those listed below:
 - (1) Cement, lime, gypsum, or plaster of Paris manufacture.
 - (2) Acid manufacture.
 - (3) Manufacture of explosives but not including the making of small ammunition (arms).
 - (4) Storage of explosives.
 - (5) Fertilizer manufacture.
 - (6) Glue manufacture, fat rendering or distillation of bones.
 - (7) Offal or dead animal reduction.
 - (8) Stockyards or slaughter of animals.
 - (9) Junk and auto wrecking yards.
- (D) Any use permitted under this District shall require an Occupancy and Use Permit and the same shall outline the use in detail. In the event of a change of said use after a permit has been issued, a permit must first be secured from the Building Inspector certifying that the intended use complies with the provisions of this

Ordinance.

11.02 BUILDING LOCATIONS

1. Setback: One hundred (100) feet from the center of roadway.
2. Offset: Ten (10) feet minimum, except that where a lot abuts on a district boundary line of a more restrictive district permitting residence use, the following regulation shall apply:
 - (A) Buildings or uses permitted in the more restrictive district shall comply with the offset requirements of the more restrictive district.
 - (B) Buildings or uses not permitted in the more restrictive district shall provide a two hundred (200) foot minimum offset and shall be screened from the more restrictive district by a planting screen at least six (6) feet high and fifteen (15) feet in width.

11.03 HEIGHT REGULATIONS

1. Principal Building: Sixty (60) feet maximum.
2. Accessory Building: Sixty (60) feet maximum.

11.04 AREA REGULATIONS

1. Floor Area: Minimum required - none, excepting residence shall comply with Class "B" Residential Requirements.
2. Lot Size:
 - (A) Minimum - 130,680 square feet (3 acres), exclusive of roadway.
 - (B) Minimum average width - One hundred fifty (150) feet.
3. Open Space: No requirement, except Residence fifteen thousand (15,000) square feet.
4. Garages:
 - (A) Garages Required: All new dwelling projects shall include either an attached or detached garage; which shall be completed with said building project.
 - (B) Garages and Accessory Buildings - Floor Area: The maximum floor area for any garage or accessory building in a residential area shall be no more than seven

hundred and eighty (780) square feet with a maximum length or width of twenty eight (28) feet.

5. Fences - Walls - Hedges:

- (A) No person shall construct or alter any fence or wall in any residential area unless first approved by the Town Building Inspector.
- (B) Any fence or wall of any design shall be a minimum of four (4) feet from any lot line or thirty-seven (37) feet from the center of the road. No fence or wall shall be more than six (6) feet in height.
- (C) No fence, wall, or hedge shall be located where they will block the view of any arterial or intersection.
- (D) Penalties: Any person violating any provision of this Ordinance shall be subject to a fine of not less than five dollars (\$5.00) or more than one hundred dollars (\$100.00).

SECTION 12

BOARD OF APPEALS

12.01 ESTABLISHMENT

There shall be a Board of Appeals consisting of five (5) members appointed by the Town Chairman, subject to confirmation by the entire Town Board for terms of three (3) years, except that of these appointed one shall serve for one (1) year, two for two (2) years, and two for three (3) years. The members of the Board shall serve at such compensation as may be fixed by ordinance and shall be removable by the Town Chairman for cause upon written charges and after public hearing. The Town Chairman shall designate one of the members Chairman. The Town Clerk shall serve as Secretary of the Board at such compensation as may be fixed by ordinance, but shall not have the power to vote. Vacancies shall be filled for the unexpired terms of members whose terms become vacant. The Town Chairman may appoint, for a term of three (3) years, an alternate member of such Board, in addition to the five (5) members above provided for, who shall act, with full power only above provisions with regard to removal and filling of vacancies shall apply to such alternate.

12.02 MEETINGS

The Board shall adopt rules governing its procedure consistent with the terms of this Ordinance. Meetings of the Board shall be held at the call of the Chairman and at such other times as the Board may determine. Such Chairman, or in his absence, the acting chairman, may administer oaths, and compel the attendance of witnesses. All meetings of the Board shall be open to the public. The Board shall keep minutes of its proceedings, showing the vote of each member upon each question, or, if absent or failing to vote, indicating such fact, and shall keep records of its examinations and other official action, all of which shall be immediately filed in the Office of the Board and shall be a public record.

12.03 APPEALS

1. How Filed: Appeals to the Board of Appeals may be taken by any person aggrieved or by an officer, department, Board, or bureau of the Town of Germantown affected by any decision of the Town Building Inspector. Such appeals shall be taken within a reasonable time, as provided by the rules of the Board, by filing with the Town Building Inspector and with the Board of Appeals a notice accompanied by a fee in an amount of one hundred twenty five dollars (\$125.00) which shall be paid at the time of filing of the notice of appeal. The Town Building Inspector shall forthwith transmit to the Board all the papers constituting the record upon which the action appealed from was taken.

2. Stay: An appeal shall stay all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board of Appeals after the

notice of appeal shall have been filed with him, that by reason of facts stated in the certificate a stay would, in his opinion, cause imminent peril to life or property. In such cases, proceedings shall not be stayed otherwise than by a restraining order which may be granted by the Board of Appeals or by a Court of Record on application, on notice to the officer from whom the appeal is taken and on cause shown.

3. Hearing: The Board of Appeals shall fix a reasonable time for the hearing of the appeal or other matter referred to it and give public notice thereof, as well as due notice to the parties in interest, and decide the same within a reasonable time. At the hearing any party may appear in person or by agent or by attorney.

12.04 POWERS

1. Defined: The Board of Appeals shall have the following powers:

- (A) To hear and decide appeals where it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of this ordinance.
- (B) To hear and decide special exceptions to the terms of this ordinance upon which such board is required to pass under this ordinance.
- (C) To authorize upon appeal in specific cases such variances from the terms of this ordinance as will not be contrary to the public interest where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulty or unnecessary hardship so that the spirit of this ordinance shall be observed, public safety, and welfare secured, and substantial justice done.

2. Additional Requirements: In making its determination the Board shall consider whether the proposed exception, variance, or use would be hazardous, harmful, noxious, offensive, or a nuisance to the surrounding neighborhood by reason of physical, social, or economic effects; and may impose such requirements and conditions with respect to location, construction, maintenance, and operation (in addition to any which may be stipulated in this ordinance) as the Board may deem necessary for the protection of adjacent properties and the public interest and welfare.

3. Performance Standards: In order to reach a fair and objective decision the Board may utilize and give recognition to appropriate performance standards which are available in model codes or ordinances or which have been developed by planning, manufacturing, health, architectural and engineering research organizations.

4. Enforcement of Decisions: In exercising the above mentioned powers, such Board may, in conformity with the provisions of this ordinance, reverse or affirm, wholly or partly, or may

modify the order, requirements, decision, or determination appealed from and may make such order, requirements, decision, or determination as ought to be made, and to that end shall have all the powers of the officer from whom the appeals taken, and may issue or direct the issue of a permit provided that no such action shall have the effect of permitting in any district a use prohibited in that district; of re-zoning.

5. Required Vote: The concurring vote of four (4) members of the Board shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official, or to decide in favor of the applicant on any matter upon which it is required to pass under this ordinance or to effect any variation therefrom. The grounds of every such determination shall be stated.

6. Further Appeal: Any person or persons, aggrieved by any decision of the Board of Appeals, or any taxpayer, or any officer, department, board or bureau of the Town, may appeal from a decision of the Board of Appeals, within thirty (30) days after the filing of the decision in the office of the Board of Appeals in the manner provided in Section 62.23 sub-section 7 (E) of the Wisconsin Statutes.

SECTION 13

CHANGES AND AMENDMENTS

13.01 AUTHORITY

The Town Board of the Town of Germantown may, as provided in the statutes from time to time, amend, supplement, or change the boundaries of districts or the provisions of this ordinance.

13.02 PROCEDURE

1. Filing of Petitions: All petitions for any change in the text map of the Zoning Ordinance submitted by any person or agency other than the Town Board or the Town Planning Commission shall be prepared in triplicate on printed forms provided for the purpose by the Building Inspector. Such petition shall be filed with the Town Clerk along with either the original or the duplicate of a receipt of the Town Treasurer or Town Clerk showing the payment of a fee of one hundred twenty five dollars (\$125.00) to defray the cost of advertising, investigations, and possible changes in the text or map of the Zoning Ordinance. The Town Clerk shall transmit copies of such petition to the Secretary of the Planning Commission for investigation and report to the Town Board.

2. Data Required: In addition to all information required on the petition form, the petitioner shall supply the following:

- (A) A plot map in triplicate drawn to a scale of not less than one hundred (100) feet to the inch showing the land in question, its location, the length and direction of each boundary thereof, the location and existing use of all buildings on such land, and the principal use of all properties within three hundred (300) feet of such land.
- (B) The names and addresses of the owners of all properties within three hundred (300) feet of any part of the land included in the proposed change.
- (C) Any further information which may be required by the Planning Commission to facilitate the making of a comprehensive report to the Town Board, including a detailed description of the intended new use.

3. Referral: The Town Clerk shall transmit copies of such petition to the Town Planning Commission for action within sixty (60) days of the receipt of such petition.

4. Hearing:

- (A) Upon receipt of the petition the Town Planning Commission shall hold a public hearing thereon after proper publication.

- (B) After determination by the Planning Commission, they shall submit their recommendations to the Town Board for consideration.
- (C) When any proposed change includes a change in the district classification of any property, one of the notices shall be posted in the vicinity of such change and the Town Clerk shall mail notices of the public hearing to the owners of all lands within three hundred (300) feet of any part of the land included in such proposed change at least ten (10) days before such public hearing. The failure of such notice to reach any property owner, provided such failure be not intentional, shall not invalidate any zoning ordinance.

5. Two-thirds (2/3) Vote in Case of Protest: In case of protest against such change duly signed and acknowledged by the owners of twenty percent (20%) or more, either of the areas of the land included in such proposed amendment, supplement or change, or by the owners of twenty percent (20%) or more of the area of land immediately adjacent and extending one hundred (100) feet therefrom, or by the owners of twenty percent (20%) or more of the land directly opposite thereto extending one hundred (100) feet from the street frontage of such opposite land or in the event that such change is contrary to the recommendation, supplement or change shall require a two-thirds (2/3) vote of the Town Board.

SECTION 14

PLANNING COMMISSION

14.01 CREATION

Town Planning Commission is hereby established, to consist of the Town Chairman, who shall be its presiding officer, a Town Supervisor, and three (3) citizens and until such time as the Town has a Town Engineer, or a Park Board, two (2) additional citizen members so that the Board has at all times seven (7) members. Citizen members shall be persons of recognized experience and qualifications. They shall receive such compensation as fixed by ordinance, for services on the Commission. The Town Supervisor member of the Commission shall be elected by the Town Board upon the creation of the Commission and during each April thereafter. The three (3) citizen members shall be appointed by the Town Chairman, upon the creation of the Commission, to hold office for a period ending one (1), two (2), and three (3) years, respectively, from the succeeding first day of May and thereafter annually during April, one such member shall be appointed for a term of three (3) years. The additional citizen members, if any shall be appointed to hold office for a period ending one (1) year from the succeeding first day of May and thereafter annually during the month of April. When a Park Board, is created, or a Town Engineer appointed, the president of such board or such engineer shall succeed to a place on the said board when the term of an additional citizen member shall expire.

14.02 EXPENSES

The Town Planning Commission shall have power and authority to employ experts and a staff, and to pay their wages and such other expenses as may be necessary and proper, not exceeding, in all, the appropriation that may be made for such commission by the Town Board, or place at its disposal through gift, and subject to any ordinance or resolution enacted by the Town Board.

14.03 RULES OF PROCEDURE

The Commission may adopt rules for the transaction of business and shall keep a record of its resolutions, transactions, findings, and determinations, which shall be a public record.

14.04 MASTER PLAN

It shall be the function and duty of the Commission to make and adopt a master plan and from time to time amend, extend, or add to the master plan as provided in Section 62.23, subsection (2), of the Wisconsin Statutes.

14.05 MISCELLANEOUS POWERS OF THE COMMISSION

The Commission may make reports and recommendations relating to the plan and development of

the Town, to public officials and agencies, public utility companies, civic, educational, professional and other organizations, and citizens. It may recommend to the Town Board, programs for public improvements and the financing thereof. All public officials shall, upon request, furnish to the Commission, within a reasonable time such available information as it may require for its work. The Commission, its members and employees, in the performance of its functions, may enter upon any land, make examinations and surveys, and place and maintain necessary monuments and marks thereon. In general, the Commission shall have such powers as may be necessary to enable it to perform its functions and promote municipal planning.

14.06 MATTERS REFERRED TO TOWN PLANNING COMMISSION

The Town Board shall refer to the Planning Commission for its consideration and report before a final action is taken by it in the following matters: the location and architectural design of any public building; the location of any statue or other memorial; the location, acceptance, extension, alterations, vacation, abandonment, change of use, sale, acquisition of land for or lease of land for any street, alley or other public way, park, playground, airport, area for parking vehicles, or other memorial or public grounds; the location, extension, abandonment, or authorization for any public utility whether publicly or privately owned; all plats of land in the Town or within the territory over which the Town is given platting jurisdiction by Chapter 236 of the Revised Statutes of the State of Wisconsin; the location, character and extent or acquisition, leasing or sale of lands for public and semi-public housing, slum clearance, relief or congestion, or vacation camps for children; and the amendment or repeal of any ordinance adopted pursuant to this section. Unless such report is made within thirty (30) days, or such longer period as may be stipulated by the Town Board, the Town Board may take final action without it.

SECTION 15

BOUNDARIES OF DISTRICTS

15.01 RULES

Where uncertainty exists with respect to the boundaries of the various districts as shown on the zoning map, the following rules shall apply:

1. The district boundaries are either streets, highways, alleys, or lot lines unless otherwise shown by a specific distance figures, and where the districts designated on the map are bounded approximately by street, highway, alley or lot lines, said street, highway, alley or said lot line, respectively, shall be construed to be the boundary of such district.
2. Where the district boundaries are neither streets, highways, alleys or lot lines, unless otherwise clearly indicated on the zoning map, they shall be determined by use of the scale on said zoning map.
3. Unless otherwise specifically designated, the width of the business district along the several highways as established by this ordinance, shall be three hundred (300) feet from established boundary of said highway as so established by ordinance of the County Board of Washington County, determining the established width of such highway, and, if no such width has been established, then from the actual boundary of the highway as laid out.

SECTION 16

CERTIFICATE OF OCCUPANCY

16.01 CERTIFICATE OF OCCUPANCY REQUIRED

No vacant land shall be used or occupied and no building hereafter erected or structurally altered shall be used or occupied except for agricultural purposes until a certificate of occupancy shall have been issued by the Town Building Inspector stating that the proposed use thereof complies with the provisions of this ordinance. A like certificate shall be obtained before any non-conforming use is resumed, changed, or extended.

16.02 APPLICATION FOR:

A certificate of occupancy shall be applied for co-incident with the application for a building permit, and shall be accompanied by a statement by the applicant of the intended use of the premises or building. No building permit under the building code shall be issued unless the building or structure to be erected, altered or repaired and the intended use thereof, conform to the requirements of this ordinance. Within ten (10) days after the notification of the completion of the erected, alteration, or repair of the building structure, the Building Inspector shall make an inspection of the building or premises and shall then issue an occupancy permit if the building and the intended use thereof comply with the requirements of this ordinance.

SECTION 17

SUBDIVISIONS

17.01 SUBMIT PLATS

A proposed subdivisions or plat therefore, submitted to the Town Board for approval shall be presented to the Planning Commission for inspection and recommendation as to the zoning thereof before acceptance by the Town Board, and shall be subject to the regulation set on and in the Subdivision Ordinance of the Town of Germantown. A subdivision fee of fifteen dollars (\$15.00) per acre per subdivision will be charged.

17.02 TOWN ROADS

1. The sub-divider or owner desiring acceptance of a town road shall first submit profiles and obtain approval of the established grades on all of the proposed roads prior to proceeding with any grading operation.
2. The sub-divider or owner shall install culverts for all driveways and such other culverts across the roadway as may be required by the Town Board; the same to be of such size and material and placed in such locations as shall be approved by the Town Board.
3. All town roads shall have a minimum width of sixty six (66) feet, and wherever a cul-de-sac is approved the same shall have a diameter of not less than one hundred (100) feet.
4. All town roads shall be rough graded with shoulders and ditches as shall be required by the Town Board.
5. All town roads shall have a roadbed thirty six (36) feet wide from shoulder to shoulder upon which there shall be constructed a travel portion twenty four (24) feet wide constructed of nine (9) inches of crushed gravel passing through a three quarter (3/4) inch screen.
6. The twenty four (24) foot roadway shall be surfaced with a matrix of blacktop surfacing according to the specifications prescribed by the Town Board.
7. The sub-divider or owner shall install such matrix of blacktop surfacing prior to the acceptance of the plat or in lieu thereof shall deposit with the Town Treasurer a sum of money determined by the Town Board to be reasonably required to have such blacktop matrix installed by the Town within one (1) year after the acceptance of such roadway.
8. Upon the acceptance of the dedication of any town road the sub-divider or owner shall deposit with the Town Treasurer a sum (to be decided by the Town Board) per lineal foot

of such road to be held by the Town Treasurer as a reserve fund to pay for repairing any defects in such blacktop surfacing within one (1) year after the installation thereof. At the expiration of such one (1) year period the sub-divider or owner shall be given an accounting of this fund and any balance remaining unexpended shall be refunded to such sub-divider or owner. The decision of the Town Board as to the requirement for repairs or the amount of such repairs shall be final.

9. The sub-divider or owner proposing to dedicate a town road shall provide additional amounts of road gravel passing through a three quarter ($3/4$) inch screen for the shoulders of the highway to create a uniform feathered grade from the edge of the blacktop surfacing to the crown of the shoulders. In the event this cannot be done before the road is accepted a sum of money sufficient to provide such road gravel, as determined by the Town Board, shall be deposited by the sub-divider or owner with the Town Treasurer.
10. Adequate provision shall be made for ingress and egress of property owners in the vicinity of such proposed new roads through the dedication of stub roads as required by the Town Board. Such stub roads to be constructed in the same manner as any other town road.

SECTION 18

NON-CONFORMING USES

18.01 NON-CONFORMING USES PERMITTED

The existing lawful use of a building or premises at the time of the enactment of this ordinance or any amendment thereto may be continued although such use does not conform with the provisions of this ordinance for the district in which it is located, but such non-conforming use shall not be extended.

18.02 CHANGES IN NON-CONFORMING USES

If no structural alterations are made a non-conforming use of a building may be changed to another non-conforming use of the same or a more restricted classification. Whenever a non-conforming use has been changed to a more restricted non-conforming use or a conforming use, such use shall not thereafter be changed to a less restricted use.

18.03 DISCONTINUANCE OF NON-CONFORMING USE

If a non-conforming use of a building or premise is discontinued for a period of twelve (12) months, any future use of the building or premises shall conform to the regulations for the district in which it is located, except in the case when the non-conforming use is for Agricultural purposes.

18.04 REMOVAL OR DESTRUCTION ON NON-CONFORMING BUILDINGS

When a building containing a non-conforming use is removed or is damaged by fire, explosion, act of God, or the public enemy to the extent of more than seventy five percent (75%) of its current fair value, it shall not be restored, except in conformity with the regulations of the district in which it is located. The total structural repairs or alterations in any non-conforming use shall not during its life, exceed fifty percent (50%) of the fair current value of the building at the time of its becoming a non-conforming use unless permanently changed to a conforming use. In cases of extreme hardship, or unusual circumstances, the Board of Appeals may, upon application therefore, after due hearing, authorize deviation therefrom.

SECTION 19
PUBLIC HEARING

19.01 PURPOSE

In order that owners of property involved and other legitimately interested parties may have fair opportunity to be heard, adequate notice shall be given of any public hearing required by the provisions of this Ordinance.

19.02 PROCEDURE

1. Posting and Publishing:

- (A) Except as may be otherwise herein specifically provided, such notices shall be given not less than fifteen (15) days prior to date of such hearing, by posting such notice in at least three (3) public places in said Town.
- (B) When the hearing involves a proposed change in the zoning district classification of any property, or the granting of a conditional use, one of the notices shall be posted in the vicinity of such proposed change or conditional use in here practical and the Town Clerk shall mail notice of public hearing to the owners of all lands within three hundred (300) feet of any part of the land included in such proposed change or conditional use at least ten (10) days before such public hearing. The failure of such notice to reach any property owner provided the failure be not intentional, shall not invalidate any amending ordinance or grant of conditional use.

2. Information: Such notice shall state the time and place of such public hearing and the purpose for which the hearing is held.

3. Filing: Where such hearing is required by the provisions of this Ordinance as a result of a request for other than a zoning change, such request shall be presented to the Town Clerk in writing and shall be accompanied by a map or description clearly identifying the property involved and by a fee of one hundred dollars (\$100.00) payable to the Town, to defray the cost of notification and holding of a public hearing.

SECTION 20

ENFORCEMENT AND PENALTIES

20.01 ENFORCEMENT OFFICER

1. Building Inspector Designated: The Building Inspector is hereby designated as the enforcement officer for the provisions of this ordinance under the direction of the Town Board of the Town of Germantown.

2. Duties: In the enforcement of said ordinance the Building Inspector shall perform the following duties:

- (A) Issue the necessary building and occupancy permits provided the provisions of this ordinance and the Building Code have been complied with.
- (B) Keep an accurate record of all permits, numbered in the order of issuance in a record book provided by the Town for this purpose.

3. Authority: In the enforcement of said ordinance the Building Inspector shall have the power and authority for the following:

- (A) At any reasonable time, and for any proper purpose to enter upon any public or private premises and make inspection thereof.
- (B) Upon reasonable cause or questions as to proper compliance, to revoke any building or occupancy permit and issue cease and desist orders requiring the cessation of any building, moving, alteration, or use which is in violation of the provisions of this ordinance, such revocation to be in effect until re-instated by the Building Inspector or the Board of Appeals.
- (C) In the name of the Town commenced any legal proceedings necessary to enforce the provisions of this ordinance or the building code including the collection of forfeitures provided for herein.

20.02 VIOLATIONS

1. Penalties: Any person, firm, company or corporation, who violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any of the provisions of this ordinance, shall be subject to a forfeiture of not less than ten dollars (\$10.00) and not to exceed the sum of two hundred dollars (\$200.00) for each offense, together with the cost of the action, and in default of the payment thereof, shall be imprisoned in the County Jail of Washington County, for a period of not to exceed six (6) months or until such forfeiture and the subsequent

costs have been paid. Each day that a violation is permitted to exist shall constitute a separate violation and be punishable as such.

2. Enforcement by Injunction: Compliance with the provisions of ordinance may also be enforced by injunctive order at the suit of the Town, or one or more owners of real estate situated within an area affected by the regulations of this ordinance.

3. Declared Nuisances: Any building erected, structurally altered, or placed on a lot, or any use carried on in violation of the provisions of this ordinance is hereby declared to be a nuisance per se, and the Town of Germantown may apply to any court of competent jurisdiction to restrain or abate such nuisance.

SECTION 21

ZONING ADMINISTRATOR

21.01 ZONING ADMINISTRATOR

1. Zoning Administrator: Appointment Term: There is hereby created the office of Zoning Administrator of the Town of Germantown. The Zoning Administrator shall be appointed by the Town Board, and his term of office shall be for a term of two (2) years to run concurrent with the term of office of the elected Town Board, and the duly appointed Zoning Administrator shall continue in office with his successor as duly appointed. The Zoning Administrator may be removed from office at the discretion of the Town Board.

2. Zoning Administrator: Duties: It shall be the duty of the Zoning Administrator to:

- (A) Keep all Zoning Ordinances up to date.
- (B) Arrange for drafting of New Ordinances.
- (C) Arrange for drafting of Zoning Amendments.
- (D) Arrange for Public Hearings.
- (E) Arrange for Appeals.
- (F) Arrange for Zoning Change Requests.
- (G) Check with Inspectors for Zoning Violations.

3. Per Diem and Mileage: Per Diem and Mileage shall be set by the Town Board at such time the Zoning Administrator is appointed by the Town Board.

4. Severability of Provisions: If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by reason of any decision of any court of competent jurisdiction, such decision shall not affect the validity of any other section, subsection, sentence, clause, or phrase of this Ordinance. The Town Board of the Town of Germantown hereby declares that it would have passed this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, or phrases thereof may be declared invalid or unconstitutional.

SECTION 22

VALIDITY

22.01 REPEAL OF CONFLICTING ORDINANCES

All other ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

22.02 DECLARATION OF SEVERABILITY

The several sections, sub-sections, and paragraphs of this ordinance are hereby declared to be severable. If any section, sub-section, paragraph, or sub-paragraph of this ordinance shall be declared by a decision of a court of competent jurisdiction to be invalid, such decisions shall not affect the validity of the other provisions of the ordinance, or of the section which the invalid portion or paragraph may be a part.

22.03 EFFECTIVE DATE

The ordinance shall be in full force and effect upon passage and publication by the Town Board, said publication to consist of posting three (3) copies thereof in three (3) public places in the Town of Germantown.

Passed and Adopted by the Town Board of the Town of Germantown, Washington County, Wisconsin, this 19 day of September, A.D., 1958.

PETITION #21

TO THE WASHINGTON COUNTY BOARD OF SUPERVISORS:

WHEREAS, the Town Board of the Town of Germantown, Washington County, Wisconsin, on the 19th day of September, 1958, adopted a Zoning Ordinance for the Town of Germantown; and

WHEREAS, said Zoning Ordinance was approved by the County Board of Washington County, Wisconsin, on the 22nd day of September, 1958; and

WHEREAS, the Town Board of the Town of Germantown, after public hearing, and upon recommendation of the Planning Commission of the Town deems it desirable for said Town to amend it's Zoning Ordinance and on the 6th day of August, 1979, duly passed an Ordinance amending various sections of the Zoning Ordinance attached hereto and identified as Exhibit A and made a part of this Petition.

WHEREAS, the approval of the Washington County Board of Supervisors is necessary to make effective amendments to the Zoning Ordinance of the Town of Germantown.

NOW, THEREFORE, the Town Board of the Town of Germantown respectfully petitions the County Board of Supervisors of Washington County, Wisconsin, to approve the amendment above referred to and set forth in the Ordinance attached hereto and made a part of this Petition.

Dated: August 23, 1979

A

Accessory Building (see also under district)

Defined

Offset

Accessory Use (general regulations)

Acid Manufacture

Agricultural District

Airports (conditional use)

Amendments

Ammunition (manufacture of)

Amusement Places

Animal Hospitals

Animal Reduction or rendering

Apartment (defined)

Appeals

Area Regulations (see also under each district)

Automobile Service Stations

Automobile Sales Rooms

Automobile Repair Shops

B

Bank

Barns

Basement (defined)

Billboard (see signs)

Boarding House (defined)

Board of Appeals

Boundaries, District

General

Conservancy

Of districts

Building (see under each district for uses, location, height, and area regulations)

Definitions

Building Code

Building Inspector

Building Location (see also under each district)

Building Permit

Application for

Required

Height (defined)

Building, Public

Defined

Permitted

- Building Setback
- Business Districts
 - Local
- Height (defined)

C

- Cement Manufacture
- Cemeteries
- Changes and Amendments
- Clothing Store
- Cold Storage Plant
- Colleges
- Commercial and Light Manufacturing District
- Compliance
- Condenseries
- Conservancy District
 - Boundaries
 - General
- County Park and Planning
 - Commission Approvals
 - Drainage
 - Conservancy
- Creameries
- Crops
 - Wild
 - Farm
- Conflicting Ordinances

D

- Dairying
- Dairies
- Damming
 - Drainage
- Definitions
- District
 - Defined
 - Established
- Drainage
 - General
 - Adverse effect on
- Drainage Channel
- Drop Forges
- Dry Cleaning Establishment

- Dust Control
 - Agricultural
 - Parking Areas
 - Business District
- Dwelling (defined)

E

- Effective Date
- Employees Quarters
 - Household
 - Farm
- Enforcement and Penalties
- Explosive Manufacturing and Storage

F

- Family (defined)
- Farm/Farming
 - Definitions
 - Permitted
- Farm Buildings
 - Height Exception
 - Special Offsets
- Farm Employees Quarters (see also site regulations)
- Farm, Fur
 - Defined
 - Permitted
- Farm, Pig
 - Defined
 - Permitted
- Farm, Poultry
 - Defined
 - Permitted
- Fees
 - Zoning Change
 - Other Hearings
- Fertilizer Manufacture
- Filling
 - Drainage Channel
 - Marsh Lands
- Filling Station (see automobile service station)
- Fishing
- Floor Area (see also under each district)
- Forestry, Sustained Yield

- Defined
- Permitted
- Funeral Home
- Furniture Store

G

- Garage
 - Definitions
 - Private Permitted
 - Storage Permitted
- General Provisions
- Glue Manufacture
- Golf Courses
- Grade, Established Street
 - Defined
 - Relation to Building
- Gravel/Gravel Pit (see quarrying)
- Grazing
- Greenhouses
- Gypsum Manufacture

H

- Hatcheries
 - Fowl
- Height Regulations (see also under each district)
 - General
 - Signs
- Highway
 - Defined
 - Setbacks
- Home Occupation
 - Defined
 - Permitted
- Hotel
 - Defined
 - Permitted
- Household Employees
- Household Pets
- Hunting
- Hutches
- Hydro-Electric Power Stations
- Illumination, Light
 - Auto Service Station

Off street Parking
Signs

I

Industrial Districts
Commercial and Light Manufacturing
Industrial

J

Jewelry Store
Junk Yards

K

Kennels
Defined
Prohibited

L

Laundry
Legal Non-Conforming Uses
Defined
Discontinuance
General
Existing Use Permit
Lighting (see illumination)
Lime Manufacture
Livestock
Permitted
Local Business District
Locker Plant
Lodging House (defined)
Lot (defined)
Lot Area (defined)
Lot lines (defined)
Lot width
Lot Size (see also under each district)

M

Map, Zoning
Mausoleums
Minimum Average Width of Lot
Motels
Defined

- Permitted
- Multiple Family Structures/Dwellings
 - Permitted

N

- Name Plate
- Noise Control
 - Agricultural District
 - Local Business District
- Nuisances
 - Signs
 - Declaration
- Nurseries

O

- Occupancy and Use Permit
- Odor control
 - Local Business District
 - Industrial
- Offset (see also under each district defined)
 - Defined
 - General
 - Off-street parking
- Off-street Loading
- Off-Street Parking
 - Screening
- One-Family Dwelling
 - Defined
 - Permitted
- Open Space Requirements (see under each district)
- Outdoor Recreational Facilities
- Outdoor Theater
- Outhouse or Privy

P

- Parks, Public
- Parking Lot
- Pea Vineries
- Penalties
- Petition for Changes and Amendments
- Pets
- Permits
 - Building

- Occupancy and Use
 - Trailer
- Performance Standards
- Pig Farm
- Planning Commission
- Plaster of Paris Manufacture
- Posting and Publishing Hearings
- Poultry, Poultry Houses
- Powers
- Preservation of Topography
- Principal Building (see also under each district)
 - Defined
 - Offset
- Printing and Publishing
 - Houses
- Private Club
- Professional Office
 - Defined
 - Permitted
- Public Hearings
 - Substandard Lot
 - Changes and Amendments
 - General
- Purpose of Ordinance

Q

- Quarrying
 - Operations
 - Defined
 - Permit Requirements

R

- Real Estate Broker
- Recreation Areas CHANGED ORDER
- Recreational Camp (defined)
- Recreational Facilities, Outdoor
- Relocation Water Courses
- Rendering

Residence Districts

- "A" Residence District
- "B" Residence District

- Restaurants
- Restoration
 - Non-conforming Use
- Riding Academies
- Road (defined)
- Roadside Stand
 - Defined
 - Permitted

S

- Sand Pit (see quarrying)
 - Definition
- Sanitation
- Schools
 - Public
 - Nursery
- Scope of Ordinance
- Septic System
- Servants Quarters
- Service Stations
 - Automobile
- Setback (see also under each district)
 - Defined
 - General
 - Signs
- Severability
- Sewage Disposal
- Signs (see also under each district)
 - Defined
 - In Setback area
 - General
- Site Regulations
- Slaughter of Animals
- Smoke Control
 - Agricultural District
 - Business District
- Special Exceptions
- Stable
 - Defined
 - Permitted
- Stock Yards
- Storage of Explosives
- Story (defined)

- Street (defined)
- Street Grade
- Street Line (defined)
- Structure
 - Defined
 - Undesirable
- Structural Alteration (defined)
- Subdivision
- Sustained Yield Forestry
 - Defined
 - Permitted

T

- Tailor Shop
- Take-off Strips
- Tanneries
- Telephone and Telegraph
 - Transmission Lines
 - Offices
- Temporary Structure (defined)
- Theaters
- Theaters, Outdoor
- Topography, Preservation of
- Topsoil, Removal/Conservancy
- Tourist Home
 - Defined
 - Permitted
- Trailers/Trailer Camp
 - Defined
 - Permanent Habitation Prohibited
- Truck Farming
- Truck Parking

U

- Undesirable Structures
- Use (see also under each district)
 - Regulations
 - Unclassified
 - Restricted
 - Legal non-conforming
- Utility Company Office

V

Validity
Violations

W

Water Supply
 Required
Water Courses
Wild Crop
Wrecking Yards (auto)

Y

Yard (defined)

Z

Zoning Map
 District Boundaries

ORDINANCE 03-96-12-09

ORDINANCE

Ordinance to amend various provisions of the Zoning Regulations of the Town of Germantown.

THE TOWN BOARD OF THE TOWN OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, DOES ORDAIN AS FOLLOWS:

Section 1. Section 12.03 (1) of Ordinance 0-6-58 is amended to increase the fee for an appeal to the Board of Appeals to \$125.00.

Section 2. Section 13.02 (1) is amended to increase the fee for a Petition for Rezoning to \$125.00.

Section 3. This Ordinance shall take effect the day after proof of posting the same in three (3) public places in the Town has been filed with the Town Clerk.

Passed and adopted by the Town of Germantown, Washington County, Wisconsin, this 9th day of December, 1996.

Paul Metz
Paul Metz, Chairman

Dale Dhein
Dale Dhein, Supervisor

Mike Hug
Mike Hug, Supervisor

Attest: 12-9-96

Joyce Dhein
Joyce Dhein, Clerk

Ordinance No. 1-00-4-10

The Town Board of the Town of Germantown, Washington County does ordain as follows:

1. ADOPTION.

This ordinance adopts by reference Wisconsin Statute Sec. 70.47 (7) (af). Income and expense information provided by property owner to an assessor for the purposes of establishing the valuation for assessment purposes by the income method of valuation shall be confidential and not a public record open to inspection or copying under Sec. 19.35 (1) of Wis. Statutes.

2. EXCEPTIONS.

An officer may make disclosure of such information under the following circumstances:

- A. The assessor has access to such information in the performance of his/her duties.
- B. The Board of Review may review such information when needed, in its opinion, to decide upon a contested assessment;
- C. Another person or body has the right to review such information due to the intimate relationship to the duties of an office or as set by law;
- D. The officer is complying with a court order;
- E. The person providing the income and expense information has contested the assessment level at either the Board of Review or by filing a claim for excessive assessment under Sec. 74.37, in which case the base records are open and public.

3. SEVERABILITY.

The several sections of this ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the ordinance. The remainder of the ordinance shall remain in full force and effect. Any other ordinances whose terms are in conflict with the provisions of this ordinance are hereby repealed as to those terms that conflict.

4. EFFECTIVE DATE.

This ordinance shall take effect immediately upon passage and posting (or publication) as provided by law.

Passed on the 10th day of April, 2000.

By the Town Board of the Town of Germantown


Town Chairperson

Attested by:


Town Clerk

Ordinance: 01-01-03-12

Ordinance amending the Per Diem Compensation for various board members and other fees:

**THE TOWN BOARD OF THE TOWN OF GERMANTOWN, WASHINGTON COUNTY,
WISCONSIN, DOES ORDAIN AS FOLLOWS:**

Section 1. Daily Compensation for the members of the following boards, be amended to read:

Daily Compensation Fees for Each Board Member:

MEMBER	FEE
(1) Planning Commission-----	\$20.00
(2) Zoning Board of Appeals----- (regardless of the number of hearings held)	\$20.00
(3) Board of Audit-----	\$20.00
(4) Board of Review-----	\$20.00
(5) Election Workers-----	\$ 6.00 (per hour)
(6) Ancillary Workers-----	\$12.00 (per hour)

Section 2. The fee for conducting public hearings not provided for by the ordinances will be \$125.00.

Section 3. All other ordinances, or resolutions in conflict with this Ordinance are repealed.

Ordinance: 01-01-03-12

Page 2

Section 4. This Ordinance shall take effect the day after proof of posting the same in three (3) public places in the Town has been filed with the Town Clerk.

Passed and adopted by the Town of Germantown, Washington County, Wisconsin, this 12th day of March, 2001.

Paul Metz
Paul Metz, Chairman

Dale Dhein
Dale Dhein, Supervisor

Charles Schmit
Charles Schmit, Supervisor

Attest: 3-12-01

Joyce Dhein
Joyce Dhein, Clerk

ORDINANCE 01-03-07-14

An Ordinance to amend the Ordinance Number 0-6-58 to change **SECTION'S 6.04, 7.04, 8.04, 9.04, 10.04, and 11.04** in Ordinance Number 03-04-68-01, known as the Zoning Ordinance, of the Town of Germantown, Washington County, with respect to the minimum lot size in District "A" Residence and "B" Residence, Agricultural Districts, local Business Districts, Commercial and Light Industrial Districts and Industrial Districts.

THE TOWN BOARD OF THE TOWN OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN DOES ORDAIN AS FOLLOWS:

SECTION 1. That the following modifications are made and amended as follows:

A. **6.04 - 2. Lot Size:**

(a.) Minimum - 130,680 square feet (3 acres), exclusive of roadway.

B. **7.04 - 2. Lot Size:**

(a.) Minimum - 130,680 square feet (3 acres), exclusive of roadway.

C. **8.04 - 2. Lot Size:**

(a.) Minimum - 130,680 square feet (3 acres), exclusive of roadway.

D. **9.04 - 2. Lot Size:**

(a.) Minimum - 130,680 square feet (3 acres), exclusive of roadway.

E. **10.04 - 2. Lot Size:**

(a.) Minimum - 130,680 square feet (3 acres), exclusive of roadway.

F. **11.04 - 2. Lot Size:**

(a.) Minimum - 130,680 square feet (3 acres), exclusive of roadway.

Ordinance Amendment 03-04-68-1

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Passed and adopted by the Town of Germantown, Washington County, Wisconsin, this 14th
day of July, 2003.

Paul Metz
Paul Metz, Chairman

Dale Dhein
Dale Dhein, Supervisor

James R. Arens Jr.
James Arens Jr., Supervisor

Attest:

Joyce B. Dhein
Joyce Dhein, Clerk

Adopted: 7-14-03

Posted 7-15-03

Proof of Posting filed and recorded 7-15-03

Ordinance: 01090112

Ordinance addressing Mileage Reimbursement for various board members:

**THE TOWN BOARD OF THE TOWN OF GERMANTOWN, WASHINGTON COUNTY,
WISCONSIN, DOES ORDAIN AS FOLLOWS:**

Section 1. Mileage reimbursement for members of the following boards:

MEMBER

- (1) Town Board
- (2) Planning Commission
- (3) Board of Audit
- (4) Board of Review
- (5) Election Workers
- (6) Ancillary Workers

Section 2. Mileage reimbursement for the following town business:

- (1) Bank
- (2) Post Office
- (3) Monitoring of Town roads
- (4) Other Town business the Town Board deems appropriate

Section 3. Mileage submissio:

- (1) Mileage reimbursement requests should be submitted to the Treasurer monthly
- (2) The request should contain the following information:
 - (A) Date of travel
 - (B) Location of departure and destination
 - (C) Mileage
 - (D) Reason for travel

Section 4. Mileage reimbursement will reflect the IRS standard business rate (currently 37.5 cents per mile for 2004)

Ordinance: 01.04.01.12

Page 2

Passed and adopted by the Town of Germantown, Washington County, Wisconsin, this 12th
day of January, 2004.

Paul Metz
Paul Metz, Chairman

Dale G. Dhein
Dale G. Dhein, Supervisor

James Arens, Jr.
James Arens, Jr., Supervisor

Attest: 1/12/04

Joyce Dhein
Joyce Dhein, Clerk

ORDINANCE: 01-05-04-11

An Ordinance to amend Ordinance number 02-02-04-08 regarding posting and publication notice.

THE TOWN BOARD OF THE TOWN OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, DOES ORDAIN AS FOLLOWS:

Section 1. The Town Clerk shall, pursuant to Wisconsin Statute Sections 60.45 and 985.02, post notices in the following manner:

(A) Notices shall be posted in at least the following three places:

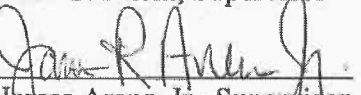
1. Germantown Town Office N142 W21828 Marquette Road, Richfield, WI.
2. N132 W17711 Rockfield Road, Richfield, WI.
3. Riteway Bus Company W201 N13900 Fond du Lac Avenue, Richfield, WI.

Section 2. Notices required by law to be published and such other notices as the Town Board or Town Plan Commission may direct to be published shall be published in the Germantown Press, a newspaper having general circulation in the Town and eligible to publish legal notices.

Section 3. This Ordinance shall take effect the day after proof of posting in the three (3) public places in the Town of Germantown, and when it has been filed and recorded with the Town Clerk.


Paul Metz, Chairman


Dale G. Dhein, Supervisor


James Arens, Jr., Supervisor

Attest:


Joyce Dhein, Clerk

Adopted: April 11, 2005

Posted: April 12, 2005

Proof of Posting filed and recorded: April 12, 2005

ORDINANCE FOR NON-METALLIC MINING RECLAMATION

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ORDINANCE # 02.0708.13

**AN ORDINANCE FOR NON-METALLIC MINING RECLAMATION IN THE
TOWN OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN**

THE TOWN BOARD OF THE TOWN OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN, DOES ORDAIN AS FOLLOWS:

Section A. NON-METALLIC MINING RECLAMATION REGULATIONS. Section 1
thru Section 33 is created as follows:

ORDINANCE FOR NON-METALLIC MINING RECLAMATION

PART 1 - GENERAL

- SECTION 1 1.00 TITLE.** Nonmetallic mining reclamation ordinance for the Town of Germantown.
- SECTION 2 2.00 PURPOSE.** The purpose of this chapter is to establish a local program to ensure the effective reclamation of nonmetallic mining sites on which nonmetallic mining takes place in the Town of Germantown after the effective date of this chapter, in compliance with Chapter NR 135, Wisconsin Administrative Code and Subchapter I of Chapter 295, Wisconsin Statutes.
- SECTION 3 3.00 STATUTORY AUTHORITY.** This chapter is adopted under authority of Section 295.14(1), Wisconsin Statutes, Section NR 135.32, Wisconsin Administrative Code, and Section 60.22, Wisconsin Statutes.
- SECTION 4 4.00 RESTRICTIONS ADOPTED UNDER OTHER AUTHORITY.** The purpose of this chapter is to adopt and implement the uniform statewide standards for nonmetallic mining required by Section 295.12(1)(a), Stats. and contained in Chapter NR 135, Wisconsin Administrative Code. It is not intended that this chapter repeal, abrogate, annul, impair or interfere with any existing rules, regulation, ordinances or permits not concerning nonmetallic mining reclamation previously adopted pursuant to other Wisconsin law.
- SECTION 5 5.00 INTERPRETATION.** In their interpretation and application, the provisions of this chapter shall be held to be the applicable requirements for nonmetallic mining reclamation and shall not be deemed a limitation or repeal of any other power granted by the Wisconsin Statutes outside the reclamation requirements for nonmetallic mining sites required by subchapter I of Chapter 295, Wisconsin Statutes and Chapter NR 135, Wisconsin administrative Code. Where any terms or requirements of this chapter may be inconsistent or conflicting, the more restrictive requirements or interpretation shall apply. Where a provision of this chapter is required by Wisconsin Statutes, or by a standard in Chapter NR 135, Wisconsin Administrative Code, and where the provision is unclear, the provision shall be interpreted to be consistent with the Wisconsin Statutes and the provisions of Chapter NR 135, Wisconsin Administrative Code.

Note regarding Sections 4 and 5: Consistent with s. 295.12(1)(a), Stats, a Town ordinance enacted pursuant to Ch. NR 135, Wis. Adm. Code is the method of putting in place uniform statewide standards for nonmetallic mining reclamation. Once these reclamation

programs are set up, reclamation should not be required or otherwise regulated under zoning or their controls. Zoning or other approvals finalized before NR 135-authorized reclamation programs (like ones using this model ordinance as a guide) can continue, and are contemplated by s. NR 135.21(1)(d), Wis. Adm. Code. Future zoning approvals or conditional use permits may be used to regulate other aspects of nonmetallic mining such as siting or operations, but this chapter pre-empts future zoning approvals or conditional use permits as a means to establish reclamation requirements.

SECTION 6 6.00 SEVERABILITY. Should any portion of this chapter be declared unconstitutional or invalid by a court of competent jurisdiction, the remainder of this chapter shall not be affected.

SECTION 7 7.00 APPLICABILITY.

7.10 OVERALL APPLICABILITY. The requirements of this chapter apply to all nonmetallic mining sites and operators of nonmetallic mining sites within the Town of Germantown as provided in Sections NR 135.02(1) and (2), Wisconsin Administrative Code except where exempted in **sub. 7.20**.

7.20 EXEMPTIONS. This chapter does not apply to the exempt activities listed in Section NR 135.02(3), Wisconsin Administrative Code.

SECTION 8 8.00 ADMINISTRATION. The provisions of this chapter shall be administered by the Town of Germantown.

SECTION 9 9.00 EFFECTIVE DATE. The provisions of this chapter shall take effect on June 1, 2001.

SECTION 10 10.00 DEFINITIONS. The definitions for the purposes of this chapter are those contained in Section NR 135.03, Wisconsin Administrative Code.

PART II-STANDARDS

SECTION 11 11.00 STANDARDS. All nonmetallic mining sites subject to this chapter shall be reclaimed in conformance with the standards contained in Subchapter II of Chapter NR 135, Wisconsin Administrative Code.

PART III - PERMITTING

SECTION 12 12.00 NONMETALLIC MINING RECLAMATION PERMIT APPLICATION

12.10 REQUIRED SUBMITTAL. The operator of all nonmetallic mining sites that operate on or after August 1, 2001 shall apply for a reclamation permit from the Town of Germantown. All reclamation permit applications under this section shall be accompanied by the information required by Section NR 135.18(3), Wisconsin Administrative Code.

12.20 EXISTING MINES. The operator of any existing nonmetallic mine shall apply for an automatic reclamation permit from the Town of Germantown providing the information required by Section NR 135.18(1), Wisconsin Administrative Code and the submittals required under **sub. 12.10** no later than August 1, 2001, to Town of Germantown Town Clerk.

12.30 NEW MINES. The operator of any nonmetallic mine site that engages in or plans to engage in nonmetallic mining that will begin operations after August 1, 2001 or which has not applied for an automatic reclamation permit pursuant to **sub. 12.20** shall submit an application that meets the requirements of Sections NR 135.18(2), Wisconsin Administrative Code and the submittals required under **sub. 12.10** to the Town of Germantown Town Clerk prior to beginning operations. This application shall be accompanied by a plan review fee as specified in **sub. 26**.

Section 13 13.00 RECLAMATION PLAN.

13.10 RECLAMATION PLAN REQUIREMENTS. All operators of nonmetallic mining sites subject to this chapter shall prepare and submit a reclamation plan that meets the requirements of Section NR 135.19, Wisconsin Administrative Code.

13.20 EXISTING MINES. The operator of any nonmetallic mining site that submits an automatic permit application in conformance with **sub. 12.20** shall submit the reclamation plan required by **sub. 13.10**. The date as determined by the Town of Germantown after said application has been received based on consideration of:

1. The time needed for the mine operator to prepare the reclamation plan or amend an existing plan,

2. The needs of the Town of Germantown to distribute workload in reviewing reclamation plans, and

3. Other relevant factors

no later than three (3) years after submittal.

Note: The above options are presented to give the Town maximum flexibility in scheduling its evaluation of follow-up submittals by mines issued automatic reclamation permits. Other approaches may also be chosen by a county or municipality to meet its obligation, under s.NR 135.21(1)(f), Wis. Adm. Code, to act on complete follow-up submittals within 30 days of receiving them. In exercising this scheduling discretion, however, a county or municipality needs to comply with the requirement in s. 295.12(3)(dm), Stats, that the follow-up submittals must be provided between one and 3 years after the date of application for the automatic permit.

13.30 NEW MINES. The operator of any nonmetallic mining site that applies for a permit in conformance with **sub. 12.30** shall submit the reclamation plan required by **sub. 13.10** with its application for a reclamation permit.

13.40 EXISTING PLANS AND APPROVALS. To avoid duplication of effort, the reclamation plan required by **sub. 13.10** may, by reference, incorporate existing plans or materials that meet the requirements of this chapter. Previous approvals for nonmetallic mining sites that apply in accordance with **sub. 12.20** shall satisfy the requirements of **sub. 13.10** if they meet the requirements of Section NR 135.21(1)(d), Wisconsin Administrative Code.

13.50 APPROVAL OF RECLAMATION PLAN. The Town of Germantown shall approve, conditionally approve or deny the reclamation plan submitted under this section in writing as part of permit issuance pursuant to **sub. 16.20** for existing mines and **sub. 16.40** for new mines. Conditional approvals of reclamation plans shall be made according to **sub. 16.70**, and denials of reclamation plans made according to **sub. 17**. The operator shall keep a copy of the reclamation plan required by this section, once approved by the Town of Germantown under this chapter, at the mine site or, if not practicable, at the operators nearest office or place of business.

SECTION 14 14.00 FINANCIAL ASSURANCE.

14.10 FINANCIAL ASSURANCE REQUIREMENTS. All operators of

nonmetallic mining sites in the Town of Germantown shall prepare and submit a proof of financial assurance of successful reclamation that meets the requirements of Section 135.40, Wisconsin Administrative Code.

14.20 EXISTING MINES. The operator of any nonmetallic mining site that submits an automatic permit application in conformance with **sub. 12.20** shall submit the financial assurance required by **sub. 14.10**. The Date as determined by the Town of Germantown after said application have been received based on consideration of:

1. The time needed for the mine operator to prepare the reclamation plan or amend an existing plan,
2. The needs of the Town of Germantown to distribute workload in reviewing reclamation plans, and
3. Other relevant factors.

No later than three (3) years after submittal.

Note: The above options are presented to give the Town maximum flexibility in scheduling its evaluation of follow-up submittals by mines issued automatic reclamation permits. Other approaches may also be chosen by a county or municipality to meet its obligation, under s.NR 135.21(1)(f), Wis. Adm. Code, to act on complete follow-up submittals within 30 days of receiving them. In exercising this scheduling discretion, however, a county or municipality needs to comply with the requirement in s. 295.12(3)(dm), Stats, that the follow-up submittals must be provided between one and 3 years after the date of application for the automatic permit.

14.30 NEW MINES. The operator of any nonmetallic mining site that applies for a reclamation permit in conformance with **sub. 12.30** shall submit the proof of financial assurance required by **sub. 14.10** as specified in the reclamation permit issued to it under this chapter.

14.40 PUBLIC NONMETALLIC MINING. The financial assurance requirements of this section do not apply to nonmetallic mining conducted by the State of Wisconsin, a state agency, board, commission or department, or a municipality.

SECTION 15 15.00 PUBLIC NOTICE AND RIGHT OF HEARING.

15.10 NEW MINES. The Town of Germantown shall provide public notice and the opportunity for a public informational hearing as set forth in Sections NR

135.20(1) and (2), Wisconsin Administrative Code for any nonmetallic mining site for which a complete reclamation permit application that satisfies **sub. 12.30** is received.

15.20 EXISTING MINES. No public notice or informational hearing is required on an application for a reclamation permit for an existing mine that satisfies **sub. 12.20**, except as provided in Section NR 135.20(4)(c), Wisconsin Administrative Code.

15.30 LOCAL TRANSPORTATION-RELATED MINES. No public notice or informational hearing is required for a nonmetallic mining reclamation permit issued to a local transportation - related mine pursuant to **sub. 16.50**.

SECTION 16 16.00 ISSUANCE OF A NONMETALLIC MINING RECLAMATION PERMIT.

16.10 PERMIT REQUIRED. Every operator of a nonmetallic mining site in the Town of Germantown who engages in or plans to engage in nonmetallic mining after September 1, 2001 shall obtain a reclamation permit issued under this section, except nonmetallic mining sites exempt from this chapter as provided in **sub. 7.20**. No person may engage in nonmetallic mining or nonmetallic mining reclamation after September 1, 2001 without a reclamation permit issued pursuant to this chapter.

16.20 AUTOMATIC PERMIT FOR EXISTING MINES. The Town of Germantown shall issue an automatic reclamation permit to the operator of any nonmetallic mining that submits an application meeting the requirements of **sub. 12.20** as set forth in Section 135.21(1), Wisconsin Administrative Code. The automatic permit shall be issued within 30 days of such application.

16.30 EVALUATION OF FOLLOW-UP SUBMITTALS FOR EXISTING MINES. Mines covered by automatic permits issued under **sub. 16.20** shall submit a reclamation plan in accordance with **sub. 13.20** and proof of financial assurance in accordance with **sub. 14.20** by the deadlines established in those subsections. Reasonable extensions to these deadlines may be granted in writing by the Town of Germantown where extenuating circumstances exist. The follow-up submittals required by this subsection shall be evaluated using the criteria and procedures in Sections NR 135.21(1)(d), (e) and (f).

16.40 PERMIT ISSUANCE FOR NEW MINES. Applications for reclamation permits for nonmetallic mining sites not permitted under **sub 16.20** that satisfy **sub. 12. 30** shall be issued a reclamation permit or otherwise acted on as provided in Section NR 135.21(2), Wisconsin Administrative Code. The permit shall

require compliance with a reclamation plan submitted by the applicant that conforms with **sub. 13.20**, and provision by the applicant of financial assurance that conforms with **sub. 14.30** payable to the Town of Germantown prior to beginning mining.

16.50 AUTOMATIC PERMIT FOR LOCAL TRANSPORTATION - RELATED MINES. The Town of Germantown shall issue an automatic permit under this subsection for any borrow site operated to provide material for a locally-administered transportation project that meets the criteria in Section NR 135.23(1)(a), Wisconsin Administrative Code. This automatic permit shall be issued according to the provisions of Sections NR 135.23(1)(b) through (j), Wisconsin Administrative Code.

Note: A reclamation permit is not required under this subsection for nonmetallic mines sites that are operated to provide materials for construction, maintenance and repair of transportation facilities that are subject to the Wisconsin Department of Transportation concerning restoration of the nonmetallic mining site, as provided by s.295.16(1)(c), Stats. Plan review fees may not be assessed for local transportation-related mines permitted under this subsection, and the county or municipality may not assess them an annual fee under s.27 that is greater than s. NR 135.23(1)(f), Wis. Adm. Code.

16.60 EXPEDITED REVIEW. Any operator of a nonmetallic mining site may obtain an expedited review of a reclamation permit application by paying the expedited review fee specified in **sub. 26.20**. The expedited review shall be carried out according to the provisions of Section NR 135.23(2), Wisconsin Administrative Code. Such expedited review shall not waive, shorten or otherwise affect the public notice and right of hearing pursuant to **sub. 15**.

16.70 PERMIT CONDITIONS. Permits issued under this section may include conditions as provided in Section NR 135.21(3), Wisconsin Administrative Code. One required condition shall be that new mines shall obtain financial assurance prior to beginning mining pursuant to Section NR 135.40, Wisconsin Administrative Code.

SECTION 17 17.00 PERMIT DENIAL. An application for a nonmetallic mining reclamation permit shall be denied if any of the factors specified in Section NR135.22, Wisconsin Administrative Code exist.

SECTION 18 18.00 ALTERNATIVE REQUIREMENTS.

18.10 SCOPE OF ALTERNATIVE REQUIREMENTS APPROVAL. An operator of a nonmetallic mining site may request an alternative requirement to any reclamation standard established in **sub. 11.00**. Such a request may be made only

on the basis of the criteria set forth in Section NR 135.26(1), Wisconsin Administrative Code.

18.20 PROCEDURES. The operator of a non metallic mining site requesting an alternative requirement in **sub. 18.10** shall demonstrate all the criteria in Section NR 135.26(1), Wisconsin Administrative Code. This shall be submitted in writing to Town of Germantown Town Clerk.

Criteria Review and recommendation shall be completed by the Plan Commission within 90 days of submittal and decision by the Town Board within 60 days of such recommendation.

18.30 TRANSMITTAL OF DECISION ON REQUEST FOR ALTERNATE REQUIREMENTS. The decision on a request for alternative reclamation requirements shall be in writing to the applicant and shall include documentation of why the alternative requirement was or was not approved.

18.40 NOTICE TO WISCONSIN DEPARTMENT OF NATURAL RESOURCES. The Town of Germantown shall provide notice to the Wisconsin Department of Natural Resources as provided in Section NR 135.26(3)(a), Wisconsin Administrative Code.

SECTION 19 19.00 PERMIT DURATION. A nonmetallic reclamation permit issued under this chapter shall last through operation and reclamation of the nonmetallic mining site, unless suspended or revoked pursuant to **sub. 32.20**, or as limited under Section NR 135.27, Wisconsin Administrative Code where the mine operator is not the landowner.

SECTION 20 20.00 PERMIT TRANSFER. A nonmetallic mining reclamation permit issued under this chapter shall be transferred to a new owner or operator upon satisfaction of the conditions in Section NR 135.28, Wisconsin Administrative Code.

SECTION 21 21.00 PREVIOUSLY PERMITTED SITES. For any nonmetallic mining site which had a reclamation permit previously issued pursuant to Chapter NR 135, Wisconsin Administrative Code that becomes subject to reclamation permitting authority of Washington County the previously-issued municipal reclamation permit's terms and conditions shall remain in force until they can be modified by Washington County pursuant to **sub. 23.10**.

SECTION 22 22.00 REVIEW. Any permitting decision or action made by the Town of Germantown under this chapter may be reviewed as set forth in Section NR 135.30, Wisconsin Administrative Code.

Part IV – ADMINISTRATION

SECTION 23 **23.00 PERMIT MODIFICATION**

23.10 BY Town of Germantown. A nonmetallic mining reclamation permit issued under this chapter may be modified by the Town of Germantown if it finds that, due to changing conditions, the nonmetallic mining site is no longer in compliance with this chapter. Such modification shall be by an order conforming with the procedures in **sub. 32** and as provided in Section NR 135.24(1), Wisconsin Administrative Code.

23.20 AT THE OPERATOR'S OPTION. If operator of any nonmetallic mine that holds a reclamation permit issued under this chapter desires to modify such permit or reclamation permit issued under this chapter desires to modify such permit or reclamation plan approved under this chapter, it may request such modification by submitting a written application for such modification to the Town of Germantown Town Clerk. The application for permit or plan modification shall be acted on using the standards and procedures of this chapter.

23.30 REQUIRED BY THE OPERATOR. The operator of any nonmetallic mine that holds a reclamation permit issued under this chapter shall request a modification of such permit if required under the circumstances set out in Section NR 135.27, Wisconsin Administrative Code. Such application for permit modification shall be acted on using the standards and procedures of this chapter.

23.40 REVIEW. All actions on permit modifications requested or initiated under this section are subject to review under **sub.22**.

SECTION 24 **24.00 PERMIT SUSPENSION OR REVOCATION**

24.10 GROUNDS. The Town of Germantown may suspend or revoke a nonmetallic mining reclamation permit issued pursuant to this chapter if it finds any of the grounds listed in Section NR 135.25(1), Wisconsin Administrative Code.

24.20 PROCEDURES. If the Town of Germantown finds grounds for suspending or revoking a nonmetallic mining reclamation permit set forth in **sub. 24.10**, it may issue a special order suspending or revoking such permit as set forth in **sub. 32.20**.

24.30 CONSEQUENCES. The consequences of a reclamation permit suspension or revocation order under **sub. 24.20** shall be as set forth in Sections NR 135.25(2) and (3), Wisconsin Administrative Code.

SECTION 25 25.00 ANNUAL OPERATOR REPORTING.

25.10 CONTENTS AND DEADLINE. Annual reports shall be submitted by the operators of nonmetallic mining sites that satisfy the requirements of Section 135.36, Wisconsin Administrative Code. These reports shall be for reclamation during a calendar year, and submitted in writing within 31 days of the end of each calendar year to the Town Clerk. Annual reports shall be submitted until reclamation at each nonmetallic mining site is certified as complete under **sub. 20.30**.

25.20 INSPECTION IN LIEU OF REPORT. The Town of Germantown may, at its discretion, obtain the information required in **sub. 25.10** by written documentation of an inspection it completes during a calendar year, as set forth in Section NR 135.36(4), Wisconsin Administrative Code.

25.30 RETENTION OF ANNUAL REPORTS. Annual reports submitted under this section or inspection records that replace them shall be retained by the Town of Germantown Town Clerk for at least 10 years after the calendar year to which they apply. These records, or accurate copies of them, shall be made available to the Wisconsin Department of Natural Resources upon written request or during its inspection or audit activities carried out pursuant to Chapter NR 135, Wisconsin Administrative Code.

SECTION 26 26.00 PLAN REVIEW FEES

26.10 AMOUNT AND APPLICABILITY. A person who intends to operate a nonmetallic mining site for which a permit application has been submitted under **sub. 12.30** shall submit a non-refundable plan review fee of (\$500.00) Five Hundred Dollars to the Town of Germantown Town Clerk. No plan review fee may be assessed under this section for any nonmetallic mine site for which an application for an automatic reclamation permit is submitted that meets the requirements of **sub. 12.20** or for any local transportation - related mine issued an automatic permit under **sub. 16.50**. A separate plan review fee shall be paid under this section for any modification to an existing reclamation plan submitted pursuant to **sub. 23**.

26.20 EXPEDITED PLAN REVIEW FEE. A person who intends to operate a nonmetallic mining site for which a permit application has been submitted under **sub. 12.30** may obtain expedited reclamation plan review by paying a fee of (\$1,000.00) One Thousand Dollars. Such fee shall be in addition to that required in **sub. 26.10**.

26.30 RELATION TO ANNUAL FEE. Any reclamation plan review fee or expedited reclamation plan review fee collected under this section shall be added to and collected as part of the first annual fee collected under **sub. 27.**

SECTION 27 ANNUAL FEES.

27.10 AREAS SUBJECT TO FEES, PROCEDURES AND DEADLINES.

Operators of all nonmetallic mining sites subject to reclamation permits issued under this chapter to the Town of Germantown Town Clerk. Fees paid under this section shall include both a share for the Wisconsin Department of Natural Resources under **sub. 27.20** and a share for the Town of Germantown under **sub. 27.30** that equals as closely as possible the costs of examination and approval on nonmetallic mining reclamation plans and the inspection of nonmetallic mining reclamation sites. These fees shall be calculated based on amount of unreclaimed acres of each site, as defined in Section NR 135.39(1), Wisconsin Administrative Code and according to its provisions. Such fees apply to a calendar year or any part of a year in which nonmetallic mining takes place, until final reclamation is certified as complete under **sub. 29.** Fees shall be paid no later than January 31 for the previous year's site conditions.

27.20 WISCONSIN DEPARTMENT OF NATURAL RESOURCES SHARE OF FEE. Fees paid under this section shall include a share for the Wisconsin Department of Natural Resources equal to the amount specified in Section NR 135.39(3), Wisconsin Administrative Code. For sites on which no nonmetallic mining has taken place during a calendar year, fees to be paid under this section for the following year shall be **\$15.00.** The DNR's share of the annual fees shall be transferred to the department by March 31, for the previous year.

27.30 TOWN OF GERMANTOWN'S SHARE OF FEE. Fees paid under this section shall also include an annual fee due to the Town of Germantown which shall be equal to the cost of administration and inspection on an unreclaimed acre basis not greater than NR 135.39(4)(c) Tables 2, 3, and 4.

27.40 Optional: REDUCED FEE FOR INACTIVE MINES. Any site on which no nonmetallic mining activity has taken place in a calendar year shall be assessed a fee for the following calendar year to be determined by the Town of Germantown.

27.50 DOCUMENTATION OF TOWN OF GERMANTOWN'S SHARE OF FEE. If the annual fee in **sub. 27.30** is greater than that established in Section NR 135.39(4)(c), Wisconsin Administrative Code, the Town of Germantown shall document in writing its estimated program cost and the need for its annual fees

established in **sub 27.30** on or before June 1, 2001. This documentation shall be available for public inspection.

SECTION 28 28.00 REGULATORY REPORTING AND DOCUMENTATION.

28.10 REPORTING. The Town of Germantown shall send an annual report to the Wisconsin Department of Natural Resources including the information required by Section NR 135.37, Wisconsin Administrative Code.

28.20 DOCUMENTATION. The Town of Germantown shall, to the best of its ability, maintain the information set forth in Section NR 135.47(3), Wisconsin Administrative Code, and make it available to the Wisconsin Department of Natural Resources for that agency's audit of the Town of Germantown's reclamation program pursuant to Section NR 135.47, Wisconsin Administrative Code.

SECTION 29 29.00 COMPLETED RECLAMATION - REPORTING, CERTIFICATION AND EFFECT

29.10 REPORTING. The operator of a nonmetallic mining site may certify completion of reclamation for a portion or all of the nonmetallic mining site pursuant to a reclamation plan prepared and approved pursuant to this chapter and Chapter NR 135, Wisconsin Administrative Code.

29.20 REPORTING OF INTERIM RECLAMATION. The operator of a nonmetallic mining site may report completion of interim reclamation as specified in the reclamation plan for the site prepared and approved pursuant to this chapter and Chapter NR 135, Wisconsin Administrative Code. Reporting of interim reclamation shall be done according to the procedures in **sub. 29.10**.

29.30 CERTIFICATION OF COMPLETED RECLAMATION. The Town of Germantown shall inspect a nonmetallic mining site for which reporting of reclamation or interim reclamation has been submitted pursuant to this subsection within 60 days of receipt, and make a determination in writing in accordance with Section NR 135.40(7)(c), Wisconsin Administrative Code. If it is determined that interim or final reclamation is complete, including revegetation as specified in a plan that conforms with **sub. 13**, the Town of Germantown shall issue the mine operator a written certificate of completion.

29.40 EFFECT OF COMPLETED RECLAMATION. If reclamation is certified by the Town of Germantown as completed under **sub. 29.30** for part of all of a nonmetallic mining site, than:

(1) No fee shall be assessed under **sub. 27** for the area so certified.

(2) The financial assurance required by **sub. 14** shall be released.

(3) For sites which are reported as interim reclaimed under **sub. 29.20** and so certified under **sub. 29.30**, financial assurance for reclaiming the certified area shall be reduced.

25.50 EFFECT OF INACTION FOLLOWING REPORT OF COMPLETED RECLAMATION. If no written response as required by **Sub. 29.30** for an area of the mine site reported as reclaimed or interim reclaimed is given within 60 days of receiving such request, any annual fee paid to the Town of Germantown for it under **sub. 27** shall be refunded.

SECTION 30 30.00 PERMIT TERMINATION. When all final reclamation required by a reclamation plan conforming to **sub. 13** and required by this chapter is certified as complete pursuant to **sub. 28**, the Town of Germantown shall issue a written statement to the operator of the nonmetallic mining site, thereby terminating the reclamation permit.

Part V - ENFORCEMENT

SECTION 31 31.00 RIGHT OF ENTRY AND INSPECTION. For the purpose of ascertaining compliance with the provisions of Subchapter I of Chapter 295, Wisconsin Statutes, Chapter NR 135, Wisconsin Administrative Code, or this chapter, an authorized officer, agent, employee or representative of the Town of Germantown may inspect any nonmetallic mining site subject to this chapter as provided in Section 295.17(1), Wisconsin Statutes and Section NR 135.42, Wisconsin Administrative Code.

Note: Under section NR 135.42(1), Wisconsin Administrative Code, persons entering nonmetallic mine sites under this right of inspection shall obtain training and provide their own safety equipment as needed to comply with applicable federal, state and local laws or regulations.

SECTION 32 32.00 ORDERS AND CITATIONS.

32.10 ENFORCEMENT ORDERS. The Town of Germantown may issue orders as set forth in Section 295.19(1)(a), Wisconsin Statutes to enforce Subchapter I of Chapter 295, Wisconsin Statutes, Chapter NR 135, Wisconsin Administrative Code, this chapter, a permit issued pursuant to this chapter or a reclamation plan required by **sub. 13** and a permit issued under this chapter. A

violation of this chapter, an order or permit issued pursuant to this chapter or a reclamation plan required by **sub. 13** and a permit issued under this chapter shall be considered a violation of Subchapter I of Chapter 295, Wisconsin Statutes and Chapter NR 135, Wisconsin Administrative Code.

32.20 SPECIAL ORDERS. The Town of Germantown may issue a special order as set forth in Section 295.19(1)(b) and (c), Wisconsin Statutes suspending or revoking a nonmetallic mining reclamation permit pursuant to **sub. 24**, or directing an operator to immediately cease an activity regulated under Subchapter I of Chapter 295, Wisconsin Statutes, Chapter NR 135, Wisconsin Administrative Code or this chapter until the necessary plan approval is obtained.

32.30 REVIEW OF ORDERS. An order issued under **sub. 32.10** or **sub. 32.20** may be reviewed as provided in Section NR 135.43(2), Wisconsin Administrative Code.

32.40 CITATIONS. The Town of Germantown may issue a citation under s. 66.119, Stats. to collect forfeitures or require any action needed to enforce Subchapter I of chapter 295, Wisconsin Statutes, Chapter NR 135, Wisconsin Administrative Code this chapter, a permit issued pursuant to this chapter or a reclamation plan required by **sub. 13** and a permit issued under this chapter. The issuance of a citation under this subsection shall not preclude proceeding under any other ordinance or law relating to the same or any other matter. Proceeding under any other ordinance or law relating to the same or any other matter shall not preclude the issuance of a citation under this subsection.

32.50 ENFORCEMENT. The Town of Germantown may submit any order issued under **sub. 32** to the district attorney, the Town attorney or the attorney general for enforcement for enforcement as provided in Section 295.19(1)(d), Wisconsin Statutes.

SECTION 33 33.00 PENALTIES. Any violation of Subchapter I of Chapter 295, Wisconsin Statutes, Chapter NR 135, Wisconsin Administrative Code, this chapter, a permit issued pursuant to the chapter or a reclamation plan required by **sub. 13** and a permit issued under this chapter may result in forfeitures as provided in Section 295.19(3), Wisconsin Statutes and Section 9.16 of the Zoning Ordinance of the Town of Germantown.

Section B. This Ordinance shall become effective the day after proof of posting or publication as provided by law has been filed and recorded by the Town Clerk.

Passed and adopted by the Town of Germantown Washington County, Wisconsin, this 13 day of August, 2007.



Paul Metz, Chairman



Dale Dhein, Supervisor



James Arens Jr., Supervisor

Attest:



Cindy Macaluso, Clerk
W188 N13515 Maple Road
Richfield, WI 53076

Ordinance No. 0408 0514

**AN ORDINANCE TO ADOPT A COMPREHENSIVE PLAN FOR THE
TOWN OF GERMANTOWN, WISCONSIN**

The Town Board of the Town of Germantown, Wisconsin, do ordain as follows:

SECTION 1. Pursuant to Sections 62.23(2) and (3), Section 61.35, and Section 60.22(3) of the Wisconsin Statutes, the Town of Germantown is authorized to prepare and adopt a comprehensive plan as defined in Sections 66.1001(1)(a) and 66.1001(2) of the Wisconsin Statutes.

SECTION 2. The Town Board of the Town of Germantown, Wisconsin, has adopted written procedures designed to foster public participation in every stage of the preparation of a comprehensive plan, as required by Section 66.1001(4)(a) of the Wisconsin Statutes.

SECTION 3. The Town has cooperated with Washington County and SEWRPC to prepare a multi-jurisdictional comprehensive plan that will serve as the comprehensive plan for the Town of Germantown and for Washington County, which is documented in the report titled "A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035," and information specific to the Town is included in Appendix K of the plan report.

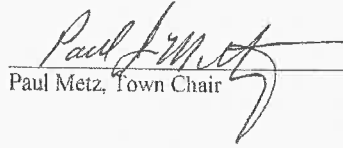
SECTION 4. The plan commission of the Town of Germantown, by a majority vote of the entire commission recorded in its official minutes, has adopted a resolution recommending to the Town Board the adoption of the document entitled "A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035," containing all of the elements specified in Section 66.1001(2) of the Wisconsin Statutes.

SECTION 5. The Town has duly noticed and held at least one public hearing on the comprehensive plan, in compliance with the requirements of Section 66.1001(4)(d) of the Wisconsin Statutes.

SECTION 6. The Town Board of the Town of Germantown, Wisconsin, does, by the enactment of this ordinance, formally adopt the document entitled, "A Multi-Jurisdictional Comprehensive Plan for Washington County: 2035," pursuant to Section 66.1001(4)(c) of the Wisconsin Statutes, as the Town of Germantown comprehensive plan.

SECTION 7. This ordinance shall take effect upon passage by a majority vote of the members-elect of the Town Board and publication or posting as required by law.

ADOPTED this 14 day of May, 2008.


Paul Metz, Town Chair

Published/Posted: 5/13/2008
(Date)

(Approved, Vetoes)

Attest: 
Cindy Macaluso, Town Clerk

FINAL DRAFT
K-12

Ordinance to Extend Town Officer Terms In Response to Election Law Changes

No. 01-12-04-10

Whereas, the term of elected town officers (other than elected assessors) have previously begun on the 2nd Tuesday in April;

Whereas town officers (other than assessors) elected in April 2012 and thereafter will now have their terms of office commence on the 3rd Tuesday in April due to recent state election law changes;

Whereas this law change results in a week long "gap" between the end of the current terms of office for those town officers elected in either 2010 or 2011 and the start of the new terms of office for those officers elected in April 2012 or April 2013;

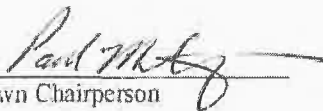
Whereas, 2011 Wis. Act 115 provides that a town board may enact an ordinance providing that the terms of any elective officers in the town who were elected or appointed to serve for terms expiring on the 2nd Tuesday in April 2012 or 2013 may be extended to the 3rd Tuesday in April in the same year in which the terms would otherwise have expired;

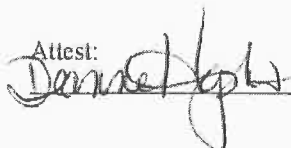
Therefore, be it hereby ordained by the Town Board of the Town of Germantown, Washington County, that the terms of elected town officers which shall expire after 11:59 p.m. on the 2nd Monday of April in either April 2012 or April 2013 shall be extended until the 3rd Tuesday of April in the same year in which the terms would otherwise have expired.

This ordinance shall be effective upon publication or posting by the town clerk as required, pursuant to s. 60.80, Wis. Stat.

Adopted this 10th day of April 2012.

By the Town Board of the Town of Germantown, Washington County, Wisconsin:


Town Chairperson

Attest:
 Town Clerk

Amending Chapter 125 Ordinance establishing schedule of fees for alcohol related licenses and permits

No. 02-12-05-¹⁴~~05~~

**STATE OF WISCONSIN
Town of Germantown, Washington Co.**

SECTION I – TITLE AND PURPOSE

The title of this ordinance is the Town of Germantown Alcohol Control Ordinance. The purpose of this ordinance is for the town to regulate specific actions at or near any alcohol beverage retail locations in the town.

SECTION II – AUTHORITY

The town board has the authority under s. 125.10, Wis. stats, and under its village powers under s. 60.22 (3), Wis. stats, to regulate the sale at retail or wholesale of alcoholic beverages at premises in the town, to the extent that town regulations are not in conflict with state statutes, specifically including the regulation of underage and intoxicated persons at alcohol beverage retail sale licensed premises in the town and the issuance, renewal, revocation, suspension, and regulation of alcohol retail sale or wholesale sale, licenses, or permits, along with the penalties for violations of this ordinance.

SECTION III – ADOPTION OF ORDINANCE

The town board, by this ordinance, adopted by a majority of the town board on a roll call vote with a quorum present and voting and proper notice having been given, provides for the regulation of actions and activities at or near alcohol retail sales premises located in the town and for regulatory and enforcement authority noted in this ordinance.

SECTION IV – DISCIPLINE; HEARING PROCESS

A. In the event any alcohol beverage retail or wholesale sale licensee or permittee violates this ordinance or chapter 125, Wis. stats, the town board may take disciplinary action, including permit or license suspension for not less than 10 nor more than 90 days, or permit or license revocation or nonrenewal. Any license or permit that has been revoked shall not be reinstated within the following 12 months. Any disciplinary action taken by the town board shall follow notice to the licensee or permittee prior to a hearing in accordance with subsection B. The hearing notice shall include the reason for the hearing. The hearing decision of the town board shall be sent by first class mail to the licensee's last known address, or personally served, at the town chairperson's option.

B. In the event disciplinary action is taken against an alcohol beverage retail or wholesale sale licensee or permittee, the procedure mandated under s. 125.12, Wis. stats, or its successor, will be followed.*

C. There shall be no refund of any alcohol beverage retail or wholesale sale license or permit fee paid to a party whose license is revoked or suspended under this ordinance.

D. In lieu of a hearing, the board may accept surrender of the alcohol beverage retail or wholesale sale license or permit and the board shall then determine the time period before another application for the same type of license or permit will be accepted from the former licensee or permittee.

E. Evidence and testimony at the hearing shall be given in open session. The town clerk shall post or arrange to post the hearing notice or publish in a format acceptable to the town chairperson.

F. Unless no disciplinary action, including reprimand or probation, is ordered by the town board, the alcohol retail sale or wholesale licensee or permittee shall reimburse the town for costs of personal service, mailing, faxing, copies, and any per diem paid for a town officer to attend the hearing or other meeting due to a license violation. Unpaid costs assessed under this subsection shall accrue interest at the rate of 5% per annum if unpaid after 30 days. Payment is required before any future alcohol retail or wholesale sale license or permit is issued or reinstated to the license or permit holder.

SECTION V – COMPLIANCE CONDITIONS

A. It is unlawful for any person to sell or keep for sale at wholesale or retail, or permit to be sold or kept for sale at wholesale or retail, within the town any alcohol beverage or soft drink, except in strict accordance with the provisions of this ordinance and state law. The issuance of any license or permit to any person under this ordinance and chapter 125, Wis. stats., is contingent upon full compliance with this ordinance and chapter 125, Wis. stats., by the licensee or permittee. Any building or place where alcohol beverages or alcohol is sold, possessed, stored, brewed, bottled, manufactured, or rectified without a valid permit or license issued under this ordinance or chapter 125 or 139, Wis. stats., or where persons are permitted to drink alcohol beverages in violation of this ordinance and chapter 125, Wis. stats., is a public nuisance and may be closed until the activity in violation of this ordinance is abated. When the activity is abated, the building or place may be used for any lawful purpose.

B. It is unlawful for a licensee, permittee, or any employee, operator, or manager of a tavern or other licensed or permitted establishment to be under the influence of an intoxicant, or a controlled substance or a combination of an intoxicant and a controlled substance, while performing services on the licensed or permitted premises of the town.

C. It is unlawful for any person, including any owner, tenant, employee, operator, or manager of a tavern, who has engaged in violent, abusive, indecent, profane, boisterous, unreasonably loud, or otherwise disorderly conduct in a town tavern premises under circumstances in which that conduct tended to cause or provoke a disturbance and who has been ordered by the town board or a law enforcement officer not to enter or to remain in a tavern or other licensed or permitted establishment to so enter or remain during any period after having been ordered not to enter or remain by a law enforcement officer. An order prohibiting entry under this subsection may prohibit entry for a period up to 6 months.

D. As a condition of maintaining and keeping an alcohol beverage retail sale license for a tavern in the town, any licensee of a tavern premise must stay open for business and continue in business and demonstrate business continuance satisfactory to the town board. Issuance or retention of a license by a party not open for business and not demonstrating business continuation is declared by this ordinance to be against public policy of the town. A determination by the town board that a person is not demonstrating business continuation establishes grounds for suspension or revocation of the alcohol beverage retail sale license. The town board shall issue a summons and set a hearing to determine whether the license shall be suspended or revoked under this subsection. The hearing shall be held not later than 30 days after it is issued. The town board may elect to make its decision effective on a later date. The procedure for the hearing shall be in accordance with s. 125.12, Wis. stats. Testimony of any party, any eviction notice, court documentation, or other valid evidence of such actions may be presented. All testimony shall be under oath. A person who was licensed or permitted for the tavern premises for an alcohol beverage retail tavern is not demonstrating business continuation if any of the following is demonstrated:

1. The person has not done business in the tavern premises for at least 30 consecutive days.
2. The person has voluntarily vacated the premises more than 20 days before the hearing held under this subsection.
3. The person was ordered by a court of competent jurisdiction to vacate the premises at least 20 days before the hearing held under this subsection.

E. A license or permit shall not be denied on the grounds that the applicant lacks good moral character, unless there is evidence that the applicant would, if granted an initial or renewed license or permit, pose a threat to the safety or welfare of patrons of the licensed or permitted establishment in which he or she would be employed. The following will be considered grounds for a determination that an applicant lacks good moral character:

1. Suspension or revocation of a Class A, Class B, Operator's, or Manager's License under chapter 125, Wis. stats., or this ordinance, or dismissal from a bartending job if all of the following apply:

- a. There is a relationship between the reasons for the suspension, revocation, or dismissal and the applicant's ability to competently tend bar without endangering the safety or welfare of the patrons of the premises where the applicant will tend bar under the authority of the applied-for license or permit.
- b. The suspension, revocation, or dismissal occurred within a year of the date of the application, or there has been more than one such suspension, revocation, or dismissal within 3 years of the date of the application.

2. Conduct exhibiting the use, within 3 years of the date of the application, of alcoholic beverages or controlled substances, to an extent or in a manner dangerous to any other person, or to an extent that such use would impair the applicant's ability to competently tend the tavern business.

3. a. The applicant has habitually been a law offender or has been convicted of a felony and the circumstances of the crime or crimes substantially relate to the circumstances of the permitted or licensed activity, unless the person has been legally pardoned.

- b. The applicant is subject to a pending criminal charge and the circumstances of the charge substantially relate to the circumstances of the permitted or licensed activity.

- c. The applicant has been convicted of one or more of the following:
- i. Manufacturing, distributing, or delivering a controlled substance or controlled substance analog under s. 961.41 (1), Wis. stats.
 - ii. Possessing, with intent to manufacture, distribute, or deliver, a controlled substance or controlled substance analog under s. 961.41 (1m), Wis. stats.
 - iii. Possessing, with intent to manufacture, distribute, or deliver, or manufacturing, distributing, or delivering a controlled substance or controlled substance analog under a federal law that is substantially similar to s. 961.41 (1) or (1m), Wis. stats.
 - iv. Possessing, with intent to manufacture, distribute, or deliver, or manufacturing, distributing, or delivering a controlled substance or controlled substance analog under the law of another state that is substantially similar to s. 961.41 (1) or (1m), Wis. stats.
4. If any town committee, or local law enforcement, recommends to the town board denial of an Operator's License or Manager License or other license or permit on the basis provided under this ordinance, the applicant shall be given the opportunity to present evidence of rehabilitation. Such evidence may include, but is not limited to, letters of recommendation, evidence of family stability or educational advancement, satisfactory work performed, professional counseling, and participation in community activities.
5. If a license or permit is denied by the town board, the applicant shall have the right to file an appeal with the town clerk within 30 days of the date of the decision, and to appear and be represented by legal counsel before the town board, to be heard, to present evidence in favor of the granting of the license or permit, and to rebut the evidence presented in opposition to the granting of the license or permit. The hearing on the appeal shall be held within 40 days of the filing of the appeal. Notice of the time and place of the hearing on the appeal shall be mailed by the town clerk to the applicant by certified mail at least 10 days before the date of the hearing. The town board shall, after the hearing, comply with chapter 125, Wis. stats. by providing in writing the reasons for its decision to grant or not grant a license or permit. The town board shall comply with s. 125.12, Wis. stats., in the denial, revocation, suspension, or nonrenewal of a license or permit.
- F. It is a condition of any license or permit issued under this ordinance that the licensed or permitted premises, delivery vehicles, and any of the business books of account, bank statements, billings, invoices, and any other documents relating specifically to the licensed or permitted business may be entered and inspected at any reasonable hour by any law enforcement officer of the town without any warrant, and application for a license or permit under this ordinance shall be deemed a consent to this provision. Any refusal to permit such inspection shall automatically operate as a revocation of any license or permit issued under this ordinance and shall be deemed a violation of this subsection.
- G. No licenses or permits may be granted under this ordinance or under chapter 125, Wis. stats., unless the town board, by a vote of the majority of the members-elect of the town board, authorizes the issuance of the license or permit. The town board shall meet not later than May 15 of each year and be in session from day to day thereafter, so long as it may be necessary for the purpose of action upon applications for licenses and permits as may be presented to them on or before April 15, and all applications for licenses so filed shall be granted or denied not later than June 15 for the ensuing license year.

SECTION VI – UNDERAGE AND INTOXICATED PERSONS/DISORDERLY HOUSE/AFTER HOURS

- A. Sale of Alcohol Beverages to Underage Persons; Restrictions. 1. No person may procure for or sell, dispense, or give away any alcohol beverages to any underage person not accompanied by his or her parent, guardian, or spouse who has attained the legal drinking age.
2. No licensee or permittee may sell, vend, deal, or traffic in alcohol beverages to or with any underage person not accompanied by his or her parent, guardian, or spouse who has attained the legal drinking age.
 3. No adult may knowingly permit or fail to take action to prevent the illegal consumption of alcohol beverages by an underage person on premises owned by the adult or under the adult's control. This paragraph does not apply to alcohol beverages used exclusively as part of a religious service.
- B. Intoxicated Persons. 1. No person may procure for or sell, dispense, or give away alcohol beverages to an intoxicated person.
2. No licensee or permittee may sell, vend, deal, or traffic in alcohol beverages to or with an intoxicated person.
 3. No licensee or permittee may permit an intoxicated person to be on a licensed or permitted premise.
- C. Disorderly House. No licensee or permittee in charge and control of a licensed or permitted premises shall keep or maintain a disorderly or riotous, indecent, or improper tavern or licensed or permitted establishment.
- D. After hours. No licensee or permittee shall permit any person to be present on the premises operated under a Class "A," "Class A," or "Class C" license or under a Class "B" or "Class B" license or permit during hours when the premises are not open for business unless these persons are performing job-related activities.

E. Unsanitary or Unsafe Conduct. No licensee or permittee in charge and control of a tavern shall fail to keep or maintain a tavern or other licensed or permitted premise in a sanitary and safe condition after written notice by the State of Wisconsin, Department of Health and Family Services or the town board.

SECTION VII - PENALTIES

A. A person who commits a violation of this ordinance is subject to a forfeiture of:

1. Not more than \$ 150 if the person has not committed a previous violation within 30 months of the violation.
2. Not more than \$ 250 if the person has committed one previous violation within 30 months of the violation.
3. Not more than \$ 500 if the person has committed 2 previous violations within 30 months of the violation.
4. Not more than \$ 750 if the person has committed 3 or more previous violations within 30 months of the violation.

B. For purposes of determining whether a previous violation has occurred, if more than one violation occurs at the same time, all those violations shall be counted as one violation.

C. Any person that fails to comply with the provisions of this ordinance shall, upon conviction, pay forfeiture, plus the applicable surcharges, assessments, and costs for each violation. Each day a violation exists or continues constitutes a separate offense under this ordinance. In addition, the town board may seek injunctive relief from a court of record to enjoin further violations.

SECTION VIII -- SEVERABILITY

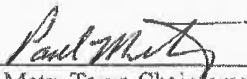
If any provision of this ordinance or its application to any person or circumstance is held invalid, the invalidity does not affect other provisions or applications of this ordinance that can be given effect without the invalid provision or application, and to this end the provisions of this ordinance are severable.

SECTION IX -- EFFECTIVE DATE

This ordinance is effective on publication or posting.

The town clerk shall properly post or publish this ordinance as required under s. 60.80, Wis. stats.

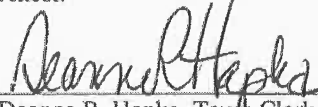
Adopted this 24 day of May, 2012.


Paul Metz, Town Chairperson


Paul A. Little, Supervisor


Dale Dhein, Supervisor

Attest:


Deanne R. Hapka, Town Clerk

Ordinance to Amend Liquor License Fees and Other Fees

No. 03-12-05-141

**STATE OF WISCONSIN
Town of Germantown, Washington Co.**

**THE TOWN BOARD OF THE TOWN OF GERMANTOWN, WASHINGTON COUNTY,
WISCONSIN, DOES ORDAIN AS FOLLOWS:**

Section 1. Liquor License and other Fees to be amended to read:

LIQUOR LICENSES AND OTHER FEES

Class "B" Beer License	\$100.00
Class "B" Liquor License	\$300.00
Class "C" Wine License	\$100.00
Transfer of License from Place to Place	\$ 10.00
New/Annual Renewal Publication Fee	\$ 20.00
New/Annual Operator License (Bartender)	\$ 35.00
Cigarette License	\$ 50.00
NSF Check Fee	\$ 35.00
Altered Dog	\$ 3.00
Unaltered Dog	\$ 8.00
Dog Late Fee (Effective April 1 st)	\$ 5.00
Kennel License (For 12 or Fewer Dogs)	\$ 35.00
Each Additional dog over 12 dogs	\$3.00 per dog over
License Refunds	NONE

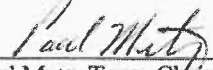
Section 2. Liquor License and other Fees will not be prorated if applied for in the middle of the year.

Section 3. All other ordinances, or resolution in conflict with Ordinance are repealed

This ordinance is effective on publication or posting.

The town clerk shall properly post or publish this ordinance as required under s. 19.33, Wis. stats.

Adopted this 9th day of May, 2012.


Paul Metz, Town Chairperson


Paul A. Little, Supervisor


Dale Dhein, Supervisor

Attest:


Deanne R. Hapka, Town Clerk

ORDINANCE #01-18-04-09
AN ORDINANCE AUTHORIZING
THE WASHINGTON COUNTY SHERIFF'S DEPARTMENT TO ENFORCE
CERTAIN TOWN OF GERMANTOWN ORDINANCES.

WHEREAS, the Germantown Town Board has previously adopted a code of ordinances for the protection, safety and well-being of the residents and visitors of the Town and the protection and preservation of the property located in the Town; and

WHEREAS, the Germantown Town Board has considered the options for the enforcement of said ordinances; and

WHEREAS, the Germantown Town Board has determined that the most efficient and fiscally responsible way to enforce said ordinances is through an existing law enforcement agency; and

WHEREAS, the Washington County Sheriff's Department has personnel trained in the enforcement of ordinances who are on duty 24 hours per day, 7 days per week, 365 days per year; and

WHEREAS, the Washington County Sheriff has expressed a willingness to assist municipalities in Washington County in enforcing local ordinances;

NOW THEREFORE, the Germantown Town Board does hereby ordain the following:

1. The Germantown Town Board delegates the authority to enforce the Town of Germantown code of ordinances to the Washington County Sheriff's Department.
2. That this ordinance is not intended to infringe upon or otherwise replace any other enforcement options that the Town of Germantown has to enforce its ordinances.
3. That this ordinance shall become effective upon its passage and publication per WI Statutes.
4. That a copy of this approved ordinance shall be forwarded to the Washington County Sheriff's Department, Washington County Clerk of Circuit Court, Washington County Corporation Counsel, Washington County District Attorney, and the Washington County Clerk.
5. Penalty provisions.
 - a. General penalty. Any person who shall violate any of the provisions of this Code shall, upon conviction of such violation, be subject to a penalty according to Town Stats. § 20.02.1, which shall be as follows:
 - i. First and subsequent offense penalty. Any person, firm, company or corporation, who violates, disobeys, omits, neglects or refuses to comply with, or who resists the enforcement of any of the provisions of Town ordinance,

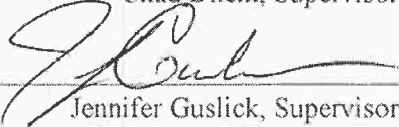
shall be subject to a forfeiture of not less than ten dollars (\$10.00) and not to exceed the sum of two hundred dollars (\$200.00) for each offense, together with the cost of the action, and in default of the payment thereof, shall be imprisoned in the County Jail of Washington County, for a period of not to exceed six (6) months or until such forfeiture and the subsequent costs have been paid. Each day that a violation is permitted to exist shall constitute a separate violation and be punishable as such.

6. Bond Schedule. The Bond Schedule of the Town shall be the Uniform Bond schedule through the Court System.
7. Uniform citation method adopted.
 - a. Creation. Pursuant to Wis. Stats. § 66.0113, the Town elects to use the citation method of enforcement of ordinances other than those for which a statutory counterpart exists.
 - b. If the alleged violator makes a cash deposit and does not appear in court, he either will be deemed to have tendered a plea of no contest and submitted to a forfeiture.

A penalty assessment imposed by Wis. Stats. §757.05, a jail assessment imposed by Wis. Stats. §302.46(1), a crime laboratories and drug law enforcement assessment imposed by Wis. Stats. §165.755, any applicable consumer information assessment imposed by Wis. Stats. §100.261 and any applicable domestic abuse assessment imposed by Wis. Stats. §973.055(1) not to exceed the amount of the deposit, or will be summoned into court to answer the complaint if the court does not accept the plea of no contest.

This Ordinance shall take effect upon its passage. Dated this 9 th day of April, 2018.


Paul Metz, Chairman

Chad Dhein, Supervisor

Jennifer Guslick, Supervisor

Attest:


Deanne Hapka, Clerk

SIGN REVIEW

8/13/18 Plan Commission Meeting

Discount Ramps / DRGT LLC

Village Planner Report

Germantown, Wisconsin

Summary

Poblocki Sign Company, agent for DRGT LLC/Discount Ramps, property owner, is requesting approval of a new monument sign for the corporate office and distribution center located at N102 W19400 Willow Creek Way in the Germantown Willow Creek Business Park.

Location: N102 W19400 Willow Creek Way

Applicant/

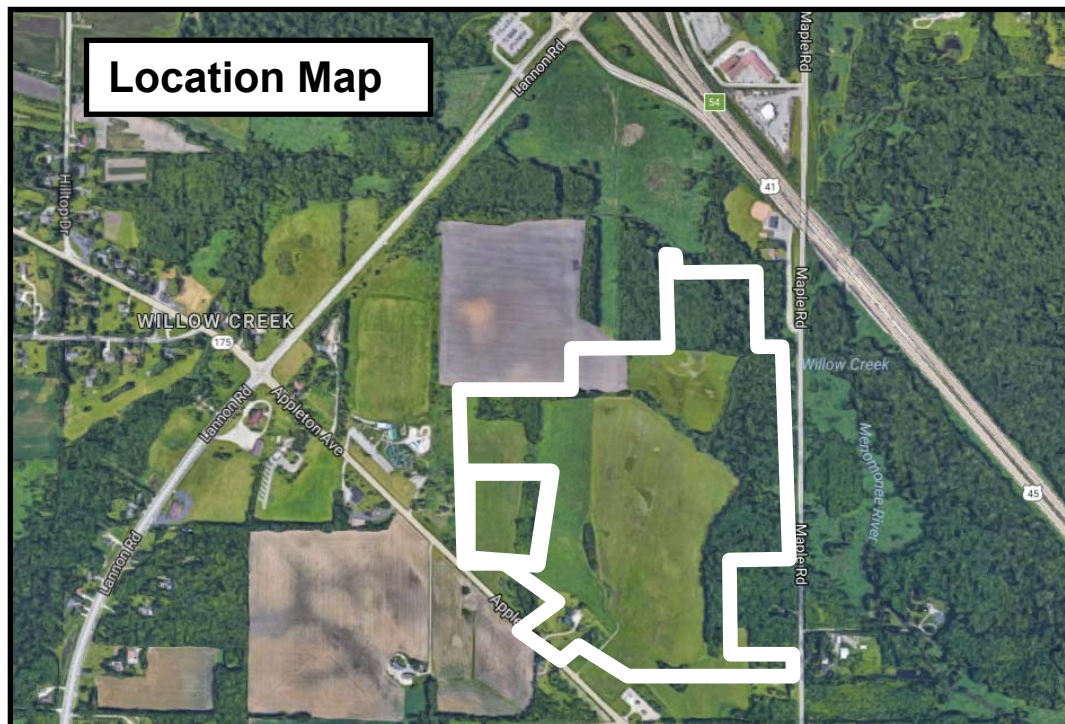
Property Owner: Poblocki Sign Company Inc.
922 S. 70th St.
West Allis, WI

Discount Ramps
N102 W19400 Willow Creek Way
Germantown, WI

Zoning: M-1: Limited Industrial

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

Location Map



Proposal

Poblocki Sign Company, agent for DRGT LLC/Discount Ramps, property owner, is requesting approval of a new monument sign for the corporate office and distribution center located at N102 W19400 Willow Creek Way in the Germantown Willow Creek Business Park:

- 1'7" x 8'8" sign area to a maximum height of 5'6" feet (14 sqft per side; 28 total sqft) double-sided, internally-illuminated cabinet w/ acrylic lettering & graphics mounted on a masonry base located near the driveway entrance on Willow Creek Way.

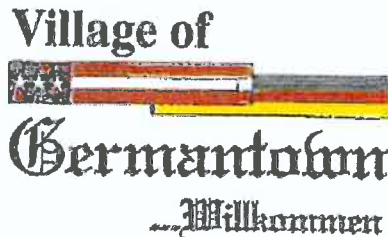
Staff Analysis

The proposed monument sign meets the Village's sign requirements for a permanent monument sign except for details on the proposed/required landscaping around the sign base. Albeit small, the landscape plan provided shows ornamental grasses around the base. The Code requires some evergreen shrubs in addition to ornamental grasses and perennials.

Village Planner Recommendation

APPROVE the proposed monument sign for the Discount Ramps corporate office and distribution center at N102 W19400 Willow Creek Way in the Germantown Willow Creek Business Park subject to the following conditions:

1. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.
2. A revised landscape plan for the monument sign base shall be provided to the Village Planner for review and approval prior to issuing a building permit for the monument sign. Said plan shall include a variety of evergreen shrubs, ornamental grasses and perennials.



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid 7-10-18 Date

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Poblocki Sign Company LLC
922 S. 70th St.
West Allis, WI 53214
Phone (414) 453-4010
Fax ()
E-Mail dburton@poblocki.com

PROPERTY OWNER

Discount Ramps (Lany Illumination) Doughleas
N102 W19400 Willow Creek Way
Germantown, WI 53022
Phone (414) 331-5597
lany@discountramps.com djw@woodslapart.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

N102 W19400 Willow Creek Way

3 SIGN INFORMATION

Sign Dimensions 1'7" height x 8'8" o.a. width Single/Multi Tenant (circle one)
Number of Sides Two Building Frontage SF See site plan
Total Square Footage of Sign (include all sides) 14 = sign portion x2 = 28 sq' total
Total height of the Sign 5'6"
Is the Sign to be illuminated ✓ yes no
Type of Sign Construction Materials Aluminum Acrylic - see drawing 82278 MON-01
Distance to Closest Property Line See site plan. Advise minimum set-back 5'

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

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

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

Deb Burton 6-21-18
Applicant Date
Pobocki Sign Co. LLC

[Signature] 6.26.18
Owner Date

SIGN SPECIFICATIONS

[A] - CABINET

Lighting: Lit
Material: Aluminum
Face Color: White
Cabinet Color: White
Voltage: tbd
Installation: New Structure

[B] - GRAPHICS

Material:
Push-thru (Proud of Face Depth) 1/4"
Color: Clear/ Second Surface Diffuser

[C] - GRAPHICS

Material: Vinyl
Color: First Surface Red Leaving White
Outline/ tbd

[D] - GRAPHICS

Material:
Push-thru (Proud of Face Depth) 1/4"
Color: First Surface Blue Leaving White
Outline/ tbd

[E] - BASE

Material: Concrete/ Precast
Color: To Match Building/ tbd

[F] - DECOR

Material: Aluminum
Color: Reds/ tbd

[G] - GRAPHICS

Material: Vinyl
Color: Blue / tbd

[H] - GRAPHICS

Material: FCO 1/4" Aluminum/ Flush To Base
Color: Black



Proposed Night View



Landscaping Will Extend out 3'-0" From Base Per Code Requirements



This document is owned by and the information contained in it is proprietary to Poblocki Sign Company, LLC. By receipt hereof, the addressee agrees not to use the information, disclose it to any third party or reproduce this document without the prior written consent of Poblocki Sign Company, LLC. Addressee also agrees to immediately return this document upon request by Poblocki Sign Company, LLC. This document represents only an approximation of material colors specified. Actual product colors may vary from this print or digital image.

Project

Discount Ramps
Germantown, WI

Scale: 3/4"=1'

Original Page Size: 11" x 17"

Notes

VERIFY VINYL COLORS
BASE COLOR

Revisions

REV	DESCRIPTION	BY	DATE
01	Layout	jam	5/30/18
02	Base, address, plans	jam	7/2/18
03	notes from 2	jam	7/3/18

Rep: Mike Kinsella
Drawn by: Jean Hardeman
Date: 5/24/18

Sign Loc. No. .

MON-01

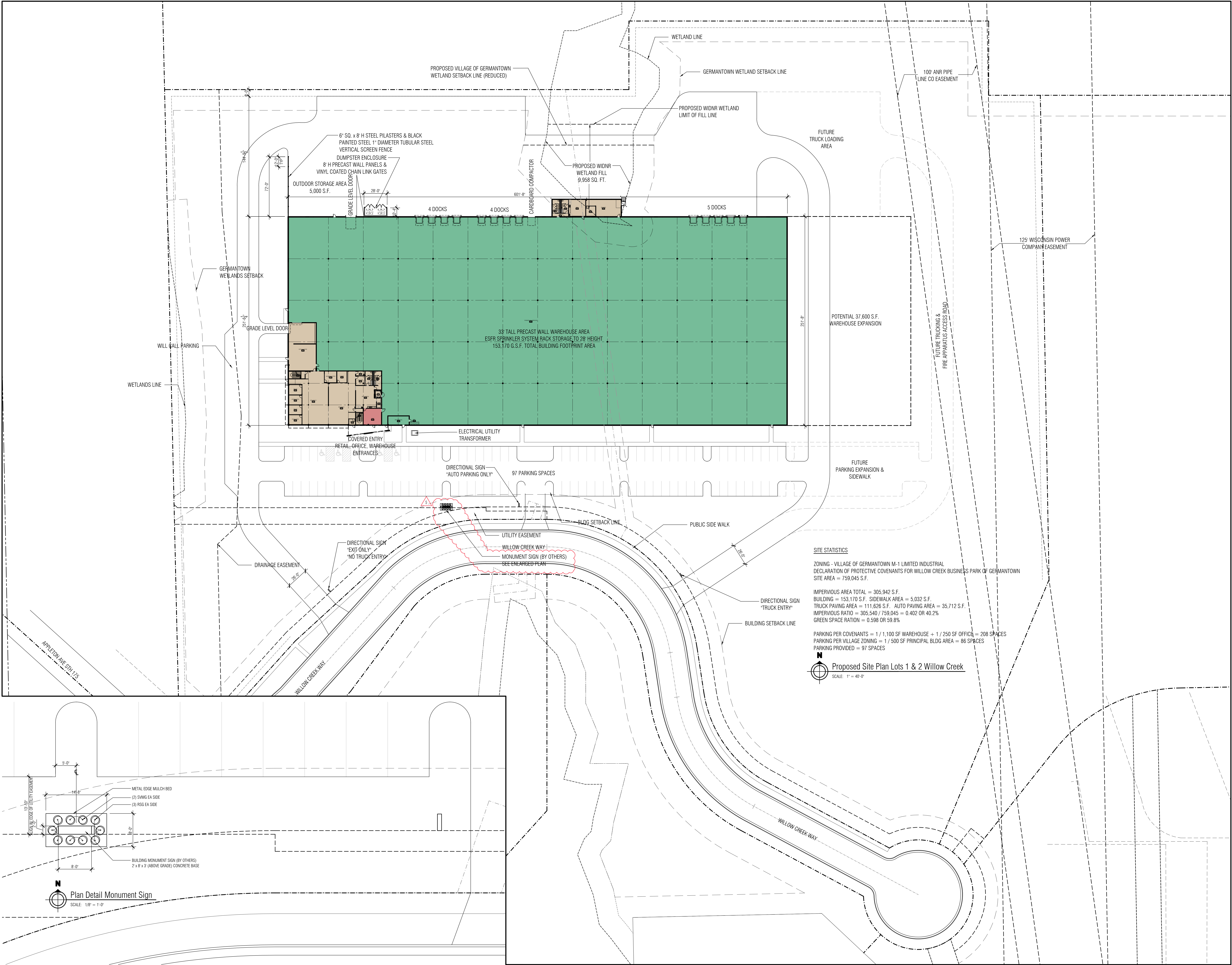
D/F Monument

Sign Type

82279

DES - Project - Job No.

CO1
Design



SIGN REVIEW

8/13/18 Plan Commission Meeting

MacArthur Elementary School / Lemberg Electric

Village Planner Report

Germantown, Wisconsin

Summary

Lemberg Electric, agent for the Germantown School District is requesting approval of a new monument sign for 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: Zach Werner Ric Erickson
Lemberg Electric Germantown School District
4085 W 128th St N104 W13840 Donges Bay Road
Brookfield, WI 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



Proposal

Lemberg Electric, agent for the Germantown School District is requesting approval of a new monument sign for the existing MacArthur Elementary School facility located at W154 N11492 Fond du Lac Avenue:

- 5'9" x 9'8" sign area to a maximum height of 8'6" feet (56 sqft per side; 112 total sqft) double-sided, internally-illuminated cabinet w/ acrylic lettering & graphics mounted on a masonry base located near the driveway entrance on Fond du Lac Ave (replacing an existing monument sign in approximately the same location).

Staff Analysis

The proposed monument sign meets the Village's sign requirements for a permanent monument sign except for the size and location of the address coordinates (shown on the upper edge of the sign cabinet; required on the masonry base).

Village Planner Recommendation

APPROVE the proposed monument sign for MacArthur Elementary School located at W154 N11492 Fond du Lac Ave subject to the following conditions:

1. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.
2. Address coordinates shall be a minimum 5" height and mounted on the monument sign base.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid L Date 7-26-18

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT <u>Lemberg Electric - Zach Wenger</u> <u>4085 W 128th St.</u> <u>Brookfield, WI 53008</u> <u>Phone (262) 364-0364</u> <u>Fax ()</u> <u>E-Mail ZWenger@lembergelectric.com</u>	PROPERTY OWNER <u>Germantown Joint School District</u> <u>N 104 W13840 Douglas Bay Rd</u> <u>Germantown, WI 53022</u> <u>Phone (262) 253-3900</u>
---	--

2 PROPERTY ADDRESS OR GENERAL LOCATION

W154 N 11492 Fox Dulac Ave

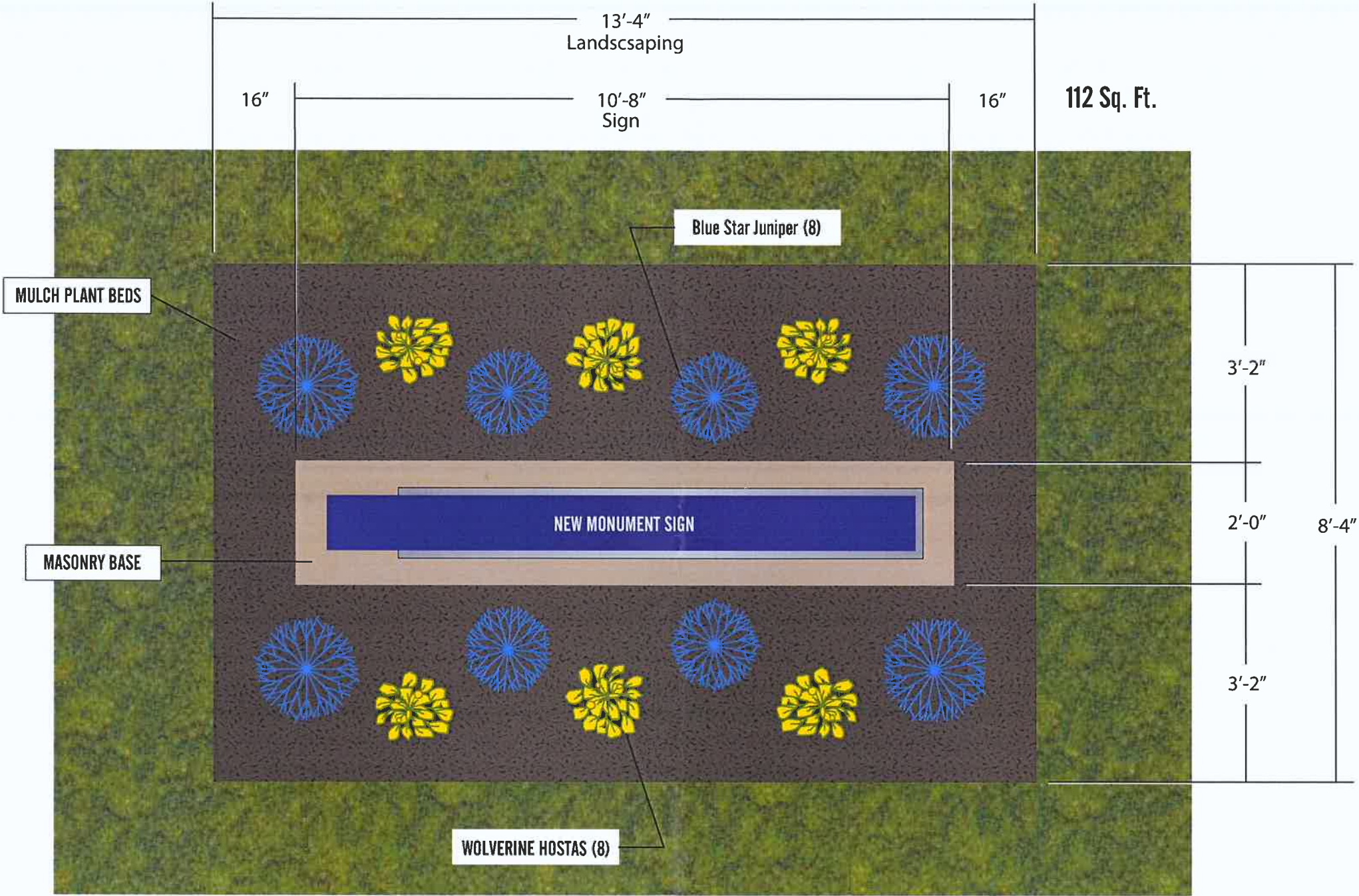
3 SIGN INFORMATION
Sign Dimensions 5'9-1/2" height x 9'8" width Single/Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 55.98 sq ft / 111.96 total
Total height of the Sign 8'5-1/2"
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials aluminum
Distance to Closest Property Line _____

Are there any existing signs on the property Yes - monument
If yes, what is the total Square Footage of existing signs monument to be removed

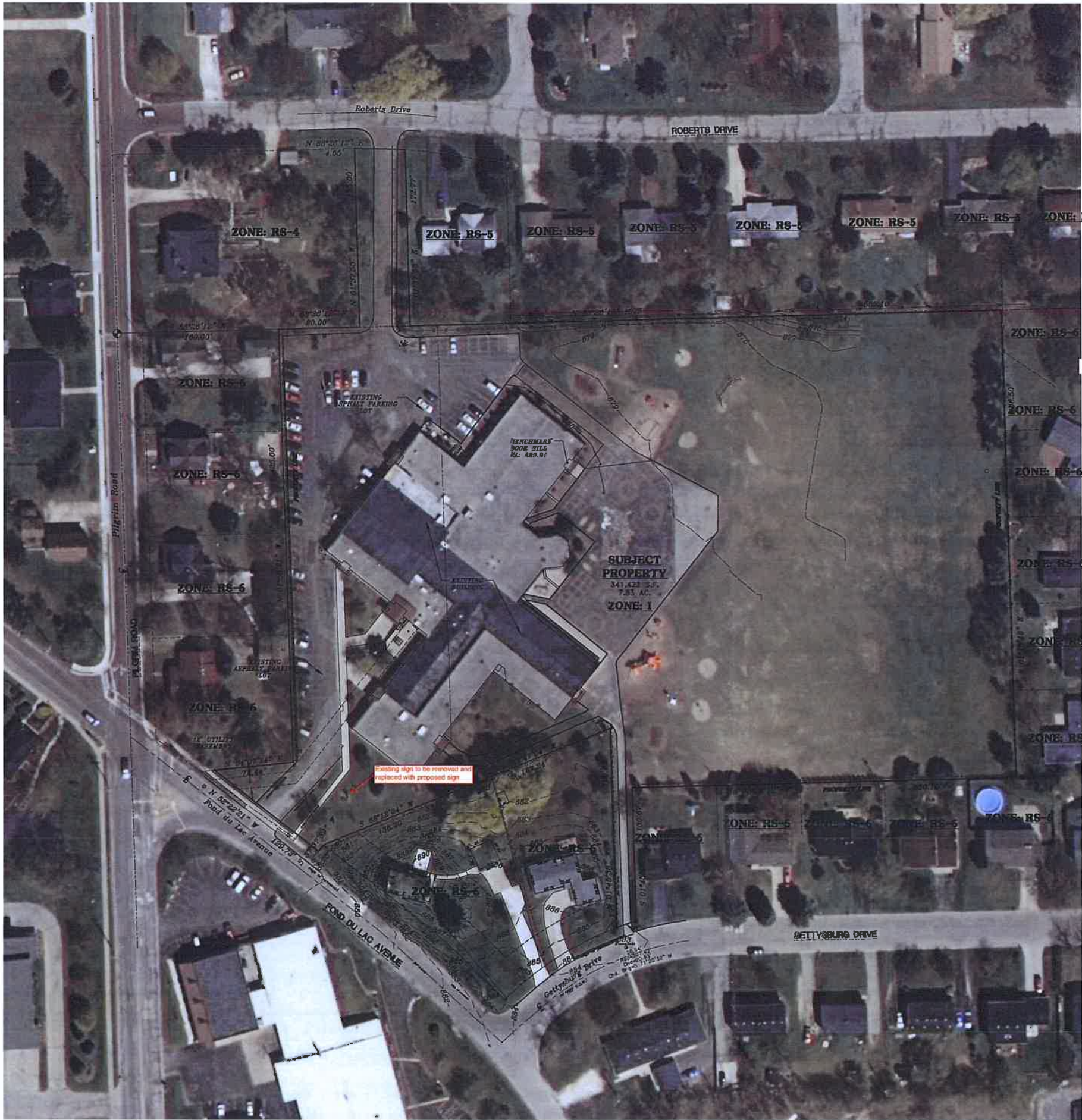
What are the intentions for the existing signs: Take down X Remain _____

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

<u>Z. Wenger</u> Applicant	<u>7/19/18</u> Date	<u>[Signature]</u> Owner	<u> </u> Date
-------------------------------	------------------------	-----------------------------	-------------------------------------



LANDSCAPE PLAN SCALE: 1/2"=1'



EXISTING PROPERTY DATA		PROPOSED PROPERTY DATA	
PROPERTY LIMITS:	341,442 S.F. (7.838 AC)	PROPERTY LIMITS:	341,442 S.F. (7.838 AC)
EXISTING BUILDING:	51,139 S.F. (1.174 AC)	PROPOSED BUILDING:	69,042 S.F. (1.585 AC)
EXISTING PAVEMENT:	69,783 S.F. (1.602 AC)	PROPOSED PAVEMENT:	72,745 S.F. (1.670 AC)
EXISTING SIDEWALK:	15,638 S.F. (0.359 AC)	PROPOSED SIDEWALK:	15,464 S.F. (0.355 AC)
TOTAL IMPERVIOUS AREA:	136,560 S.F. (3.135 AC) (40.00% of Project Limits)	TOTAL IMPERVIOUS AREA:	157,251 S.F. (3.610 AC) (46.05% of Project Limits)
TOTAL OPEN SPACE:	204,882 S.F. (4.703 AC) (60.00% of Project Limits)	TOTAL OPEN SPACE:	184,191 S.F. (4.228 AC) (53.95% of Project Limits)
ADA PARKING SPACES:	2 SPACES	ADA PARKING SPACES:	2 SPACES
STANDARD PARKING SPACES:	81 SPACES	STANDARD PARKING SPACES:	81 SPACES
TOTAL PARKING SPACES:	83 SPACES	TOTAL PARKING SPACES:	83 SPACES

SETBACKS

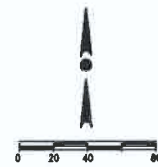
Building Setback - 30' front
Building Setback - 15' side
Building Setback - 25' rear
Parking Setback - 8' along all sides



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 1-800-243-0811

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.

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



EXISTING SITE CONDITIONS
1" = 40'

MACARTHUR E.S. RENOVATIONS AND ADDITION
W154 N11492 FOND DU LAC AVE.
GERMANTOWN, WI 53022

Revisions
Bid Package 2 -
Construction Set

Date:

02 AUG 17

Job No.:

160024-03

Sheet No.:

C100

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PLUNKETT RAYSCH
ARCHITECTS, LLP

200 south water street milwaukee wisconsin 53204 414 399 3060
2115 cedarwood drive suite 2000 madison wisconsin 53718 608 246 9900
205 north spring avenue suite 201 milwaukee wisconsin 53226 414 340 2618
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