

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, September 10, 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:** August 13, 2018
- V. **NEW BUSINESS**
 - A. StrucRite, Inc., Agent for Scott & Georgene Sommer, Property Owners, W145 N12696 Pleasant View Drive. Site Plan Review for a 6,000 sqft Farm Kitchen/Café, Brewery and Meat Processing Operation (Old Germantown LLC).
 - B. Daniel & Cheryl Stephan, Property Owners of W188 N13488 Maple Road, and Richard & Mary Stephan, Property Owners of a 32-acre Property (Parcel 1 of CSM #4918). 2-Lot Certified Survey Map (CSM) to Adjust a Lot Line.
 - C. Lemberg Electric, Agent for Germantown Joint School District, Property Owner of Kennedy Middle School, W160 N11836 Crusader Ct. Sign Review.
 - D. Community Development Department – Discussion on Amending/Updating the Village of Germantown 2020 Smart Growth Plan & Other Land Use Planning Projects.
- VI. **ANNOUNCEMENTS:**
- VII. **ADJOURNMENT:**

The next Plan Commission Meeting will be on September 24, 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
August 13, 2018

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

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

PUBLIC INPUT: None

APPROVAL OF MINUTES: *MOTION Baum second Laszewski to Approve the minutes from 7-23-18. MOTION carried unanimously.*

Brian Depies, SEH, Agent for John & Mary Barnes and Bittersweet Trail LLC, Property Owners of 30.65 acres 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. Planner Retzlaff summarized the proposal. Brian Depies, SEH, commented on the proposal. He said a wetland delineation had been completed by the Southeast Wisconsin Regional Planning Commission in 2003 and SEH has conducted a new Wetland Delineation this year. The boundaries of the delineation have been affirmed by the WisDNR. He stated they have moved forward with an artificial wetland exemption request for 2 sections of wetland on the property. He asked that condition #2 be modified slightly to indicate that the developer will work with staff on establishing a sidewalk/trail plan along the east side of Division Road.

MOTION Baum second Nilles to 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.***

Planner Retzlaff said he did not have a problem with the request to modify the language in Condition #2 as suggested to retain some flexibility and possibly come up with some other component of pedestrian trail given the topography.

MOTION to Amend Condition #2 Baum second Laszewski that the Developer shall work with Village staff on establishing a sidewalk/trail plan along the east side of Division Road and, if determined to be feasible, the final location of an agreed upon sidewalk/trail shall be reviewed and approved as part of the preliminary subdivision plat.

Chairman Wolter said this development does back up the neighborhood where he lives. He said there is an asphalt trail on Division Road just shy of the last lot before the farmhouse that could be continued. He feels it could be picked up where it ends and taken to at least where the road begins. He said people will appreciate the connection. Mr. Depies said it may be difficult to continue that path because the house is on the lot line.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Burger King Restaurant – N96 W17655 County Line Road. ARC Café USA001, LLC, Property Owner, is requesting site and sign plan review for improvements and building renovations. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to 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 (6) 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.***

Discussion followed. Trustee Baum asked if landscaping could be added to the striped-out area between the drive-up lanes and parking lot to enhance that area. Planner Retzlaff said a portion of the striped area lies off the property, within the adjacent area, and subject to a common access

easement with Taco Bell. He didn't know if installing a curbed island would create issues with circulation. Jeff MacDonald, Project Manager, explained the striping was used in anticipation of keeping the stacked drive-thru traffic lined up. Adding a curb in this area may pose a problem with semis coming in and the truck turn radius. He said they would look at extending the curb and landscaping somewhat. Chairman Wolter said he appreciates the improvements to the property.

MOTION carried unanimously.

MOTION Baum second Nilles to Approve the proposed replacement wall signage & drive-through menu board for the Burger King restaurant Collision located at N96 W17655 County Line Road subject to the following (4) conditions:

- 1. Approval is granted for the sign specifications contained in the "Brand Book" document dated May 17, 2018, unless superseded by the Plan Commission.***
- 2. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.***
- 3. No "merchandising signage" shall be allowed on any exterior building elevations.***
- 4. On-site directional signs shall be installed in compliance with the requirements of 17.46(7)(f) of the Zoning Code.***

MOTION carried unanimously.

Mark Weske, Shorewest Realtors, Agent for Catherine M. Seilenbinder, Property Owner of W188 N13251 Maple Road in the Town of Germantown. 2-Lot Certified Survey Map application (Extraterritorial Plat Approval Authority). Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to 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 Washington 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.***

Mark Weske stated the soil test had been completed for the property to the south and the septic test had passed for the property to the north.

MOTION carried unanimously.

Discount Ramps – N102 W19400 Willow Creek Way. The property owner, DRGT LLC, is requesting approval of a new monument sign for the corporate office and distribution center. Planner Retzlaff summarized the proposal.

MOTION Laszewski second Baum to 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:

- 6. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.**
- 7. 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.**

MOTION carried unanimously.

Germantown School District for MacArthur Elementary School – W154 N11492 Fond du Lac Avenue. The application is for a new monument sign for the school facility. Planner Retzlaff summarized the proposal.

MOTION Baum Second Williams to 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.**

MOTION carried unanimously.

ANNOUNCEMENTS: Planner Retzlaff said there would not be a special meeting this month.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:28 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

SITE PLAN REVIEW

9/10/18 Plan Commission Meeting

Scott & Georgene Sommer / StrucRite Inc.

Village Planner Report

Germantown, Wisconsin

Summary

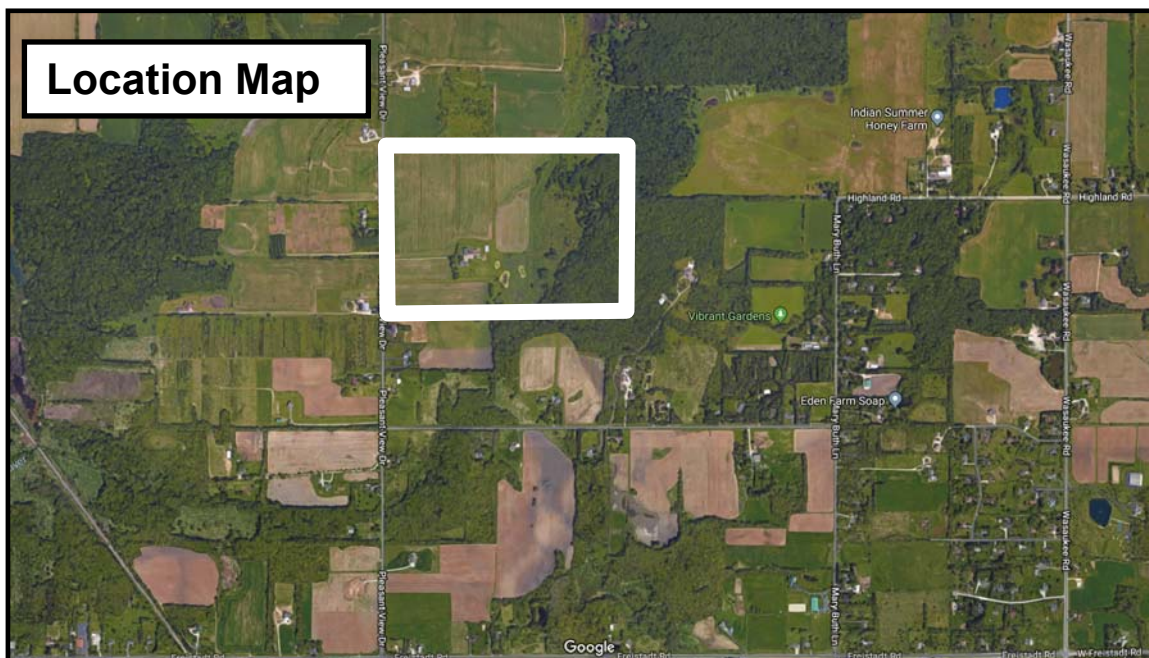
StrucRite Inc., agent for Scott & Georgene Sommer, property owners of a 120-acre farm located at W148 N12696 Pleasant View Drive are requesting Site Plan approval for a 6,000 sqft building for use as a farm kitchen, brewery and sausage production facility on their property approved under Conditional Use Permit (CUP) No. 1-2018.

Location: W148 N12696 Pleasant View Drive

Agent/Owner: Boyd Coleman Scott & Georgene Sommer
StrucRite Inc. W148 N12696 Pleasant View Dr
Waukesha, WI Germantown, WI

Current Zoning: A-1: Agricultural

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



Background

In March 2018, Scott & Georgene Sommer were granted a conditional use permit (CUP No. 1-2018) to allow the operation of a farm kitchen, brewery and sausage production facilities on their Pleasant View Drive property. As presented to the Plan Commission in February 2018, the Sommer's intend to create a unique "agri-tourism" destination on their 120-acre farm. Highlights of the proposed "Old Germantown" include:

- Construction of a new 6,000 sqft commercial-grade, metal-sided/roof barn-style building for use as a farm kitchen w/ sit-down restaurant, small retail shop, sausage production, micro-brewery;
- Renovation of an existing 3,200 sqft shed for cold storage, produce and grain processing uses;
- Year-round operation w/ variable days & hours of operation depending on the season:
 - o May 15 to Oct 31 (Summer) Tuesday through Sunday
 - o Nov 1 to May 14 (Fall-Winter-Spring) Thursday through Sunday

The overall operation is intended to educate, display and promote local food production and historical traditions with locally produced grains, pastas, preserves, sausages, small-batch beer and sodas, wood-fire grill, oven and a smokehouse.

As set forth in CUP No. 1-2018, the overall operation is subject to (14) conditions, including a requirement that Site Plan review and approval is required prior to construction of the new 60' x 100' (6,000 sqft) building. At this time, Scott & Georgene Sommer are requesting Site Plan approval for the 6,000 sqft building as detailed in the enclosed plan set dated August 6, 2018.

Proposal

Construction of the 6,000 sqft building is expected to commence this fall with the business open in spring, 2019. Features of the development include:

- Construct separate 24' wide compacted gravel access driveway with exterior lighting off existing driveway to new 38-stall gravel parking area w/ paved ADA parking adjacent to building site;
- Construct storm water wet detention basin w/ swales to accommodate run-off from the proposed driveway, parking area and building;
- 6,000 sqft one-story building w/ pre-finished Metal wall panels (red w/ green accent) and standing seam metal roof (green);
- Install a 6,000 gal holding tank and 3,000 gal grease trap

Access & Parking. Access to the building will be provided by an existing driveway from Pleasant View Drive with a new, separate compacted gravel driveway leading to the parking area north of the building. A total of 38 parking stalls will be constructed.

Storm Water Management. A total of 26,570 sqft of impervious surfaces are proposed as part of the development or 10.2% of the 7.7-acre parcel upon which the building is proposed (although the overall property is 120 acres). Swales will be used to divert run-off into a new wet detention basin constructed east of the proposed building.

Landscaping & Buffering. Other than existing trees near the proposed driveway and existing barn, no new landscaping is proposed.

Lighting. Exterior lighting of the site includes:

- (3) 49W 42 LED cut-off area fixtures mounted on free-standing poles at a height of 10' along the driveway;
- (2) 200W 60 LED cut-off area fixtures mounted on free-standing poles at a height of 20' within the parking area;
- (5) 50W LED "goose-neck barn style wall-mounted fixtures at a height of 9' on the west, north and south building elevations.

Signage. No signage is proposed at this time.

Staff Comments

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.

Fire Department

Site Plan approval is recommended with following conditions/requirements:

1. Building shall be designed to meet all fire protection requirements under applicable IBC for A-3 occupancy and use classification.
2. Access driveway and new parking area shall meet NFPA 1 Chapter 18 access requirements.
3. Septic holding tank shall not be installed in a location where fire vehicles might need to drive over for emergency access purposes unless said tank is designed, constructed and approved for heavy vehicle loads.
4. Bi-annual fire safety inspections will be conducted by Germantown Fire Department.

VILLAGE PLANNER RECOMMENDATION

APPROVE the site development and building plans for a 6,000 sqft building for use as a farm kitchen, brewery and sausage production facility on the Sommer property located at W148 N12696 Pleasant View Drive 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 and engineering plans dated August 6, 2018 unless superseded by revisions required herein and/or by the Plan Commission.
2. All landscaping, grading, storm water management 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. The following items shall be provided as required by the Village Fire Department: (a) Building shall be designed to meet all fire protection requirements under applicable IBC for A-3 occupancy and use classification; (b) Access driveway and new parking area shall meet NFPA 1 Chapter 18 access requirements; (c) Septic holding tank shall not be installed in a location where fire vehicles might need to drive over for emergency access purposes unless said tank is designed, constructed and approved for heavy vehicle loads; (d) Bi-annual fire safety inspections will be conducted by Germantown Fire Department.
4. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.

CUP # 01-2018

Document No.

CONDITIONAL USE PERMIT

Document Title

**VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT****1449474**

RECORDED

April 06, 2018 11:34 AM

SHARON A MARTIN

REGISTER OF DEEDS

WASHINGTON COUNTY, WI

Recording Fee Paid: \$30.00

Whereas the Applicants:

Scott & Georgene Sommer, Property Owners & Business Operators

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for obtaining this permit.

Now, therefore, this permit is issued to the Applicants to operate an "agri-tourism" farm market including a farm kitchen & café, small-batch brewery and sausage production facilities on the property located at W148 N12696 Pleasant View Drive pursuant to Section 17.12(2)(hh) of the Village Zoning Code.

Name & Return Address:

**Village of Germantown
P.O. Box 337
Germantown, WI 53022**

Parcel Identification No:

**GTNV 114-999, 114-999,
141-995 & 141-996**

5

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

A total of 120 acres of land located in the South ½ of the SE ¼ and the S ½ of the SW ¼ of the SE ¼ of Section 11 and the NE ¼ of the NE ¼ and the NW ¼ of the NE ¼ of Section 14, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Tax Key No: GTNV 114-999, 114-999, 141-995 & 141-996

Address: W148 N12696 Pleasant View Drive

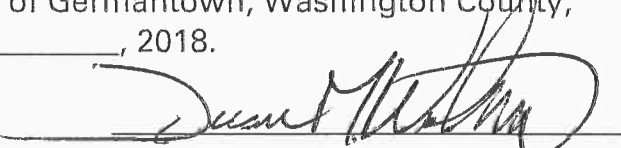
Pursuant to the following condition(s):

1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit application (CUP) and supporting materials dated January 8, 2018. The physical facilities from which said uses and activities are permitted include the existing and proposed buildings specified in the CUP application and supporting materials. Days and hours of operation shall be limited to those specified in the CUP application and supporting materials dated January 8, 2018.
2. The brewery operation has been described as and is intended to be a "small batch" operation with production occurring within an approximate 1,100 sqft area located in the proposed "farm market" building. This CUP is granted with the understanding that the brewery will operate as a "nano brewery" and "brewpub" with production not to exceed 1,000 barrels/year with at least 25 percent of the beer produced sold in/from the farm market. The purpose for these limitations is to address concerns regarding water consumption and to ensure the brewery remains an accessory use and integral component to the overall farm market concept. In the event the owner/operator seeks to expand brewery production and/or add or eliminate other uses and activities to the overall farm market business plan for which this CUP has been issued, the owner/operator shall submit an amended plan of operation to the Village for review and consideration as part of an amendment to this CUP to be reviewed and processed following the typical CUP procedures.

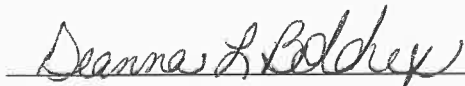
3. Site Plan review and approval is required prior to construction of the new 60' x 100' (6,000 sqft) building in accordance with Village Zoning Code requirements.
4. A temporary use permit may be required for special events involving attendance by the public depending on the type and extent of activities, days, hours and duration of the event. The owner/operator is responsible for contacting the Community Development Department for information and permitting requirements (if any) prior to scheduling any special events involving special or extraordinary advertising or promotion, events occurring for 2 or more consecutive days, or when the number of visitors for an event is expected to exceed three-hundred (300) persons per day.
5. Building permits are required for all internal and external building renovation and improvements.
6. The No vehicle parking shall be permitted on or along Pleasant View Drive; all parking associated with the operation shall be accommodated on the property.
7. All permanent and temporary exterior signage along or facing Pleasant View Drive requires a sign permit and shall comply with all current sign regulations. Off-premise advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
8. The owner/operator is required to obtain all applicable permits, approvals, licenses, etc. from the Village of Germantown, Washington County, State of Wisconsin and any federal agencies prior to commencing operations of the café/restaurant, meat production, and brewery, including, but not limited to: liquor licenses for the sale and consumption of alcohol; brewery/brewpub licenses for the production and distribution of alcohol; restaurant and food licensing for the production, sale and consumption of retail food products, sausage and other meat production; septic/holding tank and other waste processing permits for the storage, transportation and/or processing of wastewater and other by-products associated with the production of sausage, beer, soda, etc. The owner/operator shall provide copies of all required permits to the Community Development Department.
9. The processing and ultimate disposal of all wastewater and other by-products associated with the production, processing and packaging of meat, beer and other products should occur off-site and in a licensed facility. In the event the processing and/or disposal of wastewater and other by-products associated with meat and beer production is handled on-site, e.g. composting, the owner/operator shall prepare and submit a detailed plan addressing the processes and procedures that will be used, and, that specifies how concerns such as odor control, soil and groundwater contamination will be addressed and mitigated. Said plan shall be submitted to the Village of Germantown and any county and state agencies regulating said waste processing and disposal.
10. All new and renovated buildings shall be designed to meet all fire protection requirements under applicable IBC for A-3 (or applicable) occupancy and use classification.
11. The access driveway and new parking area shall meet NFPA 1 Chapter 18 access requirements.
12. The septic holding tank shall not be installed in a location where fire vehicles might need to drive over for emergency access purposes unless said tank is designed, constructed and approved for heavy vehicle loads.
13. Bi-annual fire safety inspections will be conducted by Germantown Fire Department.

14. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 2 day of April, 2018.


Dean Wolter, Village President

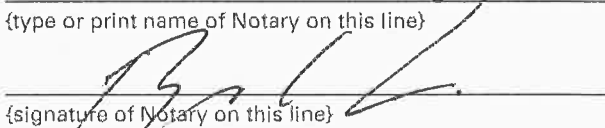
ATTEST:


Deanna Boldrey, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 2nd day of April, 2018, the above named Dean Wolter, Village President, and Deanna Boldrey, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Brian C. Sajdak
{type or print name of Notary on this line}

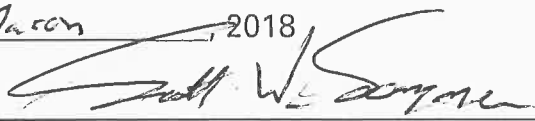

{signature of Notary on this line}

SBV 1027207
Notary Public, State of Wisconsin
My Commission Expires: is permit

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As a property owner and business operator, Scott Sommer, I hereby accept the terms and conditions set forth in this Permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

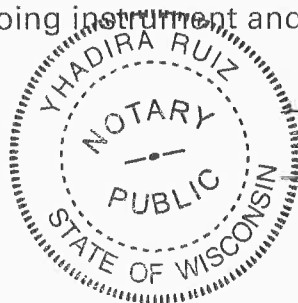
Dated this 26 day of March, 2018



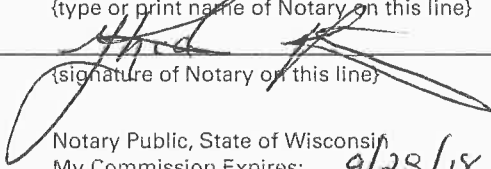
Scott Sommer, Property Owner

STATE OF WISCONSIN) SS
Milwaukee COUNTY)

Personally came before me this 26th day of March, 2018, being the above named Scott Sommer, to me known to be the person who executed the foregoing instrument and acknowledged the same.



YHADIRA RUIZ
(type or print name of Notary on this line)


(signature of Notary on this line)

Notary Public, State of Wisconsin
My Commission Expires: 9/28/18

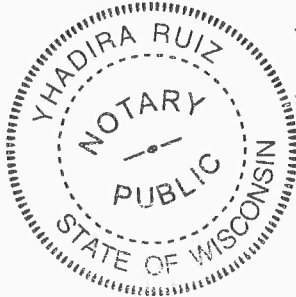
ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As a property owner and business operator, Scott Sommer, I hereby accept the terms and conditions set forth in this Permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 26 day of March, 2018
Georgene Sommer
Georgene Sommer, Property Owner

STATE OF WISCONSIN) SS
Milwaukee COUNTY)

Personally came before me this 26th day of March, 2018, being the above named Georgene Sommer, to me known to be the person who executed the foregoing instrument and acknowledged the same.



YHADIRA RUIZ
(type or print name of Notary on this line)
[Signature]
(signature of Notary on this line)
Notary Public, State of Wisconsin
My Commission Expires: 9/28/18

Old Germantown LLC
Farm Kitchen, Sausage & Brewery
W148 N12696 Pleasant View Dr.
Germantown, WI 53022

SHEET TITLE
SITE/LANDSCAPE PLAN

PLAN REVIEW

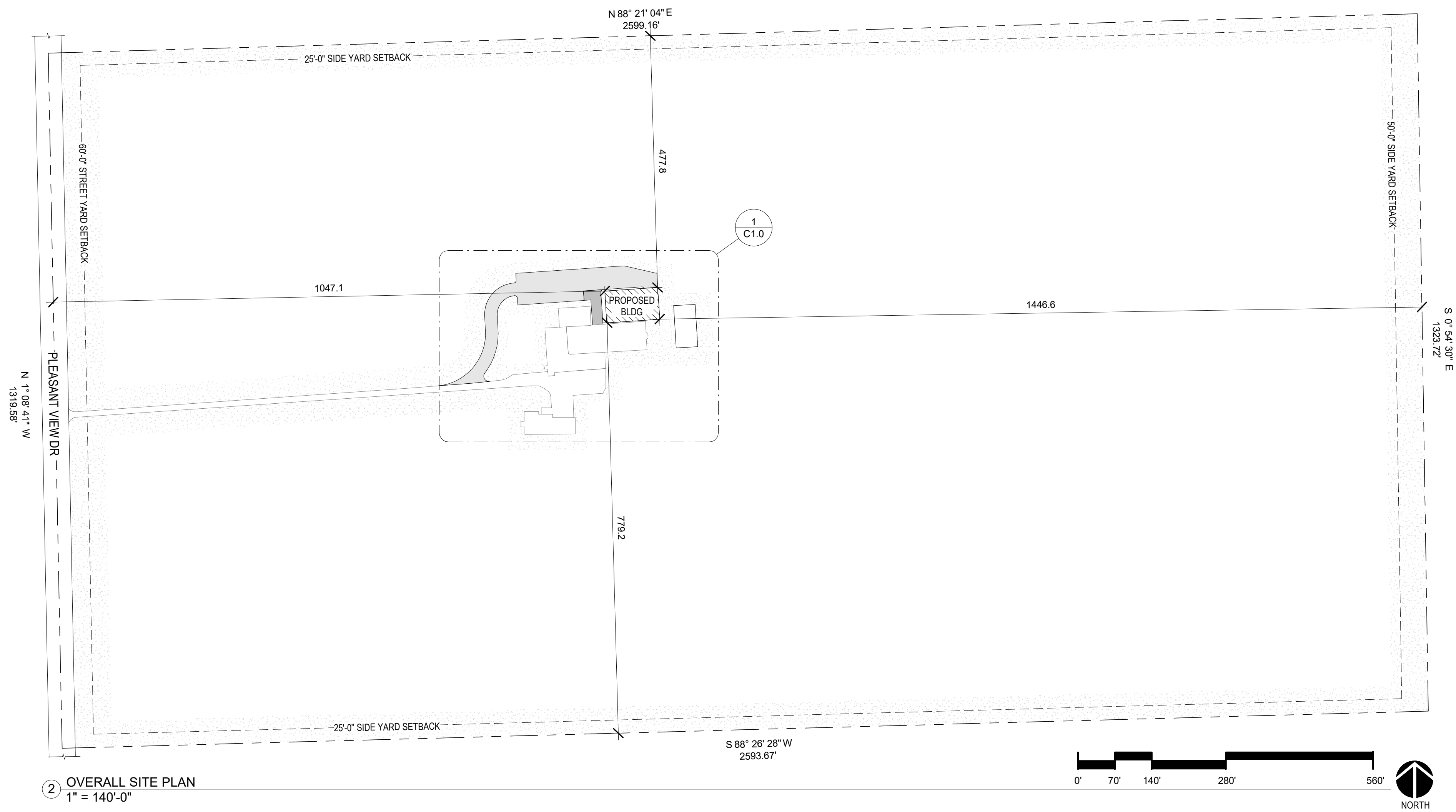
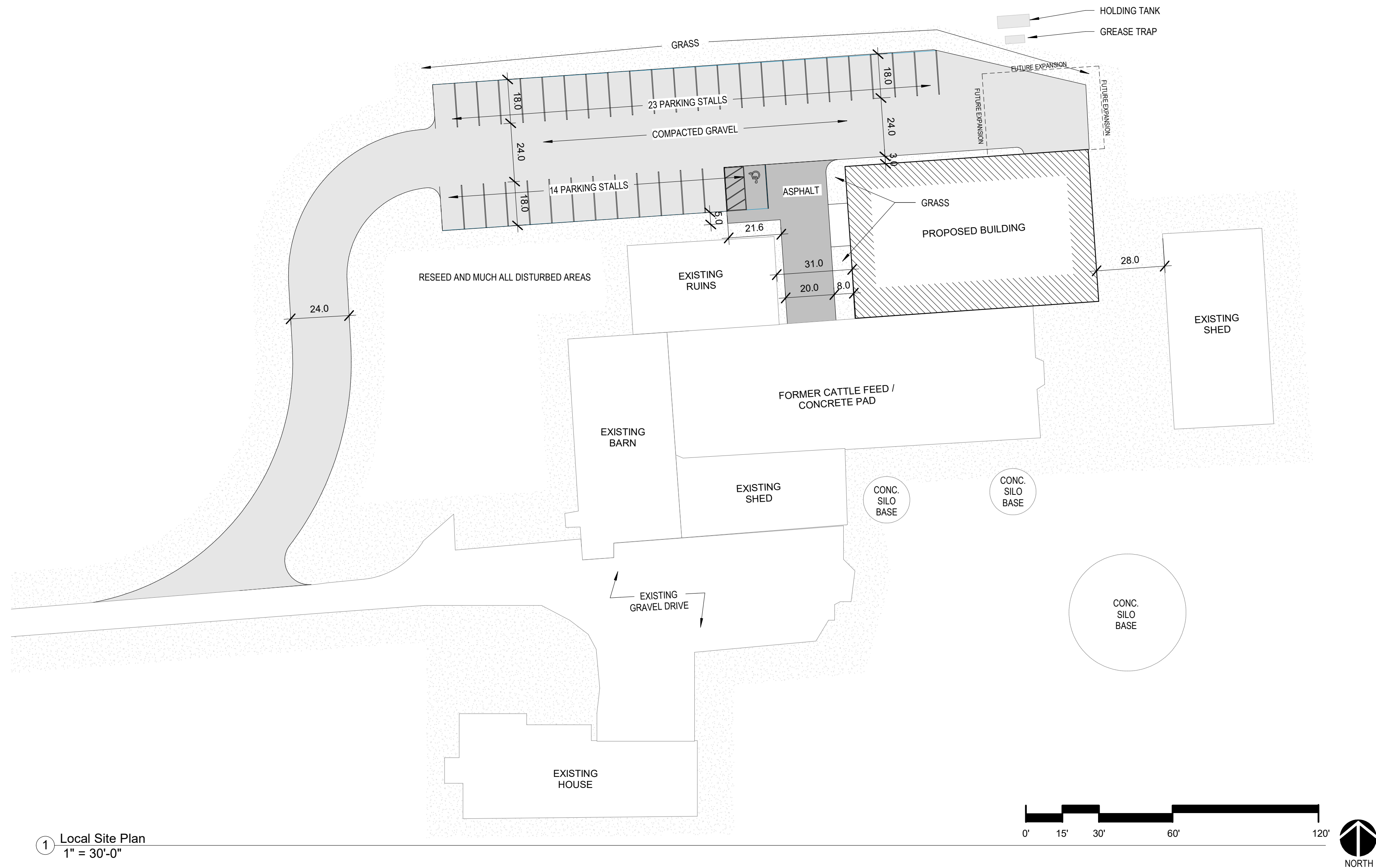
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DATE: 08.06.2018

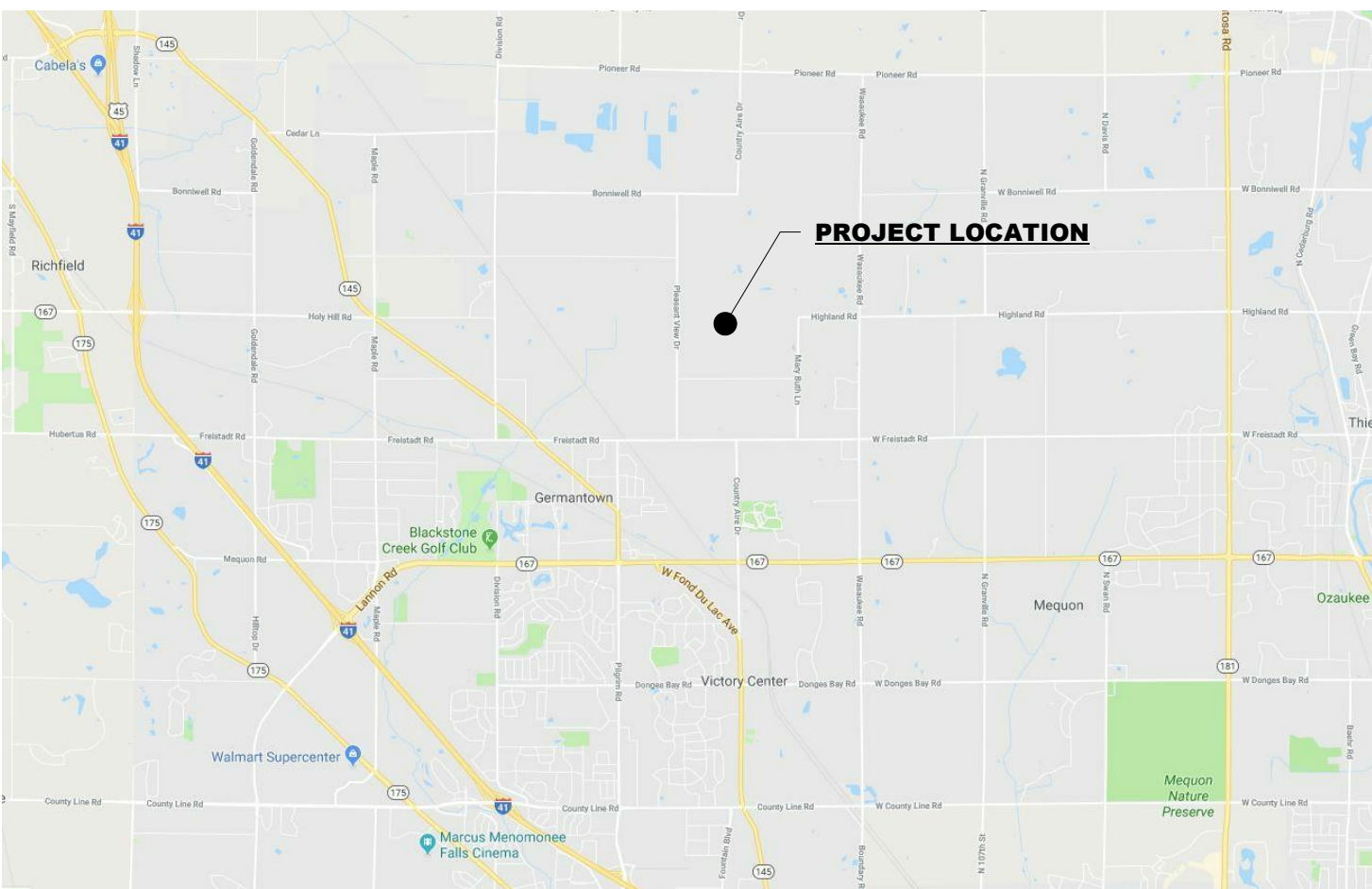
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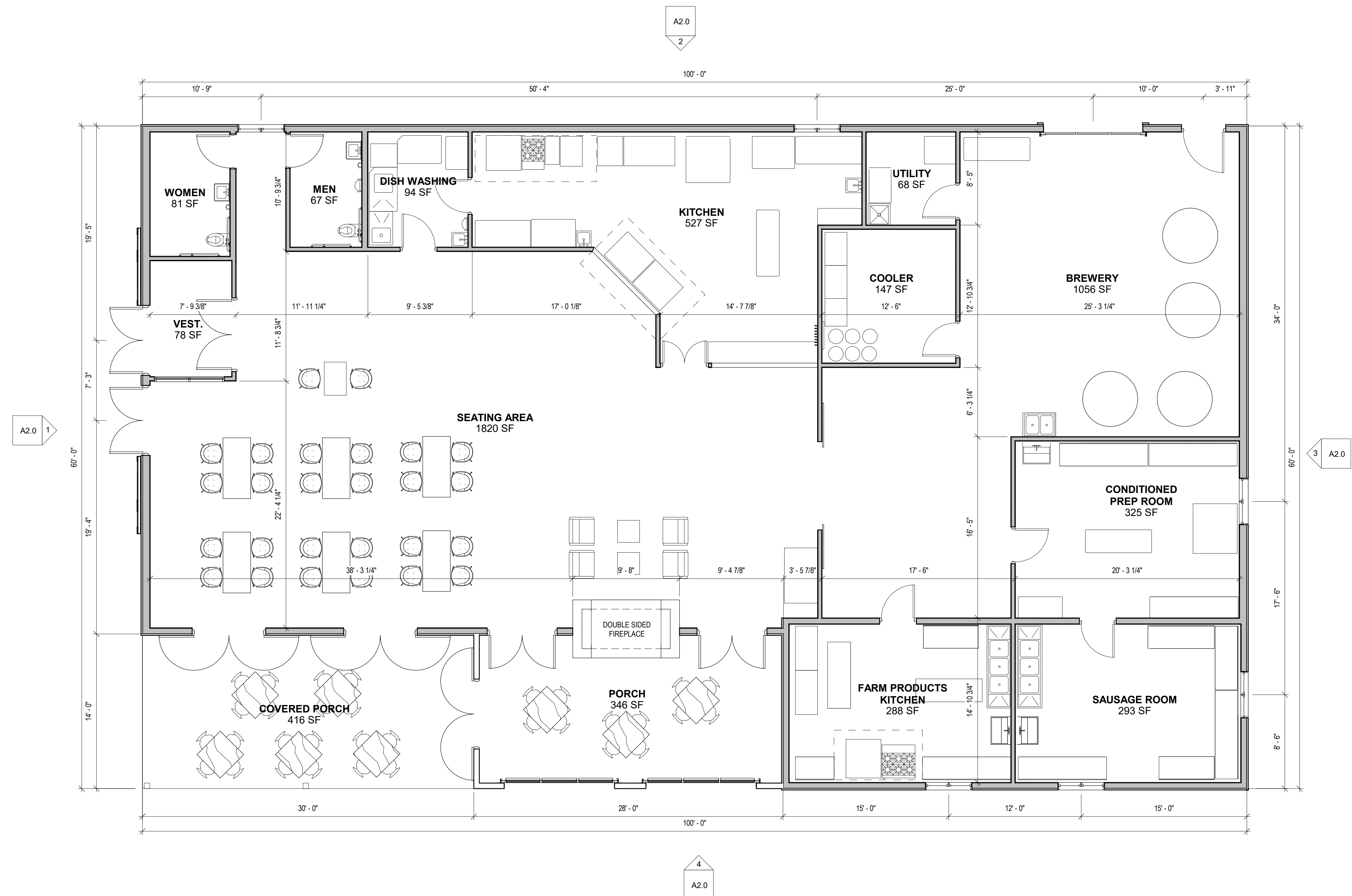
SHEET NUMBER:

C1.0



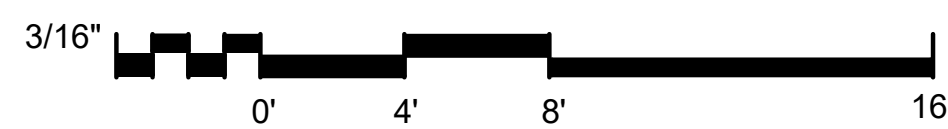
LOCATION MAP

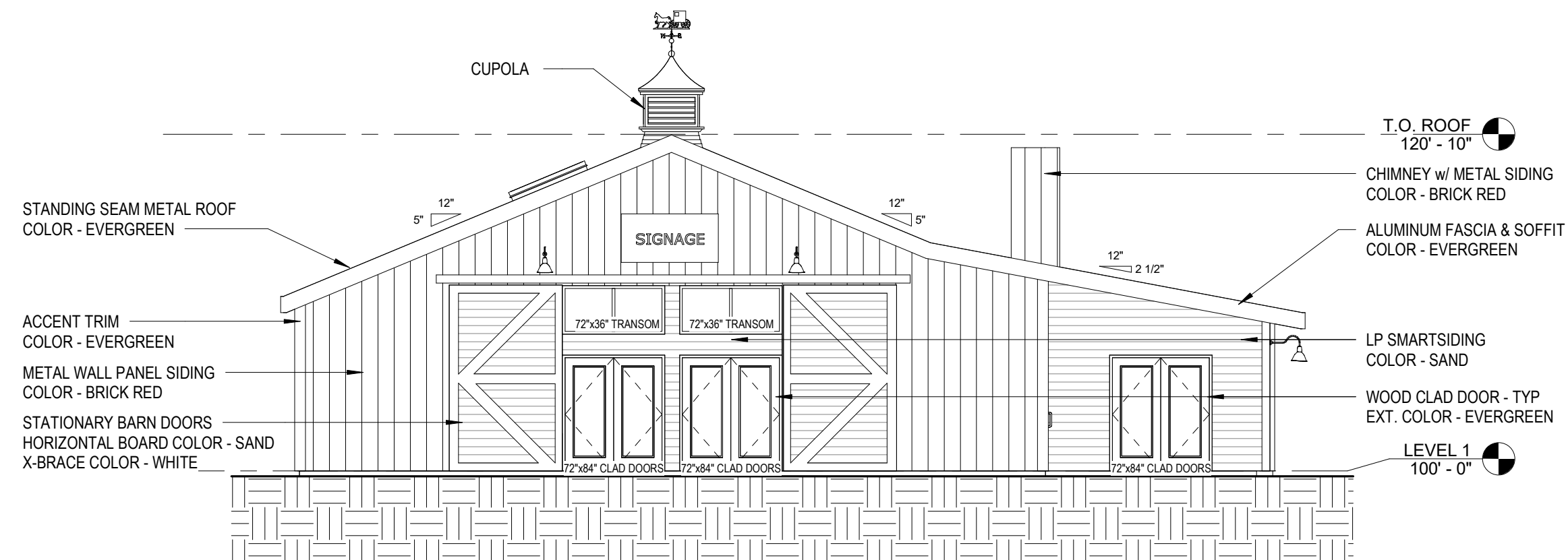
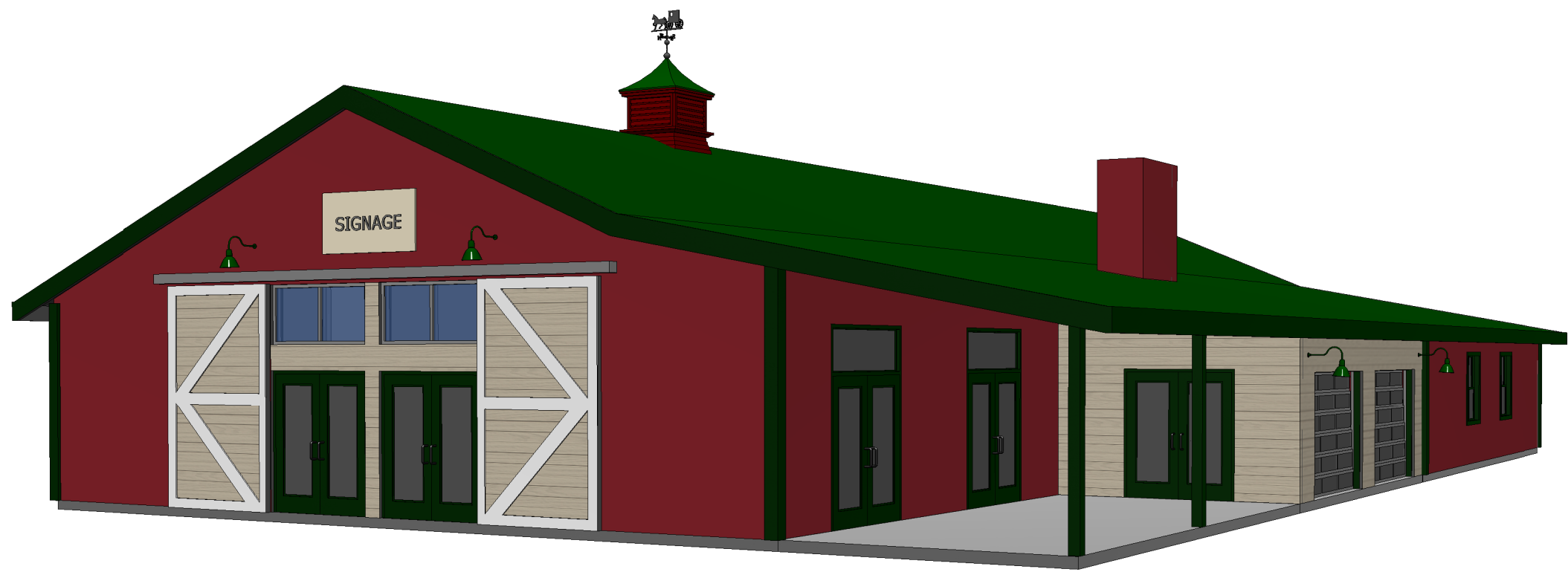
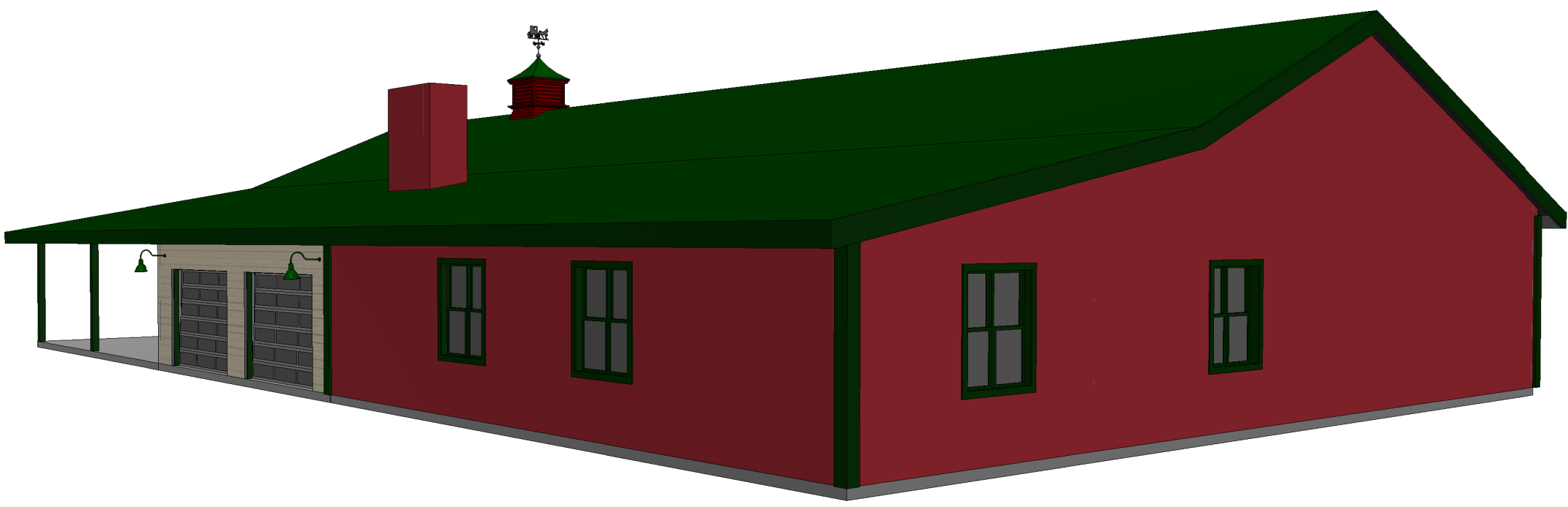
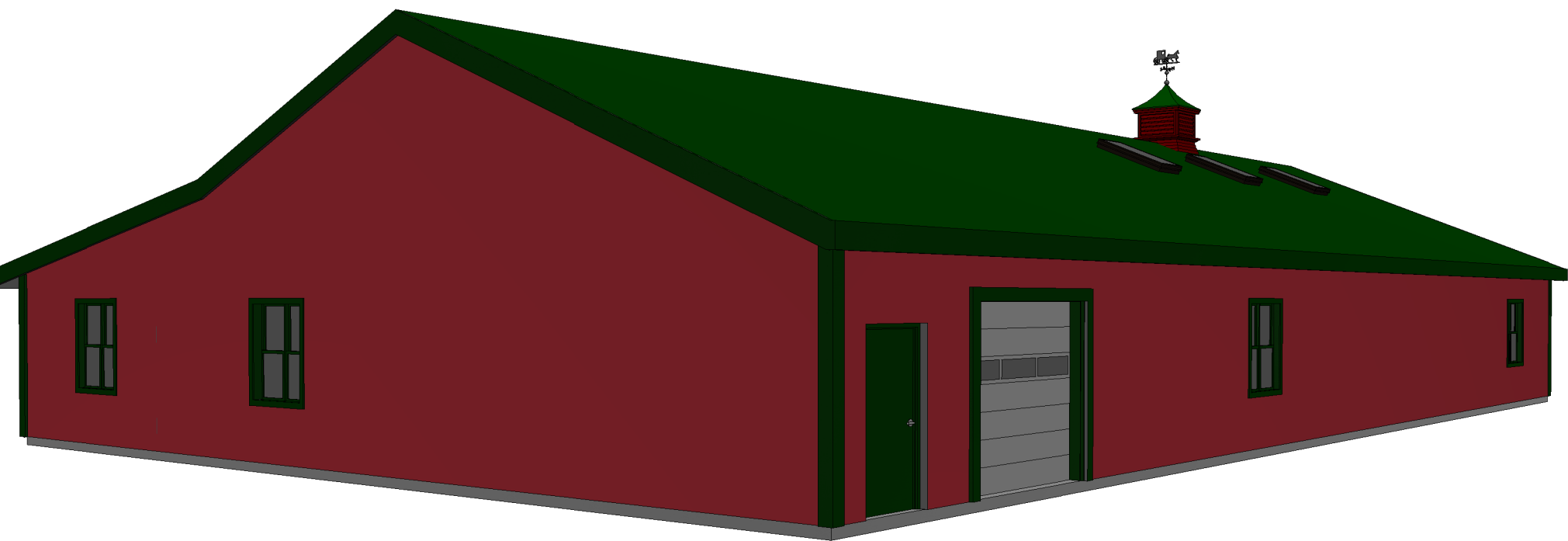
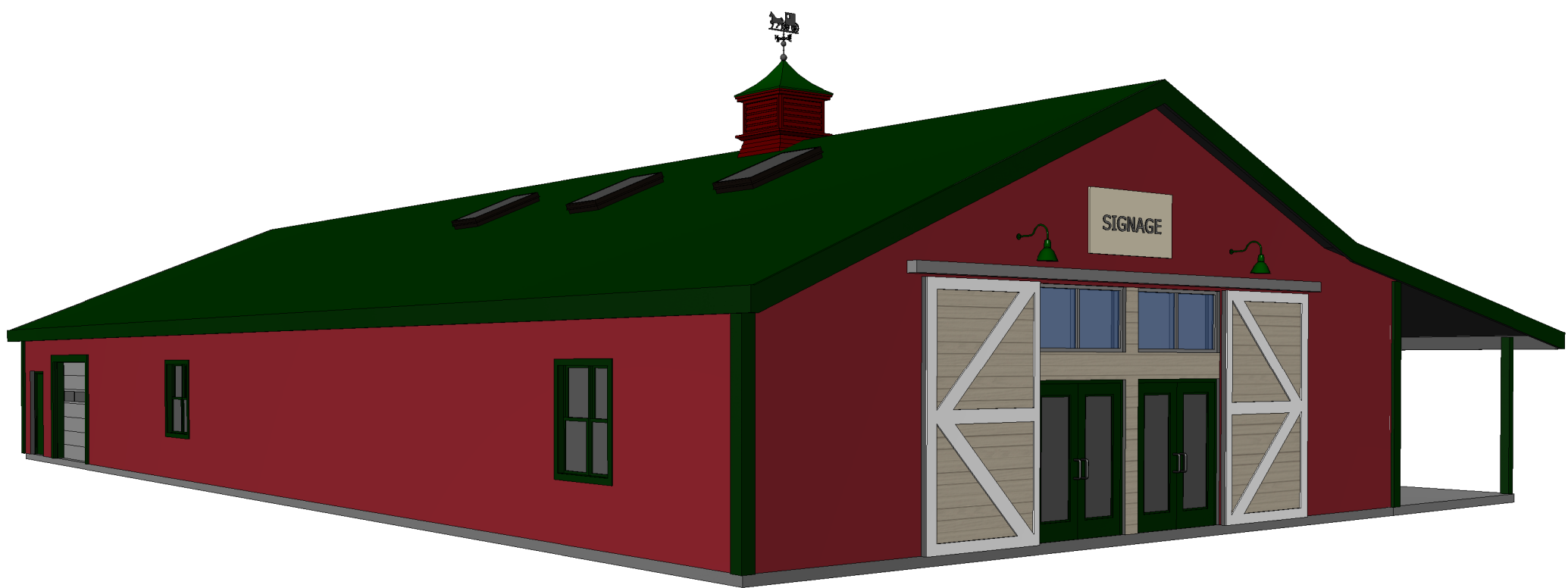




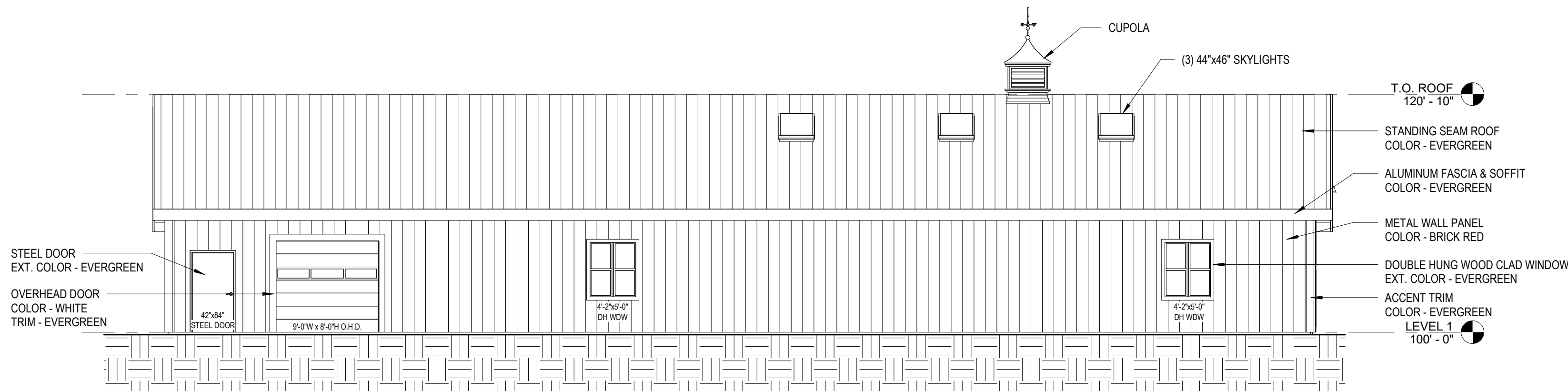
1 Floor Plan
3/16" = 1'-0"

TOTAL SQUARE FOOTAGE = 6,000 SQFT

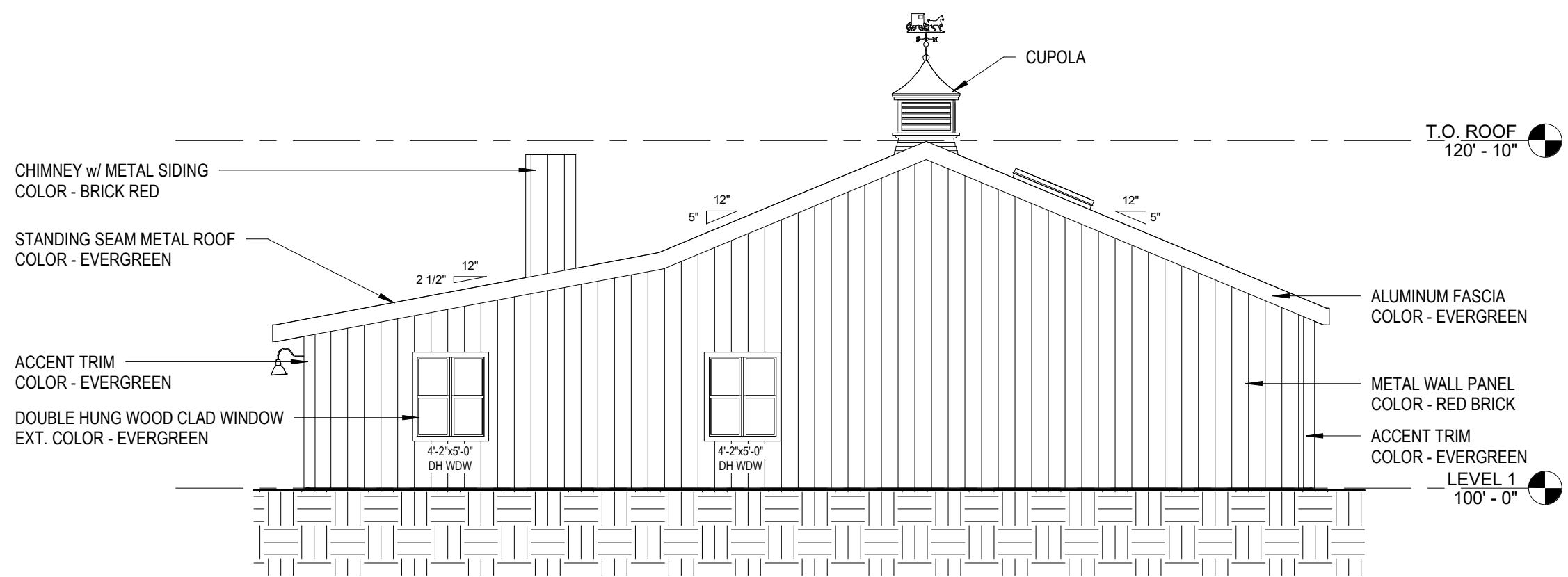




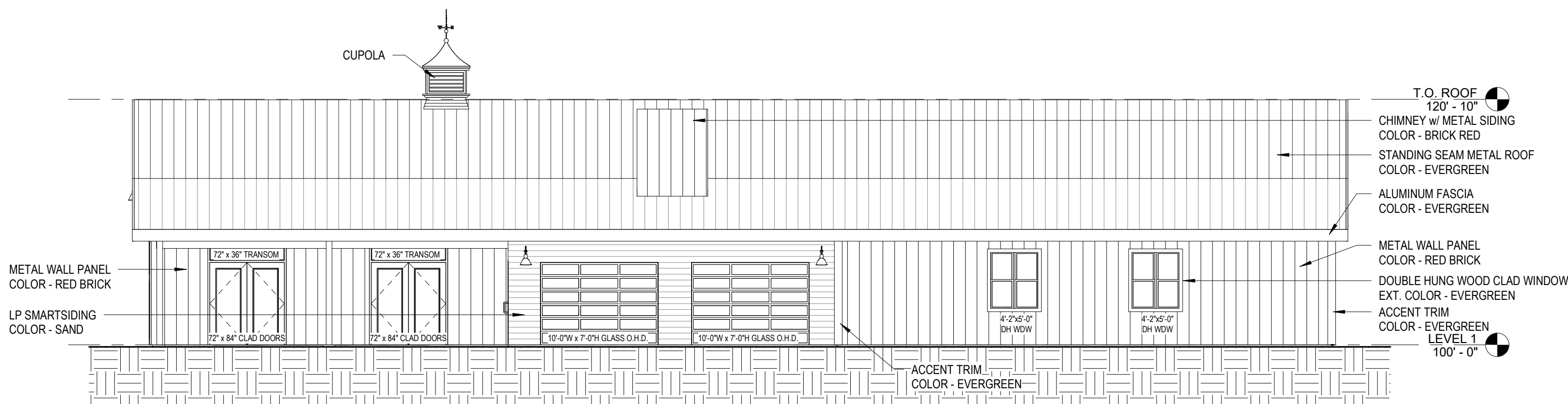
1 WEST ELEVATION
1/8" = 1'-0"



2 NORTH ELEVATION
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



4 SOUTH ELEVATION
1/8" = 1'-0"



Old Germantown LLC
Farm Kitchen, Sausage & Brewery
W148 N12696 Pleasant View Dr.
Germantown, WI 53022

SHEET TITLE
EXTERIOR ELEVATIONS

PLAN REVIEW

JOB NUMBER: 18082

DATE: 08.06.2018

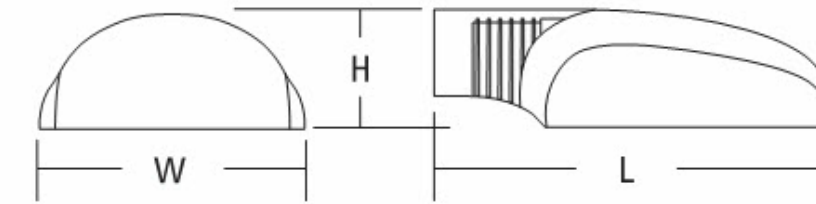
DRAWN BY: JJR

SHEET NUMBER:

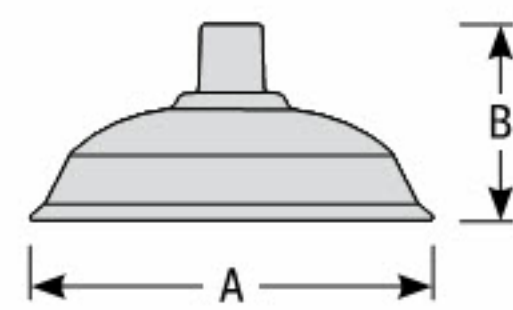
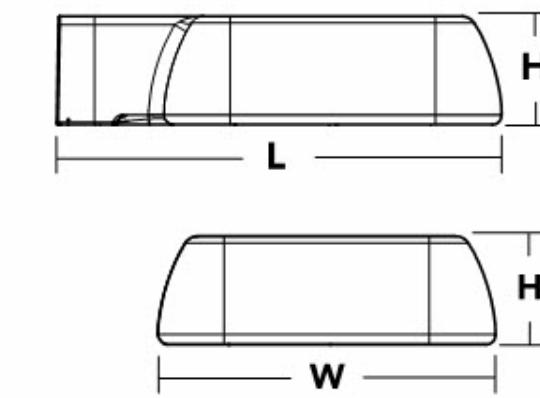
A2.0



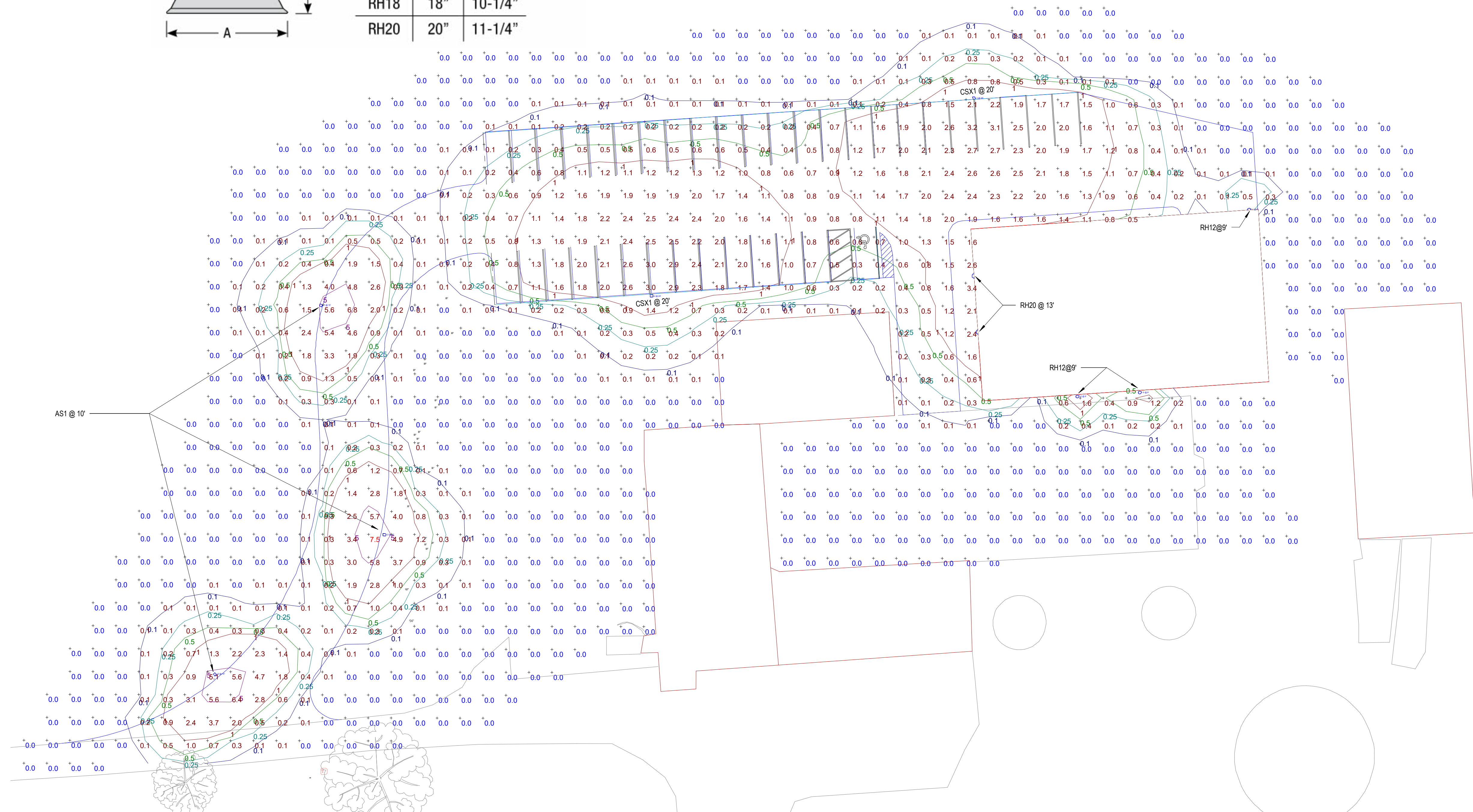
EPA:	0.7 ft ² (0.07 m ²)
Length:	22-1/4" (56.4 cm)
Width:	13" (33.0 cm)
Height:	6-3/8" (15.9 cm)
Weight (max):	33 lbs (14.8 kg)



EPA:	0.7 ft ³ (0.07 m ³)
Length:	23-1/2" (59.7 cm)
Width:	18-1/2" (46.9 cm)
Height:	5-7/8" (14.9 cm)
Weight (max):	37 lbs (16.8 kg)



	A	B
RH12	12"	7-1/4"
RH14	14"	8-1/4"
RH16	16"	9-1/4"
RH18	18"	10-1/4"
RH20	20"	11-1/4"



① Lighting
1" = 20'-0"



OLD GERMANTOWN FARMSTEAD
EXISTING SITE PLAN
DATED: AUGUST 6, 2018

C-100

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

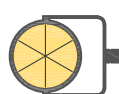
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com



SITE PLAN INFORMATION BLOCK	
Site Address	W148N12696 Pleasant View Dr.
Site acreage (total)	7.70 Acres / 335,411 S.F.
EXISTING IMPERVIOUS AREA	7,841 S.F.
PROPOSED IMPERVIOUS AREA	26,571 S.F.
TOTAL SITE IMPERVIOUS AREA	34,412 S.F.
PROPOSED PERVIOUS AREA	300,999 S.F.
IMPERVIOUS AREA PERCENT	10.2%
Number of Parking stalls:	
Parking	37
Accessible	1
Total	38
Number of trees shown (See Landscape Plan)	

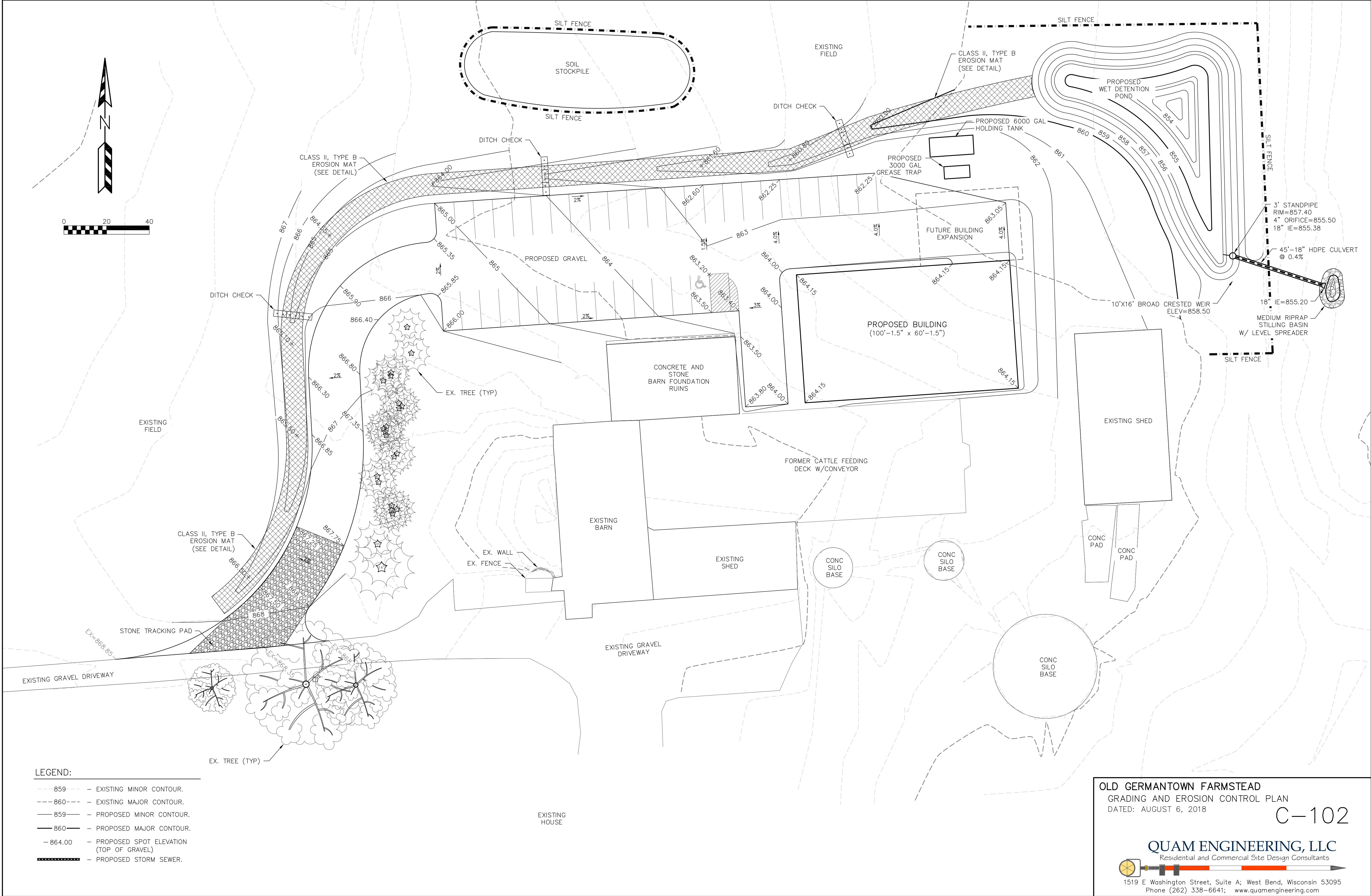
OLD GERMANTOWN FARMSTEAD
PROPOSED SITE PLAN
DATED: AUGUST 6, 2018

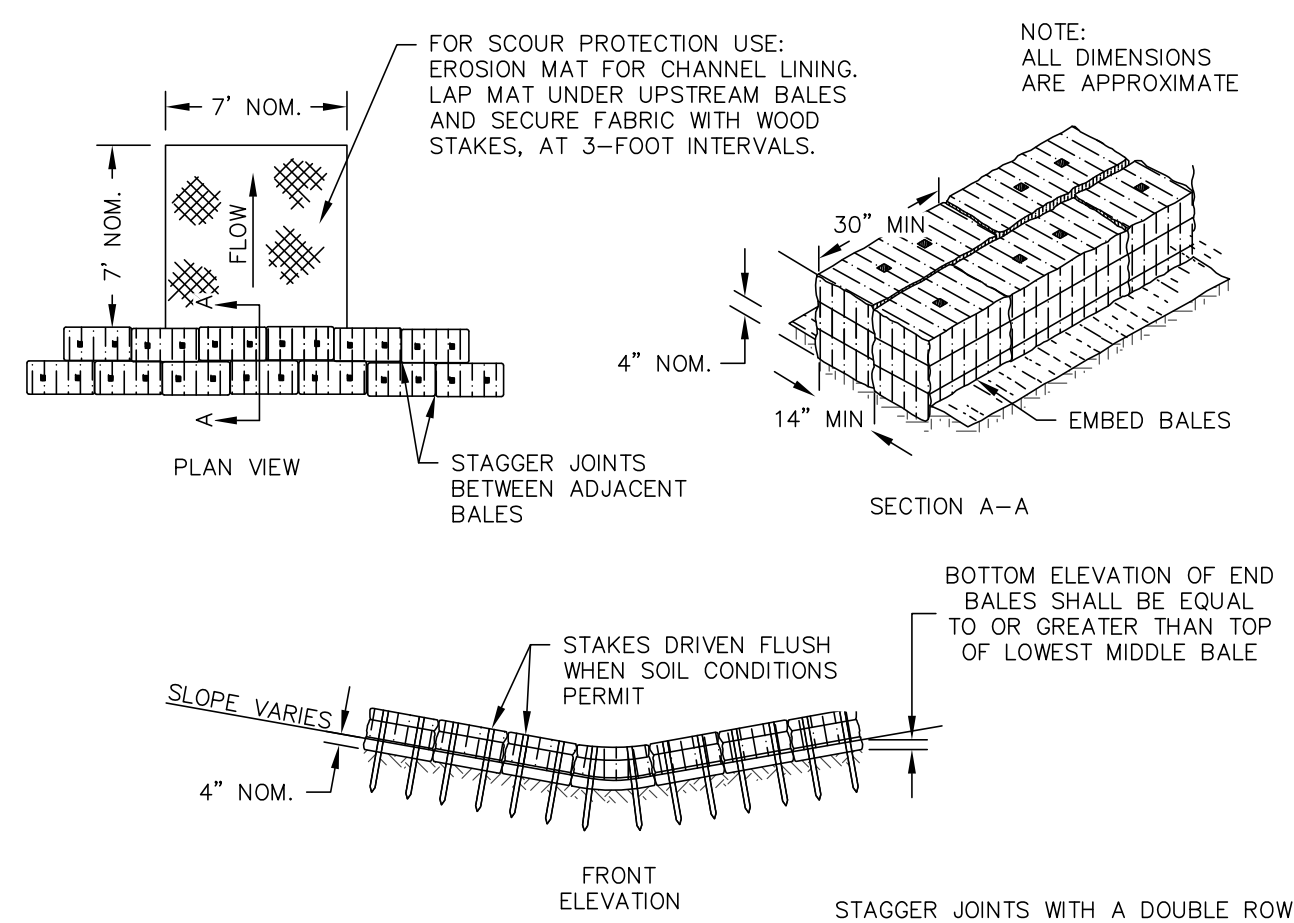
C-101



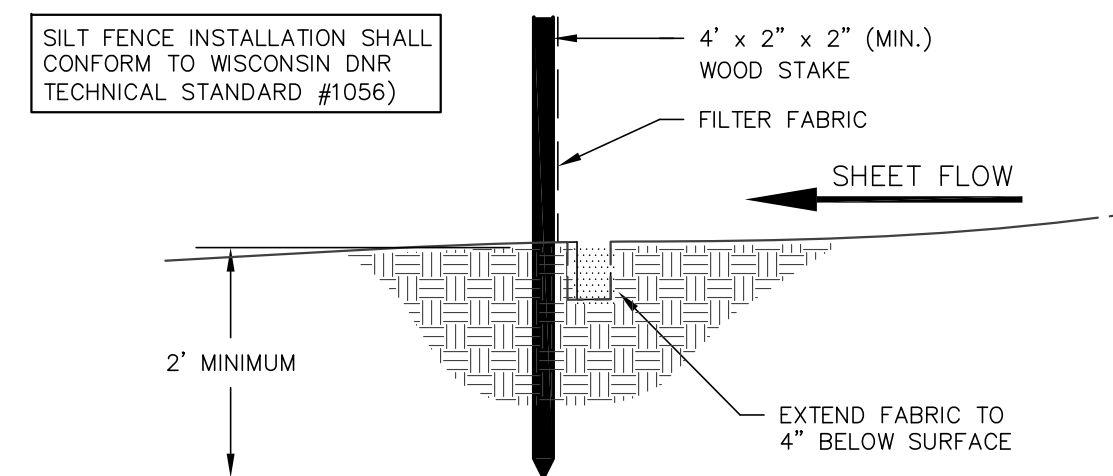
QUAM ENGINEERING, LLC
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Phone (262) 338-6641; www.quamengineering.com

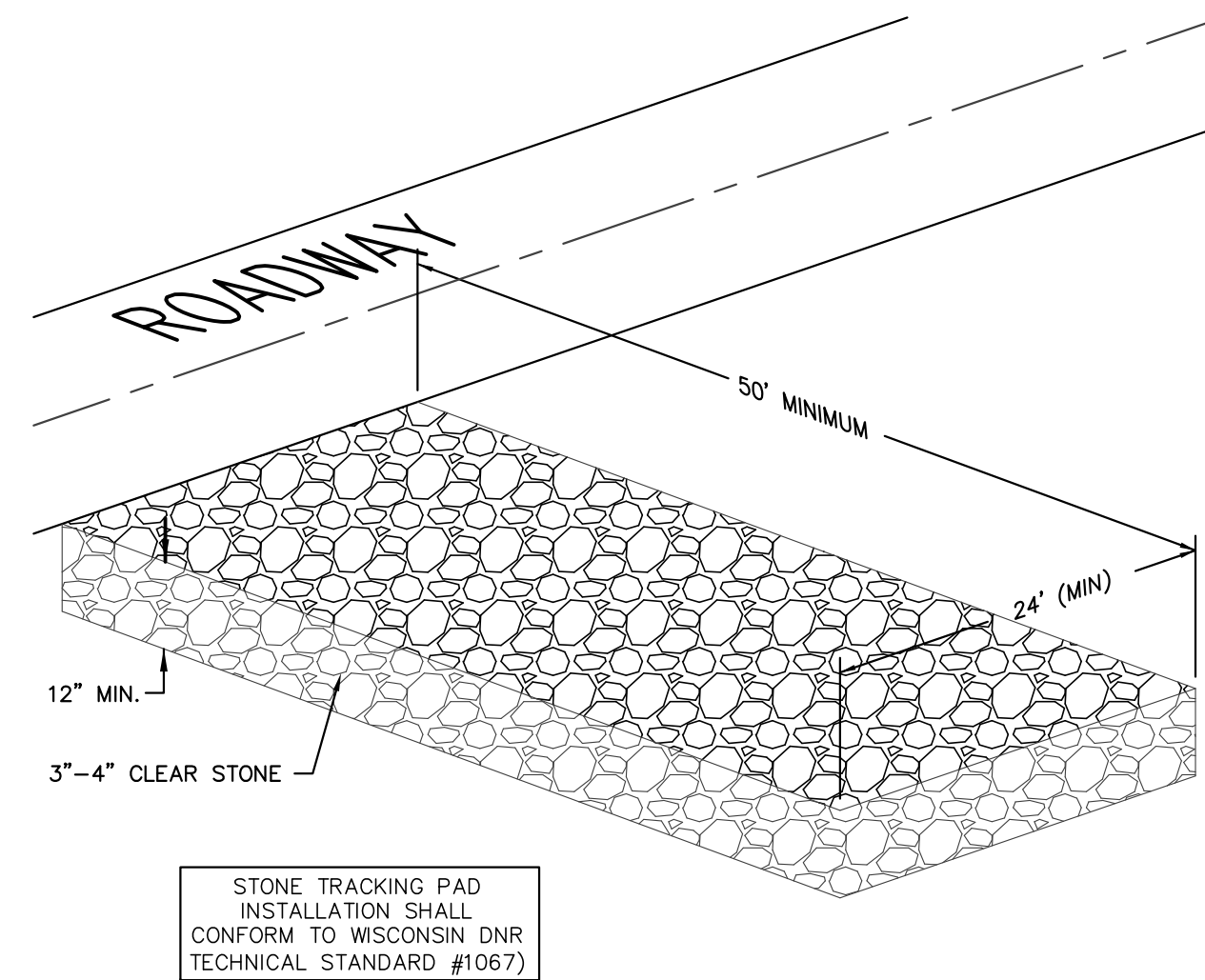




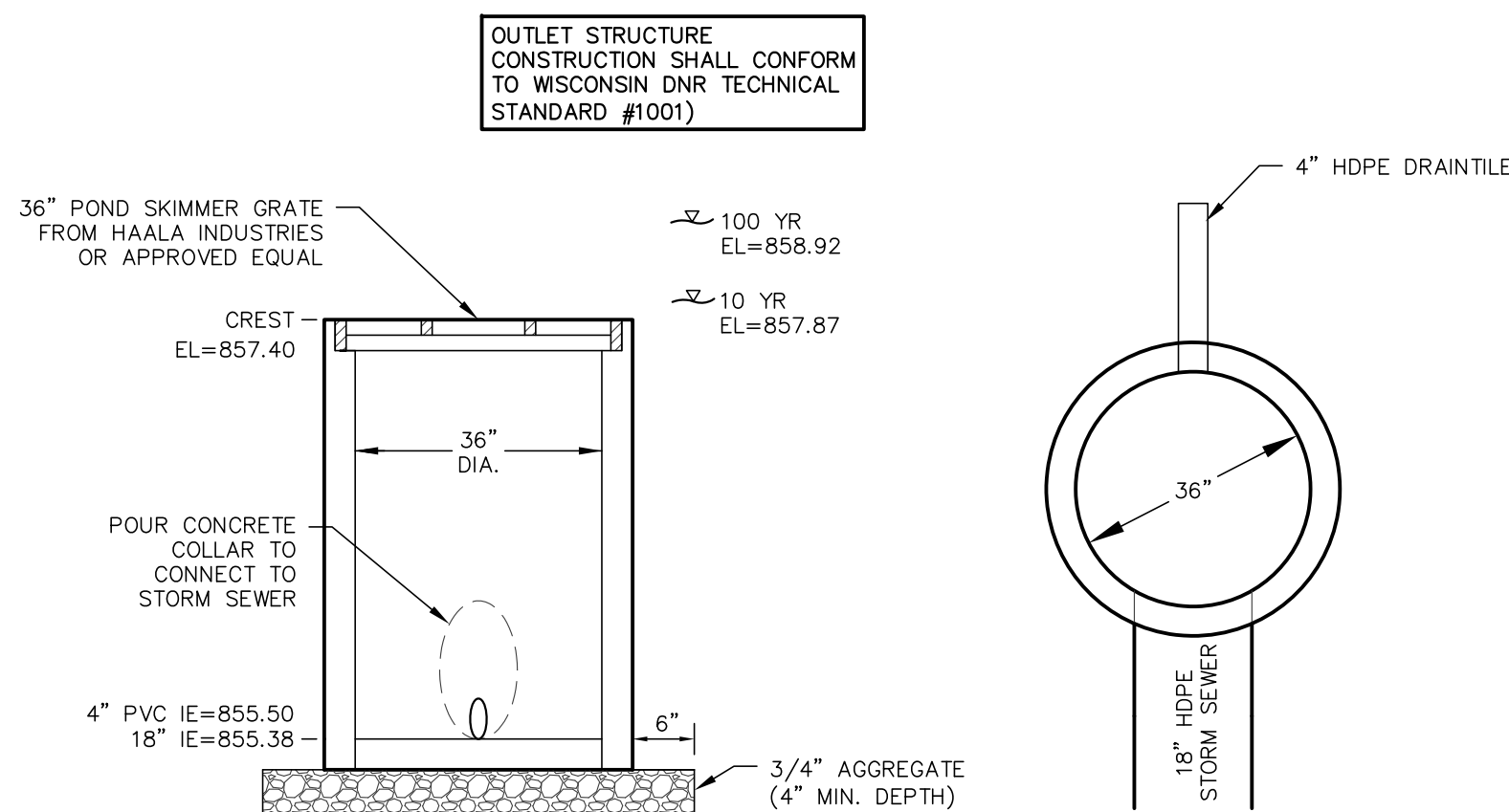
DITCH CHECK DETAIL



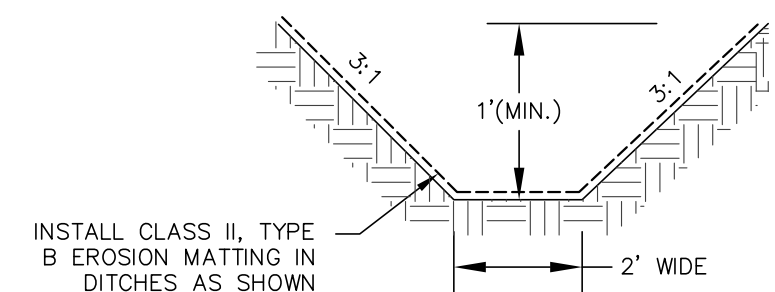
SILT FENCE CONSTRUCTION



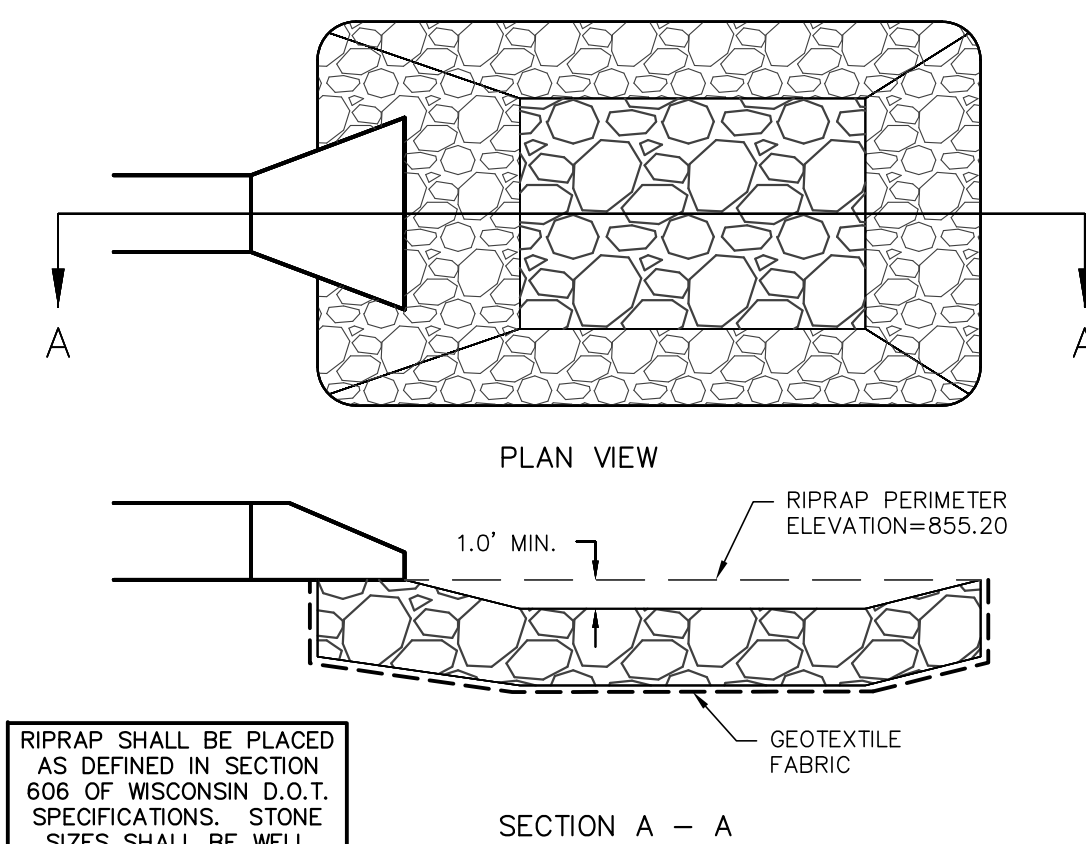
STONE TRACKING PAD DETAIL



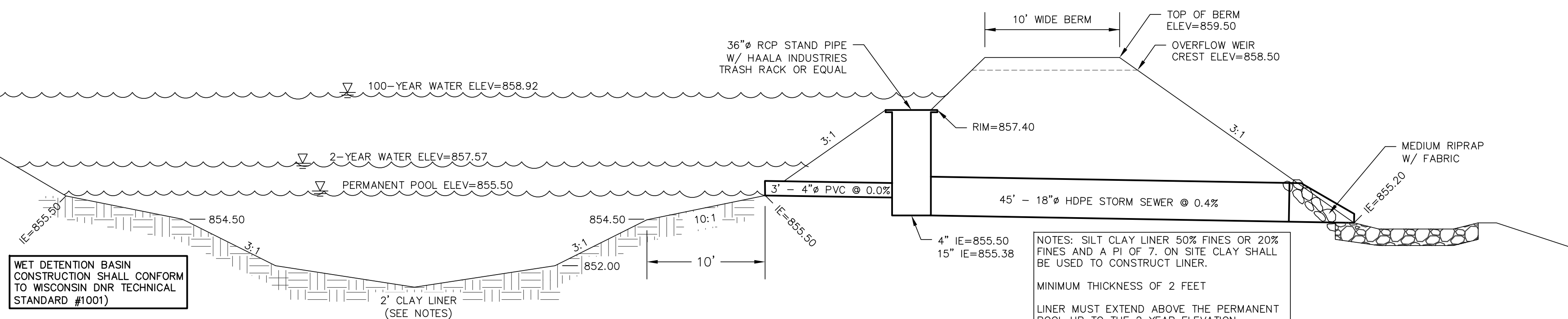
STAND PIPE DETAIL



SWALE CROSS SECTION



LEVEL SPREADER



WET DETENTION POND CROSS SECTION

EROSION NOTES:

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

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

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

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

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

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

TIME SCHEDULE:

MARCH 15, 2019

MARCH 16, 2019 – SEPT 15, 2019

SEPT 16 - 31, 2019

INSTALL INITIAL EROSION CONTROL DEVICES AND WET
DETENTION POND.

CONSTRUCT PROPOSED BUILDING, PARKING LOT AND UTILITIES.

COMPLETE FINAL LANDSCAPING AND RESTORE ALL
PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 6.30 OF D.O.T. SPECIFICATIONS.

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

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

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

OWNER:

SCOTT AND GEORGENE SOMMER
W148N12696 PLEASANT VIEW DRIVE
GERMANTOWN, WI 53022

ENGINEER:

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

OLD GERMANTOWN FARMSTEAD

DETAILS AND NOTES

DATE: AUGUST 6, 2018

C-103

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com

CERTIFIED SURVEY MAP (CSM) APPLICATION

9/10/18 Plan Commission Meeting

Richard & Mary Stephan / Daniel & Cheryl Stephan

Village Staff Report & Recommendation

Germantown, Wisconsin

Summary

Richard & Mary Stephan and Daniel & Cheryl Stephan, property owners, are seeking approval of a Certified Survey Map (CSM) to relocate their common property line to facilitate construction of a barn on the property located on Maple Road.

Property Location: W188 N13488 Maple Road

Applicant/

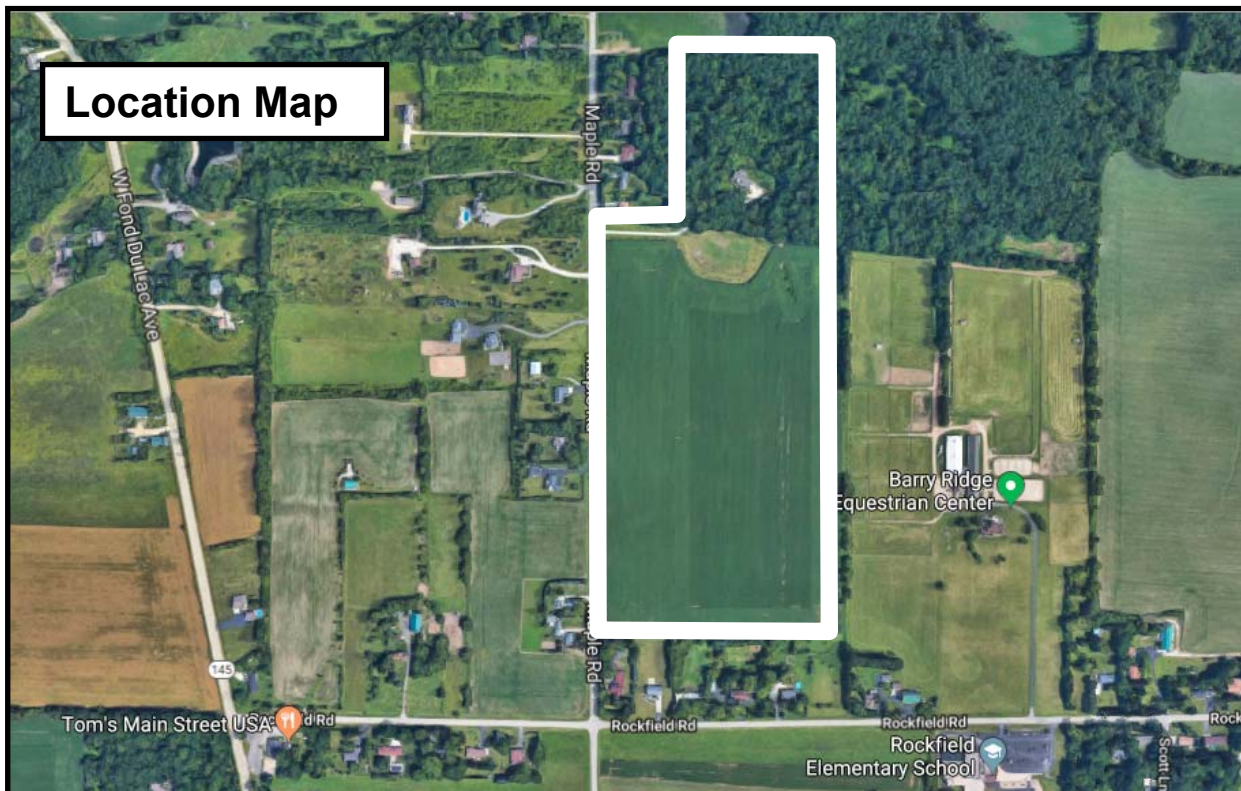
Property Owners: Richard & Mary Stephan
N121 W20344 Neuland Drive
Germantown, WI

Daniel & Cheryl Stephan
W188 N13488 Maple Road
Richfield, WI

Current Zoning: A-2: Agricultural

Adjacent Land Uses		Zoning
North	Residential/Agricultural	Rs-2/A-1
South	Residential	Rs-2
East	Agricultural	A-1
West	Agricultural (T. of Germantown)	A-1

Location Map



Proposal

Richard & Mary Stephan and Daniel & Cheryl Stephan, property owners, are seeking approval of a Certified Survey Map (CSM) to relocate their common property line to facilitate construction of a barn on the property located on Maple Road.

As shown in the draft CSM (copy attached), the east-west property line between the two parcels is being slightly reconfigured and relocated to transfer approximately 3.1 acres from Lot 1 (Daniel & Cheryl Stephan) to Lot 2 (Richard & Mary Stephan).

Staff Comments

The proposed lot line adjustment does not alter the parcel size or shape beyond the allowances of the A-2 Zoning District, and, is consistent with the 2020 Land Use Plan map classification of "Agricultural/Conservation Residential" for the two parcels.

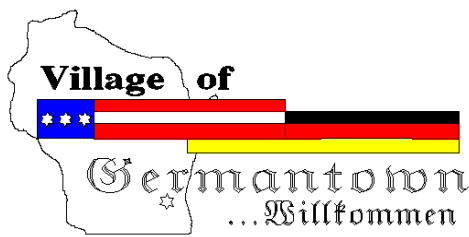
Public Works/Engineering Department

The Village Surveyor has identified a minor technical correction in a September 6, 2018 memo (copy attached) that will have to be corrected prior to recording the CSM.

Village Planner Recommendation

APPROVE the Certified Survey Map for the Stephan properties located on Maple Road subject to the following condition:

1. All technical corrections and issues raised by the Village Surveyor in the September 6, 2018 memo shall be corrected prior to recording the CSM.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: September 6, 2018

Re: Richard Stephan CSM

Jeff,

Here are my review comments for the Concept CSM received 8-31-2018.

Certified Survey Map-Rezoning-PDD

Applicant or Owner: Richard and Mary Stephan and Daniel and Cheryl Stephan

Land Surveyor/Firm: Don Thoma, PLS, Accurate Surveying and Engineering, LLP.

1. A owner's certificate and certificate of mortgagee is needed for both owner's to sign on. There currently is only one set of certificates on the submitted document
2. On the last paragraph of the Surveyor's Certificate also include that this survey complies with Chapter 18 of the Village of Germantown municipal code.

No further review comments.

Document Submittals and Data Conversion

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

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

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

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

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



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid \$ Date 8-23-18

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT
Richard Stephan
Mary Stephan

PROPERTY OWNER
Daniel Stephan
Cheryl Stephan

Phone (262) 628-2813

~~Fax~~ Cell 414-218-2813

E-Mail _____

Phone (262) 677-0266

2 PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

W188N13480 Maple Rd

GTNV 092977

3 PURPOSE OF LAND SPLIT

TO build a pole barn for farm equipment

Will the land split require rezoning?

NO

From

To

4 READ AND INITIAL THE FOLLOWING:

MR. S. 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.

MR. S. 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.

MR. S. 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.

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

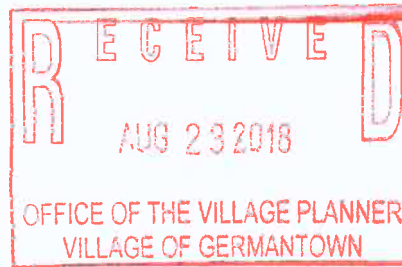
5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Richard Stephan
Applicant Date 8/1/18
Mary Stephan

Cheryl Stephan
Owner Date 8/1/18
[Signature]

Washington County Certified Survey Map

A Redivision of Parcel One (1) and Parcel Two (2) of Certified Survey Map No. 4918 as recorded in the Washington County Registry in Volume 34 of Certified Survey Maps on pages 1-3 as Document No. 763885, being all of Parcel 1 Certified Survey Map No. 1078 as recorded in the Washington County Registry in Volume 5 of Certified Survey Maps on pages 327-329 as Document No. 360060, part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 9, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.



Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone. The west line of the NW 1/4 of Sec. 9-9-20 has a grid bearing of N 01°20'35" W.

(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.

A-2 zoning (subject to change)
Front - 60'
Side - 25'
Rear - 50'

Sheet 1 of 4

Scale in feet
0 50 100 200

Northwest corner
Sec. 9-9-20
mag nail found

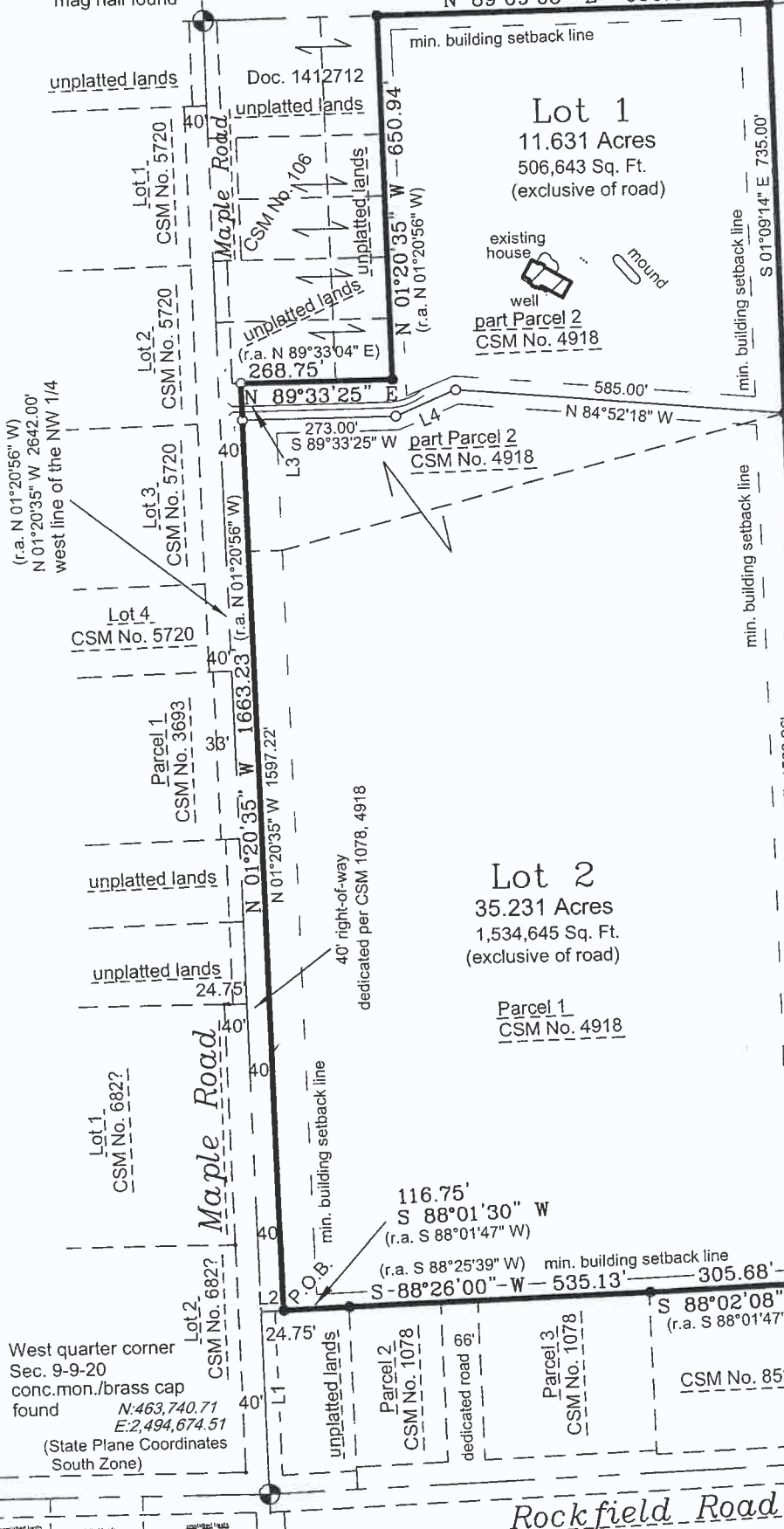
1" = 100'

unplatted lands

(r.a. N 89°09'44" E) monumented north line of the NW 1/4
N 89°09'05" E 696.42'

unplatted lands

(north line of the NW 1/4 N 89°07'50" E)

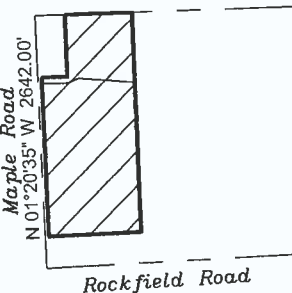


Line Chart

LINE	BEARING	DISTANCE
L1	N 01°20'35" W	328.70'
	(r.a. N 01°20'56" W)	
L2	N 88°02'08" E	40.00'
	(r.a. N 88°01'47" E)	
L3	N 01°20'35" W	66.01'
L4	S 67°30'41" W	116.27'

Location Sketch

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



Owner/Subdivider Lot 1

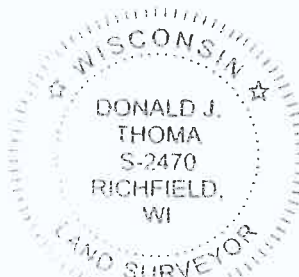
Daniel & Cheryl Stephan
W188N13488 Maple Road
Richfield, WI 53076

Owner/Subdivider Lot 2

Richard A. Stephan and Mary K.
Stephan Living Trust
N121W20344 Neuland Dr.
Richfield, WI 53076

Surveyor

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



Dated this 23rd day of August, 2018.

Washington County Certified Survey Map

Sheet 2 of 4

A Redivision of Parcel One (1) and Parcel Two (2) of Certified Survey Map No. 4918 as recorded in the Washington County Registry in Volume 34 of Certified Survey Maps on pages 1-3 as Document No. 763885, being all of Parcel 1 Certified Survey Map No. 1078 as recorded in the Washington County Registry in Volume 5 of Certified Survey Maps on pages 327-329 as Document No. 360060, part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 9, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate:

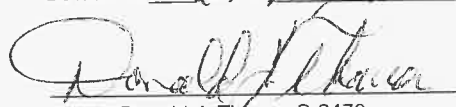
I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Richard Stephan, I have surveyed, divided, and mapped the land shown and described hereon, A Redivision of Parcel One (1) and Parcel Two (2) of Certified Survey Map No. 4918 as recorded in the Washington County Registry in Volume 34 of Certified Survey Maps on pages 1-3 as Document No. 763885, being all of Parcel 1 Certified Survey Map No. 1078 as recorded in the Washington County Registry in Volume 5 of Certified Survey Maps on pages 327-329 as Document No. 360060, part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 9, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

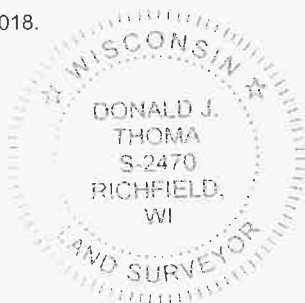
Commencing at the West quarter corner of said Section 9; thence N 01°20'35" W, along the west line of said NW 1/4, 328.70 feet, to the westerly extension of the south line of said Parcel 1 of Certified Survey Map No. 4919; thence N 88°02'08" E, along said westerly extension, 40.00 feet, to a point in the east right-of-way line of Maple Road and the point of beginning of lands herein described; thence N 01°20'35" W, along said east right-of-way line, 1663.23 feet, to the corner of said Parcel 2 of Certified Survey Map No. 4919; thence N 89°33'25" E, along the monumented lot line of said Parcel 2 of Certified Survey Map No. 4919, 268.75 feet; thence N 01°20'35" W, along the monumented lot line of said Parcel 2 of Certified Survey Map No. 4919, 650.94 feet; thence N 89°09'05" E, along the monumented north line of said Parcel 2 of Certified Survey Map No. 4919, 696.42 feet, to a 1.3 inch od iron pipe found; thence S 01°09'14" E, along the monumented east line said Parcel 2 and 1 of Certified Survey Map No. 4919, 2297.26 feet, to 1.3 inch od iron pipe found marking the common southeast corner of said Parcel 1 of Certified Survey Map No. 4919 and the northeast corner of Certified Survey Map No. 852, as recorded in the Washington County Registry in Volume 4 of Certified Survey Maps on pages 308-309 as Document No. 349378; thence S 88°02'08" W, along common lot line, 305.68 feet, to the south corner of said Parcel 1 of Certified Survey Map No. 4919 and the northwest corner of said Certified Survey Map No. 852. thence S 88°26'00" W, continuing along said south line of Parcel 1 of Certified Survey Map No. 4919, 535.13 feet; thence S 88°01'30" W, continuing along said south line of Parcel 1 of Certified Survey Map No. 4919, 116.75 feet, to the point of beginning.

Containing 46.862 acres (2,041,288 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 24th day of August, 2018.


Donald J. Thoma, S-2470



Owner's Certificate:

As owners for Lot 1, we hereby certify that we caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Germantown Plan Commission

Village of Germantown Village Board

Daniel Stephan - Owner

Cheryl Stephan - Owner

STATE OF WISCONSIN) /
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 20____, the above named owner's 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 4

A Redivision of Parcel One (1) and Parcel Two (2) of Certified Survey Map No. 4918 as recorded in the Washington County Registry in Volume 34 of Certified Survey Maps on pages 1-3 as Document No. 763885, being all of Parcel 1 Certified Survey Map No. 1078 as recorded in the Washington County Registry in Volume 5 of Certified Survey Maps on pages 327-329 as Document No. 360060, part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 9, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Owner's Certificate:

As owner/trustee's for Lot 2, we hereby certify that we caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Germantown Plan Commission Village of Germantown Village Board

Richard A. Stephan and Mary K. Stephan Living Trust - Owner
Richard A. Stephan - Trustee

Richard A. Stephan and Mary K. Stephan Living Trust - Owner
Mary K. Stephan - Trustee

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 20____, the above named owner/trustee's 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 _____

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

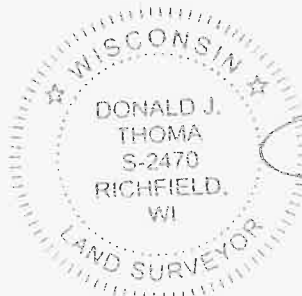
Village of Germantown, Village Board Approval:

This Certified Survey Map, A Redivision of Parcel One (1) and Parcel Two (2) of Certified Survey Map No. 4918 as recorded in the Washington County Registry in Volume 34 of Certified Survey Maps on pages 1-3 as Document No. 763885, being all of Parcel 1 Certified Survey Map No. 1078 as recorded in the Washington County Registry in Volume 5 of Certified Survey Maps on pages 327-329 as Document No. 360060, part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 9, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on

this ____ day of _____, 20____.

Dean Wolter - Village President

Deanna Boldrey - Village Clerk



Donald J. Thoma, S-2470
Dated this ____ day of August, 2018.

Washington County Certified Survey Map

Sheet 4 of 4

A Redivision of Parcel One (1) and Parcel Two (2) of Certified Survey Map No. 4918 as recorded in the Washington County Registry in Volume 34 of Certified Survey Maps on pages 1-3 as Document No. 763885, being all of Parcel 1 Certified Survey Map No. 1078 as recorded in the Washington County Registry in Volume 5 of Certified Survey Maps on pages 327-329 as Document No. 360060, part of the NW 1/4 and SW 1/4 of the NW 1/4 of Section 9, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Consent of Corporate Mortgage:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping and dedicating of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Daniel Stephan and Cheryl Stephan, owners.

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed

by _____, its President, and countersigned by _____,

its Secretary(cashier), at _____, Wisconsin, and its corporate seal to be hereunto

affixed this ____ day of _____, 20____.

In the presence of:

_____(Corporate Seal)
Corporate Name

President Secretary or Cashier Date

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

Personally came before me this ____ day of _____, 201____.

President, and _____, Secretary(cashier) of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such President and Secretary(cashier) of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

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

My commission expires _____



Donald J. Thoma
Donald J. Thoma, S-2470

Dated this ____ day of August, 2018.

SIGN REVIEW

9/10/18 Plan Commission Meeting

Kennedy Middle 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 and electronic message center (EMC) for Kennedy Middle School located at W160 N11836 Crusader Court.

Property Location: W160 N11836 Crusader Court

Applicant/

Property Owners: Zach Wenger Ric Ericksen
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/Commercial	Rs-2/B-3
South	Residential/Commercial	Rd-2/B-3
East	Residential	Rs-1/Rs-4
West	Institutional	I



Proposal

Lemberg Electric, agent for the Germantown School District is requesting approval of a new monument sign and electronic message center (EMC) for Kennedy Middle School located at W160 N11836 Crusader Court:

- 5'6" x 7'3" sign area to a maximum height of 8' feet (40 sqft per side; 80 total sqft) double-sided, internally-illuminated aluminum cabinet w/ acrylic lettering & graphics and a 1'5" x 7'3" (11 sqft or 27% of the total sign area) electronic message center (EMC) mounted on a masonry base located at the eastern driveway entrance to the main parking area off Williams Drive.

Staff Analysis

The proposed existing monument sign meets the Village's area and other dimensional requirements for monument signs in the Zoning Code, including the requirements for base materials, address coordinates and landscaping.

The installation and operation of electronic message boards are subject to a series of eight (8) specific requirements under Section 17.46(7)(h) of the Zoning Code (copy attached). There is one requirement that the proposed EMC cannot meet regarding the EMC sign location relative to adjacent residential districts:

17.46(7)(h)2. Reads:

"Electronic message boards shall not be located within 150 feet of a residential zoning district boundary, or, be located, designed or operated in such a manner as to create in the opinion of the Plan Commission at the time of sign approval a negative visual impact on property used for existing residential uses"

The land across Williams Drive is in a series of residential zoning districts including Rd-2: Two-Family, Rs-3 and Rs-4: Single-Family. The proposed sign is located approximately 75' from the nearest residential district boundary on the south side of Williams Drive; less than the 150' setback distance required in the sign regulations. The PC needs to determine if the proposed setback distance is sufficient or if the EMC would create a negative impact on the neighboring residential properties and, therefore, be relocated.

The EMC residential setback issue came up once before for the Bethlehem Lutheran Church monument/EMC sign on Bel Aire Drive. In that case, the Plan Commission allowed the sign to remain in the proposed location (less than 150 feet from the residential district) for one year subject to a condition that if there's feedback from the surrounding residential neighborhood complaining about the EMC that cannot be resolved between the Church and neighbors, the Church may be required to move the sign to comply with the code. Staff recommends a similar requirement in this case.

Village Planner Recommendation

APPROVE the proposed monument sign and electronic message center (EMC) for Kennedy Middle School at W116 N11836 Crusader Court subject to the following conditions:

1. A separate electrical permit shall be obtained from Inspection Services prior to installation.
2. All electronic components shall be labeled by a licensed lab and inspected prior to or concurrent with installation.
3. The School District shall provide written evidence to the Zoning Administrator from the sign manufacturer and/or installer that the electronic message board complies with the automatic light level adjustment and other operational requirements prior to issuance of an electrical permit as required under 17.46(7)(h)6. and (h)7. of the Zoning Code.
4. The School District shall operate and maintain the electronic message board in compliance with the message display appearance, duration/timing and all other requirements under 17.46(7)(h) at all times.
5. The monument sign shall be located a minimum of five (5) feet from the nearest property line and shall not obstruct the view of traffic on Williams Drive from the driveway.
6. The electronic message center (EMC) component of the monument sign does not meet a 150 separation distance from the nearest residential zoning district. The Plan Commission will allow the sign to be installed as proposed; however, if within one (1) year after installation the Village receives a complaint regarding the EMC from an occupant or property owner in an adjoining or nearby residential district, the Plan Commission may require the sign to be relocated to meet the 150 feet residential district setback requirement under 17.46(7)(h) of the Zoning Code, or, may consider other alternatives to resolve the complaint.

Section 17.46(7)(h) ELECTRONIC MESSAGE BOARDS.

Electronic message boards may be permitted by the Plan Commission but only as an integral and subordinate portion of a freestanding monument or ground sign (and not a wall, projecting, window or any other sign) provided said monument sign complies with the provisions set forth in section 17.46(7)(c) above. Electronic message boards may be allowed with approval by the Plan Commission and shall meet all of the following requirements:

1. Electronic message boards may be allowed for permitted and conditional uses located within the B-1, B-2, B-3, B-4, B-5, I, M-1 and M-2 zoning districts, except on those lots within the boundaries of the Germantown Business Park and Willow Creek Business Park of Germantown;
2. Electronic message boards shall not be located within 150 feet of a residential zoning district boundary, or, be located, designed or operated in such a manner as to create in the opinion of the Plan Commission at the time of sign approval a negative visual impact on property used for existing residential uses;
3. Electronic message boards may be installed as part of an existing monument or ground sign which is in compliance with all applicable requirements of this chapter and other applicable requirements of law. No electronic message board may be installed on or otherwise be made part of a nonconforming sign;
4. Electronic message boards shall only display static messages. Messages shall not contain animation, effects simulating animation, or video. Messages shall not contain text or images that dissolve, fade, scroll, travel, flash, spin, revolve, shake or include any other type of movement or motion during the message interval. The message interval, i.e. the minimum amount of time a message is required to be displayed, shall not be less than 7 seconds. The transition interval, i.e. the maximum amount of time allowed to transition from one message to the next message, may include fading, dissolving or traveling but shall not exceed 3 seconds;
5. The sign area or display face of the message board shall be included in the calculation of sign area for the monument or ground sign to which it is attached, and, shall not exceed 40 percent of the total sign area allowed for the monument or ground sign to which it is attached;
6. Electronic message boards shall be equipped with a sensor or other device that is programmed to automatically determine the ambient light level and adjust or dim the message board light level to not exceed a maximum brightness level of 0.3 foot-candles above ambient light conditions during both daylight hours (i.e. sunrise to sunset) and night time hours (i.e. sunset to sunrise);
7. The electronic message board shall be programmed or set in such a manner that the display face will turn dark and emit no light in case of a malfunction;
8. The owner of the property upon which a ground sign containing off-premises signage is located is responsible for preparing and keeping up-to-date information in an electronic message board use and maintenance agreement that identifies the name and contact information for the person(s) responsible for maintaining the message board and ensuring that the use and content of the message board complies with the provisions set forth herein on a continual basis.



Village of
Germantown
Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 8-24-18

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

Lemberg Electric - Zach Wenger
4086 N. 128th St.
Brookfield, WI 53005

Phone (262) 764-0364

Fax ()

E-Mail Zwenger@lemberg-electric.com

PROPERTY OWNER

Germantown Joint School District
N104 W13840 Doves Bay Rd
Germantown, WI 53022

Phone (262) 253-3900

2 PROPERTY ADDRESS OR GENERAL LOCATION

W160 N11836 Crusader Ct

3 SIGN INFORMATION

Sign Dimensions 5'10" height x 7'3" width Single Multi Tenant (circle one)
Number of Sides 2
Total Square Footage of Sign (include all sides) 42.29
Total height of the Sign 8'
Is the Sign to be illuminated X yes no
Type of Sign Construction Materials aluminum
Distance to Closest Property Line 10'

Are there any existing signs on the property N/A

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

What are the intentions for the existing signs: Take down no Remain no

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

Zach Wenger

Applicant

8/20/18

Date

[Signature]

Owner

8/23/18
Date



4085 North 128th Street, Brookfield, WI 53005
phone 262.781.1500 - fax 262.781.1540
www.LembergElectric.com



SERVICE



SIGNS



DATA COMM



ENERGY TECH



CONSTRUCTION

8/20/2018

Village of Germantown
Attn: Planning & Zoning
N112W17001 Mequon Rd
Germantown, WI 53022

Re: Kennedy Middle School- W160N11836 Crusader Ct

EMC USE AND MAINTENANCE AGREEMENT

I, RICHARD ERICKSEN do hereby agree to the Village of Germantown's requirement for a use and maintenance agreement laid out under 17.46(7)(h)8 of the Village's zoning code. I will follow the maintenance schedule outlined by Watchfire Signs (EMC manufacturer), and will ensure that the electronic message center (EMC) will comply with the bylaws laid out under 17.46(7)(h) of the Village's zoning code regarding electronic message boards.

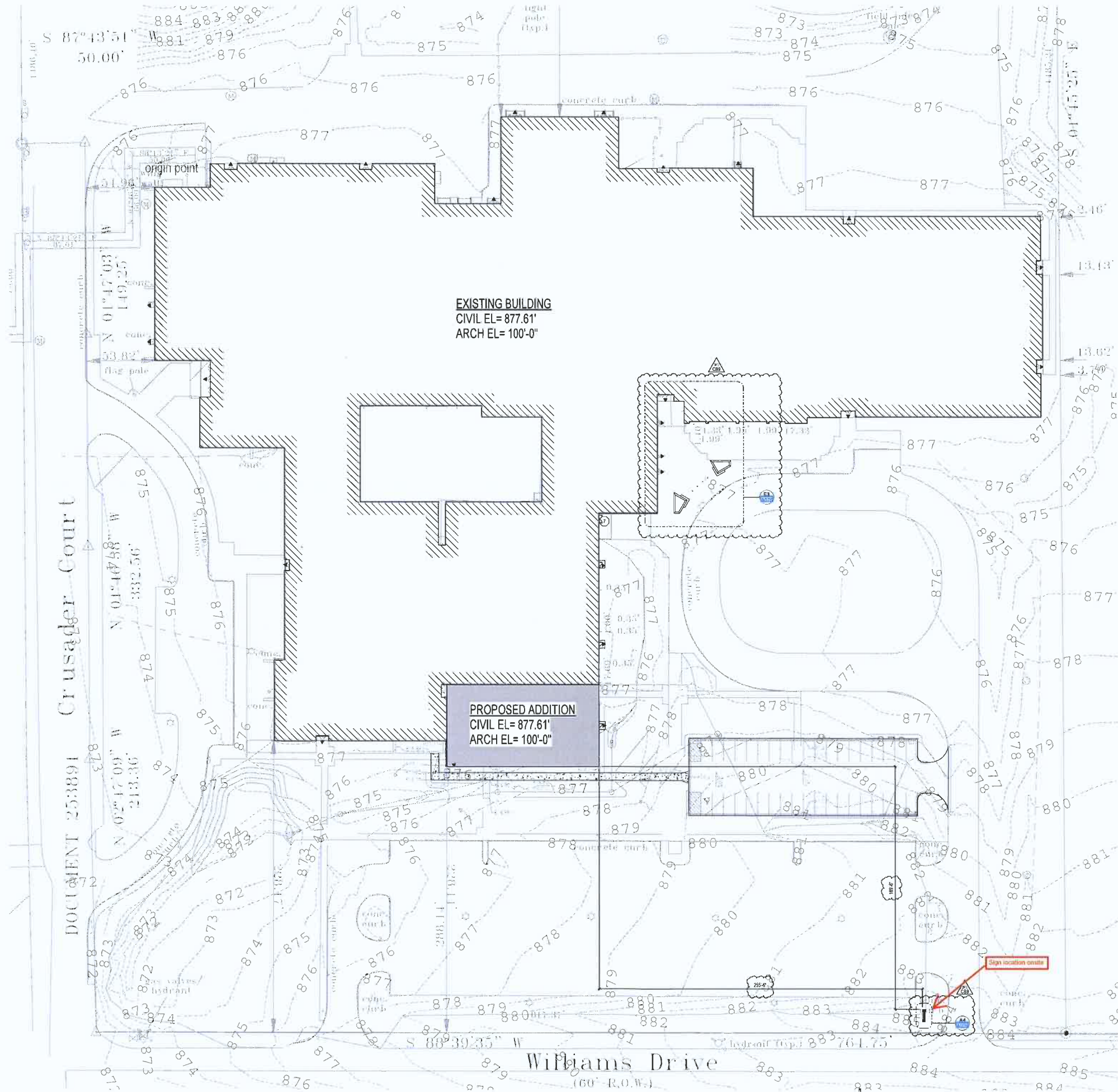
DON ERICKSON will be the primary operator of the EMC and is the primary contact. His/Her phone number is 262-253-3931 and his/her email is B.MOHN@GSDWI.ORG.

Richard Erickson
Name

8/23/18
Date

Don Erickson
Primary Operator

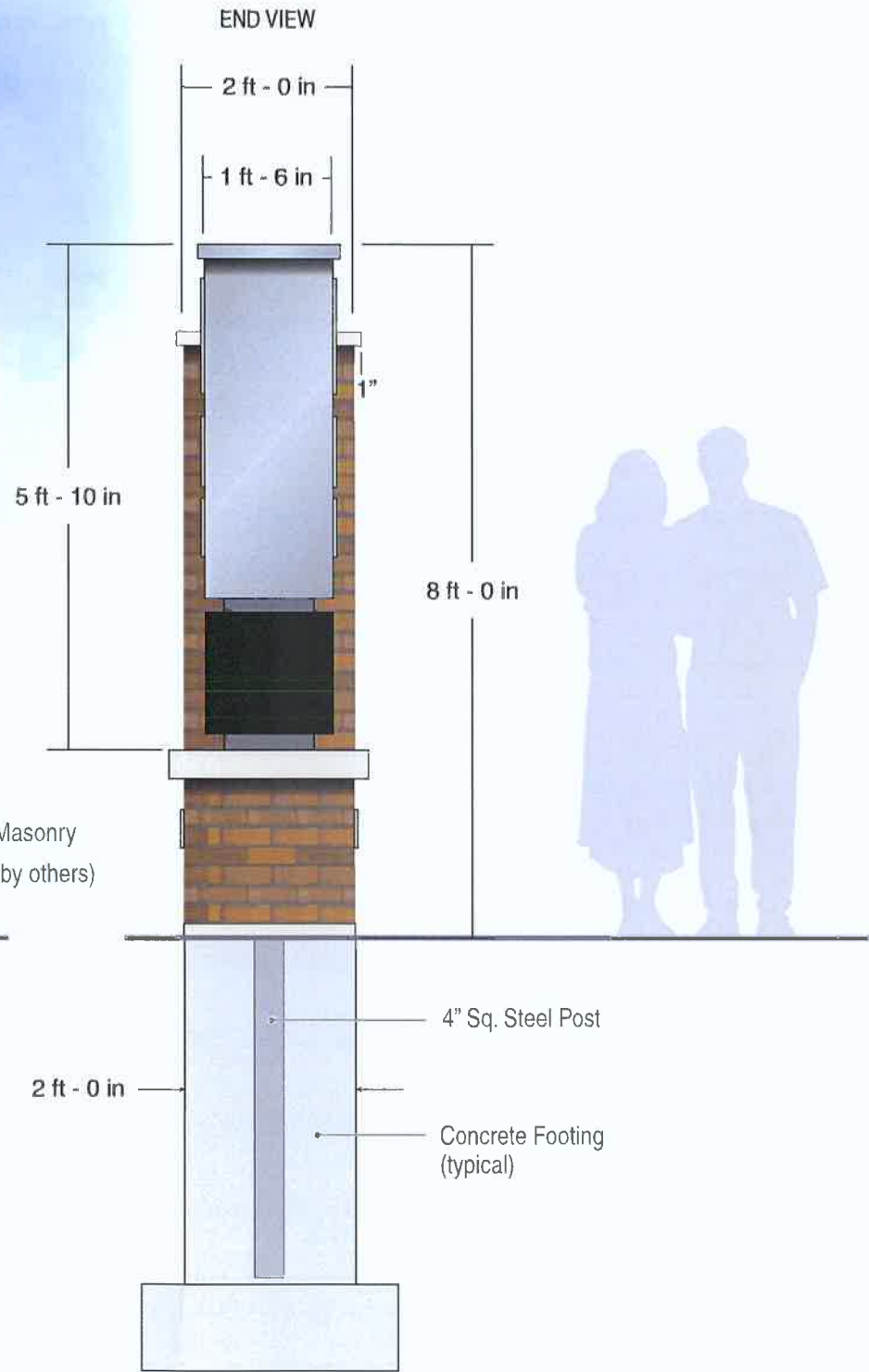
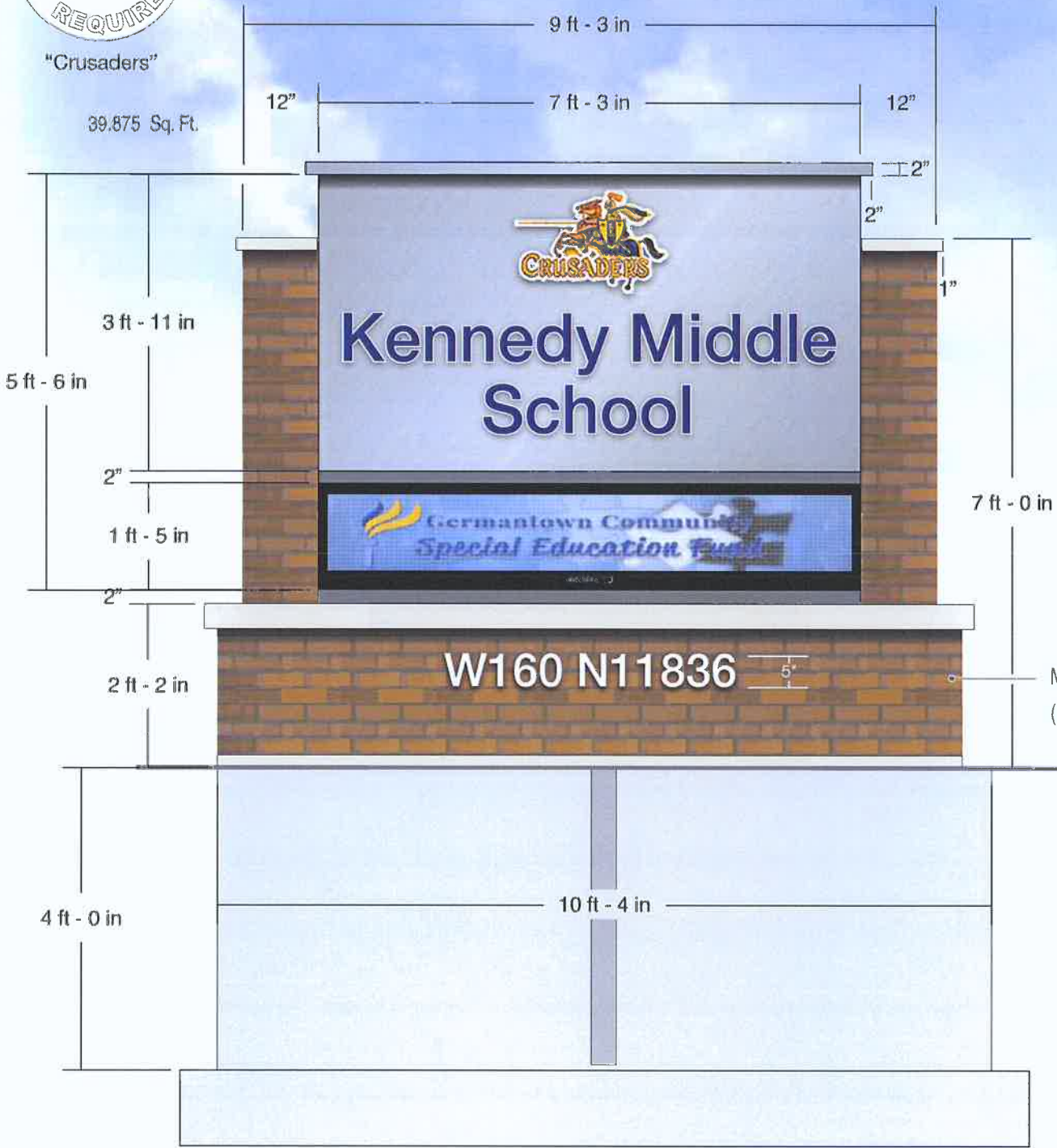
8/23/18
Date



INFORMATION SHOWN ON THIS DRAWING IS BASED ON AN ORIGINAL SURVEY DEVELOPED BY THE REGISTERED SURVEYOR IDENTIFIED HEREON AND UNDER A SEPARATE CONTRACT WITH THE OWNER. THE ARCHITECT MAKES NO WARRANTIES OR REPRESENTATIONS AS TO THE ACCURACY AND COMPLETENESS OF THE SURVEY AND PROVIDES THIS INFORMATION ONLY AS A CONVENIENCE TO THE CONTRACTOR.



"Crusaders"
39,875 Sq. Ft.



Monument Sign with EMC Specifications

One (1) Monument Sign with a Full Color Electronic Message Center (EMC)
Illuminated with Internal White LED
Double Sided
Size: 5'-10" x 7'-3" (EMC: 1' x 7")
Main Sign Cabinet to have Photo Cell

(A) Main Sign Cabinet:
Extruded aluminum cabinet and retainers with 1/8" thick routed aluminum faces (countersunk screws on 1 side).

(B) Graphics:
Routed and backed with white acrylic, with 1/2" thick clear acrylic pushed thru. 3M translucent film applied to 1st surface.

(C) Full Color EMC
12mm Watchfire, see detailed specifications sheet.

(D) Masonry Base:
Masonry to match architecture by others. Address is 1/4" flat cut aluminum, stud mounted flush, painted white. Lemberg to supply center post and template for mason.

Installation Method:
4" x 4" (1/4" wall) square steel center post.
Sign & EMC to saddle mount center post.
Center post set in typical concrete footing, 4' below grade.
2 separate electrical circuits required.

Colors:
Paint Brush Aluminum (MP 41342SP)
3M Translucent Film, European Blue (3630-137)
3M Translucent Film, Digital Print (Crusaders Logo)
Paint Black, (satin finish)
Paint White, (satin finish)



SIGNS

4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: C.D. Smith - Kennedy Middle School

Location: W160 N11836 Crusader Court

City: Germantown, Wisconsin 53022

Sales Representative: Brian Pritzkow

Project Manager:

Designer: Mark Mayzik

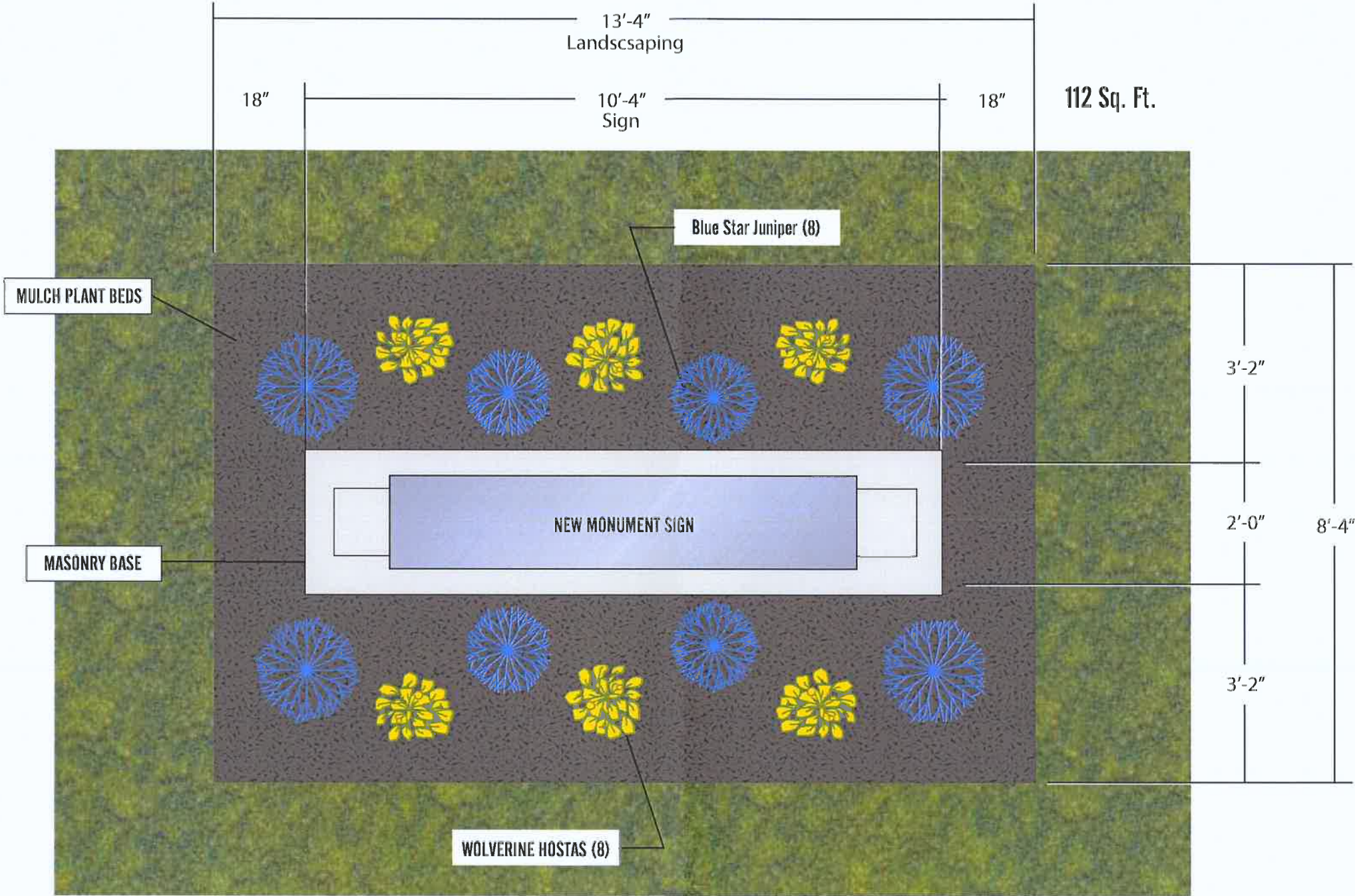
Scale: 1/2"=1'

Paper Size: 11x17

Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status
CD_Smith_Kennedy_MON_v01_r02_D

Date:
08-14-18



LANDSCAPE PLAN SCALE: 1/2"=1'



SIGNS

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CD_Smith_Kennedy_LS_r00_D

Date:
08-22-18

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