

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, November 12, 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:** October 8, 2018
- V. **NEW BUSINESS**
 - A. Trio Engineering, LLC, Agent for JDV Real Estate Holdings, LLC, Property Owner of Enviro Safe – W130 N10500 Washington Drive. Certified Survey Map (CSM) to Combine Parcels.
 - B. Virtus Development, Agent for Victory Center LLC, Property Owners – W140 N10385 & W140 N10393 Fond du Lac Avenue and Michael & Angela Krause, Property Owners – N104 W14063 Donges Bay Road. Certified Survey Map (CSM) to Combine Parcels.
 - C. Keller, Inc., Agent for Armor Equipment Leasing, LLC., Property Owner of Armour Coatings Inc. – N113 W18950 Carnegie Drive. Site Plan Review Application for a 26,697 SQFT Building Addition.
 - D. Village of Germantown, Agent for James D. Stout, Property Owner, W204 N12300 Goldendale Road. 2-Lot Certified Survey Map (CSM), Land Use Plan Map Amendment, (Agricultural/Conservation Residential to Institutional/Government) & Rezoning Application (A-1: Agricultural to I: Institutional).
 - E. First Choice Tree Care, Inc., Agent for Kenneth G. Schaefer & RDK Investments, LLC, Property Owner – N120 W15916 Freistadt Road. Conditional Use Permit for the Operation of Horticulture & Landscaping Services.
 - F. Community Development Department – Saxony Village-Main Street Connectivity Plan Discussion.
 - G. Community Development Department – 2050 Comprehensive Plan; Review of Request for Consultant Qualification Statements.
- VI. **ANNOUNCEMENTS:**
- VII. **ADJOURNMENT:**

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

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

PLAN COMMISSION MINUTES
October 8, 2018

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

ROLL CALL: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Peter Nilles and Matt Kimmler were present. Commissioner Bob Williams 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 Baum second Nilles to Approve the minutes from 9-24-18. MOTION carried unanimously.*

Verizon Wireless – N112 W16076 Mequon Road. DDS Germantown Investment LLC, property owner, is requesting sign approval for a new retail store. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed wall signs and monument sign panel insert for the Verizon retail store located in the Germantown Commons center located at N112 W16076 Mequon Road with the following conditions:

- 1. Electrical permits shall be obtained from the Inspection Services prior to installation.***

MOTION carried unanimously.

Community Development Department-2050 Comprehensive Plan: Planner Retzlaff stated the Request for Qualifications has been posted and sent out to 10 consulting firms. He reviewed the tentative timeline for hiring consultant services. Discussion followed. Chairman Wolter asked if the firms selected have enough staff to handle the project. Planner Retzlaff said it is possible that a firm may team up with a secondary firm to complete the project.

Community Development Department-Saxony Village-Main Street Connectivity Plan

Discussion. The Village of Germantown has been selected by the US Environmental Protection Agency (EPA) to receive technical assistance for the development of a bicycle and pedestrian “connectivity plan” for the Main Street area including the Saxony Village residential development and surrounding Main Street neighborhood. Planner Retzlaff explained the proposal.

Earlier this year, the Village was asked by Washington County to submit a joint application/proposal to the US EPA for a Land Revitalization Technical Assistance Grant that is available to all existing US EPA grant holders. As a result of the Saxony Village site re-development, Washington County and the Village were partners on an original EPA “brownfields” assessment grant that was useful in leveraging an additional \$375,000 in State of Wisconsin brownfield clean-up funds and \$25 million of private developer funds to make the re-development possible.

The County and Village were recently informed that they have been awarded \$20,000 in technical assistance services to be provided by the EPA and HDR Inc., a national architectural, engineering, and consulting firm based in Omaha, Nebraska. The EPA/HDR project team will be working with Village and County staff and a local “stakeholder” group to develop a bicycle/pedestrian “connectivity plan” centered around the Saxony Village and surrounding Main Street area. The final product is

expected to be a planning document comprised of diagrams, renderings and other graphics presenting potential improvements that could be made within the study area intended to improve and enhance bicycle and pedestrian accessibility within the area, e.g. off or on-street bike facilities, pedestrian paths, site furniture, lighting, public art, paving, landscaping, fencing and screen walls, etc.

The entire project is expected to commence and be completed in 3 days in early November (with a final plan rendering and booklet completed soon thereafter). The project will involve an iterative process between the project team and stakeholder group resulting in the development and selection of a final concept plan over a 3-day period (Wednesday November 7 through Friday, November 9).

Village staff is in the process of assembling a group of 10-15 local “stakeholders” comprised of residents, business owners/operators and other interested persons. Members of the Plan Commission who are interested in and available to participate should contact Village staff.

Planner Retzlaff summarized the project agenda and possible redevelopment sites that could be tied into the planning effort. The sites include the Village’s recycling area, the Neu’s Supply lumber area, the 5-acre area off Main Street owned by Jerry Grosenick and a 50 plus acre Village owned property, east of Fond du Lac Avenue, that was a former dump. His goal is to have the team come up with some redevelopment opportunities for these areas and show how to connect them with the existing areas from the schools to Fireman’s Park to the commercial areas along Mequon Road.

Discussion followed. Planner Retzlaff said the Village will need to provide the budget we have and what we’re looking for. He said ultimately, we can take or leave the proposal but hopefully it will open our eyes to better ideas to connect one end of the study area to the other. Chairman Wolter said there was always talk of connectivity to the parks and finding some kind of pedestrian or bike plan. But there was never any real formal plan. He said this is an opportunity to take advantage of someone who does this on a professional level and create a plan we can look to follow. He said we are looking for a way to get people into our downtown and commercial areas and to get kids from one neighborhood to another or to a park without traveling on busy streets. It will be a plan for future budgets to follow. Planner Retzlaff said the process could create a model to follow in the future. This item was for discussion only.

ANNOUNCEMENTS: Planner Retzlaff said the town of Genesee is holding a Plan Commission workshop on October 30, 2018. Plan Commission members are invited to attend. Chairman Wolter announced the ground breaking for Briggs & Stratton will be held tomorrow at 2:30 p.m.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:02 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

CERTIFIED SURVEY MAP (CSM) APPLICATION

11/12/18 Plan Commission Meeting

JDV Real Estate Holdings LLC / Trio Engineering LLC

Village Planner Report

Germantown, Wisconsin

Summary

Trio Engineering, agent for JDV Real Estate Holdings LLC, property owner, and Enviro-Safe Consulting, is seeking approval of Certified Survey Map (CSM) to combine two (2) adjacent parcels at the existing chemical storage and recycling facility located at W130 N10500 Washington Drive in the Germantown Business Park.

Property Location: W130 N10500 Washington Drive

Applicant/

Property Owners:

Grady Gosser
Trio Engineering
12660 W. North Ave
Brookfield, WI

Jeff Vilione
Enviro-Safe Consulting
W130 N10500 Washington Drive
Germantown, WI

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial/Ag	M-1/A-1
West	Industrial	M-1

Location Map



Proposal

Trio Engineering, agent for JDV Real Estate Holdings LLC, property owner, and Enviro-Safe Consulting, is seeking approval of Certified Survey Map (CSM) to combine two (2) adjacent parcels at the existing chemical storage and recycling facility located at W130 N10500 Washington Drive in the Germantown Business Park. No specific development plan for the additional area to be added to the existing facility site has been presented at this time.

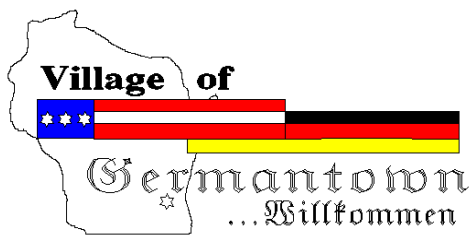
Staff CommentPublic Works/Engineering Department

The Village Surveyor has also identified a few technical corrections in a November 8, 2018 memo (copy attached) that will have to be addressed and/or corrected prior to recording the CSM.

Village Planner Recommendation

APPROVE the Certified Survey Map land combination for the two parcels owned by JDV Real Estate Holdings LLC for the Enviro-Safe chemical storage and recycling facility located at W130 N10500 Washington Drive subject to the following conditions:

1. All technical corrections and issues raised by the Village Surveyor in the November 8, 2018 memo shall be addressed and/or corrected prior to recording the CSM.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: November 8, 2018

Re: EnviroSafe-JDV Real Estate Holding Land Combination

Jeff,

Here are my review comments for the CSM received October 11, 2018.

Certified Survey Map

Applicant or Owner JDV Real Estate Holding

Land Surveyor/Firm: Grady Gosser, PLS, Trio Engineering

1. The Village Clerk's name needs to be revised to Deanna L. Braunschweig, WCMC/CMC on Sheet 5 of 5.

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 2018 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 10-15-18

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

Grady L. Gosser, PLS

Trio Engineering, LLC

12660 W. North Ave., Bldg. "D"

Brookfield, WI 53005

Phone (262) 790-1480

Fax (262) 790-1481

E-Mail ggosser@trioeng.com

PROPERTY OWNER

JDV Real Estate Holdings, LLC

c/o Jeffrey D. Vilione

W130 N10500 Washington Drive

Germantown, WI 53022

Phone (262) 790-2500

jvilione@enviro-safe.com

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 W130 N10500 Washington Drive

GTNV 254280 & 254281

3 PURPOSE OF LAND SPLIT

To consolidate Lots 33 & 34, CSM #6396 into one Parcel.

Will the land split require rezoning?

No

From

To

4 READ AND INITIAL THE FOLLOWING:

JDV 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.

JDV 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.

JDV 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.

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

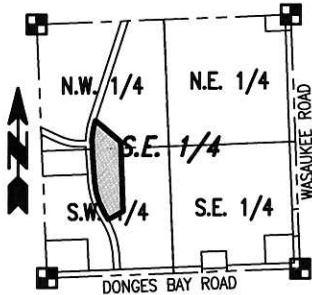
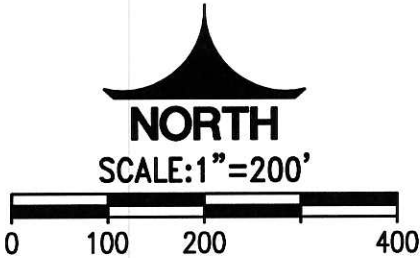
5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Grady L. Gosser 10/11/18
Applicant Date

J. D. Vilione 10/11/18
Owner Date

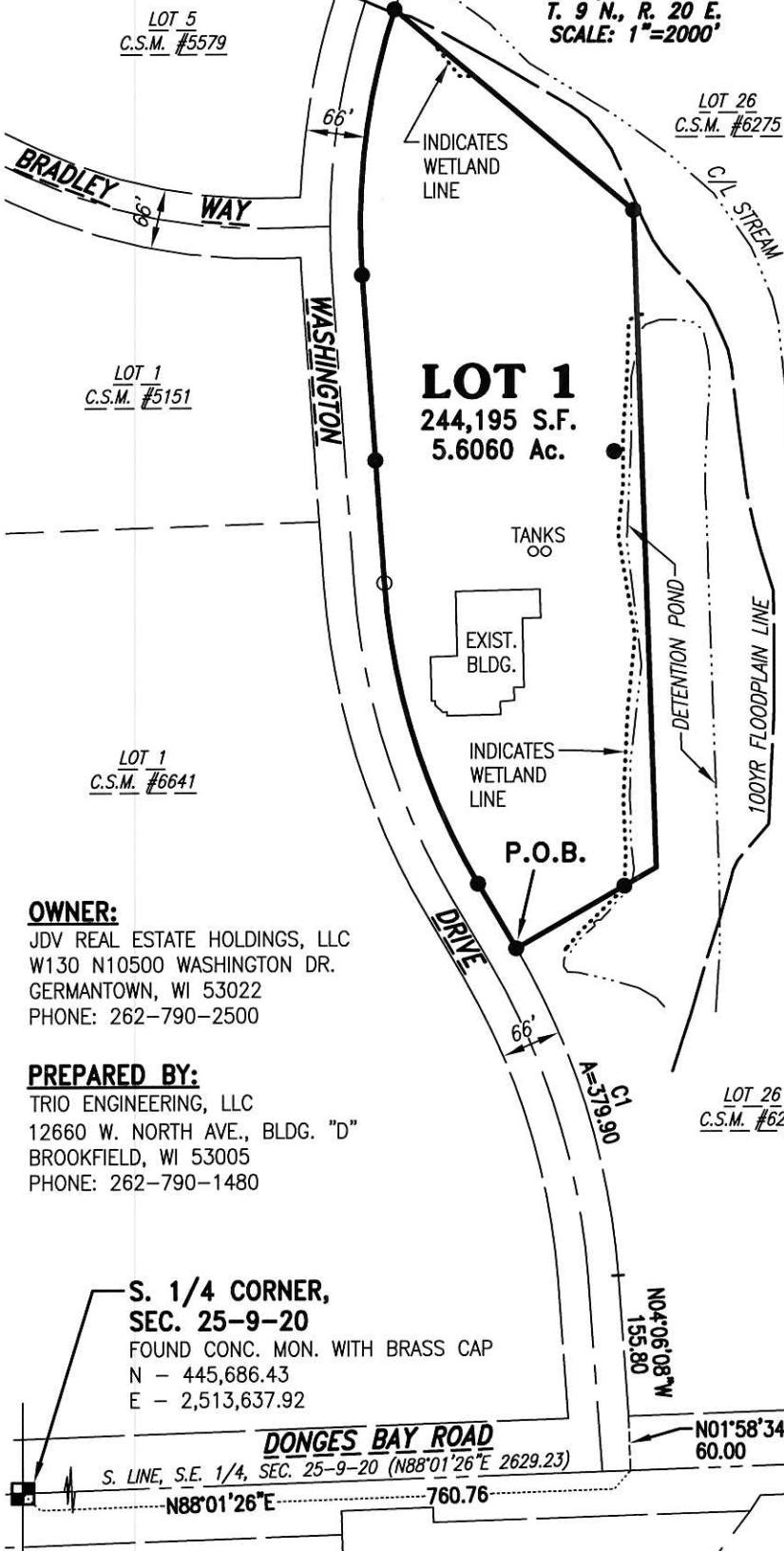
CERTIFIED SURVEY MAP NO.

BEING A CONSOLIDATION OF LOTS 33 AND 34 OF CERTIFIED SURVEY MAP NO. 6396, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



LOCALITY MAP:

S.E. 1/4, SEC. 25,
T. 9 N., R. 20 E.
SCALE: 1"=2000'



OWNER:

JDV REAL ESTATE HOLDINGS, LLC
W130 N10500 WASHINGTON DR.
GERMANTOWN, WI 53022
PHONE: 262-790-2500

PREPARED BY:

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

LEGEND:

- - INDICATES Section Corner (See Sheet 1 for Details)
- - INDICATES "Set" 3/4" X 18" long Iron Rod weighing 1.13 lbs. per lineal foot
- - INDICATES "Found" Monumentation (See Sheet 2 for details)
- IPF - Iron Pipe Found
- IRF - Iron Rod Found
- IRS - Iron Rod Set

NOTES:

- ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE SOUTH LINE OF THE S.E. 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 20 EAST, BEARS N88°01'26"E.
- TELEPHONE LINES, ELECTRIC LINES, CABLE TELEVISION LINES, TELECOMMUNICATIONS LINES, AND OTHER SIMILAR UTILITY SERVICES SHALL BE PLACED UNDERGROUND UNLESS THE APPLICANT OR UTILITY CAN DEMONSTRATE THAT UNDERGROUNDING IS NOT FEASIBLE.
- WETLAND LINE SHOWN HEREON WAS FIELD DELINEATED BY STANTEC CONSULTING, INC. (BRIAN LENNIE) ON SEPTEMBER 11, 2018 AND WAS FIELD LOCATED BY TRIO ENGINEERING, LLC ON SEPTEMBER 12, 2018.



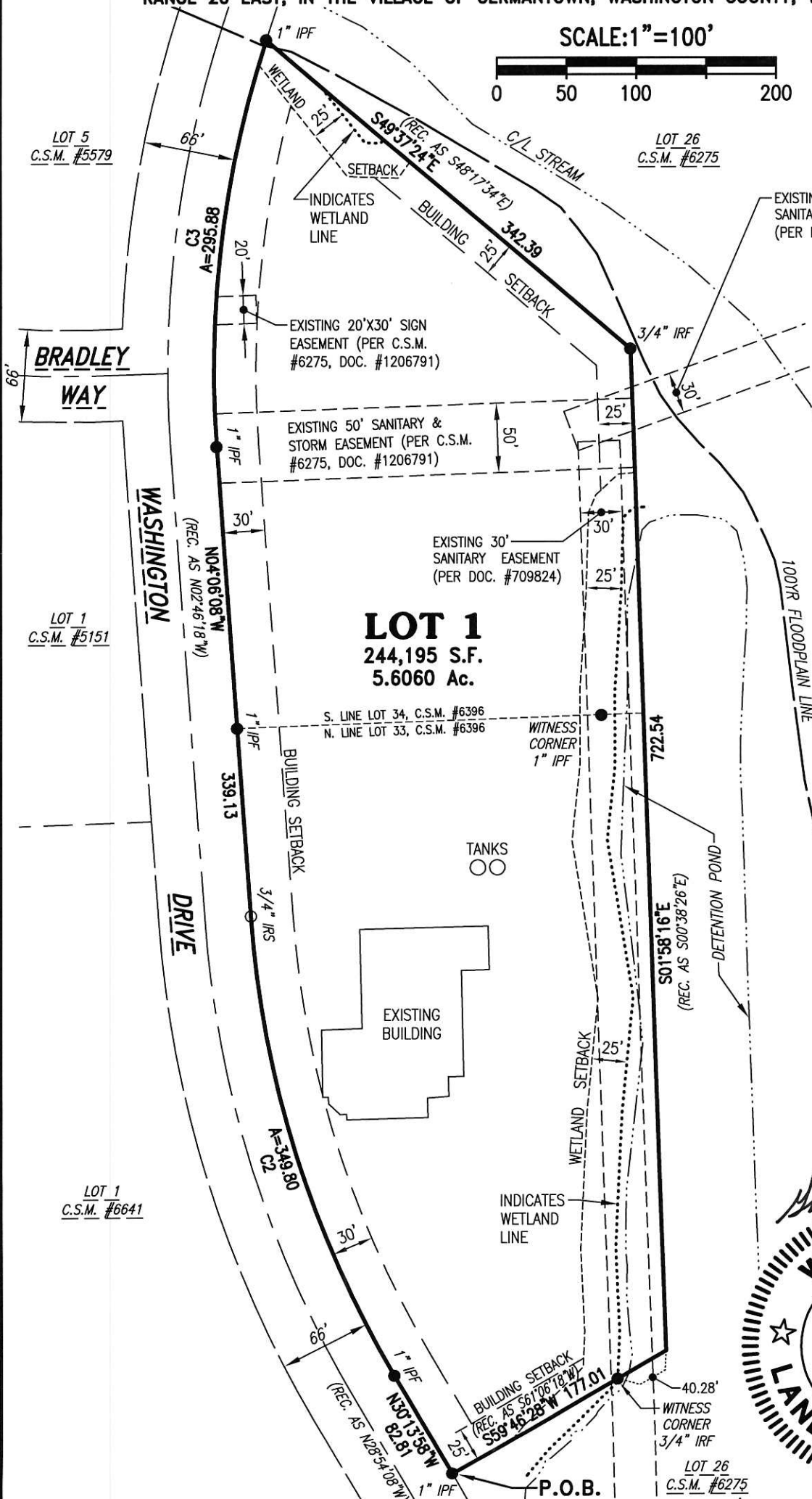
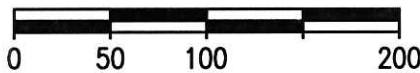
DRAFTED THIS 10TH DAY OF OCTOBER, 2018
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 18-023-1050-01
SHEET 1 OF 5

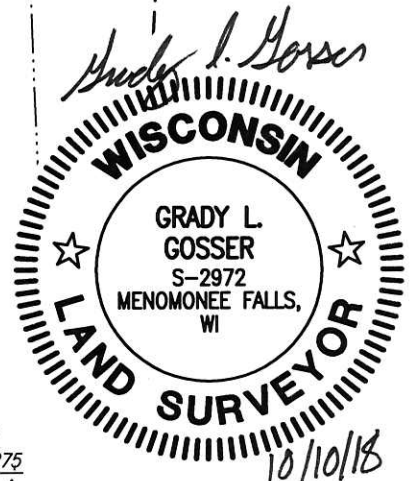
CERTIFIED SURVEY MAP NO.

BEING A CONSOLIDATION OF LOTS 33 AND 34 OF CERTIFIED SURVEY MAP NO. 6396, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SCALE: 1"=100'



CURVE TABLE:					
NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING
C1	833.00	26°07'50"	379.90	376.62	N17°10'03"W (REC. AS N15°50'13"W)
C2	767.00	26°07'50"	349.80	346.78	N17°10'03"W (REC. AS N15°50'13"W)
C3	767.00	22°06'08"	295.88	294.04	N06°56'56"E (REC. AS N08°16'46"E)
					TANGENT IN
					TANGENT OUT
					N30°13'58"W
					N04°06'08"W
					N30°13'58"W
					N04°06'08"W
					N18°00'00"E



DRAFTED THIS 10TH DAY OF OCTOBER, 2018
THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

JOB NO. 18-023-1050-01
SHEET 2 OF 5

CERTIFIED SURVEY MAP NO.

BEING A CONSOLIDATION OF LOTS 33 AND 34 OF CERTIFIED SURVEY MAP NO. 6396, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
)ss
COUNTY OF WAUKESHA)

I, Grady L. Gosser, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a consolidation of Lots 33 and 34 of Certified Survey Map No. 6396, recorded in the Office of the Register of Deeds for Washington County on February 22, 2011, in Volume 48 of Certified Survey Maps, at Pages 195 through 199 inclusive, as Document No. 1273968, being located in a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 25, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Said Parcel contains 244,195 Square Feet (or 5.6060 Acres) of land, more or less.

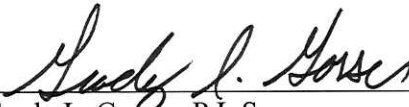
That I have made such survey, land division and map by the direction of **JDV REAL ESTATE HOLDINGS, LLC**, owner of said lands.

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

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

Dated this 10th day of OCTOBER, 2018.




Grady L. Gosser, P.L.S.
Professional Land Surveyor, S-2972
TRIO ENGINEERING, LLC
12660 W. North Avenue, Building "D"
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

Drafted this 10th Day of October, 2018

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 18-023-1050-01

SHEET 3 OF 5

CERTIFIED SURVEY MAP NO. _____

BEING A CONSOLIDATION OF LOTS 33 AND 34 OF CERTIFIED SURVEY MAP NO. 6396, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE:

JDV REAL ESTATE HOLDINGS, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said Corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin Statutes and the ordinances of the Village of Germantown, this _____ day of _____, 20 ____.

JDV REAL ESTATE HOLDINGS, LLC

Jeffrey D. Vilione, Member

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Jeffrey D. Vilione, Member of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be a Member of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Corporation, by its authority.

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

CONSENT OF CORPORATE MORTGAGEE:

SPRING BANK OF WISCONSIN, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of **JDV REAL ESTATE HOLDINGS, LLC**, owner, this _____ day of _____, 20 ____.

SPRING BANK OF WISCONSIN

Glenn A. Michaelsen, Senior Vice President

STATE OF WISCONSIN)
) ss
COUNTY OF)

Personally came before me this _____ day of _____, 20____, Glenn A. Michaelsen, Senior Vice President of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be the Senior Vice President of said Corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

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



Drafted this 10th Day of October, 2018

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 18-023-1050-01

SHEET 4 OF 5

CERTIFIED SURVEY MAP NO. _____

BEING A CONSOLIDATION OF LOTS 33 AND 34 OF CERTIFIED SURVEY MAP NO. 6396, BEING LOCATED IN A PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL:

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

Dean Wolter, Chairman

Date:

Laura A. Johnson, Secretary

Date:

VILLAGE BOARD APPROVAL:

This Certified Survey Map, being a part of the Northwest 1/4 and Southwest 1/4 of the Southeast 1/4 of Section 25, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 20 _____.

Dean Wolter, Village President

Date:

Deanna Boldrey, Village Clerk

Date:



Drafted this 10th Day of October, 2018

THIS INSTRUMENT WAS DRAFTED BY GRADY L. GOSSER, S-2972

Job. No. 18-023-1050-01

SHEET 5 OF 5

CERTIFIED SURVEY MAP (CSM) APPLICATION

11/12/18 Plan Commission Meeting

Victory Center LLC / Michael & Angela Krause

Village Planner Report

Germantown, Wisconsin

Summary

Greg Nagel, Virtus Development, agent for Victory Center LLC and Michael & Angela Krause, property owners, is requesting approval of a Certified Survey Map (CSM) to combine two (2) parcels and complete a "land swap" property line adjustment for properties located within the Kuhberg Planned Development District (B-3/PDD) located in the southwest corner of the Donges Bay Road @ Fond du Lac Ave/STH145 intersection.

Property Location: W140 N10385 Fond du Lac Ave (.21 acres)
W140 N10393 Fond du Lac Ave (.22 acres)

Applicant/

Property Owner: Greg Nagel
Virtus Development
13100 Watertown Plnk Rd
Elm Grove, WI

Catherine Jahn, Member
Victory Center LLC
W222 N7364 Willowview Dr
Sussex, WI

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Business	B-3
South	Residential	Rs-6
East	Industrial	M-1
West	Residential	Rs-6



Background/Proposal

The Kuhberg District PDD, along with site development & building plans, were approved by the Village Plan Commission and Village Board in February/March, 2018. Section 14 of the Kuhberg PDD conditions & restrictions document (Resolution No. 16-2018) requires that a CSM be recorded that combines the two primary parcels that comprise the PDD area, and, to complete the “land swap” property line adjustment with the residential parcel to the west.

At this time, Virtus Development, and agent for Victory Center LLC, property owner, is requesting approval of a Certified Survey Map (CSM) to combine two (2) adjacent parcels located within the Kuhberg District PDD and to complete the land swap that has been agreed to between the property owners.

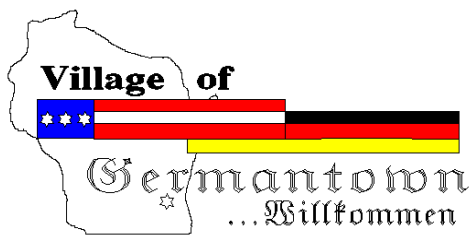
Staff CommentPublic Works/Engineering Department

The Village Surveyor has also identified a number of technical corrections in a November 8, 2018 memo (copy attached) that will have to be addressed and/or corrected prior to recording the CSM.

Village Planner Recommendation

APPROVE the Certified Survey Map (CSM) land combination and property line adjustment for the parcels located in the Kuhberg District PDD owned by Victory Center LLC and Michael & Angela Krause located in the southwest corner of the Donges Bay Road @ Fond du Lac Ave/STH145 intersection subject to the following conditions:

1. All technical corrections and issues raised by the Village Surveyor in the November 8, 2018 memo shall be addressed and/or corrected prior to recording the CSM.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: November 8, 2018

Re: Victory Center Land Combination

Jeff,

Here are my review comments for the CSM received October 24, 2018.

Certified Survey Map

Applicant or Owner Victory Center LLC

Land Surveyor/Firm: Dave Leininger, PLS, Homeland Surveying LLC

1. The map as depicted on sheet 1 does not scale and neither does the graphics scale as shown on sheet 1 of 5.
2. Some text on the document does not meet the minimum size and needs to be enlarged as the Washington County Register of Deeds office will deem the document unreadable and will reject the document for recording. Minimum text size is either a 100 Leroy or 12-point font size.
3. The Point of Beginning (POB) of the legal description needs to be shown on sheet 1 of 5.
4. The new boundary line between proposed Lot 1 and 2 needs to be darker or thicker to help define the new boundary line.
5. Please add the following note: "Building setbacks are based on the Victory Center LLC "Kuhburg District" Planned Development District as defined in Village Resolution 16-2018 adopted March 5, 2018."
6. No additional road right of way is being required at this time.
7. The Village Clerk's name needs to be changed to Deanna L. Braunschweig, WCMC/CMC on sheet 5 of 5.
8. CSM's being submitted for review are required to have professional seals and signatures affixed as required by Chapter 236. These items were missing from the document that was submitted for review.

No further review comments.

Document Submittals and Data Conversion

November 8, 2018

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

Prior to Recording the Certified Survey Map, the professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2018 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 10-24-18

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

Virtus Development

Gregory Nagel

13100 Watertown Plank Road

Elm Grove, WI 53122

Phone (262) 641-0746

Fax ()

E-Mail greg.nagel@nagel.us

PROPERTY OWNER

Victory Center LLC,

Catherine Jahn, Member

W222 N7364 Willowview Dr.

Sussex, WI 53089

Phone (414) 890-1158 cljaaj@gmail.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

W140 N10385 and W140 N10393 Fond du Lac Avenue

TAX KEY NUMBER

GTNV 351964 and GTNV 351972

3

PURPOSE OF LAND ~~SPLIT~~- COMBINED

To enable legal alterations and addition to existing facility.

Will the land split require rezoning?

Yes, Previously approved

From "B-3"

To B-3 Kuhburg District

4

READ AND INITIAL THE FOLLOWING:

☒ 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.

☒ 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.

☒ 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.

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date

Catherine Jahn
member

North Quarter corner
Sec. 35-9-20
conc. mon./alum cap found
445,527.51
2,508,377.47
(State Plane Coordinates)

Northeast corner
Sec. 35-9-20
brass cap in concrete found
445,601.64
2,511,026.48
(State Plane Coordinates)

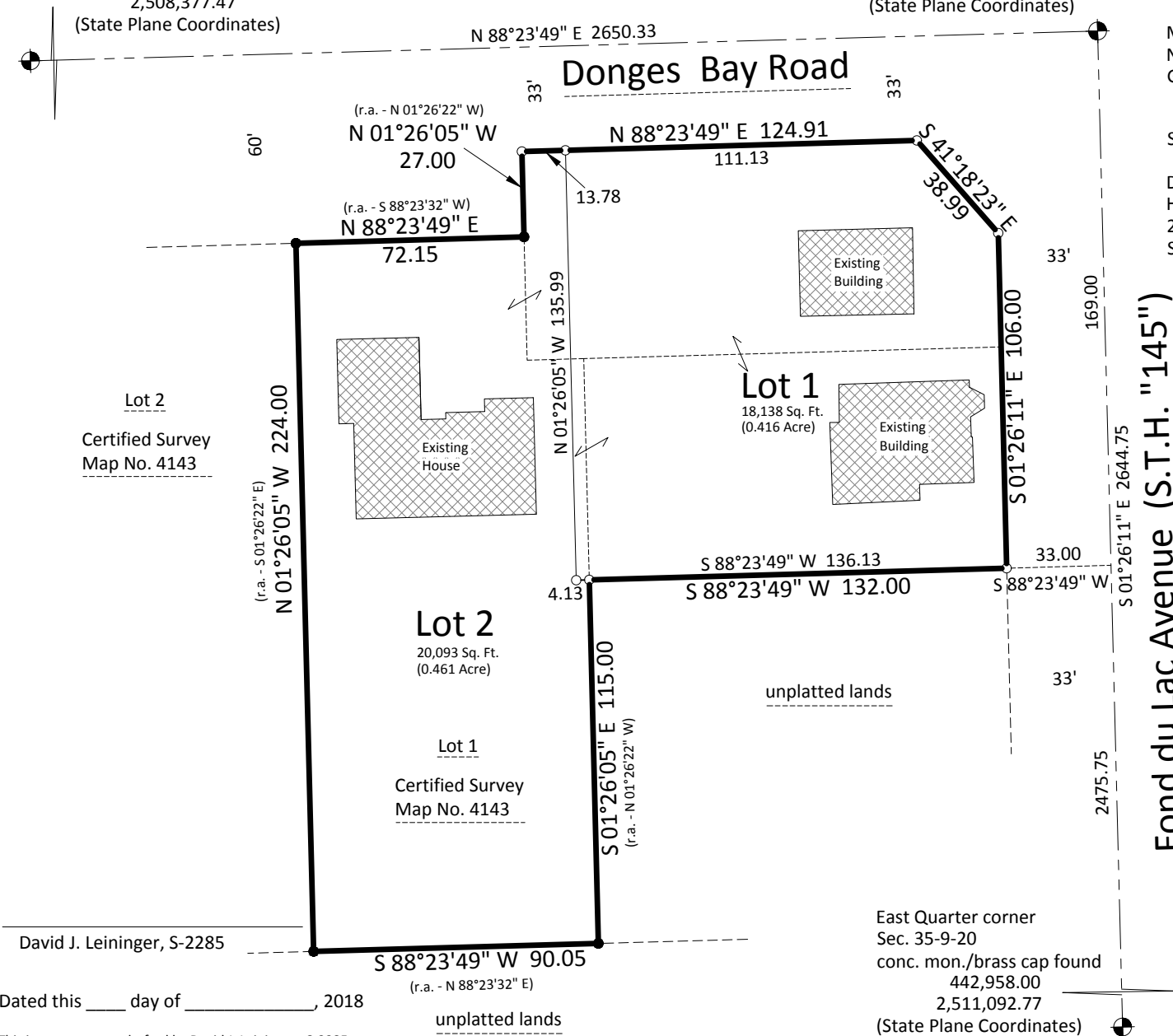
Owner/Subdivider
Sheet 1 of 5

Victory Center, LLC
W222 N7364 Willow View Dr.
Sussex, WI 53089

Michael and Angela Krause
N104 W14063 Donges Bay Rd.
Germantown, WI 53022

Surveyor

David J. Leininger
Homeland Surveying, LLC
2079 Cold Springs Rd.
Saukville, WI 53080

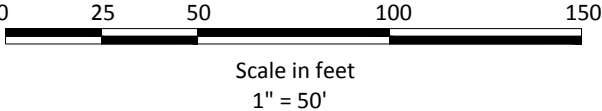


Certified Survey Map

Part of the NE 1/4 of the NE 1/4, including all of Lot 1 of Certified Survey Map No. 4143 as recorded in the Washington County Register of Deeds Office in Volume 27 of Certified Survey Maps on pages 42-45, as Document No. 640922, all in Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

- - indicates a 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
- - indicates a 1.3" od iron pipe found unless otherwise indicated
- (r.a.) - means "recorded as"

Bearings are referenced to the Wisconsin State Plane Coordinate System Grid, South Zone. The north line of the NE 1/4 of Sec. 35-9-20 has a grid bearing of N 88°23'49" E.



David J. Leininger, S-2285
Dated this ____ day of _____, 2018
This instrument was drafted by David J. Leininger, S-2285

East Quarter corner
Sec. 35-9-20
conc. mon./brass cap found
442,958.00
2,511,092.77
(State Plane Coordinates)

Certified Survey Map

Part of the NE 1/4 of the NE 1/4, including all of Lot 1 of Certified Survey Map No. 4143 as recorded in the Washington County Register of Deeds Office in Volume 27 of Certified Survey Maps on pages 42-45, as Document No. 640922, all in Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate:

I, David J. Leininger, professional land surveyor, hereby certify that by the direction of Victory Center, LLC, that I have surveyed, divided, and mapped the land shown and described hereon, being part of the NE 1/4 of the NE 1/4, including all of Lot 1 of Certified Survey Map No. 4143 as recorded in the Washington County Register of Deeds Office in Volume 27 of Certified Survey Maps on pages 42-45, as Document No. 640922, all in Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the northeast corner of said Section 35; thence S 01°26'11" E, along the east line of said NE 1/4 of Section 35, 169.00 feet; thence S 89°23'49" W, parallel with the north line of said NE 1/4 of Section 35, 33.00 feet to a point in the west right of way line of Fond du Lac Avenue (S.T.H. "145"), being the point of beginning of lands herein described; thence continuing S 88°23'49" W, parallel with said north line of the NE 1/4, 132.00 feet to a point in the east line of said Lot 1 of Certified Survey Map No. 4143; thence S 01°26'05" E, along said east line of Lot 1, 115.00 feet to the southeast corner of said Lot 1 of Certified Survey Map No. 4143; thence S 88°23'49" W, along the south line of said Lot 1, 90.05 feet to the southwest corner of said Lot 1 of Certified Survey Map No. 4143; thence N 01°26'05" W, along the west line of said Lot 1, 224.00 feet to the northwest corner of said Lot 1 of Certified Survey Map No. 4143, being a point in the south right of way line of Donges Bay Road; thence N 88°23'49" E, along said south right of way line of Donges Bay Road, 72.15 feet to the most northeasterly corner of said Lot 1 of Certified Survey Map No. 4143; thence N 01°26'05" W, continuing along said south right of way line, 27.00 feet; thence N 88°23'49" E, continuing along said south right of way line of Donges Bay Road, 124.91 feet; thence S 41°18'23" E, continuing along said south right of way line, 38.99 feet to the intersection with said west right of way line of Fond du Lac Avenue; thence S 01°26'11" E, along said west right of way line of Fond du Lac Avenue, 106.00 feet to the point of beginning.

Containing 38,231 square feet (0.878 acre) more or less.

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

Dated this _____ day of _____, 2018.

David J. Leininger, S-2285

Certified Survey Map

Part of the NE 1/4 of the NE 1/4, including all of Lot 1 of Certified Survey Map No. 4143 as recorded in the Washington County Register of Deeds Office in Volume 27 of Certified Survey Maps on pages 42-45, as Document No. 640922, all in Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Owner's Certificate:

As member of Victory Center LLC, I hereby certify that I caused the land shown and described hereon to be surveyed, divided, mapped and dedicated 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:

Village of Germantown Plan Commission
Village of Germantown Village Board

- Member

STATE OF WISCONSIN)

_____ COUNTY)s.s.

Personally came before me this _____ day of _____, 2018, the above named member 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 _____

David J. Leininger, S-2285

Dated this _____ day of _____, 2018.

Certified Survey Map

Part of the NE 1/4 of the NE 1/4, including all of Lot 1 of Certified Survey Map No. 4143 as recorded in the Washington County Register of Deeds Office in Volume 27 of Certified Survey Maps on pages 42-45, as Document No. 640922, all in Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Owner's Certificate:

As owners, we hereby certify that we caused the land shown and described hereon 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

Michael M. Krause - Owner

Angela M. Krause - Owner

STATE OF WISCONSIN)

_____ COUNTY)s.s.

Personally came before me this _____ day of _____, 2018, the above named owners are to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

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

My commission expires _____

David J. Leininger, S-2285

Dated this _____ day of _____, 2018.

Certified Survey Map

Part of the NE 1/4 of the NE 1/4, including all of Lot 1 of Certified Survey Map No. 4143 as recorded in the Washington County Register of Deeds Office in Volume 27 of Certified Survey Maps on pages 42-45, as Document No. 640922, all in Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Village of Germantown Plan Commission Approval:

This land division is hereby approved by the Village of Germantown Plan Commission this ____ day of _____, 2018.

Dean Wolter - President

Lori Johnson - Secretary

Village of Germantown Village Board Approval:

This land division is hereby approved by the Village of Germantown Village Board this ____ day of _____, 2018.

Dean Wolter - President

Deanna Boldrey - Village Clerk

David J. Leininger, S-2285

Dated this ____ day of _____, 2018.

RESOLUTION NO. 16-2018

ADOPTING CONDITIONS AND RESTRICTIONS FOR THE KUHBURG DISTRICT PLANNED DEVELOPMENT DISTRICT ("KUHBURG DISTRICT PDD")

WHEREAS, Victory Center LLC, property owner (hereinafter the "Developer") has applied for a B-3: General Business Planned Development District (B-3/PDD) to be applied to the subject parcels located in the Village of Germantown as generally described in Exhibit A attached hereto; and

WHEREAS, Section 17.27(4) of the Village of Germantown Municipal Code allows for the adoption of conditions and restrictions for Planned Development Districts (PDD) that modify the basic allowances, limitations, and bulk regulations of the underlying zoning district, as well as, allow for the establishment of specific uses, bulk regulations, density standards, yard setbacks, etc. to ensure proper development, operation and maintenance of the proposed development in the General Development Plan; and

WHEREAS, the Village of Germantown Plan Commission on February 26, 2018, reviewed the B-3/PDD rezoning application and forwarded a positive recommendation regarding both the rezoning and General Development Plan to the Village Board;

NOW, THEREFORE BE IT RESOLVED that the Village Board of the Village of Germantown hereby adopts the following specific conditions and restrictions that shall apply to all development on and the use of property within the PDD:

1. **PURPOSE AND INTENT.** The Kuhburg District PDD is intended to provide for the orderly and attractive re-development and operation of commercial retail uses where such activities are conducted within the two existing buildings located at the Donges Bay Road @ Fond du Lac Ave/STH145 intersection, including a vacant school house and 2-story tavern. The Kuhburg District PDD will be comprised of a 1-story coffee shop building and a 2-story restaurant building connected by a covered/screened portico providing seasonal seating for patrons of the coffee shop and restaurant operations. The re-development is intended to be compatible with adjacent and surrounding residential development and enhance the economic stability and quality of life in the Village of Germantown.
2. **GENERAL DEVELOPMENT PLAN (GDP).** The General Development Plan (Exhibit B on Sheet GD100 dated February 23, 2018) establishes the basic parameters for development within the Kuhburg District PDD including the approximate size and orientation of buildings, density of development, setbacks, location of access roadways and driveways, and the general location and extent of landscaping and buffering. While all re-development within the PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Proposed modifications and/or revisions to the GDP shall be reviewed consistent with Section 17.27(9) of the Zoning Code.

3. **PERMITTED LAND USES.** Permitted Principal, Accessory, Conditional and Temporary Uses allowed within the Kuhburg District PDD shall be as set forth in Section 17.30 of the Zoning Code.
4. **SITE PLAN APPROVAL REQUIRED.**
 - a. Consistent with the requirements of Section 17.27(5) through (7), all development within the Kuhburg District PDD shall be subject of detailed site development and building plans submitted for review and approval by the Plan Commission in accordance with the requirements and procedures in Section 17.43 prior to issuance of a building permit. Unless otherwise amended by the Plan Commission, development shall be consistent with the site development and building plans approved by the Plan Commission on February 26, 2018, including the plans dated January 8, 2018 (including Sheets GI001, C101, E001, E002, E003, A101, A102, A103, A300 and A700), February 20, 2018 (including Sheets C102, C103, C104, AS100, AS101, A200, A201), and Sheet L100 (Planting Plan) dated February 16, 2018.
 - b. Separate Site Plan review and approval by the Plan Commission is required for any additional or expanded parking lot improvements.
5. **LANDSCAPING & BUFFER PLAN REQUIRED.**

The Developer shall install additional landscaping along the north side of the property. The Developer should work with the Village Public Works Department and/or WisDOT to investigate the possibility of obtaining an easement for landscaping materials to be located in the right-of-way adjacent to the property and submit a revised plan for staff review and approval (if determined to be feasible). As an alternative, if landscaping cannot be installed in the ROW, the Developer should remove the two northernmost parking stalls on either side of the driveway entrance and replace them with landscaping if/when additional parking is constructed along the south side of the property in the future. A revised or supplemental landscaping plan shall be submitted to the Village Planner for review and approval prior to installation of additional landscaping not already subject of an approved landscape plan.
6. **ACCESS.**

Access to development within the Kuhburg District PDD shall be to/from Donges Bay Road and Fond du Lac Avenue as shown on GDP.

7. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.**

Unless otherwise set forth below, all site development and building shall be in accordance with the lot, building and other applicable bulk requirements set forth in the underlying B-3: General Business Zoning District and other applicable Zoning Code regulations.

a. **LOT AND BUILDING REQUIREMENTS**

- i. Lot Area (minimum) 0 acres
- ii. Principal Building Setbacks (minimum)
 - 1. Front/Street yard 0 feet
- iii. Parking Setbacks (minimum)
 - 1. Front/Street yard 4 feet
 - 2. Side yard 4 feet
 - 3. Rear yard 4 feet

8. **PARKING.** (see Section 17.45).

- a. Setback Buffer (minimum) 4 sqft
- b. Loading zones to be combined with parking lot aisle area
- c. Stall Number (minimum) to be determined; discretion of developer based on actual stall count achievable; off-site parking can satisfy on-site parking demand subject to requirements under Section 17.45(5) of the Zoning Code.

9. **BUILDING MATERIALS.**

The development sites and buildings will be designed, located and constructed with a consistent architectural theme, high-quality materials, landscaping, and in a manner that protects and preserves the existing environmental features consistent with current buildings located on the same site.

10. **WASTE AND RECYCLING FACILITIES & ENCLOSURES.**

All waste and recycling dumpsters shall be screened from all residential areas, public rights-of-way or adjacent properties.

11. **EXTERIOR LIGHTING.**

The Developer shall be responsible for making any necessary adjustments, including supplemental shielding or fixture replacement, to the exterior pole-mounted light fixtures after installation to eliminate any glare or view of the light source affecting the residential neighbor to the west. The Developer shall contact and coordinate with said neighbor to resolve any complaints or issues with said lights impacting the residential property.

12. **SIGNAGE.**

- a. One (1) monument sign shall be permitted to be installed along Donges Bay Road as shown on the GDP. Two (2) monument signs shall be permitted to be installed along Fond du Lac Avenue/STH145. As shown on the GDP. All signs shall comply and be approved in accordance with the Village's sign regulations and reviewed and

- b. The minimum setback for all signs shall be 0 feet from the nearest point of the sign or sign mounting structure; no part of any sign shall extend into or over a public right-of-way or utility easement.
- c. Other signage, e.g. temporary signs, wall signs, etc. may be approved for each business operation consistent with the Village's sign regulations.

13. **APPLICABILITY OF MUNICIPAL CODE.**

Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the SC-PDD. In the event a requirement, restriction or limitation set forth herein conflicts with a similar requirement, restriction or limitation found in another section of the Municipal Code, the most stringent requirement, restriction or limitation shall apply.

14. **PARCEL COMBINATION REQUIRED.**

A certified survey map (CSM) land combination shall be completed and approved to combine the two subject parcels and adjust the property line along the west boundary prior to issuance of any building permit(s) for building renovation. The CSM will need to include the parcels affected, including the residential parcel to the west. In the future, a CSM land combination may also be required to add additional land to the Kuhburg District for additional parking.

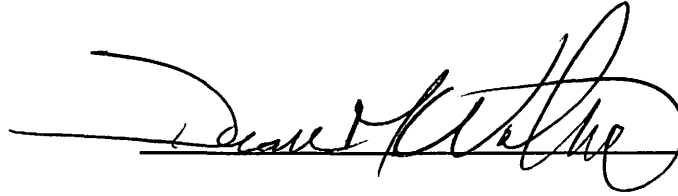
15. **PARKING LOT/PDD BOUNDARY EXPANSION.**

At the time the Kuhburg District was created, the Developer presented two alternatives for providing additional parking to the south; both alternatives requiring the acquisition of additional land not included in the original Kuhburg District. Consequently, the Kuhburg District PDD boundary will need to be expanded in the future if the Developer acquires additional land to accommodate an expanded parking area. Said PDD boundary expansion shall be processed as a separate PDD application in accordance with all requirements and procedures at that time

Introduced by: Tr Kaminski

Adopted: March 5, 2018

Vote: Ayes: 6 Nays: 1 Recused: 2



Dean M. Wolter, Village President

ATTEST:



Deanna L. Boldrey, WCMC/CMC
Village Clerk

**Kuhburg District Planned Development District (PDD)
Boundary Legal Description**

Parcel #1 (north): W140 N10393 Fond du Lac Avenue (Tax Key #351-972)

Part of the NE 1/4 of the NE 1/4 of Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:
Commencing at the northeast corner of said Section 35; thence S 00°06'29" E, along the east line of said NE 1/4, 99.00 feet; thence S 89°43'31" W, parallel with the north line of said NE 1/4, 33.00 feet to a point in the west right of way line of Fond du Lac Avenue, being the point of beginning of lands herein described; thence continuing S 89°43'31" W, parallel with said north line, 137.90 feet to a point in the east line of Lot 1 of Certified Survey Map No. 4143 as recorded in the Washington County Register of Deeds Office in Volume 27 of Certified Survey Maps on pages 42-45, as Document No. 640922; thence N 00°06'23" W (recorded as N 01°26'22" W), 66.00 feet to a point in the south right of way line of Donges Bay Road; thence N 89°43'31" E, along said south right of way line of Donges Bay Road, 112.91 feet; thence S 39°58'41" E, continuing along the south right of way line of Donges Bay Road, 38.99 feet to the intersection with said west right of way line of Fond du Lac Avenue; thence S 00°06'29" E, along said west right of way line of Fond du Lac Avenue, 36.00 feet to the point of beginning. Containing 8,799 sqft more or less.

Parcel #2 (south): W140 N10385 Fond du Lac Avenue (Tax Key #351-964)

Part of the NE 1/4 of the NE 1/4 of Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:
Commencing at the northeast corner of said Section 35; thence S 00°06'29" E, along the east line of said NE 1/4, 99.00 feet; thence S 89°43'31" W, parallel with the north line of said NE 1/4, 33.00 feet to a point in the west right of way line of Fond du Lac Avenue, being the point of beginning of lands herein described; thence S 00°06'29" E, along said west right of way line of Fond du Lac Avenue, 70.00 feet; thence S 89°43'31" W, parallel with said north line of the NE 1/4, 137.00 feet to a point in the east line of Lot 1 of Certified Survey Map No. 4143 as recorded in the Washington County Register of Deeds Office in Volume 27 of Certified Survey Maps on pages 42-45, as Document No. 640922; thence N 00°06'23" W (recorded as N 01°26'22" W), 70.00 feet; thence N 89°43'31" E, parallel with said north line of the NE 1/4, 137.00 feet to the point of beginning. Containing 9,590 sqft more or less.

EXHIBIT B

**Kuhburg District Planned Development District (PDD)
General Development Plan**

{Attach General Development Plan Dated February 23, 2018}

SITE PLAN REVIEW

11/12/18 Plan Commission Meeting

Keller Inc. / Armour Coatings Inc.

Village Planner Report

Germantown, Wisconsin

Summary

Scott Lausten, Keller Inc., agent for Armour Equipment Leasing LLC, property owner and Armour Coatings Inc., is seeking approval of site development & building plans for a 26,697 sqft building addition, loading dock addition and access and parking lot improvements for the existing facility located at N113 W18950 Carnegie Drive in the Germantown Industrial Park.

Location: N113 W18950 Carnegie Drive

Applicant/

Owner: Scott Lausten Armour Equipment Leasing LLC
Keller Inc. N113 W18950 Carnegie Drive
Germantown, WI Germantown WI

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Industrial	M-1



Background/Proposal

Scott Lausten, Keller Inc., agent for Armour Equipment Leasing LLC, property owner and Armour Coatings Inc., is seeking approval of site development & building plans for a 26,697 sqft building addition, loading dock addition and access and parking lot improvements for the existing facility located at N113 W18950 Carnegie Drive in the Germantown Industrial Park.

The subject parcel is 3.69 acres in area with an existing 42,485 sqft industrial building. The Plan Commission reviewed and approved a smaller 1,665 sqft addition in June, 2018. Since that time, the owner has revised the plans to increase the size of the proposed expansion. As presented, the proposed 26,697 sqft addition (for a total building area of 69,182 sqft) and site improvements include the following features:

- Office addition
- Maintenance shop addition w/ (2) new man doors
- Production area addition for cure oven, product staging, shipping & receiving
- Pre-cast concrete wall panels w/ scored CMU texture to match existing building
- One (1) additional elevated loading dock w/ new concrete retaining wall
- Parking lot re-grading, asphalt replacement and re-striping w/ expanded 30' wide driveway @ Carnegie Drive

Access to the expanded facility will remain the same with one (1) access driveway on Carnegie Drive. The entire parking area will be re-paved and re-striped to provide a minimum 30 marked parking stalls with adequate space for additional stalls if needed.

Because the site is already predominantly impervious (76%), the proposed building expansion will increase impervious surface a small amount (3,765 sqft for a total 78.5% impervious). Storm water run-off from the site will continue to be directed via existing swales and parking lot grading to the west property line and then south to the existing storm sewer in Carnegie Drive. While the existing sanitary sewer currently serve the building will remain unchanged, a new 6" water line is proposed to service a new fire sprinkler system to be installed in the facility.

No new landscaping or signage is proposed. Additional exterior lighting is proposed and comprised of seven (7) 26W LED and one (1) 13W LED wall-mounted cut-off fixtures mounted on the west elevation (7) and north elevation (1) of the building addition.

Staff Comments

The zoning for this parcel in the Industrial Park is M-1: Limited Industrial. Subject to the staff recommended conditions herein, the proposed development plans comply with the M-1: Limited Industrial Zoning district regulations.

Fire Department/Police Department

The Fire Department is recommending approval with the understanding that because the building has an "F1" Occupancy Class, a fire sprinkler system is required as part of the project. The Police Department is requesting that all doors and docks be numbered with reflective numbers to aid emergency personnel access.

Engineering/Public Works

As was the case in June when the smaller expansion proposal was reviewed, the Village Engineer is recommending conditional approval but has identified a few issues that will need to be addressed prior to issuance of a building permit (see copy of June 7, 2018 memo from Village Engineer, Eric Nitschke). Issues include: rebuilding the sanitary sampling manhole, installation of a new 6" water line to serve the fire sprinkler system, and concerns with the expanded driveway location and encroachment to an existing street light and sewer inlet.

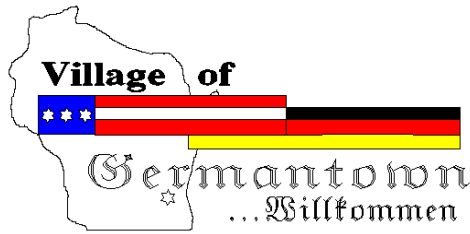
Inspection Services

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

Village Planner Recommendation

APPROVE the site development & building plans for the 26,697 sqft building addition, loading dock and site improvements to the existing Armour Coatings Inc. facility located at N113 W18950 Carnegie Drive in the Germantown Industrial Park 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 site development and building plans dated September 19, 2018 (architectural plans) and October 11, 2018 (engineering) unless superseded by subsequent plan sheets approved by the Village Planner 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. All exterior doors shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
4. All issues identified by the Village Engineer in the June 7, 2018 review memo shall be addressed prior to issuance of a building permit.
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. Installation of a fire sprinkler system is required. Owner shall coordinate the plan review, installation and inspection with the Fire Department and Inspection Services.



Engineering Department Memorandum

To : Larry Ratayczak, Public Works Director
From : Eric Nitschke, Village Engineer
Date : June 7, 2018
Re :Development Review for June 11 Plan Commission

Larry,

Included you will find the review comments pertaining to the Plan Commission Agenda on June 11, 2018 from myself and staff for the following:

Armour Coatings, N113 W18950 Carnegie Drive – Site Review and Bldg Addition

1. Sanitary comments
 - a. Rebuild sample manhole from the cone up per current Village detail and standards. Include manhole detail on the plan.
2. Water comments for the site plan-See attached PDF with comments on Utility Plan sheet C-5 of C-6 and comments below:
 - a. The 6" water lateral for fire protection would not be an issue with the Water Utility. Since this a private line all the Utility is concerned with is the tap at the main. The materials used fall within our water main spec. section #6.
 - b. We would request that the valve location be GPS'ed for placement into our GIS. It will be GIS marked as private fire line.
 - c. The Village requires an inspector on site for the live tap. Please contact the Engineering Department to schedule the live tap.
3. Highway comments
 - a. The existing street light is located too close to the proposed access driveway and will need to be relocated. The new location is to be determined. A site visit with staff and the owner is recommended.
 - b. The existing inlet just west of the driveway needs closer attention. Drawing C-103 shows the proposed flare of the driveway encroaching on the inlet's curb head. Depending on the flare of the proposed drive a different frame and grate maybe necessary. A detail of that area should be included. DPW will look at current condition of inlet.

4. Engineering comments

- a. Staff concurs with the Highway Department regarding the existing light.
- b. Silt fence may not be necessary on the west side of the property.
- c. There may be some erosion control concerns, in the easement and at the inlet to the storm sewer system, that need to be addressed with this proposal.
- d. Staff would like to meet onsite with the owner or owner's representative to discuss erosion control, driveway configuration and drainage easement needs. Following the site meeting, staff would anticipate a final set of plans and details would be submitted for review and approval.

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
- ☐ \$200 Plan Commission Consultation
- ☒ \$120 Fire Department Plan Review

PAID \$ DATE 10-17-18

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Keller, Inc.
Scott LAUSTEN
W204 N11509 Goldendale Rd
Germantown, WI 53022

Phone (262) 250-9710
 E-Mail slausten@keller-builds.com

PROPERTY OWNER

Armour Coatings Inc
KEVIN KELLHOFFER
N113 W18950 Carnegie DR
Germantown, WI 53022

Phone (262) 502-1600
 E-Mail KEVIN.K@ARMOURCOATINGS.COM

PROPERTY ADDRESS

N113 W18950 Carnegie Dr.
Germantown, WI 53022

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

North <u>PRICE Transport Inc</u> <u>Warehousing</u>	South <u>Phoenix Metal</u> <u>Industrial/Manufacturing</u>	East <u>VULCAN INDUSTRIES</u> <u>Industrial/Manufacturing</u>	West <u>Great Lake</u> <u>Packaging - Industrial/Manufacturing</u>
--	---	--	---

4 READ AND INITIAL THE FOLLOWING:

- Spl I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- Spl I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- Spl 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!

Scott Lausten 5/3/18
 Applicant Date

Kevin Kellhofer 5/3/18
 Owner Date



Keller
Planners | Architects | Builders
*With Offices in the Fox Cities, Madison,
Milwaukee & Wausau*



Project: Armour Coatings
Address: N113 W18950 Carnegie Dr.
Project Description: Sq. Ft. Addition
Contact: Scott Lausten, Keller Inc.

Dear Plan Commission Members,

Please find with this submittal packet for you to review the Preliminary Plans and Civil Plans for the proposed addition to Armour Coatings located at N113 W18950 Carnegie Drive. The proposed addition will be a total of 26,697 sq. ft.

Armour Coatings is in need of valuable floor space. In an effort to grab more floor space, they will be expanding on the southwest side of the existing building. This addition will be approximately 26,697 sq. ft. The addition will consist of one new office, a new maintenance shop, and additional floor space for (1) additional cure oven and product staging. Storm water will be sheet drained to the existing ditch on the north and west sides of the property. The façade of the addition will have painted split face CMU as well as 3" IMP Azteco: "Bone White"

In addition, Armour Coatings will be adding an additional loading dock next to the (2) existing loading dock doors. Per the new grading plan, the existing parking lot will be regraded in areas needed to install a new loading dock and allow for trucks to easily back up into all docks. All other asphalt in the parking lot will be replaced with new and restriped, as needed. In an effort to allow easier access to the Armour Coatings parking lot, we will also expand the width of their entrance, per the civil plan.

Thank you for your time in reviewing our plans for Armour Coatings. If you have any questions or comments please let me know and I will be happy to assist you.

Sincerely,

Scott Lausten

Design/Project Manager / Co-Owner

KELLER, INC.

Planners | Architects | Builders

Mobile (262) 825-6163 | Office (262) 250-9710

ADDRESS

W204 N11509 Goldendale Road
Germantown, WI 53022

PHONE

262.250.9710 1.800.236.2534

FAX

262.250.9740

WEB SITE

www.kellerbuilds.com



Keller

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1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lake Dr.
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FAX (608) 318-2337

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WISCONSIN
GERMANTOWN

PROPOSED FOR:

ARMOUR COATINGS

GERMANTOWN, WISCONSIN

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REVISIONS
R1 04.27.2018 T.D.P.
R2 09.18.2018 J.S.B.
R3 19.09.2018 J.S.B.

PROJECT MANAGER:
S. LAUSTEN

DESIGNER:
C. MANSKE

DRAWN BY:
T.D.P.

EXPEDITOR:

SUPERVISOR:

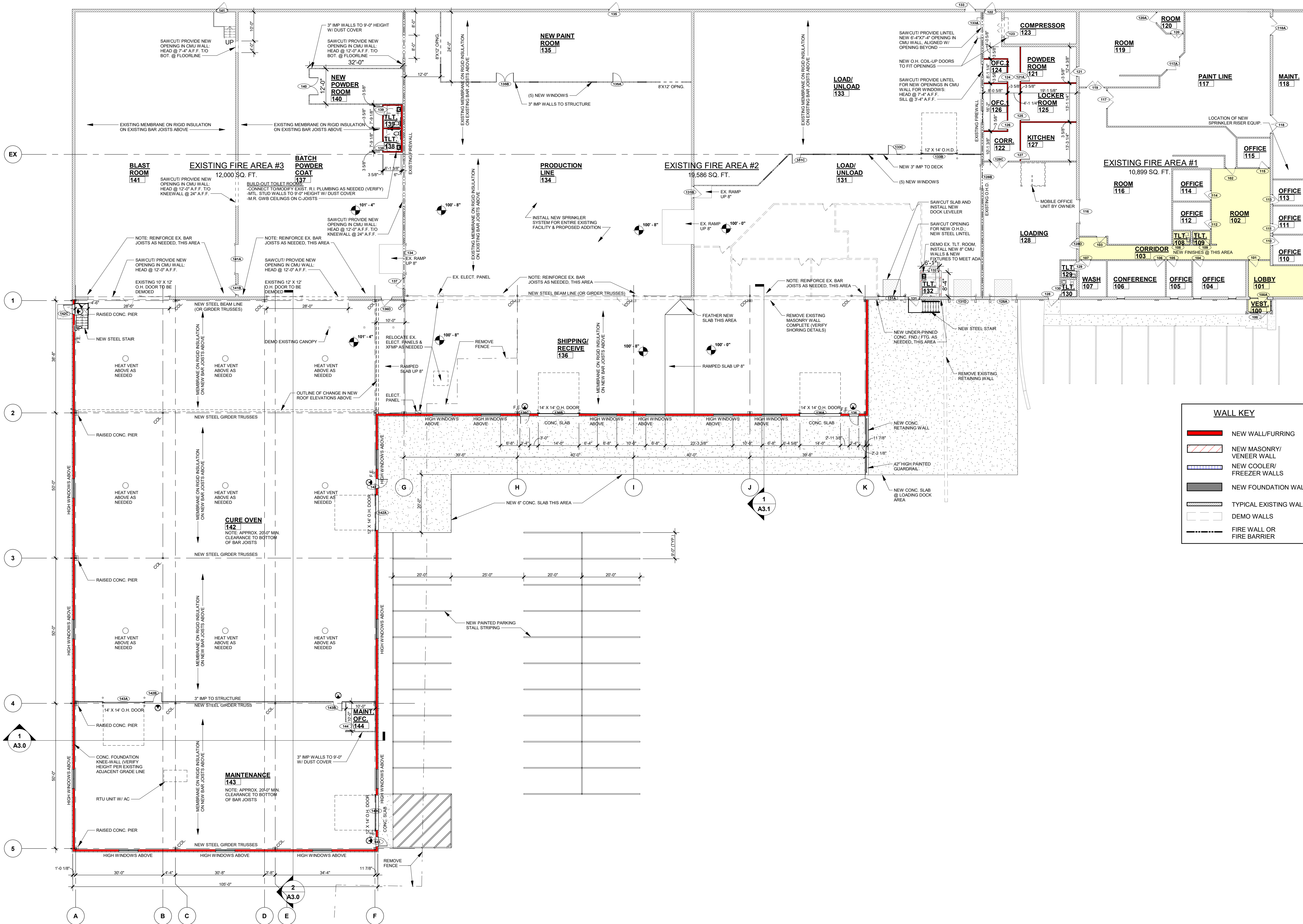
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P18093

CONTRACT NO:

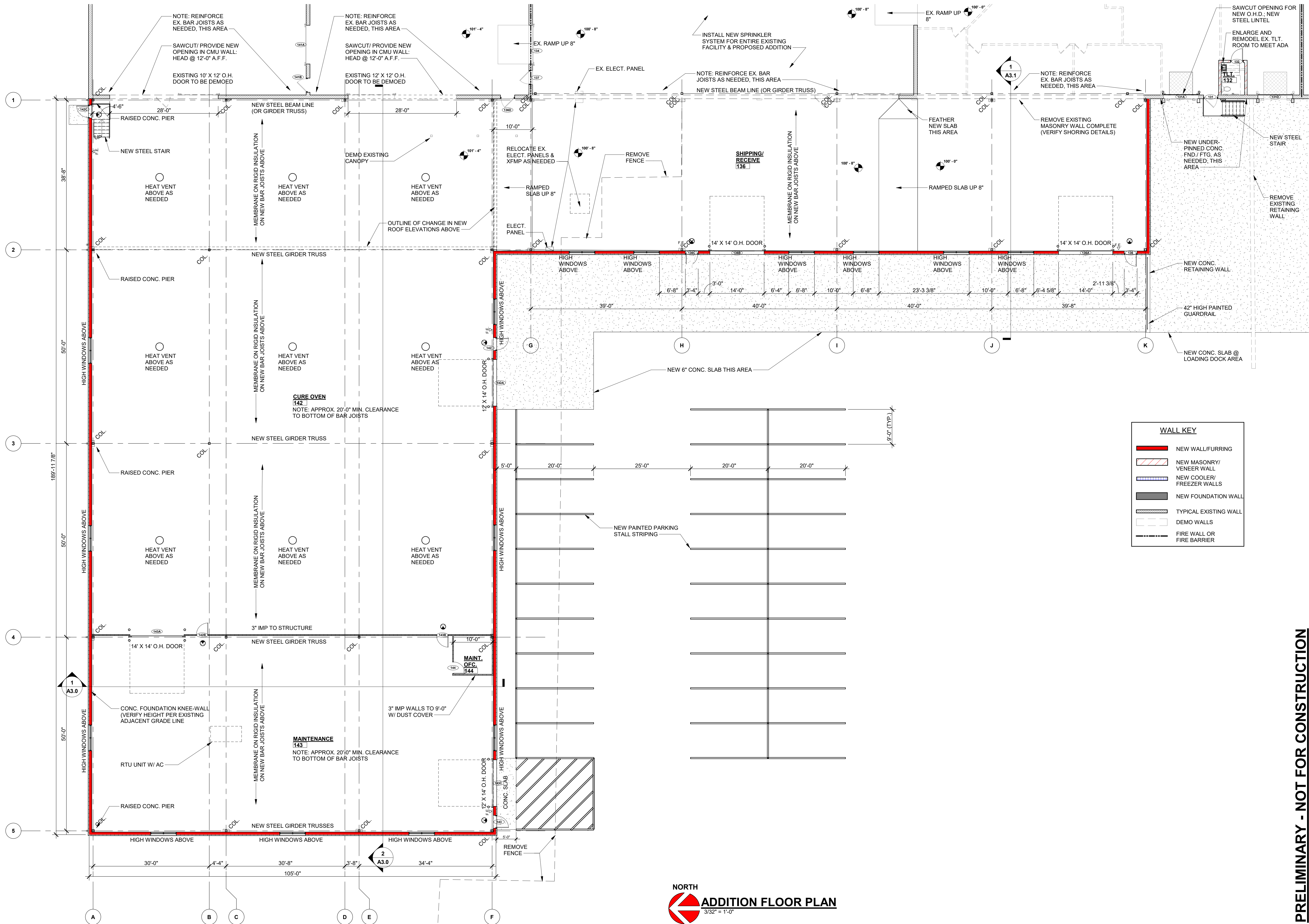
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04.10.2018

SHEET:
A1.0

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OVERALL FLOOR PLAN
1/16" = 1'-0"



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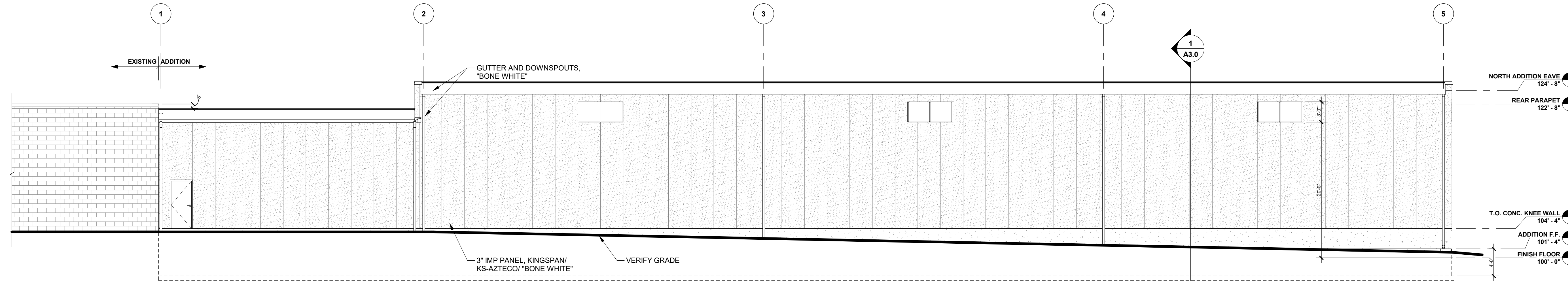
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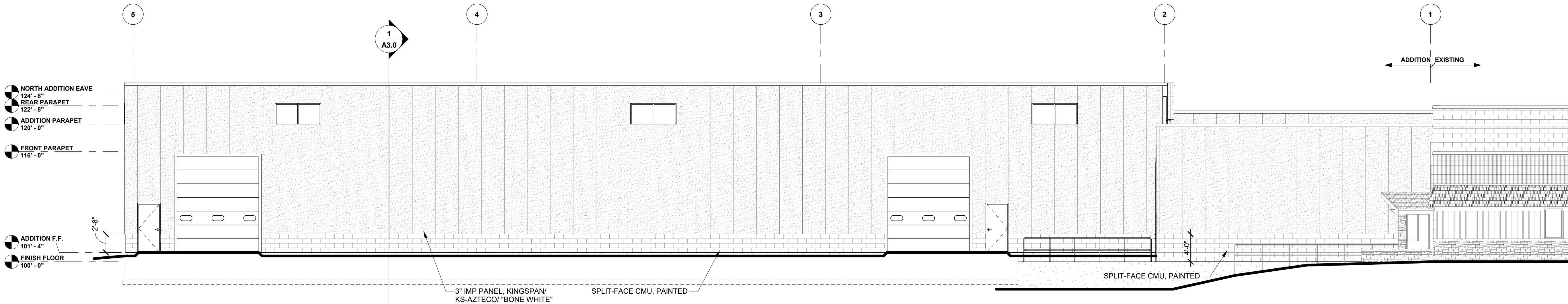
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04.10.2018

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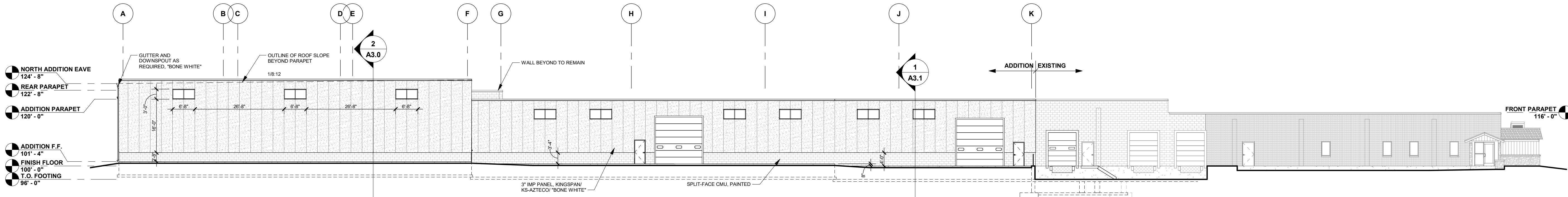
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NORTH ELEVATION
1/8" = 1'-0"



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



OVERALL WEST ELEVATION
1/16" = 1'-0"



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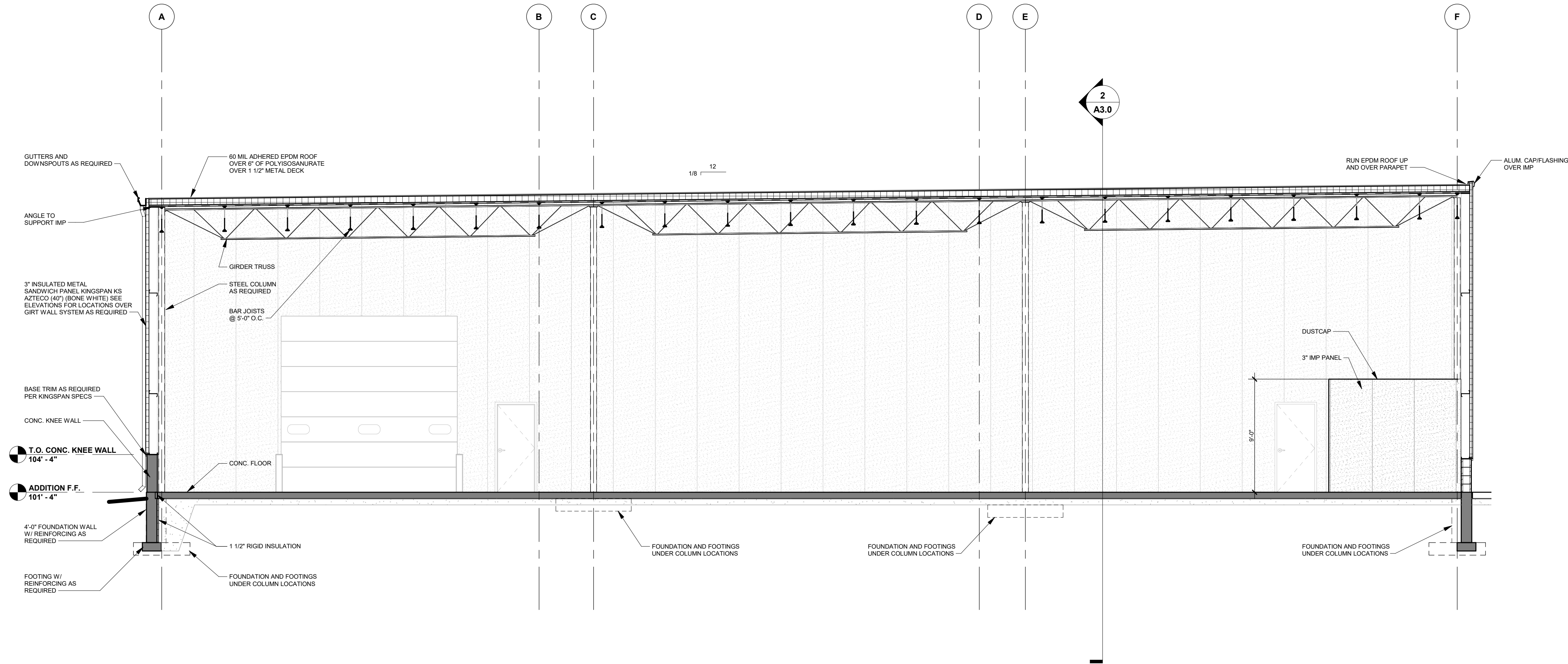
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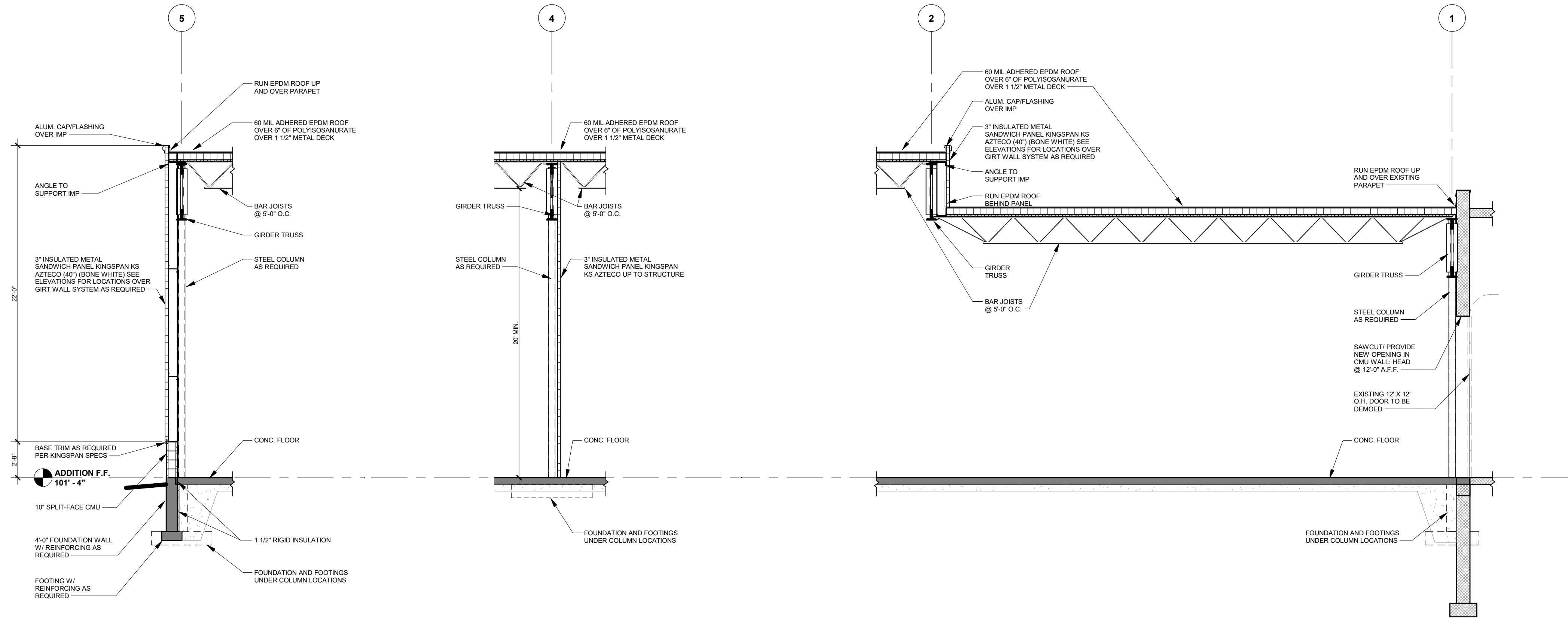
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04.10.2018

SHEET:
A2.0

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1 BUILDING SECTION - MAINTENANCE
3/16" = 1'-0"



2 BUILDING SECTION - HIGH LOW
3/16" = 1'-0"



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ARMOUR COATINGS

WISCONSIN

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DESIGNER:

C. MANSKE

DRAWN BY:

T.D.P.

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P18093

CONTRACT NO:

DATE:

04.10.2018

SHEET:

A3.0

PRELIMINARY - NOT FOR CONSTRUCTION

SHEET INDEX

- C1.0
- SITE PLAN
- A1.0
- OVERALL FLOOR PLAN
- A1.1
- ADDITION FLOOR PLAN
- A2.0
- ELEVATIONS
- A3.0
- BUILDING SECTIONS
- A3.1
- BUILDING SECTION AND SCHEDULES
- S1.0
- FOUNDATION PLAN

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2009 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2007

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	N/A	N/A	N/A
FIRST FLOOR	42,485 S.F.	26,697 S.F.	69,182 S.F.
CANOPIES (COLUMN SUPPORTED)	N/A	N/A	N/A
BASEMENT	N/A	N/A	N/A
BUILDING AREA SUB-TOTALS	42,485 S.F.	26,697 S.F.	69,182 S.F.
MEZZANINES	TBD	N/A	TBD
FIRE AREA TOTALS	42,485 S.F.	26,697 S.F.	69,182 S.F.

HIGH PILE STORAGE YES/NO
FIRE ALARM SYSTEM YES/NO

OCCUPANCY

B, F-1, S-1
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE IIIB CONSTRUCTION
SPRINKLED YES/NO (NEW SPRINKLERS TO BE ADDED THROUGHOUT)
FIREWALL YES/NO (EXISTING)

ALLOWABLE AREA

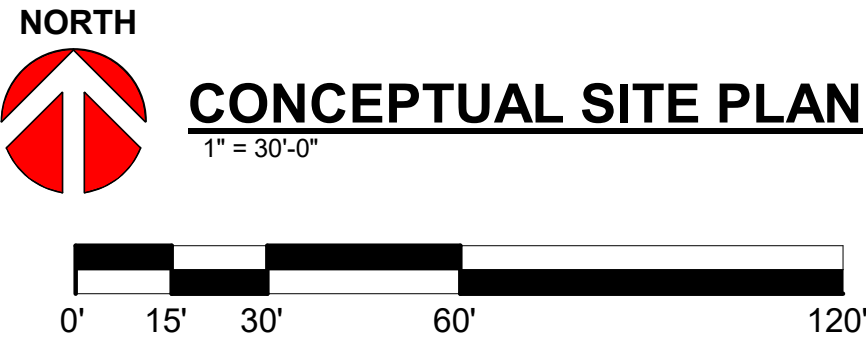
TABULAR FLOOR AREA: 18,000 S.F.
FRONTAGE INCREASE: 11,308 S.F.
SPRINKLER INCREASE: 54,000 S.F.
TOTAL ALLOWABLE AREA: 83,308 S.F.
ALLOWABLE FIRE AREA: LIMITED BY ALLOWABLE AREA

BUILDING/SITE CONTENT

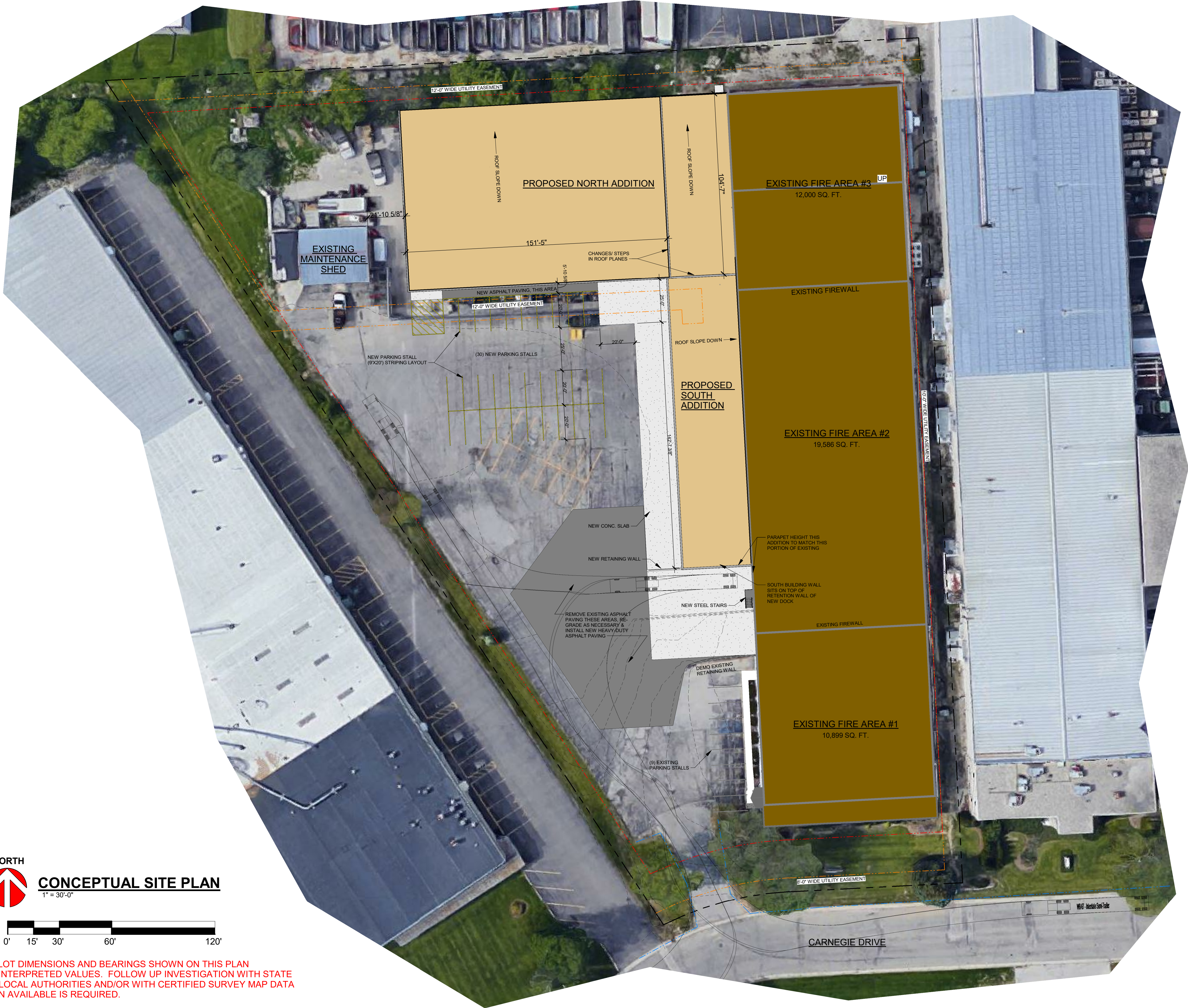
BUILDING SIZE 69,182 S.F. 43.0%
HARD SURFACE 56,434 S.F. 35.1%
GREEN SPACE 35,186 S.F. 21.9% (20% MIN. REQ.)
PARCEL SIZE (APPROX.) 160,802 S.F. 3.69 ACRES
PARKING PROVIDED 39 STALLS (1 STALL/1773.9 S.F.)

ZONING INFORMATION

ZONING: M-1
FRONT YARD SETBACK: 30'-0"
SIDE YARD SETBACK: 10'-0"
REAR YARD SETBACK: 25'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN
ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE
AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA
WHEN AVAILABLE IS REQUIRED.



Keller

PLANNERS | ARCHITECTS | BUILDERS

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PROPOSED FOR:
ARMOUR COATINGS

WISCONSIN

GERMANTOWN,

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PROJECT MANAGER:
S. LAUSTEN

DESIGNER:
C. MANSKE

DRAWN BY:
T.D.P.

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P18093

CONTRACT NO:

DATE:
04.10.2018

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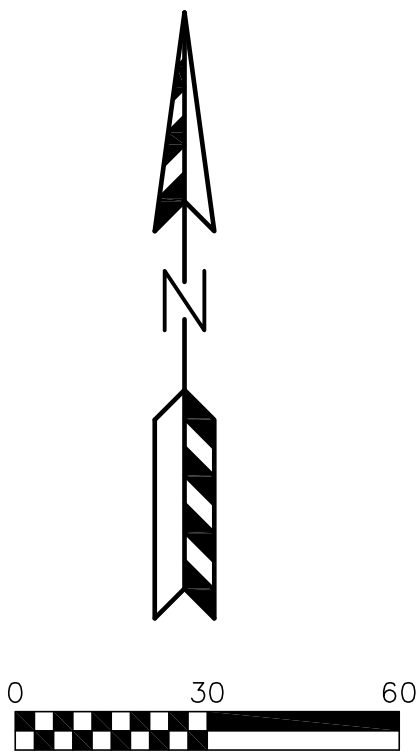
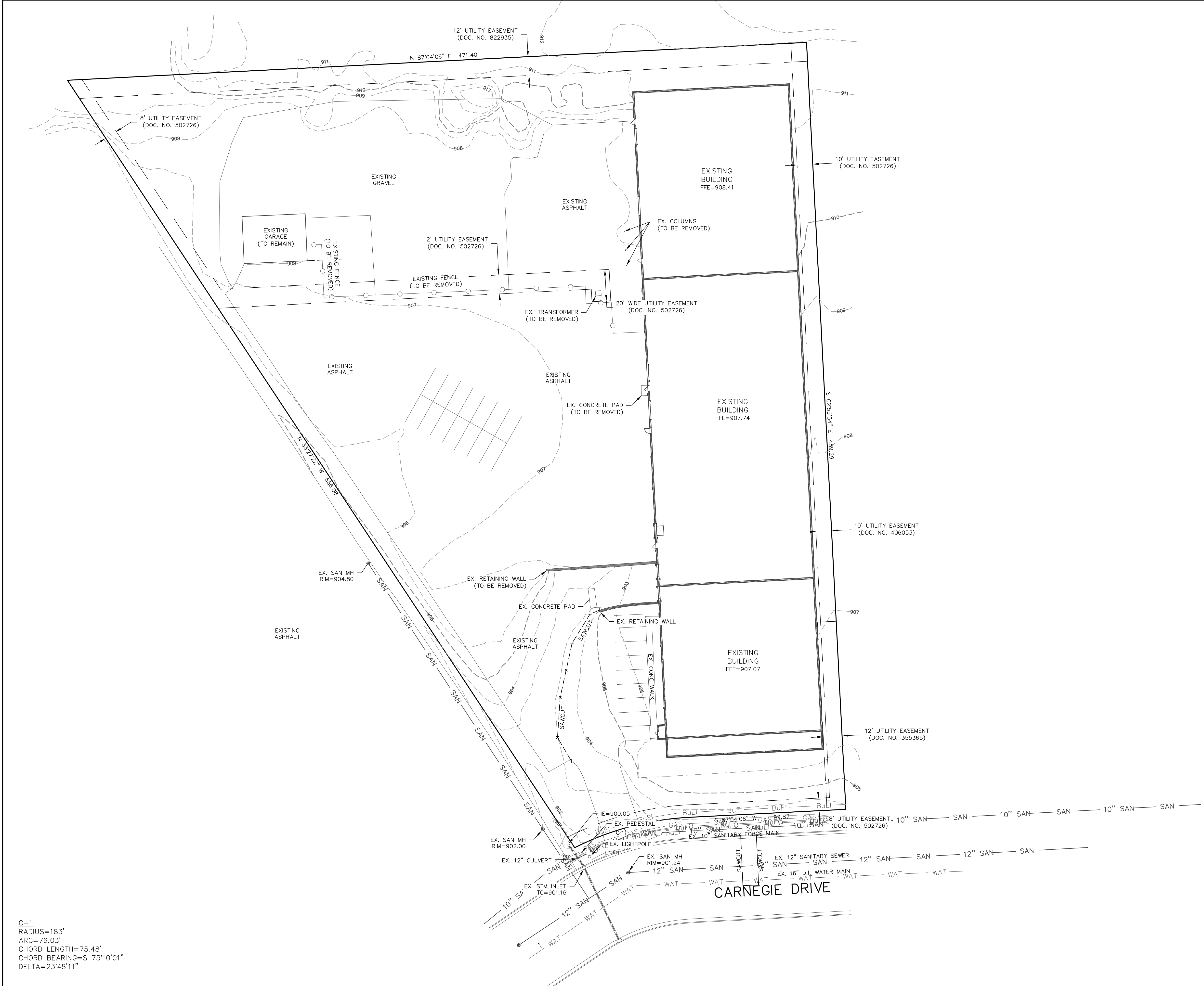
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ARMOUR COATINGS

GERMANTOWN,

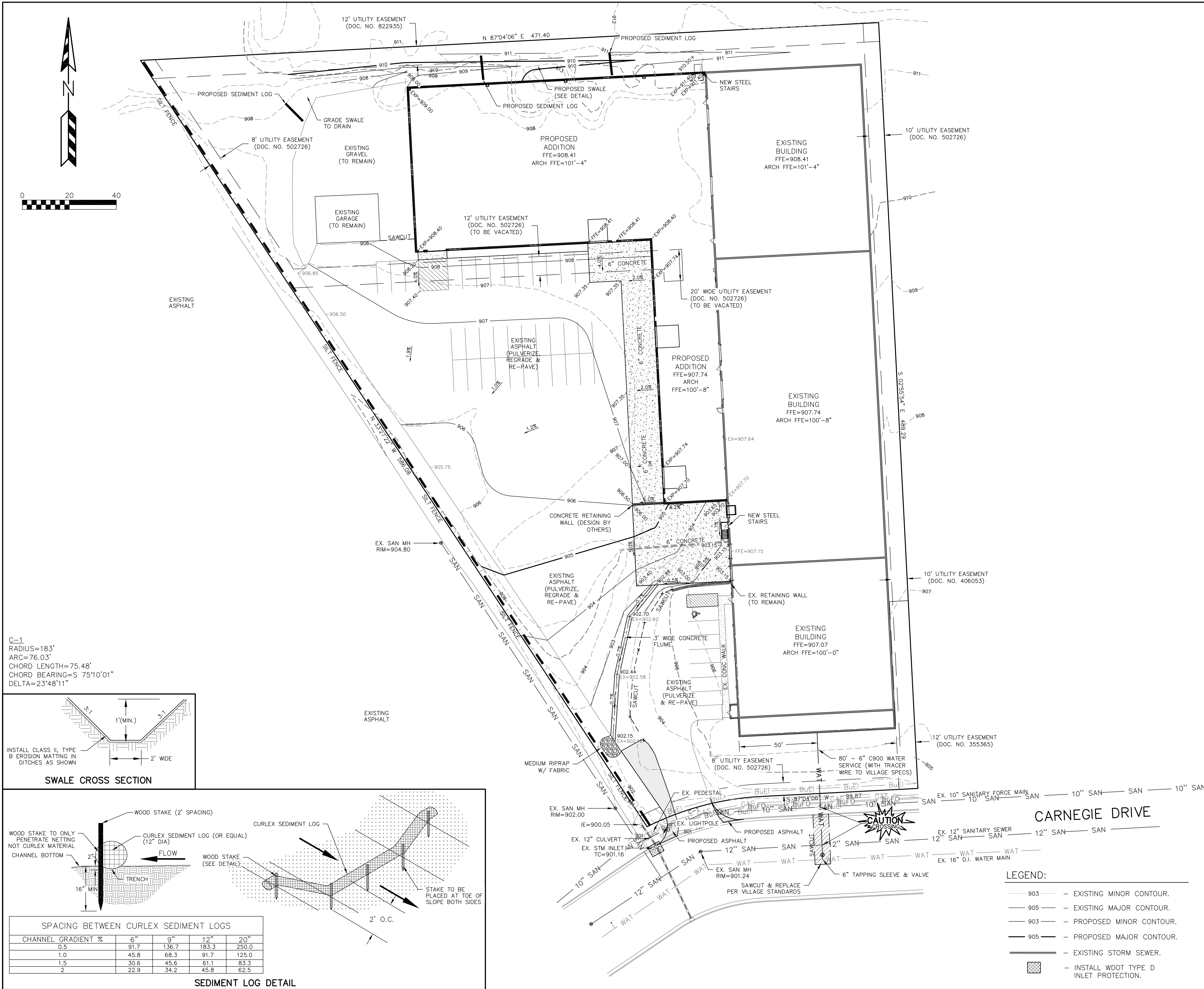
WISCONSIN



ARMOUR COATINGS — GERMANTOWN WI
EXISTING CONDITIONS PLAN
DATED: OCTOBER 11, 2018

C-101

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



EROSION NOTES:

THE EXISTING ASPHALT WILL ACT AS THE STONE TRACKING PAD DURING 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, DRAINAGEWAYS, 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:

DECEMBER 1, 2018	INSTALL INITIAL EROSION CONTROL DEVICES.
DECEMBER 2, 2018 – SEPTEMBER 1, 2019	CONSTRUCT PROPOSED BUILDING ADDITION AND REGRADE PARKING LOT AND RE-PAVE.
SEPTEMBER 2 – 15, 2019	COMPLETE FINAL LANDSCAPING AND RESTORE ALL PVIOUSLY 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 "MONOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDDED WITH MADISON PARKS MIX OR EQUAL. MIXTURES SHALL BE IN ACCORDANCE WITH SECTION 630 OF D.O.T. SPECIFICATIONS.

AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL 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 SEEDDED 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 SEEDDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO-TILL SEEDING.

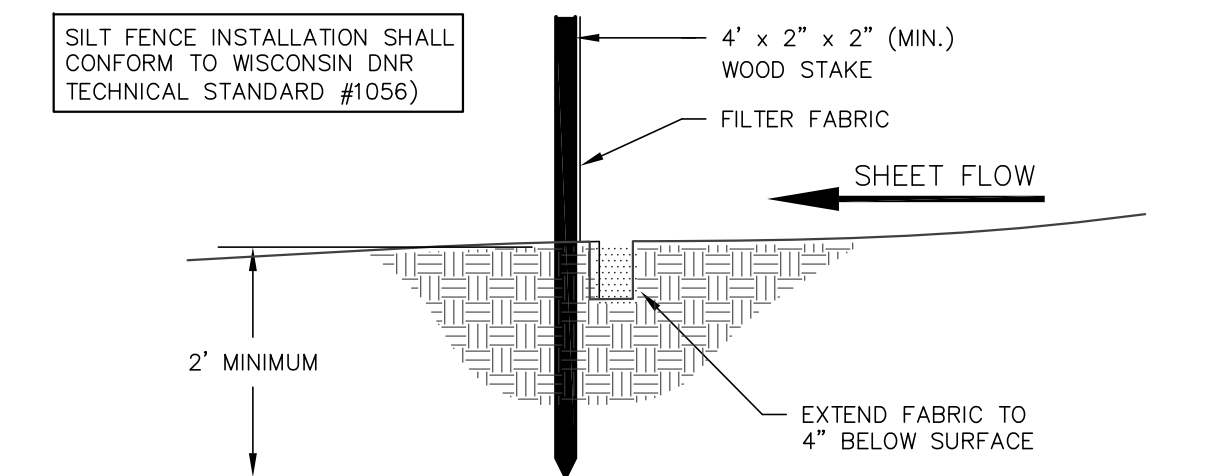
THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

OWNER:

ARMOUR COATINGS, INC.
N113W18950 CARNEGIE DRIVE
GERMANTOWN, WI 53022

ENGINEER:

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



SILT FENCE CONSTRUCTION



ARMOUR COATINGS – GERMANTOWN WI
GRADING AND EROSION CONTROL PLAN
DATED: OCTOBER 11, 2018

C-103

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Residential and Commercial Site Design Consultants

1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
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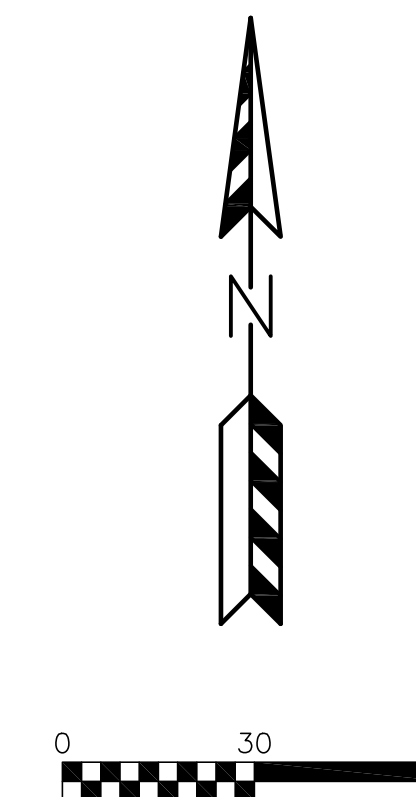
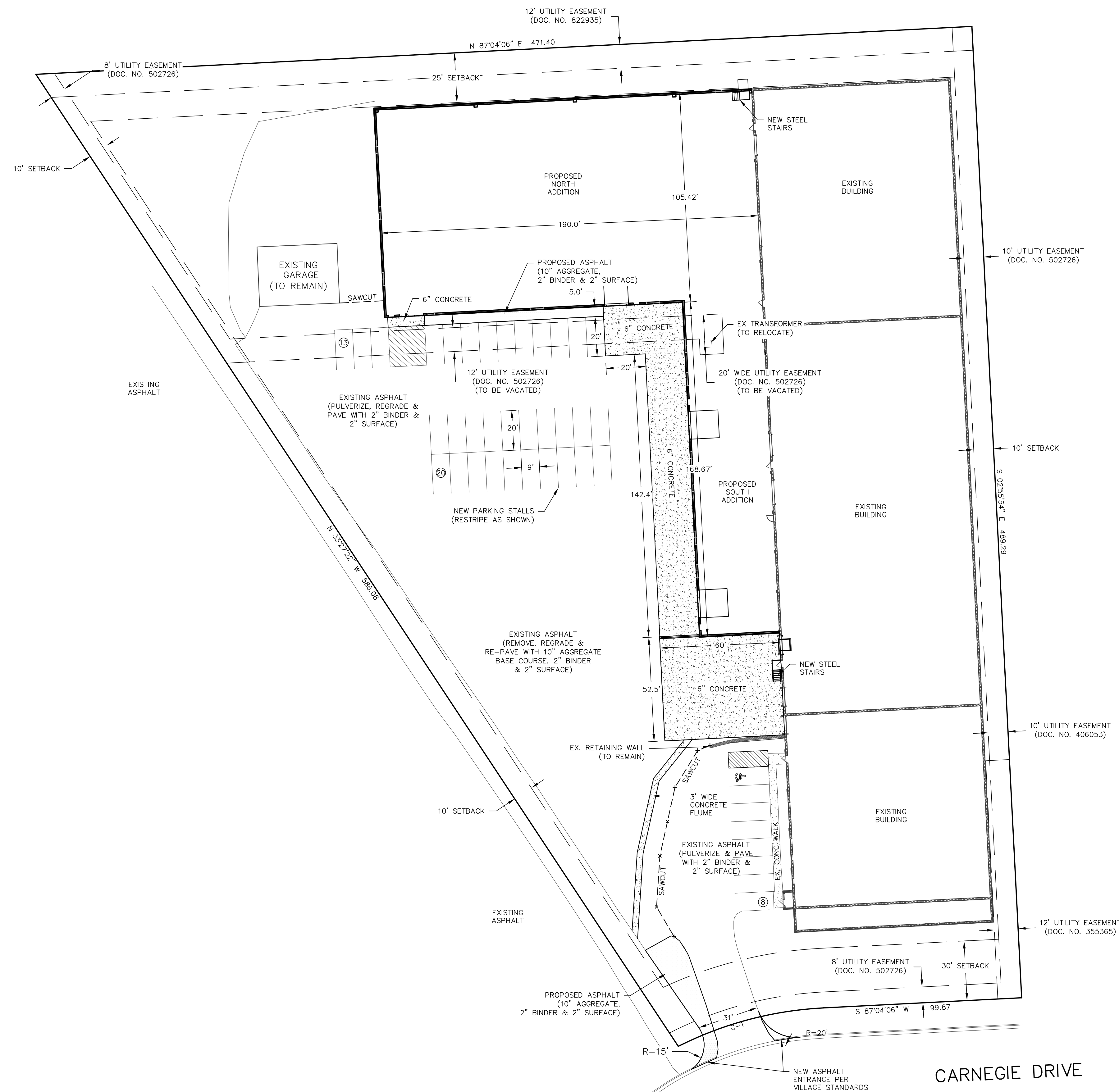


ARMOUR COATINGS

GERMANTOWN,

WISCONSIN





Site Address N113 W18950 CARNEGIE DRIVE

Site acreage (total) 3.69 ACRES

Legal Description: _____

Zoning: M-1

Setbacks and Lot Coverage:

Front Yard: 30 feet
Side Yards: 10 feet
Rear Yard: 25 feet

Percentage of coverage, including parking and building: 80%

Existing Impervious Area:	79,832 s.f. -	49.7%
Existing Building Area:	42,576 s.f. -	26.5%
Existing Pervious Area:	38,238 s.f. -	23.8%
Proposed Impervious Area:	56,805 s.f. -	35.3%
Proposed Building Area:	39,368 s.f. -	43.1%
Proposed Pervious Area:	34,563 s.f. -	21.6%
Total Pro. Impervious Area:	126,173 s.f. -	78.4%
Total Pro. Pervious Area:	34,563 s.f. -	21.6%
Total Site Area:	160,736 s.f. -	100.0%

Existing Parking stalls: 22

Proposed Parking stalls:

	SHOW
Car	40
Accessible	1
Total	41

ALL STRIPPING FOR PARKING STALLS, NO PARKING AREAS
AND HANDICAP SYMBOLS SHALL BE 4" WIDE AND YELLOW.

ARMOUR COATINGS – GERMANTOWN WI
PROPOSED SITE PLAN
DATED: OCTOBER 11, 2018

C-102

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants



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Phone (262) 338-6641; www.quamengineering.com

C-1
RADIUS=183'
ARC=76.03'
CHORD LENGTH=75.48'
CHORD BEARING=S 75°10'01"
DELTA=23°48'11"

DESCRIPTION

The patented Lumark Crosstour® LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour superior to contaminants. The Crosstour wall luminaire is ideal for wall surfaces, inverted mount for landscape/way illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks etc.

SPECIFICATION FEATURES

Construction

Slim, low profile LED design with rugged one piece, die-cast aluminum hinged/removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 5-1/2" to 4" round and octagonal, 4" square, single gang and multi gang junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5' wide pole for site lighting applications. Not recommended for car wash applications.

Optical

Silicone sealed optical LED chamber incorporates custom engineered mirrored anodized reflector providing high efficiency illumination. Optical assembly includes impact resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages, 5000K, 4000K and 3000K CCT.

Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C [-40°F to 104°F]. High ambient 50°C models available. Crosstour luminaires maintain greater than 99% of initial light output after 21,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for three branch wiring. Back box is an authorized

Finish

Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

Warranty

Five-year warranty.

APPLICATIONS:

WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS

ESOUTCHON PLATES

CERTIFICATION DATA

UL/cUL, Wet Location Listed
UL979 LM80 Compliant
ROHS Compliant
ADA Compliant
NEMA Constant Moisture
IP68 Ingress Protection Rated
T4/c4 Compliant
DesignLights Consortium® Qualified®

TECHNICAL DATA

40°C Maximum Ambient Temperature
Internal Safety-Wiring, 90°C Minimum

EPA

Effective Projected Area (Sq. Ft.)
XTOR1B: 3.08 Sq. Ft.
XTOR3B: 4.5 Sq. Ft.

SHIPPING DATA

Approximate Box Weight:
37" - 8.25 lbs (1.7 - 2.4 tps)

FACN

Powering Future Markets

TDS# 49135N

2017-07-25 12:21:59

*www.designlights.org

2

LUMARK SERIES EXTERIOR LED WALL PACK

LUMINAIRE SCHEDULE											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	7	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR3B-W	CROSSTOUR 26W WALL MOUNT LED	EATON LED 4000K	1	XTOR3B-W (2).ies	2709	1	25.5
	B	1	EATON - LUMARK (FORMER COOPER LIGHTING)	XTOR1B	CROSSTOUR 12W WALL MOUNT LED	EATON LED 5000K	1	XTOR1B.ies	1417	1	12.2
STATISTICS											
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG	CV	Avg/Max		
Calc Zone #6	+	0.1 fc	0.9 fc	0.0 fc	N / A	N / A	-1.0	2.2	0.0:1		
LUMINAIRE NOTES											

1. REFER TO ARCHITECTURAL ELEVATION FOR BUILDING MOUNTED FIXTURES MOUNTING HEIGHTS

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS ARE CALCULATED VALUES INCLUDE DIRECT AND INTER-REFLECTED COMPONENTS.

THIS LIGHTING PLAN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH THE ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER MAY VARY DUE TO CHANGES IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS/LED'S AND OTHER VARIABLE FIELD CONDITIONS. CALCULATIONS DO NOT INCLUDE OBSTRUCTIONS SUCH AS BUILDINGS CURBS, LANDSCAPING, OR ANY OTHER ARCHITECTURAL ELEMENTS UNLESS NOTED.

PHOTOMETRIC GENERAL NOTES:

1. BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POLE PLACEMENTS & LUMINAIRE ORIENTATION. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO RELEVANT FIELD CONDITIONS.

2. THE DEPICTED ILLUMINATION RESULTS ARE BASED UPON ILLUMINATION MEASUREMENTS AS CALCULATED BY AN INDEPENDENT LABORATORY. LUMINAIRE CHARACTERISTICAL DATA WAS MEASURED UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH APPROVED ILLUMINATION ENGINEERING SOCIETY METHODS. ACTUAL ON-SITE PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRES MAY VARY FROM LABORATORY TEST RESULTS DUE TO VARIATIONS IN: ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.

3. IF EXISTING LUMINAIRES ARE INCLUDED IN THIS REPORT, THEIR ILLUMINATION CHARACTERISTICS ARE BASED UPON A COMBINATIONS OF CUSTOMER'S PROVIDED SPECIFICATIONS & OUR BEST ESTIMATIONS.

EXISTING CONDITIONS GENERAL NOTES:

1. INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE ARCHITECTURAL DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.

2. VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.

3. VERIFY LOCATION OF ALL EXISTING UNDERGROUND UTILITIES I.E. WATER, SEWER, TELECOMMUNICATION AND ACCESS PANELS W/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS.

INSITE

LANDSCAPE DESIGN

Landscape Consulting
& Master Planning Design Services

11525 W. North Avenue, Suite 1B
Wauwatosa, WI 53226
Tel (414) 476-1204
www.insitedesigninc.com
mdavis@insitedesigninc.com

ARMOUR COATINGS- GERMANTOWN, WI

Proposed Photometric Light Level CalculationPlan

Schematic - Not for Construction

2020 LAND USE PLAN MAP AMENDMENT, REZONING & CERTIFIED SURVEY MAP (CSM) REZONING APPLICATIONS

11/12/18 Plan Commission Meeting

James Stout / Village of Germantown

Village Planner Report

Germantown, Wisconsin

Summary

The Village of Germantown, agent for James Stout, property owner of 38.9 acres on Goldendale Road is seeking approval of a 2020 Land Use Plan map amendment, a rezoning application and a 2-lot Certified Survey Map (CSM) to create a .28 acre parcel for public water utility purposes (construction of a water pressure booster/reducer station) located on Goldendale Road north of Freistadt Road.

Location: W204 N12079 Goldendale Road

Applicant/

Property Owner: Steve Kreklow, Administrator
Village of Germantown
Germantown, WI

James Stout
W204 N12079 Goldendale Road
Germantown, WI

Current LUP Map: Agricultural

Current Zoning: A-1: Agricultural

Proposed LUP: Institutional/Governmental

Proposed Zoning: I: Institutional (.28 acres)

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Agricultural	A-1
East	Industrial/Speaker PDD	M-1/PDD
West	Agricultural	A-1



Proposal

The Village of Germantown, agent for James Stout, property owner of 38.9 acres on Goldendale Road is seeking approval of a 2020 Land Use Plan map amendment, a rezoning application and a 2-lot Certified Survey Map (CSM) to create a .28 acre parcel for public water utility purposes (construction of a water pressure booster/reducer station) located on Goldendale Road north of Freistadt Road.

Proposed Lot 1 is 18.96 acres in area and is the balance of an existing parcel of land that will continue to be used for agricultural uses and the northern part of the Stout farm. Proposed Lot 2 is .28 acres in area and will be used for the installation of a water system pressure booster/reducer station being installed as part of the water utility expansion north along Goldendale Road to serve the Germantown Gateway Corporate Park and Tax Increment District #8 (east of the Holy Hill Road @ I-41 interchange).

Staff AnalysisConsistency with the Village's Land Use Plan & Applicable Zoning Districts.

The Land Use Plan (LUP) map classifies the properties as "Agricultural/Conservation Residential". The proposed 2020 LUP map amendment and rezoning (both from agricultural to institutional) are procedural steps necessary to maintain consistency between the 2020 plan map and intended public use for the small .28-ac parcel. Other than the booster/reducer equipment to be housed within an approximately 30' x 40' (1,200 sqft) building, the small parcel will not contain any other developed feature nor be actively used (beyond occasional operational and/or maintenance activity related to the booster/reducer equipment). The proposed parcels are also consistent with the proposed zoning districts that apply to both proposed parcels: A-1: Agricultural District for Lot 1 (18.96 acres) and the I: Institutional District for Lot 2 (.28 acres).

At this time, no specific site or building plan has been developed for the building. The Public Works Department (DPW) has indicated that the building can be designed with whatever exterior materials and appearance the Village and community would prefer. At this time, it would helpful if the Plan Commission can give some direction to the DPW as to a preferred building style, design, materials, etc. (e.g. agricultural, residential, or industrial).

The Engineering Department (Village Surveyor) has identified a few technical corrections in a November 8, 2018 memo (copy attached) that will have to be corrected prior to recording of the CSM.

Village Planner Recommendation

APPROVE the proposed 2020 Land Use Plan (LUP) map amendment for the .28 acre Lot 2 from the "Agricultural/Conservation Residential" classification to the "Institutional/Government" classification as proposed.

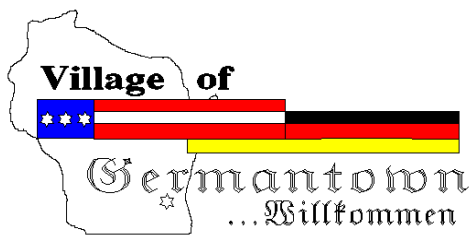
Village Planner Recommendation

APPROVE the proposed rezoning for the .28 acre Lot 2 from the A-1: Agricultural District to the I: Institutional District as proposed.

Village Planner Recommendation

APPROVE the 2-lot Certified Survey Map (CSM) land division for the Stout property located on Goldendale Road subject to the following conditions:

1. All technical corrections identified by the Village Surveyor as summarized in the November 8, 2018 memo shall be made prior to recording the CSM.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: November 8, 2018

Re: Stout Farm Land Division

Jeff,

Here are my review comments for the CSM received October 24, 2018.

Certified Survey Map

Applicant or Owner: James D. Stout

Land Surveyor/Firm: Eric Sturm, PLS, R.A. Smith

1. Building setback lines and dimensions for proposed Lot 1 and 2 need to be added to the document. Per village zoning code, the setbacks for Lot 1 are as follows"

Front: 60'

Sidyard: 50'

Rearyard: 50'

Proposed Lot 2 is being rezoned to Institutional which has a minimum rearyard setback of 25'. Front and sidyard setback is based on the location of the existing adjoining building(s).

2. Some text on the document does not meet the minimum size and needs to be enlarged as the Washington County Register of Deeds office will deem the document unreadable and will reject the document for recording. Minimum text size is either a 100 Leroy or 12-point font size.
3. The Point of Beginning (POB) of the legal description needs to be shown on sheet 1 of 6.
4. There is an existing unnamed stream located on proposed Lot 1, near the westerly boundary line of proposed Lot 1 that needs to be added including the 75' stream setback.
5. Please add the 25' wetland setback line to the document.
6. The Village Clerk's name needs to be changed to Deanna L. Braunschweig, WCMC/CMC on sheet 5 of 5.
7. Add the land area computation for the area being dedicated to the Village for road right of way.
8. There is a certificate of corporate mortgagee shown on sheet 5 of 6, however there is no corporation name listed as owner and the County tax records do not indicate a corporation as

November 8, 2018

being a title owner of the property. Either provide the corporate owners name or rename the certificate to certificate of mortgagee.

9. Please replace the existing Village Board approval certificate with the following:

Village of Germantown Board Approval

This Certified Survey Map, being a division of (¼ ¼ Section __, 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 *(the dedication of that part of (insert street name) for public road purposes as shown on Sheet __ of __ is hereby)* accepted by the Village Board of Trustees of the Village of Germantown on this __day of _____, 2018.

Dean Wolter, Village President

Date

Deanna Braunschweig, Village Clerk

Date

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 2018 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.

CERTIFIED SURVEY MAP NO. _____

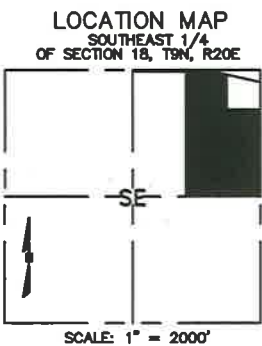
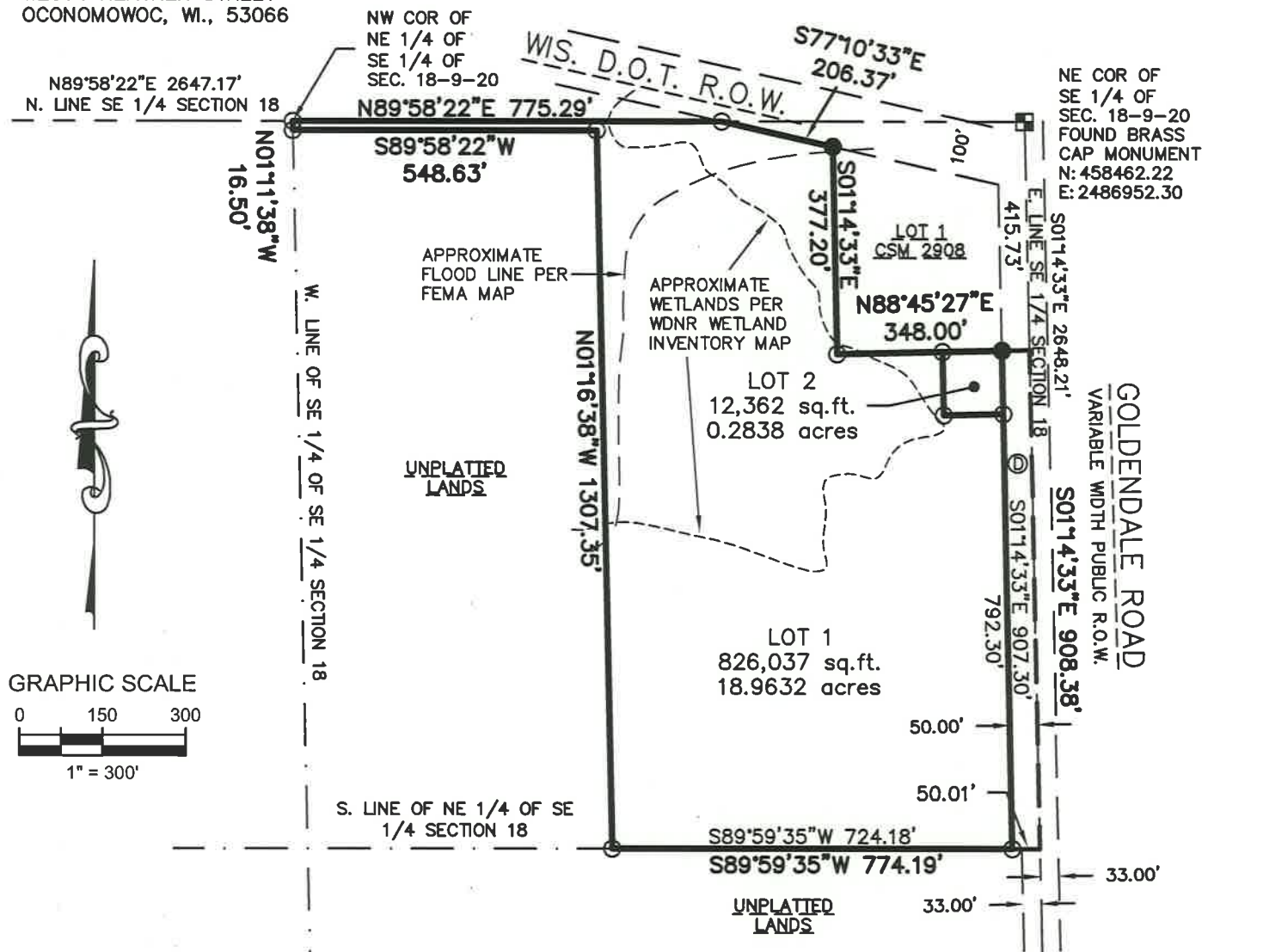
Part of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

- INDICATES FOUND 1" IRON PIPE
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- ① INDICATES LANDS HEREBY DEDICATED TO THE VILLAGE OF GERMANTOWN FOR PUBLIC ROAD PURPOSES

OWNER:
JAMES D. STOUT
W2364 HEATHER STREET
OCONOMOWOC, WI., 53066

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE SE 1/4 OF SECTION 18, T 9 N, R 20 E, WHICH BEARS S01°14'33"E. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.

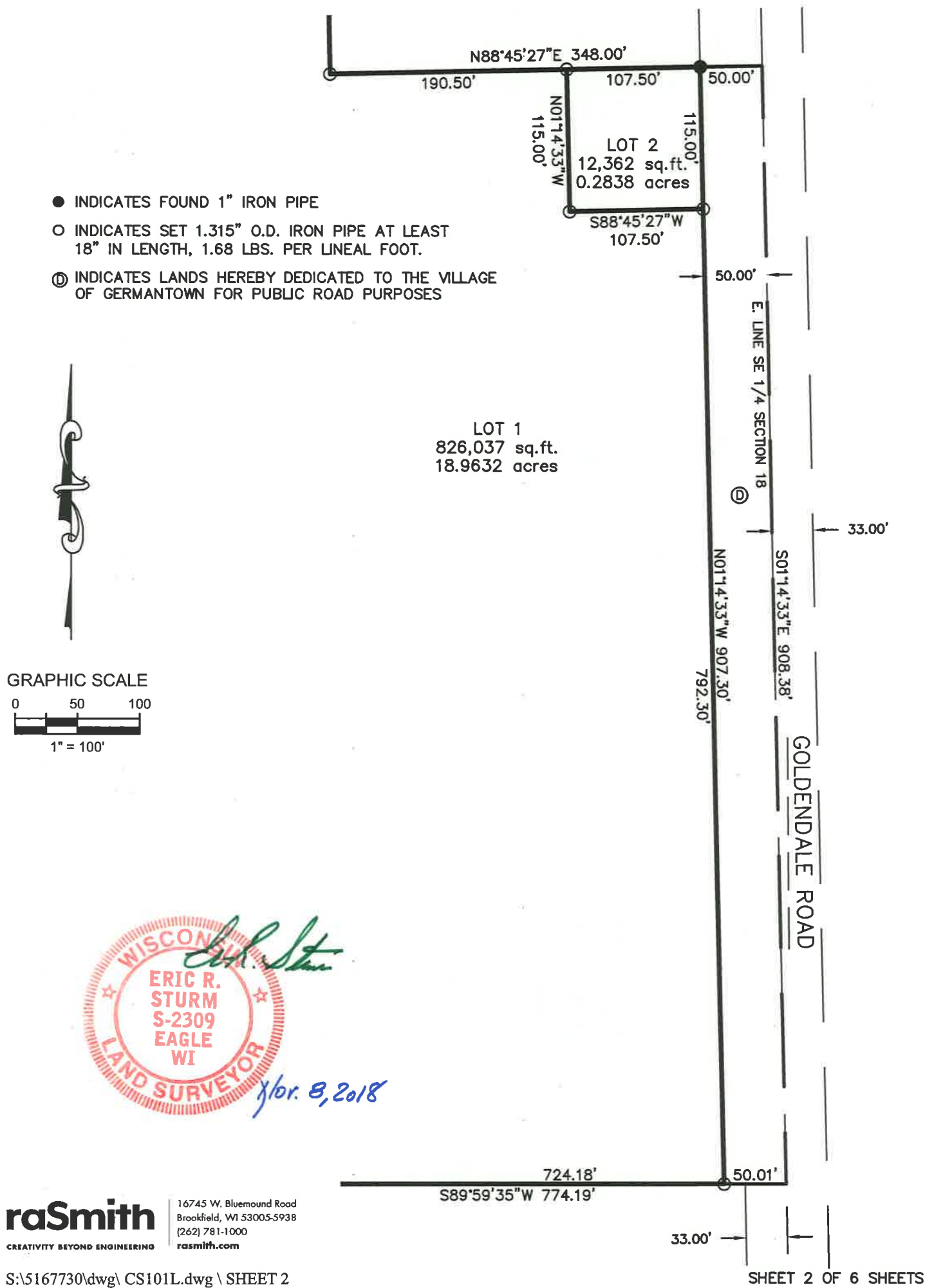
SEE LOT DETAIL ON SHEET 2.



WISCONSIN
ERIC R. STURM
S-2309
EAGLE
WI
LAND SURVEYOR
Nov. 8, 2018

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, ERIC R. STURM, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a part of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

COMMENCING at the Northeast corner of the Southeast 1/4 of said Section 18; thence South 01° 14' 33" East along the East line of said 1/4 Section a distance of 415.73 feet to the point of beginning of lands to be described; thence continuing South 01° 14' 33" East along said East line 908.38 feet to a point in the South line of the Northeast 1/4 of the Southeast 1/4 of said Section 18; thence South 89° 59' 35" West along said South line 774.19 feet to a point; thence North 01° 16' 38" West 1307.35 feet to a point; thence South 89° 58' 22" West 548.63 feet to a point in the West line of the Northeast 1/4 of the Southeast 1/4 of said Section 18; thence North 01° 11' 38" West 16.50 feet to the Northwest corner of the Northeast 1/4 of the Southeast 1/4 of said Section 18; thence North 89° 58' 22" East along the North line of the Northeast 1/4 of said Section 18 a distance of 775.29 feet to a point in the South line of the Wisconsin Department of Transportation right of way; thence South 77° 10' 33" East along said South line 206.37 feet to the Northwest corner of Lot 1 of Certified Survey Map No. 2908; thence South 01° 14' 33" East along the West line of said Lot 1 a distance of 377.20 feet to the Southwest corner of said Lot 1; thence North 88° 45' 27" East along the South line of said Lot 1 a distance of 348.00 feet to the point of beginning.

Containing 883,791 square feet or 20.2890 acres.

THAT I have made such survey, land division and map by the direction of JAMES D. STOUT, owner.

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

THAT I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Municipal Codes of the Village of Germantown, in surveying, dividing and mapping the same.

DATE NOVEMBER 8, 2018   (SEAL)
ERIC R. STURM,
PROFESSIONAL LAND SURVEYOR S-2309

CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

OWNER'S CERTIFICATE

JAMES D. STOUT, as owner, certify that I caused the land described on this map, to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map in accordance with the requirements of the Village of Germantown Municipal Code.

JAMES D. STOUT, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Germantown

IN Witness Whereof, JAMES D. STOUT, has caused these presents to be signed,

This _____ day of _____, 2018.

JAMES D. STOUT

STATE OF WISCONSIN }
 }SS
MILWAUKEE COUNTY }

PERSONALLY came before me this _____ day of _____, 2018, JAMES D. STOUT, to me known as the person who executed the foregoing instrument and acknowledged the same.

_____(SEAL)
Notary Public, State of Wisconsin
My commission expires_____



CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

_____, a _____, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described in the foregoing affidavit of Eric R. Sturm, Surveyor, and does hereby consent to the certificate of said owner.

In witness whereof, the said _____, has caused these presents to be signed by _____, its _____, and by _____, its _____, at _____, and its corporate seal to be hereunto affixed.

this ____ day of _____, 2018.

STATE OF _____ }
COUNTY OF _____ } :SS

PERSONALLY came before me this _____ day of _____, 2018,
_____, _____ and _____ of the
(name) (title) (name) (title)

above named organization, to me known as the person(s) who executed the foregoing instrument, and to me known to be the _____ and the _____ of the organization, and acknowledged that they executed the foregoing instrument as such officer(s) as the deed of the organization, by its authority.

_____(SEAL)

Notary Public, State of _____
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

Part of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

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

DATE

DEAN WOLTER, CHAIRMAN

DATE

LAURA A. JOHNSON SECRETARY

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of a part of the Northeast 1/4 of the Southeast 1/4 of Section 18, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby accepted by the Village Board of Trustees of the Village of Germantown

on this _____ day of _____, 2018.

DATE

DEAN WOLTER, VILLAGE PRESIDENT

DATE

DEANNA BRAUNSCHWEIG, VILLAGE CLERK



THIS INSTRUMENT WAS DRAFTED BY ERIC R. STURM,
PROFESSIONAL LAND SURVEYOR S-2309

Sheet 6 of 6 Sheets

CONDITIONAL USE PERMIT (CUP)

11/12/18 Plan Commission Meeting

First Choice Tree Care, Inc. / RDK Investments, LLC

Village Planner Report

Germantown, Wisconsin

Summary

Ken Ottman, First Choice Tree Care Inc., agent for Ken Schaefer, RDK Investments LLC, property owner is requesting approval of Conditional Use Permit (CUP) to operate a tree & landscape maintenance operation from the 4.0-acre property located at N120 W15916 Freistadt Road.

Location: N120 W15916 Freistadt Road

Applicant/

Property Owner: Ken Ottman, President
First Choice Tree Care Inc.
9900 N. Granville Road
Mequon, WI

Ken Schaefer
RDK Investments LLC
342 Scenic Ct
Slinger, WI

Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Institutional (school)	I
East	Residential	Rs-2
West	Business (Legion Post)	B-3



Proposal

Ken Ottman, First Choice Tree Care Inc., agent for Ken Schaefer, RDK Investments LLC, property owner is requesting approval of a Conditional Use Permit (CUP) to operate a tree & landscape maintenance operation from the 4.0-acre property located at N120 W15916 Freistadt Road.

As indicated in the application, First Choice Tree Care Inc. is a tree and landscaping maintenance business currently operating in Mequon. First Choice provides a variety of services, including: tree planting, pruning, removal, stump grinding, landscape consultation services, design & installation of turf, trees, shrubs and flowers, weed control, retaining wall and patio construction, fertilization, mowing, aeration and snow removal.

Hours of operation are generally 6:30am to 6:00pm, Monday through Friday. First Choice has 15 employees: 12 field staff (arborists & landscape technicians) and 3 administrative staff (management, sales & clerical). There are two (2) existing buildings on the property that will be used for administrative functions and heated storage of equipment and supplies (south building) and storage for equipment in the accessory (north) building. Additional storage of larger equipment unable to be enclosed (long aerial lift truck and trailers) will be kept between the two buildings with storage of landscape supplies, e.g. plants, trees, mulch, stone, etc. stored north of the accessory building.

Staff Comments

Consistency with Village's Land Use Plan & B-3 Zoning District.

The Plan map classifies this property as "Commercial" because of the pre-existing commercial uses when the 2020 Land Use Plan was adopted. The current zoning of the subject property (and the American Legion Post property to the west) is B-3: General Business. These are the only commercially-zoned parcels north of Freistadt Road in this vicinity. The proposed use is generally consistent with the "Commercial" Land Use Plan classification but requires a conditional use permit (CUP) under the B-3 Zoning District regulations.

The former business use of the property is/was by the Schaefer Bros. Pump Co., Inc. (the current property owner). Conditional Use Permit No. 13-70 was granted to the property owner for the business back in 1970; however, only one specific condition pertaining to sign approval was included in CUP #13-70 (copy attached).

Given the size and characteristics of the business as described in the application, staff's only concern is that the business operate in a manner that does not become a nuisance to the residential properties to the east. Consequently, the storage of landscaping supplies outside, e.g. mulch, stone, soil, plants, etc. need to be stored in a manner and in a location on the property that does not result in any negative impacts, such as stagnant water or run-off carrying soil or mulch onto the adjacent properties, becoming an unattractive nuisance or breeding area for mice or other pests, etc. All of which are potential nuisances regulated under Section 9 of the Village Code. Also, the parking and

operation of work vehicles and equipment should also be done in a manner and location that does not become a nuisance to the residential properties, particularly the idling and/or backing in & out of work trucks in the early morning hours (6:00am to 10:00pm is the standard time period within which noise from work vehicles and property maintenance equipment is allowed). If not enclosed in the buildings, work vehicles should be kept along the west side of the property adjacent to the other B-3 zoned property (American Legion Post) and not along the east property line shared with the residential property.

Village Planner Recommendation

APPROVE a conditional use permit (CUP) for the First Choice Tree Care Inc. tree & landscaping maintenance operation proposed for the 4.0-acre property located at N120 W15916 Freistadt Road subject to the following conditions:

1. The tree service and landscape maintenance operation, including the outdoor storage of trucks, equipment and supplies shall meet and continuously comply with all applicable nuisance and property maintenance provisions, limitations and regulations in Section 10 (Public Nuisances) of the Municipal Code.
2. If the use, activities and/or operation subject of this permit falls out of conformity with the operational characteristics stated in the application and supporting information dated November 7, 2018, or where there is a change in the nature, character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to ameliorate or eliminate harmful effects associated with the use but are insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
3. All temporary and permanent signs require a permit from the Village Community Development Department. All signs shall comply with current sign regulations under Section 17.46 of the Zoning Code.
4. All site and building improvements, including but not limited to: building additions & renovations, accessory structures, increased impervious area, exterior lighting, fencing, require Zoning Permit or Site Plan approval from the Village.
5. The retail sale or use of the property for the retail sale of plants, landscaping supplies, etc. is not permitted from the property.
6. Outside storage of trucks, trailers, equipment unable to be enclosed (e.g. long aerial lift truck and trailers) shall be kept between the two buildings or along the west property line north of the northernmost accessory building but not closer than 75 feet from the east property line. Outside storage of landscape supplies, e.g. plants, trees, mulch, stone, etc. shall be north of the northernmost accessory building and also not closer than 75 feet from the east property line. The intent is to keep all business activity and outside storage away from the residential property to the east.

✓

VILLAGE of GERMANTOWN

CONDITIONAL USE ZONING PERMIT

OFFICE OF ZONING INSPECTOR

No. 13-70

DATE Nov. 9, 1970

Whereas, Schaefer Bros. Pump Co., Inc. owner / agent agrees to comply with the requirements of the Village of Germantown, Washington County Wis., relating to Zoning and Building Codes and all the changes alterations, or amendments thereto, and further agrees that all work done pursuant to the permission granted herewith, will conform with the applications and drawings filed with the Zoning Inspector and Planning Commission for the purpose of obtaining this permit.

Pursuant to said conditions:

That the placement of the sign be approved by the Village
Engineer and Building Inspector.

this Conditional Use Permit is issued for the following described real estate in the Village of Germantown, Washington County, Wis. to wit:

N120 W15916 Freistadt Road, Germantown, Wisconsin

Owners name Schaefer Bros. Pump Co., Inc.

Property address N120 W15916 Freistadt Road

Fee \$25.00 Date paid Sept. 17, 1970

APPROVED

Vernon Kauth
Zoning Inspector

15



Village of



Germantown

...Willkommen

Fee must accompany application

☒ \$1460 Paid ☒ Date 11/7/18

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

First Choice Tree Care, Inc.
Kenneth A. Ottmann, President
9900 N. Granville Rd.
Mequon, WI 53097

Phone (262) 242-1274 Cell (414) 254-5604

Fax (262) 242-8974

E-Mail Ken@firstchoicetreecare.com

PROPERTY OWNER

KENNETH G. SCHAEFER
342 SCENIC CT UNIT 4
SLINGER WI 53086

Phone (262) 225-8307

KENSCHPUMP@GMAIL.COM

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

First Choice Tree Care, Inc.

3 PROPERTY ADDRESS

N120WIS916 FREISTAOT RD GERMANTOWN

TAX KEY NUMBER

154-995

4 DESCRIPTION OF EXISTING OPERATION

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

SEE ATTACHMENT

5 DESCRIPTION OF PROPOSED OPERATION

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

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

SEE ATTACHMENT

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary.

SUPPORTING DOCUMENTATION:

7

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

☐

☐

READ AND INITIAL THE FOLLOWING:

8

KAO

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

KAO

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

KAO

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

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9

Joseph A. Altman

Applicant

11/5/18

Date

Kenneth D. Schaefer

Owner

11/1/18

Date



Questions, #4, 5 & 6

Current state of the property: The property is currently vacant. The property consists of a 1) large landscaped lawn fronting on Friestadt Rd., 2) concrete block building (south structure) housing office space and two heated garage bays, 3) an unheated storage building (north structure), 4) asphalt parking and storage area, 5) two compacted gravel storage areas, and a large open and mowed area at the rear of the property.

About First Choice Tree Care, Inc.

First Choice Tree Care, Inc., is a tree and landscape maintenance contractor incorporated in 1997. It currently maintains offices in Mosinee and Mequon, Wisconsin. The firm has extensive experience in the assessment, planting, maintenance, and removal of trees growing on the properties of over 9000 municipal, commercial, and residential clients. Additionally, the firm is engaged in residential landscape maintenance and construction and limited residential snow plowing..

First Choice Tree Care, Inc. has successfully performed contract work for the following Wisconsin Communities: The cities of Milwaukee, West Allis, Cedarburg, Oak Creek, Shorewood, Wauwatosa, Stevens Point, and Wausau; the Villages of Whitefish Bay, Fox Point, Spencer, Miladore, Whiting, Park Ridge, and Rothschild; the State of Wisconsin Department of Natural Resources; The Wisconsin Department of Transportation,; and various townships and school districts.

We propose moving the Mequon operation to Germantown.

Hours of operation: Work is contact activity, primarily done off-site. Typical hours of operation are Monday thru Friday from 6:30am thru 6:00pm. Some Saturday work is scheduled during the growing season. Additionally, evening and weekend hours are required to respond to windstorm based tree damage emergencies and snow/ice control events.

Staffing: The Mequon location currently employs 15 individuals - 12 field employees (four ISA Certified Arborists, 8 landscape technicians), and 3 administrative employees (management,sales and clerical).

Work Activities: Tree related work consists of tree planting, pruning, removal, and stump grinding; plant health care activities including diagnosis, fertilizing, bolt and cable installation, treatment for insect, disease, and nutritional problems, root collar excavation, etc. Consulting with individuals and municipalities is an additional function for senior staff. Landscape activities include design and installation of turf, trees, shrubs and flowers; mulching and weed control of planting beds; construction of patios and retaining walls; spring and fall bed and leaf clean up; fertilization, mowing and aerating of turf; and snow removal.

Site Use: The concrete block facility (south structure) will be used to house sales and administrative staff and to store equipment and supplies requiring a heated structure. Crews will be dispatched to various off-site work locations in the morning and return at the end of the work day. For the most part, equipment will be stored in the attached heated garage and in the detached unheated pole barn. Certain equipment (an aerial lift truck and several open 16' equipment trailers) will be stored outside, in the area between the two buildings. Automobiles and light trucks (company and and/or employee owned). Will occupy the parking lot east and south of the block building.

Landscape supplies (plant material, mulch, soil, stone etc.) will be delivered to the site and dispatched to work locations (under normal circumstances, no more than 20 cubic yards of each of these products will occupy the site at any given time. These items will be temporarily stored on site pending consumption. Hardscape materials (i.e. boulders, stone, pavers, timbers) will be stored on pallets and located out of public view on the north side of the pole building.

Woody debris (i.e. logs, brush, wood chips, limited amounts of firewood) may be temporarily staged in the area located north of the pole barn out of public view. These materials are regularly distributed to other locations to be consumed or disposed.