VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	**PLAN COMMISSION**
DATE AND TIME:	**MONDAY, APRIL 8, 2019 6:30 p.m.**
LOCATION:	**Germantown Village Hall Board Room**

I. **CALL TO ORDER** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.

II. **ROLL CALL**

III. **PUBLIC INPUT/PUBLIC APPEARANCE:** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.

IV. **APPROVAL OF MINUTES** March 11, 2019

V. **OLD BUSINESS**

A. Veridian Homes LLC, Agent for Germantown School District, Property Owner – N104 W14942 Donges Bay Road. Rezoning Application to create a Planned Development District (PDD) and Rezone 14.7 acres from A-2: Agricultural to Rs-5:Single-Family for a 27-Lot Residential Development. **[PUBLIC HEARING & ACTION]**

VI. **NEW BUSINESS**

A. MSTLC LLC, Agent for TLC Acres LLC and Matthew & Amy Seban, Property Owners - W210 N10738 Appleton Avenue. Conditional Use Permit Application to Allow the Operation of a Landscaping Maintenance & Construction Services Business and the Retail Sale of Nursery Products Not Raised on the Property. **[PUBLIC HEARING & ACTION]**

B. Keller Inc., Agent for ELLARETEE LLC and GGWW LLC, Property Owner – W204 N12839 Goldendale Road. Application to Rezone 28.1 acres from A-1: Agricultural to M-1: Limited Industrial; a 2-Lot Certified Survey Map (CSM) Application; a Conditional Use Permit Application to Allow an Accessory Structure to Exceed 45 Feet in Height; and a Site Plan Application for a 100,000 sqft Industrial Building. **[PUBLIC HEARING & ACTION]**

C. Towne Realty Inc. d/b/a Zilber Property Group, Agents for ZPG Development LLC, Property Owner – W210 N12805 Gateway Crossing in the Germantown Gateway Corporate Park. Conditional Use Permit Application to Allow Grading & Filling within a 75' Navigable Waterway Setback; a 4-Lot Certified Survey Map (CSM) Application; and a Site Plan Applications for a 198,766 sqft and a 204,373 sqft Industrial Building. **[PUBLIC HEARING & ACTION]**

D. Matthew & Michelle Stephan, Agents for Mark Stephan, Property Owner – 19.8 acres on Rockfield Road ½ Mile West of Goldendale Road. Application to Rezone 19.8 acres from A-1: Agricultural to A-2: Agricultural & Rs-1: Single-Family and a 2-Lot Certified Survey Map (CSM) Application. **[PUBLIC HEARING & ACTION]**

E. Lendlease Americas Inc., Agent for Rockfield Investments LLC, Property Owner, and Verizon Wireless, Tenant and Operator – N132 W17390 Rockfield Road. Conditional Use Permit and Site Plan Applications to Install and Operate a Wireless Communication Facility and 185.5' Monopole Tower. **[PUBLIC HEARING & ACTION]**

F. Quam Engineering LLC, Agent for Weissman Automotive, Property Owner – W140 N10455 Fond du Lac Avenue. Application to Rezone 4.1 acres from B-3: General Business & M-2: General Industrial to B-5: Highway Business; a Conditional Use Permit Application to Allow the Operation of a Motor Vehicle Service and Repair Shop; and a Site Plan Application for a 3,500 sqft Building Addition. **[PUBLIC HEARING & ACTION]**

G. Brian Depies, SEH Inc., and Heritage Park Development Corp., Agent for John & Mary Barnes and Bittersweet Trail, LLC, Property Owners – 33 Acres East of Division Road And North of Revere Lane. Preliminary Subdivision Plat for a 35-Lot, Single-Family Residential Development called "Heritage Park North". **[ACTION]**

H. Carity Land Corporation, Agent for Briscoe Development & Management Inc., Property Owner of 144.8 acres located South of Freistadt Road, East of the Canadian National Railroad, North of Mequon Road and West of Country Aire Drive. 4-Lot Certified Survey Map (CSM) Application. **[ACTION]**

I. Neumann Developments, Inc., Agent for Briscoe Development & Management Inc., Property Owner of 144.8 Acres located South of Freistadt Road, East of the Canadian National Railroad, North of Mequon Road and West of Country Aire Drive. Site Plan Application for a 44-unit Multi-Family Condominium Development in the Wrenwood Planned Development District (PDD). **[ACTION]**

J. Appleton Sign Co., Agent for ZPG Development LLC and the Briggs & Stratton Corp. W210 N12800 Gateway Crossing. Sign Review Application. **[ACTION]**

VII. ANNOUNCEMENTS

VIII. ADJOURNMENT

The next Plan Commission Meeting will be on April 22, 2019 at 6:30 p.m.

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

PLAN COMMISSION MINUTES
March 11, 2019

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, Bill Shadid, Matt Kimmler and Bob Williams were present. Also present were Community Development Director/Village Planner Jeff Retzlaff and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES: ***MOTION Baum second Laszewski to Approve the minutes from 2-11-19. MOTION carried unanimously.***

PUBLIC HEARINGS*:*

A. Diversified Engineering, Inc., Agent for Waste Management of Wisconsin, Property Owner, N96 W13840, W13600, W13640 County Line Road. Conditional Use Permit to operate a truck maintenance facility.

Planner Retzlaff summarized the proposal. Lynn Morgan, Waste Management, said they will comply with the items that were raised by Engineering. She asked that condition #7 under the CUP be changed to 120 days to provide enough time for the wetland delineation. Trustee Baum said sound, odor and noise were concerns that were raised at the last meeting. He asked what will be done to address these issues. Ms. Morgan said they are prepared to install reduced impact alarms on their vehicles. She said they don't expect any odors from this operation but will wash the trucks more regularly to prevent odor from developing. She indicated the LED lights are aimed downward and are very task specific. Planner Retzlaff explained the lights are cut off type fixtures and the brightest levels comply with the Village's guidelines for lighting and will not exceed the 25-foot maximum height allowed. Ms. Morgan said they will submit a lighting plan and would use timers and dimmers to use lights only where and when needed.

The public hearing was opened at 6:52 pm

-Lori Masset, W142 N9802 Amber Drive, said her bedroom faces Waste Management and when her windows are open, she can hear activity. She is concerned the new use will generate more noise and light.

-Lisa, Seven Pines Condominiums, said the proposal won't have a positive effect on anyone in the area.

The public hearing was closed at 6:58 pm.

B. Consideration and Action on Conditional Use Permit for Waste Management

MOTION Baum second Nilles to Approve a conditional use permit (CUP) for Waste Management of WI (WM), property owner to develop and operate a 35,035 sqft truck maintenance facility from the property located at N96 W13840 County Line Road subject to the following conditions with a change to Item #7 to be 120 days:

1. ***The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit (CUP) and site plan application materials dated January 4, 2019, and supporting documents including a February 11, 2019 letter from Lynn Morgan, and a March 1, 2019 letter from Diversified Engineering Inc. The physical facilities from which said uses and activities are permitted include those as presented in the detailed site development and building plans dated March 1, 2019. Days and hours of operation shall be limited to those specified in the CUP application and supporting materials submitted to the Village. This permit shall Include the right to install and use a 10,000 gal above-ground storage fuel tank (AST) to be installed on the site.***

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2. ***All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premise advertising and directional signage is regulated by the Village and requires a permit if/when allowed.***
3. ***In the event the Village receives complaints regarding noise negatively affecting the nearby residential areas that is coming from the truck maintenance facility operation, including but not limited to noise from truck-mounted backup alarms, WM will cooperate with the Village in resolving the issue. WM has indicated that they will replace the backup alarms with "white noise" warning devices if this noise becomes a problem.***
4. ***The LED fixtures proposed for installation and use on the building and site have the ability to be dimmed at no or low activity periods during the day. WM shall provide a mutually-agreeable schedule or plan detailing when and to what lighting levels the building and/or site lighting will operate and be dimmed on the site should be prepared and submitted to the Village as part of the operational plan. In the event the Village receives complaints regarding light and/or glare coming from the truck maintenance facility site that is not Village Code compliant or becomes public nuisance negatively affecting the nearby residential areas, WM will cooperate with the Village in resolving the issue.***
5. ***No trash, recyclables or other waste material that may create an odor negatively affecting the nearby residential areas shall be kept on the property or in the waste removal/recycling trucks stored on the property.***
6. ***If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.***
7. ***WM shall prepare and submit to the Village an updated wetland delineation for the property to ensure site development does not encroach into any wetland or the Village's 25' wetland setback. The CSM shall be submitted to the Village within (90) days after Village Board approval of this CUP.***
8. ***WM shall prepare and submit to the Village an updated wetland delineation for the property to ensure site development does not encroach into any wetland or the Village's 25' wetland setback. The CSM shall be submitted to the Village within (90) days after Village Board approval of this CUP***

Discussion followed. Trustee Baum expressed concern to Waste Management that the Village will take action right away if there are complaints regarding sound, odor and lights. Chairman Wolter commented on the points discussed at the last meeting including noise, smell and light. He said the smell will always be there as it is now. Light is a concern looking from a lower point to a higher point. The corner is dark now but there will be some light residual. Noise is his biggest concern especially when the operation starts there will be a fair amount of idling trucks. Ms. Morgan explained the truck launch process is very regimented and is a closely monitored and detailed procedure. Planner Retzlaff said all activity on the property is subject to the conditions in the permit and idling trucks during the day is not something we can do anything about. Ms. Morgan said the trucks are equipped with idle shutoffs after 10 minutes.

MOTION carried unanimously.

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***MOTION Baum second Shadid to Approve** the site development and building plans for a 35,035 sqft truck maintenance facility from the property located at N96 W13840 County Line Road subject to the following conditions:*

1. ***This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural and engineering plan set dated March 1, 2019, and the site plan application materials dated January 4, 2019, and supporting documents including a February 11, 2019 letter from Lynn Morgan, and a March 1, 2019 letter from Diversified Engineering Inc., unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission.***
2. ***All landscaping, screening, grading, paving, storm water management, utility and other improvements that are not fire-safety related as shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
3. ***The following items shall be provided as required by the Village Fire Department: (a) a Knox Box shall be located and installed to a mutually-agreeable location approved by the Germantown Fire Department; (b) the maintenance building and office will require fire sprinkler protection per IBC 903.2.9.1; (c) the Fire Department Connection (FDC) location shall be approved by the Germantown Fire Department; (d) a new man gate shall be installed at the southeast corner of the fenced area on the south side of the maintenance parking lot at a mutually-agreed to location and design with the Germantown fire Department; (e) State approval is required for the 10,000 gal above-ground diesel fuel storage tank***
4. ***All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
5. ***All technical issues, corrections and plan requirements identified by the Village Engineer and Public Works Department staff (see February 12, 2019 Village Engineer memo) shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of a building permit (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS).***
6. ***WM shall cooperate with the Germantown Fire Department and Menomonee Falls engineering and water utility to ensure adequate water supply and fire flow pressure is provided to the proposed maintenance facility, including conducting pressure testing. WM shall install new fire hydrants and/or other water system improvements required by Menomonee Falls.***
7. ***State approved plans and a $20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
8. ***WM shall prepare and submit to the Village an updated wetland delineation for the property to ensure site development does not encroach into any wetland or the Village's 25' wetland setback. The CSM shall be submitted to the Village within (90) days after Village Board approval of the CUP. In the event development encroaches into a wetland or 25' wetland setback, WM shall obtain the necessary WisDNR and Village permits, or, modify the site development accordingly.***
9. ***All landscaping, screening, grading, paving, storm water management, utility and other improvements that are not fire-safety related as 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.***

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10. ***WM shall revise the landscape plan to address the Village's street tree requirements. At a minimum, additional street trees in an amount equal to one (1) tree per 50 feet of road frontage of the existing Port-O-Let parcel shall be added to the plan and installed in addition to the site landscaping already shown in the landscape plan. Further, the landscape plan specifies 3" caliper White Spruce and Black Hills Spruce trees. Unlike deciduous trees, evergreen trees are typically discussed in terms of total height (vs. trunk caliper) under the Village's landscaping and street tree guidelines. A typical planted size of evergreen trees in Germantown is a minimum of 6-8 feet. If the 3" caliper evergreen trees that WM intends to install as shown on the landscape plan are, in fact, a minimum of 6'-8', nothing more needs to be done. However, if a 3" caliper evergreen tree is less than 6' in height, the landscape plan needs to be revised to reflect a minimum planted height of 6'-8' for evergreen trees.***
11. ***WM shall cooperate with the Menomonee Falls engineering and highway departments to ensure adequate road and intersection capacity and level of service is provided to the proposed maintenance facility and adjacent road system, including the driveway intersections onto County Line road and the Fond du Lac Ave/STH145 intersection. WM shall install and/or contribute to the cost of all road and intersection improvements deemed necessary as a result of or contribution of traffic generated to/from the proposed truck maintenance facility as required by the Menomonee Falls Village Engineer.***

Discussion continued.

MOTION carried unanimously.

PUBLIC HEARING:

C. Carity Land Corporation and Neumann Developments, Inc., Agents for Briscoe Development & Management Inc, property owner of a 147-acres located south of Freistadt Road, east of the Canadian National Railroad, North of Mequon Road and west of Country Aire Drive. Proposed Amendments to the Wrenwood Planned Development District (PDD) General Development Plan and Conditions and Restrictions adopted under Resolution No. 28-2018. Planner Retzlaff summarized the proposal.

The public hearing was opened at 7:26 pm
-Sue Bernhard, N120 W14709 Freistadt Road, said there is a 16½ foot right-of-way on the Briscoe land for them to use to gain access to their farm land that doesn't show up on the subdivision plat. She commented that her land is a horse farm that has a lot of smells and flies. She said she wants the right-of-way acknowledged that it does exist and would like a berm installed to separate the houses from the farm. She feels the small lots don't fit the rural feel of the area and said there will be a lot of wear and tear on the roads. Planner Retzlaff said the developer has acknowledged the easement does exist and it will be addressed.
-Marge Miller, W140 N11284 Country Aire Drive, said she likes that there are fewer buildings than what was previously proposed.
-Richard Stahle, W140 N11239 Country Aire Drive, said he was against high density in general and that larger setbacks are needed.
-John Schaetzel, N104 W16033 Donges Bay Road, commented that sidewalks should be considered in the new developments.
-Bruce Bernarde, N120 W13645 Freistadt Road, said sidewalks would be a good idea.
-Josh Tarantino, W148 N12067 Pleasant View Drive, asked how the acceleration and deacceleration lanes will look so close to Pleasant View.
The public hearing was closed at 7:52 p.m.

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Steve DeCleen, Neumann Development, responded to the comments received. He said they do acknowledge the right of way exists and a new CSM will be filed and the easement will be shown. He said he'd like to be grading in June of 2019 and construction to begin on the condos and single-family homes before the end of the year. And in about 24 months move to the northern section of the development. He said the County requirement will be met for accel and deacceleration lanes. Planner Retzlaff said sidewalks were addressed for this project as part of the preliminary plat and were left for the Public Works Committee to decide. He said the Plan Commission recommended sidewalks be installed along Freistadt Road and Country Aire Drive.

D. Consideration and Action on the proposed amendments to the Wrenwood Planned Development District and General Development Plan and Conditions & Restrictions Resolution.

MOTION Baum second Shadid to Approve the proposed amendments to the Wrenwood Planned Development District (PDD) General Development Plan AND Conditions & Restrictions Resolution as proposed subject to the following conditions:

1. ***The clubhouse is not made available for commercial purposes;***
2. ***The building design, architecture and materials are comparable to those used for the condominium buildings;***
3. ***Construction of the clubhouse commences no later than occupancy of the 22nd condominium dwelling unit.***
4. ***The "Proposed Site Plan" dated 1-18-2019 shall be made part of the General Development Plan (GDP).***

FIND that the proposed amendments collectively constitute a substantial change such that a public hearing of the proposed amendments is warranted as a prerequisite for any Village Board consideration and action on the proposed amendments.

MOTION carried unanimously.

New Business:

A. David Leszczynski, applicant and property owner of Germantown Acquisitions LLC, W124 N11749 Wasaukee Road. Preliminary Subdivision Plat for Woodland Ponds Estates, a 16-lot residential subdivision. Planner Retzlaff summarized the proposal. Mr. Leszczynski said he had no problems with any of the conditions and indicated the issues had been worked out already. But he did not agree with adding pathways and sidewalks as was recommended by the Park Commission. He explained that he went with straight zoning in order to eliminate installing pathways as part of the PDD process. Discussion continued.

Planner Retzlaff said when the PDD was originally proposed, the path was used an amenity to provide pedestrian accessibility from the north to the south. He said Harvest Hills did not propose any pedestrian paths, but the Village required the developer to provide a pedestrian connection along Elm Lane in the right of way to provide access to the Park. He said the Park Commission has now requested that this developer install a pedestrian path along Elm Lane. However that segment doesn't show up on the Village's sidewalk plan and the public works department said this road reconstruction is for a rural cross section and sidewalks aren't included. He commented that requiring this developer to provide a pedestrian piece wouldn't complete a trail. Mr. Leszczynski said

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it would be difficult to go back at this point and recreate a pathway. A lengthy discussion continued with where a path could be located. Trustee Baum said he'd like to provide access to the park. Planner Retzlaff said trying to wedge a pedestrian access across the lots that are proposed seems extremely difficult with the wetland running through it and the lots being at the minimum 1-acre lot size doesn't leave a lot of room for a pedestrian access across someone's parcel. And the way the mounds need to be laid out and the building pads there just isn't a lot of room. Chairman Wolter suggested going through outlot 1 to Wasaukee Road. Trustee Baum said he wasn't comfortable with his kids walking down Wasaukee Road because it's a 45-mph road.

MOTION Baum second Shadid to Approve the Woodland Ponds Estates preliminary subdivision plat subject to the following 10 conditions and remove condition #9:

1. ***Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed plans for the installation of public utilities and improvements including, but not limited to public street improvements (including a proportionate share funding contribution for all costs associated with the re-construction of Elm Lane as determined by the Public Works Director), storm water management facilities, master grading plan and erosion control, trails, landscaping & street trees, open space, lighting and signage.***
2. ***The street tree landscape plan dated October 9, 2018 shall be approved by the Village Forester prior to installation of any street trees within the development. Street trees shall be installed close to the front/street yard property line. The timing of installation of the street trees and common open space landscaping shall be determined as set forth in the Development Agreement. The Developer shall revise the landscape plan to incorporate additional street trees required on the Taylor Trail cul-de-sac and Wasaukee Road.***
3. ***All of the comments, outstanding issues, construction plan details and corrections, and plat preliminary corrections identified by the Village Engineer in the February 25, 2019 review memo, and by the Village Surveyor in a January 23, 2019 review memo, shall be addressed prior to executing the Development agreement and/or commencement of construction as appropriate.***
4. ***The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).***
5. ***Preliminary plat approval is subject to receipt of a "non-objection" letter from the WI Department of Administration-Plat Review Agency.***
6. ***The Developer shall revise the landscape plan to incorporate additional street trees required on the Taylor Trail cul-de-sac and Wasaukee Road. Final approval of the street tree landscape plan shall be granted by the Village Forester prior to installation of said street trees.***
7. ***If the developer is unable to provide proof that the shared driveway would not be under water in a flood event, the preliminary plat be approved with a notation on the face of the plat that stipulates Lot 8 and Lot 9 cannot be included in a final plat nor allowed to be developed unless and until adequate proof is provided to and approved by the Village Engineer.***
8. ***If additional WisDNR permitting is required in order to replace the existing 15" culvert with a larger diameter culvert for any reason, Lot 8 and Lot 9 cannot be included in a final plat nor allowed to be developed unless and until said WisDNR permitting has been approved.***
9. ***The Developer shall install: (a) a pedestrian trail linking the north and south development areas through Outlot 3 from the Forest Hill Road cul-de-sac to the Harvest Hills cul-de-sac (Taylor Trail); and (b) a paved pedestrian path in or adjacent to the Elm Lane public right-of-way as mutually agreed to with the Village Public Works Director to provide pedestrian accessibility from Woodland Ponds Estates development to a similar pedestrian path provided by the Harvest Hills subdivision to the west.***
10. ***The shared driveway to Lots 8 and 9 shall be constructed within a 30' wide easement and meet the minimum requirements for accessibility under NFPA 1 Chapter 18 which includes a minimum 20' wide hard surface driveway capable of supporting 60,000 lbs. of fire apparatus***

with a minimum of 13.5' overhead clearance.

Mr. Leszczynski confirmed lots 10,11 and 12 would be a part of the Harvest Hills Subdivision and lots 1 through 9 would be a part of the Woodland Ponds Subdivision and their homeowner's association and subject to their covenants and restrictions. He said there would not be a new monument sign for the new subdivision.

MOTION carried unanimously.

ANNOUNCEMENTS: Commissioner Nilles, Laszewski and Shadid said they would not be available for the March 25th Plan Commission meeting.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:44 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

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PLANNED DEVELOPMENT DISTRICT (PDD)
REZONING APPLICATION
4/8/19 Plan Commission Meeting

Veridian Homes LLC / Germantown School District

Village Planner Report **Germantown, Wisconsin**

Summary

Matt Cudney, Veridian Homes LLC, agent for the Germantown School District, property owner, is requesting approval of a rezoning application to create a Planned Development District (PDD) and concept plan for a 14.7-acre residential subdivision with 27 single-family lots on Preserve Parkway north of Donges Bay Road.

Location: Preserve Parkway @ Donges Bay Road

Applicant/
Property Owners:

Matt Cudney	Rick Ericksen
Veridian Homes LLC	Germantown School District
N60 W21555 Legacy Tr	N104 W13840 Donges Bay Rd
Menomonee Falls, WI	Germantown, WI

Existing LUP Classification: Park/Recreation
Proposed LUP Classification: Low-Density Residential
Existing Zoning: A-2: Agricultural
Proposed Zoning: Rs-6: Residential Single-Family

Adjacent Land Uses		Zoning
North	Institutional (Kinderberg Park)	I
South	Residential	Rs-5
East	Residential	Rs-4
West	Agricultural	A-2

Proposal/Background

The approximately 15-acre site was originally acquired by the Village of Germantown in 1993 as part of an overall 50+ acre land purchase of what was known then as the "Keller Park" property. The land was acquired for purposes of developing a Village park (Kinderberg Park) and a possible elementary school. In 1995, the Village and Germantown School District completed an arrangement that resulted in the School District acquiring the 15 acre site south of the park and the Village acquiring 20 acres of land (Spassland Park) owned by the School District and leased to the Village.

In 2008, the School District presented preliminary site and building plans for a 2-story, 88,100 sqft elementary school for the site to the Plan Commission for discussion. The new elementary school was subject of a proposed (and eventually failed) $22.5M school district referendum in April, 2008. No further plans for development of the site were presented to the Village.

In December, the Plan Commission recommended and the Village Board approved a 2020 Land Use Plan map amendment to change the 14.7-acre property from "Park/Recreation Area" to "Low Density Residential", and, a rezoning from A-2: Agricultural to Rs-6: Residential Single-Family and concept plan for a 30-lot single-family subdivision. However, in January 2019, the Village Board reconsidered their action on the rezoning, rescinded the previous approval and sent the proposal back to the Plan Commission to re-evaluate the proposal for ***"…consistency of the neighborhoods and not as dense as Rs-6."***

At this time, Veridian Homes LLC has revised the original rezoning proposal to create a special zoning district called a Planned Development District (PDD) that includes rezoning the property from A-2 to Rs-5: Single-Family. Under the proposed PDD, certain "standard" requirements of the Rs-5 District would be modified, including:

1. Reduce the minimum lot size from 15,000 sqft to 13,000 sqft
2. Reduce the minimum frontage/lot width from 100 feet to 90 feet
3. Reduce the minimum front/street yard building setback from 35 feet to 30 feet
4. Reduce the minimum rear yard building setback from 35 feet to 30 feet
5. Reduce the minimum side yard building setback from 15 feet to 12 feet

As summarized in Table 1 and presented in the revised concept plan (dated April 2, 2019), development is proposed with the following characteristics:

TABLE 1.
Veridian Homes

Gross Area (Ac)	14.70
Wetland Area (Ac)	0.10
Right-of-Way (Ac)	2.28
Net Density Area (Ac)	12.31
# Single-Family Lots/DU's	27.00
Gross Density (DU/acre)	1.84
Net Density (DU/net acre)	2.19
Open Space (Ac)	2.10
Avg Lot Size	.38 ac (16,482 sqft)
Lot Size Range	.29 to .53 ac (13,002 to 23,206 sqft)

As shown in the attached aerial photo of the site, there are five (5) separate wetlands that have been identified on the property totaling .394 acres (17,162 sqft).

Veridian Homes and the School District have submitted applications to the WisDNR and Army Corp of Engineers (ACOE) seeking approval to fill 4 of the 5 wetland areas. As of this date, the ACOE has determined they do NOT have jurisdiction over the proposed fill areas, leaving the final decision to approve the wetland fill applications with the WisDNR. To that end, the WisDNR has determined that Wetland #2 is an "artificial wetland" and, therefore, exempt from WisDNR and Village regulation (and able to be filled without any permits or approval). The WisDNR has also granted approval to fill approximately .13 acres (Wetlands #3, #4 and #5) under the WisDNR's statewide general fill permit. The PDD concept plan reflects all exemption & wetland fill applications are approved; leaving Wetland #1 as the only wetland to be preserved on the site.

Staff Comments
Unlike the Village's "standard" zoning districts, the Planned Development District (PDD) is intended:

> *"…to permit greater flexibility and, consequently, more creative and imaginative design for the development of a site than is possible under conventional zoning regulations. It is further intended to promote more economical and efficient use of the land while providing a harmonious variety of housing choices, a higher level of amenities, and preservation of the natural qualities of open spaces..."*

To that end, the property owner/developer is required to submit:

> *"… a general development plan… show[ing] the locations of buildings, common open space, parking and drive areas, recreation facilities, principal landscaping features and other major components of the proposed project… In addition, other documents or related information or plans showing the architectural designs of buildings may be required and… other related information may include… maintenance standards, plans of operation, economic impact and market feasibility."*

The general development plan shows the basic features required, but the elements of this development that reflect creativity and imaginative design, as well as, a higher level of amenities is generally lacking. As presented in the Developer's project narrative (dated March 4), the amenities provided include the following, which are no different than what was previously proposed under the Rs-6 District rezoning :

1. (2) Paved Pedestrian Trails (both 5' wide paved in a 10' wide easement):
    a. one connecting the proposed subdivision to the existing pedestrian path in Kinderberg Park north of the drainage ditch that includes a small footbridge over the ditch; and
    b. the other connecting the subdivision to the pedestrian path along the north side of Donges Bay Road
2. Landscape buffer along Preserve Parkway (to be installed) and along east property line (existing trees to be preserved)
3. Water main extension/looping through the development into Heritage Hills to improve water pressure and quality

Moreover, the only difference between the Rs-5/PDD "revised" plan and the previous plan proposed under the Rs-6 Zoning District can generally be described as follows:

1. Fewer Lots (27 vs. 30 lots)
2. Higher Average Lot Size (16,482 sqft vs. 14,106 sqft)
3. Less Open Space (2.1 acres vs. 2.4 acres)

At a minimum, the developer should be required to install a significant amount of landscaping along the north property line to buffer the view from the park to the back side of Lots #1 to #7. The existence of a 60' drainage easement could be enhanced with additional landscaping if not on the lots. Similarly, landscaping in addition to the standard street tree requirements needs to be installed along the back side of the lots that contain the 50' gas line easement; either within the easement (if possible given permission from WE Energies) or along the back side of the Lots #12 to #16 and in the open space outlot abutting both Preserve Parkway and Donges Bay Road.

The entire property lies within the Village's Sanitary Sewer Area (SSA) and in an area designated on the 2020 Land Use Plan as "Low Density Residential" as a result of the Board's action in December 2018 to revise the 2020 Land Use Plan map. Similarly, the existing residential development surrounding the subject site is also designated as "Low Density Residential"… all of which is intended for overall development at a gross density of two (2) dwelling units per acre and an average lot size of 20,000 sqft.

The proposed PDD with Rs-5 zoning and the concept plan for 27 lots has a gross density of 1.84 DU/acre (2.2 DU/acre net density) with an average lot size of 16,482 sqft. The required "net area" density calculation (i.e. gross area less all wetlands and new right-of-way) does not increase the proposed development density of 1.84 DU/acres (gross) or 2.2 DU/acres (net) above the maximum density allowed in the Rs-5 District (which cannot to exceed 2.9 DU's per acre).

Although the average lot size for this development is still smaller than the overall average intended for "Low Density Residential" areas shown on the 2020 LUP map, the proposed density is lower and, in staff's opinion, generally consistent with the 2020 Land Use Plan map and surrounding residential areas.

VILLAGE PLANNER RECOMMENDATION:

Rezoning Application

APPROVE the proposed creation of a Planned Development District (PDD) for and rezoning of approximately 14.7 acres owned by the Germantown School District from the A-2: Agricultural to the Rs-5: Single-Family District and the proposed 27-lot concept plan dated April 2, 2019 subject to the following conditions:

1. The Developer shall install a visual landscaped buffer along the north property line on or adjacent to Lots #1 to #7. The Developer should work cooperatively with the Village to determine if the adjacent drainage easement could be enhanced with said additional landscaping. Additional landscaping in addition to the required street trees shall be installed along the back (south) side of Lots #12 through #16 either within or adjacent to the 50' gas line easement, and, in the open space outlot abutting both Preserve Parkway and Donges Bay Road. The Developer should work cooperatively with WE Energies to determine if the gas line easement could be enhanced with said additional landscaping. A detailed landscaping and buffer plan shall be prepared and submitted to the Plan Commission for review and approval prior to or concurrent with submittal of a preliminary subdivision plat.

Village of Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Veridian Homes, LLC
Matt Cudney
N60W21555 Legacy Trail
Menomonee Falls, WI 53051
Phone (608) 220-9871
Fax ( )
E-Mail mcudney@veridianhomes.com

PROPERTY OWNER

Germantown School District
Ric Ericksen
N104 W13840 Donges Bay Rd
Germantown, WI 53022
Phone (262) 253-3908
rericksen@gsdwi.org

2 PROPERTY ADDRESS OR GENERAL LOCATION

N104 W14942 Donges Bay Road

TAX KEY NUMBER

Parcel GTNV_263988

3 REZONING REQUEST

FROM	TO
A-2	Rs-5 PDD

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Lot 2 of Certified Survey Map No. 4473, recorded in the Washington County Registry on April 6, 1995 in Volume 30 of Certified Survey Maps on Pages 24-27, as Document No. 688873, and being a part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Excepting therefrom the Northerly 30 feet thereof.

5

PURPOSE OF REZONING REQUEST

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

See attached narrative.

6 SUPPORTING DOCUMENTATION:

- [x] Plat of Survey (1:100) - Existing Conditions Survey
- [x] Site Plan and elevations for new construction (can be conceptual)
- [x] Project Narrative
- [x] Rezone Exhibit
- [x] Legal Description

7 READ AND INITIAL THE FOLLOWING:

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant — Date: 2/27/19

Owner — Date: 2/27/19

GERMANTOWN SCHOOL DISTRICT
BUSINESS MANAGER

March 4, 2019

Project Narrative
Rezoning & PDD Application

Project: Veridian Homes
N104 W14942 Donges Bay Road
Germantown, WI 53022

Veridian Homes, LLC as applicant and developer, requests the Village of Germantown consider and approve a Rezoning & PDD Application for the property described as Parcel ID GTNV_263988, located at N104 W14942 Donges Bay Road, currently owned by Germantown School District. The requested rezoning is from A-2 to Rs-5 PDD. The rezone would allow for the development of 27 new, single-family residential lots. A land use map amendment for the parcel was approved December 17, 2018.

The property to be considered is a vacant in-fill development site and consists of 14.70 acres. The surrounding properties to the east and south are also existing single-family residential neighborhoods, the adjoining property to the north is a Village Park and the property to the west across Preserve Parkway is a vacant parcel containing a large wetland complex owned by the Village adjacent to another vacant 38-acre parcel shown on the Village's 2020 Land Use Plan as a future residential area. The rezoning will allow the property to be consistent with adjacent land use to the east and south and allow for compatibility with the adjacent lands to the west and north.

The property is currently owned by the Germantown School District and a school site had been planned for the property. A school would be a much more intensive use than the proposed residential neighborhood with significantly increased traffic during peak hours. Although the Comprehensive Plan identifies this property as Park and Recreation and the current zoning is A-2, use as a school would not have been compatible and would have required an amendment of the Village Comprehensive Plan and a rezoning.

The previous proposal followed Rs6 zoning requirements with a minimum lot size of 12,632 sf. We are now proposing Rs5 PDD zoning. The previous proposal had 24 lots smaller than 15,000sf whereas in the proposed PDD zoning, only 4 internal lots will be smaller than 15,000 sf and the average lot size is 16,482 sf up from an average of 13,939 sf in the previous submittal. Although all the other lots meet the minimum 15,000 sf, the PDD also requests a 5' reduction in the front and rear setback on 3 lots and a 9-10' reduction in the lot frontage at the front setback on 13 lots. There are 27 proposed lots on 14.7 acres for a density of 1.8 units per acre.

The plan provides 2 paved path connections; one footbridge connection north to Kinderberg Park and a southern connection to Donges Bay Road. The paths will be 5' wide located within a 10' easement. A landscape buffer is planned along Preserve Parkway and the trees at the western property line with Heritage Hills will be preserved. The engineering plans also show a looped water main connection to Heritage Hills which provides improved water pressure and water quality for the general area.

The proposed zoning is comparable to those neighborhoods in the immediate vicinity. Sunberry Addition 1 (to the southeast) is zoned Rs5. Windsong (to the south) is zoned Rs5. Both of these are across Donges Bay Road. The Preserve (to the north) is zoned Rs4 but has an area zoned Rs5 and is located on the other side of Kinderberg Park. Heritage Hills which is immediately east of the proposed neighborhood is zoned Rs4-PDD and Heritage Hills First Addition is zoned Rs5.

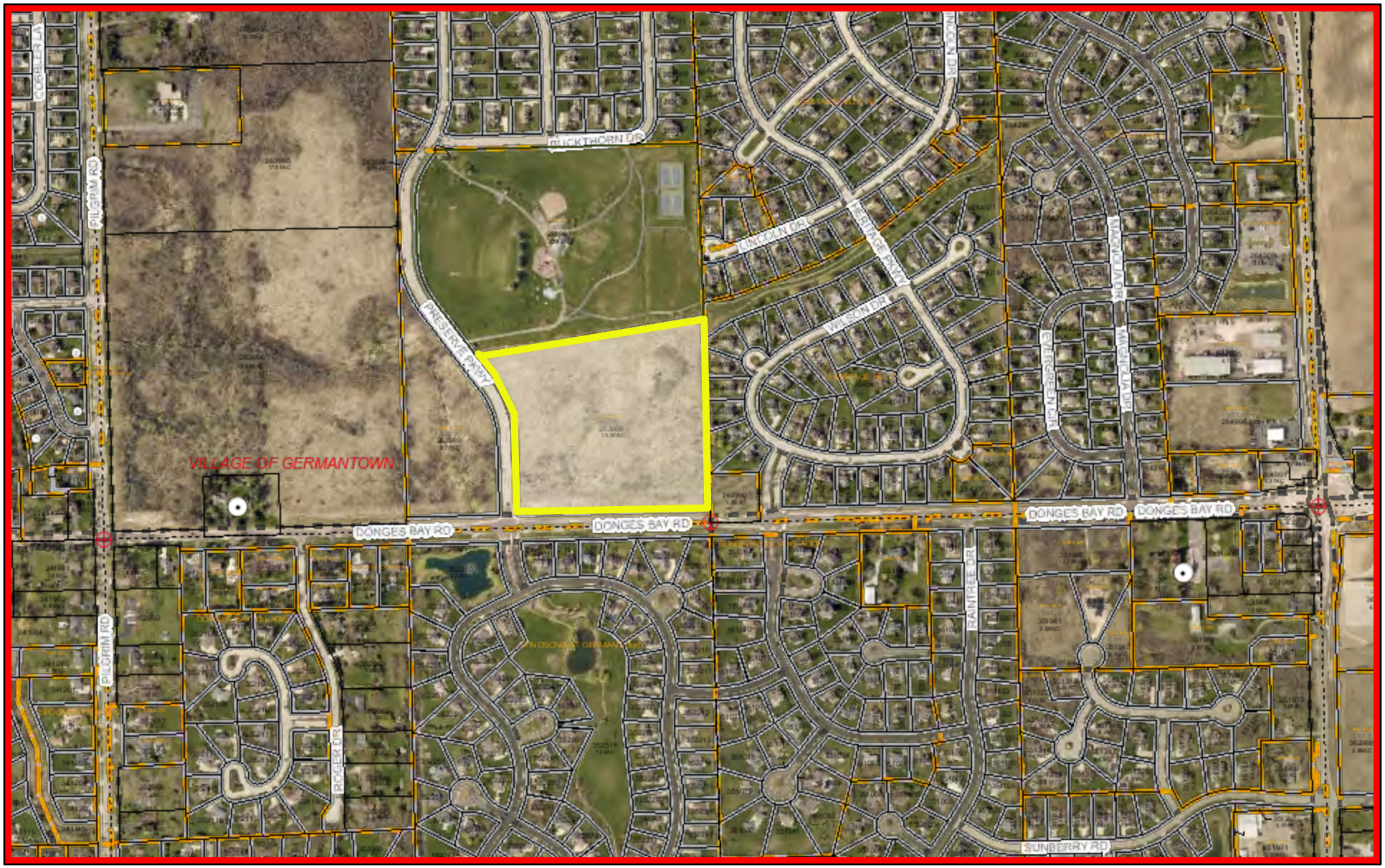
The proposed neighborhood is very similar to the neighborhood it is closest to—Heritage Hills which consists of 139 homes with an average lot size of approximately 18,700 sf. However, 82 of those lots (60%) are smaller than 18,000 sf. In addition, the PDD also allowed for smaller lot widths on many of the lots. The density is 1.76 units per acre.

The assessed value of the various neighborhoods is also important to note. The average assessed values are: Heritage Hills $290,824; Windsong $359,350; Sunberry Addition 1 $347,934; Preserve $356,712. The average sales price for homes in the proposed neighborhood will be $454,000 almost $100,000 more than the current highest average.

Developing the vacant in-fill site with single-family residential homes complements the overall character of the area. Homes within the neighborhood will be built by the developer with covenants and restrictions implementing architectural standards and minimum home sizes (1,750 sf for 1-story and 2,000 for 2-story).

Veridian Homes is family owned and family driven and has been helping families experience the joy, beauty and fulfillment of home ownership for over 60 years. Rooted in Wisconsin, Veridian wears their local heritage with pride and continues their commitment to building award-winning homes that are good for the land and people. Veridian started their first neighborhood in the Milwaukee area in 2015 at Silver Spring Estates in Menomonee Falls across from Hamilton High School. Mequon and Franklin are also home to Veridian neighborhoods (please visit www.veridianhomes.com for additional information). This proposed single-family residential neighborhood will help meet local demand for residential housing in and around the Village of Germantown. The site is located near I-41 providing access to desired destinations in and around the Milwaukee Metropolitan Area. The proposed neighborhood will complement the surrounding land uses.

Germantown School District-Veridian Homes LLC Property



March 25, 2019

1:7,200

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Washington County, Washington County, Wisconsin

CountyBoundary
City, Village or Town Hall
Libraries
Washington County Landmarks
Airports
Trails
Public Open Spaces
Current Parcel
Landhook
Meander Line
PLSS Monument
PLSS Boundary

ArcGIS WebApp Builder

Veridian Germantown

27 Lot, RS-5 PDD Layout

RS-5 Exceptions List

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

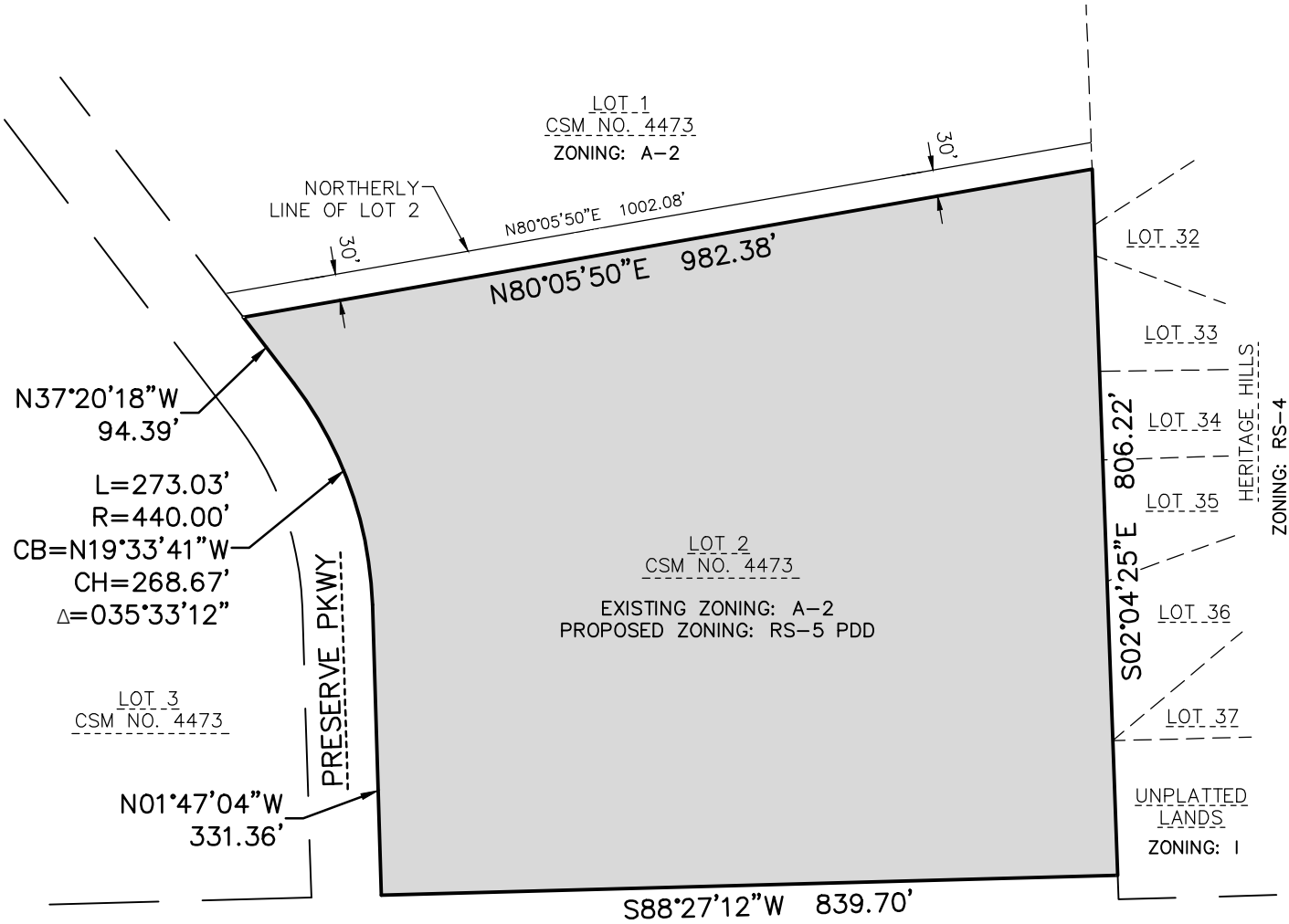
1. Front & Rear Yard Setback (35’ Required, 30’ Proposed)
    - Lot 6
    - Lot 8
    - Lot 11

2. Lot Area (15,000 S.F. Required)
    - Lot 23 (13,019 S.F.)
    - Lot 24 (13,002 S.F.)
    - Lot 25 (13,545 S.F.)
    - Lot 26 (13,029 S.F.)

3. Lot Frontage at Setback (100’ Required)
    - Lot 7 (94’)
    - Lot 11 (90’)
    - Lot 12 (91’)
    - Lot 13 (91’)
    - Lot 14 (91’)
    - Lot 15 (90’)
    - Lot 16 (93’)
    - Lot 17 (93’)
    - Lot 18 (92’)
    - Lot 19 (91’)
    - Lot 20 (91’)
    - Lot 23 (90’)
    - Lot 26 (91’)

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

ZONING EXHIBIT



ZONING KEY
I – INSTITUTIONAL DISTRICT
A–2 – AGRICULTURAL DISTRICT
RS–4 – SINGLE–FAMILY RESIDENTIAL DISTRICT
RS–5 – SINGLE–FAMILY RESIDENTIAL DISTRICT
PDD – PLANNED DEVELOPMENT DISTRICT

LEGAL DESCRIPTION:

Lot 2 of Certified Survey Map No. 4473, recorded in the Washington County Registry on April 6, 1995 in Volume 30 of Certified Survey Maps on Pages 24-27, as Document No. 688873, and being a part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

EXCEPTING THEREFROM the Northerly 30 feet thereof.

NORTH

200' 0 200' 400'

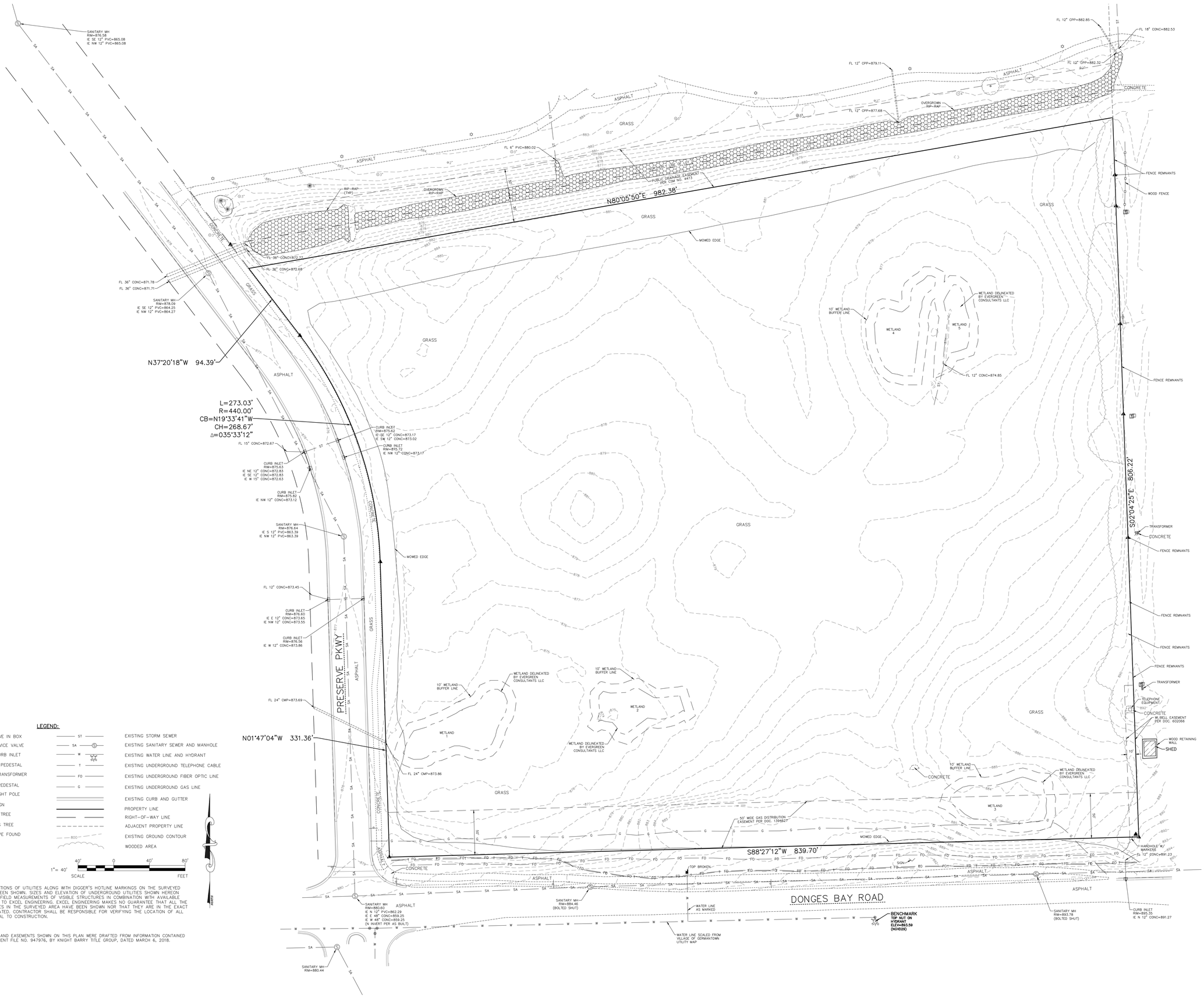
1"= 200'

SCALE FEET

DATE: MARCH 1, 2019

EXCEL ENGINEERING inc.
SURVEYING GROUP
PROJECT NO. 1800820

Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801



LEGEND:

⊗	WATER VALVE IN BOX	ST	EXISTING STORM SEWER
✖	WATER SERVICE VALVE	SA	EXISTING SANITARY SEWER AND MANHOLE
	EXISTING CURB INLET	W	EXISTING WATER LINE AND HYDRANT
	TELEPHONE PEDESTAL	T	EXISTING UNDERGROUND TELEPHONE CABLE
	ELECTRIC TRANSFORMER	FO	EXISTING UNDERGROUND FIBER OPTIC LINE
	CABLE TV PEDESTAL	G	EXISTING UNDERGROUND GAS LINE
	EXISTING LIGHT POLE		EXISTING CURB AND GUTTER
	EXISTING SIGN		PROPERTY LINE
	DECIDUOUS TREE		RIGHT-OF-WAY LINE
	CONIFEROUS TREE		ADJACENT PROPERTY LINE
▲	1" IRON PIPE FOUND	800	EXISTING GROUND CONTOUR
			WOODED AREA

1" = 40' SCALE — 40' 0 40' 80' FEET

NOTE:

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

NOTE:

PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 947976, BY KNIGHT BARRY TITLE GROUP, DATED MARCH 6, 2018.

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PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1800820

EXISTING SURVEY

VERIDIAN HOMES

DONGES BAY ROAD • GERMANTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

MAR. 06, 2018
MAR. 15, 2018
MAY 09, 2018

NOT FOR CONSTRUCTION

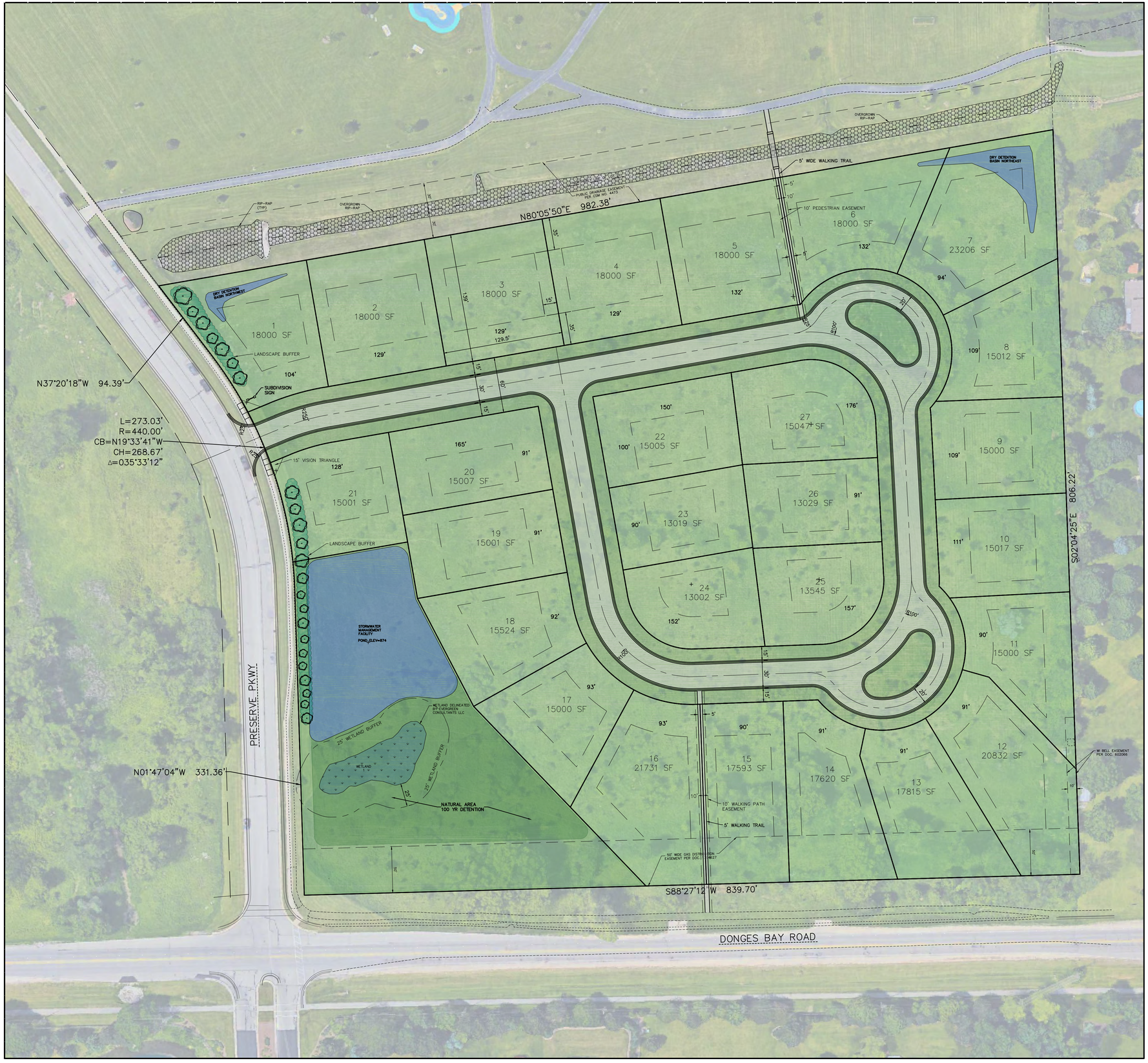
SHEET INFORMATION

EXISTING SURVEY

SHEET NUMBER

ES

2018 © EXCEL ENGINEERING, INC.



NORTH

1" = 50'
50' 0 50' 100'
SCALE FEET

SITE INFORMATION:

PROPOSED ZONING:	RS-5 PDD	
FRONTAGE REQ AT SETBACK:	100'	
LOT AREA REQ:	15,000 SF	
SETBACKS:	BUILDING:	FRONT = 35' SIDE = 15' REAR = 35'

CORNER LOTS SHALL HAVE AN ADDITIONAL WIDTH OF 10' TO PERMIT ADEQUATE BUILDING SETBACKS FROM THE SIDE STREETS.

AVERAGE LOT SIZE: 16,482 SF

*SEE ATTACHED FOR LIST OF RS-5 ZONING EXCEPTIONS

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WWW.EXCELENGINEER.COM

COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

PROJECT NUMBER 1800820

PROPOSED RESIDENTIAL SUBDIVISION

THE MEADOWS AT KINDERBERG

PRESERVE PKWY • GERMANTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

OCTOBER 2, 2018
OCTOBER 12, 2018
JANUARY 31, 2019
FEBRUARY 4, 2019
FEBRUARY 27, 2019
APRIL 2, 2019

NOT FOR CONSTRUCTION

SHEET INFORMATION

CONCEPT - RS5 PUD

SHEET NUMBER

C

2018 © EXCEL ENGINEERING, INC.

SITE INFORMATION:

PROPERTY AREA:	AREA = 640,516 S.F. (14.7 ACRES)	
EXISTING ZONING:	A-2	
PROPOSED ZONING:	Rs-6 Single-Family District	
SETBACKS:	BUILDING: FRONT = 30' SIDE = 12' REAR = 30'	
REQUIREMENTS:	FRONTAGE AT SETBACK: (CORNER LOTS)	90' (100')
	LOT AREA:	12,500 SF
	MAX. BUILDING HEIGHT:	35'
	MAX. NUMBER OF STORIES:	2.5
	MAX. PERCENT BLDG COVERAGE	25%

PLAN COMMMISSION
DECEMBER 10, 2018
CONCEPT PLAN

NORTH

1"= 50' SCALE 50' 0 50' 100' FEET

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FOND DU LAC, WI 54935
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WWW.EXCELENGINEER.COM

PROJECT INFORMATION
PROJECT NUMBER 1800820

VERIDIAN HOMES

VERIDIAN
GERMANTOWN
GERMANTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
OCTOBER 29, 2018

NOT FOR CONSTRUCTION

SHEET INFORMATION
SUBDIVISION PLAN
SHEET NUMBER
C

CONDITIONAL USE PERMIT (CUP) APPLICATION

4/8/19 Plan Commission Meeting

TLC Acres LLC / Matthew & Amy Seban

Village Planner Report **Germantown, Wisconsin**

Summary

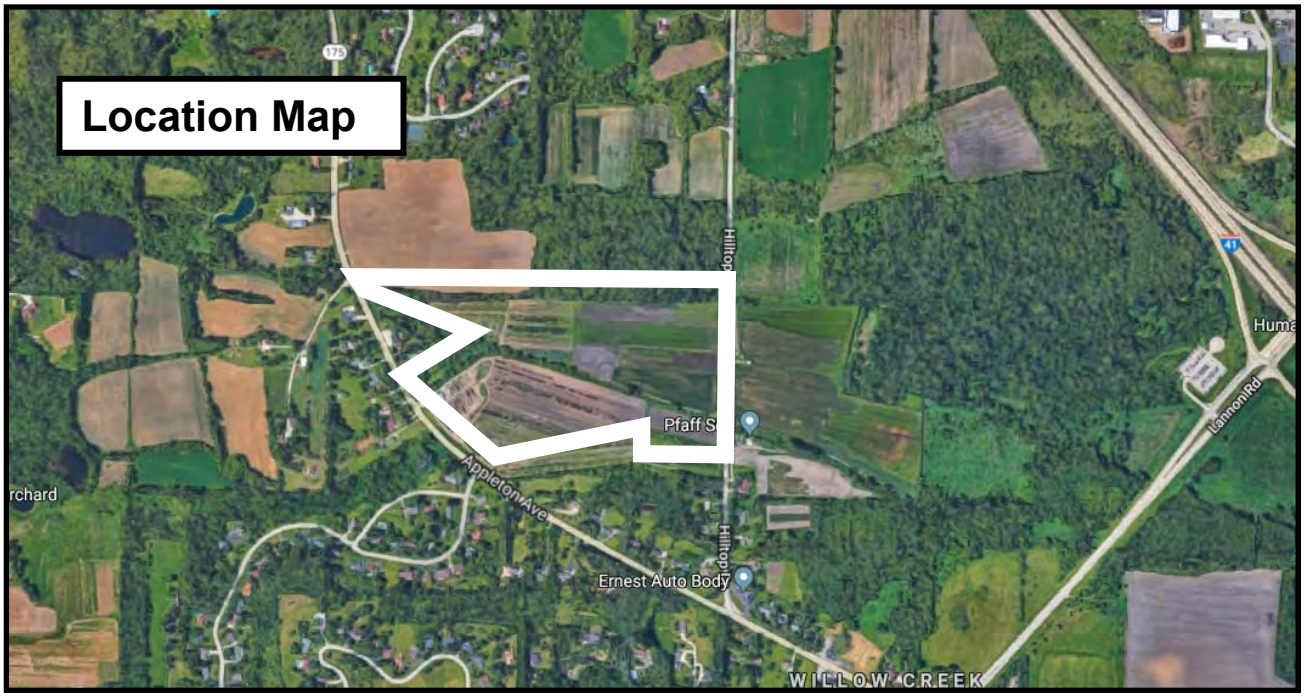
Matt & Amy Seban, MSTLC LLC, agents for TLC Acres LLC and property owners, are requesting approval of a Conditional Use Permit (CUP) to operate a landscape maintenance and construction services business and to sell retail products not raised on the 53.4-acre TLC Acres LLC property located at W210 N10738 Appleton Avenue.

Location: W210 N10738 Appleton Avenue

Applicant/
Property Owner: Matthew & Amy Seban
W210 N10738 Appleton Avenue
Germantown, WI

Zoning: A-1: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural	A-1/A-2
South	Residential	Rs-2/Rs-3/Rs-4/Rs-5
East	Agricultural	A-1
West	Residential/Business	Rs-2/Rs-3/Rs-4/B-3



History/Proposal

Matt & Amy Seban, MSTLC LLC, agents for TLC Acres LLC and property owners, are requesting approval of a Conditional Use Permit (CUP) to operate a landscape maintenance and construction services business, and, to sell retail products not raised on the 53.4-acre TLC Acres LLC property located at W210 N10738 Appleton Avenue.

As detailed in their application and supporting documentation, the Seban's purchased the 53.4-acre property in 2017. Like the former owner, Dick Gerschke, the Seban's are operating a tree nursery on the property.

Fundamental to their nursery operation is the concept of growing plant material (evergreen and deciduous trees and shrubs) on elevated "plateaus" or "tiers". Soon after purchasing the property the Seban's began trucking in fill material (and continue to do so) in order to create two (2) tiers in the area abutting Appleton Avenue south of an existing drainage ditch and existing maintenance building (see site plans in back of bound supporting documents). Tier 1 (approximately 1.75 acres in area) was completed and a portion planted in 2018. Tier 2 (approximately 4.85 acres in area) is currently under construction that will continue this spring and be ready for planting in 2019. Both tiers will be irrigated with pole-mounted overhead water "cannons" and planted with Spruce and Arborvitae trees, a variety of deciduous trees and other plants.

In addition to their tree nursery, the Seban's lease approximately 16 acres of land located off Hilltop Drive to the Pfaff Sod operation, and, lease an unspecified amount of land to MSTLC LLC, a.k.a. "Total Lawn Care", a landscaping maintenance and construction services business also owned and operated by the Seban's. The area leased to MSTLC/Total Lawn Care is used for parking and storage of business and employee vehicles, equipment and materials used in the landscape maintenance and construction services operation. This mutually-beneficial lease arrangement also involves the use of MSTLC/Total Lawn Care vehicles and equipment for the tree nursery and other farming-related activities on the 53.4-acre TLC Acres property.

The 53.4-acre property is located in an A-1: Agricultural Zoning District. Tree nursery, sod farming and the sale (wholesale or retail) of plant material raised on the property are all permitted "by-right" land uses and activities in the A-1 District. The uses and activities that are not allowed "by right" in the A-1 District that the Seban's are required to get a conditional use permit (CUP) for include:

1. Retail sale of nursery products not raised on the property
2. Operation of a landscape maintenance and construction services business

Conditional Use #1 (Retail sale of nursery products not raised on the property)
As detailed in the supporting documents, in addition to selling plant and soil material grown or extracted from the property, e.g. trees, shrubs, topsoil, peat moss and sod, the Seban's intend to sell plant and landscape material that is NOT raised on the property, including: trees, perennials, mulch, topsoil, stone and firewood.

The retail sale of these products not raised on the property will occur during the general hours of operation associated with the TLC Acres nursery operation:

April 1 through November 1
7:30am to 4:30pm Monday through Saturday
9:00am to 4:30pm Sundays

Conditional Use #2 (landscape maintenance and construction services business)
As mentioned above, the Seban's lease an unspecified amount of land to MSTLC LLC, a.k.a. "Total Lawn Care", a landscaping services business also owned and operated by the Seban's. In return, some vehicles and equipment owned and used for the MSTLC/Total Lawn Care business are also used for the TLC Acres tree nursery and other farming-related activities on the 53.4-acre property.

The MSTLC/Total Lawn Care landscape maintenance and construction business has four (4) divisions or service areas, including:

1. Total Lawn Care
    a. Provides landscape maintenance services for commercial and residential properties
2. TLC Hardscapes
    a. Provides design and installation of outdoor living areas and features
3. TLC Athletic Fields
    a. Provides athletic field and complex maintenance
4. Snow Management Solutions
    a. Provides snow plowing & removal services for commercial and residential properties

Almost all business activities for each of the four divisions is done off-site on customer properties and sites located elsewhere and not on the 53.4-acre property. Activities associated with the MSTLC/Total Lawn Care business that are conducted on-site include: vehicle and equipment maintenance (existing pole building on site is used for office and maintenance functions), parking of business and employee vehicles, storage of equipment and materials, and farm-related activities utilizing vehicles, equipment and/or employees contracted through TLC Acres for unspecified tree nursery and farming activities (including the temporary filling & grading activities associated with construction of the two nursery tiers on the property).

MSTLC/Total Lawn Care days and hours of operation for the first three (3) divisions listed above are:

March 15 through December 1 (Lawn Care, Hardscapes & Athletic Fields)
6:00am to 8:00pm Sunday through Saturday (on-site/indoor shop employees)
7:15am to 8:00pm Sunday through Saturday (field laborers)

The days and hours of operation for the fourth division listed above are:

> November 1 through April 1 (Snow Management)
> 6:00am to 8:00pm Sunday through Saturday (on-site/indoor shop employees)
> Unspecified days & hours for off-site location employees

MSTLC/Total Lawn Care currently employs eight (8) full-time and as many as (23) part-time employees.

NOTE: Other details regarding the TLC Acres tree nursery operation and the MSTLC/Total Lawn Care operation are contained in the application and supporting documents.

It is important to point out that a CUP is NOT required for the temporary filling and grading activities associated with construction of the two "tiers" that have gone on since 2017 and will continue into 2019. While not a farming activity that is exempt from certain zoning restrictions and regulation under Wisconsin's "right to farm" statutes, these temporary land disturbing activities are subject to the Village's erosion control permitting and storm water management regulations while this construction is ongoing. The Seban's have obtained the necessary erosion control permits from the Village and, if necessary, will be required to prepare a storm water management plan for and install storm water management measures on their property.

Staff Comments

Consistency with Village's Land Use Plan & A-1 Zoning District.

The 2020 Land Use Plan map classifies this property as "Agricultural/Conservation Residential". The current zoning of the property is A-1: Agricultural. As discussed above, many of the activities conducted on or from the property are permitted "by right" land uses and not subject the Village's CUP requirements. Agricultural activities such as these are generally consistent with the 2020 Land Use Plan map.

While not specifically named or described in the list of "permitted" or "conditional" uses in the A-1 District regulations, landscape maintenance and construction businesses like the Seban's operation is and has been allowed in A-1 Zoning Districts throughout the Village as one of many "unclassified uses" that is considered to be the same or similar to other permitted uses in the A-1 District. Similar landscaping businesses such as D.J. Frank Landscape Contracting Inc., Wendland Landscape Service Inc., and Dan Larsen Landscaping Inc., all provide varying levels of the same or similar services and are all located in A-1 Districts in different areas the Village. While it is not uncommon to see landscape maintenance operations located in industrial zoning districts (and even small-scale operations in residential districts operating as "home occupations"), full-service landscaping operations such as the Seban's MSTLC/Total Lawn Care business are typically located in agricultural zoning districts. Particularly those that involve growing their own trees and other plant material, as well as, those that provide services that include the storage and screening of topsoil, and the hauling, cutting, grinding and mulching of cut trees and other plant debris. While not the same as more traditional

agricultural operations as dairy farming or crop raising, landscaping services businesses are one of many specialized land uses that is typical and customary for agriculturally zoned districts.

With that said, the circumstances unique to this particular CUP request are: (1) the previous property owner of the 53.4-acre property also operated a tree nursery on the property, but to a lesser degree than the Seban's full-service landscaping maintenance and construction business; The Gerschke operation did not provide all of the same landscape maintenance, hardscape construction or snow management services as does the MSTLC/Total Lawn Care operation; and (2) the Seban's property is relatively close to pre-existing residential neighborhoods that "were here first" before the Seban's acquired the property and certainly before the MSTLC/Total Lawn Care business came into being on this property. This is different than the D.J. Frank and Wendland landscaping operations that are located further away from or otherwise buffered from existing residential areas, or, were already in business on those properties well before the nearby residential development came about.

For these reasons, Staff supports the CUP proposal provided that certain mitigative measures are put into place and continually practiced and maintained to lessen or mitigate impacts associated with the uses requiring the CUP that can negatively affect the nearby residential neighborhood and adjacent properties.

Finally, in the application and supporting documents, the Seban's refer to the existing pole building as a storage and maintenance shop for TLC Acres. This building is also referred to as a "man cave" to be used by family and friends. The property is zoned for agricultural land uses and activities and not residential primary or accessory uses. While it is understandable that the owners would want to take advantage of the value and amenities that their property provides, but it should be noted that residential or other non-agricultural uses not permitted "by right" or as may be allowed with a conditional use permit may not comply with the Zoning Code or terms of any CUP issued for the property.

Village Planner Recommendation

APPROVE a conditional use permit (CUP) for Matthew and Amy Seban to allow the operation of a landscape maintenance and construction services business, and, to sell retail products not raised on the 53.4-acre TLC Acres LLC property located at W210 N10738 Appleton Avenue subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit (CUP) application and supporting documents dated February 26, 2019. The size and relative location of those areas within the property from which said uses and activities are permitted are limited to that presented in the detailed site plan and description submitted with the supporting documents. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Planner.
2. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premise advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
3. In the event the Village receives complaints regarding noise negatively affecting the nearby residential neighborhood and adjacent properties, including but not limited to noise from truck-mounted backup alarms, the Owner/Operator shall work cooperatively with the Village to mitigate the noise and resolve the issue. The Owner/Operator shall implement the measures and practices described in the application and supporting documents to mitigate noise, dust and traffic impacts on the surrounding area on a continual basis.
4. Site improvements, buildings, shelters, parking areas, signage, exterior lighting and any other improvements on the property that benefit the vehicles, equipment, materials, employees, and/or customers of or are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
5. The area leased to MSTLC/Total Lawn Care for purposes of parking and storage of vehicles and equipment shall be visually buffered in some manner from the residential properties to the north, west and south. This requirement is not intended to require a complete opaque visual screen, but rather a buffer comprised of either landscape plantings and trees, fencing, berming or a combination, that lessens the impact of viewing commercial vehicles that are primarily used by and for the MSTLC/Total Lawn Care business and not the tree nursery. A detailed grading and landscape plan for the required visual buffer and the “landscape burm” shown in the Site Plan shall be prepared and submitted to the Village Planner for review and approval within six (6) months after issuance of the CUP.
6. No inoperable vehicles, trailers, equipment, junk or trash that may negatively affect the nearby residential areas and adjacent properties shall be kept on the property.

Village Planner Recommendation *(cont.)*

7. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
8. Residential or other non-agricultural uses not permitted “by right”, as an accessory use or authorized under this CUP may constitute a violation of the Village’s Zoning Code or this CUP.

Village of Germantown ...Willkommen

Fee must accompany application

☒ $1460 Paid [signature] Date 2/26/19

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

MSTLC. LLC
PO Box 55
Menomonee Falls, WI
53052
Phone (414) 584-9292
Fax ( )
E-Mail matt@totallawncarewi.com

PROPERTY OWNER

Matt + Amy Scban
W210 N10738 Appleton Ave
Germantown, WI
53022
Phone M(4)403-8956

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

MSTLC. LLC

3 PROPERTY ADDRESS

W210 N10738 Appleton Ave.

TAX KEY NUMBER

GTNV 304959

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.

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.

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

MS 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.

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

MS 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.

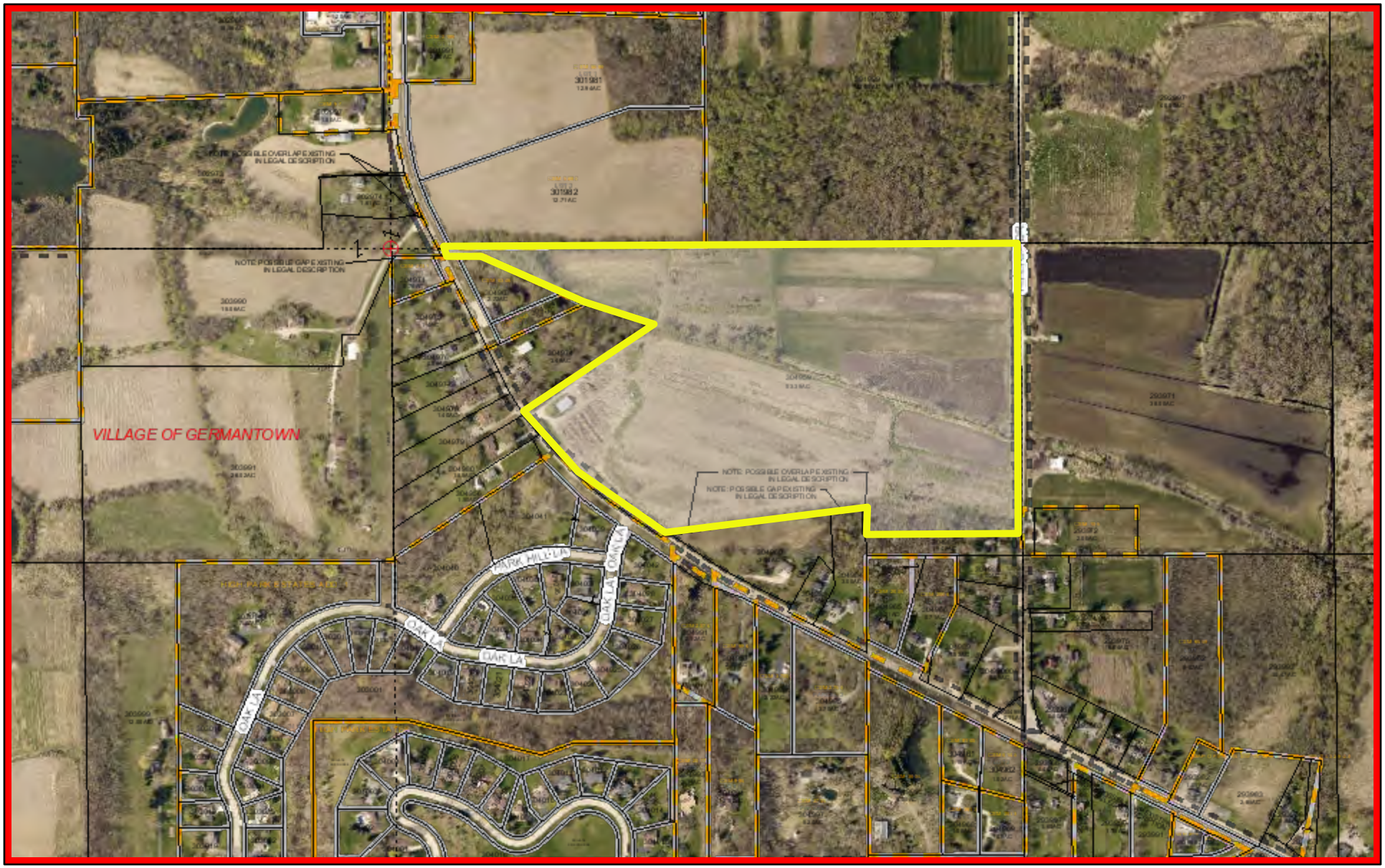
SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9

Matthew Sloan 2/11/19
Applicant Date

Matthew Sloan 2/11/19
Owner Date

Matt & Amy Seban-MSTLC Property



March 25, 2019

1:6,960

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Washington County, Washington County, Wisconsin

CountyBoundary
City, Village or Town Hall
Libraries
Washington County Landmarks
Airports
Trails
Public Open Spaces
Current Parcel
Landhook
Meander Line
PLSS Monument
PLSS Boundary

ArcGIS WebApp Builder

TLC Acres, LLC – W210 N10738 Appleton Ave.

Table Of Contents

I. Table of Contents & Legal Description of Property
II. TLC Acres History Narrative (2 Pages)
III. TLC Acres & MSTLC Operational Information (5 Pages)
IV. TLC Acres Site Map Description (2 Pages)
V. TLC Acres Site Plan Full Map
VI. TLC Acres Site Plan Main Yard Map

Legal Description Of Property

THAT PART OF THE NORTHEAST ¼ AND NORTHWEST ¼ OF THE SOUTHWEST ¼ SECTION 30, TOWN 9 NORTH,RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE EAST ¼ CORNER, SECTION 30-9-20, THENCE SOUTH 0 DEGREES 27' 58" EAST ON THE EAST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 1222.00 FEET, THENCE SOUTH 89DEGREES 32' 02" WEST -670.00 FEET, THENCE 0 DEGREES 27' 58" WEST 118.80 FEET, THENCE SOUTH 81 DEGREES 32' 02"WEST -863.51 FEET, THENCE NORTH 55 DEGREES 27' 58" WEST ON THE C/l OF APPLETON AVENUE 113.65 FEET, THENCE NORTH 55 DEGREES 21' 58" WEST ON SAID C/L 148.60 FEET, THENCE NORTH 53 DEGREES 08' 58" WEST, ON SAID C/L 107.70 FEET, THENCE NORTH 44 DEGREES 39' 18" WEST, ON SAID C/L 203.19 FEET, THENCE NORTH 40 DEGREES 55' 06" WEST, ON SAIL C/L 199.71 FEET, THENCE NORTH 54 DEGREES23' 20" EAST, -669.00 FEET, THENCE NORTH 75 DEGREES 12' 40" WEST, -310.40 FEET, THENCE NORTH 64 DEGREES 10' 40" WEST, -471.50 FEET, THENCE SOUTH 89 DEGREES 30' 20" WEST -175.40 FEET, THENCE NORTH 26 DEGREES 14' 40" WEST, -36.70 FEET, THENCE NORTH 89 DEGREES 30' 20" EAST, ON THE EAST ¼ LINE OF SAID SECTION 2463.18 FEET TO THE POINT OF BEGINNING.

Specific Operational Information For TLC Acres, LLC & MSTLC, LLC

W210 N10738 Appleton Ave.

This outline follows the specific request for information in a letter received on January 23rd from Jeff Retzlaff. The numbers and letters reflect the outline as it is laid out in said letter so that can be used as a reference if necessary. All this information is 100% accurate without omissions as of February 20, 2019. The information requested has been answered in outline form two times. The first time the information was given as it pertains to TLC Acres, LLC and the second time as it pertains to MSTLC, LLC.

2a. Operational Information for **TLC Acres, LLC**

A. Days And Hours Of Operation

- April 01 – November 01
  1. 7:30 a.m. - 4:30 p.m. Monday thru Saturday
  2. 9:00 a.m. – 4:30 p.m. Sundays
  3. Occasional use outside of these hours for specific circumstances.
  4. Farming activities will take place 12 months out of the year and will be done per village ordinance.

B. Employees

- TLC Acres currently has no employees outside of the Seban family. Any labor for TLC Acres is contracted labor through MSTLC, LLC

C. Services And Products Provided

i. Products Grown Or Extracted From On Site

i. Trees, Shrubs, Plant Material
ii. Extracted - Topsoil, Pete Moss, Sod

ii. Products Not Grown Or Extracted From On Site

iii. Spruce Trees purchased from the “Morse Nursery” (1600 trees over next 4 years)
iv. Plant material including trees, plants, perennials purchased wholesale for retail sale from Johnsons Nursery, Minors, etc.
v. Mulch- Hardwood, Brown Enviro, Red Enviro, Pine, Hemlock, Wood Chips, etc.
vi. Topsoil- Screened, Field Run, and Engineered
vii. Stone- Clear, T.B., Decorative, etc.
viii. Firewood

D. Assets / Types Of Vehicles And Equipment Of TLC Acres, LLC

- New Holland 100hp tractor **– onsite**
- John Deere 544-wheel loader **– both**
- John Deere 333G Track skid steer w/ Tree Spade **– both**
- 2001 International 20’ Box Truck **– onsite**
- 2001 Ford F-250 **– both**
- New Holland 46hp Tractor **– both**
- Various Hand Tools **– onsite**
- Various small engine equipment **– both**
- Other numerous small equipment necessary to support a tree nursery **- Both**

E. Plant And Non-Plant Material Stored On Site

- Mulch- Bins hold max. capacity 400 yds. at any one time
- Stone- Bins hold max capacity 200 ton at any one time
- Topsoil- Pile currently holds 8000 yds.
- Various palletized fertilizers
- Various chemicals supporting farming operations
- Plant Material- 150 spruce trees
- Max 2 acres – healed in nursery stock (trees & shrubs)

F. Description Of Leased Acres And Purpose

- Parking Lot- Leased to MSTLC, LLC (see attached map)
- 16 Acres- Leased to Pfaff Sod (see attached map)

G. Expected Time Frame Remaining To Complete Tier 2 (see attached map)

- Depending on fill availability and weather, the soonest completion date is April 15th
- Tier 2 will be completed fully in 2019
    i. **Trucks**
        - trucks of soil imported range from 10-75 units per day with a normal day being 40 loads
        - Hours- filling hours and operations 7:30am-6:30pm Monday thru Friday, 8:00am-2:00pm Saturday, no activities on Sundays
        - Extraordinary circumstances hours may be extended to village operation ordinance

    ii. Equipment Used
        - Bulldozer
        - Wheel Loader
        - Track Skid steer
        - Quad Axle Dump Truck
        - Road Sweeper
        - Compactor

iii. Measures Taken To Migrate Noise, Dust, Traffic

- All vehicles owned by TLC Acres, LLC & MSTLC, LLC, have been equipped with “white noise” back up alarms. Any leased equipment may have regular back up alarms. We will make every effort to keep these back up alarms to a minimal use.
- Paperwork pointing out our rules is distributed to every new truck driver that enters our property. Included in these rules we cover both safety and respect to neighbors.
- Road is swept as needed
- On dry days, driveway is watered down to control airborne dust
- The Village of Germantown is looking into signage on Hwy. 175 regarding trucks entering and leaving, no engine braking, etc.

2b. Operational Information for **MSTLC, LLC**

A. Days And Hours Of Operation

- March 15 – December 1 (landscape maintenance, landscape construction, hardscape installation, and athletic fields)
    1. 6:00 a.m.-8:00 p.m. Shop Employees (indoor duties)
    2. 7:15 a.m.-3:00/8:00 p.m. Field Employees (laborers)
    3. It is important to note that all MSTLC LLC employees report to TLC Acres as the terminal of MSTLC LLC and no work is done on site. The only time employees will work on site is if they are contracted by TLC Acres
- November 01- April 1 (Snow Management Operations)
    1. 6:00 a.m.-8:00 p.m. Shop Employees (indoor duties)
    2. Field Employees (laborers) Times are not specific
    3. Typically equipment is stored at job sites or equipment is picked up a day prior to a snow event
    4. Only a small amount of equipment is dispatched from TLC Acres location
    5. During an overnight snow event, there will be a minimal amount of traffic through TLC Acres to reload materials
    6. It is a current policy to shut off all flashing lights when on or entering premises after dark
- Occasional use outside of these hours for specific circumstances.

B. Employees

- MSTLC LLC currently has (8) full time employees. When we are fully staffed with seasonal labor, we have as many as 23 employees.

C. Services And Products Provided

i. MSTLC, LLC

i. Total Lawn Care/ division of MSTLC, LLC - Landscape management including mowing, fertilizing, plant and bed maintenance, spring and fall cleanups for residential and commercial locations
ii. TLC Hardscapes/ division of MSTLC, LLC – design and installation of outdoor living areas, including retaining walls, patios, water features, outdoor kitchens, outcropping and more.
iii. TLC Athletic Fields/ division of MSTLC, LLC – Manage, maintain & renovate athletic complexes
iv. Snow Management Solutions/ division of MSTLC, LLC – Provides snow management services for commercial property, schools, church's, retail and residential sites

D. Assets / Types Of Vehicles And Equipment Of MSTLC, LLC

7. 10 Trucks which include pickup trucks, dump trucks & flat beds that are used to support both companies
8. 2 Skid steers used to support both companies
9. 1 Mini Excavator used to support both companies
10. 2 40hp tractors used to support both companies
11. 2 Wheel loaders used to support both companies
12. Trailers- 6 enclosed / 4 open used to support both companies
13. Various lawn mowers
14. Various small engine equipment
15. Various hand tools
16. Other equipment “common” to support use in both companies

E. Plant And Non-Plant Material Stored On Site – (and other miscellaneous items that would support a landscape construction & maintenance company)

- Palletized Fertilizer
- Rolls of erosion control mat
- Outcropping block
- Grass seed
- Pallets of pavers and block
- Inventory will vary from time to time, not for resale at TLC Acres

F. Description Of Leased Acres And Purpose

- MSTLC LLC has a lease agreement with TLC Acres to lease an area of parking lot (highlighted on site plan map)
- The purpose and use of this area is to provide a terminal or hub for MSTLC LLC
- Parked on this site includes but is not limited to trucks, trailers and other miscellaneous equipment owned by MSTLC LLC
- It will also provide a place for Total Lawn Care employees to park their vehicles while at work for the day.

Description Of Site Plan For TLC Acres (see attached maps)

W210 N10738 Appleton Ave.

I. Existing Pole Building
   A. Storage and shop area for TLC Acres
   B. "Man Cave" for use by Seban family and friends
   C. The well location noted on the site map. It provides the water to all of the irrigation lines for the nursery.

II. Proposed Landscape Patio
   A. Brick paver patio and fire pit area for use by Seban family and friends
   B. Landscaping will include: trees, shrubs, and perennials to beautify the front of the property.

III. Proposed Landscape Berm
   A. This berm will include spruce trees as well as other perennials and shrubs to create a soft barrier for the neighbor to the north.

IV. Proposed Sign Location
   A. This is the approximate location identified at this time where a future sign will be built. There are currently no specific plans for a sign. The sign will be subject to a sign permit from the Village of Germantown.

V. Nursery Staging Area
   A. This area is to store and display plant material that is ready for sale.
   B. This will be an irrigated area.

VI. Parking And Loading Area For TLC Acres
   A. This area will be used for visitor parking, loading area, and other TLC Acres activities. This lot is not designated for any activities of MSTLC, LLC.

VII. Mulch And Stone Bins
   A. These bins are designated to hold and keep separate specific materials. These materials include: various varieties of mulch and stone, firewood, etc.

VIII. Cold Storage Building
   A. This building is used for storage of many items. Here are some examples of what is stored in this building.
      1. Tractors
      2. Irrigation equipment
      3. Palletized fertilizer
      4. Straw matting
      5. 3 point implements such as plows, mowers, and tillers
      6. Various tools including power and hand tools

IX. Dry Materials Building
   A. In summer screened topsoil and peat moss is stored inside to keep dry.
   B. In winter bulk salt is stored inside.

X. Topsoil
   A. This is a topsoil pile that we use to support farming operations as well as have available for sale.

B. This area is subject to an erosion control permit through the Village of Germantown. We currently hold this permit in good standing.

XI. Overland Runoff Swale

A. This swale has been engineered to control the overflow from the ditch along Hwy. 175 as well as is designed to handle the runoff off the existing parking area and nursery staging area.

B. This swale is made of "no mow" fescue grass. This is done specifically for erosion control.

XII. Lot Leased To MSTLC, LLC

A. TLC Acres has an agreement to lease this area of the property to MSTLC, LLC for the purpose of being a terminal or hub for MSTLC, LLC.

B. This is an area where autos and equipment owned by MSTLC, LLC are staged.

C. This is an area for employees of MSTLC, LLC to park their personal autos while working.

D. This area will be used as outside storage for MSTLC, LLC.

XIII. Tier 1

A. This area is approximately 1.75 acres

B. A portion of this tier was planted in the Fall of 2018

C. The remainder of this tier will be planted in the spring of 2019

D. When complete this tier will contain spruce trees, arborvitae, deciduous trees, and other plant material consistent with a nursery.

E. This tier will be irrigated.

XIV. Tier 2

A. This area is currently under construction. The silt fence as well as topsoil stockpiles are identified as they are on the erosion control plan submitted to the Village of Germantown.

B. When complete it will be approximately 4.85 acres in size.

C. When complete this tier will contain spruce trees, arborvitae, deciduous trees, and other plant material consistent with a nursery.

D. This tier will be irrigated.

XV. Tillable Acreage

A. This area is the tillable acreage available to TLC Acres for planting cash crops.

XVI. Unnamed Waterway

A. This is a creek that runs through the property.

B. There is currently a vegetation buffer that is greater than 10' wide on both sides of the creek. This area is left natural to control the erosion of soil that can potentially run into this creek.

XVII. Existing Planted Nursery Stock

A. This is nursery stock that was existing when we purchased the property in 2017.

XVIII. Acreage Leased To Pfaff Sod

A. This acreage is leased to Pfaff Sod to raise and sell sod. Pfaff has been leasing this land for 15+ years.

Documents Pertaining to Conditional Use Permit Application

TLC Acres LLC
Matthew and Amy Seban
W210 N10738 Appleton Avenue
Germantown, WI 53022
(414) 403-8956

Description Of Proposed Operation

W210 N10738 Appleton Ave.

TLC Acres LLC is a family owned and operated tree nursery which is located at W210N10738 Appleton Avenue in the Village of Germantown (the “Property”). Matt and Amy Seban purchased the Property in June of 2017. In their first year of ownership they have dedicated many hours of man power and made a significant monetary investment towards cleaning up the property from the eyesore that it was when they took ownership. They look forward to continuing to invest in and build out this tree nursery into a more modern operation. They look forward to being a great neighbor and resident of Germantown for many years to come.

The Sebans secured a loan to purchase the Property through the Farm Service Of America (FSA) which is a branch of the Federal Government. This loan requires the Sebans to "farm" the Property for the 25-year term of the loan. They have site visits and are audited annually by a member of the FSA as a condition of their loan.

TLC Acres operates during normal farming hours that can vary depending on the time of the year. They have been and will continue to be respectful to neighbors of the property with respect to the hours that they work.

The Sebans worked with the Germantown Building inspector to renovate the existing pole building that was on site. They did not change the footprint of this structure. This building acts as a storage shed as well as a place to work on and house equipment to support their farming operation. This building does not have running water or septic.

The Sebans purchased this property as an existing tree nursery which they understand had been operated for 25 years and are not looking to change the fundamental use of the Property. The primary use will be as a nursery to raise growing stock, a permitted use under the A-1 Zoning. (Section 17.12(1)(g), (i)) Outlined below is some additional information regarding the proposed use of the Property:

Growing Trees & Shrubs - Beyond the trees that are currently growing on the property the Sebans first crop was planted in the Fall of 2018. The first crop is scheduled to be planted on the plateau built (Tier 1) out by Appleton Ave. Building these plateaus – which includes the use of fill brought to the property and graded by the Sebans -- is a big part of the long-term plan for plant material on this land.

As part of a "new generation" of tree farmers, the Sebans are always looking for ways to become more progressive and environmentally friendly. Building and farming on plateaus allows them to control the moisture that is provided for the plants during the various seasons as well as the different points in the plant's gestational maturation.

The first plateau is ready for planting. The topsoil has been redistributed and the land is ready for planting. They have installed telephone poles in a grid that will act as the means of irrigation. Large water cannons will be placed on each pole which will allow them to control the amount of moisture that plants receive. By monitoring the soil’s moisture level they can be more responsible with their water usage by giving water to the plant when it is necessary and withholding water from the plant when it does not need water.

The Sebans are currently in the process of creating the second plateau (Tier 2). There is an existing erosion control permit that is in place which has been approved by the Village of Germantown for use during the construction of the plateau. Once the plateau is complete the land will be viewed as A1 and no erosion control plan will be necessary for future farming operations. The process of building a plateau involves stripping the topsoil from the existing land and stacking available topsoil to redistribute on to the top of the plateau once it is built. They are currently bringing in clean fill when it is available to them for use in the creation of this second plateau. Each load that is brought to the farm is tracked and the source is disclosed to the Sebans. All of this information is maintained as part of the Sebans’ records. Once the plateau is complete they will GPS grade it for proper drainage and then cover it with the very same topsoil that was stripped off the land in preparation for this plateau. They will then irrigate the plateau and it will be ready for planting in 2019.

Selling Nursery Stock & Related Materials - The Sebans understand that for many years the Property has been

used an outlet for local landscapers, other growers, as well as the public to purchase nursery stock as well as related materials. Sale of nursery stock which is not raised on site is a conditional use under the Village's code, and we would therefore read that sale of nursery stock that is raised on site is a permitted use. (Section 17.12(1)(m) and (2)(l)) When in season, the Sebans are selling trees, shrubs, topsoil, stone, and mulch.

This is not a brick and mortar location with indoor retail space. The renovated pole shed is intended for storage and maintenance of farm equipment as well as a "dream farm man cave" for the Sebans use. It is posted on each door that the public is not allowed inside the building.

Lease Of Land To Pfaff Sod – The Sebans currently lease 16 acres of the land to Pfaff Sod for a sod growing operation. This is a permitted use in the A-1 district. (Section 17.12(1)(j)).

Rental Of Parking Space To M.S.T.L.C., LLC ("Total Lawn Care") - There is a current rental agreement between TLC Acres, LLC and Total Lawn Care for use of parking space for the storage of equipment, trucks, and employee vehicles and the corresponding use of the Total Lawn Care equipment by TLC Acres, LLC. As a matter of background, Total Lawn Care is a local landscape company that services Germantown and the surrounding areas. Matt and Amy Seban are the only members of Total Lawn Care, so there is common ownership with TLC Acres LLC. Total Lawn Care currently services and maintains great relationships with the Germantown School District, where they manage the fertilizer and weed control for all of their schools, the Germantown Hwy./ Parks/ Park & Rec Departments where they manage the fertilizer, weed control, and athletic field maintenance for the Germantown parks, and the Germantown Little League where they manage they manage all of the turf at their various locations. Total Lawn Care has been a great long-term partner with these local organizations because they are local, follow through on their promises, and do quality work. Total Lawn Care also services local businesses and residents, helping them with their landscaping needs from maintenance to construction.

The current area used by Total Lawn Care for parking space is not the final area that they will be using in the future. The Sebans are continuing to build out this property as time and funds allow. The final area that will be designated for Total Lawn Care will be tucked back behind the building (see site plan).

EXISTING PLANTED NURSERY STOCK

TLC ACRES TILLABLE ACREAGE

ACREAGE LEASED TO PFAFF SOD

10" WIDE VEGITATATION BUFFER

UNNAMED WATERWAY

LOT LEASED TO MSTLC LLC

DRIVEWAY

PROPOSED LANDSCAPE BURM

EXISTING BUILDING

PROPOSED LANDSCAPE PATIO

WELL

DRY MATERIALS BUILDING

COLD STORAGE BUILDING

MULCH AND STONE BINS

PARKING

LOADING AREA FOR TLC ACRES

IRRIGATED NURSERY STAGING AREA

PROPOSED SIGN LOCATION

OVERLAND RUNOFF SWALE

WATER INLET

SILT FENCE

TIER 2

TIER 1

TLC ACRES TILLABLE ACREAGE

UNNAMED WATERWAY

TLC ACRES TILLABLE ACREAGE

W210N10628 Appleton Ave

ogle Earth

1000 ft

TLC Acres View 1

PROPOSED LANDSCAPE BURM

EXISTING BUILDING

PROPOSED LANDSCAPE PATIO

LOT LEASED TO MSTLC LLC

PROPOSED SIGN LOCATION

WELL

IRRIGATED NURSERY STAGING AREA

PARKING

LOADING AREA FOR TLC ACRES

MULCH AND STONE BINS

COLD STORAGE BUILDING

DRY MATERIALS BUILDING

TOPSOIL

WATER INLET

OVERLAND RUNOFF SWALE

TIER 1

TIER 2

REZONING, CERTIFIED SURVEY MAP (CSM), CONDITIONAL USE PERMIT & SITE PLAN APPLICATIONS

4/8/19 Plan Commission Meeting

Keller Inc. / ELLARETEE LLC / Dielectric Corporation

Village Planner Report ***Germantown, Wisconsin***

Summary

Brad Egan, Keller Inc., agent for ELLARETEE LLC, property owner, is requesting approval of a Rezoning, 2-lot Certified Survey Map (CSM), Conditional Use Permit (CUP) and Site Development and Building Plans for the development of a 28.1-acre parcel located at the Holy Hill Road @ Goldendale Road intersection east of US41, including a new 100,000 sqft facility for the Dielectric Corporation.

Location: Holy Hill Road @ Goldendale Road (¼-mile east of US41)

Agent/
Property Owners:

Brad Egan	Michael Esser Jr
Keller Inc.	ELLARETEE LLC
W204 N11509 Goldendale	W141 N9250 Fountain Blvd
Germantown, WI	Menomonee Falls, WI

Current Zoning: A-1: Agricultural
Proposed Zoning: M-1: Limited Industrial

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

Background/Proposal

In 2018, the Village Board approved amendments to the Village's 2020 Land Use Plan (LUP) Map and creation of Tax Incremental Financing District No. 8 (TID#8). The primary purpose for TID#8 was to re-construct Holy Hill Road from US41 to Goldendale Road and extending sanitary sewer and water utilities along Goldendale Road and Holy Hill Road to serve development within the Gateway Corporate Park and other adjacent land within the Holy Hill Road corridor. At this time, development within the Gateway Corporate Park and the extension of sanitary sewer and water utilities is nearly complete.

At this time, Brad Egan, Keller Inc., agent for ELLARETEE LLC, property owner, and the Dielectric Corporation, is requesting approval of the following to accommodate development of a 13.1-acre parcel within the overall 28.1 acres of land located in the northwest quadrant of the Holy Hill Road @ Goldendale Road intersection:

1. Rezoning application to change the zoning for the 28.1-acre parcel from A-1: Agricultural to M-1: Limited Industrial;
2. Certified Survey Map (CSM) to divide the 28.1-acre parcel into (2) parcels and dedicate right-of-way for a new public street;
3. Conditional Use Permit (CUP) to allow an accessory structure (dust collection system) exceed a height of 45 feet (48'10" is proposed);
4. Site development and building plans for development of proposed Lot 1 (13.1 acres), including a 100,000 sqft manufacturing facility, public street, storm water management, water & sanitary sewer utilities

Rezoning Application

The following Zoning Code map amendment (i.e. rezoning) is proposed:

- Change 28.1 acres from A-1: Agricultural to M-1: Limited Industrial

As indicated in the rezoning application, the Applicant is requesting this change to facilitate the development of this parcel with industrial uses and the immediate construction of a 100,000 sqft manufacturing facility on 13.1 acres, and, additional future industrial development on the remaining 14.2 acres.

Certified Survey Map (CSM)

The proposed 2-lot CSM divides the 28.1 acres of land into the following to facilitate future development:

- Lot 1: a 13.1 acre parcel to be developed with the 100,000 sqft industrial building for Dielectric Manufacturing;
- Lot 2: a 14.2 acre "placeholder" parcel available for future development; and
- Right-of-way to be dedicated to the Village for a new public street/cul-de-sac

Conditional Use Permit (CUP)

The Dielectric Corporation, future tenant of the proposed 100,000 sqft manufacturing facility, requires the use of an industrial dust collection system proposed to be installed outside the building on the west elevation (the system is an existing system Dielectric would relocate from their existing facility in Menomonee Falls).

The external components of the dust collection system are 10' diameter and 48'10" in height (see building elevation plans for details). The maximum height for buildings and accessory structures in the M-1 District is 45 feet. However, accessory structures greater than 45' in height can be allowed with a conditional use permit (CUP). The Applicant is requesting a CUP that would enable Dielectric to install a dust collection system on the west elevation at a height up to 48'10". External components of the dust collection system will be painted to match the exterior of the building.

Site Development & Building Plans

Detailed site development and building plans have been prepared for the proposed 100,000 sqft Dielectric manufacturing building to be developed on the 13.1-acre proposed Lot 1. As detailed in the plans, the site and building will have the following characteristics:

Site Improvements

- Construct a new public street from Holy Hill Road north into the site;
- Extend & install water & sanitary sewer facilities along Holy Hill Road and the new cul-de-sac (urban curb & gutter cross-section) to the proposed 100,000 sqft facility (sewer to extend to the north property line);
- Construct three (3) access driveways and parking with a total of 148 parking stalls;
- Construct /install one (1) storm water management wet detention basin w/ associated swales and on-site storm sewer;
- Install perimeter and internal landscaping & street trees along Holy Hill Road and the cul-de-sac

Building Improvements

- 100,000 sqft single-story w/ 3,000 sqft mezzanine (w/ 47,600 sqft future expansion)
    - 12,600 sqft office
    - 67,250 sqft production/shop
    - 20,150 sqft warehouse/shipping/receiving
- Painted pre-cast concrete wall panels w/ smooth finish (29' parapet and 32' max wall height)
- aluminum storefront windows
- Six (6) elevated shipping & receiving loading docks & (2) overhead door docks (north elevation)
- Roof-mounted mechanicals

Operation Information

As discussed in the Plan of Operations" summary, Dielectric is a contract manufacturing company that produces plastic and non-ferrous metal parts using CNC routers, lathes and milling machinery. Dielectric is currently located in Menomonee Falls and is planning to relocate to a new and larger facility in Germantown.

The Dielectric operation has 100 employees that will work in two shifts: 6:00am to 2:00pm (80 employees) and 1:30pm to 9:30pm (20 employees). Operations are expected to generate an average of 4-10 truck trips per day (shipping and receiving).

Storm Water Management. A total of 201,470 sqft of impervious surfaces are proposed as part of the Dielectric development or 35.4% of the total 13.1-acre site leaving 64.6% in open/green space. On-site storm water facilities include a wet detention basin along Holy Hill Road with all on-site storm sewer, roof drains, ditches and swales are provided with connections to this basin.

Landscaping & Buffering. Landscaping is proposed along the east and south sides of the building and within the parking area. Plantings include a variety of deciduous street and shade trees, ornamental trees, evergreen trees, deciduous and evergreen shrubs, perennial plantings and ornamental grasses. Street trees are also proposed along Holy Hill Road and the new cul-de-sac (see Sheet L100).

Lighting. Exterior lighting of the site and building includes:

- (14) 30W LED cut-off wall pack-style building-mounted fixtures at a height of 14' on all elevations;
- (12) 120 W LED cut-off style pole-mounted fixtures mounted on a 25' pole and 2.5' base (27.5' total height) in the parking area and along the new cul-de-sac;
- Under canopy and ground-mounted directional spot lighting for flags in the parking area at the primary employee/visitor entrance.

Signage. A monument sign "placeholder" is shown in the east side of the site near the main driveway on the cul-de-sac. A wall-mounted sign "placeholder" is shown on the south elevation. Details for both the monument and wall signs will be provided as part of a separate and future sign permit application.

Staff Comments

Community Development: Planning & Zoning

As shown on the CSM, the Applicant is proposing to name the street "Ellaretee Circle". Staff recommends that the Plan Commission approve a street name that is consistent with the "gateway theme" wayfinding and addressing for development within the Holy Hill Road/USH41 corridor. "Gateway Pass", "Gateway Commons", "Gateway Knoll" are suitable examples, but staff is open to other compatible names. The thought behind the original street-naming nomenclature for the new interchange development area is to have "Gateway" in all of the street names for future public streets intersecting Holy Hill Road to match the overall "Germantown Gateway" concept (ex: the new water tower is intended to include the "gateway" phrase in the label). Ideally, when discussing or refering to a business in the "Germantown Gateway" or one that has an address with "Gateway" in the street name, people will know where in the Village that business is located. Moreover, this area of the Village is actually (and unfortunately) located within the Richfield 53076 postal/zip code area. Consequently, any/all property addresses will end with "Richfield 53076" and NOT the prefered "Germantown 53022". While seemingly petty or unimportant, property addresses for businesses (and residents alike) that include the name of the community within which those businesses are actually located are quite important in terms of wayfinding, advertising and marketing. If we are unable to have "Germantown 53022" in the addresses for the businesses in our own Gateway Corporate Park and overall Germantown Gateway interchange, we can at least stick to a street naming scheme for the area is both consistent and promotional with respect to this significant and important development area in the Village.

Additional landscaping is necessary along the south elevation of the building. Because the storm water basin is located between the Holy Hill right-of-way and the building with little space around the perimeter of the basin for landscaping, and, given the base floor elevation of the building (932') is higher than the top of the rim of the basin (928') and the road (923'), the few street trees and foundation plantings along the base of the south elevation will have little effect on accenting and buffering the view of the building. Additional plantings should be installed along the south building elevation… at least to match the rendering with vertical, quick-growing evergreens and a few deciduous trees.

The dust collection system proposed to be located outside on the west elevation will extend approximately 17' above the height of the building. The Applicant indicates that the collection system will be painted to match the primary color of the building and will not be visible from Holy Hill Road or adjacent properties (see renderings). The dust collection system at the existing Dielectric facility has a collection bin and trailer located near the base. It is not known if the same or similar items are needed; presumably so since this is the same collection system that will be relocated to the new facility (although the site plan does not indicate that this will be the case). Nonetheless, additional landscaping or screening around the base of the collection system should be provided.

Staff is also concerned with the fact that the collection system may create unnecessary and continuous noise that exceeds the Village's maximum sound level performance standards for the M-1 Zoning District of 75db(A) during the daytime and 70db(A) during the nighttime (measured at the property line). The Applicant indicates in the supplemental information (see enclosed letter dated April 3, 2019) that the collection system sound level is expected to be 80db measured at the system location and 68db at the property line. It is not known if the dust collection system will run during both shifts from 6:00am to 9:30pm Monday to Friday. Regardless, Dielectric needs to be aware that they may be required to modify the dust collection system in some manner to mitigate potential noise issues and code violations.

The building will have roof-mounted HVAC mechanicals; however, no roof plan showing the actual location and possible sight lines has been provided. No screening is proposed either. The Applicant is required to submit a roof plan showing the location of any/all RTU's and proposed screening if the RTU's are visible from the public view.

Minimal details regarding the size, location and materials for the dumpster enclosure has been provided. Dumpster enclosures should be designed to meet the Village's dumpster enclosure guidelines.

The building architecture and exterior color scheme is somewhat bland. Additional reveals and/or articulation should be included in the design. The 2-color gray scheme should be enhanced to ensure the colors or tone are not too evenly matched and indistinguishable.

Public Works/ Village Engineer/Village Surveyor
The Village Engineer and Public Works Department staff have identified several technical issues and plan revisions that need to be resolved or otherwise addressed by the Developer prior to commencing construction activities and issuance of a building permit. Consequently, Staff is recommending conditional approval of the site

development and building plans subject to all of the outstanding items and issues identified in the following review memos being resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to commencing any site construction and prior to issuance of a building permit for Dielectric facility:

- March 18, 2019 memo from Village Surveyor, Bob Beilfuss
- March 29, 2019 memo from Village Engineer, Eric Nitschke

Fire & Police Departments

The Fire Department is recommending approval of the Dielectric site plans subject to the following requirements:

1. Approved water supply with fire hydrants is required with intervals at approximately 400' apart. At this time, the existing water supply to the new hydrants at the Goldendale Road@ Holy Hill Road intersection is incomplete and untested. Per NFPA 1 Chapter 18.
2. A paved sidewalk around the entire building is required for GFD access connecting to a hard surface on the east side. Fire standpipes are required/will be installed in the factory and warehouse areas at all exit doors.
3. A Knox Box shall be installed at a location to be determined by GFD.
4. Fire sprinkler and alarms are required by IBC based on occupancy class.

All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access.

Community Development: Inspection Services

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

VILLAGE PLANNER RECOMMENDATION:

Rezoning Application

APPROVE rezoning approximately 28.1 acres from A-1: Agricultural to M-1: Limited Industrial as proposed.

VILLAGE PLANNER RECOMMENDATION:

Certified Survey Map (CSM)

APPROVE the 2-lot Certified Survey Map (CSM) for the 28.1-acre property subject to the following conditions:

1. The CSM shall be revised to reflect the Village Surveyor comments contained in the March 18, 2019 review memo prior to recording the CSM.

VILLAGE PLANNER RECOMMENDATION

Conditional Use Permit (CUP)

APPROVE a Conditional Use Permit for Dielectric Corporation to allow an accessory dust collection system to be installed at a height greater than 45 feet subject to the following conditions:

1. The exterior components of the dust collection system shall be painted to match the primary color of the building.
2. Visual screening of the base of the collection system, including any bins, trailers or other related equipment, shall be installed along the south and west sides shall be installed to a minimum height of twelve (12) feet. Said screen can be comprised of a screen wall, opaque fencing, and/or landscaping.
3. Dust collection systems can generate significant mechanical and exhaust noise when operating. The elevated collection system that is proposed may generate unnecessary and continuous noise over the typical weekday work hours from 6:00am to 9:30pm (two shifts) that exceeds the Village's maximum sound level performance standards for the M-1 Zoning District of 75db(A) during the daytime and 70db(A) during the nighttime after 10:00pm (measurements taken at the property line). The Applicant indicates that the dust collection system sound level is expected to be 80db measured at the system location and 68db at the property line. Dielectric shall monitor the noise level generated by the dust collection system to ensure compliance with the Village's performance standards. In the event that the noise level exceeds the performance standards or becomes a nuisance as defined and determined under the Germantown Municipal Code, Dielectric shall make modifications to the dust collection system to reduce the sound level to comply with the performance standards and eliminate the nuisance, including but not limited to, reducing the height, installing silencers, sound enclosures, etc.
4. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.

VILLAGE PLANNER RECOMMENDATION:

Site Development & Building Plans

APPROVE the site development and building plans for the 13.1-acre ELLARETEE LLC property and 100,000 sqft Dielectric manufacturing facility located on Holy Hill Road @ Goldendale Road subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following architectural and engineering plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
   a. *Architectural plans for "ELLARETEE LLC" dated January 17, 2019;*
   b. *Civil Engineering plans "Site Improvement Plans for ELLARETEE LLC" dated April 4, 2019;*
   c. *Landscaping plans dated April 3, 2019 (revised);*
   d. *Lighting plans dated April 3, 2019*
2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
4. All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to commencing construction or issuance of a building permit for the Dielectric facility (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS):
   a. *March 29, 2019 memo from Village Engineer, Eric Nitschke*
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. Additional landscaping is required along the south elevation of the building. Additional plantings shall be installed along the south building elevation and comprised of vertical, quick-growing evergreen, deciduous and/or ornamental trees.
7. The Applicant is required to submit a roof plan showing the location of any/all RTU's and the proposed screening to be used to shield the view of the RTU's. Said plan shall be submitted to the Plan Commission for review and approval prior to issuance of an occupancy permit.

VILLAGE PLANNER RECOMMENDATION *(cont)*:

Site Development & Building Plans

8. The following items shall be provided as required by the Village Fire Department:
   a. *Approved and operational water supply is required prior to occupancy with fire hydrants located at intervals at approximately 400' apart;*
   b. *A paved sidewalk around the entire building is required for GFD access connecting to a hard surface on the east side.*
   c. *Fire standpipes are required to be installed at all exit doors in the manufacturing and warehouse areas of the building.*
   d. *A Knox Box shall be installed at a location to be determined by GFD.*
   e. *Fire sprinkler and alarms are required by IBC based on occupancy class.*

9. Minimal details regarding the size, location and materials for the dumpster enclosure has been provided. Dumpster enclosures shall be designed to meet the Village's dumpster enclosure guidelines. A revised or supplemental site plan showing details for the dumpster enclosure shall be submitted to the Village Planner for review and approval prior to issuance of a building permit.

Engineering Department Memorandum

To : Larry Ratayczak, Public Works Director

From : Eric Nitschke, Village Engineer

Date : March 29, 2018

Re : Development Review for Ellaretee

Larry,

Included you will find draft review comments pertaining to the Ellaretee Development on Holy Hill Road. The comments are in addition to staff's review comments.

1. Sanitary comments
    a. Need sanitary details to be shown on the plans.

2. Water comments
    a. Please see the comments on the attached PDF.

3. Engineering comments
    a. It does not appear that any of the plans are to scale. Please provide scaled plans for review.
    b. The storm water detention pond's outlet structure discharges almost directly over the electric, gas, and telephone utilities. The outlet should be relocated to discharge a minimum of 20 feet from utilities.
    c. Ray Esser Way design requirements include:
        i. a designated left turn lane onto Holy Hill Road
        ii. the appropriate turning radius for truck traffic turning west onto Holy Hill Road
        iii. 30-inch vertical face curb
        iv. 10-inches of 1-1/4" inch dense graded crushed aggregate for the base
        v. 3-inches of 3MT 58-28H asphaltic cement for the binder
        vi. Two (2) lifts of 2-inches of 4MT 58-28H for the surface
        vii. Storm sewer inlets at station 10+50 to prevent runoff from entering Holy Hill Road.
        viii. Catch basins are not required to have sumps.
    d. 6-inches of topsoil is to be used for all areas around the pond that are not below the permanent pool elevation.

e. Propex Landloc 300 is to be specified 20-feet from toe of pond emergency spillway's backslope.
f. Show designs for rip-rap at discharge points. The proposed designs will have erosion problems due to width and length rip-rap pad.
g. The landscape plan calls for some trees to be planted on or immediately adjacent to storm sewer. Please adjust accordingly.
h. Overland flow paths for the 100-year event are to be shown on the plans.
i. Ditch sizing calcs are to be provided for the overland flow route on the west side of the building.
j. What storm event are the storm sewers and storm sewer inlets sized for?
k. CB 1.0 and CB 8.0 have a high probability of being surcharged in larger storm events. What is the hydraulic grade line elevation for the 10, 25, and 100-year events?
l. How does the building's roof drain? The architectural drawings do not show scuppers. Is the building internally or externally drained?
m. Please address concerns regarding snow storage locations, as they may impact drainage, landscaping, and parking. Snow storage locations are to be called out on the plans.
n. The parking lot configuration has problems with internal movements. It is highly recommended that the lot be reconfigured to allow for an exclusive drive aisle, rather than having four drive aisles converge just off the cul-de-sac.
o. The proposed parking lot will be very difficult to accurately construct with mostly spot elevations at curbs and inlets. The inverted crown will also create maintenance issues in the future. It is highly recommended that the lot be redesigned to improve drainage, as well as improve the ability for it to be accurately constructed.
p. The parking stalls on the far north and south end of the lot will be in the way of truck turning movements. It appears three stalls on each end of the lot, for a total of six stalls, should be removed to accommodate truck traffic.
q. Sidewalk that is back of curb is to be a minimum 6 feet in width. Currently it is shown as having 5-foot widths on the plans.
r. Pavement design for the parking areas is to be provided for review.
s. A detailed erosion control/sequencing plan is required.
t. A stormwater maintenance agreement is required.
u. It is recommended that doors into the locker rooms, off the shop break room, be eliminated to improve privacy.

Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: March 18, 2019

Re: Ellaretee CSM

Jeff,

Here are my review comments for the CSM received 3-12-2019.

Certified Survey Map

Applicant or Owner: Ellaretee LLC
Land Surveyor/Firm: Peter Nielson, PLS, Lynch & Associates.

1. Remove 1' contours and any topographic mapping data from Sheet 1. Not required.

2. Minimum text size is a 12-point font. The use of anything smaller and the Washington County Register of Deeds will not record the document. Upgrade all the small text on the map sheets.

3. Public utility easements locations are based on the as-built or record drawing locations of the pipe after construction has been completed. Show the utility easements as "Proposed" locations on the CSM.

   Also, the easement metes and bounds descriptions shown on sheet 3 of 4 are not needed at this time. See Number 4 below.

4. A separate easement document and exhibit will be used after the utility has been installed. The Village can provide a template easement document in a Word format with the terms and conditions of the easement for your use. All easements are approved by the Engineering Department, the Village Attorney and both the Public Works and Highway Committee and Village Board. The Village will have the easement recorded after the Village Board has approved the easement. Recording fees will be invoiced to the Owner

5. USPLSS monuments are brass caps in concrete, not cast iron. Please revise all descriptions to monument types.

6. Lines L6 and L7 need to be a minimum of 100' in length. Village road design standards require 100' minimum tangent length between curves.

7. Graphically show and dimension building setback lines on both lots.

8. The east line of proposed Lot 2 (west line of Goldendale Road) is access restricted per CSM 5959. Indicate by (xxxxxxx) along that line and a note of the restriction.

9. A notary signature block is required for all signatures including the Owner's Certificate and Village approval certificates. Please add two (2) to the document.

10. All signatures need to have printed names and written signatures for the certificates otherwise the Register of Deeds will not record the document.

11. The name, address, telephone number of the professional land surveyor preparing the document is required and needs to be retired.

12. The use of proper names for street names is not allowed. "Ray Esser Way" needs to be replaced with something approved by the Village Planner and/or Planning Commission.

13. Please indicate the point of beginning.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

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 or Subdivision Plat, 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 or Final Subdivision Plat, 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

☐ **$1460** Paid _____ Date_____

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

KELLER, INC
BRAD EGAN
W204 N11509 GOLDENDALE
GERMANTOWN, WI 53022
Phone (414) 640-5885
Fax (262) 250 9740
E-Mail began@kellerbuilds.com

PROPERTY OWNER

ELLARETER, LLC
MICHAEL FESSER SR & JR
W141 N9250 FOUNTAIN BLVD
MENOMONEE FALLS, WI 53051
Phone (262) 255 2600

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

DIELECTRIC CORPORATION
W

3 PROPERTY ADDRESS | **TAX KEY NUMBER**

NW CORNER OF Hay Hill & GOLDENDALE | 92074

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

LIGHT MANUFACTURING FACILITY FOR CONTRACT

5 DESCRIPTION OF PROPOSED OPERATION

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

ACCESSORY STRUCTURES OVER 45' IN HEIGHT REQUIRE A CONDITIONAL USE PERMIT

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

DUST COLLECTION SILO FOR MANUFACTURING IS 60' IN HEIGHT

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary.

SEE ATTACHED PROPOSED CSM

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

ME 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.

ME 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.

ME 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

[signature] 3/8/19
Applicant Date

[signature] 3-8-19
Owner Date

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5959 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

GRAPHIC SCALE

0' 200' 400'

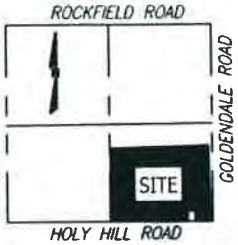
100' 300'

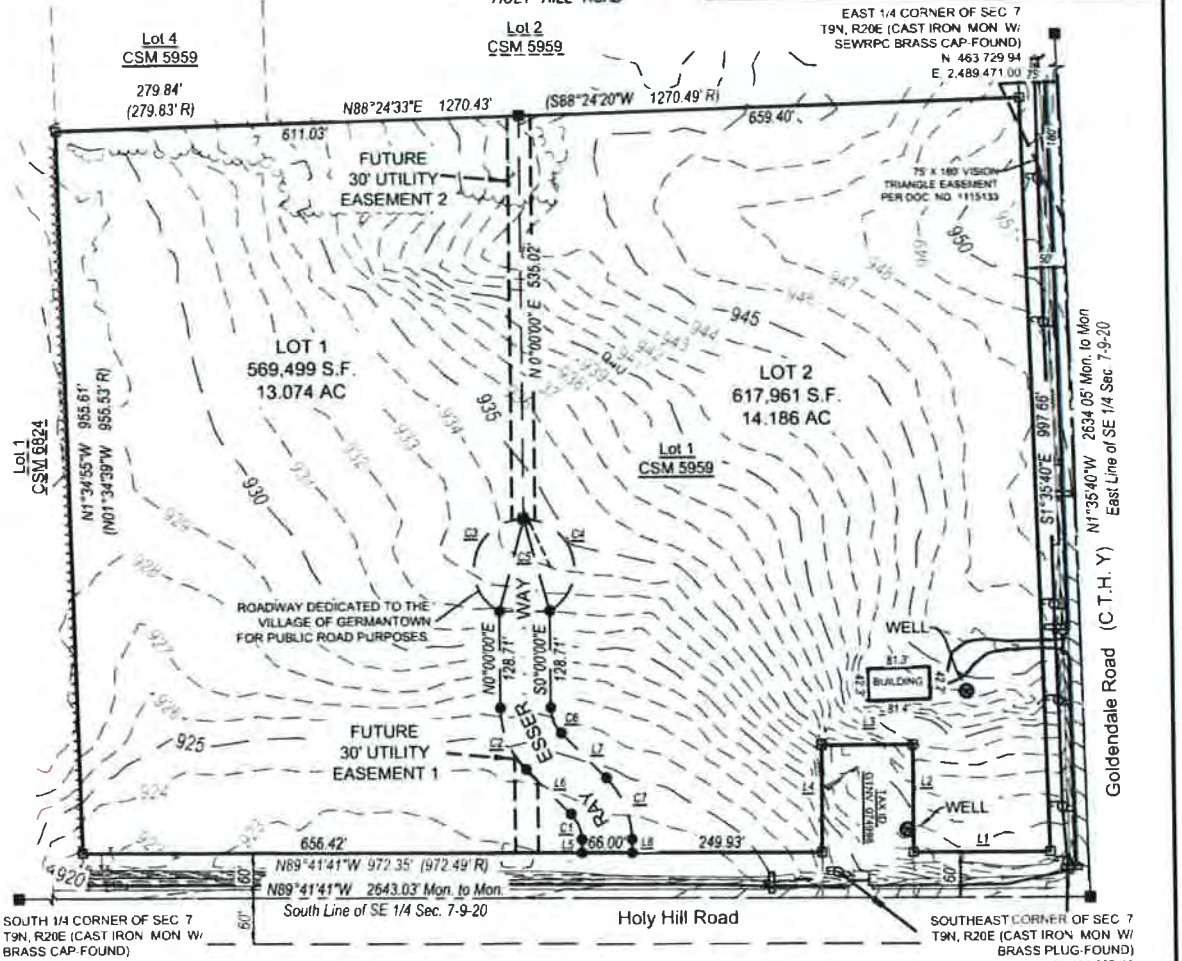
1 INCH = 200 FEET

BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD '27). THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7-9-20 IS ASSUMED TO BEAR N 1°35'40" W.

VICINITY MAP

SE 1/4 SEC. 7
T9N, R20E.





NOTES
1. SEE SHEET 3 FOR LINE AND CURVE TABLES
2. SEE SHEET 2 FOR UTILITY EASEMENT DETAILS

OWNER
GGWW, LLC
N119W1771 COVE LN
GERMANTOWN, WI 53022

LEGEND

- ■ CONCRETE MONUMENT WITH BRASS CAP – FOUND
- ⊠ LIGHT POLE
- SIGN
- —OHW— OVERHEAD WIRE
- □ 3/4" IRON ROD– FOUND
- ■ 5/8" IRON ROD 1.04 LBS./LF – SET
- ● 1" IRON ROD 2.67 LBS./LF. – SET
- (XXXX R) RECORDED AS DATA
- POWER POLE

WISCONSIN PETER J. NIELSON S-2527 MILWAUKEE, WI LAND SURVEYOR

7 MARCH 19

DATE 2/24/2019

INSTRUMENT DRAFTED BY PETER J. NIELSON, P.L.S. #2527

Village of Germantown
Willkommen

Fee must accompany application
- $2,900 with public improvements
- $1,960 no public improvements

Paid_____ Date_____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

KELLER, INC
BRAD EGAN
W204 N11509 GOLDEN DALE RD
GERMANTOWN, WI 53022
Phone (414) 640 5885
Fax (262) 250 9740
E-Mail began@kellerbuilds.com

PROPERTY OWNER

ELLARE TEE, LLC
MICHAEL ESSER SR & JR
W141 N9250 FOUNTAIN BLVD
MENOMONEE FALLS, WI 53051
Phone (262) 225 2600

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

NW CORNER OF HAYHILL & GOLDEN DALE | 92074

3 PURPOSE OF LAND SPLIT

TO CREATE LOT FOR NEW MANUFACTURING FACILITY

Will the land split require rezoning? YES
From A To M-1

4 READ AND INITIAL THE FOLLOWING:

BEE 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.

BEE 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.

BEE 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.

BEE 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!

BEE 3/8/19
Applicant Date

Michael Esser Jr. 3-8-19
Owner Date

Village of Germantown
...Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

KELLER, INC
BRAD EGAN
W204 N11509 GOLDENDALE
GERMANTOWN, WI 53022
Phone (414) 640 5885
Fax (262) 250 9740
E-Mail began@kellerbuilds.com

PROPERTY OWNER

ELLARETTE, LLC
MICHAEL ESSER SR & JR
W141 N9250 FOUNTAIN BLVD
MENOMONEE FALLS, WI 53051
Phone (262) 255 2600

2 PROPERTY ADDRESS OR GENERAL LOCATION

NW CORNER OF Hwy 41 & GOLDENDALE

TAX KEY NUMBER

9207 4

3 REZONING REQUEST

FROM	TO
A	M-1

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

SEE ATTACHED PROPOSED CSM

5

PURPOSE OF REZONING REQUEST

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

REZONE TO DEVELOP THE PROPERTY AS PER TID #8
100 NEW EMPLOYEES SPLIT 80/20 OVER 2 SHIFTS

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

BEK — Applicant — 3/8/19 — Date

Michael Cruz Jr. — Owner — 3-8-19 — Date

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5959 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

GRAPHIC SCALE

0' 200' 400'

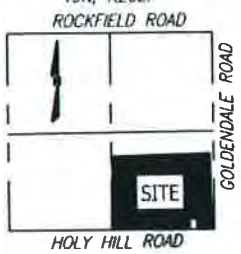
100' 300'

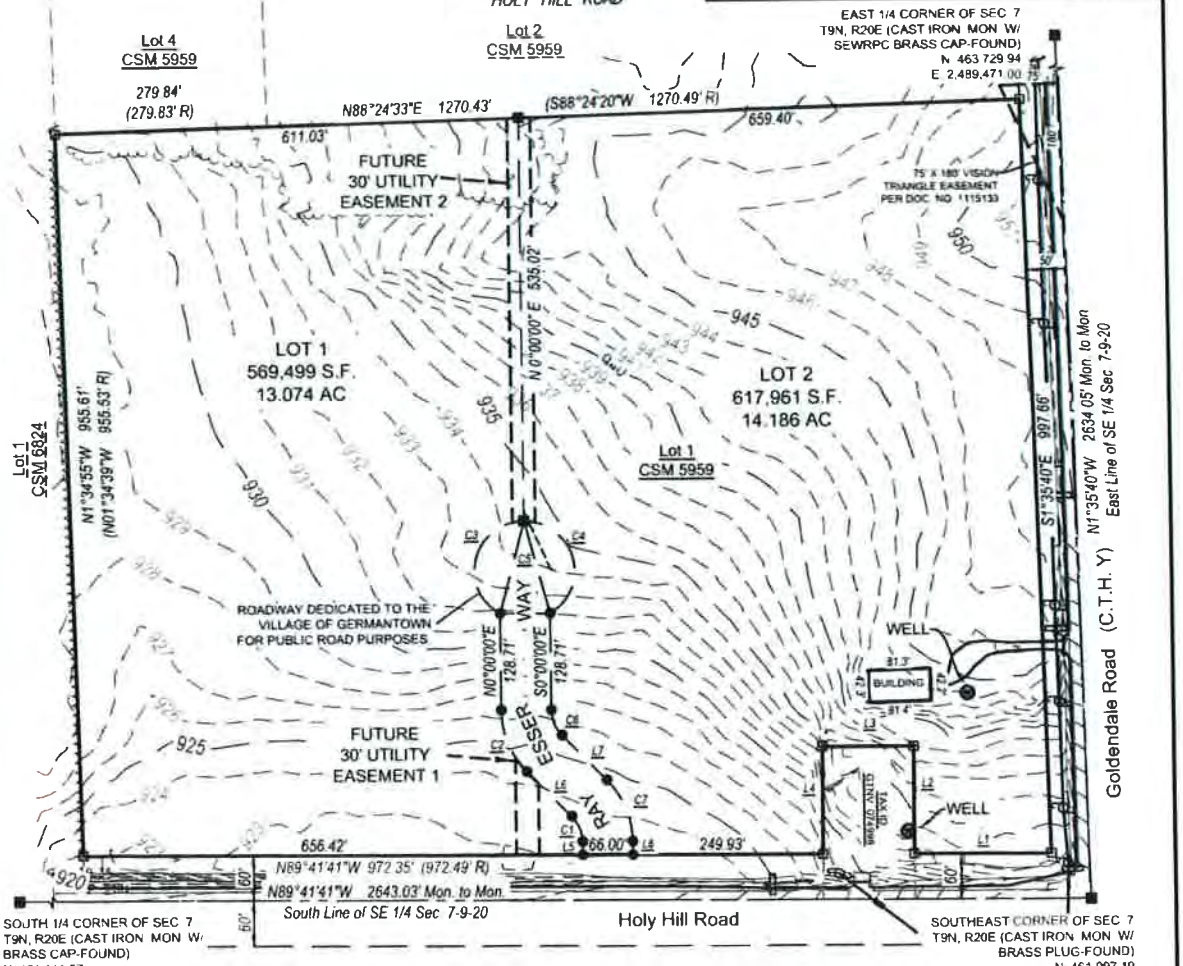
1 INCH = 200 FEET

BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD '27). THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7-9-20 IS ASSUMED TO BEAR N 1°35'40" W

VICINITY MAP

SE 1/4 SEC. 7 T9N, R20E.





NOTES

1 SEE SHEET 3 FOR LINE AND CURVE TABLES

2 SEE SHEET 2 FOR UTILITY EASEMENT DETAILS

OWNER:

GGWW, LLC

N119W1771 COVE LN

GERMANTOWN WI 53022

LEGEND

- ■ CONCRETE MONUMENT WITH BRASS CAP – FOUND
- LIGHT POLE
- SIGN
- —OHW— OVERHEAD WIRE
- □ 3/4" IRON ROD– FOUND
- ■ 5/8" IRON ROD 1.04 LBS./LF – SET
- ● 1" IRON ROD 2.67 LBS./LF. – SET
- (XXXX R) RECORDED AS DATA
- POWER POLE

WISCONSIN PETER J NIELSON S-2527 MILWAUKEE LAND SURVEYOR

7 MARCH 19

DATE 2/24/2019

INSTRUMENT DRAFTED BY PETER J. NIELSON, P.L.S. #2527

Village of Germantown ...Willkommen

Fee must accompany application

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

PAID _____ DATE _____

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
BRAD EGAN
W204 N11509 GOLDENDALE
GERMANTOWN, WI 53022

Phone (414) 640 5885
E-Mail began@kellerbuilds.com

PROPERTY OWNER

ELLARTEE, LLC
MICHAEL ESSER SR & JR
W141 N9250 FOUNTAIN BLVD
MENOMONEE FALLS, WI 53051

Phone (262) 225 2600
E-Mail michael.esser@dielectriccorp.com

2 **PROPERTY ADDRESS**

NWL CORNER OF HOLY HILL & GOLDENDALE RD
GERMANTOWN, WI

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

North	South	East	West
AGRICULTURAL	AGRICULTURAL	AGRICULTURAL	M-1

4 **READ AND INITIAL THE FOLLOWING:**

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

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

BGE 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!

B Egan — Applicant | 3/8/19 — Date

Michael Esser Jr. — Owner | 3-8-19 — Date

SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

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

GENERAL INFORMATION

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

EXISTING SITE INFORMATION

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

ARCHITECTURAL PLANS

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

PROPOSED SITE PLAN

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

LIGHTING PLAN

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

LANDSCAPING PLAN

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

MODEL SUBMITTAL INCLUDES THE FOLLOWING PLANS:

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

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

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

Village of Germantown ...Willkommen

Fee must accompany application
- $2,900 with public improvements
- $1,960 no public improvements

Paid_____ Date_____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

KELLER, INC
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GERMANTOWN, WI
Phone (414) 640 5885
Fax (262) 250 9740
E-Mail began@kellerbuilds.com

PROPERTY OWNER

GGW LLC
N119 W17711 COVE LN
GERMANTOWN, WI
Phone ( )

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

NW CORNER OF HOLY HILL & GOLDENDALE | 92074

3 PURPOSE OF LAND SPLIT

TO CREATE LOT FOR NEW MANUFACTURING FACILITY

Will the land split require rezoning? YES

From A To M-1

4 READ AND INITIAL THE FOLLOWING:

BCE 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.

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

BCE 3/8/19
Applicant Date

Owner 3/8/19
Date

Village of Germantown ...Willkommen

Fee must accompany application

- ☐ $700 Minor Addition
- ☐ $1,240 Construction <10,000 SF
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- ☑ $3,460 Commercial Construction >50,000
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- ☐ $125 Fire Department Plan Review

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SITE PLAN REVIEW APPLICATION

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BRAD EGAN
W204 N11509 GOLDENDALE
GERMANTOWN, WI 53022

Phone (414) 640-5885
E-Mail began@kellerbuilds.com

PROPERTY OWNER

GGWW, LLC

N119 W17711 COVE LN
GERMANTOWN, WI

Phone ( )
E-Mail

2 **PROPERTY ADDRESS**

NW CORNER OF HOLY HILL & GOLDENDALE ROAD
GERMANTOWN, WI

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

North	South	East	West
AGRICULTURAL	AGRICULTURAL	AGRICULTURAL	M-1

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Applicant 3/8/19 Date

Owner 3/8/19 Date

Village of Germantown ...Willkommen

Fee must accompany application

☑ **$1460** Paid _____ Date_____

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

KELLER, INC
BRAD EGAN
W204 N11509 GOLDENDALE
GERMANTOWN, WI 53022
Phone (414) 640 5885
Fax (262) 250 9740
E-Mail began@kellerbuilds.com

PROPERTY OWNER

66WW, LLC

N119 W17711 COVE LN
GERMANTOWN, WI
Phone ( )

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

3 PROPERTY ADDRESS | **TAX KEY NUMBER**

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.

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.

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
- _____ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.
- _____ I will notify the Village if <u>any</u> aspect of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- _____ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9
Applicant _____ Date 3/8/19

Owner _____ Date 3/8/19

Village of Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

KELLER, INC
BRAD FEAN
W204 N11501 GOLDEN DALE
GERMANTOWN, WI 53022
Phone (414) 640 5885
Fax (262) 250 9740
E-Mail bfean@kellerbuilds.com

PROPERTY OWNER

GGWW, LLC
N119 W17711 COVE LN
GERMANTOWN, WI
Phone ( )

2 PROPERTY ADDRESS OR GENERAL LOCATION

NW CORNER OF Hay Hill & GOLDENDALE

TAX KEY NUMBER

9207+

3 REZONING REQUEST

FROM: A

TO: M-1

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

SEE ATTACHED PROPOSED CSM

5

PURPOSE OF REZONING REQUEST

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

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant 3/8/19 Date

Owner 3/8/19 Date

SHEET INDEX

C1.0 SITE PLAN
A1.0 FLOOR PLAN
A2.0 ELEVATIONS

PROJECT INFORMATION

APPLICABLE BUILDING CODE

2015 INTERNATIONAL BUILDING CODE (WITH WISCONSIN AMENDMENTS)
ASHRE STANDARD 90.1-2013

BUILDING CONTENT

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	------ S.F.	100,000 S.F.	100,000 S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	------ S.F.	------ S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	------ S.F.	100,000 S.F.	100,000 S.F.
MEZZANINES	------ S.F.	2,999 S.F.	2,999 S.F.
FIRE AREA TOTALS	------ S.F.	102,999 S.F.	102,999 S.F.

HIGH PILE STORAGE NO
FIRE ALARM SYSTEM YES/NO

OCCUPANCY

B, F1, S1
NON SEPARATED

CONSTRUCTION CLASSIFICATION

TYPE 2B CONSTRUCTION
SPRINKLED YES
FIREWALL NO

ALLOWABLE AREA

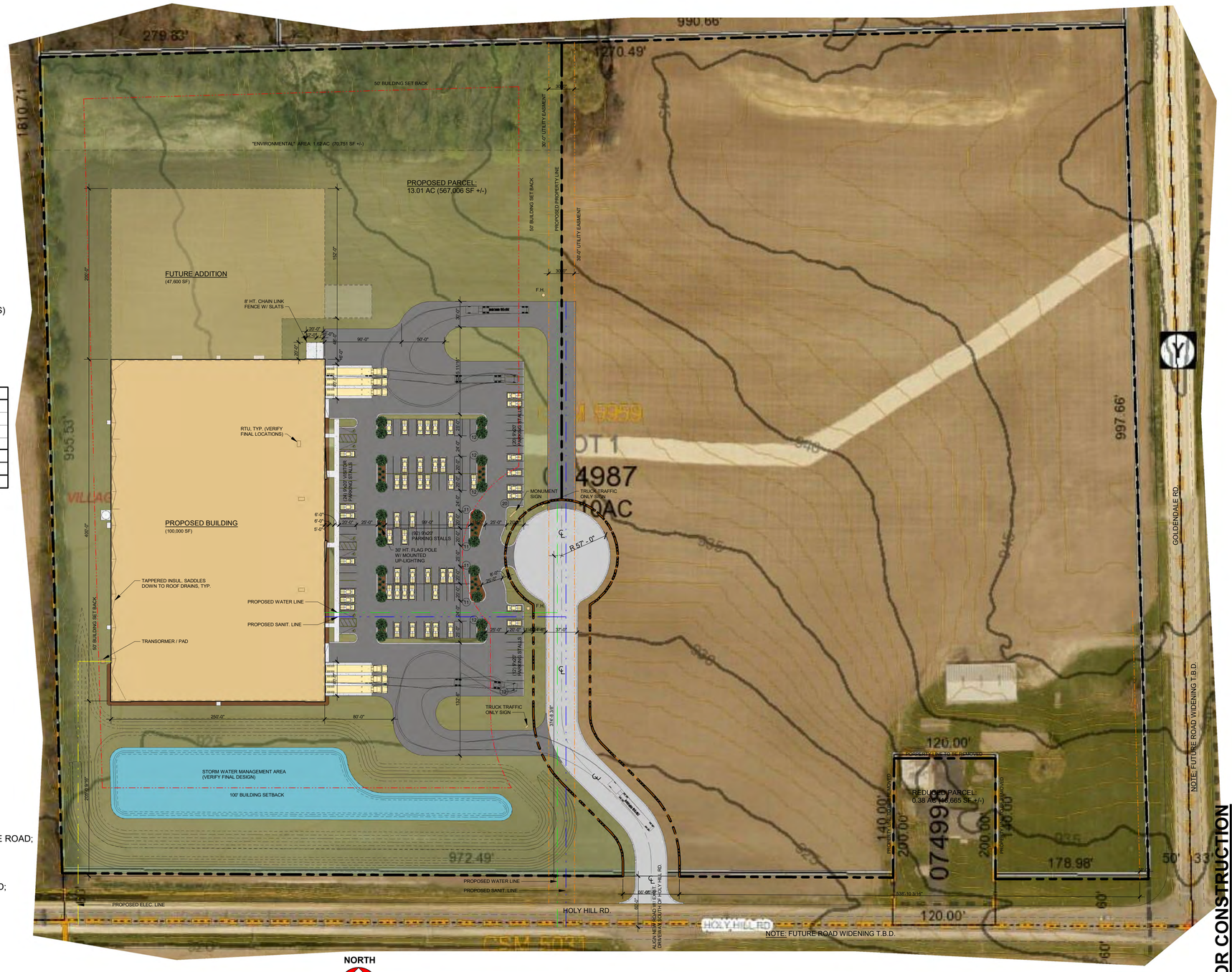
TABULAR FLOOR AREA: 15,500 S.F.
FRONTAGE INCREASE: 11,625 S.F.
SPRINKLER INCREASE: 46,500 S.F.
TOTAL ALLOWABLE AREA: 73,625 S.F.
ALLOWABLE FIRE AREA: UNLIMITED

BUILDING/SITE CONTENT

BUILDING SIZE	100,000 S.F.	17.6%
HARD SURFACE	101,469 S.F.	17.8%
GREEN SPACE	367,992 S.F.	64.6%
PARCEL SIZE (APPROX.)	569,461 S.F.	13.07 ACRES
PARKING PROVIDED	148 STALLS (1 STALL/675.7 S.F.)	

ZONING INFORMATION

ZONING: M-1 (W/ TIF#8 OVERLAY)
FRONT YARD SETBACK: 100'-0" FROM HOLY HILL ROAD & GOLDENDALE ROAD; 50'-0" FROM ALL INTERLAN ROADS
SIDE YARD SETBACK: 50'-0"
REAR YARD SETBACK: 50'-0"
PARKING AREAS: 50'-0" FROM HOLY ROAD & GOLDENDALE ROAD; 10'-0" FROM ALL INTERNAL ROADS



NORTH

CONCEPTUAL SITE PLAN

1" = 60'-0"

0' 30' 60' 120' 240'

NOTE: THIS SHEET PROVIDED FOR GENERAL SITE INFORMATION ONLY. SEE CURRENT CIVIL ENGINEERING, LANDSCAPING AND SITE LIGHTING PLANS FOR MORE DETAILED INFORMATION.

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.

PROPOSED FOR:

ELLARETEE, LLC

GERMANTOWN, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 / 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED FOR: ELLARETEE, LLC GERMANTOWN, WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS
R1 01.28.2019, J.R.S.
R2 03.04.2019, C.D.T.

PROJECT MANAGER: B. EGAN
DESIGNER: C. MANSKE
DRAWN BY: J.R.S.
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P19011
CONTRACT NO: -------
DATE: 01.17.2019
SHEET: C1.0

PRELIMINARY - NOT FOR CONSTRUCTION

ELLARETEE, LLC

GERMANTOWN, WISCONSIN

Keller
Planners | Architects | Builders
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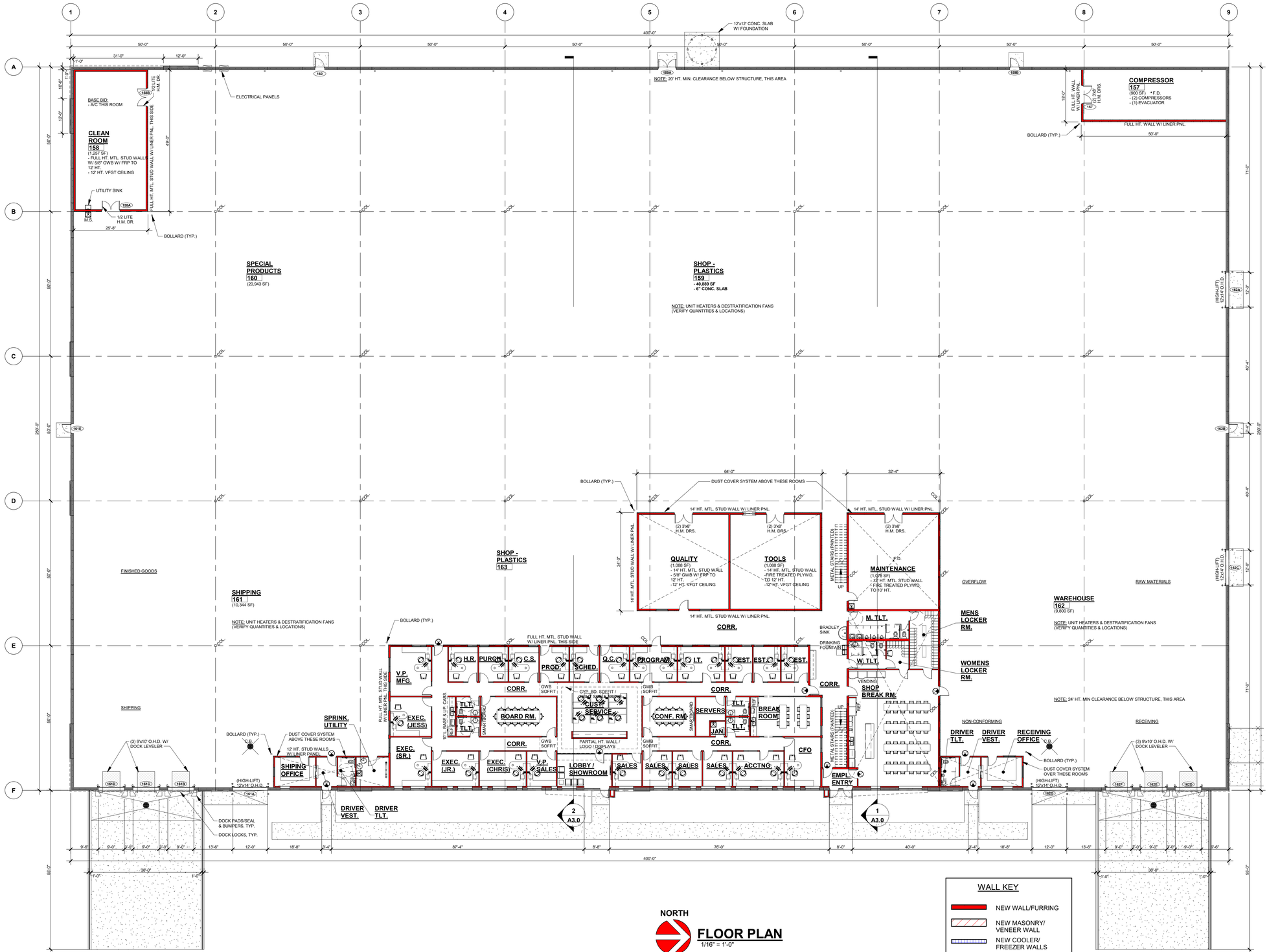
CONCEPT ONLY



NORTH

FLOOR PLAN

1/16" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

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FAX (920) 766-5004

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Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710 1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

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PROPOSED FOR:

ELLARETEE, LLC

GERMANTOWN, WISCONSIN

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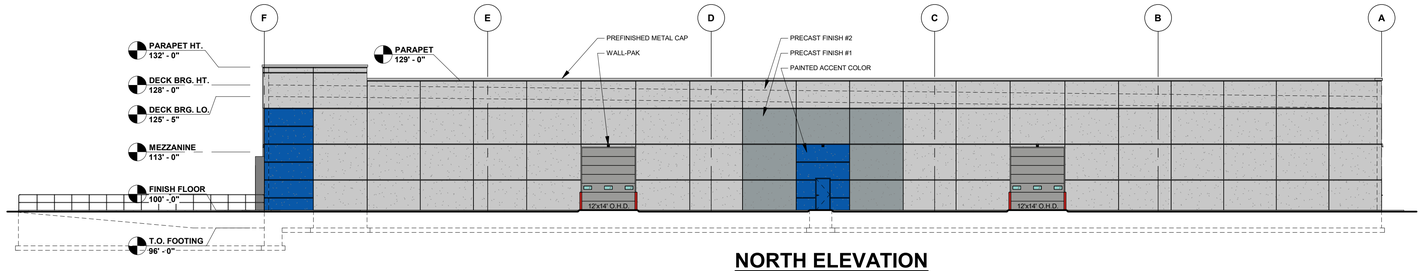
REVISIONS

R1 01.28.2019, J.R.S.
R2 03.04.2019, C.D.T.
. . .
. . .
. . .

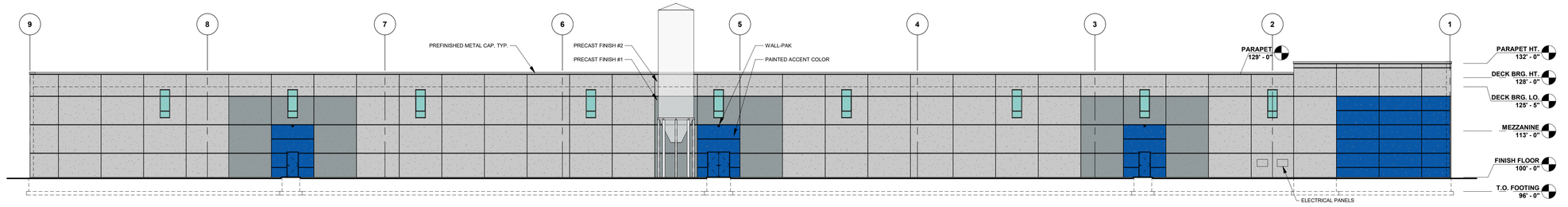
PROJECT MANAGER: B. EGAN
DESIGNER: C. MANSKE
DRAWN BY: J.R.S.
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P19011
CONTRACT NO: -------
DATE: 01.17.2019
SHEET: A1.0

PRELIMINARY - NOT FOR CONSTRUCTION

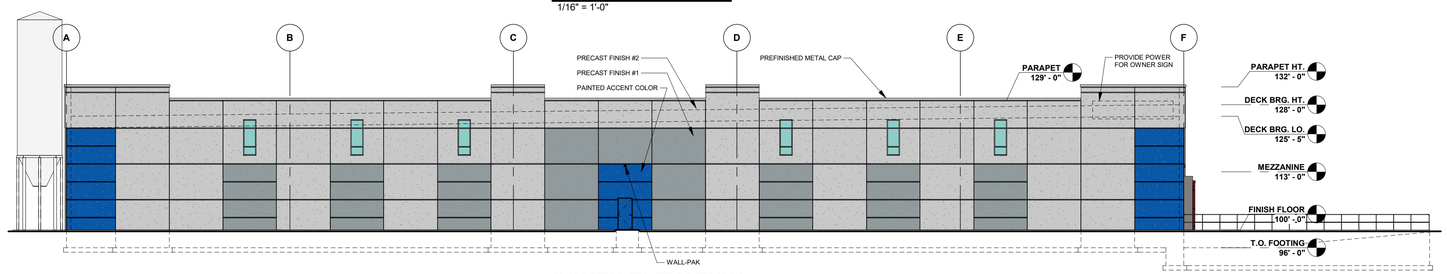


NOTE RE: PRECAST WALL PANELS
- BASE BID: SMOOTH FINISH W/ REVEALS AS SHOWN. PAINTED, (3) COLORS AS SHOWN
- ALT. BID: EXPOSED AGGREGATE (SMOOTH FINISH). FINISHES #1 & #2 AS SHOWN. PAINTED ACCENT COLOR (BLUE AS SHOWN)

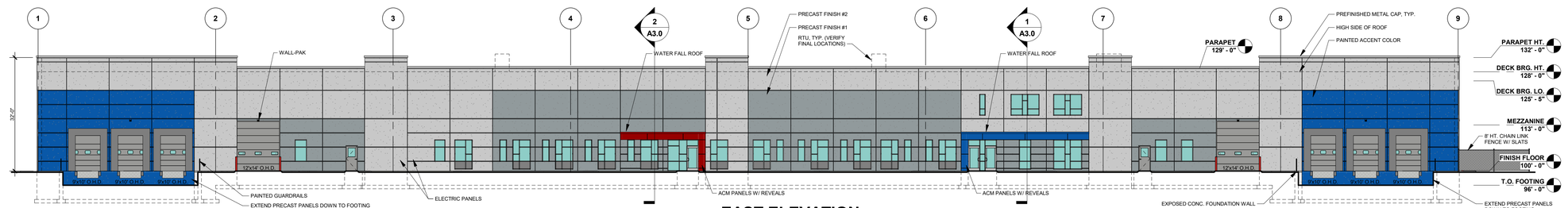
NORTH ELEVATION
1/16" = 1'-0"



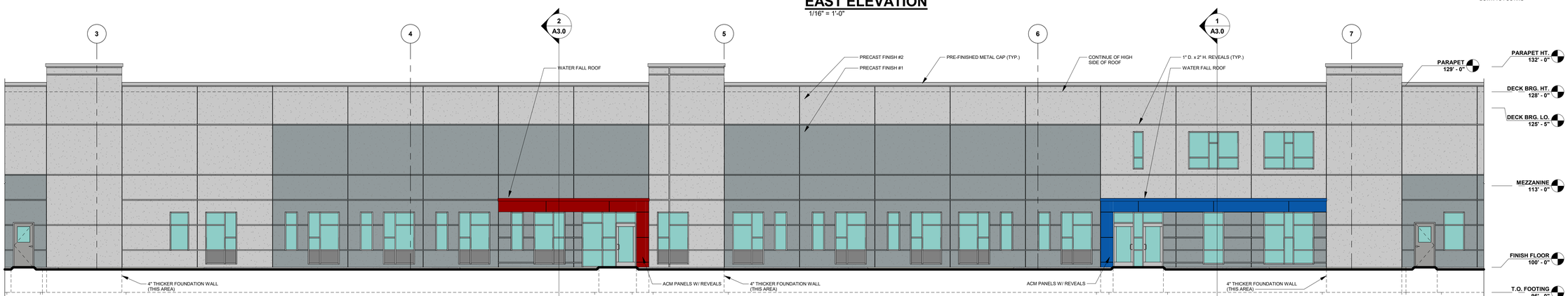
WEST ELEVATION
1/16" = 1'-0"



SOUTH ELEVATION
1/16" = 1'-0"



EAST ELEVATION
1/16" = 1'-0"



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

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DRAWN BY: J.R.S.
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P19011
CONTRACT NO: -------
DATE: 01.17.2019
SHEET: A2.0

PRELIMINARY - NOT FOR CONSTRUCTION

VICINITY MAP

SITE IMPROVEMENT PLANS FOR ELLARETEE, LLC

VILLAGE OF GERMANTOWN, WI

SHEET INDEX

C001	TITLE SHEET & VICINITY MAP
C002	GENERAL NOTES
C101	EXISTING SITE CONDITIONS
C102	SITE PLAN
C103	SANITARY SEWER
C104	STORM SEWER
C105	GRADING PLAN
C106	EROSION CONTROL PLAN
C201	WATER MAIN
C202	ROAD PLAN & PROFILE
C401	POND DETAILS
C501 - C503	CONSTRUCTION DETAILS

BENCHMARKS

FOUND IRON ROD	EL. 939.30	N: 461298.4090	E: 2489314.3370

CONTACT INFORMATION

COMPANY NAME	ADDRESS	CONTACT	PHONE	EMAIL
LYNCH & ASSOCIATES	440 MILWAUKEE AVENUE BURLINGTON, WI 53105	TIM LYNCH, P.E.	262.402.5040	tlynch@lynch-engineering.com

WISCONSIN
DAVID K. VIVIAN
E-32210
EAST TROY
WIS.
PROFESSIONAL ENGINEER

4/4/19

REVISIONS

NO.	REVISION	DATE
-	-	00.00.00

SITE IMPROVEMENT PLANS FOR
ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

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ISSUED FOR REVIEW

PLAN DATE 04.04.19

PROJECT NO.
18.0034

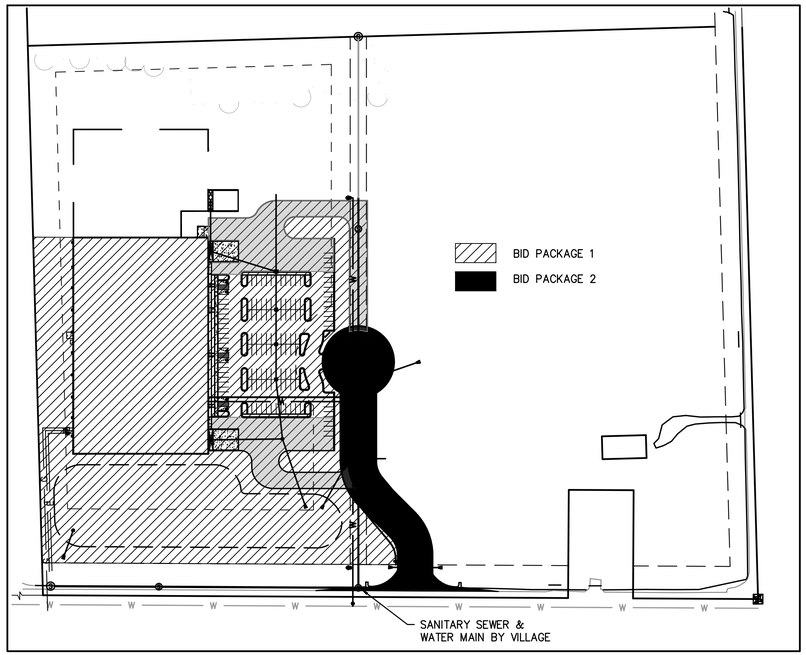
SHEET NO.
C001

FILENAME: P:\Shared\1 – Projects\2018\18.0034 Keller –Ellaretee – Germantown\CAD\Sheets\18.0034 TS1.dwg

PLOT DATE: 4/4/2019 3:02 PM

GENERAL NOTES

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
2. ALL PIPE LENGTHS ARE MEASURED TO CENTER OF STRUCTURE AND MEASURED HORIZONTALLY. THE CONTRACTOR IS RESPONSIBLE FOR MAKING NECESSARY ADJUSTMENTS FOR SLOPES AND STRUCTURES.
3. DETAILS OF CONSTRUCTION NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES CONSERVATION PRACTICE STANDARDS.
4. WHEN POSSIBLE, THE SILT FENCE SHOULD BE CONSTRUCTED IN AN ARC OR HORSESHOE SHAPE WITH ENDS POINTING UPSLOPE TO MAXIMIZE BOTH STRENGTH AND EFFECTIVENESS.
5. CONTRACTOR SHALL CHECK ALL EROSION CONTROL MEASURES EVERY SEVEN DAYS OR WITHIN 24 HOURS AFTER EACH 0.5 INCH RAINFALL AND PROVIDE ANY MAINTENANCE REQUIRED FOR CONFORMANCE WITH THIS PLAN. CONTRACTOR SHALL MAINTAIN LOG OF INSPECTIONS WHICH SHALL BE KEPT ON-SITE.
6. A MINIMUM OF 4 INCHES OF TOPSOIL SHALL BE PLACED ON AREAS TO BE VEGETATED.
7. SEEDING SHALL BEGIN WITHIN 7 DAYS AFTER FINAL GRADING IS COMPLETED.
8. SEEDING SHALL CONFORM TO THE REQUIREMENTS OF SECTION 630 OF WISDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION. A NO. 40 MIXTURE SHALL BE APPLIED AT A RATE OF 2 POUNDS PER 1000 S.F.
9. PLACE MULCH AND TACKIFIER ON THE SEEDED AREAS.
10. DISTURBED AREAS LEFT INACTIVE FOR SEVEN OR MORE DAYS SHALL BE STABILIZED WITH TEMPORARY SEED AND MULCH, OR WISDOT-APPROVED POLYMER.
11. TEMPORARY SEEDING: ANNUAL RYE GRASS AT 25 lbs/ACRE
    LATE SEASON TEMPORARY SEEDING (SEPT. 15 TO OCT. 15): WINTER WHEAT AT 2 BUSHELS/ACRE
    DORMANT SEEDING (AFTER NOV. 1): 10 MIXTURE AT 4 POUNDS PER 1000 S.F.
10. POLYMER MUST BE APPLIED TO ALL DISTURBED AREAS IF SEEDING IS NOT COMPLETED BY OCTOBER 15.
11. IF DEWATERING IS NECESSARY, DIRECT DISCHARGE INTO THE SEDIMENT BASIN. THE MAXIMUM PUMPING RATE INTO THE POND IS 200 GPM. ALTERNATE DEWATERING OPERATIONS MUST BE PERFORMED IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061 "DEWATERING".
12. TOPSOIL PILES LEFT IN PLACE FOR LONGER THAN 14 DAYS MUST BE STABILIZED WITH TEMPORARY SEEDING.
13. EROSION CONTROL MEASURES ARE TO REMAIN IN PLACE UNTIL THE SITE IS STABILIZED.
14. RECYCLE OR PROPERLY DISPOSE OF ALL WASTE AND UNUSED BUILDING MATERIALS IN A TIMELY MANNER. CONTROL RUNOFF FROM WASTE MATERIALS UNTIL THEY ARE REMOVED OR REUSED.
15. BY THE END OF EACH WORKDAY, CLEAN UP ALL OFF-SITE SEDIMENT DEPOSITS OR TRACKED SOIL THAT ORIGINATED FROM THE PERMITTED SITE. FLUSHING SHALL NOT BE ALLOWED UNLESS RUNOFF IS TREATED BEFORE DISCHARGE FROM THE SITE.
16. ROADWAY, STORM SEWER, SANITARY SEWER AND WATER MAIN CONSTRUCTION IS TO CONFORM TO THE REQUIREMENTS OF THE VILLAGE OF GERMANTOWN STANDARD SPECIFICATIONS.



BID PACKAGE EXHIBIT

LEGEND

EXISTING		PROPOSED
	CITY-VILLAGE LIMITS	
	BENCHMARK	
	CHISELED CROSS	
	CONTROL POINT	
	FOUND 5/8" IRON BAR	
	FOUND 1" IRON PIPE	
	MONUMENT - CONCRETE W/ BRASS CAP	
PK	PK NAIL - FOUND SPIKE	
(XX)	RECORD AS	
	SET 5/8"x18" IRON 1.13#/L.F.	
	SET IRON PIPE	
	WITNESS MONUMENT	
	TREELINE	
	BUSH	
	TREE - CONIFEROUS	
	TREE - DECIDUOUS	
	TREE- GENERAL	
	FLOODPLAIN LINE	
	WETLAND BOUNDARY	
	WETLAND SYMBOL	
	SOIL BORING	
	TEST PIT	
	ROAD CENTER LINE	
	DITCH CENTER LINE	
	FENCE - BARBED WIRE	
	FENCE - CHAIN LINK	
	GUARDRAIL	
	RETAINING WALL	
	BOLLARD	
	DETECTABLE WARNING FIELD	
	HANDICAP SYMBOL	
	FLAG POLE	
	MAILBOX	
	SIGN	
STM	STORM SEWER	STM
ST	MANHOLE - STORM	ST
	STORM INLET - CURB	
	STORM INLET - BEEHIVE	
	STORM INLET - SQUARE	
	END SECTION	
SAN	SANITARY	SAN
FM	SANITARY FORCE MAIN	FM
S	MANHOLE - SANITARY	S
	CLEAN OUT	
	SEPTIC TANK COVER	
	SEPTIC VENT	
W	WATER MAIN	W
W	MANHOLE - WATER MAIN	W
	CURB STOP	
	HYDRANT	
	WATER MAIN VALVE	
W	WELL	W
	WATER MAIN BACK FLOW PREVENTER	
G	GAS LINE	G
G	MANHOLE - GAS	G
	GAS VALVE	
G	GAS LINE MARKER	
E	ELECTRIC	E
E	MANHOLE - ELECTRIC	E
	ELECTRICAL TRANSFORMER	
	POWER POLE	
	GUY WIRE	
	LIGHT POLE	
	PULL BOX	
OHW	OVERHEAD UITLITY	OHW
	UTILITY PEDESTAL	
CATV	CABLE TELEVISION	CATV
TV	CABLE TV BOX	TV
T	TELEPHONE	T
T	TELEPHONE PEDESTAL	T
FO	FIBER OPTIC	FO
MH	MANHOLE	
	CONSTRUCTION LIMITS	
	INLET PROTECTION	
	SILT FENCE	SF

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(TDD: 800-542-2289)
www.diggershotline.com
WIS. STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE.

SITE IMPROVEMENT PLANS FOR
ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

GENERAL NOTES

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 04.04.19
DESIGNED BY DKV

0 N/A
SCALE

PROJECT NO.
18.0034

SHEET NO.
C002

FILENAME: P:\Shared\1 - Projects\2018\18.0034 Keller -Ellaretee - Germantown\CAD\Sheets\18.0034 GN.dwg

PLOT DATE: 4/4/2019 3:02 PM

279.84'
(279.83' R)

N88°24'41"E 1270.55'
(S88°24'20"W 1270.49' R)

¾" IRON ROD FOUND (TYP.)

EXISTING TREELINE

N1°34'57"W 955.56'
(N01°34'39"W 955.53' R)

PROPERTY BOUNDARY

S1°35'51"E 997.63'
(S01°35'40"E 997.66' R)

N1°35'40"W 2634.05' Mon. to Mon.
East Line of SE 1/4 Sec. 7-9-20

GOLDENDALE ROAD

(N89°41'41"W 972.49' R)
N89°41'05"W 972.35'

N89°41'41"W 2643.03' Mon. to Mon.
South Line of SE 1/4 Sec. 7-9-20

HOLY HILL ROAD

L1
N89°40'01"W 179.05'
(N89°41'41"W 178.98' R)

L2
N0°15'26"E 139.89'
(N00°18'19"E 140.00' R)

L3
N89°43'59"W 119.80'
(N89°41'41"W 120.00' R)

L4
S0°22'51"W 140.03'
(S00°18'19"W 140.00' R)

SET IRON ROD
BENCHMARK ELEV. = 939.30

WELL

WELL

103
CP PK
950.09
N: 461720.4330
E: 2489516.2220

102
CP PK
945.52
N: 461447.2720
E: 2489520.2950

OHW

SITE IMPROVEMENT PLANS FOR
ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

EXISTING SITE CONDITIONS

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 04.04.19
DESIGNED BY DKV

0 60'
SCALE

PROJECT NO.
18.0034

SHEET NO.
C101

FILENAME: P:\Shared\1 – Projects\2018\18.0034 Keller –Ellaretee – Germantown\CAD\Sheets\18.0034 EXISTING CONDITIONS.dwg

PLOT DATE: 4/4/2019 3:02 PM

50.0' BUILDING SETBACK

EXISTING TREELINE

FUTURE BUILDING EXPANSION

SNOW STORAGE

30.0' SANITARY SEWER & WATER MAIN EASEMENT

18" CURB & GUTTER (TYP)

HEAVY DUTY PAVEMENT

50' BUILDING SETBACK

CONCRETE PAD AT DOWNSPOUT (TYP)

PROPERTY BOUNDARY

LIGHT DUTY PAVEMENT

PROPOSED BUILDING

6.0' CONCRETE SIDEWALK

NOTE:
VERIFY FINAL LOCATION OF STORM PIPE PER FINAL DESIGN/LOCATION OF ADDITIONAL STORMWATER MANAGEMENT AREAS ON ADJACENT PARCEL(S).

50.0' BUILDING SETBACK

HEAVY DUTY PAVEMENT

SNOW STORAGE

ELLARETEE CIRCLE

CONNECT TO EXISTING SERVICE

100.0' BUILDING SETBACK

30.0' SANITARY SEWER & WATER MAIN EASEMENT

STREET LIGHT

STOP SIGN

PROPOSED WET DETENTION BASIN

GOLDENDALE ROAD

HOLY HILL ROAD

SITE IMPROVEMENT PLANS FOR
ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

SITE PLAN

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 04.04.19
DESIGNED BY DKV

0 60'
SCALE

PROJECT NO.
18.0034

SHEET NO.
C102

FILENAME: P:\Shared\1 – Projects\2018\18.0034 Keller –Ellaretee – Germantown\CAD\Sheets\18.0034 SP.dwg

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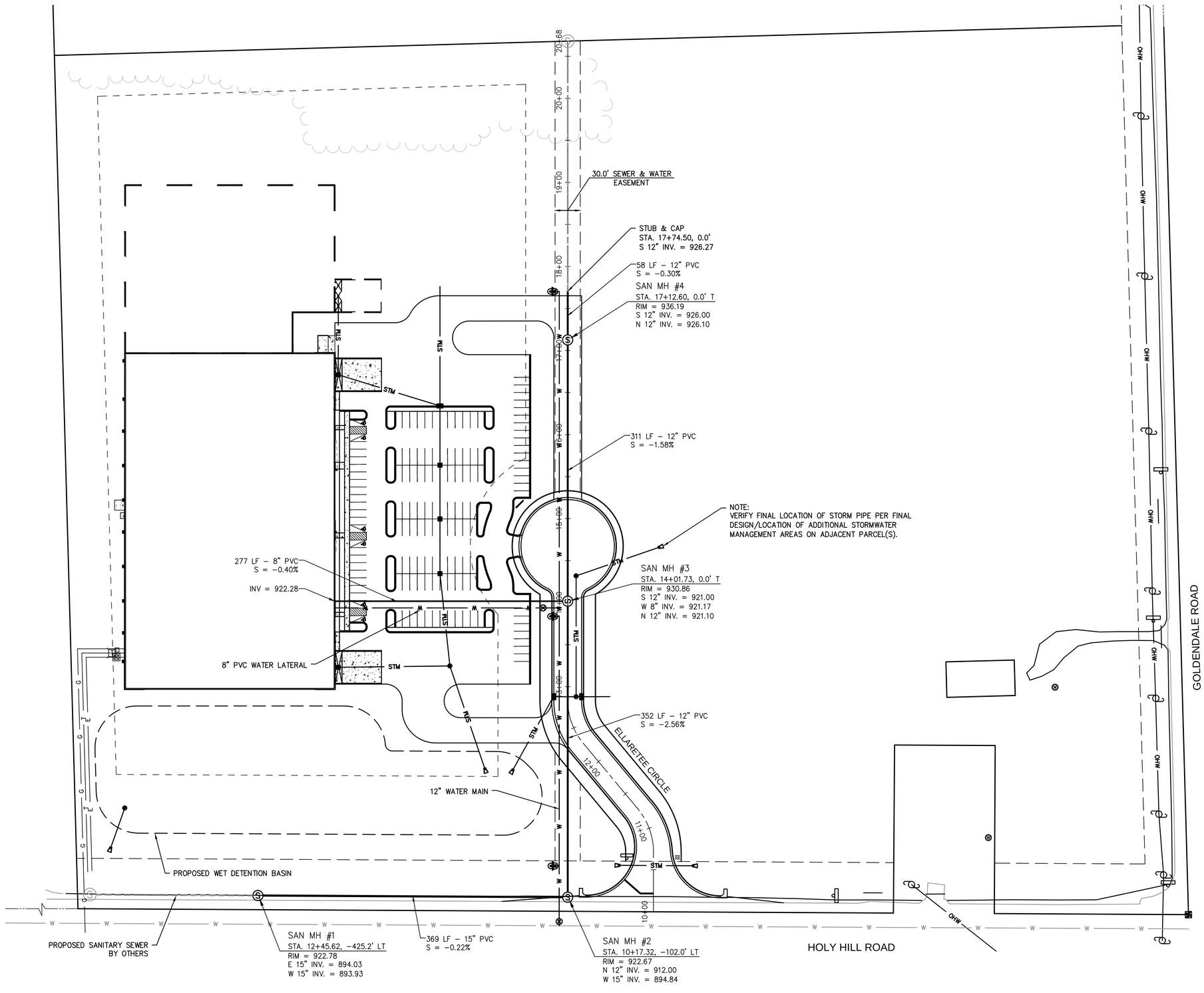


SITE IMPROVEMENT PLANS FOR

ELLARETEE, LLC

VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES

ENGINEERING CONSULTANTS, LLC

SANITARY SEWER

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 04.04.19

DESIGNED BY DKV

0 60'

SCALE

PROJECT NO.

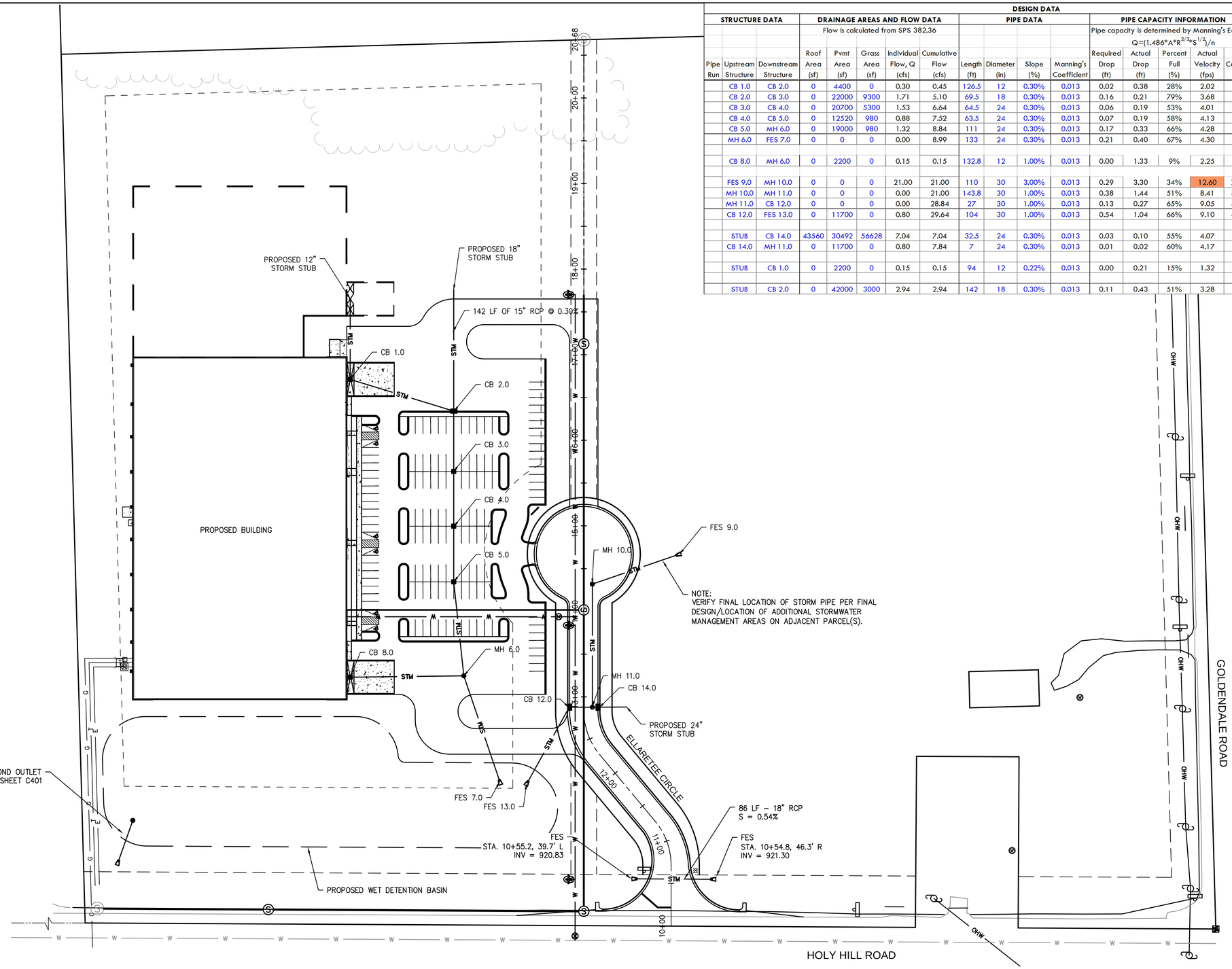
18.0034

SHEET NO.

C103

FILENAME: P:\Shared\1 – Projects\2018\18.0034 Keller –Ellaretee – Germantown\CAD\Sheets\18.0034 SAN–WATER.dwg

PLOT DATE: 4/4/2019 3:03 PM



DESIGN DATA

STRUCTURE DATA			DRAINAGE AREAS AND FLOW DATA (Flow is calculated from SPS 382.36)					PIPE DATA				PIPE CAPACITY INFORMATION (Pipe capacity is determined by Manning's Equation Q=(1.486*A*R^2/3*S^1/2)/n)					ELEVATIONS		
Pipe Run	Upstream Structure	Downstream Structure	Roof Area (sf)	Pvmt Area (sf)	Grass Area (sf)	Individual Flow, Q (cfs)	Cumulative Flow (cfs)	Length (ft)	Diameter (in)	Slope (%)	Manning's Coefficient	Required Drop (ft)	Actual Drop (ft)	Percent Full (%)	Actual Velocity (fps)	Max. Capacity (cfs)	Rim/FL	Invert Up	Invert Down
	CB 1.0	CB 2.0	0	4400	0	0.30	0.45	126.5	12	0.30%	0.013	0.02	0.38	28%	2.02	2.10	927.70	924.20	923.82
	CB 2.0	CB 3.0	0	22000	9300	1.71	5.10	69.5	18	0.30%	0.013	0.16	0.21	79%	3.68	6.19	929.85	923.82	923.62
	CB 3.0	CB 4.0	0	20700	5300	1.53	6.64	64.5	24	0.30%	0.013	0.06	0.19	53%	4.01	13.33	929.55	923.62	923.42
	CB 4.0	CB 5.0	0	12520	980	0.88	7.52	63.5	24	0.30%	0.013	0.07	0.19	58%	4.13	13.33	929.55	923.42	923.23
	CB 5.0	MH 6.0	0	19000	980	1.32	8.84	111	24	0.30%	0.013	0.17	0.33	66%	4.28	13.33	929.55	923.23	922.90
	MH 6.0	FES 7.0	0	0	0	0.00	8.99	133	24	0.30%	0.013	0.21	0.40	67%	4.30	13.33	929.40	922.90	922.50
	CB 8.0	MH 6.0	0	2200	0	0.15	0.15	132.8	12	1.00%	0.013	0.00	1.33	9%	2.25	3.83	927.70	924.23	922.90
	FES 9.0	MH 10.0	0	0	0	21.00	21.00	110	30	3.00%	0.013	0.29	3.30	34%	12.60	76.42	N/A	931.00	927.70
	MH 10.0	MH 11.0	0	0	0	0.00	21.00	143.8	30	1.00%	0.013	0.38	1.44	51%	8.41	44.12	931.20	925.25	923.81
	MH 11.0	CB 12.0	0	0	0	0.00	28.84	27	30	1.00%	0.013	0.13	0.27	65%	9.05	44.12	929.00	923.81	923.54
	CB 12.0	FES 13.0	0	11700	0	0.80	29.64	104	30	1.00%	0.013	0.54	1.04	66%	9.10	44.12	928.80	923.54	922.50
	STUB	CB 14.0	43560	30492	56628	7.04	7.04	32.5	24	0.30%	0.013	0.03	0.10	55%	4.07	13.33	928.00	923.93	923.83
	CB 14.0	MH 11.0	0	11700	0	0.80	7.84	7	24	0.30%	0.013	0.01	0.02	60%	4.17	13.33	928.80	923.83	923.81
	STUB	CB 1.0	0	2200	0	0.15	0.15	94	12	0.22%	0.013	0.00	0.21	15%	1.32	1.80	927.80	924.41	924.20
	STUB	CB 2.0	0	42000	3000	2.94	2.94	142	18	0.30%	0.013	0.11	0.43	51%	3.28	6.19	929.85	924.25	923.82

SITE IMPROVEMENT PLANS FOR
ELLARETTEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

STORM SEWER

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 04.04.19
DESIGNED BY DKV
0 60'
SCALE
PROJECT NO.
18.0034
SHEET NO.
C104

FILENAME: P:\Shared\1 - Projects\2018\18.0034 Keller -Ellaretee - Germantown\CAD\Sheets\18.0034 STORM.dwg

PLOT DATE: 4/4/2019 3:03 PM

HOLY HILL ROAD

EMERGENCY OVERFLOW WEIR

WET DETENTION BASIN
NORMAL WATER
ELEV. = 922.00

2 YR STM. ELEV. = 924.20
10 YR STM. ELEV. = 925.16
100 YR STM. ELEV. = 926.46

FINISHED FLOOR
ELEV = 932.00

FUTURE BUILDING

LOADING DOCK
ELEV = 928.00

LOADING DOCK
ELEV = 928.00

100 YR. OVERFLOW
PATH (TYP)

ELLARETEE CIRCLE

SEE INSET

NOTE:
VERIFY FINAL LOCATION OF STORM PIPE PER FINAL DESIGN/LOCATION OF ADDITIONAL STORMWATER MANAGEMENT AREAS ON ADJACENT PARCEL(S).

SITE IMPROVEMENT PLANS FOR
ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

GRADING PLAN

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 04.04.19
DESIGNED BY DKV

0 40'
SCALE

PROJECT NO.
18.0034

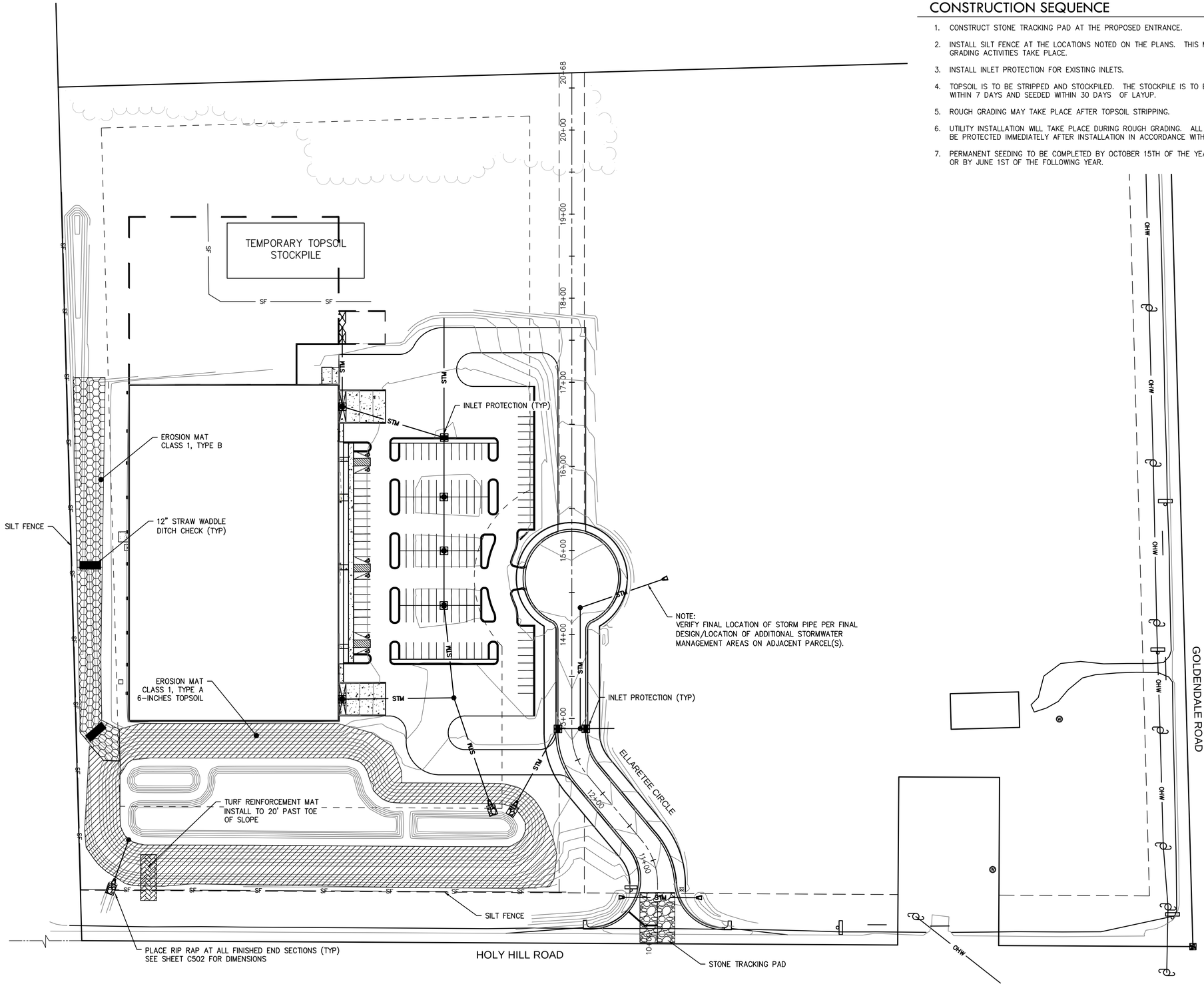
SHEET NO.
C105

FILENAME: P:\Shared\1 – Projects\2018\18.0034 Keller –Ellaretee – Germantown\CAD\Sheets\18.0034 GP.dwg

PLOT DATE: 4/4/2019 3:03 PM

CONSTRUCTION SEQUENCE

1. CONSTRUCT STONE TRACKING PAD AT THE PROPOSED ENTRANCE.
2. INSTALL SILT FENCE AT THE LOCATIONS NOTED ON THE PLANS. THIS MUST BE DONE BEFORE ANY GRADING ACTIVITIES TAKE PLACE.
3. INSTALL INLET PROTECTION FOR EXISTING INLETS.
4. TOPSOIL IS TO BE STRIPPED AND STOCKPILED. THE STOCKPILE IS TO BE PROTECTED WITH SILT FENCE WITHIN 7 DAYS AND SEEDED WITHIN 30 DAYS OF LAYUP.
5. ROUGH GRADING MAY TAKE PLACE AFTER TOPSOIL STRIPPING.
6. UTILITY INSTALLATION WILL TAKE PLACE DURING ROUGH GRADING. ALL CATCH BASINS AND INLETS ARE TO BE PROTECTED IMMEDIATELY AFTER INSTALLATION IN ACCORDANCE WITH THE DETAIL IN THESE PLANS.
7. PERMANENT SEEDING TO BE COMPLETED BY OCTOBER 15TH OF THE YEAR GRADING WORK IS COMPLETED OR BY JUNE 1ST OF THE FOLLOWING YEAR.



SITE IMPROVEMENT PLANS FOR
ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

EROSION CONTROL PLAN

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 04.04.19
DESIGNED BY DKV

0 60'
SCALE

PROJECT NO.
18.0034

SHEET NO.
C106

FILENAME: P:\Shared\1 – Projects\2018\18.0034 Keller –Ellaretee – Germantown\CAD\Sheets\18.0034 EC.dwg

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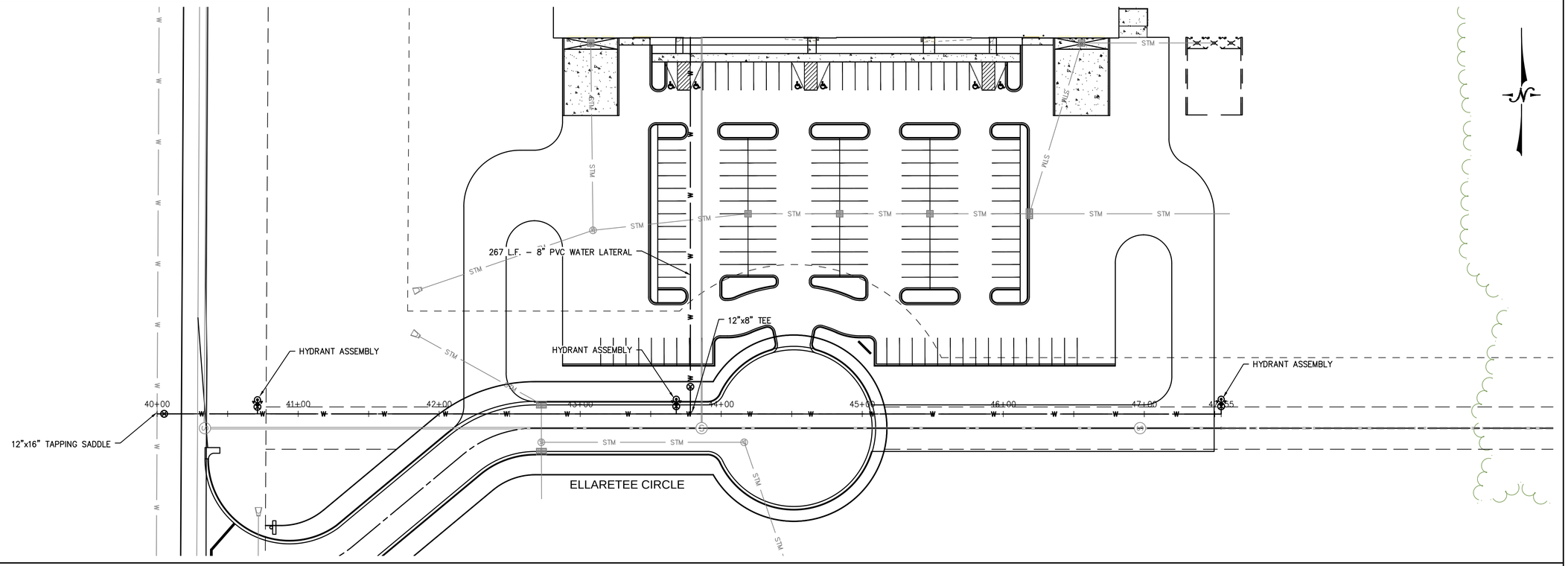
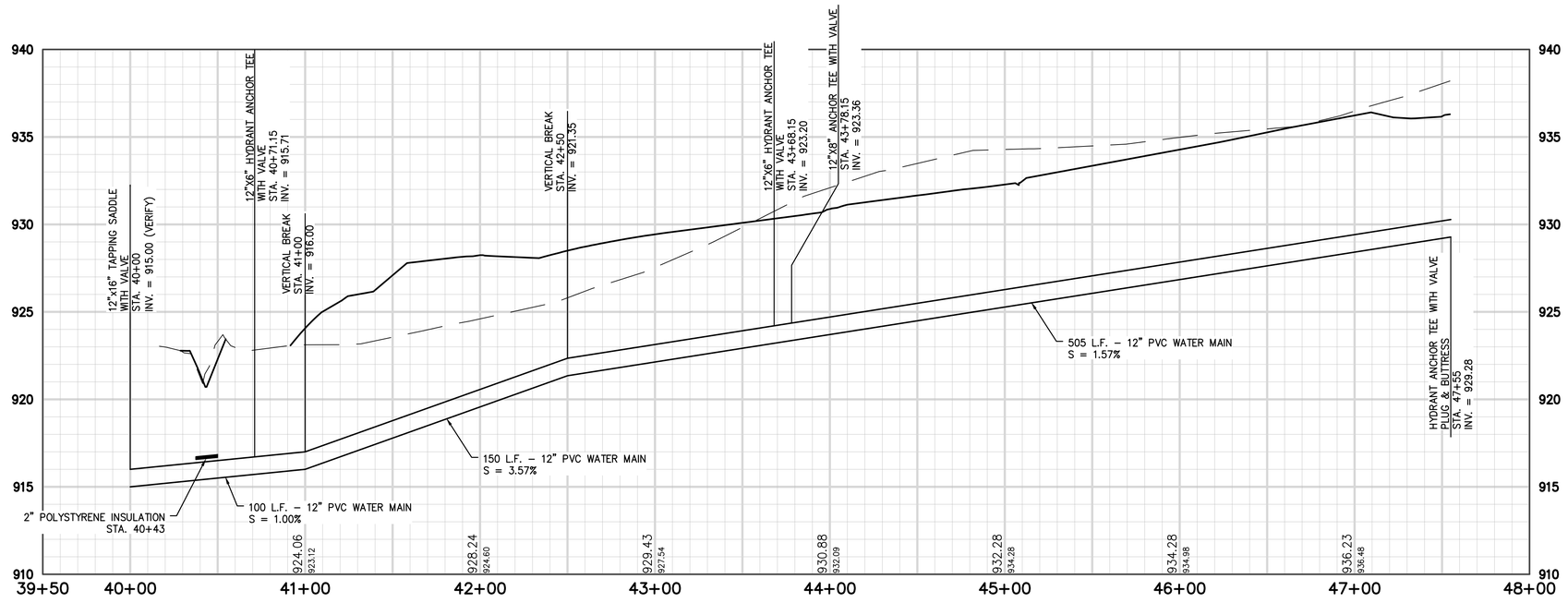




SITE IMPROVEMENT PLANS FOR
ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

WATER MAIN

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 04.04.19
DESIGNED BY DKV

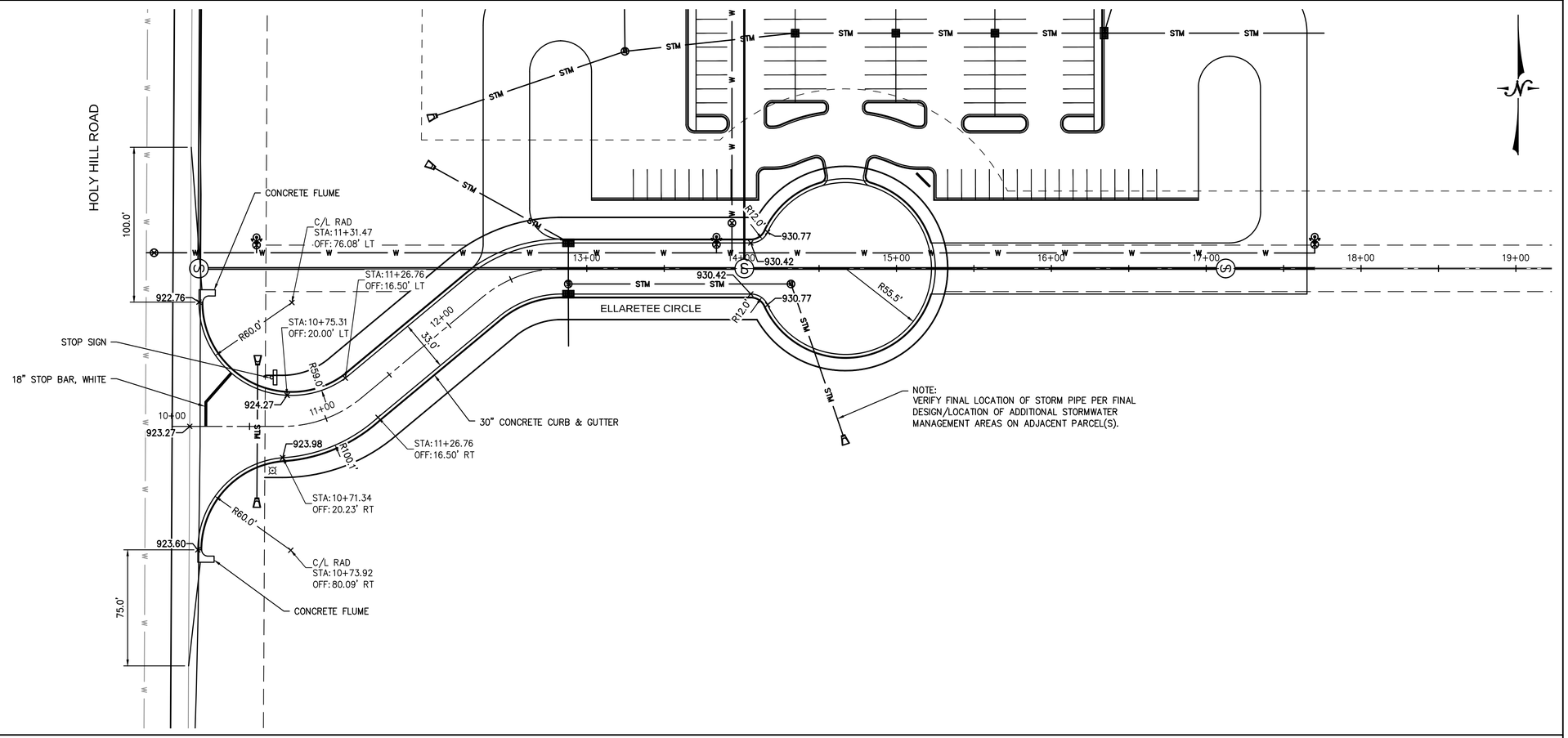
0 40'
SCALE

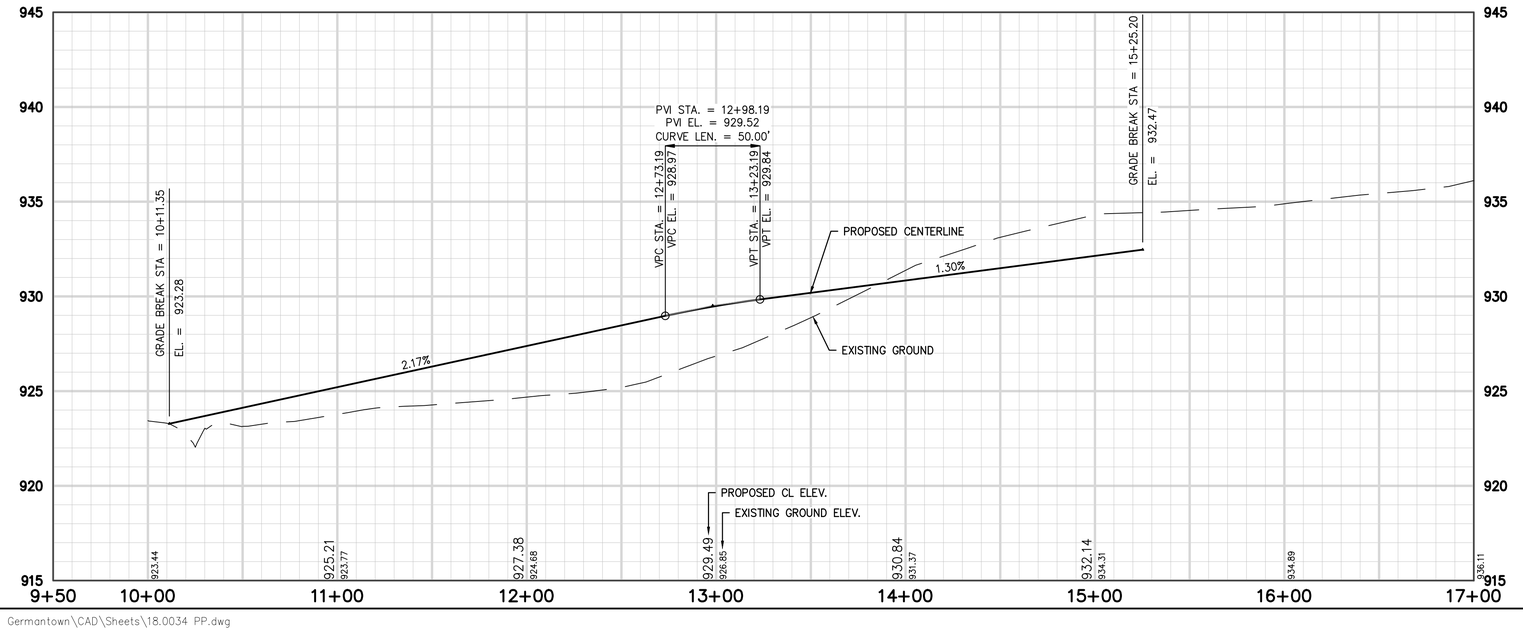
PROJECT NO.
18.0034

SHEET NO.
C201

FILENAME: P:\Shared\1 – Projects\2018\18.0034 Keller –Ellaretee – Germantown\CAD\Sheets\18.0034 WATER.dwg

PLOT DATE: 4/4/2019 3:04 PM





SITE IMPROVEMENT PLANS FOR
ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

ROAD PLAN & PROFILE

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 04.04.19
DESIGNED BY DKV

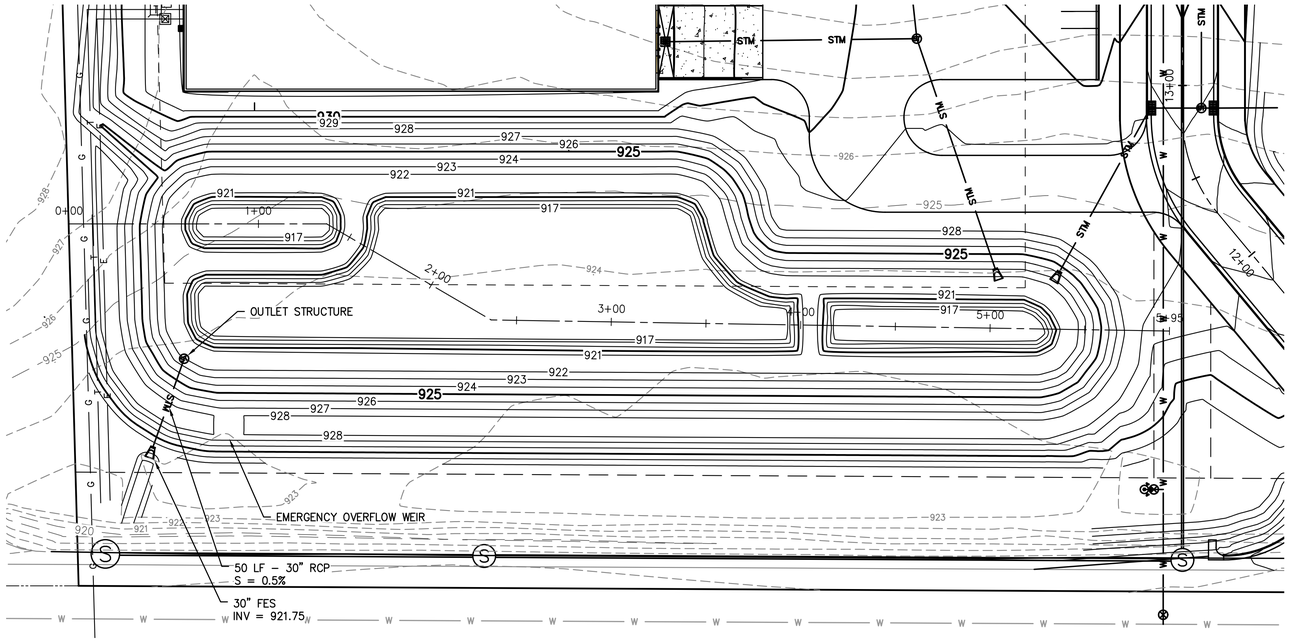
0 40'
SCALE

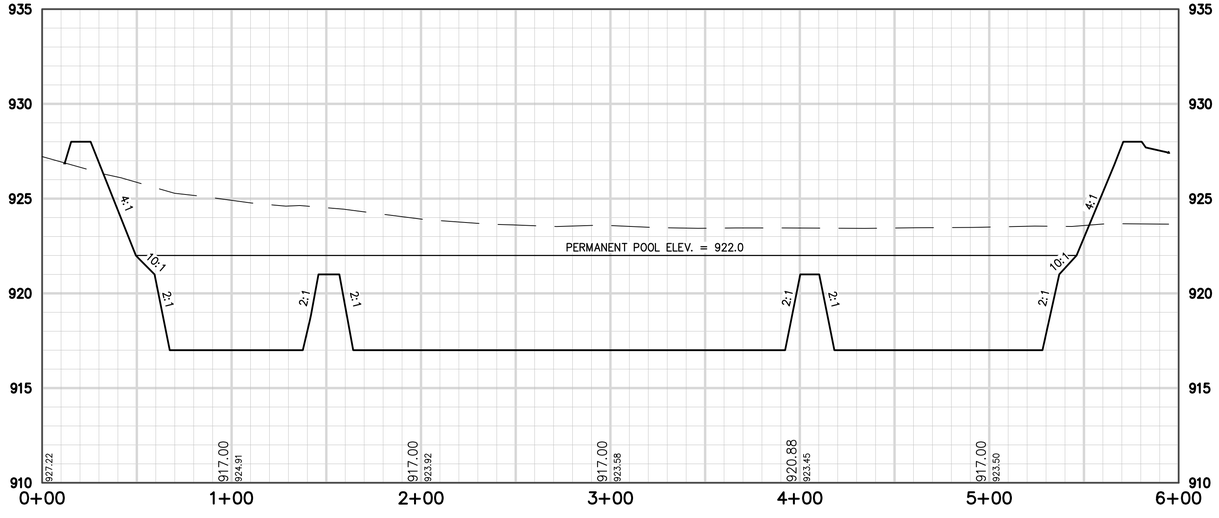
PROJECT NO.
18.0034

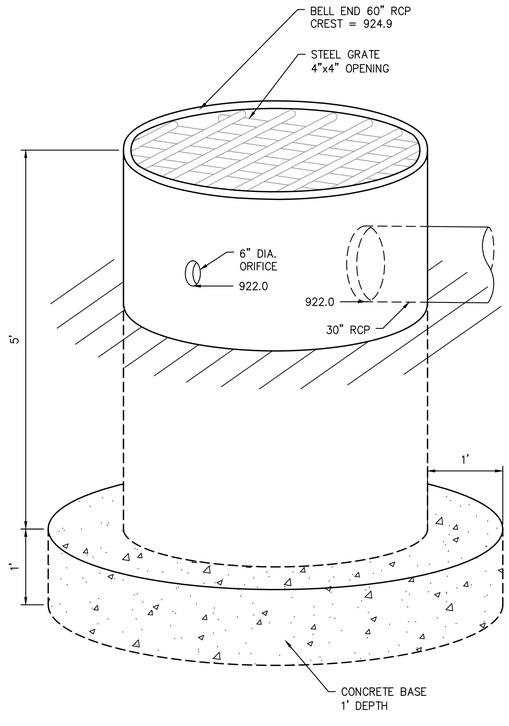
SHEET NO.
C202

FILENAME: P:\Shared\1 – Projects\2018\18.0034 Keller –Ellaretee – Germantown\CAD\Sheets\18.0034 PP.dwg

PLOT DATE: 4/4/2019 3:04 PM







BASIN OUTLET STRUCTURE

SITE IMPROVEMENT PLANS FOR
ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

POND DETAILS

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 04.04.19
DESIGNED BY DKV

0 40'
SCALE

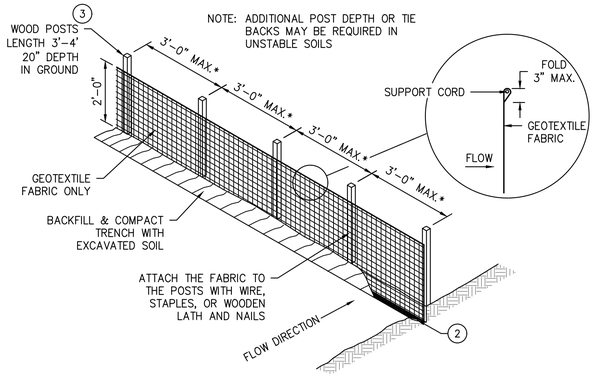
PROJECT NO.
18.0034

SHEET NO.
C401

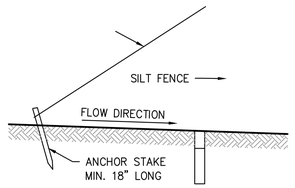
FILENAME: P:\Shared\1 - Projects\2018\18.0034 Keller -Ellaretee - Germantown\CAD\Sheets\18.0034 POND.dwg

PLOT DATE: 4/4/2019 3:04 PM

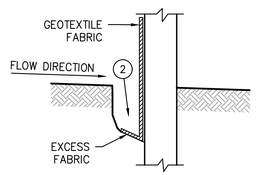
This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9–6.



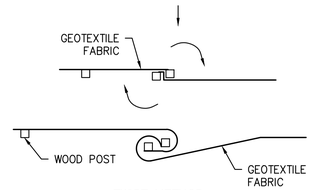
NOTE: 8'–0" POST SPACING ALLOWED IF A WOVEN GEOTEXTILE FABRIC IS USED.



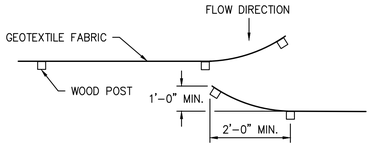
SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL



TWIST METHOD



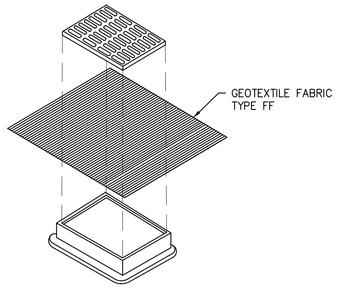
HOOK METHOD

JOINING TWO LENGTHS OF SILT FENCE

GENERAL NOTES:

1. HORIZONTAL BRACE REQUIRED WITH 2" x 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.
2. TRENCH SHALL BE A MINIMUM OF 4" WIDE AND 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
3. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1–1/8" x 1–1/8" OF OAK OR HICKORY.
4. SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.
5. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS:
   A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180°
   B) HOOK THE END OF EACH SILT FENCE LENGTH.
6. SILT FENCE SHALL BE INSTALLED USING CURRENT WisDOT STANDARDS AT THE TIME OF CONSTRUCTION.

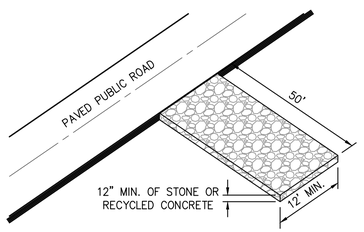
SILT FENCE



INSTALLATION NOTES:

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
3. INLET PROTECTION SHALL BE INSPECTED AT A MINIMUM WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES DURING A 24 HOUR PERIOD. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN ACCUMULATION TOTALS BETWEEN ⅓ AND ½ THE DESIGN DEPTH OF THE DEVICE OR WHEN THE DEVICE IS NOT FUNCTIONING AS DESIGNED.
4. DURING REMOVAL OF INLET PROTECTION ENSURE SEDIMENT DOES NOT FALL INTO THE INLET. ANY MATERIAL WHICH FALLS INTO THE INLET SHALL BE REMOVED.

INLET PROTECTION, TYPE B



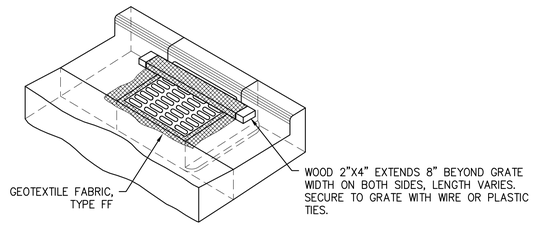
NOTE:
PLACE WISDOT TYPE R GEOTEXTILE FABRIC UNDER STONE, IF SATURATED CONDITIONS ARE EXPECTED.

STONE GRADATION

SIEVE SIZE	PERCENT BY WEIGHT PASSING
3"	100
2 1/2"	90–100
1 1/2"	25–60
3/4"	0–20
3/8"	0–5

ALTERNATE – MEET GRADATION FOR WISDOT SELECT CRUSHED MATERIAL, SECTION 312 OF STANDARD SPECIFICATIONS FOR ROAD AND STRUCTURE CONSTRUCTION.

STONE TRACKING PAD



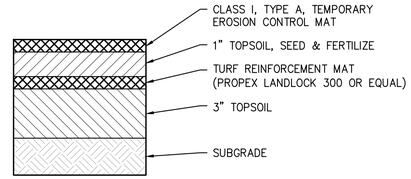
GENERAL NOTES:

1. FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10" AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.
2. FOR INLET PROTECTION TYPE C (WITH CURB BOX), AN ADDITIONAL 18" OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

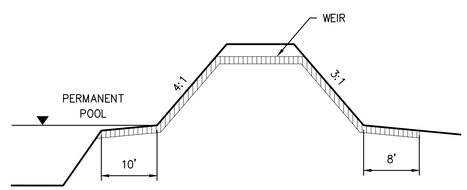
INSTALLATION NOTES:

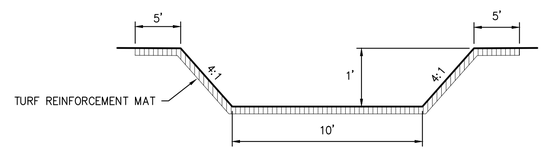
1. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3" OF THE GRATE.
2. THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHOD TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.
3. INLET PROTECTION SHALL BE INSPECTED AT A MINIMUM WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES DURING A 24 HOUR PERIOD.
4. SEDIMENT DEPOSITS SHALL BE REMOVED WHEN ACCUMULATION TOTALS BETWEEN ⅓ AND ½ THE DESIGN DEPTH OF THE DEVICE OR WHEN THE DEVICE IS NOT FUNCTIONING AS DESIGNED.
5. DURING REMOVAL OF INLET PROTECTION ENSURE SEDIMENT DOES NOT FALL INTO THE INLET. ANY MATERIAL WHICH FALLS INTO THE INLET SHALL BE REMOVED.

INLET PROTECTION, TYPE C



TURF REINFORCEMENT MAT





EMERGENCY SPILLWAY

SITE IMPROVEMENT PLANS FOR
ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

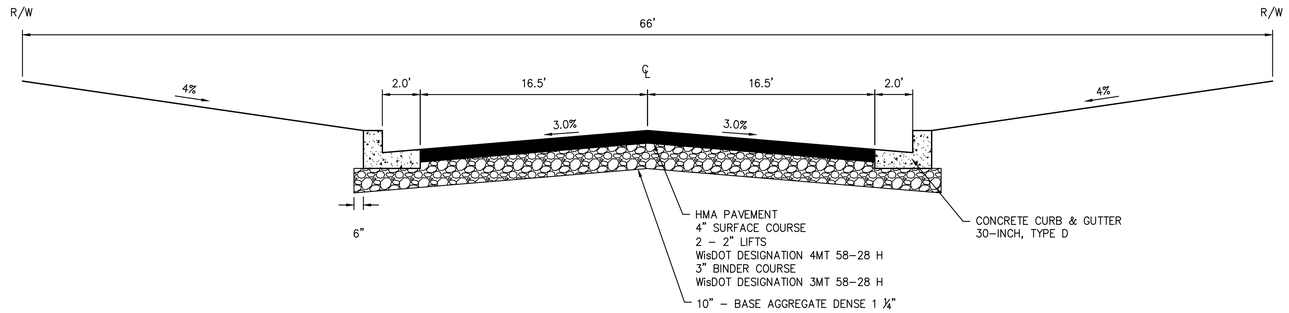
LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSTRUCTION DETAILS

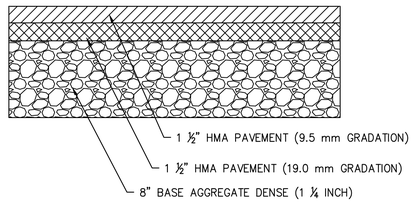
NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 04.04.19
DESIGNED BY DKV
0 N/A
SCALE
PROJECT NO. 18.0034
SHEET NO. C501

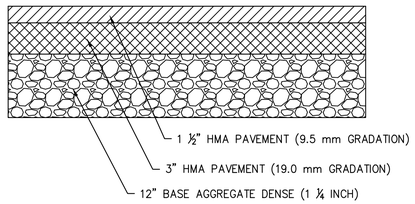


PROPOSED TYPICAL SECTION



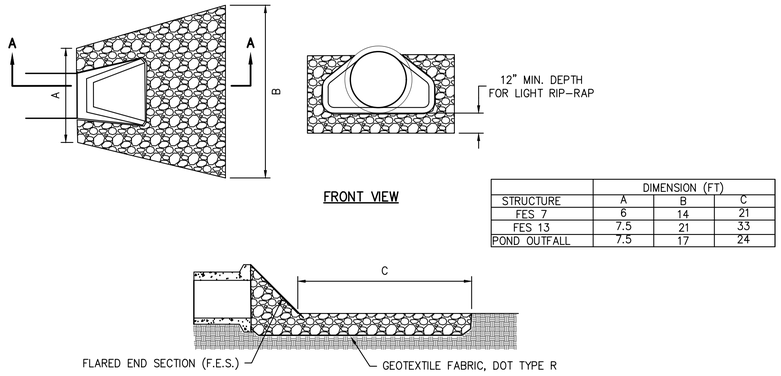
PAVING NOTES:
1. CONTRACTOR TO THOROUGHLY COMPACT SUBGRADE.
2. PROOF ROLL SITE TO IDENTIFY UNSATISFACTORY SOILS.

LIGHT DUTY PAVEMENT
PARKING LOT



PAVING NOTES:
1. CONTRACTOR TO THOROUGHLY COMPACT SUBGRADE.
2. PROOF ROLL SITE TO IDENTIFY UNSATISFACTORY SOILS.

HEAVY DUTY PAVEMENT
PARKING LOT



FRONT VIEW

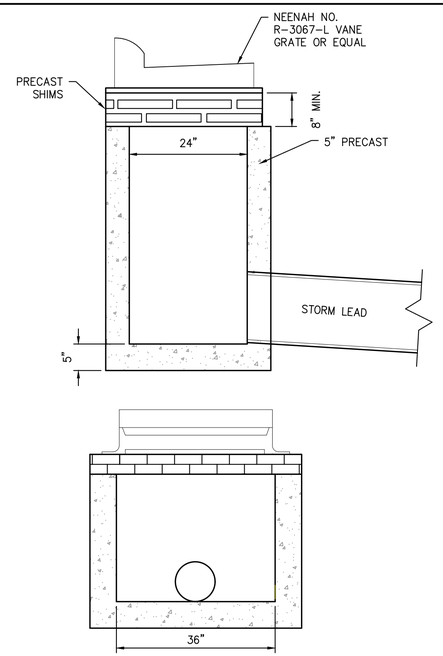
	DIMENSION (FT)		
STRUCTURE	A	B	C
FES 7	6	14	21
FES 13	7.5	21	33
POND OUTFALL	7.5	17	24

SECTION A–A

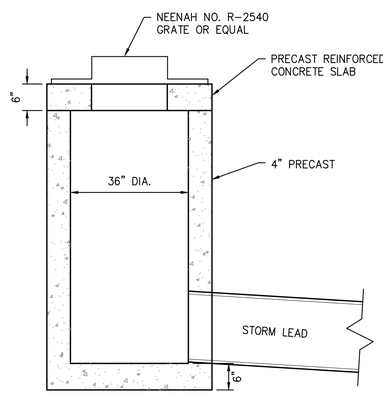
NOTES:

1. EXCAVATE TO ONE FOOT BELOW PIPE OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP–RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.
2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF ONE FOOT.
3. EXERCISE CARE IN RIP–RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.
4. PLACE RIP–RAP ON ZERO GRADE, TOP OF RIP–RAP TO BE LEVEL WITH PROPOSED OUTLET NO OVERFALL AT ENDS.
5. RIP–RAP SHALL BE MEDIUM RIP–RAP IN ACCORDANCE WITH SECTION 606 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.
7. LINE CHANNEL TO TOP OF BANKS FOR A DISTANCE OF 12' DOWNSTREAM. NO RESTRICTION OF CHANNEL CROSS SECTION SHOULD EXIST.

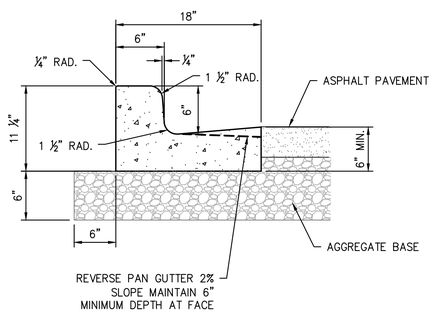
FLARED END SECTION AND RIP–RAP



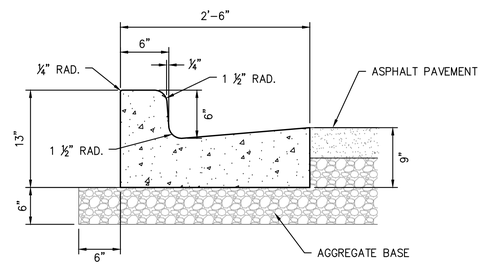
CURB INLET



INLET



TYPICAL 18" VERTICAL FACE CURB
NOTE: DEPTH OF FACE MAY VARY



TYPICAL 30" VERTICAL FACE CURB
NOTE: DEPTH OF FACE MAY VARY

SITE IMPROVEMENT PLANS FOR
ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSTRUCTION DETAILS

NO.	REVISIONS	BY	DATE

ISSUED FOR REVIEW

PLAN DATE 04.04.19
DESIGNED BY DKV

0 N/A
SCALE

PROJECT NO.
18.0034

SHEET NO.
C502

SPRAY EPOXY COATING
MH EXTERIOR: 2 COATS (BLACK) OF AMERON INTERNATIONAL, AMERCOAT 78 HB AT 8–10 MILS EA.
MH INTERIOR: 2 COATS (WHITE) OF PERMITE PCS–9043 TYPE II PERMOX PIPE GLAZE AT 20 MILS EA.
COATINGS SHALL BE APPLIED BY SUPPLIERS AT THE PLANT.

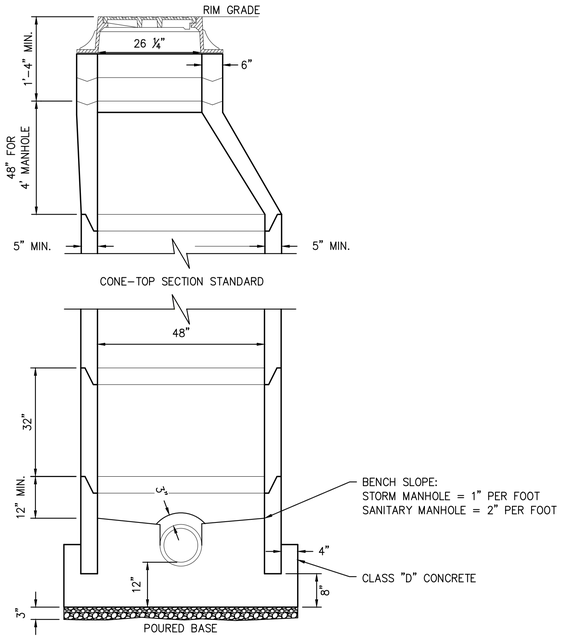
JOINT SEALS
KENTSEAL BUTYL RUBBER SEALANT (OR ENGINEER APPROVED EQUAL).
EXTERNAL: MACWRAP EXTERNAL JOINT SEALERS BY MARMAC MANUFACTURING (OR ENGINEER APPROVED EQUAL). CONFORM TO ASTM C877, TYPE II.
- 9" WIDE COLLAR, OUTER LAYER OF POLYETHYLENE, MIN. 4000 PSI TENSILE STRENGTH, MIN. 1500 PSI TEAR RESISTANCE, UNDER LAYER OF RUBBERIZED MASTIC REINFORCED WITH WOVEN POLYPROPYLENE FABRIC.
- 2 STAINLESS STEEL STRAPS WITHIN THE COLLAR 3/4" FROM EDGES CONFINED WITH TUBE ISOLATED FROM MASTIC AND ALLOWED TO SLIP FREELY.
- MIN. 6" OVERLAP WITH CLOSING FLAP TO COVER STRAPS.

CHIMNEYS
DEPTH MIN. = 2", MAX. = 16" (MEASURED BOTTOM OF FRAME TO TOP OF CONE).
HDPE OR EPP 5000 SERIES RINGS MEETING ASTM D4976 OR ASTM D3575
HDPE RINGS IN PAVEMENTS:
- DRILL TWO ½" DIAMETER HOLES 180° APART ON MANDATORY 2" THICK EPP RING (CRETEX PART NUMBER 40–27GF–200). DRILL INTO CORBELLED SECTION OF THE MANHOLE, RING SHALL BE DRILLED PRIOR TO PLACING ON MANHOLE.
- APPLY 2 BEADS OF M–1 ADHESIVE 1/2"X1/2" ON CORBAL. INSTALL DRILLED EPP RING AND ANCHOR WITH A 4" RAWL POWER BOLT UTILIZING A 2" DIAMETER FENDER WASHER. TIGHTEN UNTIL BOLT HEAD IS FLUSH WITH THE TOP OF THE 2" RING.
- INSTALL ¼" LADTECH TOPPER RING SET IN M–1 ADHESIVE AS DESCRIBED ABOVE.
- DRY STACK CHIMNEY TO PROPER HEIGHT, INCLUDING SOLID HDPE TOPPER RING. PAY SPECIAL ATTENTION TO SLOPE AND USE APPROPRIATE SLOPE RINGS.
- ONCE DESIRED HEIGHT AND SLOPE ARE ACHIEVED, MARK RINGS TO ALIGN DESIRED STACKING ORDER AND PLACEMENT. APPLY BEAD OF CAULK AROUND LIP OF ADJUSTING RING AND RE–STACK RINGS. APPLY 2 BEADS OF CAULK ON TOPPER RING, ONE TOWARDS THE OUTSIDE AND ONE TOWARDS THE INSIDE. TOPPER RING DOES NOT HAVE A LOCKING LIP SO BE CAUTIOUS RING DOES NOT SLIP DURING SEAL INSTALLATION.
- INSTALL SEAL PER MANUFACTURES SPECIFICATIONS.

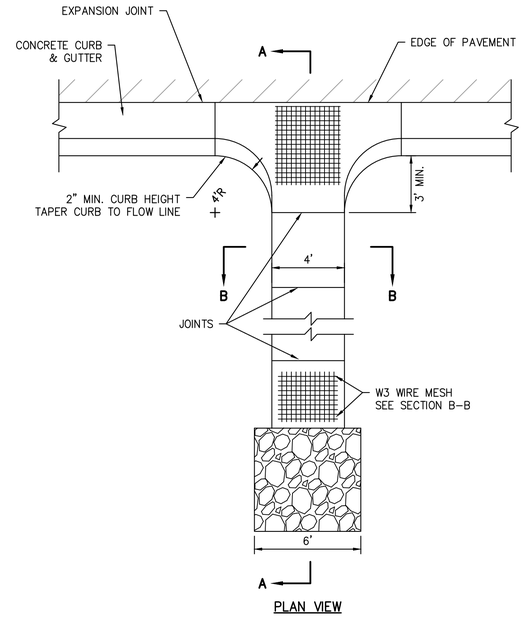
ADHESIVES: M–1 (CHEM–LINK CORP.) USED ON EPP RINGS. GUN GRADE BUTYL RUBBER ADHESIVE SEALANT ON HDPE RINGS.
SEALS: ORDER–TO–FIT ADAPTOR INTERNAL/EXTERNAL W/ RUBBER SLEEVE SEALING EXTERIOR FROM FRAME TO CORBEL.
PE WRAP: INSTALL DOUBLE 8–MIL POLYETHYLENE WRAP FROM TOP OF FRAME TO 84" MIN. DEPTH.
PROHIBITED: CRACKED RINGS; ALL FORMS OF WEDGES; BACK–PLASTERING.
EPP RINGS IN TURF:
- DRILL TWO ½" DIAMETER HOLES 180° APART ON MANDATORY 2" THICK EPP RING (CRETEX PART NUMBER 40–27G–200). DRILL INTO CORBELLED SECTION OF THE MANHOLE, RING SHALL BE DRILLED PRIOR TO PLACING ON MANHOLE.
- APPLY 2 BEADS OF M–1 ADHESIVE 1/2"X1/2" ON CORBAL. INSTALL DRILLED EPP RING AND ANCHOR WITH A 4" RAWL POWER BOLT UTILIZING A 2" DIAMETER FENDER WASHER. TIGHTEN UNTIL BOLT HEAD IS FLUSH WITH THE TOP OF THE 2" RING.
- DRY STACK CHIMNEY TO PROPER HEIGHT, INCLUDING SOLID GRADE FINISH RING. PAY SPECIAL ATTENTION TO SLOPE AND USE APPROPRIATE SLOPE RINGS.
- ONCE DESIRED HEIGHT AND SLOPE ARE ACHIEVED, MARK RINGS TO ALIGN DESIRED STACKING ORDER AND PLACEMENT. APPLY 2 BEADS OF M–1 IN KEYWAY AREA OF ADJUSTING RINGS AND RE–STACK RINGS.
- ADJUSTING RINGS WILL BE LAG BOLTED IN 4" HEIGHT INCREMENTS WITH A ½" X 5" STEEL WOOD LAG BOLT AND 2" FENDER WASHER WITH BOLTS ALTERNATING 180° APART WITH EACH 4" RISE IN HEIGHT.
- INSTALL SEAL PER MANUFACTURER'S SPECIFICATIONS.

FRAMES & COVERS
FRAME IN PAVEMENT: NEENAH R–1661 FRAME W/ SOLID GASKETED LID AND 2 CONCEALED PICK HOLES. CONFORM TO STANDARD SPECIFICATIONS CH. 3.5.0.
FRAME IN TURF: NEENAH R–1661 BOLT–DOWN FRAME W/ SOLID GASKETED LID AND 2 CONCEALED PICK HOLES. CONFORM TO STANDARD SPECIFICATIONS CH. 3.5.0. BOLTS COATED WITH ANTI–SEIZE COMPOUND. FRAMES TO BE ANCHORED TO CHIMNEY WITH 1/2" DIA. STEEL WOOD LAG BOLTS EXTENDING 6" INTO CHIMNEY OR TO A DEPTH THAT IS PRACTICAL FOR THE CHIMNEY HEIGHT AND SEALED WITH PERMATEX ULTRA SERIES BLACK, BLUE OR GREY SILICONE ADHESIVE.
PAVEMENT RING: NEENAH R–1979 SERIES REF. #1661–7158.
ELEVATIONS: TOP OF FRAME = BINDER GRADE; PAVING RING FOR SURFACE LIFT ADJUSTMENT.

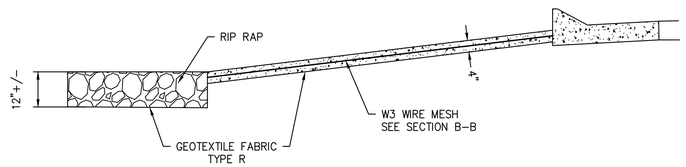
CONNECTIONS
KOR–N–SEAL BOOTS (OR ENGINEER APPROVED EQUAL). FACTORY INSTALLED FOR NEW MANHOLES. CONFORM TO STANDARD SPECIFICATIONS CH. 3.4.7(C) AND ASTM C–425/C–443.
CONNECTIONS SHALL BE CORED. CUTTING OR BREAKING IS PROHIBITED.
BULKHEADS FOR FUTURE CONNECTIONS: CONFORM TO STANDARD SPECIFICATIONS CH. 3.2.25 AND FILE #13A.



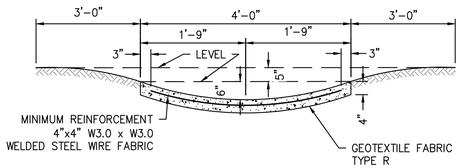
PRE–CAST MANHOLE



PLAN VIEW



SECTION A–A



SECTION B–B

CONCRETE FLUME

SITE IMPROVEMENT PLANS FOR
ELLARETEE, LLC
VILLAGE OF GERMANTOWN, WI

LYNCH & ASSOCIATES
ENGINEERING CONSULTANTS, LLC

CONSTRUCTION DETAILS

NO.	REVISIONS	BY	DATE

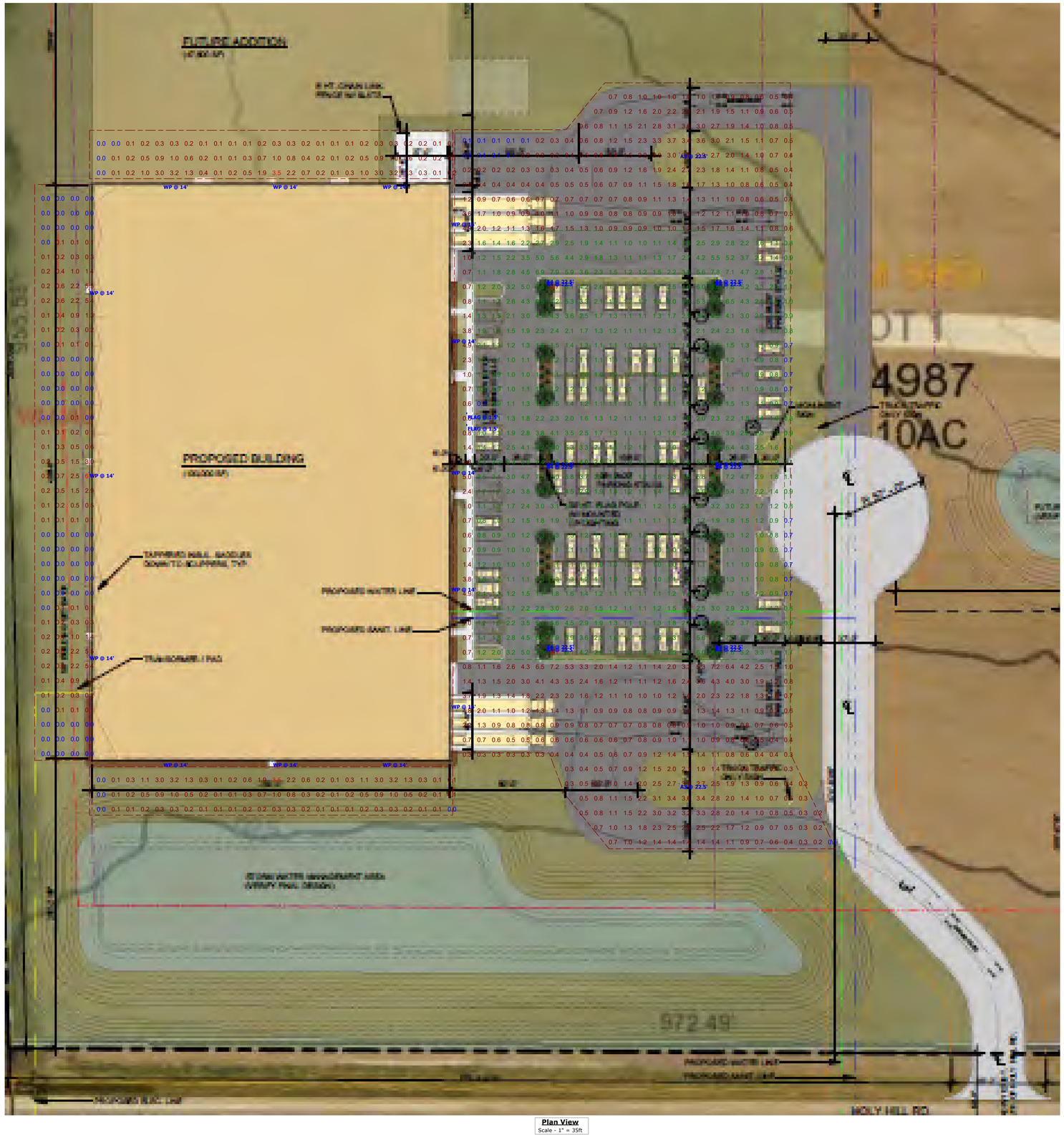
ISSUED FOR REVIEW

PLAN DATE 04.04.19
DESIGNED BY DKV

0 N/A
SCALE

PROJECT NO.
18.0034

SHEET NO.
C503



Plan View
Scale - 1" = 35ft

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
◯	A3	2	OPTEC LED LIGHTING	OLA1-120-UNVL-50-3	LED AREA SERIES SMALL 120W 5000K TYPE 3, 20' POLE ON 30" BASE		1	OLA1-120-50-3.ies	16921	0.95	120
◯	A4	12	OPTEC LED LIGHTING	OLA1-120-UNVL-50-4	LED AREA SERIES SMALL 120W 5000K TYPE 4, 20' POLE ON 30" BASE		1	OLA1-120-50-4.ies	15712	0.95	120
◯	WP	14	OPTEC LED LIGHTING	OLWP3S-030-UNV-50-4	LED WALLPACK SERIES 3 / SMALL, 30W, 5000K		1	olwp3s-030-unv-50-4.ies	3151	0.95	30.01
▯	FLAG	0	OPTEC LED LIGHTING	OLFLL-150-50-3X3	120-277V 50/60HZ 150W 5000K		1	OLFLL-150-50-3X3.ies	14286	0.95	151.8

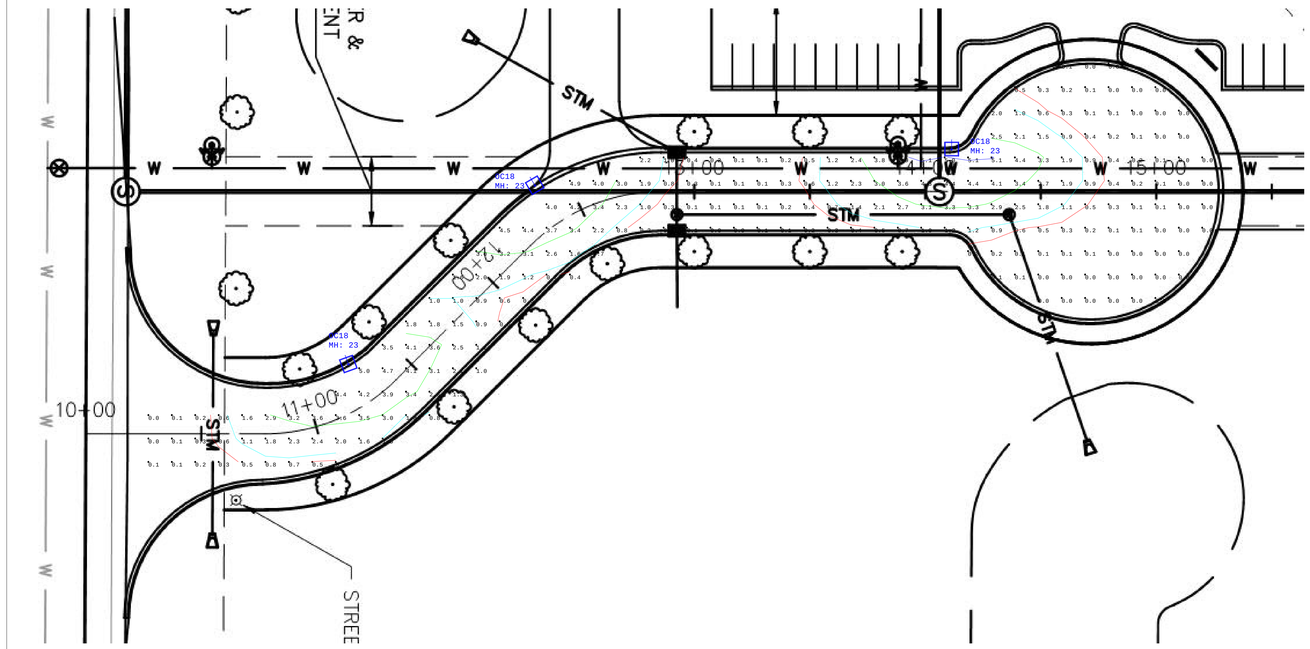
Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
1 PARKING	✕	2.2 fc	8.7 fc	0.7 fc	12.4:1	3.1:1
A NORTH	+	0.6 fc	3.5 fc	0.0 fc	N/A	N/A
B FRONT (EAST)	+	1.8 fc	8.7 fc	0.1 fc	87.0:1	18.0:1
C SOUTH	+	0.6 fc	3.5 fc	0.0 fc	N/A	N/A
D BACK (WEST)	+	0.5 fc	6.7 fc	0.0 fc	N/A	N/A

VISUAL

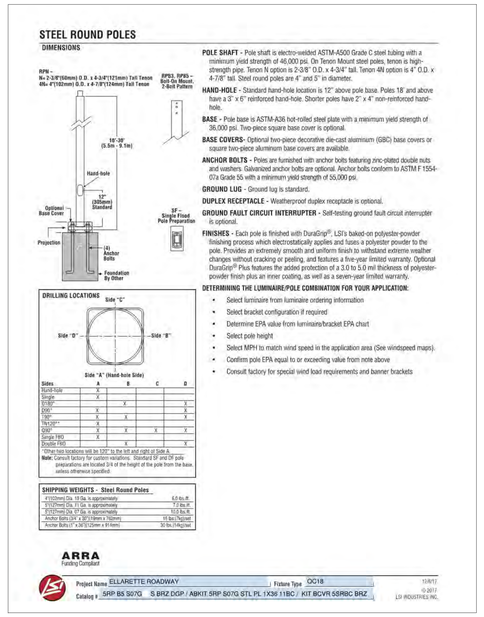
ELLARETEE EXTERIOR LIGHTING REV 3
4/3/19

Designer	
Date	2/28/2019
Scale	Not to Scale
Drawing No.	
Summary	



ROADWAY DESIGN 18,000 LUMEN

TYPE OC18



OC18 POLE

Calculation Summary						
Label	CalcType	Avg	Max	Min	Avg/Min	Max/Min
CITY ROADWAY 2	Illuminance	1.31	5.1	0.0	N.A.	N.A.

Luminaire Schedule					
Symbol	Tag	Qty	Lum. Lumens	LLF	Description
	OC18	3	18809	0.920	MRM-LED-18L-SIL-2-40-70CRI 20' POLE W/3' CONC. BASE

Viking Electric Supply
2900 N. 11th Street, Milwaukee, WI 53212
PH 414-777-3655 - 800-333-7650 - FX 414-475-6607

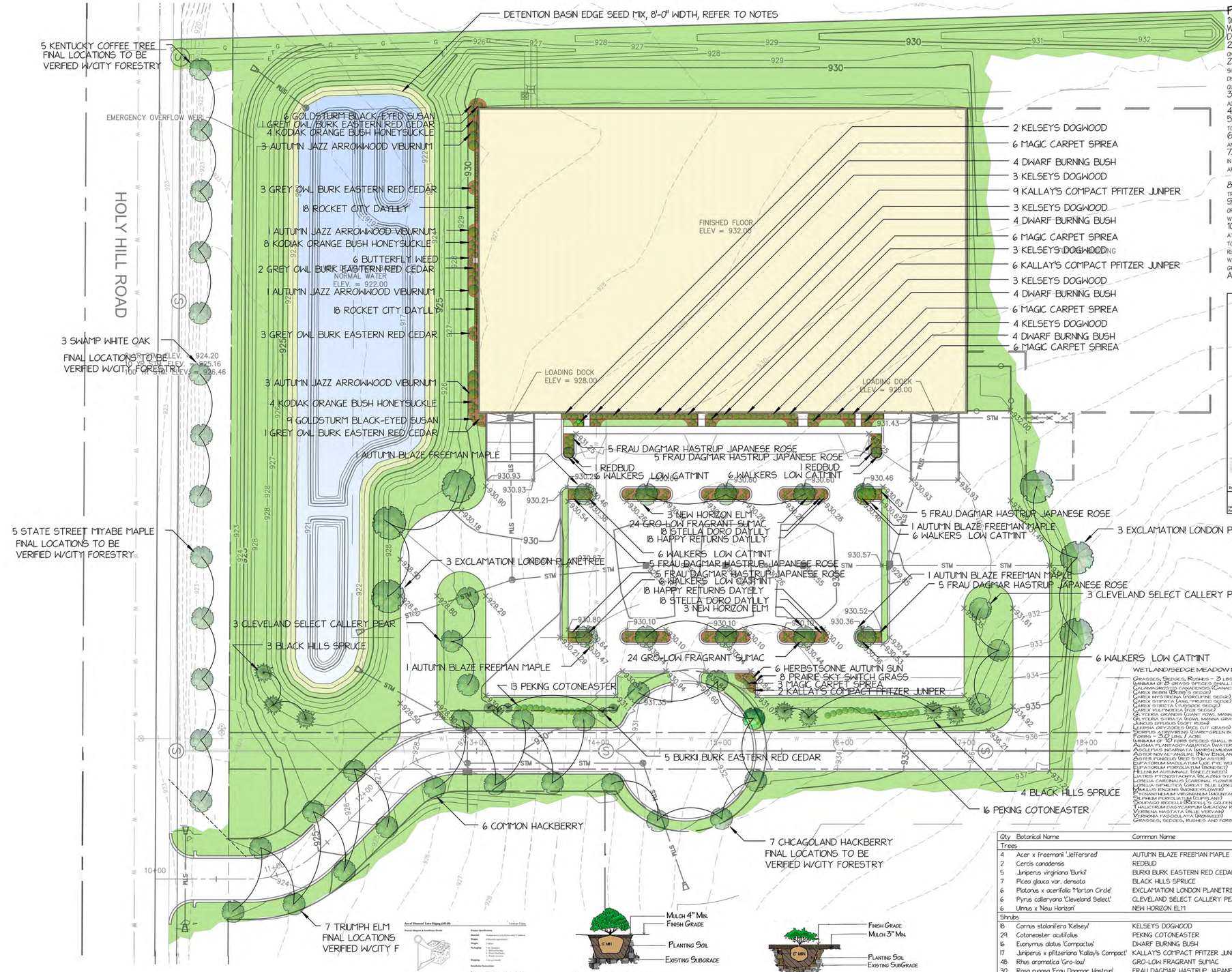
#	Date	Comments
1	3/6/19	REVISED WITH 18,800 LUMEN
2	4/1/19	REVISED MOUNTING HEIGHT

Revisions

Drawn By: ECS
Checked By:
Date:4/3/2019
Scale: 1" = 25'

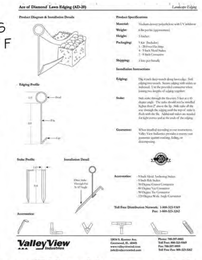
ELLARETTE WAREHOUSE

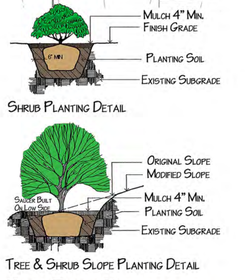
ROADWAY LIGHTING



PROPOSED STREE TREE PLANTING

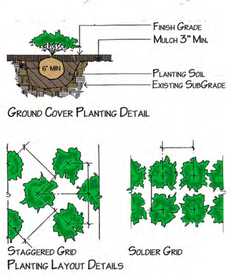
Qty	Botanical Name	Common Name	Size/Condition *(at 24" height)*
Trees			
5	Acer miyabei 'Morton'	STATE STREET MYABE MAPLE	2 1/2-3"/b. b.
5	Gymnocladus dioica	KENTUCKY COFFEE TREE	2 1/2-3"/b. b.
3	Quercus bicolor	SWAMP WHITE OAK	2 1/2-3"/b. b.
6	Celtis occidentalis	COMMON HACKBERRY	2 1/2-3"/b. b.
7	Celtis occidentalis 'Chicagoland'	CHICAGOLAND HACKBERRY	2 1/2-3"/b. b.
7	Ulmus x 'Morton Glossy'	TRIUMPH ELM	2 1/2-3"/b. b.





SHRUB PLANTING DETAIL

TREE & SHRUB SLOPE PLANTING DETAIL



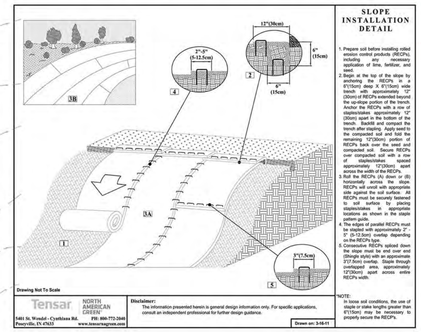
GROUND COVER PLANTING DETAIL

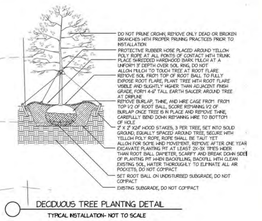
STAGGERED GRID PLANTING LAYOUT DETAILS

SOLDIER GRID

Planting Notes:

1. Contractor shall verify location of all on-site utilities prior to commencing any work on-site. WI State Statute 182.0175 requires three work days notice before you excavate. Call Digger's Hotline at 1-800-242-8511.
2. Supply and install all Wisconsin grown nursery stock. Guarantee all stock for a period of one year. All planting material is to meet American Standards for Nursery Stock ANSI Z60.1-2004. All plant material is to be planted immediately after arrival and unloading on site. Plant types, sizes, and quantities are according to the proposed plans. If any discrepancies are present between plant legend and graphic depiction, graphically depicted quantities shall hold precedence.
3. Actual locations of plant material are subject to final site layout and conditions and may be adjusted accordingly.
4. Guy and stake all large trees and evergreens.
5. All plants are to be backfilled with a 50/50 mix of plant starter and topsoil blend and is to be free of roots, rocks larger than 1" in diameter, subsoil debris, and weeds.
6. Open and remove the top burlap and twine or string from all balled and burlapped plants and set all plants at finished grade.
7. Supply and install 3-4" of shredded hardwood bark mulch in all planting beds, and 1-1 1/2" in all perennial beds. Treat all areas with a pre-emergent herbicide (granular form) 'Treflan' or approved equal following all manufacturer's written installation instructions prior to placing
8. Supply and install 3-4" of shredded hardwood mulch 1' past the drip line of all individual trees. Do not place mulch against trunk of tree.
9. Supply and install black vinyl edging 'Ace of Diamond' manufactured by Valleyview Industries or approved equal in all planting beds that adjoin turf areas according to the manufacturer's written installation instructions.
10. All turf areas are to be fine-graded. All turf areas are to be seeded, areas are to be sown at the manufacturer's recommended rates and covered with a clean oat straw. Turf areas are to be sown with Nelson Landscape's Custom Blended Seed for Lawns and is to be applied at the recommended rate. A starter fertilizer applied, and covered with a clean oat straw. Any areas where potential erosion exists due to wind or water or other means including all slopes of 3:1 or greater shall be covered with straw erosion control blankets 'DS-150' manufactured by North American Green, installed to manufacturer's written installation instructions.

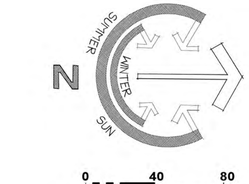




Qty	Botanical Name	Common Name	Size/Condition
Trees			
4	Acer x freemanii 'Jeffersred'	AUTUMN BLAZE FREEMAN MAPLE	3"/b. b.
2	Cercis canadensis	REDBUD	2 1/2-3"/b. b.
5	Juniperus virginiana 'Burki'	BURKI BURK EASTERN RED CEDAR	5'/b. b.
7	Picea glauca var. densata	BLACK HILLS SPRUCE	6'/b. b.
6	Platanus x acerifolia 'Morton Circle'	EXCLAMATION! LONDON PLANETREE	3"/b. b.
6	Pyrus calleryana 'Cleveland Select'	CLEVELAND SELECT CALLERY PEAR	2 1/2-3"/b. b.
6	Ulmus x 'New Horizon'	NEW HORIZON ELM	3"/b. b.
Shrubs			
18	Cornus stolonifera 'Kelsey'	KELSEY'S DOGWOOD	24"/cont.
29	Cotoneaster acutifolius	PEKING COTONEASTER	36"/b. b.
16	Euonymus alatus 'Compactus'	DWARF BURNING BUSH	30"/b. b.
17	Juniperus x pfitzeriana 'Kallay's Compact'	KALLAY'S COMPACT PFITZER JUNIPER	24"/cont.
48	Rhus aromatica 'Gro-low'	GRO-LOW FRAGRANT SUMAC	18-24"/cont.
30	Rosa rugosa 'Frau Dagmar Hastrup'	FRAU DAGMAR HASTRUP JAPANESE ROSE	18"/cont.
27	Spiraea japonica 'Magic Carpet'	MAGIC CARPET SPIREA	18"/cont.
10	Juniperus virginiana 'Grey Owl'	GREY OWL BURK EASTERN RED CEDAR	24"/cont.
16	Diervilla 'G2X88544' ppaf, cbraf	KODIAK® ORANGE BUSH HONEYSUCKLE	18-24"/cont.
8	Viburnum dentatum 'Ralph Senior'	AUTUMN JAZZ ARROWWOOD VIBURNUM	30"/b. b.
Perennials			
36	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY	#1 cont.
36	Hemerocallis 'Stella d0ro'	STELLA DORO DAYLILY	#1 cont.
36	Nepeta x faassenii 'Walkers Low'	WALKERS LOW CATMINT	#1 cont.
6	Asclepios tuberosa	BUTTERFLY WEED	#1 cont.
15	Rudbeckia fulgida 'Goldsturm'	GOLDSTURM BLACK-EYED SUSAN	#1 cont.
8	Panicum virgatum 'Prairie Sky'	PRAIRIE SKY SWITCH GRASS	#1 cont.
36	Hemerocallis 'Rocket City'	ROCKET CITY DAYLILY	#1 cont.
6	Rudbeckia nitida 'Herbstsonne'	HERBSTSONNE AUTUMN SUN	#1 cont.

WETLAND/SEDGE MEADOW MIX

Grasses, Sedges, Rushes - 3 Lbs./ Acre, (minimum of 15 grass species shall be used)
Calamagrostis canadensis (Canada Blue-joint grass)
Carex buxbii (Buxb's sedge)
Carex hystericina (porcupine sedge)
Carex stipata (awl-fruited sedge)
Carex stricta (tussock sedge)
Carex vulpinoidea (fox sedge)
Glyceria grandis (giant manna grass)
Glyceria striata (fowl manna grass)
Juncus effusus (soft rush)
Leersia oryzoides (rice cut grass)
Scirpus atrovirens (dark-green bulrush)
Forbs - 3-4 Lbs./ Acre, (minimum of 10 forb species shall be used)
Alisma plantago-aquatica (water plantain)
Asclepias incarnata (swamp milkweed)
Aster novae-angliae (New England aster)
Aster puniceus (red stem aster)
Eupatorium maculatum (Joe-pye weed)
Eupatorium perfoliatum (boneset)
Helenium autumnale (sneezeweed)
Liatris cardinalis (cardinal flower)
Lobelia siphilitica (great blue lobelia)
Mimulus ringens (monkeyflower)
Pycnanthemum virginianum (mountain mint)
Silphium perfoliatum (cup plant)
Solidago riddellii (Riddell's goldenrod)
Thalictrum dasycarpum (meadow rue)
Verbena hastata (blue vervain)
Vernonia fasciculata (ironweed)
Grasses, sedges, rushes and forbs total 15lbs per acre 6.0



DIGGERS HOTLINE
WI STATE STATUTE 182.0175 REQUIRES THREE WORK DAYS NOTICE BEFORE YOU EXCAVATE CALL DIGGERS HOTLINE 1-800-242-8511

NELSON LANDSCAPE INC.

Post Office Box 823
Waukesha, WI 53187-0823
262-549-6111
262-549-9229
www.nelsonlandscape.com

Sheet Title:

LANDSCAPE PLAN

Project:

ELLARETEE, LLC

Holy Hill Road & Goldendale Rd.
Germantown, WI

Client:

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE: (920) 766-5795 / 1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lois Dr.
Sun Prairie, WI 53590
PHONE: (608) 318-2236
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE: (262) 250-9710
1-800-236-2534
FAX (262) 250-9760

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE: (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

Plan Notes:

Designed By: D. K. N.
Drawn By: C. J. N.
Date: 2-19-19
Revisions: 2-25-19, 2-25-19b, 4-01-19, 4-03-19

Notice:

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Nelson Landscape Incorporated

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This plan is subject to final on-site conditions and may be modified to account for unforseen obstacles, other changes, or site modifications that were not made known at the time of preparation dated on this plan.

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5959 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

GRAPHIC SCALE

0' 200' 400'

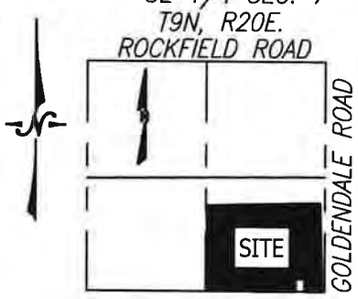
100' 300'

1 INCH = 200 FEET

BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM - SOUTH ZONE (NAD '27). THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 7-9-20 IS ASSUMED TO BEAR N 1°35'40" W.

VICINITY MAP

SE 1/4 SEC. 7 T9N, R20E.



Lot 4 CSM 5959

279.84' (279.83' R)

Lot 2 CSM 5959

EAST 1/4 COR. SEC. 7 T9N, R20E (CONC. MON. W/ SEWRPC BRASS CAP-FOUND)
N: 463,729.94
E: 2,489,471.00

N88°24'33"E 1270.43' (S88°24'20"W 1270.49' R)

611.03'

659.40'

75'

180'

PROPOSED 30' UTILITY EASEMENT

50' BUILDING SETBACK LINE

75' X 180' VISION TRIANGLE EASEMENT PER DOC. NO. 1115133

50' BUILDING SETBACK LINE

N1°34'55"W 955.61' (N01°34'39"W 955.53' R)

N 0°00'00" E 535.02'

SURVEYOR:
PETER J. NIELSON
5482 S. WESTRIDGE DR.
NEW BERLIN, WI 53151
262-402-5040

LOT 1
569,499 S.F.
13.074 AC

LOT 2
617,961 S.F.
14.186 AC

OWNER:
GGWW, LLC
N119W1771 COVE LN
GERMANTOWN, WI 53022

Lot 1 CSM 6824

Lot 1 CSM 5959

100' BUILDING SETBACK LINE

50' PARKING SETBACK LINE

NO ACCESS PER C.S.M. 5959

S1°35'40"E 997.66'

50'

Goldendale Road (C.T.H. Y)

N1°35'40"W 2634.05' Mon. to Mon.

East Line of SE 1/4 Sec. 7-9-20

C3 C4 C5

50' BUILDING SETBACK LINE

10' PARKING SETBACK LINE

ROADWAY DEDICATED TO THE VILLAGE OF GERMANTOWN FOR PUBLIC ROAD PURPOSES.

WELL

81.3'

42.2'

BLDG

15'

L3

N0°00'00"E 128.71'

S0°00'00"E 128.71'

PROPOSED 30' UTILITY EASEMENT

C2

C6

L7

Ellaretee Circle

100' BUILDING SETBACK LINE

50' PARKING SETBACK LINE

ACCESS RESTRICTED (SEE NOTE 3.)

C1 L6 C7

L4

TAX ID: GTNV 074998

L2

WELL

656.42'

L5 66.00' L8 249.93'

POINT OF BEGINNING C.S.M. 5959

319.35' N89°41'41"W 972.35' (972.49' R)

60'

N89°41'41"W 2643.03' Mon. to Mon.

South Line of SE 1/4 Sec. 7-9-20

L1

60'

60'

Holy Hill Road

SOUTH 1/4 CORNER OF SEC. 7 T9N, R20E (CONC. MON. W/ BRASS CAP-FOUND)
N: 461,111.27
E: 2,486,901.57

SOUTHEAST CORNER OF SEC. 7 T9N, R20E (CONC. MON. W/ BRASS PLUG-FOUND)
N: 461,097.19
E: 2,489,544.28

NOTES:
1. SEE SHEET 3 FOR LINE AND CURVE TABLES.
2. SEE SHEET 2 FOR UTILITY EASEMENT DETAILS.
3. ACCESS TO HOLY HILL RD. FROM LOTS 1 & 2 PROVIDED BY ROAD NAME.

LEGEND

- ■ CONCRETE MONUMENT WITH BRASS CAP – FOUND
- ⌑ LIGHT POLE
- SIGN
- –OHW– OVERHEAD WIRE
- □ 3/4" IRON ROD– FOUND
- ■ 5/8" IRON ROD 1.04 LBS./LF – SET
- ● 1" IRON ROD 2.67 LBS./LF. – SET
- (XXXX R) RECORDED AS DATA
- POWER POLE

WISCONSIN
PETER J. NIELSON
NO. S-2527
MILWAUKEE, WI
LAND SURVEYOR

3APRIL'19

DATE 4/2/2019
SHEET 1 OF 3

INSTRUMENT DRAFTED BY PETER J. NIELSON, P.L.S. #2527

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5959 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, PETER J. NIELSON, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE FOLLOWING LAND HEREIN DESCRIBED:

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5959, RECORDED AS DOCUMENT NO. 1106266, IN THE WASHINGTON COUNTY REGISTER OF DEEDS OFFICE, AS CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED AS DOCUMENT NO. 1115133, IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY.

SAID PARCEL CONTAINS 1,224,147 SQUARE FEET OR 28.102 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT I HAVE MADE SAID LAND DIVISION BY THE DIRECTION OF GGWW, LLC, OWNER OF SAID LAND. THAT SUCH LAND DIVISION IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES OF THE LANDS SURVEYED AND THE DIVISION THEREOF.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE WISCONSIN STATUTES AND CHAPTER 18 OF THE VILLAGE OF GERMANTOWN SUBDIVISION CONTROL ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING THE SAME.

DATED THIS 2nd DAY OF APRIL, 2019.

WISCONSIN PETER J. NIELSON NO. S-2527 MILWAUKEE, WI LAND SURVEYOR

Peter J. Nielson 3 APRIL '19

_____
PETER J. NIELSON
PROFESSIONAL LAND SURVEYOR #S-2527

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 _____, 2019.

_____ _____
DEAN WOLTER, CHAIRPERSON LORI JOHNSON, SECRETARY

STATE OF WISCONSIN) ss
COUNTY OF WASHINGTON)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019

THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

L1	N89°41'41"W	179.89' (179.98' R)
L2	N0°18'02"E (N00°18'19"E)	140.00'
L3	N89°44'15"W (N89°41'41"W	119.90' 120.00' R)
L4	S0°23'01"W (S00°18'19"W	139.91' 140.00' R)
L5	N0°00'00"E	11.03'
L6	N39°46'46"W	101.53'
L7	S39°46'46"E	101.53'
L8	S0°00'00"W	11.38'

CURVE	L	R	Δ	C.L.	L.C.B.
C1	32.63'	47.00'	39°46'46"	31.98'	N19°53'23"W
C2	78.45'	113.00'	39°46'46"	76.89'	N19°53'23"W
C3	172.79'	66.00'	150°00'00"	127.50'	S15°00'00"W
C4	172.79'	66.00'	150°00'00"	127.50'	S15°00'00"E
C5	345.58'	66.00"	300°00'00"	66.00'	N90°00'00"E
C6	32.63'	47.00'	39°46'46"	31.98'	S19°53'23"E
C7	78.45'	113.00'	39°46'46"	76.89'	S19°53'23"E

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 5959 IN THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

VILLAGE OF GERMANTOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP, BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 5959 IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, 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 ELLARETEE CIRCLE FOR PUBLIC ROAD PURPOSES SHOWN ON SHEET 1 OF 3 IS HEREBY ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON THIS _____ DAY OF _____, 2019.

_____ DEAN WOLTER, PRESIDENT

_____ DEANNA BRAUNSCHWEIG, VILLAGE CLERK

STATE OF WISCONSIN) ss
COUNTY OF WASHINGTON)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019

THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

WISCONSIN
PETER J. NIELSON
NO. S-2527
MILWAUKEE, WI
LAND SURVEYOR

3 APRIL 19

OWNER'S CERTIFCATE OF DEDICATION:

GGWW, LLC, A 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 LIMITED LIABILITY COMPANY CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE SURVEYED, DIVIDED, MAPPED AND DEDICATED AS REPRESENTED ON THIS PLAT.

AS OWNERS, WE HEREBY DEDICATE THAT PART OF ELLARETEE CIRCLE TO THE VILLAGE OF GERMANTOWN FOR PUBLIC ROAD PURPOSES AS REPRESENTED ON SHEET 1 OF 3 OF THIS CERTIFIED SURVEY MAP.

GGWW, LLC DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

1. VILLAGE OF GERMANTOWN

WITNESS THE HAND AND SEAL OF SAID OWNER THIS _____ DAY OF _____, 2019.

IN PRESENCE OF:

_____ MICHAEL ESSER, JR.

GGWW, LLC

_____ GREG LARSON

STATE OF WISCONSIN) ss
COUNTY OF WASHINGTON)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2019

THE ABOVE NAMED _____, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

ISO 9001:2008 Certified
Dielectric
CORPORATION
New Dimensions of Excellence in Engineering Plastics

W141 N9250 Fountain Blvd.
Menomonee Falls, WI 53051-1648
(262) 255-2600
Fax: (262) 255-2761
Toll Free 800-367-9122
http://www.dielectriccorp.com

Dielectric Corporation Plan of Operations

Dielectric is a contract manufacturing company established in 1966. We have 100 employees spread over two shifts. The first shift runs from 6:30am to 3:30pm with 80 employees and the second shift runs from 3:00pm to 11:30pm. Our work week is typically Monday through Friday with the occasional Saturday dependent on the workload. We have approximately 1-3 trucks at receiving per workday and 1-3 trucks shipping per workday. We do not have any sound or odor associated with our production.

Michael Esser Jr.

March 8, 2019

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

Community Development Department

1. CUP: Additional information about the operation would be helpful:
    a. What does a "contract manufacturing company" actually produce? Plastic & Non-Ferrous Metal Parts
    b. What materials, machinery, etc. are used in the manufacturing process? Plastics & Non-Ferrous Metals to manufacture parts on CNC Routers, Lathes & Mills.
    c. Is there outdoor storage proposed? If so, where, what type, how screened? No outside storage
    d. Is there any dust or machinery vibration associated with the operation? There is dust which is collected by a fan suction system, there is no vibration created by the processes.
    e. Is there any hazardous or flammable products to be stored on the premises? If so, what type, quantities, etc.? 4 chemical cabinets contain varnishes, plastics which will be protected by an additional fire protection system.
2. CUP: More explanation and information is needed regarding the dust collection system:
    a. Please explain why the dust collection system is needed and why it is required to be greater than 45 feet tall. Why can't a system that falls below the maximum height allowance be installed? The dust collection system is required to reduce the air-borne particulates inside the plant for employee safety, the system is existing and will be relocated to the new building.
    b. The application indicates a height of 60 feet… does that include the base structure that it is mounted to? The system is 48'-10" tall including base structure.
    c. If the system is 60 feet tall, the elevations on Sheet A2.0 need to be revised… they do not accurately present the height of the system relative to the building height. A separate sheet accurately depicting the system height vs. the building height is acceptable. The system is 48'-10" tall and depicted correctly on the drawings.
    d. Please explain how the system functions, when and how long it runs, what is the sound decibel level outside the building when it is running both near the system base and at the property lines. The system has flexible ducts from each machine inside the facility, the external part of the system draws the dust out of the building into recycle containers. The decibel level at the system is 80db and 68db at the property line.
    e. What color will the system be painted? Yes, it will be painted to match the main color of the building.
    f. What screening will be provided around the base, top of the unit, etc. No screening is proposed.
    g. If you intend to argue that the system will not be visible from the public right-of-way and/or surrounding property, include visual evidence or accurate renderings to support your argument. The system is 10'-0" in

ADDRESS
W204 N11509 Goldendale Road
Germantown, WI 53022

PHONE
262.250.9710 1.800.236.2534

FAX
262.250.9740

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diameter and is setback 480'-0" from Holy Hill Road. We will provide renderings.

3. CSM: Why "future" utility easements on the CSM…isn't the CSM be used to create the easements? The CSM will be revised as per Village comments below.
4. CSM: minimum building & parking setbacks need to be shown or noted for each lot in the CSM: The CSM will be revised as per Village comments below.
    a. Building setback from Mequon Road & Goldendale Road: 100 feet
    b. Parking setback from Mequon Road & Goldendale Road: 50 feet
    c. Building setback from internal road: 50 feet
    d. Parking setback from internal road: 10 feet
    e. Building & parking setback from west & north property lines: 50 feet
5. CSM: Personal names for streets in the Village are generally not allowed. The CSM will be revised as per Village comments.
6. CSM: An access restriction to Holy Hill Road from Lot 1 & Lot 2 needs to be shown on the CSM. Access to Holy Hill road is provided by the internal cul-de-sac. The CSM will be revised as per Village comments.
7. Sign: 11. Signage is not adequately addressed. Please indicate if signage will be handled under a separate and future sign permit application. The sign rendering included with the supporting documents is not sufficient for a sign permit application. If the owner intends to get approval for a monument sign with the site plans, a separate application with more detailed information needs to be provided: Signage will be handled under aseperate and future sign permit application.
    a. Confirm location meets minimum 5' setback from property line
    b. The sign is required to be mounted on a base of same/similar materials as the primary building
    c. Minimum 5" height of address coordinates
    d. Details on external lighting (flood lights require shielding and screening
    e. Landscaping required; current landscape plan shows one street tree nearby and in front of sign placeholder shown on site plan
8. Site Plan: The proposed mounting height of fixtures on the poles in the parking area is 27.5 feet and in the cul-de-sac right-of-way 28 feet; however, the maximum fixture height allowed is 25' including any concrete bases. The lighting plan needs to revise accordingly. Will revise.
9. Site Plan: The proposed landscaping needs to be addressed: Will revise.
    a. Additional street trees are required along Holy Hill Road (13 total) and along the cul-de-sac (20 total) in an amount equal to 1 tree per 50 feet of frontage. Said trees can be planted in groupings or spaced equally across the frontage.
    b. The Village Forester will review the plans and is likely to point out the need to plant the trees as close to the ROW line as possible.
    c. All landscaping is required to meet a minimum planted size of 2.5' to 3" for deciduous trees and 6'-8' for evergreen trees.
    d. As previously discussed, additional plantings are needed along the south side elevation of the building. The landscape plan doesn't match the rendering… much more landscaping shown in the rendering. Revise the plan according.
    e. Plantings are required along the parking lot edges facing the cul-de-sac.

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10. A materials board is required. It can be delivered to the Planning & Zoning counter at Village Hall any time before, or brought with you to, the Plan Commission meeting. Will provide.
11. A roof plan sheet is required if there will be any roof-mounted mechanicals. The rendering clearly shows RTU's visible from off site. What type of screening will be provided? If you intend to argue that the RTU's will not be visible from the public right-of-way and/or surrounding property, include visual evidence or a site line analysis with renderings to support your argument. Will provide.
12. The building architecture continues to appear bland with little articulation. While the blue accents and two-color gray scheme appear contrasting in the elevations, I fear that the actual tone difference in the two gray colors will not be enough to distinguish one from the other… leaving only the blue accents in a wash of gray. Will revise.
13. No details for the dumpster/trash enclosure are provided. Village guidelines for dumpster enclosures are as follows: Will revise.
    a. The enclosure area shall be large enough to accommodate the dumpster and be located on the lot with adequate space for access and maneuverability by the collection service. Generally, an enclosure should be located in the rear or side yard of a lot. There shall not be any type of enclosure or container(s) stored in the front yard.
    b. The enclosure shall be placed on a concrete pad with a minimum concrete depth of four inches (4").
    c. The enclosure area shall be screened on three (3) sides by a wall from view from public streets and abutting properties.
    d. The walls shall be constructed in a durable fashion of brick, stone or other masonry materials compatible with the principal building. The gate shall be an opaque type material of either wood, concrete, vinyl or chain link with privacy slats (wooden fencing must be of the "shadow box" design).
    e. The height of the enclosure shall fully enclose the container(s) and should generally not exceed eight feet (8') in height (unless necessitated by the height of the container).
    f. The enclosure shall be constructed in such a manner that all structural members, including braces, posts, poles and other projections, shall be on the interior side of the fence.
    g. Drains that connect to the sanitary system are not permitted within an enclosure area. Drains that connect to a storm water drainage system may be allowed; contact the Village Engineer.
    h. All enclosure areas shall include landscaping comprised of evergreen and deciduous trees & shrubs. Said landscaping shall be integrated with landscaping of the entire lot and included in the overall landscape plan for the lot.

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Fire Department

1. Approved water supply with fire hydrants is required with intervals at approximately 400' apart. At this time, the existing water supply to the new hydrants at the Goldendale Road@ Holy Hill Road intersection is incomplete and untested. Per NFPA 1 Chapter 18.
2. A paved sidewalk around the entire building is required for GFD access connecting to a hard surface on the east side. Fire standpipes are required/will be installed in the factory and warehouse areas at all exit doors. Will review with the Fire Department.
3. A Knox Box shall be installed at a location to be determined by GFD. Will be supplied.
4. Fire sprinkler and alarms are required by IBC based on occupancy class. Will be supplied.

Public Works/Village Engineer/Village Surveyor

1. Comments from the Village Surveyor regarding the CSM are contained in a separate review memo dated March 18, 2019 (copy attached).
2. Comments regarding storm water management, roads, and utilities will be provided in a separate memo prepared by the Village Engineer. That review memo will be sent to you when completed (hopefully later this week).

Village Forester

a. Street Trees – substitute Swamp White Oak for Red Oak and Chicagoland Hackberry for Greenspire Linden Will be supplied.

Sanitary comments

a. Need sanitary details to be shown on the plans.

Water comments

a. Please see the comments on the attached PDF.

Engineering comments

a. It does not appear that any of the plans are to scale. Please provide scaled plans for review. Will be supplied.
b. The storm water detention pond's outlet structure discharges almost directly over the electric, gas, and telephone utilities. The outlet should be relocated to discharge a minimum of 20 feet from utilities. Will revise.
c. Ray Esser Way design requirements include: Will revise.
    i Designated left turn lane onto Holy Hill Road
    ii The appropriate turning radius for truck traffic turning west onto Holy Hill Road
    iii 30-inch vertical face curb
    iv 10-inches of 1-1/4" inch dense graded crushed aggregate for the base
    v 3-inches of 3MT 58-28H asphaltic cement for the binder

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vi Two (2) lifts of 2-inches of 4MT 58-28H for the surface
vii Storm sewer inlets at station 10+50 to prevent runoff from entering Holy Hill Road.
viii Catch basins are not required to have sumps.

d. 6-inches of topsoil is to be used for all areas around the pond that are not below the permanent pool elevation. Will revise.
e. Propex Landloc 300 is to be specified 20-feet from toe of pond emergency spillway's backslope. Will revise.
f. Show designs for rip-rap at discharge points. The proposed designs will have erosion problems due to width and length rip-rap pad. Will revise.
g. The landscape plan calls for some trees to be planted on or immediately adjacent to storm sewer. Please adjust accordingly. Will revise.
h. Overland flow paths for the 100-year event are to be shown on the plans. Will revise.
i. Ditch sizing calcs are to be provided for the overland flow route on the west side of the building. Will revise.
j. What storm event are the storm sewers and storm sewer inlets sized for? See revised plans.
k. CB 1.0 and CB 8.0 have a high probability of being surcharged in larger storm events. What is the hydraulic grade line elevation for the 10, 25, and 100-year events? See revised plans.
l. How does the building's roof drain? The architectural drawings do not show scuppers. Is the building internally or externally drained? The building roof will be internally drained with lamb's tongue outlets on the west façade draining to the swale.
m. Please address concerns regarding snow storage locations, as they may impact drainage, landscaping, and parking. Snow storage locations are to be called out on the plans. Will revise.
n. The parking lot configuration has problems with internal movements. It is highly recommended that the lot be reconfigured to allow for an exclusive drive aisle, rather than having four drive aisles converge just off the cul-de-sac. Design will remain as this works well with Owner's use.
o. The proposed parking lot will be very difficult to accurately construct with mostly spot elevations at curbs and inlets. The inverted crown will also create maintenance issues in the future. It is highly recommended that the lot be redesigned to improve drainage, as well as improve the ability for it to be accurately constructed. Additional elevations will be added to improve constructability.
p. The parking stalls on the far north and south end of the lot will be in the way of truck turning movements. It appears three stalls on each end of the lot, for a total of six stalls, should be removed to accommodate truck traffic. Will revise.
q. Sidewalk that is back of curb is to be a minimum 6 feet in width. Currently it is shown as having 5-foot widths on the plans. Sidewalk width is dimensioned on sheet C1.0 as 6'-0"
r. Pavement design for the parking areas is to be provided for review. See revised plans.
s. A detailed erosion control/sequencing plan is required. See revised plans.

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t. A stormwater maintenance agreement is required. Will be addressed in Developer's Agreement.

u. It is recommended that doors into the locker rooms, off the shop break room, be eliminated to improve privacy.

Certified Survey Map

1. Remove 1' contours and any topographic mapping data from Sheet 1. Not required. Will revise.
2. Minimum text size is a 12-point font. The use of anything smaller and the Washington County Register of Deeds will not record the document. Upgrade all the small text on the map sheets. Will revise.
3. Public utility easements locations are based on the as-built or record drawing locations of the pipe after construction has been completed. Show the utility easements as "Proposed" locations on the CSM. Will revise.
4. Also, the easement metes and bounds descriptions shown on sheet 3 of 4 are not needed at this time. See Number 4 below. Will revise.
5. A separate easement document and exhibit will be used after the utility has been installed. The Village can provide a template easement document in a Word format with the terms and conditions of the easement for your use. All easements are approved by the Engineering Department, the Village Attorney and both the Public Works and Highway Committee and Village Board. The Village will have the easement recorded after the Village Board has approved the easement. Recording fees will be invoiced to the Owner Will revise.
6. USPLSS monuments are brass caps in concrete, not cast iron. Please revise all descriptions to monument types. Will revise.
7. Lines L6 and L7 need to be a minimum of 100' in length. Village road design standards require 100' minimum tangent length between curves. Will revise.
8. Graphically show and dimension building setback lines on both lots. Will revise.
9. The east line of proposed Lot 2 (west line of Goldendale Road) is access restricted per CSM 5959. Indicate by (xxxxxxx) along that line and a note of the restriction. Will revise.
10. A notary signature block is required for all signatures including the Owner's Certificate and Village approval certificates. Please add two (2) to the document. Will revise.
11. All signatures need to have printed names and written signatures for the certificates otherwise the Register of Deeds will not record the document. Will revise.
12. The name, address, telephone number of the professional land surveyor preparing the document is required and needs to be retired. Will revise.
13. The use of proper names for street names is not allowed. "Ray Esser Way" needs to be replaced with something approved by the Village Planner and/or Planning Commission. Will revise to Ellaretee Circle.
14. Please indicate the point of beginning. Will revise.

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Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting. Will provide.

This includes the CADD file. Will provide.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

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 or Subdivision Plat

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. Will provide.

Prior to Recording the Certified Survey Map or Final Subdivision Plat

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.

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Catalog Number:	NU8980-O-KK
Item Description:	200A 4T RL MTR DB PED
UPC Code:	784572181823

Brand Name:	Milbank
Type:	Ringless Meter Socket
Application:	Meter Socket With Load Center
Standard:	UL Listed
Voltage Rating:	Up to 240 Volts Alternating Current
Amperage Rating:	200 Continuous Ampere
Phase:	1 Phase
Frequency Rating:	60 Hertz
Number Of Cutouts:	0
Cutout Size:	Breaker Provision
Cable Entry:	Underground
Terminal:	Single Mechanical Line Side and Single Mechanical Load Side
Mounting:	Pedestal
Enclosure:	Type 3R, G90 Galvanized Steel with Powder Coat Finish

Additional Specifications:

Number of Jaws:4 Terminal

Hub Opening and Closing Plates:Plain Top

Hub Opening and Closing Plates:Plain Top

Hub Opening and Closing Plates:Plain Top

Hub Opening and Closing Plates:Plain Top

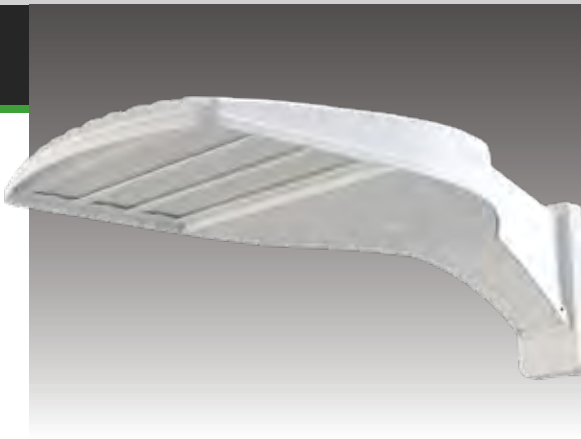
Hub Opening and Closing Plates:Plain Top

Utility requirements may vary. Always consult the serving utility for their requirements prior to ordering or installing this equipment. This product must always be installed by a licensed electrician. Installation of this equipment may require local electrical inspector approval.

Optec LED LIGHTING

Catalog: OLA1-150-UNVL-50-3-SQ-BZ
Project: ELLARETEE
Type: A3

Area Series (Small)



The OLA1 Small Series is a stylish aerodynamic area luminaire that fits within today's accepted design form factors. Excellent optical performance is achieved with Lumileds brand LED's and engineered discrete optics. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. All models come standard with a universal pole mount bracket or an optional wall surface box. Luminaries are available with a number of options including alternate CCT choices, finishes, photocells and occupancy sensors.

FEATURES

- LED Brand: Lumileds
- Color Temperatures: 4000K & 5000K (Other CCTs are available upon request.)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40˚C (-40˚F) to 40˚C (104˚F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish Custom colors are available upon request
- IP65 Rated (wet listed)
- Mounting:Universal Round or Square Pole, Wall Surface Box

ELECTRICAL SPECIFICATIONS

- Power Input: 120-277V (347-480V Optional)
- Power Factor: > 0.95
- THD: < 15%
- Surge Protection: 10 kV
- Control Options: 0-10V Dimming standard (Photocell and Occupancy Sensors Optional)

TESTS & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Premium)

WARRANTY

- 10-Year Warranty (parts or replacement)

PERFORMANCE SPECIFICATIONS

Distribution	Model / Wattage	Lumens		Bug Rating		
		4000K	5000K	B	U	G
Type 2	OLA1-080	10,801	10,960	3	0	1
	OLA1-120	15,840	16,200	3	0	2
	OLA1-150	19,800	20,250	3	0	2
Type 3	OLA1-080	11,600	11,760	2	0	2
	OLA1-120	16,561	16,920	3	0	2
	OLA1-150	20,549	21,000	3	0	2
Type 3L	OLA1-080	10,799	10,960	3	0	3
	OLA1-120	15,960	16,199	3	0	3
	OLA1-150	19,800	20,249	4	0	3
Type 3R	OLA1-080	10,799	10,960	3	0	3
	OLA1-120	15,960	16,198	3	0	3
	OLA1-150	19,800	20,250	4	0	3
Type 4	OLA1-080	11,596	10,794	2	0	2
	OLA1-120	15,472	15,712	2	0	2
	OLA1-150	19,046	19,349	3	0	2
Type 4L	OLA1-080	10,800	10,960	3	0	3
	OLA1-120	16,080	16,320	3	0	3
	OLA1-150	19,800	20,250	4	0	4
Type 4R	OLA1-080	10,800	10,960	3	0	3
	OLA1-120	16,080	16,320	3	0	3
	OLA1-150	19,781	20,250	4	0	4
Type 5	OLA1-080	10,0032	10,185	4	0	3
	OLA1-120	15,049	15,278	4	0	3
	OLA1-150	18,811	19.097	5	0	4

Voltage (V)	Current (A)		
	80W	120W	150W
120	0.67	1.00	1.25
208	0.38	0.58	0.72
240	0.33	0.50	0.63
277	0.29	0.43	0.54
347	0.23	0.35	0.43
480	0.17	0.25	0.31

Optec LED LIGHTING

Area Series (Small)

ORDERING INFORMATION

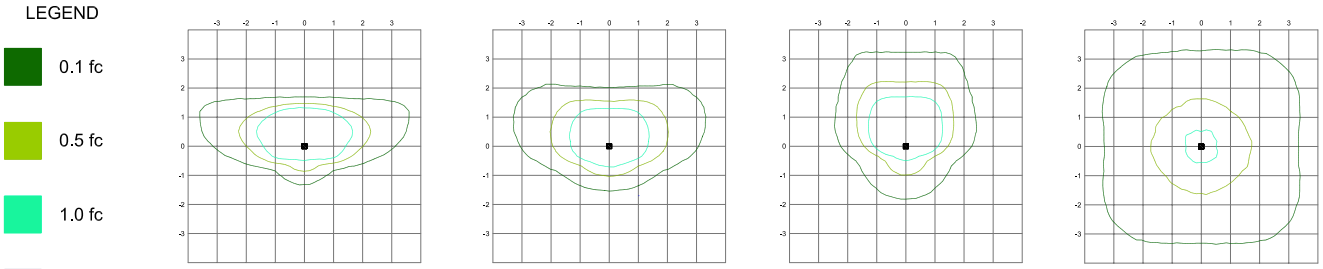
EXAMPLE: OLA1-120-UNVL-50-4-SQ-BZ-PR-TL12

SERIES	WATTAGE	VOLTAGE	COLOR TEMP	DISTRIBUTION	MOUNT	FINISH	CONTROL / OPTIONS
OLA1 = Optec LED Area Light	080 = 80W 120 = 120W 150 = 150W	UNVL = 120-277V UNVH =347-480V	30 = 3000K[4] 40 = 4000K 50 = 5000K	2 = Type 2 3 = Type 3 3L = Type 3 Left 3R = Type 3 Right 4 = Type 4 4L = Type 4 Left 4R = Type 4 Right 5 = Type 5	SQ = Square Pole[3] RD = Round Pole[3] WM = Wall Mount[1,3] TA = Tenon Adapter[3]	WH = White BZ = Dark Bronze BL = Black NA = Natural Aluminum CC = Custom Color	OS = Occupancy Sensor PR = Photocell Receptacle PR3 = Photocell Receptacle for 3-pin Photocell PR5 = Photocell Receptacle for 5-pin Photocell WC = Wireless Control HS = House Side Shield TL12 = Twist Lock Photocell 120V[2] TL24 = Twist Lock Photocell 240V[2] TL27 = Twist Lock Photocell 277V[2] TL28 = Twist Lock Photocell 208V[2] TL34 = Twist Lock Photocell 347V[2] TL48 = Twist Lock Photocell 480V[2] TLSC = Twist Lock Shorting Cap

1 - WM option requires SQ pole mount bracket.
2 - Photocell Default = Fail in "ON" mode (Unless Otherwise Specified)
3 - See OLA1 Accessories Sheets
4 - (Optional) Contact Factory for Lead-Time and Pricing

PHOTOMETRIC PERFORMANCE

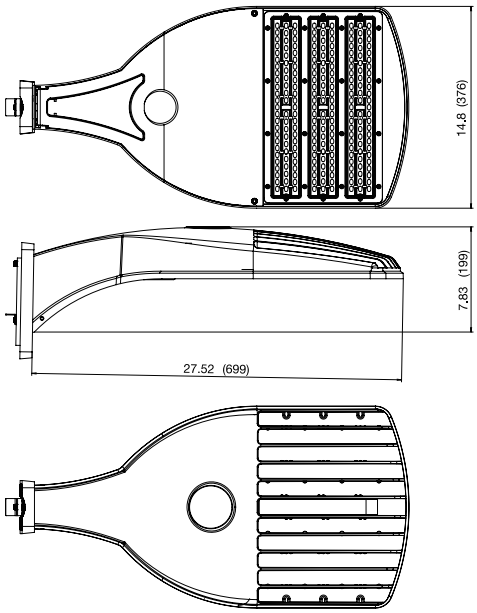
Isofootcandle plots = OLA1 120W model in 5000K CCT @ 30' mounting height. Distances are in units of mounting height.



120W (Type 2) Plot | 120W (Type 3) Plot | 120W (Type 4) Plot | 120W (Type 5) Plot

Published luminaire photometric testing performed to IESNA-79-08 standards

DIMENSIONS, WEIGHTS & EPA



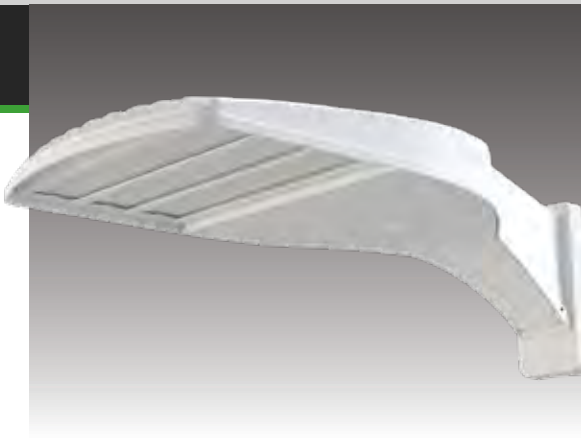
Wattage	80W	120W	150W
Length (in"/ mm)	27.52" / 699	27.52" / 699	27.52" / 699
Width (in" / mm)	14.8" / 376	14.8" / 376	14.8" / 376
Height (in" / mm)	7.83" / 199	7.83" / 199	7.83" / 199
Weight (lbs / kg)	19.4 / 8.8	19.4 / 8.9	20 / 9.1

Wattage	Effective Projected Area (EPA) in ft²				
80	0.96	1.92	1.81	2.77	3.63
120	0.96	1.92	1.81	2.77	3.63
150	0.96	1.92	1.81	2.77	3.63

Optec LED LIGHTING

Catalog: OLA1-150-UNVL-50-4-SQ-BZ
Project: ELLARETEE
Type: A4

Area Series (Small)



The OLA1 Small Series is a stylish aerodynamic area luminaire that fits within today's accepted design form factors. Excellent optical performance is achieved with Lumileds brand LED's and engineered discrete optics. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. All models come standard with a universal pole mount bracket or an optional wall surface box. Luminaries are available with a number of options including alternate CCT choices, finishes, photocells and occupancy sensors.

FEATURES

- LED Brand: Lumileds
- Color Temperatures: 4000K & 5000K (Other CCTs are available upon request.)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40˚C (-40˚F) to 40˚C (104˚F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish Custom colors are available upon request
- IP65 Rated (wet listed)
- Mounting:Universal Round or Square Pole, Wall Surface Box

ELECTRICAL SPECIFICATIONS

- Power Input: 120-277V (347-480V Optional)
- Power Factor: > 0.95
- THD: < 15%
- Surge Protection: 10 kV
- Control Options: 0-10V Dimming standard (Photocell and Occupancy Sensors Optional)

TESTS & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Premium)

WARRANTY

- 10-Year Warranty (parts or replacement)

PERFORMANCE SPECIFICATIONS

Distribution	Model / Wattage	Lumens		Bug Rating		
		4000K	5000K	B	U	G
Type 2	OLA1-080	10,801	10,960	3	0	1
	OLA1-120	15,840	16,200	3	0	2
	OLA1-150	19,800	20,250	3	0	2
Type 3	OLA1-080	11,600	11,760	2	0	2
	OLA1-120	16,561	16,920	3	0	2
	OLA1-150	20,549	21,000	3	0	2
Type 3L	OLA1-080	10,799	10,960	3	0	3
	OLA1-120	15,960	16,199	3	0	3
	OLA1-150	19,800	20,249	4	0	3
Type 3R	OLA1-080	10,799	10,960	3	0	3
	OLA1-120	15,960	16,198	3	0	3
	OLA1-150	19,800	20,250	4	0	3
Type 4	OLA1-080	11,596	10,794	2	0	2
	OLA1-120	15,472	15,712	2	0	2
	OLA1-150	19,046	19,349	3	0	2
Type 4L	OLA1-080	10,800	10,960	3	0	3
	OLA1-120	16,080	16,320	3	0	3
	OLA1-150	19,800	20,250	4	0	4
Type 4R	OLA1-080	10,800	10,960	3	0	3
	OLA1-120	16,080	16,320	3	0	3
	OLA1-150	19,781	20,250	4	0	4
Type 5	OLA1-080	10,0032	10,185	4	0	3
	OLA1-120	15,049	15,278	4	0	3
	OLA1-150	18,811	19.097	5	0	4

Voltage (V)	Current (A)		
	80W	120W	150W
120	0.67	1.00	1.25
208	0.38	0.58	0.72
240	0.33	0.50	0.63
277	0.29	0.43	0.54
347	0.23	0.35	0.43
480	0.17	0.25	0.31

Optec LED LIGHTING

Area Series (Small)

ORDERING INFORMATION

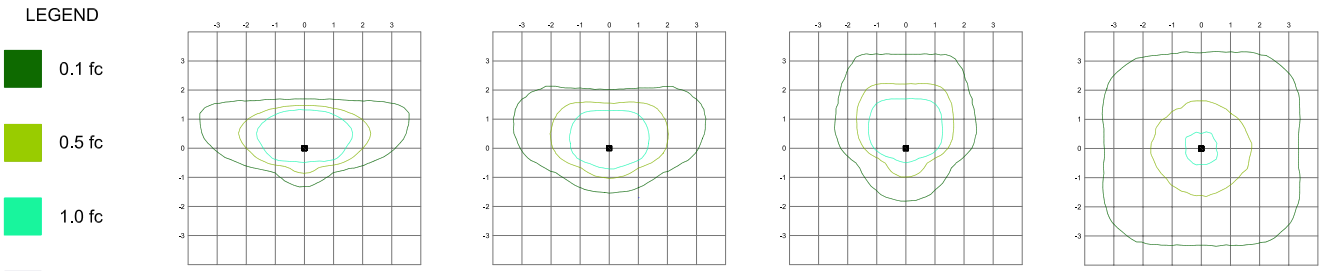
EXAMPLE: OLA1-120-UNVL-50-4-SQ-BZ-PR-TL12

SERIES	WATTAGE	VOLTAGE	COLOR TEMP	DISTRIBUTION	MOUNT	FINISH	CONTROL / OPTIONS
OLA1 = Optec LED Area Light	080 = 80W 120 = 120W 150 = 150W	UNVL = 120-277V UNVH =347-480V	30 = 3000K[4] 40 = 4000K 50 = 5000K	2 = Type 2 3 = Type 3 3L = Type 3 Left 3R = Type 3 Right 4 = Type 4 4L = Type 4 Left 4R = Type 4 Right 5 = Type 5	SQ = Square Pole[3] RD = Round Pole[3] WM = Wall Mount[1,3] TA = Tenon Adapter[3]	WH = White BZ = Dark Bronze BL = Black NA = Natural Aluminum CC = Custom Color	OS = Occupancy Sensor PR = Photocell Receptacle PR3 = Photocell Receptacle for 3-pin Photocell PR5 = Photocell Receptacle for 5-pin Photocell WC = Wireless Control HS = House Side Shield TL12 = Twist Lock Photocell 120V[2] TL24 = Twist Lock Photocell 240V[2] TL27 = Twist Lock Photocell 277V[2] TL28 = Twist Lock Photocell 208V[2] TL34 = Twist Lock Photocell 347V[2] TL48 = Twist Lock Photocell 480V[2] TLSC = Twist Lock Shorting Cap

1 - WM option requires SQ pole mount bracket.
2 - Photocell Default = Fail in "ON" mode (Unless Otherwise Specified)
3 - See OLA1 Accessories Sheets
4 - (Optional) Contact Factory for Lead-Time and Pricing

PHOTOMETRIC PERFORMANCE

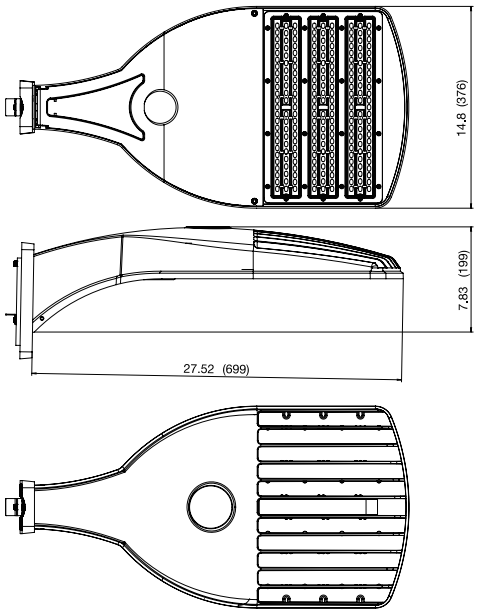
Isofootcandle plots = OLA1 120W model in 5000K CCT @ 30' mounting height. Distances are in units of mounting height.



120W (Type 2) Plot | 120W (Type 3) Plot | 120W (Type 4) Plot | 120W (Type 5) Plot

Published luminaire photometric testing performed to IESNA-79-08 standards

DIMENSIONS, WEIGHTS & EPA



Wattage	80W	120W	150W
Length (in"/ mm)	27.52" / 699	27.52" / 699	27.52" / 699
Width (in" / mm)	14.8" / 376	14.8" / 376	14.8" / 376
Height (in" / mm)	7.83" / 199	7.83" / 199	7.83" / 199
Weight (lbs / kg)	19.4 / 8.8	19.4 / 8.9	20 / 9.1

Wattage	Effective Projected Area (EPA) in ft²				
80	0.96	1.92	1.81	2.77	3.63
120	0.96	1.92	1.81	2.77	3.63
150	0.96	1.92	1.81	2.77	3.63

Optec LED LIGHTING

Catalog: OLWP3S-030-UNVL-50-4-SM-BZ
Project: ELLARETEE
Type: WP

LED Wallpack Series 3 / Small

The OLWP3S series is a stylish wallpack that fits within todays accepted design form factors. Excellent optical performance is achieved with Luminus Brand COB LED arrays and PC metalized specular reflectors. Luminus arrays are ideal light sources due to low thermal resistance, excellent heat transfer and uniform spreading. Use of 95% efficient tempered glass lenses minimizes light loss. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. Luminaries are available with a number of options including alternate CCT choices, color finishes, photocells and brackets.

FEATURES

- Luminus Brand COB Arrays
- Color Temperature: 4000K & 5000K (other CCT's are available upon request)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours (at 25° C)
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40C (-40F) to 40C (104F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish (custom/other RAL colors are available upon request)
- IP65 Rated (wet listed)
- Mounting: Wall Surface (adjustable yoke bracket or pole mount arm optional)

ELECTRICAL SPECIFICATIONS

- Power Input 90-305V
- Drive Currents: 20W = 500 mA
  30W = 700 mA
- Efficacy: 20W = 91.45 lm/W
  30W = 100.16 lm/W
- Power Factor: > 95%
- THD: < 15%
- Control Options: Button Photocell

TEST & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Standard)

WARRANTY

- 5 - Year warranty (Parts or Replacement)

PERFORMANCE SPECIFICATIONS

Lens Type	Model / Wattage	Lumens	
		4000K	5000K
Type 4	OLWP3S - 020	1,803	1,830
	OLWP3S - 030	3,104	3,151

Drive Current	Wattage	Drive Current	Wattage
500 mA	20	700 mA	30
Current (A) @ 120V	0.17	Current (A) @ 120V	0.25
Current (A) @ 208V	0.10	Current (A) @ 208V	0.14
Current (A) @ 240V	0.08	Current (A) @ 240V	0.13
Current (A) @ 277V	0.07	Current (A) @ 277V	0.11

Optec LED LIGHTING

LED Wallpack Series 3 / Small

ORDERING INFORMATION

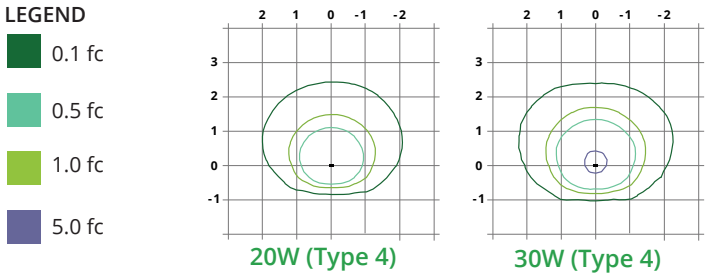
EXAMPLE: OLWP3S-030-UNV-50-4-SM-BZ-BP

OLWP3S

SERIES	WATTAGE	VOLTAGE	COLOR TEMPERATURE	DISTRIBUTION	MOUNTING	FINISH	CONTROL / OPTIONS
Optec LED Wallpack (3 Generation small)	020 = 20W (500 mA) 030 = 30W (700 mA)	UNV = 90-305V	40 = 4000K 50 = 5000K	4 = Type 4	SM = Surface Mount AB = Adjustable Bracket Wall AK = Adjustable Knuckle / Threaded	WH = White BZ = DK Bronze BL = Black SL = Silver CC = Custom Color	BP = Button Photocell 120-277V

PHOTOMETRIC PERFORMANCE

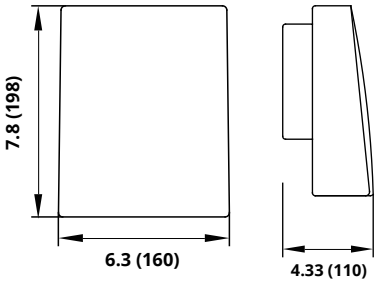
Isofootcandle plots = OLWP3S 20W and 30W models in 5000K CCT @ 15' mounting height. Distances are in units of mounting height.



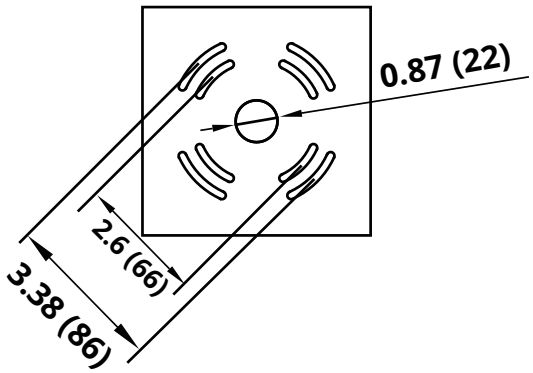
Published luminaire photometric testing performed to IESNA-79-08 standards

DIMENSIONS, WEIGHTS & MOUNTING

Wattage	20W	30W
Length (in" / mm)	6.3" / 160	6.3" / 160
Height (in" / mm)	7.8" / 198	7.8" / 198
Depth (in" / mm)	4.33" / 110	4.33" / 110
Weight (lbs / kg)	3.84 / 1.6	3.15 / 1.8



meaurements: Inch (mm)



Wall Installation Plate
meaurements: Inch (mm)

MOUNTING OPTIONS

Adjustable Knuckle
(1/2" x 14 NPT 1" Long)

Adjustable Bracket

CERTIFIED SURVEY MAP (CSM), SITE PLAN & CONDITIONAL USE PERMIT APPLICATIONS

4/8/19 Plan Commission Meeting

ZPG Development LLC / Germantown Gateway Corporate Park

Village Planner Report ***Germantown, Wisconsin***

Summary

Frank Dekan, Zilber Property Group, agent for ZPG Development LLC, is requesting approval of a 4-lot Certified Survey Map (CSM), Conditional Use Permit (CUP) and Site Development and Building Plans for the next phase of development in the Germantown Corporate Park located at the Holy Hill Road @ Gateway Crossing intersection east of US41, including a 198,766 sqft and a 204,373 sqft industrial building.

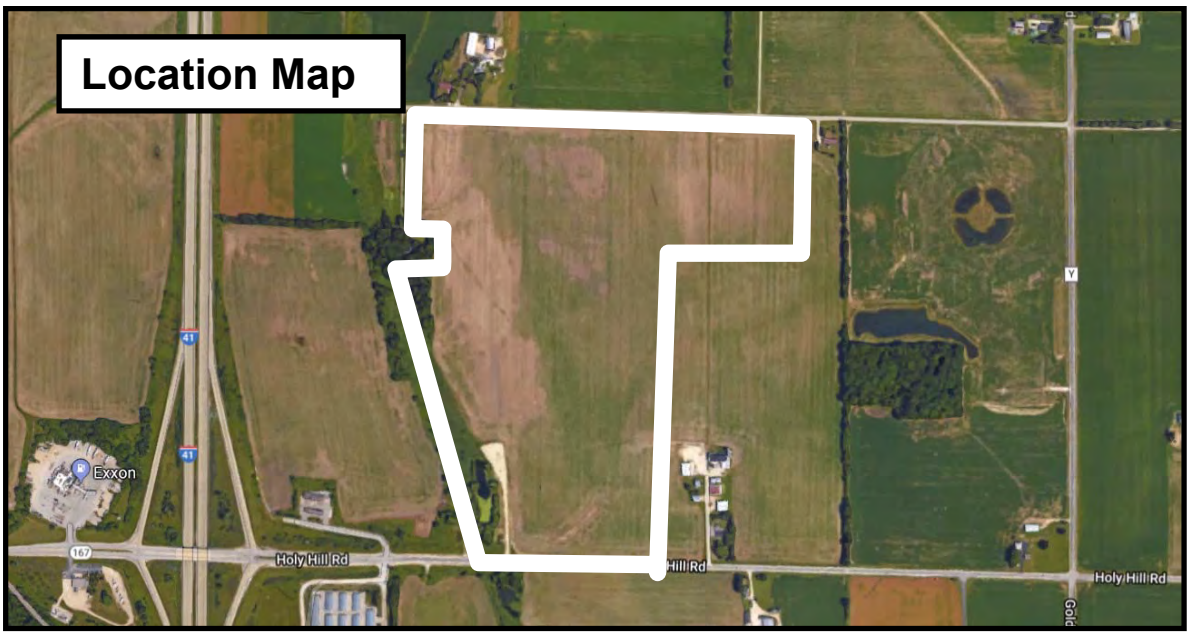
Location: Holy Hill Road @ Gateway Crossing (¼-mile east of US41)

Agent/
Property Owners:

Frank Dekan ZPG	Jason Lueders, ZPG Development LLC
710 N. Plankinton Ave	710 N. Plankinton Ave
Milwaukee, WI	Milwaukee, WI

Current Zoning: M-1: Limited Industrial

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



Background/Proposal

In 2018, the Village Board approved amendments to the Village's 2020 Land Use Plan (LUP) Map and rezoned a 146.5-acre area for the planned industrial development known as the "Germantown Corporate Park" located on Holy Hill Road east of US41. The concept plan that was approved as part of the rezoning (see attached Exhibits A & B) present the approximate size, orientation, and phasing of the future industrial development expected to occur within the Gateway Corporate Park, including the phased construction of Gateway Crossing between Holy Hill and Rockfield Road.

At the same time in 2018, the Village Board created Tax Incremental Financing District No. 8 (TID#8) for purposes of re-constructing Holy Hill Road from US41 to Goldendale Road, and, extending sanitary sewer and water utilities along Goldendale Road and Holy Hill Road to serve development within the Gateway Corporate Park and potential development on other adjacent land within the Holy Hill road corridor. At this time, Phase I development including the construction of the 706,840 sqft Briggs & Stratton distribution facility, construction of Gateway Crossing and the extension of sanitary sewer and water utilities is nearly complete.

At this time, Frank Dekan, Zilber Property Group, agent for ZPG Development LLC, is requesting approval of the following:

1. Certified Survey Map (CSM) to re-divide the remaining 101.7 acres of land (excluding the Briggs & Stratton site) that comprises the Gateway Corporate Park into four (4) parcels necessary to facilitate the development of proposed Lot 3;
2. Conditional Use Permit (CUP) and mitigation plan for minor grading within a 75' navigable waterway setback area adjacent to the wetlands located on the west side of the property;
3. Site development and building plans for development of Lot 3 including a 198,766 sqft and 204,373 sqft industrial buildings

Certified Survey Map (CSM)

The proposed 4-lot CSM re-divides the remaining 101.7 acres of land in the Gateway Corporate Park into the following to facilitate current and future development:

- Lot 3: a 33.1 acre parcel to be developed with two multi-tenant industrial buildings (198,766 sqft and 204,373 sqft);
- Lot 4: a 55.9 acre "placeholder" parcel that will be re-divided over time into additional parcels as necessary to accommodate future development;
- Lot 5: a 8.5 acre parcel available for future development;
- Lot 6: a 2.45 acre parcel to be acquired by the Village for future public utility purposes; and
- Right-of-way to be dedicated to the Village for the extension of Gateway Crossing to Rockfield Road

Conditional Use Permit (CUP)
As shown on Sheet 2 of the CSM, there is a small unnamed tributary to Cedar Creek located on the west side of the property through proposed Lot 3 & Lot 4. This waterway flows from south to north and has a small pond and wetland complex associated with it across the west side of the property. Both the 25' wetland and 75' waterway setback boundaries are shown on the CSM.

While no actual development is proposed (nor allowed) in any part of the wetland, development will encroach into approximately 6,000 sqft (.137 acres) of the 75' navigable waterway setback area adjacent to the wetland. All of the disturbed area will be subject to filling and/or grading necessary to raise the elevation of the parking area and internal drive for the 198,766 sqft industrial building.

Under the Village's Shoreland-Wetland Code, development may be permitted within a 75' waterway setback provided that additional buffering and/or other compensation for the affected area is provided on the property. The ratio of compensation required is based on a 1:1 ratio for any "horizontal" development (grading with <3' of elevation change) or a 2:1 ratio for "vertical" development (any structural improvements or grading with >3' of elevation change).

As detailed in the applicant's Wetland Mitigation Narrative (document dated April 3, 2019), the amount of area within the 75' setback area disturbed by the proposed development is 6,000 sqft of "vertical" development having a 2:1 ratio compensation ratio. Therefore, the minimum amount of compensation is 12,000 sqft (.275 acres). As presented in the Mitigation Narrative, the applicant proposes to enhance a minimum 12,000 sqft within and adjacent to the 75' waterway and 25' wetland setback with native "wetland-friendly" plantings. A total amount of 12,000 sqft (.275 acres) of compensation area will be provided on-site (see Exhibit in the Mitigation Plan).

Site Development & Building Plans
Detailed site development and building plans have been prepared for the proposed 198,766 sqft industrial building to be developed on the 33.07-acre parcel (Lot 3). NOTE: see engineering plan set labeled "Onsite Civil Engineering and Infrastructure Plans" for the Z2 and Z3 at the Germantown Corporate Park dated March 4, 2019, and, the architectural plan set labeled "Zilber Industrial II" dated March 4, 2019).

Zilber Industrial II
As detailed in the plans, development of the 198,766 sqft Zilber II industrial building will have the following characteristics:

Site Improvements:
- Two (2) access driveways onto gateway Crossing (one main access driveway for employees and visitors and another shared access for trucks);
- On-site sanitary sewer and water facilities with connections to the public utilities being extended to the site and installed in the gateway Crossing public right-of-way;
- Install on-site storm sewer, drain tile, ditches and swales with connections to the "regional" storm water ponds already constructed on the west side of Lot 3;
- Parking along the west, south and east sides of the site with a total of 268 employee/visitor stalls (9'x20')
- Parking along the north side of the site with 34 truck/trailer stalls (13'x60') and 35

elevated dock bays adjacent to the building (20 installed w/ 15 future).
- Perimeter and building foundation landscaping along the west, south and east sides of the site and building elevations including street trees along Holy Hill Road (street trees along Gateway Crossing are to be installed as part of the road construction project)

Building Improvements:
- 198,766 sqft industrial building
- 12' wide x 32' clear height painted and insulated pre-cast concrete wall panels with multiple reveals, white to gray painted accents and stepped elevation to create shadow lines and reduce scale;
- Aluminum storefront window systems with clearstory windows
- (35) elevated loading dock bays

Zilber Industrial III
As detailed in the plans, development of the 204,373 sqft Zilber II industrial building will have the following characteristics:

Site Improvements:
- Two (2) access driveways onto gateway Crossing (one main access driveway for employees and visitors and another shared access for trucks);
- On-site sanitary sewer and water facilities with connections to the public utilities being extended to the site and installed in the gateway Crossing public right-of-way;
- Install on-site storm sewer, drain tile, ditches and swales with connections to the "regional" storm water ponds already constructed on the west side of Lot 3;
- Parking along the north and east sides of the site with a total of 184 employee/visitor stalls (9'x20')
- Parking along the west and south side of the site with 56 truck/trailer stalls (13'x60') and 46 elevated dock bays adjacent to the building (26 installed w/ 20 future). The parking and dock area on the west side of the building will be enclosed with a black, vinyl-coated 6' high chain-link security fence w/ motorized controlled access;
- Perimeter and building foundation landscaping along the west, north and east sides of the site and building elevations (street trees along Gateway Crossing are to be installed as part of the road construction project)

Building Improvements:
- 204,373 sqft industrial building
- 12' wide x 32' clear height painted and insulated pre-cast concrete wall panels with multiple reveals, white to gray painted accents and stepped elevation to create shadow lines and reduce scale;
- Aluminum storefront window systems with clearstory windows
- (46) elevated loading dock bays

NOTE: Both Zilber II & Zilber III are being developed as "spec" buildings with space that can be divided to accommodate a variety of industrial manufacturing and/or distribution uses. Future tenants are required to submit detailed operation plans, as well as, obtain Zoning Permits to ensure the uses and activities are allowed under the M-1: Limited Industrial Zoning District.

Storm Water Management. A total of 769, 357 sqft (17.7 acres) of impervious surfaces are proposed as part of the Zilber II & Zilber III site development or 52.7% of the total 33.1-acre site leaving 47.3% in open/green space. all on-site storm sewer, roof drains, ditches and swales are provided with connections to the corporate park "regional" storm water ponds constructed on the west and south side of the Gateway Corporate Park (within Lot 3).

Landscaping & Buffering. A significant amount of landscaping is proposed along perimeter of the sites. Overall (see Sheet L-1), plantings consist of a variety of deciduous street and shade trees, ornamental trees, evergreen trees, deciduous and evergreen shrubs, perennial plantings and ornamental grasses. (see Sheet L1 through L-8).

Lighting. Exterior lighting for both the Zilber II and Zilber III sites and buildings include (see Option 2 on Sheet E-1b):

- 163W LED cut-off style building-mounted fixtures at a height of 25' on all elevations;
- 163 W LED cut-off style pole-mounted fixtures mounted on a 20' pole and 3' base (23' total fixture height) along the west side of the parking area and Holy Hill Road access driveway;
- Under canopy and ground-mounted directional spot lighting for the entrance & office areas near the articulated corners of both buildings.

Signage. No signage for either site or building is proposed at this time.

Staff Comments

Community Development: Planning & Zoning

The detailed site development and building plans for Zilber II & Zilber III development are consistent with the overall concept plan that was presented and approved as part of the overall rezoning for the 146.5-acre Gateway Corporate Park.

Staff cannot support the use of wire woven "cyclone" fencing for the parking area on the west side of Zilber III building without further enhancement to the landscaping proposed along the perimeter of the fenced area (none is currently proposed). Although the fenced area is on the west (rear) side of the Zilber III building, future development to the west and what appearance this will present needs to be considered. We also do not yet know who the tenant will be and what might eventually be stored in this area. The landscaping plan should be revised to include additional landscaping around the fencing.

Roof-mounted mechanicals may be installed at one or more locations on the Zilber II & Zilber III buildings depending on the eventual tenant(s). Without knowing further details, the need for screening will have to be deferred to a later date. Zoning Permit approval is required for any/all new tenant occupancy and, therefore, should be the point at which a revised roof plan and screening is reviewed by Village Staff and the Plan Commission (if necessary). However, leaving the design details and appearance of potentially-required screening to each tenant to decide at the time of occupancy does not appear to be the most logical nor efficient process for addressing this potential issue. Therefore, the Developer should be required to provide a plan or set of specifications for what type, i.e. design, materials, color, etc. of screening will be installed in the event that screening is

required, and, submit said specifications to the Village Planner for review and approval.

Finally, the exterior color scheme is somewhat muted. Despite reveals in the wall panels and articulation of the walls, the multi-color gray scheme or tones may be too evenly matched and indistinguishable. The Plan Commission may want to discuss the color scheme and alternatives that would ensure the colors are acceptable.

Public Works/Village Engineer/Village Surveyor
As a result of Staff's initial review of the site development and building plans submitted for both Zilber II & Zilber III, a number of items/issues were identified in a series of review memos (attached hereto) that the Developer has addressed with supplemental information and revised plan sheets submitted on April 5. Although Staff has received the supplemental information and revised plan revisions, there has not been sufficient time for staff to thoroughly review all aspects of the revised plans and additional information to definitively conclude that the plans are entirely code compliant and contain all of the necessary detail required.

With that said, Staff has the opinion that all outstanding items or issues are relatively minor and will not alter the location, size, layout or other characteristics of the proposed site developments or buildings, and, can easily be resolved through further consultation between Staff and the Developer. Consequently, Staff is recommending conditional approval of the site development and building plans for both Zilber II & Zilber III subject to all of the outstanding items and issues identified in the following review memos being resolved and reflected in additional information and/or revised plans submitted to Village Staff for further review, comment and approval prior to issuance of a building permit for either building:

- March 26, 2019 memo from Village Surveyor, Bob Beilfuss
- March 28, 2019 memo from Village Engineer, Eric Nitschke

Staff acknowledges that, in the course of reviewing the Developer's responses and revised plans intended to address staff's initial items and issues, there may be additional questions, items or issues that are identified. The Developer is also responsible for addressing any additional or unresolved items or issues that are identified by Village Staff.

Fire & Police Departments
The Fire Department is recommending approval of the Zilber II & Zilber III site plans subject to the following requirements:

1. An approved water supply with fire hydrants required at intervals of approximately 400 apart.
2. Fire Sprinkler and alarm systems shall be installed as required by IBC based on occupancy class (currently unknown). Locations of fire protection equipment is subject to approval of GFD.
3. A fire lane shall be designated between the Zilber II & Zilber III buildings through the shared driveway and truck parking areas so the GFD has access to both buildings per NFPA 1 Chapter 18. Said fire lane should be shown on the site plans and recorded on the CSM survey map.
4. Knox boxes will be required at locations to be determined by GFD.

All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access.

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

VILLAGE PLANNER RECOMMENDATION:
Certified Survey Map (CSM)

APPROVE the 4-lot Certified Survey Map (CSM) for the 101.7-acre Germantown Corporate Park property subject to the following conditions:

1. The CSM shall be revised to reflect the Village Surveyor comments contained in the March 26, 2019 review memo prior to recording the CSM.

VILLAGE PLANNER RECOMMENDATION
Conditional Use Permit (CUP)

APPROVE a Conditional Use Permit to allow development within the 25' wetland setback areas and proposed compensation as presented in the Wetland Mitigation Narrative (dated February 28, 2019) pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:

1. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
2. The Property Owner shall implement the wetland setback compensation measures as set forth in the Wetland Mitigation Narrative (dated February 28, 2019) as part of the site development activities. Any changes to the mitigation plan, or, changes to any proposed development of the site that impacts the ability to implement the mitigation plan shall be reported to the Village.
3. The Property Owner shall prepare and submit an annual monitoring report to the Village concerning the management activities proposed in the Wetland Mitigation Narrative (dated February 28, 2019), including the planting/restoration of native vegetation. Said report shall, at a minimum, detail the type and number of plantings, all activities carried out in the previous year and the observed success of all previous activities, recommendations for new or different activities needed to ensure success of the mitigation measures and management activities carried out, and the planned activities for the coming year. Said report shall be submitted annually at the end of each year beginning in 2020 for a period of three (3) years.

VILLAGE PLANNER RECOMMENDATION:

Site Development & Building Plans

APPROVE the site development and building plans for Zilber II (198,766 sqft industrial building) and Zilber III (204,373 sqft industrial building) in the Gateway Corporate 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 following architectural and engineering plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
   a. *"Onsite Civil Engineering and Infrastructure Plans for the Z2 &Z3 at Germantown Corporate Park" dated March 4, 2019;*
   b. *Architectural plans labeled "Zilber Industrial II" dated March 4, 2019;*
   c. *Architectural plans labeled "Zilber Industrial III" dated March 4, 2019;*
2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
4. All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to issuance of a building permit for the Zilber II and Zilber III buildings (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS):
   a. *March 28, 2019 memo from Village Engineer, Eric Nitschke*
   b. *March 27, 2019 memo from Community Dev Director, Jeff Retzlaff*
5. State approved plans and a $20,000 occupancy bond are required by Inspection services as part of the building permit application.

-- Continued --

VILLAGE PLANNER RECOMMENDATION *(continued)*:

Site Development & Building Plans

6. The following items shall be provided as required by the Village Fire Department:
   a. *An approved water supply with fire hydrants required at intervals of approximately 400 apart.*
   b. *Fire Sprinkler and alarm systems shall be installed as required by IBC based on occupancy class (currently unknown). Locations of fire protection equipment is subject to approval of GFD.*
   c. *A fire lane shall be designated between the Zilber II & Zilber III buildings through the shared driveway and truck parking areas so the GFD has access to both buildings per NFPA 1 Chapter 18. Said fire lane should be shown on the site plans and recorded on the CSM survey map.*
   d. *Knox boxes will be required on each building at locations to be determined by GFD.*
7. The Developer shall provide a detailed plan or set of specifications for what type, i.e. design, materials, color, etc. of roof-mounted mechanical screening will be installed in the event that screening is required at the time one or more tenants apply for building permits and occupancy from the Village, and, submit said specifications to the Village Planner for review and approval prior to issuance of an occupancy permit for the Zilber II & Zilber III buildings.
8. The landscaping plan shall be revised to include additional landscaping around the fencing to be comprised of evergreen trees and shrubs. Said revised or supplemental plan shall be submitted to the Village Planner for review and approval prior to issuance of a building permit for the Zilber III building.

Engineering Department Memorandum

To : Larry Ratayczak, Public Works Director

From : Eric Nitschke, Village Engineer

Date : March 28, 2018

Re : Development Review for Zilber Property Group – Bldgs #2 and #3

Larry,

Included you will find draft review comments pertaining to the Zilber Property Group Buildings #2 and #3. The comments are in addition to staff's review comments.

1. Sanitary comments
    a. To be determined once utility plans are submitted.

2. Water comments
    a. To be determined once utility plans are submitted.

3. Engineering comments
    a. Please address concerns regarding snow storage locations, as they may impact drainage, landscaping, and parking. Snow storage locations are to be called out on the plans.
    b. The curb and drive isle on the west side of the buildings, in between building #2 and #3 along the east side of the pond, should be adjusted to account for overland flow. This will allow for more space between back of curb and top of berm. Also, the location of the light pole north of manhole 8.2 should be adjusted according to the curb realignment.
    c. In all parking lots designated for passenger vehicles, each end parking stall is to be 10 feet in width instead of the standard 9 feet. This can be accomplished by eliminating 1 stall on each side of the parking lot.
    d. Inverted crowns are to be removed in all locations except the main drive isle between building #2 and #3. Curb and gutter is to be utilized for storm inlets.
    e. Field inlets (FI) 2.5 and 23.5 may be removed, and overland flow allowed to drain over the curb into the driveway. This change may reduce the size and cost of Inlet 2.0.
    f. There are three discharge points to the westerly pond that are very close together. Please provide plans to combine one or more of the mainline

sewers or provide details that clearly show the design of the outfalls as they relate to each other.

g. Since there are no viable overland flow paths from the south pond to the west pond, the storm sewer pipe connecting the ponds is to be sized for 100-year flows.
h. Under Section 2.1 Construction and Erosion Control Sequencing (Sheet C-15), remove the following statement. “Contractor may modify sequencing after item 6 as needed to complete construction only if erosion controls are maintained in accordance with the construction site erosion and sediment control requirements.”
i. Under Section 2.2 Stabilization Practices, add a note that stabilization will be initiated by the fourteenth (14) day after construction activity temporarily or permanently ceases in any specific area on the site, while construction continues in other areas of the site. This is to include stock piles, ponds, and other disturbed areas onsite.
j. In Sheets C-12 and C-13 not all downslope areas are protected by erosion control measures. Detailed erosion control plans are to be provided for the entire site, especially for the area of wetland disturbance. While it is understood that the construction contractor has the ability to submit proposed modifications to the erosion control plans, it is the design engineer’s responsibility to complete an approved erosion control plan.
k. Sidewalk that is back of curb is to be a minimum 6 feet in width. Currently it is shown as having 5 foot widths on the plans.
l. Pavement design should be modified. Currently the Light Duty Pavement is called out to have one (1), 3.5 inch lift of asphalt designated 5MT 58-28S (9.5mill). The Light Duty Pavement is required to have two (2) inches of 3LT 58-28S asphaltic concrete and two (2) inches of 4LT 58-28S asphaltic concrete for a total of four (4) inches of asphalt.
m. The Heavy Duty pavement design appears to have an error, as it calls out 3 inches of 5MT 58-28 S for the lower layer, while 3MT 58-28 S is specified for the upper layer. 5MT (9.5 mills) is typically called out for surface course and 3 MT (19 mills) is typically called out for binder. The Heavy Duty pavement design is required to be specified as follows: one layer of 3-inch thick 3MT 58-28 H and two layers of 2-inch thick 4MT 58-28 H totaling seven inches of asphalt.

Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: March 26, 2019

Re: Zilber TIF 8 No. 2 CSM

Jeff,

Here are my review comments for the CSM received 3-1-2019.

Certified Survey Map

Applicant or Owner: ZPG Development LLC
Land Surveyor/Firm: John Konopacki, PLS, Pinnacle Engineering Group.

1. A notary signature block is required for all signatures including Certificate of Mortgagee, Village approvals and Owner's Certificate. Please add the signature blocks as needed.

2. Add a Certificate of Mortgagee to the document, unless the owner can provide a letter from the lender the land is free and clear of a mortgage

3. The hatching used to denote the access restriction on the map on Sheet 2 of 6 does not match the hatch used in the legend.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

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 or Subdivision Plat, 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 or Final Subdivision Plat, 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.

ZILBER
PROPERTY GROUP℠

Community Development Department

1. The site data in the box on Sheet C-3 in the civil plan set is incorrect (cut and paste from another project?). Please revise accordingly. Also, since both buildings are proposed to be constructed on one parcel (proposed Lot 3 as shown in the CSM), can you present the site data for the total parcel? (Combination of Zilber2 and Zilber3 buildings and site data)

- PINNACLE – Site data tables have been updated to reflect the Zilber2 and Zilber3 developments. See Sheets C-3, C-4, and C-5.

2. Although the Village's parking standards are intended as guidelines, without specific tenants and details about their operations, employees, etc., how to do we know the number of parking stalls provided will be sufficient?

- ZILBER – For speculative buildings Zilber uses a standard 1 parking stall per 1,000 sqft of building. This calculation is industry standard and we feel it addresses the needs of a potential tenant. Once a tenant is identified we will review their requirements prior to submittal to the Village.

3. There's a sign "placeholder" shown on Sheets L-1 & L-2 along the west side of Gateway Crossing near the Holy Hill Road intersection (labeled "existing monument sign"). There is no existing sign and no details for any proposed sign in this location (or anywhere for either building). Will separate sign permit applications be submitted for signage? Is this placeholder intended to be the location for some sort of multi-tenant monument sign?

- PINNACLE – Sign location labeled "existing monument sign" is the sign location shown as part of the Mass Grading and Storm Water Ponds Plans submittal. Callout has been changed from "existing monument sign" to "Sign location, refer to mass grading plans". See sheets L-1 and L-2.
- ZILBER – Although the original park plans indicate a potential sign location, no monument signs are currently figured for this building, we will submit for a sign permit once a monument sign is needed.

4. A roof plan sheet is required and needs to show any/all roof-mounted mechanicals (assumed dimensions if no details available). We discussed the possibility of needing screening for any RTU's when reviewing Zilber1 (Briggs & Stratton). If similar argument is to be made with respect to Zilber2 and Zilber3 (i.e. that the RTU's will be positioned away from the roof edge and likely not visible, please provide sight-line elevations that simulate that view and support your argument. With that said, it's likely that the Plan Commission will require screening depending on the number and dimensions of the RTU's proposed.

- STEPHEN PERRY SMITH - Currently, the building does not have any tenants so no roof mounted equipment is being provided at this time. We have provided the current roof plan that shows no roof top equipment for reference. Once a tenant is

secured and there is a need for roof mounted equipment, we understand the need for screening but have designed the shell building with a height that would mitigate any views from the road, similar to the Briggs facility next door. (a line of sight diagram will be provided if/when roof top equipment is contemplated.)

5. Details for the proposed fence on the west side of Zilber3 are needed, i.e. type, dimensions, location, etc. of the proposed fencing and gates. Without further information, Staff cannot support the use of wire woven "cyclone" fencing (coated or otherwise) without further details or possibly enhancements to the landscaping proposed along the perimeter of the fenced area (none is currently proposed). As discussed regarding Zilber1, the Village incorporated security fencing regulations into our business park covenants a few years ago that do not allow wire woven fence. Metal posts and pickets are allowed and you are strongly encouraged to incorporate this type of fence into your plans.

- STEPHEN PERRY SMITH - We have updated the architectural site plan for Zilber 3 that indicates the limits of our fencing and proposed access points. We are proposing a black vinyl coated, six-foot-tall, cyclone fence on the west side of the facility only. With the fencing only being located on the west side of the building, we believe the buildings and distance should provide sufficient screening from the road.

6. Street trees are required along Holy Hill Road in an amount equal to 1 tree per 50' of road frontage, but are not necessarily required to be planted equally space where/when not possible or if clustering would be more desirable. The amount of road frontage for proposed Lot 3 is 1,270 feet. Consequently, a total of (27) street trees is required vs. (18) proposed. Please revise the landscaping plan accordingly.

- PINNACLE - Plan has been revised to incorporate the required number of street trees. See sheets L-2 and L-3.

~~7. Landscaping along the internal road frontage needs to be enhanced, particularly in light of the plan to install security fence around the parking area in the street yard of the site. Although the Zoning code is non-specific in terms on the minimum type or quantity of landscaped features, an acceptable "rule of thumb" for past projects has been a minimum of two trees and three shrubs (deciduous, evergreen or combination of both) per 1,000 sqft of landscaped area. The current proposal has .55 trees/1000 sqft (a total of 24) and 3.5 shrubs/1000 sqft (a total of 151). Staff recommends increasing the number of trees to a minimum of 50 (1/3 deciduous and 2/3 evergreen) along the internal road frontage. Ideally, a level of landscaping and fencing as shown in the bottom photo of the attached fence comparison graphic is recommended. A similar number of trees and shrubs should also be provided along the south side of the fenced parking area across the entire Holy Hill road frontage to achieve the same degree of landscape screening. As an alternative, you may want to consider also including some low-level (2' to 3' high undulating earthen berms or moguls in combination with the landscaping on the outside of the fenced area within the 30' wide setback from the property line to the curbed parking area.~~

ZILBER
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- ZILBER – Per email from Jeff Retzlaff on 3/28/19 “, please ignore #7

8. Conditional Use Permit: As indicated in our Shoreland-Wetland Zoning Code, the mitigation ratio for "vertical development is any development that includes and/or results in the… change of grade that exceeds 3 feet in height above the previously existing grade elevation”. It appears from the grading plans that the area within the 75’ waterway setback is to be filled and graded in an amount that increases some/all of the impacted area to an elevation greater than a 3’ difference. As such, the required mitigation area is .28 acres (vs. the .14 acres indicated in the Wetland Mitigation Narrative dated February 28, 2019. Please revise the narrative and exhibit accordingly.

- PINNACLE – Narrative and exhibit has been revised accordingly.

Fire Department

9. Approved water supply with fire hydrants required at intervals of approximately 400 apart. At time, existing water supply to Gateway Corporate Park is incomplete and untested. Per NFPA 1 Chapter 18.

- ZILBER – Meeting with the Fire Chief on 4/4/19 to discuss this comment.

10. Fire Sprinkler and Alarms as required by IBC based on occupancy class. Unknown at this time. Locations of fire protection equipment subject to approval of GFD.

- ZILBER - ESFR system based on ordinary hazard occupancy for Class I through Class IV commodity, idle wood and plastic pallets, unexpanded plastics, encapsulated and non-encapsulated, including roll paper products, floor stored or palletized, in rack storage system without solid shelves and without the need for future in-rack sprinklers will be installed in the building.
  Fire alarm system shall be installed according to the below specification.
  1. Fire alarm systems per code including, but not limited to:
     - Annunciator panel
     - Horns and strobe signals
     - Addressable system for future expansion
     - Pull stations
     - Provide dialer to private monitoring company
  2. Fire alarm System shall achieve a “move in” ready building if used for general storage (no racking).
  3. Fire Sprinkler system flow and tamper switch connections. Coordinate with FP contractor

4. Exterior fire alarm bell as required by local AHJ.
5. Remote smoke detectors in HVAC system where required by code
6. Low temperature sensor in fire sprinkler room
7. Wire pump running, phase reversal, and power interruption indicators

11. Legal fire lane designated between Zilber2 and Zilber3 truck parking area so the Fire Department has access to both buildings per NFPA 1 Chapter 18. Have recorded on survey map or site plan and marked on pavement. The property line runs directly through the truck creating concern over ownership of each lot in the future.

- PINNACLE – Fire lane between Zilber2 and Zilber3 has been designate with pavement markings as shown on the plans. See Sheet C-4.

12. Knox boxes will be required on each building at locations to be determined by GFD.

- ZILBER – We will work with the Fire Department as it relates to quantity and locations of Knox boxes.

Public Works/Village Engineer/Village Surveyor

13. Comments from the Village Surveyor regarding the CSM are contained in a separate review memo dated March 26, 2019 (copy attached).

- PINNACLE - Comment #1 - Revised to add correct signature block.
- PINNACLE - Comment #2 - Certificate of Mortgagee added to the document
- PINNACLE - Comment #3 - Hatching has been revised for access restriction

Engineering Comments 3/28/19

1. Sanitary comments
   a) To be determined once utility plans are submitted.

- PINNACLE – Utility plans were previously submitted, additional information for the sanitary sewer design has been added to the utility plan. See Sheets C-10 and C-11.

2. Water comments
   a) To be determined once utility plans are submitted.

- PINNACLE – Utility plans were previously submitted, additional information for the water utility design has been added to the utility plan. See Sheets C-10 and C-11.

ZILBER
PROPERTY GROUP℠

3. Engineering comments
   a) Please address concerns regarding snow storage locations, as they may impact drainage, landscaping, and parking. Snow storage locations are to be called out on the plans.

      - PINNACLE - Snow storage locations have been identified on the landscape plans. See Sheets L-1 through L-6.

   b) The curb and drive isle on the west side of the buildings, in between building #2 and #3 along the east side of the pond, should be adjusted to account for berm. Also, the location of the light pole north of manhole 8.2 should be adjusted according to the curb realignment.

      - PINNACLE – The existing swale is being removed and grades

   c) In all parking lots designated for passenger vehicles, each end parking stall is to be 10 feet in width instead of the standard 9 feet. This can be accomplished by eliminating 1 stall on each side of the parking lot.

      - PINNACLE – Each end parking stall width has been increased to 10 feet. See Sheets C-4 and C-5.

   d) Inverted crowns are to be removed in all locations except the main drive isle between building #2 and #3. Curb and gutter is to be utilized for storm inlets.

      - PINNACLE – Being an industry standard on a private site, the inverted crowns will remain in all locations.

   e) Field inlets (FI) 2.5 and 23.5 may be removed, and overland flow allowed to drain over the curb into the driveway. This change may reduce the size and cost of Inlet 2.0.

      - PINNACLE – Field inlets 2.5 and 23.5 have been removed as directed. See Sheets C-10 and C-11.

   f) There are three discharge points to the westerly pond that are very close together. Please provide plans to combine one or more of the mainline sewers or provide details that clearly show the design of the outfalls as they relate to each other.

      - PINNACLE – The storm sewer has been reconfigured to eliminate one of the outfall discharges (ES 7.1). See Sheets C-10 and C-11

   g) Since there are no viable overland flow paths from the south pond to the west pond, the storm sewer pipe connecting the ponds is to be sized for 100-year flows.

- PINNACLE – The storm sewer pipe connecting the ponds has been analyzed for the incoming 100-year flows as identified in the approved SWMP, please see "STORM SEWER COMPUTATIONS FOR Z2 & Z3 AT GERMANTOWN CORPORATE PARK", submitted prior. This piping is shown as being surcharged according to the computations; however, does not cause the south pond to overtop.

h) Under Section 2.1 Construction and Erosion Control Sequencing (Sheet C- 15), remove the following statement. "Contractor may modify sequencing after item 6 as needed to complete construction only if erosion controls are maintained in accordance with the construction site erosion and sediment control requirements."

- PINNACLE – The statement has been removed. See Sheet C-15.

i) Under Section 2.2 Stabilization Practices, add a note that stabilization will be initiated by the fourteenth (14) day after construction activity temporarily or permanently ceases in any specific area on the site, while construction continues in other areas of the site. This is to include stock piles, ponds, and other disturbed areas onsite.

- PINNACLE – Note added. See Sheet C-14.

j) In Sheets C-12 and C-13 not all downslope areas are protected by erosion control measures. Detailed erosion control plans are to be provided for the entire site, especially for the area of wetland disturbance. While it is understood that the construction contractor has the ability to submit proposed modifications to the erosion control plans, it is the design engineer's responsibility to complete an approved erosion control plan.

- PINNACLE – Detailed erosion control measures are shown on C-12, C-13, and C-15 and have been designed to adequately protect all downslope areas.

k) Sidewalk that is back of curb is to be a minimum 6 feet in width. Currently it is shown as having 5 foot widths on the plans.

- PINNACLE – Sidewalk that is the back of curb has been widened to 6 feet. See Sheets C-4 and C-5.

l) Pavement design should be modified. Currently the Light Duty Pavement is called out to have one (1), 3.5 inch lift of asphalt designated 5MT 58-28S (9.5mill). The Light Duty Pavement is required to have two (2) inches of 3LT 58-28S asphaltic

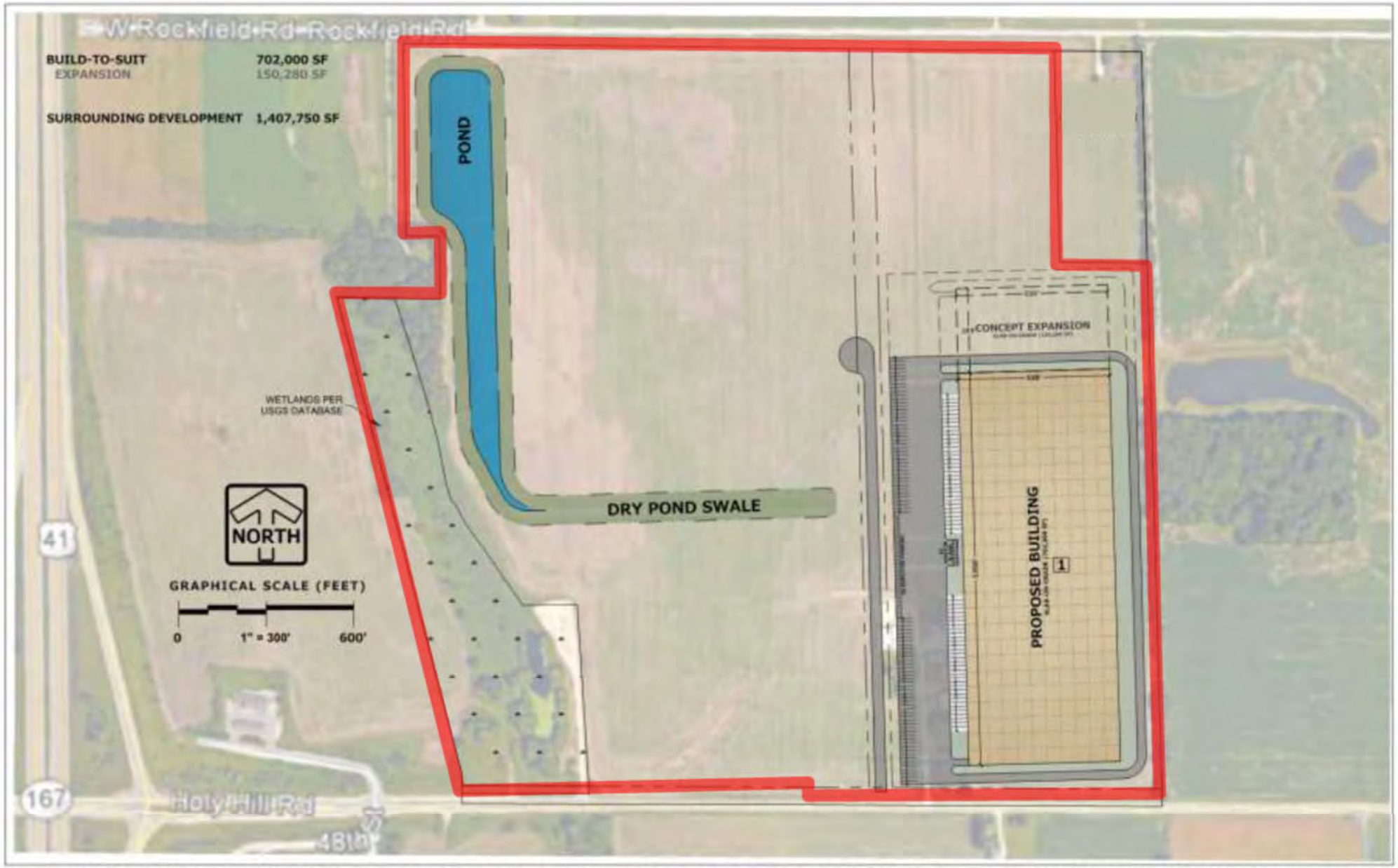
concrete and two (2) inches of 4LT 58-28S asphaltic concrete for a total of four (4) inches of asphalt.

- PINNACLE – Per Owner's standard pavement section and the fact that this is a private site, the light duty asphalt section will remain the same.

m) The Heavy Duty pavement design appears to have an error, as it calls out 3 inches of 5MT 58-28 S for the lower layer, while 3MT 58-28 S is specified for the upper layer. 5MT (9.5 mills) is typically called out for surface course and 3 MT (19 mills) is typically called out for binder. The Heavy Duty pavement design is required to be specified as follows: one layer of 3-inch thick 3MT 58- 28 H and two layers of 2-inch thick 4MT 58-28 H totaling seven inches of asphalt.

- PINNACLE – The upper and lower layers of asphalt pavement have been swapped as directed. Per Owner's standard pavement section and the fact that this is a private site, the heavy duty asphalt section will remain the same.

EXHIBIT A – PHASE I



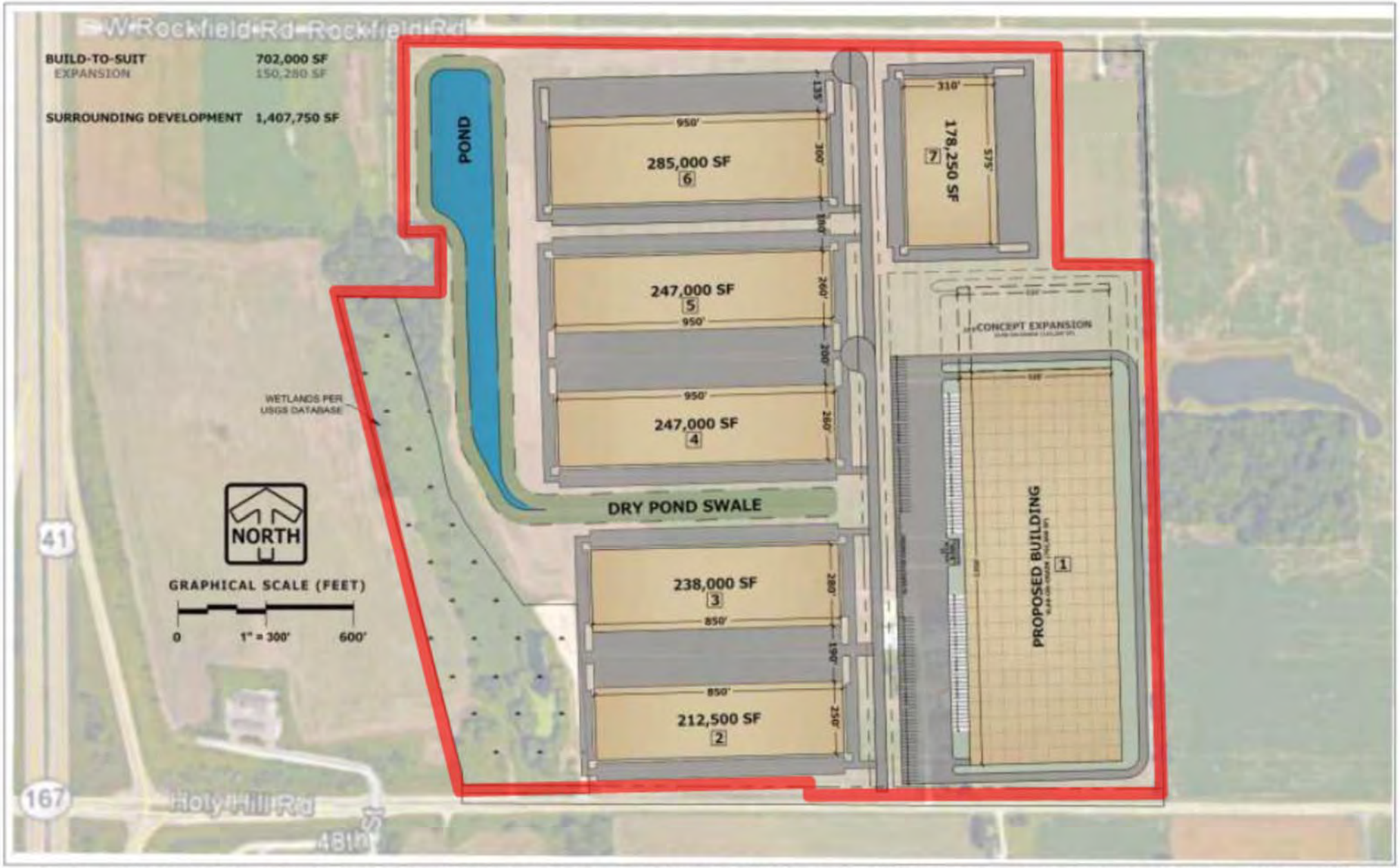
GERMANTOWN CORPORATE PARK - CONCEPT PLAN DRAFT | GERMANTOWN, WI 05/17/2018

PINNACLE ENGINEERING GROUP

N5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM | ADMIN@PINNACLE-ENGR.COM

PLAN | DESIGN | DELIVER

EXHIBIT B - BUILDOUT



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PLAN | DESIGN | DELIVER

Village of Germantown ...Willkommen

Fee must accompany application

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

PAID [signature] DATE 3-4-19

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

Zilber Property Group
710 N. Plankinton Avenue
Milwaukee, WI 53203
Frank Dekan

Phone (414) 234-1100
E-Mail frank.dekan@zilber.com

PROPERTY OWNER

ZPG Development LLC
710 N. Plankinton Avenue
Milwaukee, WI 53203
Jason Lueders

Phone ( )
E-Mail jason.lueders@zilber.com

2 PROPERTY ADDRESS

Z2 at Germantown Gateway Corporate Park
Gateway Crossing
Richfield, WI 53076

Actual address to be determined. See attached map.

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

North	South	East	West
Rural	Rural	Briggs & Stratton - Industrial	

4 READ AND INITIAL THE FOLLOWING:

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

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

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

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

[signature] 3/4/19
Applicant Date

[signature] 3/4/19
Owner Date

ZILBER
PROPERTY GROUP SM

February 26, 2019

Re: Statement of Design Intent
Site Plan Review Application Submitted March 4, 2019

The proposed Zilber Industrial II at Germantown Gateway Corporate Park project is a 198,766 square foot industrial building that will be developed in a manner consistent with other institutional-quality industrial development projects recently completed by Zilber Property Group including the adjacent 706,840 sf industrial build to suit for Briggs and Stratton Corp. The Zilber Industrial II building will be located in the newly developed Germantown Gateway Corporate Park, which is generally located at the intersection of Holy Hill Road and Gateway Crossing in the northeast quadrant of the US 41 and Holy Hill Road interchange.

As currently proposed, the building will feature stepped up corner conditions and an intermediate employee entrance. The building will consist of 12ft wide and 32ft clear height painted and insulated precast wall panels that have multiple reveals and will be painted in tones between white to grey and warm accent colors to help reduce the overall scale of the building. Additionally, the building elevation is stepped to further break the scale down and panels are stepped to create additional shadow lines. Around the building, the project includes clearstory windows to provide natural daylight within the building. The precast panel steps, paint and glazing are continued around the building to create four sided architecture.

CORPORATE
710 North Plankinton Avenue
Milwaukee, WI 53203

KENOSHA
9560 58th Place, Suite 350
Kenosha, WI 53144

www.zilberpropertygroup.com

PROJECT:

ZILBER INDUSTRIAL II

GATEWAY CORPORATE PARK

GERMANTOWN, WISCONSIN

ISSUED FOR: **MUNICIPAL SUBMITTAL**

ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC.

MILWAUKEE, WISCONSIN

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DRAWING INDEX

	G000	TITLE PAGE	ARCHITECTURAL		
				A050	ARCHITECTURAL SITE PLAN
CIVIL				A100	FACILITY PLAN
	C-1	COVER SHEET		A101A	CONSTRUCTION PLAN - A
	C-2	EXISTING CONDITION PLAN		A101B	CONSTRUCTION PLAN - B
	C-3	SITE DIMENSION & PAVING PLAN OVERVIEW		A401	BUILDING ELEVATIONS
	C-4	Z2 SITE DIMENSION & PAVING PLAN		A402	BUILDING ELEVATIONS
	C-6	GRADING PLAN OVERVIEW		A902	PERSPECTIVE SE ENTRY & ELEV-Z2
	C-7	Z2 GRADING PLAN		A903	PERSPECTIVE SW ENTRY-Z2
	C-9	UTILITY PLAN OVERVIEW		A904	PERSPECTIVE BIRDSEYE-Z2
	C-10	Z2 UTILITY PLAN			
	C-12	SITE STBILIZATION PLAN OVERVIEW	ELECTRICAL		
	C-13	Z2 SITE STABILIZATION PLAN		E1	SITE LIGHTING PLAN
	C-15	CONSTRUCTION DETAILS			
	C-16	CONSTRUCTION DETAILS			
	C-17	CONSTRUCTION DETAILS			
	C-18	CONSTRUCTION DETAILS			
LANDSCAPE					
	L-1	OVERALL TREE & SEEDING PLAN			
	L-2	Z2 ENLARGED LANDSCAPE PLAN			
	L-3	Z2 ENLARGED LANDSCAPE PLAN			
	L-4	Z2 ENLARGED LANDSCAPE PLAN			
	L-7	PLANTING SCHEDULE & NOTES			
	L-8	PLANTING DETAILS			

STEPHEN PERRY SMITH ARCHITECTS, INC.

215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PINNACLE ENGINEERING GROUP

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:
ZILBER
INDUSTRIAL II
GERMANTOWN GATEWAY
CORPORATE PARK

CONTRACTOR

RILEY CONSTRUCTION

OWNER

ZILBER PROPERTY GROUP SM

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SJC
PROJECT NUMBER	ZIL-19-917
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	MARCH 4, 2019

SHEET

TITLE PAGE

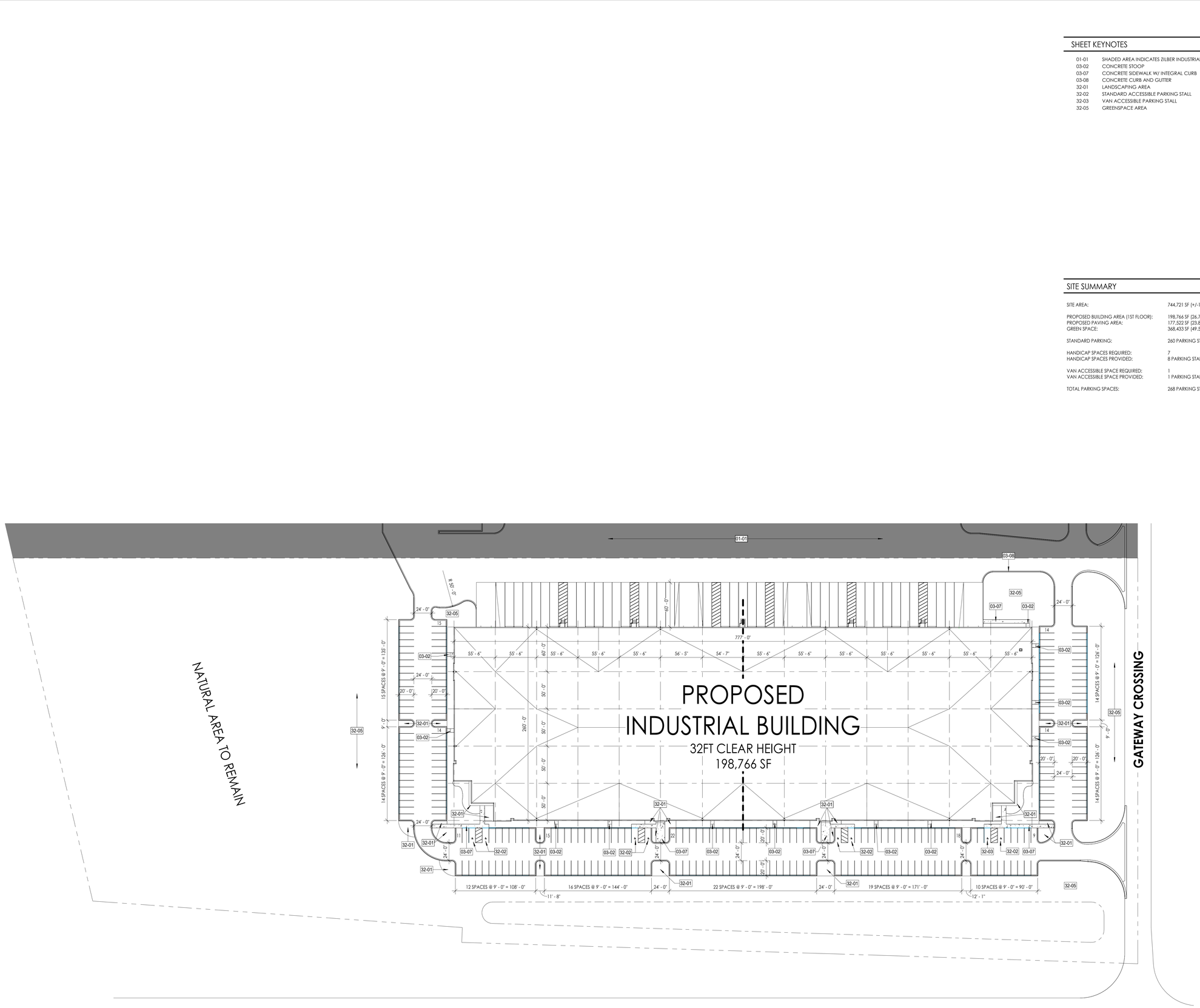
G000

SHEET KEYNOTES

01-01	SHADED AREA INDICATES ZILBER INDUSTRIAL III SITE
03-02	CONCRETE STOOP
03-07	CONCRETE SIDEWALK W/ INTEGRAL CURB
03-08	CONCRETE CURB AND GUTTER
32-01	LANDSCAPING AREA
32-02	STANDARD ACCESSIBLE PARKING STALL
32-03	VAN ACCESSIBLE PARKING STALL
32-05	GREENSPACE AREA

SITE SUMMARY

SITE AREA:	744,721 SF (+/-17.1 ACRES)
PROPOSED BUILDING AREA (1ST FLOOR):	198,766 SF (26.7%)
PROPOSED PAVING AREA:	177,522 SF (23.8%)
GREEN SPACE:	368,433 SF (49.5%)
STANDARD PARKING:	260 PARKING STALLS
HANDICAP SPACES REQUIRED:	7
HANDICAP SPACES PROVIDED:	8 PARKING STALLS
VAN ACCESSIBLE SPACE REQUIRED:	1
VAN ACCESSIBLE SPACE PROVIDED:	1 PARKING STALLS
TOTAL PARKING SPACES:	268 PARKING STALLS



1 **ARCHITECTURAL SITE PLAN**
SCALE 1" = 50'-0"

PROJECT NORTH TRUE NORTH

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
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SHEET

ARCHITECTURAL SITE PLAN

A050

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STEPHEN PERRY SMITH
ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
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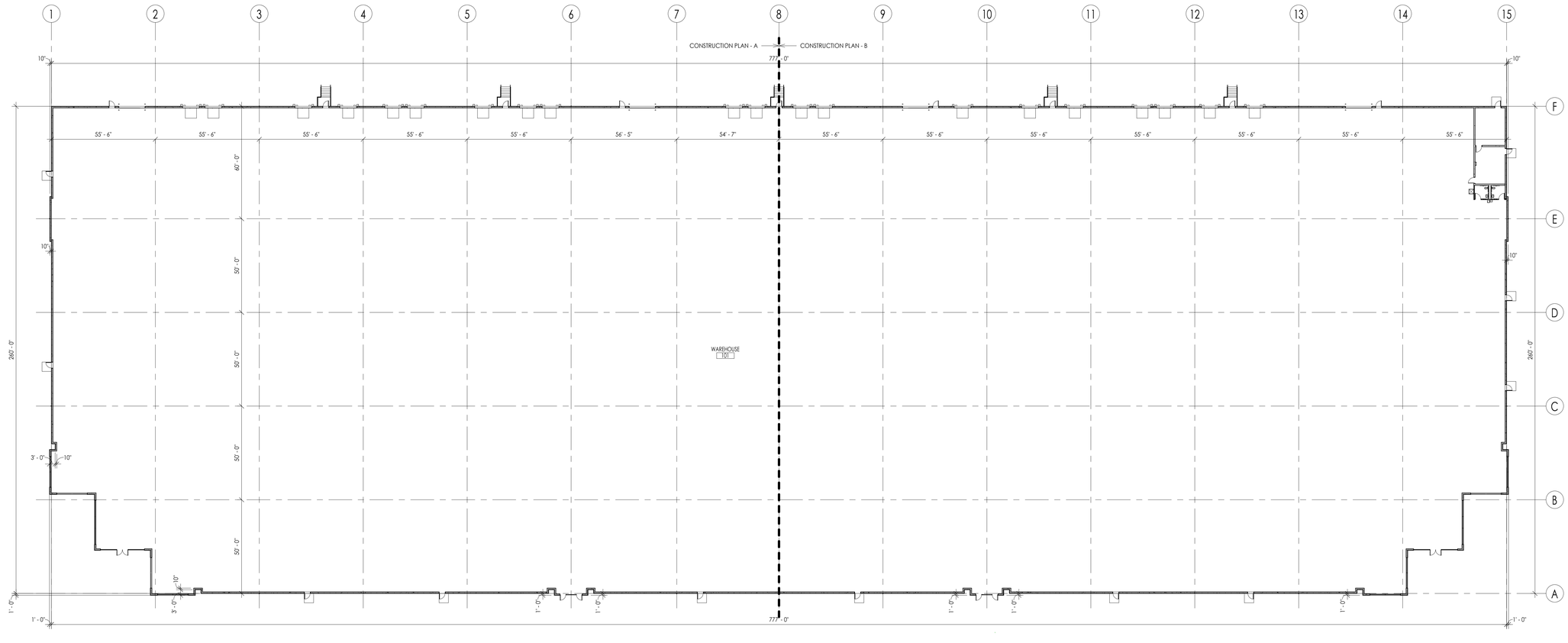
1
2
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9
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11
12
13
14
15
CONSTRUCTION PLAN - A
CONSTRUCTION PLAN - B
777' - 0"
10"
55' - 6"
55' - 6"
55' - 6"
55' - 6"
55' - 6"
56' - 5"
54' - 7"
55' - 6"
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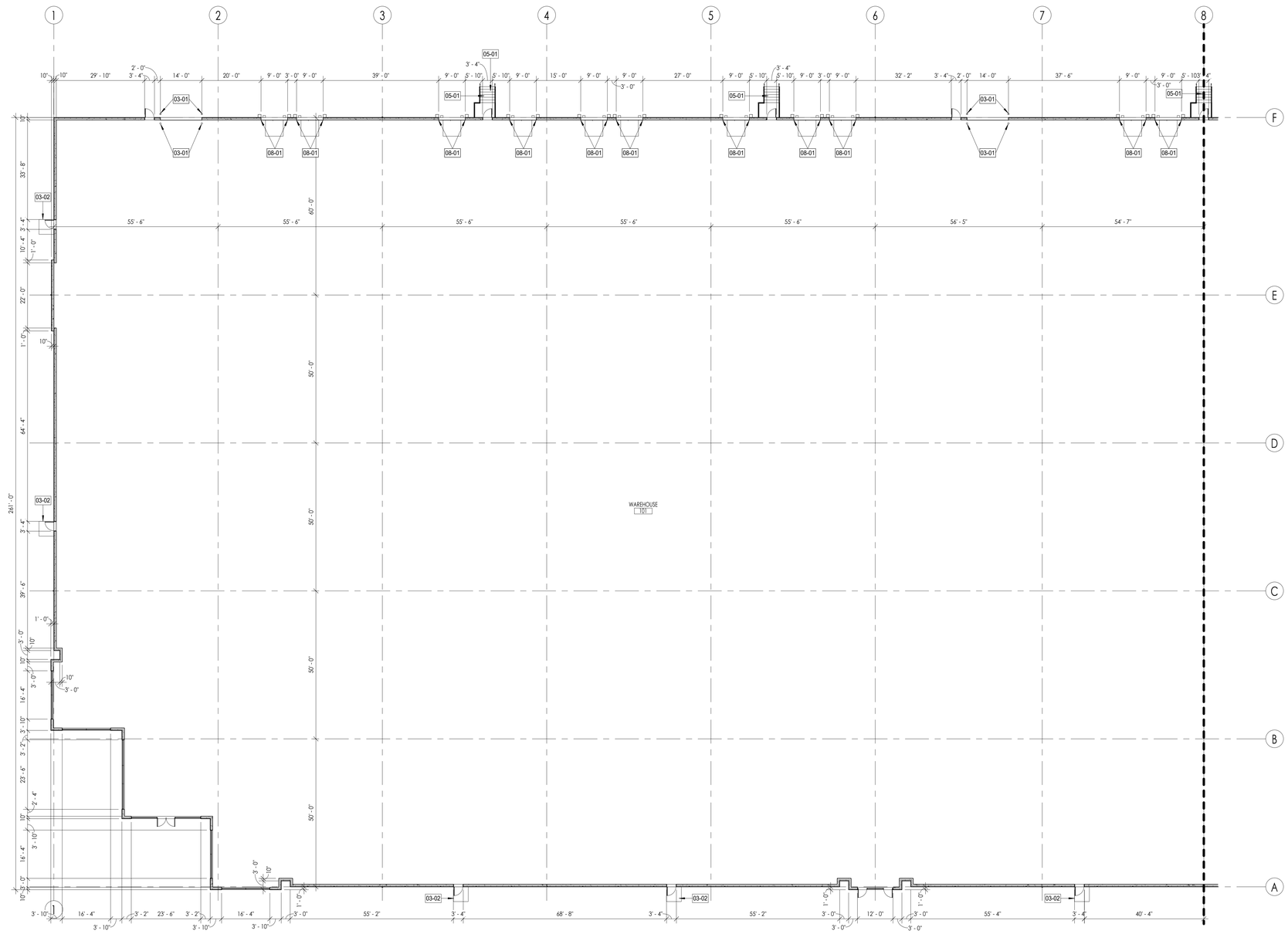
F
E
D
C
B
A
60' - 0"
50' - 0"
50' - 0"
50' - 0"
50' - 0"
50' - 0"
260' - 0"
WAREHOUSE
101
3' - 0"
10"
1' - 0"
3' - 0"
1' - 0"
1' - 0"
1



1 **CONSTRUCTION PLAN - A**
SCALE 1/16" = 1'-0"

PROJECT NORTH TRUE NORTH

SHEET KEYNOTES

03-01	CONCRETE PIPE BOLLARD W/ YELLOW PLASTIC SLEEVE
03-02	CONCRETE STOOP
05-01	HOT DIPPED GALVANIZED STAIR
08-01	'Z' GUARDS AT DOCK DOORS

GENERAL PLAN NOTES

A. COMPLY WITH CODES, LAWS, ORDINANCES, RULES OF AUTHORITIES HAVING JURISDICTION.

B. GENERAL CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

C. ALL SHADED AREAS ARE NOT INCLUDED IN THE TENANT BUILD-OUT

D. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL GOVERN. AND IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE ARCHITECT BEFORE PERFORMING ANY WORK IN QUESTION.

E. THE NOTE 'ALIGN' WILL SUPERSEDE ANY DIMENSIONAL NOTE AND IF THERE IS A DISCREPANCY, THE CONTRACTOR SHOULD CONSULT THE ARCHITECT.

F. IF THERE ARE ANY CONFLICTS BETWEEN FLOOR PLAN AND INTERIOR DETAILS AND ELEVATIONS, GENERAL CONTRACTOR TO CONSULT THE ARCHITECT.

G. CONTRACTOR TO PROVIDE A COMPLETE AND THOROUGH CLEANING FOR THE ENTIRE BUILD-OUT.

H. ALL INTERIOR GYPSUM BOARD PARTITIONS SHOULD BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. ANY PATCH WORK THAT IS REQUIRED ON EXISTING WALLS THAT ARE ADJACENT TO NEW WALLS SHALL BE FLUSH.

I. OWNER/TENANT WILL PROVIDE WORK NOTED "BY OTHER" OR "NIC" UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR TO COORDINATE THIS WORK IN ORDER TO ASSURE APPROPRIATE INSTALLATION AND PROPER SEQUENCE OF INSTALLATION.

J. BUILDING OWNER AND TENANT TO APPROVE KEYING ALL NEW AND RE-KEYING OF EXISTING HARDWARE.

K. CONTRACTOR TO PROVIDE ALL WALL REINFORCING OR BLOCKING REQUIRED FOR ALL HARDWARE AND FIXTURES.

L. ALL DIMENSIONS ARE TO FACE OF MASONRY, CENTERLINES OF COLUMN LINES, OR NOMINAL DIMENSION OF PARTITION WALLS. NON-MODULAR WALLS ARE DIMENSIONED TO CRITICAL FACES.

M. GENERAL CONTRACTOR TO REPAIR BUILDING STANDARD FRAMES AND DOORS AND INSTALL AS INDICATED IN THE PROPOSED BUILD-OUT.

N. GENERAL CONTRACTOR TO INSTALL BUILDING STANDARD HARDWARE THAT IS IN PROPER WORKING ORDER.

O. ALL EXISTING WALLS TO BE REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW WALL FINISHES.

P. REPAIR ALL FRAMES, DOORS, HARDWARE, ETC. THAT ARE SALVAGED PRIOR TO INSTALLATION IN TENANT SPACE.

Q. THE IMPRINTING OR ADHERING OF COMPANY CONTACT INFORMATION IS PROHIBITED ON ANY FINISHED SURFACE.

R. COORDINATE THE SCHEDULE AND ANY REQUIRED PROTECTIVE MEASURES WITH THE OWNER PRIOR TO USING THE BUILDING LOBBY.

BUILDING KEY PLAN

SHEET REFERENCE

A. REFER TO SHEET A001 FOR PROJECT SYMBOLS AND PROJECT NOTES

B. REFER TO SHEET A010 FOR DOOR TYPES

C. REFER TO SHEET A020 FOR WALL TYPES

D. REFER TO SHEET A005 FOR PROJECT FINISHES

E. REFER TO SHEET A005 FOR PLUMBING FIXTURE SCHEDULE

F. REFER TO SHEET A005 FOR LIGHT FIXTURE SCHEDULE

G. REFER TO SHEET A005 FOR EQUIPMENT AND FURNISHING SCHEDULE

STEPHEN PERRY SMITH ARCHITECTS, INC.
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PINNACLE ENGINEERING GROUP

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:

ZILBER INDUSTRIAL II

GERMANTOWN GATEWAY CORPORATE PARK

CONTRACTOR

RILEY CONSTRUCTION

OWNER

ZILBER PROPERTY GROUP SM

REVISIONS

NO.	DESCRIPTION	DATE

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PROJECT MANAGER	SJC
PROJECT NUMBER	ZIL-19-917
ISSUED FOR	MUNICIPAL SUBMITTAL
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SHEET

CONSTRUCTION PLAN - A

A101A

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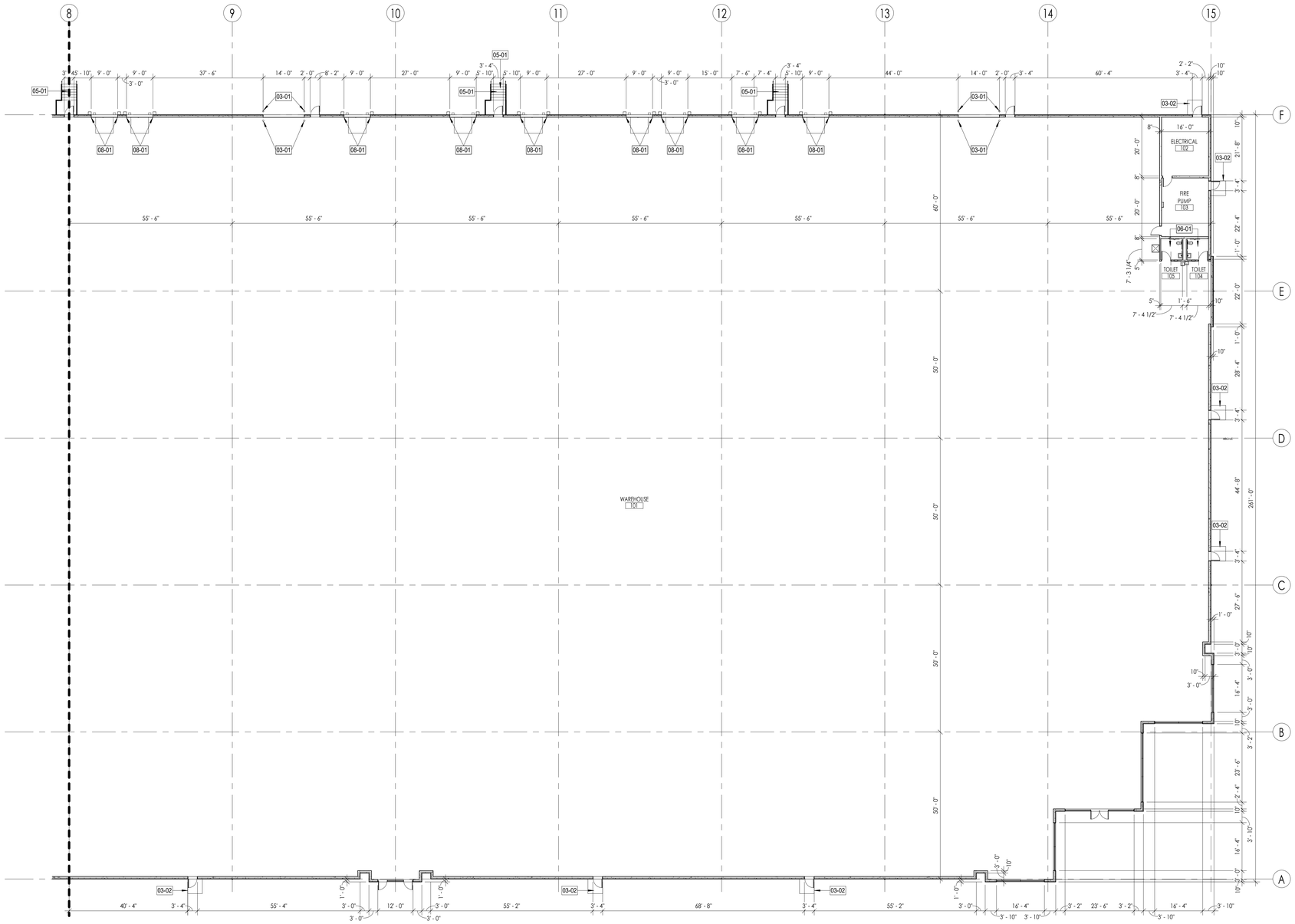

1 **CONSTRUCTION PLAN - B**
SCALE 1/16" = 1'-0"

PROJECT NORTH TRUE NORTH

SHEET KEYNOTES

03-01	CONCRETE PIPE BOLLARD W/ YELLOW PLASTIC SLEEVE
03-02	CONCRETE STOOP
05-01	HOT DIPPED GALVANIZED STAIR
06-01	INSTALL PLYWOOD CAP OVER TOILET ROOMS
08-01	'Z' GUARDS AT DOCK DOORS

GENERAL PLAN NOTES

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BUILDING KEY PLAN

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PROJECT

PROPOSED BUILDING FOR:
ZILBER INDUSTRIAL II
GERMANTOWN GATEWAY CORPORATE PARK

CONTRACTOR

RILEY CONSTRUCTION

OWNER

ZILBER PROPERTY GROUP SM

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SJC
PROJECT NUMBER	ZIL-19-917
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	MARCH 4, 2019

SHEET

CONSTRUCTION PLAN - B

A101B

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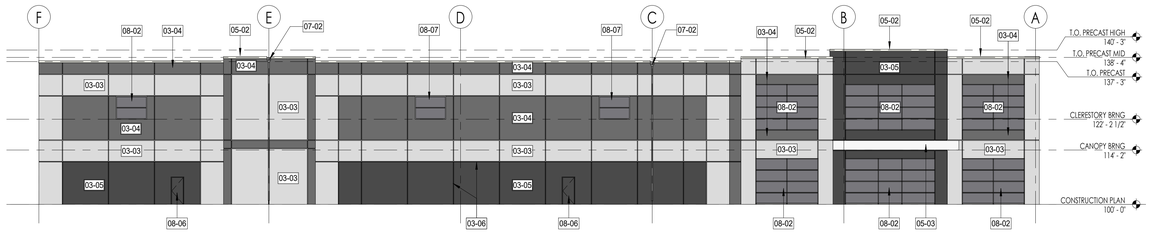

4 WEST ELEVATION
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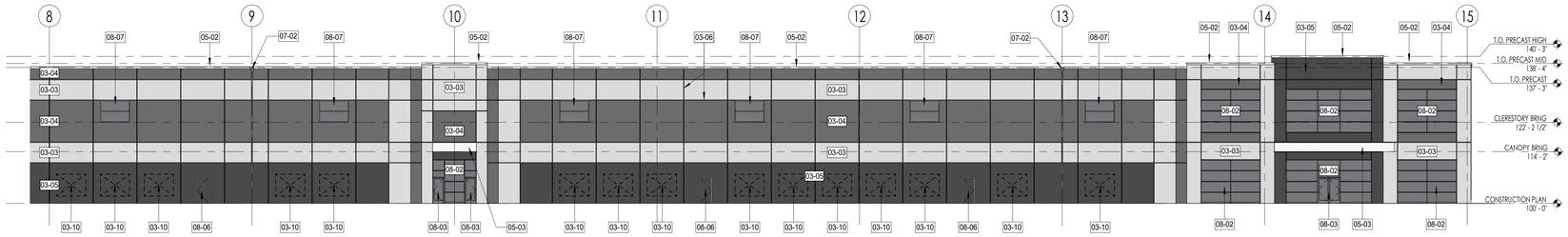
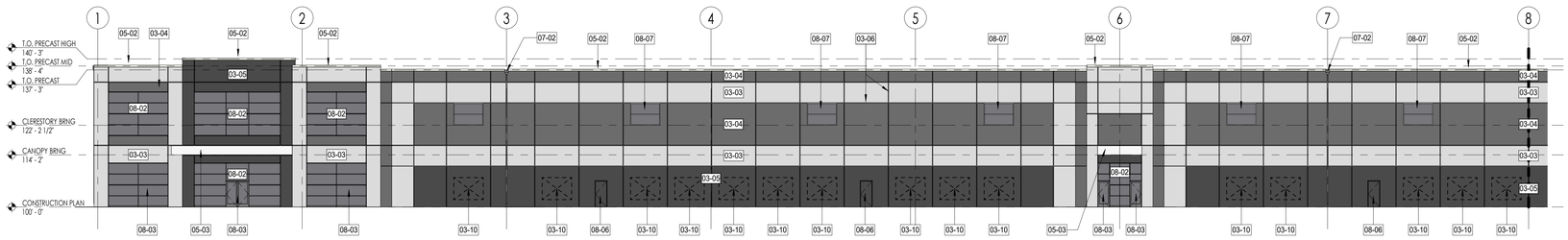
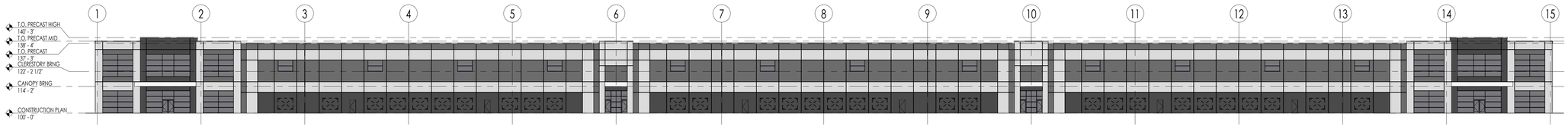


3 SOUTH ELEVATION 'B'
SCALE 1/16" = 1'-0"



2 SOUTH ELEVATION 'A'
SCALE 1/16" = 1'-0"



1 SOUTH ELEVATION - OVERALL
SCALE 1" = 25'-0"

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SHEET KEYNOTES

03-03	INSULATED PRECAST PANEL - LIGHT GRAY
03-04	INSULATED PRECAST PANEL - MEDIUM GRAY
03-05	INSULATED PRECAST PANEL - DARK GRAY
03-06	HORIZONTAL AND VERTICAL PRECAST REVEALS
03-10	FUTURE PRECAST KNOCKOUT FOR PUNCHED WINDOW
05-02	PREFINISHED METAL COPING
05-03	PREFINISHED METAL PANEL CANOPY
07-02	OVERFLOW DRAIN W/ SCUPPER AND DOWNSPOUT
08-02	ANODIZED ALUMINUM STOREFRONT SYSTEM
08-03	ANODIZED ALUMINUM STOREFRONT DOOR
08-06	INSULATED STEEL DOOR WITH PAINTED FINISH (DARK GRAY)
08-07	PUNCHED CLERESTORY WINDOW SYSTEM

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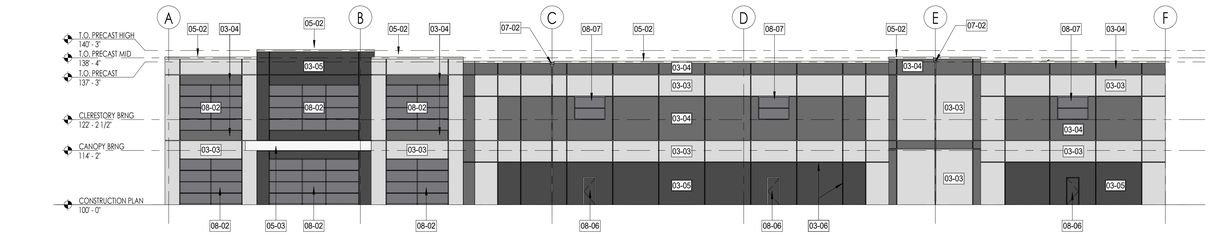
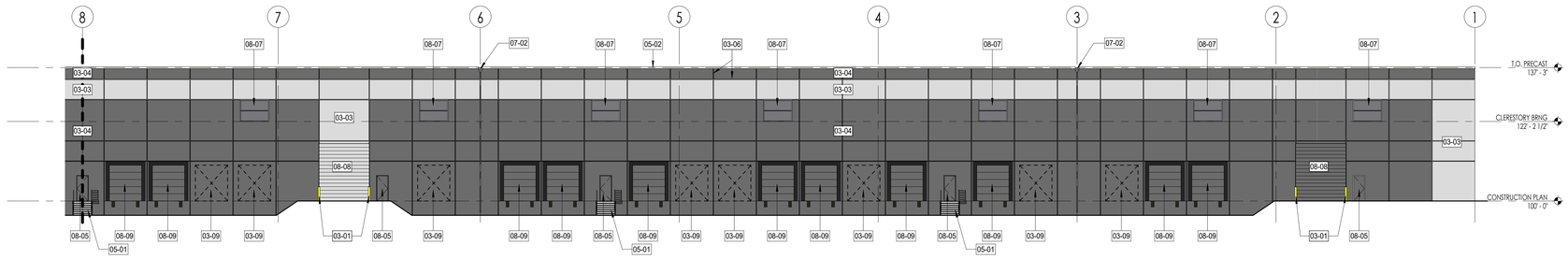
SHEET
BUILDING ELEVATIONS

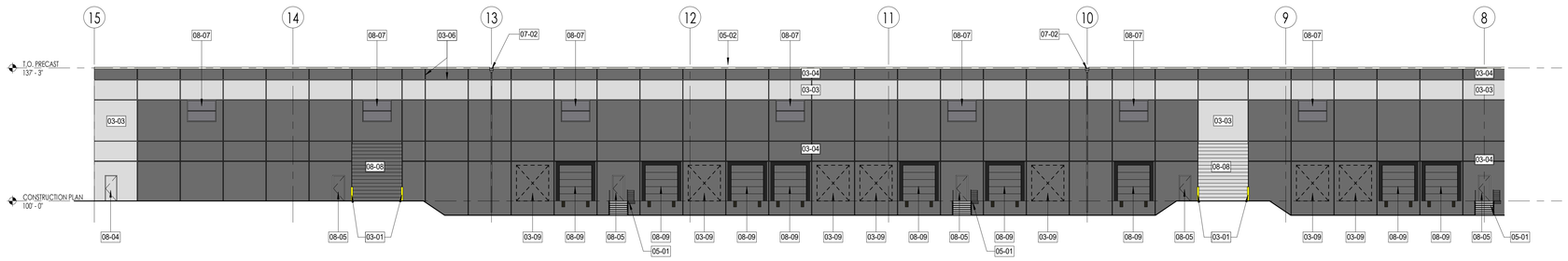
A401



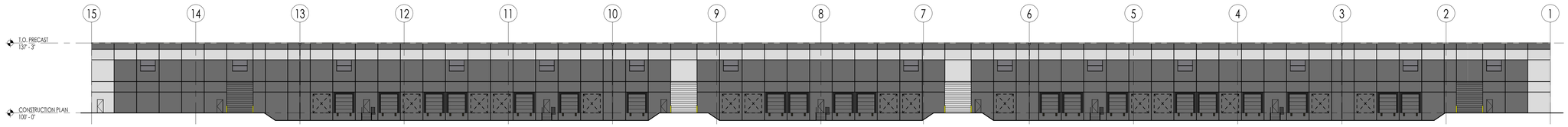
4 EAST ELEVATION
SCALE 1/16" = 1'-0"



3 NORTH ELEVATION 'B'
SCALE 1/16" = 1'-0"



2 NORTH ELEVATION 'A'
SCALE 1/16" = 1'-0"



1 NORTH ELEVATION - OVERALL
SCALE 1 : 300

SHEET KEYNOTES

03-01	CONCRETE PIPE BOLLARD W/ YELLOW PLASTIC SLEEVE
03-03	INSULATED PRECAST PANEL - LIGHT GRAY
03-04	INSULATED PRECAST PANEL - MEDIUM GRAY
03-05	INSULATED PRECAST PANEL - DARK GRAY
03-06	HORIZONTAL AND VERTICAL PRECAST REVEALS
03-09	FUTURE PRECAST KNOCKOUT FOR DOCK DOOR
05-01	HOT DIPPED GALVANIZED STAIR
05-02	PREFINISHED METAL COPING
05-03	PREFINISHED METAL PANEL CANOPY
07-02	OVERFLOW DRAIN W/ SCUPPER AND DOWNSPOUT
08-02	ANODIZED ALUMINUM STOREFRONT SYSTEM
08-04	INSULATED STEEL DOOR WITH PAINTED FINISH (LIGHT GRAY)
08-05	INSULATED STEEL DOOR WITH PAINTED FINISH (MEDIUM GRAY)
08-06	INSULATED STEEL DOOR WITH PAINTED FINISH (DARK GRAY)
08-07	PUNCHED CLERESTORY WINDOW SYSTEM
08-08	INSULATED OVERHEAD DOOR
08-09	INSULATED OVERHEAD DOOR W/ DOCK SEAL

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PINNACLE ENGINEERING GROUP

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:

ZILBER INDUSTRIAL II

GERMANTOWN GATEWAY CORPORATE PARK

CONTRACTOR

RILEY CONSTRUCTION

OWNER

ZILBER PROPERTY GROUP SM

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	SJC
PROJECT NUMBER	ZIL-19-917
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	MARCH 4, 2019

SHEET

BUILDING ELEVATIONS

A402

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ZILBER PROPERTY GROUP℠

ZILBER INDUSTRIAL 2

GERMANTOWN, WISCONSIN

STEPHEN PERRY SMITH ARCHITECTS, INC.

ZILBER
PROPERTY GROUP℠

ZILBER INDUSTRIAL 2

GERMANTOWN, WISCONSIN

STEPHEN
PERRY
SMITH
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ZILBER
PROPERTY GROUP℠

ZILBER INDUSTRIAL 2

GERMANTOWN, WISCONSIN

STEPHEN
PERRY
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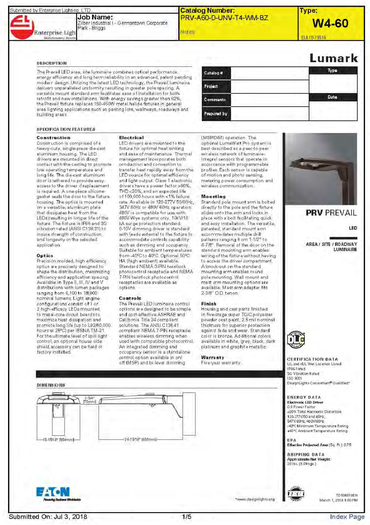
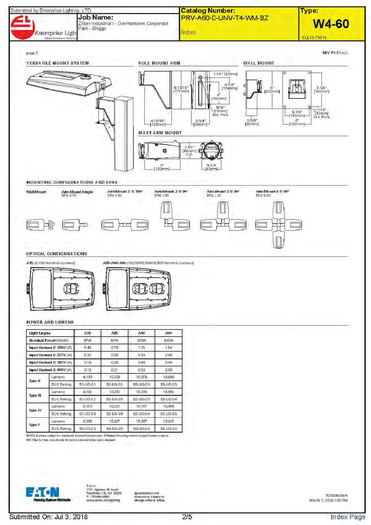
ARCHITECTS, INC.




Submitted by Enterprise Lighting, LTD
Enterprise Lighting
Job Name:
Orion Industrial I - Germantown Corporate Park - Briggs
Catalog Number:
PRV-A60-D-UNV-T4-WM-BZ
Notes:
Type:
W4-60
ELEVATIONS
PRV PREVAIL
VERSATILE MOUNT SYSTEM
POLE MOUNT ARM
WALL MOUNT
BEAM ARM MOUNT
MOUNTING CONFIGURATIONS AND EPAS
OPTICAL CONFIGURATIONS
POWER AND LUMENS
Luminaire Nominal Data
Sensor/Feature
Options
Finish
Accessories
Ordering Information
Notes
Type
Hit Counts
Ambient Temperature
Lumen Ambient Temperature Multiplier
Wind Speed
Vibration Load
Lumen Maintenance Values
Mounting
Control
Shipping
Weight
Lumen Multiplier
Electrical Data
Projected Lumens
Electrical Load
Motion Sensor Default Settings
Line Voltage (Amps)
Lumen Maintenance Factor
Electrical Load
Initial Delivered Lumens
Drive Current
Performance Data
Lumen Maintenance Data
Total Harmonic Distortion
Input Power
Input Current
Ambient
Initial Performance
Projected Performance Data
Power Factor
Operating Hours
Lumen Maintenance Factor
Outdoor Sensor Calibration Data
Dimming Wire Behavior
Light Engine Information
Calculated Data
Electrical Characteristics
System Watts
Weights
Motion Sensor Settings
Dimensions
Quantity
Options
Finish
Shipping
Control
Mounting
Performance Data
Line Voltage (Volts)
Ambient Temperature (°C)
Initial Performance Data
Projected Performance Data
Electrical Data
Operating Hours
Lumen Maintenance Factor
Power Factor
Total Harmonic Distortion
Drive Current
Input Power
Input Current
Electrical Load
Lumen Ambient Temperature Multiplier
Vibration Load
Delivered Lumens
Line Current (Amps)
Notes
Type
Hit Counts
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Ordering Information
Notes
Type
Hit Counts
Ambient Temperature
Lumen Ambient Temperature Multiplier
Wind Speed
Vibration Load

Village of Germantown

...Willkommen

Fee must accompany application

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

PAID [signature] DATE 3-4-19

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**

Zilber Property Group
710 N. Plankinton Avenue
Milwaukee, WI 53203
Frank Dekan

Phone (414) 234-1100
E-Mail frank.dekan@zilber.com

PROPERTY OWNER

ZPG Development LLC
710 N. Plankinton Avenue
Milwaukee, WI 53203
Jason Lueders

Phone ( )
E-Mail jason.lueders@zilber.com

2 **PROPERTY ADDRESS**

Z3 at Germantown Gateway Corporate Park
Gateway Crossing
Richfield, WI 53076

Actual address to be determined. See attached map.

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

North	South	East	West
Rural	Rural	Briggs & Stratton - Industrial	

4 **READ AND INITIAL THE FOLLOWING:**

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

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

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

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

[signature] 3/4/19
Applicant Date

[signature] 3/4/19
Owner Date

ZILBER
PROPERTY GROUP SM

February 26, 2019

Re: Statement of Design Intent
Site Plan Review Application Submitted March 4, 2019

The proposed Zilber Industrial III at Germantown Gateway Corporate Park project is a 204,373 square foot industrial building that will be developed in a manner consistent with other institutional-quality industrial development projects recently completed by Zilber Property Group including the adjacent 706,840 sf industrial build to suit for Briggs and Stratton Corp. The Zilber Industrial III building will be located in the newly developed Germantown Gateway Corporate Park, which is generally located at the intersection of Holy Hill Road and Gateway Crossing in the northeast quadrant of the US 41 and Holy Hill Road interchange.

As currently proposed, the building will feature stepped up corner conditions and an intermediate employee entrance. The building will consist of 12ft wide and 32ft clear height painted and insulated precast wall panels that have multiple reveals and will be painted in tones between white to grey and warm accent colors to help reduce the overall scale of the building. Additionally, the building elevation is stepped to further break the scale down and panels are stepped to create additional shadow lines. Around the building, the project includes clearstory windows to provide natural daylight within the building. The precast panel steps, paint and glazing are continued around the building to create four sided architecture.

CORPORATE
710 North Plankinton Avenue
Milwaukee, WI 53203

KENOSHA
9560 58th Place, Suite 350
Kenosha, WI 53144

www.zilberpropertygroup.com

PROJECT:

ZILBER INDUSTRIAL III

GATEWAY CORPORATE PARK

GERMANTOWN, WISCONSIN

ISSUED FOR: **MUNICIPAL SUBMITTAL**

ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC.

MILWAUKEE, WISCONSIN

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DRAWING INDEX

	G000	TITLE PAGE
CIVIL		
	C-1	COVER SHEET
	C-2	EXISTING CONDITION PLAN
	C-3	SITE DIMENSION & PAVING PLAN OVERVIEW
	C-5	Z3 SITE DIMENSION & PAVING PLAN
	C-6	GRADING PLAN OVERVIEW
	C-8	Z3 GRADING PLAN
	C-9	UTILITY PLAN OVERVIEW
	C-11	Z3 UTILITY PLAN
	C-12	SITE STABILIZATION PLAN OVERVIEW
	C-14	Z3 SITE STABILIZATION PLAN
	C-15	CONSTRUCTION DETAILS
	C-16	CONSTRUCTION DETAILS
	C-17	CONSTRUCTION DETAILS
	C-18	CONSTRUCTION DETAILS
LANDSCAPE		
	L-1	OVERALL TREE & SEEDING PLAN
	L-5	Z3 ENLARGED LANDSCAPE PLAN
	L-6	Z3 ENLARGED LANDSCAPE PLAN
	L-7	PLANTING SCHEDULE & NOTES
	L-8	PLANTING DETAILS
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	A050	ARCHITECTURAL SITE PLAN
	A100	FACILITY PLAN
	A101A	CONSTRUCTION PLAN - A
	A101B	CONSTRUCTION PLAN - B
	A401	BUILDING ELEVATIONS
	A402	BUILDING ELEVATIONS
	A902	PERSPECTIVE ENTRY VIEW
	A903	PERSPECTIVE BIRDSEYE VIEW
ELECTRICAL		
	E-1	SITE LIGHTING PLAN

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MILWAUKEE, WISCONSIN 53202
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CREATIVITY BEYOND ENGINEERING

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PROPOSED BUILDING FOR:
ZILBER
INDUSTRIAL III
GERMANTOWN GATEWAY
CORPORATE PARK

CONTRACTOR

RILEY CONSTRUCTION

OWNER

ZILBER PROPERTY GROUP SM

REVISIONS

NO.	DESCRIPTION	DATE

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PROJECT MANAGER	MJU
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SHEET

TITLE PAGE

G000

SHEET KEYNOTES

03-02	CONCRETE STOOP
03-07	CONCRETE SIDEWALK W/ INTEGRAL CURB
32-01	LANDSCAPING AREA
32-02	STANDARD ACCESSIBLE PARKING STALL
32-03	VAN ACCESSIBLE PARKING STALL
32-05	GREENSPACE AREA
32-06	

SITE SUMMARY

SITE AREA:	714,712 SF (+/-16.4 ACRES)
PROPOSED BUILDING AREA (1ST FLOOR):	204,373 SF (28.5%)
PROPOSED PAVING AREA:	188,696 SF (26.4%)
GREEN SPACE:	321,978 SF (45.1%)
STANDARD PARKING:	177 PARKING STALLS
HANDICAP SPACES REQUIRED:	6
HANDICAP SPACES PROVIDED:	6 PARKING STALLS
VAN ACCESSIBLE SPACE REQUIRED:	1
VAN ACCESSIBLE SPACE PROVIDED:	1 PARKING STALLS
TOTAL PARKING SPACES:	184 PARKING STALLS

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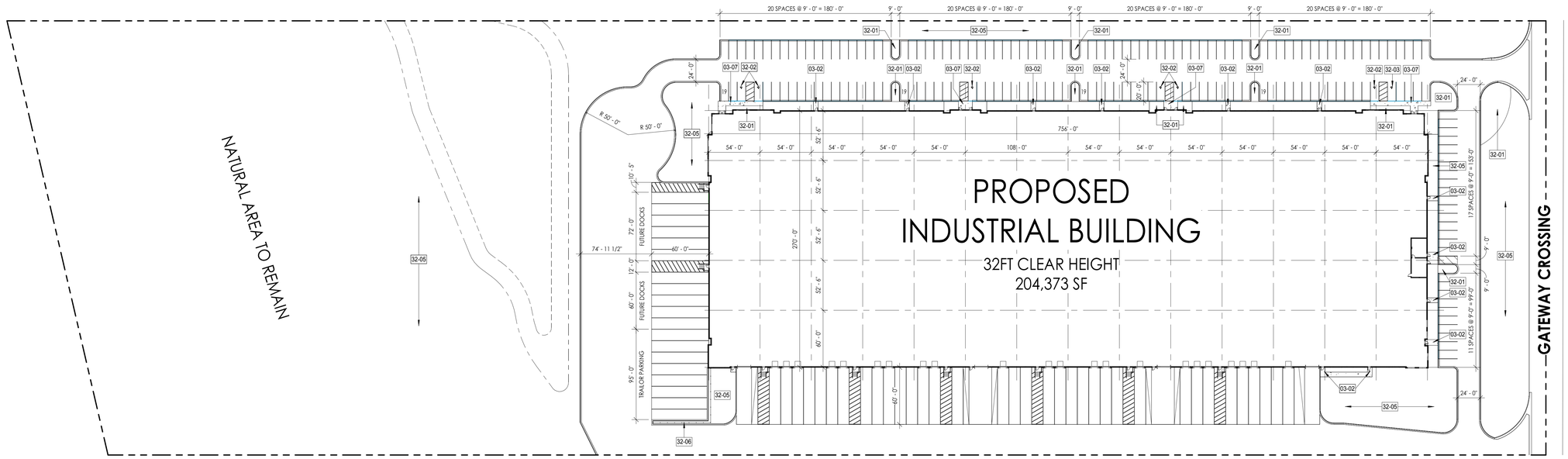

1 **ARCHITECTURAL SITE PLAN**
SCALE 1" = 50'-0"

PROJECT NORTH
TRUE NORTH

CONTRACTOR

RILEY CONSTRUCTION

OWNER

ZILBER PROPERTY GROUP SM

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SHEET

ARCHITECTURAL SITE PLAN

A050

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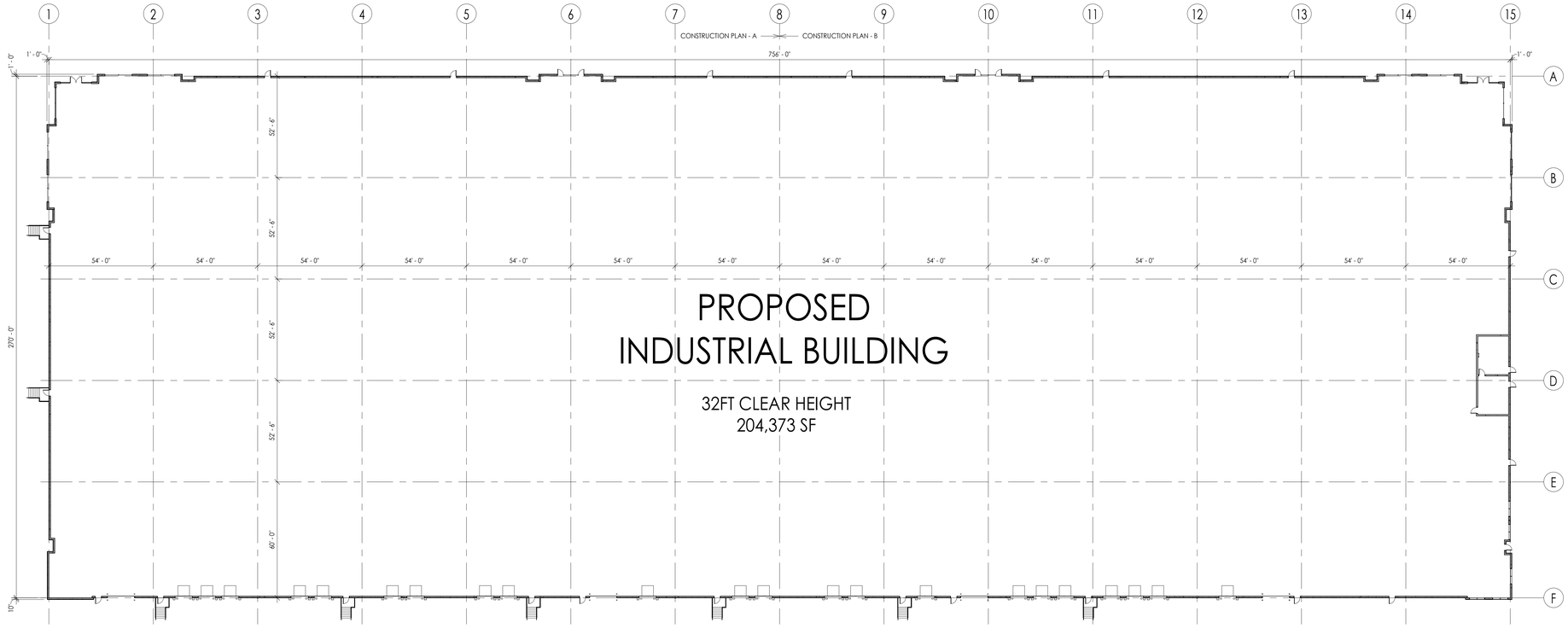

1 **FACILITY PLAN**
SCALE NONE

PROJECT NORTH TRUE NORTH

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
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SHEET
FACILITY PLAN

A100

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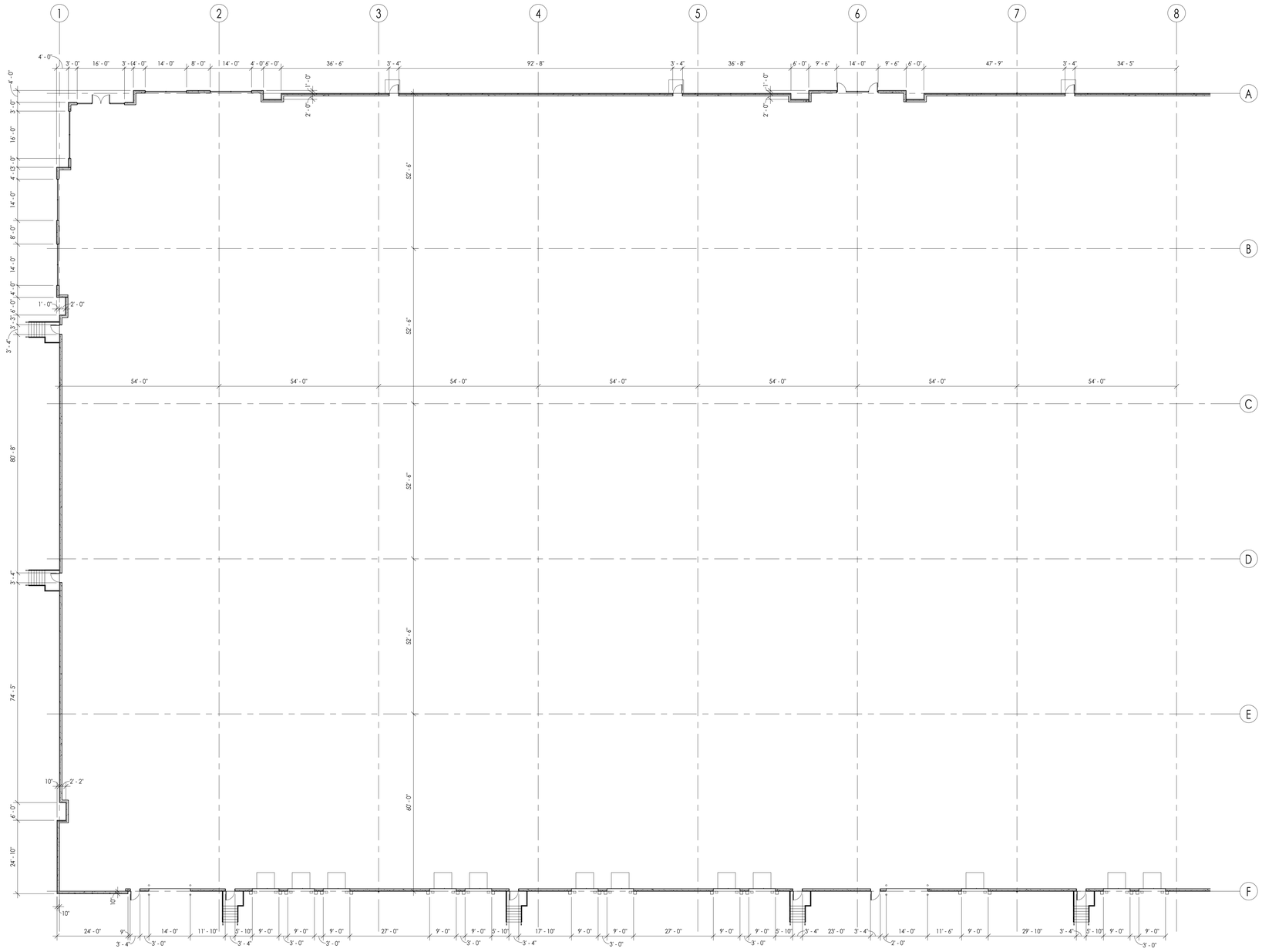


1 CONSTRUCTION PLAN - A

SCALE 1/16" = 1'-0"

SHEET KEYNOTES

GENERAL PLAN NOTES

A. COMPLY WITH CODES, LAWS, ORDINANCES, RULES OF AUTHORITIES HAVING JURISDICTION.

B. GENERAL CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

C. ALL SHADED AREAS ARE NOT INCLUDED IN THE TENANT BUILD-OUT

D. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL GOVERN. AND IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE ARCHITECT BEFORE PERFORMING ANY WORK IN QUESTION.

E. THE NOTE 'ALIGN' WILL SUPERSEDE ANY DIMENSIONAL NOTE AND IF THERE IS A DISCREPANCY, THE CONTRACTOR SHOULD CONSULT THE ARCHITECT.

F. IF THERE ARE ANY CONFLICTS BETWEEN FLOOR PLAN AND INTERIOR DETAILS AND ELEVATIONS, GENERAL CONTRACTOR TO CONSULT THE ARCHITECT.

G. CONTRACTOR TO PROVIDE A COMPLETE AND THOROUGH CLEANING FOR THE ENTIRE BUILD-OUT.

H. ALL INTERIOR GYPSUM BOARD PARTITIONS SHOULD BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. ANY PATCH WORK THAT IS REQUIRED ON EXISTING WALLS THAT ARE ADJACENT TO NEW WALLS SHALL BE FLUSH.

I. OWNER/TENANT WILL PROVIDE WORK NOTED 'BY OTHER' OR 'NIC' UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR TO COORDINATE THIS WORK IN ORDER TO ASSURE APPROPRIATE INSTALLATION AND PROPER SEQUENCE OF INSTALLATION.

J. BUILDING OWNER AND TENANT TO APPROVE KEYING ALL NEW AND RE-KEYING OF EXISTING HARDWARE.

K. CONTRACTOR TO PROVIDE ALL WALL REINFORCING OR BLOCKING REQUIRED FOR ALL HARDWARE AND FIXTURES.

L. ALL DIMENSIONS ARE TO FACE OF MASONRY, CENTERLINES OF COLUMN LINES, OR NOMINAL DIMENSION OF PARTITION WALLS. NON-MODULAR WALLS ARE DIMENSIONED TO CRITICAL FACES.

M. GENERAL CONTRACTOR TO REPAIR BUILDING STANDARD FRAMES AND DOORS AND INSTALL AS INDICATED IN THE PROPOSED BUILD-OUT.

N. GENERAL CONTRACTOR TO INSTALL BUILDING STANDARD HARDWARE THAT IS IN PROPER WORKING ORDER.

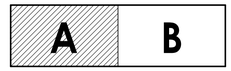
O. ALL EXISTING WALLS TO BE REPAIRED AS REQUIRED AND PREPARED TO RECEIVE NEW WALL FINISHES.

P. REPAIR ALL FRAMES, DOORS, HARDWARE, ETC. THAT ARE SALVAGED PRIOR TO INSTALLATION IN TENANT SPACE.

Q. THE IMPRINTING OR ADHERING OF COMPANY CONTACT INFORMATION IS PROHIBITED ON ANY FINISHED SURFACE.

R. COORDINATE THE SCHEDULE AND ANY REQUIRED PROTECTIVE MEASURES WITH THE OWNER PRIOR TO USING THE BUILDING LOBBY.

KEY PLAN



SHEET REFERENCE

A. REFER TO SHEET A001 FOR PROJECT SYMBOLS AND PROJECT NOTES

B. REFER TO SHEET A010 FOR DOOR TYPES

C. REFER TO SHEET A020 FOR WALL TYPES

D. REFER TO SHEET A005 FOR PROJECT FINISHES

E. REFER TO SHEET A005 FOR PLUMBING FIXTURE SCHEDULE

F. REFER TO SHEET A005 FOR LIGHT FIXTURE SCHEDULE

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PROPOSED BUILDING FOR:

ZILBER INDUSTRIAL III

GERMANTOWN GATEWAY CORPORATE PARK

CONTRACTOR

RILEY CONSTRUCTION

OWNER

ZILBER PROPERTY GROUP SM

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

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PROJECT MANAGER	MJU
PROJECT NUMBER	ZIL-19-918
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SHEET

CONSTRUCTION PLAN - A

A101A

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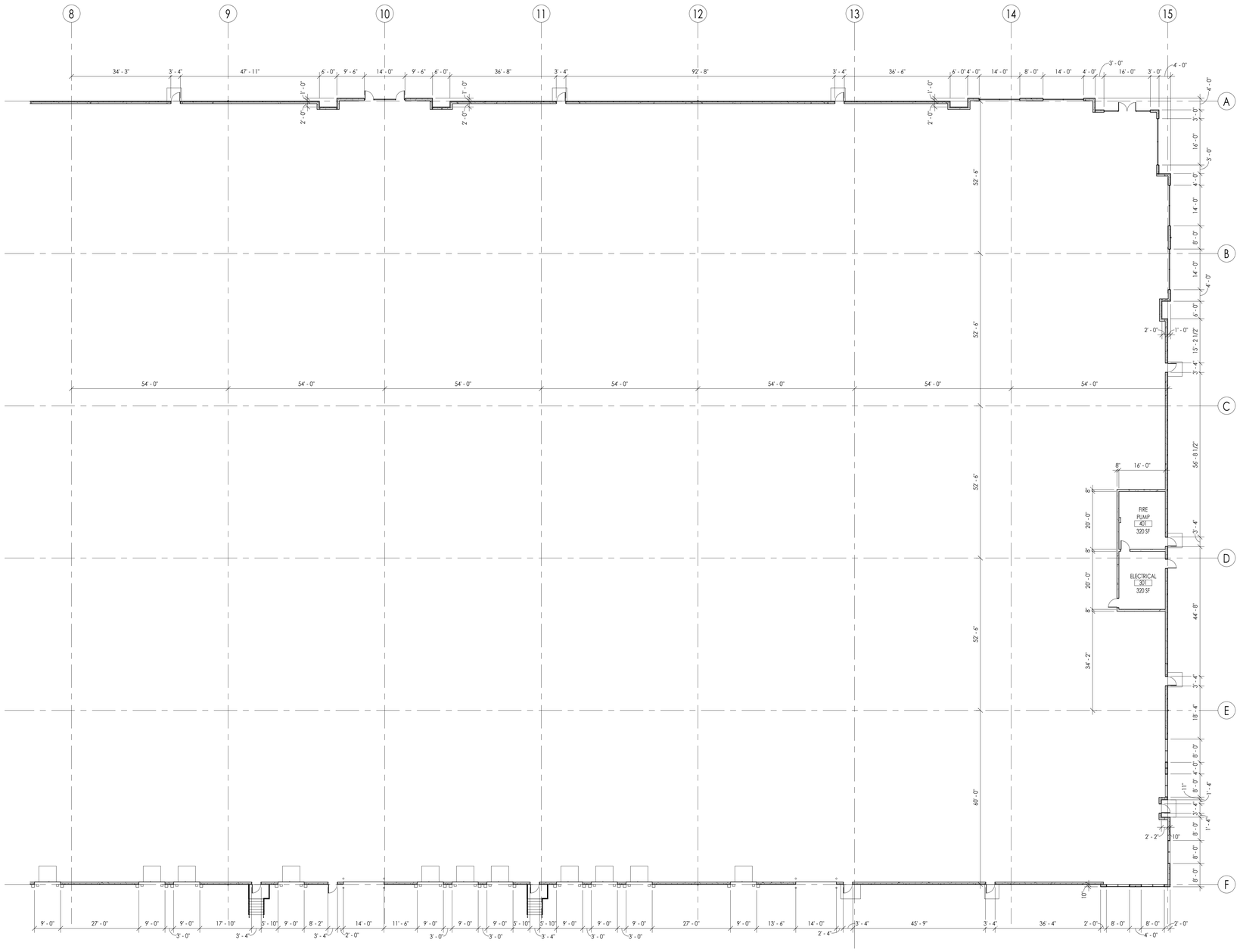

1 **CONSTRUCTION PLAN - B**
SCALE 1/16" = 1'-0"

PROJECT NORTH TRUE NORTH

SHEET KEYNOTES

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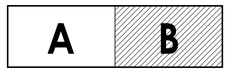
KEY PLAN



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SHEET

CONSTRUCTION PLAN - B

A101B

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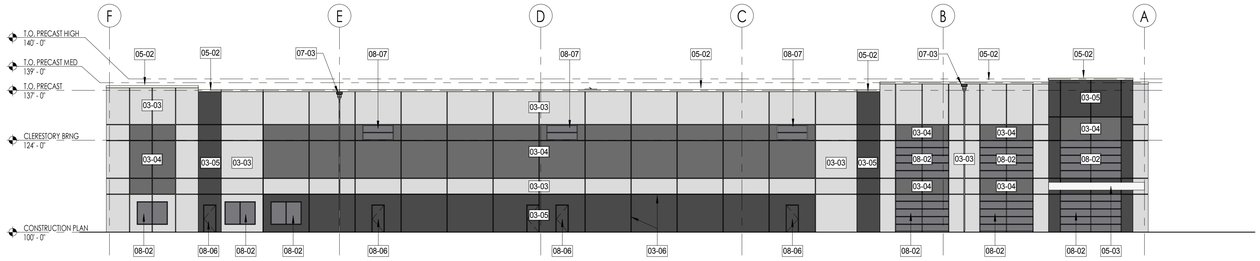
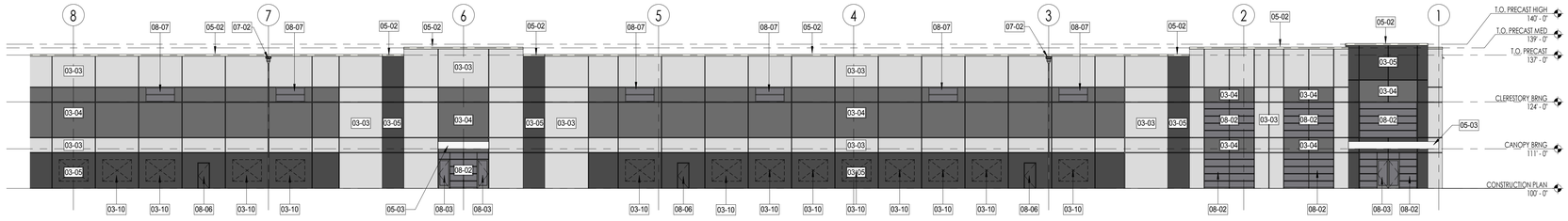


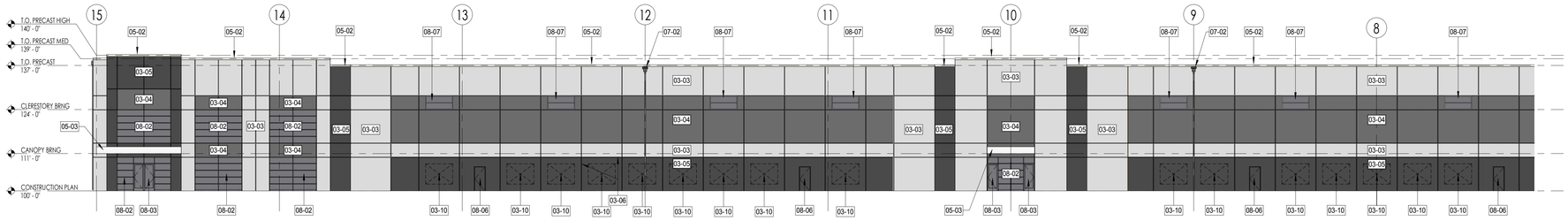
4 EAST ELEVATION

SCALE 1/16" = 1'-0"



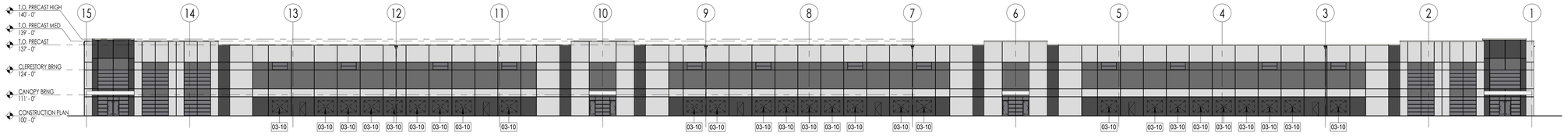
3 NORTH ELEVATION 'B'

SCALE 1/16" = 1'-0"



2 NORTH ELEVATION 'A'

SCALE 1/16" = 1'-0"



1 NORTH ELEVATION - OVERALL

SCALE 1" = 25'-0"

SHEET KEYNOTES

03-03	INSULATED PRECAST PANEL - LIGHT GRAY
03-04	INSULATED PRECAST PANEL - MEDIUM GRAY
03-05	INSULATED PRECAST PANEL - DARK GRAY
03-06	HORIZONTAL AND VERTICAL PRECAST REVEALS
03-10	FUTURE PRECAST KNOCKOUT FOR PUNCHED WINDOWS
05-02	PREFINISHED METAL COPING
05-03	PREFINISHED METAL PANEL CANOPY
07-02	OVERFLOW DRAIN WITH SCUPPER AND DOWNSPOUT
07-03	THRU-WALL SCUPPER
08-02	ANODIZED ALUMINUM STOREFRONT SYSTEM
08-03	ANODIZED ALUMINUM STOREFRONT DOOR
08-06	INSULATED STEEL DOOR WITH PAINTED FINISH (DARK GRAY)
08-07	PUNCHED CLERESTORY WINDOW SYSTEM

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PINNACLE ENGINEERING GROUP

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:

ZILBER INDUSTRIAL III

GERMANTOWN GATEWAY CORPORATE PARK

CONTRACTOR

RILEY CONSTRUCTION

OWNER

ZILBER PROPERTY GROUP SM

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MJU
PROJECT NUMBER	ZIL-19-918
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	MARCH 4, 2019

SHEET

BUILDING ELEVATIONS

A401

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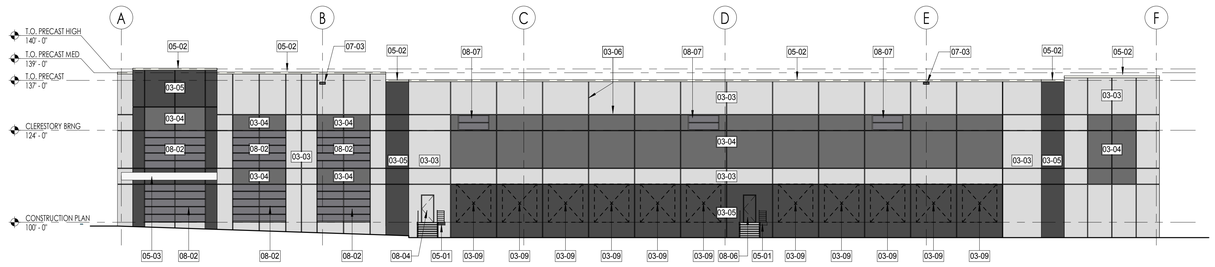
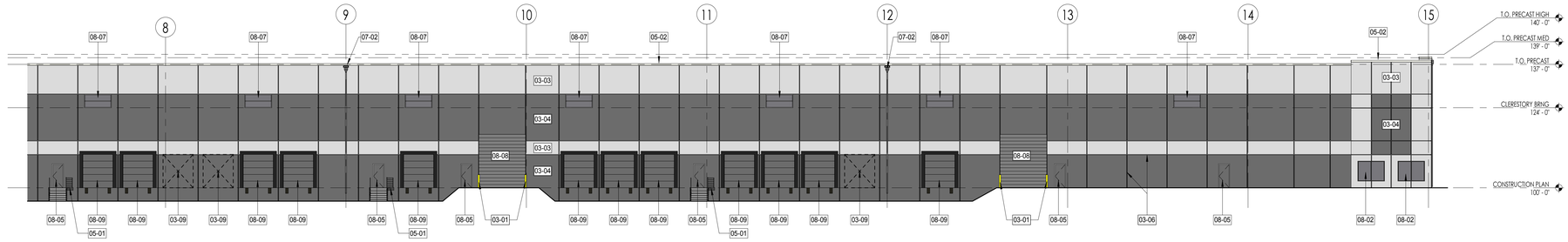
SHEET KEYNOTES

03-01	CONCRETE PIPE BOLLARD W/ YELLOW PLASTIC SLEEVE
03-03	INSULATED PRECAST PANEL - LIGHT GRAY
03-04	INSULATED PRECAST PANEL - MEDIUM GRAY
03-05	INSULATED PRECAST PANEL - DARK GRAY
03-06	HORIZONTAL AND VERTICAL PRECAST REVEALS
03-09	FUTURE PRECAST KNOCKOUT FOR DOCK DOOR
05-01	HOT DIPPED GALVANIZED STAIR
05-02	PREFINISHED METAL COPING
05-03	PREFINISHED METAL PANEL CANOPY
07-02	OVERFLOW DRAIN WITH SCUPPER AND DOWNSPOUT
07-03	THRU-WALL SCUPPER
08-02	ANODIZED ALUMINUM STOREFRONT SYSTEM
08-04	INSULATED STEEL DOOR WITH PAINTED FINISH (LIGHT GRAY)
08-05	INSULATED STEEL DOOR WITH PAINTED FINISH (MEDIUM GRAY)
08-06	INSULATED STEEL DOOR WITH PAINTED FINISH (DARK GRAY)
08-07	PUNCHED CLERESTORY WINDOW SYSTEM
08-08	INSULATED OVERHEAD DOOR
08-09	INSULATED OVERHEAD DOOR W/ DOCK SEAL



4 WEST ELEVATION
SCALE 1/16" = 1'-0"



3 SOUTH ELEVATION 'B'
SCALE 1/16" = 1'-0"

2 SOUTH ELEVATION 'A'
SCALE 1/16" = 1'-0"

1 SOUTH ELEVATION - OVERALL
SCALE 1" = 25'-0"

STEPHEN PERRY SMITH ARCHITECTS, INC.
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PINNACLE ENGINEERING GROUP

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:

ZILBER INDUSTRIAL III

GERMANTOWN GATEWAY CORPORATE PARK

RILEY CONSTRUCTION

OWNER

ZILBER PROPERTY GROUP SM

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SPS
PROJECT MANAGER	MJU
PROJECT NUMBER	ZIL-19-918
ISSUED FOR	MUNICIPAL SUBMITTAL
DATE	MARCH 4, 2019

SHEET

BUILDING ELEVATIONS

A402

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ZILBER PROPERTY GROUP℠

ZILBER INDUSTRIAL 3

GERMANTOWN, WISCONSIN

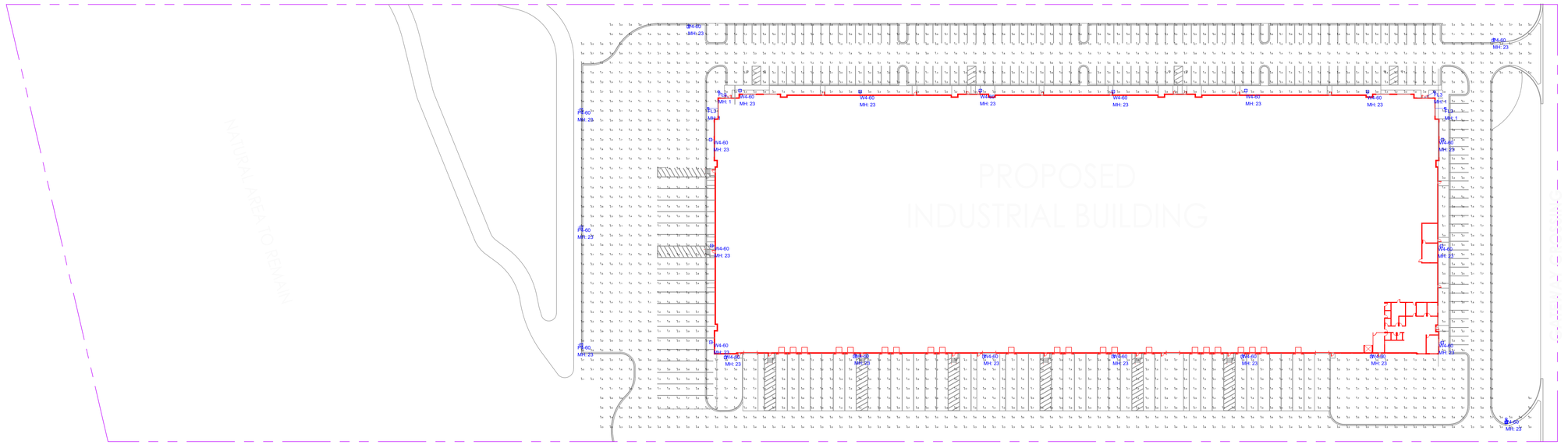
STEPHEN PERRY SMITH ARCHITECTS, INC.

ZILBER
PROPERTY GROUP SM

ZILBER INDUSTRIAL 3

GERMANTOWN, WISCONSIN

STEPHEN
PERRY
SMITH
ARCHITECTS, INC.



Lumark

PRV PREVAIL

LED

AREA / SITE / ROADWAY LUMINAIRE

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Prevail LED area, site luminaire combines optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Prevail luminaire delivers unparalleled uniformity resulting in greater pole spacing, improved target illumination and reduced fixture maintenance. In both retrofit and new installations. With energy savings greater than 62%, the Prevail fixture replaces 150-460W metal halide fixtures in general area lighting applications such as parking lots, walkways, roadways and building areas.

SPECIFICATION FEATURES

Construction
Construction is comprised of a heavy-duty, single-piece die-cast aluminum housing. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. The die-cast aluminum door is tethered to provide easy access to the driver if replacement is ever needed. A continuous one piece gasket seals the door to the fixture housing. The optics is mounted on a versatile, aluminum plate that dissipates heat from the LEDs resulting in longer life of the fixture. The fixture is IP66 and 3G vibration rated (ANSI C136.31) to insure strength of construction and longevity in the selected application.

Optics
Precision molded, high efficiency optics are precisely designed to shape the distribution, maximizing efficiency and application spacing. Available in Type II, III, IV and V distributions with lumen packages ranging from 6,100 to 18,900 nominal lumens. Light engine consists of between 4 and 12 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/60,000 hours at 25°C) per IESNA TM-21. For the ultimate level of spill light control, an optional house side shield accessory can be field or factory installed.

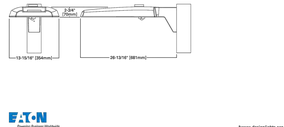
Electrical
LED drivers are mounted to the fixture for optimal heat sinking and ease of maintenance. Thermal management incorporates both conduction and convection to transfer heat rapidly away from the LED source for optimal efficiency and light output. Class 1 electronic drivers have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Available in 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480Y Wye systems only. 10kV/10 kA surge protection standard. 0-10V dimming driver is standard with leads external to the fixture. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options.

Mounting
Standard pole mount arm is bolted directly to the pole and the fixture is mounted to the arm and locks in place with a bolt facilitating quick and easy installation. The versatile, patented, standard mount arm accommodates multiple drill patterns ranging from 1-1/2" to 4-7/8". Removal of the door on the fixture provides access to the wiring of the fixture without having to access the driver compartment. A knock-out on the standard mounting arm enables round pole mounting. Wall mount and mast arm mounting options are available. Mast arm adapter fits 2-3/8" O.D. tenon.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is bronze. Additional colors available in white, grey, black, dark platinum and graphite metallic.

Warranty
Five-year warranty.

DIMENSIONS



CERTIFICATION DATA
UL and cUL Wet Location Listed
IP66 Rated
3G Vibration Rated
DLC Listed
DesignLights Consortium® Qualified*
Dark Sky Approved (3000K CCT and warmer only)

ENERGY DATA
Electronic LED Driver
0.9 Power Factor
<20% Total Harmonics Distortion
120-277VAC and 60Hz,
347VAC and 60Hz,
480VAC and 60Hz operation
-40°C Minimum Temperature Rating
+40°C Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 0.75

SHIPPING DATA
Approximate Net Weight:
20 lbs. (9.08 kgs.)

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

"www.designlights.org

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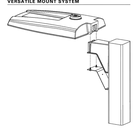
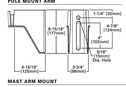
February 21, 2019 8:46 AM

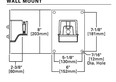
VERSATILE MOUNT SYSTEM



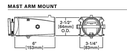
POLE MOUNT ARM



WALL MOUNT

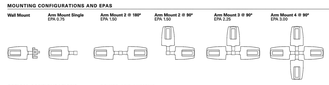


MAST ARM MOUNT

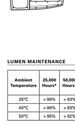


MOUNTING CONFIGURATIONS AND EPAS

Wall Mount	Arm Mount Single DDN 2.0	Arm Mount 2 @ 180° DTN 130	Arm Mount 2 @ 90° DTN 130	Arm Mount 3 @ 90° DTN 2.0	Arm Mount 4 @ 90° DTN 3.0



OPTICAL CONFIGURATIONS



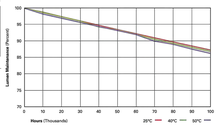
POWER AND LUMENS

Light Engine		A1S	A2S	A4S	A6S
Nominal Power (Watts)		57W	87W	143W	163W
Input Current @ 120V (A)		0.49	0.76	1.23	1.34
Input Current @ 277V (A)		0.22	0.35	0.54	0.60
Input Current @ 347V (A)		0.18	0.28	0.45	0.49
Input Current @ 480V (A)		0.13	0.21	0.33	0.36
Type II	Lumens	6,139	10,254	15,073	18,830
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
Type III	Lumens	6,192	10,263	15,203	18,992
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4
Type IV	Lumens	6,173	10,241	15,157	18,939
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5
Type V	Lumens	8,393	10,637	15,897	19,810
	BUG Rating	B3-U0-G3	B4-U0-G3	B4-U0-G4	B5-U0-G4

NOTE: Lumen output for standard bronze fixture color. Different housing colors impact lumen output. IES files for the non-standard colors are available upon request.

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	TM-21 Lumen Maintenance (85,000 Hours)	Projected L70 (Hours)
25°C	> 96%	> 93%	> 92%	> 87%	> 260,000
40°C	> 96%	> 93%	> 92%	> 87%	> 255,000
50°C	> 95%	> 92%	> 91%	> 86%	> 250,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99

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1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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Luminaire Schedule

Qty	Label	Arrangement	Lum. Lumens	Lum. Watts	LLF	Description
4	FL3	SINGLE	24045	184	1.000	LUMARK + NFFLD-C70-E-UNV-66-Y-xx
6	P4-60	SINGLE	18935	163	1.000	LUMARK + PRV-A60-D-UNV-T4-BZ (20' POLE, 3' BASE)
18	W4-60	SINGLE	18935	163	1.000	LUMARK + PRV-A60-D-UNV-T4-WM-BZ (25'-0" AFG)

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
INDUSTRIAL 3 + SITE LIGHTING	Illuminance	Fc	1.72	8.0	0.3	5.73	26.67

Lumark

NFFLD
NIGHT FALCON

Solid State LED

FLOODLIGHT

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

The Night Falcon™ LED floodlight luminaire combines high-efficiency optics, superior thermal management and energy efficiency in a cost-effective solution. The compact, robust design incorporates a separate driver compartment for maximum heat dissipation to insure longevity of both the fixture and the LEDs. The Night Falcon luminaire uses precision engineered optics delivering superior uniformity and excellent illumination to the targeted application. Typical applications include area lighting for security, building facade lighting, accent and signage lighting in both commercial and industrial applications. The Night Falcon luminaire is UL/cUL listed for wet locations and is IP66 rated.

SPECIFICATION FEATURES

Construction
Heavy-duty, die-cast aluminum housing, driver compartment and driver housing door. A separate driver compartment and external fins provide optimal thermal management for both the longer LED and driver life.The housing, driver compartment and optical chamber are IP66 rated. Access to the driver for maintenance is achieved with a removable driver door using pan head screws. A one-piece silicone gasket seals the door to the fixture housing. The fixture is 3G vibration rated (ANSI C136.31) to insure durability in area and site lighting applications. Suitable for mounting within 4° (1.2m) of the ground.

Optics
The LED chamber incorporates a high-reflectant reflector that provides high-efficiency illumination. Optics are precisely designed to shape the the the NEMA 6H x 4V wide distribution and the 3H x 2V spot distribution, maximizing efficiency and application spacing. Clear tempered glass with a full circumference form-in-place silicone gasket protects the optics from damage. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 5700K, 3000K and 3000K CCT and minimum 70 CRI are available.

Electrical
LED driver is mounted to the removable die-cast aluminum door for optimal heat sinking and ease of maintenance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with standard 120/277/347 commpn- and differential- mode surge protection available as an option. 0-10V dimming driver is available to accommodate controls capability such as dimming and occupancy. Standard NEMA 3-PIN twistlock photocontrol receptacle and NEMA 7-PIN twistlock photocontrol receptacles are available as options. Suitable for ambient temperatures from -40°C to 40°C. Optional 50°C HA (high ambient) available. 92% lumen maintenance greater than 60,000 hours per IESNA TM-21 at 25°C.

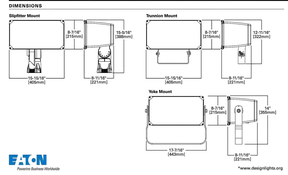
Accessories
Heavy-duty steel top and side visors control glare and spill light. 1/8" thick UV stabilized vandal guard shields glass lens from impact when mounted at low levels. Easy to install wire guard is made of heavy gauge welded construction with corrosion resistant polyester powder coat finish to protect glass from projected objects.

Mounting
Mounting options include an integral die-cast aluminum slipfitter that is preset to a tilt of 45°. The knuckle base is supplied with a tooth lock adjustment that can be set in 15° increments to provide flexibility in aiming the fixture from a variety of surfaces. Visual 15° adjustment indicators on the knuckle allow for 180° field rotation of the floodlight assembly. The slipfitter fits standard 2-3/8" O.D. tenon. The trunnion mounting accepts a 3/16" polyester powder coated aluminum tube arm with a 16/3 SOW cord. The trunnion mount uses an interlocking slide adjustment that is locked into place with a set screw.

Finish
Housing and cast parts finished in five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard color is carbon bronze. Additional colors available in summit white, white, grey, bronze, black, dark platinum and graphite metallic. Contact your lighting representative at Eaton for a complete selection of colors.

Warranty
Five-year warranty.

DIMENSIONS



CERTIFICATION DATA
UL/cUL Wet Location Listed
IP66 Fixture and Optical Chamber
DLC Premium Listed
3G Vibration Rated
RoHS Compliant
DesignLights Consortium® Qualified*

ENERGY DATA
Electronic LED Driver
> 0.9 Power Factor
< 20% Total Harmonic Distortion
120-277VAC, 347VAC, 480VAC and 480Y/80Vs
-40°C Minimum Ambient Temperature Rating
+40°C Maximum Ambient Temperature Rating

EPA
Effective Projected Area (Sq. Ft.): 1.25

SHIPPING DATA
Approximate Net Weight:
20 lbs. (9.08 kgs.)

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

"www.designlights.org

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POWER AND LUMENS

	6x6				3x3			
C25 LED	**NFFLD-C25**	**NFFLD-C25-7050**	**NFFLD-C25-7000**	**NFFLD-C25-7060**	**NFFLD-C25**	**NFFLD-C25-7050**	**NFFLD-C25-7000**	**NFFLD-C25-7060**
Delivered Lumens	10,530	10,122	10,383	10,217	10,272	9,874	10,128	9,967
CCT (Kelvin)	4000K	3000K	5000K	5700K	4000K	3000K	5000K	5700K
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70
Power Consumption (Watts)	85W	85W	85W	85W	83W	83W	83W	83W
C40 LED	**NFFLD-C40**	**NFFLD-C40-7050**	**NFFLD-C40-7000**	**NFFLD-C40-7060**	**NFFLD-C40**	**NFFLD-C40-7050**	**NFFLD-C40-7000**	**NFFLD-C40-7060**
Delivered Lumens	16,832	16,268	16,666	16,421	14,713	13,997	15,916	13,994
CCT (Kelvin)	4000K	3000K	5000K	5700K	4000K	3000K	5000K	5700K
CRI (Color Rendering Index)	70	70	70	70	70	70	70	70
Power Consumption (Watts)	139W	139W	139W	139W	143W	143W	143W	143W
C65 LED	**NFFLD-C65**	**NFFLD-C65-7050**	**NFFLD-C65-7000**	**NFFLD-C65-7060**				
Delivered Lumens	19,943	19,407	20,144	20,295				
CCT (Kelvin)	4000K	3000K	5000K	5700K				
CRI (Color Rendering Index)	70	70	70	70				
Power Consumption (Watts)	164W	164W	164W	164W				
C70 LED	**NFFLD-C70**	**NFFLD-C70-7050**	**NFFLD-C70-7000**	**NFFLD-C70-7060**				
Delivered Lumens	23,797	23,157	24,037	24,206				
CCT (Kelvin)	4000K	3000K	5000K	5700K				
CRI (Color Rendering Index)	70	70	70	70				
Power Consumption (Watts)	194W	194W	194W	194W				

CURRENT DRAW

Voltage (V)	Model Series					
	6x6			3x3		
	NFFLD-C25	NFFLD-C40	NFFLD-C65	NFFLD-C70	NFFLD-C25	NFFLD-C40
	Current (A)	Current (A)	Current (A)	Current (A)	Current (A)	Current (A)
120V	0.708	1.070	1.2289	1.5895	0.778	1.190
277V	0.340	0.465	0.535	0.6735	0.340	0.531
347V	0.251	0.377	0.4213	0.5334	0.271	0.419
480V	0.195	0.273	0.3044	0.3831	0.207	0.320

LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.03
15°C	1.02
25°C	1.00
40°C	0.97
50°C	0.96

LUMEN MAINTENANCE

Ambient Temperature	TM-21 Lumen Maintenance (85,000 Hours)	Theoretical L70 (Hours)
6H x 4V (Wide)		
25°C	> 94.55%	> 388,000
40°C	> 93.56%	> 323,000
50°C	–	–
3H x 2V (Spot)		
25°C	>92.18%	>362,000
40°C	>91.81%	>349,000

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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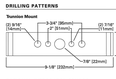
June 19, 2019 2:40 PM

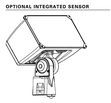
DRILLING PATTERNS

Trunnion Mount



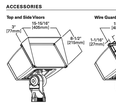
Yoke Mount

OPTIONAL INTEGRATED SENSOR

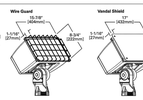


ACCESSORIES

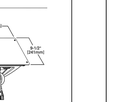
Top and Side Visors



Wire Guard



Vandal Shield



CONTROL OPTIONS

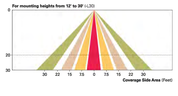
0-10V (D)
This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (PER and PERT)
Photocontrol receptacles (PER and PERT) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PERT receptacle.

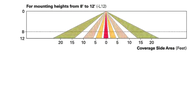
Dimming Occupancy Sensor (MSP/DIM-LXX and MSP-LXX)
The sensor are pre-factory installed in the luminaire models. When the MSP/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the ambient light sensor is activated so that the luminaire is no activity detected. When activity is detected, the luminaire returns to full light output. The MSP/DIM sensor is factory preset to dim-down to approximately 50 percent power with a time delay of five minutes. The MSP-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity.

These occupancy sensors includes an integral photocell that can be activated with the ISHH-01 accessory for "dusk-to-dawn" control or daylight harvesting—the factory preset is DTF. The ISHH-01 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-30'.

For mounting heights from 12' to 30' (=L30)



For mounting heights from 8' to 12' (=L10)



WaveLinx Wireless Outdoor Lighting Control Module (WDLC-7P-10A)
The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Eaton
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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ORDERING INFORMATION

Sample Number: NFFLD-C40-E-UNV-66-S-CB-PER

Product Family *	Light Engine *	Driver *	Voltage	Distribution	Mounting	Color
NFFLD=Night Falcon LED Floodlight	**C25**=15,500 Nominal Lumens **C40**=21,000 Nominal Lumens **C65**=26,000 Nominal Lumens **C70**=34,000 Nominal Lumens	**E**=Non-Dimming **D**=Dimming (0-10V)	**UNV**=120-277V **347**=347V **480**=480V *	**66**=6H x 4V Wide **S5**=5H x 5V Spot *	**S**=Slipfitter * **T**=Trunnion **Y**=Yoke	**CB**=Carbon Bronze (Standard) **BK**=Black **BZ**=Bronze **AP**=Grey **WH**=White **SW**=Summit White **DP**=Dark Platinum **GM**=Graphite Metallic

Options (Add as Suffix)	Accessories (Order Separately) *
7050=70 CRI / 5000K *	**FASS**=3" O.D. Surface Mount Bracket *
7000=70 CRI / 5000K *	**GA/SA/WA/YA**=4-14, 1HA Surge Protective Device Replacement
7060=70 CRI / 5700K *	**GA/SA/WA/YA**=Short Body Cap
PER=NEMA 3-PIN Twistlock Photocontrol Receptacle	**GA/SA/WA/YA**=NEMA Photocontrol - Multi-Tap
PERT=NEMA 7-PIN Twistlock Photocontrol Receptacle *	**GA/SA/AS2/WA/YA**=NEMA Photocontrol - 480V
10K=10kV/10kA UL 1449 Surge Protective Device	**GA/SA/WA/YA**=NEMA Photocontrol - 347V
HA=50°C Ambient Temperature *	**SAS-XX**=Right Angle Pipe Bracket for Slipfitter
MSP/DIM-LXX=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height * ^	**SAB-XX**=Steel Angle Bracket for Trunnion
MSP/DIM-LXX=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height * ^	**SAP-XX**=Steel Angle Bracket for 2-3/8" to 3-1/2" O.D. Tenon *
MSP-LXX=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height * ^	**TSS/NFFLD-XX**=Top and Side Visors *
MSP-L30=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height * ^	**VS/NFFLD**=Vandal Shield *
	WG/NFFLD=Wire Guard *
	ISHH-01=Integrated Sensor Programming Remote
	WDLC-7P-10A=WaveLinx Outdoor Control Module (7-pin) *

NOTES:
1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Not recommended for use with fixtures with 0-10V dimming. Refer to the actual lumen output.
3. Consult factory for driver surge protection values.
4. Not recommended for use with ungrounded, delta configured systems.
5. Not available with 347V or 480V operation.
6. Fits 2-3/8" to 3" O.D. tenon, wire leads run through slipfitter.
7. Extended lead times apply. Use dedicated IES files for 3000K and 5700K when performing layouts. These files are published on the Night Falcon luminaire product page on the website.
8. Not available with 3H x 2V spot distribution.
9. Not available with 3H x 2V spot distribution.
10. 0-10V dimming driver required. Integrated sensor option only available in slipfitter mounting.
11. Not available with 5H x 5V spot distribution.
12. Replace XX with color designation. Additional brackets and adapters available on the poles product page on the website.
13. Not available with tenon mount.
14. Not available with slipfitter mount.
15. Cannot combine TSS (Top and Side Visor), VS (Vandal Shield), or WG (Wire Guard), limited to one external guard per fixture.
16. Requires 7-pin NEMA twistlock photocontrol receptacle.

STOCK ORDERING INFORMATION

Stock Sample Number: NFFLD-C40-S

Series	Light Engine	Mounting	Voltage
NFFLD=Night Falcon	**C25**=15,500 Nominal Lumens **C40**=18,900 Nominal Lumens	**S**=Slipfitter **T**=Trunnion	**[BLANK]**=120-277V **347**=347V

NOTES: Options not available with stock products. Order accessories as separate items for field installation. Refer to standard ordering information to add options. Refer to In-Stock Guide for availability. Stock fixture is 4000K, non-dimming, 120-277V or 347V 5HxSV, carbon bronze only.

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Enterprise Lighting LTD

GERMANTOWN CORPORATE PARK
INDUSTRIAL III
GERMANTOWN, WISCONSIN

SITE LIGHTING PLAN

DATE	SCALE	SHEET NUMBER
FEB. 27, 2019	1" = 50'-0"	E1

WETLAND MITIGATION NARRATIVE

FOR

Z2 at Germantown Corporate Park

Village of Germantown, Washington County, Wisconsin

February 28, 2019

The Village of Germantown requires all new development to review impacts to adjacent wetlands and provide appropriate protection to these areas. Land within 25' of established wetland areas is to remain undisturbed whenever possible. When unavoidable, the disturbance shall be mitigated by enhancing wetland buffers to increase quality in storm water runoff capacity. Additionally, the Village of Germantown requires wetland mitigation to be performed if land is disturbed within the 75' navigable stream setbacks. For this project, grading will be performed within the 75' navigable stream setback, but outside of the 25' wetland setback. The following table summarizes the disturbance and required mitigation area.

Description	Area (ac)	Mitigation Ratio	Required Mitigation Area (ac)
Grading within 75' stream setback	0.14	1:1	0.14
Total Required Mitigation Area			**0.14**

The mitigation will be provided in the form of native plantings in the fringe area where the navigable stream setback is disturbed. The native plantings will provide superior erosion control and protection over existing vegetation which is currently agriculturally farmed. The attached exhibit depicts the existing and proposed areas of interest.

The seed mixture shall be selected by a local nursery based on specific soil conditions. A suggested mix is attached. Native plants shall be salt tolerant where adjacent to proposed driveways. Proposed species shall have strong deep root systems to minimize erosion due to runoff. Flowering species are encouraged to increase aesthetics. Existing vegetation shall be removed via grading or shall be burned to remove the seed base. Care shall be taken not to disturb existing wetlands. Soil shall be prepared under the supervision of the nursery or a professional landscape contractor with experience installing native plantings. Erosion matting or a tackifier shall be used to hold the seeds in place on the steeper slopes.

Native plantings take several years to become established and require maintenance to ensure unwanted species do not crowd out the native plants. These areas should be inspected as needed by a nursery expert or landscape architect with native plant experience. Burning and mowing shall be done at the direction of the professional. Additional seeding may be required in spot locations after the initial seeding, and shall be done immediately if required to prevent the invasion of unwanted species.

Natural~Landscapes, **Inc.**

Specializing in Prairies, Wetlands, Shorelines, *and Water Gardens*

Prairie Seeding List

All seed materials shall be supplied and installed as Wisconsin local genotypes. A cover crop of annual ryegrass shall be installed at the rate of 7 1bs per acre for quick germination and soil stabilization.

(Grasses)

Andropogon gerardii (big bluestem)
Bouteloua curtipendula (side oats grama)
'Elymus canadensis (Canada wild rye)
Schizachyrium scoparium (little bluestem)
Sorghastrum nutans (Indiangrass)

(Forbs)

Allium cernuum (nodding pink onion)
Amorpha canescens (Leadplant)
Aster azureus (sky blue aster)
Aster novae-angliae (New England Aster)
Baptisia leucantha (wild white indigo)
Coreopsis palmata (prairie coreopsis)
Coreopsis tripteris (Tall Coreopsis)
Dalea candida (White Prairie Clover)
Dalea purpurea (purple prairie clover)
Desmodium canadense (Canada tick Irefoil)
Echinacea pallida (pale purple coneflower)
Echinacea purpurea (purple coneflower)
Eryngium yuccifolium (rattlesnake master)
Helianthus grosseserratus (Saw-Tooth Sunflower)
Heliopsis helianthoides (Early Sunflower)
Liatris pycnostachya (prairie blazing star)
Monarda fistulosa (wild bergamot)
Penstemon digitalis (smooth penstemon)
Potentilla arguta (prairie cinquefoil)
Pycnanthemum virginianum (mountain mint)
Ratibida pinnata (yellow coneflower)
Rudbeckia hirta (black-eyed susan)
Rudbeckia subtomentos (sweet black-eyed susan)
Silphium laciniatum (compass plant)
Silphium perfoliatum (cupplant)
Solidago graminifolia (grass-leaved goldenrod)
Solidago rigida (stiff goldenrod)
Verbena hastata (blue vervain)
Veronicastrum virginicum (culver's root)

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

75' STREAM SETBACK

25' WETLAND SETBACK

PLANT NATIVE SEED MIX
(8,800 SQ FT)

DISTURBED AREA WITHIN 75'
OF STREAM SETBACK
(6,000 SQ FT)

S.T.H. "167" /
HOLY HILL ROAD

2/28/2019 11:25 AM

Z:\PROJECTS\2018\1296.00A-WI\CAD\EXHIBITS\1296.00A-WI Z2 WETLAND MITIGATION EXHIBIT.DWG

WETLAND MITIGATION EXHIBIT

02/28/2019

PINNACLE ENGINEERING GROUP

5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

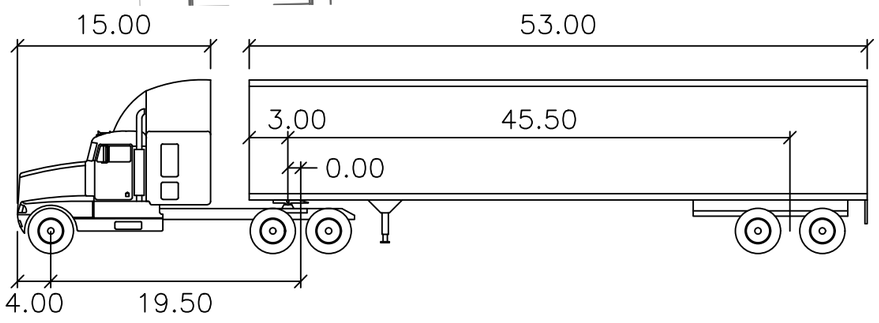
PLAN | DESIGN | DELIVER **PEG JOB#** 1296.00A

PROPOSED BUILDING
204,373 SF | FFE = 916.80

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'



POSED BUILDING
766 SF | FFE = 916.80

WB-67	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

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WB-67 TRUCK TURNING MOVEMENT

03-01-2019

PINNACLE ENGINEERING GROUP
5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEG JOB#** 1296.00A

PROPOSED BUILDING
204,373 SF | FFE = 916.80

NORTH

GRAPHICAL SCALE (FEET)

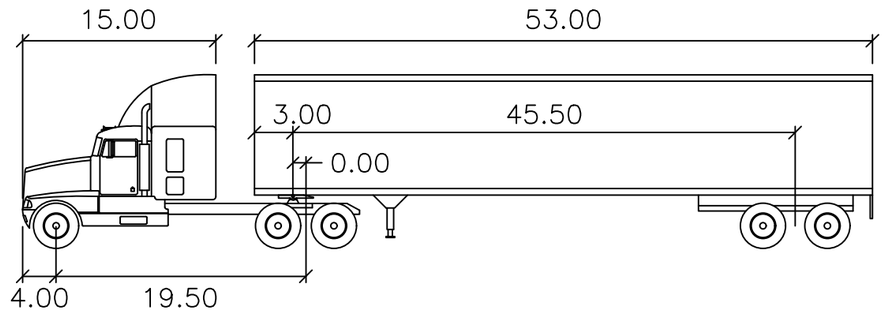
0 1" = 80' 160'

18+00

17+00

16+00

PROPOSED BUILDING
198,766 SF | FFE = 916.80



WB–67	feet		
Tractor Width	: 8.00	Lock to Lock Time	: 6.0
Trailer Width	: 8.50	Steering Angle	: 28.4
Tractor Track	: 8.00	Articulating Angle	: 75.0
Trailer Track	: 8.50		

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WB-67 TRUCK TURNING MOVEMENT

03-01-2019

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5850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEG JOB#** 1296.00A

Village of Germantown ...Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☒ $1,960 no public improvements
Paid ✓ Date 3-4-19

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

Towne Realty Inc. dba Zilber Property Group
710 N. Plankinton Avenue
Milwaukee, WI 53203
Attn: Frank Dekan
Phone (414) 234-1100
Fax ( )
E-Mail frank.dekan@zilber.com

PROPERTY OWNER

ZPG Development LLC
710 N. Plankinton Avenue
Milwaukee, WI 53203
Attn: Jason Lueders
Phone (630) 344-3718

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
Germantown Gateway Corporate Park W Gateway Crossing Richfield, WI	073-990

3 PURPOSE OF LAND SPLIT

Divide Industrial Business Park for construction of 198,766 sf & 204,373 sf buildings.	Will the land split require rezoning? NO	
	From	To

4 READ AND INITIAL THE FOLLOWING:

X 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.

X 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.

X 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.

X 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 3/4/19 Date

Owner 3/4/19 Date

CERTIFIED SURVEY MAP NO. _____

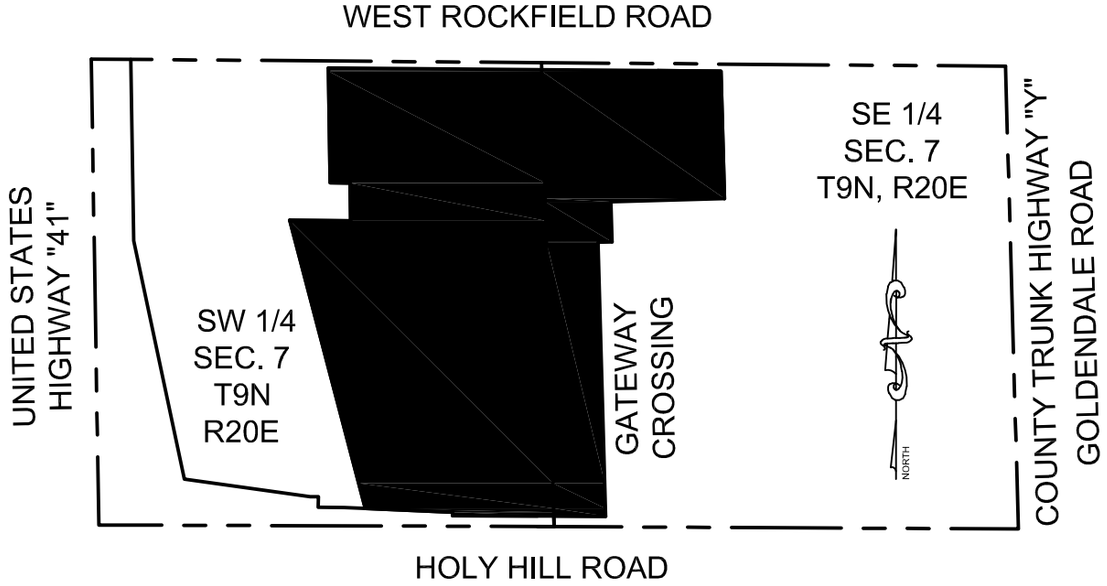
Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

MARCH 13, 2019

VICINITY MAP

SCALE 1":1000'



NOTES:
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Right of way widths and locations based on Certified Survey Map No. 6824.
- Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55131C0268D dated NOVEMBER 20, 2013. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Access Limitations to Holy Hill Road per Document No. 250846 and Document No. 306488.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southeast 1/4 of Section 7, Township 9 North, Range 20 East has a bearing of N89°41'41"W.

Prepared for:
ZPG Development LLC
710 N. Plankinton Ave.
Milwaukee, WI 53203

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

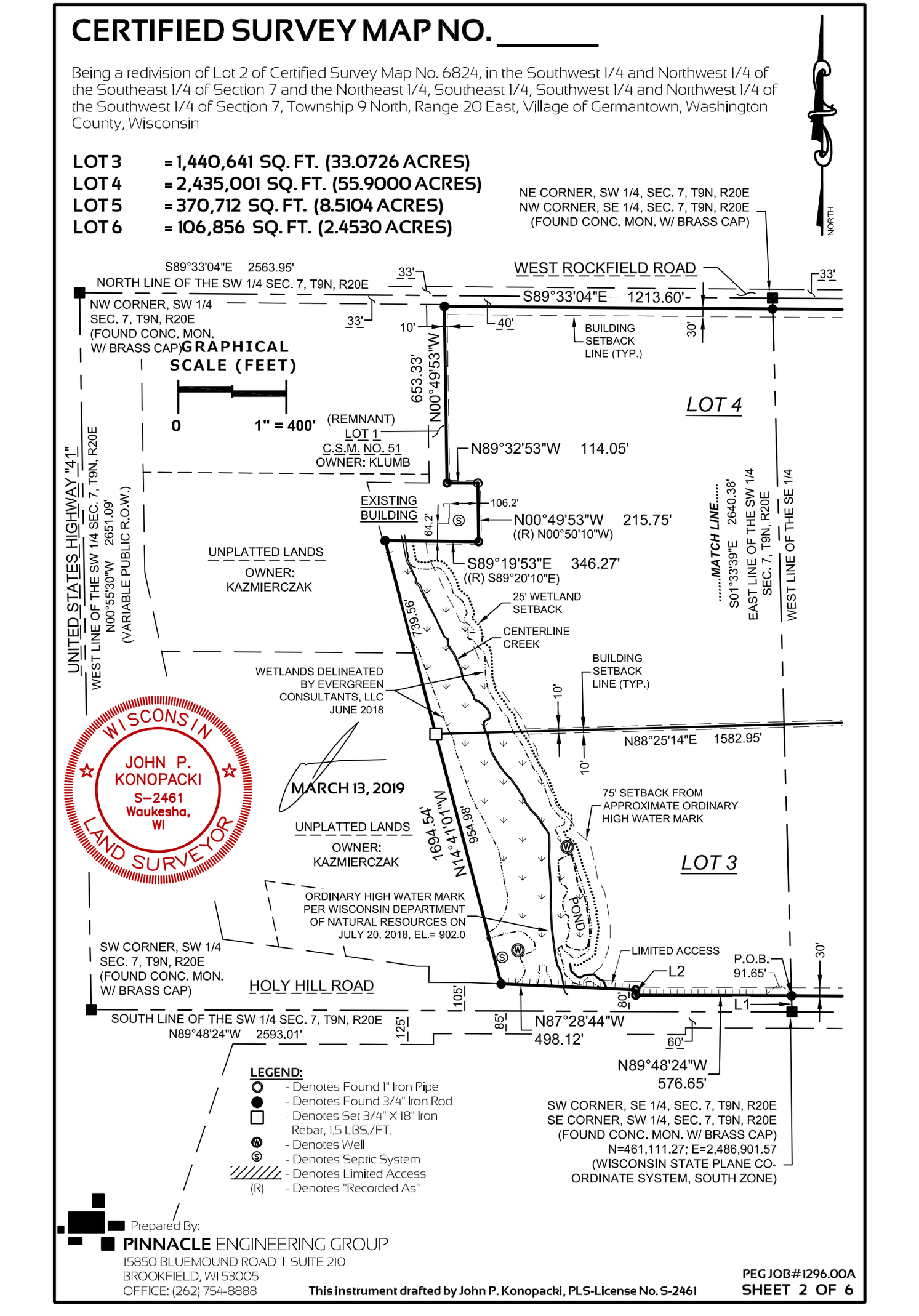
This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00A
SHEET 1 OF 6

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

LOT 3 = 1,440,641 SQ. FT. (33.0726 ACRES)
LOT 4 = 2,435,001 SQ. FT. (55.9000 ACRES)
LOT 5 = 370,712 SQ. FT. (8.5104 ACRES)
LOT 6 = 106,856 SQ. FT. (2.4530 ACRES)



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

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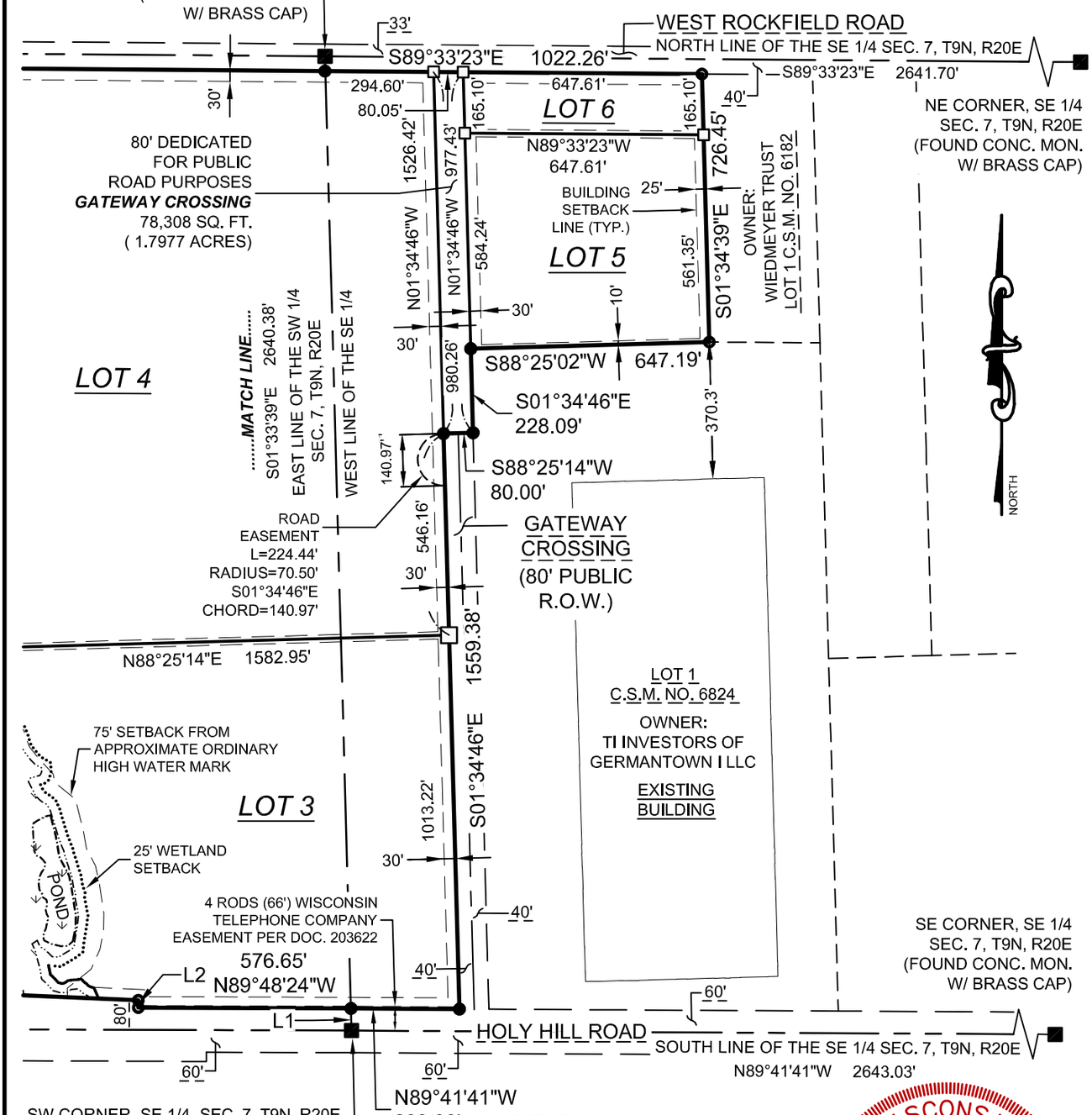


LEGEND:
- Denotes Found 1" Iron Pipe
- Denotes Found 3/4" Iron Rod
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- Denotes Limited Access
(R) - Denotes "Recorded As"

BUILDING SETBACKS:
FRONT YARD=30 FEET
SIDE YARD=10 FEET
REAR YARD=25 FEET

GRAPHICAL SCALE (FEET)
0 1" = 400' 800'

WISCONSIN
JOHN P. KONOPACKI
S-2461
Waukesha, WI
LAND SURVEYOR

MARCH 13, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00A

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N01°33'39"W	60.03'
L2	N00°11'36"E	20.00'

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 2 of Certified Survey Map No. 6824, as recorded in the Register of Deeds office for Washington County as Document No. 1457416, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 7;
Thence North 01°33'39" West along the east line of said Southwest 1/4, 60.03 feet to the north right of way line of Holy Hill Road and the Point of Beginning;

Thence North 89°48'24" West along said north right of way line, 576.65 feet;
Thence North 00°11'36" East along said right of way 20.00 feet;
Thence North 87°28'44" West along said right of way, 498.12 feet;
Thence North 14°41'01" West, 1694.54 feet to the south line of Lot 1 of Certified Survey Map No. 51;
Thence South 89°19'53" East along said south line, 346.27 feet to the east line of said Lot 1;
Thence North 00°49'53" West along said east line, 215.75 feet;
Thence North 89°32'53" West, 114.05 feet;
Thence North 00°49'53" West, 653.33 feet to the south right of way line of West Rockfield Road;
Thence South 89°33'04" East along said south right of way line, 1213.60 feet;
Thence South 89°33'23" East along said south right of way, 1022.26 feet to the west line of Lot 1 of Certified Survey Map No. 6182;
Thence South 01°34'39" East along said west line, 726.45 feet to the north line of Lot 1 of Certified Survey Map No. 6824;
Thence South 88°25'02" West along said north line, 647.19 feet to the west line of said Lot 1;
Thence South 01°34'46" East along said west line, 228.09 feet to the north right of way line of Gateway Crossing;
Thence South 88°25'14" West along said north right of way line, 80.00 feet to the west right of way line of said Gateway Crossing;
Thence South 01°34'46" East along said west right of way line, 1559.38 feet to the north right of way line of the aforesaid Holy Hill Road;
Thence North 89°41'41" West along said north right of way line, 293.99 feet to the Point of Beginning.

Dedicating that portion of the subject property as graphically shown for Highway Purposes.

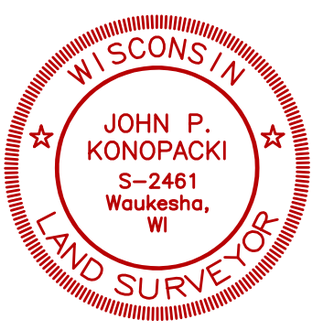
Containing 4,431,518 square feet (101.7337 acres) of land Gross or 4,353,210 square feet (99.9360 acres) Net more or less.

That I have made such survey, land division and map by the direction of ZPG Development LLC, owner of said land.

That such plat 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 requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Germantown Land Division Ordinance in surveying, mapping and dividing the land with in this certified survey map.

Date: MARCH 13, 2019



John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

ZPG Development LLC, a 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 limited liability company caused the land described on this certified survey map to be surveyed, divided, mapped and dedicated as represented on this certified survey map.

ZPG Development LLC, as owner, hereby dedicates that part of Gateway Crossing to the Village of Germantown for public road purposes as represented on Sheet 3 of this Certified Survey Map.

ZPG Development LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Germantown

IN WITNESS WHEREOF, the said ZPG Development LLC has caused these presents to be signed by John W. Kersey, Executive Vice President, AND Sandra J. Delisle, Assistant Secretary, at Milwaukee, Milwaukee County, Wisconsin, on this _____ day of _____ , 2019.

In the presence of: ZPG Development LLC
By: Towne Realty, Inc., Manager

_____
John W. Kersey, Executive Vice President

_____
Sandra J. Delisle, Assistant Secretary

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____ , 2019, John W. Kersey, Executive Vice President of Towne Realty, Inc. - Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Executive Vice President of Towne Realty, Inc. - Manager of said limited liability company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____ , 2019, Sandra J. Delisle, Assistant Secretary of Towne Realty, Inc. - Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Assistant Secretary of Towne Realty, Inc. - Manager of said limited liability company, and acknowledged that she executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

MARCH 13, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00A

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the, Village of Germantown, on this _____ day of _____ , 2019.

_____ _____
Date

_____
Dean Wolter, Village President

_____ _____
Date

_____
Laura Johnson, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, 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 Gateway Crossing for public road purposes as shown on Sheet 3 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____ , 2019.

_____ _____
Date

_____
Dean Wolter, Village President

_____ _____
Date

_____
Deanna Braunschweig, Village Clerk

MARCH 13, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

Village of Germantown ...Willkommen

Fee must accompany application

☒ $1460 Paid _____ Date_____

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

Towne Realty Inc. dba Zilber Property Group
710 N. Plankinton Avenue
Milwaukee, WI 53203
Frank Dekan
Phone (414) 234-1100
Fax ( )
E-Mail Frank.dekan@zilber.com

PROPERTY OWNER

ZPG Development LLC
710 N. Plankinton Avenue
Milwaukee, WI 53203
Jason Lueders
Phone (630) 344-3718

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

ZPG Development LLC

3 PROPERTY ADDRESS

Germantown Gateway Corporate Park
W Gateway Crossing
Richfield, WI
Actual address to be determined.

TAX KEY NUMBER

073-990

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.

Vacant

5 DESCRIPTION OF PROPOSED OPERATION

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

M-1: Limited Industrial

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

New construction of 198,766 sf Industrial Spec Building. This building does not have a tenant currently identified. Additional operational information will be provided when a tenant is identified.

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6

Attach pages as necessary.

See attached CSM.

SUPPORTING DOCUMENTATION:

7

- [x] Site plan ~~and elevations~~ for new construction (can be conceptual)
- [ ] Photos of existing use and/or proposed use operating elsewhere
- [x] **Certified Survey Map**
- [ ] _____

READ AND INITIAL THE FOLLOWING:

8

X 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.

X 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.

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

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9

Applicant — **3/4/19** Date

Owner — **3/4/19** Date

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

MATCHLINE

SEE SHEET C-5

PROPOSED BUILDING
198,766 SF | FFE = 916.80

S.T.H. "167" / HOLY HILL ROAD

LEGEND

- **LIGHT DUTY PAVEMENT**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 3 1/2" ASPHALTIC CONC. (1 LIFT) (SHT 58-28 S)
- **HEAVY DUTY PAVEMENT**
  - 10" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 5" ASPHALTIC CONC. (2 LIFTS)
    - 3.0" LOWER LAYER (SMT 58-28 S)
    - 2.0" UPPER LAYER (SMT 58-28 S)
- **CONCRETE PAVEMENT (TRUCK COURT & DOLLY PAD)**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 7" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)
- **CONCRETE SIDEWALK**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
  - 4" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6 WELDED WIRE FABRIC PER ACI 315-92)

(A) 4" SOLID WHITE STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) ADA PARKING STALL SIGNAGE (SEE DETAIL)
(D) 18" CURB & GUTTER (SEE DETAIL)
(E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
(F) TAPER CURB HEAD (SEE DETAIL)
(G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
(H) ADA STALL INSIGNIA
(I) ADA CURB RAMP (SEE DETAIL)
(J) STEEL STAIRS (SEE ARCHITECTURAL PLANS)
(K) BOLLARD (SEE DETAIL)
(15) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
MAN DOOR
O.H.D OVERHEAD DOOR
PROJECT LIMIT BETWEEN BID PACKAGE #1 AND BID PACKAGE #2

SITE DATA

SITE AREA:	1,708,372 S.F./39.22 AC
ZONING CLASSIFICATION:	T.B.D
BUILDING FOOTPRINT AREA:	706,044 S.F.
IMPERVIOUS SPACE:	1,108,915 S.F./25.46 AC/64.9%
GREEN SPACE:	599,456 S.F./13.76 AC/35.1%
PARKING PROVIDED (9'x20')	44 (2 ADA)

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

REVIEWED - ABA
DESIGNED - TDM
DRAFTED - CMB

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
15850 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-8888
CHICAGO | MILWAUKEE : NATIONWIDE

ZILBER PROPERTY GROUP SM

Z2 & Z3 AT GERMANTOWN CORPORATE PARK
GERMANTOWN, WI

Z2 SITE DIMENSION & PAVING PLAN

REVISIONS

PEG JOB # 1296.00A-WI
PEG PM ABA
PLOT DATE 3/1/19
SCALE 1" = 30'

SHEET C-4 OF C-18

Z2 SITE DIMENSION & PAVING PLAN

www.pinnacle-engr.com

Z:\PROJECTS\2018\1296.00A-WI\CAD\SHEETS\1296.00A Z2\1296.00A-WI Z2 SITE DIMENSION & PAVING PLAN.DWG

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP LLC

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

MATCHLINE

SEE SHEET C-8

PROPOSED BUILDING

198,766 SF | FFE = 916.80

S.T.H. "167" / HOLY HILL ROAD

SE CORNER, SW 1/4 SEC. 7, T9N- R20E (FOUND CONC. MON. W/ BRASS CAP)

SW CORNER, SE 1/4 SEC. 7, T9N- R20E (FOUND CONC. MON. W/ BRASS CAP)

LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- 749 CONTOUR
- 750.00 SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER
- PROJECT LIMIT BETWEEN BID PACKAGE #1 AND BID PACKAGE #2

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

REVIEWED - ARA
DESIGNED - DSM
DRAFTED - CMR

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
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ZILBER PROPERTY GROUP SM

Z2 & Z3 AT GERMANTOWN CORPORATE PARK
GERMANTOWN, WI

Z2 GRADING PLAN

REVISIONS

PEG JOB # 1296.00A-WI
PEG PM ARA
PLOT DATE 3/1/19
SCALE 1" = 30'

SHEET C-7 OF C-18

Z2 GRADING PLAN

www.pinnacle-engr.com

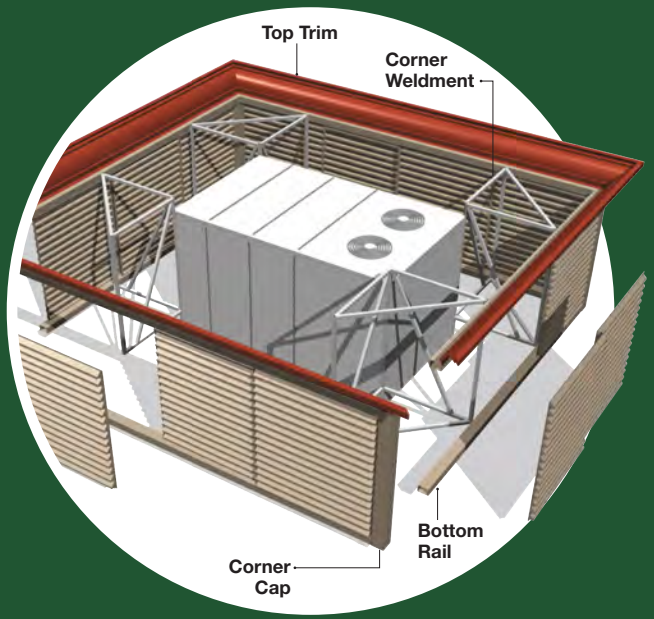
Z:\PROJECTS\2018\1296.00A-WI\CAD\SHEETS\1296.00A Z2\1296.00A-WI Z2 GRADING PLAN.DWG

INNOVATIVE ROOFTOP SCREENS

- **ZERO ROOFTOP PENETRATION**
- **APPROVED FOR USE WITH MOST MAJOR BRANDS**
- **SLIDING PANELS FOR EASY SERVICE ACCESS**

Attractive, code-compliant and long lasting, Envisor equipment screens offer affordable, elegant, customized screening solutions that blend into the overall design, all with no rooftop penetration.

Our patented roof screen system provides practical solutions for municipal screening requirements of HVAC units, chillers, air handlers, power exhausts, roof stacks, communication equipment – you name it!



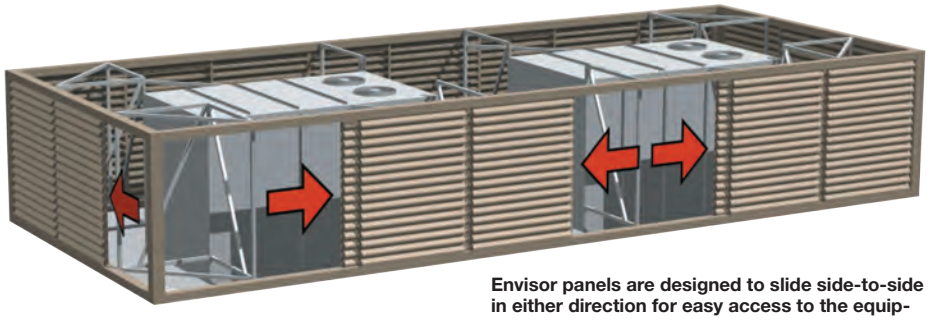
envisor®

U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

envisor®

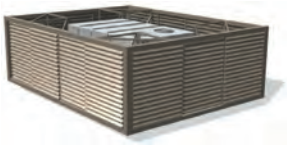
Customizing a screen to fit your needs is easy. Simply choose your design, panel style, trim option and color and tell us about the units you want to screen, our project managers will take care of it.

- Professional grade extruded aluminum structural components
- Patented panel guide tracks
- Acrylicap® ABS with UV co-extruded cap on both sides or durable, weather-resistant aluminum

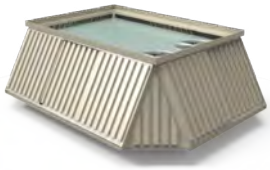


Envisor panels are designed to slide side-to-side in either direction for easy access to the equipment for servicing and routine maintenance.

DESIGN OPTIONS



Vertical



Canted

Perimeter Wall

PANEL STYLES

ACRYLICAP ABS

Louver | Horizontal Rib | Brick | 7.2 Rib

Pan | Forest | Batten | Vertical Rib

METAL

7.2 Rib Metal | Pan Metal

Vertical Rib Metal | Perforated Metal

TOP TRIM OPTIONS

Band | Step 2 | Step 3 | Alamo | Cove

COLOR OPTIONS

- Alabaster
- Almond
- Cypress Moss
- Dark Bronze
- Forest Green
- Khaki
- Oyster
- Mansard Brown
- Putty
- Ranchero Red
- Sagebrush
- Shadow Gray
- Slate Gray
- Custom Color

CUSTOM SOLUTIONS

Envisor equipment screens can be manufactured in a limitless combination of shapes and configurations. Let us design one for you! Just tell us the equipment manufacturer, the model numbers, and the special requirements you might have. Call or visit us online.

CERTIFIED SURVEY MAP (CSM) & REZONING APPLICATION

4/8/19 Plan Commission Meeting

Matthew & Michelle Stephan / Mark Stephan

Village Planner Report **Germantown, Wisconsin**

Summary

Matthew & Michelle Stephan, agent for Mark Stephan, property owner of a 19.8-acre parcel located on Rockfield Road are seeking approval of a 2-lot Certified Survey Map (CSM) and Rezoning from A-1: Agricultural to Rs-1: Single-family in order to create a new residential parcel.

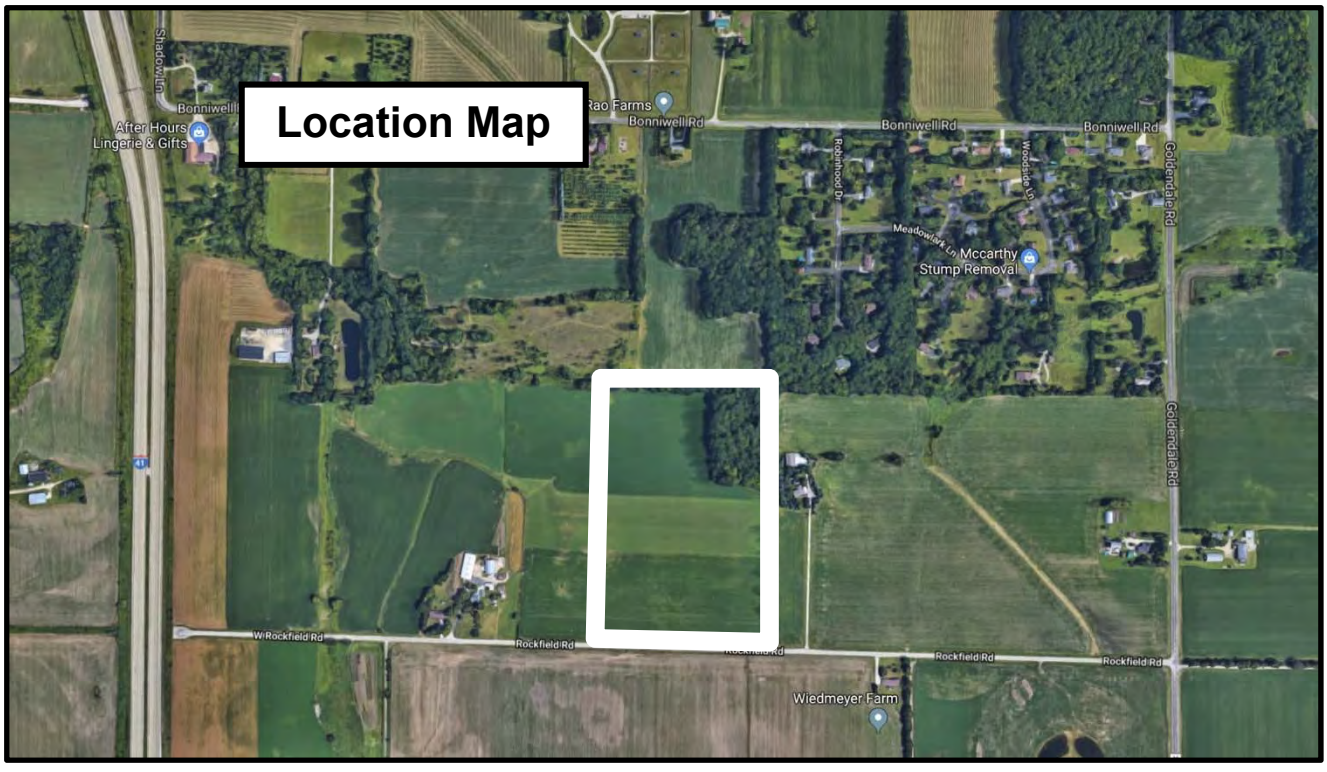
Location: Rockfield Road ½ mile west of Goldendale Road

Applicant/
Property Owner:

Matthew & Michelle Stephan	Mark Stephan
N163 W20135 Ash Dr	N132 W21528 Rockfield Road
Jackson, WI	Germantown, WI

Current Zoning District: A-1: Agricultural
Proposed Zoning District: Rs-1: Residential Single-family

Adjacent Land Uses		Zoning
North	Agricultural/Residential	A-1/Rs-2
South	Industrial (Gateway Corp Park)	M-1
East	Agricultural	A-2
West	Residential/Agricultural	Rs-1/A-2



Proposal

Matthew & Michelle Stephan, agent for Mark Stephan, property owner of a 19.8-acre parcel located on Rockfield Road are seeking approval of a 2-lot Certified Survey Map (CSM) and Rezoning from A-1: Agricultural to Rs-1: Single-family in order to create a new residential parcel.

In addition to the 19.8-acre subject parcel, Mark Stephan owns approximately 85 acres of land to the west and intends to use proposed Lot 1 (10.2 acres) for agricultural purposes. Lot 2 (9-acres) is intended for development with a residential dwelling.

Staff Comment

The proposed A-1 to Rs-1 rezoning for the property is consistent with the 2020 Land Use Plan that classifies this area as “Agricultural/Conservation Residential” and with the minimum area and frontage requirements for the Rs-1 Zoning District (5 acre density and minimum lot size). However, because the size of both proposed lots is less than 10 acres, both lots require rezoning:

- Lot 1 from A-1 to A-2 (recommended)
- Lot 2 from A-1 to Rs-1 (proposed)

Soil evaluations for proposed Lot 2 indicate the parcel is suitable for the installation of a “mound” private on-site wastewater treatment system (POWTS). Lot 1 is not intended for development in the near future, so soil evaluations have not been submitted. Soil evaluations will be required prior to development of Lot 1; this restriction should be noted on the CSM.

The Village Surveyor has identified a few technical corrections in a March 18, 2019 memo (copy attached) that would need to be corrected prior to Village Board action on the CSM.

Although consistent with the 2020 Land Use Plan map, the proposed zoning and land division are intended to create a new parcel for residential purposes in an area of the Village that is rapidly and dramatically changing. The land across Rockfield Road has already been approved for industrial development as the Germantown Gateway Corporate Park. Gateway Crossing, a new public roadway being extended northerly from Holy Hill Road to Rockfield Road to provide access to industrial development, will intersect Rockfield Road at a point directly across from proposed Lot 2. A new public water tower is planned for construction on the land across Rockfield Road near the future intersection of Gateway Crossing @ Rockfield Road.

As presented to and discussed with the Village Board, a consequence of extending public water and sanitary sewer to the Gateway Corporate Park is that a much larger area on both sides of Goldendale Road and Hill Road, including the land east of USH41, north of Rockfield Road and east of Goldendale Road, can potentially be served by sanitary sewer.

Unfortunately, the timing of the Gateway Corporate Park development and utility extensions occurred before the Village has completed revisions to the Future Land Use Plan map for these areas. As a result, we do not yet know whether or not the land north of Rockfield Road will continue to be designated for agricultural or low density residential use. This area is, however, a high priority area to be planned as part of the 2050 Comprehensive Plan update project underway in 2019. Once completed, the Future Land Use Plan map for this area, including generalized land uses, densities, future road and utility improvements will be determined. Until that time, Staff does not support the creation of another large-lot residential parcel within an area that will likely be better and more efficiently served with public utilities that, in turn, will serve future development that can be more cost-effective and suitable for an urbanizing industrial area.

Village Planner Recommendation

DENY rezoning the 19.8-acre parcel from A-1: Agricultural to Rs-1: Residential Single-family as proposed; and

APPROVE the proposed 2-lot Certified Survey Map (CSM) of the 19.8-acre parcel owned by Mark Stephan located on Rockfield Road.

Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: March 18, 2019

Re: Mark Stephan CSM

Jeff,

Here are my review comments for the CSM received 3-1-2019.

Certified Survey Map

Applicant or Owner: Mark Stephan
Land Surveyor/Firm: Dave Leininger, PLS, Homeland Surveying LLC.

1. Graphically show and dimension building setback lines on both lots per current zoning code.

2. The plotted graphics scale does not scale as shown.

3. Minimum text size is a 12-point font. The use of anything smaller and the Washington County Register of Deeds will not record the document. Upgrade all the small text on the map sheets.

4. A minimum 40' of road right of way dedication will be required for Rockfield Road, not the 33' as shown.

5. Soil Borings are missing on proposed Lot 1.

6. A notary signature block is required for all signatures including Certificate of Mortgagee, Village approvals and Owner's Certificate. Please add the signature blocks as needed.

7. Indicate the point of beginning on Sheet 1 of 3.

8. Add the following text to the Owner's Certificate: "As Owners, we hereby dedicate that part of *(street name)* to the Village of Germantown for public road purposes as represented on Sheet _of____ of this Certified Survey Map."

9. Use the following Village Board Certificate Approval:
   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 _____, 2019.

_____ _____
Dean Wolter, Village President Date

_____ _____
Deanna Braunschweig, Village Clerk Date

These approval blocks can be obtained in Microsoft Word format via email.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

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 or Subdivision Plat, 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 or Final Subdivision Plat, 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 [illegible] Date 3/1/19

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

Matthew J Stephan
Michelle Stephan
N163 W20135 Ash Dr Jackson 53037
Phone (262) 424-4155
Fax ( )
E-Mail MMJ8975@Gmail.com

PROPERTY OWNER

Mark Stephan or
Joann Stephan
N132 W21528 Rockfield Rd
Richfield, WI 53076
Phone (262) 628-0862

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

Goldendale and Rockfield Rd ½ Mile West of Goldendale | 071997

3 PURPOSE OF LAND SPLIT

To Build a house

Will the land split require rezoning? Yes

From Mark Stephan A1 | To Matt Stephan RS1

4 READ AND INITIAL THE FOLLOWING:

MS 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.

MS 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.

MS 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.

MS 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!

Matthew Stephan 3-1-19
Applicant Date

Joann Stephan 3/1/19
Owner Date

Village of Germantown
...Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: [illegible] Received by: 3/1/19

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Matthew J Stephan
Michelle Stephan
N163W20135 Ash Dr Jackson 53037
Phone (262) 424-4155
Fax ( )
E-Mail mmj8975@gmail.com

PROPERTY OWNER

Mark Stephan or
Joann Stephan
N132W21528 Rockfield Rd
Richfield, WI 53076
Phone (262) 628-0862

2 PROPERTY ADDRESS OR GENERAL LOCATION

Golderdale and Rockfield Rd 1/2 Mile west of Golderdale

TAX KEY NUMBER

071997

3 REZONING REQUEST

FROM	TO
A1	RS1

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

5

PURPOSE OF REZONING REQUEST

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

Rezoning Property for building a house.
The House to be built

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

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

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

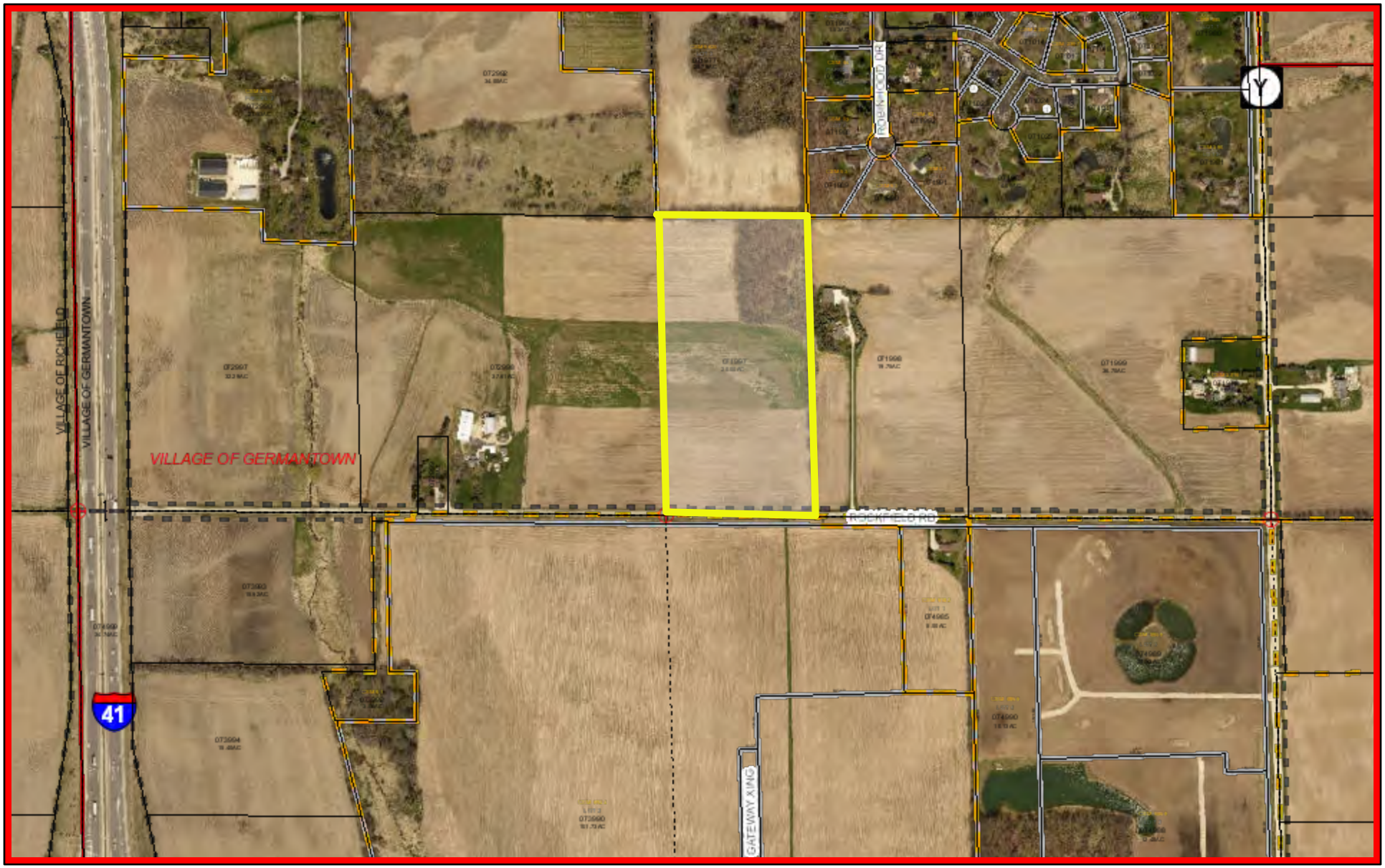
MK I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Matthew Stephan 3-1-19
Applicant Date

Joann Stephan 3/1/19
Owner Date

Stephan Property



March 25, 2019

1:7,200

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

CountyBoundary
City, Village or Town Hall
Libraries
Washington County Landmarks
Airports
Trails
Public Open Spaces
Current Parcel
Landhook
Meander Line
PLSS Monument
PLSS Boundary

Washington County, Washington County, Wisconsin

ArcGIS WebApp Builder

RECEIVED
MAR 01 2019
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

Certified Survey Map

The W 1/2 of the SW 1/4 of the NE 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

North Quarter corner
Sec. 7-9-20
conc.mon./brass cap found
466,348.97
2,486,751.57
(State Plane Coordinates)

Northeast corner
Sec. 7-9-20
conc.mon./brass cap found
466,372.59
2,489,401.99
(State Plane Coordinates)

N 89°29'29" E 2650.67

Owner:

Mark Stephan
N132 W21528 Rockfield Rd.
Richfield, WI 53076

Surveyor:

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

1300.03

west line of the NE 1/4 of Sec. 7-9-20

north line of the SW 1/4 of the NE 1/4 of Sec. 7-9-20

Lot 2 of Certified Survey Map No. 5620

(r.a. - N 89°58'10" E - CSM No. 5620)

N 89°58'00" E 661.51

Lot B
Certified Survey Map No. 53

N 01°43'13" W 2600.06
(S.P. - N 01°43'17" W 2600.03)

1.3" od iron pipe found

351.51

310.00

1.3" od iron pipe found

Dated this _____ day of _____, 2019.

David Leininger, S-2285

(S.P.) - per Control Survey Summary Diagram

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

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

Horizontal datum is based on the Wisconsin State Plane Coordinate System Grid, South Zone (NAD 27), and all bearings are referenced to Grid North. The west line of the SE 1/4 of Sec. 10-10-19 has a grid bearing of N 01°25'57" W.

unplatted lands

N 01°43'13" W 1300.03

1267.01

Lot 1
444,934 Sq. Ft.
(10.214 Acres)
exclusive of road

N 01°40'10" W 1269.81

Lot 2
393,853 Sq. Ft.
(9.042 Acres)
exclusive of road

S 01°39'48" E 1305.49

1272.47

(r.a. - N 01°39'54" W 1305.43)

B2 soil borings B1

B3

0 100 200 400

Scale in feet
1" = 200'

unplatted lands

N

W E

S

east line of the W 1/2 of the SW 1/4 of the NE 1/4 of Sec. 7-9-20

33.02

N 89°33'23" W 660.42

350.42

310.00

33.02

1.3" od iron pipe found

(r.a. - 1981.035)
1981.18

66'

N 89°33'23" W 660.39

66'

Center
Sec. 7-9-20
conc.mon./brass cap found
463,750.39
2,486,829.66
(State Plane Coordinates)

Rockfield Road

N 89°33'23" W 2641.57
(r.a. - N 89°33'08" W)
(S.P. - N 89°33'08" W 2641.70)

dedicated to the public for road purposes
21,793 Sq. Ft.
(0.500 Acre)

south line of the NE 1/4 of Sec. 7-9-20

East Quarter corner
Sec. 7-9-20
conc.mon./brass cap found
463,729.94
2,489,471.00
(State Plane Coordinates)

This instrument was drafted by David J. Leininger, S-2285

Certified Survey Map

The W 1/2 of the SW 1/4 of the NE 1/4 of Section 7, 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 Matt Stephan, that I have surveyed, divided, and mapped the land shown and described hereon, being the W 1/2 of the SW 1/4 of the NE 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the east quarter corner of said Section 7; thence N 89°33'23" W, along the south line of said NE 1/4, 1981.18 feet to the point of beginning of lands herein described; thence continuing N 89°33'23" W, along said south line of the NE 1/4, 660.39 feet to the center of said Section 7; thence N 01°43'13" W, along the west line of said NE 1/4, 1300.03 feet to the northwest corner of said SW 1/4 of the NE 1/4; thence N 89°58'00" E, along the north line of said SW 1/4 of the NE 1/4, 661.51 feet to the northeast corner of said W 1/2 of the SW 1/4 of the NE 1/4; thence S 01°39'48" E, along the east line of said W 1/2 of the SW 1/4 of the NE 1/4, 1305.49 feet to the point of beginning.

Containing 860,580 square feet (19.756 acres) 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 survyeed and the division of said lands.

Dated this _____ day of _____, 2019.

_____
David J. Leininger, S-2285

Owner's Certificate:

As owner, 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

_____
Mark Stephan - owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.

Personally came before me this _____ day of _____, 2019, the above named owner is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

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

My commission expires _____

This instrument was drafted by David J. Leininger, S-2285

Certified Survey Map

The W 1/2 of the SW 1/4 of the NE 1/4 of Section 7, 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 _____, 2019.

_____ 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 _____, 2019.

_____ Dean Wolter - President

_____ Deanna L. Braunschweig, WCMC/CMC - Village Clerk

This instrument was drafted by David J. Leininger, S-2285

Wisconsin Department of Safety and Professional Services
Division of Industry Services

SOIL EVALUATION REPORT

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04(1)(m)).

County Washington	
Parcel I.D. 071997	
Reviewed by	Date

Property Owner Matt Stephan				Property Location ☒ ☐ Govt. Lot SW ¼ NE ¼ S 7 T 9 N R 20 E (or) W		
Property Owner's Mailing Address N163 W20135 ASH DRIVE				Lot # 2	Block #	Subd. Name or CSM#
City JACKSON	State WI	Zip Code 53037	Phone Number (262) 424-4155	☐ City	☒ Village Germantown	☐ Town Nearest Road Rockfield Rd

☒ New Construction Use: ☒ Residential / Number of bedrooms 3-5 Code derived design flow rate 450-750 GPD
☐ Replacement ☐ Public or commercial – Describe: _____
Parent material GLACIAL TILL Flood Plan elevation if applicable N/A ft.
General comments and recommendations: Site is good for 18inch mound

1 Boring # ☐ Boring ☒ Pit Ground surface elev. 924.7 ft. Depth to limiting factor 18 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	Soil Application Rate GPD/Ft² *Eff#2
1	0-12	10YR 3/3	NONE	SIL	2MSBK	MFR	AS	1F	0.6	0.8
2	12-18	10YR 4/4	NONE	CL	2MABK	MFR	CW	1VF	0.4	0.6
3	18-30	10YR 6/4	C2D 7.5YR 5/6	SIL	0M	MFR	-	-	0.0	0.2

2 Boring # ☐ Boring ☒ Pit Ground surface elev. 922.7 ft. Depth to limiting factor 24 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft² *Eff#1	Soil Application Rate GPD/Ft² *Eff#2
1	0-9	10YR 3/3	NONE	SIL	2FSBK	MFR	AS	1M	0.6	0.8
2	9-18	10YR 3/4	NONE	CL	2MABK	MFR	GW	1F	0.4	0.6
3	18-24	10YR 4/4	NONE	CL	1MABK	MFR	GW	1VF	0.2	0.3
4	24-36	10YR 5/3	C2D 7.5YR 5/6	SIL	0M	MFR	-	-	0.0	0.2

* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L * Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

CST Name (Please Print) Chris Lietzau	Signature	CST Number 987749
Address N105W21074 Oak Lane Germantown WI 53022	Date Evaluation Conducted 1-24-2019	Telephone Number (262) 893-3512

3 Boring #

☐ Boring
☒ Pit

Ground surface elev. 923.7 ft.

Depth to limiting factor 21 in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2
1	0-8	10YR 3/2	NONE	SIL	2MSBK	MFR	AS	1M	0.6	0.8
2	8-14	10YR 4/4	NONE	CL	2MABK	MFR	CW	1F	0.4	0.6
3	14-21	10YR 2/2	NONE	SIL	2MABK	MFR	CW	1VF	0.6	0.8
4	21-36	10YR 5/4	C2D 7.5YR 5/6	SL	1FGR	MFI	-	-	0.4	0.7

☐ Boring #

☐ Boring
☐ Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2

☐ Boring #

☐ Boring
☐ Pit

Ground surface elev. _____ ft.

Depth to limiting factor _____ in.

Horizon	Depth In.	Dominant Color Munsell	Redox Description Qu. Az. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate GPD/Ft²	
									*Eff#1	*Eff#2

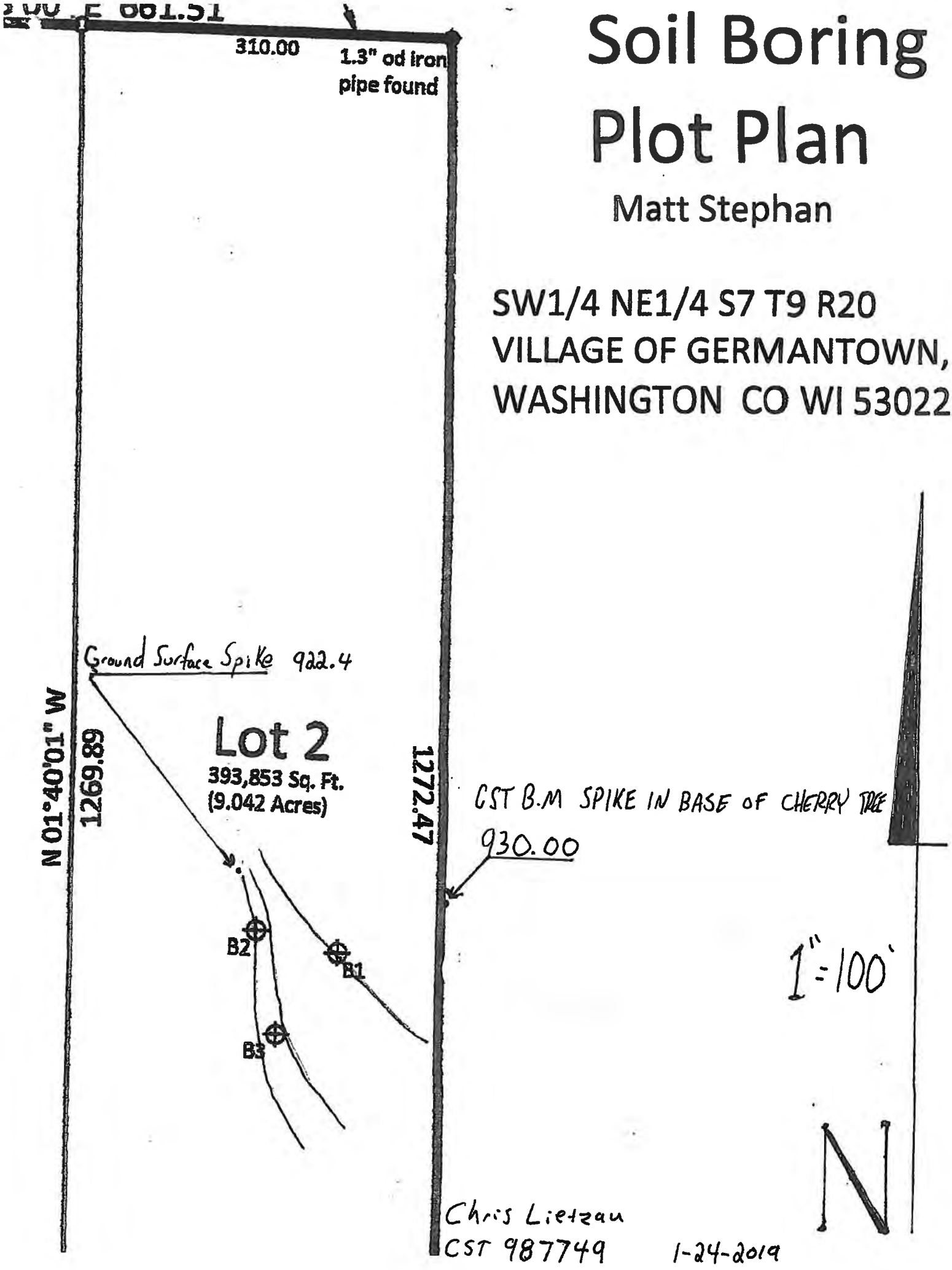
* Effluent #1 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent #2 = BOD, > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

Soil Boring Plot Plan

Matt Stephan

SW1/4 NE1/4 S7 T9 R20
VILLAGE OF GERMANTOWN,
WASHINGTON CO WI 53022



Chris Lietzau
CST 987749 1-24-2019

CONDITIONAL USE PERMIT & SITE PLAN APPLICATIONS

4/8/19 Plan Commission Meeting

Verizon Wireless / Rockfield Investments LLC

Village Planner Report **Germantown, Wisconsin**

Summary

Lendlease Americas Inc., agent for Rockfield Investments LLC, property owner, and Verizon Wireless, tenant and facility operator, are requesting approval of a conditional use permit and site plans for the installation of a wireless communication facility and 185.5' monopole tower on a 6.5-acre property at N132 W17390 Rockfield Road.

Property Location: N132 W17390 Rockfield Road

Applicant/ Owner:

Dick Rogers	AT&T WI	David Mitchell
RJR Assoc	930 National Pkwy	W157 N11044 Tinkers Ct.
Whitefish Bay, WI	Schaumburg, IL	Germantown, WI

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Residential	Rs-5/6/7
East	Residential	Rs-1/Rs-4
West	Agricultural/Residential	A-1/Rs-2

History

In July 2013, Wisconsin Act 20 went into effect that included a new statute, Wis. Stat. 66.0404 (copy attached), which effectively preempts all local regulation and control of wireless communication facilities, cell towers, etc. The new statute rendered the Village's zoning regulations of wireless communication facilities (Section 17.56 of the Zoning Code) unenforceable after July 1, 2013, to the extent that the Village's regulations are inconsistent with the new statute (See attached copy and summary of the new "Mobile Tower Siting Regulations" adopted under Wis. Stat. 66.0404).

Proposal

Lendlease Americas Inc., agent for Rockfield Investments LLC, property owner, and Verizon Wireless, tenant and facility operator, are requesting approval of a conditional use permit and site plans for the installation of a wireless communication facility and 185.5’ monopole tower on a 6.5-acre property at N132 W17390 Rockfield Road.

As detailed in the supporting application information and plan set, the 185.5' monopole tower will be located on the north side of the 6.5-acre Rockfield Investments LLC property north of Rockfield Road and west of the Canadian National (Wisconsin Central Ltd) railroad. The tower will be located within a 60' x 80' lease area and fenced compound northwest of the multi-tenant industrial building and within the circular driveway that provides access around the site. A 30' access and utility easement will be created along the driveway from the south property line at Rockfield Road to the fenced compound. The tower will have a galvanized appearance and be capable of accommodating up to four (4) antenna packages/service providers. Lendlease will construct, own and operate the tower. Verizon Wireless (and other future service providers) will install antenna equipment on the tower and ground equipment in a 20’ x 36’ lease area within the fenced compound.

The Verizon Wireless equipment includes nine (9) typical panel-type antennas, six (6) PCS/AWS remote radio band units, three (3) 700/850 remote radio band units and surge protectors mounted at 180' above ground level. Ground equipment includes an equipment cabinet, LP -powered emergency generator and tank. Future carrier antenna packages can/will be mounted at lesser elevations.

The compound will be enclosed by a 7' galvanized chain-link fence topped with a 1' high, 3-strand barb-wire. No privacy slats woven within the fence are proposed. No landscaping is proposed.

As summarized in the February 22, 2019 letter from Nathan Ward, Buell Consulting, the Verizon facility is needed to improve service and coverage to the area surrounding the proposed tower site. The tower is intended to improve existing wireless communication and data service to the area. The site will be unmanned with limited traffic associated with periodic visits from Verizon and Lendlease technicians. No parking or employee facilities are necessary.

Staff Comments

As indicated above, Wis. Stat. 66.0404 preempts Village regulation of wireless communication facilities to the extent that such regulations are inconsistent with the provisions in the new statute. In addition, prescribing minimal application requirements and a narrow 90-day review period, the "Wireless Siting Law" severely limits the circumstances and/or reasons for which a municipality can deny or restrict an application for a proposed wireless communication facility. As set forth in Section 66.0404(4), a municipality cannot do any of the following:

- *Impose environmental testing, sampling, or monitoring requirements, or other compliance measures for radio frequency emissions, on mobile service facilities or mobile radio service providers.*
- *Enact an ordinance imposing a moratorium on the permitting, construction, or approval of any such activities.*
- *Enact an ordinance prohibiting the placement of a mobile service support structure in particular locations within the political subdivision.*
- *Charge a mobile radio service provider a fee in excess of one of the following amounts: For a permit for a class 2 collocation, the lesser of $500 or the amount charged by a political subdivision for a building permit for any other type of commercial development or land use development. 2. For a permit for an activity described in sub. (2)(a) $3,000.*
- *Charge a mobile radio service provider any recurring fee for an activity described in sub. (2)(a) or a class 2 collocation.*
- *Permit 3rd party consultants to charge the applicant for any travel expenses incurred in the consultant's review of mobile service permits or applications.*
- ***Disapprove an application to conduct an activity described under sub. (2)(a) based solely on aesthetic concerns.***
- *Disapprove an application to conduct a class 2 collocation on aesthetic concerns.*
- *Enact or enforce an ordinance related to radio frequency signal strength or the adequacy of mobile service quality.*
- *Impose a surety requirement, unless the requirement is competitively neutral, nondiscriminatory, and commensurate with the historical record for surety requirements for other facilities and structures in the political subdivision which fall into disuse. There is a rebuttable presumption that a surety requirement of $20,000 or less complies with this paragraph.*
- *Prohibit the placement of emergency power systems.*
- *Require that a mobile service support structure be placed on property owned by the political subdivision.*
- ***Disapprove an application based solely on the height of the mobile service support structure or on whether the structure requires lighting.***
- *Condition approval of such activities on the agreement of the structure or mobile service facility owner to provide space on or near the structure for the use of or by the political subdivision at less than the market rate, or to provide the political subdivision other services via the structure or facilities at less than the market rate.*
- *Limit the duration of any permit that is granted.*
- *Require an applicant to construct a distributed antenna system instead of either constructing a new mobile service support structure or engaging in collocation.*
- ***Disapprove an application based on an assessment by the political subdivision of the suitability of other locations for conducting the activity.***
- *Require that a mobile service support structure, existing structure, or mobile service facilities have or be connected to backup battery power.*

- ***Impose a setback or fall zone requirement for a mobile service support structure that is different from a requirement that is imposed on other types of commercial structures.***
- *Consider an activity a substantial modification under sub. (1) (s) 1. or 2. if a greater height is necessary to avoid interference with an existing antenna.*
- *Consider an activity a substantial modification under sub. (1) (s) 3. if a greater protrusion is necessary to shelter the antenna from inclement weather or to connect the antenna to the existing structure by cable.*
- ***Limit the height of a mobile service support structure to under 200 feet.***
- *Condition the approval of an application on, or otherwise require, the applicant's agreement to indemnify or insure the political subdivision in connection with the political subdivision's exercise of its authority to approve the application.*
- *Condition the approval of an application on, or otherwise require, the applicant's agreement to permit the political subdivision to place at or collocate with the applicant's support structure any mobile service facilities provided or operated by, whether in whole or in part, a political subdivision or an entity in which a political subdivision has a governance, competitive, economic, financial or other interest.*

In the list above, I've highlighted the items that relate to the most significant issues that have typically been discussed in the past when the Village considered other similar proposals (the most recent communication tower approval granted by the Village was for a 190' AT&T tower on Wasaukee Road north of Highland Road... that was never constructed).

In addition to the limitations listed above, the only standard set forth in the "Wireless Siting Law" that a municipality can use to "disapprove" an application is if the *"…applicant refuses to evaluate the feasibility of co-location within the applicant's search ring and provide a sworn statement…attesting that co-location within the applicant's search ring would not result in the same mobile service functionality, coverage and capacity or is technically infeasible or economically burdensome to the service provider".* With regard to the co-location requirement, as stated in the February 22, 2019 letter and a separate sworn statement from Timothy Baker, RF Engineer, the Applicant supporting has determined that there are "no viable co-location candidates" within the search area.

With regard to height, the Village can no longer require an analysis of alternative tower heights as was done back in 2014 for the AT&T tower proposal. The Village can no longer limit the height of a tower less than 200'.

With regard to aesthetics, the Village can no longer require that the facility be screened or camouflaged to eliminate visual obtrusiveness as was the case last year before the new statute went into effect.

With regard to setback requirements, the Applicant is proposing the following setbacks as shown in the survey plat and site plan:

Monopole Tower distance to:
Northeast: 148.4 feet to the railroad right-of-way/property line
West: 154.8 feet to the west property line
South: 418.4 feet to the Rockfield Road right-of-way line/property line

Although there is no minimum prescribed setback distance from the tower to the nearest property line in the Wireless Siting Law, there is a limitation that we cannot impose a setback requirement *"…that is different from a requirement that is imposed on other types of commercial structures".*

More importantly, the Wireless Siting Law provides under 66.0404(g) that:

> *If an applicant provides a political subdivision with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the political subdivision provides the applicant with substantial evidence that the engineering certification is flawed.*

With a February 7, 2019 letter from Keith Tindall, PE, the Applicant has provided an engineering certification that the fall radius for the proposed monopole is less than 144 feet and within the minimum 148.4 feet setback provide to the nearest property line.

With regard to screening of the fenced compound, no landscaping or screening is proposed. No privacy slats in the wire fence are proposed. However, the fenced compound within which the tower and ground equipment will be installed is located in a fairly remote portion of the property that is surrounded by existing trees and vegetation that will remain. There are no existing residential homes nearby and almost all of the land to the west, north and east is owned by MMSD to be preserved from development in perpetuity under the MMSD Greenseams Flood Management Program.

While staff does not feel that additional landscaping is required, privacy slats or screening shall be installed in/as part of the wire-woven chain link fencing around the equipment compound to shield the view of the equipment cabinets, generators, fuel tanks, etc. that will be installed within the fence compound. The color should be earth-tone and compatible with the surrounding area.

Village Planner Recommendation

APPROVE an issuance of a conditional use permit to Lendlease Americas Inc. and Verizon Wireless, lessee and operator, and Rockfield Investments LLC, property owner, to allow the installation and operation of a wireless communication facility and 185.5' monopole tower as proposed on the property located at N132 W17390 Rockfield Road, and approval of the site development plan subject to the following conditions:

1. This permit authorizes the installation of a 185.5' monopole tower and equipment compound as set forth in site development and building plan set dated of February 13, 2019, and in the supporting documents and plans made part of said application. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
2. If use of the tower and/or operation of the communication equipment supported thereon falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional 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 mitigate or eliminate harmful effects associated with the use but are subsequently 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. Installation and continued operation of the wireless communication facility shall comply with all requirements set forth in Section 17.56 (Wireless Communication Facilities) of the Village Code to the extent that such requirements do not conflict or are inconsistent with Wis. Stat. 66.0404; including, but not limited to the requirement that the applicant/owner shall provide an irrevocable letter of credit or cash to the Village in the amount of $20,000 to guaranty the removal of wireless communication facilities and associated site restoration if/when said facilities are no longer used.
4. The Applicant shall install privacy slats or screening in or integrated with the wire-woven chain link fencing around the equipment compound to shield the view of the equipment cabinets, generators, fuel tanks, etc. that will be installed within the fence compound. The color should be earth-tone and compatible with the surrounding area.
5. The Applicant shall provide a final set of stamped and sealed engineering plans at the time building permit applications are submitted.

Village of Germantown
...Willkommen

Fee must accompany application

☒ $1460 Paid HM Date 2.22.19

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

Lendlease Americas, Inc.
fka PI Tower Development, LLC
909 Lake Carolyne Pkwy. Suite 260
Irving, TX 95039
Attn: Kristie Lokken-Davis
Phone (847)826-0958
Fax ( )
E-Mail kristie.loken-davis@lendlease.com

PROPERTY OWNER

Rockfield Investments, LLC
13416 Watertown Plank Rd., Suite 255
Elm Grove, WI 53122
Phone (414)313-3777
MSR@NetworkREG.com

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Lendlease Americas, Inc.

3 PROPERTY ADDRESS / TAX KEY NUMBER

PROPERTY ADDRESS	TAX KEY NUMBER
N132W17390 Rockfield Road, Germantown, WI	091991

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.

Multi-tenant warehousing/storage of various products. Generally no employees on site unless picking up or dropping off materials. Much of it is cold storage. Typical business hours of 8AM-5PM. Tenant spaces range in size from 3,000 square feet to 25,000 square feet. Total building is approximately 80,000 SF.

5 DESCRIPTION OF PROPOSED OPERATION

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

Wireless Communications Facility

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

185.5' monopole (190.0' tip of lightning rod)within a 50' x 78' fenced compound including radio transmitter equipment, antennas on monopole, back-up generator, propane tank as well as underground electrical and fiber optic utilities.

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6 Attach pages as necessary.

See attached legal description of Property, Leased Premises and 30' Access and Utility Easement.

SUPPORTING DOCUMENTATION:

7

- ☒ Site plan and elevations for new construction (can be conceptual)
- ☒ Photos of existing use and/or proposed use operating elsewhere
- ☒ RF Sworn Statement and Search Ring
- ☒ Application transmittal letter

READ AND INITIAL THE FOLLOWING:

8

- ✓ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.
- ✓ I will notify the Village if any aspect of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- ✓ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9

Applicant — Date: 2/22/19

Owner Agent for Owner — Date: Feb. 13, 2019

Nathan Ward, Buell Consulting
on behalf of Lendlease
414-788-1327
nward@buellconsulting.com

Village of Germantown ...Willkommen

Fee must accompany application

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

PAID _____ DATE 3-26-19

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**

Lendlease Americas, Inc.
fka PI Tower Development LLC
909 Lake Carolyne Pkwy. Suite 260
Irving, TX 95039
Attn: Kristie Lokken-Davis
Phone (847)826-0958
E-Mail kristie.loken-davis@lendlease.com

PROPERTY OWNER

Rockfield Investments, LLC
13416 Watertown Plank Rd., Suite 255
Elm Grove, WI 53122
Attn: Mark Reinders
Phone (414)313-3777
E-Mail MSR@NetworkREG.com

2 **PROPERTY ADDRESS**

N132W17390 Rockfield Road, Germantown, WI

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

North	South	East	West
Vacant-MMSD	Res-Several	RR-Fox Valley	Res-Brownell

4 **READ AND INITIAL THE FOLLOWING:**

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

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

NSW 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!

Nathan Ward
Digitally signed by Nathan Ward
DN: cn=Nathan Ward, o, ou, email=nward@buellconsulting.com, c=US
Date: 2019.03.28 08:41:27 -05'00'

Applicant Date

Mark S Reinders
Digitally signed by Mark S Reinders
DN: cn=Mark S Reinders, o, ou, email=marksreinders@gmail.com, c=US
Date: 2019.03.28 11:32:05 -04'00'

Owner Date

tem which is the subject of the permit unless the permit affecting the property is terminated under sub. (9) or unless an agreement affecting the property is filed under sub. (10).

(b) The applicant shall record with the register of deeds of the county in which the property is located the notice under par. (a) for each property specified under par. (a) and for the property upon which the solar collector or wind energy system is or will be located.

(7) REMEDIES FOR IMPERMISSIBLE INTERFERENCE. (a) Any person who uses property which he or she owns or permits any other person to use the property in a way which creates an impermissible interference under a permit which has been granted or which is the subject of an application shall be liable to the permit holder or applicant for damages, except as provided under par. (b), for any loss due to the impermissible interference, court costs and reasonable attorney fees unless:

1. The building permit was applied for prior to receipt of a notice under sub. (3) (b) or the agency determines not to grant a permit after a hearing under sub. (4).

2. A permit affecting the property is terminated under sub. (9).

3. An agreement affecting the property is filed under sub. (10).

(b) A permit holder is entitled to an injunction to require the trimming of any vegetation which creates or would create an impermissible interference as defined under sub. (1) (f). If the court finds on behalf of the permit holder, the permit holder shall be entitled to a permanent injunction, damages, court costs and reasonable attorney fees.

(8) APPEALS. Any person aggrieved by a determination by a municipality under this section may appeal the determination to the circuit court for a review.

(9) TERMINATION OF SOLAR OR WIND ACCESS RIGHTS. (a) Any right protected by a permit under this section shall terminate if the agency determines that the solar collector or wind energy system which is the subject of the permit is:

1. Permanently removed or is not used for 2 consecutive years, excluding time spent on repairs or improvements.

2. Not installed and functioning within 2 years after the date of issuance of the permit.

(b) The agency shall give the permit holder written notice and an opportunity for a hearing on a proposed termination under par. (a).

(c) If the agency terminates a permit, the agency may charge the permit holder for the cost of recording and record a notice of termination with the register of deeds, who shall record the notice with the notice recorded under sub. (6) (b) or indicate on any notice recorded under sub. (6) (b) that the permit has been terminated.

(10) WAIVER. A permit holder by written agreement may waive all or part of any right protected by a permit. A copy of such agreement shall be recorded with the register of deeds, who shall record such copy with the notice recorded under sub. (6) (b).

(11) PRESERVATION OF RIGHTS. The transfer of title to any property shall not change the rights and duties under this section or under an ordinance adopted under sub. (2).

(12) CONSTRUCTION. (a) This section may not be construed to require that an owner obtain a permit prior to installing a solar collector or wind energy system.

(b) This section may not be construed to mean that acquisition of a renewable energy resource easement under s. 700.35 is in any way contingent upon the granting of a permit under this section.

History: 1981 c. 354; 1983 a. 189 s. 329 (14); 1983 a. 532 s. 36; 1993 a. 414; 1995 a. 201; 1999 a. 150 s. 82; Stats. 1999 s. 66.0403; 2007 a. 97; 2009 a. 40.

The common law right to solar access is discussed. Prah v. Maretti, 108 Wis. 2d 223, 321 N.W.2d 182 (1982).

The owner of an energy system does not need a permit under this section. Barring enforceable municipal restrictions, an owner may construct a system without prior municipal approval. This section benefits and protects the owner of the system by restricting the use of nearby property to prevent an interference with the system. State ex rel. Numrich v. City of Mequon Board of Zoning Appeals, 2001 WI App 88, 242 Wis. 2d 677, 626 N.W.2d 366, 00–1643.

Wisconsin recognizes the power of the sun: Prah v. Maretti and the solar access act. 1983 WLR 1263.

66.0404 Mobile tower siting regulations. (1) DEFINITIONS. In this section:

(a) "Antenna" means communications equipment that transmits and receives electromagnetic radio signals and is used in the provision of mobile services.

(b) "Application" means an application for a permit under this section to engage in an activity specified in sub. (2) (a) or a class 2 collocation.

(c) "Building permit" means a permit issued by a political subdivision that authorizes an applicant to conduct construction activity that is consistent with the political subdivision's building code.

(d) "Class 1 collocation" means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility but does need to engage in substantial modification.

(e) "Class 2 collocation" means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility or engage in substantial modification.

(f) "Collocation" means class 1 or class 2 collocation or both.

(g) "Distributed antenna system" means a network of spatially separated antenna nodes that is connected to a common source via a transport medium and that provides mobile service within a geographic area or structure.

(h) "Equipment compound" means an area surrounding or adjacent to the base of an existing support structure within which is located mobile service facilities.

(i) "Existing structure" means a support structure that exists at the time a request for permission to place mobile service facilities on a support structure is filed with a political subdivision.

(j) "Fall zone" means the area over which a mobile support structure is designed to collapse.

(k) "Mobile service" has the meaning given in 47 USC 153 (33).

(L) "Mobile service facility" means the set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discrete geographic area, but does not include the underlying support structure.

(m) "Mobile service provider" means a person who provides mobile service.

(n) "Mobile service support structure" means a freestanding structure that is designed to support a mobile service facility.

(o) "Permit" means a permit, other than a building permit, or approval issued by a political subdivision which authorizes any of the following activities by an applicant:

1. A class 1 collocation.

2. A class 2 collocation.

3. The construction of a mobile service support structure.

(p) "Political subdivision" means a city, village, town, or county.

(q) "Public utility" has the meaning given in s. 196.01 (5).

(r) "Search ring" means a shape drawn on a map to indicate the general area within which a mobile service support structure should be located to meet radio frequency engineering requirements, taking into account other factors including topography and the demographics of the service area.

(s) "Substantial modification" means the modification of a mobile service support structure, including the mounting of an antenna on such a structure, that does any of the following:

1. For structures with an overall height of 200 feet or less, increases the overall height of the structure by more than 20 feet.

2. For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10 percent or more.

3. Measured at the level of the appurtenance added to the structure as a result of the modification, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation.

4. Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.

(t) "Support structure" means an existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building, or other structure.

(u) "Utility pole" means a structure owned or operated by an alternative telecommunications utility, as defined in s. 196.01 (1d); public utility, as defined in s. 196.01 (5); telecommunications utility, as defined in s. 196.01 (10); political subdivision; or cooperative association organized under ch. 185; and that is designed specifically for and used to carry lines, cables, or wires for telecommunications service, as defined in s. 182.017 (1g) (cq); for video service, as defined in s. 66.0420 (2) (y); for electricity; or to provide light.

(2) NEW CONSTRUCTION OR SUBSTANTIAL MODIFICATION OF FACILITIES AND SUPPORT STRUCTURES. (a) Subject to the provisions and limitations of this section, a political subdivision may enact a zoning ordinance under s. 59.69, 60.61, or 62.23 to regulate any of the following activities:

1. The siting and construction of a new mobile service support structure and facilities.

2. With regard to a class 1 collocation, the substantial modification of an existing support structure and mobile service facilities.

(b) If a political subdivision regulates an activity described under par. (a), the regulation shall prescribe the application process which a person must complete to engage in the siting, construction, or modification activities described in par. (a). The application shall be in writing and shall contain all of the following information:

1. The name and business address of, and the contact individual for, the applicant.

2. The location of the proposed or affected support structure.

3. The location of the proposed mobile service facility.

4. If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.

5. If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile service support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.

6. If an application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.

(c) If an applicant submits to a political subdivision an application for a permit to engage in an activity described under par. (a), which contains all of the information required under par. (b), the political subdivision shall consider the application complete. If the political subdivision does not believe that the application is complete, the political subdivision shall notify the applicant in writing, within 10 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.

(d) Within 90 days of its receipt of a complete application, a political subdivision shall complete all of the following or the applicant may consider the application approved, except that the applicant and the political subdivision may agree in writing to an extension of the 90 day period:

1. Review the application to determine whether it complies with all applicable aspects of the political subdivision's building code and, subject to the limitations in this section, zoning ordinances.

2. Make a final decision whether to approve or disapprove the application.

3. Notify the applicant, in writing, of its final decision.

4. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.

(e) A political subdivision may disapprove an application if an applicant refuses to evaluate the feasibility of collocation within the applicant's search ring and provide the sworn statement described under par. (b) 6.

(f) A party who is aggrieved by the final decision of a political subdivision under par. (d) 2. may bring an action in the circuit court of the county in which the proposed activity, which is the subject of the application, is to be located.

(g) If an applicant provides a political subdivision with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the setback or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the political subdivision provides the applicant with substantial evidence that the engineering certification is flawed.

(h) A political subdivision may regulate the activities described under par. (a) only as provided in this section.

(i) If a political subdivision has in effect on July 2, 2013, an ordinance that applies to the activities described under par. (a) and the ordinance is inconsistent with this section, the ordinance does not apply to, and may not be enforced against, the activity.

(3) COLLOCATION ON EXISTING SUPPORT STRUCTURES. (a) 1. A class 2 collocation is a permitted use under ss. 59.69, 60.61, and 62.23.

2. If a political subdivision has in effect on July 2, 2013, an ordinance that applies to a class 2 collocation and the ordinance is inconsistent with this section, the ordinance does not apply to, and may not be enforced against, the class 2 collocation.

3. A political subdivision may regulate a class 2 collocation only as provided in this section.

4. A class 2 collocation is subject to the same requirements for the issuance of a building permit to which any other type of commercial development or land use development is subject.

(b) If an applicant submits to a political subdivision an application for a permit to engage in a class 2 collocation, the application shall contain all of the information required under sub. (2) (b) 1. to 3., in which case the political subdivision shall consider the application complete. If any of the required information is not in the application, the political subdivision shall notify the applicant in writing, within 5 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.

(c) Within 45 days of its receipt of a complete application, a political subdivision shall complete all of the following or the applicant may consider the application approved, except that the

applicant and the political subdivision may agree in writing to an extension of the 45 day period:

1. Make a final decision whether to approve or disapprove the application.

2. Notify the applicant, in writing, of its final decision.

3. If the application is approved, issue the applicant the relevant permit.

4. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.

(d) A party who is aggrieved by the final decision of a political subdivision under par. (c) 1. may bring an action in the circuit court of the county in which the proposed activity, which is the subject of the application, is to be located.

(4) LIMITATIONS. With regard to an activity described in sub. (2) (a) or a class 2 collocation, a political subdivision may not do any of the following:

(a) Impose environmental testing, sampling, or monitoring requirements, or other compliance measures for radio frequency emissions, on mobile service facilities or mobile radio service providers.

(b) Enact an ordinance imposing a moratorium on the permitting, construction, or approval of any such activities.

(c) Enact an ordinance prohibiting the placement of a mobile service support structure in particular locations within the political subdivision.

(d) Charge a mobile radio service provider a fee in excess of one of the following amounts:

1. For a permit for a class 2 collocation, the lesser of $500 or the amount charged by a political subdivision for a building permit for any other type of commercial development or land use development.

2. For a permit for an activity described in sub. (2) (a), $3,000.

(e) Charge a mobile radio service provider any recurring fee for an activity described in sub. (2) (a) or a class 2 collocation.

(f) Permit 3rd party consultants to charge the applicant for any travel expenses incurred in the consultant's review of mobile service permits or applications.

(g) Disapprove an application to conduct an activity described under sub. (2) (a) based solely on aesthetic concerns.

(gm) Disapprove an application to conduct a class 2 collocation on aesthetic concerns.

(h) Enact or enforce an ordinance related to radio frequency signal strength or the adequacy of mobile service quality.

(i) Impose a surety requirement, unless the requirement is competitively neutral, nondiscriminatory, and commensurate with the historical record for surety requirements for other facilities and structures in the political subdivision which fall into disuse. There is a rebuttable presumption that a surety requirement of $20,000 or less complies with this paragraph.

(j) Prohibit the placement of emergency power systems.

(k) Require that a mobile service support structure be placed on property owned by the political subdivision.

(L) Disapprove an application based solely on the height of the mobile service support structure or on whether the structure requires lighting.

(m) Condition approval of such activities on the agreement of the structure or mobile service facility owner to provide space on or near the structure for the use of or by the political subdivision at less than the market rate, or to provide the political subdivision other services via the structure or facilities at less than the market rate.

(n) Limit the duration of any permit that is granted.

(o) Require an applicant to construct a distributed antenna system instead of either constructing a new mobile service support structure or engaging in collocation.

(p) Disapprove an application based on an assessment by the political subdivision of the suitability of other locations for conducting the activity.

(q) Require that a mobile service support structure, existing structure, or mobile service facilities have or be connected to backup battery power.

(r) Impose a setback or fall zone requirement for a mobile service support structure that is different from a requirement that is imposed on other types of commercial structures.

(s) Consider an activity a substantial modification under sub. (1) (s) 1. or 2. if a greater height is necessary to avoid interference with an existing antenna.

(t) Consider an activity a substantial modification under sub. (1) (s) 3. if a greater protrusion is necessary to shelter the antenna from inclement weather or to connect the antenna to the existing structure by cable.

(u) Limit the height of a mobile service support structure to under 200 feet.

(v) Condition the approval of an application on, or otherwise require, the applicant's agreement to indemnify or insure the political subdivision in connection with the political subdivision's exercise of its authority to approve the application.

(w) Condition the approval of an application on, or otherwise require, the applicant's agreement to permit the political subdivision to place at or collocate with the applicant's support structure any mobile service facilities provided or operated by, whether in whole or in part, a political subdivision or an entity in which a political subdivision has a governance, competitive, economic, financial or other interest.

(5) APPLICABILITY. If a county enacts an ordinance as described under sub. (2) the ordinance applies only in the unincorporated parts of the county, except that if a town enacts an ordinance as described under sub. (2) after a county has so acted, the county ordinance does not apply, and may not be enforced, in the town, except that if the town later repeals its ordinance, the county ordinance applies in that town.

History: 2013 a. 20, 173.

66.0405 Removal of rubbish. Cities, villages and towns may remove ashes, garbage, and rubbish from such classes of places in the city, village or town as the board or council directs. The removal may be from all of the places or from those whose owners or occupants desire the service. Districts may be created and removal provided for certain districts only, and different regulations may be applied to each removal district or class of property. The cost of removal may be funded by special assessment against the property served, by general tax upon the property of the respective districts, or by general tax upon the property of the city, village or town. If a city, village or town contracts for ash, garbage or rubbish removal service, it may contract with one or more service providers.

History: 1993 a. 246; 1999 a. 150 s. 119; Stats. 1999 s. 66.0405.

66.0406 Radio broadcast service facility regulations.

(1) DEFINITIONS. In this section:

(a) "Political subdivision" means any city, village, town, or county.

(b) "Radio broadcast services" means the regular provision of a commercial or noncommercial service involving the transmission, emission, or reception of radio waves for the transmission of sound or images in which the transmissions are intended for direct reception by the general public.

(c) "Radio broadcast service facilities" means commercial or noncommercial facilities, including antennas and antenna support structures, intended for the provision of radio broadcast services.

(2) LIMITATIONS ON LOCAL REGULATION. Beginning on May 1, 2013, if a political subdivision enacts an ordinance, adopts a resolution, or takes any other action that affects the placement, construction, or modification of radio broadcast service facilities, the

Lendlease-Rockfield Investments LLC Property

March 25, 2019

1:3,600

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

CountyBoundary
City, Village or Town Hall
Libraries
Washington County Landmarks
Airports
Trails
Public Open Spaces
Current Parcel
Landhook
Meander Line
PLSS Monument
PLSS Boundary

Washington County, Washington County, Wisconsin

ArcGIS WebApp Builder

BUELL
Quality Saves Money

February 22nd, 2019

Mr. Jeff Retzlaff
Ms. Lori Johnson
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Application for Conditional Use Permit for Wireless Communications Facility
Applicants: Lendlease Americas, Inc &
Cellco Partnership d/b/a Verizon Wireless (tenants)
Parcel Owner: Rockfield Investments LLC, 13416 Watertown Plank Rd., Suite 255
Elm Grove, WI 53122

Dear Jeff and Lori:

I serve as agent for Lendlease Americas, Inc. and Verizon Wireless Personal Communications LP d/b/a Verizon Wireless ("Verizon Wireless"). Lendlease and Verizon Wireless (the "Applicants") respectfully request the review and issuance of a conditional use permit to construct a wireless communications facility at the parcel noted above.

The proposed facility meets the guidelines in Wis. Stat. § 66.0404 (the "Wireless Siting Law").[1] It includes a 185.5-foot monopole, with a 4.5-foot lightning rod, for an overall structure height of 190 feet (the "Monopole").

The Wireless Siting Law sets forth six (6) requirements which must be included in an application to construct a new tower.[2] Those requirements, as well as the Applicants' responses to those requirements, follow. It is my belief that the information and related enclosures set forth in this letter fulfill the requirements of the Wireless Siting Law.

1. **The name and business address of, and the contact individual of, the applicant.**

[1] The Wireless Siting Law provides that a political subdivision regulate the siting and construction of a new mobile service support structure and facilities only as provided in § 66.0404 and further provides that any ordinances in effect that are inconsistent with § 66.0404 may not be applied to, or enforced against, the activity. Wis. Stat. § 66.0404(h) & (i).

[2] The six requirements are found at Wis. Stat. § 66.0404(2)(b).

Applicants:	Contact Individual:
Lendlease Americas, LLC 909 Lake Carolyne Pkwy. Suite 260 Irving, TX 95039	Nathan Ward Buell Consulting 1200 Riva Ridge Racine, WI 53402 414-788-1327
Cellco Partnership d/b/a Verizon Wireless 1515 Woodfield Road Schaumburg, IL 60173	Nathan Ward Buell Consulting 1200 Riva Ridge Racine, WI 53402 414-788-1327

2. The location of the proposed or affected support structure.

Applicants propose to construct a mobile service facility and related mobile support service structure, as defined by the Wireless Siting Law, (the "Installation") at N132W17390 Rockfield Road, Germantown, WI which bears Parcel ID # 091991 (the "Property").

The Monopole will be constructed by Lendlease and located within a 60' x 80'-foot compound (the "Leased Premises") of which 50' x 78' will be fenced and located in the north central portion of the Property and as depicted in the enclosed survey and construction drawings (the "Construction Drawings").

3. The location of the proposed mobile service facility.

The Wireless Siting Law defines "mobile service facility" as:

> the set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discrete geographic area, but does not include the underlying support structure.[3]

The Construction Drawings depict where the mobile service facility will be located on the Property. As noted on the Construction Drawings, sheet VZW A-1, Verizon Wireless will attach its equipment on the Monopole at the 180-foot centerline, route its coax/cabling through the interior of the Monopole, and install equipment cabinets on a raised platform, an exterior backup power generator on a concrete pad and propane storage tank near the base of the Monopole within the Leased Premises. The Monopole and mobile service facility is designed to accommodate at least three (3) additional wireless providers.

[3] Wis. Stat. § 66.0404(1)(L).

4. **If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.**

The application proposes installation of a new monopole; therefore, the requirements of this section are not applicable.

5. **If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile services support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.**

The Construction Drawings set forth this information.

6. **If an application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.**

Enclosed is a sworn statement prepared by a Verizon Wireless radio frequency engineer (the "Verizon RF Statement"). The Verizon RF Statement includes the search ring which defines the precise geographic area where an additional cell site is needed to expand network coverage or capacity. Contributing factors for search ring placement and shape include the surrounding topography, the demographics and even whether the surrounding areas are urban, suburbs or open land.

As noted in the Verizon RF Statement, there are no existing structures of sufficient height available for collocation within the search ring making collocation technically infeasible.

The proposed location for the Installation is the best available candidate due to Verizon Wireless' network design needs, as well as the nature of the surrounding area and current use of the Property.

SETBACK

The Wireless Siting Law provides that if an applicant furnishes an engineering certification showing that a mobile service support structure is designed to collapse within an area smaller than the setback or fall zone area required in a zoning ordinance, that zoning ordinance does not apply unless the political subdivision provides the applicant with substantial evidence that the engineering certification is flawed.[4] Enclosed is such an engineering certification. Sabre Industries, Inc. is the Monopole manufacturer and has issued the certification that the Monopole has a fall radius of 144 feet. The Monopole is set 148.4 feet from the nearest (east) property line and all improvements meet the M-1 district setbacks (in the unlikely event of failure) entirely on the Property.

ADDITIONAL DISCUSSION

The proposed Installation is the result of Verizon Wireless' determination that it has a deficit in its service within the vicinity of the proposed Monopole. Lendlease is a national owner and operator of wireless communications infrastructure. Lendlease proposes to operate the Installation within the Leased Premises and will own the Monopole. Verizon Wireless will install its equipment on the Monopole and place ground equipment within the Leased Premises. It is not uncommon for wireless telecommunications service providers to partner with companies like Lendlease in site development projects.

The Installation will include a 30-foot wide access and utility easement from the Wisconsin Avenue public right-of-way. The access and utility easement will require only minimal improvement.

The Installation will provide a great benefit in providing high quality, technologically advanced wireless communication services to the area. The Installation will conform to all applicable laws and regulations, including the national standard's seventh revision for Steel Antenna Towers and Antenna Supporting Structures published by the Telecommunications Industry Association (ANSI/TIA 222-G), Federal Communications Commission, and Federal Aviation Administration ("FAA"). Enclosed is the FAA Determination of No Hazard, which further negates any risk posed by the Monopole.

The Installation will fill the void for wireless coverage within the immediate geographic area of the site. Once constructed, the Installation's ability to accommodate additional carriers on the Monopole will negate requests for additional towers in the area. Lendlease actively markets its tower sites for collocation to all communications users.

[4] *See* Wis. Stat. § 66.0404(2)(g).

The Property is in the M-1 Limited Industrial District, which is described in § 17.33 of the Germantown Code of Ordinances as "intended to provide for warehousing, manufacturing or fabrication operations which, on the basis of physical and operational characteristics, would not be detrimental to the immediate surrounding area or to the Village as a whole by reason of smoke, odor, noise, dust, flash, traffic, physical appearance, or other similar factors; and to establish such regulatory controls as will reasonably insure compatibility with the surrounding area in this respect. All uses in this District must meet the State of Wisconsin industrial standards." The Leased Premises has been positioned upon the underlying parcel in a location to best fit with the current uses of the Property. The Installation will require no public financial contribution or result in any additional expenses public facilities and services. The communication services offered by Verizon Wireless are expected to be used by the general public, providing an economic asset to the community. The Installation will enhance E-911 services, further protecting public health, safety, and welfare within Germantown.

The Installation will be unmanned. No parking or employee facilities are required. Verizon Wireless' technicians will visit the site periodically, typically a couple hours once per month, for the security monitoring, testing, monitoring, and maintenance of its equipment. Lendlease will also visit the site periodically to monitor the maintenance and security of the facility. The facility will not generate recognizable traffic. Noise level is limited to periodic generator operation.

Should you require further information or have questions regarding the application, please contact me directly at 414-788-1327 or by e-mail at nward@buellconsulting.com.

Very truly yours,

Nathan Ward
Buell Consulting
on behalf of Lendlease Americas, Inc. and
Cellco Partnership d/b/a Verizon Wireless

CC: Attorney Rodney Carter, Husch Blackwell LLP (legal counsel for Cellco Partnership d/b/a Verizon Wireless and & Lendlease Americas, Inc.)

Enclosures

66.0404 Mobile tower siting regulations.

(1) Definitions. In this section:

(a) "Antenna" means communications equipment that transmits and receives electromagnetic radio signals and is used in the provision of mobile services.
(b) "Application" means an application for a permit under this section to engage in an activity specified in sub. (2) (a) or a class 2 collocation.
(c) "Building permit" means a permit issued by a political subdivision that authorizes an applicant to conduct construction activity that is consistent with the political subdivision's building code.
(d) "Class 1 collocation" means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility but does need to engage in substantial modification.
(e) "Class 2 collocation" means the placement of a new mobile service facility on an existing support structure such that the owner of the facility does not need to construct a free standing support structure for the facility or engage in substantial modification.
(f) "Collocation" means class 1 or class 2 collocation or both.
(g) "Distributed antenna system" means a network of spatially separated antenna nodes that is connected to a common source via a transport medium and that provides mobile service within a geographic area or structure.
(h) "Equipment compound" means an area surrounding or adjacent to the base of an existing support structure within which is located mobile service facilities.
(i) "Existing structure" means a support structure that exists at the time a request for permission to place mobile service facilities on a support structure is filed with a political subdivision.
(j) "Fall zone" means the area over which a mobile support structure is designed to collapse.
(k) "Mobile service" has the meaning given in 47 USC 153 (33).
(L) "Mobile service facility" means the set of equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and associated equipment, that is necessary to provide mobile service to a discrete geographic area, but does not include the underlying support structure.
(m) "Mobile service provider" means a person who provides mobile service.
(n) "Mobile service support structure" means a freestanding structure that is designed to support a mobile service facility.
(o) "Permit" means a permit, other than a building permit, or approval issued by a political subdivision which authorizes any of the following activities by an applicant:
1. A class 1 collocation.
2. A class 2 collocation.
3. The construction of a mobile service support structure.
(p) "Political subdivision" means a city, village, town, or county.
(q) "Public utility" has the meaning given in s. 196.01 (5).

(r) "Search ring" means a shape drawn on a map to indicate the general area within which a mobile service support structure should be located to meet radio frequency engineering requirements, taking into account other factors including topography and the demographics of the service area.
(s) "Substantial modification" means the modification of a mobile service support structure, including the mounting of an antenna on such a structure that does any of the following:
1. For structures with an overall height of 200 feet or less, increases the overall height of the structure by more than 20 feet.
2. For structures with an overall height of more than 200 feet, increases the overall height of the structure by 10 percent or more.
3. Measured at the level of the appurtenance added to the structure as a result of the modification, increases the width of the support structure by 20 feet or more, unless a larger area is necessary for collocation.
4. Increases the square footage of an existing equipment compound to a total area of more than 2,500 square feet.
(t) "Support structure" means an existing or new structure that supports or can support a mobile service facility, including a mobile service support structure, utility pole, water tower, building, or other structure.
(u) "Utility pole" means a structure owned or operated by an alternative telecommunications utility, as defined in s. 196.01 (1d); public utility, as defined in s. 196.01 (5); telecommunications utility, as defined in s. 196.01 (10); political subdivision; or cooperative association organized under ch. 185; and that is designed specifically for and used to carry lines, cables, or wires for telecommunications service, as defined in s. 182.017 (1g) (cq); video service, as defined in s. 66.0420 (2) (y); for electricity; or to provide light.

(2) New construction or substantial modification of facilities and support structures.

(a) Subject to the provisions and limitations of this section, a political subdivision may enact a zoning ordinance under s. 59.69, 60.61, or 62.23 to regulate any of the following activities:
1. The siting and construction of a new mobile service support structure and facilities.
2. With regard to a class 1 collocation, the substantial modification of an existing support structure and mobile service facilities.

(b) If a political subdivision regulates an activity described under par. (a), the regulation shall prescribe the application process which a person must complete to engage in the siting, construction, or modification activities described in par. (a). The application shall be in writing and shall contain all of the following information:
1. The name and business address of, and the contact individual for, the applicant.
2. The location of the proposed or affected support structure.
3. The location of the proposed mobile service facility.
4. If the application is to substantially modify an existing support structure, a construction plan which describes the proposed modifications to the support structure and the equipment and network components, including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment associated with the proposed modifications.
5. If the application is to construct a new mobile service support structure, a construction plan which describes the proposed mobile service support structure and the equipment and network components,

including antennas, transmitters, receivers, base stations, power supplies, cabling, and related equipment to be placed on or around the new mobile service support structure.
6. If an application is to construct a new mobile service support structure, an explanation as to why the applicant chose the proposed location and why the applicant did not choose collocation, including a sworn statement from an individual who has responsibility over the placement of the mobile service support structure attesting that collocation within the applicant's search ring would not result in the same mobile service functionality, coverage, and capacity; is technically infeasible; or is economically burdensome to the mobile service provider.

(c) If an applicant submits to a political subdivision an application for a permit to engage in an activity described under par. (a), which contains all of the information required under par. (b), the political subdivision shall consider the application complete. If the political subdivision does not believe that the application is complete, the political subdivision shall notify the applicant in writing, within 10 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.

(d) Within 90 days of its receipt of a complete application, a political subdivision shall complete all of the following or the applicant may consider the application approved, except that the applicant and the political subdivision may agree in writing to an extension of the 90 day period:
1. Review the application to determine whether it complies with all applicable aspects of the political subdivision's building code and, subject to the limitations in this section, zoning ordinances.
2. Make a final decision whether to approve or disapprove the application.
3. Notify the applicant, in writing, of its final decision.
4. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.

(e) A political subdivision may disapprove an application if an applicant refuses to evaluate the feasibility of collocation within the applicant's search ring and provide the sworn statement described under par. (b) 6.

(f) A party who is aggrieved by the final decision of a political subdivision under par. (d) 2. may bring an action in the circuit court of the county in which the proposed activity, which is the subject of the application, is to be located.

(g) If an applicant provides a political subdivision with an engineering certification showing that a mobile service support structure, or an existing structure, is designed to collapse within a smaller area than the set back or fall zone area required in a zoning ordinance, that zoning ordinance does not apply to such a structure unless the political subdivision provides the applicant with substantial evidence that the engineering certification is flawed.

(h) A political subdivision may regulate the activities described under par. (a) only as provided in this section.

(i) If a political subdivision has in effect on the effective date of this subdivision .... [LRB inserts date], an ordinance that applies to the activities described under par. (a) and the ordinance is inconsistent with this section, the ordinance does not apply to, and may not be enforced against, the activity.

(3) Collocation on existing support structures.

(a) 1. A class 2 collocation is a permitted use under ss. 59.69, 60.61, and 62.23.
2. If a political subdivision has in effect on the effective date of this subdivision .... [LRB inserts date], an ordinance that applies to a class 2 collocation and the ordinance is inconsistent with this section, the ordinance does not apply to, and may not be enforced against, the class 2 collocation.
3. A political subdivision may regulate a class 2 collocation only as provided in this section.
4. A class 2 collocation is subject to the same requirements for the issuance of a building permit to which any other type of commercial development or land use development is subject.

(b) If an applicant submits to a political subdivision an application for a permit to engage in a class 2 collocation, the application shall contain all of the information required under sub. (2) (b) 1. to 3., in which case the political subdivision shall consider the application complete. If any of the required information is not in the application, the political subdivision shall notify the applicant in writing, within 5 days of receiving the application, that the application is not complete. The written notification shall specify in detail the required information that was incomplete. An applicant may resubmit an application as often as necessary until it is complete.

(c) Within 45 days of its receipt of a complete application, a political subdivision shall complete all of the following or the applicant may consider the application approved, except that the applicant and the political subdivision may agree in writing to an extension of the 45 day period:
1. Make a final decision whether to approve or disapprove the application.
2. Notify the applicant, in writing, of its final decision.
3. If the application is approved, issue the applicant the relevant permit.
4. If the decision is to disapprove the application, include with the written notification substantial evidence which supports the decision.

(d) A party who is aggrieved by the final decision of a political subdivision under par. (c) 1. may bring an action in the circuit court of the county in which the proposed activity, which is the subject of the application, is to be located.

(4) Limitations. With regard to an activity described in sub. (2) (a) or a class 2 collocation, a political subdivision may not do any of the following:

(a) Impose environmental testing, sampling, or monitoring requirements, or other compliance measures for radio frequency emissions, on mobile service facilities or mobile radio service providers.

(b) Enact an ordinance imposing a moratorium on the permitting, construction, or approval of any such activities.

(c) Enact an ordinance prohibiting the placement of a mobile service support structure in particular locations within the political subdivision.

(d) Charge a mobile radio service provider a fee in excess of one of the following amounts:
1. For a permit for a class 2 collocation, the lesser of $500 or the amount charged by a political subdivision for a building permit for any other type of commercial development or land use development.
2. For a permit for an activity described in sub. (2) (a), $3,000.

(e) Charge a mobile radio service provider any recurring fee for an activity described in sub. (2) (a) or a class 2 collocation.

(f) Permit 3rd party consultants to charge the applicant for any travel expenses incurred in the consultant's review of mobile service permits or applications.

(g) Disapprove an application to conduct an activity described under sub. (2) (a) based solely on aesthetic concerns.

(gm) Disapprove an application to conduct a class 2 collocation on aesthetic concerns.

(h) Enact or enforce an ordinance related to radio frequency signal strength or the adequacy of mobile service quality.

(i) Impose a surety requirement, unless the requirement is competitively neutral, nondiscriminatory, and commensurate with the historical record for surety requirements for other facilities and structures in the political subdivision which fall into disuse. There is a rebuttable presumption that a surety requirement of $20,000 or less complies with this paragraph.

(j) Prohibit the placement of emergency power systems.

(k) Require that a mobile service support structure be placed on property owned by the political subdivision.

(L) Disapprove an application based solely on the height of the mobile service support structure or on whether the structure requires lighting.

(m) Condition approval of such activities on the agreement of the structure or mobile service facility owner to provide space on or near the structure for the use of or by the political subdivision at less than the market rate, or to provide the political subdivision other services via the structure or facilities at less than the market rate.

(n) Limit the duration of any permit that is granted.

(o) Require an applicant to construct a distributed antenna system instead of either constructing a new mobile service support structure or engaging in collocation.

(p) Disapprove an application based on an assessment by the political subdivision of the suitability of other locations for conducting the activity.

(q) Require that a mobile service support structure, existing structure, or mobile service facilities have or be connected to backup battery power.

(r) Impose a setback or fall zone requirement for a mobile service support structure that is different from a requirement that is imposed on other types of commercial structures.

(s) Consider an activity a substantial modification under sub. (1) (s) 1. or 2. if a greater height is necessary to avoid interference with an existing antenna.

(t) Consider an activity a substantial modification under sub. (1) (s) 3. if a greater protrusion is necessary to shelter the antenna from inclement weather or to connect the antenna to the existing structure by cable.

(u) Limit the height of a mobile service support structure to under 200 feet.

(v) Condition the approval of an application on, or otherwise require, the applicant's agreement to indemnify or insure the political subdivision in connection with the political subdivision's exercise of its authority to approve the application.

(w) Condition the approval of an application on, or otherwise require, the applicant's agreement to permit the political subdivision to place at or collocate with the applicant's support structure any mobile service facilities provided or operated by, whether in whole or in part, a political subdivision or an entity in which a political subdivision has a governance, competitive, economic, financial or other interest.

(5) Applicability. If a county enacts an ordinance as described under sub. (2) the ordinance applies only in the unincorporated parts of the county, except that if a town enacts an ordinance as described under sub. (2) after a county has so acted, the county ordinance does not apply, and may not be enforced, in the town, except that if the town later repeals its ordinance, the county ordinance applies in that town.

SWORN STATEMENT OF TIMOTHY BAKER
IN SUPPORT OF NEW TOWER CONSTRUCTION

STATE OF Wisconsin)
) ss.
COUNTY OF Waukesha)

TIMOTHY BAKER, being first duly sworn on oath, deposes and says that:

1. I am an adult resident of the State of Wisconsin and serve as RF Engineer at Cellco Partnership d/b/a Verizon Wireless.

2. My job duties as an RF Engineer include, among other things, macro antenna site selection and placement to provide reliable Personal Communications Services ("PCS") for Verizon Wireless' customers who use its wireless network. I am specifically responsible for the placement of the mobile service support structure (the "Verizon Wireless Proposal") being proposed at N132 W17390 Rockfield Road, Germantown, WI. Parcel ID # 091991 (the "Site").

3. Like traditional cellular phone systems, PCS operate on a "grid" system, whereby overlapping "cells" (geographic area of coverage) mesh to form a wireless network.

4. In order to provide PCS coverage within the geographic confines of each cell, a wireless communications facility, such as the Verizon Wireless Proposal, must be situated approximately in the center of that cell.

5. If the wireless communications facility is located outside that limited "search area," then gaps in coverage (*i.e.*, areas in which wireless communications cannot be adequately received, sent or maintained) and impermissible overlapping coverage (resulting in audio clutter and poor call quality) will likely remain in certain areas of the cell.

6. In addition, each wireless communications facility must be of a certain height so as to be able to broadcast reliable PCS coverage throughout the cell area.

7. The technical criteria for establishing cell sites are very exacting as to both the height and location of the Verizon Wireless Proposal.

8. The Verizon Wireless Proposal is intended to remedy a coverage gap (also known as a coverage "hole").

9. The absence of the Verizon Wireless Proposal from Verizon Wireless' network currently results in gaps or a "hole" in coverage rendering Verizon Wireless' nearby existing wireless communications facilities unable to hand-off wireless calls in a consistent and reliable

fashion. The Verizon Wireless Proposal is designed to provide seamless wireless coverage within the target area.

10. The location of the Verizon Wireless Proposal on the Site was selected because the location met the necessary RF engineering requirements.

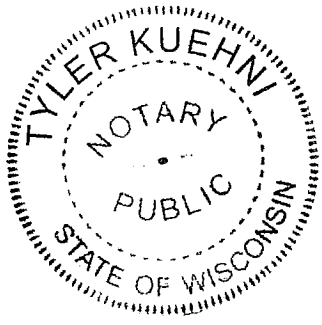
11. The Verizon Wireless Proposal is being submitted because collocation within Verizon Wireless' search ring for the area covered by the Verizon Wireless proposal is technically infeasible as no existing structures of sufficient height currently exist which could be utilized for such collocation.

12. This sworn statement is made pursuant to Wis. Stat. § 66.0404(2)(b)6.

Timothy Baker

Subscribed and sworn to before me
this 15th day of February, 2019.

Notary ~~Public~~ State of WI
My Commission Expires: 7-25-2022



Sabre Industries™
Towers and Poles

February 7, 2019

Pat Quevillon
Challenger Consulting, Inc.
1313 Spring Lake Corners
Quincy, IL 62305

RE: 185' Monopole for Germantown-Rockfield, WI (Sabre #18-2595-JDS)

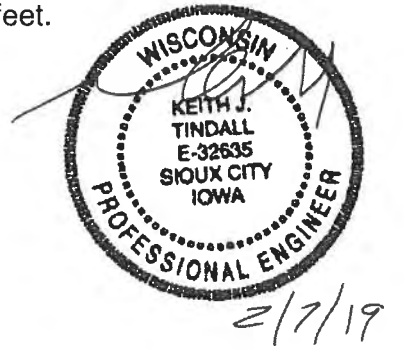
Dear Pat,

As shown in our Structural Design Report #18-2595-JDS dated September 29, 2017, the above referenced monopole has been designed for a Basic Wind Speed of 90 mph with no ice and 40 mph with 3/4" radial ice, Structure Class II, Exposure Category C and Topographic Category 1 in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-G, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

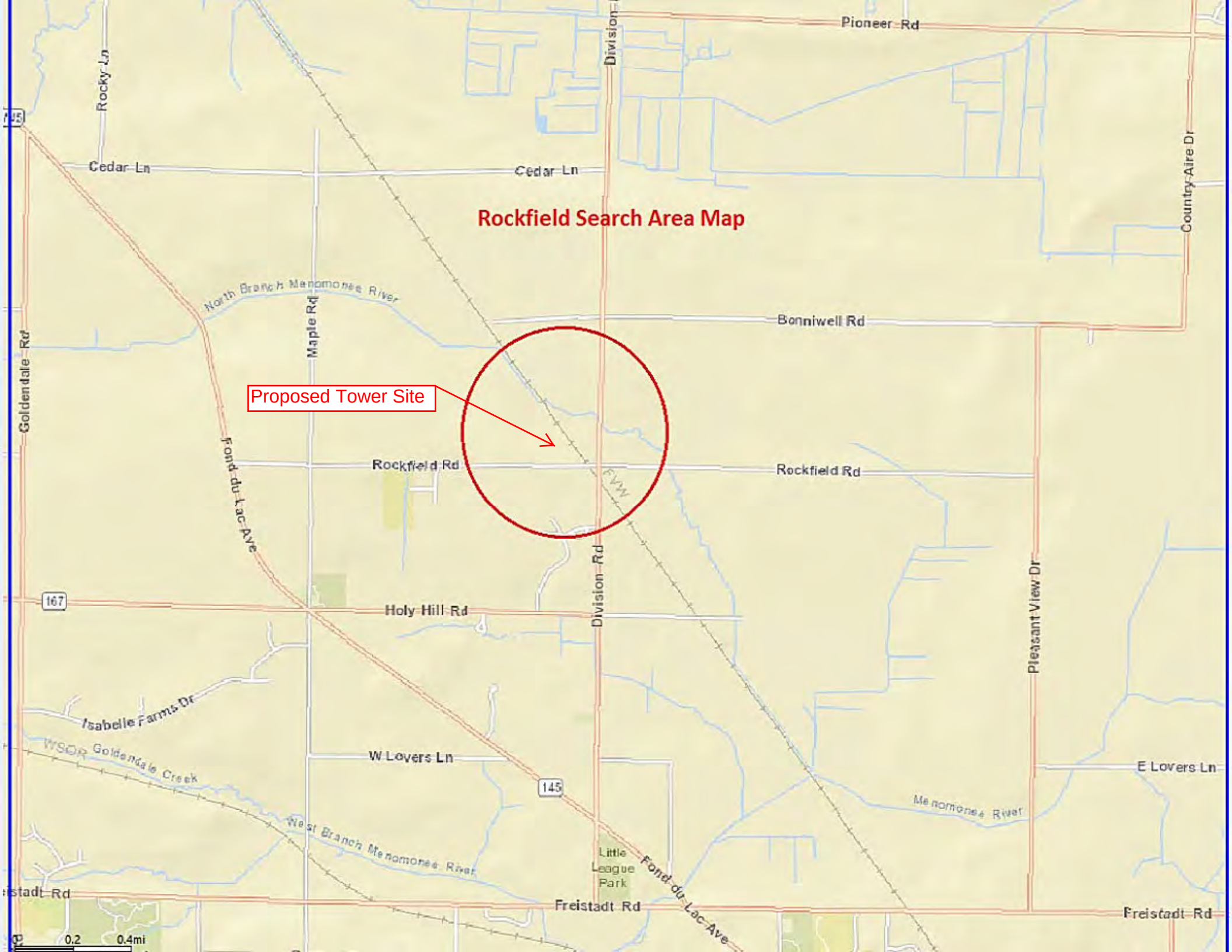
Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. ***Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles.*** The fall radius for the monopole design described above is less than 144 feet.

Sincerely,



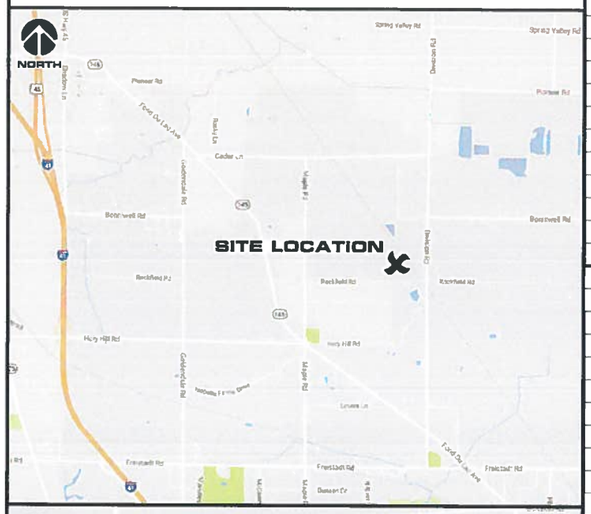
2/7/19

Keith J. Tindall, P.E.
Vice President, Telecom Engineering


Rockfield Search Area Map
Proposed Tower Site
Pioneer Rd
Cedar Ln
Cedar Ln
Rocky Ln
Division Rd
Country Aire Dr
North Branch Menomonee River
Maple Rd
Bonniwell Rd
Goldendale Rd
Fond du Lac Ave
Rockfield Rd
Rockfield Rd
CTH W
Division Rd
Pleasant View Dr
167
Holy Hill Rd
Isabelle Farms Dr
WSOR Goldendale Creek
W Lovers Ln
145
E Lovers Ln
Menomonee River
West Branch Menomonee River
Little League Park
Fond du Lac Ave
Freistadt Rd
Freistadt Rd
Freistadt Rd
0.2
0.4mi

ROCKFIELD (418732)
RICHFIELD, WISCONSIN
185' MONOPOLE TOWER

SITE LOCATION MAPS



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VZW G-3	GROUNDING DETAILS
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VZW N-3	NOTICE TO CONTRACTOR *
VZW P-1	SITE PHOTOS

* COMPLETED BY OTHERS

CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS/CONDITIONS ON SITE. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO PERFORMING ANY WORK OR BE RESPONSIBLE FOR THE SAME.

DIRECTORY

CLIENT:
CHICAGO SMSA LIMITED PARTNERSHIP
d/b/a VERIZON WIRELESS
1515 E. WOODFIELD ROAD
10TH FLOOR
SCHAUMBURG, IL 60173
REAL ESTATE MANAGER: DANNY PEREZ
OFFICE: 847.706.1765
MOBILE: 847.302.4122

ENGINEERING COMPANY:
EDGE CONSULTING ENGINEERS, INC.
624 WATER STREET
PRAIRIE DU SAC, WI 53578
CONTACT: PAUL MOLITOR
PHONE: 608.644.1449

SITE ACQUISITION:
BUELL CONSULTING, INC.
1360 ENERGY PARK DRIVE
SUITE 210
ST. PAUL, MN 55108
CONTACT: NATHAN WARD
PHONE: 414.788.1327

SURVEYOR:
MERIDIAN SURVEYING, LLC.
N9637 FRIENDSHIP DRIVE
KAUKAUNA, WI 54130
CONTACT: CRAIG KEACH
PHONE: 920.993.0881

PROJECT INFO

SITE LOCATION:
E911 ADDRESS TO BE DETERMINED
N132 W17390 ROCKFIELD ROAD
GERMANTOWN, WI 53022

PROPERTY OWNER:
ROCKFIELD INVESTMENTS, LLC.
13416 WATERTOWN PLANK ROAD
SUITE 255
ELM GROVE, WI 53122
CONTACT: MARK REINDERS
PHONE: 414.313.3777

TOWER OWNER:
LENDLEASE AMERICAS INC.
909 LAKE CAROLYN PARKWAY, SUITE 260
IRVING, TX 75039
CONTACT: KRISTIE LOKKEN-DAVIS
PHONE: 847.826.0958
EMAIL: kristie.lokken-davis@lendlease.com
SITE NAME: ROCKFIELD
SITE #: PIWI040

1A INFORMATION (NAD 1983/2011)
-TOWER BASE-
LAT: 43°-15'-33.47"
LONG: 88°-07'-37.28"
GROUND ELEVATION (NAVD 88): 890.9'

PLSS INFORMATION:
BEING A PART OF THE SE1/4 OF THE NE1/4, SECTION 9, T.9N, R.20E, TOWN OF GERMANTOWN, WASHINGTON COUNTY WISCONSIN

TAX PARCEL NUMBER:
091991

ZONED: MANUFACTURING

SCOPE OF WORK

PROJECT DESCRIPTION:

PROJECT TYPE:	185' MONOPOLE TOWER
EQUIPMENT:	8'-0" x 9'-4" CONCRETE PAD
GENERATOR:	EXTERIOR LP GENERATOR

RF DESCRIPTION (VERIFY WITH ECR):

PRO. ANTENNA C/L:	180' ABOVE T.O.C.
ANTENNAS:	(3) 700/850/AWS ANTENNAS
	(3) 700/850/PCS/LTE ANTENNAS
	(3) AWS-3 ANTENNAS
CABLES:	(3) PRO. HYBRID LINES
EQUIPMENT:	(3) PRO. SURGE PROTECTORS
	(9) PRO. REMOTE RADIO UNITS

UTILITY INFO

ELECTRIC PROVIDER: NAME: WE ENERGIES
CONTACT: LAURIE FREDRICKS
PHONE: 262.253.4542

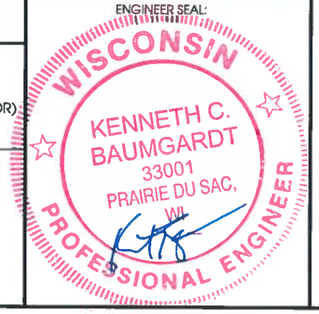
FIBER OPTIC PROVIDER: NAME: TIME WARNER (MI-TECH - VENDOR)
CONTACT: JOHN SCHUSTER
PHONE: 920.204.1223

TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN, CALL DIGGER'S HOTLINE

TOLL FREE
1-800-242-8511
FAX A LOCATE 1-800-338-3860

WI STATUTE 182.0175 (1974) REQUIRES MIN. OF 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

ENGINEER SEAL:



I HEREBY CERTIFY THAT THIS PLAN SET WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION OTHER THAN THE EXCEPTIONS NOTED IN THE SHEET INDEX, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF WISCONSIN.

Signature:

Date: 2/14/19

Edge Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

TITLE SHEET
ROCKFIELD (418732)
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH

STAMPED FINAL DWGS:	
CHECKED BY:	
PCM	
PLOT DATE:	
2/13/2019	
PROJECT #:	
18143	
FILE NAME:	
T-1.dgn	

SHEET NUMBER:

T-1

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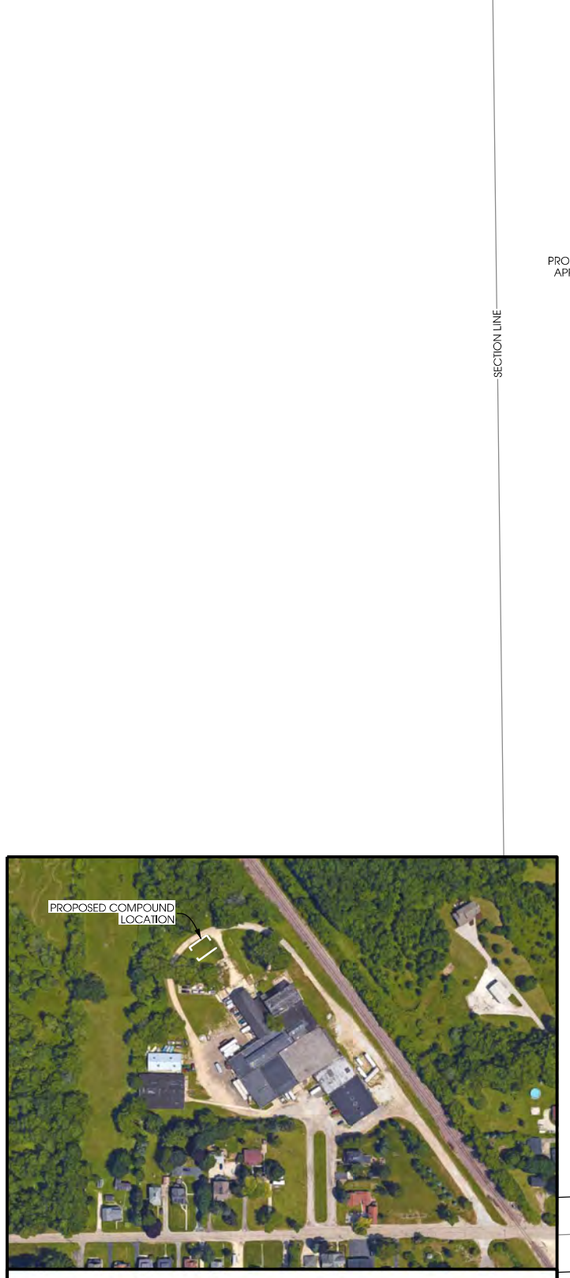
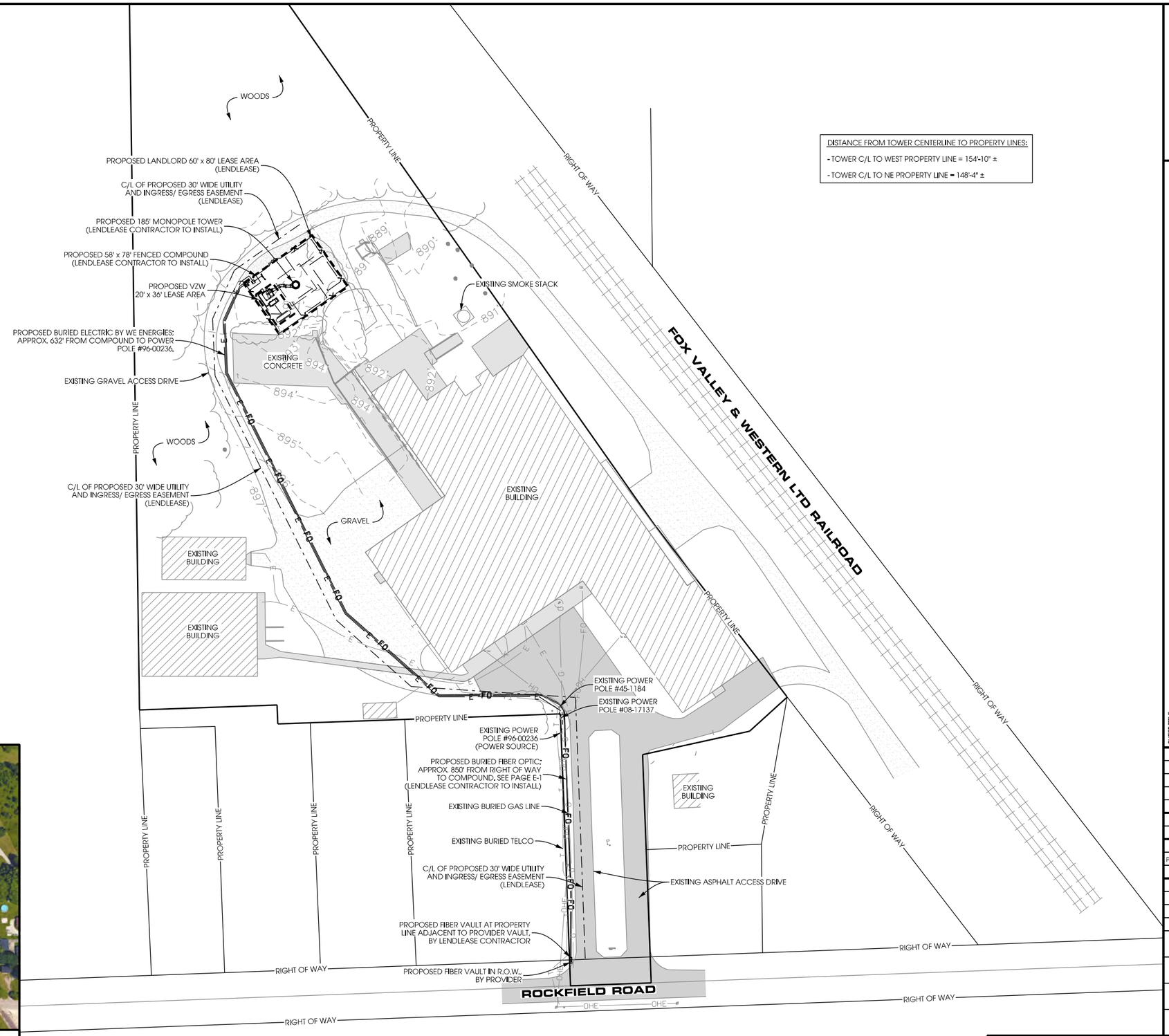
NORTH



AERIAL OVERVIEW OF SITE



DISTANCE FROM TOWER CENTERLINE TO PROPERTY LINES:

- TOWER C/L TO WEST PROPERTY LINE = 154'-10" ±
- TOWER C/L TO NE PROPERTY LINE = 148'-4" ±

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Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
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SITE PLAN

ROCKFIELD [418732]

RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
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CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY:
PCM

PLOT DATE:
2/13/2019

PROJECT #:
15143

FILE NAME:
C-1.dgn

SHEET NUMBER:
C-1

50' 0 50' 100'
SCALE: 11" x 17" - 1" = 100'
22" x 34" - 1" = 50'

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NORTH

PROPERTY LINE

SITE OVERVIEW [LOOKING SW]

PROPOSED LEASE AREA
[LOOKING NE]

WOODS

PROPOSED GRAVEL IN-BETWEEN PROPOSED FENCED COMPOUND & EXISTING GRAVEL ACCESS DRIVE (LENDLEASE CONTRACTOR TO INSTALL)

EXISTING GRAVEL ACCESS DRIVE

PROPOSED 58' x 78' FENCED COMPOUND (LENDLEASE CONTRACTOR TO INSTALL)

C/L OF PROPOSED 30' WIDE UTILITY AND INGRESS/ EGRESS EASEMENT (LENDLEASE)

FUTURE LEASE AREA

PROPOSED 14' WIDE ACCESS GATE WITH SNOW GATE, SEE DETAILS ON PAGE C-3

PROPOSED 58'-0" FENCED COMPOUND

PROPOSED MULTI-CARRIER UTILITY RACK, SEE DETAILS ON PAGE E-1

PROPOSED 185' MONOPOLE TOWER (LENDLEASE CONTRACTOR TO INSTALL)

PROPOSED TRANSFORMER BY WE ENERGIES, SEE DETAILS ON PAGE E-1

OUTLINE OF PROPOSED 29' x 29' TOWER FND PAD

PROPOSED FIBER VAULTS, SEE DETAILS ON PAGE E-1

PROPOSED LANDLORD 60' x 80' LEASE AREA (LENDLEASE)

PROPOSED BOLLARD (TYP. OF 3.)

FUTURE LEASE AREA

PROPOSED VZW 20' x 36' LEASE AREA

PROPOSED 60'-0" LEASE AREA (LENDLEASE)

PROPOSED 50'-0" FENCED COMPOUND

PROPOSED 78'-0" FENCED COMPOUND

PROPOSED 80'-0" LEASE AREA (LENDLEASE)

PROPOSED BURIED UTILITIES: SEE DETAILS ON PAGE E-1

TREE CANOPY

C/L OF PROPOSED 30' WIDE UTILITY AND INGRESS/ EGRESS EASEMENT (LENDLEASE)

EXISTING CONC. LOT

EXISTING CONC. PAD

EXISTING CONCRETE FOUNDATION WALLS

EXISTING GRAVEL ACCESS DRIVE

EXISTING CONCRETE RETAINING WALL

BRUSH

EXISTING BROKEN CONCRETE & GRAVEL

EXISTING BUILDING

889'

891'

892'

893'

894'

SCALE: 11" x 17" - 1" = 20'
22" x 34" - 1" = 10'

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Prairie du Sac, WI 53578
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COMPOUND PLAN

ROCKFIELD [418732]

RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: C-2.dgn

SHEET NUMBER: C-2

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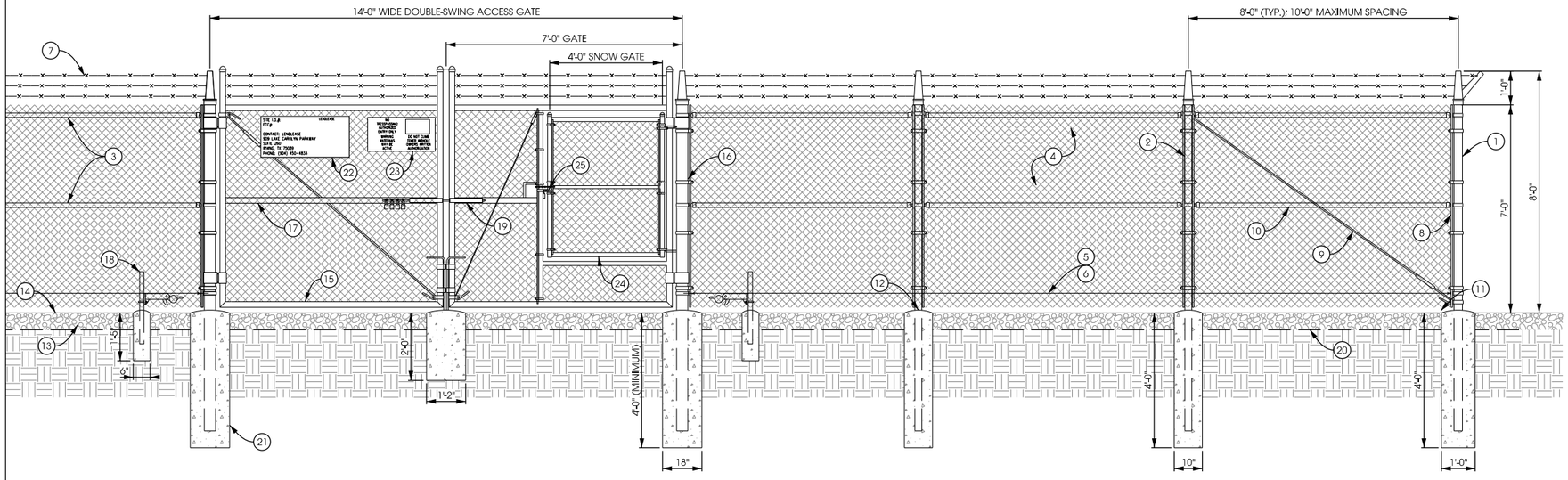
REFERENCE NOTES:

1. 3.5" O.D. GALVANIZED STEEL, SCHEDULE 40 CORNER POSTS (PER ASTM-F1083).
2. 2.375" O.D. GALVANIZED STEEL, SCHEDULE 40 INTERMEDIARY LINE POSTS (PER ASTM-F1083). LINE POSTS SHALL BE EQUALLY SPACED AT MAXIMUM 10'-0" O.C.
3. 1.66" O.D. ROUND TOP RAIL & BRACE RAIL PIPE (PER ASTM-F1083).
4. 9 GAUGE FABRIC CORE WIRE WITH 2" MESH (TO CONFORM TO ASTM-A392).
5. 9 GAUGE ALUMINUM TIE WIRE. PROVIDE HOG RING FABRIC TIES SPACED 12" O.C. FOR POSTS AND GATES AND 24" O.C. FOR RAILS AND WIRE.
6. 9 GAUGE ALUMINUM TENSION WIRE.
7. 3 STRANDS 14 GAUGE BARBED WIRE WITH 4 POINT BARBS. SPACE BARBS APPROXIMATELY 5" O.C..
8. 3/16" x 3/4" STRETCHER BAR; TO EXTEND FULL HEIGHT OF FENCE.
9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD.
10. 1.66" O.D. CORNER POST BRACE (PER ASTM-F1083).
11. MAINTAIN A 1" MAXIMUM CLEARANCE FROM FINISHED GRADE.
12. PROVIDE CROWNED / PITCHED FINISH FOR FENCE POST PIER FOUNDATIONS; TO EXTEND 1" ABOVE GRADE.
13. 6" CRUSHED STONE (TYP.).
14. FINISH GRADE SHALL BE UNIFORM AND LEVEL.
15. 1.9" O.D. GALVANIZED STEEL, SCHEDULE 40 WELDED GATE FRAME (PER ASTM-F1083).
16. 4" O.D. GALVANIZED STEEL SCHEDULE 40 GATE POSTS (PER ASTM-F1083).
17. 1.66" O.D. PIPE FOR GATE FRAME BRACE RAIL, PER ASTM-F1083.
18. DUCK BILL OPEN GATE HOLDER. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO INSTALLATION.
19. STYMIE MULTI-TENANT LOCKING DEVICE.
20. PROPOSED GEOTEXTILE FABRIC.
21. CONCRETE PIER FOUNDATION; TO ACHIEVE A MINIMUM STRENGTH OF 3000 PSI AT 28 DAYS. CONCRETE DEPTH TO BE A MINIMUM OF 6" BELOW FROST LINE (48" MINIMUM, TYP.). SEE DETAIL FOR PROPOSED DIAMETER.
22. 24" x 30" PARALLEL INFRASTRUCTURE SITE INFORMATION SIGN.
23. 18" x 24" NO TRESPASSING SIGN.
24. 4' WIDE SNOW GATE WITH DOUBLE SWING GATE
25. FORK LATCH WITH COMBINATION LOCK



A FENCING DETAIL

SCALE: NTS

FENCING NOTES:

ALL FENCING TO BE INSTALLED PER ASTM F-567. ALL SWING GATES TO BE INSTALLED PER ASTM F-900.

BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLETED IF LOCAL ORDINANCE REQUIRES.

POST & GATE PIPE SIZES ARE GIVEN AS ACTUAL OUTER DIAMETERS. ALL PIPE TO BE GALVANIZED (HOT DIP, ASTM A53 GRADE "A" STEEL). ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL). ALL OPEN POSTS SHALL HAVE END-CAPS.

ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC USING GALVANIZED HOG-RING WIRE.

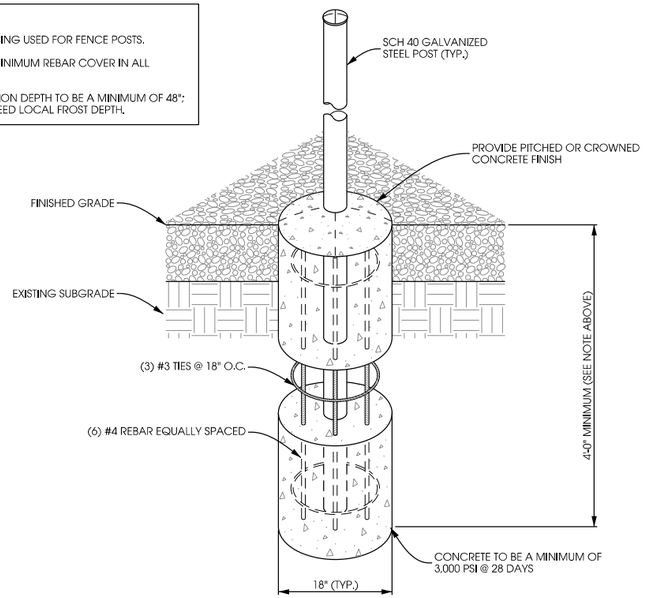
MUSHROOM ANCHOR AND PLUNGER REQUIRED FOR GATE. GENERAL CONTRACTOR RESPONSIBLE FOR PARALLEL INFRASTRUCTURE GATE LOCK.

NOTES:

PIER REINFORCING USED FOR FENCE POSTS.

MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.

PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH.



B FENCE PIER FOUNDATION DETAIL

SCALE: 11" x 17" - 1/2" = 1'-0"
22" x 34" - 1" = 1'-0"

FENCING NOTES
(IF DIFFERENT SPECIFICATION THAN PAGES (SP-1 AND SP-2) THESE NOTES WILL SUPERCEDE)

ALL FENCING USED BY THE GC MUST MEET OR EXCEED THE FOLLOWING:

HARDWARE SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED. 9 GAUGE 2 INCH OR SMALLER MESH.

ALL POSTS AND BRACING MUST BE SCHEDULE 40

AROUND THE COMPOUND PERIMETER, THE GC SHALL INSTALL A COMMERCIAL-GRADE GALVANIZED 8' HIGH CHAIN LINK FENCE WITH A TOP RAIL THREE STRANDS OF BARBED WIRE FACING OUT AT THE TOP, AND A CONTINUOUS STRETCH WIRE AT THE BOTTOM. THE GC SHALL REFER TO SITE PLAN FOR DIMENSIONS.

ON COLLOCATIONS THE NEW FENCING MUST MATCH EXISTING FENCING.

THE GC SHALL PROVIDE 14' WIDE ENTRANCE (REFER TO DRAWINGS FOR SITE SPECIFIC DETAILS). THE GC SHALL BOND GATE TO FENCE WITH FLEXIBLE BOND STRAPS. THE TOP RAIL OF THE FENCE WILL BE ELECTRICALLY BONDED AT ALL CORNERS (4) AND AT ALL JOINTS BY THE GC.

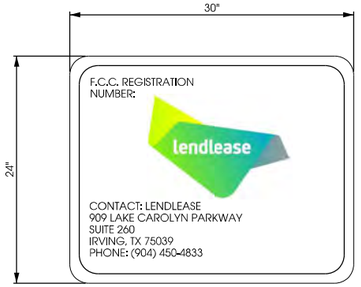
THE FENCE IS TO BE CADWELDED BY THE GC TO THE TOWER GROUND RING.

** IN ADDITION TO ALL OTHER NECESSARY SAFETY AND CUSTOMARY PRECAUTIONS, THE GC IS OBLIGATED TO TAKE; THE GC SHALL INSTALL ORANGE TEMPORARY FENCING AROUND THE PERIMETER, WHICH IS OF SUFFICIENT HEIGHT AND STRUCTURAL INTEGRITY TO PREVENT ACCESS TO THE SITE WHEN THE GC IS NOT PRESENT AT THE PROJECT SITE.

NOTES:

- 1" BORDER - 3" RADII

COLOR:
BACKGROUND - WHITE
LEGEND & BORDER- BLACK



C SIGN DETAIL

SCALE: NTS

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FENCE DETAILS
ROCKFIELD [418732]
ROCKFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 2/13/2019
PROJECT #: 15143
FILE NAME: C-3.dgn

SHEET NUMBER:
C-3

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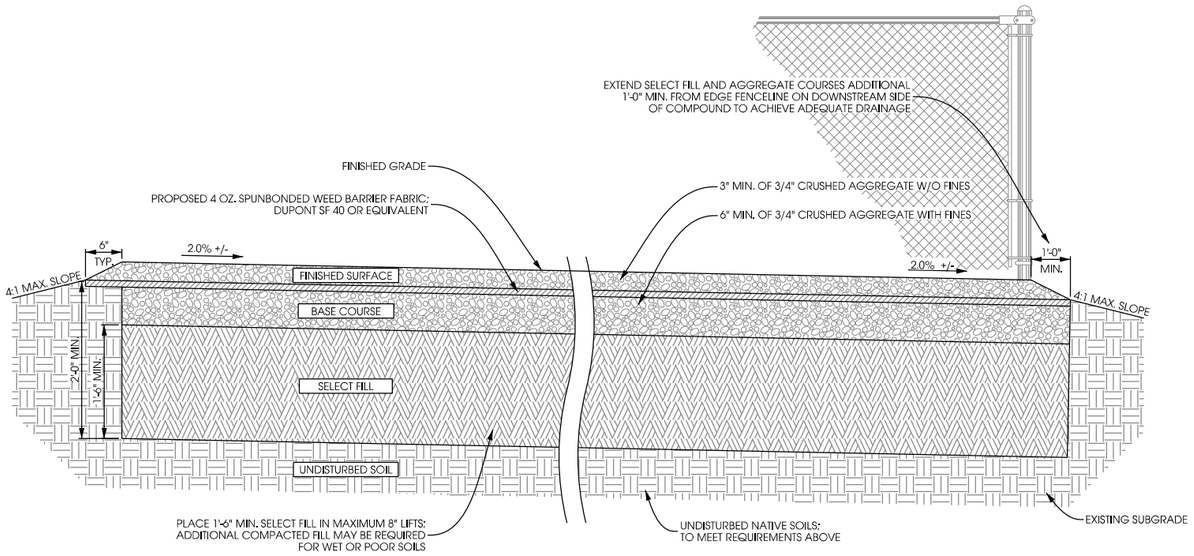
NOTES:

REMOVE ALL TOPSOIL, ORGANIC MATERIAL AND WET OR POOR SOILS WITHIN COMPOUND AREA. CONTRACTOR TO REVIEW SITE CONDITIONS AND CONSULT GEOTECHNICAL REPORT FOR ANTICIPATED DEPTH OF SOILS THAT WILL REQUIRE REMOVAL. IF POOR SOILS ARE ENCOUNTERED AT A DEPTH OF MORE THAN 2'-0", ADDITIONAL SELECT FILL MAY BE REQUIRED. CONTACT CONSTRUCTION MANAGER FOR GUIDANCE.

FINAL TOWER FOUNDATION DESIGN RECOMMENDATIONS TO SUPERCEDE GRADING PLAN OR SITE PLAN ELEVATIONS.



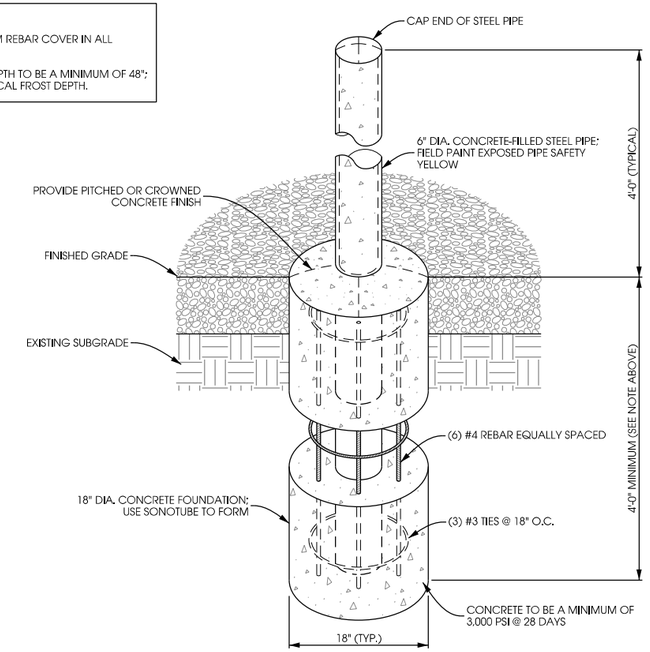
A **COMPOUND CROSS SECTION**

SCALE: NTS

NOTES:

MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.

PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH.



B **PIPE BOLLARD DETAIL**

SCALE: NTS

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624 Water Street
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608.644.1549 fax
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CONSTRUCTION DETAILS

ROCKFIELD [4187732]

RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: C-4.dgn

SHEET NUMBER: **C-4**

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NORTH

LEGEND:

963' = EXISTING CONTOUR GRADES

963' = PROPOSED CONTOUR GRADES

= PROPOSED SPOT ELEVATIONS

= PROPOSED DRAINAGE PATH

= PROPOSED SILT FENCE

NOTES:

1. CONTRACTOR SHALL GRADUALLY MATCH INTO EXISTING CONTOURS
2. NO PROPOSED EARTH WORK SHALL HAVE A GREATER SLOPE THAN 3:1
3. PROPOSED ACCESS DRIVE SHALL HAVE A MAX. SLOPE OF 6:1
4. PROPOSED EARTH WORK NEAR ENTRANCE AND EXIT OF ACCESS DRIVE SHALL HAVE A SLOPE NO GREATER THAN 10:1
5. SLOPES OVER 4:1 WILL REQUIRE EROSION MAT (WDOT CLASS 1 TYPE B)

WOODS

EXISTING GRAVEL ACCESS DRIVE

PROPOSED GRAVEL IN-BETWEEN PROPOSED FENCED COMPOUND & EXISTING GRAVEL ACCESS DRIVE

E 891.05'
P 891.10'

PROPOSED 14' WIDE ACCESS GATE WITH SNOW GATE. SEE DETAILS ON PAGE C-3

FUTURE LEASE AREA

PROPOSED 185' MONOPOLE TOWER

E 891.15'
P 892.20'
T.O.C. 892.70'

E 891.75'
P 892.00'

C/L OF PROPOSED 30' WIDE UTILITY AND INGRESS/ EGRESS EASEMENT (LENDLEASE)

PROPOSED 58' x 78' FENCED COMPOUND

PROPOSED VZW 20' x 36' LEASE AREA

EXISTING GRAVEL ACCESS DRIVE

PROPOSED LANDLORD 60' x 80' LEASE AREA (LENDLEASE)

2%

TREE CANOPY

R= 10'

FILL IN AND SLOPE TO GRASS

E 892.20'
P 893.20'

10'-0"

10'-0"

EXISTING CONC. LOT

FUTURE LEASE AREA

1%

EXISTING CONCRETE RETAINING WALL

E 890.50'
P 891.70'

EXISTING GRAVEL ACCESS DRIVE

TREE CANOPY

BRUSH

EXISTING BROKEN CONCRETE & GRAVEL

EXISTING BUILDING

EXISTING CONCRETE RETAINING WALL

5' 0 5' 10'

SCALE: 11" x 17" - 1" = 10'
22" x 34" - 1" = 5'

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GRADING PLAN
ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
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CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

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PCM

PLOT DATE:
2/13/2019

PROJECT #:
15143

FILE NAME:
C-5.dgn

SHEET NUMBER:
C-5

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NOTE:

TOWER MANUFACTURER TO INSTALL PORTS AT LESSEE ANTENNA CL. VERIFY FINAL PORT HEIGHT, SIZE AND ORIENTATION WITH TOWER PLANS.

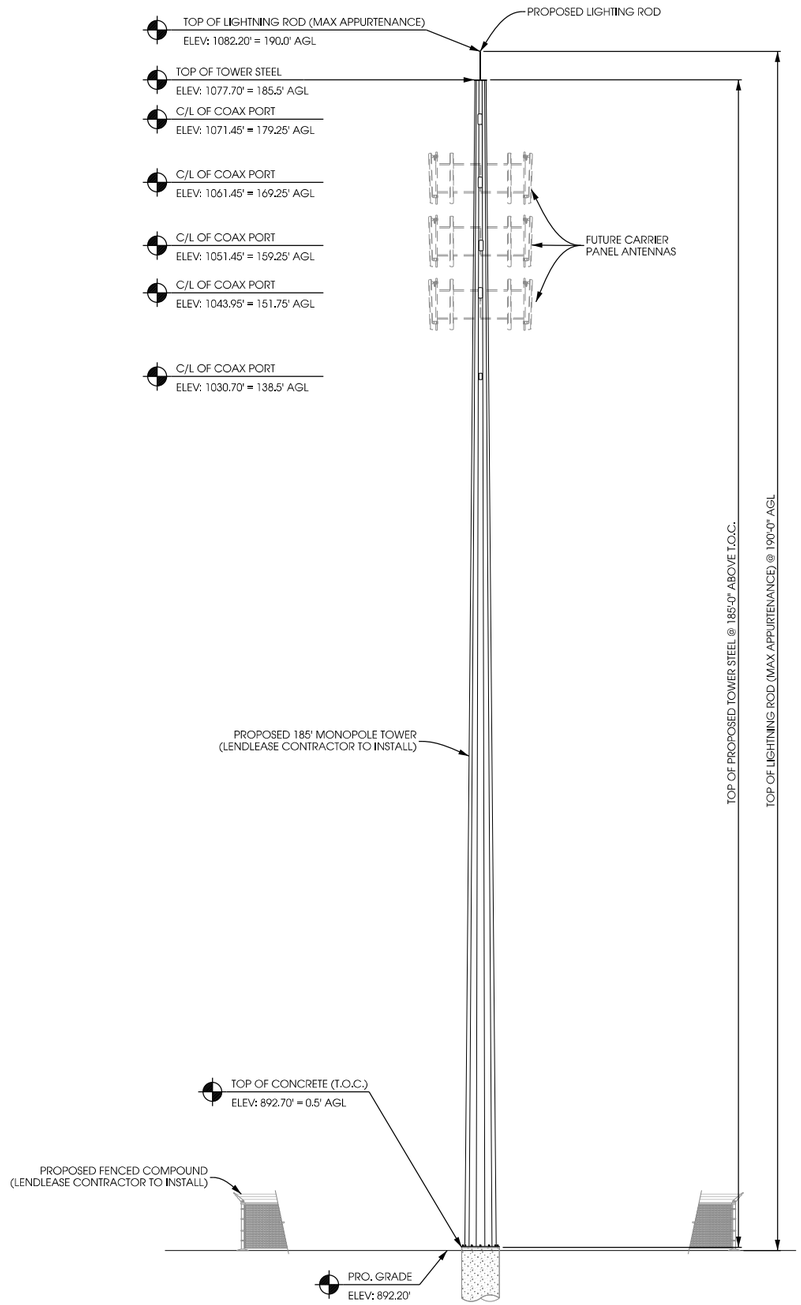
NOTES:

1.) CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER & FINAL RF DESIGN.

2.) HYBRID CABLE LENGTH NOT TO EXCEED 367'.

3.) HYBRID JUMPER CABLE LENGTH NOT TO EXCEED 30'.

4.) IF CABLING LENGTH EXCEEDS MAXIMUM ALLOWED CONTRACTOR SHALL CONTACT CLIENT AND ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION.



A TOWER PROFILE (SOUTH ELEVATION)

SCALE: 11" x 17" - 1" = 24'-0"
22" x 34" - 1" = 12'-0"

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TOWER ELEVATION
ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INI:
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STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: A-1.dgn

SHEET NUMBER: A-1

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UTILITY PROVIDER INFO:

ELECTRIC PROVIDER:	WE ENERGIES
CONTACT:	LAURIE FREDRICKS
PHONE:	262.253.4542
EMAIL:	laurie.fredricks@we-energies.com
WORK ORDER #:	MF 4027536
FIBER OPTIC PROVIDER:	TIME WARNER
CONTACT:	TOM HAMSKI
EMAIL:	thomas.hamski@charter.com
FIBER VENDOR:	MI-TECH
CONTACT:	JOHN SCHUSTER
PHONE:	920.204.1223
EMAIL:	jschuste@mi-tech.us
WORK ORDER #:	TBD

FIBER NOTE:

THE MEET POINT SHALL BE ON THE WEST SIDE OF THE EXISTING ACCESS DRIVE LOCATED AT ROCKFIELD ROAD. MI-TECH HAS PROPOSED A DESIGN THAT WILL PULL EXISTING FIBER FROM THE OVERHEAD POWER POLES LOCATED SOUTH OF ROCKFIELD ROAD AND WILL BORE UNDERNEATH THE ROAD TO A NEWLY INSTALLED VAULT WITHIN THE ROW.

LENDLEASE CONTRACTOR WILL FURNISH AND INSTALL VAULTS. CHARTER/TWC WILL INSTALL CONDUITS BETWEEN THE TWO VAULTS.

LENDLEASE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR FURNISHING AND INSTALLING CONDUIT FROM THE VAULT NEXT TO THE ROW TO THE VAULT IN THE COMPOUND.

POWER NOTE:

WE ENERGIES WILL FULLY BUILD THE SERVICE UP TO THE PROPOSED METER BANK INSIDE OF THE PROPOSED COMPOUND. WE ENERGIES WILL BRING PRIMARY DOWN FROM POWER POLE #96-00236 AND WILL ROUTE CONDUCTORS UNDERGROUND ALONG THE PROPOSED 30' WIDE UTILITY & INGRESS/EGRESS EASEMENT TO THE PROPOSED COMPOUND SITE. THE UTILITY WILL FURNISH & INSTALL CONDUCTORS FROM THIS POWER POLE ALONG THE UTILITY EASEMENT TO THE PROPOSED COMPOUND LOCATION. WE ENERGIES WILL INSTALL THE PROPOSED TRANSFORMER. THE UTILITY WILL ROUTE POWER TO A NEW METER BANK TO BE INSTALLED BY LENDLEASE WITHIN THE PROPOSED COMPOUND. WE ENERGIES WILL FURNISH/INSTALL/CONNECT ALL SECONDARY CONDUCTORS BETWEEN THE TRANSFORMER AND THE SUPPLY SIDE OF THE MULTI-METER PACK.

LENDLEASE'S CONTRACTOR IS TO FURNISH AND INSTALL THIS METERING CENTER. PARALLEL IS TO INSTALL PROTECTIVE BOLLARDS.

BETWEEN THE METER PACK AND THE EQUIPMENT SKID, LESSEE'S CONTRACTOR IS TO FURNISH AND INSTALL CONDUIT AND CONDUCTORS SUITABLE FOR 200A SERVICE, WITH CONDUIT BEING A MINIMUM OF 3" DIAMETER. CONDUIT IS TO BE BURIED TO A MINIMUM DEPTH OF 42". CONDUIT IS TO BE SCH. 40 WHERE UNDERGROUND AND SCH. 80 WHERE IT PROTRUDES FROM THE GROUND. SLIPJOINTS ARE TO BE INSTALLED AT THE BOTTOM OF THE METER PACK AND AT THE EQUIPMENT SKID. AT LEAST (1) PULL ROPE IS TO REMAIN IN THE CONDUIT BETWEEN THE METER PACK AND THE EQUIPMENT SKID AFTER THE CONTRACTOR HAS FINISHED THEIR WORK. CONTRACTOR IS TO HANDLE CONNECTIONS OF CONDUCTORS AT THE LOAD SIDE OF THE METER PACK AND AT THE EQUIPMENT SKID. WE WILL SET THE METER ONCE THE CONTRACTOR'S WORK HAS BEEN PROPERLY INSPECTED.

ADDITIONAL REQUIREMENTS ARE AS FOLLOWS:
- WE ENERGIES REQUESTS THAT CUSTOMER LOCATE ALL PRIVATE UNDERGROUND FACILITIES PRIOR TO INSTALLATION.
- WE ENERGIES WILL ONLY RESTORE ROW. CUSTOMER IS RESPONSIBLE FOR RESTORING PRIVATE PROPERTY.
- WE ENERGIES WILL NOT HAUL SPOIL FROM PROPERTY.
- WE ENERGIES IS NOT RESPONSIBLE FOR ROOT DAMAGE.

ONCE WE ENERGIES HAS RECEIVED ALL SIGNED PAPERWORK AND HAVE THE NECESSARY PERMITS AND/OR EASEMENTS, THEY WILL SCHEDULE THE INSTALLATION. INSTALLATIONS OCCUR APPROXIMATELY THREE WEEKS AFTER ALL REQUIREMENTS ARE MET. PLEASE KEEP THE UTILITY INFORMED ON THE START OF CONSTRUCTION. WE ENERGIES REQUESTS THE CONTACT INFORMATION FOR LENDLEASE CONSTRUCTION MANAGER AND/OR LENDLEASE'S ELECTRICIAN TO SEND OUT THE OUTLET LOCATION LETTER.

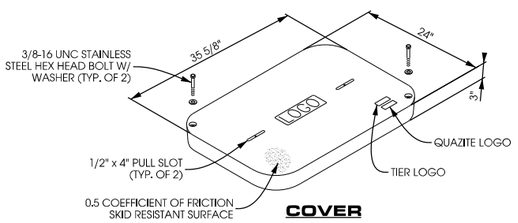
SPLICE / PULL BOX NOTES:

PG STYLE POLYMER CONCRETE (STACKABLE) ASSEMBLY

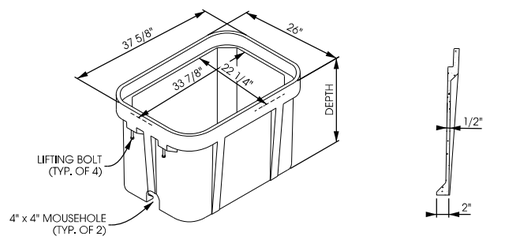
FOR SPLICE BOX LOCATIONS USE 24" x 36" x 36" DEEP BOX QUAZITE PART # PG2436BA36 OR APPROVED EQUIVALENT

FOR PULL BOX LOCATIONS USE 24" x 36" x 24" DEEP BOX QUAZITE PART # PG2436BA24 OR APPROVED EQUIVALENT

FOR COVERS FOR BOTH SPLICE AND PULL BOX LOCATIONS USE QUAZITE PART # PG2435KK00 OR APPROVED EQUIVALENT



COVER

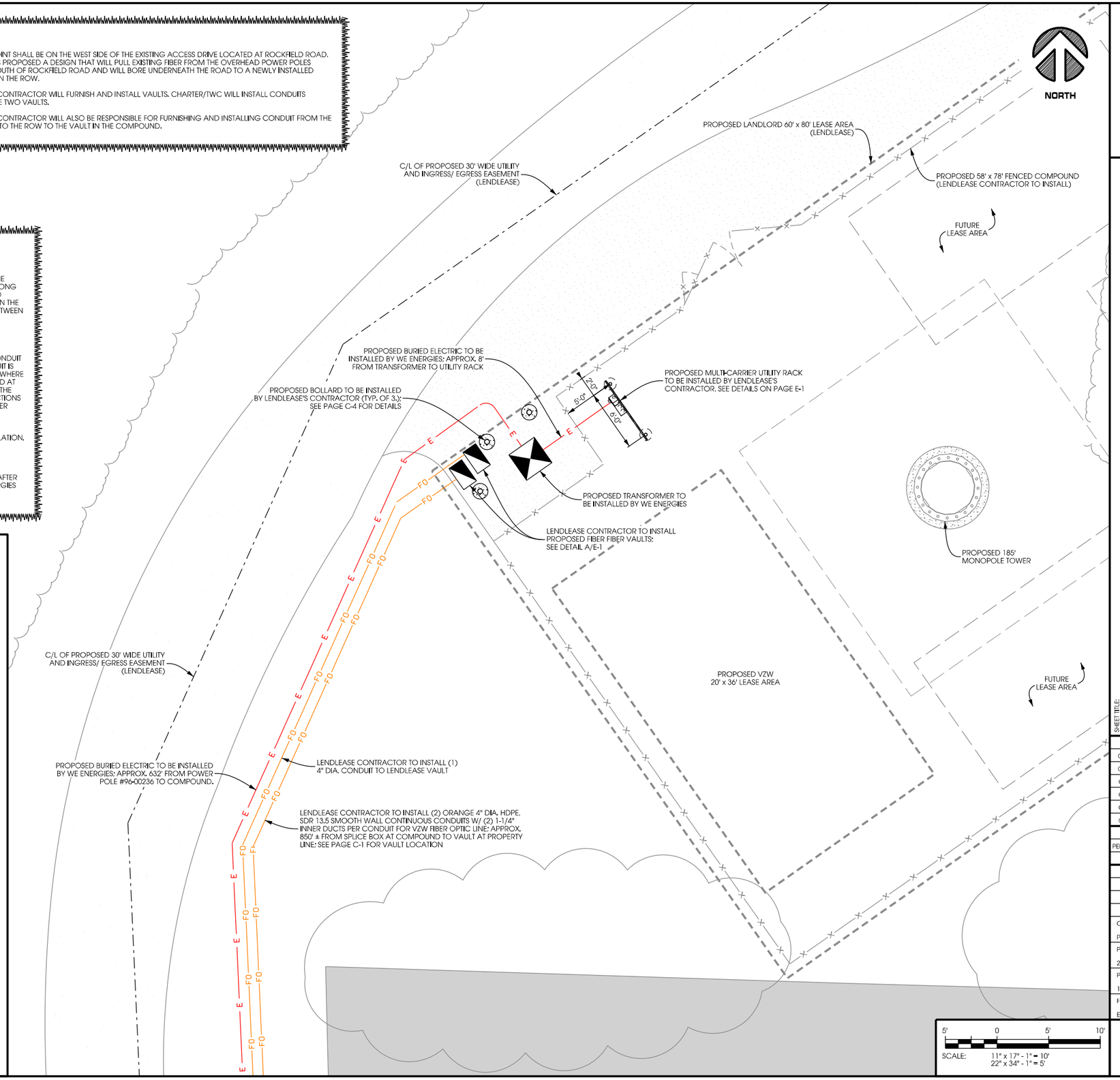


BOX

BOX WALL

A **SPLICE/PULL BOX DETAIL**

SCALE: NTS



5' 0 5' 10'

SCALE: 11" x 17" - 1" = 10'
22" x 34" - 1" = 5'

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608.644.1549 fax
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UTILITY PLAN
ROCKFIELD [418732]
ROCKFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INI:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: E-1.dgn

SHEET NUMBER: **E-1**

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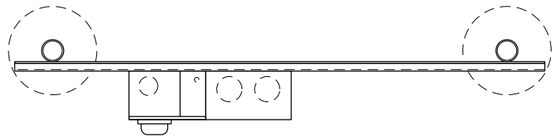
NOTE:

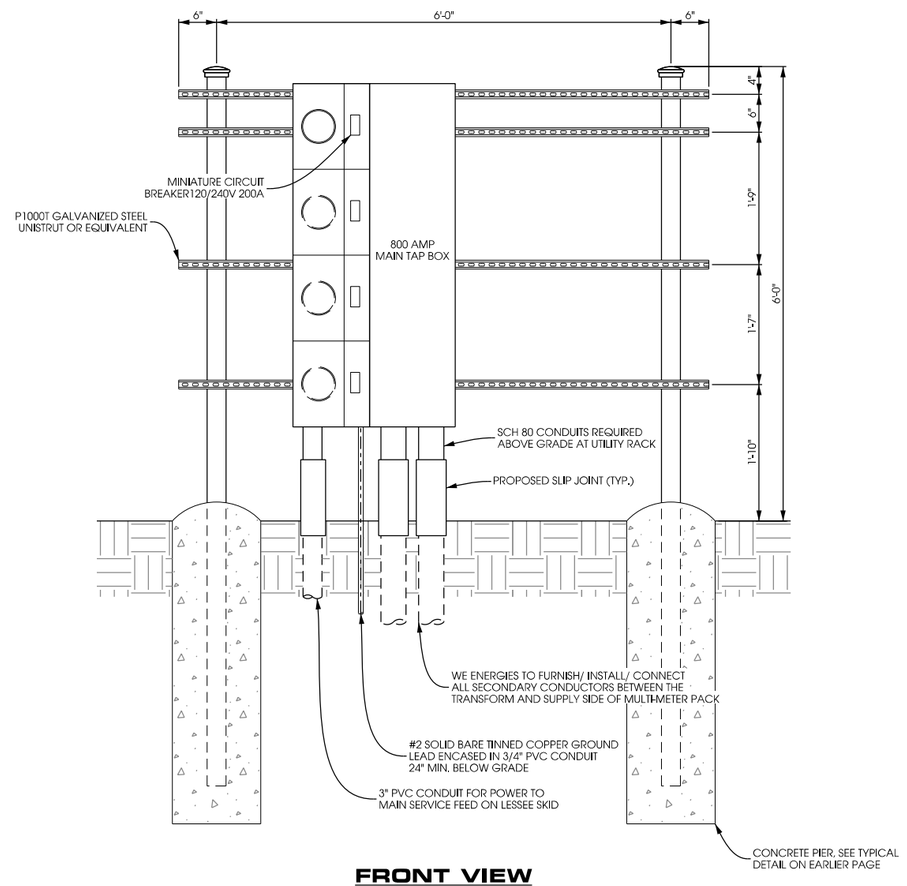
- AT MULTI GANGED METER INSTALLATIONS ROUTE A 3/0 GREEN THWN STRANDED COPPER CONDUCTER FROM THE N-G CONNECTION POINT TO JUST ABOVE THE EARTH SURFACE. THIS CONDUCTOR SHALL BE ROUTED THRUOGH PVC ABOVE FINISHED GRADE TO AVOID THEFT AND BARE UPON ENTRY INTO EARTH & BONDED TO AN APPROVED DRIVEN GROUND ROD.

CABINET MOUNT NOTE:

- ATTACH CABINETS W/ SPRING-LOADED WASHERS TO UNISTRUTS



PLAN VIEW



FRONT VIEW

A **MULTI-METER UTILITY RACK**

SCALE: 11" x 17" - 1/2" = 1'-0"
22" x 34" - 1" = 1'-0"

UTILITY RACK LAYOUT HAS BEEN REVIEWED BY ELECTRIC PROVIDER; ALL DEVIATIONS FROM UTILITY RACK DETAIL TO BE APPROVED BY LAURIE FREDRICKS FROM WE ENERGIES

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Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

UTILITY RACK DETAILS

ROCKFIELD [4187732]

ROCKFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
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CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

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PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: E-2.dgn

SHEET NUMBER: **E-2**

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LEGEND

- INSPECTION WELL
- 5/8" DIA. x 10'-0" LONG, STEEL CLAD W/ A PURE COPPER JACKET (10' MAX SEPARATION)
- EXOTHERMIC CONNECTION (CADWELD OR EQUIVALENT)
- MECHANICAL CONNECTION (BURNDY OR EQUIVALENT)
- GROUND LEAD
- 18" X 18" X .032" THK COPPER PLATE (10' MAX SEPARATION)

KEYED GROUNDING NOTES:

1. TOWER GROUND RING, #2 SOLID BARE-TINNED COPPER GROUND LEAD MIN. 4'-6" BURY (TYP.)OR 6" BELOW FROST WHICH EVER IS GREATER. GROUND RODS SPACED @ 8' O.C.
2. 18" x 18" x .032" THICK COPPER PLATE (MAX. 10' SEPARATION) HARGER PART # GP1818-2T OR APPROVED EQUIVALENT. SEE DETAILS ON PAGE G-2
3. INSPECTION WELL (TYP.): SEE PAGE G-2 FOR DETAIL
4. (4) GROUND LEADS FROM TOWER STEEL TO GROUND RING (USE GROUNDING TABS WHEN AVAILABLE)
5. GATE GROUND LEAD, #2 SOLID BARE TINNED COPPER GROUND LEADS TO GATE POST, & BRAIDED STRAP CONNECTION FROM POST TO GATE
6. GROUND ELECTRIC METER TO (2) INDEPENDENT GROUND RODS, SPACED 10' O.C. WITH #2 SOLID BARE TINNED COPPER
7. GROUND MULTI-METER CABINETS
8. PERIPHERAL GROUND RING SHOULD BE INSTALLED 1' TO 2' INSIDE THE FENCED LINE; THE TOWER GROUND RING SHOULD BE INSTALLED A MINIMUM OF 2' OFF ANY STRUCTURE
9. FENCE CORNER GROUND LEAD, #2 SOLID BARE TINNED COPPER, CADWELD CONNECTION. GROUND FENCE POSTS WITHIN 6-FEET OF EQUIPMENT SKID AND 25-FEET OF TOWER
10. FIBER OPTIC HAND HOLE
11. 4" x 12" x 1/4" GROUND BAR INSIDE HAND HOLE; CONTRACTOR TO DRIVE 10' GROUND ROD & CLAMP TO GROUND BAR

GROUNDING NOTE:

THIS GROUNDING PLAN WAS PREPARED PRIOR TO THE RECEIPT OF THE TOWER FOUNDATION DESIGN. THE LAYOUT OF RADIALS AND GROUND RODS ARE APPROXIMATE IN NATURE AND MAY NEED TO BE ADJUSTED IN THE FIELD. GROUND RODS SHOULD NOT EXTEND THROUGH THE TOWER FOUNDATION OR OTHER STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER. IN ADDITION, SOME ADJUSTMENT TO THE GROUND METHOD MAY BE REQUIRED IN INSTANCES WHERE SHALLOW BEDROCK OR OTHER UNIQUE CIRCUMSTANCES ARE ENCOUNTERED. CONTRACTOR SHALL CONSULT GEOTECHNICAL REPORT FOR FURTHER DESIGN AND CONSTRUCTION RECOMMENDATIONS.

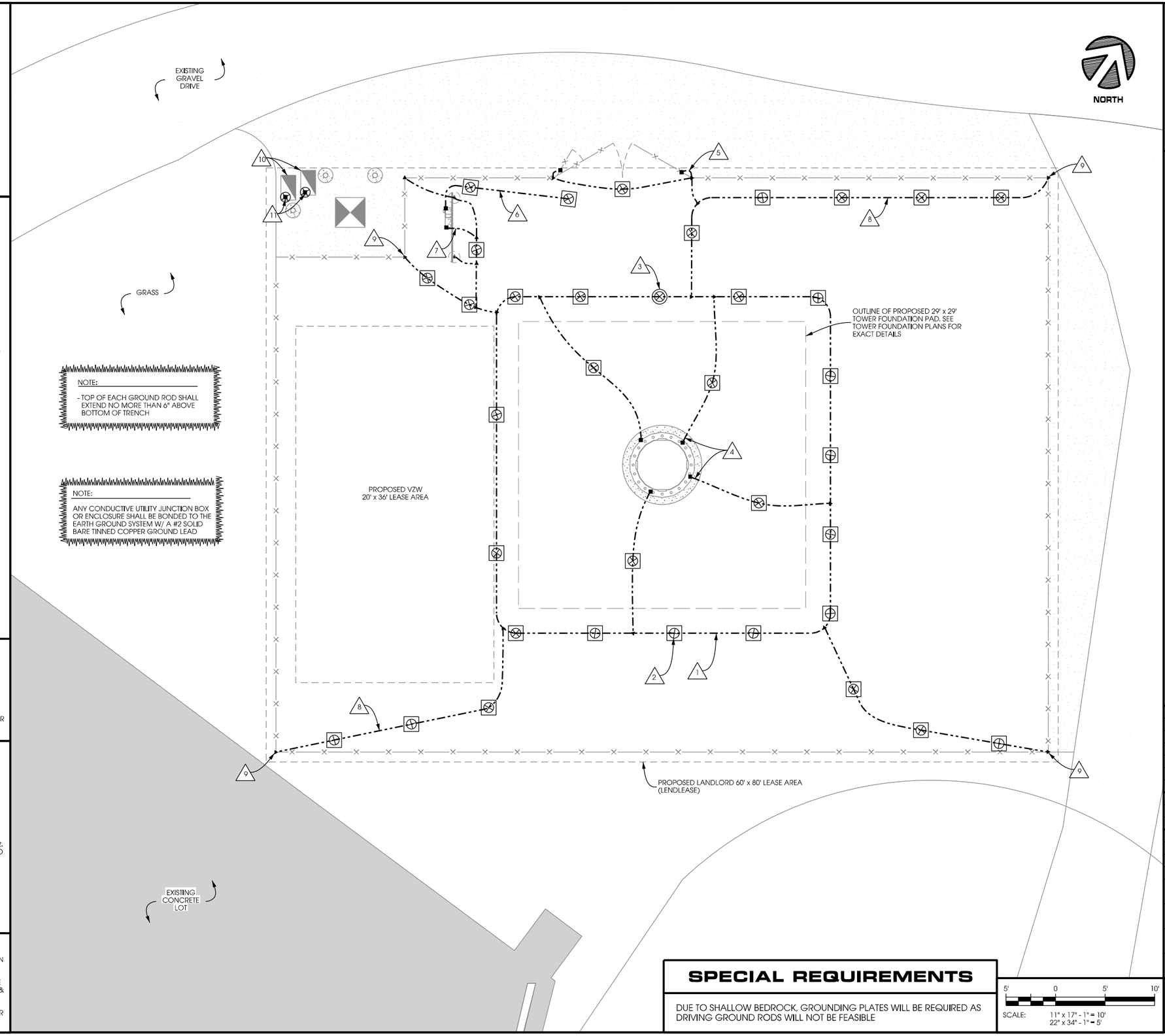
GROUNDING ELECTRODE SYSTEM NOTES:

1. CONNECTIONS:
   ALL CONNECTIONS SHALL BE EXOTHERMICALLY CONNECTED UNLESS NOTED OTHERWISE. CONTRACTOR TO FOLLOW ALL MANUFACTURER'S GUIDELINES & RECOMMENDATIONS.
2. ALL ELECTRICAL AND MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION.
3. FENCE/GATE:
   GROUND FENCE POSTS WITHIN 6-FEET OF ENCLOSURE AND 25-FEET OF TOWER. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
4. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   A. ONE (1) COPY TO THE OWNER REPRESENTATIVE
   B. ONE (1) COPY TO THE ENGINEER
   C. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

NOTE:

- THE GROUNDING SHALL BE TESTED PRIOR TO FINAL BACKFILLING. DOCUMENTATION OF 5 OHM OR LESS RESISTANCE TO BE PROVIDED TO PROJECT MANAGER.
- ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE. PVC SHALL BE MIN. 16" INTO EARTH & EXTEND MIN. 6" ABOVE GROUND.

-INSTALL 18" X 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE.



SPECIAL REQUIREMENTS

DUE TO SHALLOW BEDROCK, GROUNDING PLATES WILL BE REQUIRED AS DRIVING GROUND RODS WILL NOT BE FEASIBLE

5' 0 5' 10'

SCALE: 11" x 17" - 1" = 10'
22" x 34" - 1" = 5'

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GROUNDING PLAN
ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
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STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 2/13/2019
PROJECT #: 15143
FILE NAME: G-1.dgn

SHEET NUMBER: G-1

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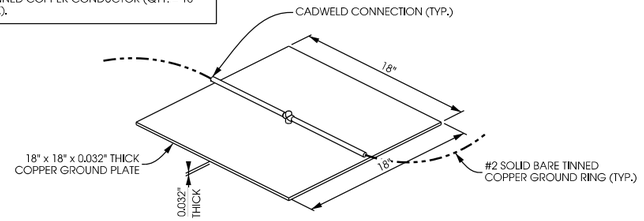
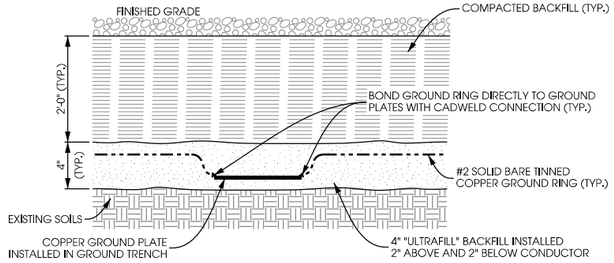
PRODUCT INFORMATION:

HARGER PART #GP1818-2T (OR EQUAVALENT):

18" x 18" COPPER GROUND PLATE WITH #2 SOLID BARE TINNED COPPER CONDUCTOR (QTY. = 10 PER BOX).



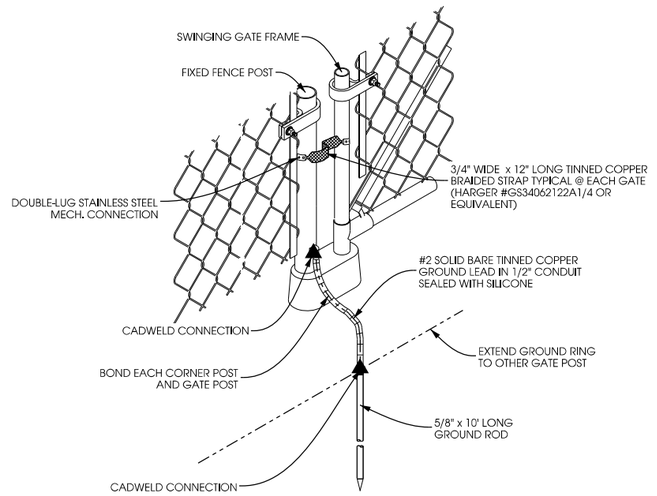
ISOMETRIC VIEW



CROSS SECTION

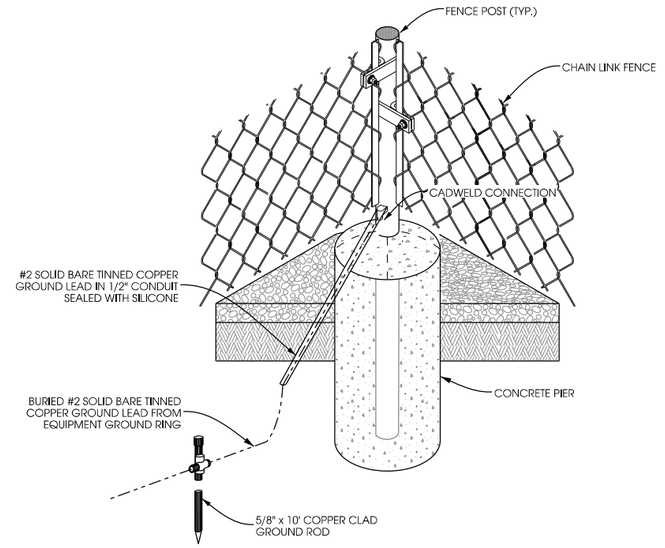
A GROUND PLATE DETAIL

SCALE: NTS



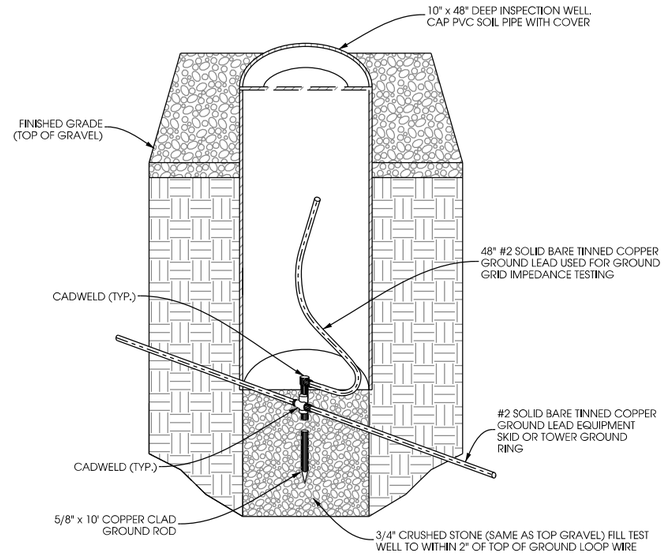
B GATE GROUNDING DETAIL

SCALE: NTS



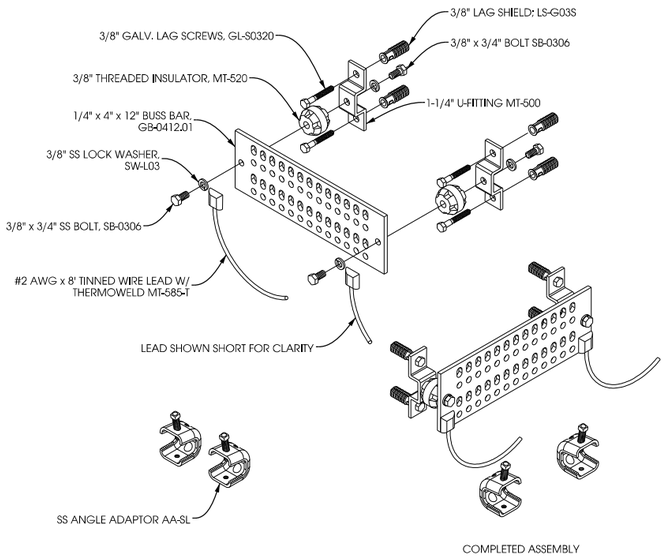
C FENCE POST GROUNDING DETAIL

SCALE: NTS



D INSPECTION WELL DETAIL

SCALE: NTS

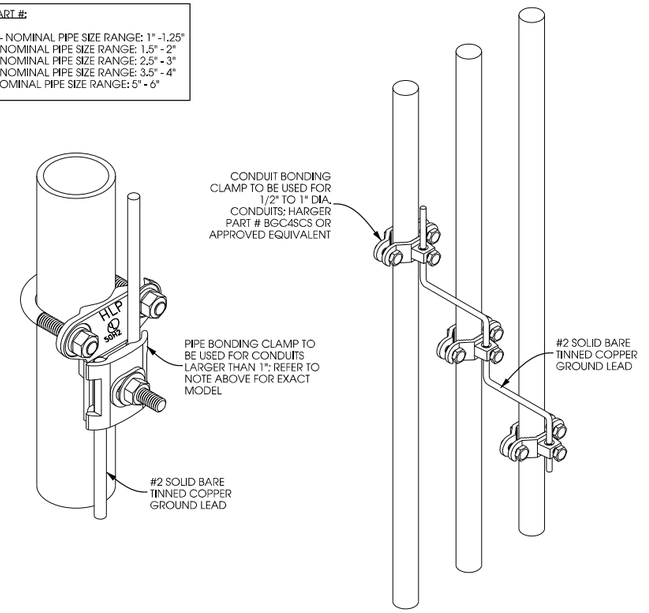


E GROUND AND BUSS BAR DETAIL

SCALE: NTS

HARGER PART #:

CPC1/1.25 - NOMINAL PIPE SIZE RANGE: 1" -1.25"
CPC1.5/2 - NOMINAL PIPE SIZE RANGE: 1.5" - 2"
CPC2.5/3 - NOMINAL PIPE SIZE RANGE: 2.5" - 3"
CPC3.5/4 - NOMINAL PIPE SIZE RANGE: 3.5" - 4"
CPC5/6 - NOMINAL PIPE SIZE RANGE: 5" - 6"



F CONDUIT GROUNDING

SCALE: NTS

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624 Water Street
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GROUNDING DETAILS
ROCKFIELD [4187732]
RICHFIELD, WISCONSIN

SHEET TITLE:

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PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: G-2.dgn

SHEET NUMBER: **G-2**

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GENERAL

THE CONSTRUCTION DRAWINGS AND SPECIFICATIONS ARE INTERRELATED WHEN PERFORMING THE WORK. EACH CONTRACTOR MUST REFER TO ALL DRAWINGS. COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

DIVISION 1: GENERAL REQUIREMENTS

SECTION 01700 - PROJECT CLOSEOUT

PART 1 - GENERAL

A. OBTAIN AND SUBMIT RELEASES ENABLING THE OWNER UNRESTRICTED USE OF THE WORK AND ACCESS TO SERVICES AND UTILITIES. INCLUDE OCCUPANCY PERMITS, OPERATING CERTIFICATES, AND SIMILAR RELEASES.

B. SUBMIT RECORD DRAWINGS, DAMAGE, OR SETTLEMENT SURVEY, PROPERTY SURVEY, AND SIMILAR FINAL RECORD INFORMATION.

C. COMPLETE FINAL CLEAN-UP REQUIREMENTS, INCLUDING TOUCH-UP PAINTING. TOUCH-UP AND OTHERWISE REPAIR AND RESTORED MARRED EXPOSED FINISHES.

PART 2 - FINAL CLEANING/PROJECT CLOSEOUT

1. COMPLETE THE FOLLOWING OPERATIONS BEFORE REQUESTING INSPECTION FOR CERTIFICATE OF COMPLETION:

   A. CLEAN THE PROJECT SITE, YARD AND GROUNDS IN AREAS DISTURBED BY CONSTRUCTION ACTIVITIES, INCLUDING LANDSCAPE DEVELOPMENT, AREAS OF RUBBISH, WASTE MATERIALS, LITTER AND FOREIGN SUBSTANCES. SWEEP PAVED AREAS BROOM CLEAN. REMOVE PETRO-CHEMICAL SPILLS, STAINS AND OTHER FOREIGN DEPOSITS. RAKE GROUNDS THAT ARE NEITHER PLANTED NOR PAVED TO A SMOOTH, EVEN-TEXTURED SURFACE.

   B. REMOVE TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY, AND SURPLUS MATERIAL FROM THE SITE.

   C. REMOVE SNOW AND ICE TO PROVIDE SAFE ACCESS TO THE SITE AND EQUIPMENT BUILDING.

   D. CLEAN EXPOSED EXTERIOR AND INTERIOR HARD-SURFACED FINISHES TO A DIRT-FREE CONDITION, FREE OF STAINS, FILMS AND SIMILAR FOREIGN SUBSTANCES. AVOID DISTURBING NATURAL WEATHERING OF EXTERIOR SURFACES.

   E. REMOVE DEBRIS FROM UNITED ACCESS SPACES, INCLUDING ROOFS, EQUIPMENT BUILDING, MANHOLES AND SIMILAR SPACES.

   F. REMOVE LABELS THAT ARE NOT PERMANENT LABELS.

   G. TOUCH-UP AND OTHERWISE REPAIR AND RESTORE MARRED EXPOSED FINISHES AND SURFACES. REPLACE FINISHES AND SURFACES THAT CAN NOT BE SATISFACTORILY BE REPAIRED OR RESTORED, OR THAT SHOW EVIDENCE OF REPAIR OR RESTORATION. DO NO PAINT OVER "UL" AND SIMILAR LABELS, INCLUDING ELECTRICAL NAME PLATES.

   H. LEAVE THE PROJECT CLEAN AND READY FOR OCCUPANCY.

   I. DUST OFF ALL EQUIPMENT, INCLUDING BATTERY PACKS, WITHIN EQUIPMENT BUILDING.

   J. GENERAL CONTRACTOR TO CLEAN AND APPLY STATIC-FREE WAX TO THE FLOORS ONCE FINAL SHELTER EQUIPMENT AND ACCESSORIES ARE COMPLETED.

2. REMOVAL OF PROTECTION

   REMOVE TEMPORARY PROTECTION AND FACILITIES INSTALLED DURING CONSTRUCTION TO PROTECT PREVIOUSLY COMPLETED INSTALLATIONS DURING THE REMAINDER OF THE CONSTRUCTION PERIOD.

DIVISION 2: SITE WORK

SECTION 02200 - EARTHWORK AND DRAINAGE

PART 1 - GENERAL

1. WORK INCLUDED - SEE SITE PLAN

2. DESCRIPTIONS

   ACCESS DRIVE WITH TURN-AROUND AREA, LEASE AREA, AND, IF APPLICABLE, UNDERGROUND UTILITY EASEMENTS ARE TO BE CONSTRUCTED TO PROVIDE A WELL-DRAINED, EASILY MAINTAINED, EVEN SURFACE FOR MATERIAL AND EQUIPMENT DELIVERIES AND MAINTENANCE PERSONNEL ACCESS.

3. QUALITY ASSURANCE

   A. APPLY SOIL STERILIZER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS (AS NEEDED).

   B. APPLY AND MAINTAIN GRASS SEED AS RECOMMENDED BY THE SEED PRODUCER (AS NEEDED).

   C. PLACE AND MAINTAIN VEGETATION LANDSCAPING, IF INCLUDED WITHIN THE CONTRACT, AS RECOMMENDED BY NURSERY INDUSTRY STANDARDS.

4. SEQUENCING

   A. CONFIRM SURVEY STAKES AND SET ELEVATIONS STAKES PRIOR TO ANY CONSTRUCTION.

   B. COMPLETELY GRUB THE ACCESS DRIVE WITH TURN-AROUND, UNDERGROUND UTILITY EASEMENTS (IF APPLICABLE), AND LEASE AREA PRIOR TO FOUNDATION CONSTRUCTION, PLACEMENT OF BACKFILL AND SUB-BASE MATERIAL.

   C. CONSTRUCT TEMPORARY CONSTRUCTION AREA ALONG ACCESS DRIVE.

   D. BRING THE LEASE AREA AND ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION PRIOR TO INSTALLING FOUNDATION.

   E. APPLY SOIL STERILIZER PRIOR TO PLACING BASE MATERIALS SUCH THAT THE STERILIZER ONLY COMES IN CONTACT WITH PROPOSED GRAVEL SURFACES

   F. GRADE, SEED, FERTILIZE, AND MULCH ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING UNDERGROUND UTILITY EASEMENTS) IMMEDIATELY AFTER BRINGING LEASE AND ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION. WATER TO ENSURE GROWTH.

   G. REMOVE GRAVEL FROM TEMPORARY CONSTRUCTION ZONE TO AN AUTHORIZED AREA OR AS DIRECTED BY THE PROJECT MANAGER.

   H. AFTER APPLICATIONS OF FINAL SURFACES, APPLY SOIL STERILIZER TO STONE SURFACES.

5. SUBMITTALS

   A. BEFORE CONSTRUCTION
   IF LANDSCAPING IS APPLICABLE TO THE CONTRACT, SUBMIT TWO (2) COPIES OF THE LANDSCAPE PLAN UNDER NURSERY LETTERHEAD. IF LANDSCAPE ALLOWANCE WAS INCLUDED IN THE CONTRACT, PROVIDE AN ITEMIZED LISTING OF PROPOSED COSTS ON NURSERY LETTERHEAD, REFER TO PLANS FOR LANDSCAPING REQUIREMENTS.

   G. PLACE FILL OR STONE IN SIX (6) INCH MAXIMUM LIFTS, AND COMPACT BEFORE PLACING NEXT LIFT.

   B. AFTER CONSTRUCTION

      1. MANUFACTURER'S DESCRIPTION OF PRODUCT AND WARRANTY STATEMENT ON SOIL STERILIZED.

      2. MANUFACTURER'S DESCRIPTION OF PRODUCT ON GRASS SEED AND FERTILIZER.

      3. LANDSCAPING WARRANTY STATEMENT.

6. WARRANTY

   A. IN ADDITION TO THE WARRANTY ON ALL CONSTRUCTION COVERED IN THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL REPAIR ALL DAMAGE AND RESTORE AREA AS CLOSE TO ORIGINAL CONDITION AS POSSIBLE AT SITE AND SURROUNDINGS.

   B. SOIL STERILIZATION APPLICATION TO GUARANTEE VEGETATION FREE ROAD AND SITE AREAS FOR ONE YEAR FOM DATE OF FINAL INSPECTION.

   C. DISTURBED AREAS WILL REFLECT GROWTH OF NEW GRASS PRIOR TO FINAL INSPECTION.

   D. LANDSCAPING, IF INCLUDED WITHIN THE SCOPE OF THE CONTRACT, WILL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL INSPECTION.

PART 2 - PRODUCTS

1. MATERIALS

   A. SOIL STERILIZER SHALL BE AN EPA REGISTERED, PRE-EMERGENCE LIQUID:
   TOTAL KILL — PHASAR CORPORATION
   PRODUCT 910 — P.O. BOX 5123
   EPA 10292-7 — DEARBORN, MI 48128
   313.563.8000

   AMBUSH HERBICIDE — FRAMAR INDUSTRIAL PRODUCTS
   EPA REGISTERED — 1435 MORRIS AVENUE
   UNION, NJ 07083
   800.526.4924

   B. ROAD AND SITE MATERIALS SHALL CONFORM TO DOT SPECIFICATIONS (UNLESS OTHERWISE NOTED). ACCEPTABLE SELECT FILL SHALL BE IN ACCORDANCE WITH STATE DEPARTMENT OF HIGHWAY AND TRANSPORTATION STANDARD SPECIFICATIONS.

   C. SOIL STABILIZED FABRIC SHALL BE MIRAFI - 500X.

PART 3 - EXECUTION

1. INSPECTIONS

   LOCAL BUILDING INSPECTORS SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS, UNLESS OTHERWISE SPECIFIED BY THE LOCAL JURISDICTION.

2. PREPARATION

   A. CLEAR TREES, BRUSH AND DEBRIS FROM LEASE AREA, ACCESS DRIVE WITH TURN-AROUND, AND UNDERGROUND UTILITY EASEMENTS AS REQUIRED FOR CONSTRUCTION.

   B. PRIOR TO OTHER EXCAVATION AND CONSTRUCTION, GRUB ORGANIC MATERIAL TO A MINIMUM OF SIX (6) INCHES BELOW GRADE.

   C. UNLESS OTHERWISE INSTRUCTED BY LEASEE, TRANSPORT ALL REMOVED TREES, BRUSH AND DEBRIS FROM THE PROPERTY TO AN AUTHORIZED LANDFILL.

   D. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, ROLL THE SOIL.

   E. WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, LINE THE AREAS WITH A STABILIZED MAT PRIOR TO PLACEMENT OF FILL OR BASE MATERIAL.

   F. PRIOR TO PLACEMENT OF FILL OR BASE MATERIALS, REMOVE SOFT SPOTS, PLACE SELECT FILL, AND COMPACT TO 95% MODIFIED PROCTOR.

3. INSTALLATION

   A. GRADE OR FILL THE LEASE AREA AND ACCESS DRIVE WITH TURN-AROUND AS REQUIRED IN ORDER THAT UPON DISTRIBUTION OF SPOILS RESULTING FROM EXCAVATIONS, THE RESULTING GRADE WILL CORRESPOND WITH SAID SUB-BASE COURSE. ELEVATIONS ARE TO BE CALCULATED FROM BENCHMARK, FINISHED GRADES, OR INDICATED SLOPES.

   B. CLEAR EXCESS SPOILS, IF ANY, FROM JOB SITE AND DO NOT SPREAD BEYOND THE LIMITS OF PROJECT AREA UNLESS AUTHORIZED BY PROJECT MANAGER AND AGREED TO BY LANDOWNER.

   C. BRING THE ACCESS DRIVE WITH TURN-AROUND TO BASE COURSE ELEVATION TO FACILITATE CONSTRUCTION AND OBSERVATION DURING CONSTRUCTION OF THE SITE.

   D. AVOID CREATING DEPRESSIONS WHERE WATER MAY POND.

   E. THE CONTRACT SHALL INCLUDE GRADING, BANKING, AND DITCHING, UNLESS OTHERWISE NOTED.

   F. WHEN IMPROVING AN EXISTING ACCESS DRIVE, GRADE THE EXISTING DRIVE TO REMOVE ANY ORGANIC MATTER AND SMOOTH THE SURFACE BEFORE PLACING FILL OR STONE.

   H. THE TOP SURFACE COURSE SHALL EXTEND A MINIMUM OF ONE (1) FOOT BEYOND THE SITE FENCE, UNLESS OTHERWISE NOTED, AND SHALL COVER THE AREA AS INDICATED.

   I. NO SLOPES ARE TO BE GREATER THAN 3:1.

   J. APPLY RIP-RAP TO THE SIDES OF DITCHES AND DRAINAGE SWALES WHERE INDICATED ON THE DRAWINGS.

   K. RIP-RAP ENTIRE DITCH FOR SIX (6) FEET IN ALL DIRECTIONS AT CULVERT OPENINGS. (WHEN APPLICABLE)

   L. APPLY SEED, FERTILIZER, AND STRAW COVER TO ALL OTHER DISTURBED AREAS, DITCHES, AND DRAINAGE SWALES, NOT OTHERWISE RIP-RAPPED.

   M. UNDER NO CIRCUMSTANCES WILL DITCHES, SWALES, OR CULVERTS BE PLACED SO THAT THEY DIRECT WATER TOWARDS, OR PERMIT STANDING WATER IMMEDIATELY ADJACENT TO SHELTER OR EQUIPMENT. IF DESIGNS OR ELEVATIONS ARE IN CONFLICT WITH THIS, ADVISE CONSTRUCTION MANAGER IMMEDIATELY.

   N. IN DITCHES WITH SLOPES GREATER THAN 10%, MOUND DIVERSIONARY HEADWALLS IN THE DITCH AT AN ANGLE NO GREATER THAN 60° OFF THE DITCH LINE. RIP-RAP THE UPSTREAM SIDE OF THE HEADWALL AS WELL AS THE DITCH FOR SIX (6) FEET ABOVE THE CULVERT ENTRANCE.

   O. APPLY SEED AND FERTILIZER TO SURFACE CONDITIONS WHICH WILL ENCOURAGE ROOTING. RAKE AREAS TO BE SEEDED TO EVEN THE SURFACE AND LOOSEN THE SOIL.

   P. SOW SEED IN TWO DIRECTIONS IN TWICE THE QUANTITY RECOMMENDED BY THE SEED PRODUCER.

   Q. ENSURE GROWTH OF SEEDED AND LANDSCAPED AREAS BY WATERING UP TO THE POINT OF RELEASE FROM THE CONTRACT. CONTINUE TO REWORK THE BARE AREAS UNTIL COMPLETE COVERAGE IS OBTAINED.

4. FIELD QUALITY CONTROL

   COMPACT SOILS TO MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557. AREAS OF SETTLEMENT WILL BE EXCAVATED AND REFILLED AT CONTRACTOR'S EXPENSE. INDICATE PERCENTAGE OF COMPACTION ACHIEVED ON AS-BUILT DRAWINGS.

5. PROTECTION

   A. PROTECT SEEDED AREAS FROM EROSION BY SPREADING STRAW TO A UNIFORM LOOSE DEPTH OF 1-2 INCHES. STAKE AND TIE DOWN AS REQUIRED. USE OF EROSION CONTROL MESH OR MULCH NET WILL BE AN ACCEPTABLE ALTERNATE.

   B. ALL TREES PLACED IN CONJUNCTION WITH A LANDSCAPE CONTRACT WILL BE WRAPPED, TIED WITH HOSE PROTECTED WIRE, AND SECURED TO 2" x 2" x 4' - 0" WOODEN STAKES EXTENDING TWO-FEET INTO THE GROUND ON FOUR SIDES OF THE TREE.

   C. PROTECT ALL EXPOSED AREAS AGAINST WASHOUTS AND SOIL EROSION. ALL EROSION CONTROL METHODS SHALL CONFORM TO APPLICABLE BUILDING CODE REQUIREMENTS.

SECTION 02830 - CHAIN-LINK FENCING AND GATE(S)

PART 1 - GENERAL

1. WORK INCLUDED

   SEE PLAN FOR SITE AND LOCATION OF FENCE AND GATE(S).

2. QUALITY ASSURANCE

   ALL STEEL MATERIALS UTILIZED IN CONJUNCTION WITH THIS SPECIFICATION WILL BE GALVANIZED OR STAINLESS STEEL. WEIGHT OF ZINC COATING ON THE FABRIC SHALL NOT BE LESS THAN TWELVE (12) OUNCES PER SQUARE FOOT OF MATERIAL COVERED. POSTS SHALL BE HOT-DIPPED IN GRADE 'E' ZINC, EIGHTEEN (18) OUNCES PER SQUARE FOOT.

3. SEQUENCING

   IF THE SITE AREA HAS BEEN BROUGHT UP TO SURFACE COURSE ELEVATION (PRIOR TO THE FENCE CONSTRUCTION), FENCE POST EXCAVATION SPOILS MUST BE CONTROLLED TO PRECLUDE CONTAMINATION OF SAID SURFACE COURSE.

4. SUBMITTALS

   A. MANUFACTURER'S DESCRIPTIVE LITERATURE.

   B. CERTIFICATE OR STATEMENT OF COMPLIANCE WITH THE SPECIFICATIONS.

PART 2 - PRODUCTS

1. FENCE MATERIAL

   A. ALL FABRIC WIRE, RAILS, HARDWARE, AND OTHER STEEL MATERIALS SHALL BE HOT-DIPPED GALVANIZED.

   B. FABRIC SHALL BE 9 GAUGE. THE FABRIC SHALL HAVE A KNUCKLED FINISH FOR THE TOP SELVAGES. FABRIC SHALL CONFORM TO THE SPECIFICATIONS OF ASTM A-392 CLASS 1.

   C. BARBED WIRE SHALL BE DOUBLE-STRAND, 12-1/2 GAUGE TWISTED WIRE, WITH 14-GAUGE, 4-POINT ROUND BARBS SPACED ON FIVE (5) INCH CENTERS.

   D. ALL POSTS SHALL BE SCHEDULE - 40 MECHANICAL SERVICE PIPE AND SHALL BE PER ASTM-F1083 AND OF THE FOLLOWING ACTUAL OUTER DIAMETERS:

   LINE: 2.375" O.D. SCHEDULE 40

   CORNER: 2.875" O.D., SCHEDULE 40 (FOR FENCE FABRIC HEIGHT OF 6' OR LESS)
   3.5" O.D. SCHEDULE 40 (FOR FENCE FABRIC HEIGHT OF 8' OR LESS)

   GATE: 4" O.D. SCHEDULE 40

   E. GATE POSTS SHALL BE EXTENDED TWELVE (12) INCHES, INCLUDING DOME CAP, TO PROVIDE FOR ATTACHMENT OF BARBED WIRE.

   F. ALL TOP AND BRACE RAILS SHALL BE 1.66" O.D. SCHEDULE - 40 MECHANICAL- SERVICE PIPE.

   G. GATE FRAMES AND BRACES SHALL BE 1.9" O.D. SCHEDULE 40 MECHANICAL-SERVICE PIPE. FRAMES SHALL HAVE WELDED CORNERS.

   H. GATE FRAMES SHALL HAVE A FULL-HEIGHT VERTICAL BRACE, AND A FULL-WIDTH HORIZONTAL BRACE, SECURED IN PLACE BY USE OF GATE BRACE CLAMPS.

   I. GATE HINGES SHALL BE MERCHANTS METAL MODEL 64386 HINGE ADAPTER WITH MODEL 6409, 180-DEGREE ATTACHMENT.

   J. THE GUIDE (LATCH ASSEMBLY) SHALL BE HEAVY INDUSTRIAL DOUBLE GATE LATCH. SEE DETAIL(S).

   K. LATCHES AND STOPS SHALL BE PROVIDED FOR ALL GATES.

   L. PLUNGER ROD COMPLETE WITH RECEPTOR TO BE PROVIDED AT THE INACTIVE LEAF OF ALL DOUBLE GATE INSTALLATIONS.

   M. ALL STOPS SHALL HAVE KEEPERS CAPABLE OF HOLDING THE GATE LEAF IN THE OPEN POSITION.

   N. A 9 GAUGE ALUMINUM TENSION WIRE SHALL BE USED AT THE BOTTOM OF THE FABRIC, TERMINATED WITH BAND CLIPS AT CORNER AND GATE POSTS.

   O. A SIX (6) INCH BY 1/2 INCH DIAMETER EYEBOLT TO HOLD TENSION WIRE SHALL BE PLACED AT LINE POSTS. (WHEN APPLICABLE)

   P. STRETCHER BARS SHALL BE 3/16 INCH BY 3/4 INCH OR HAVE EQUIVALENT CROSS-SECTIONAL AREA.

   Q. ALL CORNER GATE AND PANELS SHALL HAVE A 3/8 INCH TRUSS ROD WITH TURNBUCKLES.

   R. ALL POSTS EXCEPT GATE POSTS SHALL HAVE A COMBINATION CAP AND BARBED WIRE SUPPORTING ARM. GATE POSTS SHALL HAVE A DOME CAP.

   S. OTHER HARDWARE INCLUDES, BUT MAY NOT BE LIMITED TO, TIE CLIPS, BAND CLIPS AND TENSION BAND CLIPS.

   T. BARBED WIRE GATE GUARDS SHALL BE FITTED WITH DOME CAPS.

   U. BARBED WIRE SUPPORT ARMS SHALL BE PRESSED STEEL COMPLETE WITH SET BOLT AND LOCK WIRE IN THE ARM.

   V. ALL CAPS SHALL BE MALLEABLE IRON, DOME OR ACORN SHAPED AS REQUIRED BY PIPE SIZE.

   W. WHERE THE USE OF CONCERTINA HAS BEEN SPECIFIED, 24-INCH DIAMETERS COIL, BARBED TAPE, STAINLESS STEEL, CYCLONE FENCE MODEL G8P TO TYPE III SHALL BE FURNISHED. IT SHALL BE SUPPORTED ABOVE THE TOP RAIL BY USE OF SIX (6) WIRE BARBED WIRE ARMS POSITIONED ATOP EACH LINE/CORNER POST.

PART 3 - EXECUTION

1. INSPECTION

   TO CONFIRM PROPER DEPTH AND DIAMETER OF POST HOLE EXCAVATIONS. ALL POST HOLES WILL BE EXCAVATED AS PER CONSTRUCTION DOCUMENTS.

2. INSTALLATION

   A. FOUNDATIONS SHALL HAVE A MINIMUM SIX (6) INCH CONCRETE COVER UNDER POST.

   B. ALL FENCE POSTS SHALL BE VERTICALLY PLUMB WITHIN ONE QUARTER (1/4) INCH.

   C. FABRIC SHALL BE TENSIONED PER MANUFACTURER'S RECOMMENDATIONS TO PRESENT A NEAT APPEARANCE.

   D. AT CORNER POSTS, GATE POSTS, AND SIDES OF GATE FRAME, FABRIC SHALL BE ATTACHED WITH STRETCHER AND TENSION BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.

   E. AT LINE POSTS, FABRIC SHALL BE ATTACHED WITH BAND-CLIPS AT FIFTEEN (15) INCH INTERVALS.

   F. FABRIC SHALL BE ATTACHED TO BRACE RAILS, TENSION WIRE AND TRUSS RODS WITH TIE-CLIPS AT TWO (2) FOOT INTERVALS.

   G. A MAXIMUM GAP OF ONE (1) INCH WILL BE PERMITTED BETWEEN TIE CHAIN LINE FABRIC AND THE FINAL GRADE.

   H. GATE SHALL BE INSTALLED SO LOCKS ARE ACCESSIBLE FROM BOTH SIDES.

   I. GATE HINGE BOLTS SHALL HAVE THEIR THREADS PEENED OR WELDED TO PREVENT UNAUTHORIZED REMOVAL.

   J. GATE POSTS SHALL NOT BE SHARED AS A CORNER POST.

   K. CONCRETE TO BE A MINIMUM OF 3,000 PSI AT 28 DAYS. CEMENT SHALL EXCEED ASTM C150, TYPE IIIA.

3. PROTECTION

   UPON COMPLETION OF ERECTION, INSPECT FENCE MATERIAL AND PAINT FIELD CUTS OR GALVANIZING BREAKS WITH ZINC-BASED PAINT, COLOR TO MATCH THE GALVANIZED METAL.

   APPLICABLE STANDARDS:

   ASTM-A53 SPECIFICATION FOR PIPE, STEEL BLACK AND HOT-DIPPED ZINC COATED (GALVANIZED) WELDED AND SEAMLESS. FOR ORDINARY USES.

   ASTM-A123 ZINC (HOT-DIP GALVANIZED) COATING ON IRON AND STEEL PRODUCTS.

   ASTM-A153 STANDARD SPECIFICATION FOR ZINC COATING (HOT-DIP) ON IRON AND STEEL HARDWARE.

   ASTM-A392 SPECIFICATION FOR ZINC-COATED STEEL CHAIN LINK FENCE FABRIC.

   ASTM-A491 SPECIFICATION FOR ALUMINUM-COATED STEEL CHAIN LINK FENCE FABRIC

   ASTM-A525 STANDARD SPECIFICATION FOR STEEL SHEET ZINC COATED (GALVANIZED) BY THE HOT-DIPPED PROCESS.

   ASTM-A570 SPECIFICATION FOR HOT-ROLLED CARBON STEEL SHEET AND STRIP, STRUCTURAL QUALITY.

   ASTM-A535 SPECIFICATION FOR ALUMINUM COATED STEEL BARBED WIRE, FEDERAL SPECIFICATION RR-F-191- FENCING, WIRE AND POST METAL AND GATES, CHAIN LINK FENCE FABRIC, AND ACCESSORIES.

   ASTM-F1083 SPECIFICATION FOR PIPE, STEEL HOT-DIPPED ZINC-COATED (GALVANIZED) WELDED, FOR FENCE STRUCTURES.

DIVISION 3: CONCRETE

SECTION 03000 - BASIC CONCRETE MATERIALS AND METHODS

PART 1 - GENERAL

1. WORK INCLUDED

   FORMWORK, REINFORCEMENT, ACCESSORIES, CAST-IN-PLACE CONCRETE, FINISHING, AND CURING.

2. INSPECTIONS

   A. CONTRACTOR IS RESPONSIBLE FOR SCHEDULING BUILDING DEPARTMENT INSPECTIONS REQUIRED FOR HIS SCOPE OF WORK.

   B. ALL REINFORCING STEEL SHALL BE INSPECTED AND APPROVED BY THE LESSEE CONSTRUCTION MANAGER PRIOR TO PLACEMENT OF CONCRETE.

   C. THE LESSEE CONSTRUCTION MANAGER SHALL BE NOTIFIED NO LESS THAN 48 HOURS IN ADVANCE OF CONCRETE POURS.

3. QUALITY ASSURANCE

   A. CONSTRUCT AND ERECT CONCRETE FORMWORK IN ACCORDANCE WITH ACI 301 AND ACI 318.

   B. PERFORM CONCRETE REINFORCING WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ASTM A184.

   C. PERFORM CAST-IN-PLACE CONCRETE WORK IN ACCORDANCE WITH ACI 301, ACI 318, AND ACI 117-90.

   D. OPEN FOUNDATION TRENCHES SHALL BE INSPECTED PRIOR TO CONCRETE INSTALLATION.

4. SUBMITTALS

   SUBMIT CONCRETE MIX AND REINFORCING STEEL SHOP DRAWINGS FOR APPROVAL BY LESSEE CONSTRUCTION MANAGER/ENGINEER. THE SHOP DRAWINGS SHALL BE SUBMITTED IN THE FORM OF TWO (2) CONCRETE MIX DESIGN INFORMATION SHEETS AND TWO (2) BLUELINE DRAWINGS FOR REINFORCING STEEL.

PART 2 - PRODUCTS

1. REINFORCEMENT MATERIALS

   A. REINFORCEMENT STEEL: ASTM A615, 60 KSI YIELD GRADE, DEFORMED BILLET STEEL BARS, PLAIN FINISH.

   B. WELDED STEEL WIRE FABRIC: ASTM A185 PLAIN TYPE, IN FLAT SHEETS, PLAIN FINISH.

   C. CHAIRS, BOLSTERS, BAR SUPPORTS, SPACERS, SIZED AND SHAPED TO SUPPORT REINFORCING.

   D. FABRICATE CONCRETE REINFORCING IN ACCORDANCE WITH ACI 315, ACI 318, ASTM A184.

2. CONCRETE MATERIALS

   A. CEMENT: ASTM C150, PORTLAND TYPE

   B. FINE AND COURSE AGGREGATES: ASTM C33 - MAXIMUM SIZE OF CONCRETE AGGREGATE SHALL NOT EXCEED ONE (1) INCH SIZE SUITABLE FOR INSTALLATION METHOD UTILIZED OR ONE-THIRD (1/3) CLEAR DISTANCE BEHIND OR BETWEEN REINFORCING.

   C. WATER: CLEAN AND NOT DETRIMENTAL TO CONCRETE.

   D. AIR ENTRAINING ADMIXTURE: ASTM C260.

   E. BONDING AGENT: LATEX EMULSION FOR BONDING NEW TO OLD CONCRETE AS MANUFACTURED BY DAYTON SUPERIOR.

   F. NON-SHRINK GROUT: PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICISING AGENTS.

3. CONCRETE MIX

   A. CONCRETE MATERIALS SHALL CONFORM TO THE APPROPRIATE A.C.I. REQUIREMENTS FOR EXPOSED STRUCTURAL CONCRETE.

   B. MIX AND DELIVER CONCRETE IN ACCORDANCE WITH ASTM C94, ALT. 3.

   C. PROPORTIONS OF CONCRETE MATERIALS SHALL BE SUITABLE FOR THE INSTALLATION METHOD UTILIZED AND SHALL RESULT IN DURABLE CONCRETE FOR LOCAL ANTICIPATED AGGRESSIVE ACTIONS. THE DURABILITY REQUIREMENTS OF ACI 318 CHAPTER 4 SHALL BE SATISFIED BASED ON THE CONDITIONS EXPECTED AT THE SITE. PROVIDE CONCRETE AS FOLLOWS:

      1. COMPRESSIVE STRENGTH: 3000 PSI AT 28 DAYS.
      (MIN. OR AS SPECIFIED IN STRUCTURAL DRAWINGS)

      2. SLUMP: 4 INCHES

      3. AIR ENTRAINMENT: 6%

PART 3 - EXECUTION

1. INSERTS, EMBEDDED COMPONENTS AND OPENINGS

   A. THE CONTRACTOR SHALL COORDINATE AND CROSS-CHECK ARCHITECTURAL, BUILDING & ELECTRICAL DRAWINGS FOR OPENINGS, SLEEVES, ANCHORS, HANGERS, AND OTHER ITEMS RELATED TO CONCRETE WORK AND SHALL ASSUME FULL RESPONSIBILITY FOR THE PROPER LOCATION BEFORE PLACING CONCRETE.

   B. PROVIDE FORMED OPENINGS WHERE REQUIRED FOR WORK TO BE EMBEDDED IN AND PASSING THROUGH CONCRETE MEMBERS.

   C. COORDINATE WORK OF OTHER SECTIONS IN FORMING AND SETTING OPENING, SLOTS, RECESSES, CHASES, SLEEVES, BOLTS, ANCHORS, AND OTHER INSERTS.

   D. INSTALL CONCRETE ACCESSORIES STRAIGHT, LEVEL AND PLUMB.

2. REINFORCEMENT PLACEMENT

   A. PLACE REINFORCEMENT, SUPPORTED AND SECURED AGAINST DISPLACEMENT.

   B. ENSURE REINFORCING IS CLEAN, FREE OF LOOSE SCALE, DIRT, OR OTHER FOREIGN COATINGS.

   C. WELDING IS PROHIBITED ON REINFORCING STEEL AND EMBEDMENTS.

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SPECIFICATIONS
ROCKFIELD [4187732]
ROCKFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: SP-1.dgn

SHEET NUMBER:

SP-1

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D. MINIMUM CONCRETE COVER FOR REINFORCING SHALL BE THREE (3) INCHES UNLESS OTHERWISE NOTED.

E. CONCRETE COVER FROM TOP OF FOUNDATION TO ENDS OF VERTICAL REINFORCEMENT SHALL NOT EXCEED THREE (3) INCHES NOR BE LESS THAN TWO (2) INCHES.

3. PLACING CONCRETE

A. VIBRATE ALL CONCRETE.

B. ALL CONCRETE WORK SHALL ADHERE TO THE LATEST A.C.I. STANDARDS FOR WINTER POURING AND CURING PROCEDURES IF SEASONAL CONDITIONS APPLY.

4. CURING

A. AFTER PLACEMENT, PROTECT CONCRETE FROM PREMATURE DRYING.

B. MAINTAIN CONCRETE WITH MINIMAL MOISTURE LOSS AT RELATIVELY CONSTANT TEMPERATURE FOR A PERIOD NECESSARY FOR HYDRATION OF CEMENT AND HARDENING OF CONCRETE.

5. PROVIDE HAND RUBBED SMOOTH FINISH TO ALL EXPOSED VERTICAL FORMED CONCRETE SURFACES.

6. FIELD QUALITY CONTROL

A. SUBMIT THREE (3) CONCRETE TEST CYLINDERS - TAKEN FOR EVERY FIFTEEN (15) CUBIC YARD OR LESS. SUBMIT CONCRETE TESTS TO THE PROJECT MANAGER IN ACCORDANCE WITH ASTM , C-31 AND C-39.

B. SUBMIT ONE (1) ADDITIONAL TEST CYLINDER - TAKEN DURING COLD WEATHER POURS, AND CURED ON JOB SITE UNDER SAME CONDITIONS AS CONCRETE IT REPRESENTS.

C. SUBMIT ONE (1) SLUMP TEST - TAKEN FOR EACH SET OF TEST CYLINDERS TAKEN.

7. DEFECTIVE CONCRETE

MODIFY OR REPLACE CONCRETE NOT CONFORMING TO REQUIRED LINES, DETAILS OR ELEVATIONS AT COST OF GC, AS DIRECTED BY ARCHITECT/ENGINEER.

DIVISION 5: METALS

SECTION 05000 - METALS

PART 1 - GENERAL

1. SECTION INCLUDES

STRUCTURAL STEEL FRAMING MEMBERS, BASE PLATES, PLATES, BARS AND GROUTING UNDER BASE PLATES.

2. SUBMITTALS

SHOP DRAWINGS: INDICATE SIZES, SPACING, AND LOCATIONS OF STRUCTURAL MEMBERS, OPENINGS, CONNECTIONS, CAMBERS,

3. QUALITY ASSURANCE

A. FABRICATE STRUCTURAL STEEL MEMBERS IN ACCORDANCE WITH AISC SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS.

B. PERFORM DESIGN UNDER DIRECT SUPERVISION OF A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE.

PART 2 - PRODUCTS

1. MATERIALS:

A. STRUCTURAL STEEL MEMBERS:	ASTM A572, GRADE 50
B. STRUCTURAL TUBING:	ASTM A500, GRADE B
C. PIPE:	ASTM A53, TYPE E OR S, GRADE B
D. BOLTS, NUTS, AND WASHERS:	ASTM A325
E. ANCHOR BOLTS:	ASTM A307
F. WELDING MATERIALS:	AWS D1.1, TYPE REQUIRED FOR MATERIALS BEING WELDED
G. GROUT:	NON-SHRINK TYPE, PREMIXED COMPOUND CONSISTING OF NONMETALLIC AGGREGATE, CEMENT, WATER REDUCING AND PLASTICISING ADDITIVES, CAPABLE OF DEVELOPING A MINIMUM COMPRESSIVE STRENGTH OF 7000 PSI AT 28 DAYS.
H. SHOP AND TOUCH-UP PRIMER:	SSPC 15, TYPE 1, RED OXIDE
I. TOUCH-UP PRIMER FOR GALV. SURFACES:	ZINC RICH TYPE

2. FABRICATION: CONTINUOUSLY SEAL JOINTED MEMBERS BY CONTINUOUS WELDS. GRIND EXPOSED WELDS SMOOTH.

3. FINISH

A. PREPARE STRUCTURAL COMPONENT SURFACES IN ACCORDANCE WITH SSPC SP-1 TO SP-10 PROCEDURES.

B. STRUCTURAL STEEL MEMBERS SHALL BE HOT DIPPED GALVANIZED.

PART 3 - EXECUTION

1. EXAMINATION AND PREPARATION

VERIFY THAT THE FIELD CONDITIONS ARE ACCEPTABLE.

2. ERECTION:

A. ALLOW FOR ERECTION LOADS. PROVIDE TEMPORARY BRACING TO MAINTAIN FRAMING IN ALIGNMENT UNTIL COMPLETION OF ERECTION AND INSTALLATION OF PERMANENT BRIDGING AND BRACING.

B. FIELD WELD COMPONENTS INDICATED ON SHOP DRAWINGS.

C. DO NOT FIELD CUT OR ALTER STRUCTURAL MEMBERS WITHOUT APPROVAL OF THE ARCHITECT/ENGINEER.

D. AFTER ERECTION, TOUCH-UP WELDS, ABRASIONS, AND SURFACES NOT SHOP PRIMED OR GALVANIZED WITH TOUCH-UP PRIMERS AS SPECIFIED UNDER SECTION 05000 - METALS, PART 2 - PRODUCTS, H & I SURFACES TO BE IN CONTACT WITH CONCRETE NOT INCLUDED.

3. FIELD QUALITY CONTROL

FIELD INSPECTION OF MEMBERS, CONNECTIONS, WELDS AND TORQUING.

DIVISION 16: ELECTRICAL

SECTION 16050 - BASIC ELECTRICAL MATERIALS AND METHODS

1. CONTRACTOR SHALL REVIEW THE CONTRACT DOCUMENTS PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND STARTING THE ACTUAL CONSTRUCTION. CONTRACTOR SHALL ISSUE A WRITTEN NOTICE OF ALL FINDINGS TO THE ARCHITECT/ENGINEER LISTING ANY DISCREPANCIES OR CONFLICTING INFORMATION.

2. ELECTRICAL PLANS, DETAILS AND DIAGRAMS ARE DIAGRAMMATIC ONLY. VERIFY EXACT LOCATIONS AND MOUNTING HEIGHTS OF ELECTRICAL EQUIPMENT WITH OWNER PRIOR TO INSTALLATION.

3. EACH CONDUCTOR OF EVERY SYSTEM SHALL BE PERMANENTLY TAGGED IN EACH PANELBOARD, PULLBOX, JUNCTION BOX, SWITCH BOX, ETC. THE TYPE OF TAGGING METHODS SHALL BE IN COMPLIANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (O.S.H.A.).

4. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND IN GOOD WORKING CONDITION WHEN INSTALLED AND SHALL BE OF THE BEST GRADE AND OF THE SAME MANUFACTURER THROUGHOUT FOR EACH CLASS OR GROUP OF EQUIPMENT. MATERIALS SHALL BE LISTED "J" WHERE APPLICABLE. MATERIALS SHALL MEET WITH APPROVAL OF ALL GOVERNING BODIES HAVING JURISDICTION. MATERIALS SHALL BE MANUFACTURED IN ACCORDANCE WITH APPLICABLE STANDARDS ESTABLISHED BY ANSI, NEMA, NBFU AND "UL" LISTED.

5. ALL CONDUIT SHALL HAVE A PULL CORD.

6. PROVIDE PROJECT MANAGER WITH ONE SET OF COMPLETE ELECTRICAL "AS INSTALLED" DRAWINGS AT THE COMPLETION OF THE JOB, SHOWING ACTUAL DIMENSIONS, ROUTINGS, AND CIRCUITS.

7. ALL CIRCUIT BREAKERS, FUSES AND ELECTRICAL EQUIPMENT SHALL HAVE AN INTERRUPTING SHORT CIRCUIT CURRENT TO WHICH THEY MAY BE SUBJECTED, AND A MINIMUM OF 10,000 A.I.C.

8. THE ENTIRE ELECTRICAL INSTALLATION SHALL BE GROUNDED AS REQUIRED BY UBC, NEC AND ALL APPLICABLE CODES.

9. PATCH, REPAIR AND PAINT ANY AREA THAT HAS BEEN DAMAGED IN THE COURSE OF THE ELECTRICAL WORK.

10. PLASTIC PLATES FOR ALL SWITCHES, RECEPTACLES, TELEPHONE AND BLANKED OUTLETS SHALL HAVE ENGRAVED LETTERING WHERE INDICATED ON THE DRAWINGS. WEATHERPROOF RECEPTACLES SHALL HAVE SIERRA #WPD-8 LIFT COVERPLATES.

SECTION 16400 - SERVICE AND DISTRIBUTION

1. WIRE AND CABLE CONDUCTORS SHALL BE COPPER, 600V, TYPE THHN OR THWN, WITH A MIN. SIZE OF #12 AWG, COLOR CODED. ALL RECTIFIER DROPS SHALL BE STRANDED TO ACCEPT CRIMP CONNECTORS.

2. ALL CHEMICAL GROUND RODS SHALL BE "UL" APPROVED.

3. METER SOCKET AMPERES, VOLTAGE, NUMBER OF PHASES SHALL BE AS NOTED ON THE DRAWINGS. MANUFACTURED BY MILBANK

4. CONDUIT

A. RIGID CONDUIT SHALL BE U.L. LABEL GALVANIZED ZINC COATED WITH GALVANIZED ZINC INTERIOR AND SHALL BE USED WHEN INSTALLED IN OR UNDER CONCRETE SLABS, IN CONTACT WITH THE EARTH, UNDER PUBLIC ROADWAYS, IN MASONRY WALLS OR EXPOSED ON BUILDING EXTERIOR. RIGID CONDUIT IN CONTACT WITH EARTH SHALL BE 1/2 LAPPED WRAPPED WITH HUNTS WRAP PROCESS NO. 3.

B. ELECTRICAL METALLIC TUBING SHALL HAVE U.L. LABEL. FITTING SHALL BE GLAND RING COMPRESSION TYPE.

C. FLEXIBLE METALLIC CONDUIT SHALL HAVE U.L. LISTED LABEL AND MAY BE USED WHERE PERMITTED BY CODE. FITTINGS SHALL BE "JAKE" OR "SQUEEZE" TYPE. ALL FLEXIBLE CONDUITS SHALL HAVE FULL LENGTH GROUND WIRE.

D. ALL UNDERGROUND CONDUIT SHALL BE AS NOTED ON THE DRAWINGS AT A MINIMUM DEPTH OF 42" BELOW GRADE. IT IS REQUIRED AND WILL BE THE RESPONSIBILTY OF THE ELECTRICAL CONTRACTOR TO NOTIFY THE STATE "ONE-CALL" SYSTEM AT LEAST FORTY-EIGHT (48) HOURS PRIOR TO DIGGING OR AS REQUIRED BY LOCATOR.

5. CONTRACTOR TO COORDINATE WITH UTILITY COMPANY FOR CONNECTION OF TEMPORARY AND PERMANENT POWER TO THE SITE. ALL COSTS TO BE PAID BY THE CONTRACTOR.

6. ALL ELECTRICAL EQUIPMENT SHALL BE LABELED WITH PERMANENT ENGRAVED PLASTIC LABELS WITH WHITE ON BLUE BACKGROUND LETTERING (MINIMUM LETTER HEIGHT SHALL BE 1/4-INCH). NAMEPLATES SHALL BE FASTENED WITH STAINLESS STEEL SCREWS, NOT ADHESIVE.

7. UPON COMPLETION OF WORK, CONDUCT CONTINUITY, SHORT CIRCUIT, AND FALL POTENTIAL GROUNDING TESTS BY AN INDEPENDENT TESTING SERVICE ENGAGED BY THE CONTRACTOR. SUBMIT TEST REPORTS TO PROJECT MANAGER. CLEAN PREMISES OF ALL DEBRIS RESULTING FROM WORK AND LEAVE WORK IN A COMPLETE AND UNDAMAGED CONDITION.

8. GROUNDING ELECTRODE SYSTEM

A. PREPARATION

1. SURFACE PREPARATION ALL CONNECTIONS SHALL BE MADE TO BARE METAL. ALL PAINTED SURFACES SHALL BE FIELD INSPECTED AND MODIFIED TO ENSURE PROPER CONTACT. NO WASHERS ARE ALLOWED BETWEEN THE ITEMS BEING GROUNDED. ALL CONNECTIONS ARE TO HAVE A AGENT APPLIED PRIOR TO INSTALLATION.

2. GROUND BAR PREPARATION ALL COPPER GROUND BARS SHALL BE CLEANED, POLISHED AND A NON-OXIDIZING AGENT APPLIED. NO FINGERPRINTS OR DISCOLORED COPPER WILL BE PERMITTED.

3. SLEEVES ALL GROUNDING CONDUCTORS SHALL RUN THROUGH PVC SLEEVES WHEREVER CONDUCTORS RUN THROUGH WALLS, FLOORS THROUGH EMT. BOTH ENDS OF CONDUIT SHALL BE GROUNDED. SEAL BOTH ENDS OF CONDUIT WITH SILICONE CAULK.

B. GROUND BARS

1. ALL GROUND BARS SHALL BE 1/4-INCH THICK TINNED COPPER PLATE AND OF SIZE INDICATED ON DRAWINGS.
2. ALL CONNECTIONS TO THE GROUND BAR SHALL OBSERVE THE FOLLOWING SEQUENCE
   A. BOLT-HEAD
   B. 2-HOLE LUG
   C. TINNED COPPER BUSS BAR
   D. STAR WASHER
   E. NUT

C. EXTERNAL CONNECTIONS

1. ALL BURIED GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS. CONNECTIONS SHALL INCLUDE ALL CABLE TO CABLE, SPLICES, TEE'S, CROSSES, ETC. ALL CABLE TO GROUND RODS, GROUND ROD SPLICES AND LIGHTNING PROTECTION SYSTEMS ARE TO BE AS INDICATED. ALL MATERIALS USED (MOLDS, WELDING METAL, TOOLS, ETC.) SHALL BE BY "CADWELD" AND INSTALLED PER MANUFACTURER'S RECOMMENDED PROCEDURES.

2. ALL ABOVE GRADE GROUNDING AND BONDING CONDUCTORS SHALL BE CONNECTED BY TWO HOLE CRIMP TYPE (COMPRESSION) CONNECTIONS (EXCEPT FOR THE ACEG AND GROUND ROD) MECHANICAL CONNECTIONS, FITTINGS OR CONNECTIONS THAT DEPEND SOLELY ON SOLDER SHALL NOT BE USED. ALL CABLE TO CABLE CONNECTIONS SHALL BE HIGH PRESSURE DOUBLE CRIMP TYPE CONNECTIONS.

D. GROUND RODS ALL GROUND RODS SHALL BE 5/8-INCH DIAMETER x 10'-0" LONG "COPPERWELD" OR APPROVED EQUAL, OF THE NUMBER AND LOCATIONS INDICATED. GROUND RODS SHALL BE DRIVEN FULL LENGTH VERTICAL IN UNDISTURBED EARTH.

E. GROUND CONDUCTORS

ALL GROUND CONDUCTORS SHALL BE STANDARD TINNED SOLID BARE COPPER ANNEALED, AND OF SIZE INDICATED ON DRAWINGS UNLESS NOTED OTHERWISE.

F. LUGS

1. LUGS SHALL BE 2-HOLE, LONG BARREL, STRAND COPPER UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS. LUGS SHALL BE THOMAS AND BETTS SERIES #548 OR EQUIVALENT
BENDING.

A.	535 MCM DLO	54880BE
B.	262 MCM DLO	54872BE
C.	#1/0 DLO	54862BE
D.	#4/0 THWN AND BARE	54866BE
E.	#2/0 THWN	54862BE
F.	#2 THHN	54207BE
G.	#6 DLO	54205BE

2. WHEN THE DIRECTION OF THE CONDUCTOR MUST CHANGE, IT SHALL BE DONE GRADUALLY. THE CURVATURE OF THE TURN SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING CHART:

GROUNDING CONDUCTOR SIZE RADIUS TO INSIDE EDGE

NO. 6 AWG TO NO. 4 AWG	6 INCHES
NO. 2 AWG TO NO. 1/0 AWG	8 INCHES
NO. 2/0 AWG TO 4/0 MCM	12 INCHES
250 MCM TO 750 MCM	24 INCHES

G. GROUND RING

1. THE EXTERNAL GROUND RING ENCIRCLING THE TOWER (IF APPLICABLE) AND THE EQUIPMENT SHELTER OR PLATFORM/SKID SHALL BE MINIMUM NO. 2 A.W.G. SOLID TINNED BARE COPPER CONDUCTOR IN DIRECT CONTACT WITH THE EARTH AT THE DEPTH INDICATED ON THE DRAWINGS. CONDUCTOR BENDS SHALL HAVE A MINIMUM BENDING RADIUS OF EIGHT (8) INCHES.

2. ALL EXTERNAL GROUND RINGS ARE TO BE JOINED TOGETHER AND ALL CONNECTIONS MUST BE CADWELDED. NO LUGS OR CLAMPS WILL BE ACCEPTED.

H. FENCE/GATE
GROUND EACH GATE POST, CORNER POST AND GATE AS INDICATED ON THE DRAWINGS. GROUND CONNECTIONS TO FENCE POSTS AND ALL OTHER CONNECTIONS FOR THE GROUND GRID SYSTEM SHALL BE MADE BY EXOTHERMIC WELD PROCESS, AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES, AND SPRAYED WITH COLD-GALVANIZED PAINT.

9. I.E.E.E. FALL POTENTIAL TESTS

A. FOR RAW LAND SITE

1. GROUND TESTS SHALL BE PERFORMED AS INDICATED ON DRAWINGS. A BIDDLE GROUND OHMER OR THE METHOD OF USING TWO AUXILIARY GROUND RODS (AS DESCRIBED IN I.E.E.E. STANDARDS NO. 81-1983, PART 1) MAY BE USED. THE I.E.E.E. METHOD REQUIRES THE USE OF AN A.C. TEST CURRENT. THE AUXILIARY TEST RODS MUST BE SUFFICIENTLY FAR AWAY FROM THE ROD UNDER TEST SO THAT THE REGIONS IN WHICH THEIR RESISTANCE IS LOCALIZED DO NOT OVERLAP. THE TEST POINT WILL BE THE GROUND ROD AND WILL CONSIST OF THE THREE POINT FALL OF POTENTIAL MEGGER TEST METHOD, USING THE BIDDLE NULL-BALANCE EARTH TESTER (MEGGER #250220-2, OR EQUIVALENT)

2. CONTRACTOR TO CONDUCT GROUND RESISTANCE TEST IN THE FORMAT AS FOLLOWS:

B. EQUIPMENT PAD

1. FIRST TEST - SHALL BE WITH FOUR (4) GROUND RODS INSTALLED, ONE AT EACH CORNER OF THE PAD BUT NOT CONNECTED TO THE MAIN GROUNDING BUS. FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL FOUR (4) GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL FOUR (4) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.

2. SECOND TEST - SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

C. TOWER

1. FIRST TEST - SHALL BE WITH THREE (3) GROUND RODS INSTALLED (MINIMUM), EQUALLY SPACED AROUND THE TOWER FOUNDATION, BUT NOT CONNECTED TO THE SHELTER/PLATFORM/SKID PAD EXTERNAL GROUND RING FURNISH WIRE TO CONNECT (TEMPORARY CLAMP) ALL THREE (3) GROUND RODS TOGETHER TO MAKE A SYSTEM TEST AFTER EACH ROD IS INDIVIDUALLY TESTED. IF ANY INDIVIDUAL ROD TESTS 25 OHMS OR MORE, NOTIFY THE CONTRACTOR AND OWNER'S REPRESENTATIVE SO THAT THE ROD CAN BE DRIVEN DEEPER UNTIL ALL THREE (3) RODS HAVE A RESISTANCE OF 10 OHMS OR LESS ON A DRY DAY.

2. SECOND TEST - SHALL BE WITH THE GROUND RODS CONNECTED, WITH DRY SOIL AND WHEN NO STANDING WATER HAS BEEN PRESENT FOR THE PAST TEN (10) DAYS . THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND. IF THE RESISTANCE OF THE ENTIRE SYSTEM EXCEEDS 5 OHMS, THE ELECTRICAL CONTRACTOR AND OWNER'S REPRESENTATIVE SHOULD BE NOTIFIED SO THAT EITHER ADDITIONAL AND/OR DEEPER RODS CAN BE INSTALLED.

D. EQUIPMENT PAD AND TOWER

1. AFTER THE EQUIPMENT PAD AND TOWER GROUND RESISTANCE TEST IS COMPLETED, CONTRACTOR SHALL TIE EQUIPMENT PAD EXTERNAL GROUND RING AND TOWER EXTERNAL GROUND RING TOGETHER. AFTER FIRST AND SECOND TEST ALL CONNECTIONS MUST BE MADE USING EXOTHERMIC WELD. NO LUGS OR CLAMPS WILL BE ACCEPTED.

2. AFTER ALL THE EXTERNAL GROUND RINGS ARE TIED TOGETHER, COMPLETE A MEGGER CHECK OF THE GROUND SYSTEM. THE MAXIMUM ALLOWABLE READING IS 5 OHMS TO GROUND.

10. GROUNDING RESISTANCE TEST REPORT

UPON COMPLETION OF THE TESTING FOR EACH SITE, A TEST REPORT SHOWING RESISTANCE IN OHMS WITH AUXILIARY POTENTIAL ELECTRODES AT 5 FEET AND 10 FEET INTERVALS UNTIL THE AVERAGE RESISTANCE STARTS INCREASING AND ALSO NOTE THAT 10-15 PHOTOS MUST BE TAKEN TO PROOF ENTIRE EXTERNAL GROUND RING SYSTEM BEFORE BACKFILL. TWO (2) SETS OF TEST DOCUMENTS ARE OF THE INDEPENDENT TESTING SERVICE TO BE BOUND AND SUBMITTED WITHIN ONE (1) WEEK OF WORK COMPLETION.

SECTION 16503 - POLES, POSTS, AND STANDARDS

1. GENERAL

A. LIGHTNING ROD AND EXTENSION PIPE INCLUDING ALL APPURTENANCES, TO BE FURNISHED BY OWNER, IF REQUIRED.

B. PROVIDE TEMPORARY LIGHTING FOR TOWER AS PER FAA REGULATIONS DURING CONSTRUCTION, IF REQUIRED.

C. GROUNDING

GROUND TOWER WITH A MINIMUM OF #2 AWG TINNED SOLID BARE COPPER CONDUCTOR CADWELDED TO TABS (IF PRESENT). TWO (2) GROUNDING LEADS PER TOWER. NO EXOTHERMIC WELDS SHALL BE ATTACHED DIRECTLY TO THE TOWER STEEL.

SECTION 16745 - TELECOMMUNICATIONS WIRING COMPONENTS (COAXIAL ANTENNA CABLE)

1. GENERAL

A. ALL MATERIALS, PRODUCTS OR PROCEDURES INCORPORATED INTO WORK SHALL BE NEW AND OF STANDARD COMMERCIAL QUALITY.

B. CERTAIN MATERIALS AND PRODUCTS WILL BE SUPPLIED BY THE OWNER (REFER TO GENERAL CONDITIONS FOR THE LIST OF OWNER FURNISHED EQUIPMENT, MATERIALS AND SUPPLIES FOR THESE ITEMS). THE CONTRACTOR IS RESPONSIBLE FOR PICKUP AND DELIVERY OF ALL SUCH MATERIALS.

C. ALL OTHER MATERIALS AND PRODUCTS SPECIFIED IN THE CONTRACT DOCUMENTS SHALL BE SUPPLIED BY THE CONTRACTOR.

2. MATERIALS:
A. COAXIAL CABLE:
1. INSTALL COAXIAL CABLE AND TERMINATIONS BETWEEN ANTENNAS AND EQUIPMENT PER MANUFACTURER'S RECOMMENDATIONS WITH COAXIAL CABLES SUPPORTED AT NO MORE THAN 3'-0" O.C. WEATHERPROOF ALL CONNECTORS BETWEEN THE ANTENNA AND EQUIPMENT PER MANUFACTURERS' REQUIREMENTS. TERMINATE ALL COAXIAL CABLE THREE (3) FEET IN EXCESS OF EQUIPMENT LOCATION UNLESS OTHERWISE STATED.
2. ALL COAX RUNS SHALL BE 1-5/8" UNLESS OTHERWISE INDICATED.

3. ANTENNA AND COAXIAL CABLE GROUNDING
A. ALL COAXIAL CABLE GROUNDING KITS ARE TO BE INSTALLED ON STRAIGHT RUNS OF COAXIAL CABLE (NOT WITHIN BENDS)

4. COAXIAL CABLE IDENTIFICATION
A. TO PROVIDE EASY IDENTIFICATION AND UNIFORM MARKING OF ANTENNA CABLING, MARK CABLE:
1. FIRST LOCATION IS AT THE END OF THE COAX NEAREST THE ANTENNA (WHERE THE COAXIAL CABLE AND JUMPER ARE CONNECTED).

2. SECOND LOCATION IS INSIDE THE EQUIPMENT SHELTER NEAR THE WAVEGUIDE ENTRY PORT OR BEFORE TERMINATION ON EXTERIOR SITES.

5. TESTING

IF REQUESTED BY CONSTRUCTION MANAGER, LESSEE SHALL PROVIDE AN INDEPENDENT TESTING AGENCY TO PERFORM THE COAXIAL SWEEP TEST & REPORT. THE CONTRACTOR SHALL PROVIDE ONE CLIMBER / QUALIFIED PERSONNEL TO ASSIST IN ANY REPAIRS AND WEATHERPROOFING ONCE THE TEST IS COMPLETE. THE CONTRACTOR SHALL PROVIDE LESSEE WITH A MINIMUM OF FORTY-EIGHT (48) HOURS NOTICE PRIOR TO THE TIME OF THE SWEEP TEST.

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SPECIFICATIONS
ROCKFIELD [4187732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	
CHECKED BY: PCM	
PLOT DATE: 2/13/2019	
PROJECT #: 15143	
FILE NAME: SP-2.dgn	

SHEET NUMBER:

SP-2

L:\15100\15143\CAD\Plan\CD's\SP-2.dgn

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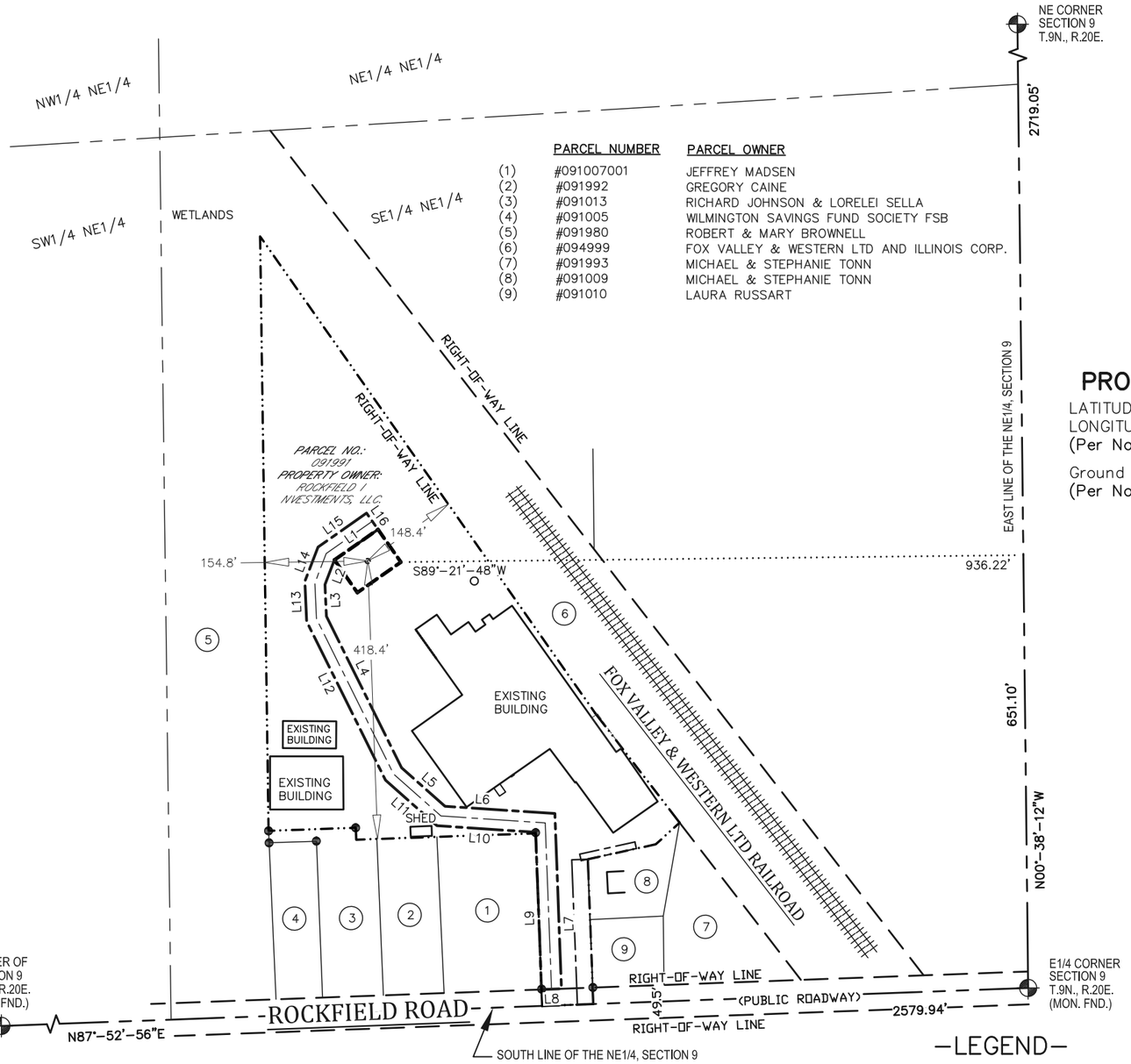
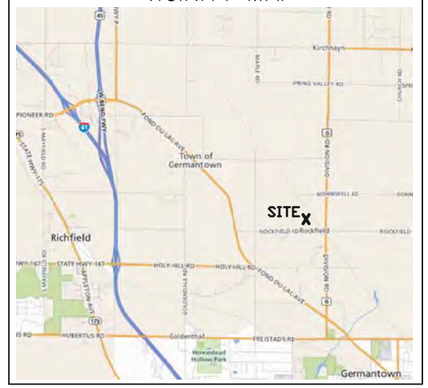


	PARCEL NUMBER	PARCEL OWNER
(1)	#091007001	JEFFREY MADSEN
(2)	#091992	GREGORY CAINE
(3)	#091013	RICHARD JOHNSON & LORELEI SELLA
(4)	#091005	WILMINGTON SAVINGS FUND SOCIETY FSB
(5)	#091980	ROBERT & MARY BROWNELL
(6)	#094999	FOX VALLEY & WESTERN LTD AND ILLINOIS CORP.
(7)	#091993	MICHAEL & STEPHANIE TONN
(8)	#091009	MICHAEL & STEPHANIE TONN
(9)	#091010	LAURA RUSSART

BEARINGS REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM (NAD27) - SOUTH ZONE AND THE SOUTH LINE OF THE NE1/4, SECTION 9, T.9N., R.20E., WHICH BEARS: N87°-52'-56"E

-VICINITY MAP-



PROPOSED TOWER BASE

LATITUDE: 43°-15'-33.47"
LONGITUDE: 88°-07'-37.28"
(Per North American Datum of 83/2011)

Ground Elevation: 890.9'
(Per North American Vertical Datum of 1988)

CALL DIGGERS HOTLINE TOLL FREE 1(800)242-8511
OPERATES 24 HOURS A DAY 365 DAYS A YEAR

48 HOURS BEFORE YOU DIG

CERTIFICATION:

I, CRAIG A. KEACH, PLS, A WISCONSIN PROFESSIONAL LAND SURVEYOR, LICENSE NO. S-2333, HEREBY CERTIFY TO PI TOWER DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY; ITS SUCCESSORS, ASSIGNS, AND/OR DESIGNEES AND FIDELITY NATIONAL TITLE INSURANCE COMPANY THE FOLLOWING:

THIS SURVEYOR HAS RECEIVED AND REVIEWED THAT CERTAIN TITLE COMMITMENT NO. 23816415 ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY WITH AN EFFECTIVE DATE OF OCTOBER 22, 2018 WHICH PROPOSES TO INSURE THE LANDS DESCRIBED UNDER ITS SCHEDULE A.

THIS SURVEYOR KNOWS OF HIS OWN KNOWLEDGE THAT THE LANDS DESCRIBED UNDER SAID SCHEDULE A OF THE TITLE COMMITMENT CONTAIN OR INCLUDE THE LANDS DESCRIBED IN AND DEPICTED ON THIS SURVEY.

THIS SURVEYOR FURTHER KNOWS OF HIS OWN KNOWLEDGE THAT THE EASEMENTS OF RECORD AND IDENTIFIED UNDER SCHEDULE B-2 OF SAID TITLE COMMITMENT ENCUMBER THE LANDS DESCRIBED ON THIS SURVEY, BUT SAID EASEMENTS WILL NOT INTERFERE WITH THE LOCATION OF THE "LEASED PREMISES" OR "EASEMENTS".

SURVEY NOTES:

-THE LOCATION OF THE EXISTING UTILITIES, AS SHOWN ON THIS PLAN, ARE APPROXIMATE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ACTUAL LOCATION AND DEPTH OF ALL EXISTING UTILITIES. THE OWNER AND THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY OMISSION OR VARIATION FROM THE LOCATION SHOWN.

-THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL. THIS SURVEY REPRESENTS THE LEASED PREMISES AND 30' WIDE ACCESS & UTILITY EASEMENT ONLY.

-ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY MAPS, THE PROPOSED TELECOMMUNICATIONS SITE IS LOCATED IN ZONE "X", COMMUNITY PANEL NO. 55131C0269D, DATED NOVEMBER 20 2013, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. ZONE "X" IS DESIGNATED AS: "AREAS DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN".

-NO WETLANDS AREAS HAVE BEEN INVESTIGATED BY THIS SURVEY.

-PRIVATE UTILITIES MARKED ON 8-31-2016.

-THE LEASED PREMISES IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE 30' WIDE ACCESS & UTILITY EASEMENT, WHICH IN TURN IS CONTIGUOUS ALONG ITS COMMON BOUNDARIES TO THE ROCKFIELD ROAD RIGHT OF WAY, AND THAT THERE ARE NO GAPS, GORES, SPACES, OR OVERLAPS BETWEEN OR AMONG ANY OF SAID PARCELS OF LAND.

-LEGEND-

- ○ = 1" X 18" IRON PIPE SET
- ● = 1" IRON PIPE FOUND
- ⊕ = COUNTY MONUMENT FOUND
- ⊗ = GAS METER
- ⊞ = FIBER OPTIC PEDESTAL
- ◩ = TELEPHONE PEDESTAL
- ○ = EXISTING POWER POLE
- -OPL- = OVERHEAD ELECTRIC
- -G- = BURIED GAS
- -F- = BURIED FIBER OPTIC
- -T- = BURIED TELEPHONE
- -E- = BURIED ELECTRIC
- = PROPERTY LINE

GRAPHIC SCALE
1 inch = 200 ft.
0 100 200 400

SURVEYOR'S CERTIFICATE

To: PI Tower Development LLC, a Delaware limited liability company; its successors, assigns and/or designees and Fidelity National Title Insurance Company.

I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that under the direction of Parallel Infrastructure, I have surveyed and mapped the proposed area within the specified lands in accordance with Wisconsin administrative code chapter A-E 7 and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____ , 2018.

_____
WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

SURVEYED FOR:
Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:
Parallel
INFRASTRUCTURE
7411 FULLERTON STREET, SUITE 110
JACKSONVILLE, FL 32256

MERIDIAN
SURVEYING, LLC
N8774 Firelane 1
Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

SITE NAME:	ROCKFIELD
SITE NUMBER:	PIWI040
SITE ADDRESS:	N132W17400 ROCKFIELD ROAD RICHFIELD, WI 53076

PROPERTY OWNER:
ROCKFIELD INVESTMENTS, LLC.
13416 WATERTOWN PLANK ROAD
SUITE 255
ELM GROVE, WI 53122

PARCEL NO.: 091991

ZONED: MANUFACTURING

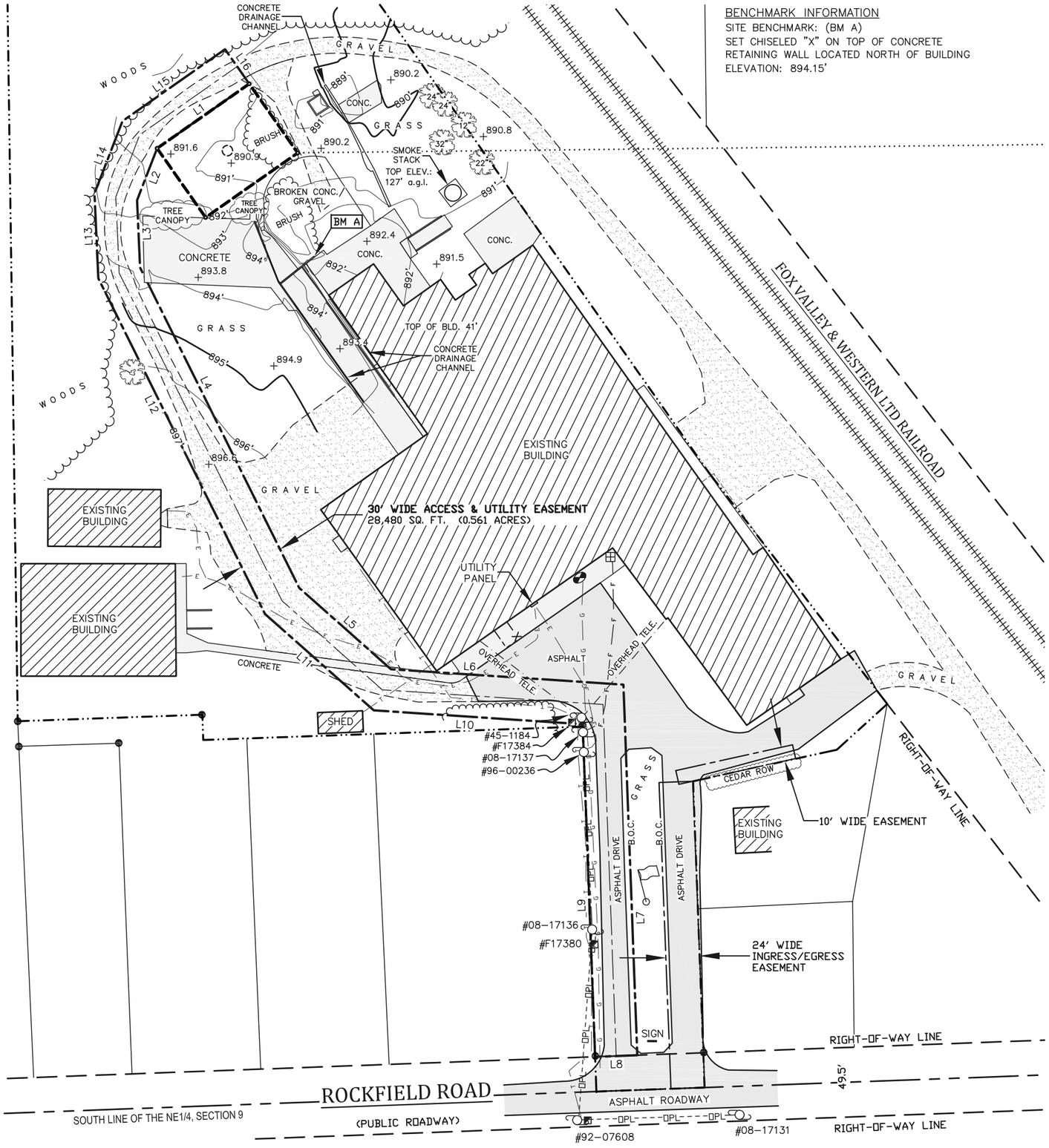
DEED REFERENCE: DOCUMENT NO. 1123519

SURVEY PLAT
FOR
PARALLEL INFRASTRUCTURE

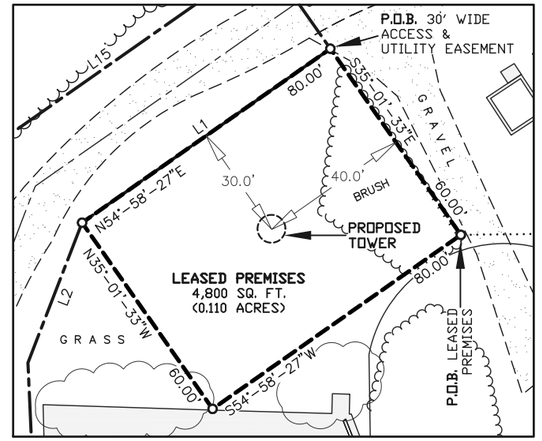
BEING A PART OF THE SE1/4 OF THE NE1/4, SECTION 9, T.9N., R.20E., TOWN OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	11-1-18	Added Revised Title Report	J.B.
2	11-17-16	Added Lease & Easement	J.B.
1	9-01-16	Preliminary Survey	J.D.

DRAWN BY: J.D.	FIELD WORK DATE: 8-31-16
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 9012	SHEET 1 OF 3



BENCHMARK INFORMATION
SITE BENCHMARK: (BM A)
SET CHISELED "X" ON TOP OF CONCRETE RETAINING WALL LOCATED NORTH OF BUILDING
ELEVATION: 894.15'



SCALE: 1"=40'

SURVEYOR'S CERTIFICATE

To: PI Tower Development LLC, a Delaware limited liability company; its successors, assigns and/or designees and Fidelity National Title Insurance Company.

I, Craig A. Keach, Professional Land Surveyor of Meridian Surveying, LLC., certify that under the direction of Parallel Infrastructure, I have surveyed and mapped the proposed area within the specified lands in accordance with Wisconsin administrative code chapter A-E 7 and that the map shown is a true and accurate representation thereof to the best of my knowledge and belief.

Dated this _____ day of _____ , 2018.

_____
WISCONSIN PROFESSIONAL LAND SURVEYOR
Craig A. Keach, S-2333

LINE TABLE		
Line #	Direction	Length
L1	S54°58'27"W	80.00'
L2	S21°07'35"W	39.65'
L3	S02°34'35"E	47.85'
L4	S26°24'22"E	254.39'
L5	S48°25'49"E	87.22'
L6	S86°12'08"E	165.65'
L7	S02°08'46"E	263.77'
L8	S87°51'14"W	30.00'
L9	N02°08'46"W	236.74'
L10	N86°12'08"W	148.87'
L11	N48°25'49"W	103.32'
L12	N26°24'22"W	266.55'
L13	N02°34'35"W	60.48'
L14	N21°07'35"E	55.08'
L15	N54°58'27"E	89.13'
L16	S35°01'33"E	30.00'

—LEGEND—
- ○ = 1" X 18" IRON PIPE SET
- ● = 1" IRON PIPE FOUND
- ⊕ = COUNTY MONUMENT FOUND
- = GAS METER
- = FIBER OPTIC PEDESTAL
- = TELEPHONE PEDESTAL
- = EXISTING POWER POLE
- —OPL— = OVERHEAD ELECTRIC
- —G— = BURIED GAS
- —F— = BURIED FIBER OPTIC
- —T— = BURIED TELEPHONE
- —E— = BURIED ELECTRIC
- = PROPERTY LINE
- B.O.C. = BACK OF CURB
- = EXISTING TREE

GRAPHIC SCALE
1 inch = 80 ft.
0 40 80 160

SURVEYED FOR:
Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:
Parallel
INFRASTRUCTURE
7411 FULLERTON STREET, SUITE 110
JACKSONVILLE, FL 32256

MERIDIAN
SURVEYING, LLC
N8774 Firelane 1
Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

SITE NAME:	ROCKFIELD
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ZONED: MANUFACTURING

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SURVEY PLAT
FOR
PARALLEL INFRASTRUCTURE
BEING A PART OF THE SE1/4 OF THE NE1/4, SECTION 9, T.9N., R.20E., TOWN OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
3	11-1-18	Added Revised Title Report	J.B.
2	11-17-16	Added Lease & Easement	J.B.
1	9-01-16	Preliminary Survey	J.D.

DRAWN BY: J.D.	FIELD WORK DATE: 8-31-16
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 9012	SHEET 2 OF 3

LEASED PREMISES

Part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Nine (9), Township Nine (9) North, Range Twenty (20) East, Town of Germantown, Washington County, Wisconsin containing 4,800 square feet (0.110 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 9; thence N00°-38'-12"W 651.10 feet along the east line of the NE1/4 of said Section 9; thence S89°-21'-48"W 936.22 feet to the point of beginning; thence S54°-58'-27"W 80.00 feet; thence N35°-01'-33"W 60.00 feet; thence N54°-58'-27"E 80.00 feet; thence S35°-01'-33"E 60.00 feet to the point of beginning, being subject to any and all easements and restrictions of record. Being a part of the Parent Parcel as forth in that certain Quit Claim Deed dated December 31, 2005 and recorded April 14, 2006 in Instrument No. 1123519, records of Washington County, Wisconsin.

30' WIDE ACCESS & UTILITY EASEMENT

Part of the Southeast Quarter (SE1/4) of the Northeast Quarter (NE1/4) of Section Nine (9), Township Nine (9) North, Range Twenty (20) East, Town of Germantown, Washington County, Wisconsin containing 28,480 square feet (0.654 acres) of land and being described by:

Commencing at the East Quarter Corner of said Section 9; thence N00°-38'-12"W 651.10 feet along the east line of the NE1/4 of said Section 9; thence S89°-21'-48"W 936.22 feet; thence N35°-01'-33"W 60.00 feet to the point of beginning; thence S54°-58'-27"W 80.00 feet; thence S21°-07'-35"W 39.65 feet; thence S02°-34'-35"E 47.85 feet; thence S26°-24'-22"E 254.39 feet; thence S48°-25'-49"E 87.22 feet; thence S86°-12'-08"E 165.65 feet; thence S02°-08'-46"E 263.77 feet to a point on the north line of Rockfield Road; thence S87°-51'-14"W 30.00 feet along said north line of Rockfield Road; thence N02°-08'-46"W 236.74 feet; thence N86°-12'-08"W 148.87 feet; thence N48°-25'-49"W 103.32 feet; thence N26°-24'-22"W 266.55 feet; thence N02°-34'-35"W 60.48 feet; thence N21°-07'-35"E 55.08 feet; thence N54°-58'-27"E 89.13 feet; thence S35°-01'-33"E 30.00 feet to the point of beginning, being subject to any and all easements and restrictions of record. Being a part of the Parent Parcel as forth in that certain Quit Claim Deed dated December 31, 2005 and recorded April 14, 2006 in Instrument No. 1123519, records of Washington County, Wisconsin.

PARENT PARCEL

All those parcels of land in Washington County, Wisconsin, described as follows:
That part of the Southeast Quarter of the NORTHEAST Quarter (SE¼) (NE¼) of Section Nine (9), Township Nine (9) North, Range Twenty (20) East, described as follows, viz:

Commencing at the East quarter corner of said Section 9; thence West on the East and West quarter line of said Section, 323.25 feet to the Westerly right-of-way line of the Chicago & Northwestern Railway; thence North 35 degrees 36 minutes West along said right-of-way line, 329.50 feet to the place of beginning of the lands herein described; thence continuing North 35 degrees 36 minutes West along said right-of-way line, 207.50 feet; thence North 33 degrees 04 minutes West along said right-of-way line, 876.43 feet; thence South 1 degree 13 minutes West, 894.30 feet; thence East, 131.37 feet; thence South 18.00 feet; thence East, 270.00 feet; thence South 00 degrees 07 minutes East, 260.20 feet to the East and West quarter line of said Sec. 9; thence East along said quarter line, 77.00 feet; thence North 00 degrees 07 minutes West, 218.00 feet; thence North 79 degrees 39 minutes East, 104.61 feet; thence North 49 degrees 48 minutes East 48.43 feet to the place of beginning.

Subject to the easements granted to ERWIN N. THEISEN and RITA M. THEISEN, his wife, by deed dated October 29, 1956, to-wit;

A right-of-way for purposes of ingress and egress over the following described land in the SE¼ of the NE¼ of Sec. 9, Township 9N, Range 20 East, Washington County, Wisconsin; Commencing at a point in the East and West Quarter line of said section, 654.43 feet West from the East Quarter corner of said section; thence continuing West along said quarter line 24.00 feet; thence N. 00 degrees 07 minutes W. 218.00 feet; thence East 24 feet, thence S. 00 degrees 07 minutes East 218.00 feet to the place of beginning,

Also, a right-of-way ten feet in width, the southerly line of which is described as follows: part of theSE¼ of the NE¼ of Sec. 9, Township 9N. Range 20 East, Washington County, Wisconsin; begin at the east quarter corner of said section; thence west along the east and west quarter line of said Section 550.35 feet; thence North 0 degrees 25 minutes West 236.81 feet; thence South 79 degrees 39 minutes West 29.61 feet to the place of beginning of the southerly line of said right-of-way; thence South 79 degrees 39 minutes West 85 feet to the point of terminus of the southerly line of said right-of-way.

Subject also to sidetrack agreement dated January 24, 1914 with Chicago & Northwestern Railway Company.

AND BEING the same property conveyed to William A. Liesener and Robert R. Reinders from Dart Industries Inc. (the successor and parent company of The West Band Aluminum Company), a corporation by Indenture dated December 01, 1982 and recorded December 01, 1982 in Instrument No. 449685; AND FURTHER CONVEYED to Donna M. Liesener from The Estate of William A. Liesener, deceased by Final Judgment dated May 04, 1990 and recorded May 11, 1990 in Instrument No. 559593; AND FURTHER CONVEYED to Rockfield Investments, LLC, a Wisconsin limited liability company from Donna M. Liesener and Robert R. Reinders by Quit Claim Deed dated December 31, 2005 and recorded April 14, 2006 in Instrument No. 1123519.
Tax Parcel No. 091991

TITLE REPORT REVIEW

TITLE REPORT: Fidelity National Title Insurance Company

COMMITMENT NO. 23816415

EFFECTIVE DATE: October 22, 2018

FEE SIMPLE TITLE VESTED IN: Rockfield Investments, LLC, a Wisconsin limited liability company

NOTE: THE STATEMENT OF APPLICABILITY REFERS TO THE LEASE SITE AND ANY EASEMENTS PERTINENT THEREUNTO WHERE SPECIFIC ENCUMBRANCES AFFECT THE LEASE SITE AND/OR A PERTINENT EASEMENT, THEY ARE IDENTIFIED AS SUCH.

SCHEDULE B-II

(1-7) These are general statements and not specific encumbrances.

SURVEYED FOR:
Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

SURVEYED FOR:
Parallel
INFRASTRUCTURE
7411 FULLERTON STREET, SUITE 110
JACKSONVILLE, FL 32256

MERIDIAN
SURVEYING, LLC
N8774 Firelane 1
Menasha, WI 54952
Office: 920-993-0881
Fax: 920-273-6037

SITE NAME: ROCKFIELD

SITE NUMBER: PIWI040

SITE ADDRESS:
N132W17400 ROCKFIELD ROAD
RICHFIELD, WI 53076

PROPERTY OWNER:
ROCKFIELD INVESTMENTS, LLC.
13416 WATERTOWN PLANK ROAD
SUITE 255
ELM GROVE, WI 53122

PARCEL NO.: 091991

ZONED: MANUFACTURING

DEED REFERENCE: DOCUMENT NO. 1123519

SURVEY PLAT
FOR
PARALLEL INFRASTRUCTURE
BEING A PART OF THE SE1/4 OF THE NE1/4, SECTION 9, T.9N., R.20E., TOWN OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION	BY
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DRAWN BY: J.D.	FIELD WORK DATE: 8-31-16
CHECKED BY: C.A.K.	FIELD BOOK: X
JOB NO.: 9012	SHEET 3 OF 3

NORTH

AERIAL OVERVIEW OF SITE

SECTION LINE

WOODS

PROPERTY LINE

RIGHT OF WAY

PROPOSED LANDLORD 60' x 80' LEASE AREA (LENDLEASE)

C/L OF PROPOSED 30' WIDE UTILITY AND INGRESS/ EGRESS EASEMENT (LENDLEASE)

PROPOSED 185' MONOPOLE TOWER (LENDLEASE CONTRACTOR TO INSTALL)

PROPOSED VZW 20' x 36' LEASE AREA

EXISTING SMOKE STACK

EXISTING CONCRETE

EXISTING GRAVEL ACCESS DRIVE

FOX VALLEY & WESTERN LTD RAILROAD

WOODS

C/L OF PROPOSED 30' WIDE UTILITY AND INGRESS/ EGRESS EASEMENT (LENDLEASE)

GRAVEL

EXISTING BUILDING

EXISTING BUILDING

EXISTING BUILDING

EXISTING POWER POLE #45-1184

EXISTING POWER POLE #08-17137

PROPERTY LINE

EXISTING BURIED GAS LINE

EXISTING BURIED TELCO

C/L OF PROPOSED 30' WIDE UTILITY AND INGRESS/ EGRESS EASEMENT (LENDLEASE)

EXISTING ASPHALT ACCESS DRIVE

EXISTING BUILDING

ROCKFIELD ROAD

OHE

RIGHT OF WAY

L:\15100\15143\CAD\Plan\CD's\VZW C-1.dgn

50' 0 50' 100'

SCALE: 11" x 17" - 1" = 100'
22" x 34" - 1" = 50'

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SITE PLAN

ROCKFIELD [418732]

RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY:
PCM

PLOT DATE:
2/13/2019

PROJECT #:
15143

FILE NAME:
VZW C-1.dgn

SHEET NUMBER:
VZW C-1

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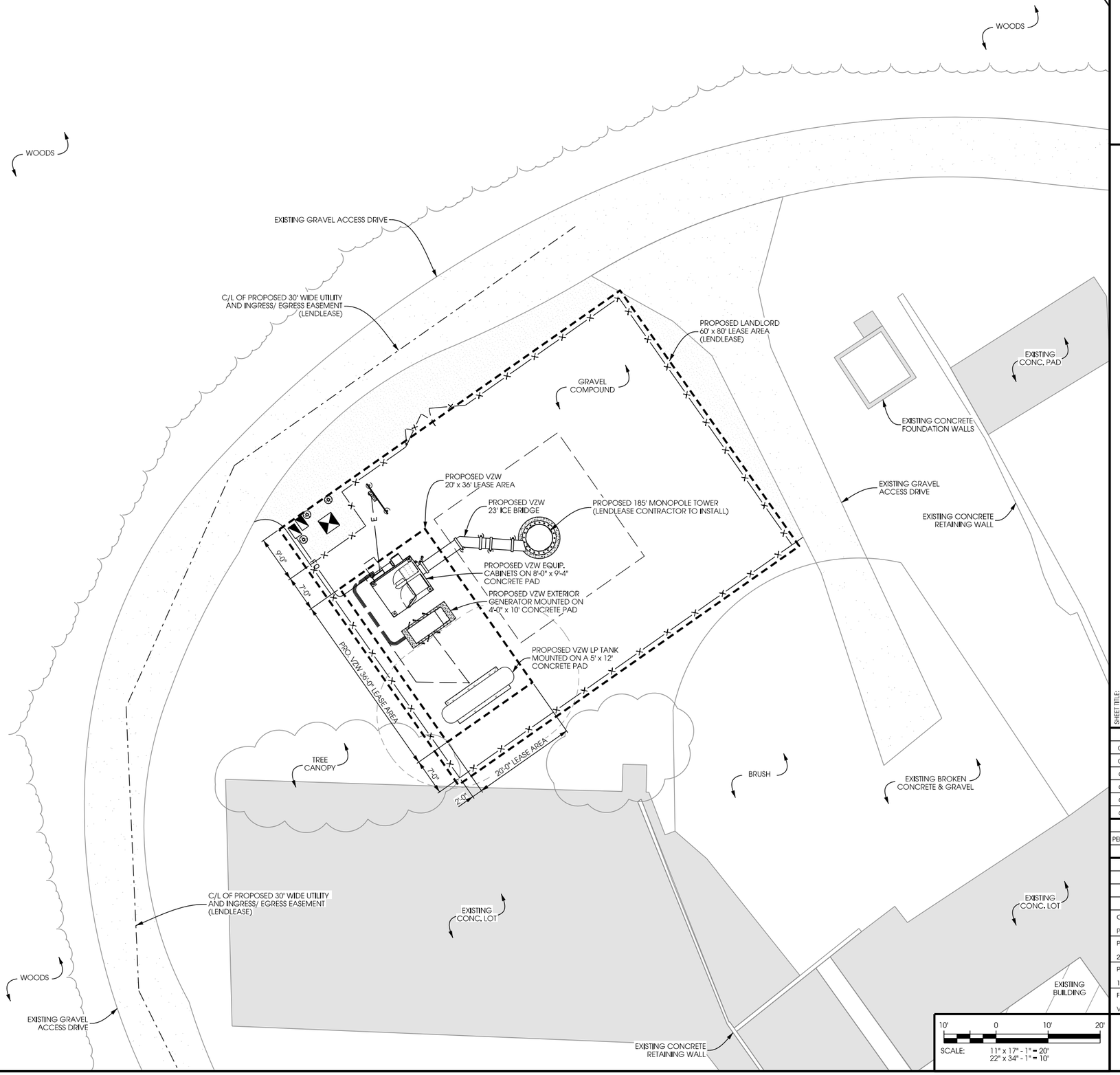
NORTH

PROPERTY LINE

SITE OVERVIEW [LOOKING SW]

PROPOSED LEASE AREA [LOOKING NE]



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COMPOUND PLAN

ROCKFIELD [418732]

RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH

STAMPED FINAL DWGS:	

CHECKED BY:	PCM
PLOT DATE:	2/13/2019
PROJECT #:	15143
FILE NAME:	VZW C-2.dgn

SHEET NUMBER:

VZW C-2

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NORTH

C/L OF PROPOSED 30' WIDE UTILITY AND INGRESS/ EGRESS EASEMENT (LENDLEASE)

EXISTING GRAVEL ACCESS DRIVE

APPROX. OUTLINE OF 29' x 29' TOWER FOUNDATION PAD

GRAVEL COMPOUND

PROPOSED LANDLORD 60' x 80' LEASE AREA (LENDLEASE)

PROPOSED VZW BURIED UTILITY CONDUIT. SEE DETAILS ON PAGE VZW E-1

PROPOSED VZW 23' ICE BRIDGE LENGTH: SEE DETAILS ON PAGE VZW A-4. VERIFY HEIGHT AND ORIENTATION OF MONOPOLE PORTS PRIOR TO INSTALLATION.

PROPOSED VZW FIBER VAULT: INSTALLED BY LENDLEASE. SEE DETAILS ON PAGE VZW E-1

PROPOSED VZW GPS ANTENNAS MOUNTED TO ICE BRIDGE POST. SEE DETAILS ON PAGE VZW A-4

PROPOSED 185' MONOPOLE TOWER BY LENDLEASE

PROPOSED CHARLES CUBE 1003. SEE DETAILS ON PAGE VZW S-2

PROPOSED ILC. SEE DETAILS ON PAGE VZW S-2

PROPOSED VZW BURIED UTILITY CONDUIT. SEE DETAILS ON PAGE VZW E-1

PROPOSED VZW .125" THK. ALUMINUM EQUIP. CABINETS ON 8'-0" x 9'-4" CONCRETE PAD. SEE DETAILS ON PAGES VZW S-1 THRU S-4

PROPOSED VZW EXTERIOR GENERATOR ON 4'-0" x 10' CONCRETE PAD; SEE PAGES VZW E-3 THRU E-5 FOR DETAILS

PROPOSED BURIED CONDUITS FROM GENERATOR & LP TANK. SEE DETAILS ON PAGE VZW E-1

PRO. 9'-4" CONC. PAD

PRO. 8'-0" CONC. PAD

PRO. 10'-0" CONC. PAD

LP TANK 12'-6" NO SPARK RADIUS

PROPOSED BURIED CONDUITS FROM LP TANK. SEE DETAILS ON PAGE VZW E-4 THRU E-6

PROPOSED VZW 20' x 36' LEASE AREA

PROPOSED VZW LP TANK MOUNTED ON A 5'-0" x 12' CONCRETE PAD; SEE PAGE VZW E-6 FOR DETAILS

PROPOSED VZW 36'-0" LEASE AREA

PRO. 12'-0" CONC. PAD

PRO. VZW 20'-0" LEASE AREA

GRASS

EXISTING BROKEN CONCRETE & GRAVEL

BRUSH

EXISTING CONCRETE LOT

TREE CANOPY

TREE CANOPY

4' 0 4' 8'

SCALE: 11" x 17" - 1/8" = 1'
22" x 34" - 1/4" = 1'

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608.644.1549 fax
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SHEET TITLE:

ENLARGED COMPOUND PLAN

ROCKFIELD [418732]

RICHFIELD, WISCONSIN

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
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CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: VZW C-3.dgn

SHEET NUMBER: VZW C-3

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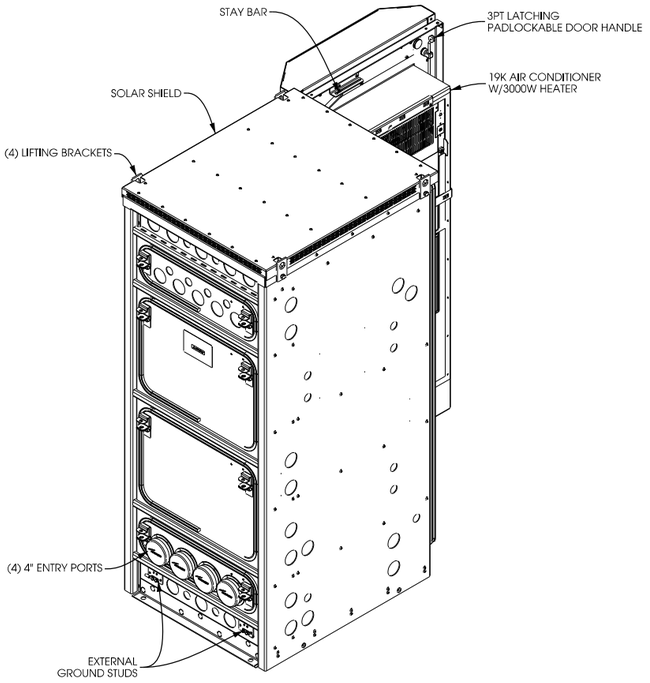
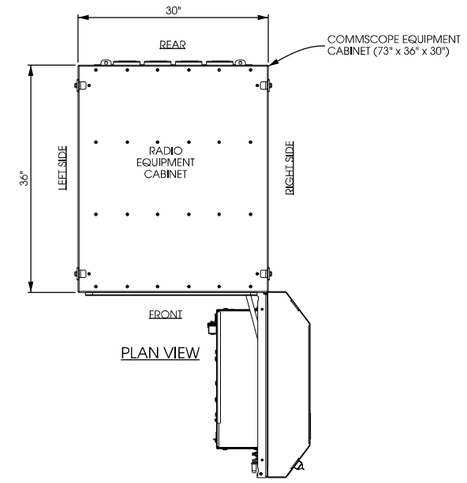
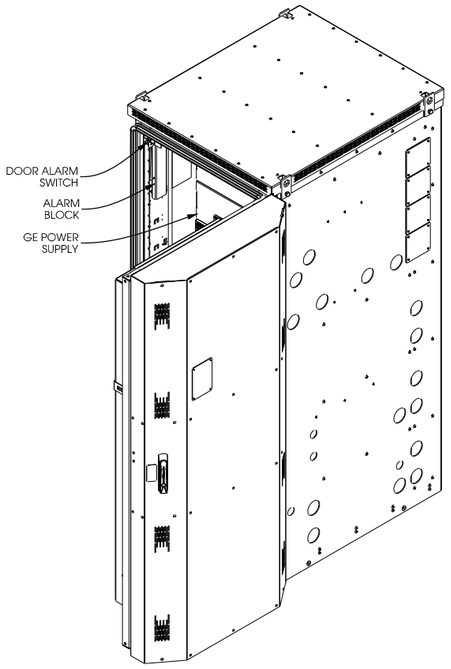


REAR ISOMETRIC VIEW

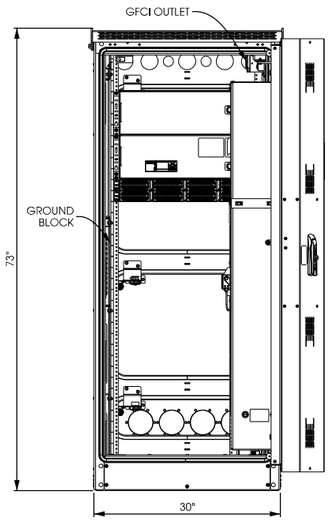


PLAN VIEW

CATEGORY	
DIMENSIONS AND WEIGHT	72 H X 30 W X 36 D 650 LBS AS SHIPPED
23" AND 19" EQUIPMENT RACK SPACE	70" (40RU) SPACING
COLOR	GRAY
MATERIAL	.125" WELDED ALUMINUM
MAXIMUM HEAT DISSIPATION	2900W
19000 BTU AIR CONDITIONER WITH 3000W HEATER	PENTAIR #T531426G150P
ELECTRICAL OUTLET	ONE GFCI OUTLET
-48VDC POWER SYSTEM WITH CONTROLLER	GE INFINITY S: NES4824-23-AC5-PS-DC2E
BONDING AND GROUNDING	2GA OUTSIDE ENCLOSURE
CABLE ENTRANCE	REAR
OPERATING TEMP. RANGE, INSIDE ENCLOSURE	50F/10C -79F/26C
OPERATING TEMP. RANGE, OUTSIDE ENCLOSURE	-40F/-40C -131F/55C



FRONT ISOMETRIC VIEW



FRONT ELEVATION VIEW

A COMMSCOPE RBA72-30

SCALE: NTS

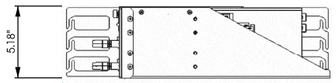
DC SURGE PROTECTOR:

RAYCAP PART # RCMDC-4520-RM-48

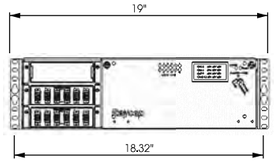
RACK MOUNTED DISTRIBUTION SURGE PROTECTION FOR 12 RRH DC CIRCUITS

DIMENSIONS: 5.18" x 18.32" x 15.80" (H x W x D)

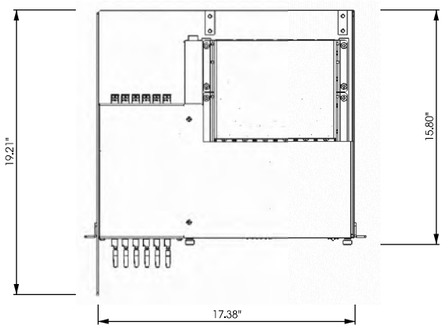
WEIGHT: 22.10 LBS



SIDE VIEW



FRONT VIEW



PLAN VIEW

B RACK MOUNTED SURGE PROTECTOR

SCALE: NTS

Edge
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624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
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EQUIPMENT DETAILS
ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
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PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY:
PCM

PLOT DATE:
2/13/2019

PROJECT #:
15143

FILE NAME:
VZW S-1.dgn

SHEET NUMBER:
VZW S-1

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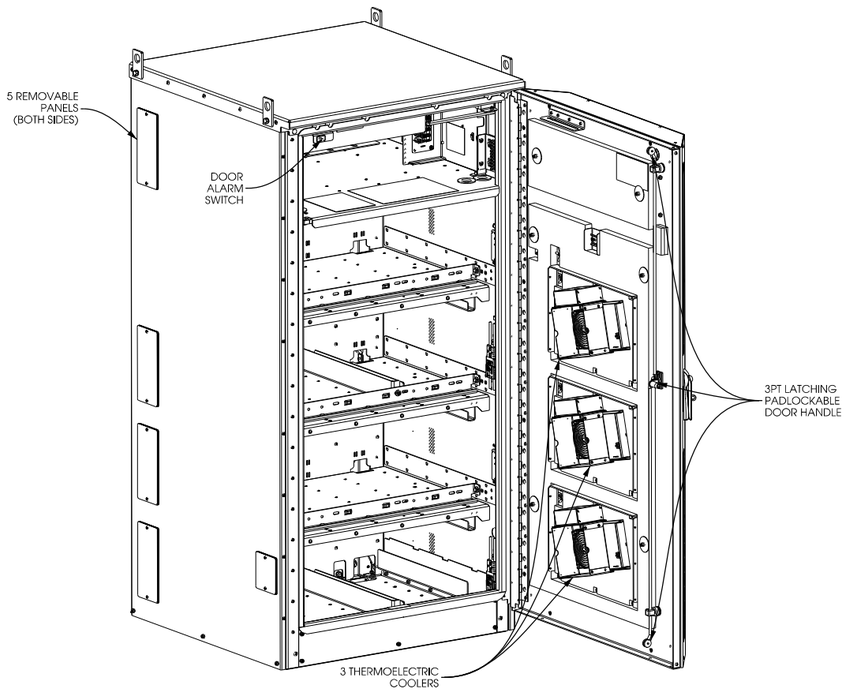
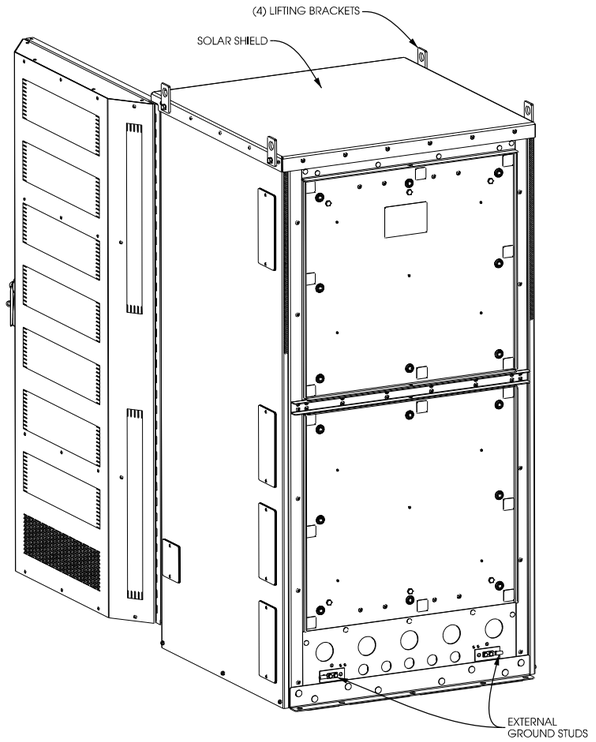
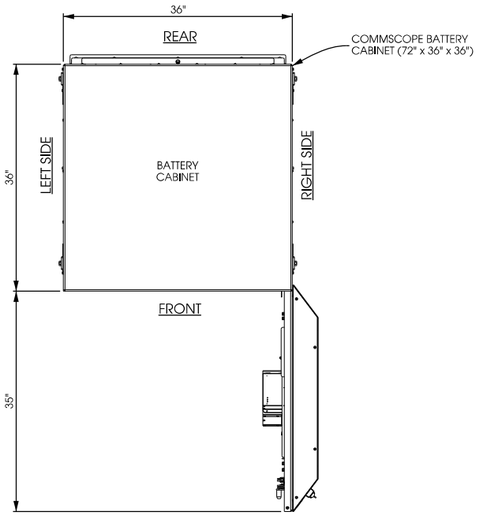


FRONT ISOMETRIC VIEW

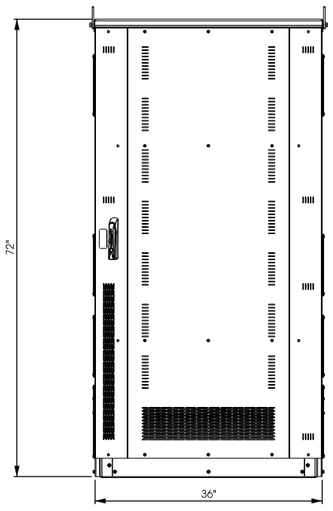


REAR ISOMETRIC VIEW

CHARLES CUBE-BB48E1HN1	
DIMENSIONS & WEIGHT	72 H X 36 W X 36 D 650 LBS AS SHIPPED
COLOR	GRAY
MATERIAL	.125 WELDED ALUMINUM
ELECTRICAL OUTLET	ONE GFCI OUTLET



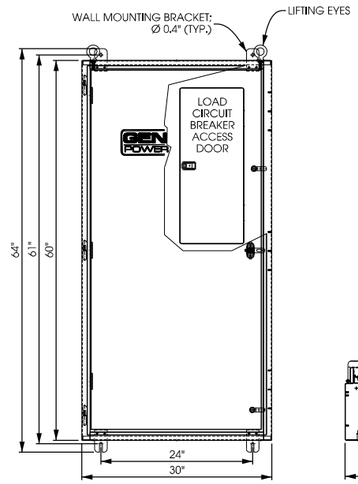
PLAN VIEW



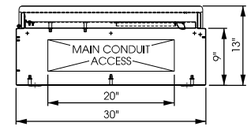
FRONT ELEVATION VIEW

A COMMSCOPE RBA72-36

SCALE: NTS



FRONT VIEW



BOTTOM VIEW

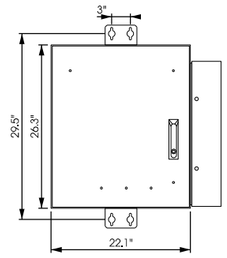
ILC RATED AMPS	VOLTAGE	PHASE	ENCLOSURE HEIGHT	ENCLOSURE WIDTH	ENCLOSURE DEPTH	WEIGHT (LBS)
200	120/240	1	60"	30"	10"	350
200	120/208	3	60"	30"	10"	350

B INTEGRATED LOAD CENTER

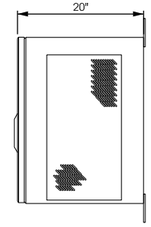
SCALE: NTS

FIBER ENCLOSURE
CHARLES UNIVERSAL BROADBAND ENCLOSURES (CUBE) PART # RL1003

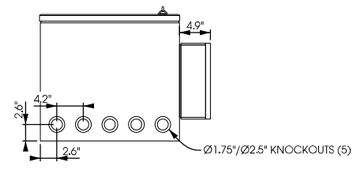
-ACCESSORIES:
POLE MOUNT KIT, PART # 97-CABPMTKIT
H-FRAME HARDWARE KIT, PART # 97-001971-A
SLIDE OUT TRAY, PART # 97-001990-A
10" PLINTH KIT; PART # 97-002127-A



FRONT VIEW



SIDE VIEW



BOTTOM VIEW

C CHARLES UNIVERSAL ENCLOSURE

SCALE: NTS

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624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
www.edgeconsult.com

EQUIPMENT DETAILS
ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 2/13/2019
PROJECT #: 15143
FILE NAME: VZW S-2.dgn

SHEET NUMBER:
VZW S-2

I:\15100\15143\CAD\Plot CD's\VZW S-2.dgn

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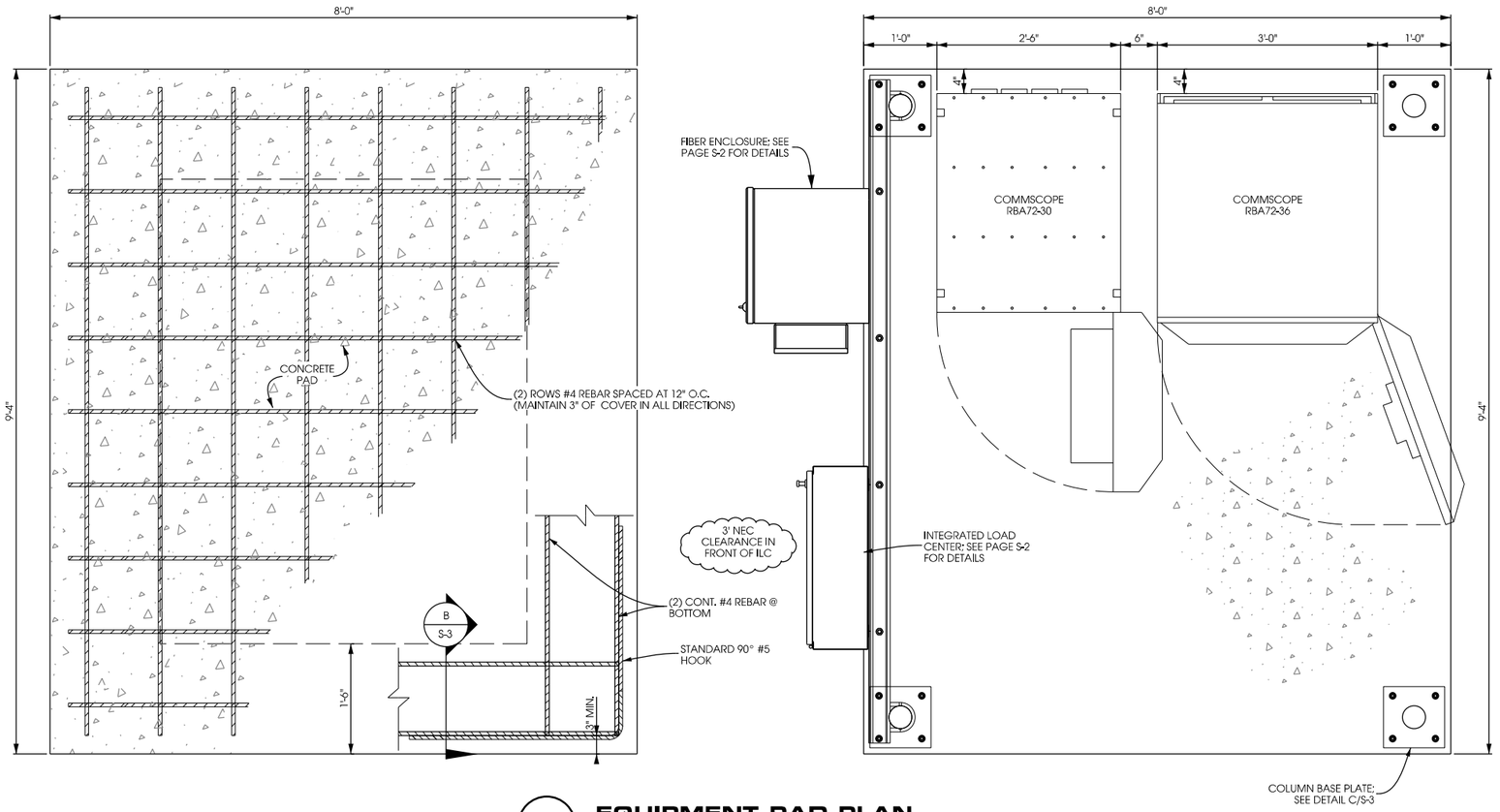
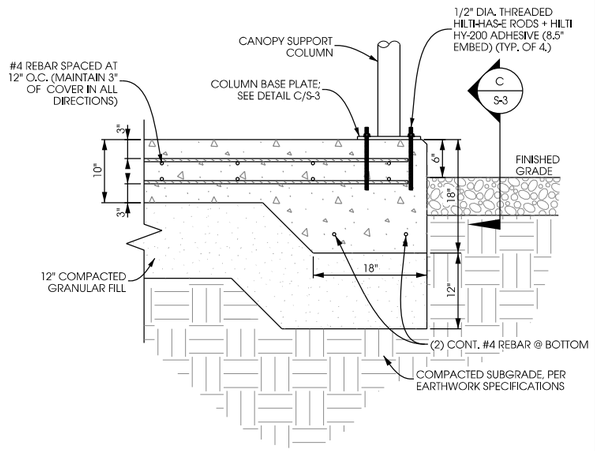


A EQUIPMENT PAD PLAN

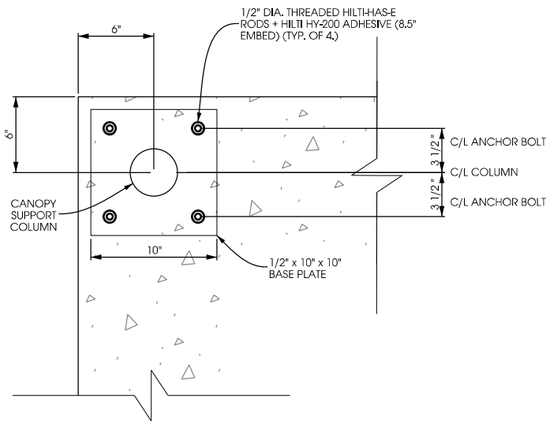
SCALE: NTS

NOTE:
3" MINIMUM CONCRETE COVER OVER BAR AND WIRE



B THICKENED SLAB FOUNDATION

SCALE: NTS



C COLUMN BASE PLATE DETAILS

SCALE: NTS

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CONCRETE AND REINFORCING NOTES:

1.) ALL CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND MOST CURRENT VERSION OF ACI STANDARDS.

2.) ALL EXPOSED CONCRETE SURFACES EXPOSED TO VIEW SHALL HAVE A SURFACE FINISH SF-2.0 IN ACCORDANCE WITH ACI 301.

3.) ALL CONCRETE UNLESS SPECIFICALLY NOTED SHALL BE NORMAL WEIGHT (145 PCF) AND SHALL ACHIEVE A 28-DAY COMPRESSIVE STRENGTH (f'c) OF 3,000 PSI. EXPOSED EXTERIOR CONCRETE TO BE AIR ENTRAINED WITH 6% AIR CONTENT. CONTRACTOR TO PERFORM CONCRETE SLUMP TEST (4" MAX SLUMP). NO WATER TO BE ADDED AFTER SLUMP HAS BEEN MEASURED.

4.) ALL CONCRETE REINFORCING SHALL BE ASTM A615 GRADE 60 AND PLACED IN ACCORDANCE WITH ACI STANDARDS W/ 3" MIN COVERAGE IF CAST AGAINST EARTH AND 2" MIN COVERAGE OTHERWISE.

5.) REMOVE ALL ORGANIC MATERIAL, SOFT AREAS, AND POOR SOILS BENEATH FOUNDATION TO A DEPTH OF AT LEAST 2'-0" BELOW FOUNDATION.

6.) DESIGN BASED ON GEOTECHNICAL REPORT BY EDGE CONSULTING ENGINEERS, INC. DATED 08/28/17. CONTRACTOR TO REVIEW & FOLLOW RECOMMENDATIONS CONTAINED IN GEOTECHNICAL REPORT.

7.) SLAB NOT SUITABLE AT SITES WITH ORGANIC SOIL, UNCOMPACTED FILL, EXPANSIVE SOIL, OR SOILS SUSCEPTIBLE TO FROST HEAVE.

8.) CONTRACTOR TO ENSURE POSITIVE DRAINAGE FROM ALL FOUNDATIONS.

9.) FOUNDATION DESIGN BASED ON INFORMATION PROVIDED BY FIBREBOND DATED 10/6/16. DESIGN LOADS ARE IN ACCORDANCE WITH FIBREBOND DESIGN WITH THE EXCEPTION THAT THE SEISMIC LOAD IS REDUCED. THE FOUNDATION DESIGN IS DESIGNED FOR A SPECTRAL RESPONSE COEFFICIENT (SDS) = 0.395 AND SEISMIC IMPORTANCE FACTOR (IE) = 1.00 WHICH CORRESPONDS A REDUCED SEISMIC RESPONSE COEFFIENT (CS) = 0.113. THE PROVIDED SEISMIC LOADS WERE MULTIPLIED BY 0.263, THE RATIO OF THE NEW CS TO ORIGINAL CS. THIS SEISMIC LOAD CORRESPONDS WITH APPROXIMATELY THE NORTHERN END OF FAYETTE COUNTY, IL. CONTRACTOR TO VERIFY EXACT PLATFORM/SKID SIZE AND TYPE.

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Consulting Engineers, Inc.
624 Water Street
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608.644.1549 fax
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FOUNDATION DETAILS

ROCKFIELD [4187732]

RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: VZW S-3.dgn

SHEET NUMBER:

VZW S-3

K:\15100\15143\CAD\Plan\CD's\VZW S-3.dgn

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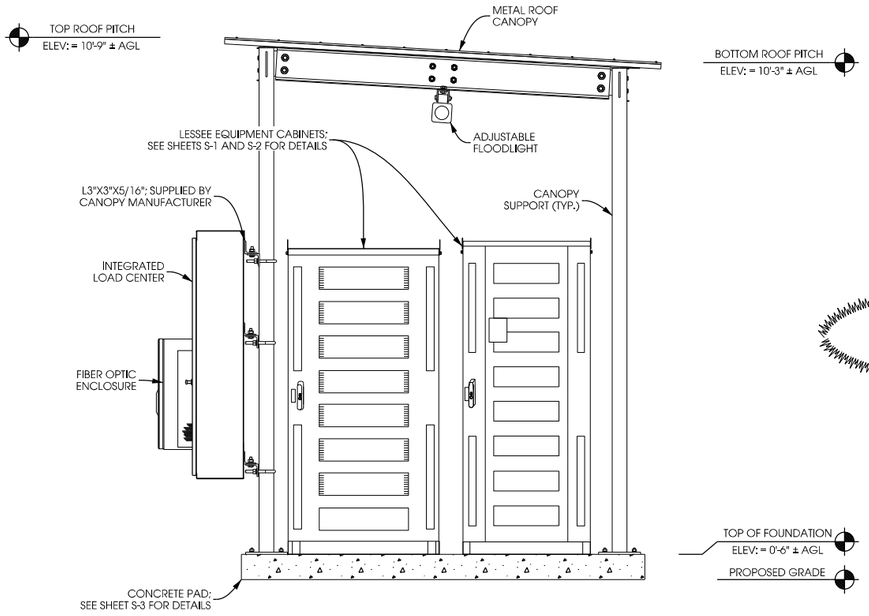
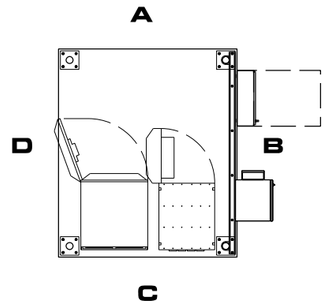
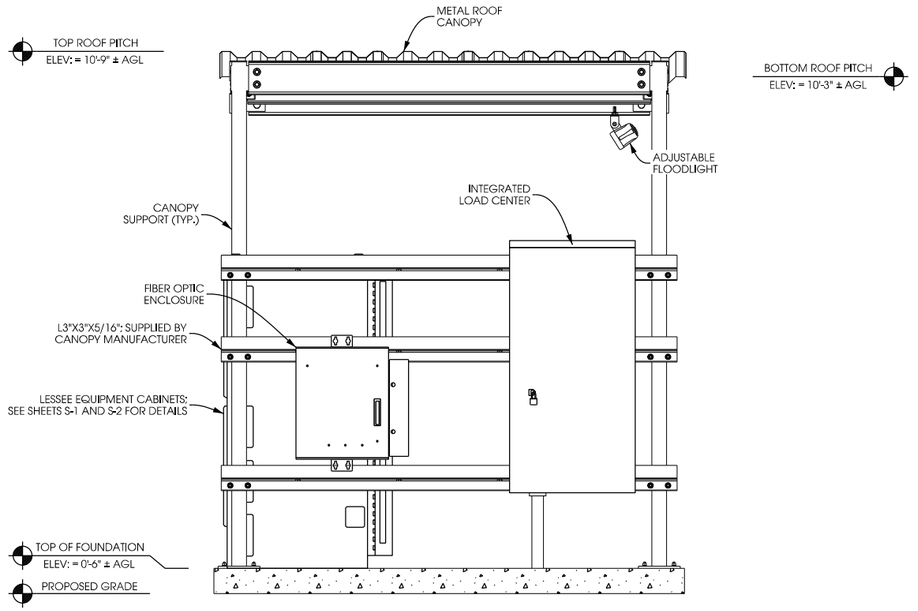


ELEVATION A

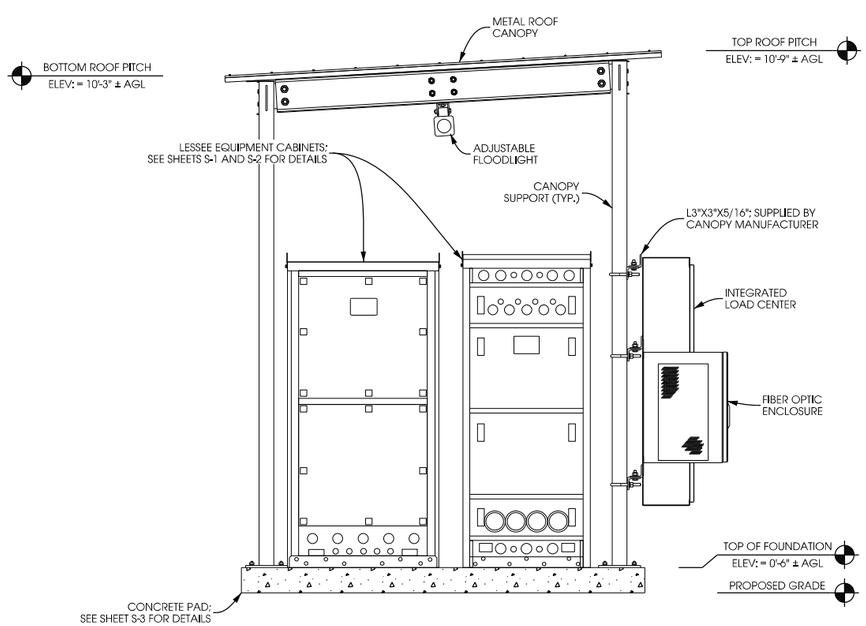
CANOPY NOTE:

ELEVATIONS PROVIDED FOR CONVENIENCE.
CANOPY PROVIDED AS KIT BY SABRE.
MODEL # LISTED AT BOTTOM OF PAGE. VERIZON
WIRELESS CONTRACTOR IS TO SUPPLY CANOPY

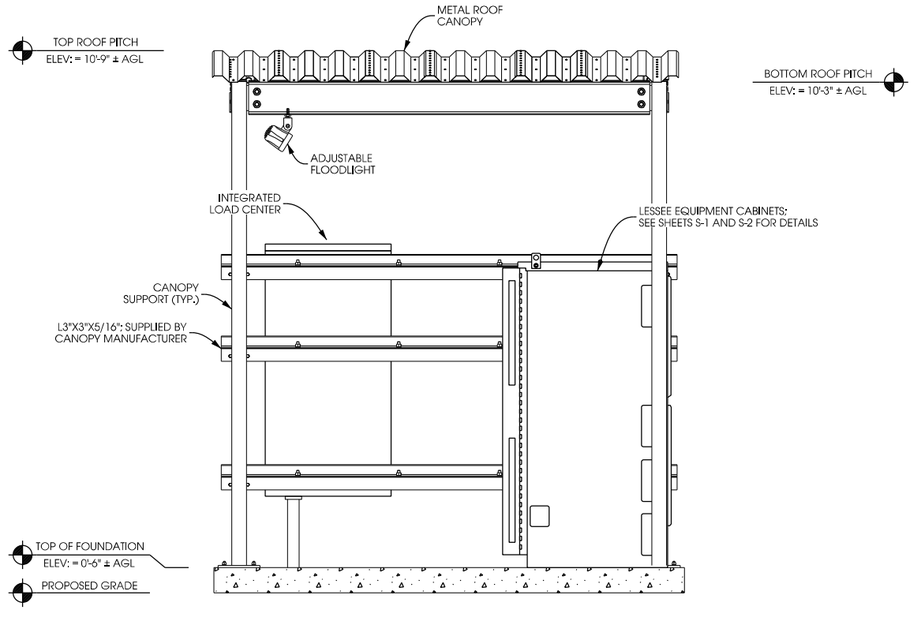




ELEVATION B



ELEVATION C



ELEVATION D

A **EQUIPMENT CANOPY ELEVATIONS**

SCALE: 11" x 17" - 1/3" = 1'-0"
22" x 34" - 2/3" = 1'-0"

SABRE DRAWING #: Z30199033

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608.644.1449 voice
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EQUIPMENT ELEVATIONS

ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
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STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: VZW S-4.dgn

SHEET NUMBER:

VZW S-4

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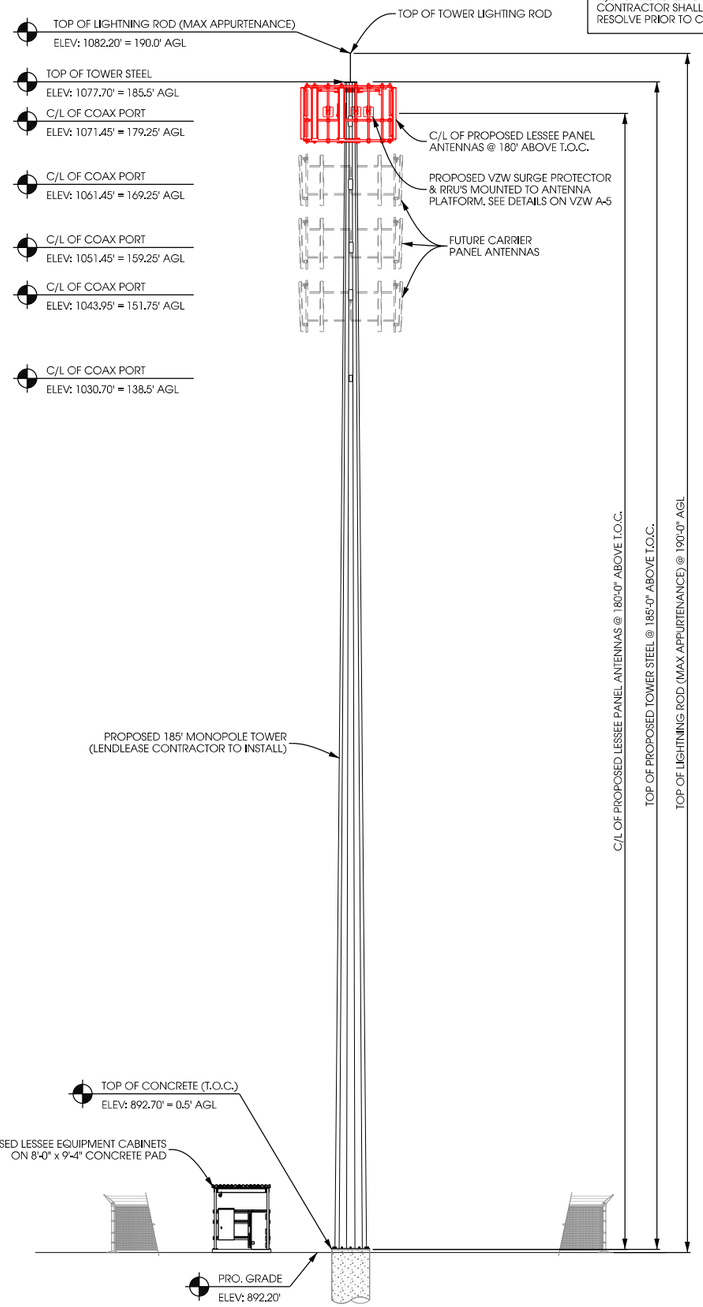
HYBRID CABLE INFO	
QUANTITY	3
LENGTH FROM GROUND SURGE PROTECTOR TO TOWER	30'±
LENGTH FROM T.O.C. TO TOWER SURGE PROTECTOR C/L	180'±
TOTAL HYBRID CABLE LENGTH	210'±

NOTE:
TOWER MANUFACTURER TO INSTALL PORTS AT LESSEE ANTENNA CL. VERIFY FINAL PORT HEIGHT, SIZE AND ORIENTATION WITH TOWER PLANS.

NOTES:
1.) CONTRACTOR TO VERIFY HEIGHT AND DIRECTION OF ANTENNA WITH PROJECT MANAGER & FINAL RF DESIGN.
2.) HYBRID CABLE LENGTH NOT TO EXCEED 367'.
3.) HYBRID JUMPER CABLE LENGTH NOT TO EXCEED 30'.
4.) IF CABLING LENGTH EXCEEDS MAXIMUM ALLOWED CONTRACTOR SHALL CONTACT CLIENT AND ENGINEER TO RESOLVE PRIOR TO CONSTRUCTION.



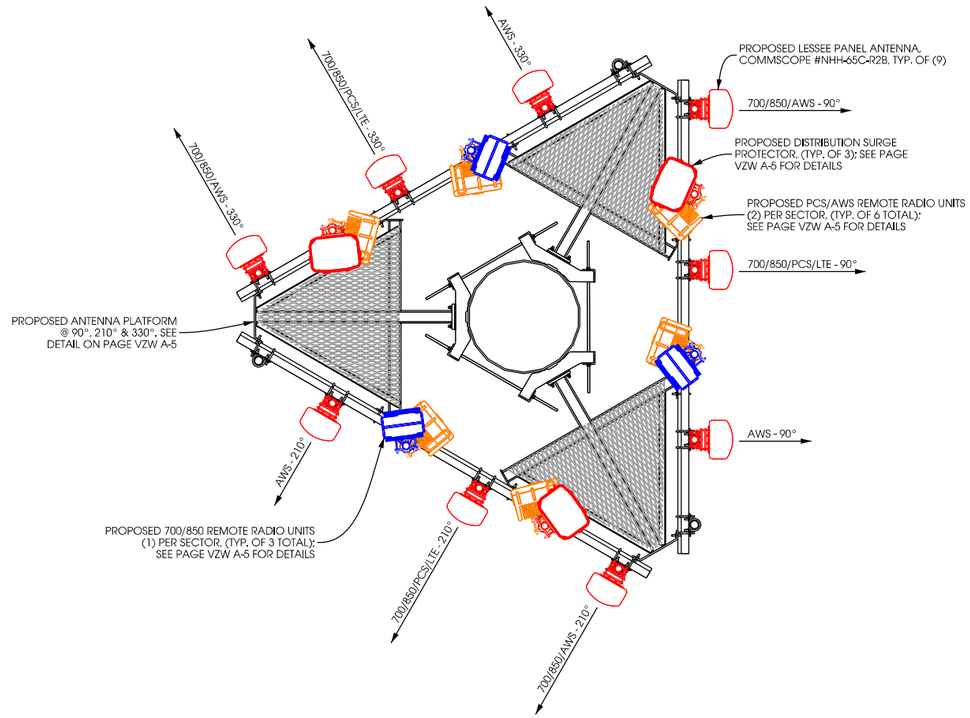
A TOWER PROFILE (SOUTH ELEVATION)

SCALE: 11" x 17" - 1" = 24'-0"
22" x 34" - 1" = 12'-0"

LEGEND:
- PROPOSED PANEL ANTENNA
- PROPOSED DISTRIBUTION SURGE PROTECTOR
- PROPOSED 700/850 REMOTE RADIO UNIT
- PROPOSED PCS/AWS REMOTE RADIO UNIT

NOTES:
1.) ALL ANTENNA AZIMUTHS REFERENCED FROM TRUE NORTH.
2.) SEE PAGE A-5 FOR INSTALLATION REQUIREMENTS OF ANTENNAS AND EQUIPMENT.

NORTH



NOTE:
PLATFORM UPPER RAILING NOT SHOWN FOR CLARITY.

B ANTENNA & EQUIPMENT ORIENTATION

SCALE: NTS

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Prairie du Sac, WI 53578
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TOWER ELEVATION
ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
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STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	
CHECKED BY: PCM	
PLOT DATE: 2/13/2019	
PROJECT #: 15143	
FILE NAME: VZW A-1.dgn	

SHEET NUMBER:
VZW A-1

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EQUIPMENT CHANGE REQUEST FORM- ECR

Cell Name	Rockfield				Cell ID	657	
Location Number	418732	RF Engineer	Shaoib Nagi		Address	W132W17400 Rockfield Dr.	
Date of Request	11/9/2017	Market	Elgin-1		City/State/Zip	Richfield, WI. 53076	

PROPOSED CONFIGURATION

Configuration: Option-A2

Antenna												
Sector	Pos	Port	RF Path	Antenna Manufacturer	Antenna Model	Antenna Serial Number	Centerline	Azimuth	Variable Tilt	Mechanical Tilt	Action
Alpha	A1	L1 (-45)	700/850 - RxTx0	COMMSCOPE	NHH-65C-R2B		180	90	3		Add- Install
		L2 (+45)	700/850 - RxTx1								
		H1 (-45)	AWS - RxTx0						1		
		H2 (+45)	AWS - RxTx1								
		H3 (-45)	AWS - RxTx2						1		
		H4 (+45)	AWS - RxTx3								
	A2	L1 (-45)	700/850 - RxTx2	COMMSCOPE	NHH-65C-R2B		180	90	3		Add- Install
		L2 (+45)	700/850 - RxTx3								
		H1 (-45)	PCS LTE - RxTx0						3		
		H2 (+45)	PCS LTE - RxTx1								
		H3 (-45)	PCS LTE - RxTx2						3		
		H4 (+45)	PCS LTE - RxTx3								
	A3	L1 (-45)	Unused at this time	COMMSCOPE	NHH-65C-R2B		180	90			Unchanged
		L2 (+45)	Unused at this time								
		H1 (-45)	AWS-3 RxTx0						3		
		H2 (+45)	AWS-3 RxTx1								
		H3 (-45)	AWS-3 RxTx2						3		
		H4 (+45)	AWS-3 RxTx3								
	A4	L1 (-45)	Unused at this time								Unchanged
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
		H2 (+45)	Unused at this time								
		H3 (-45)	Unused at this time								
		H4 (+45)	Unused at this time								
Beta	B1	L1 (-45)	700/850 - RxTx0	COMMSCOPE	NHH-65C-R2B		180	210	5		Add- Install
		L2 (+45)	700/850 - RxTx1								
		H1 (-45)	AWS - RxTx0						3		
		H2 (+45)	AWS - RxTx1								
		H3 (-45)	AWS - RxTx2						3		
		H4 (+45)	AWS - RxTx3								
	B2	L1 (-45)	700/850 - RxTx2	COMMSCOPE	NHH-65C-R2B		180	210	5		Add- Install
		L2 (+45)	700/850 - RxTx3								
		H1 (-45)	PCS LTE - RxTx0						5		
		H2 (+45)	PCS LTE - RxTx1								
		H3 (-45)	PCS LTE - RxTx2						5		
		H4 (+45)	PCS LTE - RxTx3								
	B3	L1 (-45)	Unused at this time	COMMSCOPE	NHH-65C-R2B		180	210			Unchanged
		L2 (+45)	Unused at this time								
		H1 (-45)	AWS-3 RxTx0						5		
		H2 (+45)	AWS-3 RxTx1								
		H3 (-45)	AWS-3 RxTx2						5		
		H4 (+45)	AWS-3 RxTx3								
	B4	L1 (-45)	Unused at this time								Unchanged
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
		H2 (+45)	Unused at this time								
		H3 (-45)	Unused at this time								
		H4 (+45)	Unused at this time								
GAMMA	G1	L1 (-45)	700/850 - RxTx0	COMMSCOPE	NHH-65C-R2B		180	330	3		Add- Install
		L2 (+45)	700/850 - RxTx1								
		H1 (-45)	AWS - RxTx0						1		
		H2 (+45)	AWS - RxTx1								
		H3 (-45)	AWS - RxTx2						1		
		H4 (+45)	AWS - RxTx3								
	G2	L1 (-45)	700/850 - RxTx2	COMMSCOPE	NHH-65C-R2B		180	330	3		Add- Install
		L2 (+45)	700/850 - RxTx3								
		H1 (-45)	PCS LTE - RxTx0						3		
		H2 (+45)	PCS LTE - RxTx1								
		H3 (-45)	PCS LTE - RxTx2						3		
		H4 (+45)	PCS LTE - RxTx3								
	G3	L1 (-45)	Unused at this time	COMMSCOPE	NHH-65C-R2B		180	330			Unchanged
		L2 (+45)	Unused at this time								
		H1 (-45)	AWS-3 RxTx0						3		
		H2 (+45)	AWS-3 RxTx1								
		H3 (-45)	AWS-3 RxTx2						3		
		H4 (+45)	AWS-3 RxTx3								
	G4	L1 (-45)	Unused at this time								Unchanged
		L2 (+45)	Unused at this time								
		H1 (-45)	Unused at this time								
		H2 (+45)	Unused at this time								
		H3 (-45)	Unused at this time								
		H4 (+45)	Unused at this time								

NOTES:

RF DESIGN AND DETAIL ON THIS PAGE PROVIDED BY LESSEE AND ARE INCLUDED FOR CONVENIENCE. FINAL RF DESIGN TO BE VERIFIED WITH LESSEE. IF SIGNIFICANT CHANGES OR DISCREPANCIES ARE IDENTIFIED, CONTACT ENGINEER PRIOR TO INSTALLATION.

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SHEET TITLE:

ANTENNA CONFIGURATION

ROCKFIELD [418732]

RICHFIELD, WISCONSIN

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
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STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	
CHECKED BY: PCM	
PLOT DATE: 2/13/2019	
PROJECT #: 15143	
FILE NAME: VZW A-2.dgn	

SHEET NUMBER:

VZW A-2

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PROPOSED ANTENNA CONFIGURATION

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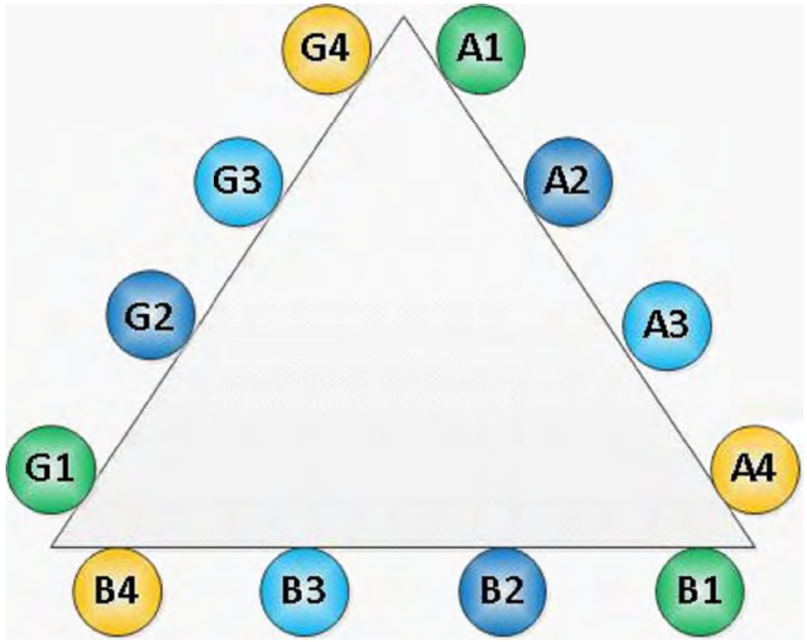

ANTENNA PLATFORM SCHEMATIC

FINAL CONFIGURATION

	Location	Manufacturer	Component Model	Count	
Passive Components	Top (Platform)	Ericsson	4449 B13	3	
	Top (Platform)				
	Top (Platform)	Ericsson	8843 B66/B2	6	
	Top (Platform)				
	Top (Platform)				
	Top (Platform)	Raycap	RCMDC-3315-PF-48	3	
	Top (Platform)				
	Bottom (Shelter)				
	Bottom (Shelter)	Raycap	RCMDC-3315-PF-48	3	
	Bottom (Shelter)				

	Sector	Coax Manufacturer	Type	Size	Count	
Coax	Alpha					
	Beta					
	Gamma					
	Raycap	Andrew	HFT1206-24S49-XXX	1 5/8	3	

NOTES:

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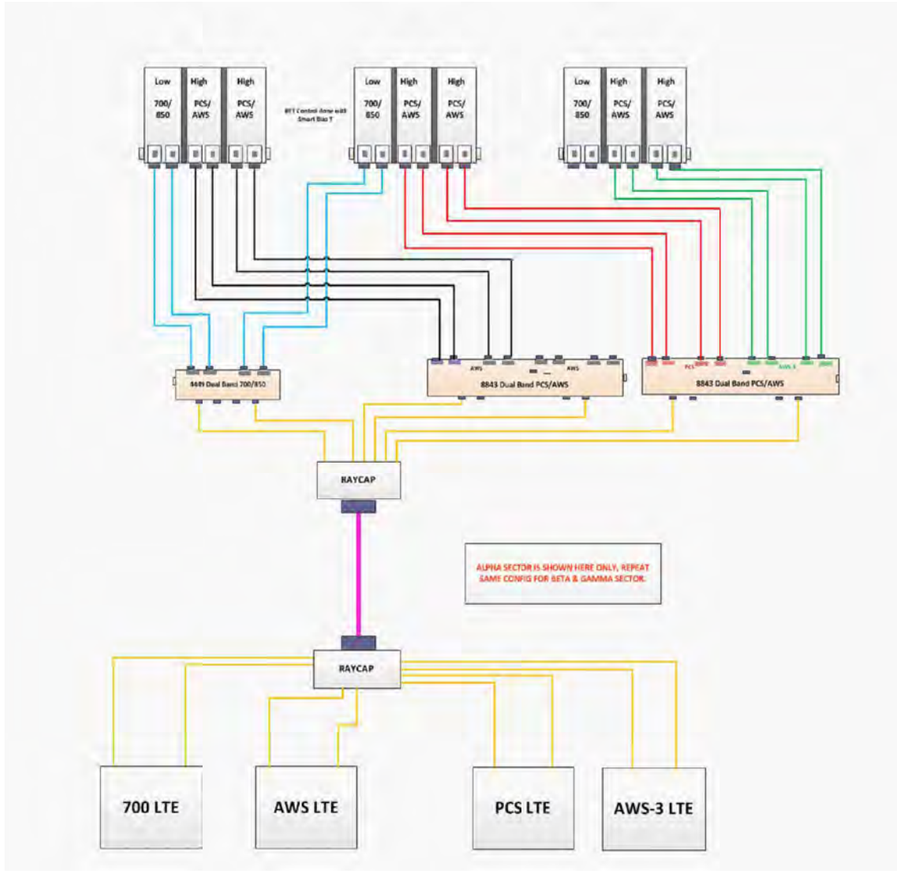
COMBINER CABLE DATA INFORMATION



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PROPOSED ANTENNA CONFIGURATION

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ROCKFIELD [418732]
RICHFIELD, WISCONSIN

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PROJECT #: 15143

FILE NAME: VZW A-3.dgn

SHEET NUMBER:

VZW A-3

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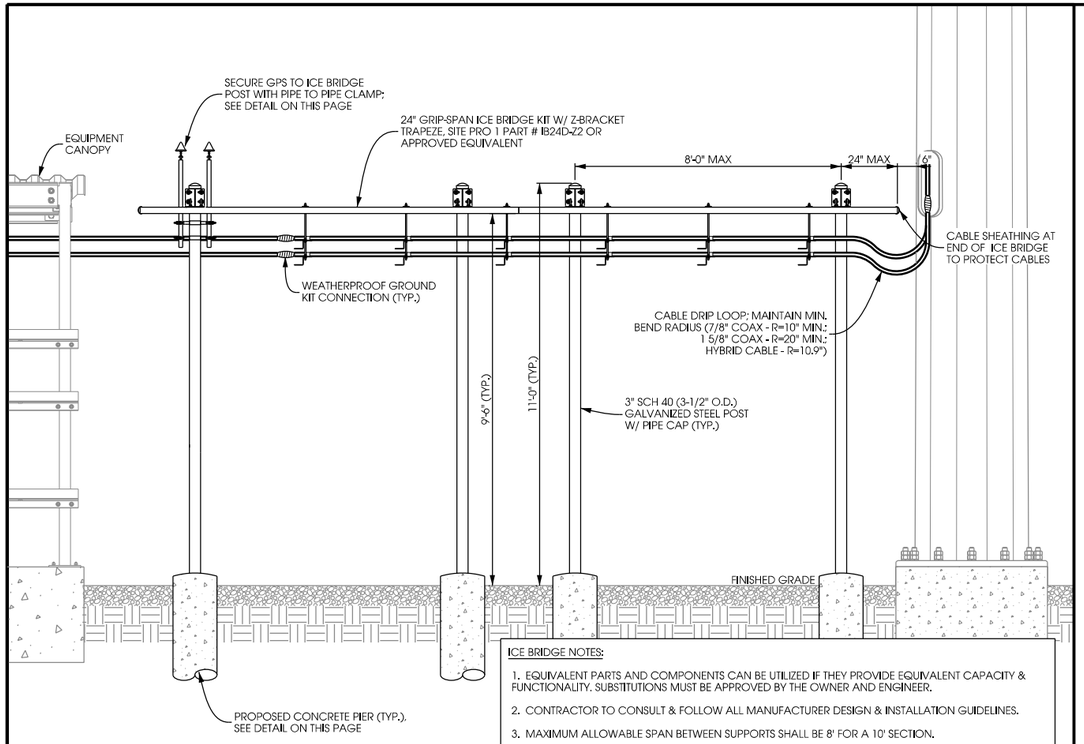
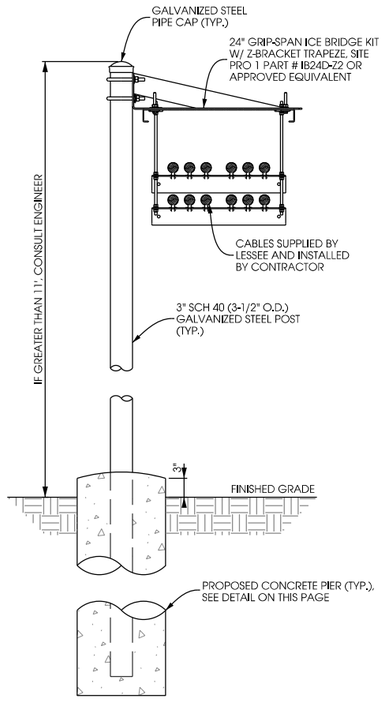


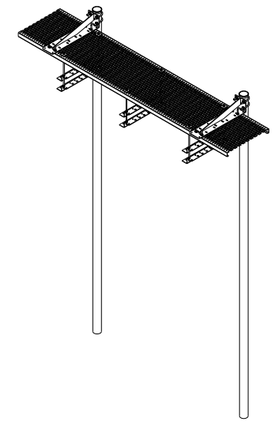
ICE BRIDGE NOTES:

1. EQUIVALENT PARTS AND COMPONENTS CAN BE UTILIZED IF THEY PROVIDE EQUIVALENT CAPACITY & FUNCTIONALITY. SUBSTITUTIONS MUST BE APPROVED BY THE OWNER AND ENGINEER.
2. CONTRACTOR TO CONSULT & FOLLOW ALL MANUFACTURER DESIGN & INSTALLATION GUIDELINES.
3. MAXIMUM ALLOWABLE SPAN BETWEEN SUPPORTS SHALL BE 8' FOR A 10' SECTION.
4. FOLLOW MANUFACTURERS RECOMMENDATIONS REGARDING SPLICES OR CANTILEVERS. HOWEVER, CHANNEL SHOULD TYPICALLY NOT CANTILEVER MORE THAN 2' BEYOND SUPPORT & SPLICING SHOULD OCCUR AT OR NEAR SUPPORT.
5. CUT ICE BRIDGE CHANNELS SHOULD HAVE ALL SHARP EDGES GROUND. IN ADDITION, A FIELD SPRAY GALVANIZING COMPOUND SHOULD BE APPLIED TO ALL EXPOSED METAL.

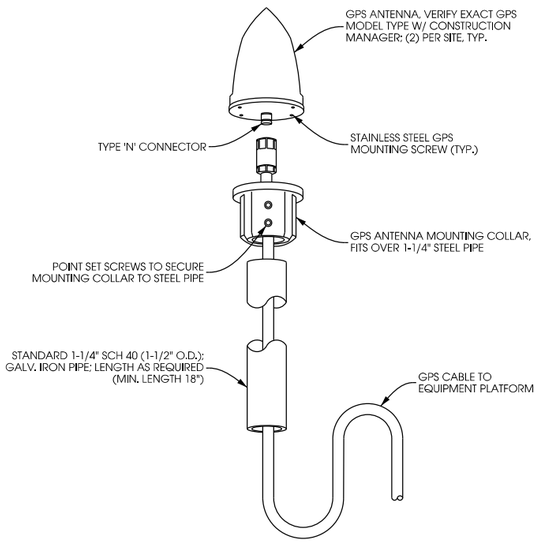
A **TYP. ICE BRIDGE DETAIL**
SCALE: NTS



B **ICE BRIDGE DETAIL**
SCALE: NTS



ISOMETRIC VIEW



C **GPS ANTENNA**
SCALE: NTS

NOTES:

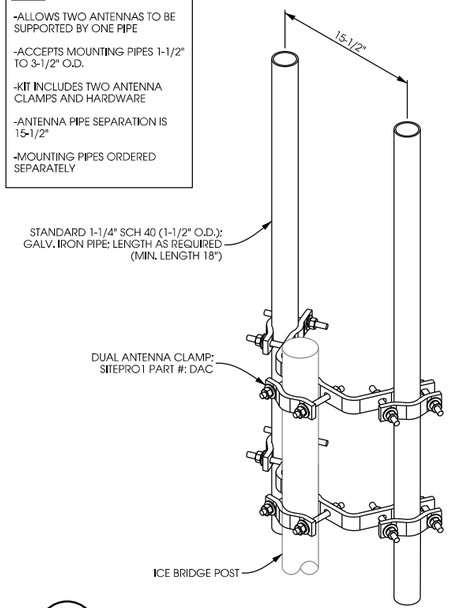
-ALLOWS TWO ANTENNAS TO BE SUPPORTED BY ONE PIPE

-ACCEPTS MOUNTING PIPES 1-1/2" TO 3-1/2" O.D.

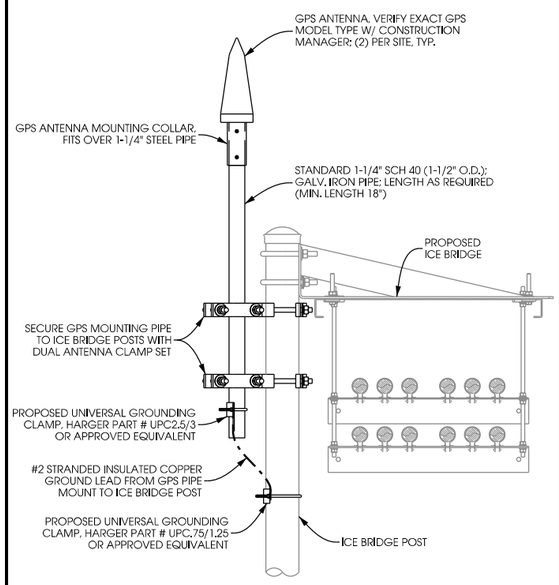
-KIT INCLUDES TWO ANTENNA CLAMPS AND HARDWARE

-ANTENNA PIPE SEPARATION IS 15-1/2"

-MOUNTING PIPES ORDERED SEPARATELY



D **GPS ANTENNA MOUNTING**
SCALE: NTS



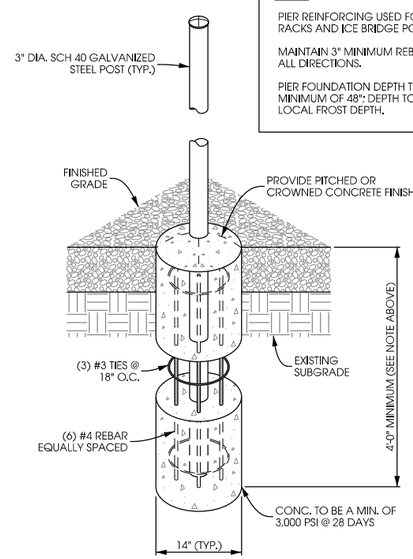
E **GPS ICE BRIDGE POST MOUNT**
SCALE: NTS

NOTES:

PIER REINFORCING USED FOR UTILITY RACKS AND ICE BRIDGE POSTS.

MAINTAIN 3" MINIMUM REBAR COVER IN ALL DIRECTIONS.

PIER FOUNDATION DEPTH TO BE A MINIMUM OF 48"; DEPTH TO EXCEED LOCAL FROST DEPTH.



F **PIER FND. DETAIL**
SCALE: NTS

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ICE BRIDGE DETAILS
ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INI:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 2/13/2019
PROJECT #: 15143
FILE NAME: VZW A-4.dgn

SHEET NUMBER:
VZW A-4

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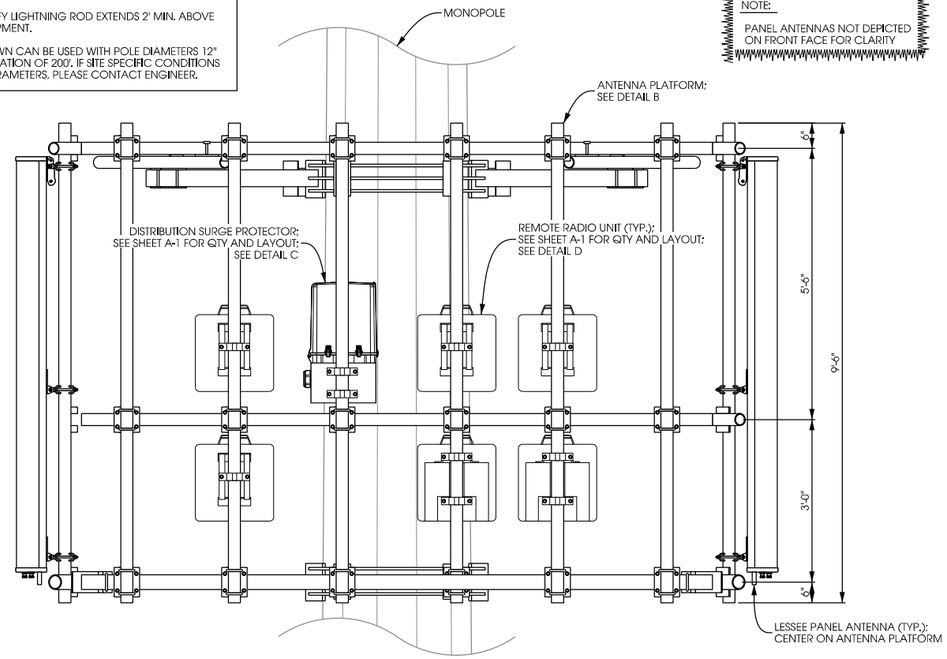
NOTES:

CONTRACTOR TO VERIFY LIGHTNING ROD EXTENDS 2' MIN. ABOVE ALL ANTENNAS & EQUIPMENT.

CAGE DESIGN AS SHOWN CAN BE USED WITH POLE DIAMETERS 12" TO 38" AND UP TO ELEVATION OF 200'. IF SITE SPECIFIC CONDITIONS ARE OUTSIDE THESE PARAMETERS, PLEASE CONTACT ENGINEER.

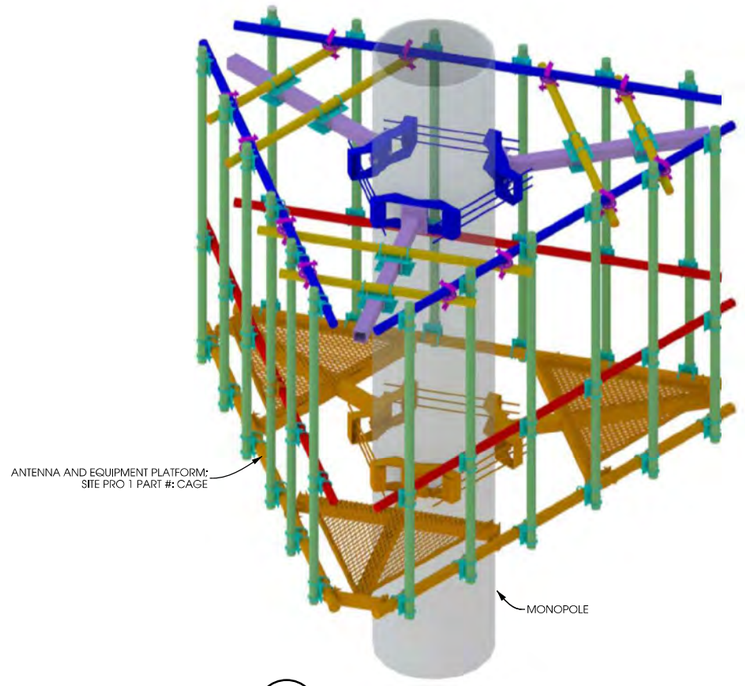
NOTE:

PANEL ANTENNAS NOT DEPICTED ON FRONT FACE FOR CLARITY



A **ANTENNA & EQUIPMENT MOUNTING**

SCALE: NTS



B **ANTENNA PLATFORM**

SCALE: NTS

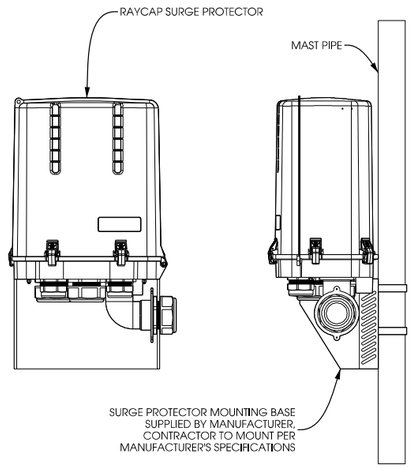
DISTRIBUTION SURGE PROTECTOR:

RAYCAP PART # RCMDC-3315-PF-48

DC SURGE PROTECTION FOR RRH/INTEGRATED ANTENNA RADIO HEAD TOWER, BASE, ROOFTOP, & ROOFTOP DISTRIBUTION MODELS

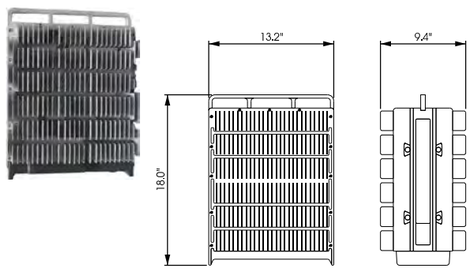
DIMENSIONS: 19.18" x 15.73" x 10.25" (H x W x D)

WEIGHT: 32 LBS (14.51 kg)



C **DISTRIBUTION SURGE PROTECTOR**

SCALE: NTS

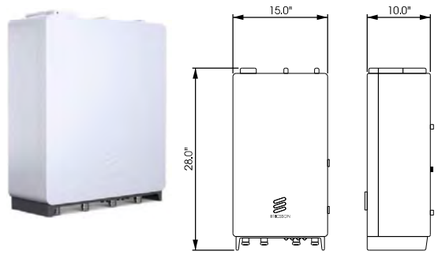


REMOTE RADIO UNIT :

ERICSSON PART # RRU4449

DIMENSIONS: 18.0" x 13.2" x 9.4" (H x W x D)

WEIGHT: 70 LBS



REMOTE RADIO UNIT :

ERICSSON PART # RRU8843

DIMENSIONS: 28.0" x 15.0" x 10.0" (H x W x D)

WEIGHT: 85 LBS

D **REMOTE RADIO UNITS**

SCALE: NTS

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SHEET TITLE: **ANTENNA/EQUIP. MOUNTING**

ROCKFIELD [418732]

RICHFIELD, WISCONSIN

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: VZW A-5.dgn

SHEET NUMBER: **VZW A-5**

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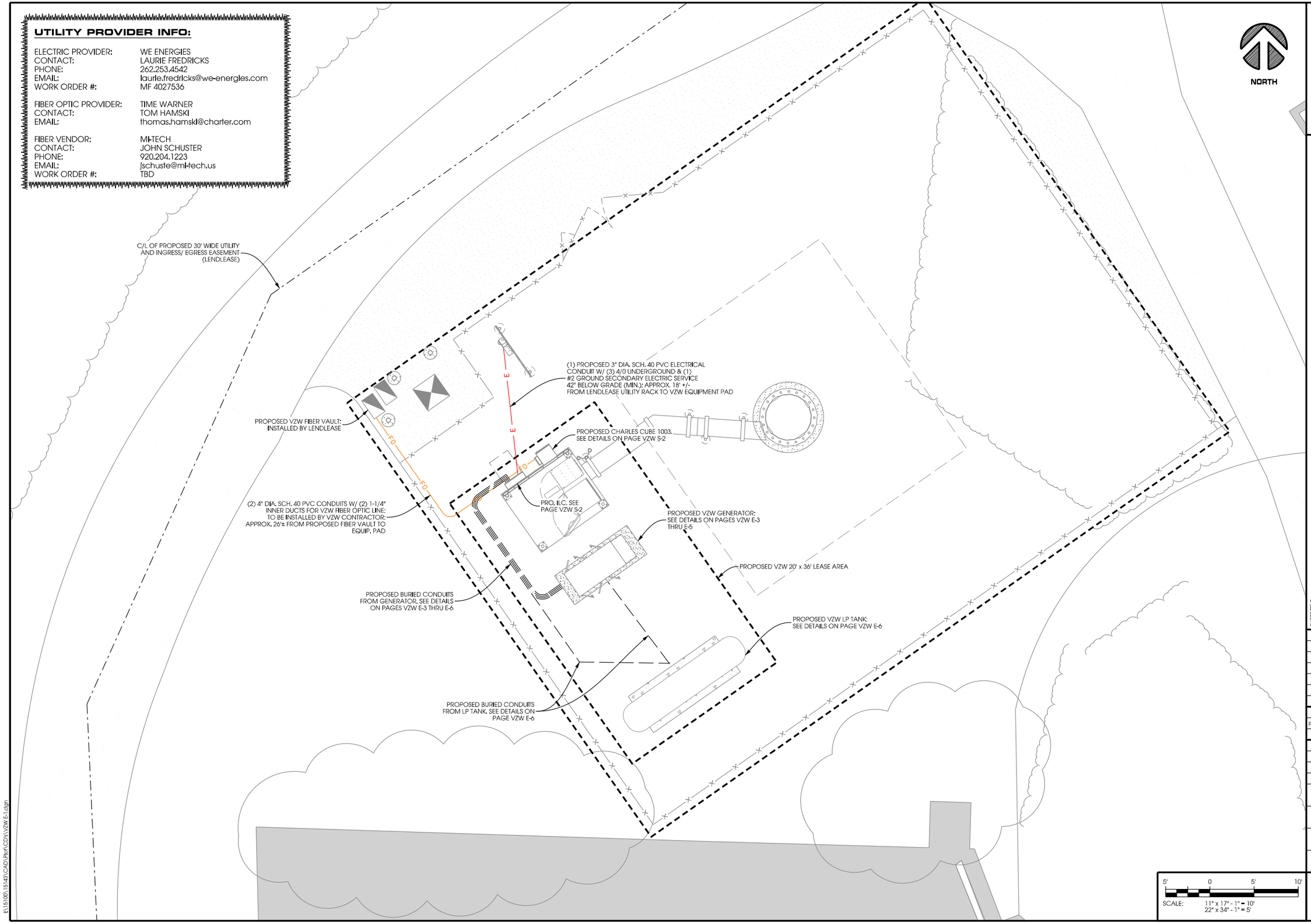
UTILITY PROVIDER INFO:

ELECTRIC PROVIDER:	WE ENERGIES
CONTACT:	LAURIE FREDRICKS
PHONE:	262.253.4542
EMAIL:	laurie.fredricks@we-energies.com
WORK ORDER #:	MF 4027536
FIBER OPTIC PROVIDER:	TIME WARNER
CONTACT:	TOM HAMSKI
EMAIL:	thomas.hamski@charter.com
FIBER VENDOR:	MI-TECH
CONTACT:	JOHN SCHUSTER
PHONE:	920.204.1223
EMAIL:	jschuste@mi-tech.us
WORK ORDER #:	TBD



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UTILITY PLAN
ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 2/13/2019
PROJECT #: 15143
FILE NAME: VZW E-1.dgn

5' 0 5' 10'
SCALE: 11" x 17" - 1" = 10'
22" x 34" - 1" = 5'

SHEET NUMBER:
VZW E-1

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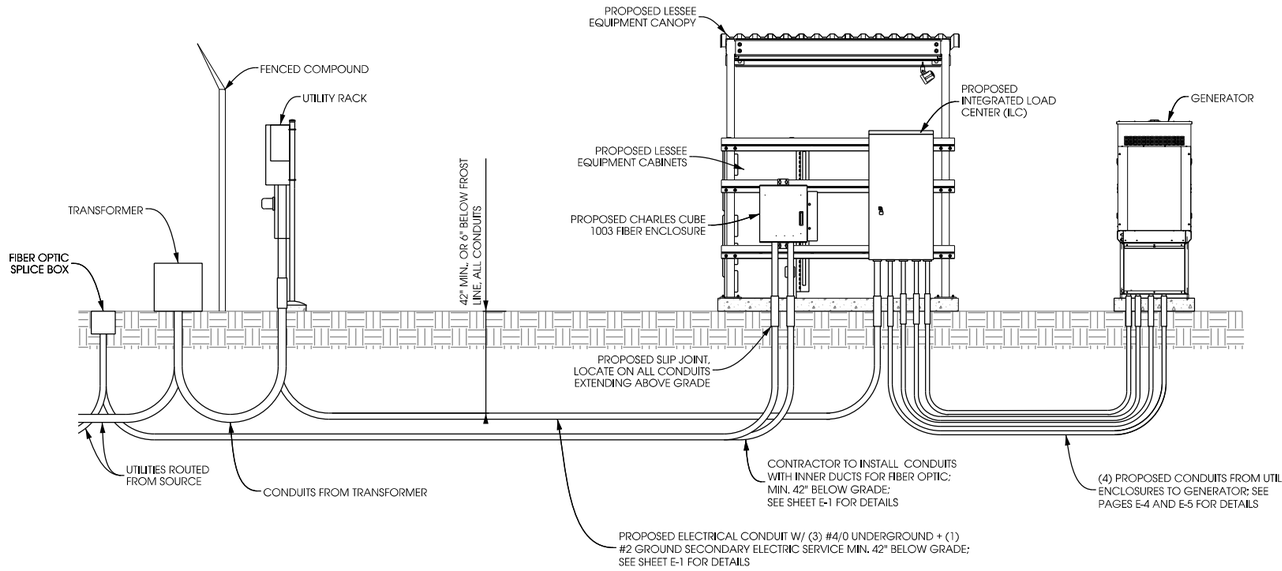


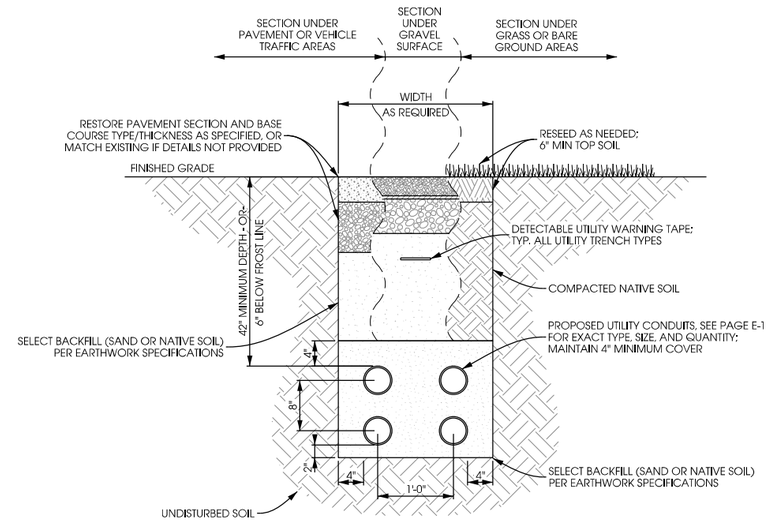
A **ELECTRICAL RISER DETAIL (TYPICAL)**

SCALE: NTS

NOTES:

UTILITY CONDUITS TO BE BURIED A MINIMUM DEPTH OF 42" BELOW GROUND LEVEL OR 6" BELOW THE FROST LINE.

CONDUIT TYPE, SIZE, AND QUANTITY SHOWN ON PAGE E-1.



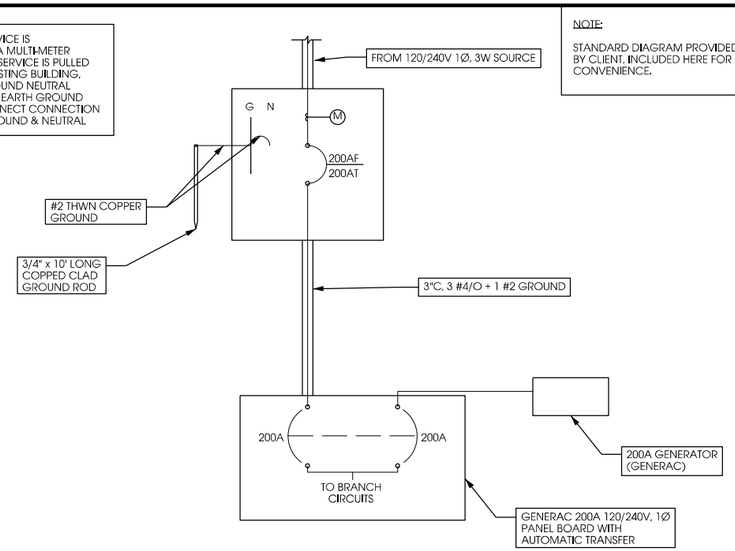
B **UTILITY TRENCH DETAIL**

SCALE: NTS

IF LESSEE SERVICE IS METERED AT A MULTI-METER GANG OR IF SERVICE IS PULLED FROM AN EXISTING BUILDING, DO NOT GROUND NEUTRAL TERMINAL TO EARTH GROUND AND DISCONNECT CONNECTION BETWEEN GROUND & NEUTRAL

NOTE:

STANDARD DIAGRAM PROVIDED BY CLIENT, INCLUDED HERE FOR CONVENIENCE.



D **ELECTRIC LINE DIAGRAM & NOTES**

SCALE: NTS

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UTILITY DETAILS

ROCKFIELD [418732]

RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INI:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	
CHECKED BY: PCM	
PLOT DATE: 2/13/2019	
PROJECT #: 15143	
FILE NAME: VZW E-2.dgn	

SHEET NUMBER:

VZW E-2

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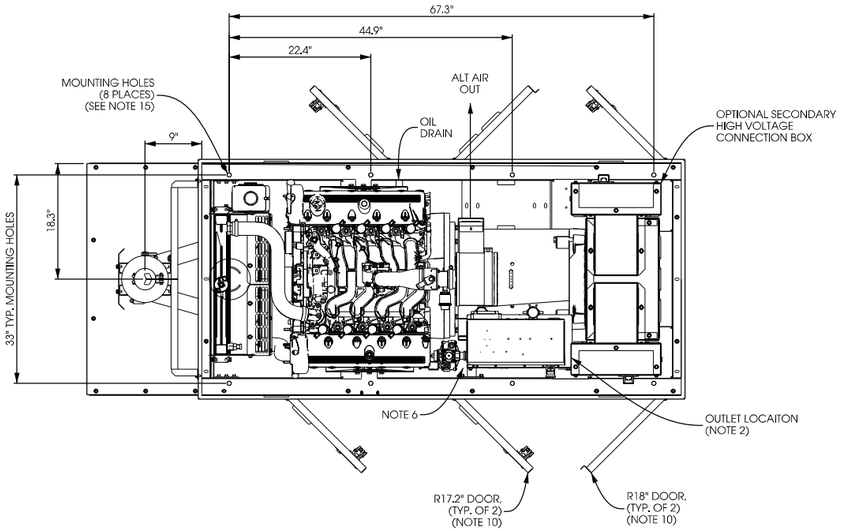
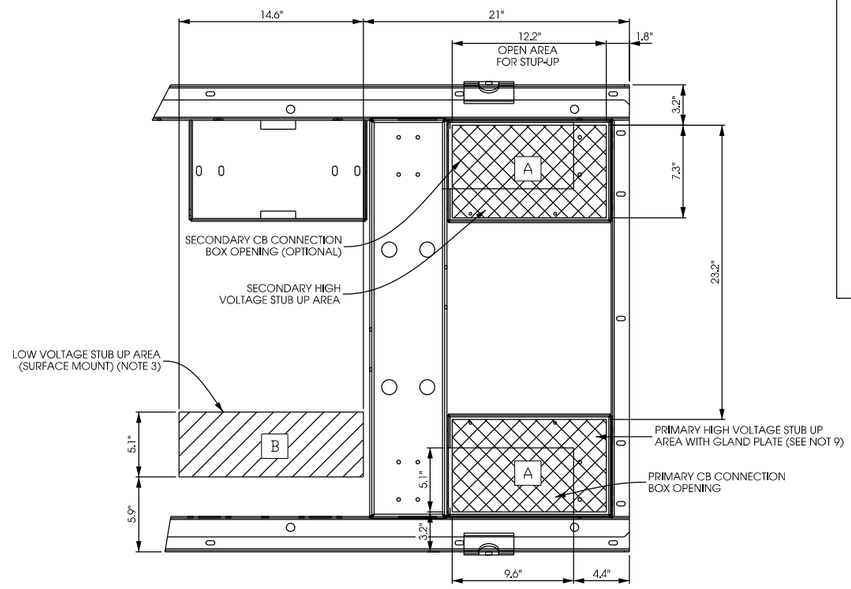


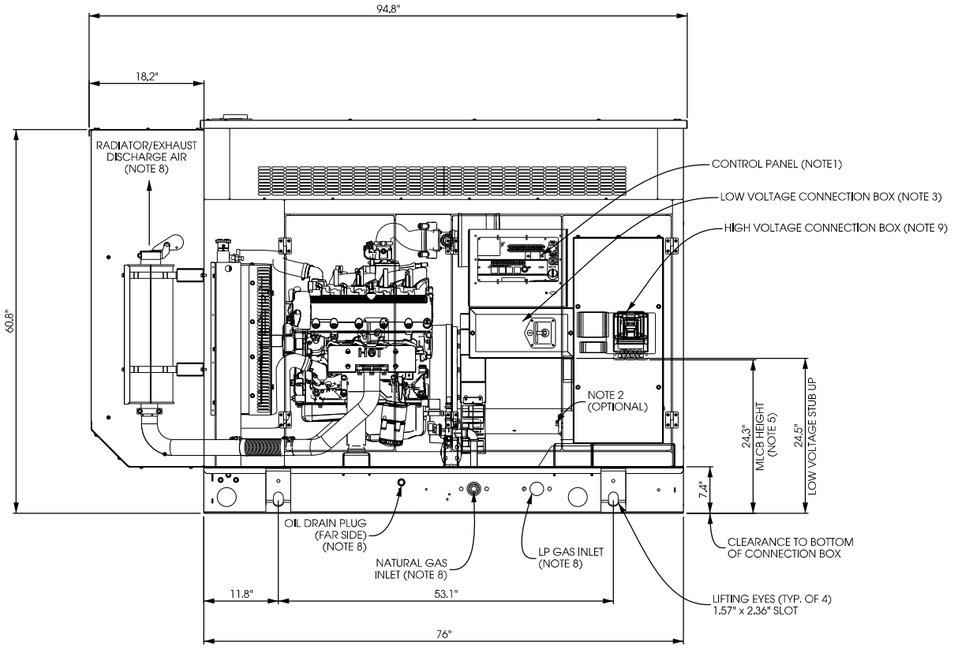
TOP OR PLAN VIEW



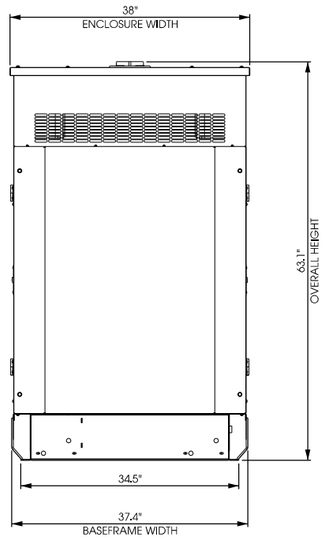
STUB-UP AREA DETAILED VIEW

RECOMMENDED ELECTRICAL STUB-UPS
(SEE DETAILED VIEW & TOP VIEW)

DESCRIPTION	INSIDE BASE
HIGH VOLTAGE STUB-UP AREA AC LOAD LEAD CONDUIT FOR PERMANENT MAGNET EXCITATION CONNECTION BOX	A
LOW VOLTAGE STUB-UP AREA (SEE NOTE 3)	B



LEFT SIDE VIEW



REAR VIEW

WEIGHT DATA (INCLUDES EMPTY FUEL TANK):

GENERATOR WITH STEEL ENCLOSURE: 342 KG (753 LBS)

GENERATOR WITH ALUMINUM ENCLOSURE: 116 KG (256 LBS)

(SEE NOTE 7)

NOTE:

1. CONTROL PANEL (OPTIONAL BATTERY CHARGER INSIDE)
2. 120V, 20A GFCI & 250V, 15A OUTLET (OPTIONAL)
3. CONNECTION POINTS FOR CONTROL WIRES PROVIDED IN THE LOW VOLTAGE CONNECTION BOX (USE LOW VOLTAGE STUB UP AREA)
4. BATTERY (12 VOLT NEGATIVE GROUND SYSTEM)
5. MAIN LINE CIRCUIT BREAKER (MLCB). AC LOAD LEADS CONNECT DIRECTLY TO MLCB. (MLCB HEIGHT MAY VARY WITH CB SELECTION)
6. BLOCK HEATER
7. CENTER OF GRAVITY AND WEIGHT MAY SHIFT SLIGHTLY DUE TO UNIT OPTIONS
8. ENGINE SERVICE CONNECTIONS:
   FUEL INLET L/P GAS = 1-1/4" NPT FEMALE COUPLING
   FUEL INLET NATUAL GAS = 1-1/4" NPT FEMALE COUPLING
   OIL DRAIN = 1/2" NPT FEMALE COUPLING
   EXHAUST OUTLET = 3" O.D. MUFFLER
9. AUXILIARY AC CONNECTION FOR UNIT OPTIONS ARE LOCATED IN HIGH VOLTAGE CONNECTION BOX, UNLESS AN OPTIONAL LOAD CENTER IS INSTALLED
10. DOORS MUST BE ABLE TO OPEN AT LEAST 90° TO BE REMOVED.
11. BOTTOM OF GENERATOR SET MUST BE CLOSED TO PREVENT PEST INTRUSION AND RECIRCULATION OF DISCHARGE AIR AND/OR IMPROPER COOLING AIR FLOW.
12. GENERATOR SET MUST BE INSTALLED SUCH THAT FRESH COOLING AIR IS AVAILABLE AND THAT DISCHARGE AIR FROM THE RADIATOR IS NOT RECIRCULATED
13. CIRCUIT BREAKER
    - AC LOAD LEADS CONNECT DIRECTLY TO BOTTOM OF BREAKER
    - REFER TO LUG SIZING CHART AVAILABLE ON GEN-CONNECT
14. EPA AIR QUALITY REGULATIONS REQUIRE THE CATALYST TO REMAIN MOUNTED WITHIN THE SPECIFIED MOUNTING POSITION DETAILED ON THIS DRAWING.
15. MOUNTING BOLTS OR STUDS TO MOUNTING SURFACE SHALL BE 5/8-11 GRADE 5. (USE STANDARD SAE TORQUE SPECS.)

A GENERAC LP/NATURAL GAS GENERATOR MODEL SG35

SCALE: NTS

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Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
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GENERATOR DETAILS
ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: VZW E-3.dgn

SHEET NUMBER: VZW E-3

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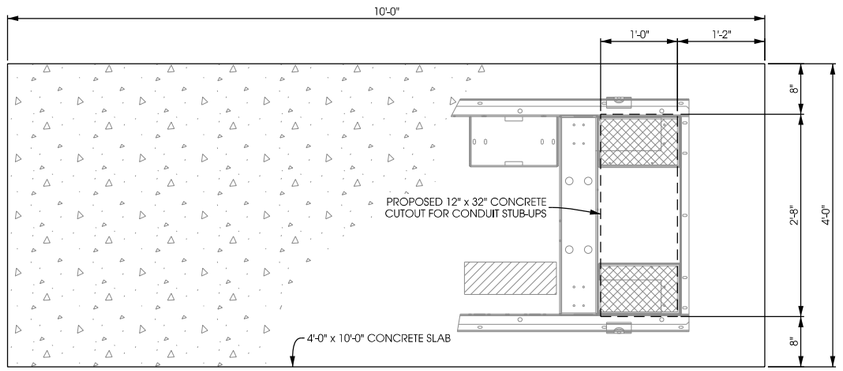
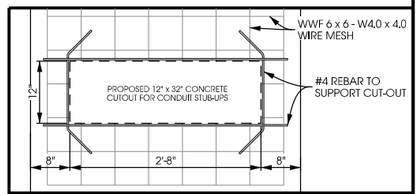


NOTE:

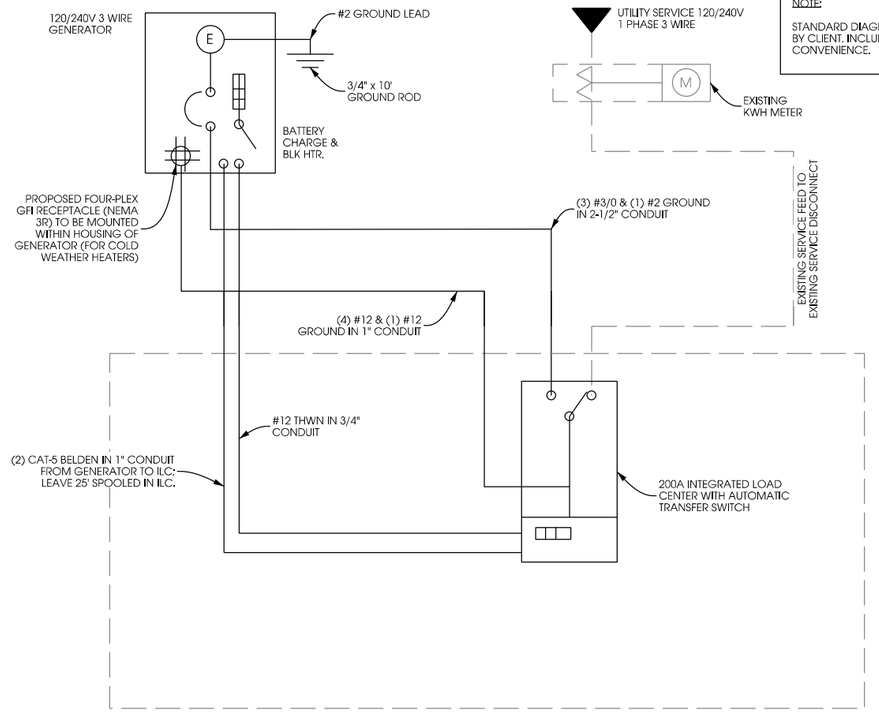
VERIFY EXACT CONDUIT STUB-UP LOCATIONS W/ GENSET SPECS

A TYPICAL GENERAC FOUNDATION LAYOUT

SCALE: NTS



STUB-UP REINFORCEMENT



NOTE:

STANDARD DIAGRAM PROVIDED BY CLIENT, INCLUDED HERE FOR CONVENIENCE.

B GENERATOR SINGLE LINE DIAGRAM

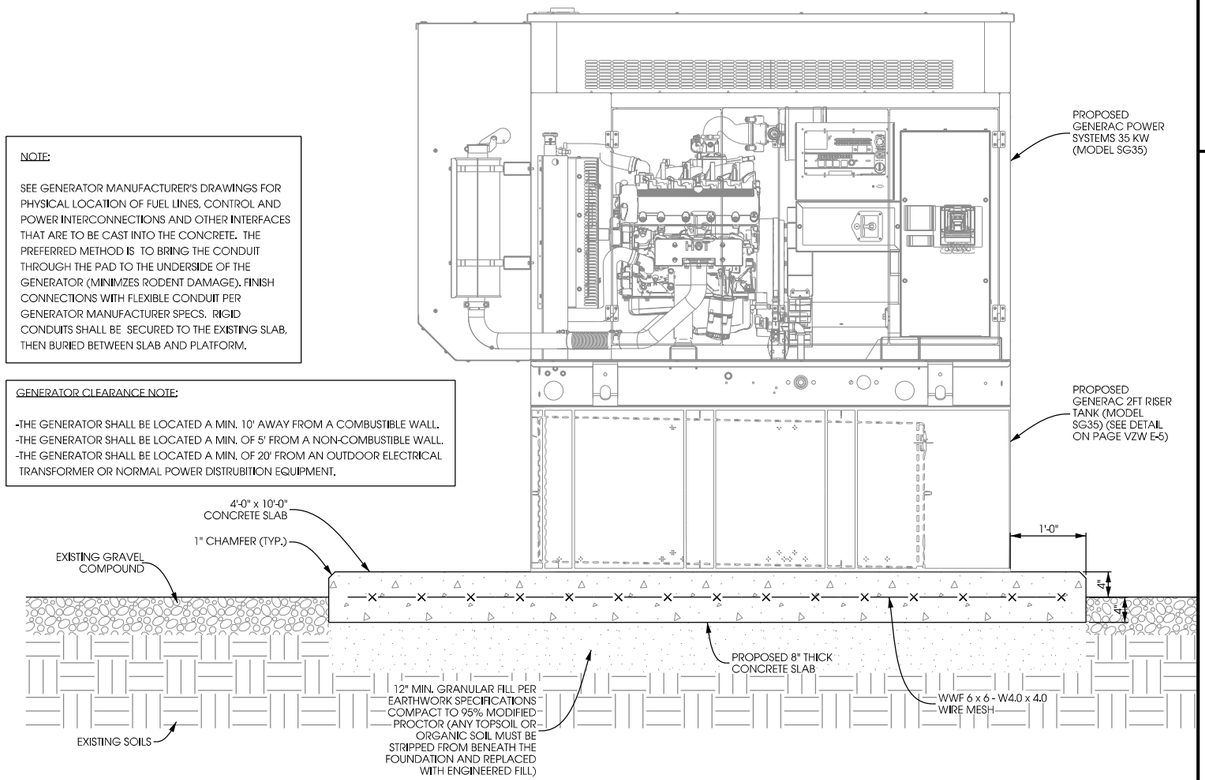
SCALE: NTS

NOTE:

SEE GENERATOR MANUFACTURER'S DRAWINGS FOR PHYSICAL LOCATION OF FUEL LINES, CONTROL AND POWER INTERCONNECTIONS AND OTHER INTERFACES THAT ARE TO BE CAST INTO THE CONCRETE. THE PREFERRED METHOD IS TO BRING THE CONDUIT THROUGH THE PAD TO THE UNDERSIDE OF THE GENERATOR (MINIMZES RODENT DAMAGE). FINISH CONNECTIONS WITH FLEXIBLE CONDUIT PER GENERATOR MANUFACTURER SPECS. RIGID CONDUITS SHALL BE SECURED TO THE EXISTING SLAB, THEN BURIED BETWEEN SLAB AND PLATFORM.

GENERATOR CLEARANCE NOTE:

-THE GENERATOR SHALL BE LOCATED A MIN. 10' AWAY FROM A COMBUSTIBLE WALL.
-THE GENERATOR SHALL BE LOCATED A MIN. OF 5' FROM A NON-COMBUSTIBLE WALL.
-THE GENERATOR SHALL BE LOCATED A MIN. OF 20' FROM AN OUTDOOR ELECTRICAL TRANSFORMER OR NORMAL POWER DISTRUBITION EQUIPMENT.



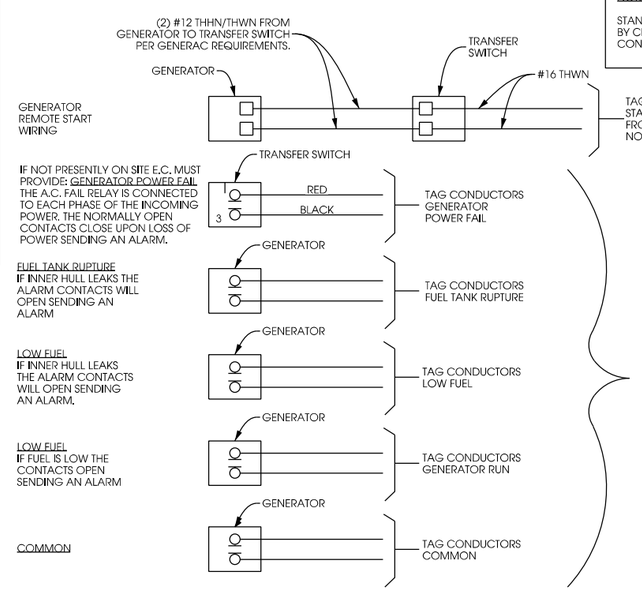
C GENERAC GENERATOR FOUNDATION DETAIL

SCALE: NTS

NOTES:

1. ELECTRICAL CONTRACTOR TO PULL (1) #16 AWG SOLID RED AND (1) #16 AWG SOLID BLACK FROM THE TRANSFER SWITCH TO ALARM WIRING BLOCK FOR REMOTE START.

2. ELECTRICAL CONTRACTOR TO PULL ALL ALARM LEADS TO EXISTING ALARM WIRING BLOCK. LEAVE A MINIMUM OF 24" PIGTAILS AT ALARM WIRING BLOCK AND TAG CONDUCTORS AS INDICATED. TERMINATIONS ON ALARM POINT WIRING BLOCK BY OTHERS. CONDUCTORS CAN BE RUN EXPOSED, THEY SHALL BE BUNDLED NEATLY USING TIES AND SUPPORTED AT 24" INTERVALS FOR NEAT INSTALLATION.



NOTE:

STANDARD DIAGRAM PROVIDED BY CLIENT, INCLUDED HERE FOR CONVENIENCE.

D GENERATOR ALARM WIRING

SCALE: NTS

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608.644.1549 fax
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GENERATOR DETAILS
ROCKFIELD [4187732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY:
PCM

PLOT DATE:
2/13/2019

PROJECT #:
15143

FILE NAME:
VZW E-4.dgn

SHEET NUMBER:

VZW E-4

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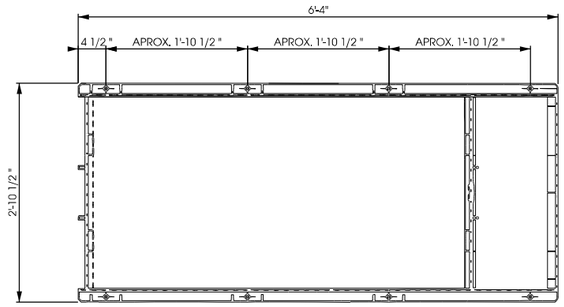
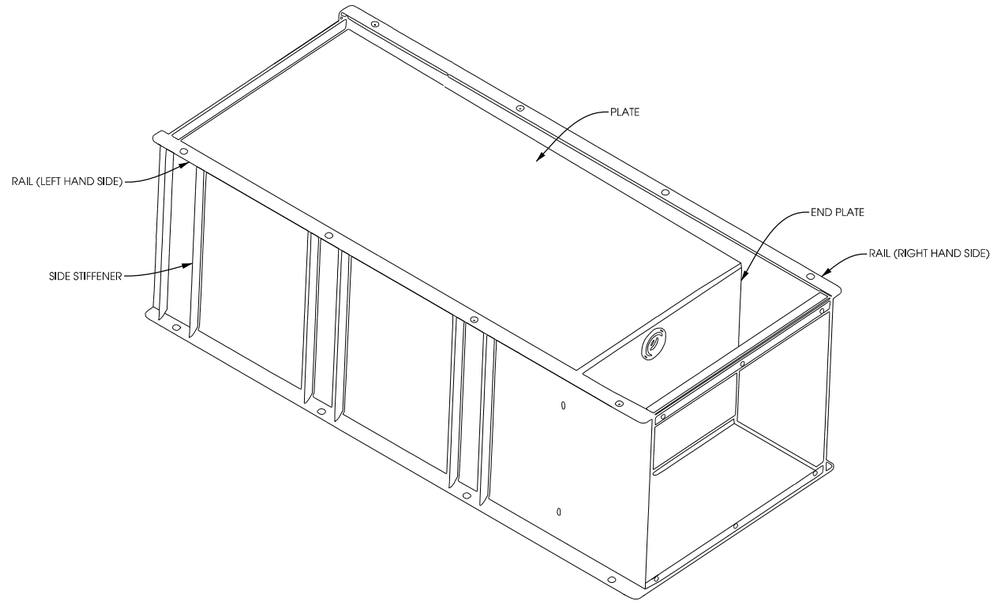
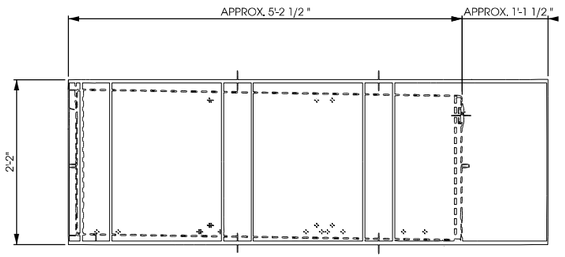


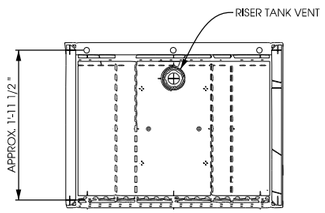
TOP OR PLAN VIEW



ISOMETRIC VIEW



LEFT SIDE VIEW



REAR VIEW

A GENERAC 2FT RISER TANK - MODEL SG35

SCALE: NTS

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GENERATOR RISER DETAILS
ROCKFIELD [4187732]
ROCKFIELD, WISCONSIN

SHEET TITLE:

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CD 90's REV.2 - 10/24/2017	APK
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CD 90's REV.4 -04/18/2018	JAH
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CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: VZW E-5.dgn

SHEET NUMBER:

VZW E-5

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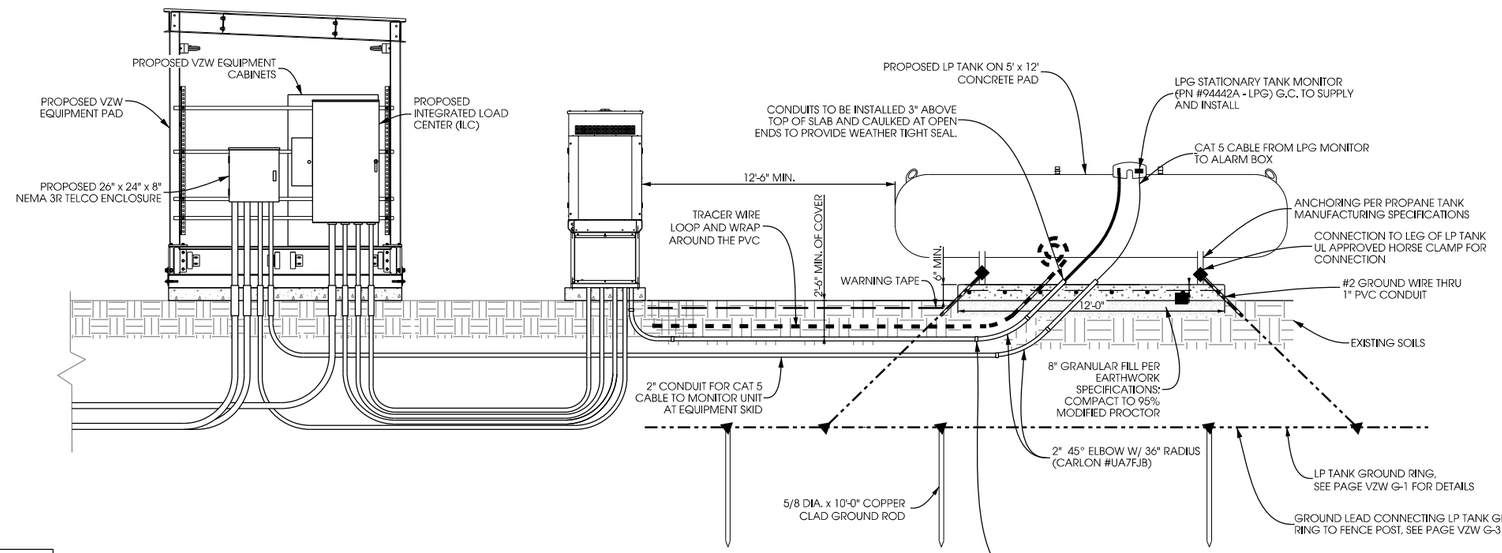


LEGEND

-WARNING TAPE

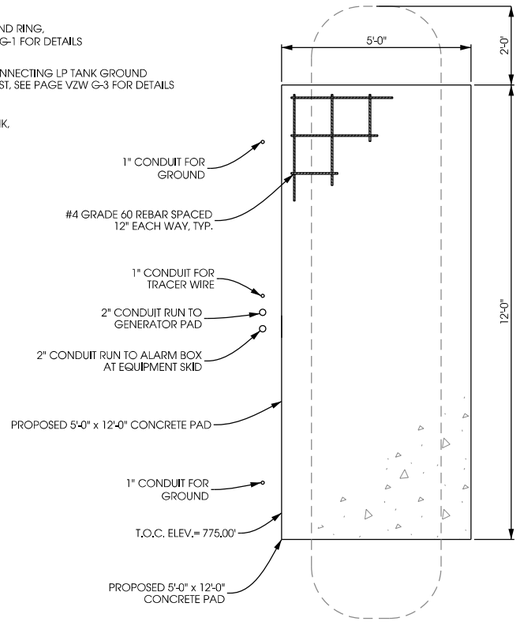
-14GA. TRACER WIRE

A EQUIPMENT LAYOUT

SCALE: NTS

THE CONTRACTOR IS RESPONSIBLE FOR PURCHASING AND INSTALLING A PROPANE TANK MONITOR (MICRO-DESIGN, INC., MODEL # LPG STM 94442A) WITH A BATTERY BACKUP (APC MODEL # ES 350). DETAILS FOR THE TANK MONITOR CAN BE FOUND ON THE LEVELCON WEBSITE @ https://www.levelcon.com

PROVIDE GAS LINE OF SUFFICIENT DIAMETER TO PROVIDE ADEQUATE PRESSURE AT THE GENERATOR TO ALLOW THE GENERATOR TO OPERATE EFFICIENTLY



B TYP. LP TANK FOUNDATION PLAN

SCALE: NTS

CONDUIT INSTALLATION NOTES:

- ALL CONDUIT TO BE WRAPPED IN FELT
- ALL PENETRATIONS TO BE STUBBED AT 45° ANGLE
- ALL CONDUITS TO STUB UP 3" ABOVE TOP OF CONCRETE
- ALL CONDUITS TO CONSIST OF ELECTRICAL PVC
- ALL CONDUITS TO EQUIPPED W/ PULL CORDS & CAPPED FOR FUTURE LINE PULLS. NO DUCT TAPE ALLOWED

CONDUIT SWEEP NOTE:

- SCH 40, 45° & 90° SWEEPS RQD. FOR PROPANE CONDUITS
- 90° ELBOW, 36" RADIUS, BELLED END - CARLON PART #UA9FJB
- 45° ELBOW, 36" RADIUS, BELLED END - CARLON PAR #UA7FJB www.carlon.com

DIMENSIONS:

- WATER CAPACITY: 1000 WG
- OUTSIDE DIAMETER: 40.96"
- OVERALL LENGTH: 15'-10 13/16"
- OVERALL HEIGHT: 4'-1 3/8"
- LEG WIDTH: 16 1/4"
- LEG SPACING: 9'-0"
- WEIGHT: 1729LBS.

GENERAL INSTALLATION NOTES:

A 2" SCHEDULE 40 PVC CONDUIT FOR AC ELECTRICAL CONNECTIONS BETWEEN THE GENERATOR AND THE PLATFORM IS TO BE USED. SEPARATE 1" SCHEDULE 40 PVC CONDUITS FOR DC POWER, CONTROL AND ALARMING IS ADVISED. A MINIMUM OF 5" SPACING IS SUGGESTED BETWEEN CONDUIT CENTERLINES.

FOR FUTURE LP TANK CONNECTION, IT IS RECOMMENDED TO USE 'K' COPPER, THROUGH PREVIOUSLY INSTALLED 2" PVC AND CAULKED AT ENTRANCE.

AT TIME OF LP INSTALLATION FOR VAPOR RELEASE, A RECOMMENDED 1-1/4" BLACK IRON PIPE, SCHEDULE 40, PRIMED AND WRAPPED WITH UNDERGROUND TAPE, BURIED 18" BELOW FINISHED GRADE, PLACED IN A TRENCH, ENCASED IN PVC TO PROTECT THE GAS LINE, WITH A TRACE WIRE.

FOR PROPANE TANK PLACEMENT, IT IS RECOMMENDED HAVING A MIN. OF 10' CLEARANCE TO PROPERTY LINES AND PLATFORMS ON ALL SIDES. YOU SHOULD ALSO HAVE AT LEAST 3' OF CLEARANCE AROUND THE GENERATOR FOR WORKING SPACE.

ENGINE EXHAUST MUST BE DIRECTED AWAY FROM VENTS AND PLATFORM OPENINGS. AT MIN. 5' OF CLEARANCE IS RECOMMENDED WHEN PLACING THE GENERATOR AT ANY CELL SITE PLATFORM OR OPENING.

WHEN GROUNDING THE GENERATOR, CAD WELD THE GENERATOR GROUNDING LUG TO THE GROUND RING #2 SOLID BARE TINNED COPPER WIRE, BURIED 30" BELOW GRADE.

WHEN GROUNDING THE LP TANK, USING THE COMPRESSION LUG CONNECTED TO THE TANK FRAME (PREFERABLY THE FOOT) TO THE GROUND RING.

WARNING TAPE & TRACE WIRE NOTES:

- WARNING TAPE TO BE INSTALLED ABOVE THE ELECTRICAL RUN FROM THE GENERATOR TO THE PLATFORM AND ABOVE THE FUEL LINE BETWEEN THE GENERATOR AND FUEL SOURCE.
- WARNING TAPE SHALL BE RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH AND INSTALLED 12 INCHES ABOVE THE TOP OF THE CONDUITS
- TRACER WIRE SHALL RUN CONTINUOUSLY ALONG THE ENTIRE LENGTH OF THE BURIED GAS AND ELECTRIC CONDUITS
- TRACER WIRE SHALL BE SECURED TO THE CONDUIT AND MAINTAINED ABOVE THE CONDUIT CENTERLINE DURING TRENCH BACKFILLING.
- TRACER WIRE TO EXTEND TO THE TOP OF PVC ABOVE CONCRETE ON BOTH ENDS - LOOP AND WRAP AROUND APPROPRIATE CONDUIT.
- TRACER WIRE SHALL CONSIST OF 14GA. SOLID COPPER WIRE WITH A CORROSION PROTECTIVE COATING.
- INSTALL TRACER WIRE WITH SPACER AND SECURE PER MNFG. RECOMMENDATIONS - AT A MIN. EVERY 10' AND AT ALL BENDS.
- DO NOT WRAP BURIED CONDUIT WITH TRACER WIRE TO AVOID UNNECESSARY STRESS ON TRACER.
- CONTRACTOR TO CHECK CONTINUITY OF TRACER WIRE BEFORE AND AFTER BURIAL AND DOCUMENT RESULTS. 12" ABOVE THE TOP OF THE CONDUITS.

Edge
Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
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LP TANK DETAILS
ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: VZW E-6.dgn

SHEET NUMBER:

VZW E-6

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LEGEND

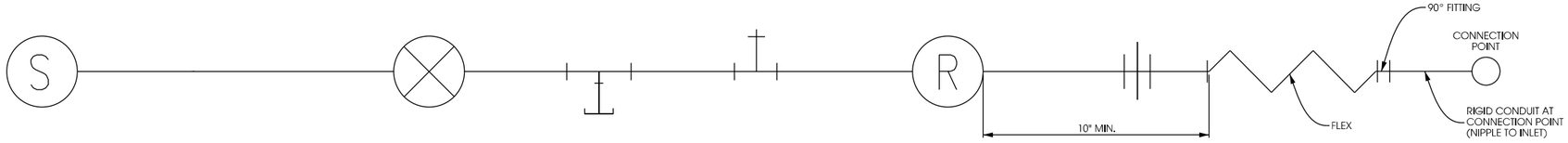
- (S) GAS SUPPLY PER LESSEE SPEC.
- 1 1/4" FULL PORT MANUAL SHUT OFF VALVE
- DIRT LEG (1 1/4" x 4" NIPPLE W/ 1 1/4" CAP
- TEE-ACCESS FOR PRESSURE GAUGE AT INLET
- (R) SENSUS GAS REGULATOR #143-80-2
- UNION
- FLEX CONNECTOR

NOTE:

1. ALL PIPING SHALL BE 1 1/4" BLACK PIPE SCHEDULE 40.
2. ALL FITTINGS SHALL BE 1 1/4" BLACK MALLEABLE IRON.

NOTE:

STANDARD DIAGRAM PROVIDED BY CLIENT, INCLUDED HERE FOR CONVENIENCE.



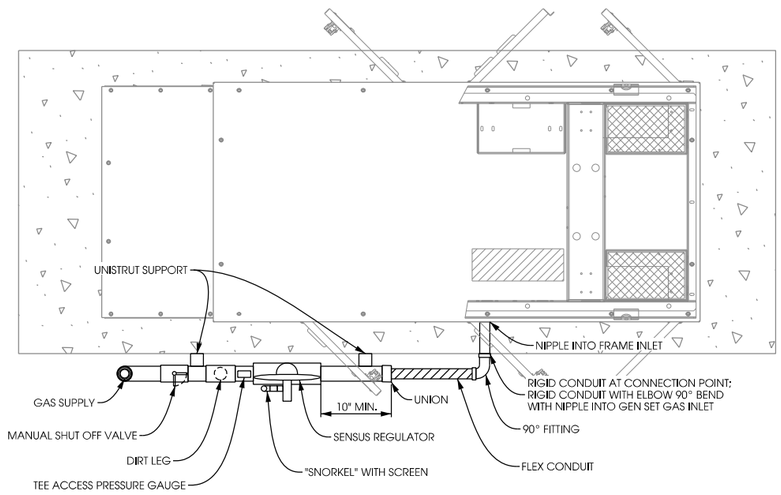
PIPE SIZING & REGULATOR MODEL CHART		
GENERATOR MODEL	PIPE SIZE	REGULATOR MODEL
SG035 (35KW)	1-1/4"	SENSUS MODEL 143-80-2 W/ GREEN SPRING & 1/2" ORIFICE AT 10 DEGREES
SG050 (50KW)	1-1/4"	SENSUS MODEL 143-80-2 W/ GREEN SPRING & 1/2" ORIFICE AT 10 DEGREES
SG100 (50KW)*	1-1/4"	SENSUS MODEL 243-12-2 W/ GREEN SPRING & 3/4" ORIFICE AT 10 DEGREES
	1-1/2"	SENSUS MODEL 243-12-2 W/ GREEN SPRING & 1/2" ORIFICE AT 10 DEGREES

A GAS PIPING ARRANGEMENT

SCALE: NTS

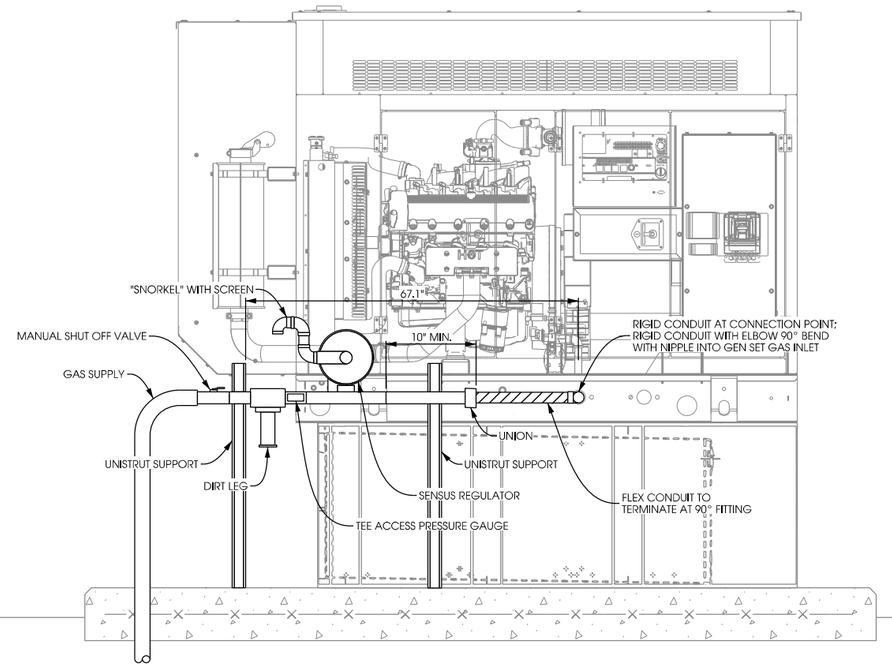
NOTE:

THE GENERAL CONTRACTOR IS TO VERIFY REGULATOR SIZE BASED ON THE SIZE OF THE GENERATOR. THIS IS BASED ON HAVING A 2 PSI GAS (INLET) PRESSURE SUPPLY FROM THE GAS METER TO THE SENSUS REGULATOR & GENERATOR OUTLET PRESSURE OF 11"-14" W.C.



B GAS PIPING PLAN AT GENERATOR

SCALE: NTS



C GAS PIPING ELEVATION AT GENERATOR

SCALE: NTS

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Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
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GAS PIPING DETAILS

ROCKFIELD [4187732]

RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INI:
CD 90's REV.2 - 10/24/2017	APK
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PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: VZW E-7.dgn

SHEET NUMBER:

VZW E-7

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LEGEND

- INSPECTION WELL
- 5/8" DIA. x 10'-0" LONG, STEEL CLAD W/ A PURE COPPER JACKET (10' MAX SEPARATION)
- EXOTHERMIC CONNECTION (CADWELD OR EQUIVALENT)
- MECHANICAL CONNECTION (BURNDY OR EQUIVALENT)
- GROUND LEAD
- 18" X 18" X .032" THK COPPER PLATE (10' MAX SEPARATION)

KEYED GROUNDING NOTES:

1. EQUIPMENT PAD GROUND RING, #2 SOLID BARE-TINNED COPPER GROUND LEAD MIN. 4'-6" BURY (TYP.)OR 6" BELOW FROST WHICH EVER IS GREATER. GROUND RODS SPACED @ 8' O.C.
2. MAINTAIN 2-FOOT CLEARANCE FROM ALL STRUCTURES
3. GROUND ICE BRIDGE POSTS WITH #2 SOLID BARE TINNED COPPER LEADS
4. 4" x 20" x 1/4" COPPER GROUND BAR FOR CABLE GROUND KITS, NONISOLATED WITH (2) #2 SOLID BARE TINNED COPPER GROUND LEADS TO GROUND RING
5. GROUND CABLES TO GROUND BAR AT ANTENNA ELEVATION. GROUND ANTENNA GROUND BAR TO TOWER STEEL
6. 18" x 18" x .032" THICK COPPER PLATE (10' MAX. SPACING); HARGER PART # GP18-18-2T OR APPROVED EQUIVALENT. SEE DETAILS ON PAGE VZW G-3
7. BOND TOWER GROUND RING TO THE PROPOSED EQUIPMENT GROUND RING WITH (2) #2 SOLID BARE TINNED COPPER GROUND LEADS, EXOTHERMIC CONNECTION
8. TOWER GROUND RING
9. FENCE POST GROUND LEAD, #2 SOLID BARE TINNED COPPER, CADWELD CONNECTION. GROUND FENCE POSTS WITHIN 6-FEET OF EQUIPMENT PAD
10. GROUND ILC, ALARM JUNCTION BOX AND FIBER JUNCTION BOX
11. GROUND GENERATOR TO GROUND RING WITH #2 SOLID BARE TINNED COPPER LEADS
12. GROUND CANOPY SUPPORT COLUMNS TO GROUND RING WITH #2 SOLID BARE TINNED COPPER LEADS
13. GROUND EQUIPMENT CABINETS TO GROUND RING WITH #2 SOLID BARE TINNED COPPER LEADS
14. MASTER GROUND BAR
15. INSPECTION WELL (TYP.): SEE PAGE VZW G-3 FOR DETAIL
16. GROUND GPS TO ICE BRIDGE POST: SEE PAGE VZW A-4 FOR DETAIL
17. GROUND FOR CONCRETE FOUNDATION REBAR

GROUNDING ELECTRODE SYSTEM NOTES:

1. CONNECTIONS:
   ALL CONNECTIONS SHALL BE EXOTHERMICALLY CONNECTED UNLESS NOTED OTHERWISE. CONTRACTOR TO FOLLOW ALL MANUFACTURER'S GUIDELINES & RECOMMENDATIONS.
2. ALL ELECTRICAL AND MECHANICAL GROUND CONNECTIONS SHALL HAVE ANTI-OXIDANT COMPOUND APPLIED TO CONNECTION.
3. FENCE/GATE:
   GROUND FENCE POSTS WITHIN 6-FEET OF ENCLOSURE AND 25-FEET OF TOWER. GROUND EACH GATE POST AND CORNER POST. GROUND CONNECTIONS TO FENCE POSTS SHALL BE MADE BY THE EXOTHERMIC PROCESS AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND PROCEDURES.
4. CONTRACTOR SHALL SUBMIT THE GROUND RESISTANCE TEST REPORT AS FOLLOWS:
   A. ONE (1) COPY TO THE OWNER REPRESENTATIVE
   B. ONE (1) COPY TO THE ENGINEER
   C. ONE (1) COPY TO KEEP INSIDE EQUIPMENT ENCLOSURE

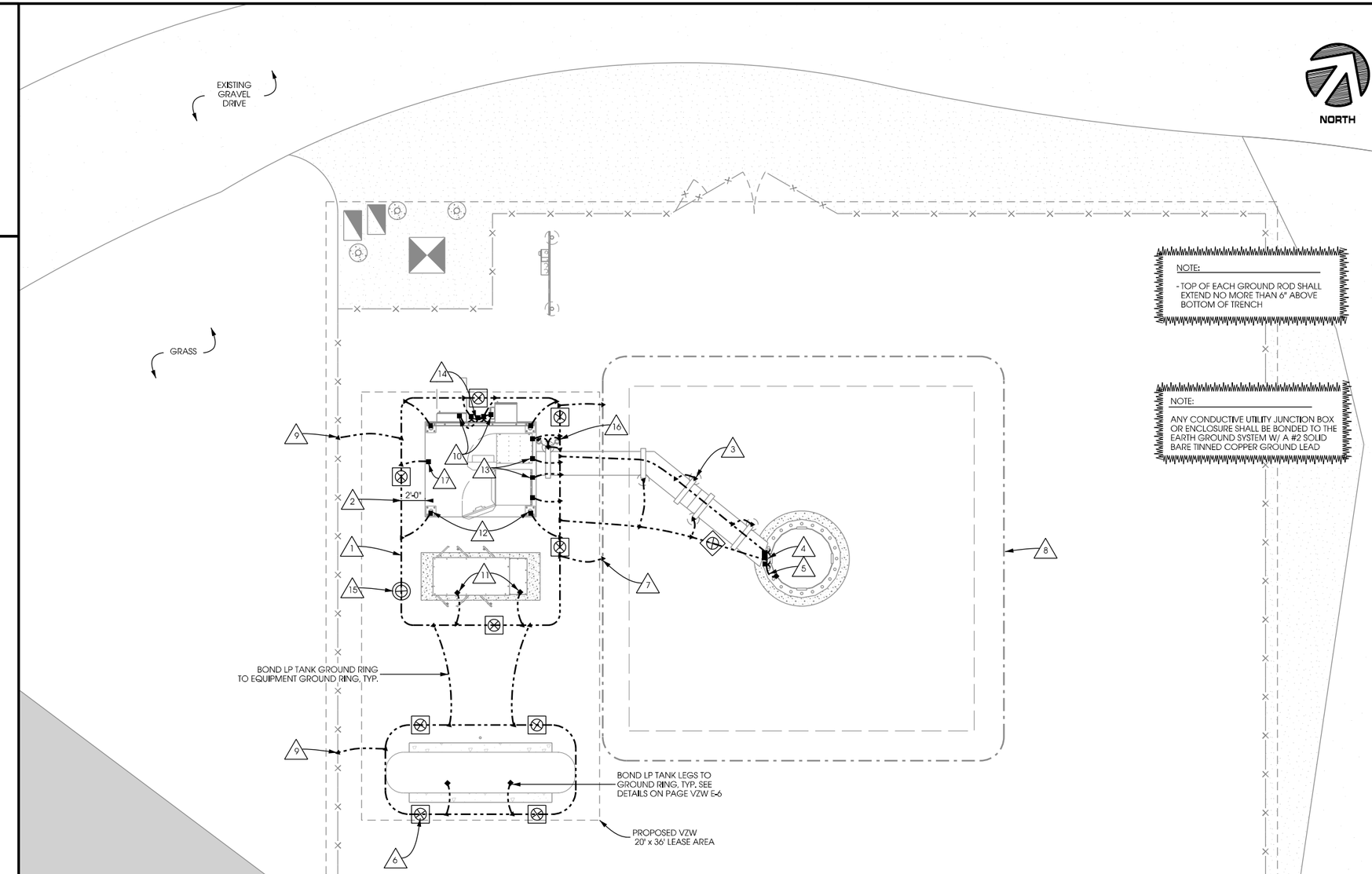
NOTE:

- THE GROUNDING SHALL BE TESTED PRIOR TO FINAL BACKFILLING. DOCUMENTATION OF 5 OHM OR LESS RESISTANCE TO BE PROVIDED TO PROJECT MANAGER.
- ALL NON-INSULATED GROUND LEADS EXTENDING ABOVE GROUND LEVEL SHALL BE ENCASED IN 3/4" PVC & SEALED WITH SILICONE. PVC SHALL BE MIN. 16" INTO EARTH & EXTEND MIN. 6" ABOVE GROUND.

-INSTALL 18" X 18" COPPER PLATES IN LIEU OF GROUND RODS WHEN INSTALLING OVER TOWER FOUNDATION OR WHERE DRIVING GROUND RODS IS NOT FEASIBLE.

GROUNDING NOTE:

THIS GROUNDING PLAN WAS PREPARED PRIOR TO THE RECEIPT OF THE TOWER FOUNDATION DESIGN. THE LAYOUT OF RADIALS AND GROUND RODS ARE APPROXIMATE IN NATURE AND MAY NEED TO BE ADJUSTED IN THE FIELD. GROUND RODS SHOULD NOT EXTEND THROUGH THE TOWER FOUNDATION OR OTHER STRUCTURAL ELEMENTS WITHOUT PRIOR APPROVAL FROM THE DESIGN ENGINEER. IN ADDITION, SOME ADJUSTMENT TO THE GROUND METHOD MAY BE REQUIRED IN INSTANCES WHERE SHALLOW BEDROCK OR OTHER UNIQUE CIRCUMSTANCES ARE ENCOUNTERED. CONTRACTOR SHALL CONSULT GEOTECHNICAL REPORT FOR FURTHER DESIGN AND CONSTRUCTION RECOMMENDATIONS.



SPECIAL REQUIREMENTS

DUE TO SHALLOW BEDROCK, GROUNDING PLATES WILL BE REQUIRED AS DRIVING GROUND RODS WILL NOT BE FEASIBLE

5' 0 5' 10'

SCALE: 11" x 17" - 1" = 10'
22" x 34" - 1" = 5'

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Consulting Engineers, Inc.
624 Water Street
Prairie du Sac, WI 53578
608.644.1449 voice
608.644.1549 fax
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GROUNDING PLAN
ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INI:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
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STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: VZW G-1.dgn

SHEET NUMBER: VZW G-1

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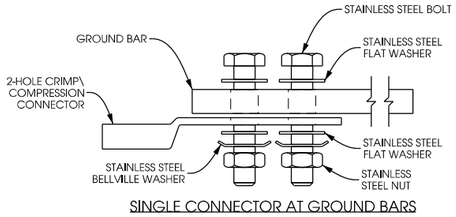
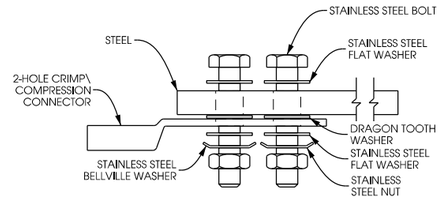


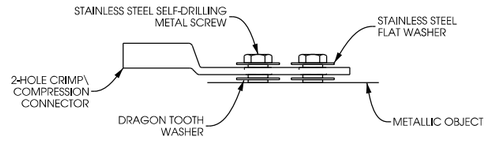
SINGLE CONNECTOR AT GROUND BARS



SINGLE CONNECTOR AT STEEL OBJECTS

NOTES

- ALL OUTDOOR HARDWARE (BOLTS, SCREWS, NUTS, WASHERS) SHALL BE 18-8 STAINLESS STEEL TYPE GRADE. INDOORS, GRADE 5 STEEL HARDWARE MAY BE USED.
- CHOOSE BOLT LENGTH TO ALLOW THE EXPOSURE OF AT LEAST TWO THREADS.
- BACK TO BACK LUG CONNECTIONS ARE AN ACCEPTABLE PRACTICE WHEN BONDED TO A GROUND BAR OR STEEL OBJECTS.
- AT CONNECTIONS MADE TO STEEL OR ANY OTHER DISSIMILAR METALS, A DRAGON TOOTH WASHER MEETING VZW PRACTICES SHALL BE USED BETWEEN THE CONNECTOR AND STEEL.
- IF NOT USING DRAGON TOOTH WASHERS, THOROUGHLY REMOVE A SECTION OF PAINT OR COATING APPROXIMATELY THE SAME SIZE AS CONNECTOR. REMOVE THE PAINT FROM SURFACE USING A DREMEL TYPE TOOL.
- USE AN APPROVED ANTI-OXIDATION COMPOUND ON ALL GROUNDING CONNECTIONS. A COPPER COSMOLINE GREASE BASED COMPOUND (NO OX-ID) SHALL BE USED ON ALL COPPER TO COPPER CONNECTIONS. A ZINC BASED (GREY COLORED) COMPOUND SHALL BE USED ON ALL COPPER TO STEEL CONNECTIONS.
- WHEN BONDING TO A METALLIC OBJECT WHERE ACCESS IS LIMITED TO ONLY ONE SURFACE, DRILLING & TAPPING OR SELF DRILLING SCREWS ARE THE PREFERRED AND ACCEPTABLE MEANS OF CONNECTION. SHEET METAL SCREWS SHALL NOT BE USED.



SINGLE CONNECTOR AT METALLIC/STEEL OBJECTS

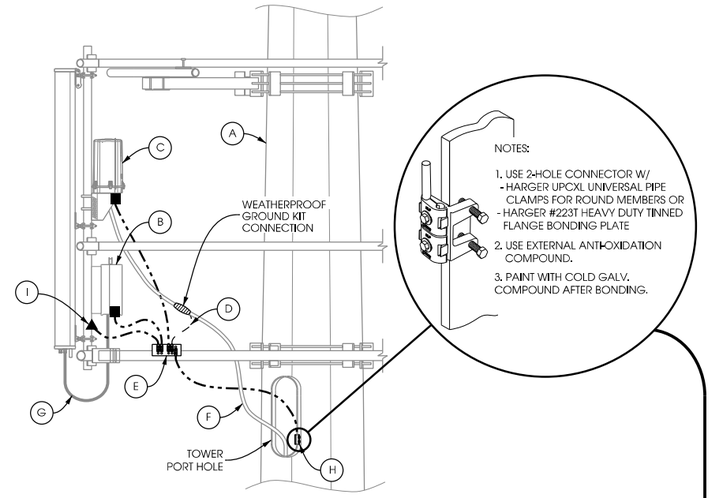
A LUG DETAIL

SCALE: NTS

KEYED GROUNDING NOTES:

- (A) MONOPOLE TOWER
- (B) REMOTE RADIO UNIT; GROUND WITH #2 STRANDED INSULATED GROUND LEAD
- (C) DISTRIBUTION SURGE PROTECTOR; GROUND WITH #2 STRANDED INSULATED GROUND LEAD
- (D) # 6 INSULATED TINNED COPPER CABLE GROUND KITS TO GROUND BAR; COMMSCOPE PART # UG12158-15B4-T OR APPROVED EQUIVELANT
- (E) UPPER ANTENNA GROUND BAR; MOUNT GROUND BAR DIRECTLY TO TOWER STEEL
- (F) CABLE, MAINTAIN MINIMUM BEND RADIUS
- (G) JUMPER, MAINTAIN MINIMUM BEND RADIUS
- (H) CLAMP #2 STRANDED INSULATED COPPER GROUND LEAD TO TOWER STEEL W/ HARGERS HEAVY DUTY TINNED FLANGE BONDING PLANT(P/N# 223T), OR APPROVED EQUIVALENT
- (I) CADWELD #2 STRANDED INSULATED COPPER GROUND LEAD TO ANTENNA MAST PIPE

**ALL GROUND LEADS TO BE ROUTED IN A DOWNWARD FASHION.



B ANTENNA LEVEL GROUNDING DETAILS

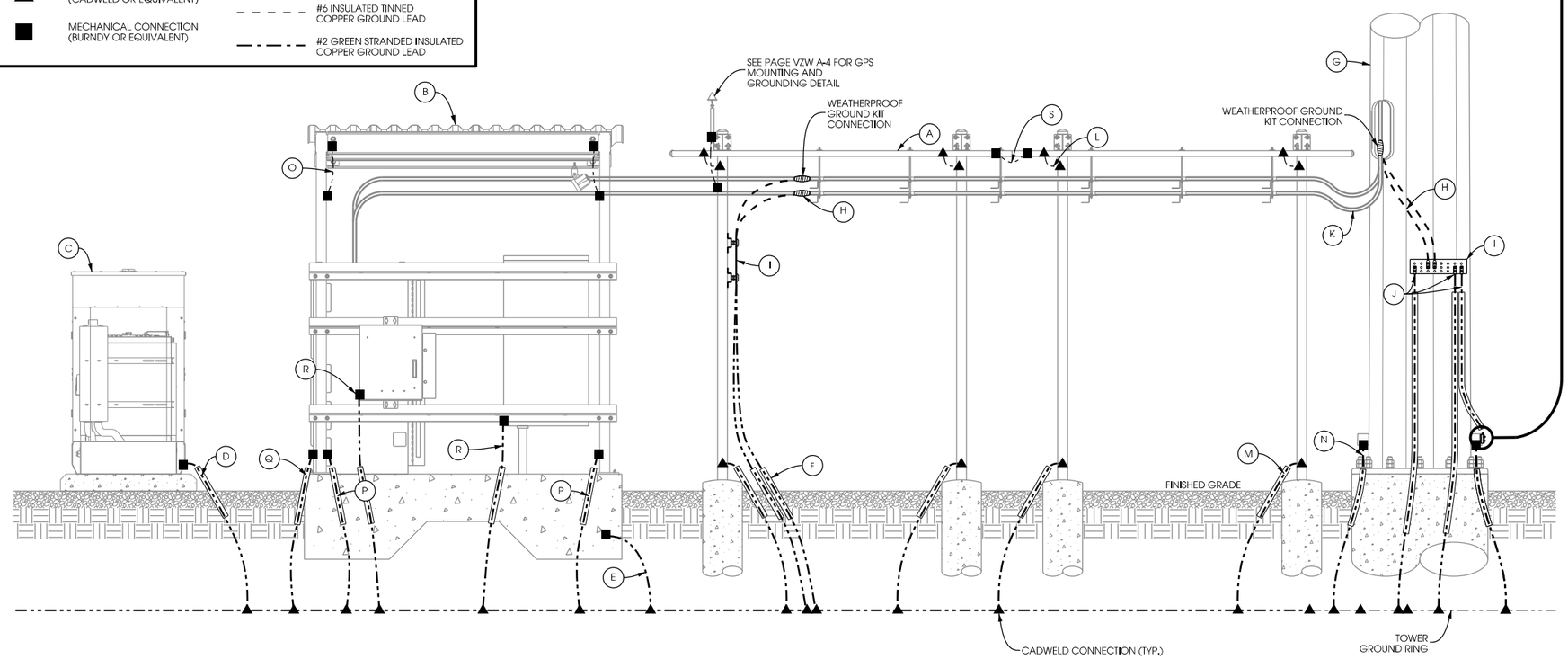
SCALE: NTS

KEYED GROUNDING NOTES:

- (A) ICE BRIDGE
- (B) EQUIPMENT CANOPY
- (C) BACKUP GENERATOR
- (D) (2) #2 SOLID BARE TINNED COPPER GROUND LEADS BETWEEN GENERATOR AND EQUIPMENT GROUND RING THROUGH SEALED 1/2" CONDUIT
- (E) GROUND FOR FOUNDATION REBAR; SEE PAGE VZW G-3 FOR DETAIL
- (F) 1/2" DIA. PVC CONDUIT; EXTEND PVC CONDUIT 24" BELOW GRADE AND FILL WITH SILICONE (TYP.)
- (G) MONOPOLE TOWER
- (H) # 6 INSULATED TINNED COPPER CABLE GROUND KITS TO GROUND BAR; COMMSCOPE PART # UG12158-1584-T OR APPROVED EQUIVELANT
- (I) 4" x 20" x 1/4" TINNED, INSULATED, NON-ISOLATED COPPER GROUND BAR FOR GROUND KITS
- (J) PROVIDE (2) #2 SOLID BARE TINNED COPPER GROUND LEADS FROM LOWER TOWER GROUND BAR TO TOWER GROUND RING AND (1) #2 SOLID BARE TINNED COPPER GROUND LEAD FROM LOWER TOWER GROUND BAR TO TOWER STEEL; ALL LEADS TO BE ENCASED IN 1/2" SEALED CONDUIT
- (K) CABLES WITH DRIPLOOP INSTALLED BY ANTENNA CONTRACTOR; MAINTAIN MINIMUM BEND RADIUS
- (L) #2 SOLID BARE TINNED COPPER GROUND JUMPER BETWEEN ICE BRIDGE AND STEEL SUPPORT POST BY ANTENNA CONTRACTOR; ORIENT WITH HIGH SIDE TOWARDS TOWER
- (M) #2 SOLID BARE TINNED COPPER GROUND LEADS TO ICE BRIDGE POSTS IN 1/2" PVC CONDUIT
- (N) IF APPLICABLE; #2 SOLID BARE TINNED COPPER GROUND LEADS (4) FROM TOWER STEEL TO GROUND RING; USE GROUNDING TABS WHEN AVAILABLE
- (O) #2 TINNED COPPER GROUND LEAD BETWEEN EQUIPMENT CANOPY AND STEEL SUPPORT POST
- (P) #2 TINNED COPPER GROUND LEAD BETWEEN SUPPORT COLUMN AND EQUIPMENT GROUND RING THROUGH SEALED 1/2" CONDUIT
- (Q) EQUIPMENT CABINET GROUNDING; EXTEND (2) #2 SOLID BARE TINNED COPPER GROUND LEADS TO GROUND RING THROUGH SEALED 1/2" PVC CONDUITS
- (R) #2 TINNED COPPER GROUND LEAD BETWEEN UTILITY ENCLOSURES AND EQUIPMENT GROUND RING THROUGH SEALED 1/2" CONDUIT
- (S) #2 GREEN STRANDED INSULATED COPPER GROUND LEAD WITH 2-HOLE LUGS BETWEEN ICE BRIDGE SECTIONS

LEGEND

- ▲ EXOTHERMIC CONNECTION (CADWELD OR EQUIVALENT)
- ■ MECHANICAL CONNECTION (BURNDY OR EQUIVALENT)
- #2 SOLID BARE TINNED COPPER GROUND LEAD
- #6 INSULATED TINNED COPPER GROUND LEAD
- #2 GREEN STRANDED INSULATED COPPER GROUND LEAD



C GROUND LEVEL GROUNDING DETAILS

SCALE: NTS

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GROUNDING DETAILS
ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
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PLOT DATE: 2/13/2019
PROJECT #: 15143
FILE NAME: VZW G-2.dgn

SHEET NUMBER:
VZW G-2

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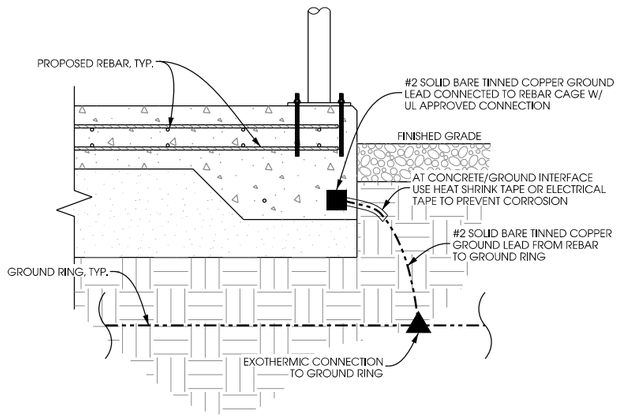
NOTES:
- FOUNDATION GROUNDING PER NEC 250.52(3)(A)
- FOUNDATION GROUNDING CONNECTIONS TO BE COVERED BY A MINIMUM OF 3" OF CONCRETE.
- REBAR GROUNDING SHALL BE MADE TO A MIN. 20' CONTINUOUS REBAR, IF POSSIBLE.

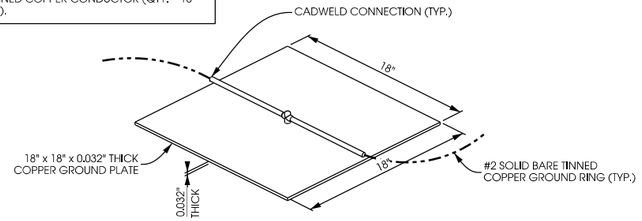


A FOUNDATION GROUNDING
SCALE: NTS

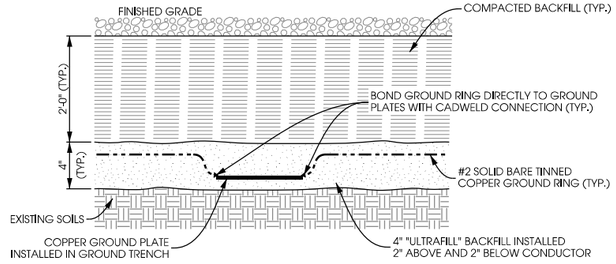
PRODUCT INFORMATION:

HARGER PART #GP1818-2T (OR EQUAVALENT):

18" x 18" COPPER GROUND PLATE WITH #2 SOLID BARE TINNED COPPER CONDUCTOR (QTY. = 10 PER BOX).

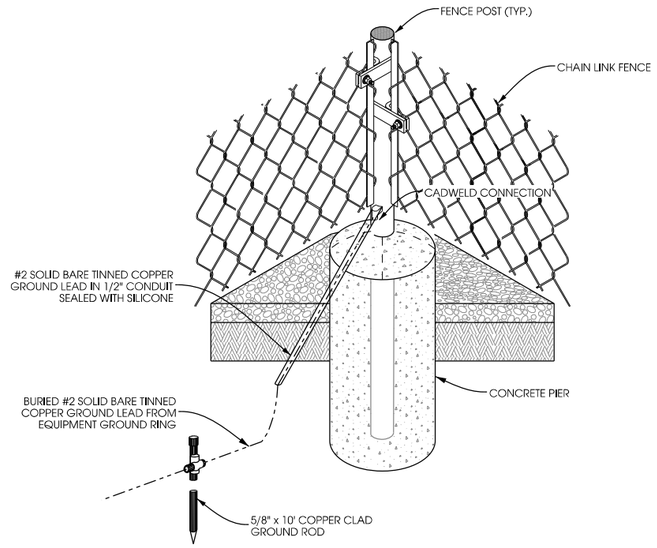


ISOMETRIC VIEW

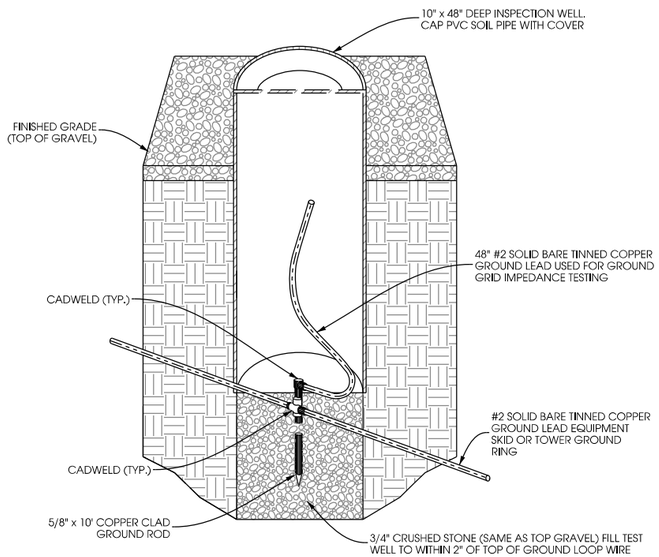


CROSS SECTION

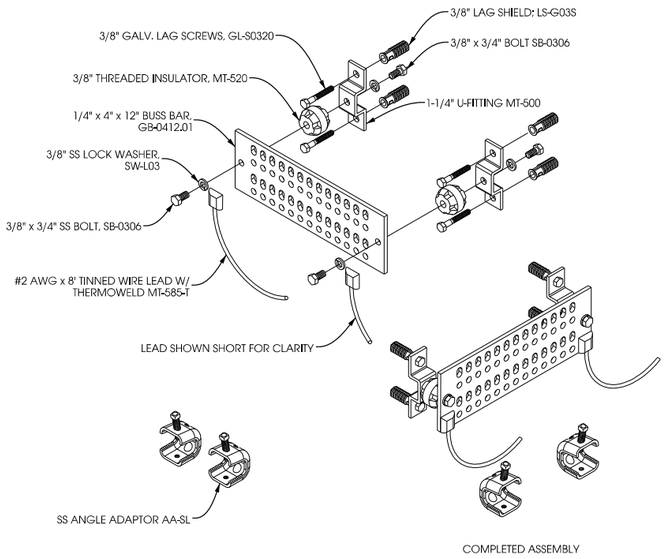
B GROUND PLATE DETAIL
SCALE: NTS



C FENCE POST GROUNDING DETAIL
SCALE: NTS



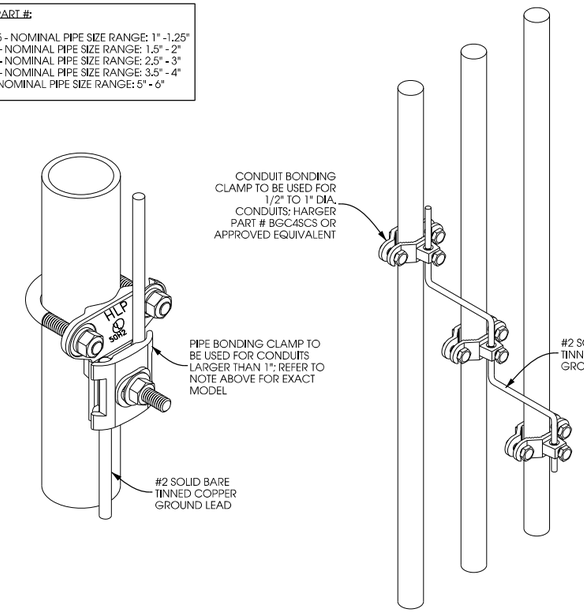
D INSPECTION WELL DETAIL
SCALE: NTS



E GROUND AND BUSS BAR DETAIL
SCALE: NTS

HARGER PART #:

CPC1/1.25 - NOMINAL PIPE SIZE RANGE: 1" -1.25"
CPC1.5/2 - NOMINAL PIPE SIZE RANGE: 1.5" - 2"
CPC2.5/3 - NOMINAL PIPE SIZE RANGE: 2.5" - 3"
CPC3.5/4 - NOMINAL PIPE SIZE RANGE: 3.5" - 4"
CPC5/6 - NOMINAL PIPE SIZE RANGE: 5" - 6"



F CONDUIT GROUNDING
SCALE: NTS

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GROUNDING DETAILS
ROCKFIELD [4187732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
CD 90's REV.5 -06/18/2018	CV
CD 90's REV.6 -11/08/2018	NAT
CD 90's REV.7 -01/10/2019	JAH
STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM

PLOT DATE: 2/13/2019

PROJECT #: 15143

FILE NAME: VZW G-3.dgn

SHEET NUMBER:

VZW G-3

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NOTICE TO CONTRACTOR – ENVIRONMENTAL CONDITIONS/RESTRICTIONS AT

Form Revision: 2/23/16

SITE NAME/IDENTIFIER:	**Rockfield**
REGION NAME:	**WI**
SITE LOCATION/ADDRESS:	**N132 W 17400 Rockfield Road, Richfield, Wisconsin 53076**

VZW Installation:
Verizon Wireless proposes to attach antennas to a monopole to be constructed by PI, and lease space for the placements of its generator within PI's 80-foot by 60-foot fenced compound. Access and utilities will be provided by a proposed 30-foot wide easement extending west, then south, joining an existing easement to Rockfield Road. **Lendlease will provide the site "tenant-ready" for VZW. Lendlease or its contractor is responsible for all ground disturbance and the site, including trenching and installation of utilities and pouring the concrete pad for VZW's equipment. VZW is only responsible for installation of its antennas on the tower and installation of the platform on the concrete pad.**

Note: Verizon Wireless makes no representation or warranty as to the accuracy or completeness of the information below. Company is fully responsible for its own compliance with all applicable laws and regulations. To the extent that Company becomes aware of any additional environmental conditions, it agrees to immediately inform Verizon Wireless.

The Company's response to this construction bid shall constitute the Company's acknowledgement and acceptance of the stated conditions and restrictions at the site.

The following environmental conditions have been identified at the project site:

Environmental Condition		Description and Location of Contaminant
	Check All That Apply	
☒	**Contaminated Soil**	A Phase II ESA dated September 1, 2017 was performed at the site. The limited subsurface investigation included the advancement of nine soil borings designated SB-01 (proposed location of monopole), SB-02 (proposed location of VZWs equipment) and SB-03 through SB-09 (along proposed access/utility easement). Discrete soil samples were collected from SB-01 at 2 to 3 feet bgs, from SB-02 at 2 to 3 feet bgs, from SB-03 at 0.5 to 1.5 feet bgs, SB-04 at 0 to 8 inches bgs, SB-05 at 0 to 1 foot bgs, SB-06 at 1 to 2 feet bgs, SB-07 at 1 to 2 feet bgs, SB-08 at 1 to 2 feet bgs and SB-09 at 1 to 2 feet bgs. The soil was submitted for laboratory analysis for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs) and RCRA Metals plus hexavalent chromium. Groundwater was not encountered. Laboratory Analysis Results for Soil: The soil analytical results were compared to compared to the Wisconsin Department of Natural Resources (WDNR) Direct-Contact (DC) Residual Contaminant Levels (RCLs) for non-industrial and industrial soils in accordance with the Wisconsin State Legislature Chapter NR 720: Soil Cleanup Standards. SVOCs • ***Benzo[a]pyrene*** – Detected in soil samples SB-01 (7 mg/kg) in excess of Industrial DC-RCLs. Detected in soil samples SB-04 (0.16 mg/kg) and SB-05 (0.62 mg/kg) in excess of Non-Industrial DC-RCLs. Detected in soil samples SB-02, SB-07, SB-08 and SB-09 (ranging from 0.012 to 0.03 mg/kg) below the applicable DC-RCLs. • ***Benzo[a]anthracene*** – Detected in in soil samples SB-01 (7.5 mg/kg) in excess of Non-Industrial DC-RCLs. Detected in soil sample SB-02, SB-03, SB-04, SB-05, SB-07, SB-08 and SB-09 (ranging from 0.005 to 0.5 mg/kg) but below the applicable DC-RCLs. • ***Benzo[b]fluoranthene*** - Detected in in soil samples SB-01 (10 mg/kg) in excess of Non-Industrial DC-RCLs. Detected in all

remaining soil samples (ranging from 0.009 to 0.21 mg/kg) below the applicable DC-RCLs.

- ***Dibenz(a,h)anthracene*** - Detected in in soil samples SB-01 (0.51 mg/kg) in excess of Non-Industrial DC-RCLs. Detected in soil samples SB-04 (0.023 mg/kg) and SB-05 (0.29 mg/kg) below the applicable DC-RCLs.
- ***Indeno[1,2,3-cd]pyrene*** - Detected in in soil samples SB-01 (0.19 mg/kg) in excess of Non-Industrial DC-RCLs. Detected in soil samples SB-02, SB-04, SB-05, SB-07, SB-08 and SB-09 (ranging from 0.0099 to 0.28 mg/kg below the applicable DC-RCLs.
- ***1-Methylnapthalene*** – Detected in soil samples SB-01 (1.2 mg/kg) and SB-05 (0.032 mg/kg) below the applicable DC-RCLs.
- ***2-Methylnapthelene*** - Detected in soil samples SB-01, SB-04 and SB-05 (ranging from 0.0078 to 1.3 mg/kg) below the applicable DC-RCLs.
- ***2-Methylphenol*** - Detected in soil sample SB-01 (0.072 mg/kg) below the applicable DC-RCLs.
- ***Acenaphthene*** - Detected in soil samples SB-01 (1.1 mg/kg) and SB-05 (0.018 mg/kg) below the applicable DC-RCLs.
- ***Acenaphthylene*** - Detected in soil samples SB-01, SB-04 and SB-05 (ranging from 0.0055 to 1.1 mg/kg) below the applicable DC-RCLs.
- ***Anthracene*** - Detected in soil samples SB-01, SB-04 and SB-05 (ranging from 0.015 to 4.1 mg/kg) below the applicable DC-RCLs.
- ***Benzo[g,h,i]perylene*** - Detected in soil samples SB-01, SB-04, SB-05, SB-07 and SB-09 (ranging from 0.014 to 1.8 mg/kg) below the applicable DC-RCLs.
- ***Benzo[k]fluoranthene*** - Detected in soil samples SB-01, SB-04, SB-05 and SB-07 (ranging from 0.016 to 3.8 mg/kg) below the applicable DC-RCLs.
- ***Carbozole*** - Detected in soil sample SB-01 (1.9 mg/kg) below the applicable DC-RCLs.
- ***Chrysene*** - Detected in soil samples SB-01, SB-02, SB-04, SB-05, SB-07, SB-08 and SB-09 (ranging from 0.012 to 8.3 mg/kg) below the applicable DC-RCLs.
- ***Dibenzofuran*** - Detected in soil sample SB-01 (1.4 mg/kgbut below the applicable DC-RCLs.
- ***Fluoranthene*** - Detected in soil samples SB-01, SB-04, SB-05 and SB-07 (ranging from 0.016 to 3.8 mg/kg) below the applicable DC-RCLs.
- ***Fluorine*** - Detected in soil samples SB-01 (2.2 mg/kg) and SB-05 (0.022 mg/kg) below the applicable DC-RCLs.
- ***Naphthalene*** - Detected in soil samples SB-01, SB-04 and SB-05 (ranging from 0.0064 to 1.7 mg/kg) below the applicable DC-RCLs.
- ***Phenanthrene*** - Detected in all soil samples, except SB-02, (ranging from 0.0062 to 18 mg/kg). There are no DC-RCLs for this concentration.
- ***Phenol*** - Detected in all soil samples (ranging from 0.0069 to 15 mg/kg) below the applicable DC-RCLs.
- ***Pyrene*** - Detected in soil samples SB-01, SB-04, SB-05 and SB-07 (ranging from 0.016 to 3.8 mg/kg) below the applicable DC-RCLs.

VOCs

- ***Ethylbenzene*** - Detected in soil sample SB-05 (0.16 mg/kg) below the applicable DC-RCLs.
- ***Toluene*** - Detected in soil samples SB-01 (0.4 mg/kg) and SB-05 (0.023 mg/kg) below the applicable DC-RCLs.
- ***Xylene*** - Detected in soil sample SB-01 (0.035 mg/kg) and SB-05 (0.88 mg/kg) below the applicable DC-RCLs.

RCRA Metals and Hexavalent Chromium

- ***Arsenic*** – Detected in soil samples SB-01, SB-02, SB-04, SB-06, SB-07, SB-08 and SB-09 (ranging from 3.1 to 8.2 mg/kg) in excess of Industrial DC-RCLs. Detected in soil samples SB-03 (2.9 mg/kg) and SB-05 (2 mg/kg) in excess of Non-Industrial DC-RCLs. The Background Threshold Value (BTV) of arsenic for Wisconsin established by the WDNR is 8.0 mg, as such, SB-01 (8.1 mg/kg) and SB-06 (8.2 mg/kg) were the only soil samples above the BTV.
- ***Hexavalent Chromium*** - Detected in soil samples SB-02, SB-03 and SB-07 (ranging from 0.49 to 0.65 mg/kg) in excess of Industrial DC-RCLs. Not detected in the remaining samples, however, the method detection limit (MDL) was in excess of the Non-Industrial DC-RCLs.
- ***Barium*** - Detected in all soil samples (ranging from 17 to 130 mg/kg) below the applicable DC-RCLs.
- ***Cadmium*** - Detected in all soil samples (ranging from 0.11 to 0.53 mg/kg) below the applicable DC-RCLs.
- ***Chromium*** - Detected in all soil samples (ranging from 5.1 to 26 mg/kg). There are no DC-RCLs for this metal
- ***Lead*** - Detected in all soil samples (ranging from 5.4 to 59 mg/kg) below the applicable DC-RCLs.
- ***Mercury*** - Detected in all soil samples, except SB-06, (ranging from 0.011 to 0.059 mg/kg) below the applicable DC-RCLs.
- ***Selenium*** - Detected in soil samples SB-01 (0.73 mg/kg) and SB-06 (1.3 mg/kg) below the applicable DC-RCLs.

The Table if Soil Exceedances, the Table of Soil Analytical Results and boring diagram are attached below.

☒	**Presumed Contaminated Groundwater (not sampled)**	**The groundwater was not sampled. Thus, the groundwater is presumed to be contaminated.**
☐	Presence of asbestos	
☐	Presence of lead-based paint	
☒	Other **Recognized Environmental Condition (REC)**	***Historic Use of Property as Factory***: A factory operated intermittently on the parent parcel of the property from at least 1915-1999. The factory was operated by the Rockfield Canning Company from approximately 1915 to circa 1945, and is then listed as Milwaukee Plate Co. according to the 1999 city directory. Metal fabrication facilities commonly used or produced metals, VOCs, dioxins, beryllium, degreasing agents, solvents, and waste oils.
	Business Environmental Risks (BERs)	***Vicinity Wetland***: The NWI Map identifies a freshwater forested wetland approximately 275 feet northeast of the proposed tower compound. Trileaf did not observe any obligative hydrophytic vegetation within the property's boundaries. The soil beneath the property is not hydric. ***Drums and Tote***: Ten 55-gallon drums and one 275-gallon chemical storage tote are located within a general storage area approximately 225 feet south of the proposed tower compound, adjacent to the factory

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NOTICE TO CONTRACTOR
ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INT:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
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STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 2/13/2019
PROJECT #: 15143
FILE NAME: VZW N-1.dgn
SHEET NUMBER: **VZW N-1**

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		building. Trileaf stated most of these drums were stored on a warehouse racking system, and no evidence of a release was noted. ***Stained Concrete Associated with Pickup Truck / Dumpsters***: A minor amount of stained concrete is located beneath a long-term parked pickup truck, approximately 200 feet south-southeast of the proposed tower compound. The staining was less than one foot in diameter. Two roll-off dumpsters with a large amount of scrap metal irside are located adjacent to where the truck was parked. Trileaf did not observe hazardous materials in association with these dumpsters. ***Railroad Tracks and Petroleum Pipeline***: Railroad tracks and a petroleum pipeline are located approximately 175 feet northeast of the proposed tower compound. ***Empty Chemical Totes***: Five empty 275-gallon chemical storage totes are located approximately 25 feet southwest of the proposed tower compound. The property owner representative stated these totes were likely brought to the site to be scrapped by one of the tenants to be recycled off-site, and were emptied before they were brought on-site. No evidence of a release was observed by Trileaf in relation to these totes. ***Drainage Channels***: Several concrete drainage pathways are located adjacent to the property: two to the southeast of the property that appear to flow north before terminating into a drainage area immediately adjacent to the south side of the property; and one drainage channel east of eth property that appears to flow north. Trileaf confirmed the concrete drainage pathways do not flow into any rivers or other bodies of water. *An aerial map depicting the proposed site and BERs, and photographs of the BERs are attached below:*

Applicable legal requirements or Verizon Wireless policies and procedures may require that these conditions be communicated to all parties involved in the construction activities at the project site. To the extent that the scope of the project work includes measures to address these conditions, details of the work to be performed shall be as specified in the project documents and/or the Authorization Letter.

Environmental conditions affecting scope of work: [insert description]
(see project documents for detailed specifications)

Tarpon will provide the site "tenant-ready" for VZW. Tarpon or its contractor is responsible for all ground disturbance and the site, including trenching and installation of utilities and pouring the concrete pad for VZW's equipment. VZW is only responsible for installation of its antennas on the tower and installation of the platform on the concrete pad.

Contaminated Soils and Presumed Contaminated Groundwater: Contractors must be notified that the soils are contaminated and that the groundwater is presumed to be contaminated, and must be advised to take appropriate precautions.

- ***Ground Disturbance Restriction***: Given the presence of contaminated soils and presumed contaminated groundwater, ground disturbance by VZW/VZW contractors is prohibited during the initial development of the site. If VZW's construction activities change such that ground disturbance is required, VZW Environmental Compliance must be notified prior to any ground disturbance so that a Soil Management Plan may be prepared to properly handle/dispose of excavated soils.

Recognized Environmental Condition (REC) and Business Environmental Risks (BERs): Contractors are advised to take appropriate precautions.

Company is required to comply fully with all applicable environmental, industrial hygiene, and worker health and safety laws and regulations, Verizon Wireless' directions and/or instructions contained in this Notice To Contractors. Company shall retain qualified, appropriately specialized (and/or licensed, as required) and adequately insured environmental firms for the completion of specialized work as

applicable. Company shall evaluate whether a Health and Safety Plan (HASP) is warranted. Verizon Wireless shall have the final authority to approve the selection of such environmental firms performing services on its behalf. The construction bid package shall include qualifications of proposed firms with respect to the following required services:

Environmental Services Required	
	Check All That Apply
☐	Asbestos abatement
☐	Lead based paint abatement.
☐	Hazardous or special waste transportation and disposal.
☐	Excavation, drilling or advancement through and staging/stockpiling of contaminated media.
☐	Other:

Company shall ensure at all times that only appropriately trained qualified, and licensed workers perform the required environmental services. It is the responsibility of Company to adhere to the following restrictions in response to the above environmental conditions-

An outside environmental "oversight" consultant is required if transportation and disposal of wastes is carried out in accordance with applicable laws, regulations and the Verizon Wireless Environmental Compliance Program. THE USE OF SUCH CONSULTANT IS MANDATORY.

Site Restrictions	
	Check All That Apply
☒	Restrictions on excavations/construction methods. Description: **Ground Disturbance by VZW/VZW contractors is prohibited without prior review/approval from VZW Environmental Compliance.**
☒	**Diesel fuel prohibited at construction site except in fuel tank of vehicle.**
☒	**Gasoline prohibited at construction site except in fuel tank of vehicle.**
☐	Other:

Contractor's Signature: _____

Print Name: _____

Witness: _____

Site Name: Rockfield

Site Address: N123 W 17400 Rockfield Road

City: Richfield State: Wisconsin

NOTE: This signed original is to be returned to Area Compliance along with the EES Closeout Report.

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NOTICE TO CONTRACTOR
ROCKFIELD [418732]
RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INI:
CD 90's REV.2 - 10/24/2017	APK
CD 90's REV.3 - 11/17/2017	APK
CD 90's REV.4 -04/18/2018	JAH
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STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	
CHECKED BY: PCM	
PLOT DATE: 2/13/2019	
PROJECT #: 15143	
FILE NAME: VZW N-2.dgn	

SHEET NUMBER:

VZW N-2

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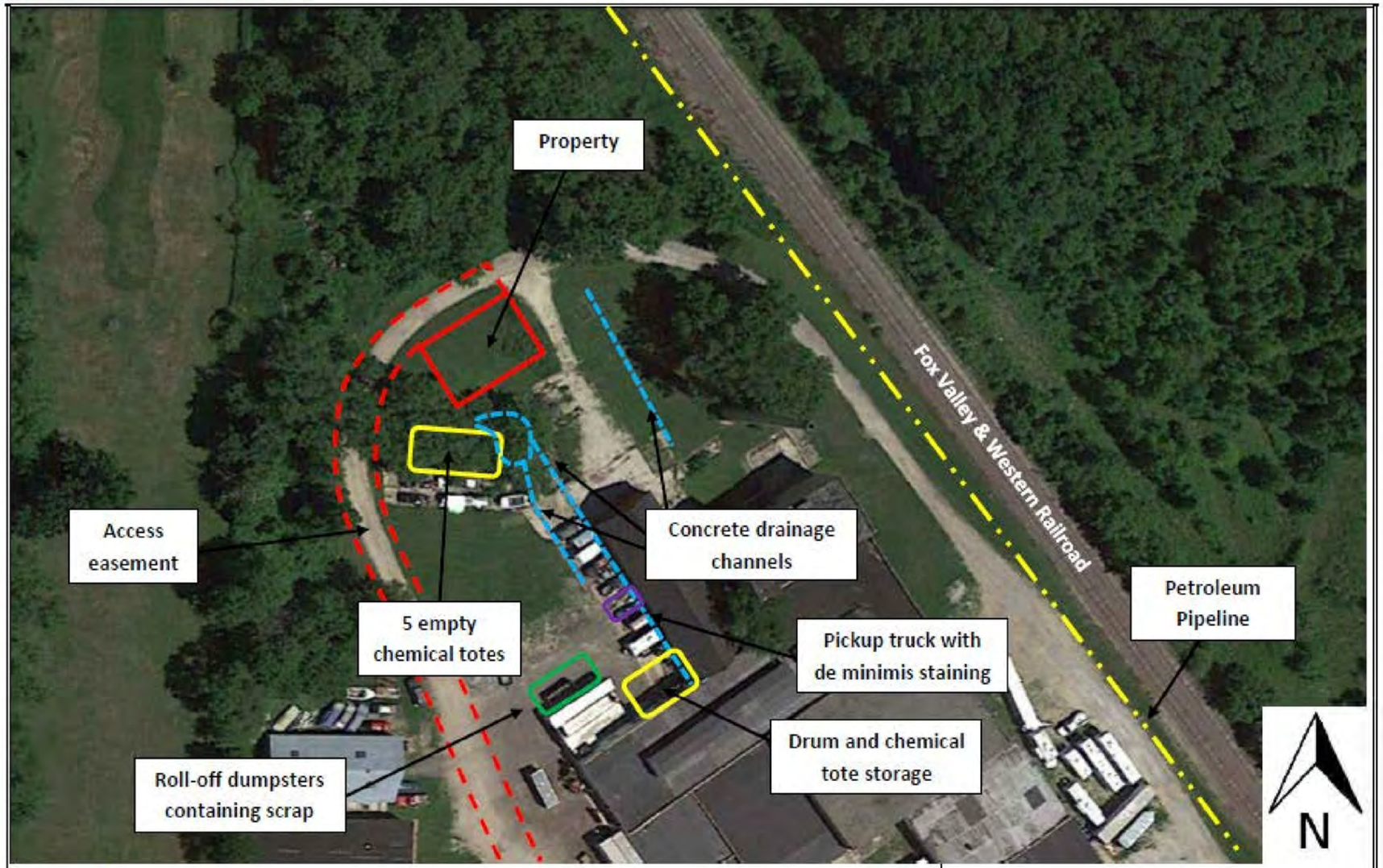
Aerial Map Depicting Site and BERs:



Site Plan

Parallel Infrastructure – Rockfield
W132W17400 Rockfield Road
Richfield, Wisconsin 53076

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STAMPED FINAL DWGS:	

CHECKED BY: PCM
PLOT DATE: 2/13/2019
PROJECT #: 15143
FILE NAME: VZW N-3.dgn
SHEET NUMBER: VZW N-3

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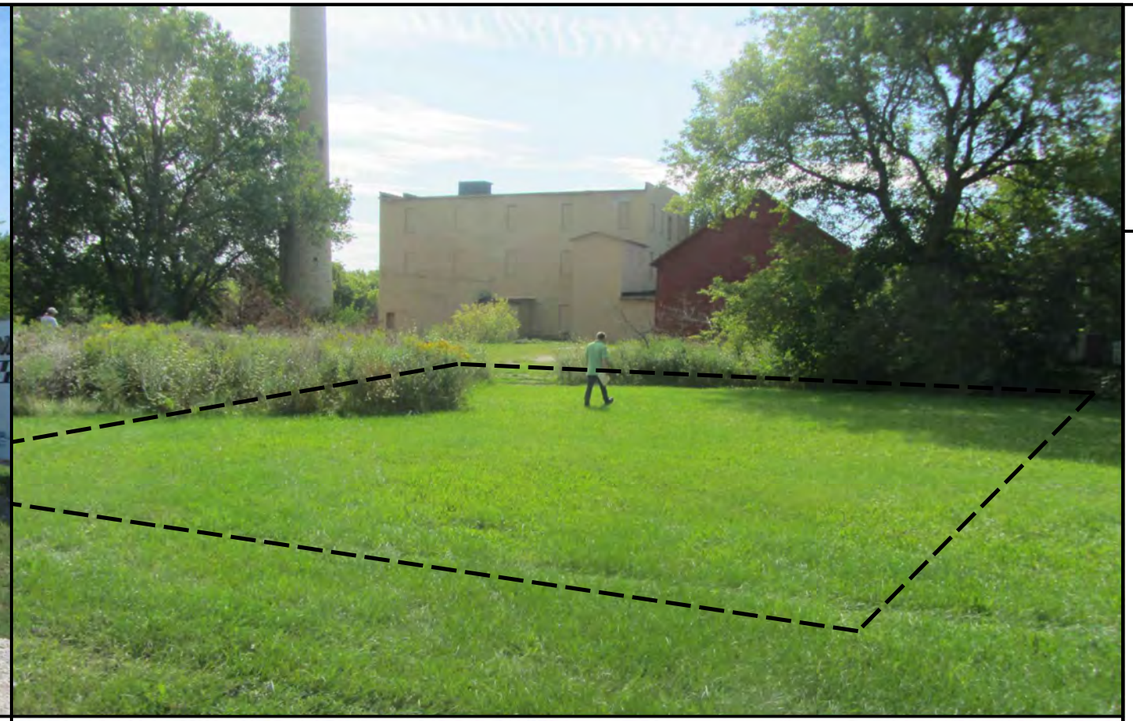
EXISTING ACCESS DRIVE

LOOKING NORTHEAST FROM WEST SIDE OF EXISTING BUILDING



PROPOSED COMPOUND LOCATION

LOOKING SOUTHEAST FROM NORTH SIDE OF PROPOSED COMPOUND LOCATION

PROPOSED COMPOUND LOCATION

LOOKING NORTHEAST FROM SOUTHWEST SIDE OF PROPOSED COMPOUND LOCATION

PROPOSED UTILITY ROUTE

LOOKING NORTH FROM EXISTING GRAVEL DRIVE

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SITE PHOTOS

ROCKFIELD [418732]

RICHFIELD, WISCONSIN

SHEET TITLE:

PRELIMINARY DWGS:	INI:
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STAMPED PERMIT DWGS:	
PERMIT CD's REV.1 -02/13/2019	JAH
STAMPED FINAL DWGS:	

CHECKED BY:
PCM

PLOT DATE:
2/13/2019

PROJECT #:
15143

FILE NAME:
VZW P-1.dgn

SHEET NUMBER:

VZW P-1

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REZONING, CONDITIONAL USE PERMIT & SITE PLAN APPLICATIONS

4/8/19 Plan Commission Meeting

Quam Engineering LLC / Weissman Automotive

Village Planner Report ***Germantown, Wisconsin***

Summary

Kevin Parish, Quam Engineering, agent for Rick Weissman, property owner and Weismann Automotive is requesting approval of a Rezoning, Conditional Use Permit (CUP) and Site Development and Building Plans for a 3,500 sqft addition to the existing auto repair facility located at W140 N10455 Fond du Lac Avenue.

Location: W140 N10455 Fond du Lac Avenue

Agent/
Property Owners:

Kevin Parish	Rick Weissman
Quam Engineering	Weissman Automotive
122 Wisconsin Street	W140 N10455 Fond du Lac Ave
West Bend, WI	Germantown, WI

Current Zoning: B-3: General Business & M-2: General Industrial
Proposed Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Industrial	M-2
South	Business/Residential	B-3/Rs-4
East	Agricultural	A-1
West	Residential	Rs-6

Proposal

Kevin Parish, Quam Engineering, agent for Rick Weissman, property owner and Weismann Automotive is requesting approval of a Rezoning, Conditional Use Permit (CUP) and Site Development and Building Plans for a 3,500 sqft addition to the existing auto repair facility located at W140 N10455 Fond du Lac Avenue.

Rezoning Application

The subject parcel is 4.1 acres and located in two different zoning districts. Approximately 1/3 or 1.35 acres to the east containing the existing building and improvements is zoned B-3: General Business. The remaining area, approximately 2.75 acres to the west is zoned M-2: General Industrial. The following Zoning Map amendment (i.e. rezoning) is proposed:

- 4.1 acres from B-3: General Business & M-2: General Industrial to B-5: Highway Business

As indicated in the rezoning application, the Applicant is requesting this change to facilitate the building addition and site expansion.

Conditional Use Permit (CUP)

Both the B-3 and B-5 districts allow auto repair shops. The B-3 District allows “auto repair shops” and the B-5 District allows “motor vehicle sales and service” with a conditional use permit (CUP). Weissman Automotive began operation at this location in 2001. Hours of operation for the public are 8:00am to 5:00pm, Monday, Wednesday and Friday and 8:00pm to 7:00pm Thursday and Friday. Weissman Automotive has 3-4 full-time employees working from the existing 3,500 sqft building. Services provided include auto and light truck diagnostic, preventative maintenance and repair:

Preventive Maintenance

- Oil change, lube and filter
- Tire rotation
- Brake & transmission fluid replacement
- Fuel Injection Service
- Air filter inspection and replacement
- Transmission inspection
- Radiator inspection and service
- Fan and belt inspection and replacement
- Vehicle Inspection
- Tune-Up
- Air Conditioning service
- Battery inspection
- Factory scheduled maintenance

Repair Services

- Brake Services
- Engine services and repair
- Transmission Service & Repair
- Electrical systems service and repair
- Steering & Suspension Services
- Heating & Cooling Services
- Alternators, starters, and ignition Service
- Cooling system repair (A/C)
- Water pumps
- Fuel pumps & lines repair

Site Development & Building Plans

Detailed site development and building plans have been prepared for the proposed 3,500 sqft building addition and site expansion on the 4.1-acre parcel. As detailed in the plans, the site and building will have the following characteristics:

Site Improvements

- Sawcut, remove and replace existing asphalt parking and drive on north side of building;

- Cut, fill and grade an existing tree-lined berm west of the building and install a new expanded asphalt paved drive and parking area on the west and north sides of building w/ an additional 22 parking stalls on west side w/ security wire-woven "cyclone" fencing (for total of 53 parking stalls on site);
- Install new sanitary sewer lateral from Fond du Lac Ave right-of-way to 3,500 sqft. building addition;
- Construct/install one (1) storm water bio-retention basin w/ associated swales and on-site storm sewer to existing storm sewer system in right-of-way and south side of property;
- Install a new landscaped earthen berm along the west property (to buffer the residential subdivision) and site landscaping around the west and north side of the building addition;
- Install new building-mounted wall pack lighting and free-standing light poles and fixtures in west parking lot

Building Improvements

- 3,500 sqft single-story addition w/ 4 service bays
- Painted 6" smooth and split-face masonry block on the west, north and east elevations of the addition and existing east elevation w/ horizontal LP SmartSide engineering wood siding on the east elevations of both the existing building and new addition
- aluminum storefront windows

Storm Water Management. A total of 53,610 sqft of impervious surfaces are proposed including the addition or 30% of the total 4.1-acre site leaving 70% in open/green space. On-site storm water facilities include a bio-retention basin on the north side of the addition with on-site storm sewer and swales provided to connect to this basin or an existing storm sewer inlet along the south property line near the new parking area.

Landscaping & Buffering. Landscaping is proposed along the west property and integrated into a small raised earthen berm to help provide a visual buffer from the residential area to the west. Additional landscaping is proposed around the west and north side of the building addition. Plantings include (5) deciduous trees, (3) ornamental trees, (9) evergreen trees, (10) deciduous shrubs, bio-retention plantings and turf grass. Street trees along Fond du Lac Avenue are not proposed (see Sheet C-105). A proposed 6' chain link wire-woven fence is proposed around the west and north side of the new west parking area (and will tie into the existing fence along the south property line).

Lighting. Exterior lighting of the site and building includes:

- (6) 31W LED cut-off wall pack-style building-mounted fixtures at a height of 20' on all elevations (w/ 2 existing wall pack fixtures);
- (2) 215W LED cut-off style pole-mounted fixtures mounted on a 25' pole and 2' base (27' total height) in the west parking area

Signage. Details any wall or monument signs will be provided as part of a separate and future sign permit application.

Staff Comments

Community Development: Planning & Zoning

The proposed rezoning of the entire property (and not just that portion of the property zoned M-2: General Industrial) to B-5: Highway Business is appropriate. As stated in Section 17.30 of the Zoning Code:

> *The B-3 District is intended to provide for the orderly continuation and revitalization of the older established Main Street "central business district" (including the area designated as "Village Mixed Use" on the Future Land Use Plan) area of the Village where uses are not exclusively of one type but, rather, mixed and include retail sales shops, wholesale and warehousing outlets, and institutional, recreational and residential uses. Many of the existing businesses in this district may not meet the requirements of the B-1 or B-2 Districts. It is the intent of this district to provide minimum requirements for all new uses of land within the district and a guide for the redevelopment or revitalization of existing uses of land within the district…"*

When the current Zoning Code was adopted in the 1980's, the B-3 District was assigned to those existing properties that were developed with uses that didn't necessarily fall into or conform to the other business districts in the Code. Often referred to as the "junk drawer" of the Zoning Code, the B-3 District has limited restrictions (e.g. minimal street yard and no side yard setback requirements) and a rather lengthy list of permitted and conditional uses and activities. It was not intended that the B-3 District be assigned to any new or expanded undeveloped properties; rather, undeveloped properties suitable for commercial retail uses are intended to be assigned to one of the other business districts (and NOT the B-3 District):

- B-1: Neighborhood Business
- B-2: Community Business
- B-4: Professional Office
- B-5: Highway Business

In this case, Staff agrees that it is desirable and necessary to rezone the subject property into one business district (and not allow the property to have both business and industrial zoning). Given the existing auto repair use, surrounding zoning districts, and proximity to Fond du Lac Avenue (STH145), Staff believes that the B-5: Highway Business District is the most appropriate district for this 4.1-acre property. Like the B-3 District proposed by the Applicant, the B-5 district allows auto repair/vehicles sales and service with a conditional use permit (CUP). If approved, the CUP should limit the use of the subject property to the existing vehicle repair uses and activities as described in the application. Additional restrictions should address outside storage of inoperable vehicles, equipment, tires and other junk and discarded vehicle parts.

As shown on the site plan (Sheet C-102), existing pavement including five (5) parking stalls are located in the Fond du Lac Avenue right-of-way. While other existing developed features on the site do not comply with current zoning code requirements, the continued use of and improvements to features that are not located within the property boundary needs to be remedied.

The Applicant has provided a copy of a "Revocable Occupancy Permit" with the WisDOT regarding this parking lot in the right-of-way encroachment (copy attached). In that agreement, WisDOT allows the 22.3 feet of parking lot encroachment to be used temporarily until it requires repair that costs equal to or greater than 50% of the assessed or estimated value of the encroachment. When repairs of that magnitude are required, the parking lot encroachment cannot be repaired or replaced within the right-of-way.

Notwithstanding the WisDOT permit, Staff is recommending that the site plan be revised to remove the existing pavement from the right-of-way and provide the minimum required 8' parking lot buffer yard and setback from the east property line. This can be accomplished at the same time as the other asphalt removal and parking lot improvements are completed on the north and west side of the building. The reason for this recommendation is that the Applicant is seeking to upgrade and expand the business and site development including the installation of additional asphalt and parking stalls on the west side of the building that will almost double the number of parking stalls provided (28 existing to 53 proposed where only 36 stalls are recommended under the Zoning Code). The opportunity to upgrade the site to achieve compliance with the Village's Zoning Code and basic standards of development is now.

Bringing non-compliant features of a building or site into compliance at the time said building or site is proposed for expansion is a primary objective of most municipal zoning codes and non-conforming use regulations contained therein (as is not allowing businesses to operate beyond the boundaries of their property or in public right-of-way). Moreover, the 5 stalls of parking that encroach onto the public right-of-way are only allowed by WisDOT on a temporary basis; eventually they will need to be removed. If the 5 stalls are that critical to the business operation, a permanent solution to satisfying the need for those 5 stalls should be pursued. That solution is to add paving and/or stall markings as part of this process to create the space needed for 5 more stalls in the new parking area west of the building. This would also enable the Applicant to achieve code compliance in the front yard along the right-of-way by creating the minimum 8' wide required parking lot buffer.

Finally, Condition #5 of the DOT "Revocable Occupancy Permit" states that *"…the permit is not to be construed as a waiver of the occupant's obligation to comply with any more restrictive requirements imposed by local ordinance." I*n this case, the Village granting a CUP is enforcement of the local zoning ordinance.

Additional landscaping is also necessary within the new parking lot setback/buffer area created by removing the existing asphalt encroaching into the right-of-way as described above. Further, Staff is recommending that the landscaped berm proposed along the west property line be enhanced with additional evergreen and deciduous trees.

Also, the expanded parking area in the rear or west side of the property will be closer to the residential area to the west. While the landscaped berm is an improvement, it will not (nor is it intended to) provide an opaque visual screening of the parking area and building. However, it can reasonably be expected that the west parking area will be the area in which inoperable vehicles, used tires, discarded parts and other junk may be kept outside.

With that in mind, it's understandable that the owner wants to secure this parking area with a chain link fence. However, the Applicant indicates on the site plan (Sheet C-102) that the proposed 6' high wooded fence is intended to be installed at future date to be determined. Staff supports the proposed fence installation provided it is installed within a reasonable time, i.e. within (18) months after completion of the 3,500 sqft building addition.

The maximum height allowed for pole-mounted light fixtures is 25 feet. The proposed height of 27 feet (shown on Sheet C-106) needs to be reduced to 25 feet or less. The pole-mounted fixtures cannot be tilted; the light fixture surface needs to be parallel with the ground at not exceed a 90 degree angle. Given the intense amount of light proposed in the new west parking lot, i.e. backlight shields may also be necessary to shield the view of the light source from the residential area to the west. The lighting plan should be modified as necessary.

No details regarding the size, and location of the dumpster enclosure(s) has been provided. Dumpster enclosures should be designed to meet the Village's dumpster enclosure guidelines.

The building architecture and materials are somewhat disjointed given the combination of split-face CMU block and horizontal engineered wood lap siding on the front elevation. If split-face block veneer can be installed over portions of the smooth-face block on the existing building and new addition, it should be installed over all of these surfaces to match the north elevation.

Public Works/ Village Engineer/Village Surveyor
The Village Engineer and Public Works Department staff has identified several technical issues and plan revisions that need to be resolved or otherwise addressed by the Developer prior to commencing construction activities and issuance of a building permit. Consequently, Staff is recommending conditional approval of the site development and building plans subject to all of the outstanding items and issues identified in the following review memos being resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to commencing any site construction and prior to issuance of a building permit:

- April 1, 2019 memo from Village Engineer, Eric Nitschke

Fire & Police Departments
The Fire Department is recommending approval of the proposed building addition and site expansion subject to the following requirements:

1. Parking shall not be allowed on the paved parking or drive area on the north side of the building so that the west parking area is accessible.
2. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access.

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

VILLAGE PLANNER RECOMMENDATION:

Rezoning Application

APPROVE rezoning the 4.1-acre property from B-3: General Business and M-2: General Industrial to B-5: Highway Business.

VILLAGE PLANNER RECOMMENDATION

Conditional Use Permit (CUP)

APPROVE a Conditional Use Permit for Rick Weissman to operate a vehicle repair facility from the property located at W140 N10455 Fond du Lac Avenue subject to the following conditions:

1. The uses, activities and hours of operation for the vehicle repair facility shall be limited to that described in the Application (dated March 4, 2019), supporting information and in the Village Staff Report & Recommendation (dated April 8, 2019).
2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
3. To provide an adequate visual buffer of the west parking area within which it can reasonably be expected that business vehicles, trailers, customer vehicles, inoperable and junk vehicles, used tires, discarded parts and other junk may be stored on a long-term basis, the Owner/Operator shall install the proposed 6’ high wooden privacy fence along the west, north and south sides of the expanded parking area within eighteen (18) months after completion of the 3,500 sqft building addition.
4. The Owner/Operator shall operate the auto repair business on a continual basis in compliance with the provisions of Section 10.06 of the Municipal Code regarding “Junk and Junked Vehicles”.
5. All temporary signs require sign permits and compliance with the Zoning Code regulations for signs.

VILLAGE PLANNER RECOMMENDATION:

Site Development & Building Plans

APPROVE the site development and building plans for the proposed 3,500 sqft building addition and site improvements for the Weissman Automotive facility located at W140 N10455 Fond du Lac Avenue subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following architectural and engineering plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
   a. *Architectural plans prepared by Bayland Buildings dated February 18, 2019;*
   b. *Civil Engineering plans "Weissman Auto Building Addition, Parking Lot Expansion & Utility Construction" revision dated April 4, 2019*
2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access.
4. All outstanding items and issues identified by Village Engineer/Public Works Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to commencing construction or issuance of a building permit (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS):
   a. *April 1, 2019 memo from Village Engineer, Eric Nitschke*
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. Details regarding the size and location of the dumpster enclosure(s) shall be provided in supplemental information and/or a revised site plan sheet. Dumpster enclosures shall be designed to meet the Village's dumpster enclosure guidelines.
7. The maximum height allowed for pole-mounted light fixtures is 25 feet. The pole-mounted fixtures cannot be tilted as proposed. Backlight shields for the pole-mounted fixtures in the west parking area shall be provided. A revised lighting plan shall be submitted to the Village Planner for review and approval prior to issuance of a building permit.

-- continued --

VILLAGE PLANNER RECOMMENDATION *(continued)***:**

Site Development & Building Plans

6. To provide an adequate visual buffer of the west parking area within which it can reasonably be expected that business vehicles, trailers, customer vehicles, inoperable and junk vehicles, used tires, discarded parts and other junk may be stored on a long-term basis, the Owner/Operator shall install the proposed 6' high wooden privacy fence along the west, north and south sides of the expanded parking area within eighteen (18) months after completion of the 3,500 sqft building addition.
8. All temporary signs require sign permits and compliance with the Zoning Code regulations for signs.
9. The Owner/Operator shall remove the existing pavement encroachment and other site improvements from the Fond du Lac Ave right-of-way and provide a minimum 8' wide setback and landscaped buffer area between the paved parking area and the east property line. Said landscaped buffer shall be comprised of ornamental trees, deciduous and evergreen shrubs planted in a continuous hedge.
10. The Owner/Operator shall install additional trees integrated with the landscaped berm proposed along the west property line comprised of additional evergreen and deciduous trees.
11. The Owner/Operator shall submit a revised landscaping plan to the Village Planner for review and approval prior to issuance of a building permit.
12. The following items shall be provided as required by the Village Fire Department:
    a. Parking shall not be allowed on the paved parking or drive area on the north side of the building so that the west parking area is accessible.
    b. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access.

Village of Germantown ...Willkommen

Engineering Department Memorandum

To : Larry Ratayczak, Public Works Director

From : Eric Nitschke, Village Engineer

Date : April 1, 2019

Re : Development Review for Weissman Auto Public Works Comments

---

Larry,

Included you will find draft review comments pertaining to the Weissman Auto building and parking lot expansion. The comments are in addition to staff's review comments.

1. Sanitary comments
    a. The existing sample manhole should be abandoned, if feasible. If not feasible to abandon existing sample manhole, it must be rehabilitated to current Village detail and standards.
    b. Abandoning the existing well is a requirement since Village Water is now available to the site. If the well is grandfathered, a sewer meter shall be installed on the well.
    c. The cleanout shown on the plans is to be H-20 rated and protected by a frost sleeve. The owner is required to maintain the area around the cleanout to prevent snow plow damage. If damaged by snow plows, significant inflows can occur.

2. Water comments
    a. No comment.

3. Engineering comments
    a. Please provide a proposed grading plan for the westerly berm. The berm should not impact existing drainage or lot line trees.
    b. The overall increase in impervious area, as well as the overall disturbed area, are to be called out on the plans.
    c. Overland flow paths for the 100-year storm event are to be shown on the plans. There is a possibility that water may surcharge from the storm inlet on Fond Du Lac Avenue into the bio-retention basin. Overland flow should be designed to carry flow safely from the buildings back to the ROW.
    d. Please address concerns regarding snow storage locations, as they may impact drainage and parking. This is especially true for the field inlet that is

located along the south lot line adjacent to the proposed parking area. Snow storage locations are to be called out on the plans.

e. While there is some information regarding erosion control and construction/erosion control sequencing, more details are required. Please describe when the silt fence is to be installed, where topsoil stockpiles are to be located, when the bio-retention basin is to be constructed, what will be done if areas of the site are left disturbed for periods of time greater than seven days, and any other pertinent information related to erosion control and construction sequencing.
f. A stormwater maintenance agreement is required for the bioswale.

Village of Germantown Willkommen

Fee must accompany application

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

PAID [signature] DATE 3-4-19

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**

Quam Engineering LLC.
ATTN: Kevin Parish
122 Wisconsin Street
West Bend, Wisconsin 53095

Phone (262) 338-6641
E-Mail kparish@quamengineering.com

PROPERTY OWNER

Weissman Auto
ATTN: Rick Weissman
W140 N10455 West Fond Du Lac Ave.
Germantown, WI 53022

Phone (262) 255-5150
E-Mail Weissman.repair@sbcgloabl.net

2 **PROPERTY ADDRESS**

W140N10455 FOND DU LAC AVE.

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

North Truck Painting Business	South Sydow Business	East Moore Residential	West SA Tech Residential

4 **READ AND INITIAL THE FOLLOWING:**

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

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

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

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

Applicant Date

[signature] 3-4-19
Owner Date

Village of Germantown
Willkommen

Fee must accompany application

$1460 Paid [illegible] Date 3-4-19

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**

Quam Engineering LLC.
ATTN: Kevin Parish
122 Wisconsin Street
West Bend, Wisconsin 53095
Phone (262) 338-6641
Fax ( )
E-Mail kparish@quamengineering.com

PROPERTY OWNER

Weissman Auto
ATTN: Rick Weissman
W140 N10455 West Fond Du Lac Ave.
Germantown, WI 53022
Phone (262) 255-5150

2 **TO WHOM SHOULD THE PERMIT BE ISSUED?**

Rick Weissman

3 **PROPERTY ADDRESS**

W140N10455 FOND DU LAC AVE.

TAX KEY NUMBER

264996

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.

This property is used as an auto repair shop. There are 3-4 employees that work there from about 8 a.m. to 6 p.m. each day. The existing building is about 3,500 S.F.

5 **DESCRIPTION OF PROPOSED OPERATION**

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

Auto Repair Shop

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

The proposed use would remain the same. The shop would simply be doubled in size allowing for additional employees at the same hours.

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY — REQUIRED

6 Attach pages as necessary.

LOT 3, CSM 4534, Recorded as Document 698155

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

RW 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.

RW 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.

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

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9

Applicant	Date	Owner	Date
			3-4-19

Village of Germantown
...Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ Received by:_____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Quam Engineering LLC.
ATTN: Kevin Parish
122 Wisconsin Street
West Bend, Wisconsin 53095
Phone (262) 338-6641
Fax ( )
E-Mail kparish@quamengineering.com

PROPERTY OWNER

Weissman Auto
ATTN: Rick Weissman
W140 N10455 West Fond Du Lac Ave.
Germantown, WI 53022
Phone (262) 255-5150

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

kparish@quamengineering.com	264996

3 REZONING REQUEST

FROM	TO
B-3 & M-2	B-5

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

LOT 3, CSM 4534, Recorded as Document 698155

5

PURPOSE OF REZONING REQUEST

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

The site currently has 2 different zonings, B-3 & M-2. The proposed project would expand the existing auto repair shop into the other zoning classification. The purpose is to rezone the property so it is all zoned the same classification.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

_____ _____

Applicant Date Owner Date

Village of Germantown
...Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: 3-4-19 Received by: [signature]

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Quam Engineering LLC.
ATTN: Kevin Parish
122 Wisconsin Street
West Bend, Wisconsin 53095
Phone (262) 338-6641
Fax ( )
E-Mail kparish@quamengineering.com

PROPERTY OWNER

Weissman Auto
ATTN: Rick Weissman
W140 N10455 West Fond Du Lac Ave.
Germantown, WI 53022
Phone (262) 255-5150

2 PROPERTY ADDRESS OR GENERAL LOCATION

kparish@quamengineering.com

TAX KEY NUMBER

264996

3 REZONING REQUEST

FROM: B-3 & M-2

TO: B-3

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

LOT 3, CSM 4534, Recorded as Document 698155

5

PURPOSE OF REZONING REQUEST

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

The site currently has 2 different zonings, B-3 & M-2. The proposed project would expand the existing auto repair shop into the other zoning classification. The purpose is to rezone the property so it is all zoned the same classification.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

_____ _____

Applicant Date

3-4-19

Owner Date

Weissman Automotive Property

March 25, 2019

1:3,600

0 0.03 0.06 0.12 mi

0 0.05 0.1 0.2 km

CountyBoundary
City, Village or Town Hall
Libraries
Washington County Landmarks
Airports
Trails
Public Open Spaces
Current Parcel
Landhook
Meander Line
PLSS Monument
PLSS Boundary

Washington County, Washington County, Wisconsin

ArcGIS WebApp Builder

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

March 4, 2019

Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022

Re: Weissman Auto – Building Addition
W140 N10455 West Fond du Lac Ave, Village of Germantown

Dear Sir or Madam,

This project is an expansion of Weissman Auto. The existing Weissman Auto building is undersized for the operation. This proposal includes adding a 3,500 SF building addition to the north side of the current building. The proposed addition will allow for four additional service areas. Additional parking will be provided to the west of the existing parking lot. The existing parking combined with the proposed parking will provide a total of 53 parking stalls. The west parking will be fenced in for security and aesthetic purposes.

The additional impervious area will be less than 0.5 acres so the development is not required to not meet the full stormwater management requirements. A bio-retention device has been designed to detain and treat storm water from the additional impervious area. The bio-retention device will discharge to the existing storm sewer located in West Fond Du Lac Avenue.

Currently the existing lot has two different zoning classifications, M-2 & B-3. We are proposing to rezone the entire property to a B-3 zoning classification.

Respectfully,

Kevin J. Parish, P.E.
Project Manager

WA-05-18

RECEIVED
MAR 0 4 2019
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

122 Wisconsin Street ♦ West Bend, Wisconsin 53095 ♦ www.quamengineering.com
Phone (262) 338-6641 ♦ E-mail kparish@quamengineering.com

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

April 4, 2019

Village of Germantown
Attn: Jeffrey Retzlaff, Village Planner and Zoning Adminstrator
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Weissman Automotive Expansion;
Rezoning, Conditional Use Permit (CUP) & Site & Building Plan Applications
Staff Review Comments

Dear Mr. Retzlaff,

Provided are revised plans for the reference project. This letter is in response to your review comments dated March 25, 2019. Our responses and revisions to your comments are as follows:

Community Development Department

1. The B-3: General Business Zoning District was created and assigned to pre-existing businesses that didn't fit into any of the other business zoning districts when the Zoning Code was revised back in the 1980's. The intent was/is to not expand the B-3 District by assigning it to additional property. Consequently, to satisfy that intent, the Village may need to rezone the property to a district other than the B-3 District as requested (e.g. B-5: Highway Business).
   The plans and application have been revised to be B-5 instead of B-3.

2. Expansion of the building and associated site improvements requires that the existing non-conforming aspects of the site be replaced with code-compliant improvements. Because the existing pavement along the south property line does, in fact, meet the B-3 District regulations that do not require side yards, the existing pavement will be allowed to stay and continue to be used "as is" as a legal non-conforming feature. However, the existing pavement area used for parking on the east side of the property that encroaches into the right-of-way has to be removed with a minimum 8' landscaped buffer yard along the property line. The driveway needs to be reconstructed with a width at the property line to not exceed 40 feet.
   The parking area in question was allowed by WisDOT during the roundabout construction to remain via a Revocable Occupancy Permit. The pavement can not be repaired beyond 50% of the value or else it will need to be removed. The area will not be improved as part of this project. A copy of the Revocable Occupancy Permit is attached.

3. More details are needed for the proposed berm on the west side of the property, e.g. proposed grades, extent, etc. Does the berm affect drainage coming to or leaving the property?
   A detail of the berm with contours and a typical section have been added to the grading and erosion control plan. Regrading to provide positive drainage is also displayed.

4. Detailed specifications are required for the proposed lighting fixtures (pole-mounted and wall packs). Model #'s and other model codes are listed on the lighting plan (Sheet C106), but it's not clear what exactly is proposed… LED? Cut-off fixture?
   All of the proposed lights are LED and have been labeled to provide clarity on the lighting plan. Sut sheets are included with the submittal.

5. What appears to be clear is the mounting height of fixtures proposed on the two poles in the west parking area is 27 feet; however, the maximum height allowed is 25' including any concrete bases. Also, it appears that the fixtures are intended to be tilted…70-degrees?) That, too, is not permitted. The light source cannot deviate from a 90-degree perpendicular angle to the finished grade, i.e. no tilting. If necessary, shields may be required to mitigate glare from visible from the west. All fixtures are required to be cut-off type.
   The lighting plan has been revised to provide poles that are at most 25' tall with base and perpendicular fixtures.

6. Detailed specifications are needed for the proposed fence.
   The fence is labeled as a future fence now. A detail of the fence is displayed on the site plan.

7. Explain what is happening with the accessory structures on the south side of the building. Call them out on the site plans for what/how they are intended to be used.
   The waste oil container and the compressor room are located here. The waste oil container will be relocated to the dumpster pad and the compressor room will remain. Both are now called out on the plans.

8. Street trees are required along FDL Avenue/STH 145 in an amount equal to 1 tree per 50 feet of frontage or six (6) trees. Said trees can be planted in groupings or spaced equally across the frontage.
   Six trees have been added along the frontage of the property.

9. All landscaping is required to meet a minimum planted size of 2.5' to 3" for deciduous trees and 6'-8' for evergreen trees.
   This change has been made to the landscaping plan.

10. A materials board is required. It can be delivered to the Planning & Zoning counter at Village Hall any time before, or brought with you to, the Plan Commission meeting. What color scheme is proposed?
    A materials board will be provided by the Architect at the Plan Commission Meeting.

11. Signage is not adequately addressed. Please indicate if signage will be handled under a separate and future sign permit application. The amount of wall signage allowed is a function of the width or frontage of the building facing STH 145, i.e. 1.5 sqft of sign area per 1 foot of frontage up to a maximum of 300 sqft. Using limited sign area for words that describe what an auto repair shop does might not be efficient or leave enough area for the business name. If signage is intended to be approved, details & specifications are required.
    Signage will be addressed through a future sign permit application.

12. A roof plan sheet is required if there will be any roof-mounted mechanicals.
    No roof-mounted mechanicals are planned so no roof sheet has been submitted.

13. The proposed landscaping is very sparse and small. Larger plants at the time of planting are required (see previous comment). Although the Zoning Code (Section 17.43(5)(b)2.ii) is non-specific in terms of the minimum type or quantity of landscaped features to be included, a "rule of thumb" deemed acceptable by the Plan Commission for similar industrial-type development projects has been a minimum of two deciduous trees, two evergreen trees and 15-20 shrubs (deciduous, evergreen or combination of both) per 1,000 sqft of landscaped area. In addition, you should consider increasing the height of the berm and installing more trees to achieve a more complete screen.
    Additional shrubs have been added to the back of the lot along with more trees to provide screening along the berm. There is not much landscaped area outside of the bioretention device and the ditch which have different restoration specifications. Additional trees have been added along the road frontage.

Fire Department

14. No parking shall be allowed on the new pavement area north of the new addition to ensure Fire Department access to the west parking lot.
    This area has been labeled on the site plan as no parking.

Public Works/Village Engineer/Village Surveyor

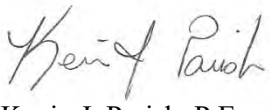
15. Comments regarding storm water management, roads, and utilities will be provided in a separate memo prepared by the Village Engineer. That review memo will be sent to you when completed (hopefully later this week).
    See attached letter addressing Public Works comments.

Village Forester

16. Bailey Red Twig Dogwood should be quantity of (5) not (52) as listed on the plan
    This change has been made on the landscaping plan.
17. Substitute Gray Dogwood for Yellow Twig Dogwood; less susceptible to dogwood borer
    This substitution has been made on the landscaping plan.

If everything is satisfactory, please provide the necessary approval for this project. If you have any questions or comments, feel free to contact us.

Sincerely,



Kevin J. Parish, P.E.

FN: WA-05-18

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants

April 4, 2019

Village of Germantown
Attn: Eric Nitschke, Village Engineer
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Development Review for Weissman Auto Public Works Comments

Dear Mr. Nitchske,

Provided are revised plans for the reference project. This letter is in response to your review comments dated April 1, 2019. Our responses and revisions to your comments are as follows:

1. Sanitary comments
    a. The existing sample manhole should be abandoned, if feasible. If not feasible to abandon existing sample manhole, it must be rehabilitated to current Village detail and standards.
    The manhole will be rehabilitated

    b. Abandoning the existing well is a requirement since Village Water is now available to the site. If the well is grandfathered, a sewer meter shall be installed on the well.
    A sewer meter will be installed as requested.

    c. The cleanout shown on the plans is to be H-20 rated and protected by a frost sleeve. The owner is required to maintain the area around the cleanout to prevent snow plow damage. If damaged by snow plows, significant inflows can occur.
    The utility plan has been updated to show the concrete around the frost sleeve and displayed on the detail.

2. Water comments
    a. No comment.

3. Engineering comments
    a. Please provide a proposed grading plan for the westerly berm. The berm should not impact existing drainage or lot line trees.
    A detail of the berm with contours and a typical section have been added to the grading and erosion control plan.

    b. The overall increase in impervious area, as well as the overall disturbed area, are to be called out on the plans.
    The disturbed areas and the increase in impervious area are now labelled on the grading and erosion control plan.

    c. Overland flow paths for the 100-year storm event are to be shown on the plans. There is a possibility that water may surcharge from the storm inlet on Fond Du

Lac Avenue into the bio-retention basin. Overland flow should be designed to carry flow safely from the buildings back to the ROW.
The overland flow is now displayed on the Grading and Erosion Control Plan.

d. Please address concerns regarding snow storage locations, as they may impact drainage and parking. This is especially true for the field inlet that is located along the south lot line adjacent to the proposed parking area. Snow storage locations are to be called out on the plans.
The snow storage areas are labelled on the proposed Site Plan.

e. While there is some information regarding erosion control and construction/erosion control sequencing, more details are required. Please describe when the silt fence is to be installed, where topsoil stockpiles are to be located, when the bio-retention basin is to be constructed, what will be done if areas of the site are left disturbed for periods of time greater than seven days, and any other pertinent information related to erosion control and construction sequencing.
More information is in the schedule notes. Topsoil will be stockpiled in the berm area and has been labelled on the Grading and Erosion Control Plan.

f. A stormwater maintenance agreement is required for the bioswale.
A stormwater maintenance agreement will be submitted later after site plan approval.

If everything is satisfactory, please provide the necessary approval for this project. If you have any questions or comments, feel free to contact us.

Sincerely,

Kevin J. Parish, P.E.

FN: WA-05-18

DOC# 1238489

Recorded
Dec. 04, 2009 AT 09:30AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: $13.00

Document Number
REVOCABLE OCCUPANCY PERMIT

Wisconsin Department of Transportation
Ch. 84 Wis. Stats.
Exempt from fee: s.77.25(12) Wis. Stats.
DT1551 98 (Replaces RE6035)

Occupant Name and Address

Rick Weissman
W140 N10455 Fond du Lac Ave
Germantown, WI 53022

Agency Name and Address

Wisconsin Department of Transportation
Division of Transportation System Development
Southeast Regional Office
141 NW Barstow St
PO Box 0798
Waukesha, WI 53187-0798

Highway

145

County

Washington

City

Germantown

This space is reserved for recording data

Return to

Wisconsin Department of Transportation
DTSD SE Region
141 NW Barstow St
PO Box 0798
Waukesha, WI 53187-0798

13.2

Parcel Identification Number/Tax Key Number

GTNV 264-996 2010-09-00 Enc 23

Encroachment Location – Address W140 N10455 Fond du Lac Ave
Lot three (3) of Certified Survey Map No. 4534 being a resubdivision of Certified Survey Map No. 558. Certified Survey Map No. 399 and lands in the Southeast one-quarter (1/4) of the Southeast one-quarter (1/4) of Section Twenty-six (26), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, County of Washington, State of Wisconsin, recorded in the Office of the Register of Deeds for Washington County on August 22, 1995 in Volume 30 of Certified Survey maps on page 201, as Document No. 698155.

Encroachment Description
A private parking lot on the left side of STH 145. The parking lot is approximately 22.3 feet within the existing highway right of way.

FEE
#77.25 (12)
EXEMPT

The use and occupancy of Highway right of way under this permit is conditioned upon the Occupant's compliance with these provisions:

1. This permit only authorizes the described encroachment to remain temporarily within the STH. 145 right of way by 22.3 feet, however, if the described encroachment is damaged from any cause whatsoever, to the extent that repair costs would be equal to or greater than 50% of the assessed or estimated value of the described encroachment at the time of said occurrence, then it cannot be repaired, re-erected and/or replaced anywhere within the existing highway right of way.

2. In the event that the Agency deems it necessary to revoke this permit on the basis of a need to expand capacity or improve safety, the Agency reserves the right to give notice regarding the removal of the described encroachment. The Agency may terminate this permit upon (30) days written notice to the Occupant. The Occupant shall remove the described encroachment maintained under this permit within the time specified in the notice.

3. If the Agency determines that the installation or use of the described encroachment authorized under this permit increases the difficulty of highway maintenance, creates conditions adverse to the best interest of the highway users, the general public, or presents a threat to highway safety, then the occupant, upon notification by the Agency shall promptly remove the encroachment from the highway right of way.

4. Failure by the Occupant to comply with the provisions of this permit is cause for the Agency to terminate this permit and to require the Occupant to take immediate action to clear the right of way to a safe condition.

5. Issuance of this permit shall not be construed as a waiver of the occupant's obligation to comply with any more restrictive requirements imposed by local ordinance.

12/2/2009
(Date)

State of Wisconsin)
) ss
Waukesha County)

On the above date, this instrument was acknowledged before me by the named person(s).

(Signature)

Claudia Peterson
(Print Name)

Technical Services Section Chief
(Title)

(Signature, Notary Public, State of Wisconsin)

Alane Stephens
(Print or Type Name, Notary Public, State of Wisconsin)

2/10/2013
(Date Commission Expires)

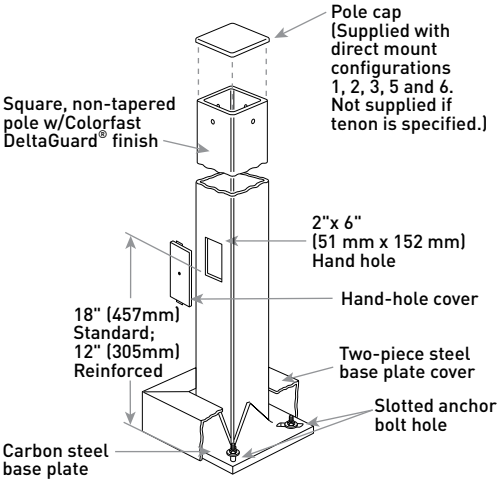
Project ID 2010-09-00 This instrument was drafted by Wisconsin Department of Transportation Parcel No. N/A Enc 23

PS Series

Crown-Weld® Square Straight Steel Poles

Product Description

Non-tapered square steel poles are supplied with a welded base with cover, four galvanized anchor bolts, masonite mounting template and pole cap (except tenon mount). Each anchor bolt is provided with two washers and two nuts. Steel pole base has slotted holes. Per National Electrical Code requirements, pole is standard with a 2" x 6" hand hole, located 18" above the bottom of pole base. A #10-32 stainless-steel weld stud with grounding lug is located inside the pole, opposite the hand hole. A hand hole cover is supplied but shipped separately. In addition, 4" x 27' and 4" x 30' poles include an internal 5/16" steel reinforced sleeve welded inside the bottom 24" of the pole, as well as a reinforcement welded around the hand hole for added strength. The hand hole location on reinforced poles is 12" above the bottom of the pole base.



CONSTRUCTION & MATERIALS

- Square, non tapered pole of structural steel tubing (ASTM A 500) with a minimum yield of 46,00 p.s.i.
- Welded to a formed carbon steel base plate with a minimum yield strength of 36,000 p.s.i.
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion

REGULATORY & VOLUNTARY QUALIFICATIONS

- National Electrical Code Requirements
- UL Listed in US for electrical ground bonding
- CSA Certified in Canada for ground bonding and structural strength

LIMITED WARRANTY†

- 7 years on pole/7 years on Colorfast DeltaGuard® finish

† See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed	
GFI Outlet Accessory – 120V REC-GFIBZ - Bronze Finish REC-GFIBK - Black Finish	REC-GFIWH - White Finish REC-GFISV - Silver Finish

Ordering Information

Example: PS3S10C1BK

Product				Mounting Configuration	Color Options
PS3S10C 10' x 3" x 0.125" **PS3S15C** 15' x 3" x 0.125" **PS3S20C** 20' x 3" x 0.125" **PS4S10C** 10' x 4" x 0.125" **PS4S12C** 12' x 4" x 0.125"	**PS4S15C** 15' x 4" x 0.125" **PS4S17C** 17' x 4" x 0.125" **PS4S20C** 20' x 4" x 0.125" **PS4S22C** 22' x 4" x 0.125" **PS4S22S** 22' x 4" x 0.188"	**PS4S25C** 25' x 4" x 0.125" **PS4S25S** 25' x 4" x 0.188" **PS4S27R** 27' x 4" x 0.125" **PS4S30R** 30' x 4" x 0.125"	**PS4S30H** 30' x 4" x 0.188" **PS5S25S** 25' x 5" x 0.188" **PS5S30S** 30' x 5" x 0.188" **PS6S30S** 30' x 6" x 0.188"	**1** Single[1] **2** Twin @ 180°[1] **3** Twin @ 90°[1] **5** Triple[1] **6** Quad[1] **T** Tenon[2]	**BK** Black **BZ** Bronze **SV** Silver **WH** White

[1] Direct mount pole configuration. N/A for Cree Edge™ High Output luminaires
[2] Order tenon seperately separately. Refer to Bracket and Tenons spec sheet for additional information

CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.gov

Rev. Date: V1 10/10/2018

US: lighting.cree.com T (800) 236-6800 F (262) 504-5415

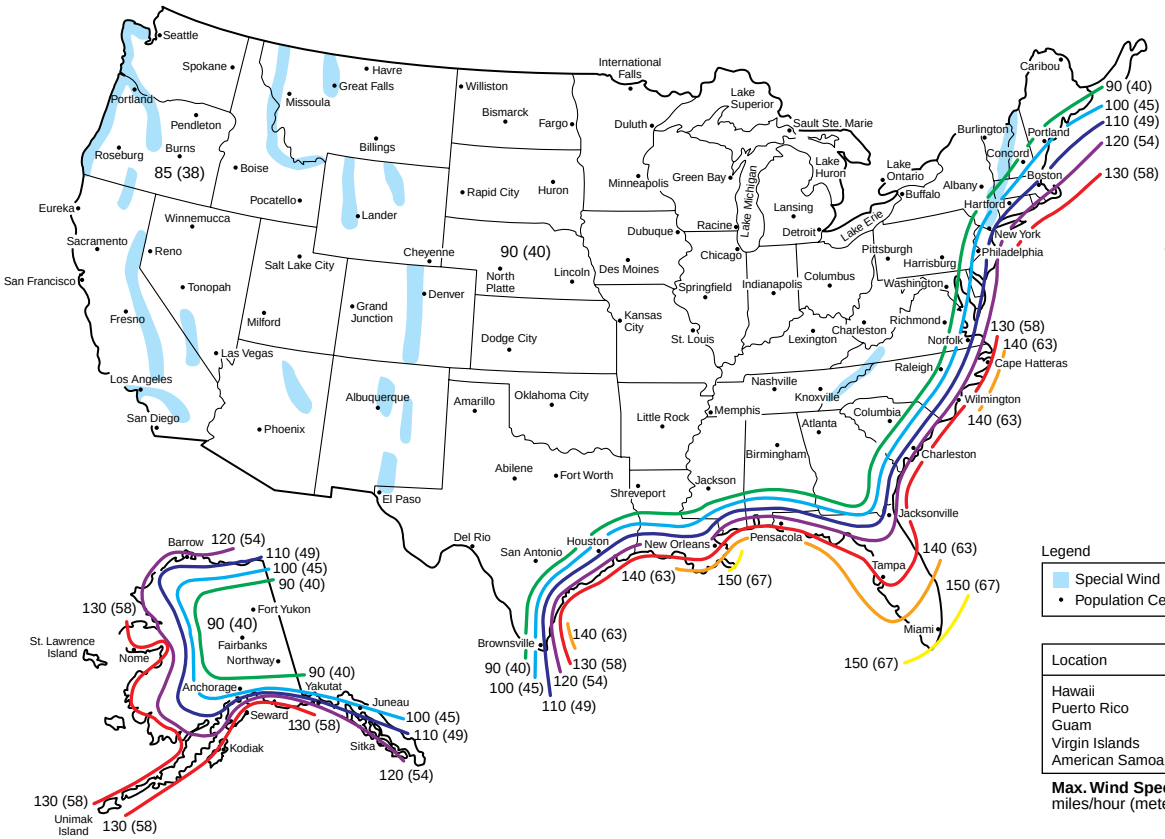
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

EPA & Weight

Product	Height x Width x Wall	Base Plate	Bolt Circle/ Range (in)	Anchor Bolt Size	Pole EPA Rating – Base Wind Velocity (MPH)								Maximum Luminaire Weight	Approx. Shipping Weight
					70	80	90	100	110	120	130	140		
PS3S10C	10' x 3" x 0.125"	10" Sq. x 0.50" Thick	10/9.3-11	3/4"-10x18" + 3"	31.4	23.6	18.2	14.3	11.5	9.3	7.0	6.3	250 lbs. (114kg)	58 lbs. (26kg)
PS3S15C	15' x 3" x 0.125"	10" Sq. x 0.75" Thick	10/9.3-11	3/4"-10x18" + 3"	18.5	13.4	9.9	7.4	5.5	4.1	3.0	2.2	250 lbs. (114kg)	82 lbs. (37kg)
PS3S20C	20' x 3" x 0.125"	10" Sq. x 0.75" Thick	10/9.3-11	3/4"-10x18" + 3"	11.5	7.8	5.2	3.3	2.0	0.9	0.1	0.0	250 lbs. (114kg)	119 lbs. (54kg)
PS4S10C	10' x 4" x 0.125"	10" Sq. x 0.75" Thick	10/9.3-11	3/4"-10x18" + 3"	59.9	45.2	35.1	27.9	22.6	18.5	15.4	12.9	350 lbs. (159kg)	78 lbs. (35kg)
PS4S12C	12' x 4" x 0.125"	10" Sq. x 0.75" Thick	10/9.3-11	3/4"-10x18" + 3"	48.4	36.2	27.9	21.9	17.5	14.2	11.6	9.5	350 lbs. (159kg)	99 lbs. (45kg)
PS4S15C	15' x 4" x 0.125"	10" Sq. x 0.75" Thick	10/9.3-11	3/4"-10x30" + 3"	36.5	26.9	20.3	15.6	12.1	9.5	7.4	5.8	350 lbs. (159kg)	119 lbs. (54kg)
PS4S17C	17' x 4" x 0.125"	10" Sq. x 0.75" Thick	10/9.3-11	3/4"-10x30" + 3"	30.7	22.3	16.6	12.5	9.41	7.1	5.3	3.9	350 lbs. (159kg)	131 lbs. (59kg)
PS4S20C	20' x 4" x 0.125"	10" Sq. x 0.75" Thick	10/9.3-11	3/4"-10x30" + 3"	24.0	16.9	12.1	8.7	6.1	4.2	2.7	1.5	350 lbs. (159kg)	150 lbs. (68kg)
PS4S22C	22' x 4" x 0.125"	10" Sq. x 0.75" Thick	10/9.3-11	3/4"-10x30" + 3"	20.4	14.0	9.7	6.6	4.3	2.5	1.2	0.1	310 lbs. (141kg)	163 lbs. (74kg)
PS4S22S	22' x 4" x 0.188"	10" Sq. x 0.75" Thick	10/9.3-11	3/4"-10x30" + 3"	31.1	22.3	16.2	11.8	8.6	6.2	4.3	2.8	350 lbs. (159kg)	207 lbs. (94kg)
PS4S25C	25' x 4" x 0.125"	10" Sq. x 0.75" Thick	10/9.3-11	3/4"-10x30" + 3"	15.9	10.4	6.6	3.9	1.9	0.4	0.0	0.0	350 lbs. (159kg)	182 lbs. (83kg)
PS4S25S	25' x 4" x 0.188"	10" Sq. x 0.75" Thick	10/9.3-11	3/4"-10x30" + 3"	25.3	17.6	12.3	8.5	5.7	3.6	1.9	0.6	350 lbs. (159kg)	252 lbs. (114kg)
PS4S27R	27' x 4" x 0.125"	10" Sq. x 0.75" Thick	10/9.3-11	3/4"-10x30" + 3"	22.0	14.9	10.0	6.6	4.0	2.0	0.0	0.0	280 lbs. (127kg)	232 lbs. (105kg)
PS4S30R	30' x 4" x 0.125"	10" Sq. x 0.75" Thick	10/9.3-11	3/4"-10x30" + 3"	17.7	11.4	7.1	4.0	1.7	0.0	0.0	0.0	315 lbs. (143kg)	301 lbs. (137kg)
PS4S30H	30' x 4" x 0.188"	10" Sq. x 0.75" Thick	10/9.3-11	3/4"-10x30" + 3"	19.5	12.5	7.8	4.4	1.9	0.0	0.0	0.0	340 lbs. (155kg)	337 lbs. (153kg)
PS5S25S	25' x 5" x 0.188"	10" Sq. x 0.75" Thick	10/9.7-11.3	1"-8x36" + 4"	43.9	31.4	22.8	16.6	12.1	8.7	6.0	3.8	450 lbs. (204kg)	320 lbs. (145kg)
PS5S30S	30' x 5" x 0.188"	10" Sq. x 0.75" Thick	10/9.7-11.3	1"-8x36" + 4"	32.2	21.9	14.9	9.9	6.2	3.4	1.2	0.0	375 lbs. (170kg)	379 lbs. (172kg)
PS6S30S	30' x 6" x 0.188"	12" Sq. x 1.0" Thick	11.5/11.3-12.8	1"-8x36" + 4"	50.8	35.7	25.3	17.9	12.4	8.2	4.9	2.4	525 lbs. (238kg)	457 lbs. (207kg)

NOTE: Hanging signs, banners and flags on poles changes the EPA rating and increases vibration. The EPA ratings data provided does not allow for this added stress which could result in pole or luminaire failure

This map indicates approximate maximum wind zones throughout the U.S. Base wind velocities are established using a 50-year recurring mean. The EPA rating of the pole must be equal to or greater than that of the luminaire(s), taking into consideration the wind conditions at the job site.



Canada Wind Speeds

Prov./ Terr.	Max mph
AB	80
BC	85
MB	80
NB	80
NL	100
NS	85
NT	80
NU	100
ON	70
PE	85
QC	85
SK	85
YT	80

Legend

Special Wind Region
• Population Center

Location	V mph	(m/s)
Hawaii	105	(47)
Puerto Rico	125	(56)
Guam	170	(76)
Virgin Islands	125	(56)
American Samoa	125	(56)

Max. Wind Speed
miles/hour (meters/second)

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US: lighting.cree.com T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

XSP Series

XSPW™ LED Wall Mount Luminaire featuring Cree TrueWhite® Technology

Product Description

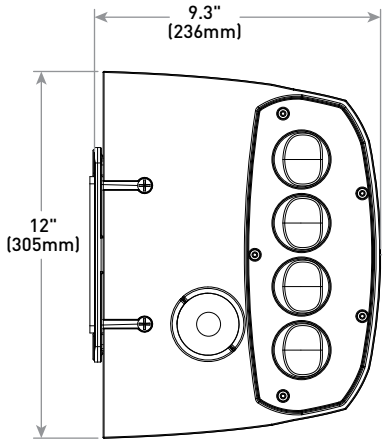
The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

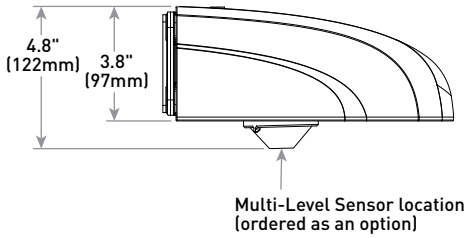
Applications: General area and security lighting

Performance Summary

- NanoOptic® Precision Delivery Grid™ optic
- Assembled in the U.S.A. of U.S. and imported parts
- **CRI:** Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)
- **CCT:** 3000K, 4000K, 5000K, 5700K
- **Limited Warranty†:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

†See http://lighting.cree.com/warranty for warranty terms





Multi-Level Sensor location
(ordered as an option)

Accessories

Field-Installed	
Beauty Plate WM-PLT12** - 12" (305mm) Square WM-PLT14** - 14" (356mm) Square - Covers holes left by incumbent wall packs	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

** Must specify color

Lumen Package	Weight
2L, 4L, 6L	11.0 lbs. (5.0kg)
8L	11.8 lbs. (5.4kg)

Ordering Information

Example: XSPW-B-WM-2ME-2L-30K-UL-BK

XSPW	B	WM						
Product	**Version**	**Mounting**	**Optic**	**Lumen Package***	**CCT**	**Voltage**	**Color Options**	**Options**
XSPW	B	**WM** Wall	**2ME** Type II Medium **3ME** Type III Medium **4ME** Type IV Medium	**2L** 2,490 lumens **4L** 4,270 lumens **6L** 6,100 lumens **8L** 8,475 lumens	**30K** 3000K - 70 CRI **40K** 4000K - 70 CRI **50K** 5000K - 90 CRI **57K** 5700K - 70 CRI	**UL** Universal 120-277V **UH** Universal 347-480V **34**** 347V - For use with P option only	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**ML** **Multi-Level** - Refer to ML spec sheet for details - Available with UL voltage only **P** **Button Photocell** - Not available with ML or PML option - Available with UL and 34 voltages only **PML** **Programmable Multi-Level** - Refer to PML spec sheet for details - Available with UL voltage only

* Lumen Package selection codes identify approximate light output only. Actual lumen output levels may vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
** Consult factory for availability

Rev. Date: VersionB V2 01/03/2019

US: lighting.cree.com T (800) 236-6800 F (262) 504-5415
Canada: www.cree.com/canada T (800) 473-1234 F (800) 890-7507

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 2L, 4L, 6L - 11.0 lbs. (5.0kg); 8L - 11.8 lbs. (5.4kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- **10V Source Current:** 0.15 mA
- **Operating Temperature Range:** -40˚C - +50˚C (-40˚F - +122˚F)

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Designed for downlight applications only
- Enclosure rated IP66 per IEC 60598
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT
- DLC and DLC Premium qualified versions available. Please refer to https://www.designlights.org/search/ for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Lumen Package	CCT/CRI	System Watts 120-480V	Efficacy	Total Current (A) 120V	208V	240V	277V	347V	480V
2L	30K/70 CRI	20	125	0.17	0.10	0.08	0.07	0.06	0.05
	40K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
	50K/90 CRI	24	104	0.20	0.11	0.10	0.08	0.07	0.05
	57K/70 CRI	19	131	0.16	0.09	0.08	0.07	0.06	0.04
4L	30K/70 CRI	33	129	0.28	0.16	0.14	0.13	0.10	0.07
	40K/70 CRI	31	138	0.27	0.15	0.13	0.12	0.09	0.07
	50K/90 CRI	40	107	0.34	0.20	0.17	0.16	0.12	0.09
	57K/70 CRI	31	138	0.26	0.15	0.13	0.12	0.09	0.07
6L	30K/70 CRI	51	120	0.43	0.25	0.22	0.19	0.14	0.11
	40K/70 CRI	47	130	0.40	0.23	0.20	0.18	0.14	0.10
	50K/90 CRI	60	102	0.51	0.29	0.25	0.23	0.17	0.13
	57K/70 CRI	47	130	0.40	0.23	0.20	0.17	0.14	0.10
8L	30K/70 CRI	77	110	0.65	0.38	0.32	0.28	0.22	0.16
	40K/70 CRI	72	118	0.61	0.35	0.31	0.27	0.21	0.15
	50K/90 CRI	78	89	0.66	0.37	0.33	0.29	0.22	0.16
	57K/70 CRI	71	119	0.60	0.35	0.30	0.26	0.20	0.15

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-277V or 347- 480V +/- 10%

XSPW Series Ambient Adjusted Lumen Maintenance Factors[1]

Ambient	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Calculated[3] LMF	100K hr Calculated[3] LMF
0˚C (32˚F)	1.05	1.00	0.98	0.96	0.94
5˚C (41˚F)	1.04	1.00	0.98	0.96	0.94
10˚C (50˚F)	1.03	0.99	0.97	0.95	0.93
15˚C (59˚F)	1.02	0.98	0.96	0.94	0.92
20˚C (68˚F)	1.01	0.97	0.95	0.93	0.91
25˚C (77˚F)	1.00	0.96	0.94	0.92	0.90
30˚C (86˚F)	0.99	0.95	0.93	0.91	0.89
35˚C (95˚F)	0.98	0.94	0.92	0.90	0.88
40˚C (104˚F)	0.97	0.93	0.91	0.89	0.87

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions

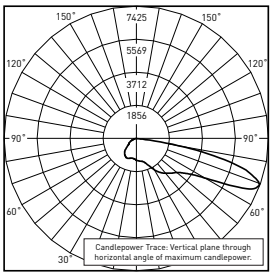
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ([DUT) i.e. the packaged LED chip)

[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ([DUT) i.e. the packaged LED chip)

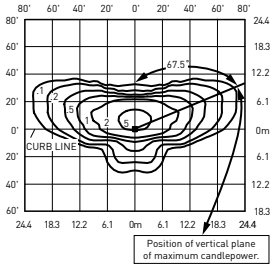
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/wall-mount/xsp-series-wall

2ME



CESTL Test Report #: PL12798-001A
XSPW-B-**-2ME-8L-40K-UL
Initial Delivered Lumens: 8,622

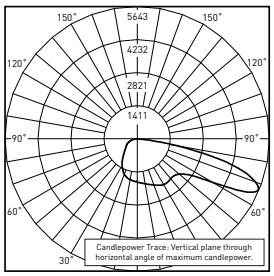


XSPW-B-**-2ME-8L-40K-UL
Mounting Height: 15' (4.6) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

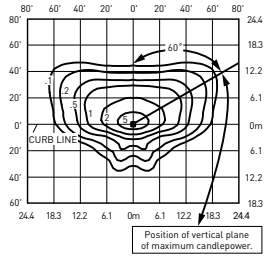
Type II Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

3ME



CESTL Test Report #: PL12366-007A
XSPW-B-**-3ME-8L-40K-UL
Initial Delivered Lumens: 8,543



XSPW-B-**-3ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

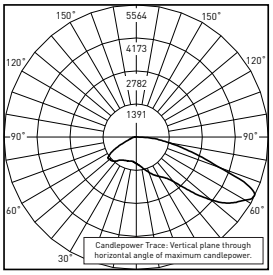
Type III Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2	6,100	B1 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B1 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

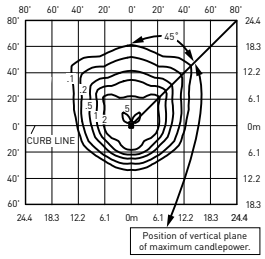
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/wall-mount/xsp-series-wall

4ME



CESTL Test Report #: PL12799-001A
XSPW-B-**-4ME-8L-40K-UL
Initial Delivered Lumens: 8,873



XSPW-B-**-4ME-8L-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 8,475
Initial FC at grade

Type IV Medium Distribution								
Lumen Package	3000K		4000K		5000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
2L	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1	2,490	B1 U0 G1
4L	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1	4,270	B1 U0 G1
6L	6,100	B2 U0 G2	6,100	B2 U0 G2	6,100	B2 U0 G2	6,100	B2 U0 G2
8L	8,475	B2 U0 G2	8,475	B2 U0 G2	6,925	B2 U0 G2	8,475	B2 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf

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OSQ Series

OSQ™ LED Area/Flood Luminaire – Large

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'T' input power designator is a suitable upgrade for HID applications up to 750 Watts, and the 'U' input power designator is a suitable upgrade for HID applications up to1000 Watts.

Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 27,103

Efficacy: Up to 139 LPW

CRI: Minimum 70 CRI

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty†: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

†See http://lighting.cree.com/warranty for warranty terms

Accessories

Field-Installed	
Backlight Shield OSQ-BLSLF – Front facing optics OSQ-BLSLR – Rotated optics	**Hand-Held Remote** XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required **Bird Spikes** OSQ-LG-BRDSPK

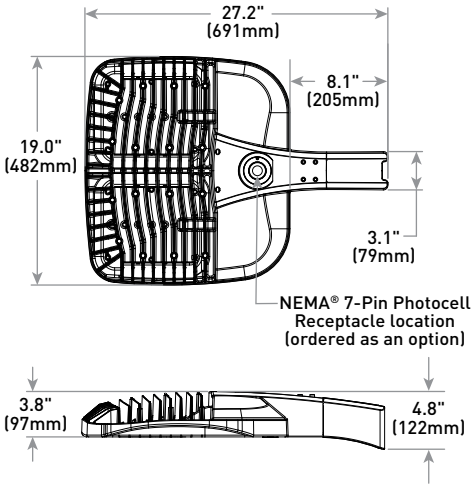
Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-2ME-T-40K-UL-SV

Mount (Luminaire must be ordered separately)*			
OSQ-			
OSQ-AA Adjustable Arm **OSQ-DA** Direct Arm	**Color Options:**	**SV** Silver **BK** Black	**BZ** Bronze **WH** White

* Reference EPA and pole configuration suitability data beginning on page 7

DA Mount



Weight
28.5 lbs. (13kg)

Luminaire (Mount must be ordered separately)								
OSQ	**A**	**NM**						
Product	**Version**	**Mounting**	**Optic**	**Input Power Designator**	**CCT**	**Voltage**	**Color Options**	**Options**
OSQ	**A**	**NM** No Mount	**Asymmetric** **2ME*** Type II Medium **4ME*** Type IV Medium **3ME*** Type III Medium **Symmetric** **5ME** Type V Medium **5SH** Type V Short **WSN** Wide Sign **15D** 15° Flood **25D** 25° Flood **40D** 40° Flood **60D** 60° Flood	**T** 166W **U** 215W	**30K** 3000K **40K** 4000K **57K** 5700K	**UL** Universal 120-277V **UH** Universal 347-480V	**BK** Black **BZ** Bronze **SV** Silver **WH** White	**F** **Fuse** - When code dictates fusing, use time delay fuse - Available for U.S. applications only **PML** **Programmable Multi-Level, up to 40' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **PML2** **Programmable Multi-Level, 10-30' Mounting Height** - Refer to PML spec sheet for details - Intended for downlight applications at 0° tilt **Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output** - Must select Q9, Q6, Q5, Q4, Q3, Q2, or Q1 for T input power designator - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 for U input power designator - Offers full range adjustability - Refer to pages 9-10 for power and lumen values - Not available with PML or PML2 options **R** **NEMA® 7-Pin Photocell Receptacle** - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - 18" (457mm) seven-conductor cord exits luminaire - Photocell and shorting cap by others **RL** **Rotate Left** - LED and optic are rotated to the left - Refer to RR/RL configuration diagram on page 2 for optic directionality **RR** **Rotate Right** - LED and optic are rotated to the right - Refer to RR/RL configuration diagram on page 2 for optic directionality

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high-performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180˚ in 2.5˚ increments
- Includes 18" (340mm) 18/5 or 16/5 cord exiting the luminaire. When ordered with R option, 18" (340mm) 18/7 or 16/7 cord is provided
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** 28.5 lbs. (13kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to https://www.designlights.org/search/ for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to http://darksky.org/fsa/fsa-products/ for most current information
- **CA RESIDENTS WARNING:** Cancer and Reproductive Harm – www.p65warnings.ca.gov

Electrical Data*

Input Power Designator	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
T	166	1.41	0.83	0.72	0.62	0.49	0.35
U	215	1.83	1.08	0.93	0.81	0.62	0.45

* Electrical data at 25˚C (77˚F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%

OSQ Series Ambient Adjusted Lumen Maintenance[1]

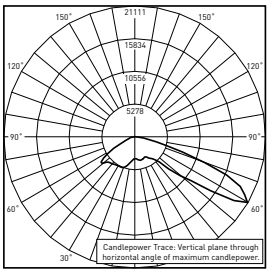
Ambient	Optic	Initial LMF	25K hr Projected[2] LMF	50K hr Projected[2] LMF	75K hr Projected[2]/ Calculated[3] LMF	100K hr Projected[2]/ Calculated[3] LMF
5˚C (41˚F)	Asymmetric	1.04	1.02	1.01	1.00[3]	0.99[3]
	Symmetric	1.05	1.04	1.03	1.03[2]	1.02[2]
10˚C (50˚F)	Asymmetric	1.03	1.01	1.00	0.99[3]	0.98[3]
	Symmetric	1.04	1.03	1.02	1.01[2]	1.00[2]
15˚C (59˚F)	Asymmetric	1.02	1.00	0.99	0.98[3]	0.97[3]
	Symmetric	1.02	1.02	1.01	1.00[2]	0.99[2]
20˚C (68˚F)	Asymmetric	1.01	0.99	0.98	0.97[3]	0.96[3]
	Symmetric	1.01	1.01	1.00	0.99[2]	0.98[2]
25˚C (77˚F)	Asymmetric	1.00	0.98	0.97	0.96[3]	0.95[3]
	Symmetric	1.00	0.99	0.98	0.98[2]	0.97[2]

[1] Lumen maintenance values at 25˚C (77˚F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing. Luminaire ambient temperature factors (LATF) have been applied to all lumen maintenance factors. Please refer to the Temperature Zone Reference Document for outdoor average nighttime ambient conditions.
[2] In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ([DUT] i.e. the packaged LED chip)
[3] In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ([DUT] i.e. the packaged LED chip)

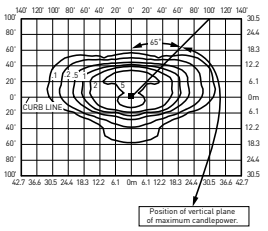
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: http://lighting.cree.com/products/outdoor/area/osq-series

2ME



CESTL Test Report #: PL07701-001A
OSQ-A-**-2ME-U-40K-UL
Initial Delivered Lumens: 26,946

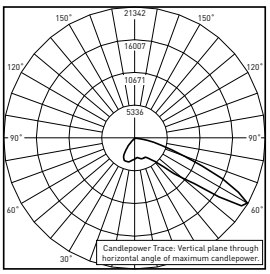


OSQ-A-**-2ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,583
Initial FC at grade

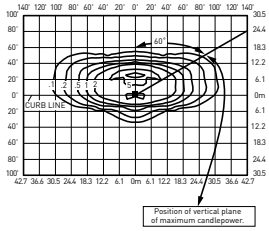
Type II Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	20,688	B3 U0 G3	21,902	B3 U0 G3	22,330	B3 U0 G3
U	25,246	B3 U0 G3	26,583	B3 U0 G3	27,103	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07700-001A
OSQ-A-**-2ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,822



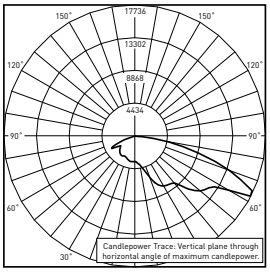
OSQ-A-**-2ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 20,427
Initial FC at grade

Type II Medium w/BLS Distribution

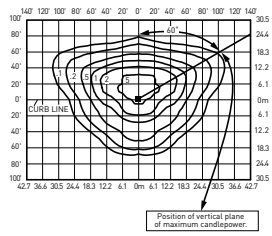
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	15,897	B2 U0 G2	16,830	B3 U0 G2	17,159	B3 U0 G2
U	19,400	B3 U0 G2	20,427	B3 U0 G2	20,826	B3 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

3ME



CESTL Test Report #: PL07698-001A
OSQ-A-**-3ME-U-40K-UL
Initial Delivered Lumens: 27,305

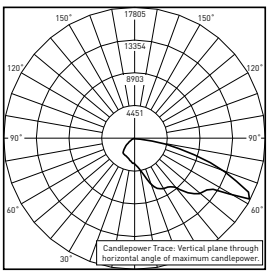


OSQ-A-**-3ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,583
Initial FC at grade

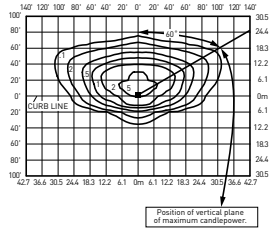
Type III Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	20,688	B3 U0 G3	21,902	B3 U0 G3	22,330	B3 U0 G3
U	25,246	B3 U0 G3	26,583	B3 U0 G3	27,103	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07699-001A
OSQ-A-**-3ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,601



OSQ-A-**-3ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 20,986
Initial FC at grade

Type III Medium w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	16,333	B2 U0 G2	17,291	B2 U0 G2	17,629	B2 U0 G3
U	19,931	B2 U0 G3	20,986	B2 U0 G3	21,397	B2 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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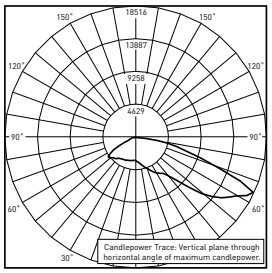
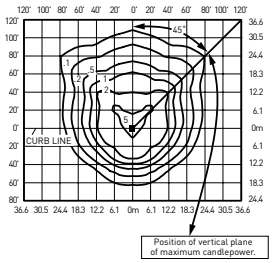
4ME



CESTL Test Report #: PL07690-001A
OSQ-A-**-4ME-U-40K-UL
Initial Delivered Lumens: 27,527

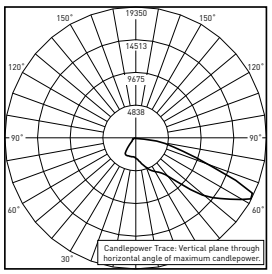


OSQ-A-**-4ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,583
Initial FC at grade

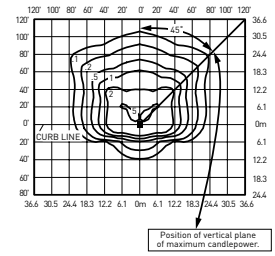
Type IV Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	20,688	B3 U0 G3	21,902	B3 U0 G3	22,330	B3 U0 G3
U	25,246	B4 U0 G3	26,583	B4 U0 G3	27,103	B4 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt



CESTL Test Report #: PL07692-001A
OSQ-A-**-4ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,793



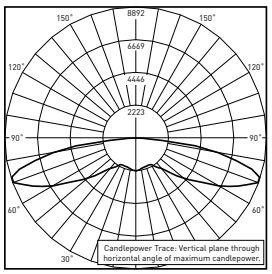
OSQ-A-**-4ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 20,427
Initial FC at grade

Type IV Medium w/BLS Distribution

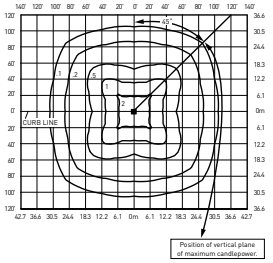
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	15,897	B2 U0 G3	16,830	B2 U0 G3	17,159	B2 U0 G3
U	19,400	B3 U0 G3	20,427	B3 U0 G3	20,826	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

5ME



CESTL Test Report #: PL07882-001A
OSQ-A-**-5ME-U-30K-UL
Initial Delivered Lumens: 21,410



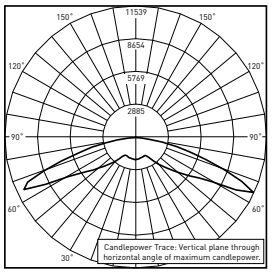
OSQ-A-**-5ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,666
Initial FC at grade

Type V Medium Distribution

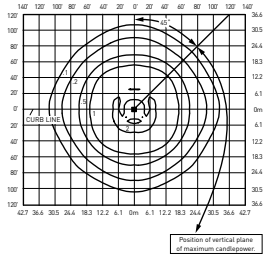
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Pe TM-15-11
T	20,213	B5 U0 G5	21,469	B5 U0 G5	21,842	B5 U0 G5
U	23,222	B5 U0 G5	24,666	B5 U0 G5	25,095	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

5SH



CESTL Test Report #: PL10754-001A
OSQ-A-**-5SH-U-40K-UL
Initial Delivered Lumens: 25,679



OSQ-A-**-5SH-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,051
Initial FC at grade

Type V Short Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	21,349	B5 U0 G3	22,675	B5 U0 G3	23,069	B5 U0 G3
U	24,527	B5 U0 G3	26,051	B5 U0 G3	26,504	B5 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf. Valid with no tilt

Photometry

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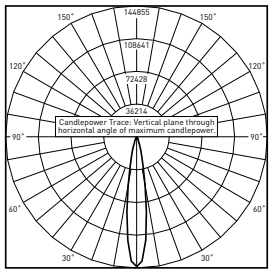
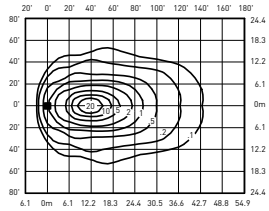
15D



CESTL Test Report #: PL07689-001A
OSQ-A-**-15D-U-30K-UL
Initial Delivered Lumens: 23,254

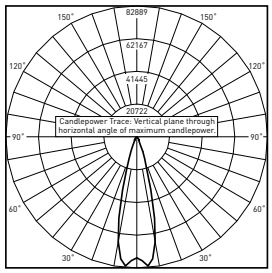


OSQ-A-**-15D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 26,051
Initial FC at grade

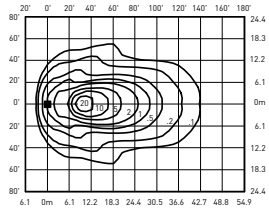
15° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,349	22,675	23,069
U	24,527	26,051	26,504

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

25D



CESTL Test Report #: PL07687-001A
OSQ-A-**-25D-U-30K-UL
Initial Delivered Lumens: 23,265

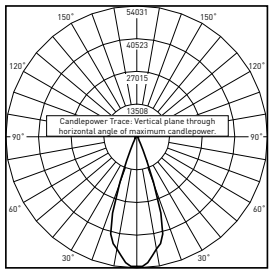


OSQ-A-**-25D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 26,051
Initial FC at grade

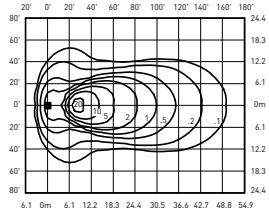
25° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,349	22,675	23,069
U	24,527	26,051	26,504

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

40D



CESTL Test Report #: PL07697-001A
OSQ-A-**-40D-U-30K-UL
Initial Delivered Lumens: 22,943



OSQ-A-**-40D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 26,051
Initial FC at grade

40° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,349	22,675	23,069
U	24,527	26,051	26,504

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Photometry

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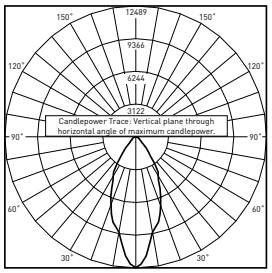
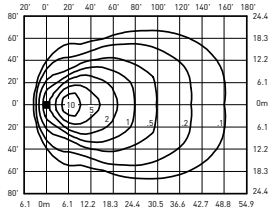
60D



CESTL Test Report #: PL08100-001B
OSQ-A-**-60D-B-30K-UL
Initial Delivered Lumens: 10,079

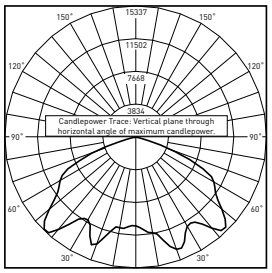


OSQ-A-**-60D-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 26,051
Initial FC at grade

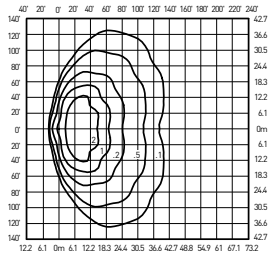
60° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,349	22,675	23,069
U	24,527	26,051	26,504

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

WSN



CESTL Test Report #: PL07695-001A
OSQ-A-**-WSN-U-30K-UL
Initial Delivered Lumens: 23,116



OSQ-A-**-WSN-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° tilt
Initial Delivered Lumens: 26,051
Initial FC at grade

Wide Sign Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
T	21,349	22,675	23,069
U	24,527	26,051	26,504

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

Luminaire EPA

Fixed Arm Mount – OSQ-DA Weight: 28.5 lbs. (13kg)					
Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
0.80	1.61	1.26	2.06	1.68	2.52

Adjustable Arm Mount – OSQ-AA Weight: 28.5 lbs. (13kg)							
Single	2 @ 180˚	2 @ 90˚	3 @ 90˚	3 @ 120˚	3 @ 180˚	4 @ 180˚	4 @ 90˚
Tenon Configuration (0˚-80˚ Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0˚ Tilt							
0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
10˚ Tilt							
0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
20˚ Tilt							
1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
30˚ Tilt							
1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
45˚ Tilt							
2.20	2.20	3.00	3.80	5.07	8.55	11.64	6.00
60˚ Tilt							
2.63	2.63	3.43	4.23	5.73	9.84	13.36	6.86
70˚ Tilt							
2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
80˚ Tilt							
2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
Tenon Configuration (90˚ Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90˚ Tilt							
2.95	2.95	4.84	6.52	5.73	10.81	14.64	11.19

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets‡ (must specify color)

Square Internal Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles

PB-1A* – Single
PB-2A* – 180˚ Twin
PB-3A* – 180˚ Triple
PB-4A*(90) – 90˚ Quad
PB-4A*(180) – 180˚ Quad

Square Internal Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles

PD-2A4(90) – 90˚ Twin
PD-2A4(180) – 180˚ Twin
PD-3A4(90) – 90˚ Triple
PD-4A4(90) – 90˚ Quad

Wall Mount Brackets
- Mounts to wall or roof

WM-2 – Horizontal for OSQ-AA mount
WM-4 – L-Shape for OSQ-AA mount
WM-DM – Plate for OSQ-DA mount

Round External Mount Vertical Tenons (Steel)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons

PB-2R2.375 – Twin
PB-3R2.375 – Triple
PB-4R2.375 – Quad

Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
- Mounts to square pole with PB-1A* tenon

PT-1 – Single (Vertical)
PT-2(90) – 90˚ Twin
PT-2(180) – 180˚ Twin
PT-3(90) – 90˚ Triple
PT-3(120) – 120˚ Triple
PT-4(90) – 90˚ Quad

Mid-Pole Bracket
- Mounts to square pole

PW-1A3** – Single
PW-2A3** – Double

Ground Mount Post
- For ground-mounted flood luminaires

PGM-1 - for OSQ-AA mount

‡ Refer to the Bracket and Tenons spec sheet for more details

Direct Mount Configurations

Compatibility with OSQ-DA Direct Mount Bracket					
Input Power Designator	2 @ 90˚	2 @ 180˚	3 @ 90˚	3 @ 120˚	4 @ 90˚
3" Square					
T & U	N/A	✓	N/A	N/A	N/A
3" Round					
T & U	N/A	✓	N/A	N/A	N/A
4" Square					
T & U	✓	✓	✓	N/A	✓
4" Round					
T & U	✓	✓	✓	✓	✓
5" Square					
T & U	✓	✓	✓	N/A	✓
5" Round					
T & U	✓	✓	✓	✓	✓
6" Square					
T & U	✓	✓	✓	N/A	✓
6" Round					
T & U	✓	✓	✓	✓	✓

Field Adjustable Output (Q9/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – Designator T

Q Option Setting	CCT	System Watts	Lumen Values						Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH & Floods	2ME w/BLS	3ME w/BLS	4ME w/BLS	Standard	Premium
Q9 (Full Power)	30K	166	20,688	20,213	21,349	15,897	16,333	15,897	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K		21,902	21,469	22,675	16,830	17,291	16,830	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		22,330	21,842	23,069	17,159	17,629	17,159	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q6	30K	151	18,826	18,394	19,428	14,466	14,863	14,466	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K		19,931	19,537	20,634	15,315	15,735	15,315	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		20,320	19,876	20,993	15,615	16,042	15,615	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q5	30K	135	16,964	16,575	17,506	13,036	13,393	13,036	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K		17,960	17,605	18,594	13,801	14,179	13,801	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		18,311	17,910	18,917	14,070	14,456	14,070	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q4	30K	115	15,102	14,755	15,585	11,605	11,923	11,605	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K		15,988	15,672	16,553	12,286	12,622	12,286	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		16,301	15,945	16,840	12,526	12,869	12,526	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q3	30K	96	13,033	12,734	13,450	10,015	10,290	10,015	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K		13,798	13,525	14,285	10,603	10,893	10,603	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		14,068	13,760	14,533	10,810	11,106	10,810	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q2	30K	79	10,551	10,309	10,888	8,107	8,330	8,107	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K		11,170	10,949	11,564	8,583	8,818	8,583	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		11,388	11,139	11,765	8,751	8,991	8,751	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
Q1/	30K	58	8,689	8,489	8,967	6,677	6,860	6,677	5ME, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME, 5SH
	40K		9,199	9,017	9,524	7,069	7,262	7,069	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN
	57K		9,379	9,174	9,689	7,207	7,404	7,207	N/A	2ME, 3ME, 4ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN

Field Adjustable Output (Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1) Option Description:

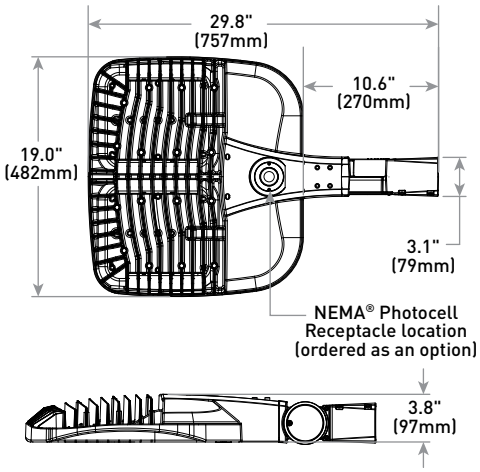
The Field Adjustable Output option enables the OSQ area luminaires to be tuned to the exact needs of a particular application through multiple levels of adjustment. When ordered with the Q option, the luminaire will be shipped from the factory at the selected Q setting and will be fully adjustable between the nine settings.

Q Option Power & Lumen Data – Designator U

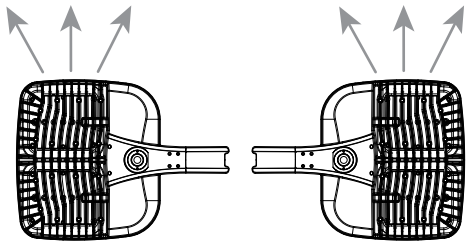
Q Option Setting	CCT	System Watts	Lumen Values						Optics Qualified on DLC QPL	
		120-480V	Asymmetric	5ME	5SH & Floods	2ME w/BLS	3ME w/BLS	4ME w/BLS	Standard	Premium
Q9 (Full Power)	30K	215	25,246	23,222	24,527	19,400	19,931	19,400	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K		26,583	24,666	26,051	20,427	20,986	20,427	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	57K		27,103	25,095	26,504	20,826	21,397	20,826	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q8	30K	191	23,226	21,364	22,565	17,848	18,337	17,848	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K		24,456	22,693	23,967	18,793	19,307	18,793	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	57K		24,935	23,087	24,384	19,160	19,685	19,160	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q7	30K	171	21,207	19,506	20,603	16,296	16,742	16,296	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K		22,330	20,719	21,883	17,159	17,628	17,159	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	57K		22,767	21,080	22,263	17,494	17,973	17,494	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q6	30K	152	19,439	17,881	18,886	14,938	15,347	14,938	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K		20,469	18,993	20,059	15,729	16,159	15,729	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	57K		20,869	19,323	20,408	16,036	16,476	16,036	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q5	30K	133	17,672	16,255	17,169	13,580	13,952	13,580	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K		18,608	17,266	18,236	14,299	14,690	14,299	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	57K		18,972	17,567	18,553	14,578	14,978	14,578	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q4	30K	113	15,400	14,165	14,961	11,834	12,158	11,834	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K		16,216	15,046	15,891	12,460	12,801	12,460	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	57K		16,533	15,308	16,167	12,704	13,052	12,704	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q3	30K	94	13,128	12,075	12,754	10,088	10,364	10,088	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K		13,823	12,826	13,547	10,622	10,913	10,622	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	57K		14,094	13,049	13,782	10,830	11,126	10,830	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q2	30K	77	11,108	10,218	10,792	8,536	8,770	8,536	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K		11,697	10,853	11,462	8,988	9,234	8,988	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	57K		11,925	11,042	11,662	9,163	9,415	9,163	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
Q1	30K	53	7,574	6,967	7,358	5,820	5,979	5,820	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME
	40K		7,975	7,400	7,815	6,128	6,296	6,128	3ME, 5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 4ME
	57K		8,131	7,529	7,951	6,248	6,419	6,248	5ME, 5SH, 15D, 25D, 40D, 60D, WSN	2ME, 3ME, 4ME

AA Mount

Weight
28.5 lbs. (13kg)



RR/RL Configuration



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US: lighting.cree.com T (800) 236-6800 F (262) 504-5415 **Canada: www.cree.com/canada** T (800) 473-1234 F (800) 890-7507

PLAT OF SURVEY

OWNER: RICK A. WEISSMAN

PARCEL TAX ID: 264996

ADDRESS: W140 N10455 FOND DU LAC AVE
GERMANTOWN, WI

LEGAL DESCRIPTION

LOT 3 OF CERTIFIED SURVEY MAP 4534 RECORDED AS DOCUMENT No. 698155 BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

METES AND BOUNDS

LOT 3 OF CERTIFIED SURVEY MAP 4534 RECORDED AS DOCUMENT No. 698155 BEING PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4, THENCE NORTH 02°43'12" WEST, 249.33 FEET, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4;
THENCE SOUTH 87°41'36" WEST, 60.00 FEET, TO THE WEST LINE OF FOND DU LAC AVENUE AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH 87°41'36" WEST 192.03 FEET;
THENCE SOUTH 88°23'32" WEST, 394.00 FEET;
THENCE NORTH 04°02'28 WEST, 304.50 FEET, ALONG THE EAST LINE OF WOODED HILLS;
THENCE NORTH 88°23'32" EAST, 593.08 FEET, TO SAID WEST LINE;
THENCE SOUTH 02°43'12" EAST ALONG SAID WEST LINE TO THE POINT OF BEGINNING.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNER OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO WITHIN 1 YEAR FROM THE DATE HEREON.

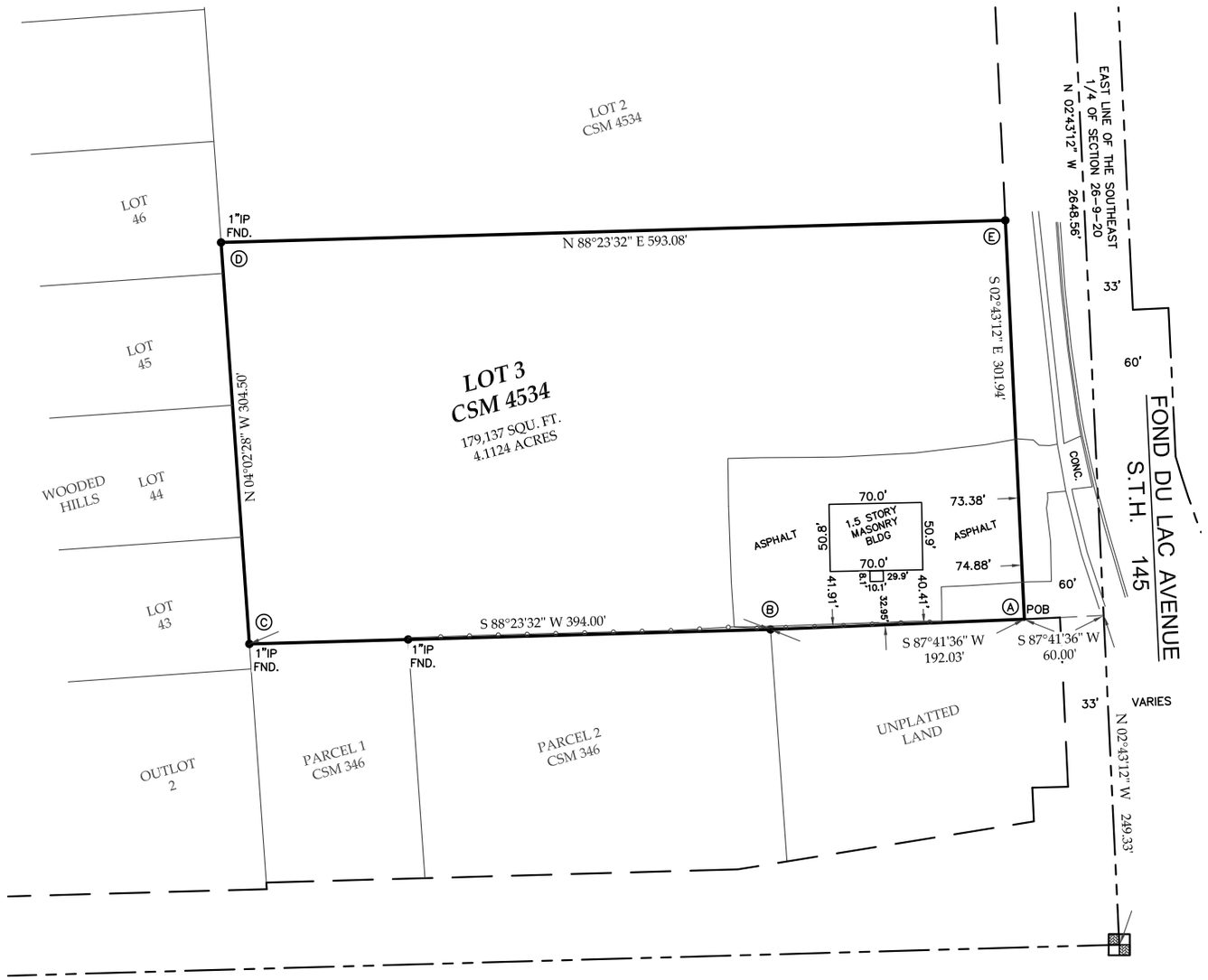
INTERIOR ANGLES
A 89°35'12"
B. 179°18'04"
C. 92°26'00"
D. 87°34'00"
E. 91°06'44"

SURVEYED AND MAPPED BY
J. SCOTT HENKEL, PLS

WISCONSIN
J. SCOTT HENKEL
S-2495
PLYMOUTH, WISCONSIN
LAND SURVEYOR

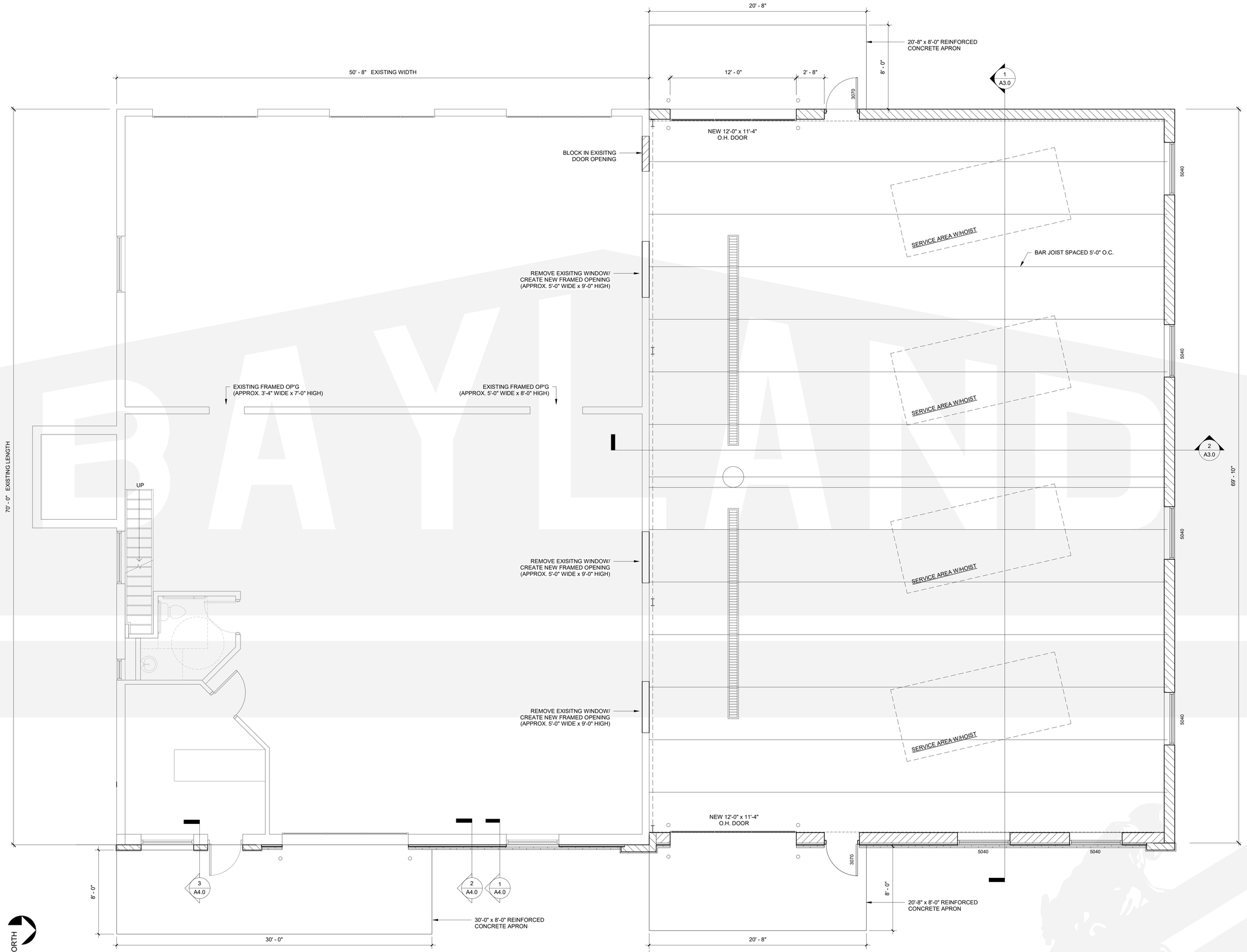
BEARINGS ARE REFERENCED TO THE EAST LINE OF SOUTHEAST 1/4 OF SECTION 26-9-20, WHICH BEARS NORTH 02°43'12" WEST, AS PUBLISHED BY SEWRPC.

0 60 120 240



QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-338-6641 www.quamengineering.com

Project # WA-05-18 Date: 3/04/19



1 /A1.0 PROPOSED FLOOR PLAN 1/4" = 1'-0"

EXISTING ⋈ PROPOSED ADDITION

2/18/2019 2:01:28 PM

BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

PROJECT NAME

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION
THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION, UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 18-0733

PROJECT EXECUTIVE: TIM AMBROSIUS (920) 371-0853

DRAWN BY: AMA

DATE: 2-18-19

REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[X] BID SET		
[ ] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

OVERALL FLOOR PLAN

A1.0

1 /A2.0 NEW EAST ELEVATION 1/4" = 1'-0"

2 /A2.0 3D View 1

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(920) 498-9300 FAX (920) 498-3033
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DESIGN & BUILD GENERAL CONTRACTOR

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ISSUED FOR: **CHECKED BY:** **DATE:**

- [ ] PRELIMINARY
- [x] BID SET
- [ ] DESIGN REVIEW
- [ ] CHECKSET
- [ ] CONSTRUCTION

EXTERIOR ELEVATIONS

A2.0

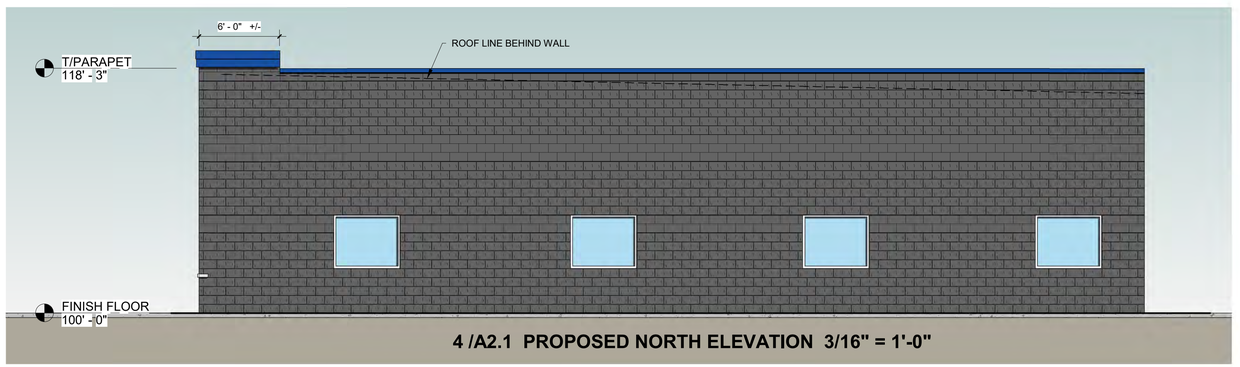
2/18/2019 2:03:16 PM

1 /A2.1 EXISTING EAST ELEVATION 3/16" = 1'-0"

3 /A2.1 EXISITNG & PROPOSED SOUTH ELEVATION 3/16" = 1'-0"

2 /A2.1 PROPOSED EAST ELEVATION 3/16" = 1'-0"

5 /A2.1 PROPOSED WEST ELEVATION 3/16" = 1'-0"



4 /A2.1 PROPOSED NORTH ELEVATION 3/16" = 1'-0"

BAYLAND

BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:

PROJECT NAME

CITY, WISCONSIN; COUNTY OF:

SCALE VERIFICATION

THIS BAR MEASURES 1" ON ORIGINAL.
ADJUST SCALE ACCORDINGLY

NOTICE OF COPYRIGHT
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN "ARCHITECTURAL WORK" UNDER SEC. 102 OF THE COPYRIGHT ACT, 17 U.S.O. AS AMENDED DECEMBER 1990 AND KNOWN AS ARCHITECTURAL WORKS COPYRIGHT PROTECTION ACT OF 1990. THE PROTECTION INCLUDES BUT IS NOT LIMITED TO THE OVERALL FORM AS WELL AS THE ARRANGEMENT AND COMPOSITION OF SPACES AND ELEMENTS OF THE DESIGN. UNDER SUCH PROTECTION UNAUTHORIZED USE OF THESE PLANS, WORK OR BUILDING REPRESENTED, CAN LEGALLY RESULT IN THE CESSATION OF CONSTRUCTION OR BUILDINGS BEING SEIZED AND/OR MONETARY COMPENSATION TO BAYLAND BUILDINGS, INC.

JOB NUMBER: 18-0733

PROJECT EXECUTIVE: TIM AMBROSIUS (920) 371-0853

DRAWN BY: AMA

DATE: 2-18-19

REVISIONS:

ISSUED FOR:	CHECKED BY:	DATE:
[ ] PRELIMINARY		
[X] BID SET		
[ ] DESIGN REVIEW		
[ ] CHECKSET		
[ ] CONSTRUCTION		

EXTERIOR ELEVATIONS

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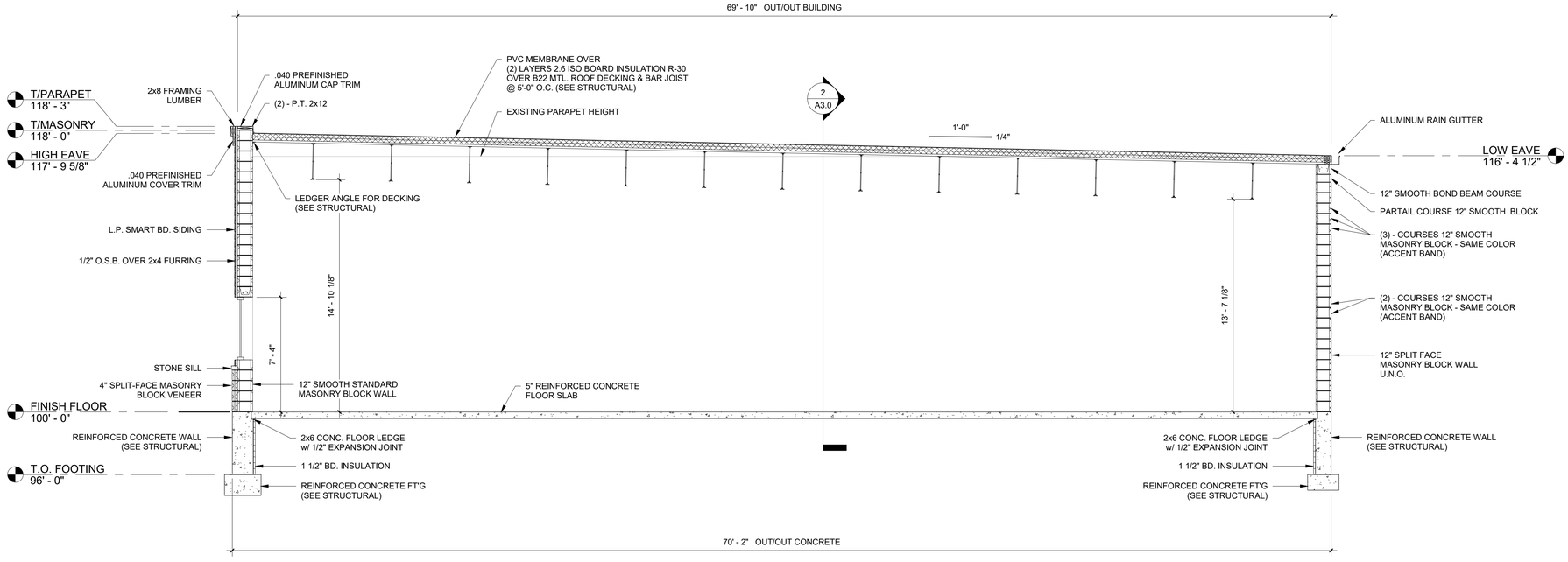
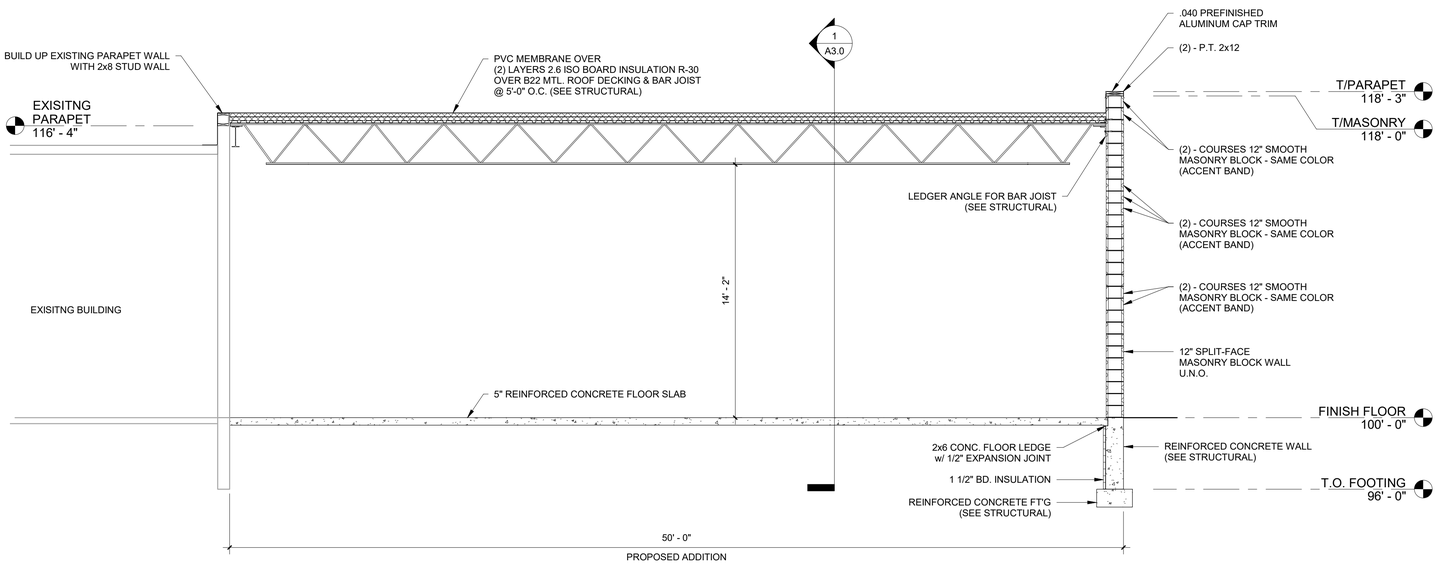


1 /A3.0 BUILDING SECTION 1 1/4" = 1'-0"



2 /A3.0 BUILDING SECTION 2 1/4" = 1'-0"

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BUILDING SECTIONS

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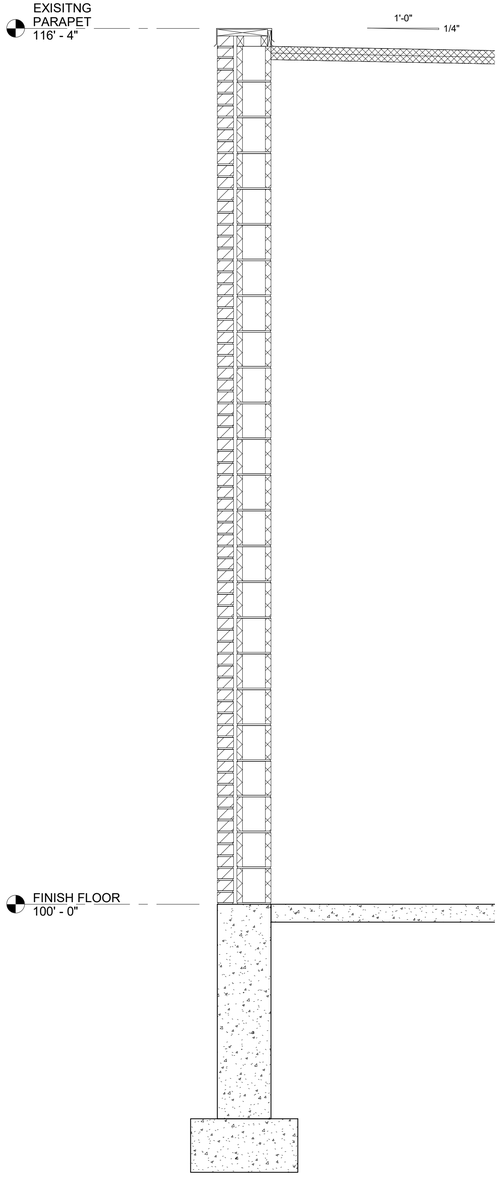
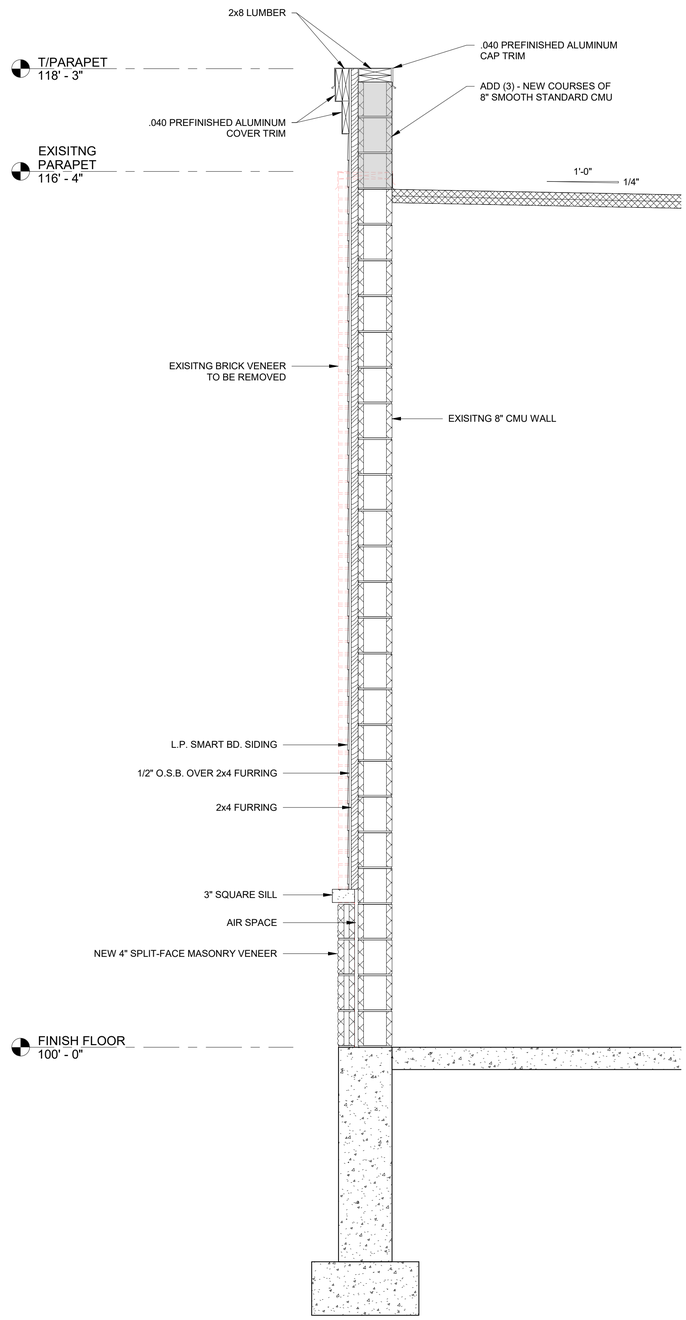
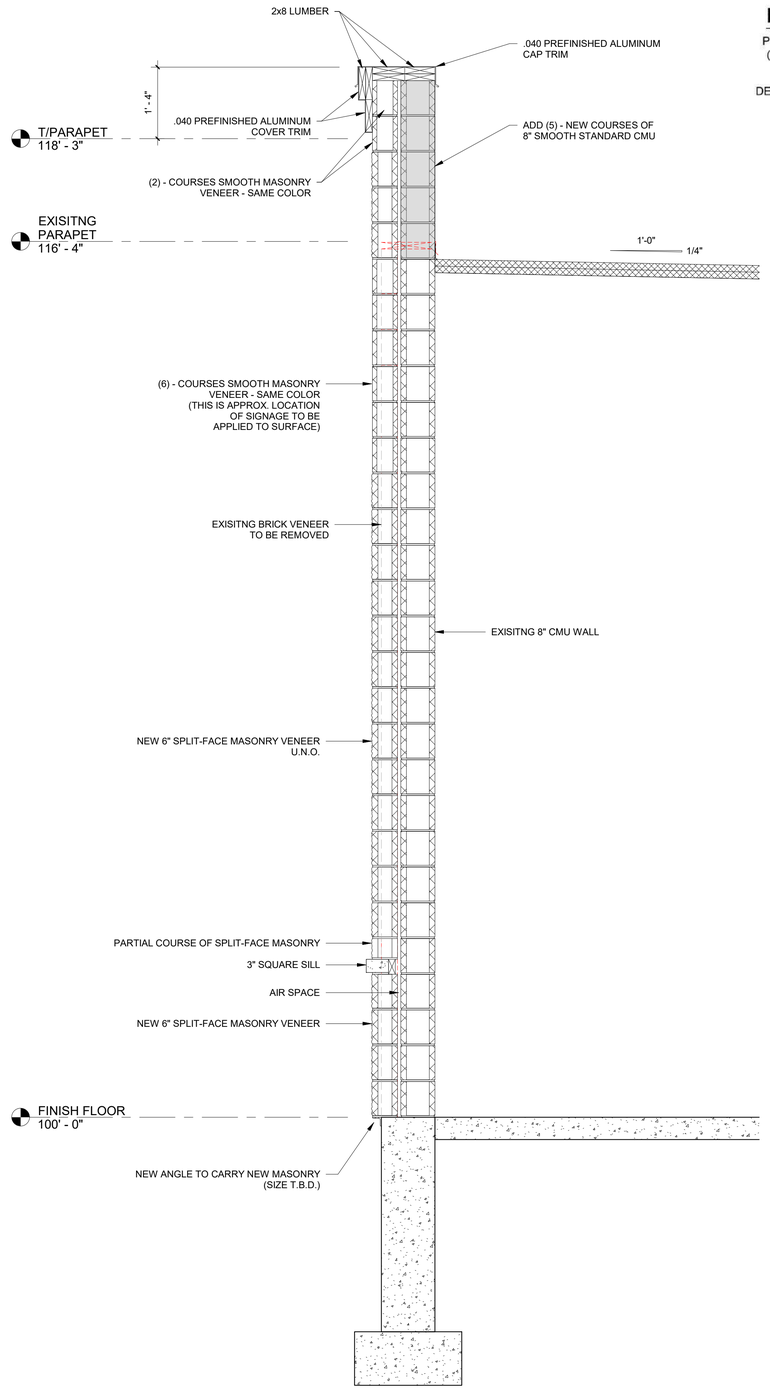


1 /A4.0 WALL SECTION @ EXISTING 3/4" = 1'-0"



2 /A4.0 WALL SECTION AT EXISITNG - NEW SIDING 3/4" = 1'-0"



3 /A4.0 WALL SECTION AT EXISITNG - FRONT ENTRANCE 3/4" = 1'-0"

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[ ] CONSTRUCTION		

WALL SECTIONS

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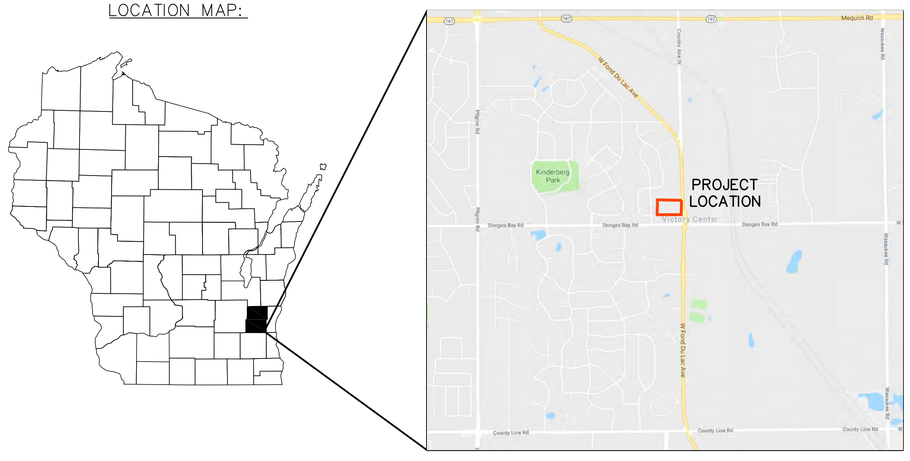
WEISSMAN AUTO

BUILDING ADDITION, PARKING LOT EXPANSION & UTILITY CONSTRUCTION

VILLAGE OF GERMANTOWN, WISCONSIN

LOCATION MAP:



CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C-100	COVER
C-101	EXISTING SITE PLAN
C-102	PROPOSED SITE PLAN
C-103	GRADING AND EROSION CONTROL PLAN
C-104	UTILITY PLAN
C-105	LANDSCAPE PLAN
C-106	LIGHTING PLAN

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

PROJECT CONTACTS:

OWNER:
WEISSMAN AUTO
ATTN: RICK WEISSMAN
W140 N10455 WEST FOND DU LAC AVE
GERMANTOWN, WI 53022

CIVIL:
QUAM ENGINEERING, LLC
ATTN: KEVIN PARISH
122 WISCONSIN STREET
WEST BEND, WI 53095

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

BENCHMARK:

SITE BENCHMARK:
HYDRANT ON E SIDE OF LOT
N BONNET BOLT BM=853.09

NOTES:
THE CONTRACTOR SHALL REFER TO THE MUNICIPAL STANDARD SPECIFICATIONS, WATER SPECIFICATIONS, WISDOT, AND STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN.

3-4-2019 ORIGINAL PLAN SUBMITTAL
4-4-2019 REVISIONS

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\WA-05-18\WA05BASE.DWG

LOT 2
CSM 4534

EX. FENCE

S 88°23'32" W 593.07'

EX. POWER POLE

EX. POWER POLE

EX. POWER POLE

EX. POWER POLE

OHEL

EX. TREE LINE

S 02°43'59" E 301.94'

WEST FOND DU LAC AVENUE

EX. SIDEWALK

EX. SAN MH
RIM=854.23
6" W=844.2
6" E=844.1

SAN

EX. CONIFEROUS TREE
(TO BE REMOVED)

EX. FLAG POLE
(TO BE RELOCATED)

EX. OLD CONCRETE
SIGN BASE
(TO BE REMOVED)

EX. INLET
RIM=852.07
24" N=846.57
24" SE=845.87

EX. INLET
RIM=851.3
24" NW=845.8
24" S=842.10

WOODED
HILLS

N 04°02'28" W 304.50'

LOT 3
CSM 4534

EXISTING ASPHALT
(TO BE REMOVED
AND REPLACED)

SAWCUT

EXISTING
BUILDING
FFE=851.61

EXISTING
ASPHALT

EX. STREET
SIGN

EX. HYDRANT
N BONNET BOLT
BM=853.09

EX. STREET
SIGN

GAS

WA

EX. FENCE
(TO BE REMOVED)

WASTE OIL TANK
(TO BE RELOCATED
TO DUMPSTER PAD)

COMPRESSOR
ROOM

EX. WELL
(TO REMAIN)

EX. SAN MH
RIM=851.49
W/E 6"=842.59

EX. POWER POLE

EX. LIGHT POLE

S 88°23'32" W 394.00

S 87°41'36" W 192.03'

EX. STM MH
RIM=850.26
12" E=847.76

EX. STM MH
RIM=849.31
12" W=848.30

EXISTING
BUILDING

EX. FENCE
(TO REMAIN)

LOT 1
CSM 346

EX. STM MH
RIM=848.73
18"=846.73

LOT 2
CSM 346

EX. STM MH
RIM=849.93
W=842.58
E=841.63
18" N=845.33

DONGES BAY ROAD

0 30 60

N

WEISSMAN AUTO – BUILDING ADDITION
EXISTING CONDITIONS PLAN
DATED: APRIL 4, 2019

C–101

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LOT 2
CSM 4534

EX. FENCE

S 88°23'32" W 593.07'

S 02°43'15" E 301.94'

WOODED HILLS

LOT 3
CSM 4534

25' SETBACK

PROPOSED BERM WITH LANDSCAPING

N 04°02'28" W 304.50'

BIO-RETENTION DEVICE AREA=836 FT²

FUTURE GATE

FUTURE WOOD FENCE (SEE DETAIL)

PROPOSED ASPHALT (NO PARKING FIRE ACCESS)

26'

R56'

PROPOSED LIGHT POLE

WALL PACK LIGHT (TYP.)

PROPOSED BUILDING ADDITION (3,500 SF)

5'X5' CONCRETE STOOP

5'X5' CONCRETE STOOP

50'

70'

73'

18' 24' 18' 18' 57'

8'X20' CONCRETE APRON

PROPOSED ASPHALT

SNOW STORAGE

FUTURE WOOD FENCE (SEE DETAIL)

EXISTING ASPHALT (TO REMAIN)

EXISTING BUILDING (3,500 SF)

51'

COMPRESSOR ROOM

10'X20' CONCRETE PAD

EXISTING ASPHALT (TO REMAIN)

PROPOSED LIGHT POLE

24'

EXISTING ASPHALT

FUTURE WOOD FENCE

41'

SNOW STORAGE

S 88°23'32" W 394.00'

S 87°41'36" W 192.03'

EX. FENCE

EXISTING BUILDING

LOT 1
CSM 346

LOT 2
CSM 346

DONGES BAY ROAD

WEST FOND DU LAC AVENUE

EXISTING ENTRANCE

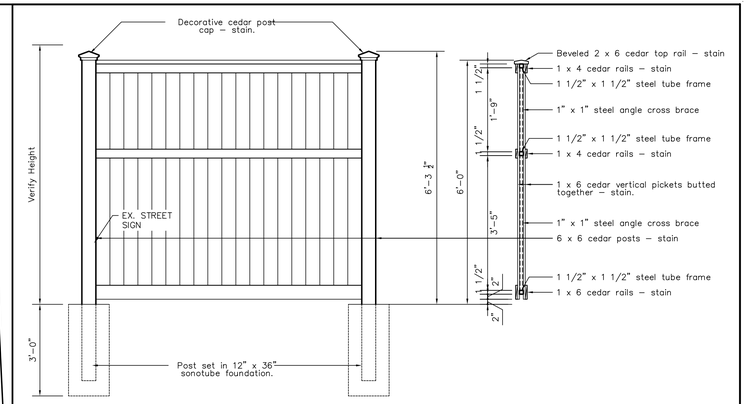
EX. STREET SIGN

EX. SIDEWALK

EX. STREET SIGN

N

0 30 60



WOOD FENCE DETAIL

PAVING LEGEND

ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S

CONCRETE
6" CRUSHED AGGREGATE BASE COURSE
6" CONCRETE

NOTES:

ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION" AND APPLICABLE VILLAGE OF GERMANTOWN ORDINANCES.

SITE PLAN INFORMATION BLOCK

Site Address W140 N10455 West Fond du Lac Avenue
Lot 3 of CSM No. 4534
Site acreage (total) 4.11 Acres
Current Site Zoning B-3 & M-2
Proposed Site Zoning B-5
Street Frontage, Min. 50'
Front Setback, Min. N/A
Side Setback, Min. N/A
Rear Setback, Min 25'
EXISTING IMPERVIOUS AREA 0.68 Acres
PROPOSED IMPERVIOUS AREA 0.39 Acres
BUILDING AREA 7,000 SF
PARKING REQUIRED 1 STALL/250 SF=28
1 STALL/EMPLOYEE=8
TOTAL PARKING REQUIRED 36 STALLS
PARKING STALL PROVIDED

	SHOWN
Parking	52
Accessible	1
Total	53

WEISSMAN AUTO – BUILDING ADDITION
PROPOSED SITE PLAN
DATED: APRIL 4, 2019

C-102

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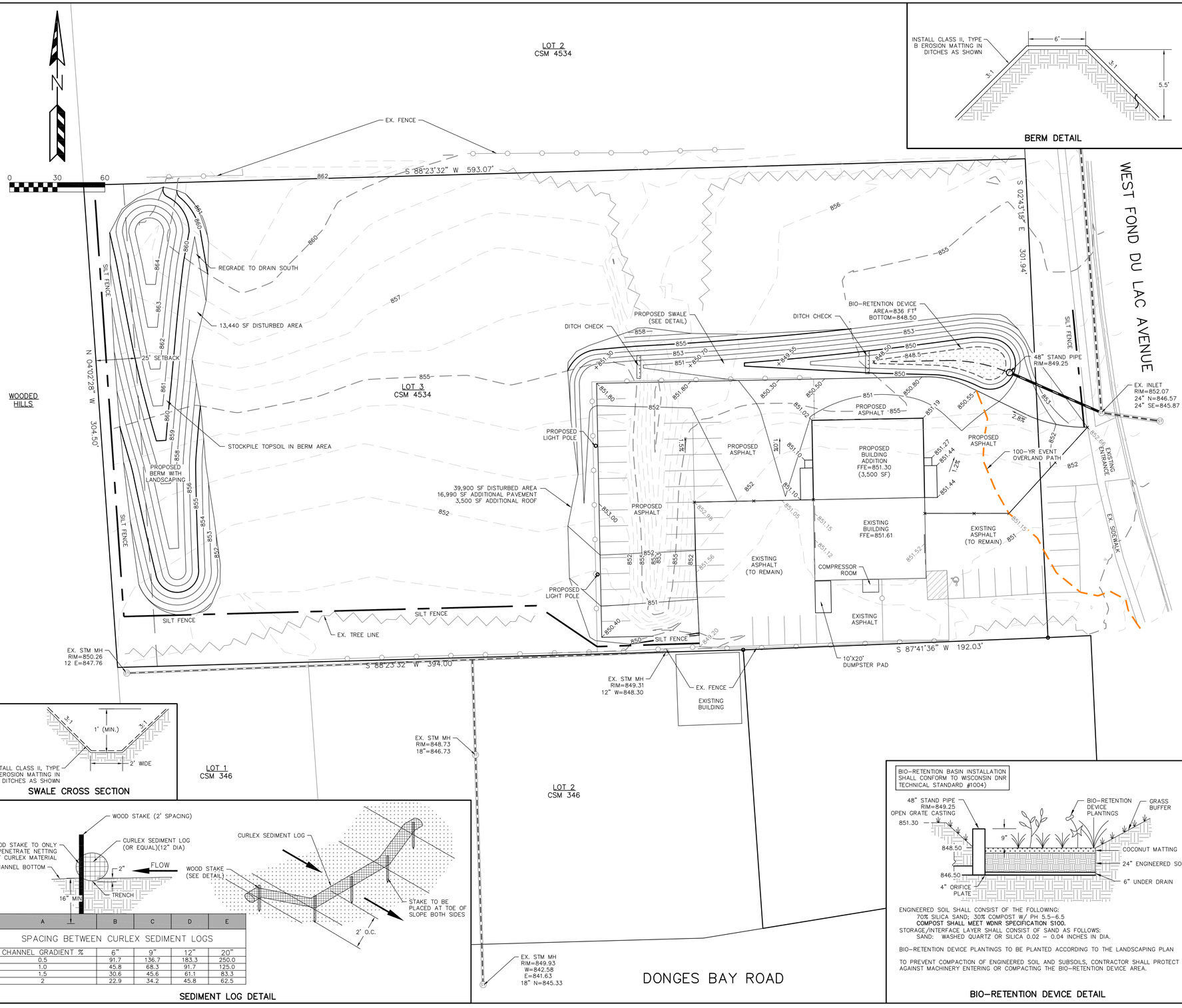
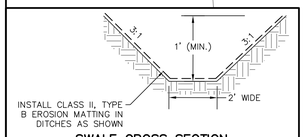


BERM DETAIL



SWALE CROSS SECTION

	A	B	C	D	E
1	SPACING BETWEEN CURLEX SEDIMENT LOGS				
2	CHANNEL GRADIENT %	6"	9"	12"	20"
3	0.5	91.7	136.7	183.3	250.0
4	1.0	45.8	68.3	91.7	125.0
5	1.5	30.6	45.6	61.1	83.3
6	2	22.9	34.2	45.8	62.5

SEDIMENT LOG DETAIL

ENGINEERED SOIL SHALL CONSIST OF THE FOLLOWING:
70% SILICA SAND; 30% COMPOST W/ PH 5.5-6.5
COMPOST SHALL MEET WDNR SPECIFICATION S100.
STORAGE/INTERFACE LAYER SHALL CONSIST OF SAND AS FOLLOWS:
SAND: WASHED QUARTZ OR SILICA 0.02 - 0.04 INCHES IN DIA.

BIO-RETENTION DEVICE PLANTINGS TO BE PLANTED ACCORDING TO THE LANDSCAPING PLAN

TO PREVENT COMPACTION OF ENGINEERED SOIL AND SUBSOILS, CONTRACTOR SHALL PROTECT AGAINST MACHINERY ENTERING OR COMPACTING THE BIO-RETENTION DEVICE AREA.

BIO-RETENTION DEVICE DETAIL

EROSION NOTES:

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

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

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

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

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

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

TIME SCHEDULE:

APRIL 15, 2019	INSTALL SILT FENCE
APRIL 16 – MAY 15, 2019	STRIP TOPSOIL AND CONSTRUCT BIO-RETENTION DEVICE AS SEDIMENT BASIN
APRIL 16 – SEPT 15, 2019	CONSTRUCT PROPOSED BUILDING ADDITION, PARKING LOT AND UTILITIES.
SEPT 16 – 31, 2019	COMPLETE FINAL LANDSCAPING, PLACE BIO-RETENTION PLANTINGS AND RESTORE ALL PERVIOUS DISTURBED AREAS.

RESTORATION NOTES:

ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH. RESTORATION WILL OCCUR AS SOON AFTER THE DISTURBANCE AS PRACTICAL. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH OLDS "NOMOW" MIX OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED 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 BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.

ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES 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 SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

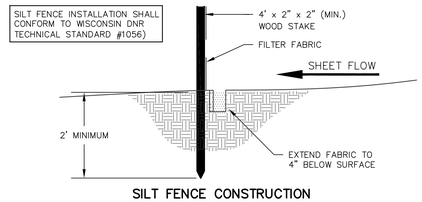
ANY GRADED AREA LEFT EXPOSED FOR GREATER THAN SEVEN DAYS SHALL BE SEEDED WITH TEMPORARY SEED

OWNER:
WEISSMAN AUTO
ATTN: RICK WEISSMAN
W140 N10455 WEST FOND DU LAC AVE
GERMANTOWN, WI 53022

ENGINEER:
QUAM ENGINEERING, LLC
ATTN: KEVIN PARISH
122 WISCONSIN STREET
WEST BEND, W 53095

LEGEND:

- 702 — EXISTING MINOR CONTOUR.
- 700 — EXISTING MAJOR CONTOUR.
- 702 — PROPOSED MINOR CONTOUR.
- 700 — PROPOSED MAJOR CONTOUR.
- PROPOSED STORM SEWER.
- EXISTING STORM SEWER.
- INSTALL WDOT TYPE D INLET PROTECTION.



SILT FENCE CONSTRUCTION

WEISSMAN AUTO – BUILDING ADDITION

GRADING AND EROSION CONTROL PLAN

DATED: APRIL 4, 2019

C-103

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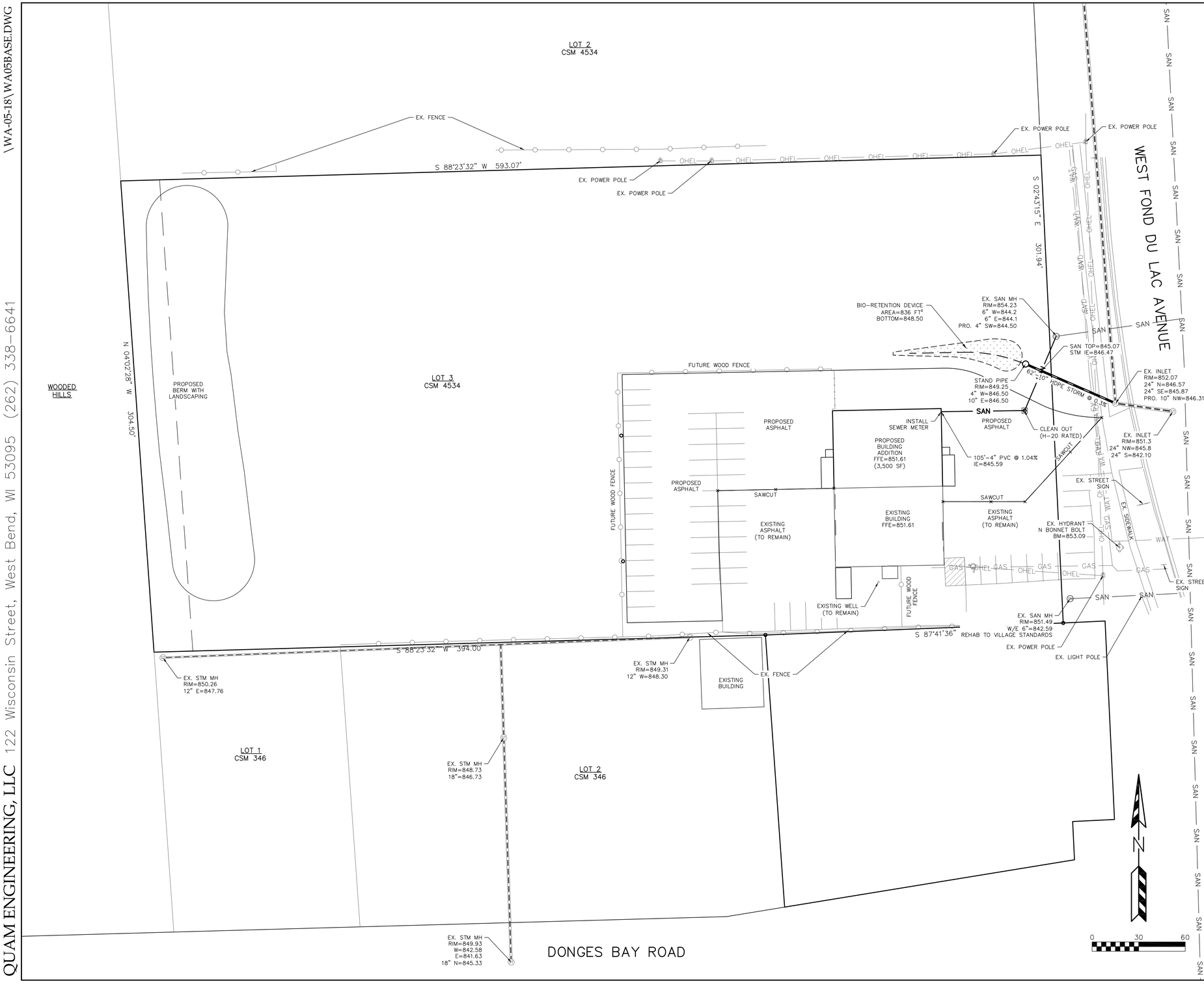

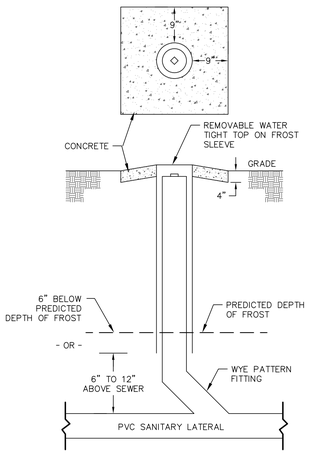

CLEAN OUT WITH FROST SLEEVE DETAIL

UTILITY NOTES:

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF GERMANTOWN AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

ALL UNDERGROUND EXTERIOR NON-METALLIC WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE PER VILLAGE OF GERMANTOWN SPECIFICATIONS.

THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF ALL EXISTING UTILTIES PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR.

THE CONTRACTOR SHALL TELEVISE EXISTING SEWER LATERAL SERVICE PRIOR TO CONSTRUCTION AND PROVIDE VILLAGE WITH CONDITION REPORT FOR REVIEW.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OR THE AREAS DISTURBED DURING CONSTRUCTION.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D-3034, SDR 35 WITH INTEGRAL BELL TYPE ELASTOMERIC JOINTS MEETING THE REQUIREMENTS OF ASTM D-3212.

ALL STORM SEWER SHALL BE INSTALLED IN CONFORMANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS WITHIN ROW. SPECIFICATIONS ARE INCLUDED ON THE DETAILS SHEET.

ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT.

WEISSMAN AUTO – BUILDING ADDITION

UTILITY PLAN

DATED: APRIL 4, 2019

C-104

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

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 338-6641

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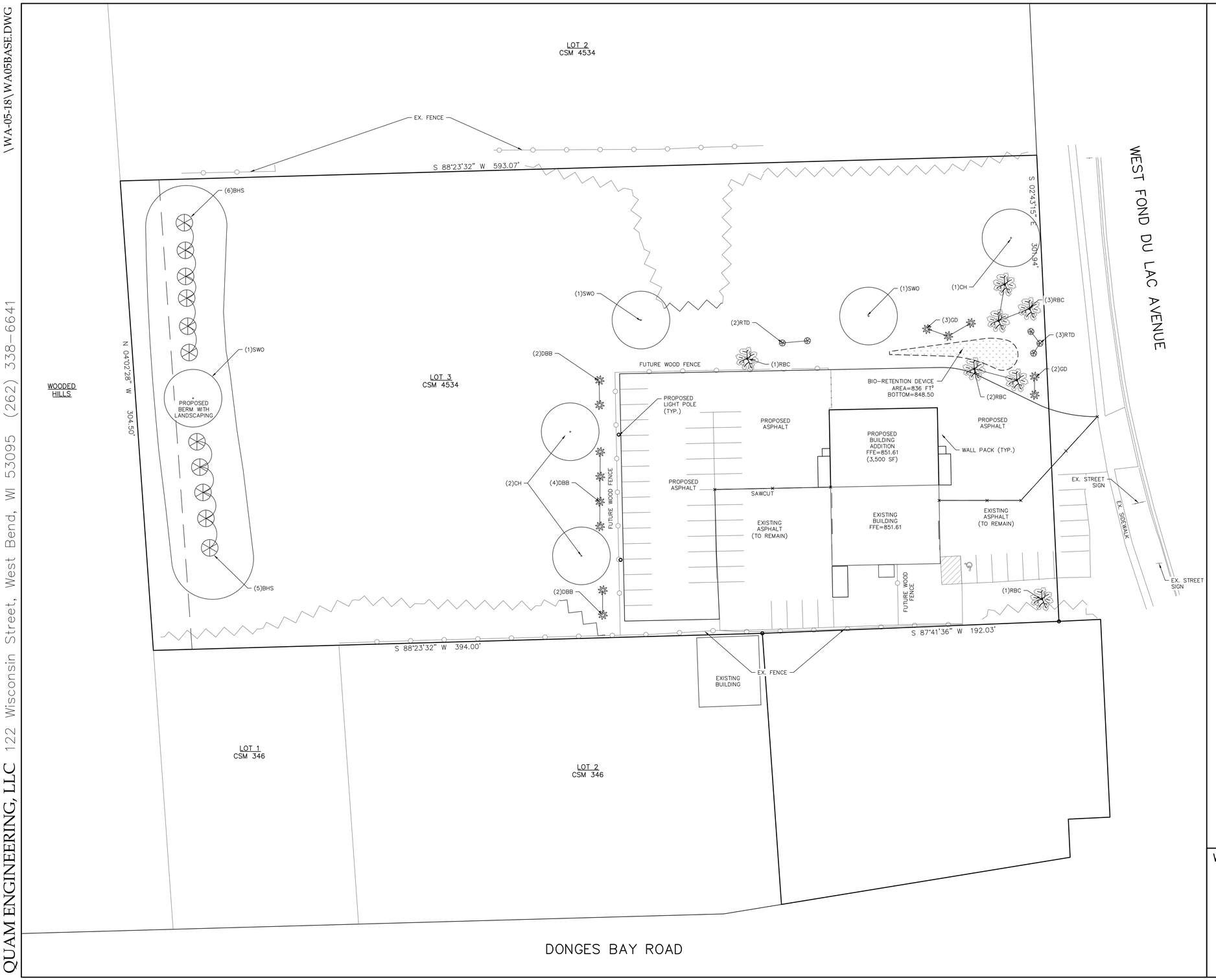

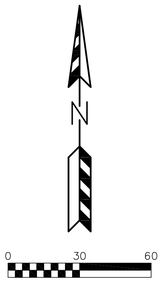

PLANT LIST

KEY	QUAN	SIZE	COMMON NAME	ROOT
(6)			CANOPY TREES	
CH	3	2½"	HACKBERRY	BB
SWO	3	2½"	SWAMP WHITE OAK	BB
(7)			ORNAMENTAL TREES	
RBC	7	10'	RIVER BIRCH CLUMP	BB
(11)			EVERGREEN TREES	
BHS	11	6'	BLACK HILLS SPRUCE	BB
(18)			DECIDUOUS SHRUBS	
DBB	8	24"	DWARF BURNING BUSH	POT
RTD	5	4"	BAILEY RED TWIG DOGWOOD	POT
GD	5	24"	GRAY DOGWOOD	POT
			BIO-RETENTION PLANTINGS	
RGP	836	2 ¼"	(PLANTED 12' ON CENTER)	PLUG

COMMON BLUE STAR
BOTTLE GENTINE
OBEDIENT PLANT
COLUMBINE
SWITCHGRASS
BLACK EYED SUSAN
WILD IRIS
SWAMP MILKWEED
WHITE TURTLEHEAD
CARDINAL FLOWER
TURK'S CAP LILY
LITTLE BLUESTEM
CANADA WILD RYE
NODDING ONION

NOTES:
1) DESIGNATED TURF AREAS TO RECEIVE A MINIMUM OF 4" OF TOPSOIL, SEED (NO-MOW SEED MIX), STARTER FERTILIZER, AND MULCH (STRAW OR STRAW MAT).
2) TURF AREAS IN DRAINAGE SWALES AND SLOPES GREATER THAT 3:1 SHALL BE MULCHED WITH EROSION CONTROL FABRIC (INSTALLED PER MANUFACTURER'S SPECIFICATIONS).
3) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4' DIAMETER) SPREAD TO A DEPTH OF 3"
4) BIORETENTION BASIN TO RECEIVE COCONUT MAT MULCH.
5) BIORETENTION BASIN PLANTS (RGP) TO BE INSTALLED 12" ON CENTER.
6) BIORETENTION BASIN TO BE CONSTRUCTED PER WDNR SPECIFICATIONS.

WEISSMAN AUTO – BUILDING ADDITION

LANDSCAPE PLAN

DATED: APRIL 4, 2019

C–105

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

\WA-05-18\WA05BASE.DWG

Luminaire Schedule

Symbol	Qty	Label	Arrangement	LMF	Lum. Lumens	Lum. Watts	Part Number
	2	XSPW34	SINGLE	0,980	4270	31	XSPW-B-WM-3ME-4L-40K-__-__ (LED LIGHT)
	6	XSPW46	SINGLE	0,980	4270	31	XSPW-B-WM-4ME-4L-40K-__-__ (LED LIGHT)
	2	OSQ-4ME	SINGLE	1,010	26583	215	OSQ-A-NM-4ME-U-40K-__-__ w/OSQ-DA__ (LED LIGHT)

Calculation Summary (Footcandles calculated using predicted lumen values @ 50K hrs of operation)

Label	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	Fc	1,35	5,8	0,0	N.A.	N.A.
EXPANSION PAVED AREA	Fc	2,52	5,8	0,4	6,30	14,50

Pole Schedule
(2) PS4S22C1__ (22' X 4" X .125" STEEL SQUARE POLE)
Proposed poles meet 130 MPH sustained wlnds.

Additional Equipment:
(2) OSQ-DA__ (Direct Arm Mount)

*** CUSTOMER TO VERIFY ORDERING INFORMATION AND CATALOGUE NUMBER PRIOR TO PLACING ORDER ***

N

0 30 60

EX. FENCE

S 88°23'32" W 593.07'

S 02°43'15" E 301.94'

WEST FOND DU LAC AVENUE

EX. SIDEWALK

EXISTING ENTRANCE

EX. SIDEWALK

WOODED HILLS

N 04°02'28" W 304.50'

LOT 3
CSM 4534

PROPOSED CHAIN LINK FENCE

PROPOSED WALL PACK (XSPW34 MH: 20)

PROPOSED LIGHT POLE (OSQ-WSN MH: 27)

PROPOSED ASPHALT

PROPOSED WALL PACK (XSPW46 MH: 20)

PROPOSED BUILDING ADDITION (3,500 SF)

EX. 65W WALL PACK

EXISTING BUILDING (3,500 SF)

EXISTING ASPHALT

PROPOSED CHAIN LINK FENCE

PROPOSED LIGHT POLE (OSQ-WSN MH: 27)

EX. 65W WALL PACK

PROPOSED WALL PACK (XSPW46 MH: 20)

EXISTING ASPHALT

S 87°41'36" W 192.03'

S 88°23'32" W 394.00'

EX. FENCE

EXISTING BUILDING

LOT 1
CSM 346

LOT 2
CSM 346

DONGES BAY ROAD

WEISSMAN AUTO – BUILDING ADDITION
LIGHTING PLAN
DATED: APRIL 4, 2019

C–106

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PRELIMINARY SUBDIVISION PLAT

4/8/19 Plan Commission Meeting

Heritage Park North / Heritage Park Development Corp.

Village Planner Report **Germantown, Wisconsin**

Summary

Brian Depies, SEH Inc. and Heritage Park Development Corp., agent for John and Mary Barnes, and Bittersweet Trail LLC, property owners, is requesting approval of a preliminary subdivision plat for a 35-lot, 33-acre single-family residential development called “Heritage Park North” located east of Division Road and north of Revere Lane.

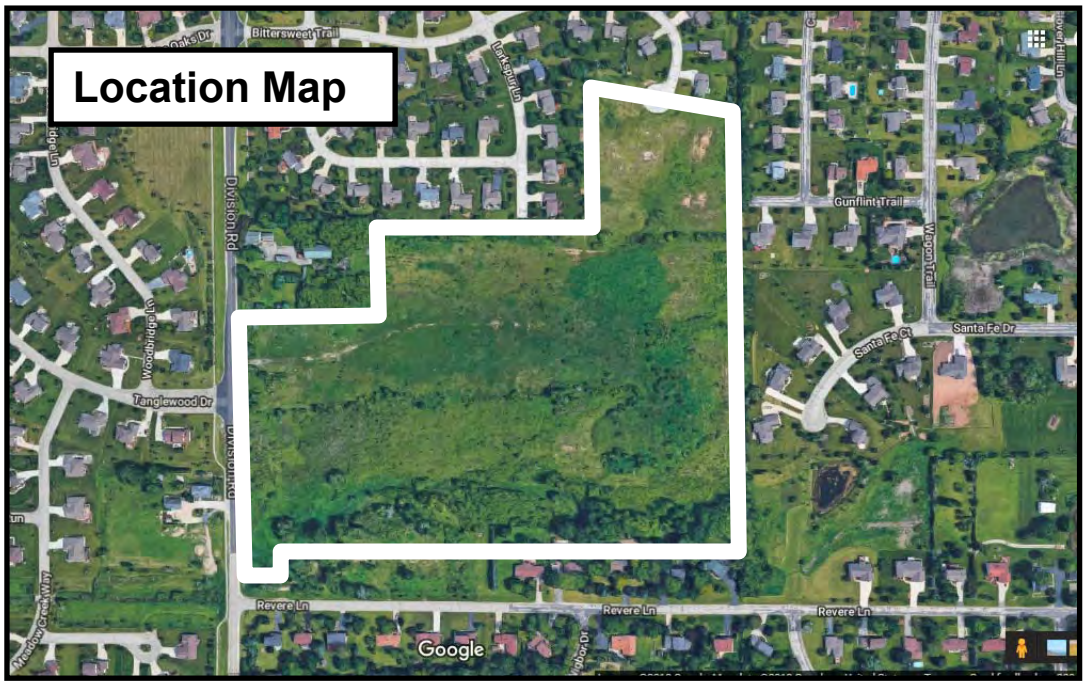
Location: Division Road @ Tanglewood Drive

Applicant/ Property Owner:

Brian Depies	Heritage Park Development Corp
SEH	Hartford, WI
501 Maple Ave	Bittersweet Trail LLC
Delafield, WI	Menomonee Falls, WI

Current Zoning: Rs-5: Single-Family

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



Background/Proposal

Brian Depies, SEH Inc. and Heritage Park Development Corp., agent for John and Mary Barnes, and Bittersweet Trail LLC, property owners, is requesting approval of a preliminary subdivision plat for a 35-lot, 33-acre single-family residential development called “Heritage Park North” located east of Division Road and north of Revere Lane.

As discussed last fall, Heritage Park North is comprised of two adjacent properties with two different owners: a 31.2-acre parcel owned by John & Mary Barnes that will be developed by the Heritage North Development Corp., and, a 1.78-acre property owned by Bittersweet Trail LLC. Both parcels are to be developed as part of one overall 35-lot residential subdivision (the original Heritage Park subdivision is located to the south along Revere Lane and was developed by John Barnes). While both properties are included in the preliminary plat, the 4 lots created from the Bittersweet Trail LLC property will be completed with a certified survey map (CSM).

In August 2018, following a positive recommendation from the Plan Commission, the Village Board approved rezoning the 31.2-acre property to Rs-5 along with a 33-lot concept plan. The 33-lot concept plan was proposed based on a pending WisDNR determination that two out of four small wetland areas of the property are, in fact, artificial wetlands and, therefore, exempt from regulation (W-1 & W-4 as shown in the attached Wetland Boundary Map). In August 2018, the WisDNR issued an artificial wetland determination and in January 2019, the Army Corp of Engineers (ACOE) determined that the other wetlands (W-2 & W-3) are not under their jurisdiction.

As a result of the ACOE’s jurisdictional determination, the Developer is seeking WisDNR approval to fill a third wetland. Wetland W-3 is 13,504 sqft in area and located in the vicinity of proposed Lot 7 & Lot 8. If WisDNR approval is granted, the Developer will have to provide mitigation for any area filled over 10,000 sqft through the purchase of “credits” from a WisDNR-approved wetland mitigation bank or the WisDNR “in-lieu” fee program. If approval is not granted, Lots #7 & #8 will not be developed and will be removed from the plat and replaced with open space. The Developer anticipates receiving approval to fill Wetland W-3 within the next 30-60 days.

As summarized in Table 1, the proposed development has the following characteristics:

TABLE 1.
Heritage Park Addition #1

Gross Area (Ac)	32.98
Wetland Area (Ac)	7.39
Right-of-Way (Ac)	3.92
Net Density Area (Ac)	21.67
# Single-Family Lots/DU's	35
Gross Density (DU/acre)	1.06
Net Density (DU/net acre)	1.62
Open Space (Ac)	12.53
Avg Lot Size	.47 ac (20,571 sqft)
Lot Size Range	.35 to .86 ac (15,239 to 37,517 sqft)

Staff Comments

Village Planner/Zoning Administrator

In accordance with the Village's Subdivision Code, the Plan Commission is responsible for reviewing the preliminary plat application and forwarding a recommendation to the Village Board along with comments received from the official "objecting agencies" (i.e. Washington County), as well as, all other review agencies to whom the plat has been submitted (e.g. Southeastern Wisconsin Regional Planning Commission/SEWRPC, Germantown School District, all utility companies, etc).

The Developer has not submitted a street tree or landscaping plan for any common area improvements at this time. Once submitted, that plan will require Plan Commission and Village Forester review and approval. No subdivision monument sign is proposed at this time.

Preliminary grading and storm water management plans indicate that construction of the three (3) storm water basins needed for this development will encroach into the 25' wetland setback buffer area. Once detailed grading plans are complete, the Developer will have to obtain a conditional use permit (CUP) and prepare a setback mitigation plan for such encroachment. Setback mitigation required under the Village's 25' wetland setback requirement is different than and in addition to whatever wetland mitigation is required to satisfy the WisDNR's wetland filling permitting requirements.

As discussed above, the Developer is waiting for a final wetland fill approval from the WisDNR. In the event that the required approval is not granted to fill Wetland W-3, the Developer will have to revise the plat to delete Lot 7 & Lot 8. In the meantime, the preliminary plat should be revised to contain a note that Lot 7 & Lot 8 cannot be developed unless and until approval to fill Wetland W-3 is obtained from the WisDNR.

As required at the time the property was rezoned and concept plan approved in August 2018, the Developer has prepared a detailed plan for the extension of sidewalk along the east side of Division Road. Given the amount and relative location of wetland south of the proposed Tanglewood Drive intersection, the sidewalk will extend south from the current terminus to Tanglewood Drive.

Finally, the Developer's Agreement should include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5). The Development Agreement should also address the fact that the 4 lots created from the Bittersweet Trail will be completed with a certified survey map (CSM) and not a final plat along with the other 31 lots.

Village Engineer/Public Works

The developer has submitted preliminary storm water plans that indicate the development is feasible, but detailed grading, erosion control, and construction plans for the road improvements, water, sewer, storm water management facilities, and landscaping (street trees) are outstanding. At this time, the Village Engineer has agreed to defer detailed plan submittal until a Development Agreement has been prepared with detailed requirements set forth therein.

However, in a review memo dated March 5, 2019 (copy attached), the Village Engineer identifies a series of issues and plan corrections in the storm water management, grading and erosion control plans that need to be addressed and/or corrected in the detailed plan submittal prior to executing a Development Agreement with the Village.

Village Surveyor
In a review memo dated February 6, 2019 (copy attached), the Village Surveyor identifies a series of issues that need to be addressed and/or corrected in a revised preliminary plat prior to the Village Board executing a Development Agreement with the Developer.

Parks & Recreation
In a February email from Park & Recreation Director Mark Schroeder (copy attached), the Village's Park & Recreation Commission reviewed the preliminary plat at their February 20 meeting. The commission recommended that the Developer shall continue to work with Village staff and the Plan Commission to plan for and install a paved sidewalk/pedestrian trail along the east side of Division Road for pedestrian access and connectivity to the existing village sidewalk system. This sidewalk will provide for a safer connection for residents in the surrounding neighborhoods and community, as well as for the future residents of the Heritage Park North subdivision.

Fire Department
Recommend approval.

Washington County
On March 28, 2019 the Washington County Land Use & Planning Committee met and determined that they have no objections to the Heritage Park North preliminary plat.

Wisconsin Dept of Administration
No comments received.

Southeastern Wisconsin Regional Planning Commission (SEWRPC)
No comments received.

WisDOT
Heritage Park North does not abut any highway under WisDOT jurisdiction. Therefore, no comments or objections have been received

Germantown School District
No comments received.

Village Planner Recommendation

APPROVE the preliminary subdivision plat for the 35-lot, 33-acre single-family residential development called “Heritage Park North” located on Division Road subject to the following conditions:

1. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed plans for the installation of public utilities and improvements including, but not limited to public street improvements, water, sewer, storm water management facilities, master grading plan and erosion control, trails, landscaping & street trees, open space, lighting and signage. The Development Agreement should also address the fact that the 4 lots created from the Bittersweet Trail will be completed with a certified survey map (CSM) and not a final plat along with the other 31 lots.
2. The Developer shall obtain a conditional use permit (CUP) and prepare a setback mitigation plan for any development that encroaches into a 25’ wetland setback. Setback mitigation required under the Village’s 25’ Shoreland-Wetland Code wetland setback requirement is different than and in addition to the wetland mitigation required to satisfy the WisDNR’s wetland filling permit requirements.
3. The Developer is seeking approval from the WisDNR to fill portions of Wetland W-3 (and potentially W-2). In the event that the required approval is not granted to fill Wetland W-3, the Developer shall delete Lot 7 & Lot 8 from the development and replace said lots with open space (and shown on the final plat prior to Village approval). Prior to or concurrent with execution of a Development Agreement with the Village, the Developer shall revise the preliminary plat to include a note that Lot 7 & Lot 8 cannot be developed unless and until approval to fill Wetland W-3 is obtained from the WisDNR.
4. The Developer shall submit a detailed street tree and landscaping plan for any common area improvements to the Plan Commission and Village Forester for review and approval prior to execution of a Development Agreement with the Village.
5. The Developer shall address all of the Village Surveyor comments contained in a review memo dated February 6, 2019 and revise the preliminary plat (if necessary) prior to execution of a Development Agreement with the Village.
6. The Developer shall address all of the Village Engineer/Public Works comments contained in a review memo dated March 5, 2019 and revise the detailed construction plans prior to execution of a Development Agreement with the Village.
7. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).
8. The Developer shall install a sidewalk/pedestrian trail from the existing terminus north of the property on the east side of Division Road to the proposed Tanglewood Drive intersection as mutually agreed to with the Village Engineer to provide pedestrian accessibility to/from Heritage Park North.

Village of Germantown ...Willkommen

Engineering Department Memorandum

To : **Larry Ratayczak, Public Works Director**

From : **Eric Nitschke, Village Engineer**

Date : **March 5, 2019**

Re : **Development Review for Heritage Park North Subdivision**

Larry,

Included you will find the review comments pertaining to the Heritage Park North review.

Heritage Park North – Site Review

1. Sanitary comments
    a. Comments to be submitted once updated plans are provided.

2. Water comments
    a) Please see attached plan sheet with comments listed in red.

3. Highway comments
    a. No comment at this time.

4. Engineering comments

    a. Overall Comments
        i. It should be noted that a lack of proposed grading plan, along with concerns related to drainage and transportation design considerations for vehicles and pedestrians, warrant tabling the preliminary plat at the March Plan Commission meeting.
    b. Storm Water Management Plan Comments
        i. Please provide ditch, culvert, and storm sewer sizing calculations. All ditches, culverts, and storm sewers are to be sized at a minimum for a 25-year storm. However, all overland flow routes are to be sized for the 100-year event.
        ii. After careful consideration, the pond located on the southeast corner of Tanglewood Drive and Division Road will not be permitted as designed. It presents a safety hazard to vehicles traveling on Division.
        iii. Water quality calculations are required.

iv. Where ponds discharge to wetlands, level spreaders are required.
v. Sump pump discharge locations should be identified for Lots 7-13.
vi. A signed and recorded Storm Water Maintenance Agreement is required prior to final approvals.

c. Grading Plan
   i. A mass grading plan is required.
   ii. Building pad elevations and any potential walkout/lookout elevations should be shown on the grading plans.
   iii. How will the pipe interconnecting the ponds impact existing wetlands.
   iv. Recertifications of the ponds, outlet structures and culverts will be required prior to final approval. Emergency spillway elevations must be a minimum of one (1) foot below top of berm elevations.

d. Erosion Control Plan
   i. A detailed erosion control plan is required. Sequencing should be a part of the plan. Silt fence, erosion bales, ditch checks and temporary BMP's are also to be called out on a separate plan sheet.
   ii. If the ponds silt in during site construction, the developer will be required to dredge the ponds and certify all pond elevations prior to approval.

e. Further discussion is required regarding Tanglewood Drive's connection to Division Road. Sidewalks and excel/decel lanes are required. Germantown's Director of Public Works, Village Engineer, and Development Director should sit down to discuss sidewalk connection requirements with the developer.

f. All local and state approvals are required prior to work commencing onsite. It is the developer's responsibility to insure all approvals are obtained prior to start of construction.

Village of Germantown ...Willkommen

Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: February 6, 2019

Re: Heritage Park-Preliminary Plat Review

Jeff,

Here are my review comments for the site plan received 2/4/2019.

Preliminary Plat Review

Applicant or Owner: John Barnes
Professional Land Surveyor/Firm: Keith Kindred, SEH Engineering

1. The preliminary plat submitted has not complied with all requirements of Chapter 18.04. The following information was not received from the consultant (See agreed to items in Brian Depies email dated February 11, 2019) to finalize my review:
   - Proposed centerline pavement grades (Ch. 18.04 requires proposed road profiles)
   - Proposed high and low point of the road (Ch. 18.04 requires proposed road profiles)
   - Mass grading plan showing drainage patterns, proposed and existing contours and overland flow to detention ponds. Also include proposed building pads with front and rear yard grades. (See Ch. 18.04(2)(b)
   - Proposed easements.
   - Proposed storm sewer.
   - Show 75' stream setback.

2. Proposed lots 32-35 are currently platted as Outlot 1 of Certified Survey Map No. 4988. The preliminary plat is showing these four lots as being created by certified survey map. In order for this CSM to be approved, there will need to be a road right of way dedication for the public street. The developer will be responsible for the public road extension as well as the extension of public sanitary sewer and watermain. The road extension of Bittersweet Trail would be across the Outlot in CSM 4988 and not owned by the owner of Outlot 6. The way the preliminary plat is presented is showing the four lots being created by subdivision plat and/or CSM. But the subdivision plat is showing the road dedication as part of the plat and not the CSM.

   As it currently stands, based on record documents on file with the Register of Deeds office, the preliminary plat should be reflecting the Outlot of CSM No. 4988

   Having both options shown could be confusing and after discussions with the Department of Administration-Plat Review Section, it is recommended the two property owners resolve this

platting issue and either develop the Outlot as a separate land division including all improvements and developers agreement or incorporate the land into the area of Outlot 6 and develop the new combination as a 35 lot subdivision plat.

3. Show 25' wetland setback lines.

4. Portions of the Division Road detention pond appear to be located within the setback area. See Sheet No. 3.

5. Engineering review comments are being withheld until all the required information has been presented to the Engineering Department.

6. No further review comments at this time.

7. We recommend tabling this item until all information has been received and reviewed.

From: Mark Schroeder <mschroeder@village.germantown.wi.us>
Sent: Monday, February 25, 2019 11:41 AM
To: Jeff Retzlaff <jretzlaff@village.germantown.wi.us>
Cc: Scott Coulthurst <scott.coulthurst@olympusgrp.com>
Subject: Heritage Park North Preliminary Plat

Hello Jeff,

In response to the February 5th letter from Planning Assistant Lori Johnson, the Park & Recreation Commission reviewed the preliminary plat for the Heritage Park North Subdivision at the February 20th commission meeting. Based on the meeting discussion, the commission affirmed the direction that the developer shall work with village staff and the Plan Commission to plan for and install a paved sidepath/trail along the east side of Division Road for pedestrian access/connectivity to the existing village sidepath/trail system. This sidepath will provide for a safer connection for residents in the surrounding neighborhoods and community, as well as for the future residents of the Heritage Park North subdivision.

Thanks,

Mark Schroeder, CPRP
Park & Recreation Director
Germantown Park & Recreation Department
Ph: (262) 250-4710 Fax: (262) 255-2920

GERMANTOWN PARK & RECREATION

Visit Us on Facebook

Discover. Play. Grow

Village of Germantown ...Willkommen

Fee must accompany application
Preliminary & Final Plat Fees Combined
Under 10 lots $4,575 ☐
11-25 lots $5,600 ☐
26-50 lots $6,625 ☒
Over 51 lots $7,650 ☐

SUBDIVISION PLAT APPLICATION

Pursuant to Section 18.04 and 18.05 of the Municipal Code

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

1 **APPLICANT OR AGENT:**

Brian Depies, SEH
501 Maple Avenue
Delafield, WI 53018

Phone (414) 949-8911 / Cell: 262.389.0704
Fax (888) 908-8166
E-Mail bdepies@sehinc.com

PROPERTY OWNER

① John and Mary Ann Barnes
(*) Agent: Heritage Park Development Corp.
3336 Lake Drive
Hartford, WI 53027-9530
Phone (262) 893-5444 (Dan Barnes)
(414) 217-4499 (Lynda Doll)

② Property Owner: Bittersweet Trail LLC
PO Box 777, Menomonee Falls, WI 53052-0777

2 **PROPERTY ADDRESS OR GENERAL LOCATION** | **TAX KEY NUMBER(S)**

32.98 acres East of Tanglewood Drive, South of Larkspur Lane, West of Gunflint Trail and North of Revere Lane	GTNV_342426 GTNV_342271

3 **READ AND INITIAL THE FOLLOWING:**

BD I understand that the Subdivision Plat 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.

BD If technical corrections to the Plat are required, I understand that the document will not be recorded until all corrections are made and approved by the Village.

BD I understand that all applicable impact fees must be paid prior to recording. Failure to pay fees will delay recording and may ultimately result in the revocation of Village approval. 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.

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

BD I understand that a Developer's Agreement will be required prior to recording of the plat.

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

Brian Depies 1/30/19
Applicant Date

Owner Date

OWNER DATE

PRELIMINARY PLAT OF

HERITAGE PARK NORTH

BEING ALL OF THE OUTLOT OF CERTIFIED SURVEY MAP NO. 4988 AND LOT 6 OF HERITAGE PARK, BEING PART OF THE NE. 1/4, NW. 1/4, SE. 1/4 AND SW. 1/4 OF THE NW. 1/4 OF SECTION 34, T.9N., R.20E., VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
HERITAGE PARK
DEVELOPMENT CORP
3336 LAKE DR.
HARTFORD, WI 53027

SURVEY FOR:
BITTERSWEET TRAIL LLC
N80W14808 APPLETON AVE.
MENOMONEE FALLS, WI 53051

GENERAL NOTES:

1) ALL EASEMENTS ARE GRANTED TO THE VILLAGE OF GERMANTOWN UNLESS OTHERWISE STATED. OUTLOT 1 IS ENCOMPASSED BY A DRAINAGE EASEMENT FOR STORM WATER FACILITIES.

2) EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE 1/35 FRACTIONAL OWNERSHIP IN OUTLOT 1.

3) WASHINGTON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.

4) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.

5) AREA SHOWN IS ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55131 C0378D, EFFECTIVE DATE NOVEMBER 20, 2013.

6) THE OVERALL AREA OF THIS PRELIMINARY PLAT IS 1,436,685± S.F., 32.98 AC. (FINAL PLAT WILL INCLUDE 1,359,082 S.F., 31.20 AC. THE AREA OF LOTS 32-35, TO BE CREATED BY CERTIFIED SURVEY MAP, IS 77,603 S.F., 1.78 AC.)

7) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.

8. WETLANDS DELINEATED BY SEH ON AUGUST 9, 2018.

2-4-2019
KEITH A. KINDRED
S-2082
WAUKESHA, WI
LAND SURVEYOR

I KEITH A. KINDRED, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

N
W E
S

SCALE: 1" = 100'
0 50 100 200

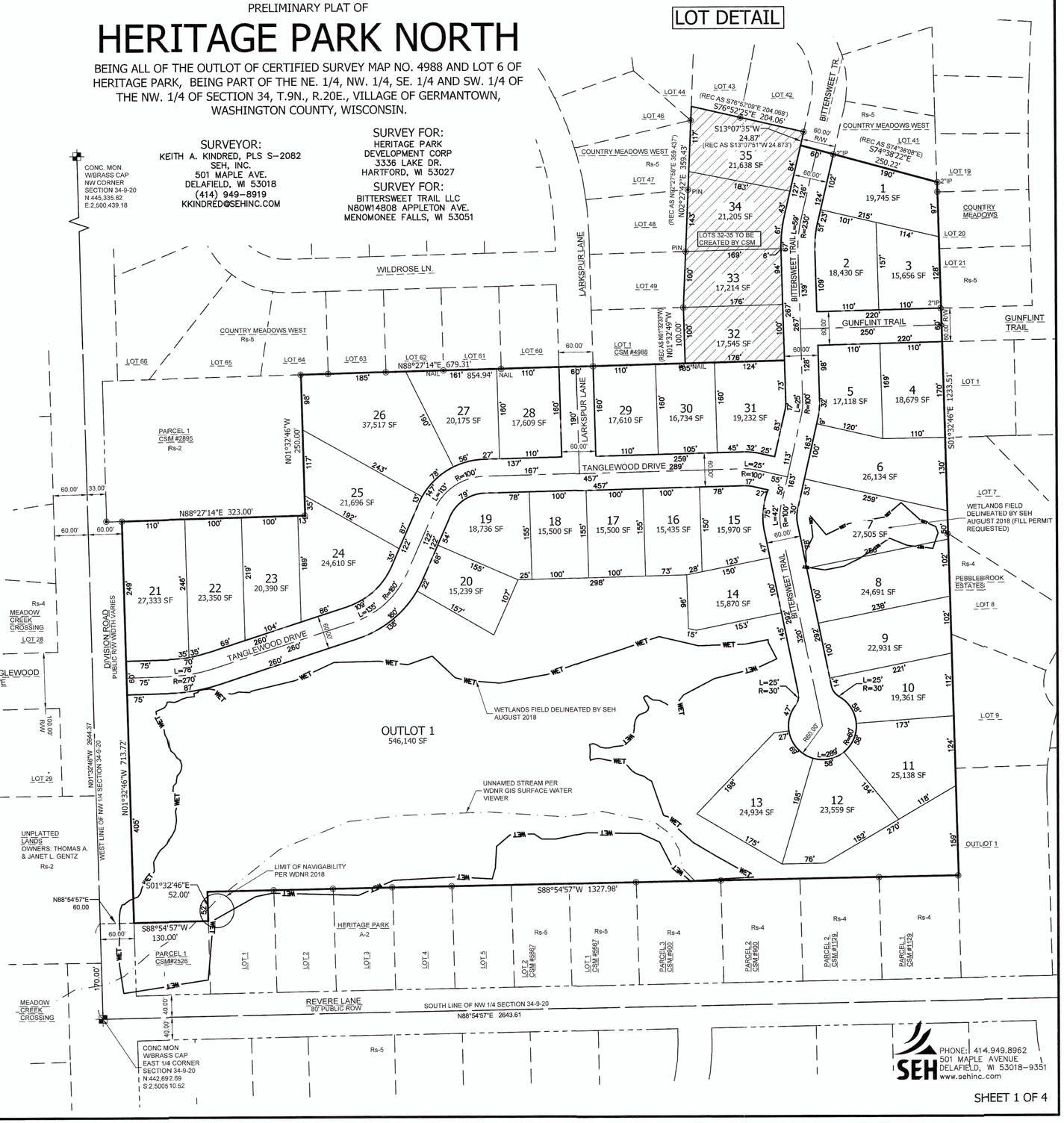
BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1927) GRID NORTH ON THE WEST LINE OF THE NW 1/4 OF SECTION 34-9-20 AS N01°32'46"W.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

LOCATION MAP
DONGES BAY ROAD
DIVISION ROAD
REVERE LANE
1"=2000'
NW. 1/4 SEC. 34-T9N-R20E

PROJECT HERPD #149049



PRELIMINARY PLAT OF

HERITAGE PARK NORTH

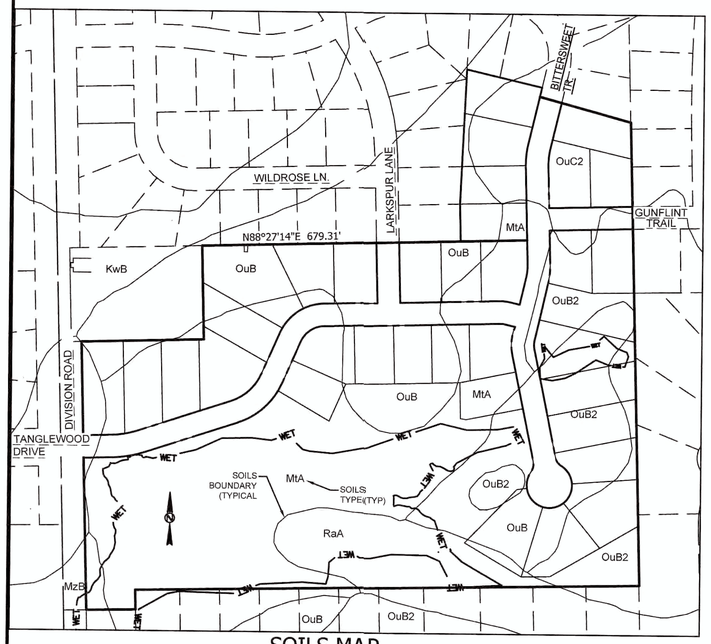
BEING ALL OF THE OUTLOT OF CERTIFIED SURVEY MAP NO. 4988 AND LOT 6 OF HERITAGE PARK, BEING PART OF THE NE. 1/4, NW. 1/4, SE. 1/4 AND SW. 1/4 OF THE NW. 1/4 OF SECTION 34, T.9N., R.20E., VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
HERITAGE PARK DEVELOPMENT CORP
3336 LAKE DR.
HARTFORD, WI 53027

SURVEY FOR:
BITTERSWEET TRAIL LLC
N80W14808 APPLETON AVE.
MENOMONEE FALLS, WI 53051

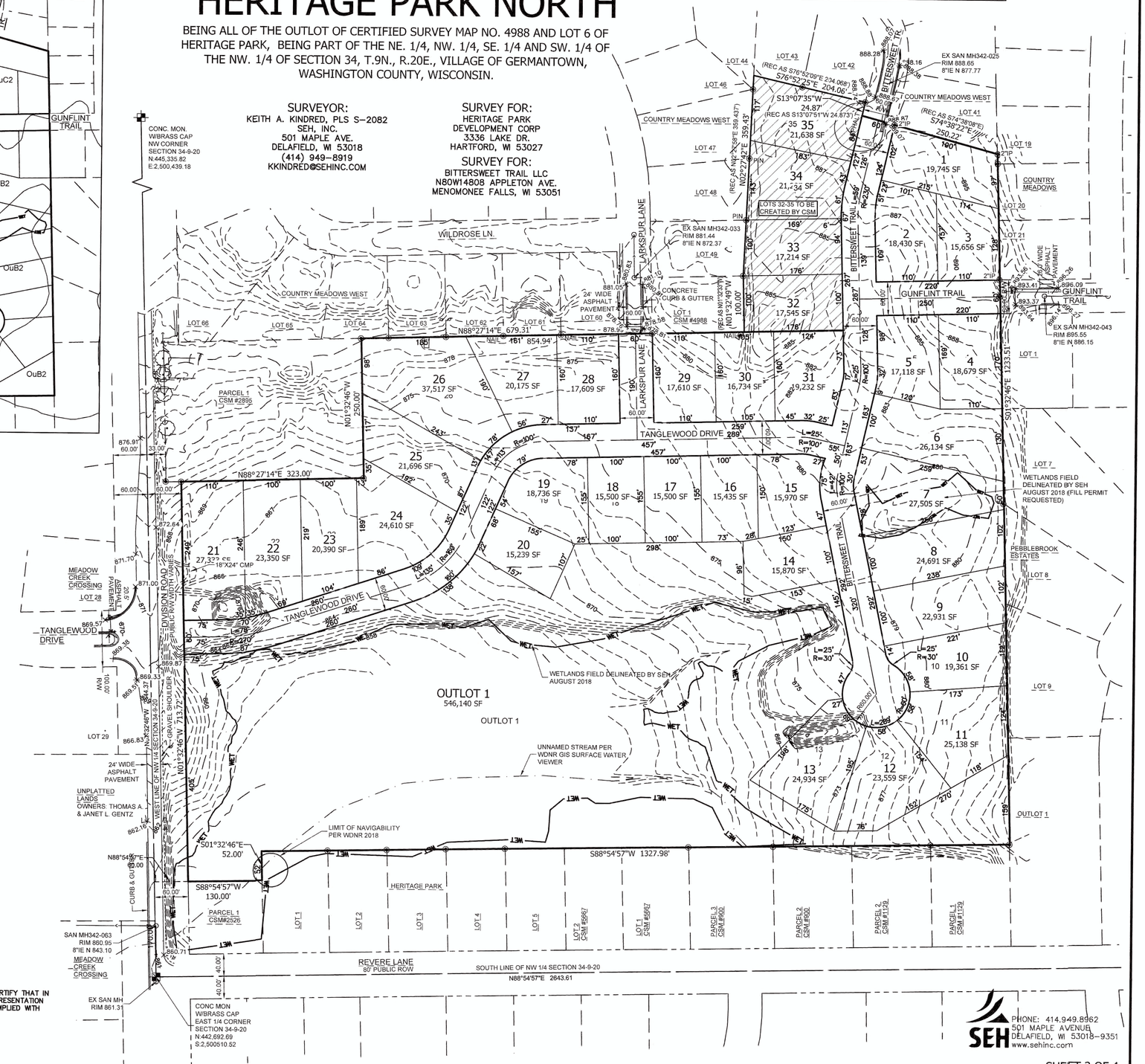
SOILS MAP
1"=200'



LEGEND

- CONCRETE MONUMENT W/ IBRASS CAP FOUND
- 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- SANITARY SEWER AND MANHOLE
- WATER MAIN, HYDRANT AND VALVE
- STORM SEWER, APRON, MAINHOLE AND CATCH BASIN
- CULVERT
- 900 — MAJOR CONTOUR
- 901 — MINOR CONTOUR
- FO — BURIED FIBER OPTIC CABLE
- T-BUR — BURIED PHONE CABLE AND PEDESTAL
- TV-BUR — BURIED TV CABLE AND PEDESTAL
- P-BUR — BURIED ELECTRIC CABLE
- P-OH — OVERHEAD ELECTRIC, POLE AND DOWN GUY ANCHOR
- LIGHT POLE
- G — GAS MAIN
- GAS SIGN, VALVE AND VENT
- SOIL BORING
- SIGN (HWY, PARK, STOP, ETC.)
- X — FENCE (UNIDENTIFIED)
- DECIDUOUS AND CONIFEROUS TREE
- WOODED AREA
- WET — WETLAND

TOPOGRAPHIC DETAIL



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SCALE: 1" = 100'
0 50 100 200

WISCONSIN 2-7-2019 KEITH A. KINDRED S-2082 WAUKESHA, WI LAND SURVEYOR

I KEITH A. KINDRED, REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT IN MY PROFESSIONAL OPINION PRELIMINARY PLAT IS A CORRECT REPRESENTATION OF ALL EXISTING LAND DIVISION FEATURES, AND THAT I HAVE COMPLIED WITH ALL APPLICABLE ORDINANCES IN PREPARING THE SAME.

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

PROJECT HERPD #149049

DIVISION ROAD
WILDROSE LANE
LARKSPUR LANE
BITTERSWEET TRAIL
CALICO LANE
GUNFLINT TRAIL
TANGLEWOOD DRIVE
OUTLOT 1

PR SAN MH RIM 888.23
PR SAN MH RIM 884.85
PR SAN MH RIM 880.41
PR SAN MH RIM 888.36
PR SAN MH RIM 878.45
PR SAN MH RIM 876.93
PR SAN MH RIM 872.03
PR SAN MH RIM 872.77
PR SAN MH RIM 870.86
PR SAN MH RIM 876.18
PR SAN MH RIM 869.46
PR SAN MH RIM 868.28
PR SAN MH RIM 862.50
PR SAN MH RIM 873.49
PR SAN MH RIM 876.12
EX SAN MH RIM 869.8± 8" IE W 858.60

WET

N

80 0 80 160
scale 40 feet

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DRAWN BY: PAL
DESIGNER: PAL
CHECKED BY: I. VAYNBERG
DESIGN TEAM

NO.	BY	DATE	REVISIONS

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

HERITAGE PARK NORTH
VILLAGE OF GERMANTOWN, WI

PRELIMINARY SANITARY SEWER SYSTEM MAP

FILE NO. 149049
DATE 02/04/2019

DIVISION ROAD
WILDROSE LANE
LARKSPUR LANE
BITTERSWEET TRAIL
CALICO LANE
GUNFLINT TRAIL
TANGLEWOOD DRIVE
OUTLOT 1
EX HYDRANT
EX VALVE
PR VALVE
PR HYDRANT
WET
N
scale 40 0 80 160 feet

IGOR VAYNBERG
E-31260-6
MEQUON
WIS.
WISCONSIN
PROFESSIONAL ENGINEER
02/01/2019

DRAWN BY: PAL				SEH PHONE: 414.949.8962 501 MAPLE AVENUE DELAFIELD, WI 53018-9351 www.sehinc.com	HERITAGE PARK NORTH VILLAGE OF GERMANTOWN, WI
DESIGNER: PAL					PRELIMINARY WATERMAIN SYSTEM MAP
CHECKED BY: I. VAYNBERG					FILE NO. 149049
DESIGN TEAM	NO.	BY	DATE	REVISIONS	DATE 02/04/2019
					4 OF 4

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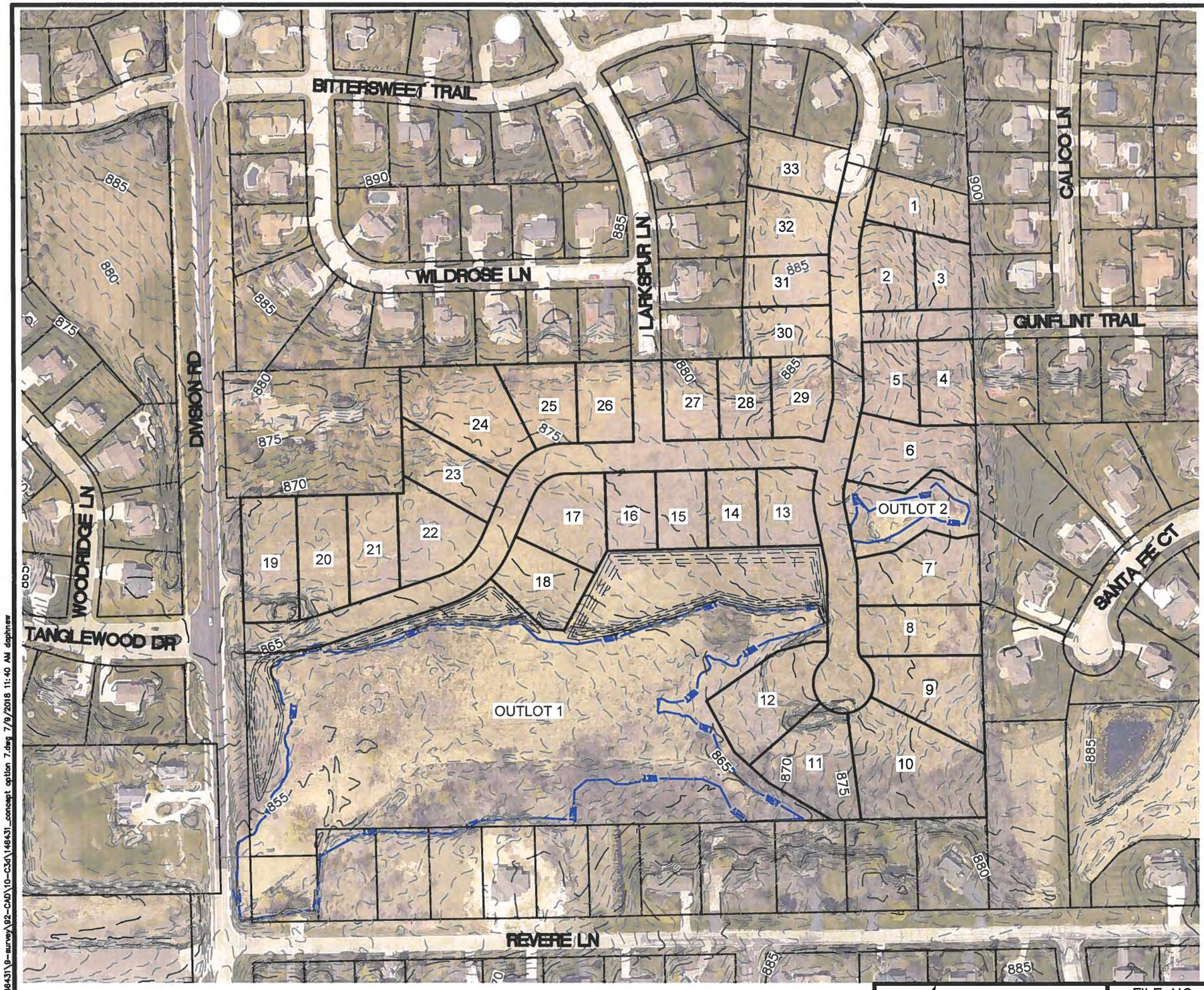


DENSITY CALCULATIONS	SQUARE FEET	ACRES
TOTAL SITE AREA	1,435,187	32.95
NUMBER OF LOTS	33	
TOTAL ACREAGE OF LOTS	750,060	17.22
AVERAGE LOT SIZE	22,729	0.52
NUMBER OF OUTLOTS	2	
TOTAL ACREAGE OF OUTLOTS	514,195	11.80
AREA OF RIGHT OF WAY	170,932	3.92
AREA OF WETLAND	337,806	7.75

APPROVED
☑ Building/Arch Plan ☒ Site Plan
☑ Landscaping Plan ☐ Sign Plan
☐ Lighting Plan ☐ Zoning Permit
8-20-18
Date Approved
Village Planner/Zoning Administrator
☐ Approval Conditions apply as noted below.

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

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

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

N

SCALE: 1" = 200'

0 50 100 200

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

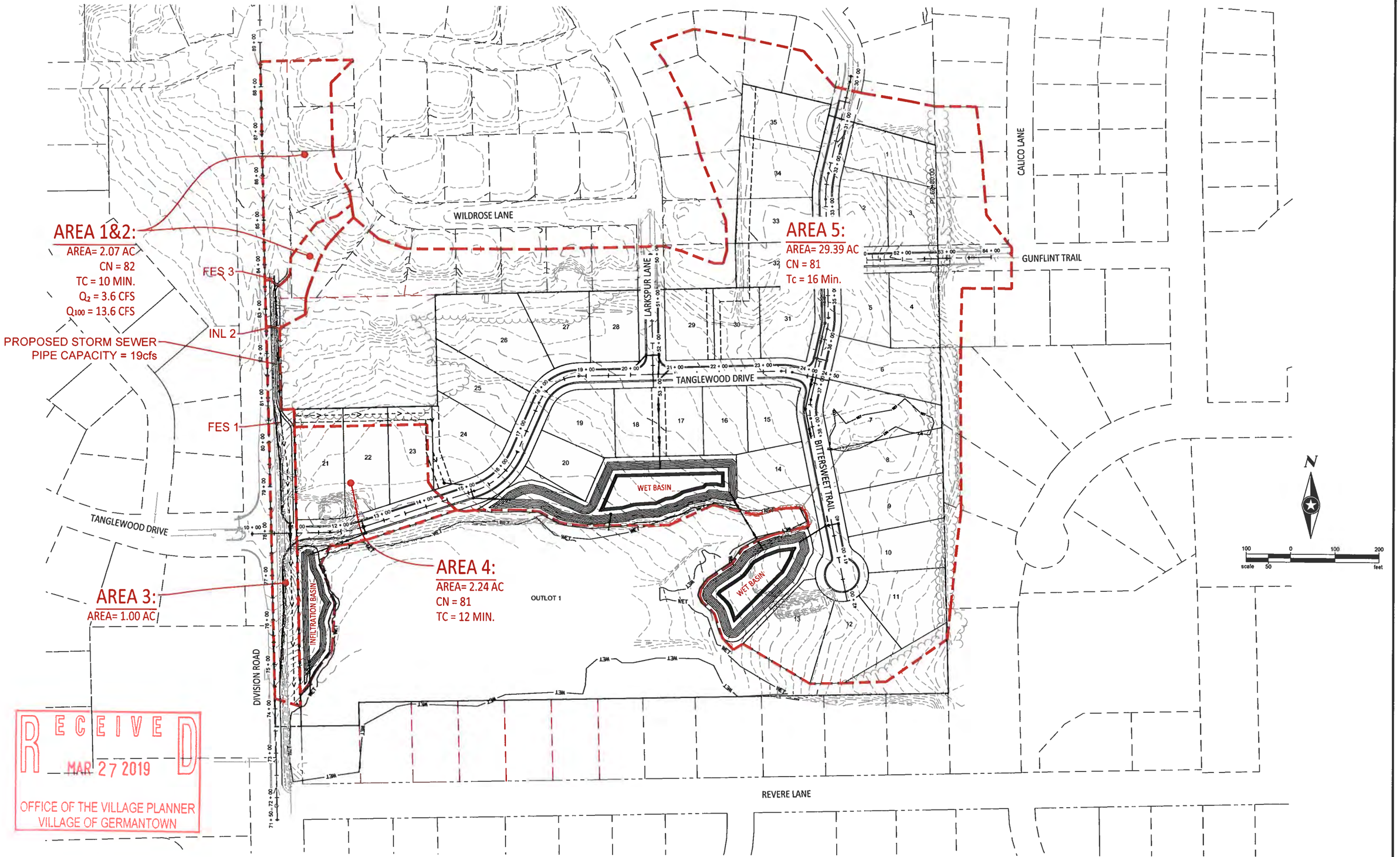
FILE NO.
HERPD_146431

DATE:
06/21/2018

CONCEPTUAL LAYOUT
HERITAGE PARK ADDITION #1
GERMANTOWN, WISCONSIN

Q:\F\V\HERPD\146431\9-survey\92-CAD\10-C3d\146431_concept option 7.dwg 7/9/2018 11:40 AM dophnew

SEH	501 Maple Avenue Delafield, WI 53108 (262) 646-6855	Project: HERPD 146431 Print Date: 7/16/2018 Map by: mfalk Projection: WISCRS Washington County	Wetland Boundary Map Heritage Park, Washington County, Wisconsin	Figure 5



RECEIVED
MAR 27 2019
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

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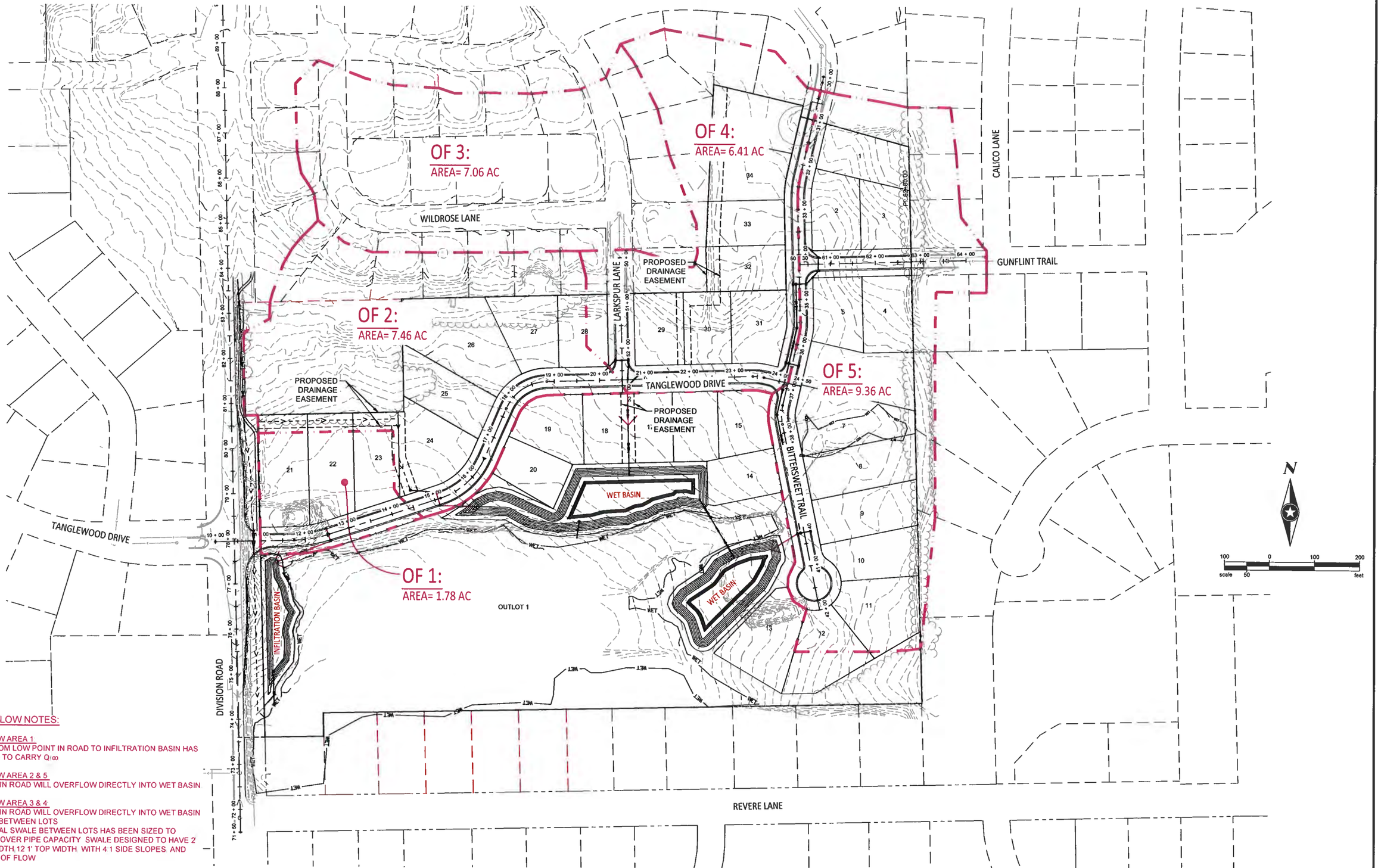
DRAWN BY: PAL				
DESIGNER: TLP				
CHECKED BY: I. VAYNBERG				
DESIGN TEAM	NO.	BY	DATE	REVISIONS

SEH
PHONE 262 646 6855
501 MAPLE AVENUE
DELAFIELD, WI 53018
www.sehinc.com

HERITAGE PARK NORTH
VILLAGE OF GERMANTOWN, WI

DIVISION ROAD PATH EXTENSION
PROPOSED DRAINAGE AREA MAP

FILE NO. HERPD_149049
DATE 03/27/2019
1
OF 4



OVERLAND FLOW NOTES:

OVERLAND FLOW AREA 1

- 24" PIPE FROM LOW POINT IN ROAD TO INFILTRATION BASIN HAS BEEN SIZED TO CARRY Q_{100}

OVERLAND FLOW AREA 2 & 5

- LOW POINT IN ROAD WILL OVERFLOW DIRECTLY INTO WET BASIN

OVERLAND FLOW AREA 3 & 4

- LOW POINT IN ROAD WILL OVERFLOW DIRECTLY INTO WET BASIN VIA SWALE BETWEEN LOTS
- TRAPEZOIDAL SWALE BETWEEN LOTS HAS BEEN SIZED TO CARRY Q_{100} OVER PIPE CAPACITY. SWALE DESIGNED TO HAVE 2' BOTTOM WIDTH, 12 1' TOP WIDTH, WITH 4:1 SIDE SLOPES, AND 1.26' DEPTH OF FLOW

DRAWN BY: PAL				
DESIGNER: TLP				
CHECKED BY: I. VAYNBERG				
DESIGN TEAM	NO.	BY	DATE	REVISIONS

SEH
PHONE 262.646.6855
501 MAPLE AVENUE
DELAFIELD, WI 53018
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HERITAGE PARK NORTH
VILLAGE OF GERMANTOWN, WI

100 YEAR OVERLAND FLOW MAP

FILE NO. HERPD_149049

DATE 03/27/2019

2 OF 4

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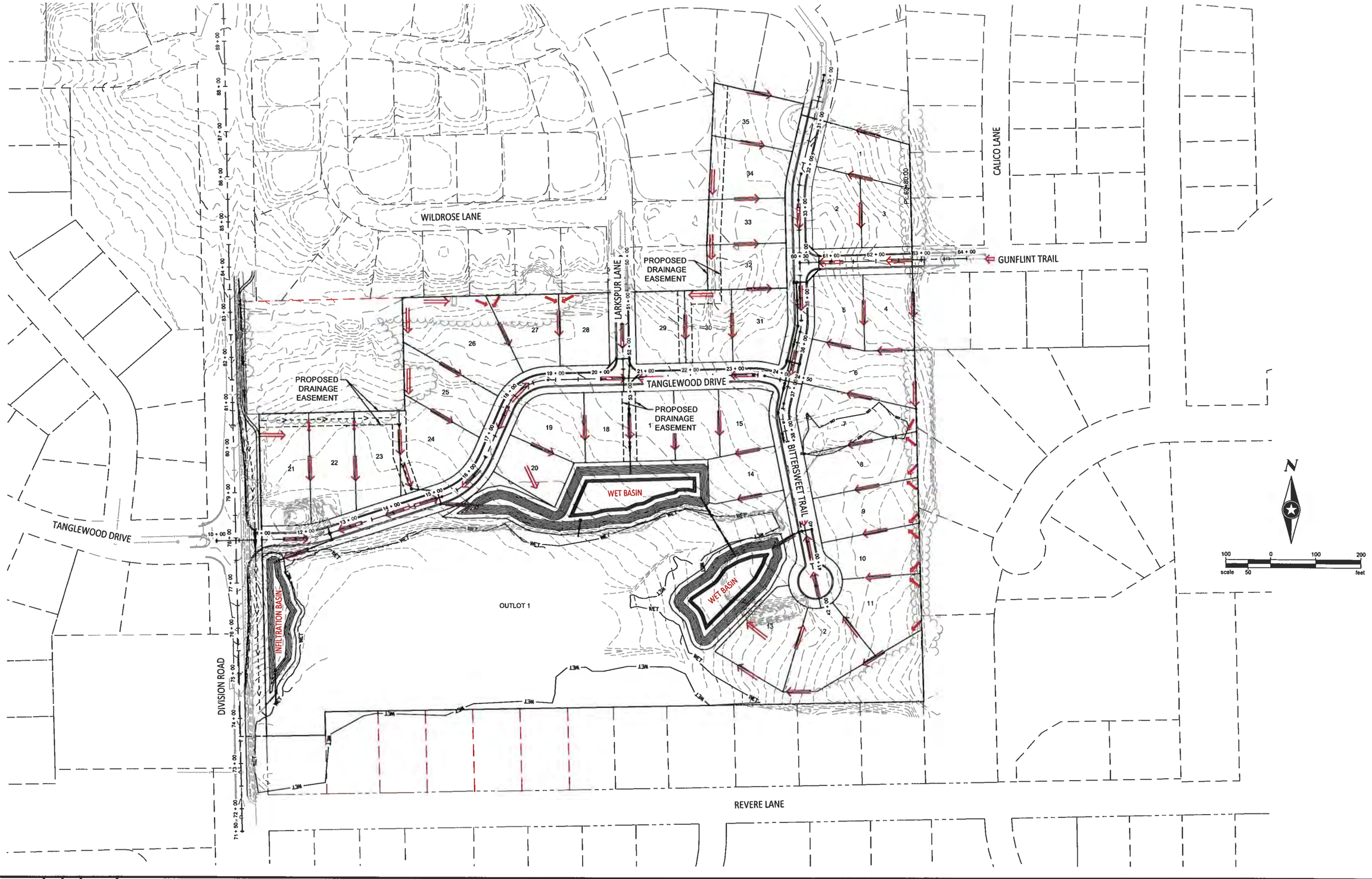

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DESIGN TEAM	NO.	BY	DATE	REVISIONS

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HERITAGE PARK NORTH
VILLAGE OF GERMANTOWN, WI

PROPOSED DRAINAGE FLOW MAP

FILE NO HERPD_149049

DATE 03/27/2019

3 OF 4

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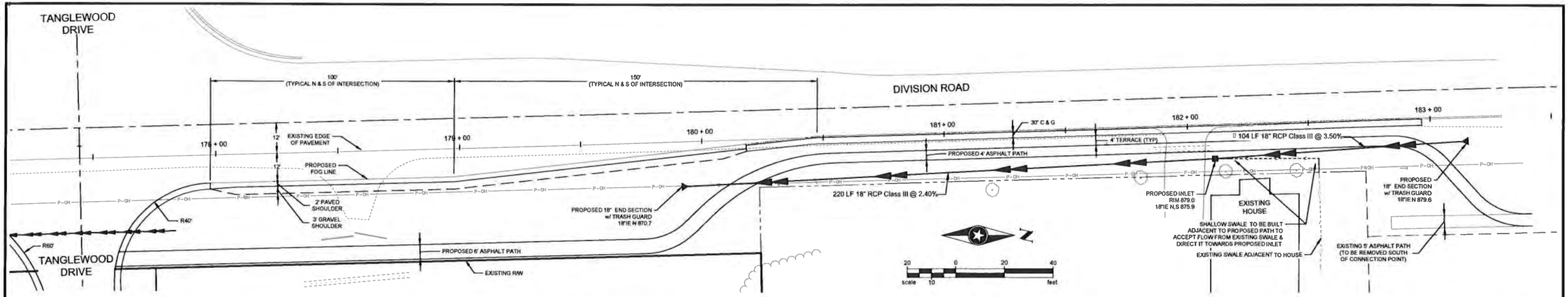
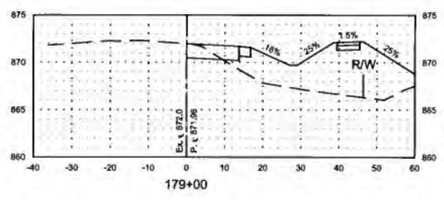
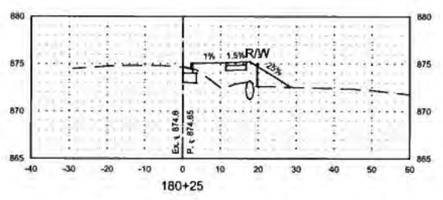
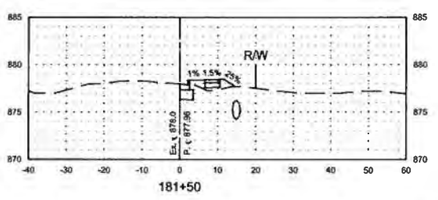
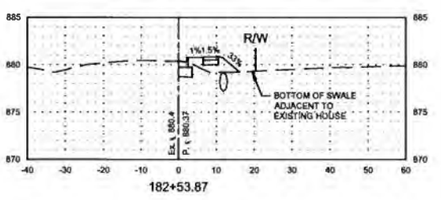
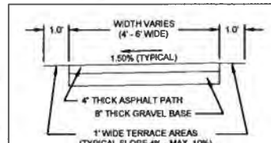




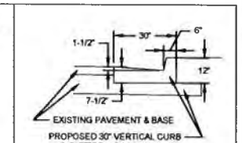








TYPICAL PATH DETAIL
NTS



TYPICAL 30" CURB DETAIL
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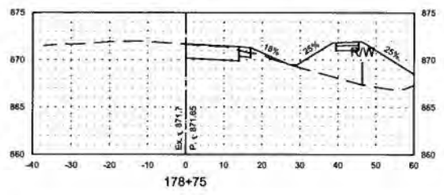
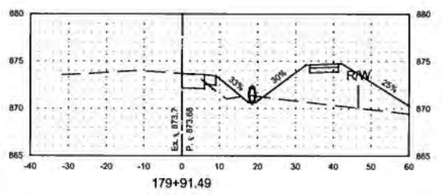
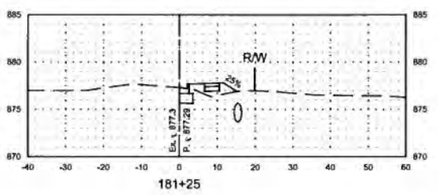
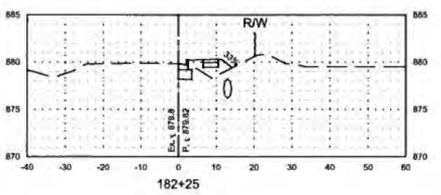
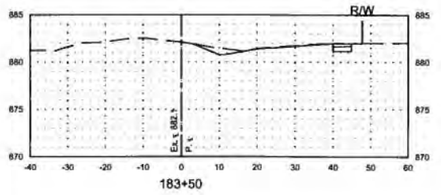
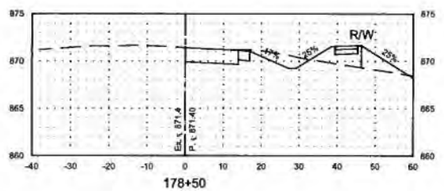


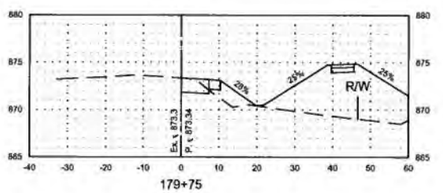


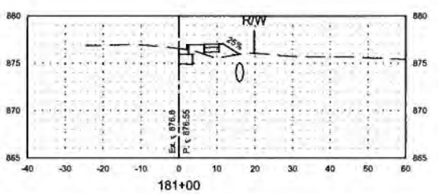


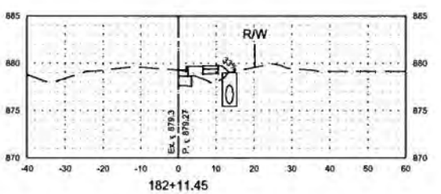


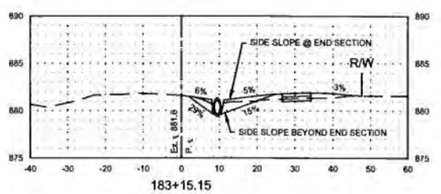


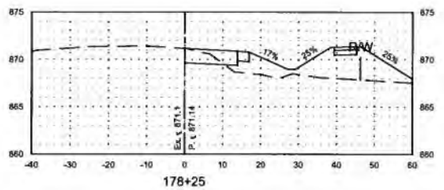


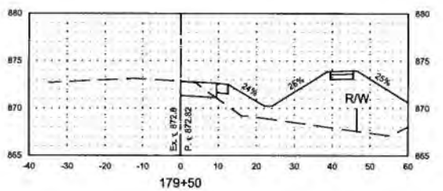


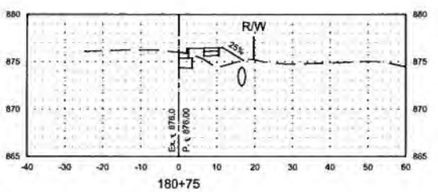


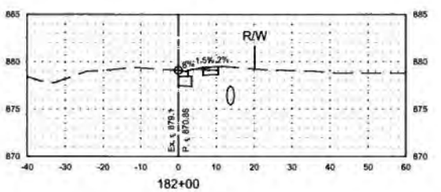


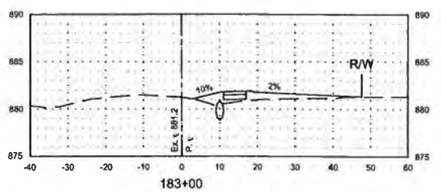


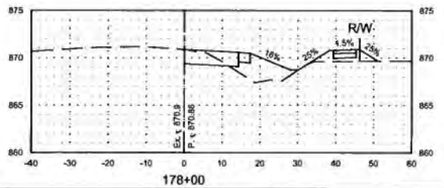


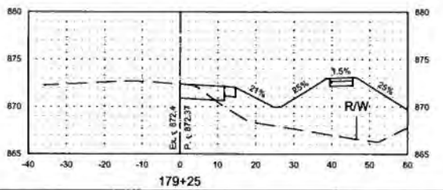


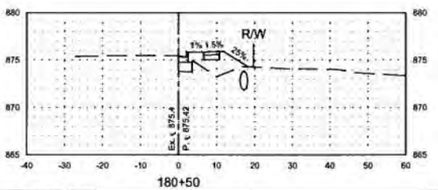


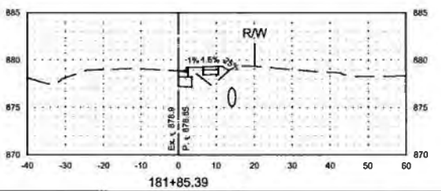


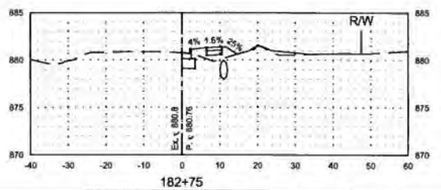












DRAWN BY: PAL				SEH PHONE: 262.646.6855 501 MAPLE AVENUE DELAFIELD, WI 53018 www.sehinc.com	HERITAGE PARK NORTH VILLAGE OF GERMANTOWN, WI
DESIGNER: TLP					
CHECKED BY: I. VAYNBERG					
DESIGN TEAM	NO.	BY	DATE	REVISIONS	

DIVISION ROAD PATH EXTENSION PLAN & CROSS-SECTIONS

FILE NO. HERPD_149049

DATE 03/27/2019

4 OF 4

Save: 3/27/2019 2:42 PM pathyl Plot: 3/27/2019 2:52 PM Q:\F\JH\HERPD\149049\5-final-dsgn\51-drawings\10-Civil\cad\dwg\149049_AL_PRF-COR_18.dwg

CERTIFIED SURVEY MAP (CSM)

4/8/19 Plan Commission Meeting

Carity Land Corporation / Briscoe Development & Management Inc.

Village Planner Report **Germantown, Wisconsin**

Summary

Bill Carity, Carity Land Corp, agent for Briscoe Development & Management Inc., property owner, is seeking approval of a 4-Lot Certified Survey Map (CSM) to re-divide the 144.8-acre property contained within the Wrenwood Planned Development District (PDD) bounded by Freistadt Road, Country Aire Drive and Mequon Road.

Property Location: Freistadt Road, Mequon Road & Country Aire Drive

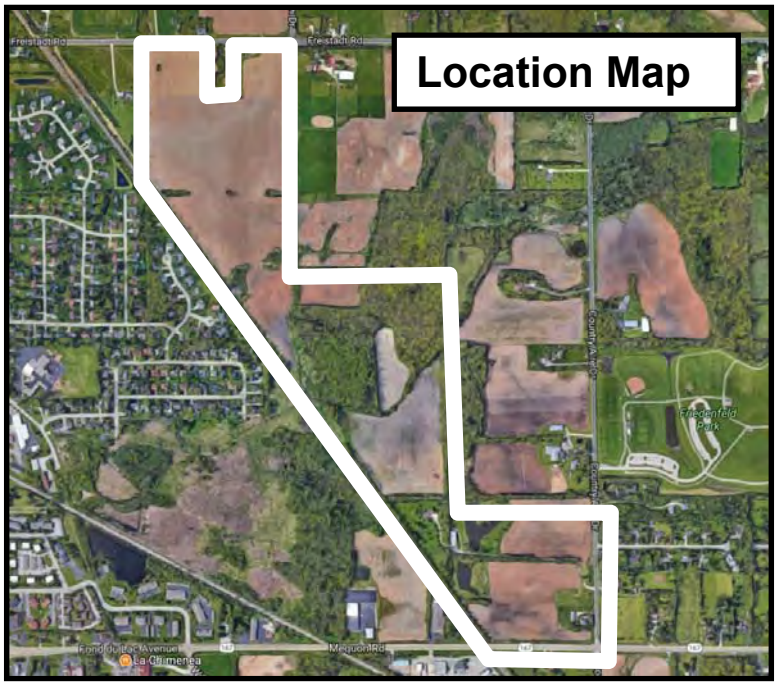
Applicant/
Property Owner:

Carity Land Corp
12720 W. North Ave.
Brookfield, WI

Michael Briscoe
Briscoe Development & Management
250 Executive Drive Ste 301
Brookfield, WI

Current Zoning: Rs-5: Single-Family Residential & Rm-2: Multi-Family Residential

Adjacent Land Uses		Zoning
North	Residential	Rs-1
South	Residential/Industrial	Rs-2/M-1
East	Residential/Agricultural	A-1/Rs-2
West	Residential/Agricultural/Industrial	Rs-5/A-1/M-2



Background

In April 2018, Carity Land Corp. and Briscoe Development obtained approval for the Wrenwood Planned Development District (PDD) with specific conditions and restrictions governing use and development adopted by Resolution No. 28-2018. A preliminary subdivision plat was subsequently approved in August 2018.

As shown on the Wrenwood General Development Plan (GDP), the residential development was approved for a total of 202 total residential units, including: 142 single-family residential lots and a maximum 60 multi-family condominium units.

To be developed in two “clusters” of development (one to the north and the other south) bisected by a large environmental corridor through the middle of the property. A total of 95 single-family lots are approved for the north cluster with access to Freistadt Road. The remaining 47 single-family lots and the condominium area are approved for the south cluster with access to Country Aire Drive. Access between the north and south residential clusters and throughout the environmental corridor and “central park” area will be provided by a pedestrian trail.

Proposal

At this time, Bill Carity, Carity Land Corp. and Briscoe Development & Management Inc., property owner, is seeking approval of a 4-Lot Certified Survey Map (CSM) to re-divide the 144.8-acre property contained within the Wrenwood Planned Development District (PDD).

As shown in the preliminary CSM, the following (4) lots are proposed that will contain the proposed development components as noted:

- Lot 1 14.26 acres Multi-Family Condominiums- 60 units (max)
- Lot 2 40.11 acres Single-Family- 47 lots
- Lot 3 27.59 acres Open Space/Environmental Corridor
- Lot 4 62.84 acres Single-Family-95 lots

Neumann Companies Inc., a prospective developer preparing to acquire and develop a portion of the Wrenwood project and agent for the current owner, Briscoe Development & Management Inc., is seeking approval of the proposed CSM to facilitate the sale and development of the southern portion of the Wrenwood PDD.

NOTE: Neumann Companies has submitted detailed site development and building plans for the condominium component of the development including the construction of 44 units in two and four-unit buildings and a clubhouse on CSM Lot 1, and, road construction and utility plans for development of the single-family lots on CSM Lot 2.

Staff Comments

Community Development: Planning & Zoning

As shown on Sheet 4 of 10, there is an existing 16.5' wide right-of-way along the east property line (coincides with the ¼ Section line). The warranty deed cited in the note refers to a "right-of-way to pass along the east side of the ¼ section…" but is non-specific as to who the benefiting party is. The property owners to the east, Richard and Susan Bernhard, have attended numerous meetings of the Village Plan Commission and Village Board claiming that this 16.5' right-of-way exists, and more importantly, that as property owners of the adjacent land subject of a warranty deed that also refers to a 16.5' right-of-way to which they have the right to use.

It wasn't until earlier this year that the property owner, Briscoe Development & Management Inc., and the developer, Carity Land Corporation, acknowledged the existence of this 16.5' right-of-way along the east property line of what is now shown as Lot 4 in the proposed CSM. In the meantime, the developer has submitted and the Village has approved the Wrenwood PDD Zoning District and the Wrenwood preliminary subdivision plat that includes the land subject of this 16.5' wide right-of-way. Unfortunately, neither of these approvals and the documents contained therein reflect the 16.5' wide right-of-way.

The developer, Carity Land Corporation, has indicated that it is the developer and property owner's intention that the 16.5' right-of-way that the Bernhard's claim they have the right to use will be respected by the current and future owner of proposed Lot 4 in the CSM by redesigning the preliminary plat to accurately portray the 16.5' right-of-way and noting the Bernhard's right to use this right-of-way.

Village Surveyor

The Village Surveyor has identified a few technical corrections in a March 26, 2019 memo (copy attached) that will need to be corrected prior to Village Board action on the CSM.

Public Works Department/Village Engineer

No comment.

VILLAGE PLANNER RECOMMENDATION:

Certified Survey Map (CSM)

APPROVE the 4-lot Certified Survey Map (CSM) for the 144.8-acre Briscoe Development & Management Inc. property subject to the following conditions:

1. The CSM shall be revised to reflect the Village Surveyor comments contained in the March 26, 2019 review memo prior to recording the CSM.

Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: March 26, 2019

Re: Briscoe-Wrenwood CSM

Jeff,

Here are my review comments for the CSM received 3-1-2019.

Certified Survey Map

Applicant or Owner: Briscoe Development and Developers Group, LLC
Land Surveyor/Firm: Deborah Joers, PLS, Trio Engineering LLC

1. A notary signature block is required for all signatures including Certificate of Mortgagee, Village approvals and Owner's Certificate. Please add the signature blocks as needed.

2. Ad a note on Sheet 4 who benefits from the access easement/ R/W 16.5' strip along the east line of Lot 4

3. Add a Certificate of Mortgagee to the document. If the property does not contain mortgage, then a letter from the lender stating the land is mortgage free will be fine.

4. Denote monument for the Center of Section 23, T9N, R20E as found or set and material type. Sheet 4 of 9

5. Change the following note on all map sheets:

   "25' Wetland Buffer" to 25' Wetland Setback.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the original document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

This includes the CADD file.

Any documents or digital files not submitted by the due date or contain outstanding technical review comments that have not be addressed, will be moved to the next scheduled Village Board meeting agenda.

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 or Subdivision Plat, 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 or Final Subdivision Plat, 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 [illegible] Date 3/15/19

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

Carity Land Corp.
12720 W. North Ave.
Brookfield, WI 53005

Phone (262) 785-1968
Fax (262) 785-1949
E-Mail carityland@sbcglobal.net

PROPERTY OWNER

Briscoe Development & Management, Inc.
AND Developers Group, LLC
250 Executive Dr. Suite 301
Brookfield, WI 53005
Phone (414) 861-1988
c/o Michael S. Briscoe

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
W140 N11383 Country Aire Drive, Germantown, WI 53022	234990, 234993, 233981

231998, 232998, 232989

3 PURPOSE OF LAND SPLIT

To facilitate a Phase Development	Will the land split require rezoning? NO	
	From	To

4 READ AND INITIAL THE FOLLOWING:

WL 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.

WL 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.

WL 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.

WL 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!

Will Carity
Applicant Date

Owner 2/14/2019
Owner Date

CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4, AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LOT 1 DETAIL SHEET

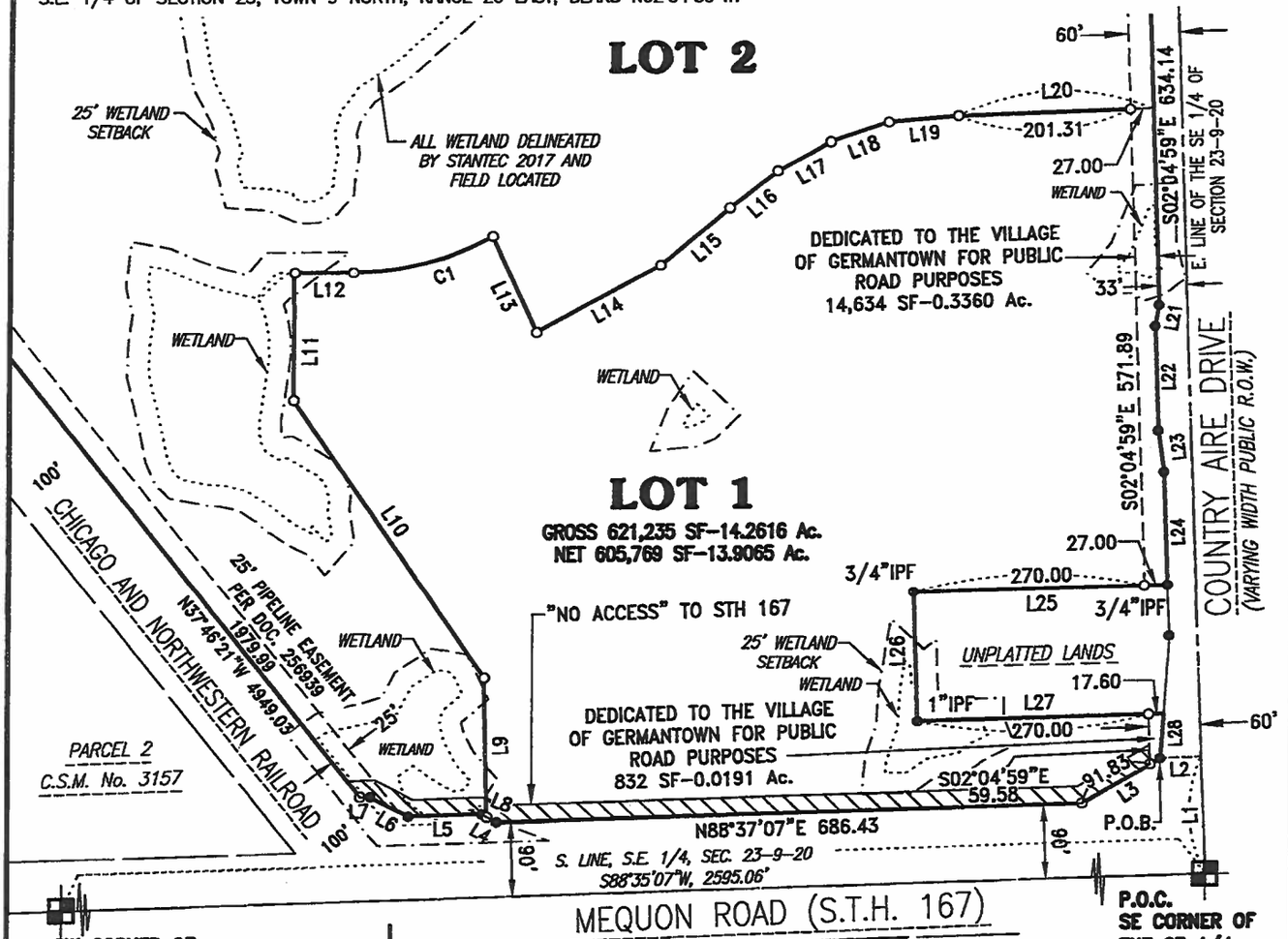
RECEIVED
APR 02 2019
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

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

OWNERS:
BRISCOE DEVELOPMENT & MANAGEMENT, INC
250 S. EXECUTIVE DR. STE 301
BROOKFIELD, WI 53005
PHONE: 262-821-0472

DEVELOPERS GROUP, LLC
250 S. EXECUTIVE DR. STE 301
BROOKFIELD, WI 53005

NOTES:
ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD-27), IN WHICH THE EAST LINE OF THE S.E. 1/4 OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, BEARS N02°04'59"W.



SW CORNER OF THE SE 1/4 SEC. 23-9-20
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE
FND. CONC. MON. w/BRASS CAP
N-450,829.88
E-2,508,185.26

P.O.C. SE CORNER OF THE SE 1/4 SEC. 23-9-20
WIS. STATE PLANE COORD. SYSTEM-SOUTH ZONE
FND. CONC. MON. w/BRASS CAP
N-450,893.94
E-2,510,779.26

NORTH

SCALE: 1"= 200'

0 100 200

WISCONSIN
DEBORAH L. JOERS
S-2132
HARTFORD
WI
LAND SURVEYOR
4/1/19

LEGEND:
- ■ – INDICATES Section Corner-6"x6"x36" Concrete Monument w/Washington County Brass Cap (unless otherwise noted)
- ○ – INDICATES "Set" 0.750" O.D. X 18" long reinforcing bar weighing 1.502 lbs. per lineal foot.
- ● – INDICATES "Found" 3/4" REBAR, unless noted otherwise.
- IPF – INDICATES "Iron Pipe Found"

▨ – INDICATES "NO ACCESS" TO S.T.H. 167 PER WisDOT

DRAFTED THIS 1ST DAY OF APRIL, 2019
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

JOB NO. 17-037-953-01
SHEET 1 OF 10

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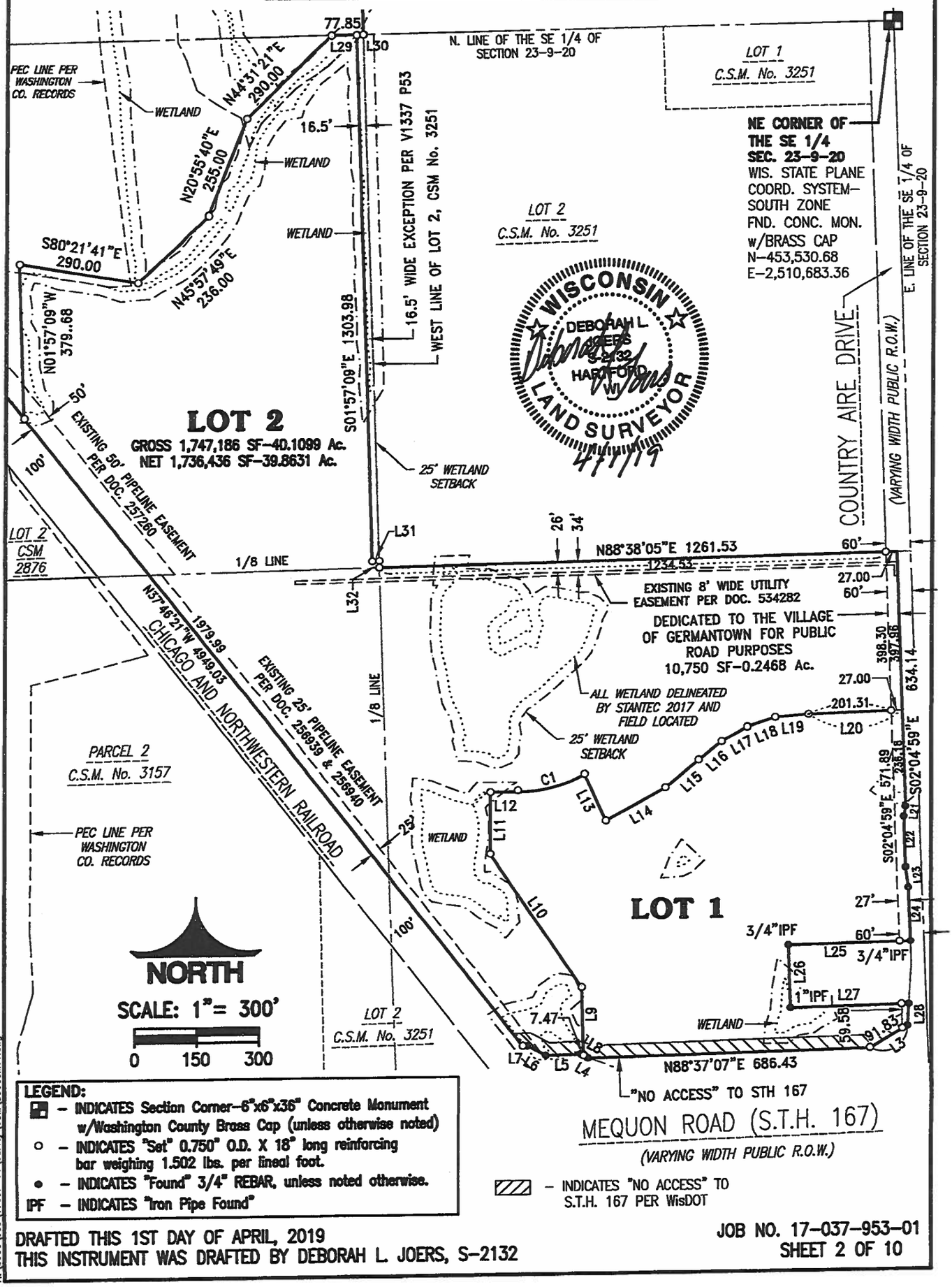
CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LOT 2 DETAIL SHEET



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

JOB NO. 17-037-953-01
SHEET 2 OF 10

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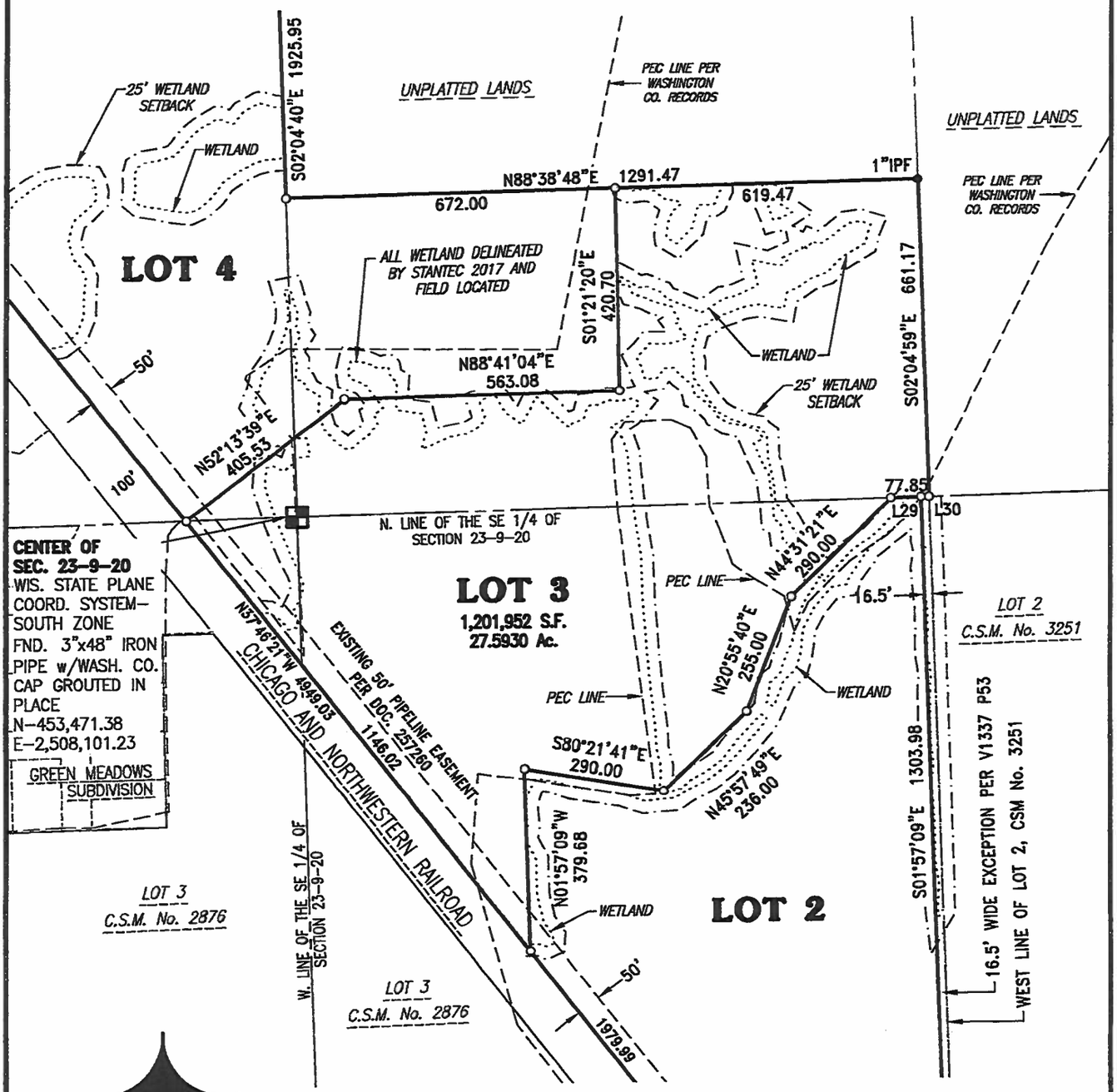
CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LOT 3 DETAIL SHEET



NORTH

SCALE: 1"= 300'

0 150 300

LEGEND:

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- • – INDICATES "Found" 3/4" REBAR, unless noted otherwise.
- IPF – INDICATES "Iron Pipe Found"

WISCONSIN DEBORAH L. JOERS S-2132 HARTFORD, WI LAND SURVEYOR

DRAFTED THIS 1ST DAY OF APRIL, 2019
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

JOB NO. 17-037-953-01
SHEET 3 OF 10

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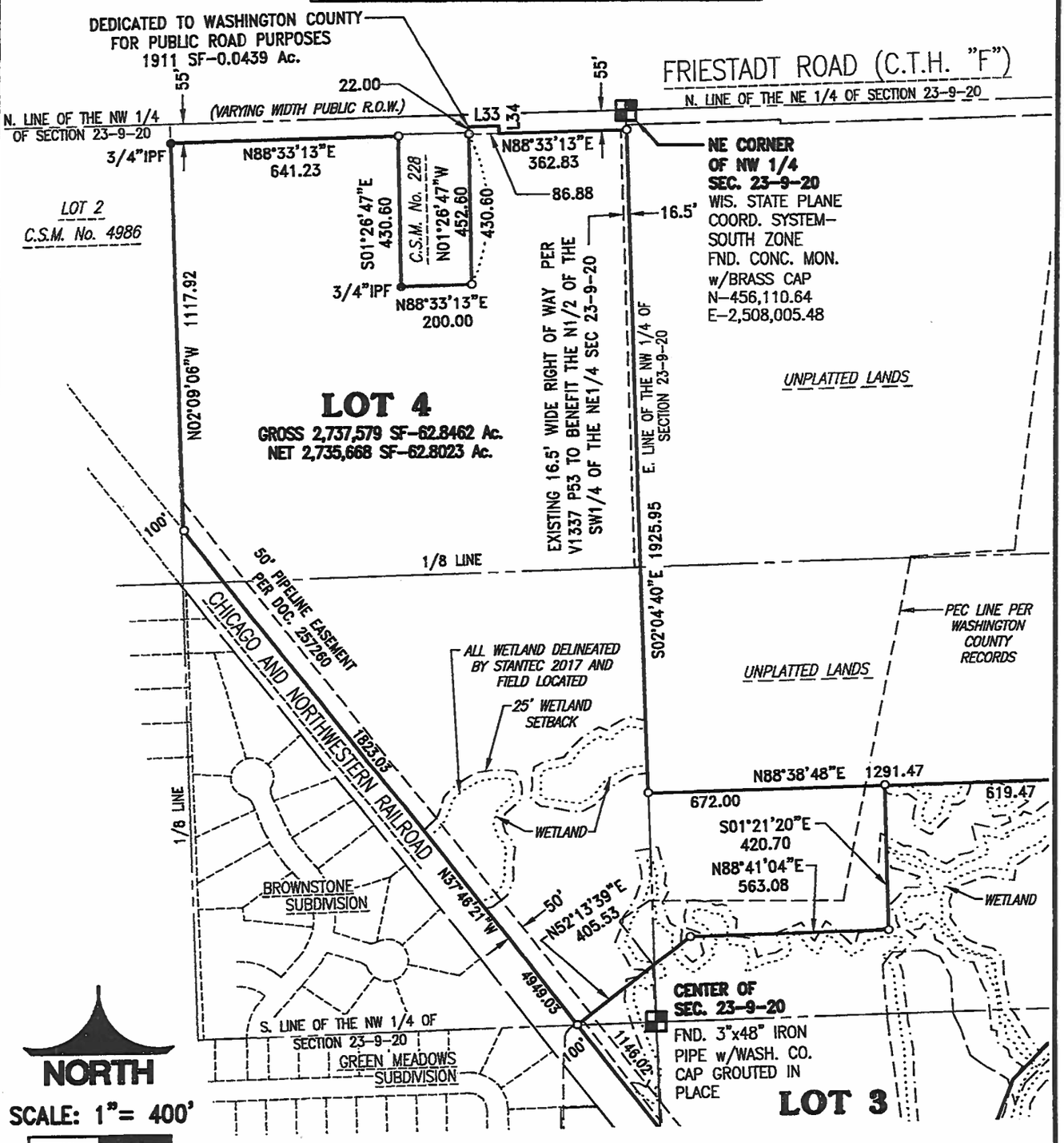
CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LOT 4 DETAIL SHEET



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WISCONSIN
DEBORAH L. JOERS
S-2132
HARTFORD, WI
LAND SURVEYOR
4/1/19

DRAFTED THIS 1ST DAY OF APRIL, 2019
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JOB NO. 17–037–953–01
SHEET 4 OF 10

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CERTIFIED SURVEY MAP NO. _____

BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LINE TABLE:

Line #	BEARING	LENGTH
L1	N02°04'59"W	142.05'
L2	S87°55'01"W	47.65'
L3	S59°29'11"W	105.87'
L4	N61°44'25"W	20.20'
L5	S88°35'07"W	85.00'
L6	N61°44'25"W	50.50'
L7	S88°35'07"W	11.75'
L8	N61°44'25"W	12.73'
L9	N01°24'57"W	166.80'
L10	N33°52'26"W	401.05'
L11	N00°02'23"W	152.71'
L12	N89°57'37"E	68.21'
L13	S24°11'31"E	126.71'
L14	N61°03'41"E	165.79'
L15	N49°52'44"E	105.52'
L16	N52°16'45"E	70.83'
L17	N60°29'54"E	71.29'
L18	N70°57'00"E	71.62'
L19	N85°15'25"E	81.33'
L20	N87°55'05"E	228.31'

LINE TABLE:

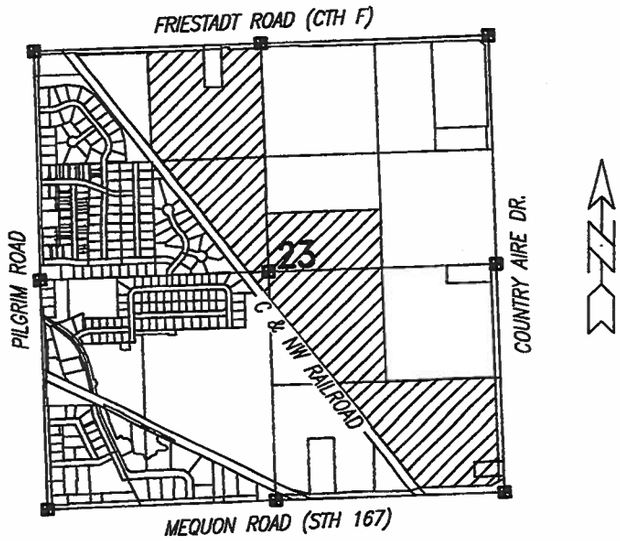
Line #	BEARING	LENGTH
L21	S09°13'37"W	25.50'
L22	S02°04'59"E	125.00'
L23	S07°47'37"E	50.25'
L24	S02°04'59"E	136.08'
L25	S88°42'01"W	297.00'
L26	S02°04'59"E	155.00'
L27	N88°42'01"E	287.60'
L28	S03°37'21"W	52.91'

LINE TABLE:

Line #	BEARING	LENGTH
L29	N88°41'04"E	61.35'
L30	S88°41'04"W	16.50'
L31	N88°38'05"E	16.50'
L32	S01°57'09"E	16.50'
L33	N88°33'13"E	86.88'
L34	S01°26'47"E	22.00'

CURVE TABLE:

NO.	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	330.00	29°22'05"	169.15	167.30	N75°16'34.5"E	N89°57'37"E	N60°35'32"E



LOCALITY MAP:
SECTION 23,
T. 9 N., R. 20 E.
SCALE: 1"=2000'

WISCONSIN
DEBORAH L. JOERS
S-2132
HARTFORD, WI
LAND SURVEYOR
4/1/19

DRAFTED THIS 1ST DAY OF APRIL, 2019
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

JOB NO. 17-037-953-01
SHEET 5 OF 10

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*CERTIFIED SURVEY MAP NO.*_____

BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) ss
COUNTY OF WASHINGTON)

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

That I have surveyed, divided and mapped a part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northeast 1/4 and the East Half of the Northwest 1/4 of Section 23, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, now being more particularly bounded and described as follows:

Commencing at the Southeast corner of said Southeast 1/4 of said Section 23; Thence North 02°04'59" West along the East line of said Southeast 1/4 Section, 142.05 feet; Thence South 87°55'01" West, 47.65 feet to a point at the intersection of the West Right-of-Way line of "Country Aire Drive" and the North Right-of-Way Line of "Mequon Road" (S.T.H. "167") which is the place of beginning of lands hereinafter described;

Thence South 59°29'11" West along said North Right-of-Way line, 105.87 feet to a point; Thence South 88°35'07" West along said North Right-of-Way line, 686.43 feet to a point; Thence North 61°44'25" West along said North Right-of-Way line, 20.20 feet to a point; Thence South 88°35'07" West along said North Right-of-Way line, 85.00 feet to a point; Thence North 61°44'25" West along said North Right-of-Way line, 50.50 feet to a point; Thence South 88°35'07" West along said North Right-of-Way line, 11.75 feet to a point on the East Right-of-Way line of "Chicago and Northwestern Railroad"; Thence North 37°46'21" West along said East Right-of-Way line, 4949.03 feet to the Southeast corner of Lot 2, Certified Survey Map No. 4986; Thence North 02°09'06" West along the East line of said Lot 2, 1117.92 feet to a point on the South Right-of-Way line of "Friestadt Road" (C.T.H. "F"); Thence North 88°33'13" East along said South Right-of-Way line, 641.23 feet to a point on the West line of Certified Survey Map No. 228; Thence South 01°26'47" East along said West line, 430.60 feet to the Southwest corner of said Certified Survey Map No. 228; Thence North 88°33'13" East along the South line of said Certified Survey Map No. 228, 200.00 feet to the Southeast corner of said Certified Survey Map No. 228; Thence North 01°26'47" West along the East line of said Certified Survey Map No. 228, 452.60 feet to the South Right-of-Way line of "Friestadt Road" (C.T.H. "F"); Thence North 88°33'13" East along said South Right-of-Way line, 86.88 feet to a point; Thence South 01°26'47" East along said South Right-of-Way line, 22.00 feet to a point; Thence North 88°33'13" East along said South Right-of-Way line, 362.83 feet to a point on the East line of the Northwest 1/4 of said Section 23; Thence South 02°04'40" East along said East line, 1925.95 feet to a point on the North line of the South Half of the Southwest 1/4 of the Northeast 1/4 of said Section 23; Thence North 88°38'48" East along said North line, 1291.47 feet to the East line of the South Half of the Southwest 1/4 of the Northeast 1/4 of said Section 23; Thence South 02°04'59" East along said East line, 661.17 feet to a point on the North line of the Southeast 1/4 of said Section 23; Thence South 88°41'04" West along said North line, 16.50 feet to a point; Thence South 01°57'09" East parallel with the East line of the Northwest 1/4 of the Southeast 1/4, 1303.98 feet to a point; Thence North 88°38'05" East, 16.50 feet to a point on the East line of the Northwest 1/4 of the Southeast 1/4; Thence South 01°57'09" East along said East line, 16.50 feet to the North line of the Southeast 1/4 of the Southeast 1/4 of said Section 23; Thence North 88°38'05" East along said North line, 1261.53 feet to a point on the West Right-of-Way line of "County Aire Drive"; Thence South 02°04'59" East along said West Right-of-Way line, 634.14 feet to a point; Thence South 09°13'37" West along said West Right-of-Way line, 25.50 feet to a point; Thence South 02°04'59" East along said West Right-of-Way line, 125.00 feet to a point; Thence South 07°47'37" East along said West Right-of-Way line, 50.25 feet to a point; Thence South 02°04'59" East along said West Right-of-Way line, 136.08 feet to a point; Thence South 88°42'01" West, 297.00 feet to a point; Thence South 02°04'59" East, 155.00 feet to a point; Thence North 88°42'01" East, 287.60 feet to a point on the West Right-of-Way line of "County Aire Drive"; Thence South 03°37'21" West along said West Right-of-Way line, 52.91 feet to the point of beginning of this description.

Said Parcel contains GROSS 6,307,951 Square Feet (or 144.8106 Acres) of land, more or less inclusive of Right-of-Way, and NET 6,279,825 Square Feet (or 144.1649 Acres) of land, more or less exclusive of Right-of-Way.

Drafted this 1st Day of APRIL, 2019
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

Job. No. 17-037-953-01
SHEET 6 OF10

CERTIFIED SURVEY MAP NO._____

BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

That I have made such survey, land consolidation and map by the direction of **BRISCOE DEVELOPMENT & MANAGEMENT, INC** and **DEVELOPERS GROUP, LLC**, owners of said lands.

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

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

Dated this 1st day of April, 2019.

Deborah L. Joers

Deborah L. Joers, P.L.S.
Professional Land Surveyor, S-2132
TRIO ENGINEERING, LLC
12660 West North Ave. Bldg. D
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

OWNER'S CERTIFICATE:

BRISCOE DEVELOPMENT & MANAGEMENT, INC, a Corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, we hereby dedicate that part of Country Aire Drive to the Village of Germantown for public road purposes as represented on Sheet 1 of 9 of this Certified Survey Map and hereby dedicate that part of Friestadt Road (C.T.H. "F") to Washington County for public road purposes as represented on Sheet 4 of 9 of this Certified Survey Map and do 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 _____, 2019.

_____
Michael S. Briscoe, Officer

STATE OF WISCONSIN)
) ss
COUNTY OF WASHINGTON)

Personally, came before me this_____ day of _____, 2019, Michael S. Briscoe, Officer of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be the Representative 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 1st Day of APRIL, 2019
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

Job. No. 17-037-953-01
SHEET 7 OF10

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*CERTIFIED SURVEY MAP NO.*_____

BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE:

DEVELOPERS GROUP, LLC, a Corporation, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owners, we hereby dedicate that part of Country Aire Drive to the Village of Germantown for public road purposes as represented on Sheet 1 of 9 of this Certified Survey Map and hereby dedicate that part of Friestadt Road (C.T.H. "F") to Washington County for public road purposes as represented on Sheet 4 of 9 of this Certified Survey Map and do 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 _____, 2019.

_____
Michael S. Briscoe, Managing Member

STATE OF WISCONSIN)
) ss
COUNTY OF WASHINGTON)

Personally came before me this_____ day of _____, 2019, Michael S. Briscoe, Managing Member of the above named Corporation, to me known to be the person who executed the foregoing instrument, and to me known to be the Representative of said Corporation, and acknowledged that he executed the foregoing instrument as such member as the deed of said Corporation, by its authority.

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

Drafted this 1st Day of APRIL, 2019
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

Job. No. 17-037-953-01
SHEET 8 OF10

CERTIFIED SURVEY MAP NO._____

BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 23, 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 _____, 2019.

_____ _____

Dean Wolter, Chairman Date:

_____ _____

Lori Johnson, Secretary Date:

STATE OF WISCONSIN)
) ss
COUNTY OF WASHINGTON)

Personally came before me this_____ day of _____, 2019, the above named Dean Wolter, and the above named Lori Johnson, to me known to be the persons who represent the Planning Commission for the Village of Germantown, by their authority.

_____

Print Name: _____

Notary Public, _____County, WI

My commission expires: _____

Drafted this 1st Day of APRIL, 2019

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

Job. No. 17-037-953-01

SHEET 9 OF10

CERTIFIED SURVEY MAP NO._____

BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

VILLAGE OF GERMANTOWN BOARD APPROVAL:

This Certified Survey Map, being a part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 and the Northeast 1/4 of the Southwest 1/4 and the Southwest 1/4 of the Northeast 1/4 and the East Half of the Northwest 1/4 of Section 23, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Country Aire Drive for public road purposes as shown on Sheet 1 of 8 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2019.

_____ _____

Dean Wolter, Village President Date:

_____ _____

Deanna Braunschweig, Village Clerk Date:

STATE OF WISCONSIN)
) ss
COUNTY OF WASHINGTON)

Personally came before me this_____ day of _____, 2019, the above named Dean Wolter, and the above named Deanna Braunschweig, to me known to be the persons who represent the Village Board for Germantown, by their authority.

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

Drafted this 1st Day of APRIL, 2019
THIS INSTRUMENT WAS DRAFTED BY DEBORAH L. JOERS, S-2132

Job. No. 17-037-953-01
SHEET 10 OF10

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SITE PLAN APPLICATION

4/8/19 Plan Commission Meeting

Glen at Wrenwood / Neumann Developments Inc.

Village Planner Report **Germantown, Wisconsin**

Summary

Neumann Developments Inc., agent for Briscoe Development & Management Inc., property owner, is seeking approval of Site Development and Building Plans for the development of a 14.26-acre, 44-unit residential condominium community located within the Wrenwood Planned Development District (PDD) bounded by Freistadt Road, Country Aire Drive and Mequon Road.

Property Location: Freistadt Road, Mequon Road & Country Aire Drive

Applicant/
Property Owner:

Bryan Lindgren	Michael Briscoe
Neumann Developments Inc.	Briscoe Development & Mgmt
N27W24025 Paul Ct	250 Executive Drive Ste 301
Pewaukee, WI	Brookfield, WI

Current Zoning: Rm-2: Multi-Family Residential w/ a PDD Overlay (Wrenwood PDD)

Adjacent Land Uses		Zoning
North	Residential	Rs-1
South	Residential/Industrial	Rs-2/M-1
East	Residential/Agricultural	A-1/Rs-2
West	Residential/Agricultural/Industrial	Rs-5/A-1/M-2

Background

In April 2018, Carity Land Corp. and Briscoe Development obtained approval for the Wrenwood Planned Development District (PDD) with specific conditions and restrictions governing use and development adopted by Resolution No. 28-2018 (copy attached). The preliminary subdivision plat was subsequently approved in August 2018.

As shown on the attached Wrenwood General Development Plan (GDP), the residential development was approved for a total of 202 total residential units, including: 142 single-family residential lots and a maximum 60 multi-family condominium units.

The Wrenwood development is comprised of two (2) primary clusters of development bisected by a large environmental corridor through the middle of the property. A total of 95 single-family lots are approved for the north cluster with access (only) to Freistadt Road to the north. The remaining 47 single-family lots and the 60-unit condominium area is approved for the south cluster with access (only) to Country Aire Drive. Access between the north and south residential clusters and throughout the environmental corridor and “central park” area is provided by a pedestrian trail.

Proposal

At this time, Neumann Developments Inc., agent for Briscoe Development & Management Inc., property owner, is seeking approval of Site Development and Building Plans for the development of a 14.26-acre, 44-unit residential condominium community located within the Wrenwood Planned Development District (PDD) bounded by Freistadt Road, Country Aire Drive and Mequon Road. Neumann Developments Inc. is teaming with Cornerstone Communities LLC to develop and manage this condominium community development to be known as “The Glen at Wrenwood”.

As presented in the Site Plan (Sheet C0.02), the development is comprised of fifteen (44) total multi-family condominium units in 2-unit and 4-unit buildings (15 total buildings). A condominium community clubhouse with a small kitchen & bar, rec room w/ vaulted ceilings, outdoor patio area with seating and a built-in grill. A putting green, bocce ball court, paved sidewalk and off-street parking will also be provided.

The buildings will be single-story 2-bedroom/2 bath dwelling units ranging in size from 1719 to 2015 sqft w/ attached 2-car garages, options for a den, deck, patio, sun room with some exposed basements. Exterior materials include: horizontal 6” and shake composite siding, stone veneer, and architectural shingle roof systems.

Access to the condominium community will be provided by a new public street cul-de-sac (Glenwood Court) extending south from the primary street (Wrenwood Drive) connecting to Country Aire Drive and serving the additional single-family lots to the north *(NOTE: Glenwood Court is shown but will be changed prior to recording the CSM because of a street name conflict)*.

The developer has submitted copies of the proposed condominium declarations, condominium association rules, regulations and guidelines, by-laws and buyer disclosure materials for informational purposes (no Village action is required).

Staff Comments

Community /Development Department/Planning & Zoning

The proposed 44-unit condominium community presented in the site development and building plans is consistent with the Wrenwood Planned Development District (PDD).

As a result of Staff's initial review of the site development and building plans submitted, a few incomplete or unresolved items were identified that the Developer has addressed with supplemental information and revised plan sheets submitted on April 5. Staff has not had time to thoroughly review the revised plans and additional information to definitively conclude that the plans are entirely code compliant and contain all of the necessary detail required. With that said, Staff has the opinion that all outstanding items are relatively minor and will not alter the location, size, layout or other characteristics of the proposed site development or buildings, and, can easily be resolved through further consultation between Staff and the Developer.

Consequently, Staff is recommending conditional approval of the site development and building plans subject to all of the outstanding items identified in the following review memo being resolved and reflected in additional information and/or revised plans submitted to Village Staff for further review, comment and approval prior to issuance of any building permits:

- March 25, 2019 memo from Community Development Director, Jeff Retzlaff

Public Works Department/Village Engineer

Similarly, Public Works Department Staff and the Village Engineer have identified a few incomplete or unresolved items in the following review memos that the Developer will need to address prior to signing off on commencing construction

- April 5, 2019 memo from Village Engineer, Eric Nitschke (water & sanitary sewer comments)
- April 5, 2019 memo from Village Engineer, Eric Nitschke (engineering comments)

Staff acknowledges that, in the course of reviewing the Developer's responses and revised plans intended to address staff's initial items and issues, there may be additional questions, items or issues that are identified. The Developer is also responsible for addressing any additional or unresolved items or issues that are identified by Village Staff.

Fire Department

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

1. A Knox box for emergency access shall be installed at the clubhouse in a location approved by the Germantown Fire Department.
2. The street name "Glenwood Court" will have to be changed; Glenwood is street name already used in the Village.

VILLAGE PLANNER RECOMMENDATION:

Site Development & Building Plans

APPROVE the site development and building plans for the development of a 44-unit residential condominium community located within the Wrenwood Planned Development District (PDD) subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following architectural and engineering plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
   a. *Site Plan Sheet C0.02 dated March 1, 2019;*
   b. *Civil Engineering Plans labeled "Wrenwood Single Family Residential Subdivision Site Development Plans" that affect the condominium development prepared by TRIO dated March 1, 2019;*
   c. *Architectural Plans prepared by TDI Associates Inc. dated February 21 & 28, 2019;*
   d. *Common Area Landscape Plan prepared by Garland Alliance dated March 4, 2019*
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 outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to issuance of building permits and/or commencing construction (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS):
   a. *April 5, 2019 memos, Village Engineer, Eric Nitschke*
   b. *March 25, 2019 memo, Community Development Director, Jeff Retzlaff*
4. Construction of the clubhouse shall commence no later than the date an occupancy permit is issued for the 22nd condominium dwelling unit.
5. Uses and activities within the Glen at Wrenwood condominium development shall be consistent with and comply with the conditions & restrictions adopted by the Village for the Wrenwood Planned Development District (PDD).
6. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting) to address the installation of public utilities and improvements including, but not limited to public street improvements, storm water management facilities, master grading plan, erosion control, landscaping & street trees, open space, lighting and signage.

Village of Germantown
...Willkommen

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

March 25, 2019

Bryan Lindgren
Neumann Developments Inc.
N27 W24025 Paul Ct Suite 100
Pewaukee, WI 53072

RE: Wrenwood Condominium Site Plan Application;
Staff Review Comments

Village Staff has reviewed the application and supporting site development & building plans and has identified the following outstanding items/issues that need to be addressed before we can schedule the plans for Plan Commission review/approval. Please provide the requested information, corrections, revisions, etc. as soon as possible. If necessary, Village staff can meet to discuss and clarify specific comments prior to you submitting response and/or revised plans or supplemental information.

Community Development Department

1. While not contained within the condominium parcel, the common area around the wetlands north and south of Wrenwood Drive are required to have pedestrian trails installed pursuant to the General Development Plan adopted for the Wrenwood PDD Zoning District. Detailed landscaping plans indicating said trails were submitted to the Village by the Developer, Carity Land Corp, at the time the Wrenwood PDD was adopted. Since Neumann has submitted detailed "site development plans" for the single-family residential subdivision (plan set dated March 1, 2019) that also contain master grading, drainage, roads and utilities for the condominium development, this comment is provided here. Please respond
2. Detailed landscaping plans for the individual buildings are required.
3. Street trees meeting the Village's requirements need to be installed along Mequon Road and Country Aire Drive, too (not just Wrenwood Drive and Glenwood Court). Minimum planted size ofr all street trees is 3" (vs. 2" proposed). *The Village Forester is reviewing the street tree and other landscaping plans Streets and may provide additional comments and recommendations in a separate review.*
4. The clubhouse elevations don't appear to match the footprint of the building shown on the site plans. Also, what are/will be the "outdoor amenities" installed on the clubhouse parcel?
5. Minimum parking stall size for clubhouse is 180 sqft (vs. 162 sqft proposed).

Village Engineer/Village Surveyor/Public Works

6. Additional comments will be provided by the Village Engineer, Surveyor and Public Works Department. A separate review letter or email will be prepared and sent to you with any additional comments or corrections.

Fire Department

7. Knox box for emergency access is required to be installed at the clubhouse with the specific location coordinated with the Fire Department.
8. Recommend removing the center curbed island from the cul-de-sac on Glenview Court and replace with a paved surface throughout.
9. Need to rename “Glenwood Court” to another street name; Glenwood is a street name already used in the Village.

Village Forester

10. A detailed plant list/table is required that includes plant symbol, quantity of each, genus, species, common name, and size at planting
11. Substitute Skyline Honeylocust for Common Honeylocust
12. Substitute Sentry American Linden for Greenspire Linden
13. Substitute Swamp White Oak for Red Oak
14. Substitute Accolade Hybrid Elm for American Elm
15. Substitute Prairie Maid Crabapple for Prairie Fire Crabapple; more scab resistant

When submitting you plans and additional information, please submit (1) digital plan set and fifteen (15) full-size, (1) reduced-size and (1) digital file plan set to the Community Development Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

Respectfully,

Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator

Engineering Department Memorandum

To : Larry Ratayczak, Public Works Director

From : Eric Nitschke, Village Engineer

Date : April 5, 2019

Re : Development Review for Wrenwood Residential and Condo - Public Works Comments

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Larry,

Included you will find draft review comments pertaining to the Wrenwood Residential and Condo Development. The comments are in addition to staff's review comments.

1. Sanitary comments
    a. Sewer comments attached in separate document.

2. Water comments
    a. Water comments attached in separate document.

3. Engineering comments
    a. While the overall review is for the condominium portion of the development, there is necessarily overlap in the storm water management plan that required review.
    b. Overland flow paths for the 100-year storm event are to be shown on the plans.
    c. Inlet and storm sewer sizing calculations are to be provided for review.
    d. The overall grading plan for Outlot #1 reduces the drainage area to the existing wetlands. One suggestion may be to design for the clubhouse, building 14, building 15, and single-family lot 10 to overland discharge to the existing wetlands in order to assist in maintaining the existing wetland hydrology.
    e. The proposed grading plan and proposed landscape plan are to be combined into one plan set for review.
    f. Due to wetland setbacks, a 20-foot drainage easement is required behind building 15. The drainage easement is currently called out to be 10-feet. The storm sewer pipe in the easement should be adjusted accordingly.
    g. Please provide details for the level spreaders.

h. Please provide details for the storm sewer discharge locations. This should include calculations for specified length and width of rip-rap at the discharge points.
i. Please provide plans and specifications for the proposed biofilter.
j. Please provide more information regarding the proposed roadway design. This would include proposed thicknesses of base and asphalt lifts, type of pavements, etc.
k. A storm water maintenance agreement is to be recorded with Washington County. It is anticipated the storm water maintenance agreement would incorporate the information in Appendix 5 of the storm water management plan.
l. Any pertinent local, state and federal approvals are required prior to start of construction.
m. A full set of scaled plans is to be provided for the next review.

Engineering Department Memorandum

To : Larry Ratayczak, Public Works Director

From : Eric Nitschke, Village Engineer

Date : April 5th, 2019

Re : Development Review for Wrenwood

Larry,

Included you will find draft review comments pertaining to the Wrenwood Subdivision Development on Country Aire Drive. The comments are based on comments provided to you by the Water Department and Sanitary Sewer Department on the water and sanitary sewer.

Water Comments:

1. All water lateral curb stop boxes need to be installed in a 6860 series with Tyler top section gate valve box when the lateral is installed in a driveway.
2. Install a 12" Gate Valve at Sta. 9+31 (C3.02)
3. Valve at Sta. 13+42.0 is listed as 12" Butterfly Valve and should be a 12" Gate Valve. (C3.02)
4. Valve at Sta. 13+48.0 is listed as 12" Butterfly Valve and should be a 12" Gate Valve. (C3.02)
5. Valve at Sta. 27+42.7 is listed as 12" Butterfly Valve and should be a 12" Gate Valve. (C3.03 and C3.04)
6. Valve at Sta. 27+48.9 is listed as 12" Butterfly Valve and should be a 12" Gate Valve. (C3.03 and C3.04)
7. Regarding the lateral for the Clubhouse, please clarify the size of pipe being used as well as that a curb stop is being used.

Sanitary Comments:

1. An outside drop is needed on the North & South side of MH #2. (C3.02)
2. Show 8" connection at MH-#11 at 12' depth on profile view. (C3.03)
3. A sampling manhole needs to be added for Clubhouse if equipped with a kitchen and a pool. (C3.05)
4. MH-#21 needs to be lowered to reduce slop of sewer line to less than 2%. (C3.05)
5. Add 6" air release valve at Sta. 309+00. (C3.07)
6. Shift MH-#10 for better alignment with proposed 6" PVC Sanitary Force Main. (C3.08)

Village of
Germantown
...Willkommen

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

PAID_____ DATE_____

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

Bryan Lindgren
Neumann Developments Inc.
N27W24025 Paul Ct., Pewaukee, WI 53072

Phone (262) 542-9200
E-Mail blindgren@neumanncompanies.com

PROPERTY OWNER

Michael S. Briscoe
Briscoe Development & Management Inc.

Phone (414) 861-1988
E-Mail mike@briscoedev.com

2 PROPERTY ADDRESS

Wrenwood Condos - Glenwood Ct.
lands north & west of Meguon Rd & Country Aire Dr.

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

North	South	East	West
Wrenwood Single Families Residential	Long / Krimm / Meguon Rd LLC Residential	Stahle - Residential	State of WI Railway

4 READ AND INITIAL THE FOLLOWING:

BL I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction. N/A for proposed use

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

BL 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!

2-28-19
Applicant Date

2/29/2019
Owner Date

NEUMANN
DEVELOPMENTS, INC.

March 4, 2019

Re: The Glen at Wrenwood Condominium Community

Dear Plan Commission:

Neumann Developments is excited to be taking over the development and approval requirements for the Wrenwood development in the Village of Germantown. Neumann Developments Inc. has been creating residential subdivisions in South-Eastern and South-Central Wisconsin since the year 2000, and has had the proud distinction to have their communities selected for the Metropolitan Builders Association Parade of Homes in seven of the past nine years and is a past recipient of the MBA Builder of the Year Award. We are proud to have the opportunity to bring another great neighborhood to the Village of Germantown.

As approved, the General Development Plan for Wrenwood allows for up to 60 condo units in 15 buildings. We are proposing a condominium development that includes a total of 44 condo units in a mix of eight duplex condominiums and seven four family condominiums. We are also proposing a clubhouse with outdoor amenities for the exclusive use of condominium owners. The general characteristics of the development are as follows:

- Total Area (lot 1) 12.66 Acres
  (Wetland = 0.2 acres)
- Description 44 unit condominium community (15 buildings: 8 duplex, 7 quad)
- Density 3.47 units/acre
- Open Space 8.1 Acres (64% of site)
- Setbacks (per PDD)
  - Front Yard: = 25'
  - Side Yard: = 25'
  - Rear Yard: = 35'
  - Between Buildings = 25'
  - Country Aire Dr. = 35'
  - Mequon Rd. = 50'

We believe that the documents submitted are consistent with the approved Wrenwood Planned Development District (PDD).

We will be developing the Glen at Wrenwood in conjunction with our condominium building partner Cornerstone Communities. The included floor plans and renderings are representative of the high quality of architecture and appealing floor plans they intend to provide to their future residents.

We appreciate your consideration of this Condominium Site Plan application for the Glen at Wrenwood development and look forward to working in the Village of Germantown.

Sincerely,

Bryan Lindgren
Neumann Developments Inc.

NEUMANN DEVELOPMENTS, INC. * N27 W24025 PAUL CT. SUITE 100 * PEWAUKEE, WI 53072
262-542-9200 * FAX: 262-349-9324 * NEUMANNDEVELOPMENTSINC.COM

FIRST FLOOR PLAN

1/8" = 1'-0"

Garage

515 SF

TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

THE GLEN AT WRENWOOD LLC
GERMANTOWN, WISCONSIN

DEVELOPED BY: CORNERSTONE COMMUNITIES LLC
MANAGED BY: NEUMANN DEVELOPMENTS INC
OFFICE ADDRESS: N27 W 24025 PAUL CT, SUITE 100
PEWAUKEE, WISCONSIN 53072

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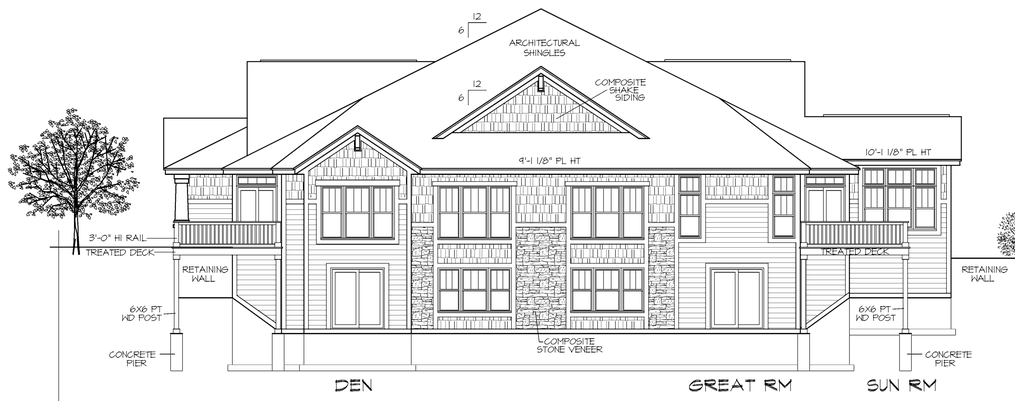
Sheet Title
BUILDING #1
FLOOR PLAN

Issued For:	Date:
REV	-
-	-

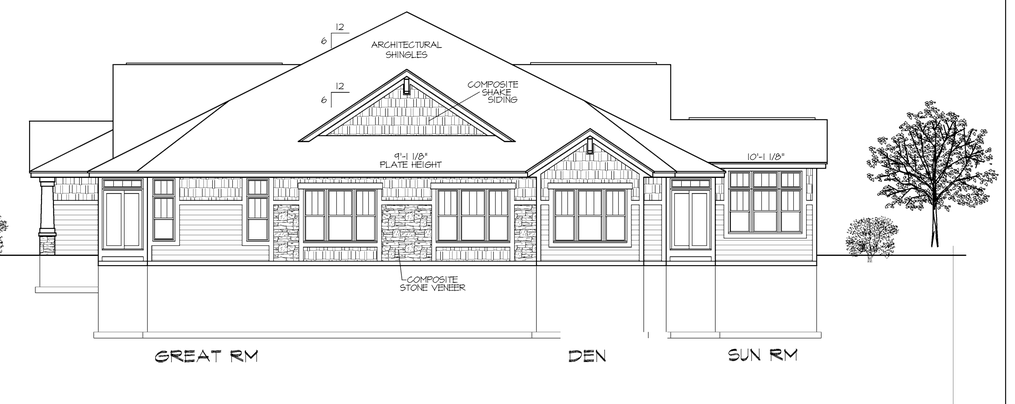
Date:	28 FEB, 2019
Job NO.:	19-117
Drawn By:	LS

Sheet No.

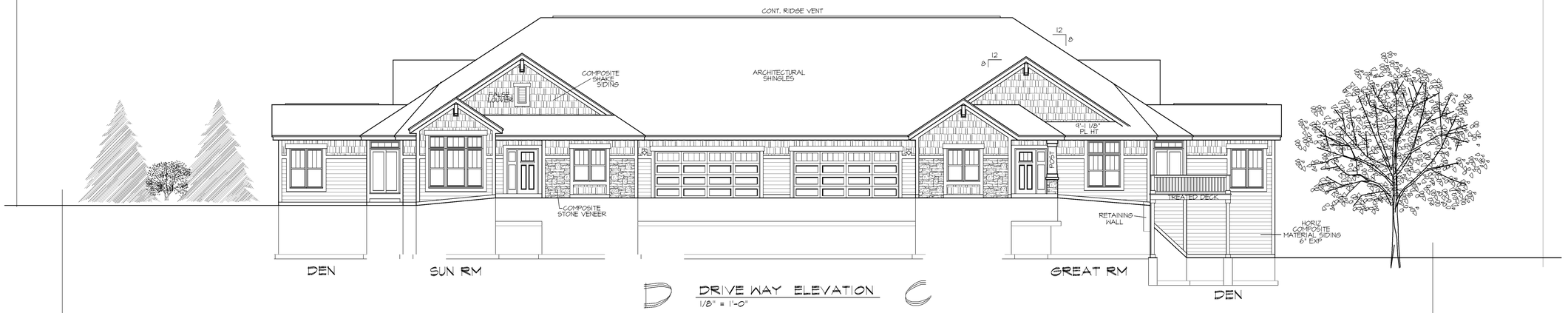
A1.1



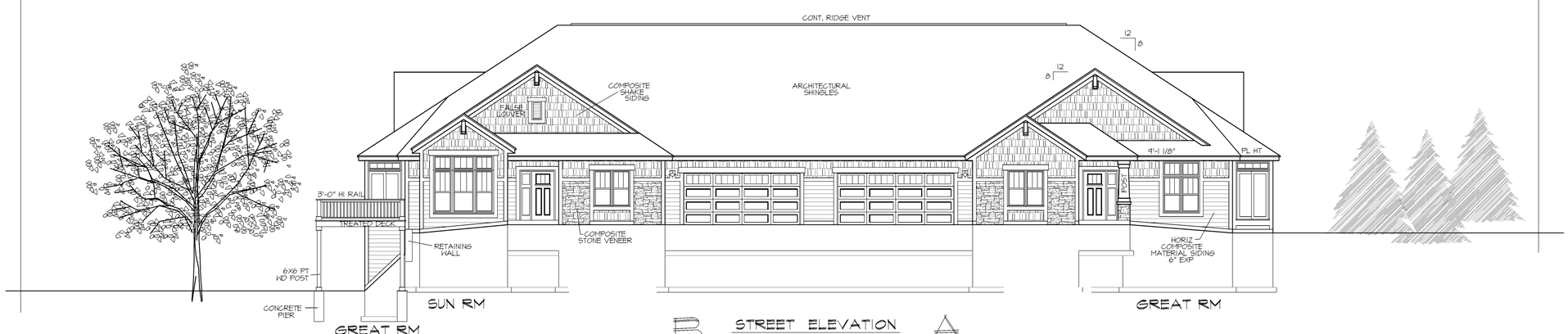
C LEFT ELEVATION B
1/8" = 1'-0"



A RIGHT ELEVATION D
1/8" = 1'-0"



D DRIVE WAY ELEVATION C
1/8" = 1'-0"



B STREET ELEVATION A
1/8" = 1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

THE GLEN AT WRENWOOD LLC
GERMANTOWN, WISCONSIN

DEVELOPED BY: CORNERSTONE COMMUNITIES LLC
MANAGED BY: NEUMANN DEVELOPMENTS INC
OFFICE ADDRESS: N27 W 24025 PAUL CT, SUITE 100
PEWAUKEE, WISCONSIN 53072

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Sheet Title
EXTERIOR ELEVATIONS

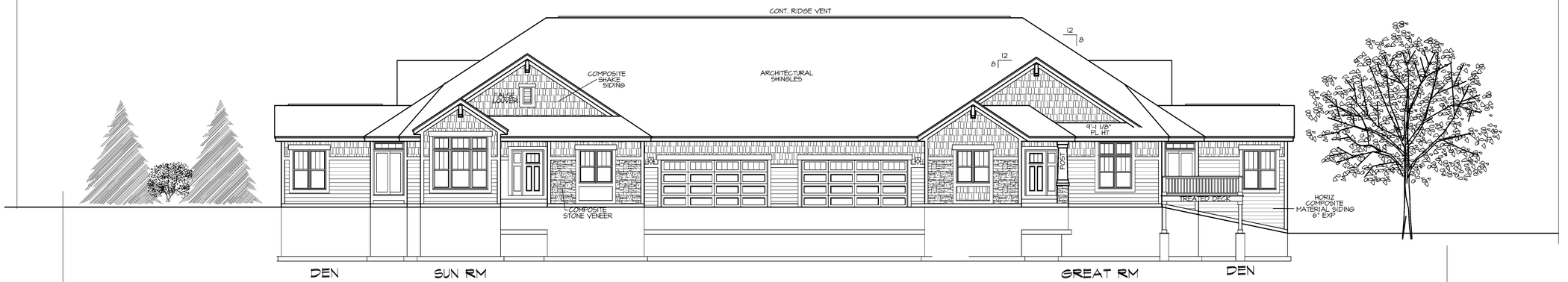
Issued For:	Date:
REV	-

Date:	28 FEB, 2019
Job NO.:	19-117
Drawn By:	LS

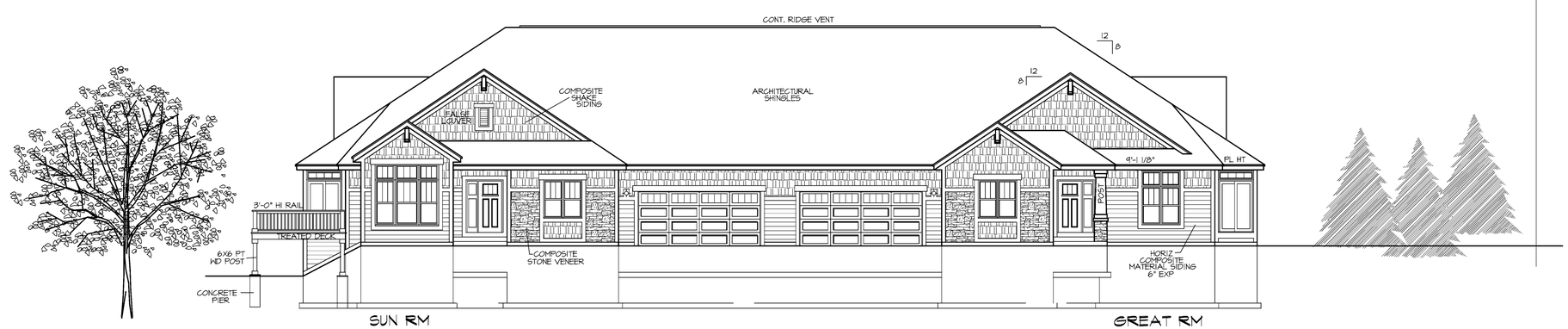
Sheet No.
A2.1

C LEFT ELEVATION B
1/8" = 1'-0"

A RIGHT ELEVATION D
1/8" = 1'-0"



D DRIVE WAY ELEVATION C
1/8" = 1'-0"



B STREET ELEVATION A
1/8" = 1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

THE GLEN AT WRENWOOD LLC
GERMANTOWN, WISCONSIN

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PEWAUKEE, WISCONSIN 53072

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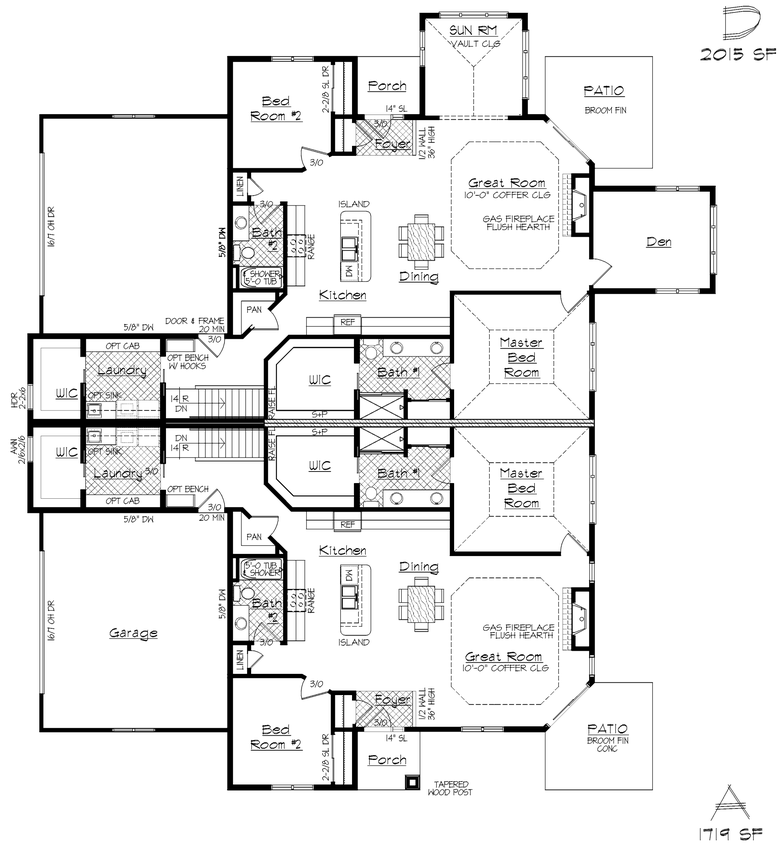
Sheet Title
EXTERIOR ELEVATIONS

Issued For:	Date:
REV	-

Date:	28 FEB, 2019
Job NO.:	19-117
Drawn By:	LS

Sheet No.
A2.1



DUPLEX
FIRST FLOOR PLAN
1/8" = 1'-0"

TDI ASSOCIATES, INC.
ARCHITECTURE, ENGINEERING, PLANNING

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-409-2530 FAX 262-409-2531

THE GLEN AT WRENWOOD LLC
GERMANTOWN, WISCONSIN

DEVELOPED BY: CORNERSTONE COMMUNITIES LLC
MANAGED BY: NEUMANN DEVELOPMENTS INC
OFFICE ADDRESS: N27 W 24025 PAUL CT, SUITE 100
PEWAUKEE, WISCONSIN 53072

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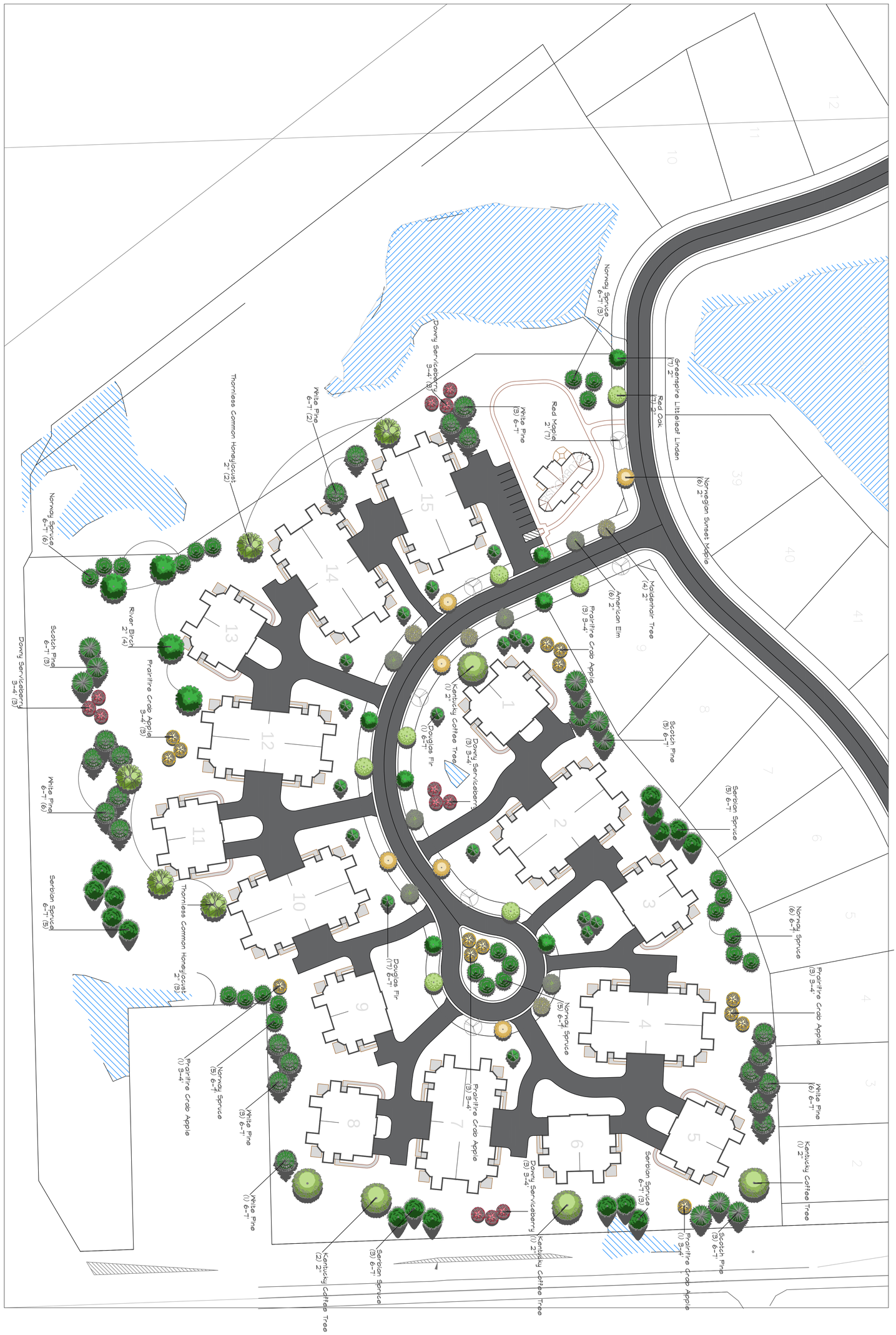
Sheet Title
DUPLEX
FLOOR PLAN

Issued For:	Date:
REV	-
-	-

Date: 28 FEB, 2019
Job NO.: 19-117
Drawn By: LS
Sheet No.
A1.1



REVISIONS:

MARCH 4, 2019

SCALE: 1"=50'

SHEET NUMBER: L1.1

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS

5107 6th Ave.
Milwaukee, WI 53203
(414) 962-1602 tim@gardensbygarland.com

PROPOSED GARDEN DESIGN FOR:

THE GLEN AT WRENWOOD
A CONDOMINIUM COMMUNITY

VILLAGE OF GERMANTOWN,WISCONSIN

TREE EXHIBIT

BEING A PART OF THE SOUTHEAST 1/4, NORTHEAST 1/4, NORTHWEST 1/4, AND THE SOUTHWEST OF SECTION 23, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

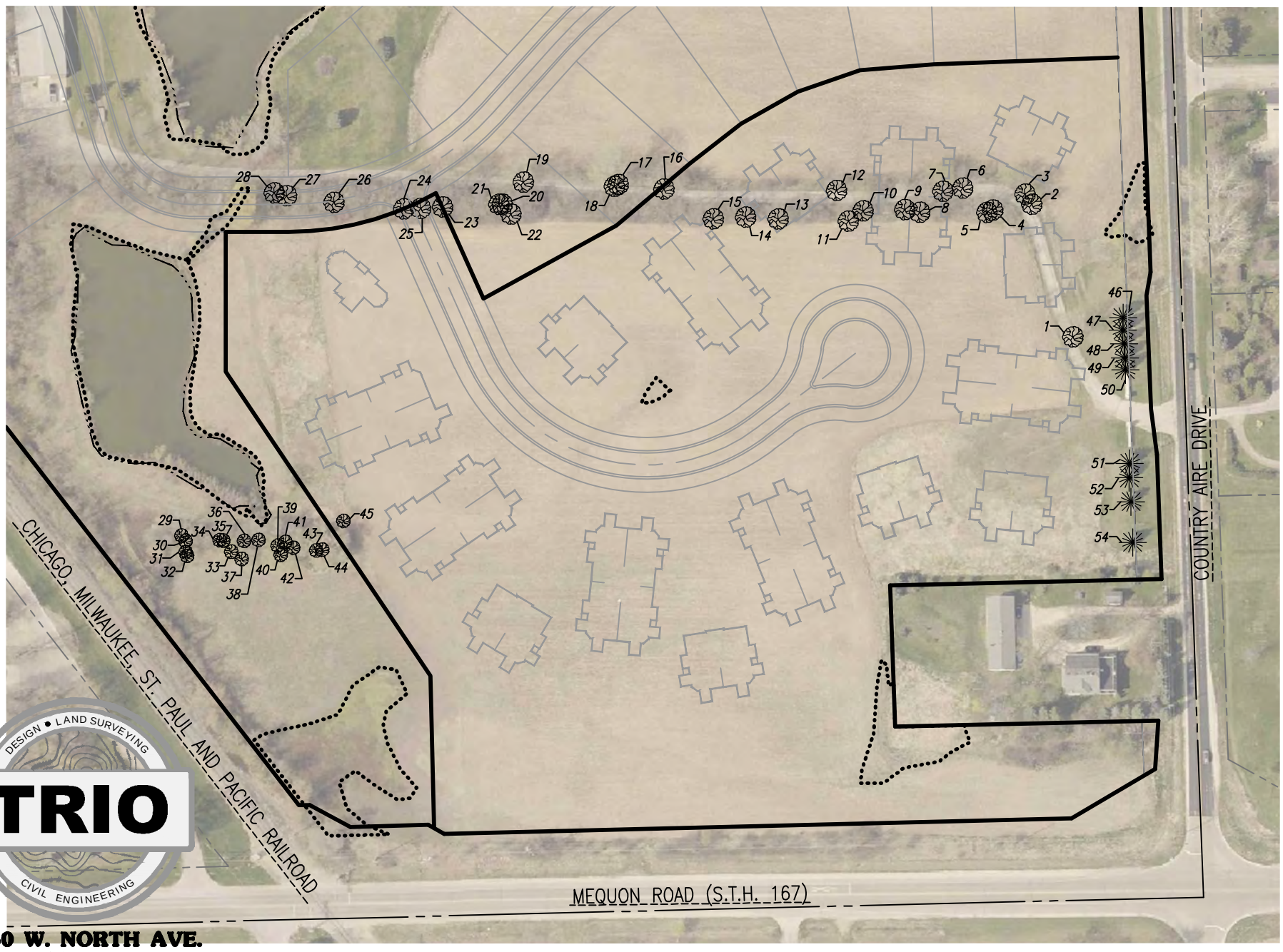
Tag Number	Species	DBH (inches)	
1	White Poplar	20	
2	Box Elder	10	
3	Box Elder	27	Triple 9"
4	Green Ash	12	
5	Green Ash	7.5	
6	Green Ash	12	Twin 6"
7	Box Elder	35	Cluster (5)-7"
8	Green Ash	20	Twin 10"
9	White Poplar	11	
10	Box Elder	16	Twin 8"
11	Slippery Elm	16	Twin 8"
12	Box Elder	8	
13	Mulberry	20	
14	Pin Cherry	12	
15	Slippery Elm	7	
16	Green Ash	12	
17	Slippery Elm	11	
18	White Poplar	28	
19	White Poplar	12	
20	Green Ash	9	
21	Green Ash	7	
22	Green Ash	15	
23	Green Ash	14	
24	White Poplar	16	
25	White Poplar	16	

Tag Number	Species	DBH (inches)	
26	Slippery Elm	11	
27	Basswood	21	Triple 7"
28	Basswood	10	
29	Green Ash	20	Twin 10"
30	Slippery Elm	8	
31	Box Elder	8	
32	Box Elder	9	
33	Box Elder	16	Twin 8"
34	Green Ash	12	
35	Green Ash	7	
36	Green Ash	7	
37	Box Elder	20	Twin 10"
38	Green Ash	14	
39	Box Elder	12	
40	Box Elder	24	Twin 12"
41	Green Ash	12	
42	Box Elder	14	
43	Box Elder	20	
44	Box Elder	10	
45	Box Elder	8	
46-54	Blue Spruce	90	all 10"

NORTH

GRAPHIC SCALE: 1"=150'

0 150 300



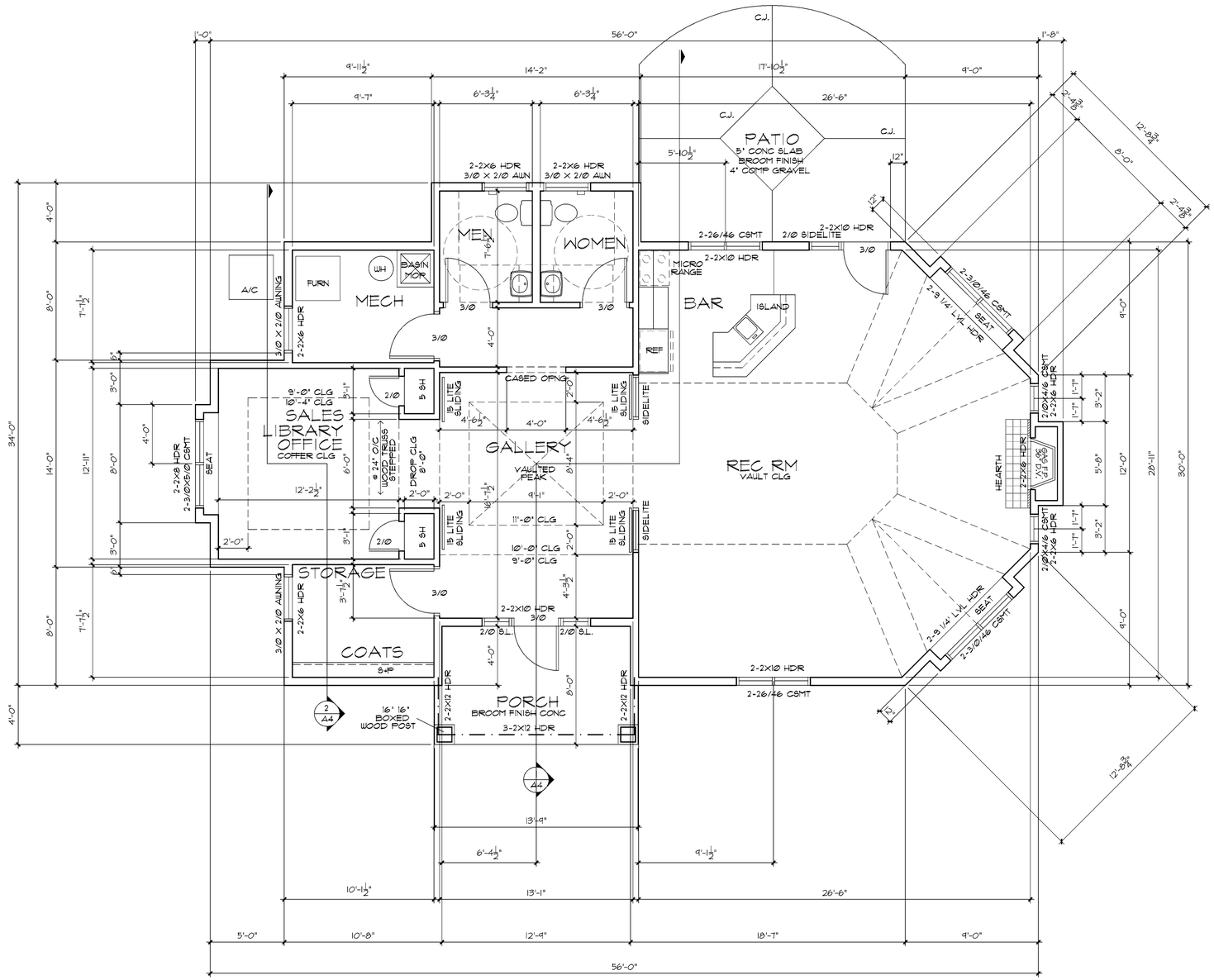
TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING

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

THIS EXHIBIT WAS PREPARED BY TRIO ENGINEERING, LLC.

DATE: 3/4/19
SHEET 1 OF 1

H:\C900\953\17037-01\Survey\ESMT-EXHIBITS\Tree Exhibit.dwg



FLOOR PLAN

2 SCALE: 1/4" = 1'-0" 1524 SF

TOILET RM FINISHES

CEILING : 5/8" MR DRYWALL
WALLS : 1/2" MR DRYWALL
BASE : 4" HIGH VINYL OR TILE BASE
FLOOR : SHEET VINYL OR HARD TILE

TDI ASSOCIATES, INC.
ARCHITECTS, ENGINEERS, PLANNERS

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-437-0400 FAX 262-437-0401

THE GLEN AT WRENWOOD LLC
CLUB HOUSE
GLENWOOD COURT
GERMANTOWN , WISCONSIN

DEVELOPED BY: CORNERSTONE COMMUNITIES LLC
MANAGED BY: NEUMANN DEVELOPMENTS INC
OFFICE ADDRESS: N 27 W24025 PAUL CT SUITE 100
PEWAUKEE, WISCONSIN

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Sheet Title
CLUBHOUSE
FLOOR PLAN

Revisions
REVISION -

Issued Date:

Date: 21 FEB,2019

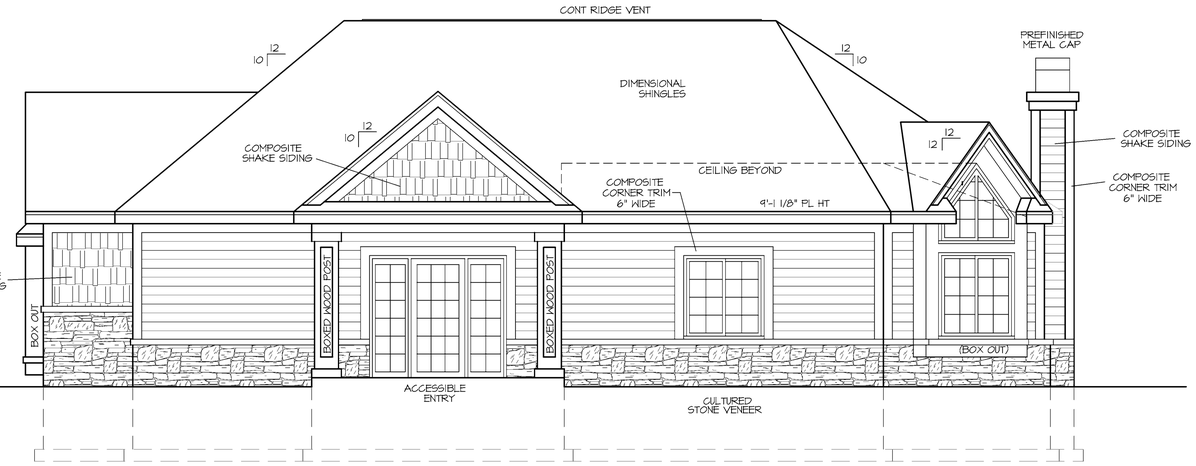
Job NO.: 19-117

Drawn By: LS

Sheet No.
A3

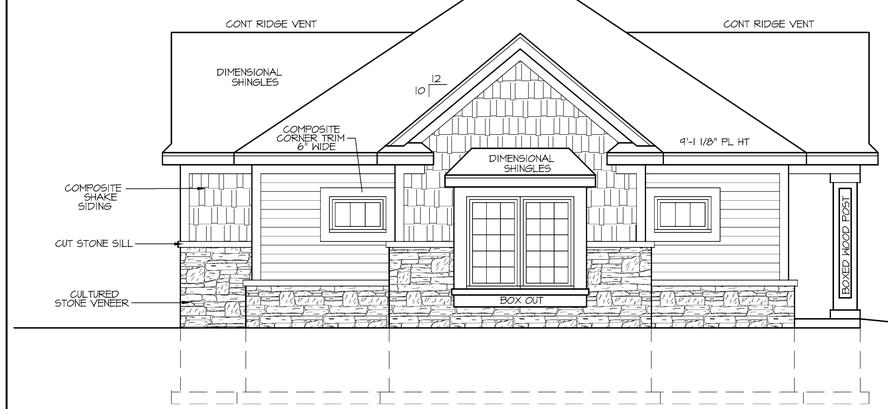
2 RIGHT ELEVATION

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



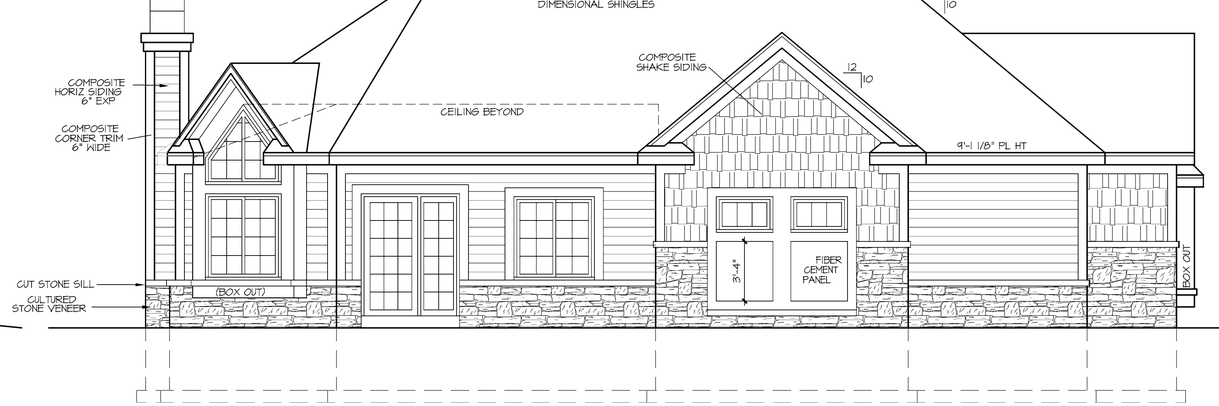
FRONT ELEVATION

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



LEFT ELEVATION

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



2 REAR ELEVATION

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

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ARCHITECTS, ENGINEERS, PLANNERS

N8 W22350 JOHNSON DRIVE, SUITE B4
WAUKESHA, WISCONSIN 53186
PHONE 262-437-0400 FAX 262-437-0401

THE GLEN AT CLUB HOUSE
GLENWOOD COURT , WISCONSIN
GERMANTOWN

DEVELOPED BY: CORNERSTONE COMMUNITIES LLC
MANAGED BY: NEUMANN DEVELOPMENTS INC
OFFICE ADDRESS: N 27 W24025 PAUL CT SUITE 100
PEWAUKEE, WISCONSIN

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Sheet Title
CLUB HOUSE ELEVATIONS

Revisions
REVISION -

Issued Date:

Date: 21 FEB,2019

Job NO.: 19-117

Drawn By: LS

Sheet No.
A1

EX. BUILDING

WETLAND

ALL WETLAND DELINEATED BY NATURAL RESOURCES, INC. AND FIELD LOCATED JUNE 2003

EXISTING TREELINE

EXISTING DRIVEWAY

L12 C1 L13 L14 L15 L16 L17 L18 L19 L20

60'

201.31

27.00

S02°04'59"E 634.14

EXISTING TREELINE

WETLAND

EXISTING DRIVEWAY

L11

WETLAND

WETLAND

33'

S02°04'59"E 571.89

L21

EXISTING DRIVEWAY

L22

L23

COUNTRY AIRE DRIVE

L10

DEDICATED TO THE VILLAGE OF GERMANTOWN FOR PUBLIC ROAD PURPOSES 14,634 SF–0.3360 Ac.

L24

27.00

270.00

3/4"IPF

L25

3/4"IPF

25' PIPELINE EASEMENT PER DOC. 256939

CHICAGO & NORTHWESTERN RAILROAD

N37°46'21"W 1979.99 4949.03

EXISTING TREELINE

RICHARD STAHLE
PO BOX 242222
MILWAUKEE, WI 53224

EX. BUILDING

L26

EX. BUILDING

17.60

1"IPF

L27

270.00

60'

WETLAND

L9

DEDICATED TO THE VILLAGE OF GERMANTOWN FOR PUBLIC ROAD PURPOSES 832 SF–0.0191 Ac.

L28

S02°04'59"E 59.58

91.83

L3

L2

25'

L7 L6 L5 L4 L8

N88°37'07"E 686.43

P.O.B.

100'

90'

90'

L1

E. LINE OF THE SE 1/4 OF SECTION 23-9-20

EXISTING CULVERT

MEQUON ROAD

S. LINE, S.E. 1/4, SEC. 23-9-20
S88°35'07"W, 2595.06'

P.O.C.
SE CORNER OF THE SE 1/4
SEC. 23-9-20
WIS. STATE PLANE COORD. SYSTEM–SOUTH ZONE
FND. CONC. MON. w/BRASS CAP
N–450,893.94
E–2,510,779.26

0 25 50 100

LINE TABLE:

Line #	BEARING	LENGTH
L1	N02°04'59"W	142.05'
L2	S87°55'01"W	47.65'
L3	S59°29'11"W	105.87'
L4	N61°44'25"W	20.20'
L5	S88°35'07"W	85.00'
L6	N61°44'25"W	50.50'
L7	S88°35'07"W	11.75'
L8	N61°44'25"W	12.73'
L9	N01°24'57"W	166.80'
L10	N33°52'26"W	401.05'
L11	N00°02'23"W	152.71'
L12	N89°57'37"E	68.21'
L13	S24°11'31"E	126.71'
L14	N61°03'41"E	165.79'
L15	N49°52'44"E	105.52'
L16	N52°16'45"E	70.83'
L17	N60°29'54"E	71.29'
L18	N70°57'00"E	71.62'
L19	N85°15'25"E	81.33'
L20	N87°55'05"E	228.31'

Existing Site Plan

The Glen at Wrenwood - A Condominium Community

Village of Germantown, Wisconsin

H:\C900\953\17037-01\CONSTRUCTION PLANS\CIVIL_WRENWOOD_SITE PLAN-22X34.DWG

WISCONSIN
JOSHUA D. PUDELKO
E–39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING • CIVIL ENGINEERING
12660 W. NORTH AVE, BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
WRENWOOD
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF GERMANTOWN, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
3/1/2019	VILLAGE SUBMITTAL
4/4/2019	CONDO UPDATES

DATE:
APRIL 4, 2019

JOB NUMBER:
17037

DESCRIPTION:
EXISTING SITE PLAN

SHEET
C0.01

DEVELOPMENT SUMMARY

Total Area (Lot 1):	551,523 s.f. (12.66 acres)
Wetland (Lot 1):	8712 s.f. (0.20 acres) (2% of Lot 1)
Total Impervious Area (Lot 1):	188,673 s.f. (4.33 acres) (34% of Lot 1)
Total Open Space Area (Lot 1):	354,138 s.f (8.13 acres) (64% of Lot 1)
Description:	44 unit (15 buildings) Condominium Community
Density:	3.47 units/acre

Setbacks (per PDD):		
Front Yard:	=	25'
Side Yard:	=	25'
Rear Yard:	=	35'
Building - Building:	=	25'
Country Aire Dr:	=	35'
Mequon Rd:	=	50'

Proposed Site Plan

The Glen at Wrenwood - A Condominium Community

Village of Germantown, Wisconsin

WISCONSIN
JOSHUA D. PUDELKO
E-39420
WAUWATOSA, WI
PROFESSIONAL ENGINEER

TRIO
DESIGN • LAND SURVEYING
CIVIL ENGINEERING
12660 W. NORTH AVE, BLDG D
BROOKFIELD, WI 53005
PHONE: (262) 790-1480
FAX: (262) 790-1481
EMAIL: jpudelko@trioeng.com

PROJECT:
WRENWOOD
SINGLE FAMILY RESIDENTIAL SUBDIVISION
VILLAGE OF GERMANTOWN, WISCONSIN
BY: NEUMANN DEVELOPMENTS, INC.
N27W24025 PAUL COURT, SUITE 100
PEWAUKEE, WI 53072

REVISION HISTORY

DATE	DESCRIPTION
3/1/2019	VILLAGE SUBMITTAL
4/4/2019	CONDO UPDATES

DATE: APRIL 4, 2019

JOB NUMBER: 17037

DESCRIPTION: PROPOSED SITE PLAN

SHEET C0.02

H:\C900\953\17037-01\CONSTRUCTION PLANS\CIVIL_WRENWOOD_SITE PLAN-22X34.DWG

1-Seven Sons Flower
5-Ruby Slippers Hydrangea
4-Everlow Yew
1-American Hazelnut
3-Cool Splash False Honeysuckle
1-Northern Bayberry
2-Russian Cypress
3-Everlow Yew
1-Pagoda Dogwood
3-Ruby Spice Clethra
3-Green Velvet Boxwood
18-Tufted Hair Grass
5-Blue Sergent Juniper
1-Golden Glory Cornelian Cherry
1-Vernal Witch Hazel
SHREDDED HARDWOOD MULCH BEDS-
2" DEPTH (TYP FOR ALL BEDS)
ANNUALS
BY OWNER
3-Cool Splash False Honeysuckle
5-Blue Zinger Sedge
18-Northern Sea Oats
1-Shawnee Brave Bald Cypress
10
18-Little Bluestem Grass
1-Quick Fire Hydrangea
3-Green Velvet Boxwood
18-Side Oats Grama
1-Ball O'Fire Musclewood
5-Low Scape Chokeberry
1-Lacebark Pine
3-Blue Sergent Juniper
1-Blue Mound Stone Pine
1-Royal Purple Smoke Tree
1-Sugar n' Spice Viburnum
ANNUALS
BY OWNER
3-Russian Cypress
3-Wine & Roses Weigela
6-Autumn Fire Sedum
3-Low Scape Chokeberry
3-Green Mountain Boxwood
9-Frosty Morn Sedum
1-Common Witch Hazel
3-Hansa Rose
4-Blue Zinger Sedge
3-Bergeson's Compact Dogwood
1-Cypress Spruce
NORTH

A-64 Blue Zinger Sedge
B-96 Pennsylvania Sedge
C-60 Blue Zinger Sedge
D-64 Blue Zinger Carex
E-64 Pennsylvania Sedge
F- 128 Pennsylvania Sedge
G- 64 Blue Zinger Sedge

TYPICAL FOUR UNIT CONDO PLANTING

PROPOSED GARDEN DESIGN FOR:

THE GLEN AT WRENWOOD
A CONDOMINIUM COMMUNITY

VILLAGE OF GERMANTOWN, WISCONSIN

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS
5107 6th Ave.
Milwaukee, WI 53203
(414) 962-1602 tim@gardensbygarland.com

REVISIONS:
MARCH 4, 2019
MARCH 7, 2019

SCALE: 1"=10'

SHEET NUMBER: L1.1

TYPICAL TWO UNIT CONDO PLANTING

PROPOSED GARDEN DESIGN FOR:

THE GLEN AT WRENWOOD
A CONDOMINIUM COMMUNITY

VILLAGE OF GERMANTOWN,WISCONSIN

GARLAND ALLIANCE
LANDSCAPE ARCHITECTS
5107 6th Ave.
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REVISIONS:
MARCH 4, 2019
MARCH 7, 2019

SCALE: 1"=10'

SHEET NUMBER: L1.1

SIGN REVIEW

4/8/19 Plan Commission Meeting

Appleton Sign Co / ZPG Development LLC / Briggs & Stratton Corp.

Village Planner Report **Germantown, Wisconsin**

Summary

Appleton Sign Co, agent for ZPG Development LLC and the Briggs & Stratton Corporation, is requesting approval for monument and wall signage for the 706,000 sqft distribution/warehouse facility in the Gateway Corporate Park.

Location: W210 N12800 Gateway Crossing
(Holy Hill Road ¼-mile east of US41)

Agent/
Property Owners:

Monica Schneider	Jason Lueders
Appleton Sign Co	ZPG Development LLC
2400 Holly Rd	710 N. Plankinton Ave
Neenah, WI	Milwaukee, WI

Zoning: M-1: Limited Industrial

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

Background/Proposal

In July 2018, the Plan Commission approved site development and building plans for a new 706,000 sqft Briggs & Stratton Corporation warehouse/distribution facility located on a 39.2-acre parcel in the new 146.5-acre Germantown Gateway Corporate Park.

At this time, Appleton Sign Company, agent for ZPG Development LLC and the Briggs & Stratton Corporation, is requesting approval for the following monument and wall signage for the facility:

Monument Signs (3)

- 8' x 8' (64 sqft) single-sided, internally-illuminated aluminum cabinet w/ Lexan face & vinyl graphics w/ white "block out" face mounted on a masonry base w/ address coordinates located at the southwest corner of the site near the Gateway Crossing @ Holy Hill Road intersection;
- 8' x 6' (48 sqft per side; 96 sqft total) "VISITORS ENTRANCE" double-sided, internally-illuminated aluminum cabinet w/ Lexan face & vinyl graphics w/ white "block out" face mounted on a masonry base w/ address coordinates located at the main driveway visitor entrance on Gateway Crossing;
- 8' x 6' (48 sqft per side; 96 sqft total) "SHIPPING & RECEIVING" double-sided, internally-illuminated aluminum cabinet w/ Lexan face & vinyl graphics w/ white "block out" face mounted on a masonry base w/ address coordinates located at the shipping & receiving driveway entrance on Holy Hill Road east of Gateway Crossing

Wall Signs (2)

- 14'8" x 24' (352 total sqft) wall sign comprised of an internally-illuminated cabinet w/ vinyl graphics and channel-mounted lettering and logo mounted on the south elevation at the southwest corner of the building facing Holy Hill Road;
- 12'1" x 20' (242 total sqft) wall sign comprised of an internally-illuminated cabinet w/ vinyl graphics and channel-mounted lettering and logo mounted on the west elevation of the building facing Gateway Crossing

Staff Comments

The proposed monument signs meet the Village's sign requirements for a permanent monument sign except for details on the required landscaping around the VISITORS ENTRANCE monument sign base. Landscaping plans for the two other monument signs were included in the site development plans for the building approved last year. The VISITORS ENTRANCE monument sign was not shown in the approved plan.

The proposed wall signs also meet the Village's sign regulations except for the sign area of the wall sign mounted at the southwest corner of the building facing Holy Hill Road. The maximum wall sign area allowed per frontage is 300 sqft (vs. the 352 sqft proposed).

Village Planner Recommendation

APPROVE the proposed monument and wall signs for the 706,000 sqft Briggs & Stratton Corporation warehouse/distribution facility located in the Germantown Gateway Corporate Park subject to the following conditions:

1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.
2. A landscape plan for the “VISITORS ENTRANCE” monument sign along Gateway Crossing shall be provided to the Village Planner for review and approval prior to installing the monument sign.
3. The sign area for the wall sign located on the south building façade facing Holy Hill Road shall not exceed a total of 300 sqft.

Village of Germantown ...Willkommen

Fee must accompany application:

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid $ Date 3-4-19

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 **APPLICANT OR AGENT**

Appleton Sign Company
2400 Holly Rd
Neenah, WI 54979
Monica Schneider
Phone (920) 483 4558
Fax (920) 734 1622
E-Mail monicas@appletonsign.com

PROPERTY OWNER

ZPG Development LLC
710 N. Plankinton Avenue
Milwaukee, WI 53203
Attn: Jason Lueders
Phone (630) 344-3718

2 **PROPERTY ADDRESS OR GENERAL LOCATION**

W210 N 12800 Gateway Crossing Richfield

3 **SIGN INFORMATION**

Sign Dimensions 3'6" height x 24' width (Single/Multi Tenant (circle one))
Number of Sides 1
Building Frontage SF 1350
Total Square Footage of Sign (include all sides) 348 for both cabinet + letters
Total height of the Sign 15.75'
Is the Sign to be illuminated X yes ___ no
Type of Sign Construction Materials aluminum / acrylic
Distance to Closest Property Line wall sign

Are there any existing signs on the property no - all new
If yes, what is the total Square Footage of existing signs ___

What are the intentions for the existing signs: Take down n/a Remain ___

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

Monica Schneider 2/28/19
Applicant Date

Owner 3/1/19
Date

2/18/19

Large Wall sign

Scanned by CamScanner

Village of Germantown ...Willkommen

Fee must accompany application:

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid [illegible] Date 3-4-19

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PROPERTY OWNER

ZPG Development LLC
710 N. Plankinton Avenue
Milwaukee, WI 53203
Attn: Jason Lueders
Phone (630) 344-3718

2 **PROPERTY ADDRESS OR GENERAL LOCATION**

W210 N 12800 Gateway Crossing Richfield

3 **SIGN INFORMATION**

Sign Dimensions 9'3.5" x 20' / 2'11" height x 20' width — Single/Multi Tenant (circle one)
Number of Sides 1 — Building Frontage SF 1350
Total Square Footage of Sign (include all sides) 245
Total height of the Sign 13'
Is the Sign to be illuminated X yes ____ no
Type of Sign Construction Materials aluminum / acrylic
Distance to Closest Property Line [illegible] Sign

Are there any existing signs on the property no - all new
If yes, what is the total Square Footage of existing signs ____

What are the intentions for the existing signs: Take down n/a Remain ____

4 **SIGNATURES -- ALL APPLICANTS MUST BE SIGNED BY OWNER!**

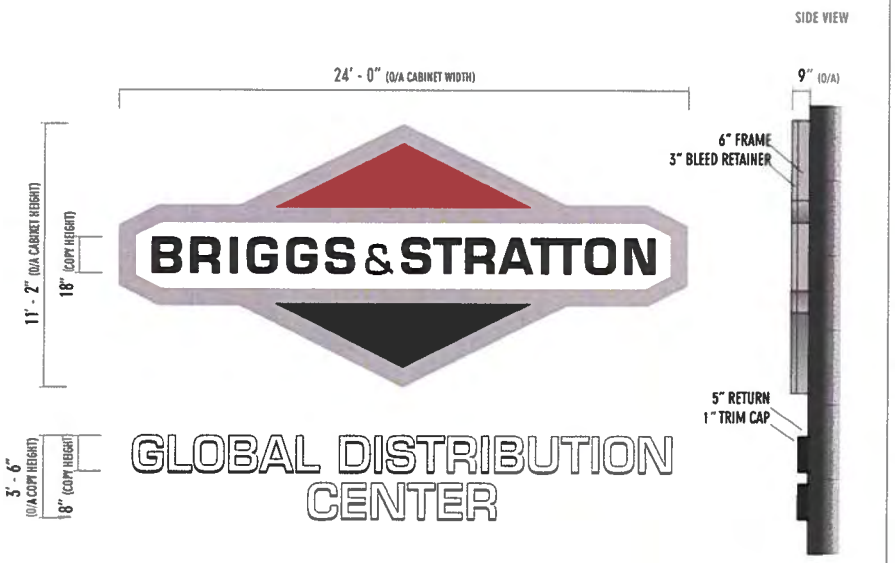
Monica Schneider 2/28/19
Applicant Date

[signature] 3/1/19
Owner Date

2/18/19
Small wall sign

Scanned by CamScanner

DETAIL VIEW



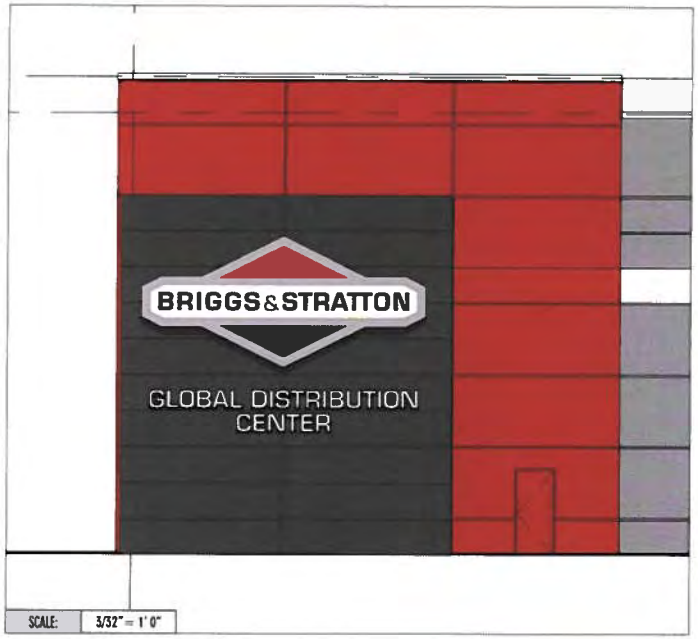
SIDE VIEW

ALUMINUM FORMED CABINET - INTERNALLY LIT W/ WHITE LEDS
FULL COLOR DIGITALLY PRINTED FLEX FACE W/ BLEED RETAINER
CABINET PANTED ONE COLOR
MOUNTED FLUSH TO BUILDING AS SHOWN

FACE LIT CHANNEL LETTERS - INTERNALLY LIT W/ WHITE LEDS
WHITE ACRYLIC FACES W/ PRE-FINISHED BLACK RETURNS AND TRIM CAP
MOUNTED FLUSH TO BUILDING AS SHOWN

SCALE: 3/16" = 1' 0"

SOUTH ELEVATION VIEW



SCALE: 3/32" = 1' 0"

NIGHT VIEW

SCALE: 3/32" = 1' 0"

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Tel: 920.734.1601 • Fax: 920.734.1622
www.AppletonSIGN.com

CLIENT:	ZILBER BRIGGS - BTS-21 GERMANTOWN
STREET ADDRESS:	WEST OAKWOOD PARK DR
CITY / STATE:	GERMANTOWN, WI
SCOPE:	SIGN PACKAGE
DATE:	1/15/19
SALES:	MONICA SCHNEIDER
DESIGNER:	MIKE FRASSETTO

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

	COLOR SCHEDULE
1	PAINT TO MATCH LOGO COLOR

	REQUIRED ITEMS
CLEAN ART?	
FIELD SURVEY?	
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MISC. ITEMS ?	

REVISION SCHEDULE

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FABRICATE AND INSTALL TWO(2) LOGO SHIELD CABINET AND "GLOBAL DISTRIBUTION CENTER" STANDARD FRONT LIT CHANNEL LETTERS

OPT. #1

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1

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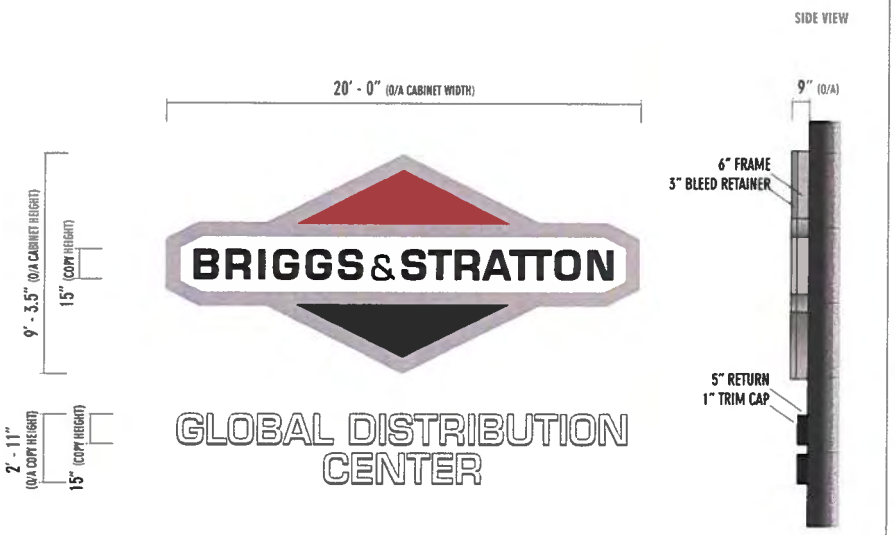
DETAIL VIEW



SIDE VIEW

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FULL COLOR DIGITALLY PRINTED FLEX FACE W/ BLEED RETAINER
CABINET PANTED ONE COLOR
MOUNTED FLUSH TO BUILDING AS SHOWN

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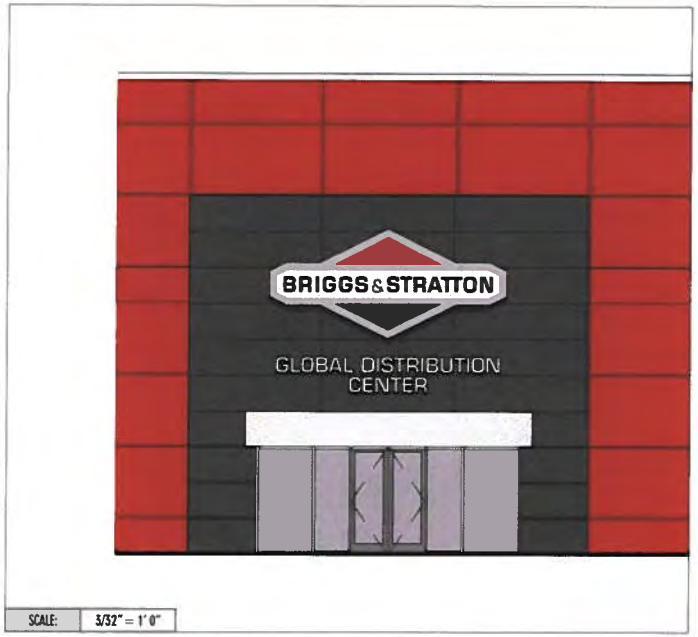

SCALE: 3/32" = 1' 0"

NIGHT VIEW

SCALE: 3/32" = 1' 0"

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STREET ADDRESS:	WEST OAKWOOD PARK DR
CITY / STATE:	GERMANTOWN, WI
SCOPE:	SIGN PACKAGE
DATE:	1/15/19
SALES:	MONICA SCHNEIDER
DESIGNER:	MIKE FRASSETTO

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE		
1		PAINT TO MATCH LOGO COLOR

REQUIRED ITEMS	
CLEAN ART?	
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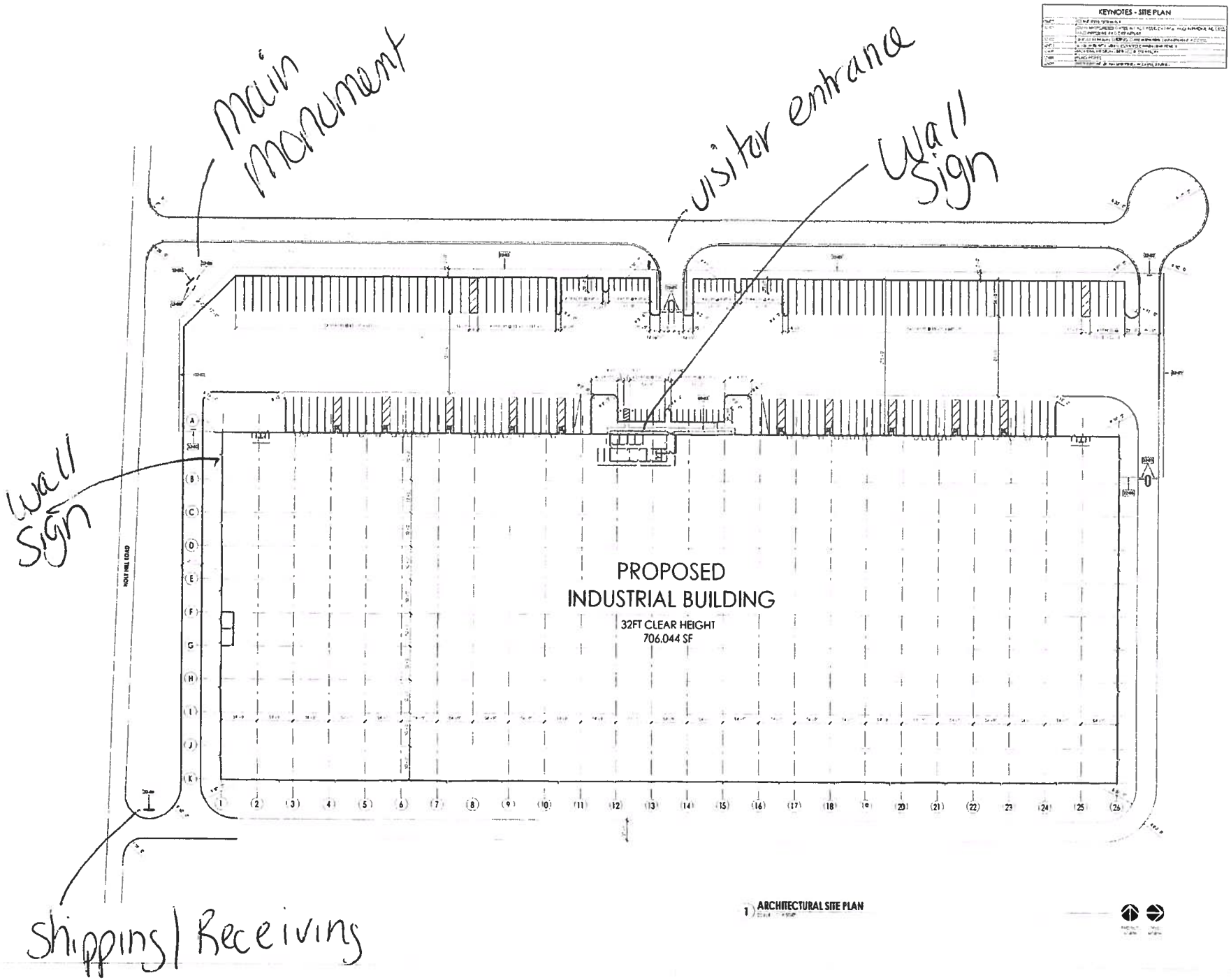


1 ARCHITECTURAL SITE PLAN

KEYNOTES - SITE PLAN

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

raSmith

PINNACLE ENGINEERING GROUP

PROJECT

PROPOSED
ZILBER
INDUSTRIAL I
AT GERMANTOWN CORPORATE PARK
GERMANTOWN, WISCONSIN

BRIGGS & STRATTON

OWNER

ZILBER PROPERTY GROUP, LLC

REVISIONS

INFORMATION

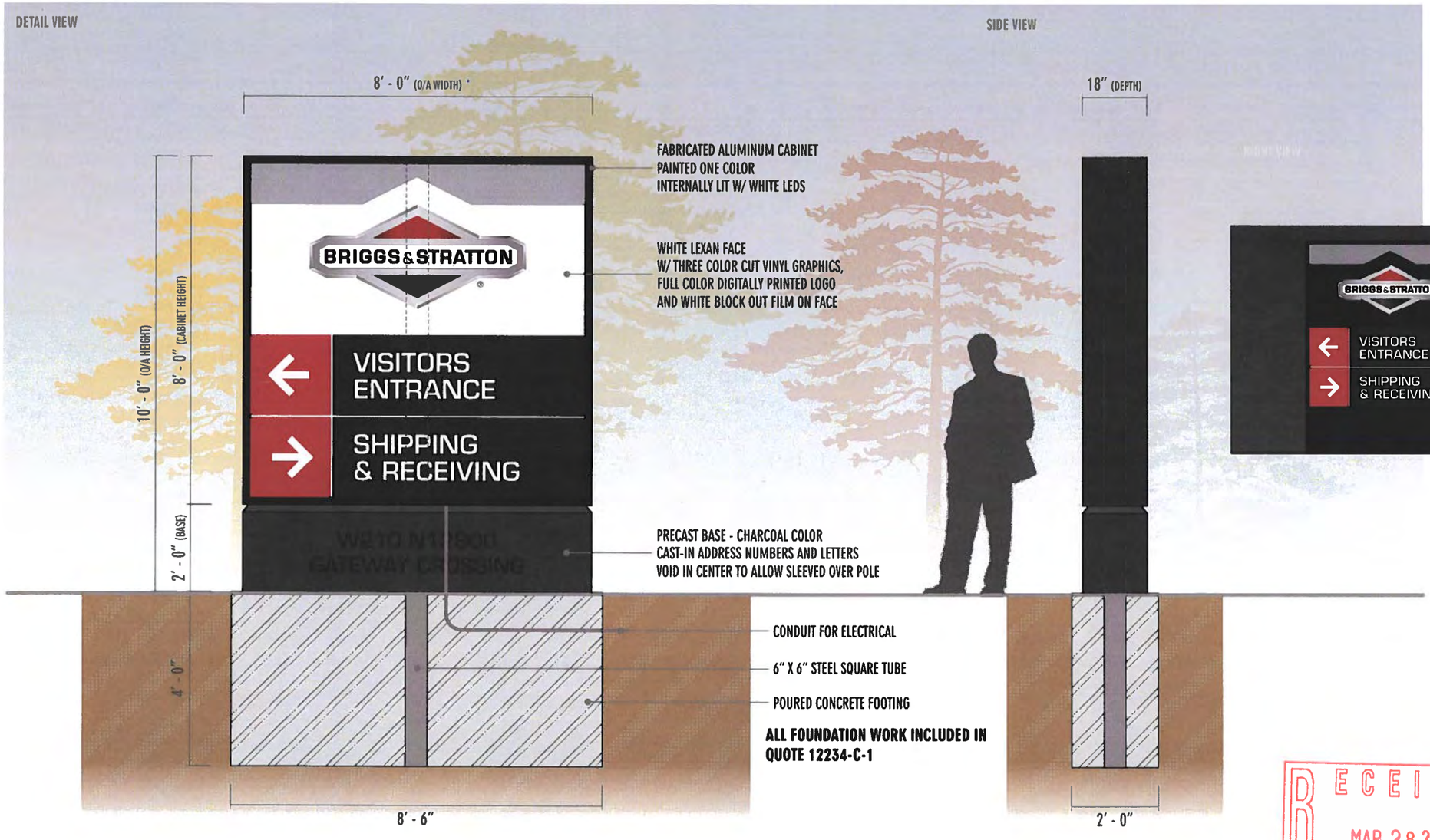
PROJECT ARCHITECT	MAM
PROJECT MANAGER	MAM, SJC
PROJECT NUMBER	ZIL-16-PDP
ISSUED FOR	SITE REVIEW
DATE	JULY 13, 2016

SHEET

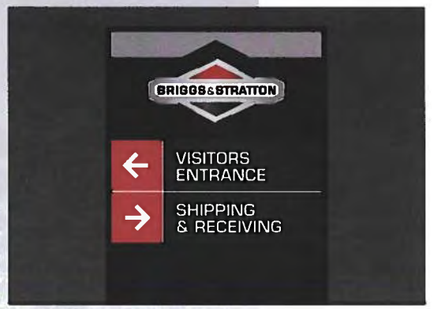
ARCHITECTURAL SITE PLAN

A050

DETAIL VIEW



SIDE VIEW



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www.AppletonSIGN.com

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STREET ADDRESS:	WEST OAKWOOD PARK DR
CITY / STATE:	GERMANTOWN, WI
SCOPE:	SIGN PACKAGE
DATE:	1/15/19
SALES:	MONICA SCHNEIDER
DESIGNER:	MIKE FRASSETTO

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE		
1		ORACAL 8500-031 RED
2		ORACAL 8500-076 TELEGREY
3		ORACLA 751070 BLACK (MATTE)
4	BRIGGS & STRATTON	DUAL LAYER DIGITALLY PRINTED GRAPHICS
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REQUIRED ITEMS		
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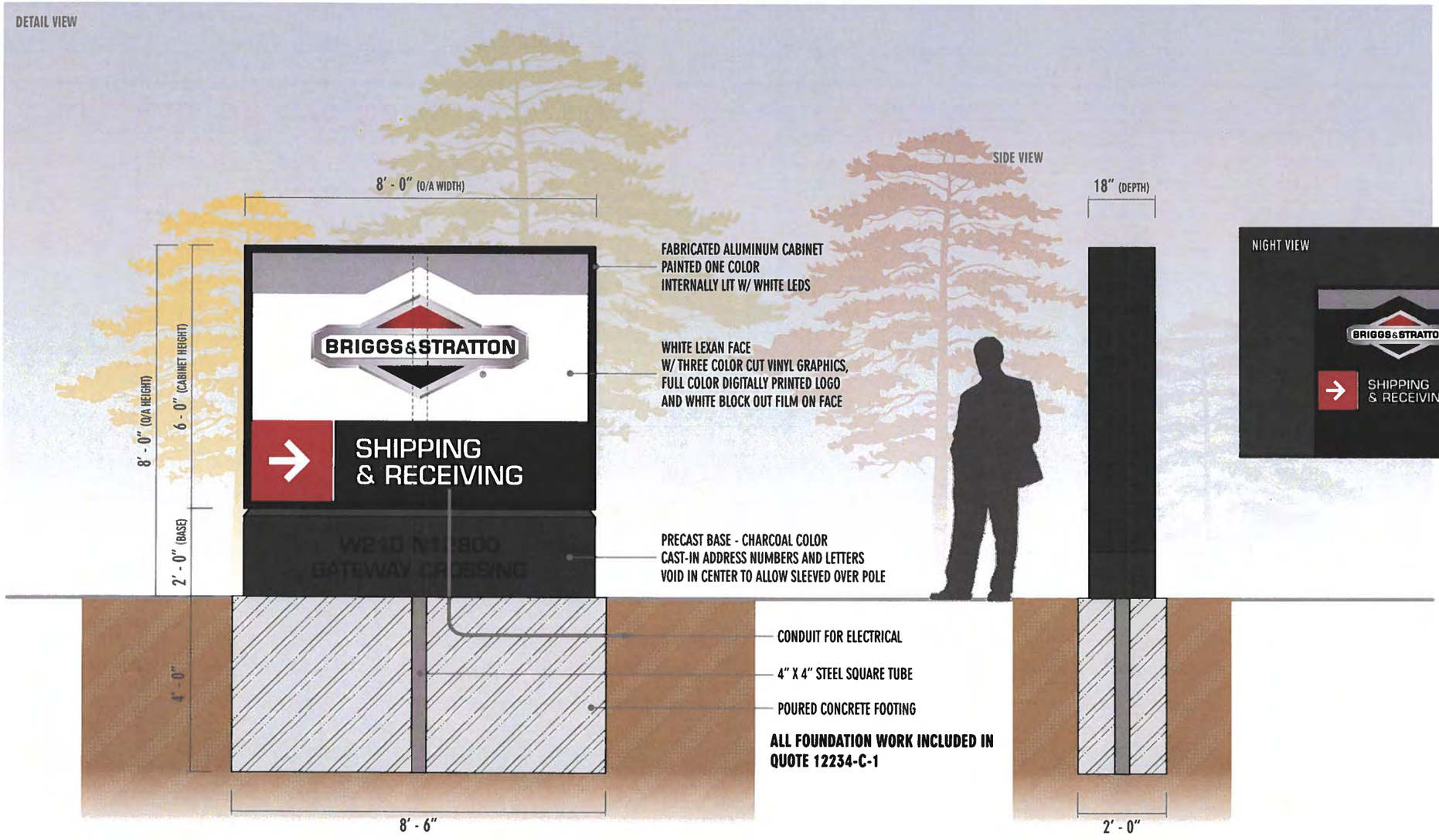
DETAIL VIEW



SIDE VIEW

NIGHT VIEW

ARROWS FLIPPED ON OPPOSITE SIDE OF SIGN

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CITY / STATE:	GERMANTOWN, WI
SCOPE:	SIGN PACKAGE
DATE:	1/15/19
SALES:	MONICA SCHNEIDER
DESIGNER:	MIKE FRASSETTO

GENERAL SPECIFICATIONS	
VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE		
1		ORACAL 8500-031 RED
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5		PAINT: SATIN BLACK
6		WHILE BLOCK OUT FILM

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X	FIELD SURVEY?	
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X	MISC. ITEMS ?	

REVISION SCHEDULE

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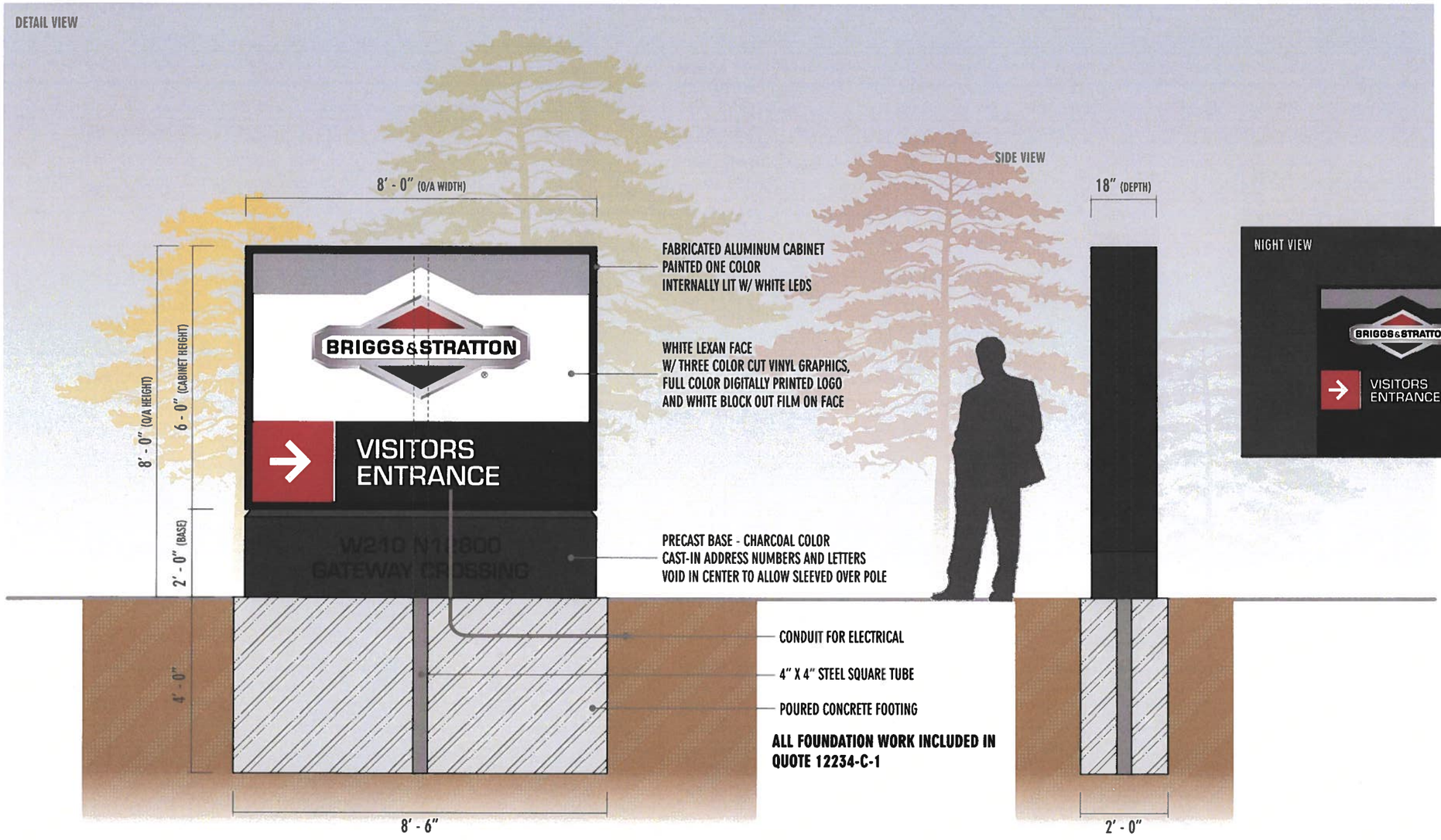
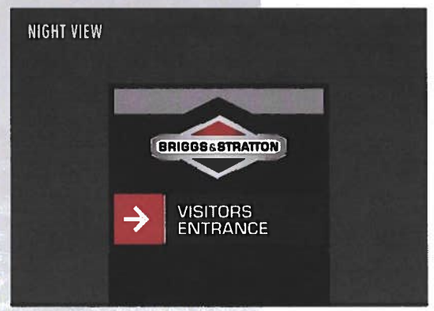
DETAIL VIEW



NIGHT VIEW



ARROWS FLIPPED ON OPPOSITE SIDE OF SIGN

AppletonSIGN COMPANY
2400 Holly Road • Neenah, WI 54956
Tel: 920.734.1601 • Fax: 920.734.1622
www.AppletonSIGN.com

CLIENT:	ZILBER BRIGGS - BTS-Z1 GERMANTOWN
STREET ADDRESS:	WEST OAKWOOD PARK DR
CITY / STATE:	GERMANTOWN, WI
SCOPE:	SIGN PACKAGE
DATE:	1/15/19
SALES:	MONICA SCHNEIDER
DESIGNER:	MIKE FRASSETTO

GENERAL SPECIFICATIONS

VOLTAGE:	
POWER DRAW:	
SQUARE FOOTAGE:	

COLOR SCHEDULE

1		ORACAL 8500-031 RED
2		ORACAL 8500-076 TELEGREY
3		ORACLA 751070 BLACK (MATTE)
4	BRIGGS&STRATTON	DUAL LAYER DIGITALLY PRINTED GRAPHICS
5		PAINT: SATIN BLACK
6		WHILE BLOCK OUT FILM

REQUIRED ITEMS

X	CLEAN ART?	
X	FIELD SURVEY?	
X	COLORS?	COLORS ON THIS DOCUMENT WERE SELECTED BY DESIGNER FOR CLIENT REVIEW. COLORS MUST BE APPROVED BY CLIENT PRIOR TO PRODUCTION
X	MISC. ITEMS ?	

REVISION SCHEDULE

00/00/00	EXPLAIN REVISION
00/00/00	EXPLAIN REVISION
00/00/00	EXPLAIN REVISION
00/00/00	EXPLAIN REVISION
00/00/00	EXPLAIN REVISION
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MATCHLINE SEE SHEET C-5

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

LEGEND

- LIGHT DUTY PAVEMENT
- HEAVY DUTY PAVEMENT
- CONCRETE PAVEMENT (TRUCK COURT & DOLLY PAD)
- CONCRETE SIDEWALK
- (A) 4" SOLID WHITE STRIPE
- (B) 4" DIAGONAL AT 45° SPACED 2' O.C.
- (C) ADA PARKING STALL SIGNAGE (SEE DETAIL)
- (D) 18" CURB & GUTTER (SEE DETAIL)
- (E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
- (F) TAPER CURB HEAD (SEE DETAIL)
- (G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
- (H) ADA STALL INSIGNIA
- (I) ADA CURB RAMP (SEE DETAIL)
- (J) STEEL STAIRS (SEE ARCHITECTURAL PLANS)
- (K) BOLLARD (SEE DETAIL)
- PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
- MAN DOOR
- OVERHEAD DOOR
- PROJECT LIMIT BETWEEN BID PACKAGE #1 AND BID PACKAGE #2

SEE ROADWAY PLANS FOR ROAD "A"

MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS

SEE ENLARGED DETAIL ON SHEET C-22

SEE ENLARGED DETAIL ON SHEET C-10

PROPOSED BUILDING #1
706,044 SF | FFE=926.60
SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION

10' WIDE CONCRETE DOLLY PAD

80.0' R.O.W.

30.0' BUILDING SETBACK

6.0' HIGH FENCE

CURB OPENING

30' WIDE SECURITY GATE

4" SOLID YELLOW STRIPE

8.0' PARKING SETBACK

MONUMENT SIGN AND FLAG POLES. SEE ARCHITECTURAL PLANS FOR DETAILS

3-FT GRAVEL SHOULDER

4" SOLID YELLOW STRIPE

MONUMENT SIGN. SEE ARCHITECTURAL PLANS FOR DETAILS

ASPHALTIC FLUME

25.0' BUILDING SETBACK

PLAN | DESIGN | DELIVER

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
13650 W. BLUEMOUND ROAD
BROOKFIELD, WI 53005
(262) 754-4888

BRIGGS & STRATTON

ZILBER PROPERTY GROUP

Z1 AT GERMANTOWN CORPORATE PARK
GERMANTOWN, WI

SITE DIMENSION & PAVING PLAN

REVISIONS			
9	CB #5 + GRADING REVISIONS 11/13/18	5	CB #1 / PER VILLAGE COMMENTS 8/10/18
10	RFI #17 2/19/2019	6	CB #2 8/17/18
3	MUNICIPAL RESUBMITTAL 7/16/18	7	CB #3 / PER VILLAGE COMMENTS 8/13/18
4	EAST ACCESS ROAD REVISIONS 8/6/18	8	ROOF LEADS PER AHERN 10/12/18

PROJ NO: 1296.00-W1 | ARA
PLOT DATE: 3/22/19
SCALE: 1" = 30'

SHEET C-4 of C-22

BID PACKET 2

SITE DIMENSION & PAVING PLAN

www.pinnacle-engr.com

Z:\PROJECTS\2018\1296.00-WI\CAD\SHEETS\BLDG 1\1296.00-W1 BLDG #1 SITE DIMENSION & PAVING PLAN.DWG