

VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, MAY 13, 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** April 8, 2019
- V. **NEW BUSINESS**
 - A. Chris Yatchak, Agent for the American Legion Post #1, Property Owner – N120 W15932 Freistadt Road. Sign Review Application. **[ACTION ITEM]**
 - B. Kahl Construction Inc., Agent for Frank & Mary Ann Waldron, Property Owners of Countryside Kennels Inc. - W140 N11445 Country Aire Drive. Site Plan Review for Building Addition & Remodeling. **[ACTION ITEM]**
 - C. Allison & Jude Barbieri, Agents for Mama Mia's Restaurant and Compass Properties Germantown LLC, Property Owner – N112 W16344 Mequon Road. Sign Review Application. **[ACTION ITEM]**
 - D. Keller Inc., Agent for ELLARETEE LLC, Property Owner – W204 N12839 Goldendale Road. Site Plan Review- Revised Roof and HVAC Screening Plan. **[ACTION ITEM]**
 - E. Paul Thomas, Agent for the Precinct Tap & Table and Gtown MGMT LLC, Property Owner – W161 N11629 Church Street. Site Plan Review- Architectural Review for Exterior Building Renovations. **[ACTION ITEM]**
- VI. **ANNOUNCEMENTS**
- VII. **ADJOURNMENT**

The next Plan Commission Meeting will be on June 10, 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
April 8, 2019

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:33 p.m.

ROLL CALL: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Peter Nilles, Bill Shadid, Matt Kimmmler 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 Shadid to Approve the minutes from 3-11-19. MOTION carried unanimously.*

PUBLIC HEARINGS:

A. **Veridian Homes**, Agent for the Germantown School District, Property Owner – N104 W14942 Donges Bay Road. Rezoning application to create a Planned Development District and Rezone 14.7 acres from A-2: Agricultural to Rs-5: Single-Family for a 27-lot residential development. Planner Retzlaff summarized the proposal.

Chairman Wolter opened the Public Hearing at 6:43 pm

The following people spoke:

- Terry Tschetter, W144 N10451 Wilson Drive, spoke against the proposal, said the lots were small and the rezoning should be strict Rs-4.
- Kristine Huber, N103 W14960 Windsong Circle East, spoke against the proposal. She said it was significantly inconsistent with the surrounding neighborhoods and the PDD is not represented correctly.
- Jan Miller, W151 N10297 Windsong Circle West, was opposed to the proposal. She doesn't agree with the PDD overlay and wants land to remain open.
- Brian Dolk, N103 W14650 Hawkeye Court, was opposed to the project and is concerned with on-going construction in the area. He said the zoning should be strict Rs-4.
- Neil Risler, N106 W14743 Harrison Circle, spoke against the proposal and the rezoning.
- Joan Marie Schultz, N106 W14743 Harrison Circle, spoke against the proposal.
- Jeff Holmes, Superintendent of the Germantown School District, spoke in favor of the proposal. He said the sale of the property as single family housing makes the most sense and will have a positive impact on funding for the school district.
- Bob Soderberg, President, Germantown School Board, W144 N9723 Elmwood Drive, said he represents the tax payers of all the communities included in the school district and supports moving forward with the proposal for the additional tax revenue for the school district.
- Brigit Poetzel, N104 W15447 Donges Bay Road, spoke against the proposal and the correct zoning should be Rs-4.
- Robert Banner, W148 N10730 Crabtree Lane, spoke against the proposal and the rezoning. He asked why the Village granted permits for the construction going on at the site.
- Lynn Doll, N106 W14764 Harrison Circle, spoke against the proposal saying she likes the park and wildlife.
- Phil Hudson, W150 10214 Windsong Circle West, spoke against the proposal because it doesn't meet the criteria.

The public hearing was closed at 7:44 pm.

Veridian Homes LLC Consideration and Action:

Matt Cudney, Veridian Homes, clarified that the only exceptions to the Rs-5 zoning is their request to reduce the lot size on 4 lots, reduce the minimum frontage on 13 lots, and the front and rear setbacks on 3 lots. The average lot size is 16,500 sqft. He said all of the surrounding neighborhoods have an Rs-5 zoning designation to them and Heritage Hills has Rs-4 PDD zoning with many of the same exceptions. Trustee Baum said he had talked with Matt Cudney and told him if the zoning doesn't match an adjacent subdivision, Heritage Hills or Windsong or another subdivision, his proposal probably wouldn't be approved. Commissioner Shadid questioned what the residents really want, Rs-4 or Rs-5 or nothing. Chairman Wolter indicated there were more comments about the zoning matching the surrounding neighborhoods and another group had come forward asking that nothing be put there. Shadid agreed the proposal should have the same zoning as one of the surrounding neighborhoods. Trustee Baum said Heritage Hills has a PDD with some lot sizes at 15,000 sqft and some lots are smaller. He said the if the lots matched Heritage Hills the project could be approved.

MOTION Baum second Shadid to Postpone until a plan to match the one of the adjacent districts is brought forward.

Commissioner Williams asked what Heritage Hills offered as part of the PDD exceptions and what is being offered as an exchange for this PDD. He said he's not seeing anything more imaginative or creative in their proposal. Planner Retzlaff said it's unclear what was offered as an amenity. He said the current proposal is now moving closer to what matches the surrounding neighborhood and asked if maybe dropping a lot or two would make this proposal comparable to the other projects around it. Trustee Baum said he could be more accepting of the development if the zoning matched the surrounding neighborhood. Planner Retzlaff agreed the proposal doesn't stand up to PDD requirements and needs significantly more landscaping around the perimeter of the project. Chairman Wolter said people want Rs-4 zoning and he may look at approving the proposal with that and some other amenities. He would prefer if small lots are at a minimum number of smaller lots.

MOTION carried unanimously.

Chairman Wolter called a break at 8:06 pm Meeting reconvened at 8:15 pm.

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 and construction services business and the retail sale of nursery products not raised on the property. Planner Retzlaff summarized the proposal.

Chairman Wolter opened the public hearing at 8:26 pm.

The following people spoke:

- Stephanie Erdman, N105 W21121 Oak Lane, asked that the CUP be denied. She said the construction noise never stops.

- Judi Cimuchowski, N105 W21085 Oak Lane, spoke against the CUP. And said they have been operating for over a year and it is very loud.
- Carol Harrison, N105 W20998 Oak Lane, spoke against the CUP because of the noise.
- Robert Lietzau, W214 N10548 Oak Lane, spoke against the CUP because of the noise.
- Joel Bojarski, N105 W21151 Oak Lake, spoke against the CUP because of the noise issue.
- Chris Lietzau, N105 W21074 Oak Lane, spoke against the CUP because of the noise.
- Tom Surendonk, N104 W21494 Willow Creek Road, spoke against the CUP.
- Joe Hlavac, N105 W210554 Oak Lane, asked to deny the CUP because it is too noisy.

The public hearing was closed at 8:49 pm.

TLC Acres for Matthew & Amy Seban Consideration and Action

Matt Seban spoke and explained he is working with the Village to acquire the proper permits. He said his business is regulated by the Farm Service of America and the intended purpose of owning the 50 acres is to farm and grown trees. He said filling the tiers was meant to mitigate flooding on the property and after tier 2 is finished he will move forward with planting. He said he will listen to the concerns of the neighbors. Discussion followed.

Trustee Baum said he met the with residents who were concerned with loud noise other than the dumping of fill. Mr. Seban commented the noise is coming from the vibrations of the dump boxes, banging of tailgates and backup alarms. He indicated when tier 2 is done that noise should stop. He also said that periodically there will be some action outside the normal hours of operation.

Commissioner Laszewski asked how many vehicles have white noise backup alarms. Mr. Seban said the majority of the trucks used for dumping are not owned by him, but when tier 2 is completed, all the trucks will be owned by him and have white noise backup alarms. Planner Retzlaff stated the relationship with Mr. Seban is better now and that he is working to resolve the zoning issues. He explained the conditional use permit could include a condition for an annual review.

Chairman Wolter read the following names into the record: Karen Hager-N105 W21162 Parkland Circle, Audrey Neu-N105 W20922 Parkland Circle, Bobbie Siewert-N105 W21005 Oak Lane and Kay Hager-N105 W21162 who are all against the CUP. He said Mr. Seban held a neighborhood meeting at the library on April 2nd where 12 residents attended. Their concerns were regarding tier 2 and when it would be complete. Other concerns were with the truck traffic pattern, truck vibration and banging of tailgates, backup beepers and the appearance of the site.

MOTION Baum second Nilles to Approve the 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 berm" 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.***
- 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.***

MOTION to Amend Baum second Shadid to add Condition #9 that Matt Seban notify the Planning Department on the date that tier 2 is fully completed and has ceased filling operations.

MOTION to Amend carried unanimously.

Motion to Amend Baum second Shadid to add Condition #10 that the Conditional Use Permit be reviewed again 1 year from Village Board approval. Motion revised: The CUP is good for 1 year. Trustee Baum explained he wants a timeframe to re-evaluate the business. Chairman Wolter commented that the CUP could be revisited after approval and revoked if the conditions of approval aren't being met. He thinks most of the noise will go away when tier 2 is done. Motion to Amend Withdrawn

Trustee Baum addressed the hours for extraordinary circumstances and asked that they be stricken from the business operations in all areas. Mr. Seban said he intends to follow the hours of operation and he knows the extraordinary circumstances cannot become the ordinary circumstances because it will cause his conditional use permit to be reviewed. But he said it is too hard to say there will not be a truck that may enter after 6:00 pm. He indicated when he spoke to the residents that noise and lights were not a bother to them at night. He added that the extraordinary hours occur in winter during the snowplowing season.

MOTION to Amend Baum second Laszewski to add Condition #10 that the Conditional Use Permit come back to the Plan Commission for review in 1 year with a public hearing.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried 5-2 (Wolter, Kimmler)

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. Planner Retzlaff summarized the proposal.

Chairman Wolter opened the Public Hearing at 9:47 pm.
No one spoke.
The Public Hearing was closed at 9:48 pm.

Ellaretee LLC Consideration and Action

MOTION Baum second Nilles to Approve Rezoning approximately 28.1 acres from A-1: Agricultural to M-1: Limited Industrial as proposed.

MOTION carried unanimously.

MOTION Baum second Nilles to 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.**

MOTION to Amend Baum second Nilles to add Condition #2 that the applicant work with staff to provide a street name with the Gateway theme, to be approved at staff level.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

MOTION Baum second Shadid to 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.**

Discussion followed. Commissioner Laszewski asked if there was any noise mitigation. Planner Retzlaff said the noise would be from the fan, but hose details haven't been provided. He said sound panels could be installed around the base. Brad Egan, Keller, said because of the tree line and the building, noise would not be an issue. He doesn't believe the noise will reach the neighborhood to the north.

MOTION carried unanimously.

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

Discussion followed on screening the rooftop units. Trustee Baum said he'd prefer the parapet walls screen the units versus a bolt on screening system. He asked if the units could be shifted around. Chris Manske, Keller, confirmed they could shift the units around and place them behind the parapets.

MOTION to Amend Condition #7 Baum second Laszewski that the applicant demonstrates the parapet walls will screen the rooftop units prior to the issuance of a building permit.

MOTION to Amend carried unanimously.

Planner Retzlaff said the landscaping on the south elevation should be enhanced to include additional evergreen trees consistent with what's shown on the rendering along the building. Chairman Wolter thanked Keller and Ellaretee for building in Germantown.

MOTION to Approve as Amended carried 6-1 (Baum).

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 and filling within a 75' navigable waterway setback; a 4-lot Certified Survey Map (CSM) application; and a Site Plan application for a 198,766 sqft and a 204,373 sqft Industrial Building. Planner Retzlaff summarized the proposal.

Chairman Wolter opened the Public Hearing at 10:20 pm.
No one spoke.
The Public Hearing was closed at 10:21 pm.

Zilber Property Group Consideration and Action

MOTION Baum second Shadid to 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.***

MOTION carried unanimously.

MOTION Baum second Shadid to 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.**

MOTION carried unanimously.

MOTION Baum second Laszewski to 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.**
- 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.**

Discussion followed regarding rooftop units.

Motion to Amend Baum second Laszewski to add Condition #9 that the building parapet walls screen the rooftop units either by location of the rooftop units or increased height of the parapet walls.

Planner Retzlaff said it is unknown who the tenants will be and if any rooftop mechanicals will be required. Chad Novis, Zilber Property Group, said the future uses will fall within the zoning district. Trustee Baum said his first preference is to locate the rooftop units around the glazed corner so the taller walls would screen the rooftop units.

Motion Withdrawn.

MOTION to Amend Baum second Shadid that the first preference is for the building to screen the rooftop units and if screening the rooftop units cannot be done with the building or by placement as a secondary measure, we will accept the bolt on screening method.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

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 application. Planner Retzlaff summarized the proposal and said staff does not support the proposed rezoning and land division at this time because this area will likely be better and more efficiently served with public utilities that can be used more efficiently by future development that is suitable for industrial or a higher density residential area.

Chairman Wolter opened the public hearing at 10:36 pm.

- Matt Stephan, N163 W20135 Ash Drive, said he is looking to raise his family here and that he knows about the development and future water tower that are located across the street from this lot.

The public hearing was closed at 10:39 p.m.

Matthew & Michelle Stephan Consideration and Action

MOTION Baum second Shadid to Approve 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.

MOTION carried 6-1 (Baum).

Lendlease Americas Inc., Agent for Rockfield Investments, Property Owner and Verizon Wireless – N132 W17390 Rockfield Road. Request for 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. Planner Retzlaff summarized the proposal.

Chairman Wolter opened the Public Hearing at 10:52 pm.

- Nathan Ward, spoke on behalf of the applicant. He asked if they could post a \$20,000 bond versus a Letter of Credit. Planner Retzlaff said that has been allowed in the past. Mr. Ward said the recommendation of approval abides with all code requirements in Section 17.56 and is not in conflict with the state statute. He stated they are not proposing any landscape screening and that the vertical slats component is the only basis for screening the site.
- Amanda Kasinkas, W172 N13307 Division Road – spoke against the proposal. She is worried about the health effects of having a cell tower so close to residential properties.

The Public Hearing was closed at 11:00 pm.

Lendlease Americas Consideration and Action

MOTION Baum second Shadid to 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 with the amendment to Condition #3 changing the Letter of Credit to a Bond and remove the landscaping requirement:

- 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.***

Chairman Wolter explained there is nothing the Village can do about this proposal because state law took away the ability to restrict these towers at a local level.

MOTION carried unanimously.

F. Weissman Automotive – W140 N10455 Fond du Lac Avenue. Request for approval to Rezone 4.1 acres from B-3: General Business District and 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. Planner Retzlaff summarized the proposal.

Chairman Wolter opened the public hearing at 11:11 pm.

No one spoke.

The public hearing was closed at 11:13 pm.

Weissman Automotive Consideration and Action

MOTION Baum second Nilles to Approve rezoning the 4.1-acre property from B-3: General Business and M-2: General Industrial to B-5: Highway Business.

MOTION carried unanimously.

MOTION Baum second Nilles to 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.***

MOTION carried unanimously.

MOTION Baum second Nilles to 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;***

- 12. The Owner/Operator shall submit a revised landscaping plan to the Village Planner for review and approval prior to issuance of a building permit.**

- 13. 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.**

Rick Weissman was concerned with losing all the front parking spaces saying he will have minimal parking available. He said he gets 10 to 15 cars an hour for emission testing and losing the parking spaces is critical to his business. Planner Retzlaff explained the Fire Department recommended that parking not be allowed in the drive area on the north side of the building to provide a fire lane. But he said the site plan could be modified to accommodate parking on the north side of the building. Chairman Wolter stated he is not in favor of going against the Fire Department's recommendation. Mr. Weissman said the DOT is OK with the 5 parking spaces staying in the right-of-way along Fond du Lac Avenue. However, Planner Retzlaff explained the parking spots do not comply with the zoning code requirements and recommended the required minimum 8' wide setback and landscaped buffer area be required. He said the WisDOT has provided a "Revocable Occupancy Permit" that allows the parking lot encroachment to be used temporarily.

**MOTION to Amend Baum second Laszewski to Remove Condition #10.
MOTION carried 6-1 (Nilles).**

MOTION to Approve as Amended carried unanimously.

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. The request is for approval of a Preliminary Subdivision Plat for a 35-lot Single-Family Residential Development called "Heritage Park North". Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to 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.***

Chairman Wolter stated his home backs up to this subdivision and said he and his neighbors are asking that the drainage swale that backs up to the lots not be impacted by the development.

MOTION carried unanimously.

Carity Land Corporation, Agent for Briscoe Development & Management, 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. Request is for approval of a 4-lot Certified Survey Map (CSM) to re-divide the property contained within the Wrenwood Planned Development District. Planner Retzlaff summarized the proposal.

MOTION Baum second Nilles to Approve the 4-lot Certified Survey Map (CSM) for the 144.8 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.***

MOTION carried unanimously.

Neumann Developments, Agent for Briscoe Development, Property Owner of 144.8 acres bounded by Freistadt Road, Country Aire Drive and Mequon Road. Site development and building plans for a 44-unit multi family condominium development in the Wrenwood Planned

Development District. Planner Retzlaff summarized the proposal. Bryan Lindgren, Neumann Developments, said he accepted the conditions in the staff report.

MOTION Baum second Laszewski to 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.***

MOTION carried unanimously.

Briggs & Stratton Corporation, W210 N12800 Gateway Crossing. Request for approval for monument and wall signage for the 706,000 sqft distribution/warehouse facility in the Gateway Corporate Park. Planner Retzlaff summarized the proposal.

MOTION Baum second Nilles to 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.***

MOTION carried unanimously.

ADJOURNMENT: There being no further business, the meeting was adjourned at 11:43 p.m.

Respectfully submitted,

Lori Johnson
Planning Assistant

SIGN PERMIT REVIEW

5/13/19 Plan Commission Meeting

American Legion Post #1

Village Planner Report

Germantown, Wisconsin

Summary

Chris Yatchak, agent of American Legion Post #1, property owner, is requesting approval of two additional wall signs for the Germantown American Legion Post building located at N120 W15932 Freistadt Road.

Property Location: N120 W15932 Freistadt Road

Applicant/

Property Owner: Chris Yatchak, Agent
American Legion Post #1
N120 W15932 Freistadt Road
Germantown, WI 53022

Current Zoning: B-3: General Business District

Adjacent Land Uses		Zoning
North	Forested Wetland	A-1
South	Firemens Park	I
East	Pump Company	B-3
West	Residential / Dog Kennel	B-3



Current Request

Chris Yatchak, agent of American Legion Post #1, property owner, is requesting approval of two additional wall signs for the Germantown American Legion Post building located at N120 W15932 Freistadt Road.

- (2) 2' x 8' (32 square feet total) wall-mounted signs, non-illuminated, proposed for the front (south) elevation. The signs will be constructed out of medium density overlay (MDO) panel plywood.

The application fee for the sign permit review has not been paid. Payment will be required prior to the installation of the proposed signs.

Staff Comments

The existing wall signage (9 square feet) was approved with the original site plan of the building in 1996. The Village of Germantown Sign Ordinance allows 1.5 square feet of signage per one linear foot of building frontage (up to 300 square feet). The American Legion building is 70' in width, which would permit up to 105 square feet of wall-mounted signage. The proposed wall signage will bring the total square footage of wall signage on the building to 41 square feet.

In 2012, the Germantown Plan Commission approved the addition of a LED electronic message sign to the existing monument ground sign with conditions including landscaping and the addition of the property address to monument sign.

Village Planner Recommendation

APPROVE the proposed wall signs for the south elevation as requested for the American Legion Post #1 property located at N120 W15932 Freistadt Road subject to the following condition:

1. The Sign Review Application Fee shall be paid prior to the installation of the proposed signs.

Village of



Germantown

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date 4-1-19

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

CHRIS YATCHAK

Phone (262) 444-2433

Fax () _____

E-Mail chrisyatchak@yahoo.com

PROPERTY OWNER

AMERICAN LEGION Post #1

Phone (262) 251-5470

2 PROPERTY ADDRESS OR GENERAL LOCATION

N120W15932 FREISTADT ROAD

3 SIGN INFORMATION

Sign Dimensions 2' height x 8' width Single Multi Tenant (circle one)

Number of Sides 2 Building Frontage SF 840

Total Square Footage of Sign (include all sides) 16x2=32

Total height of the Sign 2'

Is the Sign to be illuminated _____ yes X no

Type of Sign Construction Materials MDO

Distance to Closest Property Line _____

Are there any existing signs on the property YES

If yes, what is the total Square Footage of existing signs 9 sq ft.

What are the intentions for the existing signs: Take down _____ Remain X

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

Christopher J. Yatchak 4/1/19
Applicant Date

Owner Date



Each sign is 8' x 2'

SITE PLAN REVIEW

5/13/19 Plan Commission Meeting

Countryaire Kennels

Village Planner Report

Germantown, Wisconsin

Summary

Tim Bach, Kahl Construction Inc, agent for Frank & Mary Ann Waldron, property owners, is requesting approval for site development and building plans for a new office and dog activity center and the enclosure of existing kennels with new exterior walls on the parcel located at W140 N11445 Country Aire Drive.

Location: W140 N11445 Country Aire Drive

Agent/

Property Owner: Tim Bach, Kahl Construction Inc., Agent
Frank & Mary Ann Waldron, Owners
W140 N11445 Country Aire Drive
Germantown, WI

Existing Zoning: A-1: Agricultural

Adjacent Land Uses		Zoning
North	Residential	Rs-2
South	Residential	Rs-5/PDD
East	Friedenfeld Park / Residential	I / Rs-3
West	Residential	Rs-5/PDD



Proposal

Tim Bach, Kahl Construction Inc, agent for Frank & Mary Ann Waldron, property owners, is requesting approval for site development and building plans for a new office and dog activity center and the enclosure of existing kennels with new exterior walls on the parcel located at W140 N11445 Country Aire Drive. An increase in the existing permitted number of dogs and cats is not being requested.

Countryside Kennels provides overnight kennel and grooming services for dogs and cats as well as retail sales of pet supplies, pet food, and miscellaneous pet care products. The kennel currently has 7 employees, 4 during any one shift, and does not anticipate this will change.

Countryside Kennels was first permitted through a conditional use permit (CUP#05-93B, copy attached) approved in 1986 which allowed up to 25 dogs. In 1991, the conditional use permit was amended to permit up to 12 cats and to add a small retail sales area. In 1993, the conditional use permit was amended again to allow up to 50 dogs and up to 20 cats. In 2009, the most recent site plan was approved by the Germantown Plan Commission.

The following are conditions of CUP#05-93B.

1. Site Plan: site, architectural, lighting and landscaping plans shall be approved by the Plan Commission prior to any building permits being issued. The building addition shall have all new kennels and runs constructed in a manner in which they are completely enclosed within the building.
2. Allowable uses include the following:
 - a. A dog kennel for up to fifty (50) dogs at any one time. The total number of runs shall be 50, with 25 of the runs allowing two dogs.
 - b. A cat kennel or up to twenty (20) cats at any one time.
 - c. Retail sale of pet supplies, pet food and miscellaneous pet care products in an area not to exceed 270 sqft.
 - d. A pet grooming salon within the existing building.
3. Maintenance of the existing approved sanitary system to accept waste generated on site. The system shall be approved by Washington County prior to any construction of new buildings or expansion of the existing buildings.
4. Noise shall be controlled as may be necessary with regard to Chapter 10 of the Municipal Code relating to public nuisances.
5. Any dumpster or trash receptacle shall remain shielded from the road or adjacent properties with an acceptable enclosure.
6. No additional signage shall be permitted. The existing signage shall not be modified without Village Plan Commission approval.
7. All parking and driveway areas shall be paved.
8. Windows of the building addition shall not be open while the dogs are inside the kennels.

With this application, Countryside Kennels is proposing the construction of a new office area, employee break/meeting room, larger cat room, and dog activity center to be attached to the east side of the existing kennel building. The proposed addition will be approximately 4,000 square feet. Renovations will also take place in the grooming room to provide better work space for groomers. The indoor play area for dogs will accommodate daily exercise when outdoor weather is incompatible. The existing 30' x

60' frame barn located on the east side of the existing kennel building will be demolished as a part of these improvements. Additionally, the existing outdoor runs (approximately 1,200 square feet) located on the north and west sides of the existing kennel building will be enclosed to provide consistent temperature control and keep outdoor noise levels down.

Countryaire Kennels is also proposing to replace the existing signage on the east side of the building with a sign on the north elevation of the proposed addition. Per condition 6 of CUP#05-93B, a sign permit application must be submitted for the proposed signage and reviewed and approved by the Plan Commission.

As requested by the Village of Germantown Fire Department, a 4' wide paved sidewalk will extend along the east and south sides of the proposed addition and extending west to the fence gate.

As presented in the attached plans, the building addition is intended to be compatible with the existing onsite structures. The exterior of the proposed addition will include Double 4 Vinyl that matches the existing structure and a stone wainscot.

Access & Parking. Eight (8) paved parking spaces including one ADA compliant parking space are existing on site and have been shown on the site plan. Vehicular access to the site is taken from Country Aire Drive.

Storm Water Management. Other than temporary construction site erosion control measures during construction, no permanent storm water management facilities are required or proposed.

Landscaping & Buffering. No additional landscaping is proposed with this project.

Lighting. Exterior wall lighting is proposed to be added to the courtyard area, which will be located to the west of the proposed addition and east of the existing structure. The existing wall lights will be replaced with 100-watt equivalent LED lights.

Staff Comments

Community Development: Planning & Zoning

1. Will the proposed improvements increase the amount of wastewater produced on site? Please provide a written statement from Washington County verifying that the existing septic system is able to handle the existing wastewater and any additional wastewater generated with the proposed improvements.
2. A separate sign permit application will be required for the proposed replacement signage to be located on the north elevation of the proposed addition.

Fire/Police Department

The Village Fire Department supports the proposed improvements to Countryaire Kennels with the following condition:

1. Install paved drive or sidewalk starting on the east side of the new building addition and extending to the south side of the building to the new gate.

Engineering/Public Works

The proposed erosion control plan will be sufficient to capture any drainage during construction.

Village Planner Recommendation:
Site Development & Building Plans

APPROVE the site development and building plans for a new office and dog activity center and the enclosure of existing kennels with new exterior walls on the parcel located at W140 N11445 Country Aire Drive, subject to the following conditions:

1. Prior to the issuance of building permits, the applicant shall provide a written statement from Washington County verifying that the existing septic system is able to handle the existing wastewater and any additional wastewater generated with the proposed improvements. If improvements are required, the applicant shall work with Washington County to make the improvements and provide verification of system compliance.
2. Pursuant to Condition #6 of CUP#05-93B, all signage shall be reviewed and approved by the Village Plan Commission. A separate sign permit application will be required for the proposed replacement signage to be located on the north elevation of the proposed addition.
3. The applicant shall continue to comply with the conditions of CUP#05-93B.

CUP #05 – 93B
Document No.

CONDITIONAL USE PERMIT
Document Title

DOC# 1182299



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

Recorded
Feb. 07, 2008 AT 09:30AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$15.00

Whereas the Property Owners/Applicants:

Frank Waldron, Mary Ann Waldron, and Jillaine Waldron

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

Now, therefore, this permit is re-issued to the Owners/Applicants and updated to reflect previous approvals and allow for:

1. a dog kennel for boarding of up to fifty (50) dogs and twenty (20) cats and pet grooming salon in accordance with Section 17.12(2)(b) of the Municipal Code.

Name & Return Address:

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

Parcel Identification No:

GTNV 234-992

15-3

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

Lot 2 of Certified Survey Map (CSM) #3251, Being a part of the NE ¼ of the SE ¼ of Section 23, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

Street Address: W140 N11445 Country Aire Drive

Pursuant to the following condition(s):

1. Site Plan: site, architectural, lighting and landscaping plans shall be approved by the Plan Commission prior to any building permits being issued. The building addition shall have all new kennels and runs constructed in a manner in which they are completely enclosed within the building.
2. Allowable uses include the following:
 - a. A dog kennel for up to fifty (50) dogs at any one time. The total number of runs shall be 50, with 25 of the runs allowing two dogs.
 - b. A cat kennel for up to twenty (20) cats at any one time.
 - c. Retail sale of pet supplies, pet food and miscellaneous pet care products in an area not to exceed 270 sqft.
 - d. A pet grooming salon within the existing building.
3. Maintenance of the existing approved sanitary system to accept waste generated on the site. The system shall be approved by Washington County prior to any

- construction of new buildings or expansion of the existing buildings.
4. Noise shall be controlled as may be necessary with regard to Chapter 10 of the Municipal Code relating to public nuisances.
 5. Any dumpster or trash receptacle shall remain shielded from the road or adjacent properties with an acceptable enclosure.
 6. No additional signage shall be permitted. The existing signage shall not be modified without Village Plan Commission approval.
 7. All parking and driveway areas shall be paved.
 8. Windows of the building addition shall not be open while the dogs are inside the kennels.

The provisions of this permit shall be binding upon the property owners/applicants unless and until amended by the Village of Germantown.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 11th day of December, 2007.

ATTEST:

Elizabeth Knaack
Elizabeth Knaack
Village Clerk

Thomas Kempinski
Thomas Kempinski
Village President

STATE OF WISCONSIN)
)SS
WASHINGTON COUNTY)

Personally came before me this 31st day of January, 2008, the above named Thomas Kempinski, Village President, and Elizabeth Knaack, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Christine M. Micka
Christine M. Micka, Notary
My Commission Expires: 8-14, 2011 ☆



CUP # 02-90A

Frank Waldron, Mary Ann Waldron, and Jillaine Waldron

Village of Germantown, Washington County, Wisconsin

Page 3 of 3

ACCEPTANCE OF TERMS AND CONDITIONS BY PERMITTEE

I, Frank Waldron, Applicant, representing self, hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 29 day of Jan., 2008

Property Owner(s):

Frank Waldron

Frank Waldron

Mary Ann Waldron

Mary Ann Waldron

Jillaine Waldron

Jillaine Waldron

STATE OF WISCONSIN)

Washington)SS
COUNTY)

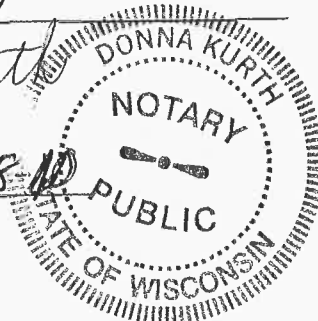
Personally came before me this 29 day of Jan, 2008 the above named _____, (title) to me known to be the person who executed the foregoing instrument and acknowledged the same.

Donna Kurth

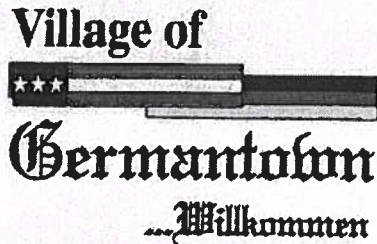
Print Name of Notary:

Donna Kurth

Notary Public, State of Wisconsin

My Commission Expires: 3-28-10

This instrument was drafted by:
Jeffrey W. Retzlaff, AICP
Village Planner/Zoning
Administrator
Village of Germantown, Wisconsin



Fee must accompany application

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

PAID h

DATE 4-8-19

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

Kahl Construction Inc
420 Technology way
Saukville WI 53080

Phone 262) 268-9131
E-Mail Kahlconstruction@me.com

PROPERTY OWNER

Frank & MaryAnn Waldron
W140 N1144S Country Aire Dr
Germantown WI 53022

Phone (414) 510-8583
E-Mail jillkennicker@yahoo.com

2 PROPERTY ADDRESS

W140 N1144S Country Aire Dr
Germantown, WI 53022

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

North	South	East	West
<u>Johnson Residential</u>	<u>Mersal Development</u>	<u>Park</u>	<u>Field</u>

4 READ AND INITIAL THE FOLLOWING:

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

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

tb 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!

Theresa Bach 3-26-19

Applicant

Date

Frank A. Waldron 3/24/19

Owner

Date

April 5, 2019

Germantown Village Board
Planning Commission

Greetings,

My name is Jill Kennicker and I am the Operator of Countryaire Kennels here in Germantown. We are a small business that offers dog/cat boarding and grooming and most of our clients live right here in our Village. My parents Maryann and Frank Waldron started this business in 1990 and I have been running the business for the last 15 years. I am so excited to share with you our renovation plans that we hope will provide our current clients with an even better boarding and grooming experience. Our plans will include:

- **Office renovation:** our office just needs a more modern look that will flow with the rest of the building.
- **Grooming Room Renovation:** this will provide a better work space for our groomers and the pets they groom.
- **New Cat Room:** this will provide a more spacious area for them while boarding
- **Employee Break/Meeting Room:** we currently do not have this space and it is badly needed.
- **Indoor Play Area:** this space is desperately needed to provide exercise to the dogs 365 days a year. The weather in Wisconsin is unpredictable and there are so many days that we are unable to provide the dogs quality exercise time due to rain, snow, extreme cold or even extreme heat. We want to provide a consistent routine for the dogs no matter what the weather is outside. This play area will allow us to do that.
- **Cover Existing Outdoor Runs:** this will also provide consistent temperature control for our existing kennels as well as keep the noise levels down outside.

Overall this project will help provide a better environment for our current clientele. We are not looking to increase the number of dogs we board but to provide the best care we can for the clients we already have.

Sincerely,

Jill Kennicker
Countryaire Kennels Inc.



Countryaire Kennels Inc.
PET BOARDING AND GROOMING



420 TECHNOLOGY WAY
SAUKVILLE, WI 53080
TELEPHONE (262) 268-9131
kahlconstruction@me.com

May 2, 2019

Village of Germantown

Community Development Department

Response to questions per April 30th letter --- Country Aire Kennels

1. Number of Employees shall remain as at 7 employees. There are 4 employees working per shift.
2. See attached site plan attached for Erosion control and stabilization locations.
3. The proposed addition will not increase the wastewater produced on site. I met with the County Planning and Parks Department. David Seils and I reviewed the information of the address. The file is incomplete and we are now attempting to "rebuild" what is not in the file. I personally was at the Germantown Plumbing inspection counter and reviewed what was available within the Village records. The County has deferred us to the State DNR in regard to this matter. We are in contact with Mark Finger, DNR representative, in regard to defining what is required. We understand that the sanitary system must be approved prior to obtaining a plumbing or building permit.
4. Exterior wall lighting, per our email dated April 8th, is only in the courtyard of the structure. We have noted the locations on the S2 revised site plan. The existing (2) wall lights shall be replaced with 100 watt equivalent LED as previously submitted within this packet.
5. Sample board is available. Do you want it dropped off prior to the Plan Commission meeting?
6. Signage: There will be a new sign/Logo on the building. The existing sign will be removed. The new sign will not be a lighted sign other than the lighting provided by the soffit lights. The signage is proposed for the North Elevation so it will not be seen from Country Aire Drive. It is also 276' from the centerline of Country Aire Drive. It will be a plastic sign mounted with stainless screws. A revised building elevation and sign cut detail are printed on the revised S2 sheet submitted.
7. No trash receptacles are proposed for this addition.
8. The existing parking, drive area, and landscaping shall remain per the existing layout.

If you have any further questions, please contact us.

Sincerely,

Tim Bach Kahl Construction Inc.

ENGINEER OF RECORD
PAUL MEIER
E-27438
1456 S.76TH STREET
WEST ALLIS, WI 53214
(414) 453-5358
CUSTOMER # 252127

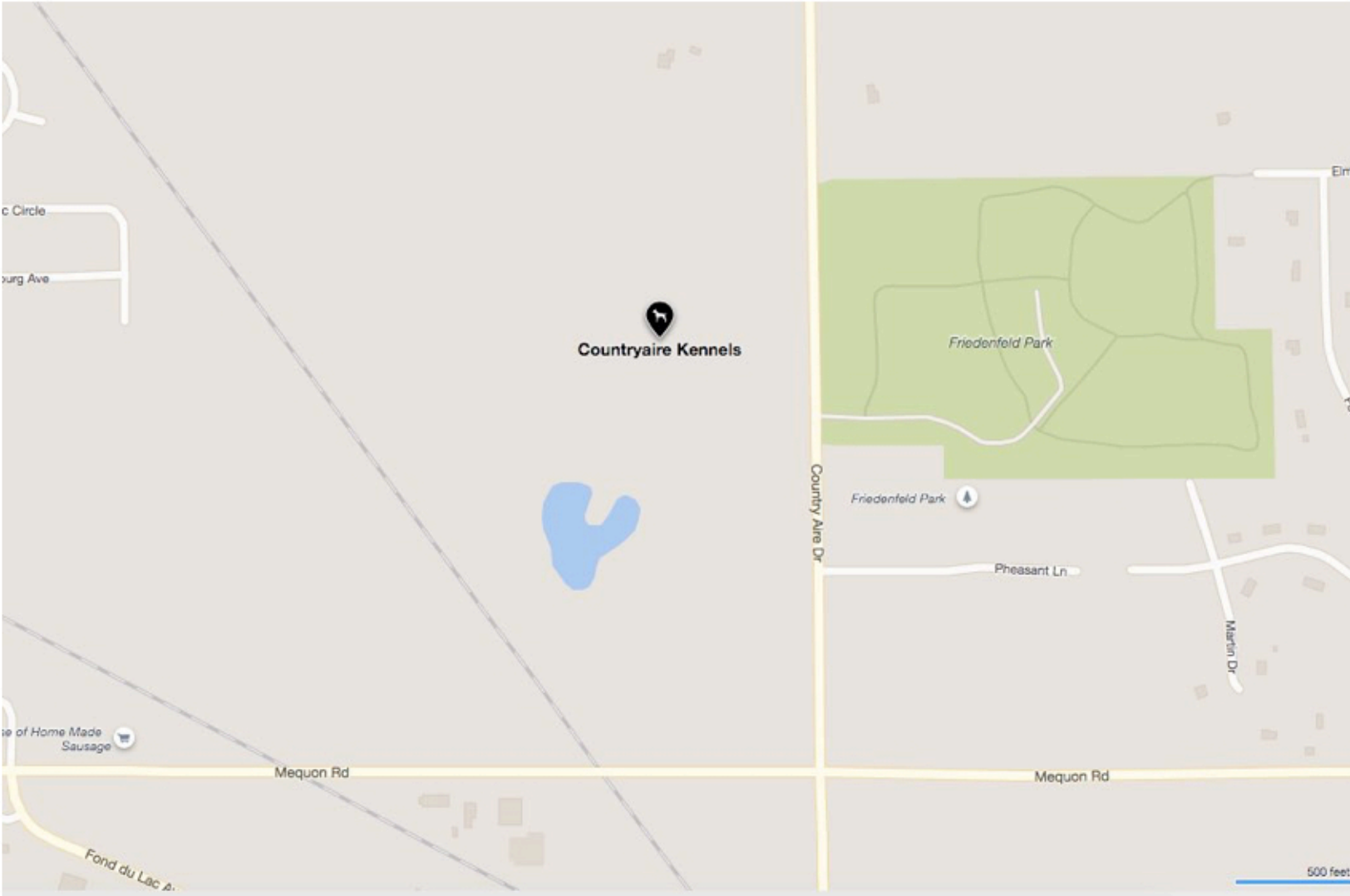
SURVEY
NORTH SHORE ENGINEERING
11433 N. PORT WASHINGTON RD.
MEQUON, WI 53092

GENERAL CONTRACTOR #676395
KAHL CONSTRUCTION
420 TECHNOLOGY WAY
SAUKVILLE, WI 53080
CONTACT PERSON - TIM BACH
(262) 268-9131

PLUMBING DESIGN / CONTRACTOR

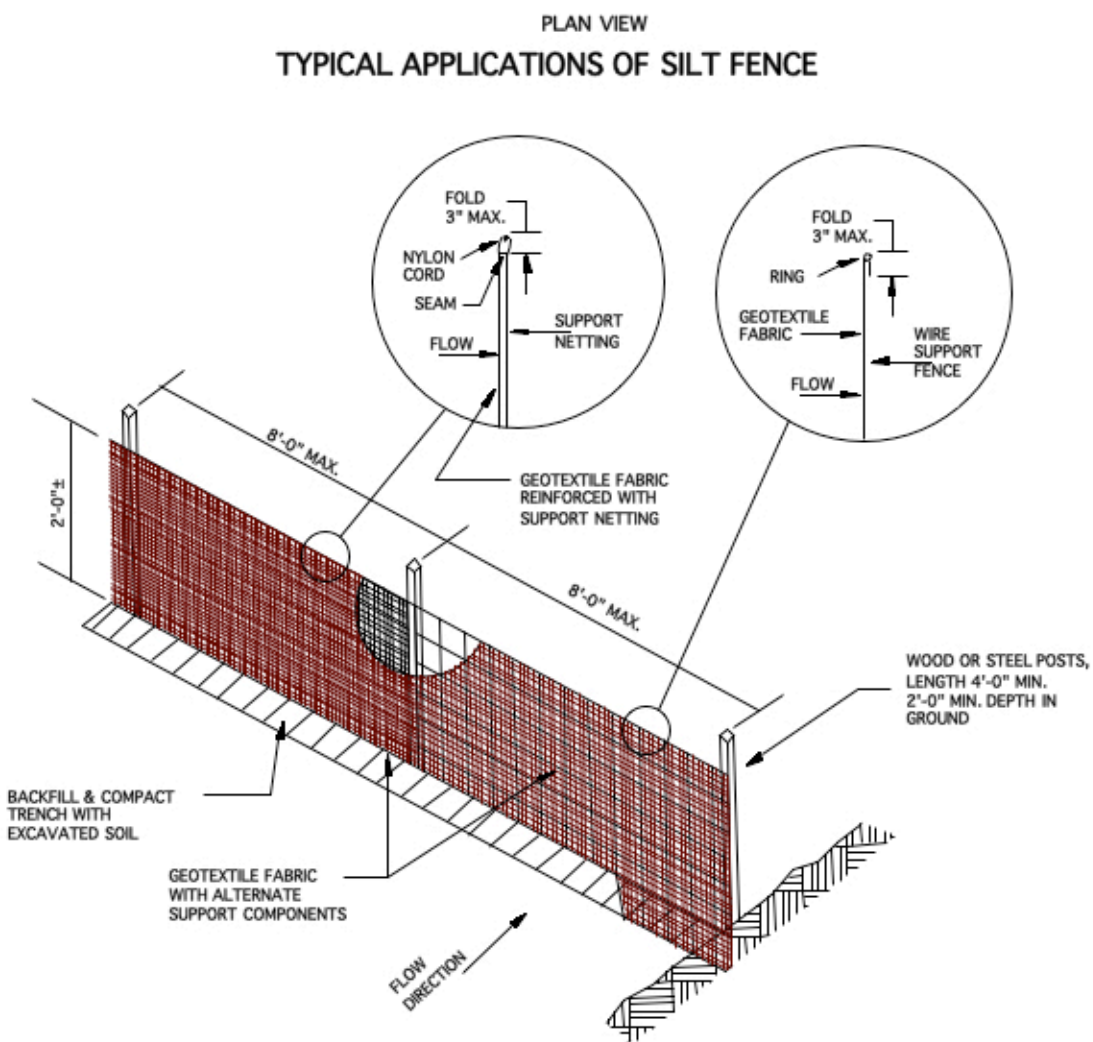
HVAC DESIGNER / CONTRACTOR

ELECTRICAL DESIGN / CONTRACTOR

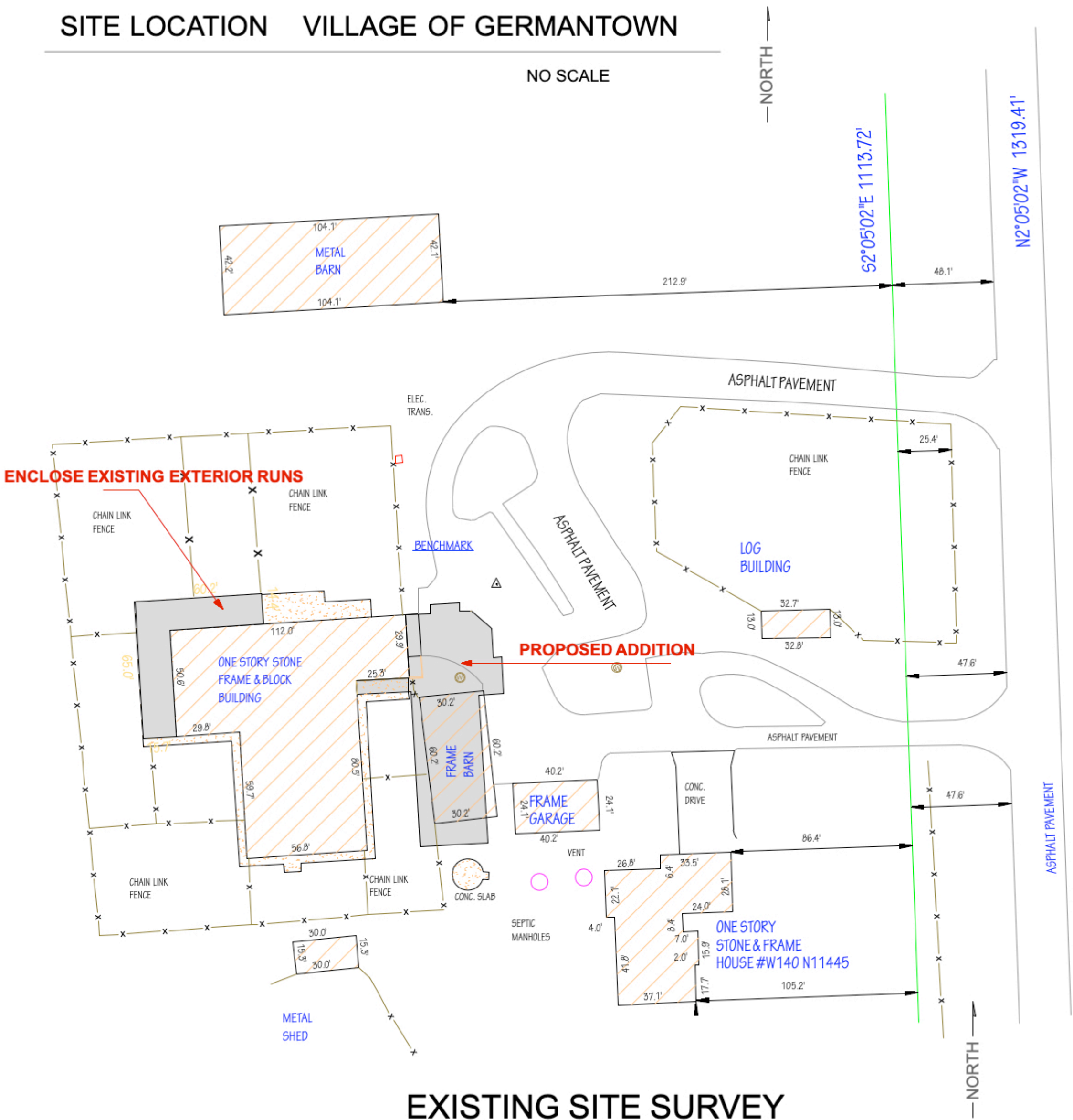


SITE LOCATION VILLAGE OF GERMANTOWN

NO SCALE



SILT FENCE DETAIL



EXISTING SITE SURVEY

SCALE 1" =40'

PROPOSED BUILDING AREA = 8,511 S.F. EXISTING, 3,988 S.F. OFFICE/ACTIVITY AREA & 1,236 S.F. KENNEL AREA
PROPOSED BUILDING AREA = 13,735 S.F.
PROPOSED BUILDING USE : B - BUSINESS
BUILDING CONSTRUCTION TYPE - 5 B - UNPROTECTED
BUILDING IS NOT FIRE SPRINKLERED
ALLOWABLE AREA (NS) : B = 9,000 S.F.
ALLOWABLE AREA - 9,000 S.F. + IF PER STORY
ALLOWABLE HEIGHT - 2 STORY & 40 FT TALL
IF = (F/P - 0.25) X W/30 X 9,000 S.F.
F = 717.5 FT, P = 741.5 FT & W = 28.9 FT
IF = (717.5 FT/741.5 FT - 0.25) X 28.9 FT/30 X 9,000 S.F. IF = 6,222 S.F.
ADJUSTED ALLOWABLE AREA - 9,000 S.F. + 6,222 S.F.
ADJUSTED ALLOWABLE AREA - 15,222 S.F. PER STORY
ADJUSTED ALLOWABLE AREA > PROPOSED BUILDING AREA
IBC TABLE 2902.1 - 1 MEN'S & 1 WOMEN'S TOILET & LAV REQUIRED
SEE OWNER LETTER FOR CONSIDERATION OF ACTUAL OCCUPANCY LOADING

IBC TABLE 2902.1 & IPC SECTION 410 - 1 A.D.A. & 1 STANDARD DRINKING FOUNTAIN REQUIRED - SEE OWNER LETTER
IBC TABLE 1106.1 - 1 VAN ACCESSIBLE STALL REQUIRED FOR 10 PARKING STALLS

OFFICE AREA = 1,465 S.F. @ 1 PERSON PER 100 S.F. (USED BUSINESS FROM TABLE 1004.1.2) = 14.7 PEOPLE OR 15 PEOPLE
MECHANICAL AREA = 143 S.F. @ 1 PERSON PER 300 S.F. (USED MECHANICAL EQUIPMENT ROOM FROM TABLE 1004.1.2) = .5 PEOPLE OR 1 PEOPLE
DOG ACTIVITY AREA = 2,145 S.F. @ 1 PERSON PER 500 S.F. (USED WAREHOUSE FROM TABLE 1004.1.2) = 4.3 PEOPLE OR 5 PEOPLE
KENNEL AREA = 9,982 S.F. @ 1 PERSON PER 500 S.F. (USED WAREHOUSE FROM TABLE 1004.1.2) = 19.9 PEOPLE OR 20 PEOPLE
TOTAL PEOPLE = 41 PEOPLE (SEE LETTER FROM OWNER REGARDING ACTUAL PEOPLE COUNT)

SITE INFORMATION
SITE ID # 689764
CUSTOMER ID 975259
COUNTRY AIRE KENNELS
FRANK WALDRON
jillkennicker@yahoo.com
AREA +/- 35.23 ACRES

BUILDING INFORMATION
PREVIOUS SUBMITTALS
1995 95-05-0104B
2004 TRANSACTION ID 1063066
2004 TRANSACTION ID 1088037

SHEET INDEX

- C COVER SHEET SITE INFORMATION
- S1 LOCAL SITE SURVEY
- S2 TOTAL SITE SURVEY
- A1 FLOOR PLAN
- A2 ELEVATIONS
- A3 FOOTINGS / FOUNDATION
- A4 THROUGH SECTIONS ACTIVITY AREA
- A5 THROUGH SECTIONS OFFICE / KENNEL AREAS
KENNEL FOOTINGS
- A6 FINISHES AND DOORS
- A7 STRUCTURAL / TRUSS LAYOUT



420 TECHNOLOGY WAY
SAUKVILLE, WI 53080
TELEPHONE (262) 268-9131
kahlconstruction@me.com

COUNTRY AIRE KENNELS
W 140 N11445 COUNTRY AIRE DRIVE
GERMANTOWN, WI

REVISIONS
ALL REVISIONS IN RED LINES
COMPLETED DEC 13, 2018
TIM BACH

DATE
July 26th, 2018

PAGE
C
COVER SHEET

PROPOSED
ENCLOSURE OF EXISTING
SOFFITED AREA
1236 SQ FT

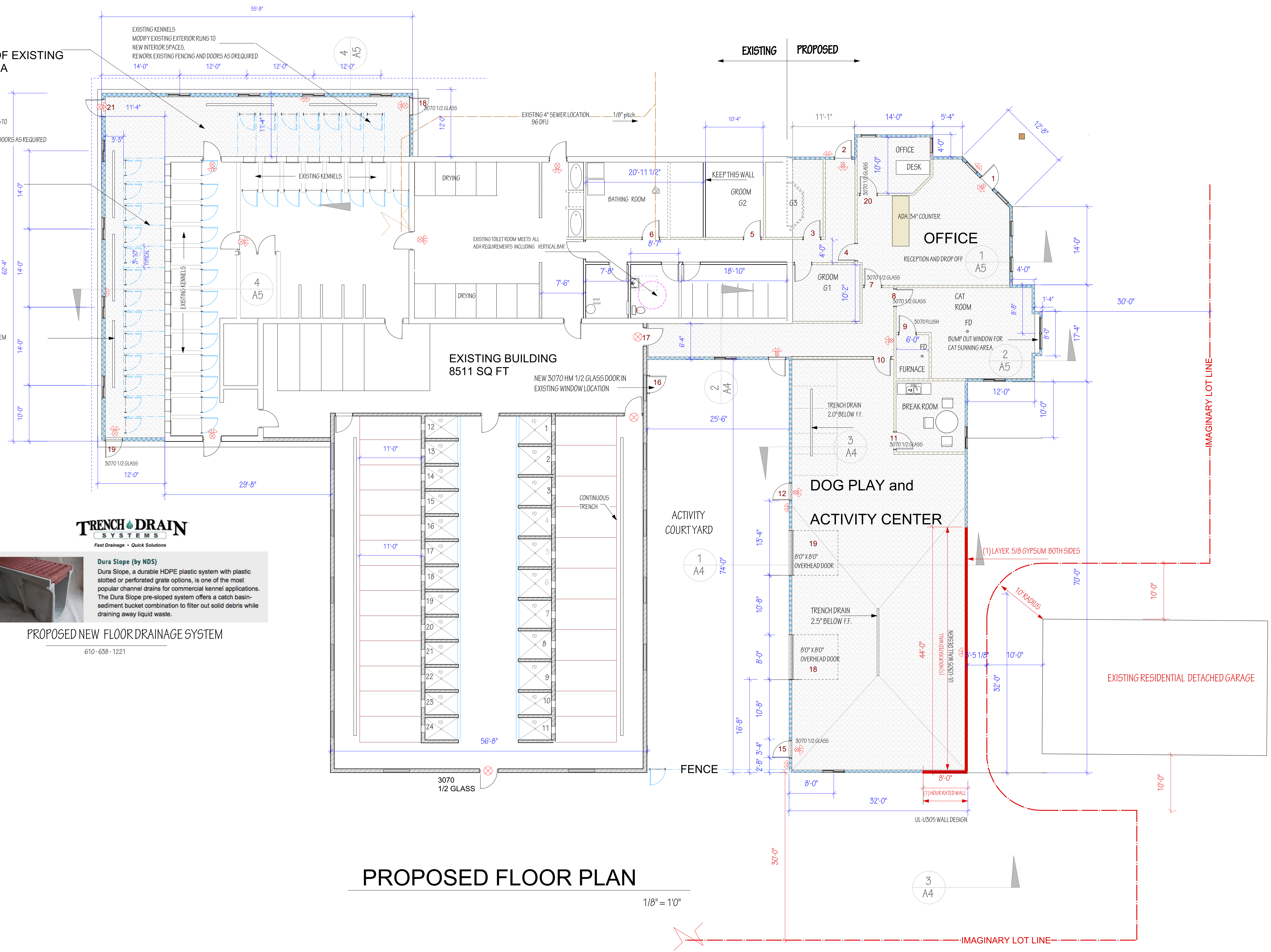
EXISTING KENNELS
MODIFY EXISTING EXTERIOR RUNS TO
NEW INTERIOR SPACES.
REWORK EXISTING FENCING AND DOORS AS REQUIRED

NEW FLOOR DRAINAGE SYSTEM
(TYPICAL)



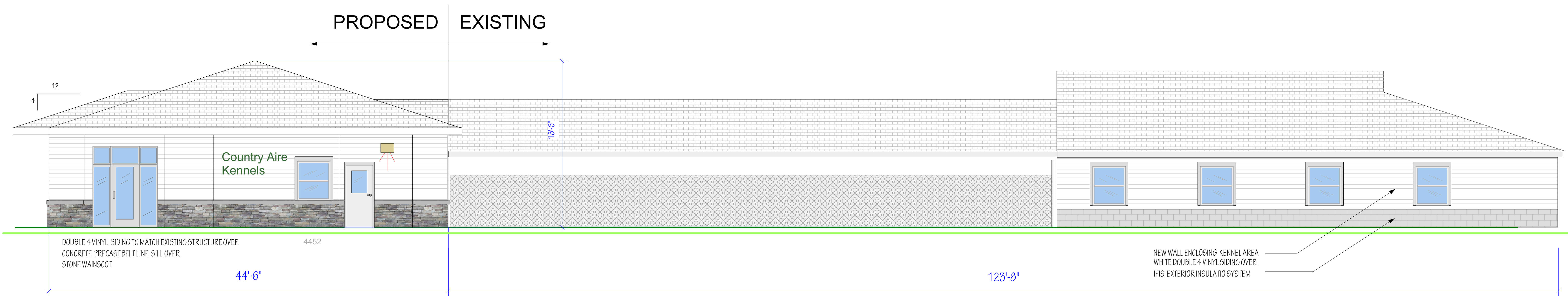
Dura Slope (by NDS)
Dura Slope, a durable HDPE plastic system with plastic slotted or perforated grate options, is one of the most popular channel drains for commercial kennel applications. The Dura Slope pre-sloped system offers a catch basin-sediment bucket combination to filter out solid debris while draining away liquid waste.

PROPOSED NEW FLOOR DRAINAGE SYSTEM
610-638-1221



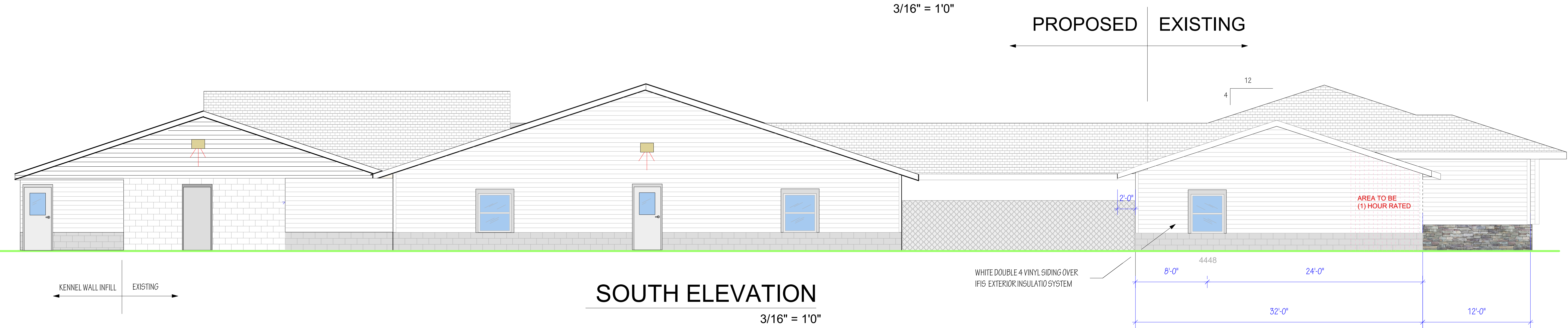
PROPOSED FLOOR PLAN

1/8" = 1'0"



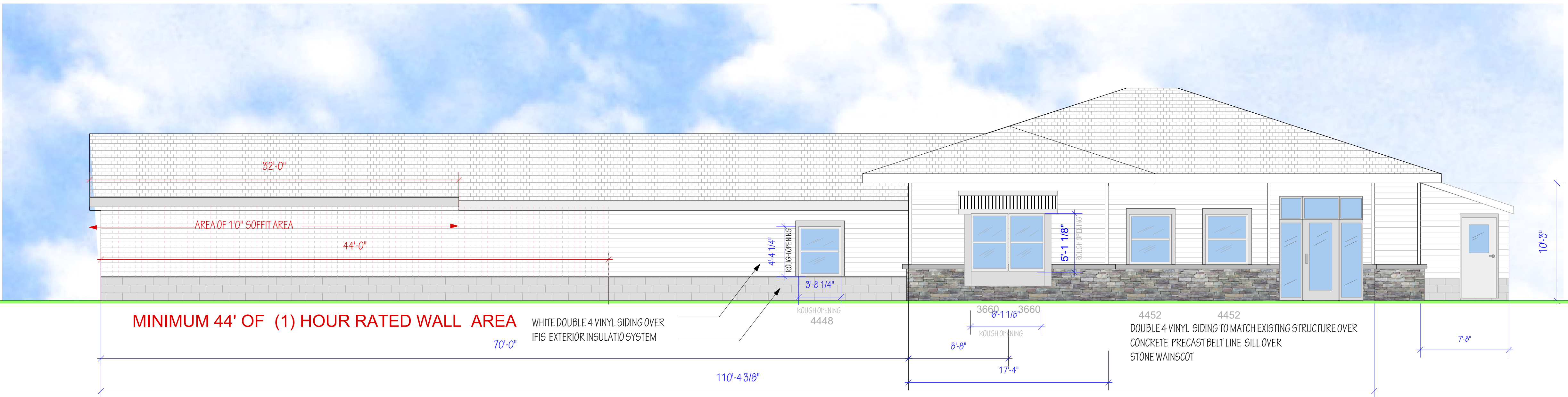
NORTH ELEVATION

3/16" = 1'0"



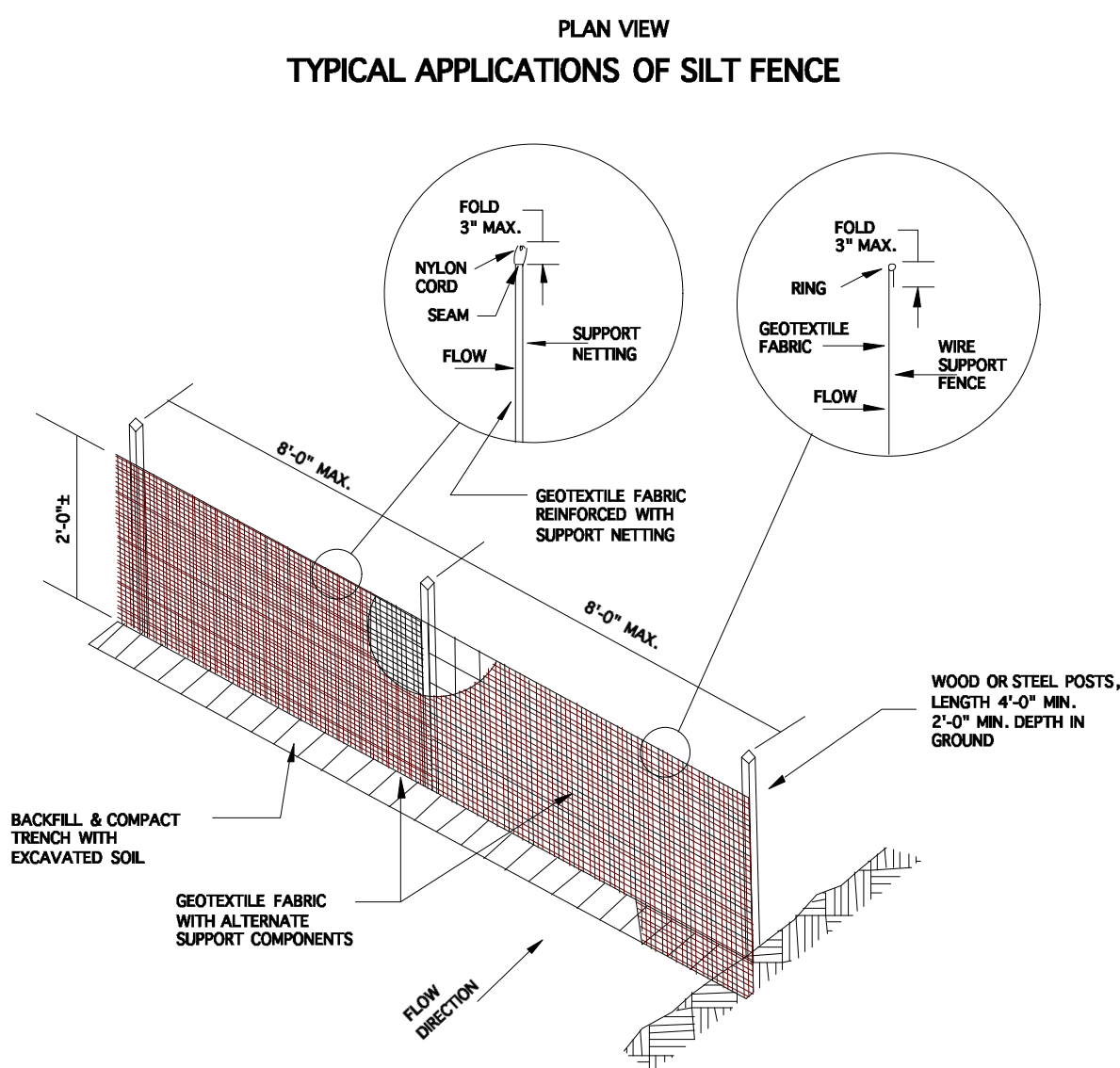
SOUTH ELEVATION

3/16" = 1'0"



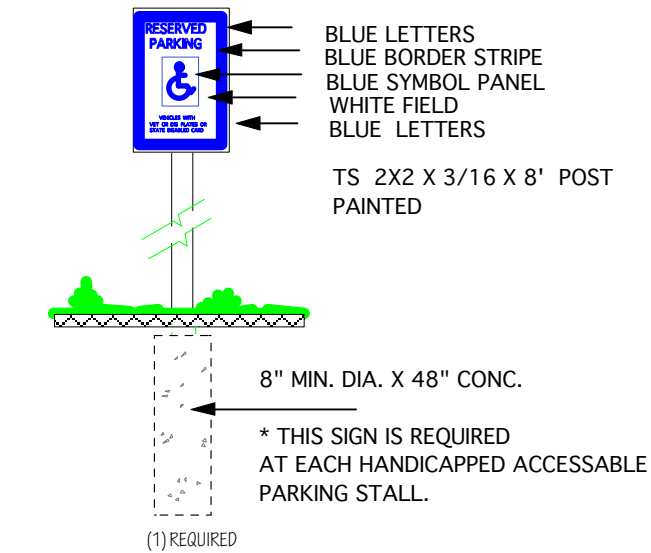
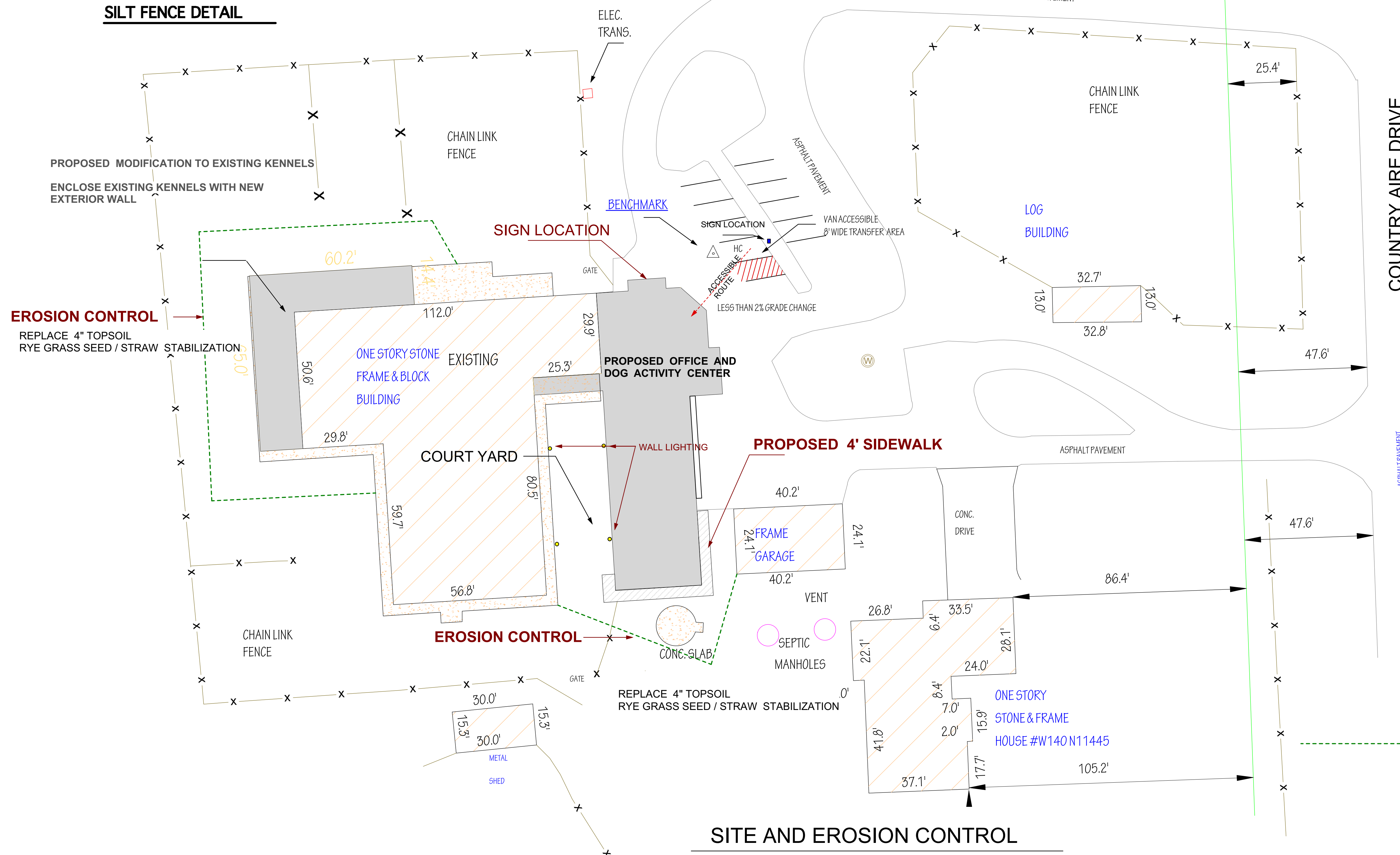
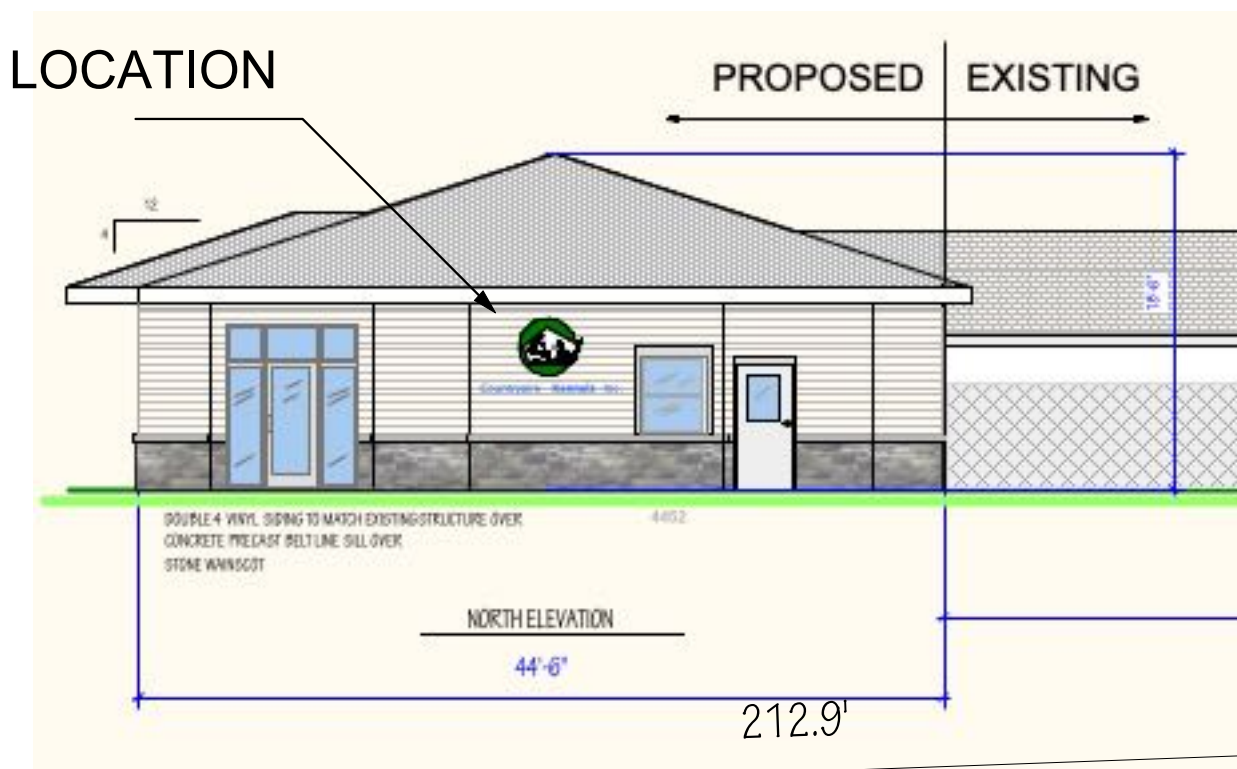
EAST ELEVATION

3/16" = 1'0"



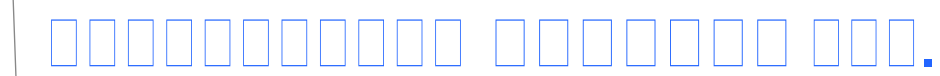
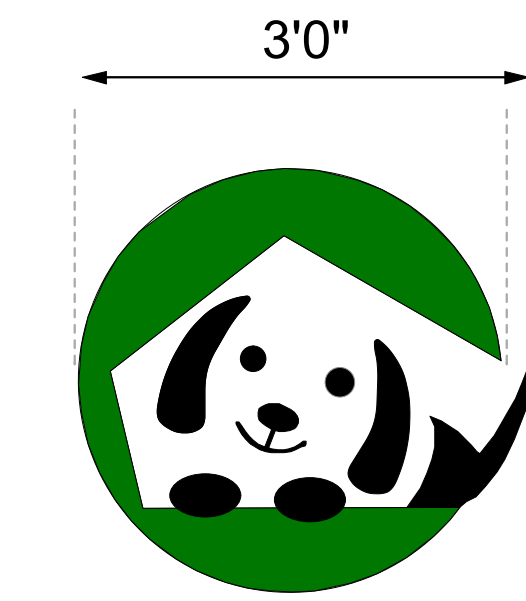
SILT FENCE DETAIL

LOGO LOCATION



PARKING SIGN
SCALE 1/2"=10'

OF H.C. PARKING PER ILHR 4.1.2 (5)
H.C. PARKING SPACES PER ILHR 4.6.3
H.C. SIGNAGE PER ILHR 4.6.4
H.C. RAMP PER ILHR 4.7.2



**PROPOSED LOGO AND SIGN
ON NORTH ELEVATION**

KAHL
CONSTRUCTION INC.

420 TECHNOLOGY WAY
SAUKVILLE, WI 53080
TELEPHONE (262) 268-9131
kahlconstruction@me.com

COUNTRY AIRE KENNELS
W 140 N11445 COUNTRY AIRE DRIVE
GERMANTOWN, WI

REVISIONS

DATE
July 26th, 2018

PAGE

S2
REVISED MAY 3



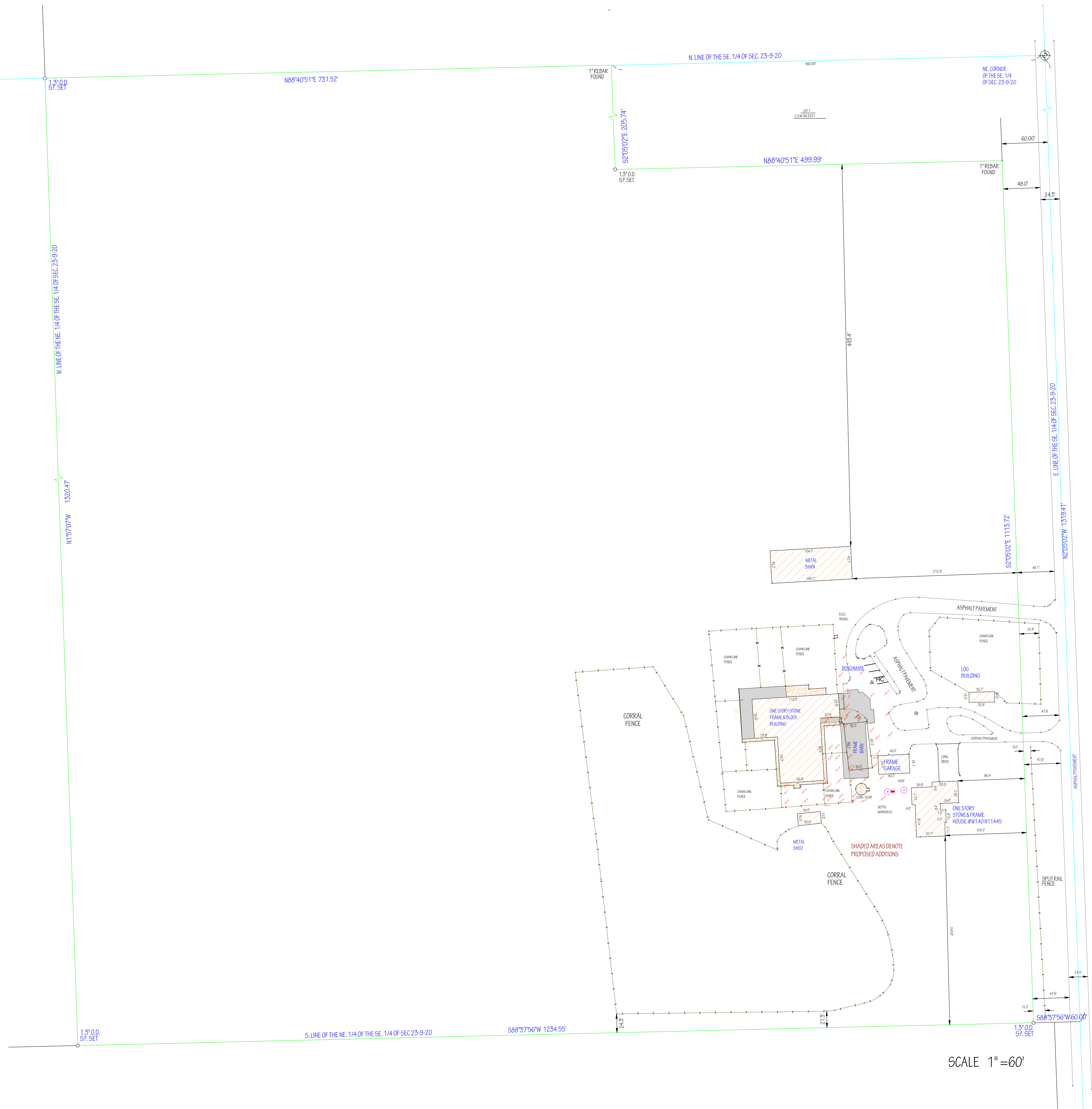
COUNTRY AIRE KENNELS
W 140 N11445 COUNTRY AIRE DRIVE
GERMANTOWN, WI

REVISIONS

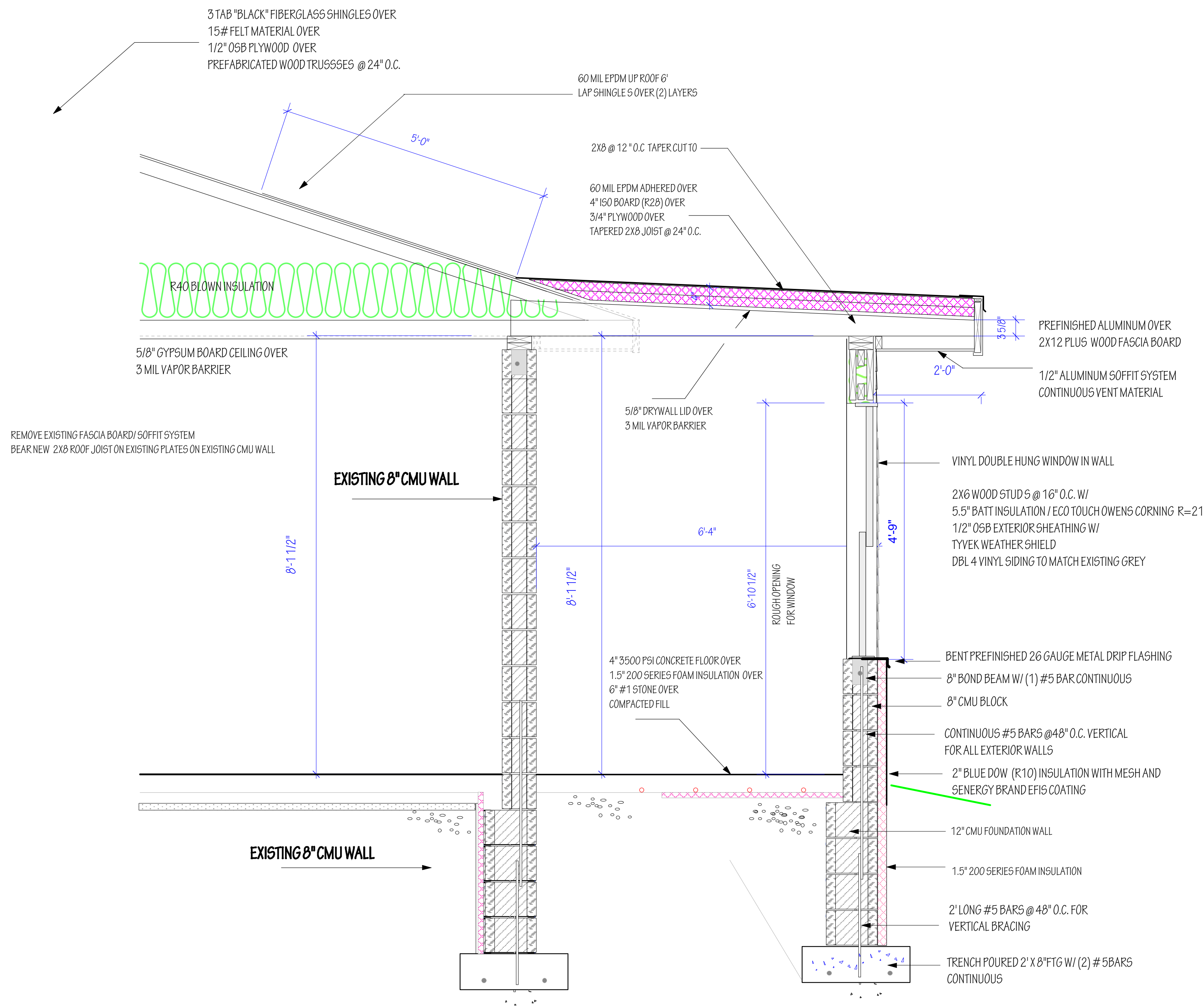
DATE
July 26th, 2018

PAGE

S1



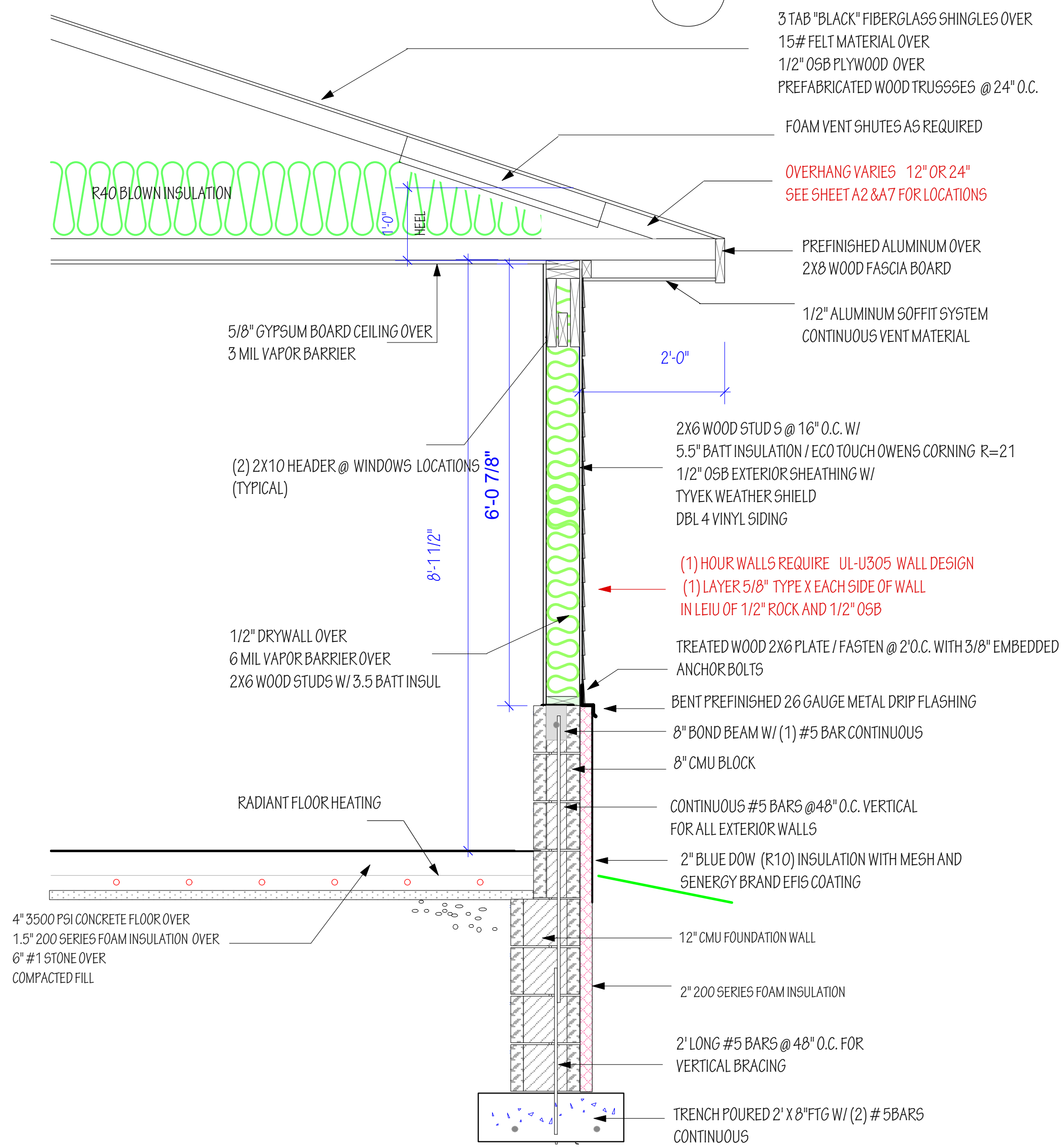
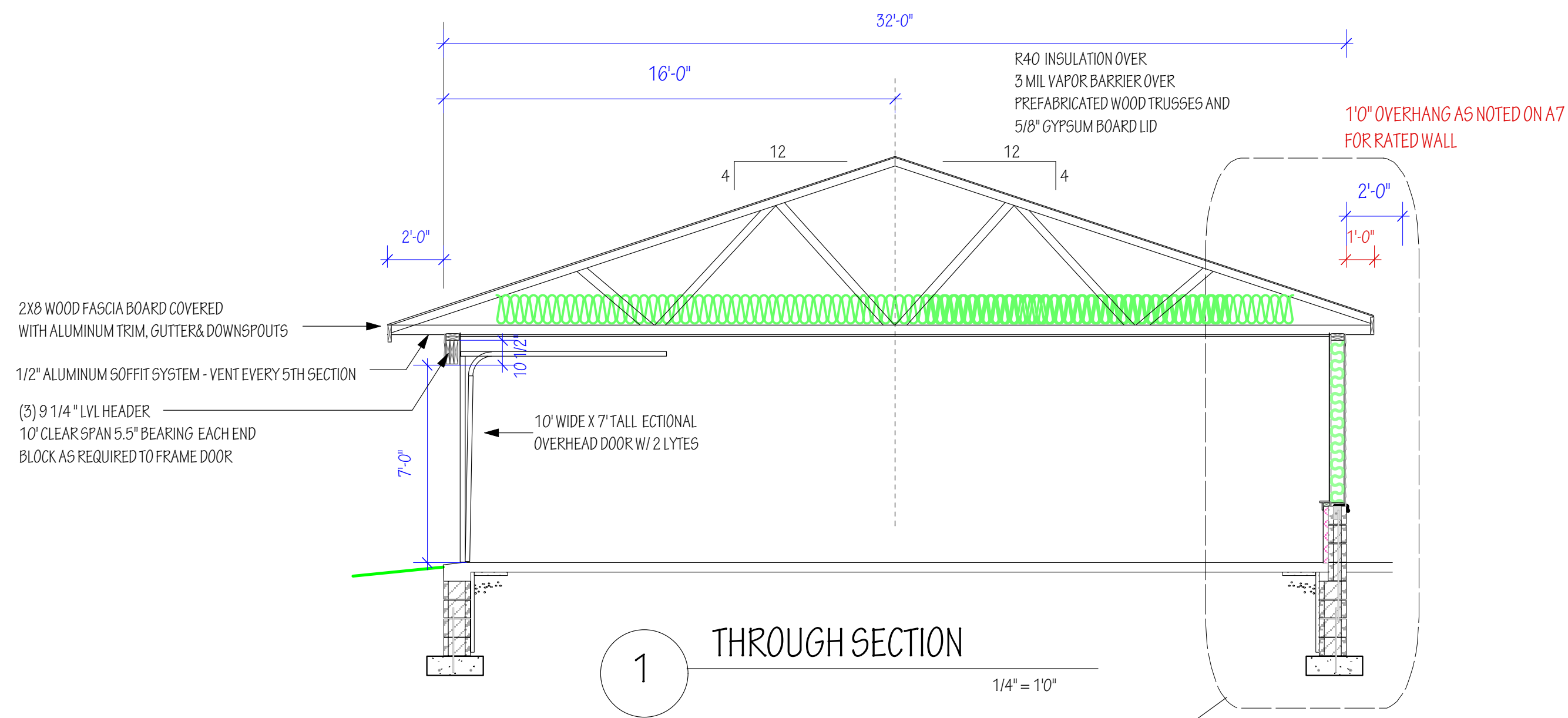
Beam Span (ft)	Beam Width	Span Carried By Beam (ft)										
		20	22	24	26	28	30	32	34	36	38	40
8	3'-1/2"	7'-1/4"	7'-1/4"	7'-1/4"	7'-1/4"	7'-1/4"	7'-1/4"	7'-1/4"	7'-1/4"	7'-1/4"	7'-1/4"	7'-1/4"
	5'-1/4"	7'-3/8"	7'-3/8"	7'-3/8"	7'-3/8"	7'-3/8"	7'-3/8"	7'-3/8"	7'-3/8"	7'-3/8"	7'-3/8"	7'-3/8"
10	3'-1/2"	7'-1/4"	7'-1/4"	7'-1/4"	7'-1/4"	7'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"
	5'-1/4"	7'-3/8"	7'-3/8"	7'-3/4"	7'-3/4"	7'-3/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"
12	3'-1/2"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/2"	11'-1/4"
	5'-1/4"	7'-3/4"	7'-3/4"	7'-1/4"	7'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"
14	3'-1/2"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/2"	11'-1/4"	11'-1/4"	11'-1/4"	11'-1/4"	11'-1/4"	11'-1/4"	11'-7/8"
	5'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/4"	9'-1/2"	9'-1/2"	11'-1/4"
16	3'-1/2"	11'-1/4"	11'-1/4"	11'-1/4"	11'-1/4"	11'-7/8"	11'-7/8"	11'-7/8"	14"	14"	14"	14"
	5'-1/4"	9'-1/4"	9'-1/4"	9'-1/2"	11'-1/4"	11'-1/4"	11'-1/4"	11'-1/4"	11'-1/4"	11'-1/4"	11'-1/4"	11'-1/4"
18	3'-1/2"	11'-7/8"	11'-7/8"	14"	14"	14"	14"	14"	14"	16"	16"	16"
	5'-1/4"	11'-1/4"	11'-1/4"	11'-1/4"	11'-1/4"	11'-7/8"	11'-7/8"	11'-7/8"	14"	14"	14"	14"



WALL SECTION IN WALKWAY

2

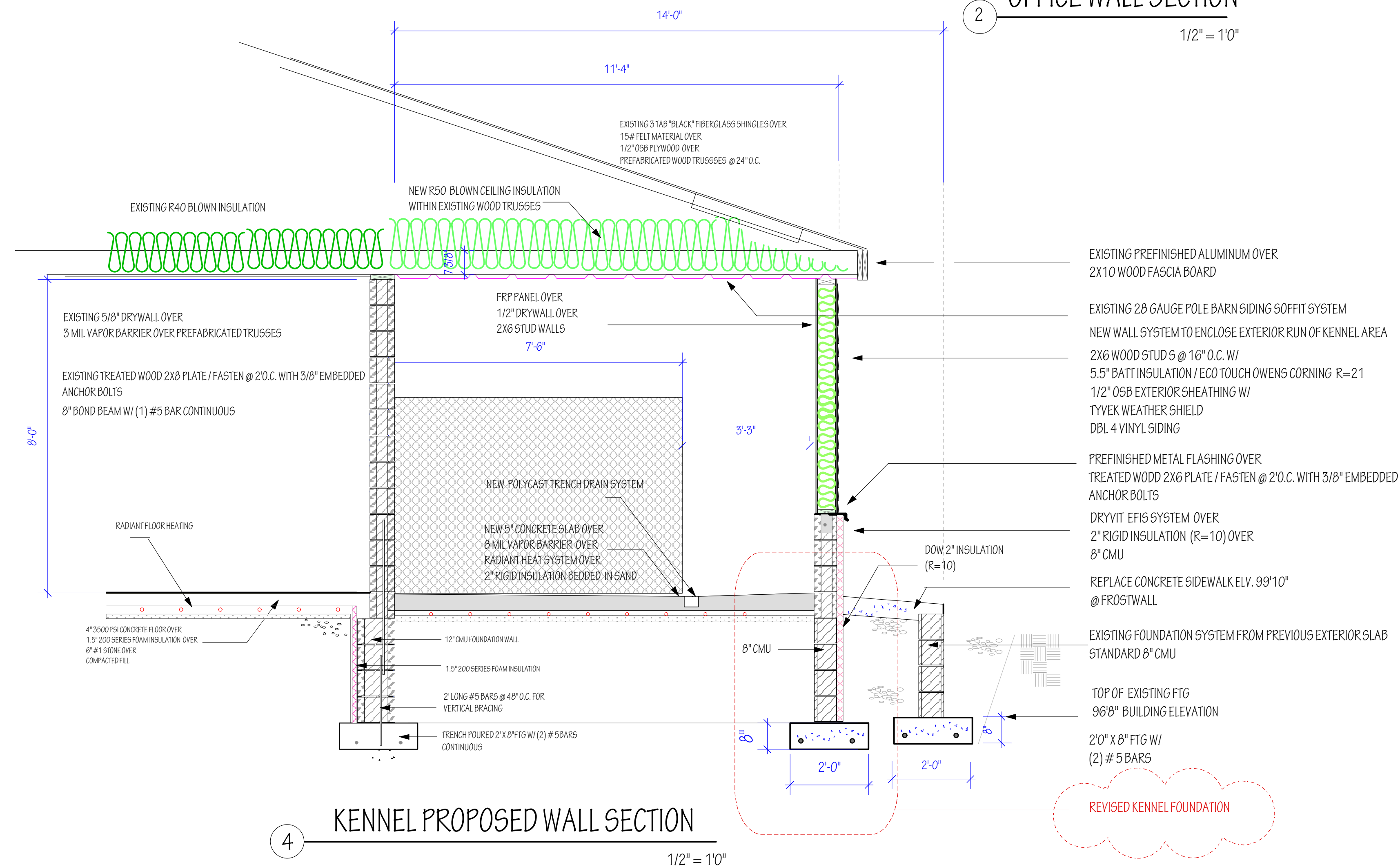
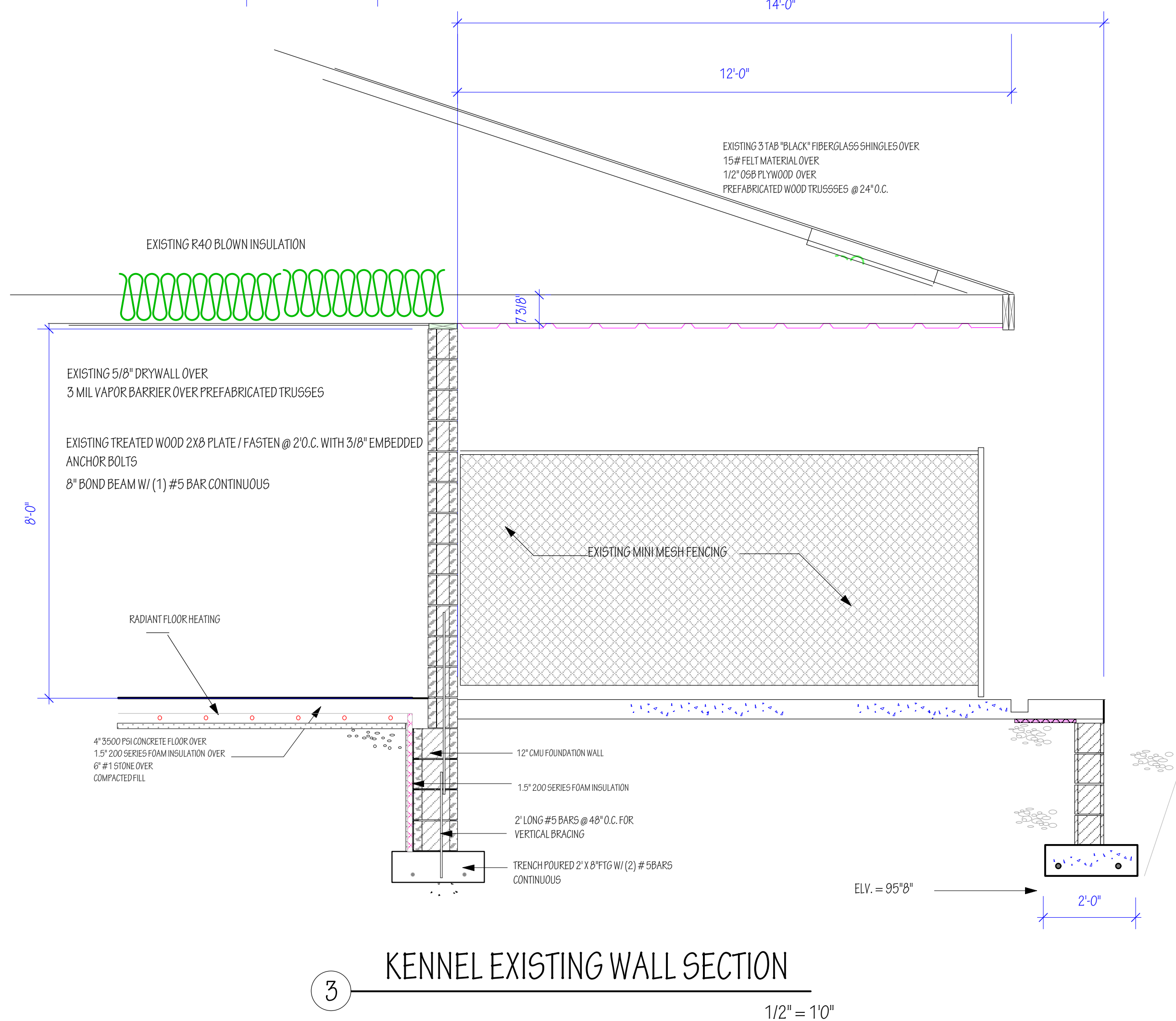
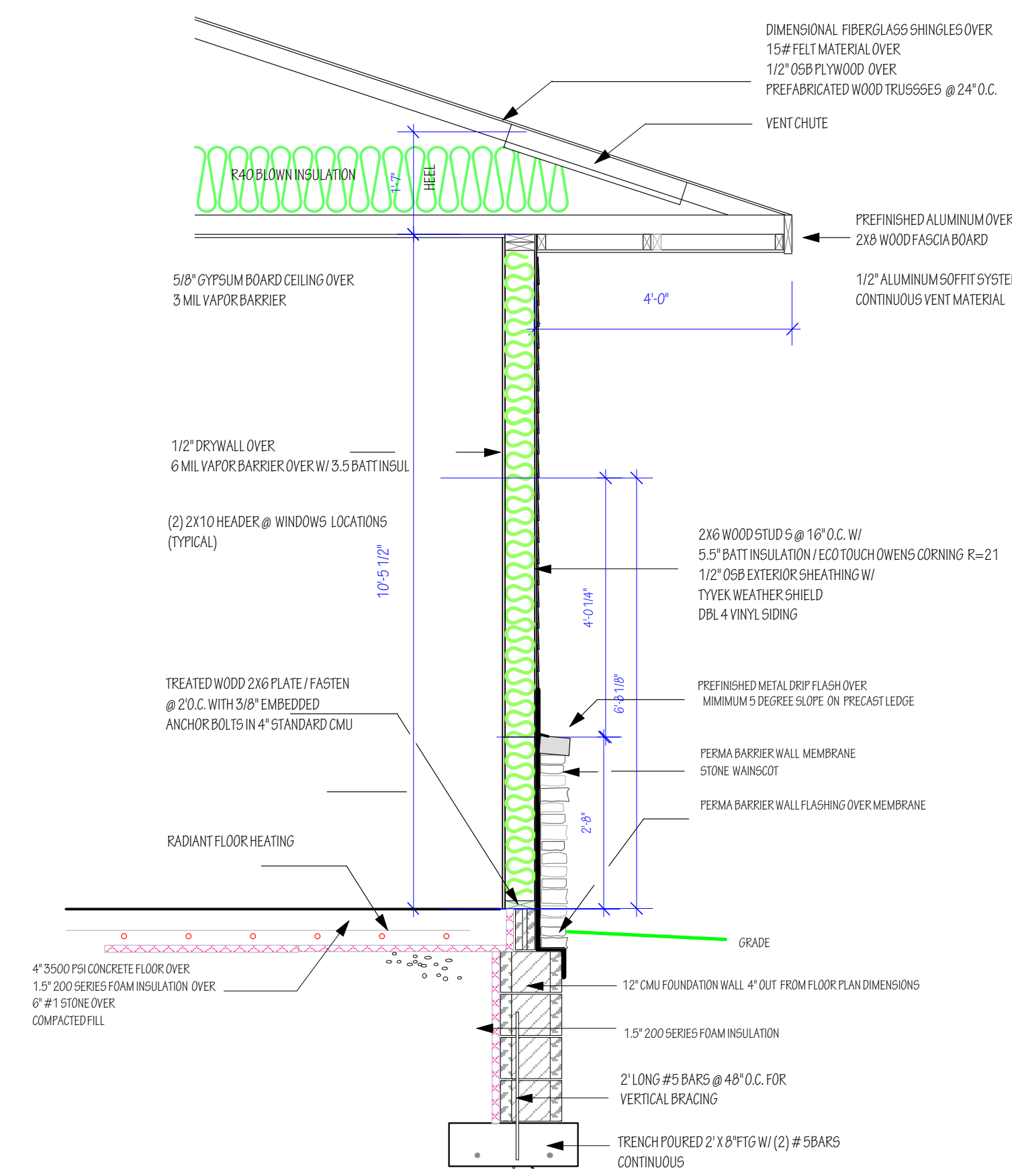
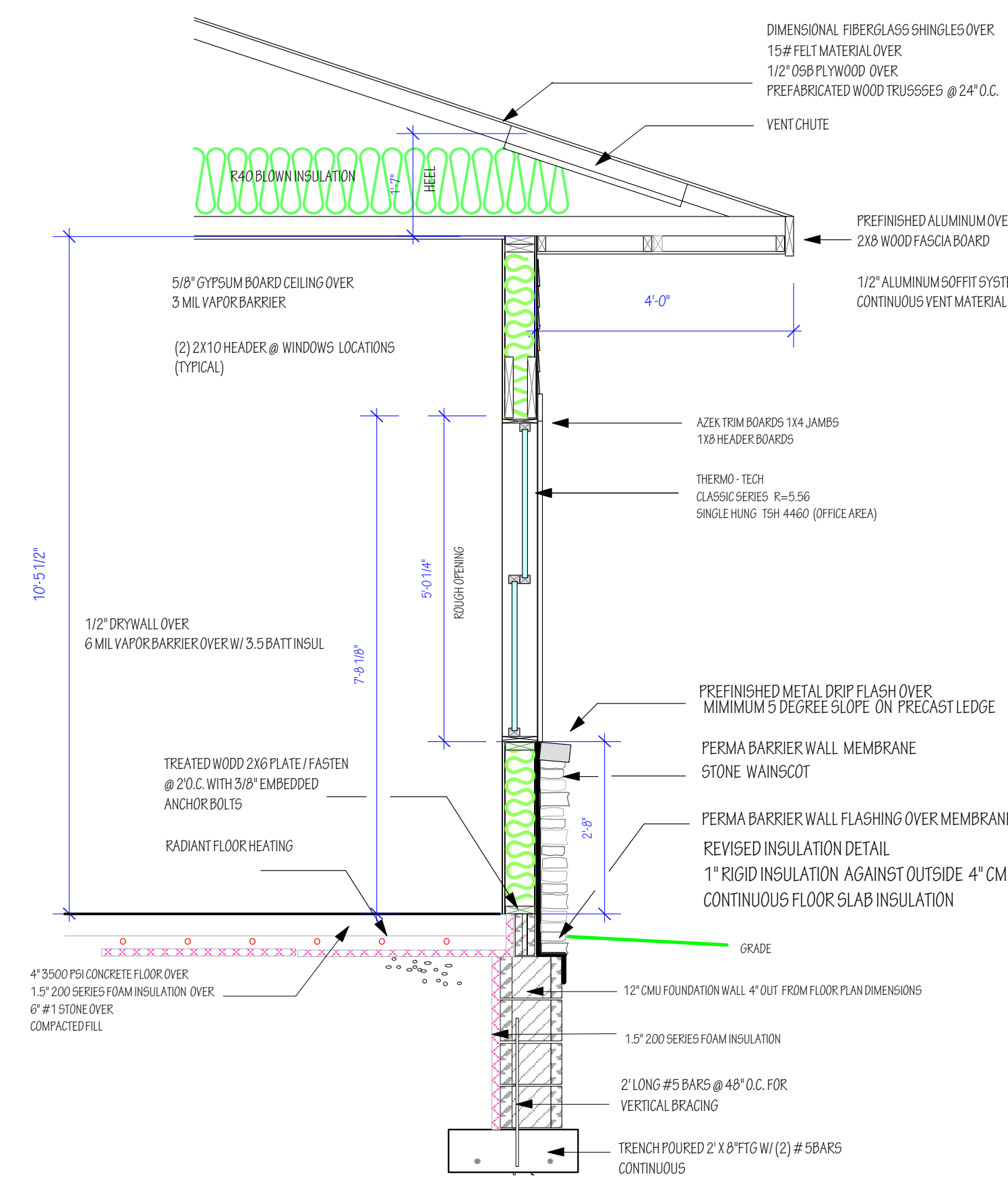
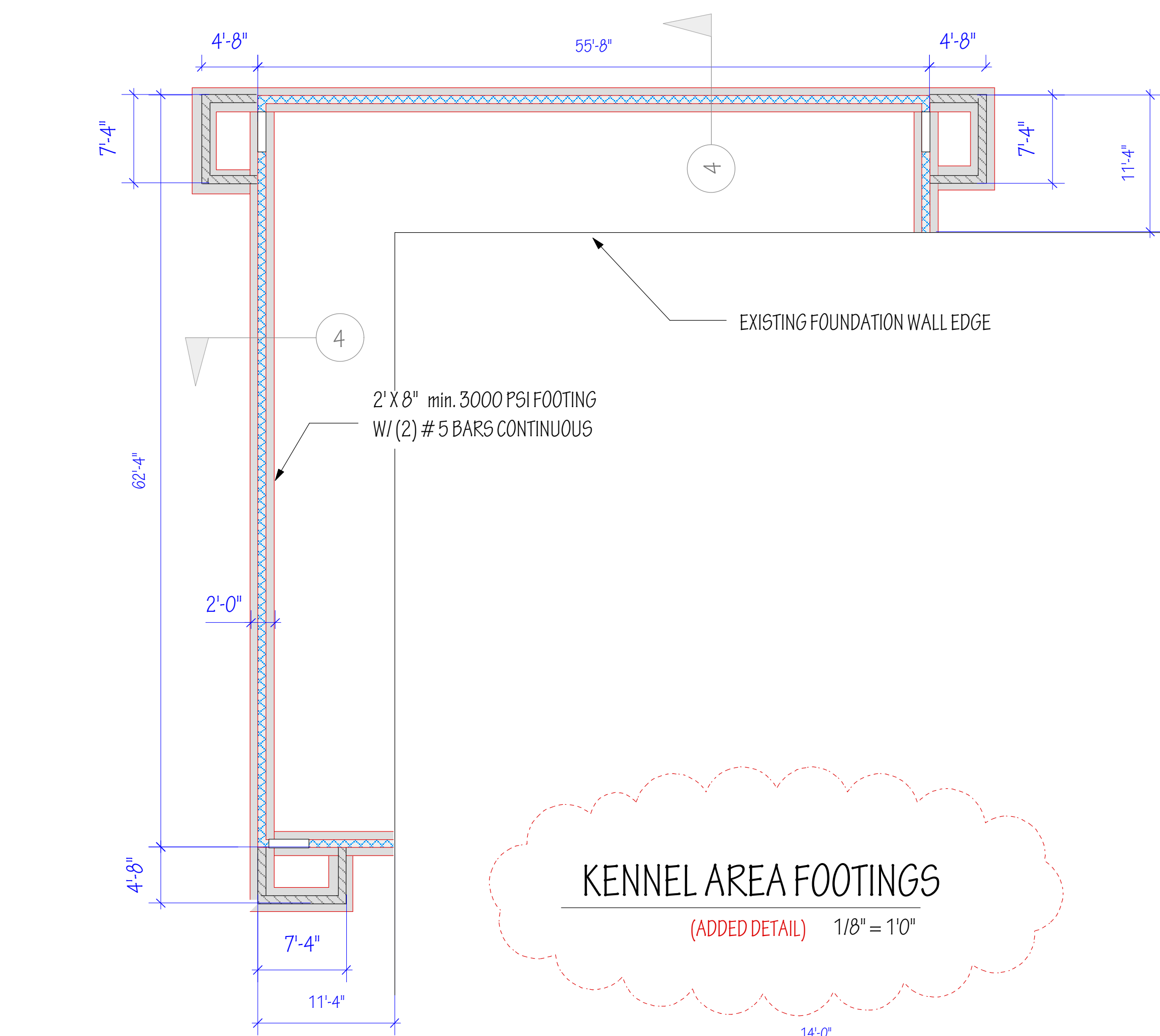
3/4" = 1'0"



WALL SECTION

3

3/4" = 1'0"



E-WFT04 Series

LED Traditional Style Wall Pack - Small
Replaces 100W PSMH



Classic, traditional-style fixture, now with greater output and increased efficiency!

Efficient

- Uses 45% less energy than comparable HID fixtures
- Quick, easy installation

Durable

- Lens is heat and shock resistant
- Powder-coat finish withstands the test of time

Recommended Use

- Security
- Pathways
- Perimeter lighting

Input Voltage

- Universal (120V through 277V Operation)

Certifications

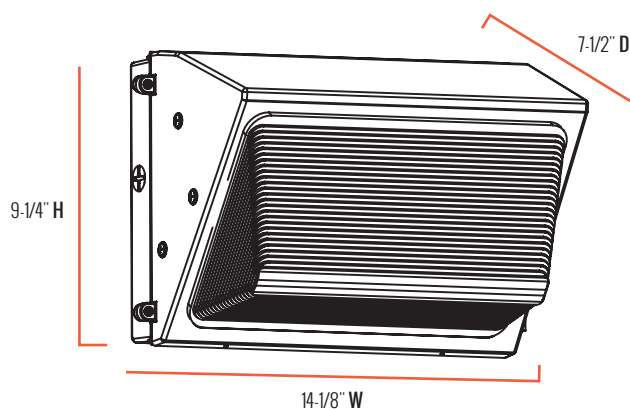


WARNING: Cancer and Reproductive Harm -
www.p65warnings.ca.gov



Quality Products, Affordably Priced.

E-WFT04 Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
7-1/2" D x 14-1/8" W x 9-1/4" H	8.6 lbs.	8 to 18 feet	2 to 3 times the mounting height

Fixture Specifications

HOUSING	Heavy duty, die-cast aluminum housing with hinged door frame Dark bronze polyester powder-coat finish
LENS ASSEMBLY	Heat and shock-resistant borosilicate glass prismatic lens
MOUNTING	1/2" NPT tapped knockouts for conduit entrances (one on top, one on each side, one on back)

Electrical Performance

OPERATING MINIMUM	LIFESPAN L_{70} AT 25°C (77°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated 76,000 Hours	> 0.9	< 20%	No
INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	0.36A	0.21A	0.18A	0.16A

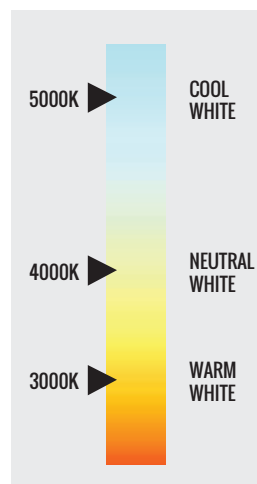
Warranty & Certifications

WARRANTY	UL LISTED	DLC
5-Year Limited	Wet Locations	Yes

Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
E-WFT04A-N50Z	4600 Lumens	Cool White (5000K)	43W	≥ 70 CRI	100W PSMH
E-WFT04A-N40Z		Neutral White (4000K)	43W		
E-WFT04A-N30Z		Warm White (3000K)	44W		

CORRELATED COLOR TEMPERATURE (CCT)



E-WFT04 Series

Accessories



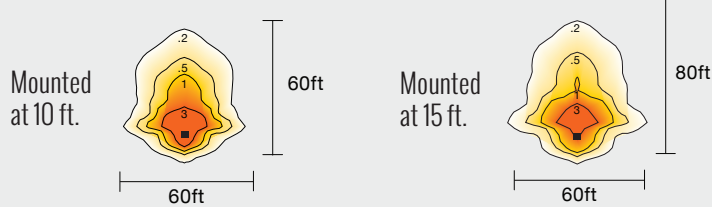
Photocell - Button, 120V/208V/240V/277V

SKU: **E-ACP1** (120V)

E-ACP2 (208V/240V/277V)

USE: Photocell is field installed.
Drilling of the back box in the field is required.

Photometric Diagrams



All published photometric testing performed to IESNA LM-79-08 standards by a NVLAP certified laboratory. Fixture photometry was completed on a single representative fixture.

Generational Chart

OLD SERIES	NEW SERIES
E-WP8 Series	E-WFT04 Series

SIGN PERMIT REVIEW

5/13/19 Plan Commission Meeting

Mama Mia's / Germantown Marketplace

Village Planner Report

Germantown, Wisconsin

Summary

Allison & Jude Barbieri, agent for and operator of Mama Mia's, and Compass Properties Germantown LLC, property owner, are requesting approval for two sets of wall signage for the new restaurant located in the Germantown Marketplace at N112 W16344 Mequon Road.

Property Location: N112 W16344 Mequon Road

Applicant/

Property Owner: Allison & Jude Barbieri
Mama Mia's
N112 W16344 Mequon Road
Germantown, WI 53022

Sheldon Oppermann
Compass Properties LLC
735 N. Water Street
Milwaukee, WI 53202

Zoning: B-2: Community Business District/PDD ("Germantown Marketplace PDD")

Adjacent Land Uses		Zoning
North	Commercial/Residential	B-1/Rm-2
South	Residential	Rd-2/Rm-2
East	Commercial	B-2
West	Commercial	B-2/PDD



Proposal

Allison & Jude Barbieri, agent for and operator of Mama Mia's, and Compass Properties Germantown LLC, property owner, are requesting approval for two sets of wall signage for the new restaurant located in the Germantown Marketplace at N112 W16344 Mequon Road:

Sign #1 (Roof)

- A set comprised of a 48" x 54" (18 sqft) logo and 3'6" x 30' (105 sqft) channel letter roof-mounted, internally-illuminated sign proposed for the front (south) elevation. The sign will be constructed with aluminum and acrylic faces mounted on a raceway;
-

Sign #2 (Turret/Entrance)

- A set comprised of a 24" x 30" (5 sqft) logo and 2'8" x 13'10" (23 sqft) channel letter internally-illuminated sign proposed for the turret above the front entrance on the southwest elevation. The sign will be constructed with aluminum and acrylic faces individually mounted on the wall surface above the entrance

Staff Comments

The proposed signs comply with the Village's sign regulations for wall signs (including roof-mounted signs). The Village's regulations allow 1.5 square feet of signage per one linear foot of building frontage (up to 300 square feet). The Mama Mia's tenant space occupies the west end of the building with 150 feet of total frontage, which would permit up to 225 square feet of wall-mounted signage. The proposed wall signage for the two sets of signs is 151 square feet.

The application fee for the sign permit review has not been paid.

Village Planner Recommendation

APPROVE the two (2) sets of wall signs for the Mama Mia's restaurant located at N112 W16344 Mequon Road as proposed subject to the following conditions:

1. Electrical permits shall be obtained from the Inspection Services prior to installation.
2. The Sign Review Application Fee shall be paid prior to the installation of the proposed signs.

Village of

Germantown

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid ☒

Date

4-16-19

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 Allison Barbieri Mama Mia's (Jude Barbieri) 1112 W 16344 mequon Rd. Phone (414) 491-3030 Allison Cell phone (414) 861-0556 (Jude) E-Mail

PROPERTY OWNER Compass Properties Germantown, LLC Sheldon Oppermann 735 N. Water Street Suite m180 Milwaukee, WI 53202 Phone (414) 765-0305 office 414-550-9717 cell

2 PROPERTY ADDRESS OR GENERAL LOCATION

1112 W 16344 mequon Rd.
Germantown WI 53022

3 SIGN INFORMATION ON Turret Logo height 33.04 width 31.32
mama mia's
Sign Dimensions 20.34 height x 160.91 width
Number of Sides _____ Single/Multi Tenant? (circle one)
Total Square Footage of Sign (include all sides) _____ Building Frontage SF _____
Total height of the Sign _____
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials _____
Distance to Closest Property Line _____

Are there any existing signs on the property no
If yes, what is the total Square Footage of existing signs _____

What are the intentions for the existing signs: Take down _____ Remain _____

4 SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!

A Barbieri April 12-19
Applicant Date

SA 4/15/19
Owner on behalf Date
of
Compass Properties Germantown, LLC

alter-Fleet Sign Systems 262-242-5314
please see attached



LOGO 48" X 54" LETTERS 42" X 30'



Sign Letters Mounted on Turret

Aluminum Channel Letters Acrylic Faces U/I L.E.D Illuminated

167" x 45.2" = 3340 (23 sq ft) logo 30.3" x 24.4" = 740 (5.25sqft)

SITE PLAN REVIEW

5/13/19 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 amended site development and building plans for the new 100,000 sqft Dielectric Corporation facility located at the Holy Hill Road @ Goldendale Road intersection.

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

Agent/

Property Owners: Brad Egan
Keller Inc.
W204 N11509 Goldendale
Germantown, WI

Michael Esser Jr
ELLARETEE LLC
W141 N9250 Fountain Blvd
Menomonee Falls, WI

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

In April, the Plan Commission conditionally approved site development and building plans for the development of a 13.1-acre proposed parcel located in the northwest quadrant of the Holy Hill Road @ Goldendale Road intersection. Subsequently, the Village Board approved the following items required as a pre-requisite for the development:

1. Rezoning application to change the zoning for the 13.1-acre parcel from A-1: Agricultural to M-1: Limited Industrial;
2. Certified Survey Map (CSM) to divide 28.1 acres into (2) parcels including the 13.1-acre parcel for the Dielectric Corporation and dedication of right-of-way for a new public cul-de-sac street ("Gateway Court");
3. Conditional Use Permit (CUP) to allow an accessory structure (dust collection system) exceed a height of 45 feet (48'10" is proposed)

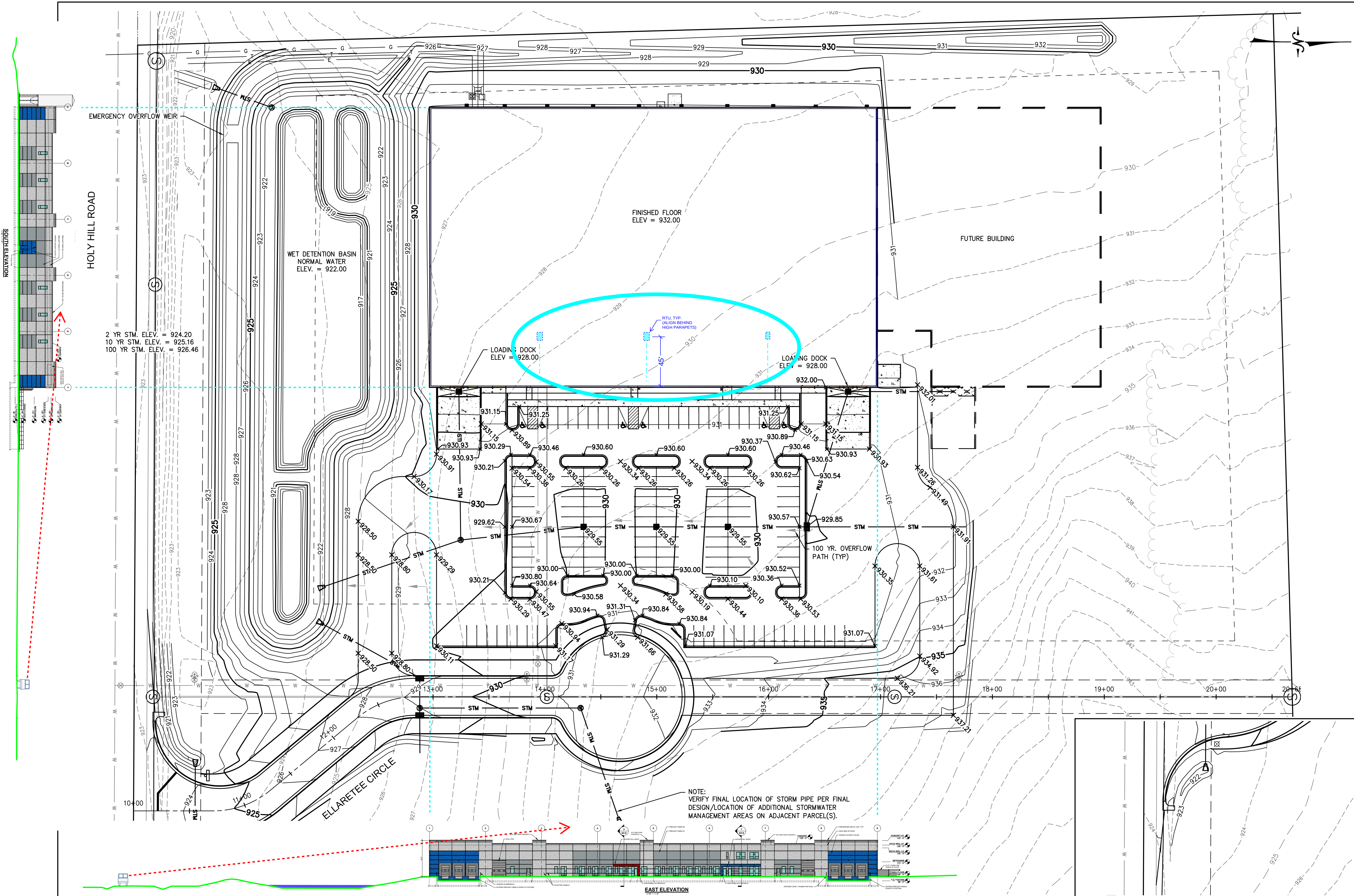
In the staff review and recommendation, it was pointed out that the proposed building will have roof-mounted HVAC mechanicals; however, no roof plan showing the actual location, sight lines or possible roof screening was provided. As a result, the Plan Commission approved the plans with Condition #7:

- 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.**

The Plan Commission discussed screening the rooftop units. Trustee Baum indicated that the preferred method would be to use the parapet walls to screen the units versus a bolt on screening system. Keller confirmed that they could shift the units around and place them behind the parapets. In turn, the Plan Commission modified Condition #7 to direct "...***the applicant [to] demonstrate the parapet walls will screen the rooftop units prior to the issuance of a building permit.***"

To that end, Keller has submitted a supplemental roof plan presenting the revised RTU locations relative to the parapet walls and sight lines from Holy Hill Road and the new cul-de-sac ("Gateway Court").

The Plan Commission needs to determine if the proposed roof plan is acceptable as proposed, i.e. with the re-located RTU's, or if additional roof screening or other changes are necessary.



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



www.kellerbuilds.com

WISCONSIN

GERMANTOWN,

PROPOSED FOR:

ELLARETEE, LLC

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REVISIONS

R1. 01.28.2019, J.R.S.

PROJECT MANAGER:

3. EGAN

DESIGNER:

C. MANSKE

DRAWN BY:

R.S.

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P19011

CONTRACT NO:

DATE: _____

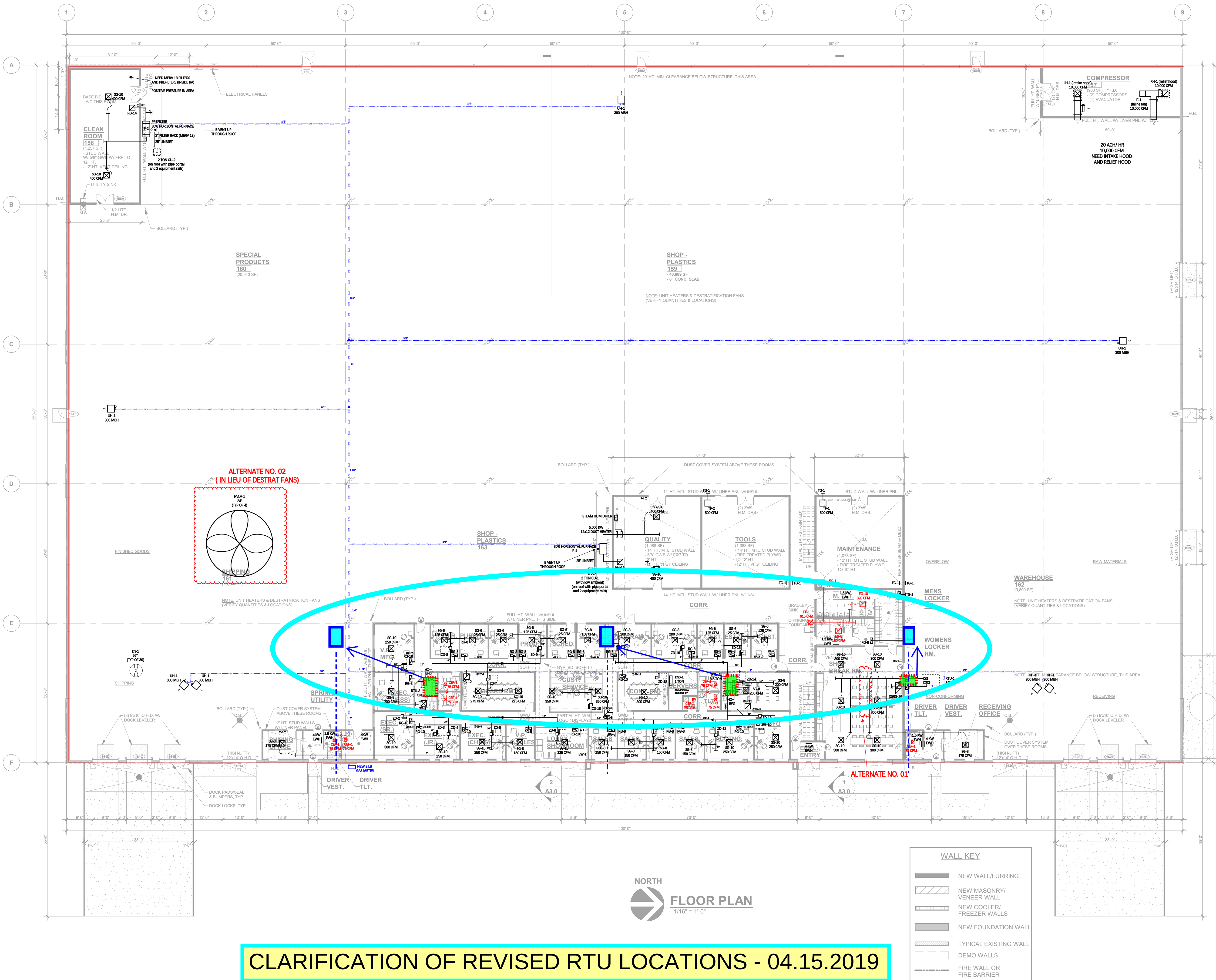
SHEET:

01.17.2019

SHEET:

A1.0

CLARIFICATION OF REVISED RTU LOCATIONS - 04.15.2019



SITE PLAN REVIEW

5/13/19 Plan Commission Meeting

The Precinct Tap & Table / Gtown MGMT LLC

Village Planner Report

Germantown, Wisconsin

Summary

Paul Thomas, agent for Gtown MGMT LLC, property owner, is requesting approval of building plans for exterior renovations to an existing 3,500 sqft building and future home of the Precinct located at W161 N11629 Church Street.

Location: W161 N11629 Church Street

Agent/

Property Owners: Paul Thomas
N83 W13600 Fond du Lac Ave
Menomonee Falls, WI

Gtown MGMT LLC
1388 Parkview Drive
Hubertus, WI

Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Residential	Rs-4
South	Business	B-3
East	Industrial	M-1
West	Business	B-3



Background

In 2018, Gtown MGMT LLC acquired the former police station (and antique shop). A Zoning Permit was issued in September for a proposed restaurant and bar subject to a series of conditions pertaining to the planned interior renovations. At that time, no exterior changes or improvements to the building exterior were planned or approved. Zoning Permit review and approval by Village staff is the process used to determine Zoning Code compliance of new tenants and/or uses in pre-existing buildings, as well as, interior renovations or remodeling. Not until April 2019 did the owner indicate the need to make exterior building improvements.

As a result, and pursuant to Section 17.43(9) of the Zoning Code (see below), the proposed exterior improvements require Plan Commission review and approval:

(9) SITE PLAN REVISIONS. (Am. Ord. #10-12) Any proposed site improvement or any interior or exterior building improvement to an existing building or developed property that received site plan approval from the Village in the past (except one- and 2-family residential dwellings) must be reviewed and approved by the Village prior to issuance of a building or zoning permit. Minor improvements may be approved by the Zoning Administrator with a zoning permit unless the Zoning Administrator determines that a proposed improvement would substantially change the appearance, change the characteristics of the use or integrity of the site or building, add substantial floor area, or otherwise require Plan Commission review and approval. Major improvements (as determined by the Zoning Administrator) shall be reviewed and approved by the Plan Commission.

Proposal

At this time, Paul Thomas, agent for Gtown MGMT LLC, property owner, is requesting approval of building plans for exterior renovations to an existing 3,500 sqft building and future home of the Precinct located at W161 N11629 Church Street.

As noted in the attached narrative, the existing cedar siding on all four elevations will be replaced with 6" LP horizontal siding with a "Wicker Rocker" (tan) with "Knight Armor" (dark blue) color scheme as shown in the attached rendering.

As Architectural Review Board, the Plan Commission needs to determine compliance with the principles under Section 17.49(3):

(3) PRINCIPLES. To implement and define criteria for the purpose set forth in this chapter, the following principles are established:

- (a) No building shall be permitted, the design or exterior appearance of which is of unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards;
- (b) No building shall be permitted, the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness;
- (c) No building shall be permitted where any exposed facade is constructed or faced with a finished material which is aesthetically incompatible with the other facades and which presents an unattractive appearance to the public and to surrounding properties;
- (d) No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area; or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.



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

November 15, 2018

Russell Raposa
Raposa Design Architecture
12690 W. Greenbriar Lane
New Berlin, WI 53151

RE: W161 N11629 Church Street; Zoning Permit Application
Precinct Restaurant/Bar

The zoning permit application for the proposed restaurant/bar as described in your application dated 9-18-2018 for the above cited property has been approved subject to the conditions listed below. Subject to compliance with the conditions listed below, the proposed use and activities would comply with the B-3: General Business Zoning District regulations applicable to the subject property.

CONDITIONS OF APPROVAL:

1. Building permits are required for any/all interior and exterior renovations (construction, electrical and/or plumbing). As agreed, to with the property owner, the Village Building Inspection Services Division will serve as agent for the state DSPS with regard to plan review for commercial building code compliance. DSPS review and approval is required separately for electrical and plumbing. Contact Holly in Inspection Services for information about all building/electrical/plumbing/HVAC permit applications at 262-250-4760.
2. Plan Commission review may be required for any building exterior and/or site improvements under Section 17.43(9) of the Zoning Code.
3. The Germantown Fire Department Chief indicates that they will not require fire alarm and/or sprinkler systems for the renovated building that is not required by the state commercial building code; nothing less and nothing more. You and the property owner need to coordinate with DSPS and/or the Village Building Inspector to determine what, if any, fire alarm and/or sprinkler system requirements need to be met prior to occupancy.
4. Prior to occupancy and commencement of any uses, an occupancy inspection shall be conducted in coordination with the Village Fire Department. Please contact the Fire Department at 262-502-4701 for more information.
5. If required by Inspection Services or the Fire Department as part of the initial or future inspections, the owner shall install and/or update necessary fire safety measures or other improvements to ensure code compliance for the type of occupancy.
6. The Public Works Department indicates that the existing 4" sanitary sewer lateral can be used subject to future usage. However, a sampling manhole is required and shall be installed in cooperation with and subject to the design standards of the Village Wastewater Utility (no sampling manhole currently exists).
7. All permanent and temporary signage, including face replacements, requires a permit from the Village Community Development Department-Planning & Zoning Services and compliance with current sign regulations. Contact Lori Johnson at 262-250-4735 for sign permit information and applications.

Russell Raposa
Precinct Zoning Permit Application; W161 N11629 Church Street
November 15, 2018
page 2

8. The planned parking lot pavement/repaving may be deferred until spring, 2019 (not later than July 1, 2019) provided that the handicap parking stalls and accessible path to the building is adequate to provide necessary accessibility.

If you have any questions or concerns regarding this matter, feel free to contact me at (262) 250-4735 or Inspection Services at (262) 250-4760.

Respectfully,



Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator

Copies: Inspection Services
 Steve Kreklow, Administrator
 Eric Nitschke, Village Engineer

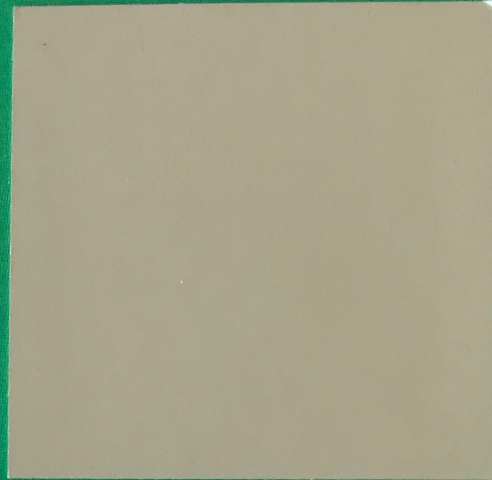
Precinct Rough Rendering and Description

Written Description:

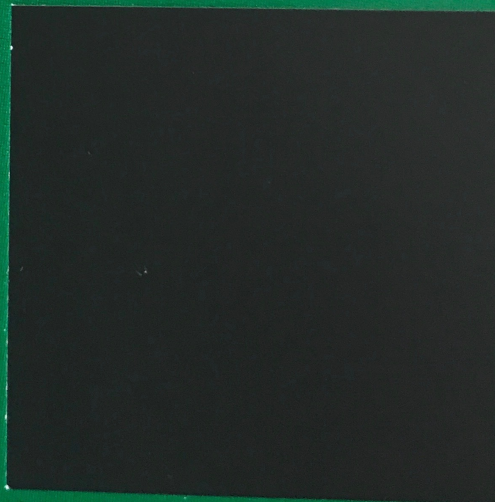
The siding color will be Wicker Rocker and the trim color will be Knight Armor. Right of east door and patio inset around garage doors will be Knight Armor. The contractor will be installing 6" LP Siding on all sides of the business, including parapet wall. The LP siding will also be used to box out the existing lighting sign on Church St.



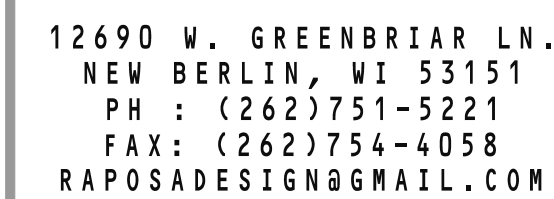
Precinct Rough Rendering and Description



Wicker Rocker



Knights Armor



GENERAL NOTES:



PROJECT CONTACTS:

CONTACT: JODI KAZENBACH

LECHNER CONSTRUCTION

204 WILMONT DR
WAUKESHA, WI 53189
PH: 262-955.6688

CONTACT: PAUL WIDEN

RAPOSA DESIGN

12690 W GREENBRIAR LN
NEW BERLIN, WI 53151
PH: 262-751.5221
FAX: 262-754.4058
CONTACT: RUSSELL RAPOSA

CODE SUMMARY:

CODE INFORMATION :

CODE	2015 IBC
OCCUPANCY	A2 ASSEMBLY
CLASSIFICATIONS:	
CLASS OF CONSTRUCTION:	5B
SPRINKLER SYSTEM:	Non-Sprinklere
FLOOR LEVELS:	1
NUMBER OF STORIES:	1
PROPOSED BUILD-OUT:	2,878 S.F.

NOTE:
ALL MECHANICAL, ELECTRICAL, PLUMBING
AND FIRE SPRINKLER ENGINEERING BY
DESIGN BUILD CONTRACTOR.

OCCUPANT LOAD:

A2 ASSEMBLY - 15 S.F./OCCUPANT NET AREA
AREA = 1,263 S.F./15 = 84.28
KITCHEN AREAS - 200 S.F./OCCUPANT
AREA = 1033.96/ 200 = 5.168
STORAGE AREAS 300 S.F. PER OCCUPANT
AREA= 307 S.F./300 = 1.07
BUSINESS AREAS 275 S.F./100=2.75
LOWER LEVEL STORAGE 1,217S.F./300=4.05

TOTAL OCCUPANCY = 97.38 = 98

EXITING WIDTH:
 RESTAURANT OCCUPANT LOAD = 98
 PATIO OCCUPANT LOAD = 28
 1005.1 EGRESS PER OCCUPANT SERVED
 $.20 \times 98 = 19.6"$ REQUIRED - 72" PROVIDED

PLUMBING FIXTURES:

OCCUPANT LOAD = 126

TABLE 2902.1

REQUIRED: 1 PER 75

MEN: (1) WC, (1) LAV
 WOMEN: (1) WC, (1) LAV
 (1) SERVICE SINK

PROVIDED:
MEN: (1) WC, (1) LAV
WOMEN: (1) WC, (1) LAV
(1) SERVICE SINK.

FLAME SPREAD & SMOKE DEVELOPMENT REQUIREMENTS FOR ALL
INTERIOR FINISHES.

CORRIDORS:	CLASS C (76-200); SMOKE 0-450
ROOMS & ENCLOSED SPACES	CLASS C (76-200); SMOKE 0-450
EXIT ENCLOSURES & PASSAGEWAYS	CLASS B (26-75); SMOKE 0-450

SHEET INDEX :

T1 TITLE SHEET & PROJECT INFO

A1	DEMO PLAN
A2	BASEMENT FLOOR PLAN, SCHEDULES & DETAILS
A3	FLOOR PLAN, SCHEDULES & DETAILS
A4	REFLECTED CEILING PLAN, SCHEDULES & DETAIL
A5	EXTERIOR ELEVATION & WALL SECTION
A5	EQUIPMENT PLAN

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THE PRECINCT
W16 N1 1629 Church St.
Germantown, WI

SHEET TITLE

Title Sheet & Project Info

DATE OF ISSUE	09/24/18
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[illegible]

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DRAWN: R
CHECKED: R
DATE: 09/24

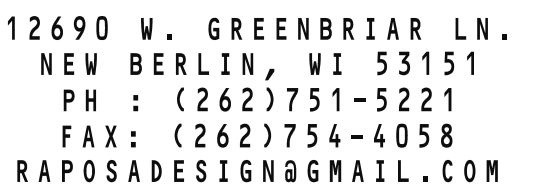
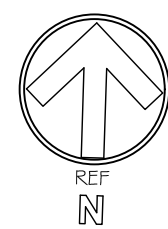
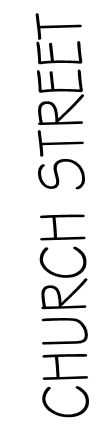
SHEET:

T1



GENERAL SITE NOTES:

1. REMOVE EXISTING ASPHALT
2. REMOVE EXISTING PARKING STOP
3. RE-USE EXISTING STONE BASE
4. PROOF ROLL
5. PROVIDE 2" BINDER COURSE & 1-1/2" SURFACE COURSE
6. STRIPE LOT PER PLAN
7. FURNISH & INSTALL HANDICAPPED PARKING SIGNS PER PLAN
8. INSTALL NEW CONCRETE PARKING STOPS
9. PROVIDE LT SPECIFIED MATERIAL.



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THE PRECINCT
W16 N11629 Church St.
Germantown, WI

ARCHITECTURAL SITE PLAN
Scale 1/16"=1'-0"

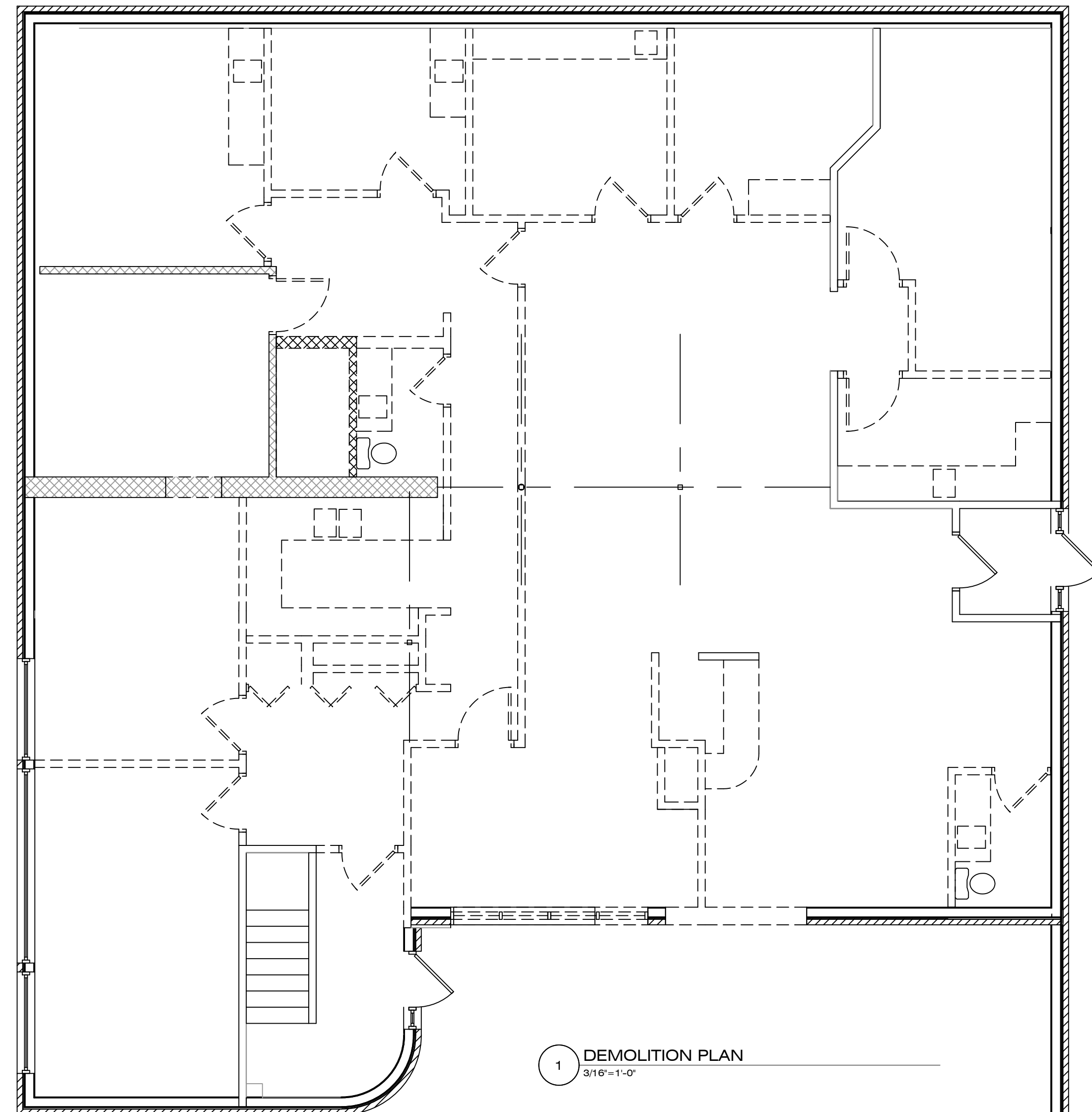
DATE OF ISSUE 09/24/18

JOB: RD150.1
 DRAWN: RJF
 CHECKED: RJF
 DATE: 09/24/18

HEET:

ASP

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
ROOM NAME ROOM NUMBER			NEW OR RELOCATED DOOR & FRAME
100	DOOR NUMBER		EXISTING DOOR TO REMAIN
A	PARTITION TYPE		EXISTING DOOR TO BE REMOVED
	PHONE/DATA PORT		NEW WALL CONSTRUCTION
	OUTLET 18" A.F.F.		EXISTING WALL CONSTRUCTION
GFI	GROUND FAULT INTERRUPT RECEPTACLE		EXISTING WALL TO BE REMOVED
	DEDICATED DUPLEX RECEPTACLE		CEILING GRID W/2X4 ACOUSTIC CEILING TILES
	STANDARD QUAD RECEPTACLE		CEILING GRID W/2X2" VINYL FACED CEILING TILES
D	DEDICATED QUAD RECEPTACLE (HEIGHT AS INDICATED)		SURFACE MOUNTED FIRE EXTINGUISHER
BPI ★	J BOX WITH 3 CIRCUITS (ONE DEDICATED FOR COMPUTERS) FOR USE WITH WORTH BASE FEED		SINGLE POLE SWITCH
PP ●	J BOX WITH 3 CIRCUITS (ONE DEDICATED FOR COMPUTERS) FOR USE WITH WORTH POWER POLE		DOUBLE WALL SWITCH
CP ○	COMMUNICATION POLE TO BE INSTALLED BY FURNITURE INSTALLER.		DIMMER SWITCH
	LOCATION FOR DATA/COMMUNICATIONS - PROVIDE TWO GANG J BOXES W/ SINGLE PLASTER RING W/ ULL STRING @ 18" CL. A.F.F.		3-WAY SWITCH
	PHONE JACK		FIRE EXTINGUISHER CABINET
	DOORBELL @ 44" A.F.F.		EXHAUST FAN
	CHIME FOR DOORBELL @ 90" A.F.F. (7'-6") NOTE: MORE THAN ONE CHIME MAY BE INDICATED.		
E	EXISTING ITEM TO BE FIELD VERIFIED.		



2690 W. GREENBRIAR LN.
NEW BERLIN, WI 53151
PH : (262)751-5221
FAX: (262)754-4058
RAPOSADESIGN@GMAIL.COM

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THE PRECINCT
W16 N11629 Church St.
Germantown, WI

EET TITLE

DEMOLITION PLAN

DATE OF ISSUE 09/24/18

[illegible]

WB:	RD150.1
RAWN:	RJ
CHECKED:	RJ
DATE:	09/24/1

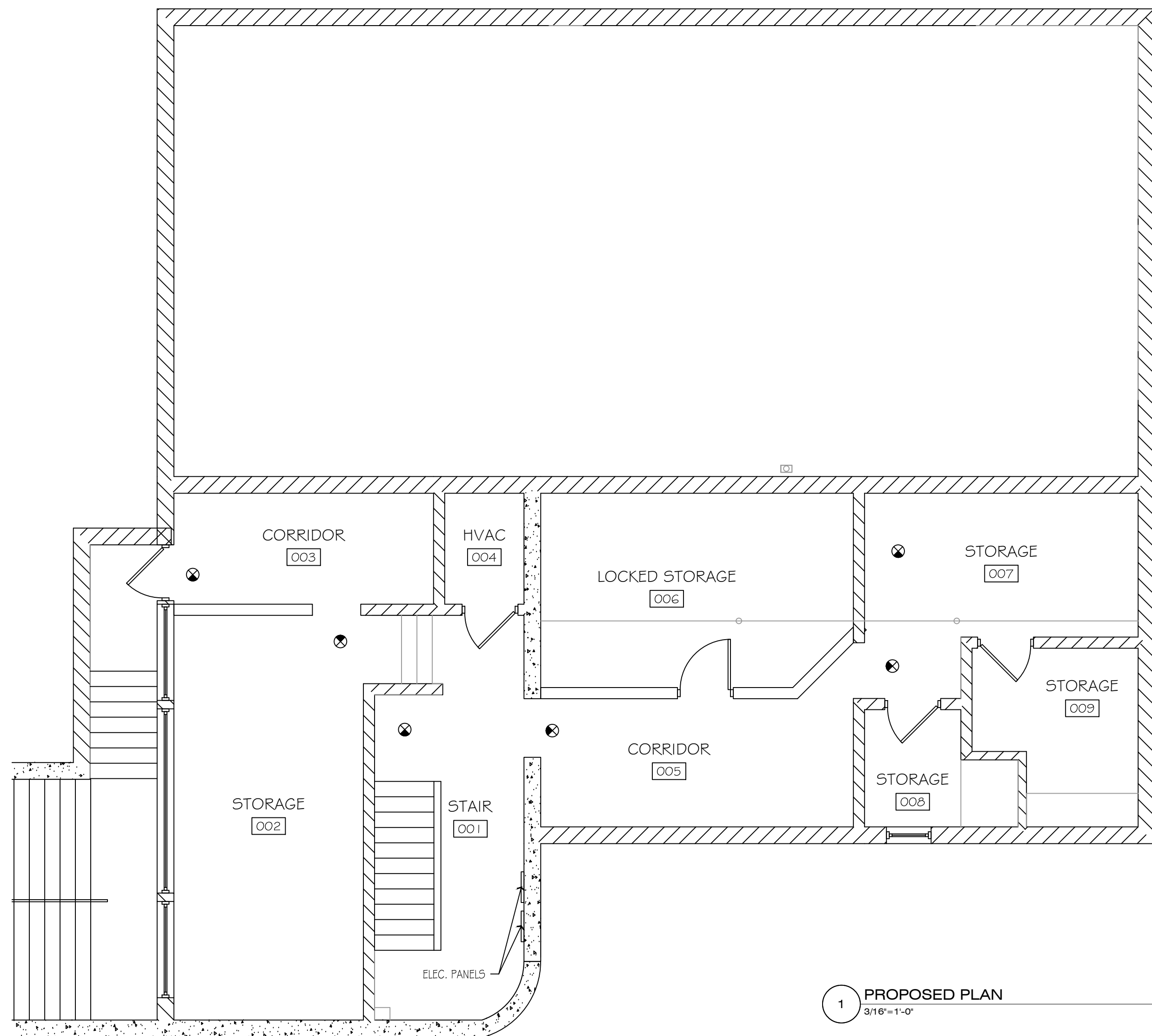
SHEET:

A1

PARTITION TYPES								
TAG	STUD TYPE	STUD HEIGHT	INSULATION	VAPOR BARRIER	NOTED SIDE SURFACE MATERIAL	NOTED SIDE SURFACE HEIGHT	OPPOSITE SIDE SURFACE MATERIAL	OPPOSITE SIDE SURFACE HEIGHT
A	2"x4" WOOD STUDS	B.O. TRUSSES 12'-6"	(3 1/2" SOUND BATT IN A1 DESIGNATED WALLS	----	FRP OVER 5/8" MOISTURE RESISTANT 5/8" GYPSUM WALLBOARD	TO DECK	5/8" GYPSUM WALLBOARD	TO DECK
B	EXISTING STUDS	B.O. TRUSSES 12'-6"	EXISTING THERMAL BATT	----	FRP OVER 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD	B.O. TRUSSES 12'-6"	----	----
B1	EXISTING STUDS	B.O. TRUSSES 12'-6"	EXISTING THERMAL BATT	----	SUBWAY TILE OVER 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD	B.O. TRUSSES 12'-6"	----	----
C	EXISTING STUDS	B.O. TRUSSES 12'-6"	EXISTING THERMAL BATT	----	STAINLESS STEEL OVER 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD			
D	2"x4" WOOD STUDS	B.O. TRUSSES 12'-6"	3 1/2" SOUND BATT	----	FRP OVER 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD	3" ABOVE CEILING	FRP OVER 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD	3" ABOVE CEILING
E	2"x4" WOOD STUDS	48" A.F.F.	----	----	FRP OVER 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD	48" A.F.F.	5/8" GYPSUM WALLBOARD	48" A.F.F.
F	2"x4" WOOD STUDS	42" A.F.F.	----	----	FRP OVER 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD	42" A.F.F.	FRP OVER 5/8" MOISTURE RESISTANT GYPSUM WALLBOARD	42" A.F.F.
G	2"x4" WOOD STUDS	B.O. TRUSSES 11'-0" +/-	----	----	5/8" GYPSUM WALLBOARD	48" A.F.F.	5/8" GYPSUM WALLBOARD	48" A.F.F.

FLOOR & CEILING PLAN LEGEND

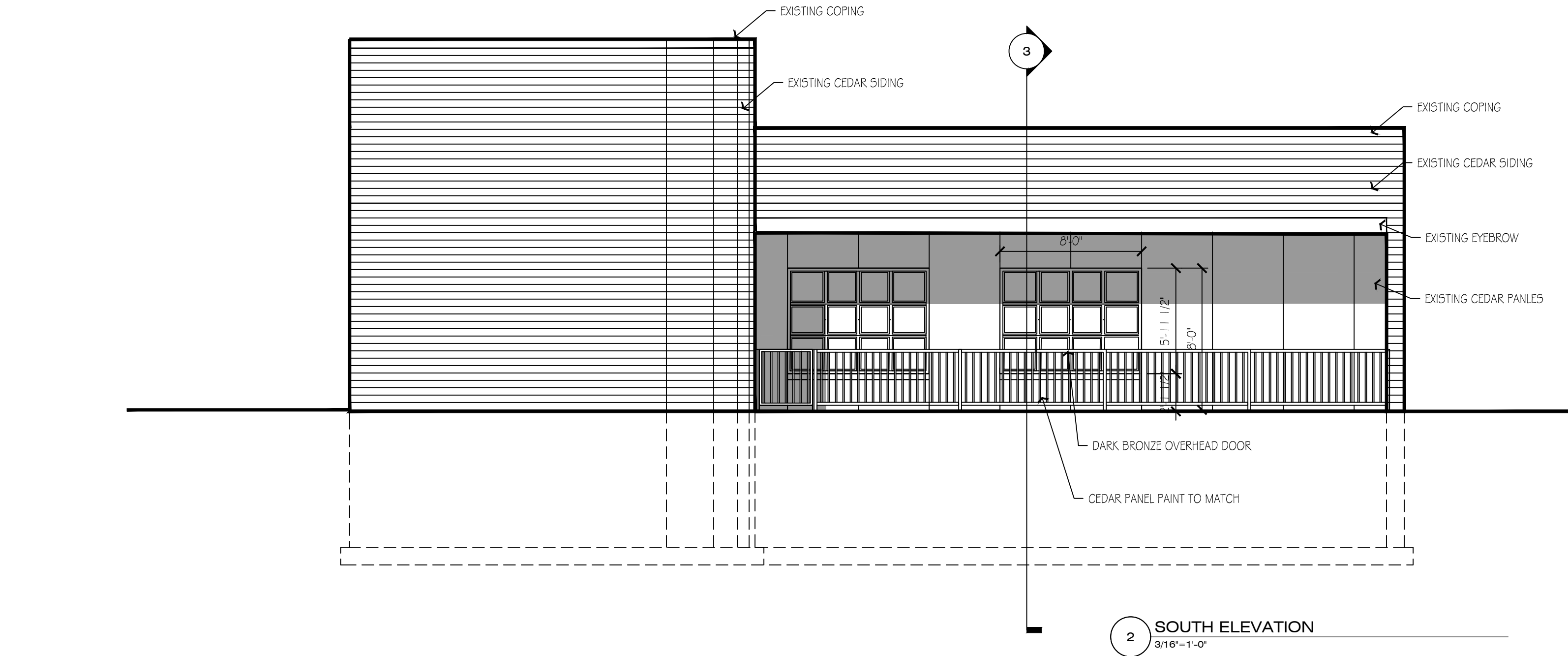
LEGEND	
	ROOM NAME ROOM NUMBER
	PARTITION TYPE
	PHONEDATA PORT
	OUTLET 1 8" A.F.F.
	GROUND FAULT INTERUPT RECEPTACLE
	DEDICATED DUPLEX RECEPTACLE
	STANDARD QUAD RECEPTACLE
	DEDICATED QUAD RECEPTACLE (HEIGHT AS INDICATED)
	J BOX WITH 3 CIRCUITS (ONE DEDICATED FOR COMPUTERS) FOR USE WHAWORTH BASE FEED
	J BOX WITH 3 CIRCUITS (ONE DEDICATED FOR COMPUTERS) FOR USE WHAWORTH POWER POLE
	COMMUNICATION POLE TO BE INSTALLED BY FURNITURE INSTALLER.
	LOCATION FOR DATA/COMMUNICATIONS -PROVIDE TWO GANG J BOXES W/SINGLE PLASTER RING W/ULL STRIPS @ 1 8" CL. A.F.F.
	PHONE JACK
	DOORBELL @ 44" A.F.F.
	CHIME FOR DOORBELL @ 90" A.F.F. (7'-6") NOTE: MORE THAN ONE CHIME MAY BE INDICATED.
	EXISTING ITEM TO BE FIELD VERIFIED.
	EXIT LIGHT
	NEW OR RELOCATED DOOR # FRAME
	EXISTING DOOR TO REMAIN
	EXISTING DOOR TO BE REMOVED
	NEW WALL CONSTRUCTION
	EXISTING WALL CONSTRUCTION
	EXISTING WALL TO BE REMOVED
	CEILING GRID W/2X4 ACOUSTIC CEILING TILES
	CEILING GRID W/2X2 VINYL FACED CEILING TILES
	SURFACE MOUNTED FIRE EXTINGUISHER
	SINGLE POLE SWITCH
	DOUBLE WALL SWITCH
	DIMMER SWITCH
	3-WAY SWITCH
	FIRE EXTINGUISHER CABINET
	EXHAUST FAN



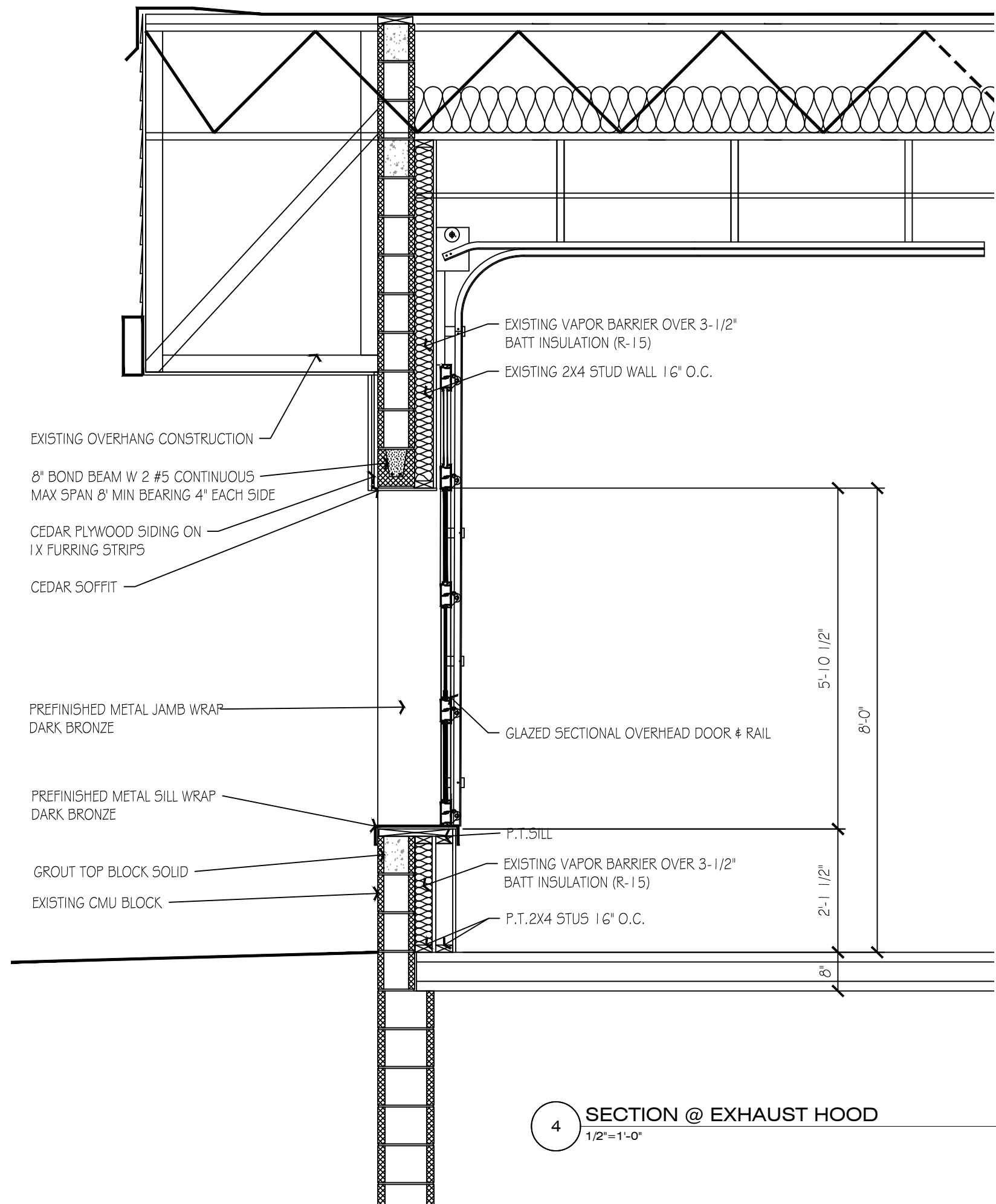
ROOM FINISH SCHEDULE																																					
Room		Floor					Wall Finish																Ceiling					Remarks	Number								
							Base					North				East				South										West							
Number	Name	Carpet	Ceramic	Concrete	Sheet Vinyl	V.C.T.	6" Coved Ceramic	Sheet Vinyl	Vinyl-Coved	Vinyl-Straight	Wood	Semigloss Paint	Exposed	Paint	F.R.P.	Semigloss Paint	Exposed	Paint	V.W.C.	Semigloss Paint	Exposed	Paint	V.W.C.	Semigloss Paint	Exposed	Paint	F.R.P.	2x2 Acoust	2x4 Acoust	2x2 VFT	Exposed	GWB-Panel	Height				
001	STAIR																																EXISTING FINISHES	001			
002	STORAGE																																EXISTING FINISHES	002			
003	CORRIDOR																																EXISTING FINISHES	003			
004	HVAC																																EXISTING FINISHES	004			
005	CORRIDOR																																EXISTING FINISHES	005			
006	LOCKED STORAGE																																EXISTING FINISHES	006			
007	STORAGE																																EXISTING FINISHES	007			
008	STORAGE																																EXISTING FINISHES	008			
009	STORAGE																																EXISTING FINISHES	009			
100	VESTIBULE			●					●					●				●					●			●						●		12'-0"	----	100	
101	TOILET		●					●						●				●					●			●						●		9'-0"	----	101	
102	TOILET		●					●						●				●					●			●						●		9'-0"	----	102	
103	CORRIDOR																																	9'-0"	----	103	
104	DINING								●					●				●					●			●			●					11'-0"	----	104	
105	BAR			●					●			●					●		●				●			●			●				●		10'-0"	SET BASE IN SILICONE BEAD, SEAL BRICK WITH MATTE FINISH WATER BASED NFC COMPLIANT SEALER	105
106	DINING			●					●					●				●					●			●			●					11'-0"	----	106	
107	STAIR			●					●					●				●					●			●			●					10'-0"	----	107	
108	WALK-IN COOLER																															●		9'-0"	----	108	
109	DRY STORAGE								●					●	●			●					●			●			●			●		10'-0"	----	109	
110	KITCHEN		●					●											●						●			●			●			10'-0"	SUBWAY TILE ON NORTH WALL	110	
111	DISHWASHING							●							●									●			●			●				10'-0"	----	111	
112	SERVER							●							●									●			●			●				10'-0"	----	112	

DOOR SCHEDULE (ALL HARDWARE SHALL BE ADA COMPLIANT)																							REMARKS	Number
DOOR							HARDWARE																	
Number	Location	Size	Thickness	Finish	Type	Material	Fire Label	Material	Finish	Head	Closer	Lockset	Cylinder	Privacy Lockset	Passage Set	Push / Pull	Weather Strip	Threshold	Kick Plate	Dead Latch	12" Lock Guard	Wall Stop		
100	Vestibule 100	36 x 84	1 3/4"	Clear Anodized	Full Lite	ALUMINUM	----	Aluminum	Clear Anodized	----												Existing Door & Hardware	100	
101	Vestibule 100	36 x 84	1 3/4"	Clear Anodized	Full Lite	ALUMINUM	----	Aluminum	Clear Anodized	----												Relocated Existing Door	101	
102	TOILET 101	36 x 84	1 3/4"	5 / V	FLUSH	WOOD	----	HOLLOW METAL	PAINT	----				●								●	----	102
103	TOILET 102	36 x 84	1 3/4"	5 / V	FLUSH	WOOD	----	HOLLOW METAL	PAINT	----				●								●	----	103
104	WALK-IN-COOLER	36 x 84	1 3/4"	METAL	FLUSH	SANDWICH PANEL	----	----	----	----						●							PROVIDED BY WIC VENDOR	104
107	DISHWASHING 111	36 x 84	1 3/4"	LAMINATE	FLUSH	ALUMINUM	----	HOLLOW METAL	PAINT	----	●									●			ELASON DOOR	107
108	DINING 104	96 x 48	1 3/4"	CLEAR ANODIZED	GLAZED SECTIONAL OVERHEAD DOOR	ALUMINUM	----	ALUMINUM	CLEAR ANODIZED	----							●						----	108
109	DINING 104	96 x 48	1 3/4"	CLEAR ANODIZED	GLAZED SECTIONAL OVERHEAD DOOR	ALUMINUM	----	ALUMINUM	CLEAR ANODIZED	----							●						----	109
110	DINING 104	36 x 84	1 3/4"	DARK BRONZE	FLUSH	ALUMINUM	----	ALUMINUM	DK BRONZE	----	●		●			●	●						EXISTING EXTERIOR DOOR	110
111	STAIR 107	36 x 84	1 3/4"	5 / V	FLUSH	WOOD	----	HOLLOW METAL	PAINT	----				●								●	111	

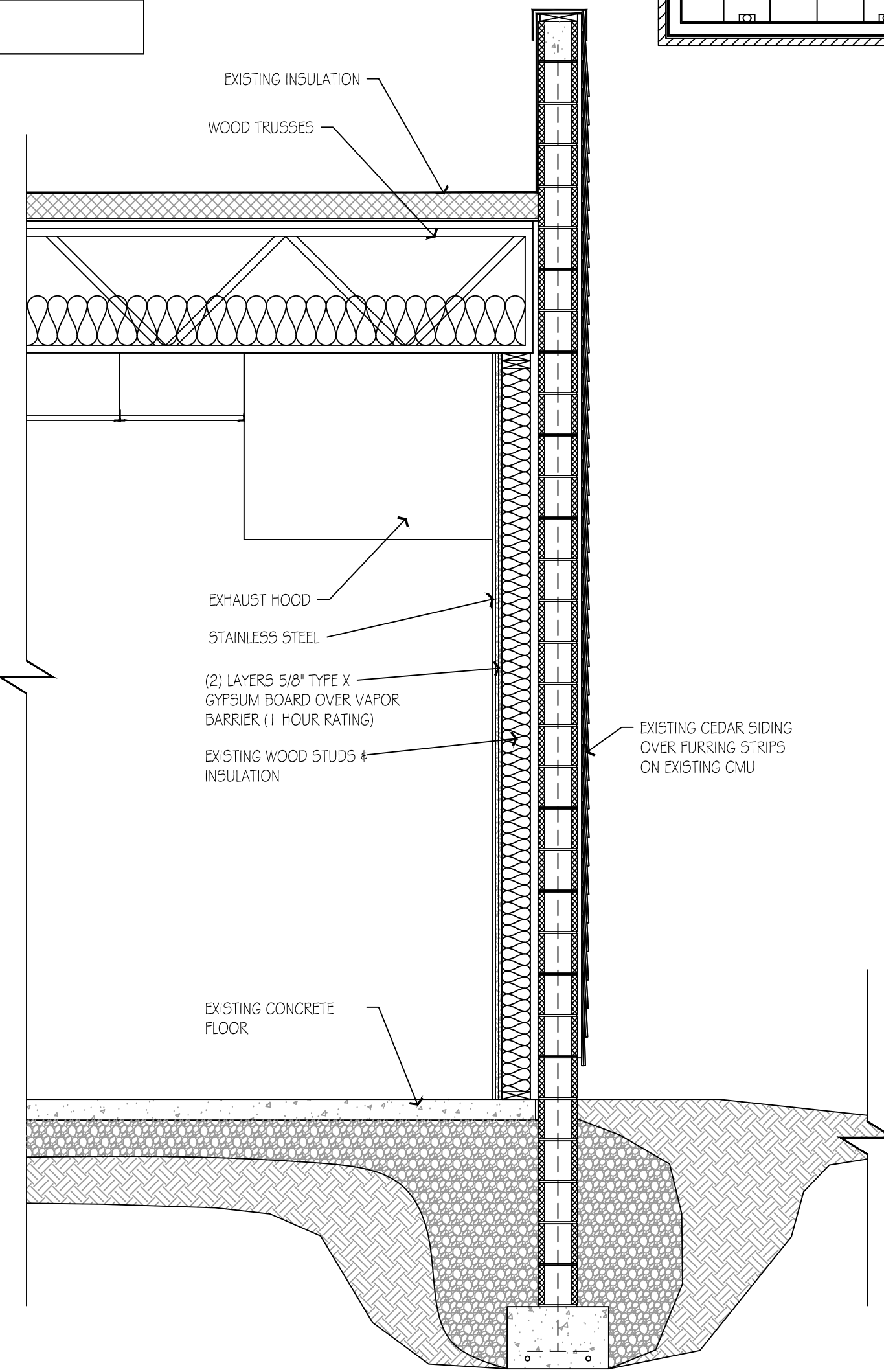
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THE PRECINCT W16 N11629 Church St. Germanatown, WI		
SHEET TITLE FLOOR PLAN SCHEDULES & DETAILS		
DATE OF ISSUE		09/24/18
SYMBOL	REVISION DESCRIPTION	DATE
JOB: DRAWN: CHECKED: DATE:		RD150.18 RJR RJR 09/24/18
SHEET:		
A2		



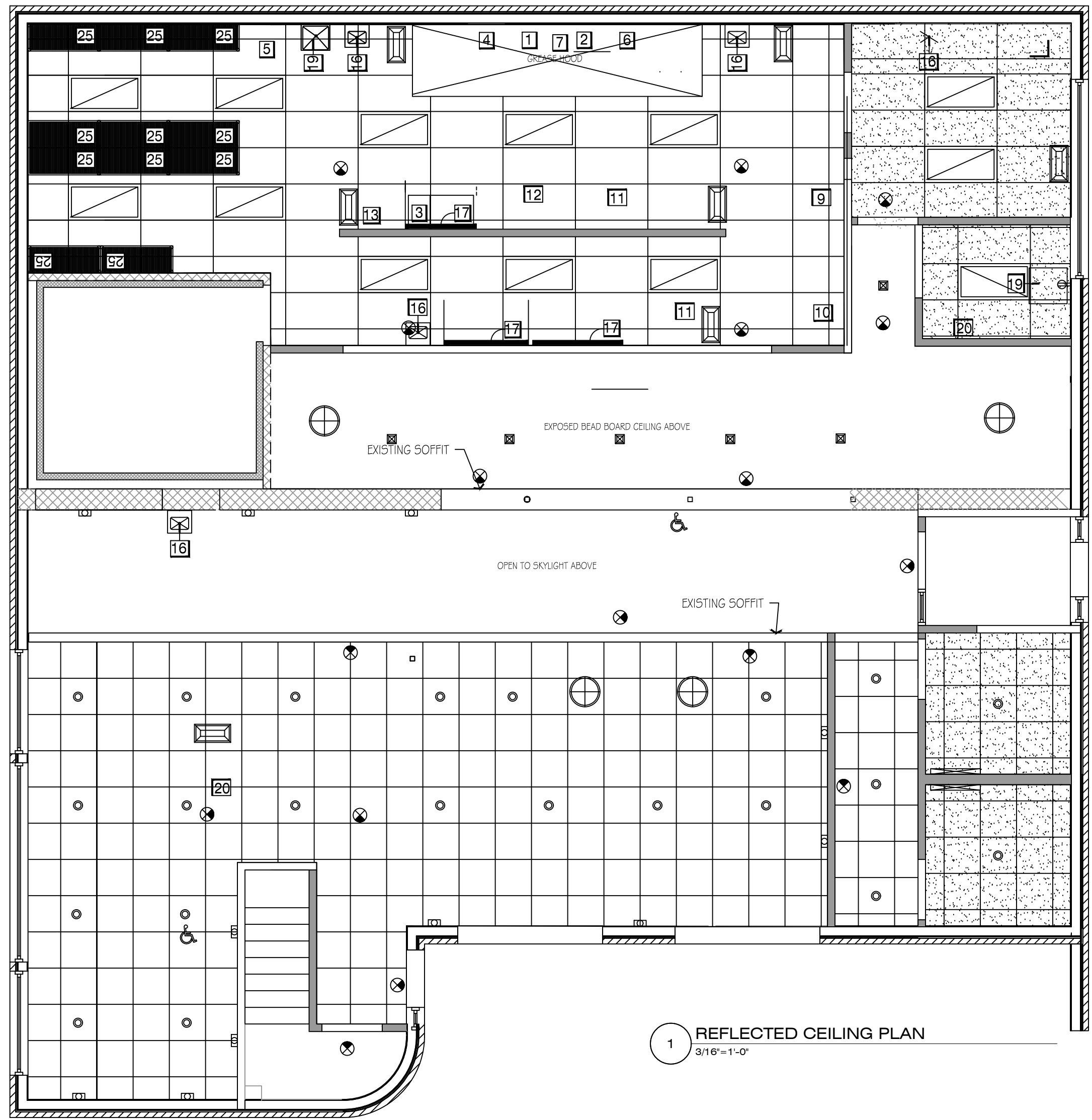
LIGHTING FIXTURE SCHEDULE							
FIXTURE TYPE	SYMBOL	DESCRIPTION	MANUF. # MODEL	LAMP	MOUNTING HEIGHT B.O. FIXTURELAMP	FINISH	REMARKS
A		2x4 ACRYLIC LAY IN LENSED FIXTURE			SEE CEILING PLAN	----	----
B		6" RECESSED LED CAN				WHITE TRIM W/ HAZE BAFFLE	
C		6" PENDANT HUNG LED CAN				BLACK HOUSING & BAFFLE	
D		LED ROUND PENDANT					
E		WALL SCONCE					
F		BATHROOM LED VANITY					



4 SECTION @ EXHAUST HOOD
1/2" = 1'-0"



3 SECTION @ O.H. DOOR
1/2" = 1'-0"



1 REFLECTED CEILING PLAN
31'-6" = 1'-0"

FLOOR & CEILING PLAN LEGEND

ROOM NAME ROOM NUMBER		NEW OR RELOCATED DOOR & FRAME
DOOR NUMBER		EXISTING DOOR TO REMAIN
PARTITION TYPE		EXISTING DOOR TO BE REMOVED
PHONE/DATA PORT		NEW WALL CONSTRUCTION
OUTLET 18" A.F.F.		EXISTING WALL CONSTRUCTION
GFI		EXISTING WALL TO BE REMOVED
DEDICATED DUPLEX RECEPTACLE		CEILING GRID W/2X4 ACOUSTIC CEILING TILES
STANDARD QUAD RECEPTACLE		CEILING GRID W/2X2 VINYL FACED CEILING TILES
DEDICATED QUAD RECEPTACLE (HEIGHT AS INDICATED)		SURFACE MOUNTED FIRE EXTINGUISHER
J BOX WITH 3 CIRCUITS (ONE DEDICATED FOR COMPUTERS) FOR USE WITH WORTH BASE FEED		SINGLE POLE SWITCH
J BOX WITH 3 CIRCUITS (ONE DEDICATED FOR COMPUTERS) FOR USE WITH WORTH POWER POLE		DOUBLE WALL SWITCH
COMMUNICATION POLE TO BE INSTALLED BY FURNITURE INSTALLER.		DIMMER SWITCH
LOCATION FOR DATA/COMMUNICATIONS - PROVIDE TWO GANG J BOXES W/SINGLE PLASTER RING W/PULL STRING @ 18" CL. A.F.F.		3-WAY SWITCH
PHONE JACK		FIRE EXTINGUISHER CABINET
DOORBELL @ 44" A.F.F.		EXHAUST FAN
CHIME FOR DOORBELL @ 90" A.F.F. (7'-6") NOTE: MORE THAN ONE CHIME MAY BE INDICATED.		
EXISTING ITEM TO BE FIELD VERIFIED.		
EXIT LIGHT		



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Germantown, WI

SHEET TITLE
REF. CEILING, SCHEDULES,
EXTERIOR ELEVATION
& WALL SECTION

DATE OF ISSUE 09/24/18

SYMBOL	REVISION DESCRIPTION	DATE

JOB: RD150.18
DRAWN: RJR
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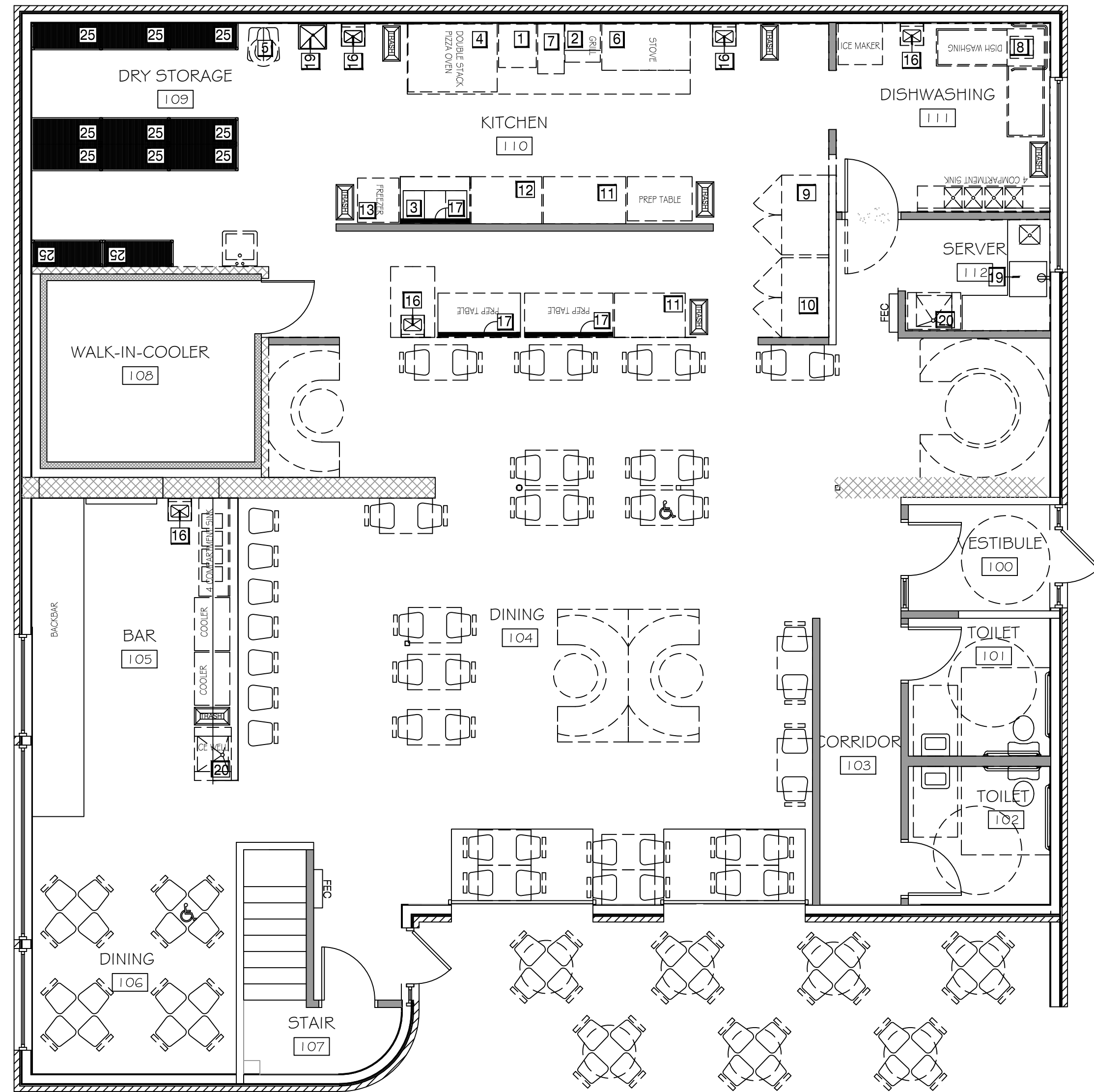
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EQUIPMENT LIST SCHEDULE						
CODE	QUANTITY	DESCRIPTION	MANUFACTURER	MODEL	UTILITY REQUIREMENT	NOTES
1	1	ELECTRIC CONVECTION OVEN	ALTO SHAM		208/60H 1- PHASE 28.8 AMPS	
2	1	GRILL	APW WYOTT		80,000 BTU 3/4" NPT	
3	1	SERVEWELL HOT FOOD TABLE	VOLLRATH		120V 20 AMP NEMA 5-30P	
4	1	PIZZA OVEN	BLODGETT		170,000 BTU 3/4" NPT	
5	1	STAND UP MIXER	HOBART		120V/60 HZ 1 PHASE 9.5 AMPS NEMA 5-15	
6	1	RESTAURANT RANGE	VULCAN		340,000 BTU 3/4" NPT	
7	1	DEEP FRYER	AVANTCO		150,000 BTU 3/4" NPT	
8	1	DISHWASHER	CMA DISHMACHINES		115V/60 HZ 1 PHASE 1/2" IPS WATERLINE	
9	1	2 DOOR REFRIGERATOR	TRUE		120/ 60H 1 PHASE 15 AMPS NEMA 5-15	
10	1	2 DOOR FREEZER	TRUE		115/ 60H 1 PHASE 11.1 AMPS NEMA 5-15P	
11	1	2 DOOR SANDWICH PREP REFRIGERATOR	TRUE		115/ 60H 1 PHASE 11.1 AMPS NEMA 5-15P	
12	1	SANDWICH PREP REFRIGERATOR	EVEREST		115/60H 1- PHASE 4 AMPS	
13	1	WORK TOP FREEZER	TRUE		115/ 60H 1 PHASE 2.3 AMPS NEMA 5-15P	
14	1	5.5. HAND SINK	ADVANCE TABCO	7-PS-23-EC-5P 12X16"		
15	1	ICE MAKER	HOSHIZAKI		115/ 60H 1 PHASE 10.8 AMPS 1/4" Nom. ID INLET-3/4" FPT ICE DRAIN- 3/4" FPT BIN DRAIN	
16	3	5.5. HAND SINK W/SIDE SPLASHES	ADVANCE TABCO	7-PS-23-EC-5P 12X16"	----	
17	1	RADIANT HEAT WARMER	APW WYOTT	FDC24L	120V 60H 1 PHASE 880 WATTS	
18	1	COFFEE MAKER	BUNN	376000-0011	120/240 60H 1 PHASE 25 AMPS 3/8" FLARE FITTING	
19	1	5.5. VEGETABLE RINSE SINK	UNIVERSAL	B52116-1		
20	2	ICE BIN				
21	1	BLENDER STATION WITH DUMP SINK	ADVANCE TABCO	SLRS SERIES	----	
22	1	3-COMPARTMENT SINK	ADVANCE TABCO	CRB-43L	----	
23	1	HAND WASH SINK	ADVANCE TABCO	SL-HS-15	----	
24	1	BAR DRAINBOARDS	ADVANCE TABCO	CRD -3	----	
25	4	BAKERS RACKS				VERIFY SIZES WITH OWNER BEFORE ORDER

* PLUMBING&ELECTRICAL SUBS TO VERIFY EQUIPMENT SPECIFICATIONS

**G.C. RESPONSIBLE FOR RECEIVING, UNLOADING, UN-CRATING & ASSEMBLY OF ENTIRE EQUIPMENT PACKAGE AS SHOWN ON A.I.3

*** ALL KITCHEN EQUIPMENT TO BE NSF APPROVED.



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SHEET TITLE

FLOOR PLAN SCHEDULES
& DETAILS

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