

**VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022**

MEETING: REGULAR MEETING OF THE VILLAGE BOARD

DATE AND TIME: MONDAY, SEPTEMBER 16, 2019 7:00 p.m.

LOCATION: Germantown Village Hall Board Room

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

II. **ROLL CALL:**

III. **PLEDGE OF ALLEGIANCE:**

IV. **PRESIDENT'S REPORT:**

Proclamation: National Rail Safety Awareness Week, September 22nd – September 28th, 2019.

V. **ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST
COMMITTEE AND DEPARTMENT REPORTS:**

The following individuals will be given the opportunity to make announcements of future municipal activities: Village President, Village Board Members, Village Administrator, Village Attorney, Village Clerk, And Department Heads.

VI. **CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:**

Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes)

VII. **CONSENT AGENDA:**

A. Approval of Minutes: August 19, 2019 Regular Village Board Meeting.

B. Accounts payable/payroll

1.	August 20, 2019	Payroll (Hourly)	\$	261,808.00
2.	August 25, 2019	Accounts Payable	\$	926,191.66
3.	August 31, 2019	Payroll (Salary)	\$	109,243.33
4.	August 31, 2019	Accounts Payable	\$	31,114.59
5.	September 4, 2019	Payroll (Hourly)	\$	265,313.66
6.	September 10, 2019	Accounts Payable	\$	774,348.37
7.	September 15, 2019	Payroll (Salary)	\$	109,923.79

The following items were forwarded from **Public Safety** with a unanimous recommendation.

C. Operator's Licenses: Matthew Davis, Ciera DeVries, Haley DeGrace, Nicole Fraser, Priscilla Mews. [Recommended]

D. Police Department – Mobile Firearms and Force Options Simulator MILO Purchase, an amount not to exceed \$15,090 funds from the Asset Forfeiture Account.

- E. Change of Ownership and Agent; Brinker Restaurant Corporation, DBA - Chili's Grill & Bar #1730, N96W18640 County Line Road, Brian Boettcher Agent. Premise license approvals are conditional upon completion of all documentation, compliance of all code violations/permits/ requirements and monies owed to the village paid prior to issuance of licenses in addition to any other conditions noted.

The following items were forwarded from **General Government and Finance** with a unanimous recommendation.

- F. Acceptance Of 2018 Comprehensive Annual Financial Report (CAFR).

The following items were forwarded from **Public Works** with a unanimous recommendation.

- G. **Resolution 53-2019** Village Board Support for the Department of Public Works Campus Storm Water Pollution Prevention Plan.

VIII. PUBLIC HEARING:

- A. Jim Marriott, Owner/Operator of Stonecast Products, and Agent for SPI Real Estate LLC, Property Owner - N112 W14343 Mequon Road. Application to Create an M-1: Limited industrial Planned Development District (PDD) and Rezone 10.6 acres from the M-1: Limited industrial District into the newly created M-1/PDD.
- B. Mark Brooks, Agent for Renee Martin and Doctors LLC, Property Owner - W201 N10466 Appleton Avenue. Conditional Use Permit (CUP) for an off-site parking area.
- C. Veridian Homes LLC, Agent for the Germantown School District, Property Owner – N104 W14942 Donges Bay Road, GTNV 263-988. Application to Rezone 14.7 Acres from A-2: Agricultural to Rs-5: Single-Family Residential Zoning District for a 24-Lot Residential Development. (Public Hearing Remained Open from the August 19, Village Board Meeting)

IX. OLD BUSINESS:

- A. **Ordinance 11-2019** to Rezone from the A-2: Agricultural Zoning District to the Rs-5: Single-Family Residential Zoning District to develop a 24-lot single family residential subdivision – Veridian Homes, Agent for the Germantown School District, N104 W14942 Donges Bay Road (approximate) 14.7 Acres, Tax Key GTNV 263-988.

X. NEW BUSINESS:

- A. Germantown Historical Society, Temporary Class “B” Fermented Malt Beverage and Wine for Annual Hunsrucker Oktoberfest, September 28, 2019 – September 29, 2019, Dheinsville Historic Park, N128W18780 Holy Hill Road, Germantown.
- B. 2 Lot **Certified Survey Map (CSM)** and **Release of Access Restriction** for Briohn Design Group, LLC, Agent for the Iling Company and the Central Land Company III LLC and GGWW LLC, Property Owner of 45-Acres W204 N12839 Goldendale Road.

- C. Conditional Use Permit (CUP) for an Off-Site Parking Area for Mark Brooks, Agent for Renee Martin and Doctors LLC, Property Owner - W201 N10466 Appleton Avenue.
- D. **Certified Survey Map (CSM)** to Combine Parcels for CQM, Inc., Agent for Waste MGT of WI Inc., Property Owner - N96 W13840, W13600 & W13640 County Line Road.
- E. **Ordinance 13-2019**, Rezoning Application to Create an M-1: Limited Industrial Planned Development District (M-1/PDD) and Rezone 10.6 acres from the M-1 District into the M-1/PDD; **Resolution 54-2019** Adopting Conditions & Restrictions for the M-1/PDD for Jim Marriott, Owner of Stonecast Products and SPI Real Estate LLC, Property Owner,– N112 W14343 Mequon Road.
- F. **Ordinance 12-2019**, Rezoning Application to Create a B-3; General Business & M-1: Limited Industrial Planned Development District (B3 & M-1/PDD) and Rezone 17.36 acres from the B-3: General Business & M-1: Limited Industrial District into the B-3/M-1/PDD Planned Development District (PDD); **Resolution 55-2019**, Adopting Conditions & Restricts for the B-3/M-1/PDD; and a **Certified Survey Map (CSM)** Application to combine parcels for Gehl Foods, LLC, Agent for AGNL Dairy LLC, Property Owner of N116 W15970, N116 W16060, N116 W16076 & N116 W16150 Main Street & W160 N11736 Crusader Court.
- G. **Ordinance 08-2019**, Rezoning Application to Create a B-2; Community Business Planned Development District (B-2/PDD), and Rezone 10.16 acres from the B-2: Community Business & B-3: General Business Districts into the B-2/PDD; **Resolution 56-2019**, Adopting Conditions & Restrictions for the B-2/PDD; and a 2-Lot **Certified Survey Map (CSM)** for GTOWN Properties LLC, Agent and Property Owner for North Shore Bank – N112 W15800 Mequon Road.
- H. 2020 Budget Process Discussion-Set Committee of the Whole Dates.
- I. Police Department – Evidence Garage Upgrade, for Insulation & Heating for the Police Department Evidence Garage in an amount not to exceed \$27,891.
- J. Proceed with Improvements to the Intersection of Freistadt Road and Maple Road, in an amount not to exceed \$103,327. Estimated Project Cost \$1,074,272; State Funding \$965,945.
- K. Purchase of Wetland Mitigation Credits for the Northeast Interceptor Sewer Project in an amount not to exceed \$17,982.
- L. Administrator Performance Review. The Village Board may convene into closed session per Wis. Stats. §19.85 (1) (c) considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and may convene into open session to take such action as it deems appropriate.

XI. ADJOURNMENT.

The next regular meeting of the Village Board will be on Monday, October 7, 2019 at 7:00 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.

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
August 19, 2019**

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Miller, Myers (7:27 p.m.), Wing, and Zabel. Trustees Hughes, Kaminski, and Warren were absent excused. Also present: Administrator Kreklow, Clerk Braunschweig, Attorney Sajdak, Director Rath, Director Retzlaff, and Manager Tucker.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

No Report.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC

INTEREST/DEPARTMENT AND COMMITTEE REPORTS:

Trustees provided information on upcoming meeting dates and times.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

None.

CONSENT AGENDA:

- A. Approval of Minutes: August 5, 2019 Regular Village Board Meeting.
- B. Accounts payable/payroll
 - 1. August 6, 2019 Payroll (Hourly) \$ 274,834.75
 - 2. August 10, 2019 Accounts Payable \$ 1,240,847.35
 - 3. August 15, 2019 Payroll (Salary) \$ 109,908.81
- C. Operator's Licenses: Genevieve LaLonde, Julie Vicenzi, Kevin Walker. [Recommended]

MOTION (Baum/Zabel) to approve Consent Agenda Items A-C. Roll Call Vote Carried Unanimously.

PUBLIC HEARING:

Gehl Foods, LLC, Agent for AGNL Dairy LLC, Property Owner of N116 W15970, N116 W16060, N116 W16076 & N116 W16150 Main Street & W160 N11736 Crusader Court. Rezoning Application to Create a Planned Development District (PDD) and Rezone 17.36 acres from the B-3: General Business & M-1: Limited Industrial District into the Planned Development District (PDD). (Public Hearing Only.)

Director Retzlaff came to the podium to present the Rezoning Application. This is to Rezone and Create a Planned Development District (PDD) and Rezone 17.36 acres from the B-3: General Business & M-1: Limited Industrial District into the Planned Development District (PDD). The Site Location Map and Site Plan were shown.

Creation of the PDD is a necessary step to an overall proposal by Gehl Foods to combine two small residential parcels on Main Street, raze four existing structures on Main Street adjacent to the production facility, and construct a 22,500 sqft building addition and 49-stall parking lot expansion to the production facility located at N116 W15970 Main Street, and, a

46-stall parking lot renovation to the Gehl Foods office building property located at N116 W16150 Main Street.

Director Retzlaff reviewed the PDD Summary which included underlying zoning district revisions to increase the maximum impervious percentages, reduction in set back on Main Street from 30' to 24', decrease in parking lot setback and decrease in minimum parking stall size.

The production facility parcel, the building expansion area, renderings, the parking area, storm basin, and an aerial were all presented. Community Improvements were shown.

The Plan Commission held a Public Hearing on August 12th and recommended to postpone or table action until resolution and identification of issues. Tonight is the public hearing only. Staff Comments included preserving the architectural appearance of the remaining residual structures on Main Street and the long range plan for Main Street as a pedestrian friendly retail and entertainment district.

Craig LeNeu CEO of Gehl Foods came to the podium. He gave an overview and history of Gehl Foods business. Gehl Foods employees over 400 people many of which live in the Community. He spoke of the future growth of the company. Applause in the gallery.

Alex Kerr CEO of Gehl Foods spoke in favor of Gehl Foods and the unique position in the Village. She reported on a collaborative approach and working with the community. Applause in the gallery.

Adam Konitzer Director of Value Improvement spoke in favor of Gehl Foods and the growth of their facility. He commented on the Building and Landscape design, the corrections on the PDD & CSM and the Firelane on the East side of the building. Applause in the gallery.

President Wolter read the Public Hearing Notice and Opened the Public Hearing at 7:27 P.M.

Robert Garcia of Bittersweet Drive in Lisbon came to the podium. He spoke in favor of Gehl Foods and the safety of the employees. He commented on the growth for the company. Applause in the gallery.

Jan Miller of Windsong Circle West came to the podium. She commented that she works in the food industry and the growth of Gehl Foods. She is concerned about the additions and plans to move closer to the sidewalk. She commented on moving the business to a business park. Applause in the gallery.

Steve Green of Main Street. Commented on a West Allis business that removed four houses to make room for business and employees. Applause in the gallery.

Dan Lord of Chick a Dee Court commented that he is an employee and resident. He spoke in favor of Germantown and Gehl Foods. He is on a committee to improve community relations. Applause in the gallery.

Kelsey Schroeder of 10th Avenue commented on the Gehl Community Involvement. Applause in the gallery.

Mary Hudson of Windsong Circle West commented against the renderings. She wants more greenspace. Spoke in favor of Gehl Foods but would like the building moved to allow more greenspace. Applause in the gallery.

Kevin Coulick of Homes Beach Florida commented in favor of Gehl Foods. He is a Gehl Foods employee and travels for work. The current facility has the resources needed for expansion. If they were to move the facility, it would be from the ground up. Applause in the gallery.

James Sina of Amber Drive spoke in favor of Gehl foods and the Germantown Community. Applause in the gallery. Applause in the gallery.

Leslie Partner of Donges Bay Road is not opposed to Gehl Foods; however, is not in favor of the renderings. Applause in the gallery.

Shelly Bennett of Richfield commented that her business will be on Crusader Court. She is moving her business from Milwaukee to Germantown. Gehl Foods is her neighbor and she is excited about the expansion. She would like to see more green space and a restaurant with their products. Applause in the gallery.

James Schultz of Windsong Circle E spoke in favor of Germantown and Gehl Foods. Applause in the gallery.

Dan Wing of Vista Court commented he is not opposed to Gehl Foods. He commented on the history of the company; and the noise, traffic, smell, and to put the neighborhoods first. Applause in the gallery.

President Wolter closed the Public Hearing at 8:10 P.M.

Village Attorney Brian Sajdak advised on the next item for Veridian Homes LLC. On Friday the Village received protest petitions related to the Germantown School District Site. The petitions meet two of the three criteria. This triggers the protest petition voting requirements that require a $\frac{3}{4}$ vote of the Village Board membership or seven voting in favor. The Village Board has three members absent this evening. There are six members present. The Developer requested for the item to be postponed until September 16, 2019. This was published for a public hearing and we will proceed with the public hearing. Zabel questioned if the public hearing could be left open as a continuation of the public hearing.

Veridian Homes LLC, Agent for the Germantown School District, Property Owner – N104 W14942 Donges Bay Road, GTNV 263-988. Application to Rezone 14.7 Acres from A-2: Agricultural to Rs-5: Single-Family Residential Zoning District for a 24-Lot Residential Development.

Director Retzlaff came to the podium to present the Rezoning Application. This is to Rezone and Create a Planned Development District (PDD) and Rezone 14.7 Acres from A-2: Agricultural to Rs-5: Single-Family Residential Zoning District for a 24-Lot Residential Development.

Director Retzlaff gave history to the item. In December 2018, the Plan Commission recommended and Village Board approved a 2020 Land Use Plan map amendment to change

the 14.7-acre property from “Park/Recreation Area” to “Low Density Residential”, and, rezoning from A-2: Agricultural to Rs-6: Residential Single-Family and concept plan for a 30-lot single-family subdivision.

Then in January 2019, the Village Board reconsidered their action on the rezoning, rescinded the previous approval and sent the proposal back to the Plan Commission to re-evaluate the proposal for consistency of the neighborhoods and not as dense as Rs-6.

Then in April of 2019, Veridian Homes revised the proposal to create a PDD to rezone from A-2 to Rs-5, Single Family. The Plan Commission postponed the action until a plan to match that of adjacent districts is brought forward. An additional revised rezoning proposal to Rezone and Create a Planned Development District (PDD) and Rezone 14.7 Acres from A-2:

Agricultural to Rs-5: Single-Family Residential Zoning District for a 24-Lot Residential Development.

The Plan Commission held a Public Hearing on August 12 and did recommend approval of the rezoning proposal to Rezone and Create a Planned Development District (PDD) and Rezone 14.7 Acres from A-2: Agricultural to Rs-5: Single-Family Residential Zoning District for a 24-Lot Residential Development with three conditions.

The Land Use Map was reviewed. The Wetland areas were reviewed.

President Wolter read the Public Hearing Notice and Opened the Public Hearing at 8:23 P.M.

Terry Tschetter of Wilson Drive came to the podium and spoke against the rezoning. Applause in the gallery.

Leslie Partner of Donges Bay Road wants a larger park. Applause in the gallery.

Lyn Dohl of Harrison Circle questioned the rezoning and what if another school is needed. Applause in the gallery.

Neill Risler of Harrison Circle commented on the School Board and that the rezoning should be rejected. Applause in the gallery.

Chris Huber of Windsong Circle East commented on the rezoning, setbacks, and lawsuit. Applause in the gallery.

Erin Grody of Wilson Drive commented spoke against the Developer / Development. Applause in the gallery.

Jan Miller of Windsong Circle West commented against the zoning. She requested a show of hands of those in the gallery that are against the zoning. A majority of hands were raised. Applause in the gallery.

Lilabeth Yao of Windsong Circle commented on the quality of life in the Village of Germantown. Applause in the gallery.

Bob Soderberg of Elmwood Drive and representing the School Board came to the podium. He gave history of the sale of the property.

Dave Bray of Wilson Drive commented the change the lot size and layout of the proposal.

Applause in the gallery.

MOTION (Zabel/Myers) to adjourn the Public Hearing on this matter until the next Village Board meeting on September 16 at 7 p.m. or as soon thereafter as the matter may be heard and to table Old Business Item until that same date and time. Motion Carried Unanimously.

Matthew & Michelle Stephan, Property Owners of 19.8-Acres on Rockfield Road ½ Mile West of Goldendale Road. Application to Rezone 19.8 Acres from A-2: Agricultural & Rs-1: Single-Family Residential to the A-1: Agricultural Zoning District.

Director Retzlaff presented the site location. The Stephan's no longer wish to split the CSM or record the CSM. They want the property zoned back the way it was. The Plan Commission recommendation is to approve the application as requested.

President Wolter read the Public Hearing Notice and Opened the Public Hearing at 9:07 p.m. No one spoke. President Wolter closed the Public Hearing at 9:08 p.m.

OLD BUSINESS:

Ordinance 11-2019 to Rezone from the A-2: Agricultural Zoning District to the Rs-5: Single-Family Residential Zoning District to develop a 24-lot single family residential subdivision – Veridian Homes, Agent for the Germantown School District, N104 W14942 Donges Bay Road (approximate) 14.7 Acres, Tax Key GTNV 263-988.

Previously Postponed.

NEW BUSINESS:

Resolution 50-2019, Authorizing the Redemption of the Village of Germantown Series 2010A, General Obligation Refunding Bonds and Series 2012A General Obligation Promissory Notes.

MOTION (Zabel/Baum) to Resolution 50-2019, Authorizing the Redemption of the Village of Germantown Series 2010A, General Obligation Refunding Bonds and Series 2012A General Obligation Promissory Notes. Director Rath reported on the item. This close the debt for TID 4. The amount is \$1,730,000. This brings a savings of almost \$40,000 in interest to close early. Roll Call Vote Carried Unanimously.

Ordinance 12-2019, to Rezone 19.8 Acres from A-2: Agricultural & Rs-1: Single-Family Residential to the A-1: Agricultural Zoning District - Matthew & Michelle Stephan, Property Owners of 19.8-Acres on Rockfield Road ½ Mile West of Goldendale Road.

MOTION (Zabel/Myers) to Approve Ordinance 12-2019, to Rezone 19.8 Acres from A-2: Agricultural & Rs-1: Single-Family Residential to the A-1: Agricultural Zoning District - Matthew & Michelle Stephan, Property Owners of 19.8-Acres on Rockfield Road ½ Mile West of Goldendale Road. The CSM will not be recorded. Motion Carried Unanimously.

Final Subdivision Plat for a 37-Lot Single-Family Residential Subdivision (Harvest Hills) for Baudhuin Surveying & Engineering, Agent for Top Leaf Development LLC, Harvest Hills Subdivision LLC & Alan & Lynda Luther, Property Owners of 107 Acres South of Freistadt Road, North of Elm Lane and West of Wasaukee Road.

MOTION (Zabel/Myers) to Approve Final Subdivision Plat for a 37-Lot Single-Family Residential Subdivision (Harvest Hills) for Baudhuin Surveying & Engineering, Agent for Top Leaf Development LLC, Harvest Hills Subdivision LLC & Alan & Lynda Luther, Property Owners of 107 Acres South of Freistadt Road, North of Elm Lane and West of Wasaukee Road. Includes the four conditions from the memo as listed below.

- 1. To meet the criteria that a final plat shall “substantially conform” to an approved preliminary plat, the final plat shall be revised to include the entire 35.21 acre “Outlot 8” shown on the preliminary plat as either a lot or an outlot.**
- 2. The final plat shall reflect the correct dedication of right-of-way for Elm Lane (40 feet north of the ¼ section line) including along the 35.21-acre Outlot 8;**
- 3. A Letter of “no objection” from the WI Department of Administration (DOA) shall be submitted to the Village prior to recording the final plat.**
- 4. Final inspection and confirmation shall be received from the Public Works Department/Village Engineer that all road, storm water and other improvements in the subdivision are complete and developer requirements satisfied prior to recording the final plat.**

Motion Carried Unanimously.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 9:15 p.m.

The next regular meeting of the Village Board will be on Monday, September 16, 2019 at 7:00 p.m.

Respectfully Submitted,
Deanna B. Braunschweig, WCMC/CMC
Village Clerk

PROCLAMATION

WHEREAS, 2,214 rail grade crossing collisions resulted in 819 personal injuries and were responsible for 270 fatalities in the United States during 2018; and,

WHEREAS, 1,050 trespassing incidents have occurred in the United States resulting in 571 pedestrians being killed and another 479 injured while trespassing on railroad property rights of way during 2018; and,

WHEREAS, educating and informing the public about rail safety, reminding the public that railroad right of ways are private property, enhancing public awareness of the dangers associated with highway rail grade crossings, ensuring pedestrians and motorists are looking and listening while near railways, and obeying established traffic laws will reduce the number of fatalities and injuries; and,

WHEREAS, the International Associate of Chiefs of Police, National Operation Lifesaver, United States Department of Transportation, and all local, state, county, and railroad law enforcement officers, first responders, and railroad corporations commit to partnering together in an effort to educate at a national level all aspects of railroad safety, to enforce applicable laws in support of National Rail Safety Week;

NOW THEREFORE, I, Dean M. Wolter, President of the Village of Germantown, on behalf of the community, do hereby attest my full support proclaiming

September 22nd to 28th, 2019, as National Rail Safety Awareness Week

and I encourage all citizens to recognize the importance of rail safety education.

Dated this 16th day of SEPTEMBER, 2019

Dean M. Wolter, Village President

ATTEST:

Deanna Braunschweig, WCMC, CMC
Village Clerk

X MEANS TRAIN CROSSING



Trains are always much closer than they appear. Look and be ready to stop.

100
CN



CHANGE YOUR TRAIN OF THOUGHT

1 → SPEED MISPERCEPTION

Because of their size, trains appear to be much farther away and traveling much slower than their actual speed. Don't be fooled!

2 → TRAINS CAN'T STOP QUICKLY

The average train needs at least 1.25 miles to stop. Trains can stop, but they can't stop quickly!

3 → TRESPASSING

Taking a shortcut across the tracks or being on railway property is illegal. Trespassers can be seriously injured or killed.

4 → WEIGHT RATIO

An average freight train weighs over 12 million lbs. Compare that to a car, which weighs about 3,000 lbs. A train hitting a car is like a car hitting a pop can.

5 → RAILWAY CARS

Stopped railway cars can move at any time. If you're on a train or near one when it moves, you risk losing a limb—or worse, your life.

6 → TUNNELS AND BRIDGES

Tunnels, bridges, and trestles are designed only for trains. Trespassers can be seriously injured or killed.

7 → OVERHANG

Trains can carry loads that are wider than the railroad cars themselves. Chains, straps or other equipment may extend outside the car. If you stand too close, you could get hit.

8 → ANY TIME IS TRAIN TIME

Trains do not always run on schedule. They can run at any time, on any track and come from any direction.

9 → CN POLICE NUMBER

Together we can help save lives! If you witness any unsafe situation near a railroad, please call **1-800-465-9239**.

10 → SAFETY PLEDGE

Safety is a shared responsibility. Do your part and take the pledge at mysafetypledge.com.

**BUSINESS OF THE PUBLIC SAFETY COMMITTEE
GERMANTOWN, WI**

MEETING DATE: 09-09-2019

AGENDA ITEM: New Business

ITEM TITLE: MILO Purchase

SUBMITTED BY: Capt. Mike Snow

SUMMARY EXPLANATION:

The Police Department is requesting to purchase a Mobile Firearms and Force Options Simulator (MILO Range). This will give our instructors the opportunity to provide scenario-based exercises with officers without the need to schedule time at the outdoor range or to reserve an indoor range. We will be able to provide our officers with more frequent training during their regularly scheduled shifts.

The State of Wisconsin had recognized the benefit of scenario-based training to enhance learning retention and to identify training needs. Below is the cost for the MILO Range Classic Training Simulator along with additional accessories.

MILO Range Classic Portable System	\$14,495.00
Additional SIRT Red Training Pistol	\$595.00
Total	\$15,090.00

The money for this purchase is available in the 2019 budget in the Asset Forfeiture account.

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER_____

RECOMMENDATION:

BOARD ACTION:



**MILO Range CLASSIC
Training System
Mobile Firearms and Force Options Simulator**

Proposal prepared for:

**Germantown Police Department
Attn: Michael S. Snow
Captain of Police
N112W16877 Mequon Rd
Germantown, WI 53022**



August 15, 2019

MILO Range Classic Interactive Training Simulator

Thank you for your interest in the Interactive MILO Range Firearms Training Simulators from FAAC Incorporated. This proposal will provide you with requested system information, specifications, pricing and details for the system and equipment for your training requirement.

The MILO Range use of force and firearms training simulators have been selected by the most demanding law enforcement, military and public safety agencies, and are in daily use around the world in over 40 countries. The MILO Range training system is a comprehensive solution that is designed to allow trainers the ability to give presentations and classes, conduct interactive testing and assessment, and provide immersive hands-on scenario based exercises with detailed debriefing and after action review. Each MILO system is designed to increase trainee knowledge, skills and confidence in a safe, challenging environment that is highly interactive and engaging.

Through our 20-year history of providing innovative interactive simulation training solutions, we have become widely regarded as a low-risk, highly reliable contracting and business partner. We have the industry's most dedicated and experienced sales and support team on staff, and all MILO customers receive the best technical service in the business, including free software updates, newly filmed and released scenarios with new exercises and environments to keep interest high and skills sharp.

On behalf of the entire MILO Range Team, I sincerely appreciate the consideration of our proposal for this requirement, and also to have the opportunity to be of service to your agency.

Respectfully Submitted by:

A handwritten signature in black ink, appearing to read "Jesse C. Wimmer", is written over a light gray rectangular background.

Jesse C. Wimmer
Regional Sales Manager
MILO Range Training Systems
FAAC, Incorporated
Office: 800.344.1707
Cell: 303.378.5283
Fax: 734.531.4002
Email: jesse.wimmer@milorange.com



www.milorange.com



MILO RANGE CLASSIC TRAINING SIMULATOR

Item	Description	Qty.	Unit Price	Extended Price
1	MILO Range Classic Portable System Includes: • MILO Laptop – Based on MS Windows OS (64-bit) • Hit Detection Camera with Tripod • HD Projection System: 2000 lumens, 1280x800 • HD Projection Screen (12'x7') w/ Travel Case (16:9 ratio) • System Auto-Calibration & Manual Calibration w/ Wand • All Power and Video Cables, Power Strip • Mouse • Speakers/ Sound System • Pelican Transport Case for System • 850+ Multi-Branching Interactive Scenarios are Pre-loaded as well as 55+ Graphic Marksmanship and Skill Builders with weather effects included.	1	\$14,495.00	\$14,495.00
	Dry-Fire Laser Training Weapon/Laser System includes one (1) MILO SIRT Glock/M&P Training Pistol	Inc.		
	OC Spray Training Device Laser modified OC spray training devices for less-lethal applications. Thumb or trigger activation. Includes one (1) OC laser canister	Inc.		
	Graph-X Targets Allows the user to utilize any of the Graph-X modules for Marksmanship, Shoot-house, Basic Targets and Range Practice includes 55+ interactive CGI skill-builder exercises	Inc.		
	Statistics and Management Allows user to manipulate the database information as to create individual and/or group statistics using relevant filtering criteria	Inc.		
	Baton/Punch/Strike Branching and Scoring Allows the trainer to manually branch the scenario while the trainee uses his actual baton or makes a strike. The system will branch and score the use of action as a baton strike.	Inc.		
	Delivery, Insurance and Standard 1-year Warranty	Inc.		
	FREE Access to MILO Digital Scenario New HD Scenarios available- approx. 12-15 available per quarter.	Inc.		
	System and Peripheral Training – US Sales Only 4 Students at Client Site for one (1) day of operational training	Inc.		
(A) MILO RANGE CLASSIC TRAINING SYSTEM TOTAL:			\$14,495.00	

Optional Training Items Requested by Germantown Police Department

Item	Description	Qty.	Unit Price	Total Price
2	Additional SIRT Red Training Pistol (Glock or M&P) w/ re-setting trigger Includes laser	1	\$595.00	\$595.00
(B) REQUESTED OPTIONAL TRAINING ITEMS TOTAL:			\$595.00	



MILO Range Classic System Sub-Total (A):	\$14,495.00
MILO Range Classic Requested Options Sub-Total (B):	\$595.00
MILO Range Classic System Total for Germantown Police Department (A+B):	\$15,090.00

<u>Suggested</u> Extended Warranty Option for Germantown Police Department				
Item	Description	Qty.	Unit Price	Total Price
1A	Bronze Warranty	1	\$754.50	\$754.50
	- Based on 5% of initial system cost plus peripherals (\$15,090.00)			
	- Bronze Warranty coverage is for 12 months			
	- Warranty covers <u>all</u> items (excludes batteries and bulbs)			
	- Bronze Warranty can be purchased in 1-Year Increments			

FAAC (Seller) STANDARD TERMS AND CONDITIONS

1. **Orders should be issued to "FAAC Incorporated"**
2. Payment Terms: NET 30 from date of invoice
3. Delivery: 45 Days ARO
4. Partial Shipment and/or Partial Invoice are: Permitted.
5. Warranty: 12 Months from date of shipment.
6. If this sale is subject to Use Tax, then you are liable for the tax and should make payment direct to your taxing authority.
However, we may collect Sales Tax for the following States: CA, FL, HI, KY, MA, MI, NY, UT, WA, WV
7. Quote Valid 90 days.
8. All prices quoted in US Dollars (\$USD)

PURCHASING/CONTRACTING INFORMATION

1. Cage Code – 3J401
2. Tax ID – 38-2690218
3. DUNS – 175204163
4. Vendor POC – MILO Contracts
5. Phone – 800-344-1707 x364
6. Email – Contracts@faac.com
7. Estimated Delivery Date – 45 Days ARO
8. Order Fax to 734.531.4002



Suggested Optional MILO Range Training System Products

Item	Description	Qty.	Pricing
1	SIRT Red Training Pistol (Glock or M&P) w/ re-setting trigger Includes laser	1	\$595.00
2	Glock 17R Training Weapon w/ re-setting trigger (BATF-tracked) <u>Requires</u> MILO programmable laser insert (Item #3)	1	\$675.00
3	MILO Range Programmable Dry-fire Pistol Laser Insert	1	\$595.00
4	Caliber Adaptors for Programmable Laser	1	\$35.00
5	MILO Range Programmable Laser OC Canister	1	\$595.00
6	X26P Taser Weapon with Cartridges Includes: Taser weapon modified for use on the MILO Range and two (2) dual-laser cartridges with 8 degree separation for reloading drills.	1	\$2,495.00
7	X2 Taser Weapon with Cartridges Includes: Taser weapon modified for use on the MILO Range and two (2) dual-laser cartridges.	1	\$2,495.00
8	MILO Range WRK Recoil Kit- Pistol (Confirm Make/Model/Caliber) Drop-In tether-less recoil kit with two (2) disposable CO2 magazines. No permanent modification to weapon required.*Kit does <u>not</u> include weapon	1	\$2,200.00
9	MILO Range WRK Recoil Kit- AR/M4 Drop-In tether-less recoil kit with two (2) disposable CO2 magazines. No permanent modification to weapon required.*Kit does <u>not</u> include weapon	1	\$2,400.00
10	MILO Range WRK Refill Station for Refillable Co2 Magazines with Mag Sled Station includes Co2 Tank, all air cabling, and one sled for refillable magazines.	1	\$1,995.00
11	MILO Range Refillable Magazines for WRK Recoil Pistol or AR	1	\$395.00
12	Additional MILO Range WRK Magazine Sled for Refill Station	1	\$395.00
13	WRK Armorer's Kit for WRK Recoil Kits	1	\$495.00
14	Pump Action Shotgun Laser Insert for Slugs and Buckshot Also provides less than lethal application training	1	\$795.00
15	PepperBall, FN 303, or 37MM Adaptor w/ MILO Range Programmable Laser	1	\$695.00
16	Un-Tethered Instructor The wireless remote tablet for the MILO Range system offers trainers the freedom to run the system remotely via a PDA device. Both video scenario operation and system calibration are supported.	1	\$1,995.00
17	Range React! Distraction Device with HR Monitor Haptic/Sound/Light Distraction Device Includes Haptic Unit and instructor remote along with wrist-worn heart rate monitor and software for debrief.	1	\$1,995.00
18	Ceiling Mount Installation Kit Kit includes projector mount, hit detection box mount, cabling, ceiling tile, and standard 9' ceiling post. Custom length posts are optional and may include additional charges.	1	\$2,495.00

BUSINESS OF VILLAGE OF GERMANTOWN

THE GENERAL GOVERNMENT & FINANCE COMMITTEE & VILLAGE BOARD

MEETING DATE: August 19, 2019 – GGF

PLACEMENT: New Business

ITEM TITLE: Acceptance of the 2018 Comprehensive Annual Financial Report

SUBMITTED BY: Kim Rath, Finance Director

SUMMARY EXPLANATION:

The 2018 Comprehensive Annual Financial report has been completed and is presented to the General Government & Finance Committee. The audit report was e-mailed to the board members and placed on the Village of Germantown website. If you have any questions before the meeting, please contact me. A representative from Baker Tilly Virchow Krause will be available for a summary report and to answer any questions.

2018 Points of Interest

General Fund Unassigned Fund Balance \$5.902 million – 36% of subsequent year expenditures – year end 2017 it was 32.77%

Water Utility ending 2018 unassigned cash balance = \$582,415, down \$974,013 from 2017. Balances for other accounts = Assigned (Water Tower Maintenance) \$595,700, Restricted \$326,557 (Impact Fees), and \$173,330 (Debt Reserve, Redemption & Depreciation).

Sewer Utility ending 2018 cash balance = \$7,043,585. Deducting for the April 2019 Capital charge of \$2,949,605 the unassigned balance is \$4,093,980 an increase of \$1.630 million over 2017. The Sewer Utility will complete additional sections of sewermain relining the end of 2019, or beginning 2020 as well as additional interceptor main for new development. Sewer Replacement CD \$329,248 and Vehicle Replacement Fund \$448,041

The Health & Dental plans combined year end balance is \$1,494,855

The Communication and Internal Controls reports again recommends separation of duties for additional oversight. While a good practice is would require additional staff. Auditor Journal Entries were for Wisconsin Retirement pension reporting.

ATTACHMENT: ORDINANCE____ RESOLUTION ____ OTHER _xx____

2018 Comprehensive Annual Financial Report (Sent in an earlier email and posted to website)

<http://wi-germantown2.civicplus.com/DocumentCenter/View/3779/Village-of-Germantown-CAFR-2018--Final?bidId=>

Communication to Those Charged with Governance & Management

RECOMMENDATION:

Acceptance

COMMITTEE ACTION

**VILLAGE OF GERMANTOWN
REPORT TO THE GENERAL GOVERNMENT & FINANCE COMMITTEE**

August 19, 2019

Presented By:



Baker Tilly Virchow Krause, LLP
Ten Terrace Ct, PO Box 7398, Madison, WI 53707-7398 USA

Amanda Blomberg, CPA, Firm Director

Actual data was derived from current and prior years audited financial statements

This communication is intended solely for the information and use of management, the board/council, and others within the organization, and is not intended to be, and should not be, used by anyone other than the specified parties.

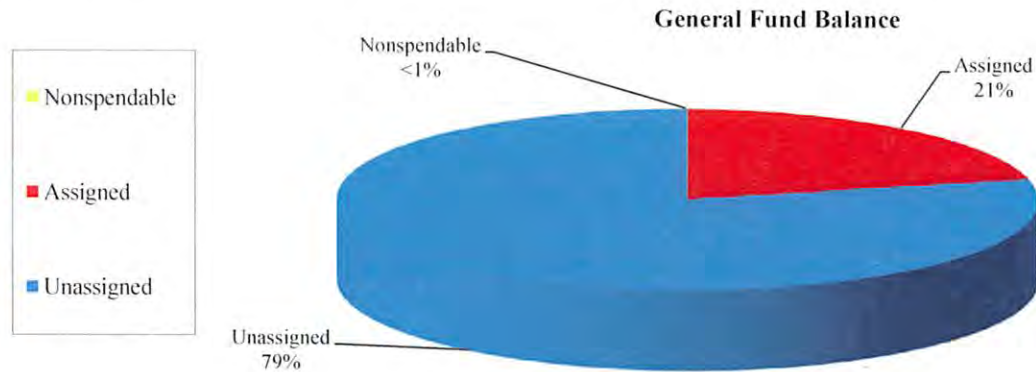
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VILLAGE OF GERMANTOWN

2018 FINANCIAL STATEMENT HIGHLIGHTS

DETAILS OF GENERAL FUND BALANCE

<u>Nonspendable</u>	<u>2018</u>
<i>includes fund balance amounts that cannot be spent either because they are not in spendable form or because legal or contractual requirements require them to be maintained intact.</i>	\$892
<u>Assigned</u>	
<i>includes spendable fund balance amounts that are intended to be used for specific purposes that are not considered restricted or committed.</i>	1,589,406
<u>Unassigned</u>	
<i>includes residual positive fund balance within the general fund which has not been classified within the other above mentioned categories.</i>	<u>5,902,819</u>
Total General Fund Balance	<u>\$ 7,493,117</u>

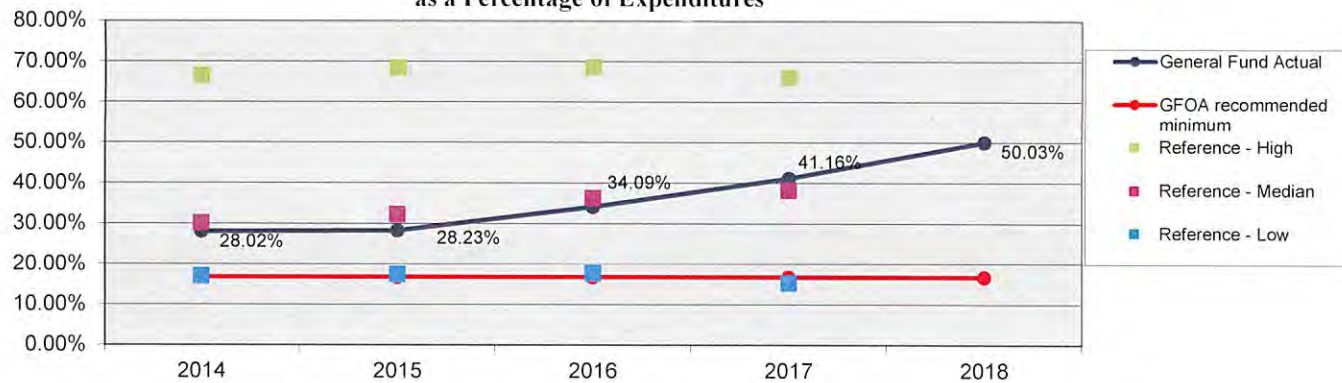


VILLAGE OF GERMANTOWN 2018 FINANCIAL STATEMENT HIGHLIGHTS

ANALYSIS OF GENERAL FUND BALANCE

	2014	2015	2016	2017	2018
Unrestricted Fund Balance	4,119,900	4,926,195	5,301,363	6,152,918	7,492,225
Expenditures	14,593,655	14,451,345	14,698,793	14,946,990	14,976,896
% of expenditures	28.02%	28.23%	34.09%	41.16%	50.03%

**Unreserved or Unrestricted General Fund Balance
as a Percentage of Expenditures**



GFOA recommended range for % of expenditures: no less than 2 months of regular GF operating expenditures (16.7%)

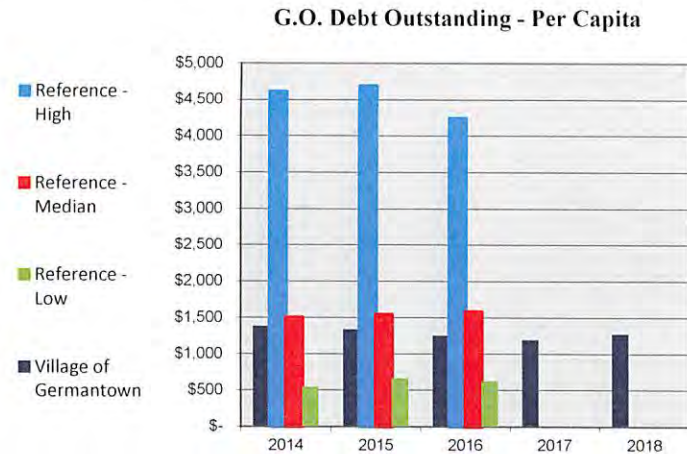
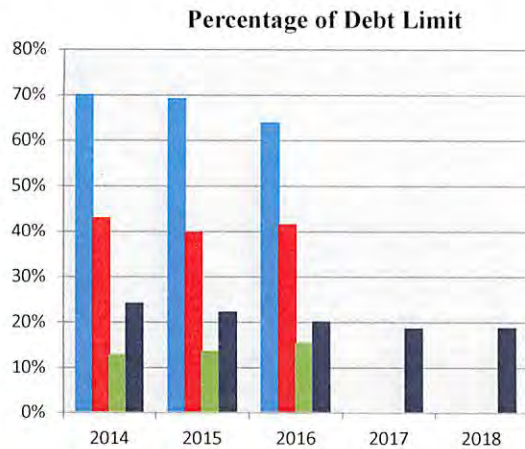
Village fund balance policy is to maintain unassigned fund balance of 16-25% of subsequent year general fund expenditures.

Reference values for the population range: 17,500 to 30,000 generated from 2013-2016 Baker Tilly municipal client data for Wisconsin.

VILLAGE OF GERMANTOWN 2018 FINANCIAL STATEMENT HIGHLIGHTS

GENERAL OBLIGATION DEBT OUTSTANDING

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Total General Obligation (G.O.) Debt (net)					
Village	\$ 29,245,000	\$ 27,355,000	\$ 25,130,000	\$ 24,080,000	\$ 25,445,000
Less: Funds available for debt	(1,785,323)	(769,454)	(93,069)	(138,303)	(247,137)
TOTAL	<u>\$ 27,459,677</u>	<u>\$ 26,585,546</u>	<u>\$ 25,036,931</u>	<u>\$ 23,941,697</u>	<u>\$ 25,197,863</u>
Population	19,891	19,891	19,993	19,965	19,749
G.O. Debt Capacity	\$ 114,167,605	\$ 120,295,670	\$ 125,093,990	\$ 128,873,995	\$ 134,938,830
G.O. debt per capita	\$ 1,381	\$ 1,337	\$ 1,252	\$ 1,199	\$ 1,276
% of debt limit	24%	22%	20%	19%	19%

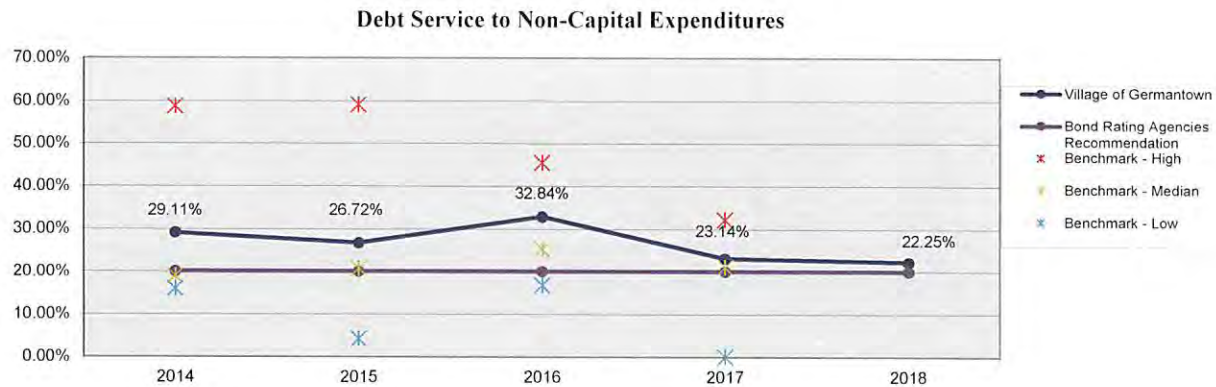


2014-2016 Reference values for the population range: 17,500 to 30,000 taken from *MunicipalFacts18* publication by the Wisconsin Taxpayers Alliance, 2018.

VILLAGE OF GERMANTOWN 2018 FINANCIAL STATEMENT HIGHLIGHTS

ANALYSIS OF DEBT SERVICE - GOVERNMENTAL FUNDS

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
<u>Total Debt Service</u>					
Principal*	\$ 5,477,985	\$ 4,545,000	\$ 6,560,000	\$ 3,855,000	\$ 3,910,000
Interest	<u>617,882</u>	<u>741,975</u>	<u>670,932</u>	<u>595,302</u>	<u>590,517</u>
TOTAL	<u>\$ 6,095,867</u>	<u>\$ 5,286,975</u>	<u>\$ 7,230,932</u>	<u>\$ 4,450,302</u>	<u>\$ 4,500,517</u>
<u>Total Non-Capital Expenditures</u>					
Total governmental funds expenditures	\$ 25,266,330	\$ 23,468,506	\$ 29,517,743	\$ 22,396,255	\$ 25,351,512
Less: capital outlay	<u>(4,328,230)</u>	<u>(3,680,393)</u>	<u>(7,500,467)</u>	<u>(3,166,307)</u>	<u>(5,126,579)</u>
TOTAL NON-CAPITAL EXPENDITURES	<u>\$ 20,938,100</u>	<u>\$ 19,788,113</u>	<u>\$ 22,017,276</u>	<u>\$ 19,229,948</u>	<u>\$ 20,224,933</u>
* - Excludes refundings of prior issuances					
% of debt service to non-capital expenditures	29.11%	26.72%	32.84%	23.14%	22.25%



Reference values for the population range: 17,500 to 30,000 generated from 2014-2017 Baker Tilly municipal client data for Wisconsin.

VILLAGE OF GERMANTOWN

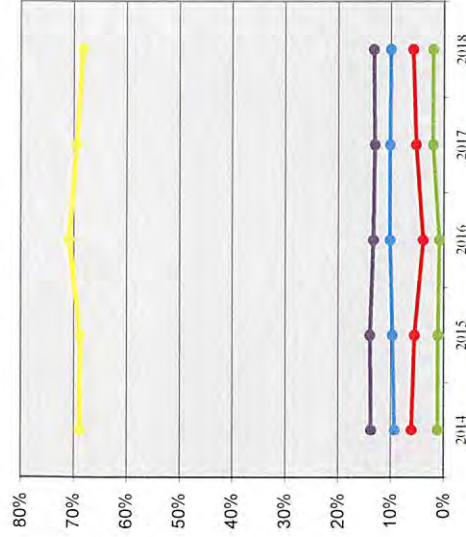
2018 FINANCIAL STATEMENT HIGHLIGHTS

GENERAL & DEBT SERVICE FUND REVENUES

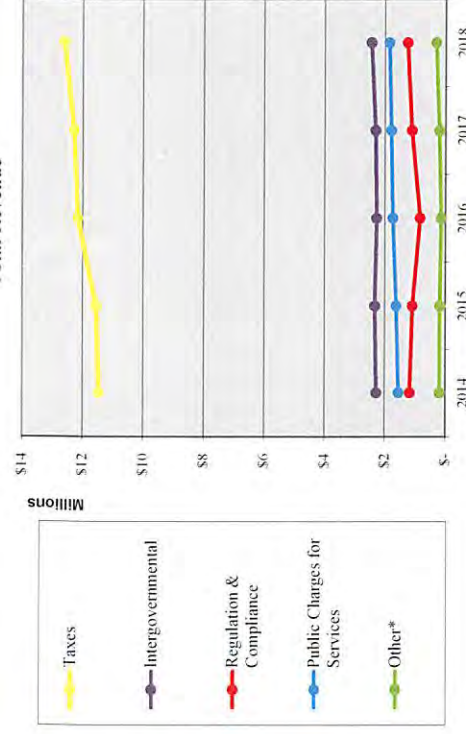
	2014	%	2015	%	2016	%	2017	%	2018	%
Total Revenues										
Taxes	\$ 11,462,399	69%	\$ 11,559,017	69%	\$ 12,172,862	71%	\$ 12,307,794	70%	\$ 12,626,428	68.3%
Intergovernmental	2,276,597	14%	2,331,482	14%	2,273,091	13%	2,303,300	13%	2,444,361	13.2%
Regulation and Compliance	1,174,161	6%	1,095,844	6%	838,034	4%	1,106,195	5%	1,260,905	5.8%
Public Charges for Services	1,543,154	9%	1,627,338	10%	1,734,210	10%	1,793,432	10%	1,854,964	10.0%
Other*	192,089	1%	178,424	1%	138,943	1%	196,201	2%	312,067	2.0%
TOTAL	\$ 16,648,400	100%	\$ 16,792,105	100%	\$ 17,157,140	100%	\$ 17,706,922	100%	\$ 18,498,725	100%

* Other includes interdepartmental charges for services, investment income, special assessments, and miscellaneous

% of Total Revenue

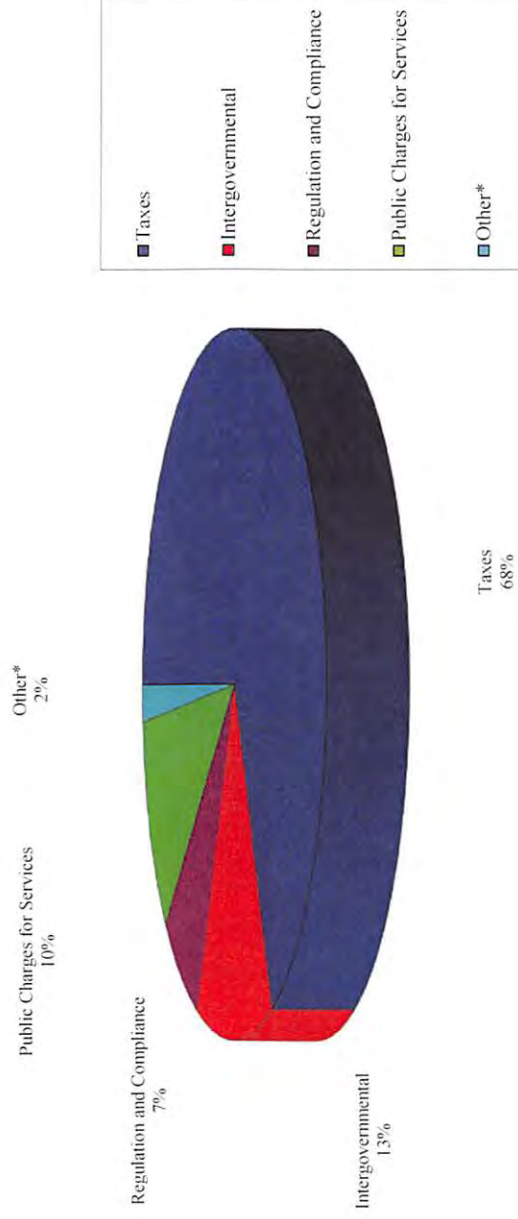


Total Revenue



VILLAGE OF GERMANTOWN
2018 FINANCIAL STATEMENT HIGHLIGHTS
2018 GENERAL & DEBT SERVICE FUND REVENUES

Total Revenues: \$18,498,725



* Other includes interdepartmental charges for services, investment income and miscellaneous

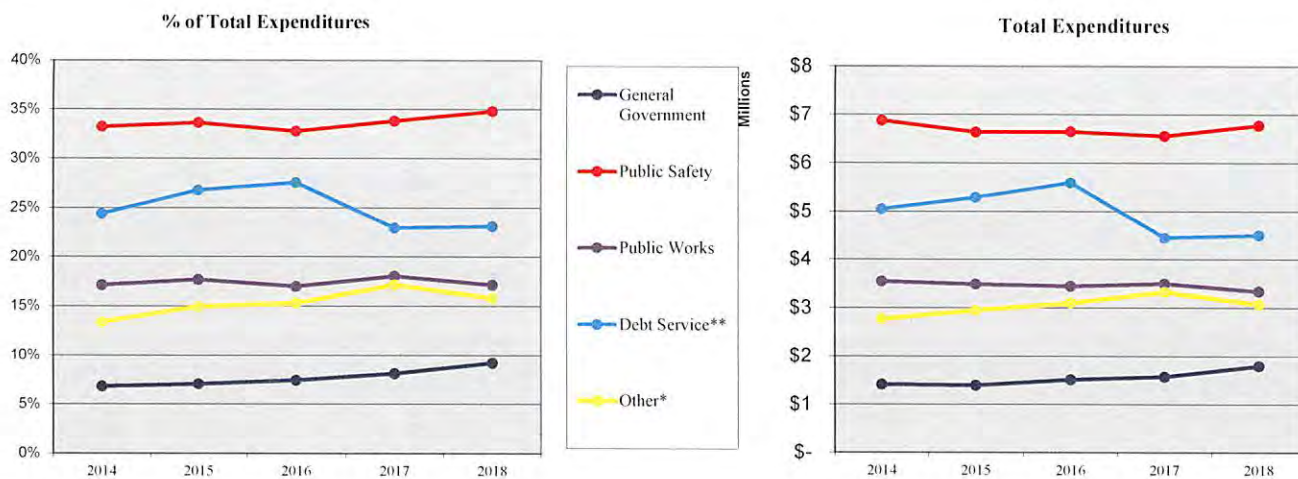
VILLAGE OF GERMANTOWN 2018 FINANCIAL STATEMENT HIGHLIGHTS

GENERAL & DEBT SERVICE FUND EXPENDITURES

	<u>2014</u>	<u>%</u>	<u>2015</u>	<u>%</u>	<u>2016</u>	<u>%</u>	<u>2017</u>	<u>%</u>	<u>2018</u>	<u>%</u>
Total Expenditures										
General Government	\$ 1,411,749	7%	\$ 1,388,142	7%	\$ 1,508,556	7%	\$ 1,569,231	8%	\$ 1,788,157	9%
Public Safety	6,874,449	33%	6,634,469	34%	6,643,000	33%	6,556,041	34%	6,774,110	35%
Public Works	3,542,386	17%	3,484,546	18%	3,446,015	17%	3,495,816	18%	3,337,652	17%
Debt Service**	5,051,235	24%	5,286,975	27%	5,592,467	28%	4,450,302	23%	4,500,517	23%
Other*	2,765,071	13%	2,944,188	15%	3,101,222	15%	3,325,902	17%	3,076,977	16%
TOTAL	\$ 20,709,890	100%	\$ 19,738,320	100%	\$ 20,291,260	100%	\$ 19,397,292	100%	\$ 19,477,413	100%

*Other includes culture and recreation, conservation and development and capital outlay

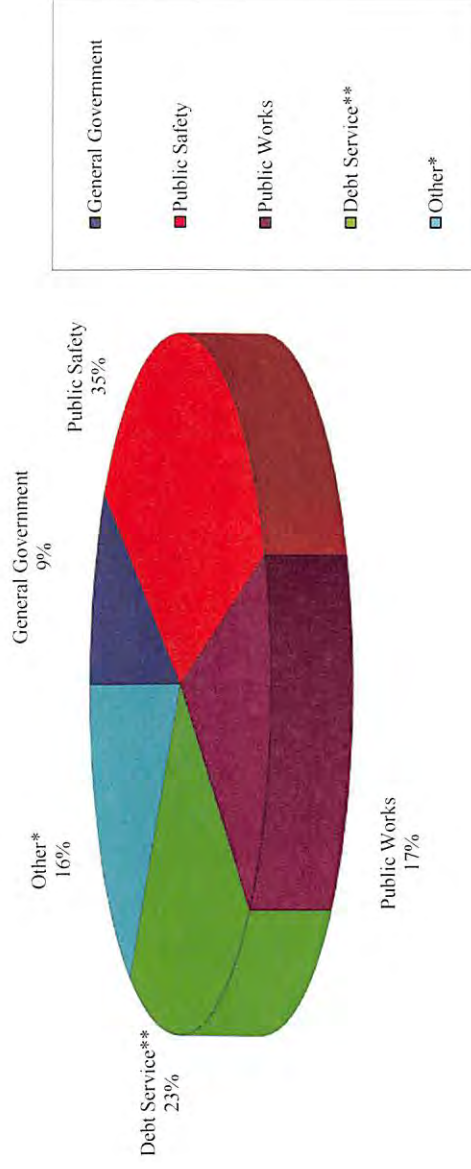
**Excludes debt refunding



VILLAGE OF GERMANTOWN
2018 FINANCIAL STATEMENT HIGHLIGHTS

2018 GENERAL & DEBT SERVICE FUND EXPENDITURES

Total Expenditures: \$19,477,413



*Other includes culture and recreation, conservation and development and capital outlay

**Excludes debt refunding

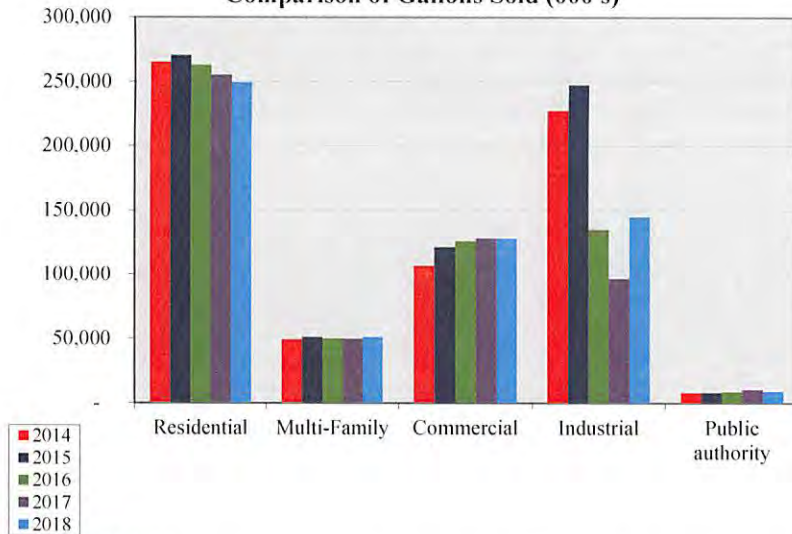
VILLAGE OF GERMANTOWN WATER UTILITY

2018 FINANCIAL STATEMENT HIGHLIGHTS

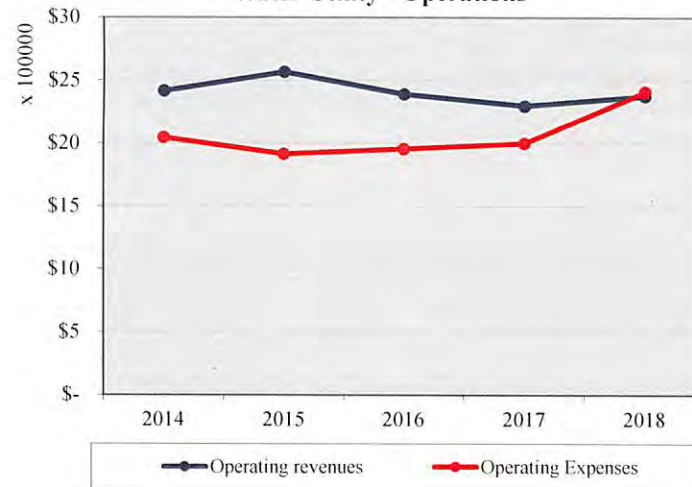
ANALYSIS OF INCOME STATEMENT

	2014	%	2015	%	2016	%	2017	%	2018	%
Gallons Sold (000's)										
Residential	264,880	40%	270,293	39%	262,740	45%	255,115	47%	249,242	43%
Multi-Family	49,317	8%	51,143	7%	49,760	9%	49,659	9%	51,029	9%
Commercial	106,747	16%	121,561	17%	126,118	22%	128,166	24%	128,235	22%
Industrial	227,407	35%	247,368	35%	134,939	23%	96,416	18%	144,840	25%
Public authority	7,952	1%	8,372	2%	8,877	1%	10,556	2%	9,215	2%
TOTAL	656,303	100%	698,737	100%	582,434	100%	539,912	100%	582,561	100%
Operating Revenues	\$ 2,416,972		\$ 2,566,786		\$ 2,390,825		\$ 2,298,602		\$ 2,375,984	
Operating Expenses	2,045,146		1,915,168		1,954,519		1,999,952		2,409,795	

Comparison of Gallons Sold (000's)



Water Utility - Operations



What it means...

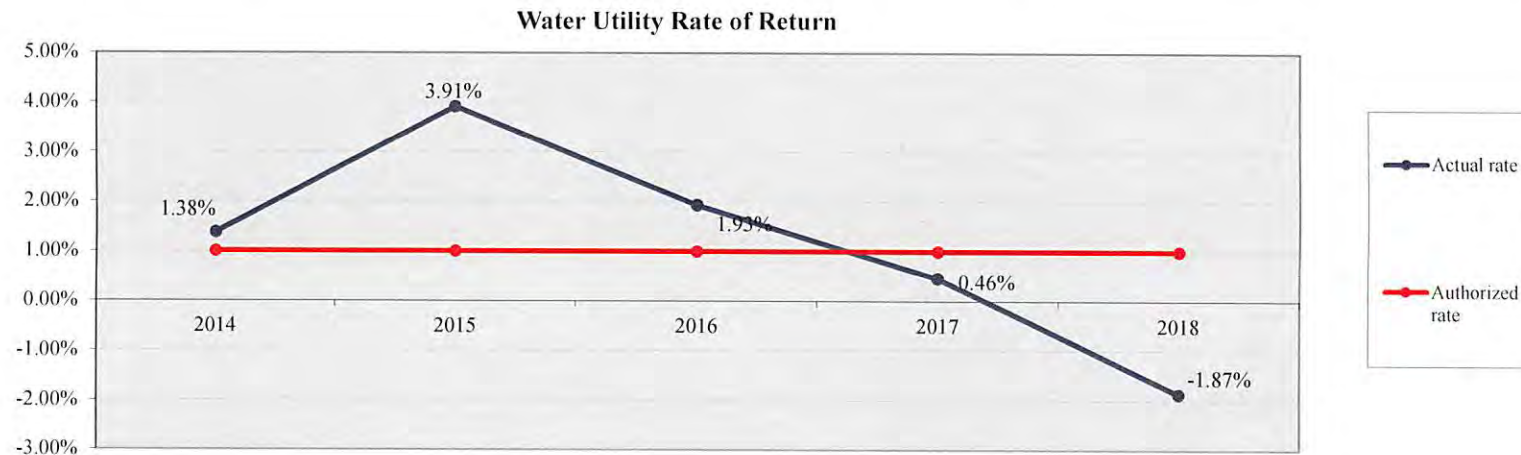
The water industry trend has reflected continual decrease in overall usage due to conservation and economic reasons. Because providing quality water is a highly capital intensive industry, declining sales makes monitoring the ongoing adequacy of rates more important. Industrial sales have fluctuated due to economic growth in the village along with the village's largest customer going on and off the village's system.

VILLAGE OF GERMANTOWN WATER UTILITY

2018 FINANCIAL STATEMENT HIGHLIGHTS

ANALYSIS OF INCOME STATEMENT (cont.)

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
<u>Operating Income</u>					
Financial statement ¹	\$ 371,826	\$ 651,618	\$ 436,306	\$ 298,650	\$ (33,811)
PSC reporting	151,909	435,625	235,485	61,623	(259,645)
<u>Rate of Return</u>					
Actual rate	1.38%	3.91%	1.93%	0.46%	-1.87%
Authorized rate	1.00%	1.00%	1.00%	1.00%	1.00%



What it means...

Rate of return is a key indicator of financial results in any regulated utility like your water utility. Rate of return is calculated based on the PSC formula. The formula is based on the utility's PSC reporting operating income divided by investment in plant in service, less plant that was contributed to the utility, less accumulated depreciation.

In 2014, new water rates were approved by the PSC to earn a 1.00% rate of return.

¹ Financial statement operating income excludes PILOT and includes depreciation on contributed plant. PSC operating income includes PILOT but excludes depreciation on contributed plant.

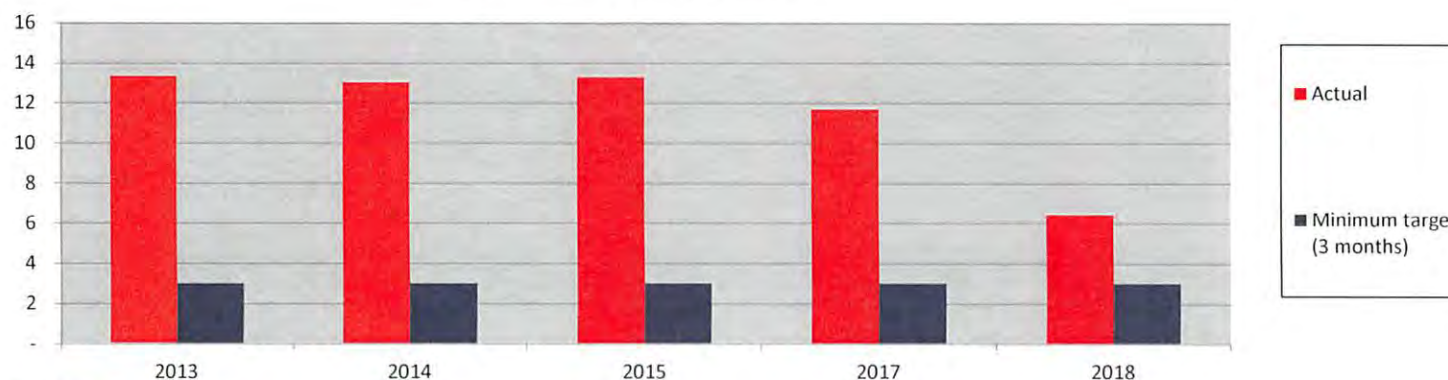
VILLAGE OF GERMANTOWN WATER UTILITY

2018 FINANCIAL STATEMENT HIGHLIGHTS

ANALYSIS OF STATEMENT OF NET ASSETS

	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2017</u>	<u>2018</u>
<u>Ability to meet current obligations</u>					
Unrestricted cash & investments	\$ 2,687,679	\$ 2,781,367	\$ 2,547,289	\$ 2,237,405	\$ 1,276,527
Months of unrestricted cash	13.34	13.00	13.30	11.68	6.45

Unrestricted Funds on Hand



What it means...

A utility should have enough funds on hand to cover its operations in a normal business operation cycle (i.e. quarterly, monthly) plus a contingency. In addition, a utility should have available an amount equal to one year's routine capital improvements.

Net assets vs. net plant

Capital assets (net of accumulated depreciation)	27,313,698	27,100,370	28,911,328	29,412,889	30,776,240
Invested in capital assets (net of related debt)	25,920,497	25,797,602	27,699,938	28,298,847	29,760,543
% capital assets financed through earnings	95%	95%	96%	96%	97%

What it means...

Obtaining financing for capital improvements is normally a necessity for capital intensive utilities. Management should keep their related debt to a manageable level as this allows you to be less aggressive seeking rate relief and provides more options to address unanticipated expenses. A general target is at least 50% of capital assets financed through earnings.

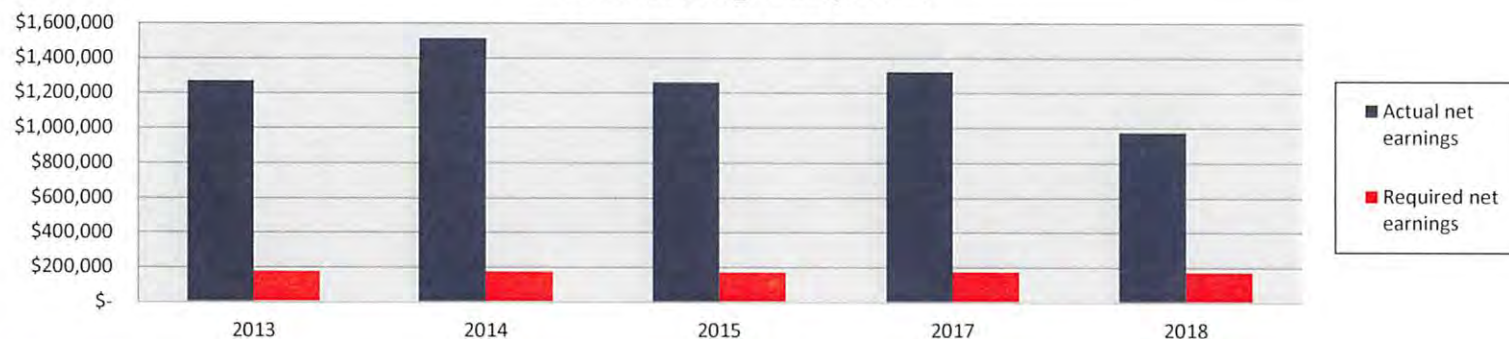
VILLAGE OF GERMANTOWN WATER UTILITY

2018 FINANCIAL STATEMENT HIGHLIGHTS

DEBT COVERAGE

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
<u>Debt coverage calculation</u>					
Operating revenues	\$ 2,416,972	\$ 2,566,786	\$ 2,390,825	\$ 2,298,602	\$ 2,375,984
Miscellaneous revenues	35,747	8,554	3,786	35,116	43,378
Investment income (loss)	18,894	19,358	23,441	23,632	31,844
Impact fees	88,966	57,341	3,752	144,652	61,485
Less: O & M expenses	<u>(1,293,026)</u>	<u>(1,138,846)</u>	<u>(1,162,583)</u>	<u>(1,177,808)</u>	<u>(1,539,529)</u>
Computed net earnings	<u>1,267,553</u>	<u>1,513,193</u>	<u>1,259,221</u>	<u>1,324,194</u>	<u>973,162</u>
 Minimum required earnings per resolution					
Annual debt service	140,771	138,696	136,565	139,353	136,879
x Coverage factor	<u>1.25</u>	<u>1.25</u>	<u>1.25</u>	<u>1.25</u>	<u>1.25</u>
Required net earnings	<u>175,964</u>	<u>173,370</u>	<u>170,706</u>	<u>174,191</u>	<u>171,099</u>

Debt Coverage Comparison



What it means...

The bond resolutions require that earnings from the system be greater than 1.25 times the revenue bond annual debt service based on the highest annual debt service.

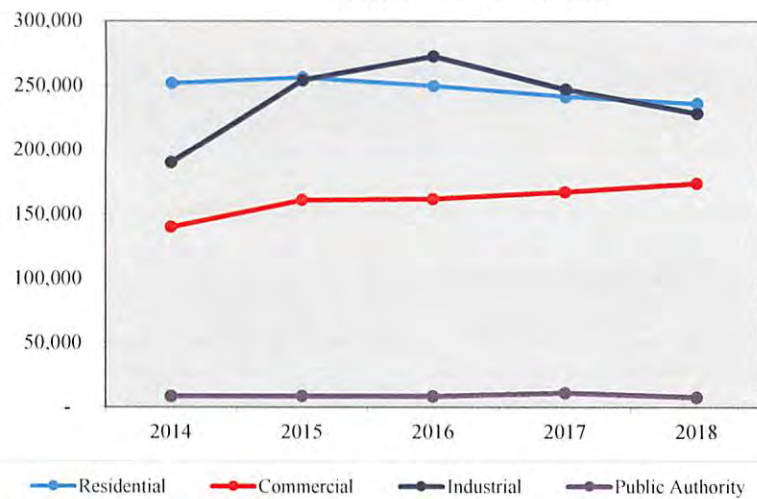
VILLAGE OF GERMANTOWN SEWER UTILITY

2018 FINANCIAL STATEMENT HIGHLIGHTS

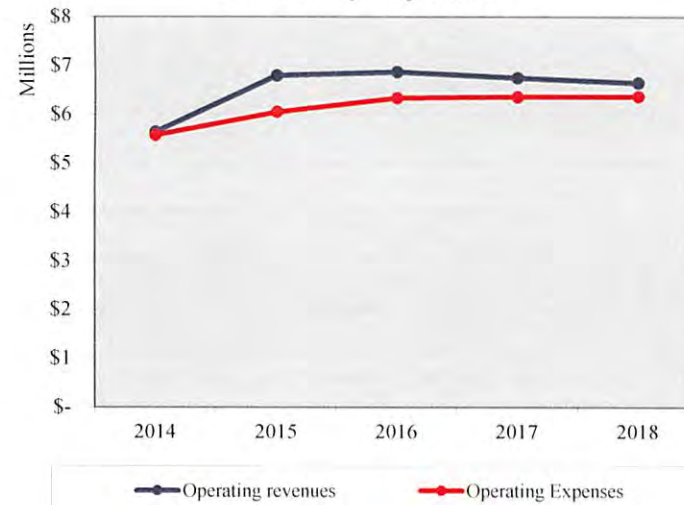
ANALYSIS OF INCOME STATEMENT

	2014	%	2015	%	2016	%	2017	%	2018	%
Gallons Processed (000's)										
Residential	251,582	43%	255,996	38%	249,473	36%	241,242	36%	235,810	37%
Commercial	139,755	24%	160,665	24%	161,433	23%	166,929	25%	173,678	27%
Industrial	189,970	32%	253,857	37%	272,429	39%	246,822	37%	228,266	35%
Public authority	8,035	1%	8,304	1%	8,022	2%	10,669	2%	7,230	1%
TOTAL	589,342	100%	678,822	100%	691,357	100%	665,662	100%	644,984	100%
Operating Revenues	\$ 5,642,136		\$ 6,792,823		\$ 6,872,430		\$ 6,748,881		\$ 6,646,444	
Operating Expenses	5,575,605		6,051,151		6,337,302		6,360,282		6,367,798	

Gallons Processed (000's)



Sewer Utility - Operations

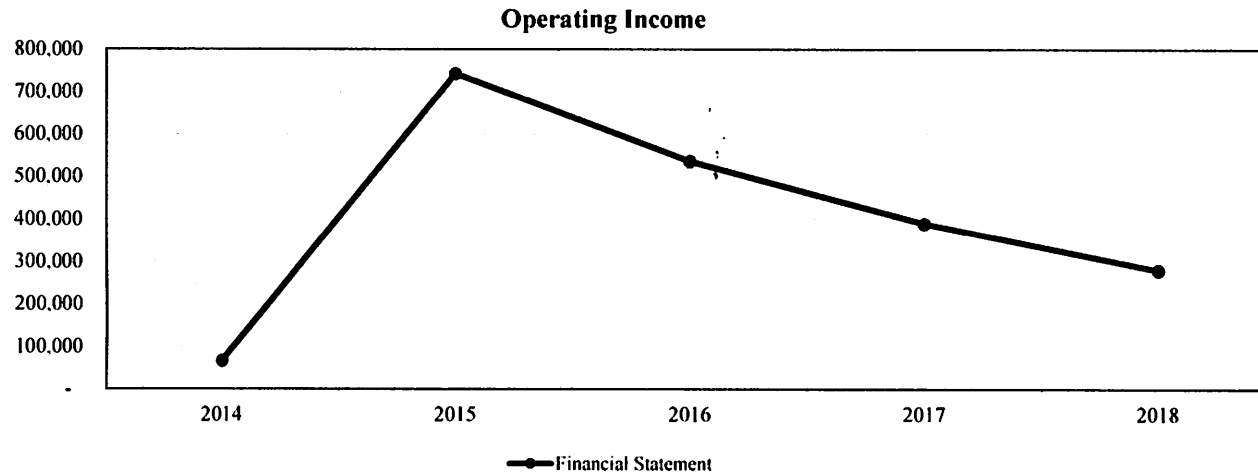


VILLAGE OF GERMANTOWN SEWER UTILITY

2018 FINANCIAL STATEMENT HIGHLIGHTS

ANALYSIS OF INCOME STATEMENT (cont.)

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
Operating income (loss)	66,531	741,672	535,128	388,599	278,646



ANALYSIS OF BALANCE SHEET

	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>
<u>Ability to meet current obligations</u>					
Unrestricted cash & investments	4,199,034	5,455,895	4,879,522	6,111,609	7,043,583
Months of unrestricted cash	8.93	9.53	8.52	10.87	12.72
Capital assets (net)	31,736,972	31,240,151	33,595,850	34,690,306	35,601,381
Invested in capital assets (net of debt)	31,736,972	31,240,151	33,595,850	34,690,306	35,601,381
% capital assets financed through earnings	100%	100%	100%	100%	100%

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 53-2019

**VILLAGE BOARD SUPPORT FOR THE DEPARTMENT OF PUBLIC WORKS
CAMPUS STORM WATER POLLUTION PREVENTION PLAN**

WHEREAS, Village staff identified an illicit discharge at the Village Public Works Facility in October of 2018; and,

WHEREAS, the Department of Natural Resources issued a Notice of Violation/Notice of Claim to the Village in April of 2019 and invited Village staff to an Enforcement Conference; and,

WHEREAS, the Department of Natural Resources in August of 2019 accepted Germantown's proposal to modify vehicle washing operations, as well as update the Storm Water Pollution Prevention Plan for the Department of Public Works Campus;

NOW THEREFORE BE IT RESOLVED that the Village Board does hereby approve the Department of Public Works Campus Storm Water Pollution Prevention Plan as presented to the Public Works and Highway Committee on September 4, 2019.

Introduced by: _____

Adopted: September 16, 2019

Vote: Ayes: ____ Nays: ____

Dean M. Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC
Village Clerk

Village of Germantown

Facility Name:

DPW Campus

Facility Address:

N122 W17177 Fond du Lac Ave

7/31/2019

Storm Water Pollution Prevention Plan

Authored by: Lauren Justus

Revised by: Eric Nitschke

Date: December 31, 2008

Date: July 31, 2019

1. STORM WATER POLLUTION PREVENTION PLAN (SWPPP) OVERVIEW

This Storm Water Pollution Prevention Plan:

- Identifies the SWPPP team with a description of the team's duties;
- Describes the facility, with information on location and activities, a site map, and a description of the storm water drainage system;
- Identifies potential storm water contaminants;
- Describes storm water management controls and various Best Management Practices (BMP's) needed to reduce pollutants in storm water discharges;
- Describes the facility's monitoring plan; and
- Describes the implementation schedule and provisions for amendment of the plan.

2. PLANNING AND ORGANIZATION

SWPPP Coordinator and Team

Team Leader: Public Works Director

Office Phone: (262) 250-4721

Name: Lawrence Ratayczak, P.E.

Responsibilities: Oversight of the Public Works Garage SWPPP. Responsible for SWPPP updates and implementation. Keeps all records and ensures reports are submitted as required.

Assistant Team Leader: Village Engineer

Office Phone: (262) 250-4724

Name: Eric Nitschke, P.E.

Responsibilities: Assist the team leader in managing the SWPPP.

Illicit Discharge Inspector: Project Engineer

Office Phone: (262) 250-4723

Name: Ryan Ehlerding

Responsibilities: Manages the sampling program.

Operations Manager: Superintendent of Streets

Office Phone: (414) 745-8243

Title: Jay Olszewski

Responsibilities: Implement the preventative maintenance and operations program. Oversee housekeeping activities. Coordinate and implement employee training programs and facility inspections. Serve as the spill response coordinator.

3. ASSESSMENT

Site Description and Map

The facility is the Village of Germantown Department of Public Works (DPW) Campus, which is located at N122 W17177 Fond du Lac Avenue with additional properties located across Division Rd. The total area for both sites is 9.32 acres. The buildings located on these properties are listed below:

- Main office for DPW employees, building 1, with attached mechanics garage.
- 6 – Storage buildings, building 2 to 7, for various departments' equipment. Building 2 contains a vehicle wash area.
- Dome for salt storage.
- Small building housing communication equipment with tower.

The vehicle fueling bay is next to building 1. The outfalls for storm water are shown on the site map attached in Appendix A. Also attached in Appendix B are the equipment lists for each department and storage area.

Material Inventory

Materials used at the DPW Campus that are exposed to storm water runoff are listed in Appendix C.

Vehicle Wash Water and Wastewater

Vehicle washing currently takes place inside building 2. Wash water then drains to an internal catch basin and out to the Division Road ditch. The catch basin outlet is to be capped to eliminate any discharge from the building. Wash water will be pumped to a portable tank and discharged to the sanitary system. Also, DPW staff have been instructed to wash all equipment and vehicles inside building 2. Appendix K provides a complete summary of equipment and vehicle washing operations.

Salt Storage

The Village salt piles are enclosed by a dome located at the southwest corner of Division Road and Fond du Lac Avenue. This prevents exposure to precipitation at all times during storage.

Spills and Leaks

There is a history of illicit discharges at the DPW Campus. Most recently, a discharge was self-reported to WisDNR in November of 2018. The Germantown Village Board has directed staff resources to address the illicit discharge problems. Additionally, \$50,000 in emergency funds were allocated by the Village Board in May of 2019 to implement additional BMP's.

Non-Storm Water Discharges

The outfall pipes discharging to Division Road ditch will remain in the annual Illicit Discharge Detection & Elimination screening of major outfalls. The test parameter will be as follows.

- pH
- Detergents
- Total Residual Chlorine
- Phenols
- Total Copper

Allowable Non-Storm Water Discharges

All allowable non-storm water discharges are identified as follows.

- Water line flushing
- Potable water discharge
- Compressor condensate
- Irrigation drainage
- Landscape irrigation
- Lawn watering
- Pavement washing without detergents
- Exterior building washing without detergents
- Uncontaminated groundwater infiltration
- Uncontaminated pumped groundwater
- Foundation Drains
- Air conditioning condensate
- Fire fighting

Existing Storm Water Monitoring Data

Monitoring of this outfall will be completed in 2019 as part of the major outfall inspection and sampling.

Site Summary (of Pollution Sources)

Potential sources of storm water pollution are attached in Appendix E. The list includes areas, activities, and materials that could pose a threat to storm water.

4. IMPLEMENTATION

This section describes practices that are in place or that will be implemented to control pollutants that have the potential to contaminate storm water.

Good Housekeeping

The following is a list of good housekeeping practices followed at the DPW Campus:

- Discontinue the use of detergents & degreasers when washing equipment and vehicles.
- Spills are immediately cleaned up with an absorbent. (See Spill Prevention and Response Procedures Section Below)
- All fluid products and wastes are kept indoors.
- Waste oil drums are stored in mechanics garage (Building 1).
- Used antifreeze is kept in a covered container.
- All changing of fluids is done indoors in the maintenance garage.
- Spillages occurring during addition or removal from salt storage piles or sand pile mixing are promptly cleaned up.
- Liquid and dry material storage is located indoors with proper containment and separation of potentially volatile materials.
- Spigots/funnels will be used to minimize drips and leaks.
- Drip pans are used when changing fluids.
- Above ground tanks have secondary containment.

Preventive Maintenance

The following is a list of preventive maintenance procedures practiced at the DPW Campus:

- There is a written spill prevention and response policy.
- All staff are aware of spill prevention and response procedures
- Spill response equipment is located at all potential spill areas.
- All transfers to and from the tank are observed by qualified personnel trained in spill response procedures.
- Catch basins and sediment chambers are checked and cleaned annually.
- Drainage swales are kept clear.
- Underground storage tank filling areas are inspected monthly for signs of spills.
- Hydraulic equipment is kept in good repair to prevent leaks.
- Fueling areas are inspected monthly for signs of spills or leaks. Hoses and fittings are also a part of the monthly inspections.
- All materials, waste storage areas, drains, tanks and cans are properly labeled.
- Above ground storage tanks are regularly inspected for signs of corrosion or leaks.

Best Management Practices (BMP's)

The following management practices for runoff are used at the DPW Campus.

- Drainage outfalls discharge to riprap pads.
- Impervious runoff from the site discharges to vegetative ditches.

Sediment and Erosion Control

Below is a list of measures to prevent erosion.

- Management practices to prevent erosion.
 - Seed non vegetated areas as needed.
 - Riprap at storm sewer discharge points.

Management of Storm Water Runoff

The following management practices for runoff are used at the DPW Campus.

- Drainage outfalls discharge to riprap pads.
- Runoff from the site drains to vegetated ditches.

Spill Prevention and Response

Attached in Appendix F is a copy of the Spill Prevention and Response Procedures for tanks, fuel pumps, or hazardous materials.

Employee Training

The topics below will be covered at employee training sessions. All Public Works Employees stationed at the Public Works Garage will be trained annually. Attached in Appendix G is a sample form that will track attendance by employees and topics covered during training session.

- Spill Prevention and Response
- Good Housekeeping
- Materials Management Practices

5. EVALUATION

Quarterly Visual Monitoring

Every three months (quarterly) visual inspections of the storm water outfalls will be completed. These inspections will be completed during day light hours and within 30 minutes after storm water begins to runoff. Contaminations or problems will be documented with the date and time. The source shall be determined and action shall be taken to eliminate the problem. See Appendix H for a sample log.

Annual Site Inspection

An annual inspection of the entire site will be completed. This inspection will include evaluating BMPs, looking for evidence of pollution, and equipment inspection. The site inspection report will include date of inspection, name of personnel conducting the inspection, observations, assessment of BMPs, corrective actions taken, and a signed certification. See Appendix I for annual site inspection form.

Recordkeeping and Reporting

Records described in this report shall be kept on site for 5 years. These reports shall be made available to Wisconsin Department of Natural Resources (WDNR) upon request.

Plan Revisions

If the DPW Campus expands its operations, or changes any significant material handling or storage practices which could impact storm water, this SWPPP will be amended. The amended SWPPP will describe the new activities that contribute to increased pollution and planned control measures.

This SWPPP will also be amended if WDNR determines that it is not effective in controlling storm water pollutants discharged to waterways.

6. ENDANGERED SPECIES

The WDNR Bureau of Endangered Resources map for Washington County shows no aquatic or terrestrial occurrences at the DPW Campus, see Appendix J.

7. HISTORIC PLACES

No historic site is listed or registered on this property per www.nr.nps.gov.

8. CERTIFICATIONS

This Storm Water Pollution Prevention Plan has been prepared in accordance with good engineering practices. The information in this SWPPP, to the best of my knowledge, is accurate and complete. Further, this SWPPP was adapted by the Germantown Village Board by Resolution No. _____ on _____, 2019.

Author:

X  _____

Eric Nitschke, P.E.

Date: July 31, 2019

Village Engineer

APPENDIX A

SITE MAP

164984

164983

164982

164981

153991

Building 6

Building 7

FOND DU LAC AV

JANUARY

1000



APPENDIX B

EQUIPMENT LIST

Asset List

Administrator: 5/22/2019

Asset ID	Description	Budget
FIRE		
1740	2016 Ford Explorer	FIRE
1741	2013 Chevy Caprice	FIRE
1752	2011 INT'L 4300 SBA	FIRE
1754	2017 Ford F450	FIRE
1756	2017 Ford F450	FIRE
1760	2007 Pierce Dash	FIRE
1762	2015 PIERCE VELOCITY PUMPER	FIRE
1764	2011 PIERCE	FIRE
1771	2001 PIERCE AERIAL PUMPER	FIRE
1771A	NP 75 Generator	FIRE
1785	2013 2500HD Chevy	FIRE
1790	1994 FREIGHTLINER FL70	FIRE
HIGHWAY		
0001	1990 JOHN DEERE 624 LOADER	HIGHWAY
0001A	1991 KLAUER BLOWER	HIGHWAY
0009	1985 CLARK 55C LOADER	HIGHWAY
0010	1998 WACKER 1550AW PLATE	HIGHWAY
0011	1989 CASE 580K BACKHOE LOADER	HIGHWAY
0013	1974 HYSTER RUBBER TIRE ROLLER	HIGHWAY
0014	HONDA GENERATOR	HIGHWAY
0015	1999 CASE 621C LOADER	HIGHWAY
0015A	1980 KLAUER VP3D BLOWER	HIGHWAY
0016	2013 WP 1550 AW Plate compactor	HIGHWAY
0018	1998 WARNING SIGNAL TRAILER	HIGHWAY
0018A	1998 WARNING SIGNAL TRAILER	HIGHWAY
0021	2008 DIAMOND CONCRETE SAW	HIGHWAY
0022	1991 AGRIMETAL BAIL CHOPPER	HIGHWAY
0023	2014 Crafcro SS125D Crack Filler	HIGHWAY
0024	1996 I-RAND P-185 AIR COMP	HIGHWAY
0028	1996 WINPOWER 7500W GENERATOR	HIGHWAY
0029	FEDERAL MOBILE ARROW BOARD	HIGHWAY
0033	2014 CRAFTCO ROUTER	HIGHWAY
0035	2014 TRITON POWERLINER	HIGHWAY
0036	MORSPEED 3 1/2 CEMENT MIXER	HIGHWAY
0037	2004 Spaulding RMV Hot Patcher	HIGHWAY
0047	HOMELITE 4800 GENERATOR	HIGHWAY
0048	WINCO K1600 GENERATOR	HIGHWAY
0049	1999 GENERAC 80/40KW GENERATOR	HIGHWAY
0051A	TR60 Worksite Pro	HIGHWAY
0054	2012 JOHN DEERE 6430	HIGHWAY
0055	12,000LBS LIFT	HIGHWAY
0056	SEFAC TRUCK LIFT	HIGHWAY
0058	2002 LIEBHERR A904	HIGHWAY

#1 = GARAGE #1
#2 = GARAGE #2
#2U = GARAGE #2
UTILITY SIDE

#3 = GARAGE #3

#4 = GARAGE #4

#5 = GARAGE #5

R.C. = RECYCLING.

OUT = OUTSIDE

STATION #1 = OLD

FIRE STATION
#1 PARK AVE.

R.C.

#3

C.S.

#3

C.S.

C.S.

#2

#5

#3

#3

OUT

OUT

#5

C.S.

#5

#5

#5

OUT

#5

#5

C.S.

#2

#2

#2

?

C.S.

#5

#1

#1

#2

Administrator: 5/22/2019

0058A	ROTOBEC GRAPLE	HIGHWAY # 2
0058B	POWERTILT QUICK LATCH	HIGHWAY # 2
0059	LANDA PRESSURE WASHER	HIGHWAY # 2
0063	TOYOTA 6,000 LBS FORKLIFT	HIGHWAY # 1
0065	MANITOWOC 12000 LBS LIFT	HIGHWAY # 1
0066	2004 PACE AMERICA CARGO TRAILER	HIGHWAY OUT
0077	2012 John Deere 644K	HIGHWAY # 5
0082	2012 WACKER ROLLER RD27-120	HIGHWAY # 5
0083	2014 SCOTCHMAN IRONWORKER	HIGHWAY # 1
0085	2016 Vermeer BC1500 Chipper	HIGHWAY # 4
0086	2016 John Deere 5075M	HIGHWAY # 3
0089	2017 Kubota SVL75	HIGHWAY # 3
0089A	2017 Blue Diamond Cold Planer	HIGHWAY # 3
0089B	Schulte Multirake SMR-800	HIGHWAY C.S.
0089C	EDGE AUGER DRIVE	HIGHWAY # 3
0089D	Boss 10' box plow	HIGHWAY C.S.
0089E	Lowe grapple G72A	HIGHWAY # 3
0109	2014 FALCON SINGLE AXLE TRAILER	HIGHWAY OUT
0110	2017 TOWMASTER T-12DT	HIGHWAY OUT
0111	2018 Towmaster T-40TA	HIGHWAY OUT
0202	2010 Crown Vic	HIGHWAY OUT
0204	2011 FORD CROWN VIC	HIGHWAY OUT
0407	2009 GMC 5500	HIGHWAY # 4
0408	2007 CHEVY C5500	HIGHWAY # 5
0414	1987 FORD 7000 Flat Bed	HIGHWAY # 5
0416	1988 OSHKOSH P2526 4X4 W/PLOW	HIGHWAY # 5
0418	1995 F350 4 DOOR	HIGHWAY # 4
0420	2012 GMC 3500	HIGHWAY # 4
0421	2012 CHEVY 2500 EXT CAB	HIGHWAY # 4
0422	2013 Chevrolet 3500	HIGHWAY # 4
0423	2013 Chevrolet 2500 ext cab	HIGHWAY # 4
0424	2015 GMC 3500	HIGHWAY # 4
0428	2018 Chevrolet 2500 4wd	HIGHWAY OUT
0431	1978 INT'L 1600 JETTER	HIGHWAY # 2
0431A	1978 FORD BEAN JETTER	HIGHWAY # 2
0437	2004 GMC2500 excab	HIGHWAY # 4
0439	1999 GMC 2500 4X4 W/PLOW	HIGHWAY # 1
0448	2003 320 PETRBILT	HIGHWAY # 2
0448A	VAC/ALL SWEEPER	HIGHWAY # 2
0463	1997 FORD L8000 DUMP W/PLOW	HIGHWAY # 2
0466	2002 INT'L 2654 DUMP W/PLOW	HIGHWAY # 2
0467	2003 INT'L 7400 DUMP W/PLOW	HIGHWAY # 2
0468	2004 INTERNATIONAL 4700	HIGHWAY # 2
0469	2006 INTERNATIONAL 7500	HIGHWAY # 2
0470	2008 INT'L 7500 DUMP W PLOW	HIGHWAY # 2
0471	2009 INT'L 7500 DUMP W PLOW	HIGHWAY # 2

Asset List

Administrator: 5/22/2019

0472	2011 INT'L 7500 DUMP W PLOW	HIGHWAY #2
0473	2013 INT'L 7400 TANDEM DUMP	HIGHWAY #3
0474	2013 INT'L 7400 DUMP W PLOW	HIGHWAY #2
0475	2015 WESTERN STAR 4700	HIGHWAY #3
0476	2016 WESTERN STAR 4700	HIGHWAY #3
0477	2017 WESTERN STAR 4700 Tandem	HIGHWAY #3
0478	2017 WESTERN STAR 4700	HIGHWAY #3
0479	2018 WESTERN STAR 4700	HIGHWAY OUT
0480	2019 Western star 4700 SF	HIGHWAY #3
0481	2019 Western Star 4700SF	HIGHWAY #3
0755	1980 CHEVY 3500 BOX VAN	HIGHWAY #5

PARKS

0003A	TRACKLESS B3 BLOWER	PARKS #4
0051	2000 JOHN DEERE SKID LOADER	PARKS #4
0064	2005 TRACKLESS MT5T	PARKS #4
0070	John Deere 855	PARKS #4
0071	John Deere 1445	PARKS #4
0073	2010 Trackless	PARKS #4
0074	997 John Deere 72"	PARKS #4
0075	997 John Deere 72"	PARKS #4
0076	997 John Deere 60"	PARKS #4
0078	2013 Kubota ZD326P-60	PARKS #4
0079	2013 Kubota ZD326P-60	PARKS #4
0084	2015 MacLean MV4	PARKS #4
0087	2017 Kubota ZD1211R	PARKS #4
0088	2017 Kubota ZD1211R	PARKS #4
0101	1991 CHILTON TRAILER 6000 LBS	PARKS #4 OUT
0102	1991 HOLDEN 4 TON TANDEM	PARKS OUT
0103	1994 FELLING FT7W TANDEM TRAILER	PARKS OUT
0104	1996 FELLING FT10W TANDEM	PARKS OUT
0105	2000 FT-10LE TANDEM TRAILER	PARKS OUT
0108	2013 18 FT PJ TRAILER	PARKS OUT
0301	2003 F450 FORD	PARKS #4
0302	2006 2500 HD EXT CAB	PARKS #4
0313	2008 GMC CANYON	PARKS #4
0406	2001 GMC 2500 4X4	PARKS #4
0409	1989 CHEVY 3500 DUMP	PARKS #3
0425	2016 DODGE RAM 5500	PARKS #4
0426	2017 Chevrolet 2500 4wd	PARKS #4
0427	2018 Chevrolet 2500 4wd	PARKS #4
0435	2004 CHEVY 2500 HD ext. cab	PARKS #4
0436	2002 CHEVY 2500	PARKS #4
MOWER#8	JOHN DEERE 777 MAX FRAME Z-TRAK	PARKS #4

SEWER

0006	2000 CATERPILLAR XQ225	SEWER #2 Station 1
0026	CH&E 6" WATER PUMP	SEWER #20

Asset List

Administrator: 5/22/2019

4

0039	1998 WACKER 6" WATER PUMP	SEWER # 2 U
0040	1999 PACE 12' ENCLOSED TRAILER	SEWER Relyc.
0041	1999 HONDA GENERATOR	SEWER # 2 U
0043	Toro Power Max 824OE snowblower	SEWER # 200 Relyc
0044	1999 WACKER 4" PUMP	SEWER Relyc
0045	1998 WACKER 4" PUMP	SEWER Relyc
0046	1998 WACKER 4" PUMP	SEWER Relyc
0072	1999 7000 lbs Enclosed Trailer	SEWER # 2 U
0080	2013 TAKEUCHI TB153FR	SEWER # 5
0090	2017 Revolver Screener	SEWER Relyc
0106	2003 12,000 LBS DUMP TRAILER	SEWER Relyc
0107	2007 14,000 LBS GOOSE NECK TRAILER	SEWER OUT
0550	2017 Chevrolet 3500 4wd	SEWER # 2 U OUT
0551	2004 GMC 2500 EX CAB 4X4	SEWER # 2 U
0552	2006 PETERBILT	SEWER # 2 U
0553	2002 3500 GMC VAN	SEWER # 2 U
0554	2006 GMC 3500	SEWER # 2 U
0555	2009 GMC 2500	SEWER # 2 U

SEWER/WATER

0004	2004 CAT 430D BACKHOE LOADER	SEWER/WATER # 2 U
0011A	1992 TRAMAC 125 CONCRETE	SEWER/WATER C.S.
0503	2005 CHEVY EXPRESS VAN	SEWER/WATER # 2 U

WATER

0038	1999 PACE 20' ENCLOSED TRAILER	WATER # 2 U
0042	1999 WACKER GENERATOR	WATER # 2 U
0060	2003 REX VALVE TURNER	WATER # 2 U
0062	10 Foot Trailer	WATER # 2 U
0068	vacuum valve turner	WATER # 2 U
0432	2001 FORD F350 W/UTILITY BOX	WATER # 2 U
0440	2001 GMC 2500 W/VPLOW	WATER # 2 U
0502	2005 GMC 2500 EXT. CAB 4X4	WATER # 2 U
0504	2012 CHEVY 3500	WATER # 2 U
0505	2015 GMC 2500 Sierra Double Cab	WATER OUT
0506	2017 Chevrolet 2500 4wd	WATER # 2 U
0507	2018 Chevrolet 2500 4wd	WATER # 2 U
0508	2019 Chevrolet 2500 4wd	WATER # 2 U
0510	2006 Freightliner Quad Axle	WATER OUT

APPENDIX C

MATERIAL INVENTORY

MATERIAL INVENTORY

MATERIAL	ACTIVITY/USE	QUANTITY STORED	POLLUTANT	LIKELIHOOD OF STORM WATER CONTACT	COMMENTS
Diesel Fuel	Vehicle Fueling		Oil Sheen	High	Spill Absorbants Available.
Diesel Fuel	Storage	2,000 Gallons Below Ground	Oil Sheen	Low	
Motor Oil	Storage	+/- 250 Gallons	Oil Sheen	Low	Stored Inside
Waste Oil	Storage	500 Gallons	Oil Sheen	Low	Stored Inside
Hydraulic Fluid	Storage	+/- 100 Gallons	Oil Sheen	Low	Stored Inside
Radiator Coolant	Storage	+/- 100 Gallons	Oil Sheen	Low	Stored Inside
Other Vehicle Fluids	Storage		Oil Sheen	Low	Stored Inside
Vehicles/Equipment	Washing	Blu Ox - 50 Gallon	Salt, Grease, Oils, Detergent	Low - Building 2	Implemented in 2019
Vehicles/Equipment	Storage		engine oil, hydraulic fluid	Medium- small leaks, drips	repair leaks and use absorbent pads
Fertilizer	Storage			Low	Stored Inside NR151 Compliant
Pesticides	Storage	Minimal		Low	Store Inside
Scrap Metal	Storage		Debris	High	Cover with Tarp
Dumpsters	Waste Disposal	6 yards	Debris	Low	Covered
Paint	Storage	+/- 50 Gallons	Paint	Low	Stored Inside
Used Tires	Storage	10 to 15		High	Stored Inside
Salt Storage Pile(s)	Storage	+/- 2,000 Tons	Salt	Low	Enclosed

APPENDIX D

SIGNIFICANT SPILLS

LIST OF SIGNIFICANT SPILLS

There have been no significant spills or chronic leaks at the DPW Campus in the past 3 years.

APPENDIX E

SITE SUMMARY POLLUTION SOURCES

APPENDIX E
SITE SUMMARY
POLLUTION SOURCES

ACTIVITY	POLLUTANT	CURRENT PRACTICE	FUTURE PRACTICE
Sand storage for mixing mortar	sand	store outside	store inside in bins

APPENDIX F

SPILL PREVENTION AND RESPONSE

TANKS, FUEL PUMPS, AND HAZARDOUS MATERIALS

The Village of Germantown DPW Campus has two diesel fuel pumps, a waste oil tank, and underground diesel fuel tank, and various hazardous materials. The underground fuel tank is continuously monitored by an electrical monitoring system. The fueling station is inspected often and all emergency shut off points are clearly marked. Minor spills are absorbed with a loose material as they occur. In the event of a substantial spill or a spill of a hazardous material the spill is cordoned off and contained as best as possible. The Germantown Fire Department will be notified immediately of the spill.

WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURE

The Village of Germantown recognizes that spills in the workplace can cause hazards from slips and falls, exposure to spilled materials, and accidental release into the environment. For these reasons the Village uses proper storage, handling, and this spill response plan.

MSDS sheets are posted in specific areas of the DPW campus and employees are aware of these locations. Employees are expected to wear appropriate PPE for the specific spill that may occur. Minimal spills are simply cleaned up by the employee as described by the MSDS sheet. If the spill is substantial or is a volatile substance the spill shall be reported to the appropriate supervisor immediately.

Spills that are minor in nature are commonly cleaned up immediately. Products used to attend to the spill shall be compatible to the material spilled. Oil dry products are commonly used for spills and leaks that are minor in nature. The saturated materials (rags, towels, oil dry, etc.) are brushed into a dustpan and disposed of into a metal garbage can or dumpster. Rags and towels are placed in a double plastic bag and disposed of according to the MSDS.

Hazardous materials that may be spilled or spills that are greater than 2 gallons shall be reported to a Supervisor IMMEDIATELY. These spills shall be contained with absorbent materials on hand (sand, oil dry, etc.). The absorbent material shall be spread from the outside of the spill and work the loose material toward the inside of the spill to reduce splashing or spreading. The spill area shall be cordoned off and protected to prevent further access and potential exposure. If an employee is exposed to a spilled material, use an emergency eye wash station or shower. If the area is enclosed get to a well ventilated area and seek medical attention if necessary. Spills of this size may require the assistance of the Germantown Fire Department. Once the spill is contained the used absorbent material will be vacuum swept with the Village's truck mounted vacuum sweeper and disposed of at a proper land fill site.

In order to prevent spills good storage techniques are used. Materials are kept in a proper container and in a sheltered area. Materials are stored indoors and away from exterior doors and sewer drains. Absorbent covers are placed on top of drums to help absorb minor spills. Containers are properly labeled and checked for leaks periodically. Equipment and dispensing areas are checked and cleaned regularly.

This spill prevention and response plan is a guide for all employees. Good housekeeping and common sense are ALWAYS required when performing any job task. If an employee has a question regarding this or any situation he or she should consult their immediate supervisor.

APPENDIX G

EMPLOYEE TRAINING LOG

EMPLOYEE TRAINING LOG

DATE: _____

TIME: _____

INSTRUCTOR(S): _____

TOPIC(S) COVERED: _____

[illegible]

ATTENDEES:

[illegible]

APPENDIX H

QUARTERLY MONITORING LOG

QUARTERLY MONITORING LOG

DATE: _____

TIME: _____

INSPECTOR: _____

WEATHER CONDITIONS: _____

[illegible]

APPENDIX I

ANNUAL SITE INSPECTION

ANNUAL SITE INSPECTION

DATE: _____ TIME: _____

INSPECTOR: _____

WEATHER CONDITIONS: _____

BMP EVALUATION

--

EVIDENCE OF POLLUTION

--

EQUIPMENT EVALUATION

--

OTHER OBSERVATIONS

--

CORRECTIVE ACTIONS TAKEN

--

SIGNATURE OF
INSPECTOR _____

APPENDIX J

ENDANGERED RESOURCES MAP

APPENDIX K

WASH BAY OPERATION

SUMMARY OF WASH BAY EVALUATION & MODIFICATIONS

AT THE

DEPARTMENT OF PUBLIC WORKS FACILITY

Recap of Initial MS4 Permit Test Results which initiated the Notice of Violation (NOV):

Violations were for:

- Detergent = 1.5 mg/L
- Ammonia = 0.8 mg/L
- Phenols = 0.2 mg/L

Existing Conditions at the time of Initial Discharge Testing:

The configuration of the wash bay at the time the initial testing was performed included a detergent siphoned by the pressure washer and a separate foaming degreaser. Village staff attempted to determine the chemical make up of the two washing agents with limited success. The success was limited due to the term “detergent” not having a specific chemical composition.

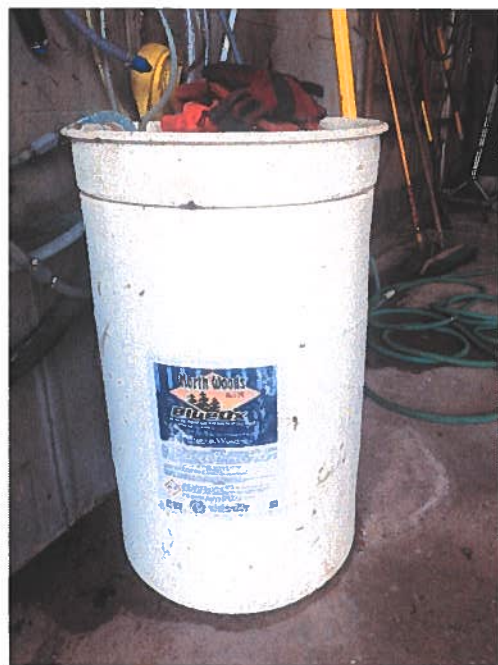
In the Village’s efforts to meet the discharge requirements, staff met with distributors of detergents and degreasers. This was performed in an attempt to continue with a detergent for the washing process and not modifying the discharge configuration. The two washing additives were also bench tested with the MS4 test reactive agents which determined that the degreaser was high in ammonia.

In addition, during the investigation of all components of the wash bay, staff evaluated the entire drain system which included the catch basin and the outfall of the building’s trench drain into the catch basin. Village staff determined that the catch basin piping had been altered by the removal of the 90-degree bend on the catch basin’s discharge pipe. *See picture below for Drain Catch Basin with 90 Degree Bend Reinstalled.*



Modification attempts to utilize alternate detergents and no degreaser:

One of the Village's suppliers recommended a soap and degreaser that was advertised to be environmentally friendly. The alternate detergent and degreaser were placed in service to test the effluent at the same test location that recorded the initial high levels of detergent and ammonia. The levels were reduced by as much as 50% but ammonia remained in excess of the discharge limits. *See test results below pictures.* At this point Village staff did not have any additional materials to investigate. *See pictures below showing Wash Bay Alternate Detergent and no Degreaser.*



Test Results with alternative detergent

Initial Test: MS4 Test Results: Detergent = 0.5-0.75 mg/L (2 tests) // Ammonia = 0.2-0.2 mg/L (2 tests)

Scheduled Test: MS4 Test Results; Detergent = 0.75 mg/L // Ammonia = 0.4 mg/L

Results remain exceeding suggested limits

Review of Modification Options to Wash Bay to meet Discharge Standards:

Village staff reviewed all remaining alternatives; 1) continue the use of the wash bay without use of detergents and degreasers, 2) continue use of detergent & degreaser and discontinue outfall to roadside ditch with flow redirected to a storage tank or 3) discontinue use of wash bay. Staff's evaluation concluded that it was important to wash the equipment in some manner. The Village has reviewed the three (3) options listed above and has selected No. 2 for future operations. See below for a detailed description of each elected option for final review and consideration.

OPTION NO. 1 (Discontinue the use of detergents & degreasers)

Option No. 1 would utilize washing with clear water utilizing the pressure washer. In addition, with the catch basin reestablished to State Plumbing Code, the corrected piping is now trapping the grease/oils.

The detergents and degreaser materials would be removed from use. To guarantee the discontinued use of detergents and degreasers, the equipment to siphon the detergents and degreaser materials have either been removed or will be removed.

Included in this alternative is the direction to all staff that equipment can ONLY BE WASHED within the building wash area, no washing of equipment outside the building will be tolerated.

In addition, a sign would be made on a reflective white background stating rules for the use of the wash bay. All staff have been instructed on the new rules. The sign will be hung on the wall located by the pressure washing equipment.

OPTION NO. 2 (Discharge to Portable Tank) – Completed July 25, 2019

Overall Description of Storage & Transport System

This option would involve capping the outfall pipe from the interior catch basin (sump pit) and diverting the wash bay flow, by pump, into a trailer mounted tank. The captured wash water would then be transported to a selected area of the Village for discharge into the Village's sanitary sewer system.

This option would continue with the use of detergent and degreaser agents during the washing operation.

In addition, this option would include wash procedure operations requiring that ALL washing be performed within the confines of the area designated as the Wash Bay.

Description of Proposed Collection/Storage System

- 1) The effluent pipe within the internal building #2 catch basin (sump pit) will have the 90-degree bend and reducer removed and a Fernco style cap will be installed. This will discontinue flow to the DPW Campus storm collection system, which outfalls to the roadside ditch.
- 2) An electric pump, sufficient in capacity to handle washing operation, will be installed in the catch basin. Piping will be fabricated so that the pump system will discharge directly into the trailer mounted tank.
- 3) Trailered tank will be parked in a dedicated stall located immediately adjacent to the catch basin. This eliminates the element of winter freezing.
- 4) The tank will be emptied, as necessary, by discharging stored wash water directly into the Village sanitary sewer system via a manhole.
- 5) Two (2) standby 250 gallon poly- tanks will be located adjacent to the trailered tank to accept flow at times the washing operation may exceed the volume capacity of the trailered tank.
- 6) Washing operation will cease at any time the total storage capacity may be exceeded.
- 7) The discharge point for the DPW Building #2 portable wastewater collection system is N116W17230 Main Street.

Trailer Mounted Storage Tank



The picture above shows a trailer mounted 1,300-gallon tank. This is the trailer mounted tank for which the Village received a quote. Other similar tanks would be considered upon receipt of requested quotations.

Pump and Fabricated piping

An electric pump sized to meet the capacity required to handle the wash water flow will be installed into the catch basin. The pressure washer is rated at 4.75 gpm and the Village plans to utilize a 120V pump with float control on/off to manage the redirection of the wash water into the trailered tank. The final design of the piping configuration will be determined once the trailered tank is in place.

Financial Directive

The Village Board of Germantown has approved emergency funds in the amount of \$50,000.00 for the corrective actions required to be compliant with the WIDNR regulations concerning the Department of Public Works Campus illicit discharge to the Division Road Ditch. The proposed corrective actions for Option #2 will be completed within the funds allocated.

Method Selected for Meeting Compliance

Upon evaluation of Options No.1 & 2 and initial review comments from WIDNR staff the Village of Germantown has elected to proceed with Option No. 2 to be compliant with the Village's discharge requirements.

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a public hearing will be held by the Village of Germantown Plan Commission and Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following dates and times noted below (or soon thereafter):

PLAN COMMISSION: Monday, September 9, 2019 at 6:30 p.m.

VILLAGE BOARD: Monday, September 16, 2019 at 7:00 p.m.

The purpose of said hearings is to hear any and all parties, their attorneys or agents, for or against the application(s) filed to: (1) create a Planned Development District (PDD) Zoning District for the property described below with an underlying M-1: Limited Industrial Zoning District; and (2) Rezone the property described below from the M-1: Limited Industrial District to the newly created PDD Zoning District:

Applicant: Jim Marriott for Stonecast Products, Agent for SPI Real Estate LLC, Property Owner
Property: N112 W14343 Mequon Road (Tax Key: GTNV 261-983 & GTNV 261-985)

Parcel 2, CSM No. 2747 along with lands in the Northeast 1/4 of Section 26, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said 1/4 section, thence n 88°35'07" e 1156.55 feet along the north line of said 1/4 section to a point; thence s 01°24'59" e 65.00 feet to the point of beginning of lands to be described; thence n 88°35'07" e 467.78 feet; thence s 37°42'59" e 488.50 feet; thence southeast along the arc of a curve whose center lies to the northeast, whose radius is 4363.25 feet and whose chord bears s 40°42'52" e 456.71 feet; thence s 40°53'56" w 128.47 feet; thence n 63°28'04" w 1086.46 feet; thence n 01°24'52" w 332.95 feet to the point of beginning. Containing: 463,320 square feet or 10.636 acres

A copy of the application and a map showing the property described above are on file and available for inspection at the Community Development Department-Planning & Zoning Services office at the Germantown Village Hall during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday, or, on the Village's website by following this link:

<http://www.village.germantown.wi.us/589/5318/Current-Projects-Under-Review>

Deanna Braunschweig, Village Clerk

Dated this 14th day of August 2019

To Be Published On: August 21st and August 28th 2019

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a public hearing will be held by the Village of Germantown Plan Commission and Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following dates and times noted below (or soon thereafter):

PLAN COMMISSION: Monday, September 9, 2019 at 6:30 p.m.

VILLAGE BOARD: Monday, September 16, 2019 at 7:00 p.m.

The purpose of said hearings is to hear any and all parties, their attorneys or agents, for or against a Conditional Use Permit application for an off-site parking area pursuant to Section 17.45 of the Municipal Code for the property described below:

Applicant: Renee Martin Agent for Doctors LLC, Property Owner

Property: W201 N10466 Appleton Avenue (Tax Key: GTNV 293-982 & GTNV 293-983)

PARCEL I

That part of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section Twenty-nine (29), Township Nine (9) North of Range Twenty (20) East. Village of Germantown. Washington County, Wisconsin, described as follows:

Commencing at a point 7.82 chains Northwest of the intersection of the center line of said Fond du Lac Road with the South line of Section 29, said point being the Southwest corner of a parcel of land conveyed by Joshua Gifford and wife to Thomas Nelson and recorded In Volume D of Deeds on page 574; thence North 26 degrees East along tie Westerly line of said Nelson tract 17.50 rods; thence North 64 degrees West, 9 rods; thence South 26 degrees West. 17.63 rods to center of Fond du Lac Road; thence South 54 degrees East, 9 rods to the place of beginning.

PARCEL II

That part the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-nine (29). Township Nine (9) North of Range Twenty (20) East, Village of Germantown, Washington County. Wisconsin, described as follows, viz:

Commencing at Southwest corner of said Section 29; thence East. 1164.51 feet; hence North 63 degrees 38 minutes West along the centerline of State Trunk Highway No. 175, 195.30 feet to the place of beginning of this description; thence 63 degrees 38 minutes West along said centerline, 276.05 feet; thence North 25 degrees 38 minutes East, 320.10 feet; thence 82 degrees 50 minutes East, 296.20 feet thence South 26 degrees 22 minutes West, 417.30 feet to the place of beginning of this description.

A copy of the application and a map showing the property described above are on file and available for inspection at the Community Development Department-Planning & Zoning Services office at the Germantown Village Hall during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday, or, on the Village's website by following this link:

<http://www.village.germantown.wi.us/589/5318/Current-Projects-Under-Review>

Deanna Braunschweig, Village Clerk

Dated this 14th day of August 2019

To Be Published On: August 21st and August 28th 2019

NOTICE OF PUBLIC HEARING VILLAGE OF GERMANTOWN

NOTICE is hereby given that a public hearing will be held by the Village of Germantown Plan Commission and Village Board at the Germantown Village Hall located at N112 W17001 Mequon Road, Germantown, Wisconsin on the following dates and times noted below (or soon thereafter):

PLAN COMMISSION: Monday, August 12, 2019 at 6:30 p.m.

VILLAGE BOARD: Monday, August 19, 2019 at 7:00 p.m.

The purpose of said hearings is to hear any and all parties, their attorneys or agents, for or against the application(s) filed to: Rezone the property described below from the A-2: Agricultural Zoning District to the Rs-5: Single-Family Residential Zoning District pursuant to Section 17.18 of the Municipal Code.

Applicant: Veridian Homes, LLC, Agent for the Germantown School District, Property Owner

Property: N104 W14942 Donges Bay Road south of and adjacent to Kinderberg Park (Tax Key: GTNV 263-988)

Lot 2 of Certified Survey Map No. 4473, recorded in the Washington County Registry on April 6, 1995 in Volume 30 of Certified Survey Maps on Pages 24-27, as Document No. 688873, and being a part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin (excepting therefrom the northerly 30 feet thereof) containing 15.39 acres.

A copy of the application and a map showing the property described above are on file and available for inspection at the Community Development Department-Planning & Zoning Services office at the Germantown Village Hall during the hours of 8:00 a.m. to 4:00 p.m. Monday through Friday, or, on the Village's website by following this link:

<http://www.village.germantown.wi.us/589/5318/Current-Projects-Under-Review>

Deanna Braunschweig, Village Clerk

Dated this 18th day of July 2019

To Be Published On: July 24th and July 31st 2019

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: September 16, 2019

AGENDA ITEM: Public Hearing & Old Business [ORDINANCE]

ITEM TITLE: Veridian Homes LLC, Agent for Germantown School District, Property Owner – N104 W14942 Donges Bay Road. Rezoning Application to Rezone 14.7 acres from A-2: Agricultural to Rs-5: Single-Family for a 24-Lot Single-Family Residential Development.

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

As a result of the Village Board's action and direction on January 7 to rescind a previous approval for rezoning the 14.7-acre property from A-2 to Rs-6 and a 30-lot single-family residential development, Veridian Homes has revised the original request to rezone the property from A-2 to Rs-5: Single-Family with a 24-lot concept plan.

This property was originally acquired by the Village of Germantown in 1993 as part of an overall 50+ acre land purchase of the former "Keller Park" property for purposes of developing a Village park (Kinderberg Park) and a possible elementary school. In 1995, the Village and School District completed an arrangement that resulted in the School District acquiring the 14.7-acre property and the Village acquiring 20 acres of land for Spassland Park. In 2008, the School District presented preliminary plans to the Village for an 88,100 sqft elementary school that was proposed as part of a failed \$22.5M referendum in April, 2008.

A protest petition was filed by abutting landowners pursuant to Section 17. 51(7) and accepted at the August 19 Board meeting. A public hearing was held with both the hearing and action on the rezoning application being tabled by the Board until the September 16 meeting.

PLAN COMMISSION RECOMMENDATIONS:

APPROVE the proposed rezoning to Rezone 14.7 acres from A-2: Agricultural to Rs-5: Single-Family and the concept plan for a 24-lot single-family subdivision.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including applications, plans, supporting information, the staff report & recommendation, Plan Commission meeting minutes (when available) and Ordinance are included in the PDF digital file distributed by the Village Clerk.

ORDINANCE NO. 11-2019

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF GERMANTOWN ZONING CODE**

(Veridian Homes LLC, Agent for Germantown School District, Property Owner)

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the A-2: Agricultural Zoning District to the Rs-5: Single-Family Residential Zoning District for the following described property:

Lot 2 of Certified Survey Map No. 4473, recorded in the Washington County Registry on April 6, 1995 in Volume 30 of Certified Survey Maps on Pages 24-27, as Document No. 688873, and being a part of the Northeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. EXCEPTING THEREFROM the Northerly 30 feet thereof. Containing 15.39 Acres.

SECTION 2. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2019

Vote: Ayes: _____
Nays: _____

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

REZONING APPLICATION

8/12/19 Plan Commission Meeting

Veridian Homes LLC / Germantown School District

Village Planner Report

Germantown, Wisconsin

Summary

Matt Cudney, Veridian Homes LLC, agent for the Germantown School District, property owner, is requesting approval to rezone a 14.7-acre parcel located on Preserve Parkway north of Donges Bay Road from A-2: Agricultural to Rs-5: Single Family, and, a concept plan for a 24-lot single-family residential subdivision.

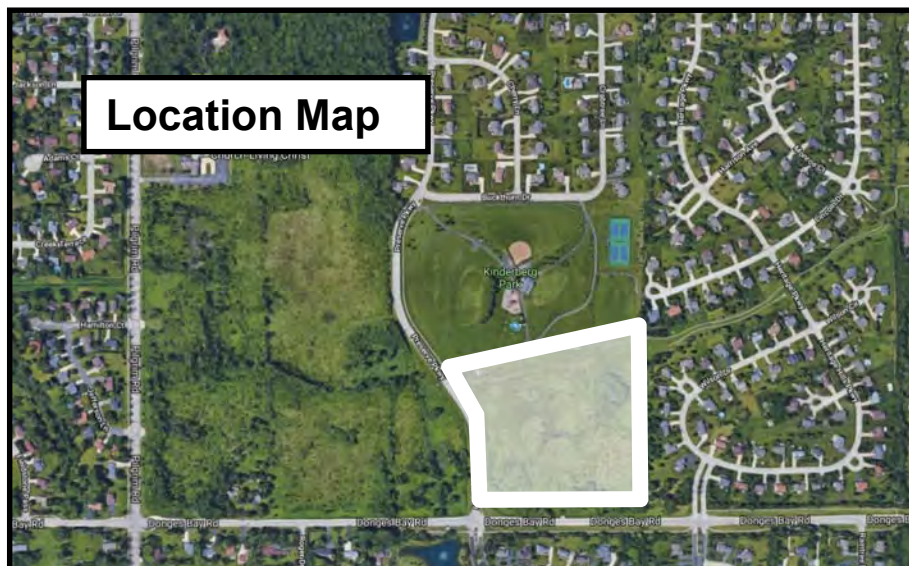
Location: Preserve Parkway @ Donges Bay Road

Applicant/

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

Existing Zoning: A-2: Agricultural
Proposed Zoning: Rs-5: Residential Single-Family

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



Proposal/Background

The 14.7-acre site was originally acquired by the Village of Germantown in 1993 as part of an overall 50+ acre land purchase of what was known then as the “Keller Park” property (now Kinderberg Park). The land was acquired for purposes of developing a Village park (Kinderberg Park) and an elementary school. In 1995, the Village and Germantown School District completed an arrangement that resulted in the School District acquiring the 14.7-acre site and the Village acquiring 20 acres of land (Spassland Park) owned by the School District and leased to the Village.

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

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

In April 2019, Veridian Homes LLC revised the original rezoning proposal to create a special zoning district called a Planned Development District (PDD) that includes rezoning the property from A-2 to Rs-5: Single-Family. As allowed under the proposed PDD regulations, specific lot development restrictions required under the Rs-5 District were proposed to be modified for some of the proposed lots, including:

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

The Plan Commission discussed the revised proposal and generally concluded that it was not acceptable because the overall density and lot sizes were not comparable to and the proposed zoning not consistent with the surrounding neighborhoods. The Plan Commission approved a motion “**... to postpone [action on the rezoning application] until a plan to match one of the adjacent districts is brought forward**”.

The Village Board held a public hearing of the Rs-5/PDD proposal and 27-lot concept plan on April 15, but no action was taken pending receipt of a recommendation from the Plan Commission.

At this time, Matt Cudney, Veridian Homes LLC has re-submitted a revised rezoning proposal to rezone the 14.7-acre parcel from A-2: Agricultural to Rs-5: Single Family (with no PDD), and, a revised concept plan for a 24-lot single-family residential subdivision.

As summarized in Table 1 and presented in the revised concept plan (dated June 14, 2019), development is proposed with the following characteristics:

TABLE 1.
Veridian Homes

Gross Area (Ac)	14.70
Wetland Area (Ac)	0.10
Right-of-Way (Ac)	2.28
Net Density Area (Ac)	12.31
# Single-Family Lots/DU's	24
Gross Density (DU/acre)	1.63
Net Density (DU/net acre)	1.95
Open Space (Ac)	1.74
Avg Lot Size	.44 ac (19,191 sqft)
Lot Size Range	.34 to .7 ac (15,000 to 30,471 sqft)

As discussed in previous staff reports, there are five (5) separate wetlands that have been identified on the property totaling .394 acres (17,162 sqft). Veridian Homes and the School District have obtained approval from the WisDNR and Army Corp of Engineers (ACOE) to fill four of the five wetland areas. The revised 24-lot concept plan reflects all wetland fill applications; leaving Wetland #1 in the outlot as the only wetland to be preserved on the site.

Staff Comments

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

The proposed Rs-5 zoning and the concept plan for 24 lots has a gross density of 1.63 DU/acre (1.95 DU/acre net density) with an average lot size of 19,191 sqft. The required "net area" density calculation (i.e. gross area less all wetlands and rights-of-way) does not increase the proposed development density above the maximum density allowed in the Rs-5 District (not to exceed 2.9 DU's per acre).

Although the average lot size for this development is still smaller than the overall average intended for "Low Density Residential" areas shown on the 2020 LUP map, the

proposed density is lower and, in staff's opinion, generally consistent with the 2020 LUP map "Low Density Residential" classification as it applies to the surrounding residential area within which the subject parcel is located.

The 24-lot concept plan includes the same amenities proposed in the previous concept plans, including:

- (2) Paved Pedestrian Trails (both 5' wide paved in a 10' wide easement):
 - one connecting the proposed subdivision to the existing pedestrian path in Kinderberg Park north of the drainage ditch that includes a small footbridge over the ditch; and
 - the other connecting the subdivision to the pedestrian path along the north side of Donges Bay Road
- Landscape buffer along Preserve Parkway
- Water main extension/looping through the development into Heritage Hills to improve water pressure and quality (not shown; but required by Village Water Utility)

As recommended in previous staff reports, at a minimum, the developer should be required to install a significant amount of landscaping along the north property line to buffer the view from the park to the back side of Lots #1 to #7. The existence of a 60' drainage easement could be enhanced with additional landscaping if not on the lots. Similarly, landscaping in addition to the standard street tree requirements needs to be installed (1) along the back side of the lots that contain the 50' gas line easement (either within the easement with permission granted by WE Energies or along the back side of Lots #12 to #16; and (2) along Preserve Parkway in the open space outlot and lots abutting Preserve Parkway.

It should be noted that the latest concept plan shows potential storm water management basins in the northwest and northeast corners of the development within Lots #1, #7 & #8. The Village's storm water management design standards requires all basins to be located in outlots with maintenance responsibility equally divided among subdivision lot owners and accessible to the Village via right-of-way or easement. Since storm water management has not yet been analyzed nor the facilities needed identified as to type, size and relative location, it's possible that lot size, layout or even quantity may be affected once the need for storm water management facilities has been identified as part of the preliminary plat and construction plan review steps in the development approval process.

VILLAGE PLANNER RECOMMENDATION

APPROVE the proposed rezoning of approximately 14.7 acres owned by the Germantown School District from the A-2: Agricultural to the Rs-5: Single-Family District and the proposed 24-lot concept plan dated June 14, 2019 subject to the following conditions:

1. The Developer shall install a visual landscaped buffer along the north property line on or adjacent to Lots #1 to #7. The Developer should work cooperatively with the Village to determine said landscaping buffer can be installed within the adjacent drainage easement and/or on the lots. If installed on the lots, said landscape buffer shall be installed within a landscape easement on such lots with a restriction that the landscape buffer shall be maintained and/or restored if removed due to regular and necessary maintenance.
2. In addition to all required street trees, additional landscaping comprised of berms and/or plantings shall be installed along the back (south) side of Lots #12 through #16 either within or adjacent to the 50' gas line easement; and within the lots and open space outlot abutting both Preserve Parkway and Donges Bay Road. The Developer should work cooperatively with WE Energies to determine if the gas line easement could be enhanced with said additional landscaping.
3. A detailed landscaping & buffer plan shall be prepared and submitted to the Plan Commission for review and approval prior to or concurrent with submittal of a preliminary subdivision plat. Said landscaping & buffer plan shall include the requirements set forth under Conditions #1 & #2 above.



Village of
Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

Veridian Homes, LLC

Matt Cudney

N60W21555 Legacy Trail

Menomonee Falls, WI 53051

Phone (608) 220-9871

Fax ()

E-Mail mcudney@veridianhomes.com

PROPERTY OWNER

Germantown School District

Ric Ericksen

N104 W13840 Donges Bay Rd

Germantown, WI 53022

Phone (262) 253-3908

rericksen@gsdwi.org

2

PROPERTY ADDRESS OR GENERAL LOCATION

N104 W14942 Donges Bay Road

TAX KEY NUMBER

Parcel GTNV_263988

3

REZONING REQUEST

FROM

A-2

TO

Rs-5 PDD

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

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

5

PURPOSE OF REZONING REQUEST

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

See attached narrative.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

8 SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[Signature]
Applicant
2/27/19
Date

[Signature]
Owner
2/27/19
Date
CERRITOS
SCHOOL
DISTRICT
BUSINESS MANAGER

June 26, 2019

**Project Narrative
Rezoning Application**

Project: Veridian Homes – The Meadows at Kinderberg
N104 W14942 Donges Bay Road
Germantown, WI 53022



Veridian Homes, LLC as applicant and developer, requests the Village of Germantown consider and approve a Rezoning Application for the property described as Parcel ID GTNV_263988, located at N104 W14942 Donges Bay Road, currently owned by Germantown School District. The requested rezoning is from A-2 to Rs-5. The rezone would allow for the development of 24 new, single-family residential lots. A land use map amendment for the parcel was approved December 17, 2018.

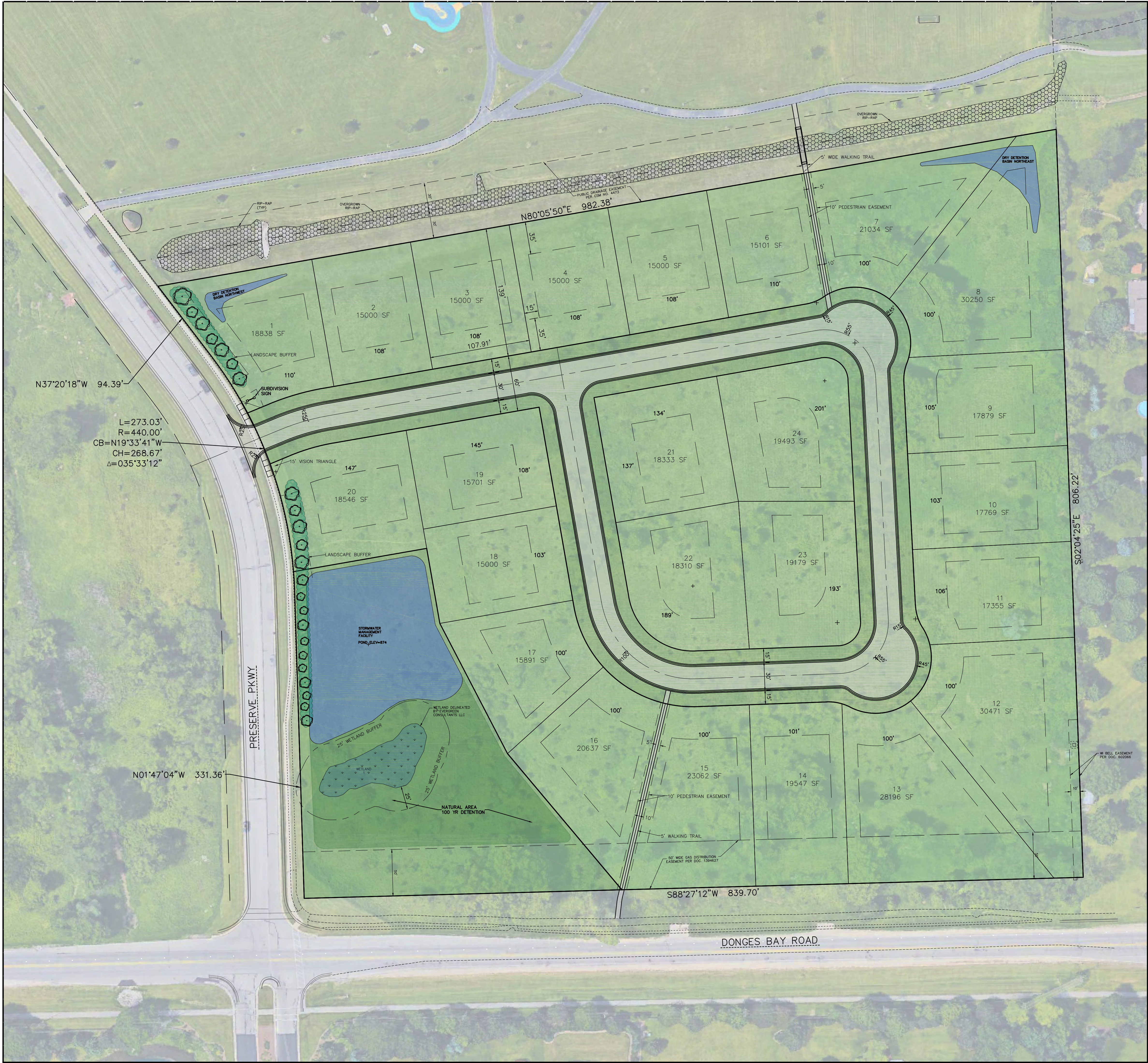
The property to be considered is a vacant in-fill development site and consists of 14.70 acres. The surrounding properties to the east and south are also existing single-family residential neighborhoods, the adjoining property to the north is a Village Park and the property to the west across Preserve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

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

The proposed zoning for the development is Rs-5 with all lots meeting the minimum zoning criteria. Additionally, most of the lots within the proposed development significantly exceed Rs-5 minimum zoning standards. The attached color-coded lot size map clearly shows the proposed development cohesively integrates with the existing neighboring residential development lot sizes. The average lot size in the Meadows at Kinderberg development is 19,191sf (Heritage Hills has an average lot size of 18,712 sf).

The developer anticipates initial home and lot packages ranging from the low \$400,000s to the high \$400,000s, exceeding the assessed value of neighboring homes. Developing the vacant in-fill site with single-family residential homes complements the overall character of the area. Homes within the neighborhood will be built by the developer with covenants and restrictions implementing architectural standards and minimum home sizes.

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



SITE INFORMATION:

PROPOSED ZONING: RS-5

FRONTAGE REQ AT SETBACK: 100'

LOT AREA REQ: 15,000 SF

SETBACKS: BUILDING: FRONT = 35'
SIDE = 15'
REAR = 35'

AVERAGE LOT SIZE: 19,191 SF

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

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS

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

COLLABORATION

VERIDIAN HOMES

PROJECT INFORMATION

PROJECT NUMBER 1800820

PROPOSED RESIDENTIAL SUBDIVISION

THE MEADOWS AT KINDERBERG

PRESERVE PKWY • GERMANTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES

JUN. 14, 2019

NOT FOR CONSTRUCTION

SHEET INFORMATION

CONCEPT - RS-5

SHEET NUMBER

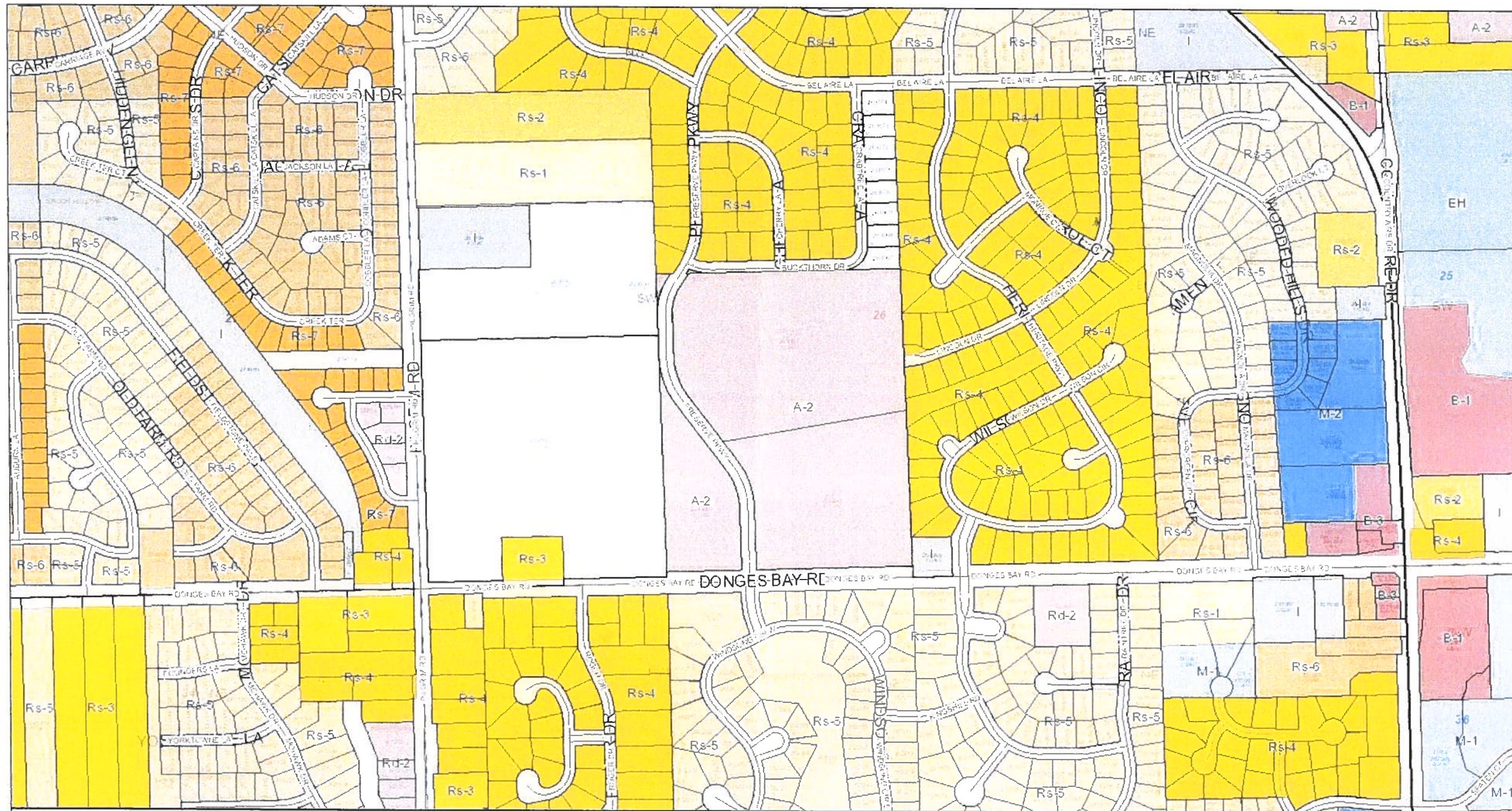
C

THE PRESERVE



DONGES BAY VILLAGE

WINDSONG



Village of Germantown GIS

DISCLAIMER:

This map is not a survey of the actual boundary of any property this map depicts.

The Village of Germantown Does not guarantee the accuracy of the material contained here in and is not responsible for any misuse or misrepresentation of this information or its derivatives.



SCALE: 1 = 506'



Village Of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4700

Print Date: 6/3/2019

PLAN COMMISSION MINUTES
August 12, 2019

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

ROLL CALL: Chairman Dean Wolter, Trustee David Baum, Commissioners Peter Nilles, Bill Shadid, Matt Kimmler and Bob Williams were present. Commissioner Tony Laszewski was absent and excused. Also present were Community Development Director/Village Planner Jeff Retzlaff, Administrator Steve Kreklow, Attorney Brian Sajdak and Planning Assistant Lori Johnson.

PUBLIC INPUT: Trustee Wing asked the people who came to the meeting for the Veridian proposal stay and listen to the Gehl Foods proposal because it affects the downtown area of Germantown.

APPROVAL OF MINUTES: *MOTION Baum second Nilles to Approve the minutes from 7-8-19. MOTION carried unanimously.*

PUBLIC HEARING & ACTION

Veridian Homes LLC, Agent for the Germantown School District, Property Owner. N104 W14942 Donges Bay Road. Application to Rezone 14.7 acres from A-2:Agricultural to Rs-5: Single-Family Residential Zoning District for a 24-lot residential development. Planner Retzlaff summarized the proposal.

Chairman Wolter opened the Public Hearing at 6:40 pm. The following residents spoke against the proposal:

- *Terry Tschetter-W144 N10451 Wilson Drive, the proposal is not consistent with the surrounding subdivisions including lot size and setbacks.
- *Kristine Huber-N103 W14960 Windsong Circle E, the proposal is inconsistent with the surrounding neighborhoods.
- *Jan Miller-W151 N10297 Windsong Circle W., agrees with others, likes the wetlands on the property.
- *Phil Hudson-W150 N10214 Windsong Circle W., the development should match the surrounding developments and does not meet the criteria of low density residential, water basins are included in the lot sizes.
- *Brian Dolk- PO Box 44, Germantown, stated a complaint was filed with the State of Wisconsin and Washington County District Attorney against Veridian Homes and the Germantown School District. Said it's not prudent for the Plan Commission to proceed while there is an open investigation and should wait until it's completed.

Speaking in favor of the proposal:

- *Bob Sodeberg-W144 N9723 Elmwood Drive, School Board President, represents the taxpayers from all the communities of the Germantown School District and supports the proposal because it is the right thing to do for the community, the taxpayers and kids.

The Public Hearing was closed at 7:07 pm.

MOTION Baum second Shadid to Approve the proposed rezoning of approximately 14.7 acres owned by the Germantown School District from the A-2: Agricultural to the Rs-5: Single-Family District and the proposed 24-lot concept plan dated June 14, 2019 subject to the following conditions:

- 1. The Developer shall install a visual landscaped buffer along the north property line on or adjacent to Lots #1 to #7. The Developer should work cooperatively with the Village to determine said landscaping buffer can be installed within the adjacent drainage easement and/or on the lots. If installed on the lots, said landscape buffer shall be installed within a landscape easement on such lots with a restriction that the landscape***

buffer shall be maintained and/or restored if removed due to regular and necessary maintenance.

- 2. In addition to all required street trees, additional landscaping comprised of berms and/or plantings shall be installed along the back (south) side of Lots #12 through #16 either within or adjacent to the 50' gas line easement; and within the lots and open space outlot abutting both Preserve Parkway and Donges Bay Road. The Developer should work cooperatively with WE Energies to determine if the gas line easement could be enhanced with said additional landscaping.***
- 3. A detailed landscaping & buffer plan shall be prepared and submitted to the Plan Commission for review and approval prior to or concurrent with submittal of a preliminary subdivision plat. Said landscaping & buffer plan shall include the requirements set forth under Conditions #1 & #2 above.***

Planner Retzlaff explained, as stated in the staff report, the potential stormwater basins shown on the concept plan will need to be relocated on outlots and not on individual lots per Village design standards. When the preliminary plat is submitted, stormwater management details will be required that could affect the size, number and layout of the lots. He also said the intention of low density residential is being misstated. The minimum lot size is an average of 20,000, not an absolute minimum and could include some lots larger and some smaller. Discussion followed.

Trustee Baum asked for clarification on building setback requirements and what dictates the setback. Planner Retzlaff said the zoning dictates the setback requirement, but a developer can establish their own minimums that are more stringent. Trustee Baum asked if the Windsong Subdivision requires a 40-foot setback, does the Village recognize that. Planner Retzlaff stated the Village cannot establish a more stringent setbacks on a case by case unless a PDD is created. Trustee Baum also asked if building materials and repetition of the same model is addressed by the Village. Planner Retzlaff said the Village does not set a specific standard for those items and leaves those decisions to the home builder to decide. Trustee Baum said he's gotten input from the residents that aluminum and/or vinyl sided houses are not acceptable to them. Matt Cudney, Veridian Homes, stated vinyl siding will be used on the homes and that Veridian institutes a rule of seven which means the same floor plan cannot have the same elevation or color combination used within 7 homes of each other. Discussion continued.

Commissioner Shadid said he thinks an average lot size of 20,000 square feet is appropriate, but he is having trouble with what people really want for this area. Chairman Wolter said Plan Commission should consider the zoning request and give a recommendation to the Village Board. The possibility of a park is not part of the application proposal being considered. Attorney Sajdak stated the merits of this application should be considered on its own as it is presented before you, not what some other applicant could do with this property. Discussion continued.

Commissioner Williams stated the average lot size in low density residential is estimated to be 20,000 sqft and we're now at 19,191 sqft, and the required lot size in Rs-5 is 15,000 sqft and we're at a minimum of 15,000 sqft. But once the stormwater basins get moved around it's possible the average could drop below the 19,191 square feet, but the smallest lot size cannot drop below 15,000 square feet? He questioned if it's possible the average lot size could be at an average of 17,500 square feet as long as the lots don't drop below the 15,000 square feet minimum? Planner Retzlaff confirmed that was correct. Trustee Baum said the main issues he's heard from residents are pertaining to lot size and is the Rs-5 zoning compatible with the surrounding area zoning. He continued by stating Heritage Hills North has Rs-4 zoning with a PDD and includes some lots that are Rs-6 and Rs-5. Seventy percent of the lots there do not meet the standards for Rs-4, but this subdivision was given

special consideration. He said he is having a problem with whether this zoning is compatible with the surrounding area. Commissioner Shadid agreed but said after hearing the requirements for Rs-5 zoning, there is nothing wrong with what the developer wants to do, and he is having trouble supporting an objection. He added the Village doesn't require a 40-foot setback in the Rs-5 zoning district. Planner Retzlaff indicated the Rs-4 district requires a 40-foot setback and is also consistent with the low-density residential classification. Commissioner Williams said he was struggling with why we identify low density residential as 20,000 sqft but it doesn't fit in with Rs-5 zoning which is acceptable for low density residential. So it's not complying with low density residential but complying with the requirements for Rs-5 zoning. Planner Retzlaff explained the land use plan was adopted after many of these subdivisions were already developed under a variety of zoning districts and are all classified as low density residential. The language in the plan talks about averaging and approximate, which he believes, is intended to address an overall average to account for the differences in subdivisions with different zoning districts in relation to the plan. Discussion continued.

Chairman Wolter said this development is moving in the proper direction from what we first saw and is now closer to reflecting the surrounding area. But he would like to see some changes including larger lot sizes against the park, and when the plat is proposed review the roads, retention ponds and lot configuration when the plat is submitted for review. He said it's starting to fit and he finds it hard to reject it based on the way it's starting to move in a direction of matching the surrounding neighborhoods. He stated we've heard a lot of things tonight and during the public hearing the request to table because of an ongoing investigation is not a correct statement. A complaint was filed but no one has come forward to say there will be an investigation. He said he is looking to consider this matter on the basis as it is presented for zoning on the surrounding neighborhood making it hard to vote against it at Plan Commission. He is open to moving it forward to the Village Board for full discussion and another public hearing so that there can be further input. The Board can consider how it fits with the surrounding neighborhoods and how they'd like to see it changed if possible as the next step.

Trustee Baum said some residents had reached out to him regarding the properties along Kinderberg Park being larger. He said he would be willing to work with the developer to get larger lots along Kinderberg Park.

MOTION carried 4-2 (Nilles, Williams)

PUBLIC HEARING & ACTION

Gehi Foods LLC – N116 W15970, N116 W16060, N116 W16076 & N116 W16150 Main Street & W160 N11736 Crusader Court. Request for a rezoning application to create a Planned Development District (PDD) and Rezone 17.36 acres from the B-3: General Business & M-1: Limited Industrial District into the Planned Development District (PDD); a Certified Survey Map (CSM) application to combine parcels and a Site Plan Application for a 22,500 sqft addition and parking lot expansion to the production facility at N116 W15970 Main Street. Planner Retzlaff summarized the proposal.

Chairman Wolter opened the Public Hearing at 7:56 pm.

*Paula Heupel, W156 N11953 Pilgrim Road, said she is passionate about old homes, doesn't think more industrial is congruent with the land use plan, has noise concerns will increase with production.

*Dan Wing, Village Trustee, one of the 4 houses to be razed is his childhood home. Said Gehl's claims they are respectful to neighbors, but said bushes are untrimmed, weeds, junk around property, porch rails scraped and not painted, silos have rust spots. He said there are negative affects of the

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
January 7, 2019**

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Hughes, Kaminski, Miller, Myers, Warren, Wing, and Zabel. Also present: Administrator Kreklow, Director Retzlaff, Clerk Braunschweig, Attorney Sajdak, Support Services Manager Tucker, Director Schroeder, Patti Heinen, Katie Rodger, Captain Snow, Eric Nitschke, and Director Ratayczak.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

President Wolter read the Proclamation in Recognition of Florence "Flo" Przybyla, Celebrating 100 years. The Board and Gallery wishes Flo well and a very Happy Birthday.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/DEPARTMENT AND COMMITTEE REPORTS:

Trustees provided information on upcoming meeting dates and times.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

The Gallery was full.

Terry Tschetter of Wilson Drive commented against the rezoning. He questioned the method of communication on the rezoning. He spoke in favor of reconsideration of the zoning. There was applause.

Kristine Huber of Windsong Circle East spoke in favor of reconsideration of zoning. She received the notice for the Veridian Homes meeting. She believes the notice from Veridian Homes was vague and the timing of the Public Hearing before Christmas was bad timing. She spoke against the rezoning and prefers the greenspace. She spoke in favor of Rs-4 zoning. There was applause.

Mary Bykowski of Wilson Drive commented that she did not receive Veridian Home notice. She spoke in regards to other developments that are on larger lots. She reviewed the zoning code. There was applause.

Glen Aveni of Raintree Drive commented that the Markets are going down. He commented that developing the property is a good thing. He spoke in favor of development and zoning.

Jan Miller of Windsong Circle commented that she did not know of the Veridian Home meeting. She commented that the area is a beautiful space and there is wildlife there. She spoke in favor of expanding the park. She suggested to table action until the public has input.

APPOINTMENTS:

Senior Center Advisory Committee Appointment

Member

Jackie Shebesta

Present - 04/30/2020

MOTION (Myers/Zabel) to Approve of the Appointment of Jackie Shebesta to the Senior Center Advisory Committee. Motion Carried Unanimously.

CONSENT AGENDA:

A. Approval of Minutes: December 7, 2018 Regular Village Board Meeting.

B. Accounts payable/payroll

1.	December 14, 2018	Payroll (Salary)	\$ 91,608.48
2.	December 21, 2018	Payroll (Hourly)	\$ 230,316.14
3.	December 25, 2018	Accounts Payable	\$1,065,572.32
4.	December 31, 2018	Payroll (Salary)	\$ 90,514.25
5.	December 31, 2018	Accounts Payable	\$ 24,492.48

C. Operator's Licenses: Kayla Mulhern, Lisa Nelson, Kaitlin Siebenlist, Jessica Urban.
[Recommended]

The following items were forwarded from **General Government and Finance** with a unanimous recommendation.

D. Resolution 1-2019, Approving Salaries and Compensation for Exempt Employee's and Other Non-Represented Support Staff.

MOTION (Baum/Myers) to approve Consent Agenda Items A-C, except for item D. Zabel requested to pull item D, Resolution 1-2019, Approving Salaries and Compensation for Exempt Employee's and Other Non-Represented Support Staff. Roll Call Vote Carried Unanimously.

MOTION (Zabel/Baum) hold Item D. Resolution 1-2019, Approving Salaries and Compensation for Exempt Employee's and Other Non-Represented Support Staff to be taken up after closed session, item F., to allow for discussion of the Administrator's Increase. Roll Call Vote Carried Unanimously.

OLD BUSINESS:

Resolution 88-2018, Adoption of the Comprehensive Hiring Policy, General Hiring Process for Non-Represented Positions.

MOTION (Zabel/Miller) to Approve Resolution 88-2018, the Adoption of the Comprehensive Hiring Policy, General Hiring Process for Non-Represented Positions. Motion Carried Unanimously.

Reconsideration of and Potential Action on: Ordinance 23-2018 to Rezone from the A-2: Agricultural Zoning District to the Rs-6: Single-Family Residential Zoning District to develop a 30-lot single family residential subdivision – Veridian Homes, Agent for the Germantown School District, N104 W14942 Donges Bay Road (approximate) 15.39 Acres, Tax Key GTNV 263-988.

The Village Attorney Sajdak reminded the board that the person making the motion would have to be from the majority, winning side, of the vote from the December 17, 2018, meeting. The motion is debatable. If the reconsideration passes, the motion that was in place is then before the body and it can be voted down or amended.

MOTION (Myers/Wolter) for the Approval of the Reconsideration of Ordinance 23-2018 to Rezone from the A-2: Agricultural Zoning District to the Rs-6: Single-Family Residential Zoning District to develop a 30-lot single family residential subdivision – Veridian Homes, Agent for the Germantown School District, N104 W14942 Donges Bay Road (approximate) 15.39 Acres, Tax Key GTNV 263-988. Motion carried Unanimously.

The Original Motion from December 17, 2018, was then in place.

MOTION (Baum/Miller) to approve Ordinance 23-2018 to Rezone from the A-2: Agricultural Zoning District to the Rs-6: Single-Family Residential Zoning District to develop a 30-lot single family residential subdivision – Veridian Homes, Agent for the Germantown School District, N104 W14942 Donges Bay Road (approximate) 15.39 Acres, Tax Key GTNV 263-988.

Discussion ensued of Ordinance 23-2018 and the zoning.

Director Retzlaff presented the Powerpoint presentation from the December 17, 2018 meeting. The Surrounding Zoning / Uses are: North, I, Institutional; South, Rs-5, Residential; East, Rs-4, Residential; and West, A-2, Agricultural. The Veridian Home area is 15 acres. The Preserve, East of the Preserve, East of Kinderburg Park, and Heritage Hills are zoned Rs-4. South of the School Property is Windsong which is zoned Rs-5. East of Windsong is Sunberry Downs which is zoned Rs-5. To the West there are two parcels zoned Agricultural.

The Rs-4 minimum lot is 20,000 square feet. Some of the lots (on Wilson Drive) in Rs-4 are 15,000 square feet because it was Planned Development District, overlay zoning district for portions of Heritage Hills. The minimum lot size requirements were exchanged for other concessions by the developer. The average of the proposed development is roughly 14,000 square feet.

The notification in the zoning code is for property owners at 300 feet which is what was done. A neighborhood meeting was held by the Developer, Veridian Homes, at the library. The developer list went beyond the 300 feet. The Developer neighborhood meeting is not a requirement nor a Village meeting.

The Traffic Impact was discussed. The standard is ten trips per day. For a 30 lot subdivision it would be approximately 300 trips per day.

The Public Hearing notification was sent out to property owners at 300 feet which is what is done. This is a Village Ordinance.

The Wetland Areas Map were shown and discussed.

Wing referenced the 76 signatures collected for the Reconsideration of Ordinance 23-2018.

Wing commented the notices are too vague and should go to property owners at 500 foot rather than 300 foot. Wing distributed a color coated map showing a comparison of the lot sizes.

Matt Cudney of Veridian Homes was invited to the podium. Discussion ensued of larger lot sizes. The ranch homes are a minimum of 1,750 square feet and the two story are a minimum of 2,000 square feet. This is similar to the Preserve. The outside will be vinyl and masonry. Shingles and landscaping are part of the package.

Miller commented he had contacted the Village Assessor in regards to values. The Assessor conveyed to Miller that the development would not have affect to current homes. The eastside of Heritage Hills is zoned Rs-6 on Donges Bay is abutted to Rs-4.

The Village Administrator commented that if the lot sizes decrease than the means there are fewer lots to support the infrastructure costs. This could cause cut corners. These are meant to be high quality homes.

MOTION (Wing/Kaminski) to Amendment to the Motion send the item back to Plan Commission for Consistency of the Neighborhoods and not as dense as Rs-6. Motion Carried Unanimously.

Bob Banner of Crabtree Lane came to the podium. He would like notification of the Plan Commission meeting. Pres. Wolter commented to look at the website and posting boards at the Library and Village Hall.

Jeff Retzlaff commented that Public Hearings will be held at the Plan Commission and notices will be mailed out.

Village Administrator commented that notices are posted on the Village Website.

A short recess was taken as most residents in the Gallery exited.

PUBLIC HEARING:

Our Saviour's United Church of Christ, Property Owner, W172 N12533 Division Road, Tax Key #161-973. Application for Historic Designation pursuant to Section 26.06 of the Municipal Code.

President Wolter Read the Item. Director Retzlaff gave presentation and background. The Plan Commission and Historic Preservation Commission recommended approval of the Historic Designation of Our Saviour's United Church of Christ, W172 N12533 Division Road, Tax Key #161-973.

Pres. Wolter read the Public Hearing Notice and opened the Public Hearing at 8:37 p.m. He explained the public hearing process and that individuals will have to come up front to the podium and state their name and address.

Marge Miller of Country Aire Drive came to the podium. She is a member of the Church and has been a member of the church for her entire life. The Church would appreciate the approval.

No one else spoke.

President Wolter closed the Public Hearing at 8:38 p.m.

Gary & Marcia Kons, Property Owners, W148 N13491 Pleasant View Drive, Tax Key #112-408. Rezone the property from the A-2 Agricultural Zoning District to the Rs-1 Single Family Residential Zoning District pursuant to Section 17.14 of the Municipal Code.

President Wolter Read the Item. Director Retzlaff gave a presentation and background of the requests. The Plan Commission recommended approval of the amendment to the Land Use Map and Rezoning.

Pres. Wolter read the Public Hearing Notice and opened the Public Hearing at 8:40 p.m. He explained the public hearing process and that individuals will have to come up front to the podium and state their name and address.

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

PUBLIC INPUT: None

APPROVAL OF MINUTES: *MOTION Baum second 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.

The Plan Commission held a Public Hearing on April 8th and recommended approval.

President Wolter Read the Public Hearing Notice. The Public Hearing was opened at 7:27 p.m.

Jeff Madsen of Rockfield Road spoke against the tower. He spoke further concern of radio waves, truck traffic, and the maintenance of Rockfield Road.

President Wolter closed the Public Hearing at 7:31 p.m.

Veridian Homes LLC, Agent for Germantown School District, Property Owner – N104 W14942 Donges Bay Road. Rezoning Application to create a Planned Development District (PDD) and Rezone 14.7 acres from A-2: Agricultural to Rs-5:Single-Family for a 27-Lot Residential Development. (No Action. Public Hearing Only.)

President Wolter reported that there would not be action on this item. The Plan Commission held a Public Hearing on April 8th. The Plan Commission action was to postpone the item until Veridian Homes presents a new plat closer to surrounding areas.

Director Retzlaff presented history of the rezoning. In December of 2018, the Village Board approved rezoning from A2 Agricultural to Rs-6. This action was reconsidered and rescinded in January of 2019. The application was sent back to the Plan Commission for further consideration for a development that is more consistent with surrounding neighborhoods. The application is for 27 single family lots on 14.7 acres. This is three less lots than the previous submittal. The Concept Plan Was shown. The proposed zoning is Rs-5 with a Planned Development Overlay. Previously, the Village Board did approve the 2020 Land Use Map Amendment to Low Density Residential. There are five wetlands, four will be filled.

President Wolter Read the Public Hearing Notice. The Public Hearing was opened at 7:36 p.m.

Phil Hudson of Windsong Circle West came to the podium. He spoke against the development.

Lillbeth Yao of Windsong Circle came to the podium. She commented on preference to Rs-4 zoning. She commented on a petition and presented the petition.

In order for a park to be considered the application needs to be withdrawn by Veridian or the School. And then the Village Board would need to discuss with the School.

President Wolter closed the Public Hearing at 7:46 p.m.

NEW BUSINESS:

Resolution 30-2019, Resolution Awarding the Sale of \$3,075,000 General Obligation Promissory Notes, Series 2019C; Providing the Form of the Notes; and Levying a Tax in Connection Therewith.

MOTION (Baum/Warren) to Approve Resolution 30-2019, Resolution Awarding the Sale of \$3,040,000 General Obligation Promissory Notes, Series 2019C; Providing the Form of the Notes; and Levying a Tax in Connection Therewith.



Expand Kinderberg Park!

<https://www.thepetitionsite.com/941/178/240/expand-kinderberg-park/>

Author: Friends Of Kinderberg Park

Recipient:

Petition:

Residents of the Germantown, Wisconsin School District: Please sign this petition to be a part of enhancing one of the wonderful parks that make Germantown a fantastic place to live!

The Germantown School Board is in the process of selling the property immediately south of Kinderberg Park to Veridian Homes. Veridian Homes plans to fill in the wetlands, remove native vegetation, disturb animal habitats, and build a subdivision that is inconsistent with the surrounding neighborhoods. Significant opposition to this project has been expressed by the citizens of Germantown. We ask the School Board to withdraw this property from the market and work with the Village Board, community groups, businesses, and private citizens of Germantown to find a solution that will allow this property to become an extension of Kinderberg Park.

If the School Board does not choose to participate in this effort, a group of concerned citizens will investigate the creation of a non-profit organization to acquire the property, with the intent to eventually donate it to the Village of Germantown as an extension of Kinderberg Park. Therefore, we ask the Germantown Village Board to delay any further action on rezoning this property until December 31, 2020. This will allow the citizens the time needed to organize and secure funding via donations and grants.

By: Friends of Kinderberg Park

	Name	From	Comments
1.	Brenda Vine	LOCKPORT, NY	I don't live there but if I could get my day in please leave the land alone don't take all the animals homes all the beautiful trees and flowers away don't make all the animals die because of lack of food please everyone sign not to much land left on God Earth
2.	Tyler Borst	Germantown, WI	Our Kinderberg Park is beautiful and it is showcased by the beautiful open space right off Donges Bay Road. It deserves to be an extension of the Park rather than crammed with homes. There are wetlands on the property.
3.	Sophie Adam	Bruge, be	
4.	Kristen Borst	Germantown, WI	
5.	Jan Miller	Germantown, WI	
6.	David Borst	Wauwatosa, WI	
7.	Kristine Huber	Germantown, WI	Let's work together to do what makes sense for our community! 15 acres is too small to build a cost-effective subdivision without putting the houses very close together and creating an eyesore right next to our beautiful park. But as an addition to the park, 15 acres could provide a number of acres for sports fields and playground equipment, a number of acres as preserved wetlands and native vegetation, and 1-2 acres for a 100-200 car parking lot for safety and convenience. We can make this happen!
8.	Darian Borst	Hartford, WI	We don't need more subdivisions in our region. Population isn't growing as fast as new housing starts. Preserve our green space!
9.	janis keller	Ocala, FL	
10.	Julie Martin	FREDERIC, WI	
11.	Matjaz Bratus	Ljubljana, si	
12.	Elizabeth Borst	West Bend, WI	
13.	Apostle Kontos	Athens, gr	As a long time Germantown resident, I don't want to see the natural beauty diminished, especially when it's adjacent to a park and nature preserve.
14.	Dave Witten	GERMANTOWN, WI	
15.	Bill Fairburn	GERMANTOWN, WI	The area in question is part of a complex wetlands and should be preserved
16.	Kristie Waldvogel	Germantown, WI	
17.	Lisa Murray	Germantown, WI	
18.	Julie Tearney	Germantown, WI	
19.	Dennis Saldana	Germantown, WI	

	Name	From	Comments
20.	Michelle Armstrong	Germantown, WI	
21.	Nealy Fraser	Germantown, WI	
22.	debbie damato	Germantown, WI	This is considered a nature preserve, a place for wildlife and a wetland let's keep it that way.
23.	Lisa Rafn	Germantown, WI	
24.	Doris Chaconas	Germantown, WI	
25.	Lauren Siegel	Germantown, WI	
26.	Jeffrey Kizivat	Germantown, WI	
27.	Mary Bykowski	Germantown, WI	It's a beautiful green space that should be preserved. It's also one of goals of the Zoning Code in Germantown to "further the appropriate use of land and conservation of natural resources; preserve and promote the beauty of the Village." Apparently wetlands can be filled in if they meet certain criteria, but there's also a spring that runs through the center of the property. I'm all for whatever it takes to maintain this green space!
28.	JANICE MARQUARDT	GERMANTOWN, WI	
29.	Evan Holznecht	Germantown, WI	
30.	Edward Dick	Germantown, WI	Destroys wetlands and the project is to dense.
31.	Dennis Paschke	Germantown, WI	We are losing too much of our greenspace to building development. We need to retain what we can for future generations.
32.	Mary Hudson	Germantown, WI	To preserve our neighborhood. One of the reasons we moved here is all the green space and parks. We don't need another subdivision.
33.	Lynne Dohl	Germantown, WI	We do not need any more subdivision development near Kinderberg Park. I am strongly supportive of keeping this land as part of a nature preserve for families to enjoy. The developer should look elsewhere for subdivision growth as there is plenty of other land available in Germantown.
34.	Sean Glaser	Germantown, WI	My wife and I recently purchased a home in the Heritage Hills subdivision. A big draw for us was Kinderberg Park and the welcoming atmosphere to families. Driving into the neighborhood, the existing wetlands is warm and inviting to the area. Adding so many homes in such a small space takes away from the beauty of the area.
35.	Kathy Herrscher	Germantown, WI	
36.	Deborah Loftus	GERMANTOWN, WI	We love watching the deer and the hawks and birds that live and hunt on that land. We've been watching a family of red tail hawks for the past 23 years!
37.	Christopher Stoming	Germantown, WI	

	Name	From	Comments
38.	Matthew Hierl	Germantown, WI	
39.	Leslie Poertner	Germantown, WI	I have lived on Donges Bay for 33 years, and have seen this develop from the first subdivision that went in. Heritage Hills. We have enough houses already in this area. Keep the green open space that is proposed for more house. You can see the park from Donges Bay road and you should keep it this way! I would suggest that we use our tax money and expand the park.
40.	Dawn Hierl	Germantown, WI	
41.	Patricia Bluhm	Germantown, WI	I live accross street.
42.	Jane Pagel	Germantown, WI	Please let's keep Germantown and this neighborhood a desired place to be!
43.	Susan Zuehlke	Germantown, WI	
44.	Darlene Wach	Gremantown, WI	
45.	Laurel Peckenpaugh	Germantown, WI	Save the wetlands and the native species that populate this piece of land. Expand Kinderberg Park and keep our green spaces.
46.	David Byhardt	Germantown, WI	To preserve what is left of our rural community.
47.	Terry Cubinski	Germantown, WI	
48.	Tracy Seymour	GERMANTOWN, WI	We need more park area, not homes
49.	Armin Dohl	Germantown, WI	
50.	Christine Weingarth	Germantown, WI	I wish to preserve the natural area and wetlands. I live nearby and want to maintain my property value.
51.	Susan Bartlein	Germantown, WI	It is important to me to preserve nature that would be lost with this development and also to prevent developments that are so disimilar to our current subdivisions in the area surrounding the proposed development
52.	Joan Schultz	Germantown, WI	Very happy to sign this. My husband and I attended the October meeting with builder and expressed our concern at that time.
53.	Lindsey Iwanski	Germantown, WI	We love being so close to the park and know so many others that frequent the area. Would love to see this area be turned into an educational nature area to take the kids!
54.	Gary Vasques	Germantown, WI	I don't think we should be filling in wetlands to benefit a developer. Let's protect our natural spaces.
55.	Chris Harms	Germantown, WI	
56.	Foster & Roslyn Hampton	Germantown, WI	To maintain the enhancement of Kinderberg Park, and we, as citizens of Germantown (Windsong Subdivision) for over 25 years, are not in favor of the development of a proposed subdivision that would be inconsistent with our current surrounding neighborhoods.
57.	Mary Nickulis	Germantown, WI	Let's keep the green space!

	Name	From	Comments
58.	Laurie Rude	Germantown, WI	We need to keep the green space. Not over crowd the park with homes.
59.	Susan Brandt	Germantown, WI	
60.	Shari Rodriguez	Germantown, WI	
61.	Joey Paschke	Milwaukee, WI	
62.	Allisom Hamala	Menomonee Falls, WI	
63.	Sarah Z	Hubertus, WI	My family and I have spent many hours playing and enjoying time with friends. It would be a wonderful addition to have some type of wildlife/nature center in the space rather than more homes.
64.	Philip Zuehlke	Germantown, WI	
65.	Jeremy Heineck	Germantown, WI	I live nearby, the park is a long-term resource.
66.	Annie Nash	Menomonee falls, WI	Germantown is getting way too crowded and losing the small town feel that everyone loves. I grew up there and hate what it is becoming.
67.	Susan Mac Gillis	Germantown, WI	It is disturbing to know the few green spaces we have so close to our home will be taken away.
68.	Jacqueline Saldana	Germantown, WI	
69.	JULie Oswald	Germantown, WI	
70.	Anthony Larke	Germantown, WI	Expanding Kinderberg Park will keep the natural beauty of the area and enhance the park for existing residents of Germantown. Adding a subdivision there with the entrance to so close to the park will be a danger to the kids and people walking/running/walking pets with the added traffic.
71.	Sherry Riesterer	Germantown, WI	This is a beautiful green space that should be preserved.
72.	Barb Schleicher	Germantown, WI	
73.	Jeanne Ann Gatzow	Menomonee Falls, WI	Want to preserve the park and area.
74.	Jessica Jere	Germantown, WI	My family loves kinderberg park, seeing deer and wildlife as well as all park has to offer. To sell it to you use for housing would be a horrible idea. Extend the park and keep it from more buildings being built on it!
75.	Katie Kaczmarek	Germantown, WI	
76.	Sam Schroeter	Germantown, WI	I believe kinderburg park should be kept the way it is. It doesn't need any more houses around it.
77.	Kimberly Pryor	Germantown, WI	
78.	Lyn Moran	Germantown, WI	
79.	Janet Wozniczka	Germantown, WI	
80.	Anna McKelvey	Germantown, WI	
81.	Terry Ellen Gill	Germantown, WI	We need our wetlands our green trees etc. And we need our animals they die we do too.

	Name	From	Comments
82.	Connie Siebenaller	Germantown, WI	The park has been a great place for families and community events. I would love to see the park grow and remain as a park. We have lived across the street from this property since before there was a park and we love what it brings to our neighborhood.
83.	Heather Dorsey	Germantown, WI	That is not a spot for Veridian Homes. That would ruin Kinederberg park.
84.	Catherine Plank	Germantown, WI	Need more green space in this community.
85.	Pamela Bertieri	Germantown, WI	
86.	Cynthia De Vor	Hawkeye Ct., WI	First, it would have been nice to have had a voice in any of this. We never received a letter to join any public meeting and we live just off Heritage Hills Parkway. If Germantown put a poll out to see what the community would like to have happen to it, then I believe the outcome would be quite different than anyone wanting additional homes that really don't meet the criteria of the existing homes surrounding the park and subdivisions now. I personally would like to see the park expanded and possibly adding an outdoor public pool for the residents.
87.	Mark Perry	Germantown, WI	
88.	Glenn Huber	Germantown, WI	The market value of this property with consistent zoning is around \$450k. The Village Board is considering spending \$1.2 million on a shelter at Firemen's Park. They should build a more reasonable shelter instead and purchase this park land with the excess funds. There are other large developments underway in Germantown, including Wrenwood with 142 single family lots. Everyone who wants to build a home in Germantown will be able to find a lot, so the argument that this subdivision is needed to bring in more students and school revenue is invalid.
89.	Jamie Del Gaudio	Germantown, WI	
90.	Emily Mustell	Germantown, WI	
91.	Tammy Litzau	Germantown, WI	The wetlands should be left undisturbed and nature preserved. That area is an ext of the park not an area to develop a new subdivision.
92.	Shannon Coulter	Germantown, WI	Would love more space to enjoy the outdoors
93.	Grrry Arnholt	Germantown, WI	
94.	Brian Dolk	Germantown, WI	Add a DOG PARK !
95.	Mary Langford	Germantown, WI	I am a resident in the Preserve subdivision and would like to expand Kinderberg Park.
96.	Monika Brunow	Germantown, WI	
97.	Lisa Wittmann	Germantown, WI	
98.	Cheryl Hartenstein	Germantown, WI	

	Name	From	Comments
99.	Terra Smith	Germantown, WI	Besides it being so important to protect the wetlands in this area instead of filling it in to build on it... it is also important because that surrounding area adds and is an extension to the park and the germantown experience. Building anything would be a very poor decision and many would be very disappointed.
100.	Tiffani Zahradnick	Hubertus, WI	The disturbance of animal habitats
101.	Mary Lever	Germantown, WI	My children and Children in my neighborhood benefiting from an expanded park.
102.	Jason LEVER	Germantown, WI	
103.	Kris Theis	Germantown, WI	This is a wonderful place for families. Beautiful green space. Please keep the land as is or expand the park for families.
104.	Sami Stroebe	Germantown, WI	
105.	Deborah Bardele	Germantown, WI	Concerned about the effect on property values of surrounding homes. Also the park is highly utilized and valued by residents.
106.	Misty Marvin	Germantown, WI	
107.	Chris Bingenheimer	Germantown, WI	Preserving the natural environment, especially the wet lands, show respect for the land
108.	Dana Brusewitz	Germantown, WI	
109.	Karie Clement	Germantown, WI	I am grateful for the greenspace we have with Kinderberg park and would appreciate the opportunity to expand it for all to enjoy even more.
110.	Phil Hudson	Germantown, WI	Green space is critical to the future of this community. I would be willing to go house to house to get signatures.
111.	Julie Wallace	Germantown, WI	Because I live a few blocks away and my family has used this park for MANY years and I would love to see an expansion to Kinderberg
112.	Mary McDonnell	Germantown, WI	
113.	Jonathan McKelvey	Germantown, WI	
114.	Rich Halsey	Germantown, WI	
115.	Kari Brukbacher	Germantown, WI	I love the green space for people of all ages to enjoy nature.
116.	John Stewart	Germantown, WI	We bought our home in Germantown not only for the great school district that it has but also for the quality of life that we have continued to enjoy all these years - the parks, the trails and this particular nature preserve that is at the center of this petition. I would like to see the landscape preserved as is. I have enjoyed many walks by it and it contributes to the quality of life that has brought me to Germantown. This piece of land is a Germantown treasure that we need to preserve, not only for us but also for the future generation to enjoy.
117.	Shad Young	Jackson, WI	

	Name	From	Comments
118.	Jennifer Abraminko	Germantown, WI	My kids play here
119.	Daniel Culbertson	Germantown, WI	
120.	Gaetana Bethhauser	Germantown, WI	Although my kids are through using the park, I love having the green space and natural setting. Would love to see it expanded for additional recreational use.
121.	Nicole Fraser	Germantown, WI	
122.	Nina Fleisner	Germantown, WI	
123.	Kelly Siwa-Fleitz	Germantown, WI	
124.	Brandi Peterson	Germantown, WI	
125.	Kyle Egan	Germantown, WI	
126.	Michael Spredemann	Germantown, WI	There is plenty of land to build on without destroying more wetlands and natural spaces.
127.	Jun Berth	Germantown, WI	
128.	Rachel Fleisner	Germantown, WI	
129.	Julie Speth	Germantown, WI	
130.	Donahyl Hottinger	Germantown, WI	
131.	Anjanette Boyd	Germantown, WI	We don't need mor houses in that area! It will take away so much from the natural surroundings and our schools cannot support that !!
132.	Samantha Kroll	Germantown, WI	The green space within a community is an important factor many families decide to live in a specific area. Without thuse beautiful area, Germantown is truely nothing more than a giant subdivision. I have many great memories with my daughter because of this park.
133.	Jon Siegel	Germantown, WI	
134.	Kelly Ferguson	Katy, TX	As someone who lived on Bel Aire Lane for 23 years (before the park was even there) the last thing I want to see is more houses and more destruction of natural habitat in that area. The open space is what made the park and the surrounding area so beautiful.
135.	Sara Wolf	Germantown, WI	
136.	Jedidiah Thompson	Germantown, WI	
137.	Andrea Breen	Germantown, WI	We chose to live in the nature preservation subdivision for this reason, the green space. Filling in wetland area for more development would have a negative impact on our municipal water management and related costs. Other land within the village is more suited to the built environment.
138.	Kristen Barr	Germantown, WI	
139.	Tim Bonlender	Germantown, WI	
140.	Wendy Rabehl	Germantown, WI	

	Name	From	Comments
141.	Brenda Kunz	Germantown, WI	
142.	Anneke Clement	Germantown, WI	
143.	John Plenke	Germantown, WI	As soon as a shovel is put into the ground environmental degradation begins. Once flora and fauna are disturbed you will never return it to it's original state. Keep this area as pristine as you can.
144.	Julie Schwab	Germantown, WI	More houses=much added congestion to an already busy thoroughfare. Figure in subtracting beautiful and environmentally-beneficial green space and wetlands from a community where it is desired, appreciated and needed. None of this equates to a good decision for Germantown!
145.	Emily Gordon	Germantown, WI	My kids are growing up with this park and would like the green space for when their kids can enjoy someday.
146.	Melissa Moudry	Menomonee falls, WI	My son loves this park both rain, shine, or snow! Expand the park! Keep it clean.
147.	Mark Lovell	Bristol, gb	
148.	Susan Schilter	Germantown, WI	Keep the natural beauty in Germantown!
149.	Aaron Grode	Germantown, WI	
150.	Renee Mrzyglod	GERMANTOWN, WI	
151.	Solomon Johnson	Germantown, WI	
152.	David Ullsperger	Menomonee Falls, WI	
153.	JEFF RUDE	GERMANTOWN, WI	
154.	Louise Wiske	Menomonee Falls, WI	We like to walk our dog there
155.	Julie Ashlock	Germantown, WI	It's my neighborhood and I care about open space to play and quality of life!
156.	John Schleicher	Germantown, WI	
157.	Lori Masset	Germantown, WI	I walk through this park several times a week, year round, and get immense pleasure from it. It is the closest park with facilities to Treetops, Autumn Ridge, Windsong, Heritage Hills, etc! As we become more health conscious, we need to have these safe, green places to bring our children and grandchildren. In addition to the detrimental effect on the natural space, adding homes not consistent with the surrounding neighborhoods will only blight the area, not improve it. I support the efforts recommended in this petition.
158.	Katie Jankowski	Germantown, WI	
159.	Bradley Jere	Germantown, WI	This property is more valuable to our community as a protected wetland than an additional subdivision. Veridian Homes can purchase the land just north of Donges Bay and east of Fond du Lac Ave. They won't be destroying wetlands or ruining natural habitat. At the same time, I will note that <i>(continues on next page)</i>

	Name	From	Comments
159.	Bradley Jere	Germantown, WI	<i>(continued from previous page)</i> the property in question should remain undeveloped. If the point of this petition is to preserve natural habitat, adding parking lots, playground equipment or anything much more than walking paths will have the same effect.
160.	Greg Walter	Germantown, WI	This is a beautiful natural extension to the scenic, multipurpose Kinderberg park. Residents from all of Germantown would be punished to not be able to view this pristine acreage as they travel past the area.
161.	Kristine Sapinski	Germantown, WI	This is a beautiful piece of land that should be kept as green space.
162.	Kevin Kroll	Germantown, WI	
163.	Vilma Enriquez	Germantown, WI	The area around Kinderberg Park should be left rural for the families and citizens of Germantown to enjoy. It helps to protect the wildlife and maintains the natural landscape. As a resident of Germantown for over 30 years, it pains me to see all of the development. Growth is good, but it needs to be regulated. I feel Germantown is losing its rural luster everyday due to the push for development. This needs to change so we can maintain our rural, small village appeal.
164.	Marcy Stone	GERMANTOWN, WI	
165.	Allen Sajdowitz	Germantown, WI	
166.	Brad Johnson	Germantown, WI	
167.	Carrie Gleason	Sedalia, CO	
168.	Winslow Mexico	Germantown, WI	The wetland should stay protected Need more Parks and Greenspace not homes in that area. Not happy about a 83M tax and no school as originally promised at Kinderberg.
169.	Richard Halsey	GERMANTOWN, WI	
170.	Dana Rodriguez	German town, WI	
171.	Michelle Shellman	Germantown, WI	
172.	Thomas Bethhauser	Germantown, WI	
173.	Lamont Beal	Germantown, WI	Maintain the quality and beauty of the community. Increase not decrease the expectation of new development projects in the community.
174.	Tracy King	Germantown, WI	Preserve the wetlands and green space!
175.	Mary Stimart	Germantown, WI	
176.	Tammy Schneider	Hubertus, WI	
177.	Lauren Pyne	Germantown, WI	
178.	Michael Pyne	Germantown, WI	
179.	Christopher Stimart	Germantown, WI	There are active wet lands and ponds that have been there since we have moved back in early 1994.

	Name	From	Comments
180.	Julie Pyne	Germantown, WI	I love the natural landscape and the abundant wildlife that is a part of Kinderberg Park. This parcel of land and its wildlife brings a peacefulness to our community. We need to preserve this land for all to enjoy when visting the park. Developing 30 home lots in this small space will ruin the park and make it nothing more then a private playground for those living there. Although we love our schools and teachers here in Germantown, residents recently voted to allocate \$84 million dollars to the school district. We should not also have to give up our beautiful parks.
181.	Nicole Michalak	Germantown, WI	We don't need to disturb natural habitats such as those found near the kinderbirg park area for the sake of more housing when there is already an over abundance of housing options available. More greedy pockets do not need to fattened at the sake of losing the beautiful and peaceful wildlife habitat.
182.	Dawn Liker	Germantown, WI	
183.	Todd Sennott	Germantown, WI	We don't need to be turning our parks into subdivisions.
184.	John Oswald	Germantown, WI	
185.	Troy Uebele	Germantown, WI	
186.	JAIME BRUNNER	Germantown, WI	It's important to preserve our green space and wet lands. Additionally, filling in wetlands will only inevitably lead to potential flooding. Water needs someplace to go. Filling it in and adding more concrete via sidewalks, hardscapes, and foundations will only create water/flooding issues.
187.	Jennifer Glidden	Germantown, WI	1. To maintain nature adjacent to Kinderberg Park; retaining the natural wetland for wildlife and conservation. 2. To retain the property values of surrounding neighborhoods.
188.	Craig A.	Germantown, WI	Land was supposed to be green space/school. The area does not need additional homes, it does need greenspace. I read that the school admin believes they need the sale to keep up the existing schools. We just passed a huge referendum. That is just not right.
189.	Amy DeGrace	Germantown, WI	
190.	Keri Schultz	germantown, WI	Our natural habitat in Germantown is slowly being destroyed. I live near this area and was heartbroken to learn it was going to be developed, which will only destroy more nature. This important piece of natural habitat and its wildlife needs to be preserved. I agree with the others that developing 30 home lots in this small space will look awful, ruin the appeal of the park and make it nothing more than a private playground for those living there. Germantown residents have already voted to allocate \$84 million dollars to the school district. We should not also have to give up one of the few natural spaces we have left, that is enjoyed daily <i>(continues on next page)</i>

	Name	From	Comments
190.	Keri Schultz	germantown, WI	<i>(continued from previous page)</i> by the people living in the surrounding area. Germantown residents need to protect what little natural environment we still have, it cannot just be about revenue.
191.	Amy Hower	Germantown, WI	
192.	Carol Sennott	Germantown, WI	
193.	JUDITH Davis	GERMANTOWN, WI	
194.	John Nowak	Germantown, WI	
195.	Connie Nowak	Germantown, WI	
196.	Anastasia Dolk	Germantown, WI	We need to preserve open spaces.
197.	Michele jackett	hubertus, WI	Natural wetlands need to be preserved
198.	Sarah Holtebeck	Germantown, WI	I don't want to see those natural areas turned into houses. We have very few areas left.
199.	Kathleen Belfiori	Germantown, WI	We don't need more homes in that area. Extend the park keeping more green space and preserving the natural vegetation and wildlife.
200.	Jennie McCann	Germantown, WI	
201.	Sharon Nortman	Germantown, WI	
202.	Beth KRAUSE	Germantown, WI	Our family lives in the Heritage Hills Subdivision attached to Kinderberg. We LOVE going there and use the space all the time! If there is an OVERCROWDED development put there, not only will it be completely INCONSISTENT with the rest of our entire subdivision, it will cause traffic issues, deter our neighbors and families from using the park, and not to mention negatively affect our property taxes!!! We are COMPLETELY against this development!!! NO, NO, NO!
203.	Robert Banner	Germantown, WI	
204.	Kim Durand	Colgate, WI	
205.	Lisa Tkachuk	Germantown, WI	
206.	Sarah Groeschl	Germantown, WI	We live next to the park and this proposed development
207.	Jennifer Griggs	Germantown, WI	
208.	Renee Connor	Germantown, WI	It's in my neighborhood! We need to keep more green space!
209.	Ruth S	Germantown, WI	As homeowners along the path leading into Kinderberg, we love and enjoy the natural, peaceful landscape surrounding Kinderberg Park. Adding this crowded subdivision would completely change the look and feel of the park and surrounding area. It would also greatly increase the traffic flow on the roads right next to the park. No, thank you!
210.	Stephanie Maier	Richfield, WI	Kinderberg is the BEST park in Germantown. It actually played a factor in why we decided to move to Germantown 5 years ago. Continue to develop the park, make it into <i>(continues on next page)</i>

	Name	From	Comments
210.	Stephanie Maier	Richfield, WI	<i>(continued from previous page)</i> something truly amazing for the community and a highlight for our city (NOT a subdivision!!!)
211.	Marnie DeMichiel	Germantown, WI	
212.	Jody Banner	Germantown, WI	Our family lives in the Preserve and one of the reasons we bought this home was because of the current park and surrounding area for the kids to play and enjoy. Adding 20-30 more houses just for a profit hurts the surrounding neighborhoods more than it does to help it. The area will become more congested and traffic will increase. Plus, you are destroying wetlands and disturbing the animal habitats. Let the Germantown neighborhoods keep the green spaces. Say no to the quick buck and allow the taxpaying citizens and neighborhoods to keep their wetlands, animal habitats and green spaces.
213.	Jessica McLaughlin	Windermere, FL	
214.	Danny Friess	Germantown, WI	
215.	Martin Wlodarczyk	Germantown, WI	Don't ruin Kinderberg Park
216.	Joy Barger	Germantown, WI	
217.	Pamela Fazzari	Colgate, WI	
218.	Patty Landowski	Hubertus, WI	
219.	Margaret Armstrong	Germantown, WI	
220.	Christine Collins	Germantown, WI	
221.	Shari Hess	Richfield, WI	
222.	Dave Stell	Germantown, WI	Please preserve our natural habitat!
223.	Franco Fazzari	Colgate, WI	
224.	Megan M	Milwaukee, WI	Stop taking away all our Green space. Our children will be left with gobs of concrete jungles. This is just ludacris
225.	Beth Maki	Germantown, WI	We need to preserve our green space as much as we can!
226.	Urszula Wlodarczyk	New Berlin, WI	Because it is important for my grandsons.
227.	Andrea Wlodarczyk	Germantown, WI	Keep it open green space!
228.	Laura Weske	Colgate, WI	
229.	kathy Johnson	MENOMONEE FALLS, WI	We cannot keep taking our public spaces away. There is plenty of unused land for sale in Germantown for this developer. The end doesn't justify the means!
230.	Glenn Haensgen	Germantown, WI	
231.	Tamara Tomczyk	Germantown, WI	We need to preserve the little greenspace we have!

	Name	From	Comments
232.	Kathy Olsen	Germantown, WI	Please keep this a green space! The park is such a great place for the neighborhood.
233.	Alison Pitrof	Germantown, WI	Save wildlife!!
234.	Kim Fletcher	Milwaukee, WI	
235.	Natalie Metz	Germantown, WI	This wetland area is not only beautiful, but therapeutic for the soul. For over 15 years, I have ran through our subdivision and cherished the serenity of these green spaces when I finally reach them. I have walked along the preserve with my children in strollers when they were little. Now that they are 7 & 10, we bike along these grounds and love listening to all of the different birds and watching wildlife before our eyes. We do not need more housing in this location. It is absolutely not necessary. Preserve the beauty and allow families to enjoy the serenity for decades to come by keeping these wetlands as they are.
236.	Hope Riesterer	Milwaukee, WI	I grew up in Germantown and loved this park with all my heart. Many childhood memories can be placed there. I would love to see it grow and expand for the future generations to make memories in.
237.	Melissa Schmit	Germantown, WI	
238.	Meghan Hytry	Germantown, WI	We can't cover every inch of our community with homes and development. Part of what makes this community attractive is the green space. Expanding the park is a perfect way to keep Germantown a place people want to live. Also, the road infrastructure is just not sufficient for more development...
239.	Michael Fazzari	Colgate, WI	
240.	Rebecca Ehlers	Germantown, WI	The neighborhood parks are one of Germantown's most attractive community qualities. Kinderberg Park is well-known both for its amenities, but also for its tranquil setting. Building more homes will detract from the natural beauty of the area.
241.	Cyndee Piepenbrink	Germantown, WI	Preserving appeal of Kinderberg parks natural areas preserving wetlands
242.	Karen Paschke	Germantown, WI	We moved to Germantown 25 for its quality environment and open spaces. Please preserve quality by not over building and making our community congested.
243.	Patrick Kernan	Germantown, WI	
244.	Alexander Carayannopoulos	Menomonee Falls, WI	
245.	Santa Maria Dobrogowski	Germantown, WI	There are other 3 other large projects being developed that will account for many homes. The ideas to build in the big open spaces and create new neighbor hoods is more acceptable than building in established neighborhoods that have a few acres in their middle. These few acres add to the <i>(continues on next page)</i>

	Name	From	Comments
245.	Santa Maria Dobrogowski	Germantown, WI	<i>(continued from previous page)</i> beauty, serenity, and family feel. Do not destroy the family friendly feel that currently exists in OUR KINDERBURG NEIGHBOORD.
246.	Pam Harwood	Germantown, WI	
247.	Frédéric Villepontoux	Nice, fr	
248.	Shawn Feltz	Jackson, WI	
249.	Sally Pallan	Germantown, WI	
250.	Mitch Colegrove	Germantown, WI	
251.	LimNda Melichar	Germantown, WI	Beautiful park. Love the green space!
252.	Carol Daly	Germantown, WI	Germantown continues to more poor choices on behalf of the community that will hurt the value of our village in the long run. These green space are imperative to all the families of Germantown.
253.	Jack Pallan	Germantown, WI	
254.	Steve Hies	Germantown, WI	
255.	Neil Risler	Germantown, WI	
256.	Paul Schuelke	Menomonee Falls, WI	I like the park and I think it should stay the way it is. Find somewhere else to sell off some land for subdivision.
257.	Jill Finger	Germantown, WI	
258.	Nick Chaconas	Germantown, WI	
259.	Bruce Wayne	New York, NY	This land has been for sale for years. The Village obviously isn't interested in buying it from the School District. Not sure what everyone here was thinking would become of this land that technically is not part of the park when the for sale sign went up. I have not heard of a petition to the Village to raise taxes in order to buy the land so as to preserve it.
260.	Mandar Kulkarni	Germantown, WI	
261.	Kristine Schulze	Jackson, WI	It is a place for the kids to hang out and have open green space. We do not need to fill with more homes and crowd the space.
262.	Christine Arend	Franklin, WI	My godson lives close to this park, my daughter has played Soccer there. Natural Habitats should not be disturbed
263.	Madeline Stewart	Germantown, WI	
264.	Ashton Kusch	Germantown, WI	
265.	Sarah Pyne	Germantown, WI	Ending the construction of this new neighborhood is very important to me and my family because of the natural beauty it gives off at sunrise and especially sunset. Sitting on the hill with friends and family while watching the sunset and movies in the park has a special place in my heart. I would hate to see this beautiful piece of land blocked by houses. <i>(continues on next page)</i>

	Name	From	Comments
265.	Sarah Pyne	Germantown, WI	<i>(continued from previous page)</i> Building a neighborhood in this park would completely take away from the comfort and privacy of a community park. Save the wildlife and our eyes!!!
266.	Maureen Stowell	Germantown, WI	
267.	Patricia Crain	Germantown, WI	We moved to Germantown over 20 yrs ago and were pleasantly surprised with the beautiful park system. When I speak of Germantown to potential residents it is a huge selling point. Please do not develop This area!!
268.	Justin Maier	Richfield, WI	The Germantown parks and greenspaces are a major reason why Germantown is a desirable place to live. Don't diminish that by over populating our community with cookie cutter houses.
269.	Michael Pyne	Germantown, WI	The park area was a green space gift for the Germantown residents.
270.	Stefanie Harms	Germantown, WI	I have young kids who LOVE that park!
271.	Allan Inda	GERMANTOWN, WI	
272.	Kevin Lenius	Germantown, WI	
273.	Terry Tschetter	Germantown, WI	Communities need green space and as a focal point of SE section of our community, we should be looking at how to expand on this and make the park even better for all of our residents.
274.	David Lauer	Germantown, WI	The planned development is inconsistent with existing lot and home sizes immediately adjacent to the site and the development will increase traffic, as well as impact child safety near Kinderberg Park.
275.	erica clausing	Germantown, WI	Destruction of green space and wildlife in the area will only further destroy our community and earth itself.
276.	Kimberly Wilfert	Germantown, WI	We moved to Germantown over 20 years ago near MacArthur School, eventually building a home in The Preserve in 2002.....We have always loved the fact that Kinderberg Park was just "down the road a piece," a quiet, beautiful area to explore and have fun. One of our favorite things to do was to get atop "Kinderberg Mountain" and take in the views. It would be a shame to lose the natural area just south of the park to small-lotted homes.....Veridian Homes might very well end up being a mirror-image to the Preserve Heights area.....bunched-up residences with virtually no yard space; basically you can open a living room window and simply reach out and knock on the next-door neighbor's front door. The houses are that close together it seems, not an attractive look. We moved here to this part of Germantown to kind of get the feel we were "out in the country," with bigger lot sizes for growing families.....families who love Kinderberg just the way it is!! #notoveridianhomes #kinderbergstrong

	Name	From	Comments
277.	Colleen McGinty	Germantown, WI	We moved here almost 2 yrs ago and chose this subdivision for several reasons. 1. The houses were not on top of each other. Each lot was large enough to feel like you had privacy, but not so much where you felt you couldn't know your neighbors. 2. In walking distance to a beautiful sprawling park with nice biking/walking trails for the kids. My kids on a weekly basis (sometimes more) ride the paths to the park to play. 3. The subdivision was private and small enough where traffic is pretty much for residents. For those driving to the park, almost all enter and exit from Donges Bay. We don't have to worry about speeding cars or lots of cars coming through the neighborhood. Adding so many homes in such a small space will increase traffic and with so many kids may pose a danger. 4. Building smaller homes w smaller lot sizes will change the property value of nearby homes. One of the reasons we moved here was the homes looked unique enough (not the cookie cutter homes) but the general look was similar. You didn't see a tiny home or a duplex down the street from a huge home. All the homes "fit". Bringing in homes with smaller lot and newer appearance do not go with the look of the neighborhood. There are plenty of other streets that are empty that the builders can go and build more homes! Not here, please. Because next thing you know, they will want to add more houses and take more of our park. We love Kinderberg Park and many non residents do as well. Save the park!
278.	Amanda Smith	Germantown, WI	
279.	Eva Kender	Germantown, WI	
280.	Brett Nicol	Germantown, WI	
281.	Joni fletcher	Germantown, WI	Part of what make Germantown such a gem is all the green space. More importantly we need to respect and preserve the wetlands.
282.	Marcie Goodman	Bayside, WI	
283.	Patricia Joseph	Germantown, WI	
284.	Amy Steuerwald	Germantown, WI	
285.	Sarah Bersch	Germantown, WI	This is a beautiful and open park. The extra space could be used to further enhance the park and splash pad. Please stop ignoring what the residents and tax payers are asking for.
286.	Heidi Mohs	Germantown, WI	
287.	Christie Holtkamp	Montrose, IA	My 7 year old niece and 3 year old nephew love this park! It's been a part of their play routine all their lives. Always a must visit place when we come to town.
288.	Caryn Pawlak	Germantown, WI	Why destroy property values of surrounding subdivisions & take away more precious green space. There's plenty of other subdivisions going up in Germantown school district. (continues on next page)

	Name	From	Comments
288.	Caryn Pawlak	Germantown, WI	<i>(continued from previous page)</i> We don't need to cram houses here too. Germantown leadership is making poor choices lately, let's put a stop to it.
289.	Katie Russell	Germantown, WI	
290.	Dan Russell	Germantown, WI	
291.	Veronica Weber	Germantown, WI	I am against destroying the wetlands
292.	DeAnna Simerly	Germantown, WI	This would take away from the existing area. The existing subdivision is one that my family aspires to live. If a new subdivision is erected then we would probably consider moving away from Germantown because our dream area would be no longer desirable.
293.	Lisa Embling	Germantown, WI	
294.	Jeff Peterson	Germantown, WI	More nature less houses
295.	Eric HENNE	Germantown, WI	I want more green space not more houses
296.	Fitz Fitzpatrick	Germantown, WI	
297.	Joanne Walker	Germantown, WI	
298.	Jessica Kroeger	Germantown, WI	
299.	Tim Gieschen	GERMANTOWN, WI	
301.	Joe Lauerman	Germantown, WI	The is ZERO benefit for putting in a new subdivision next to current park for existing residents. It will only bring more congestion, risk of me having to pay for more teachers, more traffic in local intersections that are already in POOR shape, destroy green space (how ironic coming from the lefties on our school board that they sell out to \$\$ in lieu of green space after robbing community of 92 MILLION 1.5 yrs earlier...but I digress). Again - what benefit is there for residents in the area??
302.	Eric Schaefer	Germantown, WI	
303.	Claire W.	Germantown, WI	
304.	Karen Umbreit	Colgate, WI	
305.	Mirla Beal	Germantown, WI	Preserve the quality of the community and to be consistent with the house standards of the area.
306.	Amanda Reinemann	Germantown, WI	Because we don't need more homes, we need more nature area
307.	Jodie Winkler	Germantown, WI	
308.	Julie Abraham	Germantown, WI	
309.	Sarah Koenig	Germantown, WI	
310.	Joshua Peterson	GERMANTOWN, WI	This will take away from the appeal of Kinderberg Park...Multiple crammed in houses will look terrible Preserve the wetlands.
311.	Peter Jensen	Germantown, WI	

	Name	From	Comments
312.	Margeaux LeVan	BETHLEHEM, PA	
313.	Katy Kanters	Germantown, WI	This park space is used so much. We need more green space for our children. It's our job to protect the wildlife habitats that live there, not dig them up. We don't need more traffic and more homes.
314.	Mary Van Slett	Germantown, WI	
315.	Dave Christensen	Germantown, WI	
316.	Dan Rabehl	GERMANTOWN, WI	
317.	Robert Alexander	Germantown, WI	
318.	Tammy Kasten	Germantown, WI	
319.	Penelope Walker	Germantown, WI	
320.	Erin Miller	Germantown, WI	
321.	Kathy Meinecke	Germantown, WI	I think the use of the land is best used for now park options. So many community members come to use it! I would love to see a FULLY wheelchair accessible playground, like Possibility playground! Let's give a chance for everyone to be included!
322.	R Thomas	Germantown, WI	Do the right thing and expand the park! I'm sad the village board has decided to move forward on this without reaching out to area residents. if this passes we need to reset village board and no more money to school board!!!
323.	Jenny Opelt	Germantown, WI	
324.	Matt Janke	Germantown, WI	
325.	James Pitterle	Germantown, WI	I am not too worried about money that the School District wanted from this. Let's try to support our great schools without always paving paradise. Find another way, and another place for the homes.
326.	Ryan Paul	Germantown, WI	Expand the park! Cramming homes into tiny lots does not fit the flow of the neighborhood and why we moved here and paid for larger lots. I understand the school board wants to sell and profit on the land. We need to find another way.
327.	Jason Kaczmarek	Germantown, WI	
328.	Stephanie Post	Germantown, WI	
329.	William McKelvey	Germantown, WI	Kinderberg needs to be expanded with additional walking paths and to preserve the natural landscape.
330.	Edward VanBrabant	Germantown, WI	
331.	Marcy Peterson	Germantown, WI	We need more threes and less houses.
332.	Jodi Jacober	Germantown, WI	I live close by and enjoy the the larger lots sizes. That's why I moved to Germantown originally.
333.	Andrew Redeker	Germantown, WI	

	Name	From	Comments
334.	Rich Thomas	Germantown, WI	Great location to take family. Looks horrible already with trucks in and out along with grading. We will be sad to see housing on this land. Does anyone know of the builder? Can't believe they'd want to continue with this many negative comments.
335.	Gayle Saniter	Germantown, WI	Friends from other suburbs even refer to Kinderberg Park. Germantown is known for this park. Don't ruin it with more houses! If the village managed to set aside \$750,000 for a park shelter at Firemen's, then I see no reason why an expansion of Kinderberg can't be worked out also. The school district just got how much money in taxes for their improvements and expansion? And they are charging Park and Rec for use of the buildings now. I'm all for excellent schools here but....I see no reason why the school district can't wait for the Friends of Kinderberg to raise the funds to buy the land for park expansion.
336.	Richard Stoffel	Germantown, WI	To not be shortsided in the protection of our parks, natural areas, and the value of our properties
337.	Jeff Cubinski	Germantown, WI	Expand the park! Preserve the wetlands.
338.	Liz Martin	Hartford, WI	
339.	James Schultz	Getmantown, WI	
			The school district just raises 85 million dollars from the germantown residents. I do not see the finacial need to sell off this land. The building plans are not consistant with surrounding properties. This land should be used to enhance the kinderburg park area. We as residents paid for it with the 85 mil referendum. A new neiborhood will not raise the quality of life for the residents of germantown like an expansion of the park will
340.	Jayne Thomas	Glendale, WI	My son's family lives in Germantown and on many occasions I take my grand daughter to the park to play and enjoy the surroundings. Adding more houses will make the area more congested and traffic will increase. Please save the park and wetlands. This is what makes Germantown special.
341.	Teri Konczal	Germantown, WI	We've owned in Germantown for over 22 years in the Preserve. We took our children and now Grandchildren to Kinderberg. Please expand or leave area alone and turn down the home builder.
342.	Robert Konczal	Germantown, WI	Sad that the village is letting this happen. extend or get out!
343.	Angela Kohl	Menomonee Falls, WI	
344.	Celeste Harvey	Hartford, WI	
345.	Lynn Pollpeter	Cedarburg, WI	

	Name	From	Comments
346.	Carole Stoffel	Germantown, WI	We don't need housing in the area where we sled and use the playground and splash park. It's going to ruin the park and if anything I'd prefer a pool to be built there for all residents to use. Not houses put in a premium spot. I also feel it will hurt our property values along with ruining the park esthetic. Keep the park "park like" not a bunch of houses. It's beautiful as it is now, don't ruin it.
347.	Nicki Porter	Menomonee Falls, WI	
348.	Amy Holcombe	Knoxville, TN	Parks are what bring the people in communities together and make them great. Also, if there are wetlands there they are probably protected on a federal level and building on them would be illegal.

Deanna Braunschweig, Village Clerk
Village of Germantown
N112 W17001 Mequon Rd.
Germantown, WI 53022

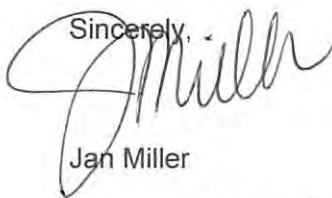
August 16, 2019

Dear Ms. Braunschweig,

Enclosed are protest petitions pertaining to the proposed rezoning of N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5, as will be heard at the Village Board meeting on Monday August 19.

The requirements of Village of Germantown Municipal Code Section 17.51(7) have been met such that a favorable vote of $\frac{3}{4}$ of the full Village Board will be required for this rezoning to become effective. Please contact me at 262-352-8250 if there are any questions about this.

Sincerely,



Jan Miller

W151 N10297 WINDSONG CIRCLE, WEST
GERMANTOWN, WI 53022

RECEIVED

AUG 16 2019

**VILLAGE OF GERMANTOWN
CLERK'S OFFICE**

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of
N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5 PDD.

Signature: Lisa A. Murray Date: 8/16/19

Print Name: Lisa A. Murray

Print Address: N103W15022 Windsong Cir E Tax Key No. GTNV: 352201

Germantown, Wisconsin

State of Wisconsin

County of Washington

This document was signed before me on this 16 day of August, 2019 by the named person.

Jenessa Magolan
(Signature, Notary Public, State of Wisconsin)

Jenessa Magolan
(Print or Type Name, Notary Public, State of Wisconsin)

3/21/2021
(Date Commission Expires)



RECEIVED

AUG 16 2019

VILLAGE OF GERMANTOWN
CLERK'S OFFICE

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of
N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5.

Signature: John J. Plenke

Date: 8-5-19

Print Name: John J. Plenke

Print Address: N103 W14942 Winding Cir. E

Tax Key No. GTNV: 352202

Germantown, Wisconsin

State of Wisconsin

County of Washington

This document was signed before me on this 5 day of August 2019 by the named person.

Nicklas V D'Amato
(Signature, Notary Public, State of Wisconsin)

NICKLAS V D'AMATO
(Print or Type Name, Notary Public, State of Wisconsin)

12/18/2022
(Date Commission Expires)



RECEIVED

AUG 16 2019

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5.

Signature: Kristine Huber

Date: Aug 14, 2019

Print Name: Kristine Huber

Print Address: N103W14960 Windsong Cir E

Tax Key No. GTNV: 352203

Germantown, Wisconsin

State of Wisconsin

County of Washington

This document was signed before me on this 14 day of August, 2019 by the named person.

Tiffany Zehren
(Signature, Notary Public, State of Wisconsin)

TIFFANY ZEHREN
NOTARY PUBLIC
STATE OF WISCONSIN

Tiffany Zehren
(Print or Type Name, Notary Public, State of Wisconsin)

7-27-2021
(Date Commission Expires)

RECEIVED

AUG 16 2019

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5.

Signature: [Signature]

Date: 8/5/2019

Print Name: Matthew Herl

Print Address: N103W14930 Winding Cir E

Tax Key No. GTNV: 352204

Germantown, Wisconsin

State of Wisconsin

County of Milwaukee

This document was signed before me on this 5th day of August, 2019 by the named person.

[Signature]
(Signature, Notary Public, State of Wisconsin)

Jennifer Schneck
(Print or Type Name, Notary Public, State of Wisconsin)

02-25-2022
(Date Commission Expires)



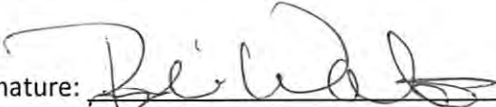
RECEIVED

AUG 16 2019

VILLAGE OF GERMANTOWN
CLERK'S OFFICE

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of
N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5.

Signature: 

Date: 8/15/19

Print Name: Brandi Walters

Print Address: N103W14898 Windsong Cir E Tax Key No. GTNV: 352205

Germantown, Wisconsin

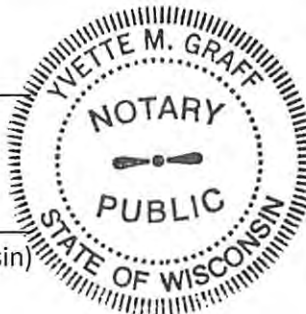
State of Wisconsin

County of Waukesha

This document was signed before me on this 15th day of August, 2019 by the named person.


(Signature, Notary Public, State of Wisconsin)

Yvette M. Graff
(Print or Type Name, Notary Public, State of Wisconsin)



5-31-23
(Date Commission Expires)

RECEIVED

AUG 16 2019

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5.

Signature: [Signature] Date: 12 AUG 2019

Print Name: ANTHONY J. LARKIE

Print Address: W148 N10368, WILKETHAMPTON Tax Key No. GTNV: 352206

Germantown, Wisconsin

State of Wisconsin

County of Waukesha

This document was signed before me on this 13 day of August, 2019 by the named person.

Mariella Zarb.
(Signature, Notary Public, State of Wisconsin)

MARIELLA ZARB.
(Print or Type Name, Notary Public, State of Wisconsin)

04/19/2022
(Date Commission Expires)



RECEIVED

AUG 16 2019

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of
N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5.

Signature: Suzanne M. Henne Date: 8-14-19

Print Name: SUZANNE M. HENNE

Print Address: W148N10364 Whether Field Tax Key No. GTNV: 352207

Germantown, Wisconsin

State of Wisconsin

County of WASHINGTON

This document was signed before me on this 14th day of AUGUST, 2019 by the named person.

James R. Henne
(Signature, Notary Public, State of Wisconsin)

JAMES R. HENNE
(Print or Type Name, Notary Public, State of Wisconsin)

9/17/21
(Date Commission Expires)



RECEIVED

AUG 16 2019

VILLAGE OF GERMANTOWN
CLERK'S OFFICE

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5.

Signature: [Signature]

Date: 8-14-19

Print Name: Aaron Grode

Print Address: N105 W14756 Wilson Dr.

Tax Key No. GTNV: 264032

Germantown, Wisconsin

State of Wisconsin

County of Waukesha

This document was signed before me on this 14 day of August, 2019 by the named person.

[Signature]
(Signature, Notary Public, State of Wisconsin)

Cheryl Piefer-Wachtel
(Print or Type Name, Notary Public, State of Wisconsin)

July 31, 2023
(Date Commission Expires)



RECEIVED

AUG 16 2019

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5.

Signature: David G. Bykowski

Date: 8/14/19

Print Name: DAVID G. Bykowski

Print Address: W147 N10505 WILSON DR Tax Key No. GTNV: 264033

Germantown, Wisconsin

State of Wisconsin

County of Washington

This document was signed before me on this 14th day of August, 2019 by the named person.

Shuron White
(Signature, Notary Public, State of Wisconsin)

Shuron White
(Print or Type Name, Notary Public, State of Wisconsin)

08-22-2022
(Date Commission Expires)

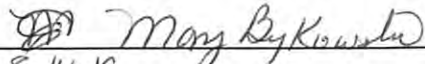


RECEIVED

AUG 16 2019

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5.

Signature: 
Date: 8.14.19

Print Name: Mary Bykowski

Print Address: W147N10505 Wilson Dr
GTVN: _____

Tax Key No. 264033

Germantown, Wisconsin

State of Wisconsin

County of Washington

This document was signed before me on this 14th day of August, 2019 by the named person.


(Signature, Notary Public, State of Wisconsin)

Shuron White
(Print or Type Name, Notary Public, State of Wisconsin)

08-22-2022
(Date Commission Expires)



RECEIVED

AUG 16 2019

VILLAGE OF GERMANTOWN
CLERK'S OFFICE

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of
N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5.

Signature: Debbie D'Amato Date: 8-13-19

Print Name: DEBBIE D'AMATO

Print Address: W147N10491 WILSON DR. Tax Key No. GTNV: 264034

Germantown, Wisconsin

State of Wisconsin

County of WASHINGTON

This document was signed before me on this 13 day of August, 2019 by the named person.

Amy Welhouse
(Signature, Notary Public, State of Wisconsin)

Amy Welhouse
(Print or Type Name, Notary Public, State of Wisconsin)

12-26-2022
(Date Commission Expires)

**RECEIVED****AUG 16 2019**

VILLAGE OF GERMANTOWN
CLERK'S OFFICE

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of
N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5.

Signature: Wendy A. Bray

Date: 8-15-2019

Print Name: Wendy A. Bray

Print Address: W147 N10475 Wilson Drive

Tax Key No. GTNV: 264035

Germantown, Wisconsin

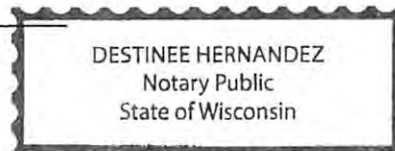
State of Wisconsin

County of Waushara

This document was signed before me on this 15th day of August 2019 by the named person.

Destinee Hernandez

(Signature, Notary Public, State of Wisconsin)



Destinee Hernandez

(Print or Type Name, Notary Public, State of Wisconsin)

My Commission Expires
November 17, 2022

(Date Commission Expires)

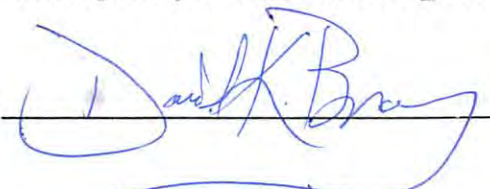
RECEIVED

AUG 16 2019

VILLAGE OF GERMANTOWN
CLERK'S OFFICE

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of
N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5.

Signature: 

Date: 8/15/19

Print Name: DAVID K. BRAY

Print Address: W147N10475 WILSON DRIVE

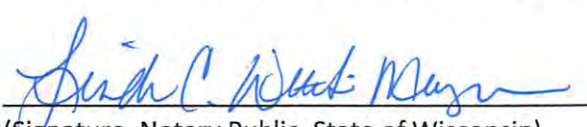
Tax Key No. GTNV: 264035

Germantown, Wisconsin

State of Wisconsin

County of MILWAUKEE

This document was signed before me on this 15th day of August, 2019 by the named person.


(Signature, Notary Public, State of Wisconsin)

Linda C. Werth-Meyer
(Print or Type Name, Notary Public, State of Wisconsin)

May 13, 2021
(Date Commission Expires)



RECEIVED

AUG 16 2019

VILLAGE OF GERMANTOWN
CLERK'S OFFICE

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of
N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5.

Signature: Steve Hies

Date: 8/13/2019

Print Name: Steve Hies

Print Address: W147 N10463 Wilson Drive

Tax Key No. GTNV: 204036

Germantown, Wisconsin

State of Wisconsin

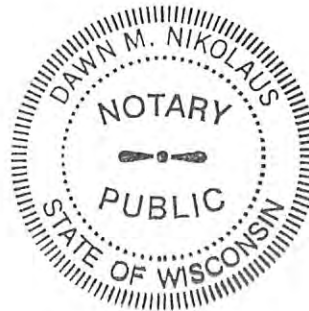
County of Washington

This document was signed before me on this 13 day of Aug, 2019 by the named person.

Dawn M. Nikolaus
(Signature, Notary Public, State of Wisconsin)

Dawn M Nikolaus
(Print or Type Name, Notary Public, State of Wisconsin)

2-11-23
(Date Commission Expires)



RECEIVED

AUG 16 2019

VILLAGE OF GERMANTOWN
CLERK'S OFFICE

PROTEST AGAINST ZONING CHANGE

Pursuant to Village of Germantown Municipal Code Section 17.51(7), I protest the rezoning of N104W14942 Donges Bay Road, Parcel GTNV_263988 from A-2 to Rs-5.

Signature: Terry Tschetter

Date: 8/12/19

Print Name: Terry Tschetter

Print Address: W147 N10451 Wilson Dr.

Tax Key No. GTNV: 264037

Germantown, Wisconsin 53022

State of Wisconsin

County of Waukesha

This document was signed before me on this 12th day of August, 2019 by the named person.

M. M. Sklenar
(Signature, Notary Public, State of Wisconsin)

M. M. Sklenar
(Print or Type Name, Notary Public, State of Wisconsin)

2/5/2022
(Date Commission Expires)



RECEIVED

AUG 16 2019

VILLAGE OF GERMANTOWN
CLERK'S OFFICE

#

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: September 16, 2019

AGENDA ITEM: New Business [Certified Survey Map & Restriction Release]

ITEM TITLE: Central Land Company, agent for GGWW, LLC, William Wetterau, property owner, is requesting approval of a 2-lot Certified Survey Map (CSM)

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

Central Land Company, agent for GGWW, LLC, William Wetterau, property owner, is requesting approval of a 2-lot Certified Survey Map (CSM):

- Lot 1: 20.1 acres for development of a 250,522 sqft industrial building to be occupied by the Illing Company; and
- Lot 2: 25.4 acres for development of a 130,324 sqft multi-tenant industrial building (no confirmed tenants at this time) and future development of a 117,324 sqft industrial building.

Also, the Washington County Highway Commissioner has requested that the Village approve an access restriction release (copy attached) to effectively remove an access restriction that the County required as part of a previous CSM when the land was owned by Miracle Homes. The Washington County Commission has approved the current access driveway proposal reflected in the proposed CSM and site development plans. The County is requesting that the "old" restriction be removed and requires Village approval.

PLAN COMMISSION RECOMMENDATION:

APPROVE the 2-lot Certified Survey Map (CSM) for the 45.46-acre property owned by GGWW, LLC subject to one condition.

NOTE: At their Sept 9 meeting, the Plan Commission also conditionally approved site development & building plans for the proposed 250,522 sqft Illing Company building and the 130,324 sqft multi-tenant building.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including applications, plans, supporting information, the staff report & recommendation and Plan Commission meeting minutes (when available) are included in the PDF digital file distributed by the Village Clerk.

CERTIFIED SURVEY MAP (CSM) AND SITE PLAN APPLICATIONS

9/9/19 Plan Commission Meeting

**Briohn Design Group, LLC / Illing Company/ Central Land Company III, LLC and
GGWW, LLC - William Wetterau**

Village Planner Report

Germantown, Wisconsin

Summary

Briohn Design Group, LLC, agent for Illing Company, Central Land Company, and GGWW, LLC, William Wetterau, property owner, is requesting approval of a 2-lot Certified Survey Map (CSM) and Site Development and Building Plans for a 210,522-square-foot Industrial Building (Lot 1) and a 130,324-square-foot Multi-Tenant Industrial Building (Lot 2)

Location: Rockfield Road @ Goldendale Road, 3/4-mile east of US Highway 41

Agent/

Property Owners: Samuel Dickman
Central Land Company III, LLC
626 E. Wisconsin Avenue, Suite 1020
Milwaukee, WI 53202

William Wetterau
GGWW, LLC

Current Zoning: A-1: Agricultural

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

Location Map



Background

In 2018, the Village Board approved amendments to the Village's 2020 Land Use Plan (LUP) Map and creation of Tax Incremental Financing District No. 8 (TID#8). The primary purpose for TID#8 was to re-construct Holy Hill Road from US Highway 41 to Goldendale Road and extending sanitary sewer and water utilities along Goldendale Road and Holy Hill Road to serve development within the Gateway development area and other adjacent land within the Holy Hill Road corridor.

At the July 15, 2019 meeting, the Village Board approved the rezoning of 45.46 acres (Lots 2, 3, and 4 of CSM 5959) from the A-1 Agricultural District to M-1 Limited Industrial District to accommodate the construction of three industrial buildings on the site. The Plan Commission provided consultation to the applicant at their July 8, 2019 on the proposed CSM and the proposed site plan. The following are highlights from the Plan Commission comments at the consultation meeting.

- The east side of site is the edge of the industrial development area and should be well screened through ample landscaping and berms from the land to the east and north.
- The east elevation should be treated as a primary elevation in terms of architecture. Any applications for future additions to the east will be carefully reviewed for architectural aesthetics.
- The proposed future trailer parking on the south side of the potential eastern addition should be well screened.

Proposal

The applicant is seeking approval of a 2-lot Certified Survey Map (CSM) and a Site Development and Building Plans for two (2) industrial buildings on the 45.46 acre property.

CSM

The proposed 2-lot CSM includes:

- Lot 1: 20.027 acres
- Lot 2: 25.436 acres

Site Development & Building Plans

Site improvements on Lots 1 and 2 and construction on Lot 1 is anticipated to begin late 2019. Construction of the western building on Lot 2 is anticipated to begin in spring of 2020. The applicant will come back to the Plan Commission with a site plan application for the future east building on Lot 2. Below is a summary of the proposed improvements to the site:

Site Improvements for Lot 1

- Access drive from Goldendale Road on the south edge of Lot 1
- Access drive from Rockfield Road in the west corner of Lot 1
- Asphalt Paved Drives, parking stalls for 196 cars (plus 50 future car parking stalls)
- Asphalt paved Loading Dock Area

Building Improvements for Lot 1

- 240,468 square foot industrial building located toward the west side of the property to allow for a future addition of 75,000 square feet on the east side of

the building

- 31 truck docks with concrete apron (54 possible)
- 23 potential trailer parking stalls, 18 additional possible
- Painted pre-cast concrete wall panels on all four sides of the building
- Insulated grey tinted glazing with clear anodized aluminum framing
- Façade painting uses 3 tones of gray with a red accent color (see renderings submitted with application materials)
- Trash and recycling enclosure located on the south side of building will match the proposed building
- Roof top units (RTU's will be screed using a front and side wall parapet, which will extend four feet about the height of the building
- Prefabricated liquid chemical storage enclosure (10' x 12') on the southwest side of the building to store three to four (3-4) 55-gallon drums of acetone

Site Improvements for Lot 2

- Access drive from Goldendale Road near the center of the east side of Lot 2
- Asphalt Paved Drives, parking stalls for 99 cars (plus 195 future car parking stalls)
- Asphalt paved Loading Dock Area
- 84 potential trailer parking stalls on the northside of the lot

Building Improvements for Lot 2

- 130,324-square foot industrial building on the west half of Lot 2 and a future phase 117,324-square foot industrial building on the east half of Lot 2
- 26 possible truck docks with concrete apron
- Painted pre-cast concrete wall panels on all four sides of the building
- Insulated grey tinted glazing with clear anodized aluminum framing
- Façade painting uses 3 tones of gray with a red accent color (see renderings submitted with application materials)
- Trash and recycling enclosure will match the proposed building
- Roof top units (RTU's will be screed using a front and side wall parapet, which will extend four feet about the height of the building.
- Proposed a Regional Storm Pond located in the south east corner of the site

Operation Information (north lot)

As discussed in the application materials, the Illing Company is a distribution facility for plastic containers with some limited onsite production. This business is currently located in Germantown, but is looking for a place to expand their business. It is anticipated the business will have 60-70 employees initially, and up to 110 employees on one daytime shift. The business would be operated Monday through Friday, 7:00am to 6:00pm. Saturday operation may potentially occur.

Access & Parking

The Washington County Public Works Committee has approved the two (2) access drives off Goldendale Road (County Road Y). An application with detailed plans for the construction of the accesses will be submitted to Washington County in the next week with an anticipated turnaround time of three (3) weeks. The access onto Rockfield Road will need to be approved by the Village Public Works Department.

There are 196 parking stalls proposed for Lot 1 and the space and potential for 50 additional stalls on site. Lot 2 has 99 parking stalls proposed and the space and potential for 291 additional stalls on site. Space for trailer parking has also been detailed on the site plan.

Traffic Impact Analysis

As required by Washington County, a Traffic Impact Analysis for the proposed improvements was completed by Traffic Analysis & Design, Inc., which provided recommendations for future improvements in 2024 and 2029, as the site and the area continues to develop. No immediate improvements are recommended.

Storm Water Management

The subject property will be served by an onsite stormwater pond to be located in the southeast corner of Lot 2. Upon full build-out, proposed Lot 1 will contain 67.6% impervious surface on the site and proposed Lot 2 will contain 55.7% impervious surface, which meets the 80% maximum requirement for impervious surface on a site in the M-1 Limited Industrial District.

This site will include a stormwater pond on the southeast corner of Lot 2. This pond will serve both Lots 1 and 2.

Landscaping & Buffering

The site will be landscaped with berms of various heights (approximately 7-12 feet in height) along Rockfield Road and Goldendale road, which will help to screen the proposed structures. A variety of trees and shrubs will be planted along Rockfield Road and Goldendale Road. Deciduous shade trees will line the parking lot on the north side of the property and evergreens and deciduous trees will be added to the existing tree line to the west, which will enhance the buffer between the proposed development and the existing residential district. Foundation plantings are also shown on the landscape plan on the north side of the building on Lot 1 and the south side of the building on Lot 2.

Lighting

Exterior lighting of the site and building includes:

- (42) 105W LED 5000K (cool) cut-off wall building-mounted fixtures at a height of 24' on the front and sides of the proposed buildings facing the parking areas;
- (26) 150W LED 5000K (cool) cut-off wall building-mounted fixtures mounted at a height of 24' on the rear of the proposed buildings facing the loading docks and trailer parking areas;
- (42) 150W LED 5000K (cool) cut off pole-mounted fixtures at a height of 20' illuminating the access drives of the site.

Signage

A monument sign "placeholder" is shown in the north side of the site along Rockfield Road on the Landscaping Plans. Details of the monument sign and other wall signage will be provided in a separate Sign Permit Application reviewed by the Plan Commission.

Staff Comments**Planning & Zoning**

The proposed industrial buildings are designed as multi-tenant buildings for the purpose of future flexibility. The north building will be occupied solely by Illing Company, who will be relocating to the building on Lot 1 in June of 2020. Illing Company specializes in plastic container distribution and has outgrown their current facility on Clinton Drive in Germantown. There is not currently a tenant in place for the west building on Lot 2.

Since the original Site Plan Consultation, the overall elevation of the building on Lot 1 has been decreased by one foot. The berms on the north and east sides (along Rockfield Road and Goldendale Road) have also been increased in height. Several more trees have been added to the berms along the road rights-of-way as well as in the southeast corner of proposed Lot 2, which will assist in screening the development from northbound traffic on Goldendale Road.

The applicant has also added additional architectural details to the east elevation of the proposed north building, which includes a façade similar to that of the west elevation. This will provide an improved appearance for the neighboring properties to the north and east of the subject property.

Engineering

The Village Engineer and Public Works Department staff have identified plan corrections (see August 15, 2019 Public Works Director memo) pertaining to storm water management and erosion control. All items in this memo have been addressed on the plan sheets which are awaiting final approval by the Village Engineering Department Staff.

Surveyor

The Village Surveyor provided review memos to the applicant dated 8-26-19 and 9-4-19. There is one outstanding item to be corrected, which will be added as a condition of approval.

Fire Department

The Fire Department is recommending approval of the proposed Site and Architectural Plans subject to the following requirements:

1. Add one fire hydrant at the intersection of Goldendale Road and the north entry drive. Public hydrants should be located within the Village utility easement.
2. Knox boxes are required on all buildings at locations to be determined by GFD.

Note: The fire hydrant has been added to the plans at the intersection of Goldendale Road and the north entry drive, within the Village utility easement.

VILLAGE PLANNER RECOMMENDATION:*CSM Application*

APPROVE 2-lot Certified Survey Map (CSM) for the 45.46 acres (Lots 2, 3, and 4 of CSM 5959) owned by GGWW, LLC located in the southwest corner of the Goldendale Road and Rockfield Road intersection with the following condition:

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

VILLAGE PLANNER RECOMMENDATION

APPROVE the site development and building plans submitted by Central Land Company III, LLC for the proposed industrial buildings located in the southwest corner of the Goldendale/Rockfield Road Intersection subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural, engineering, and electrical plan sheets dated 7-12-2019 and revised 9-5-2019 and the landscaping plan sheets dated 9-5-2019, unless said plan sheets are revised pursuant to revisions required under the specific conditions of approval included by the Plan Commission.
2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. State approved plans and a \$20,000 occupancy bond are required by Inspection services as part of the building permit application.
4. The Developer shall enter into a Development Agreement with the Village pursuant to Chapter 17.43 of the Village Code (Site Plan Approval) as well as, the preparation of detailed plans for the installation of public utilities and improvements including, but not limited to private access drives and storm water management facilities, master grading plan and erosion control, landscaping & street trees, open space, lighting and signage.
5. A revised stormwater management plan shall be submitted and will require final review and approval prior to commencing work onsite.
6. The Village Fire Department shall review and approve the proposed prefabricated liquid chemical storage enclosure (10' x 12') on the southwest side of the building prior to the issuance of a building permit.
7. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.

--Continued--

8. Additional improvements to the site shall be brought before the Village Plan Commission for consideration and approval, including the proposed future construction of the industrial building on the east portion of Lot 2.
9. All technical issues and plan corrections identified by the Village Engineer and Public Works Department staff (see August 15, 2019 memo from the Public Works Director) shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of a building permit.
10. Knox boxes are required on all buildings at locations to be determined by GFD.
11. 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.



Village of

Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☐ \$1,960 no public improvements

Paid _____ Date _____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

CENTRAL LAND COMPANY III, LLC

BY: SAMUEL D. DICKMAN

626 E. WISCONSIN AVE., SUITE 1020

MILWAUKEE, WI 53202

Phone (414) 305-8111

Fax ()

E-Mail sam@dickman.com

PROPERTY OWNER

GC LW, LLC

BY: WILLIAM H. KUTTERAU

Phone (414) 791-0908

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 PART OF W204 N12839 GOLDENHILL PKW LOT 2 PARCEL NUMBER GTNV 074988; LOT 3 PARCEL NUMBER GTNV 074989; LOT 4 GTNV 074990

3 PURPOSE OF LAND SPLIT

SEE ATTACHED	Will the land split require rezoning?	
	YES	
	From A1	To M1

4 READ AND INITIAL THE FOLLOWING:

- ☒ I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- ☒ I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- ☒ I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- ☒ I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

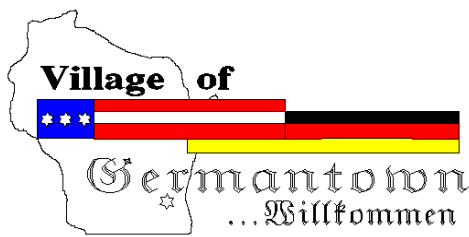
5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: August 26, 2019-

2nd Review September 4, 2019

Re: Wetterau CSM

Jeff,

Here are my review comments for the CSM received 7-3-2019.

Certified Survey Map

Applicant or Owner: Bill Wetterau

Land Surveyor/Firm: Chris Jackson, PLS – CJ Engineering

Second Engineering Review Comments in Red- 9/4/2019.

1. A 3"x3" square as measured from the top and right edge of the paper is required by the Washington County Register of Deeds for recording information on the first sheet of this CSM document. **Revised as requested, no further action needed**
2. A notary signature block is required for all signatures including Village plan commission and Board approval certificates. Please add the notary signature blocks as needed. **Revised as requested, no further action needed**
3. Incorrect Village Clerk's name on the Village Board Certificate. The current clerk's name is Deanna Braunschweig, WCMC/CMC. **Revised as requested, no further action needed**
4. The Section Number in the Village Board Certificate is incorrect. **Revised as requested, no further action needed**
5. Add current building setback lines per current M-1 zoning code and include a date stamp statement so future users know which date of the zoning code was used. **Revised as requested, no further action needed**
6. The Surveyor's Certificate is incorrect. It contains a metes and bounds description for another property. This needs to be redone as every part of the certificate is incorrect. **Revised as requested, no further action needed**
7. Show original lot lines of Lot lines for Lots 2, 3 and 4 of Certified Survey Map No. 5959 as a screened or dashed linetype. **Revised as requested, no further action needed**

8. The west line of this CSM has two adjoining platted lots and there is no unplatted lands along the west line of this proposed CSM. Lot 1 of CSM No. 6182 is missing and needs to be mapped. Lot 1 of CSM No. 6824 is missing and needs to be mapped. **Revised as requested, no further action needed**
9. The Owner's contact information is missing. Add the owners name, address and telephone number. **Revised as requested, no further action needed**
10. The Owner's certificate is wrong as it pertains to a different owner and project. **Revised as requested, no further action needed**
11. The Notary certificate located in the corporate owner's certificate is wrong as it pertains to a different owner and project. **Revised as requested, no further action needed**
12. Add a notary certificate for the village planning commission and village board approval certificates. We have enough notary publics on staff and will take care of these signatures when it comes to recording. **Revised as requested, no further action needed**
13. Professional land surveyor seals and signatures are missing. **Revised as requested, no further action needed.**
14. Add a tie distance and bearing to one (1) PLSS monument and show the correct point of beginning of the boundary description. **Revised as requested, no further action needed.**
15. Create and record a release document for removing the access restriction from the previous CSM to be reviewed and approved by Washington County and the Village to be recorded prior to recording the CSM and include the recording information of the release document on the face of the new CSM. **In the Release document supplied via email on 9/4/19, the certificate for the Waukesha County Parks and Land Use Department needs to be removed as they are not involved nor are, they an objecting authority in this case. Also, change Town Clerk to Village Clerk in the Village Board certificate. This document still needs to be recorded and the recording information included on the face of the CSM.**

No further review comments.

We recommend this application be denied until a complete and correct document can be supplied for review by the Engineering Department.

Document Approval and Recording

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

This includes the CADD file.

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

Document Submittals and Data Conversion

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

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2018 on compact disk (CD) or via email to the Village Surveyor.

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

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

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

RECEIVED
SEP 12 2019
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

CERTIFIED SURVEY MAP
NO. _____

BEING A REDIVISION OF LOTS 2, 3 AND 4 OF CERTIFIED SURVEY MAP No. 5959, IN THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

- - INDICATES 1" IRON PIPE SET
- - INDICATES ¾" IRON ROD FOUND

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO EAST LINE OF THE SE ¼ OF SECTION 7, T9N, R20E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

NE CORNER OF THE SE ¼ OF SECTION 7 T9N, R20E
CONCRETE MONUMENT
W/ BRASS CAP FOUND
N 463,729.94
E 2,489,471.00

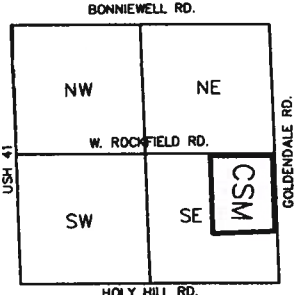
NW CORNER OF THE SE ¼ OF SECTION 7 T9N, R20E
CONCRETE MONUMENT W/
BRASS CAP FOUND
N 463,750.39
E 2,486,829.66

WEST ROCKFIELD ROAD

NORTH LINE OF SE ¼ SECTION 7, TOWN 9 NORTH, RANGE 20 EAST

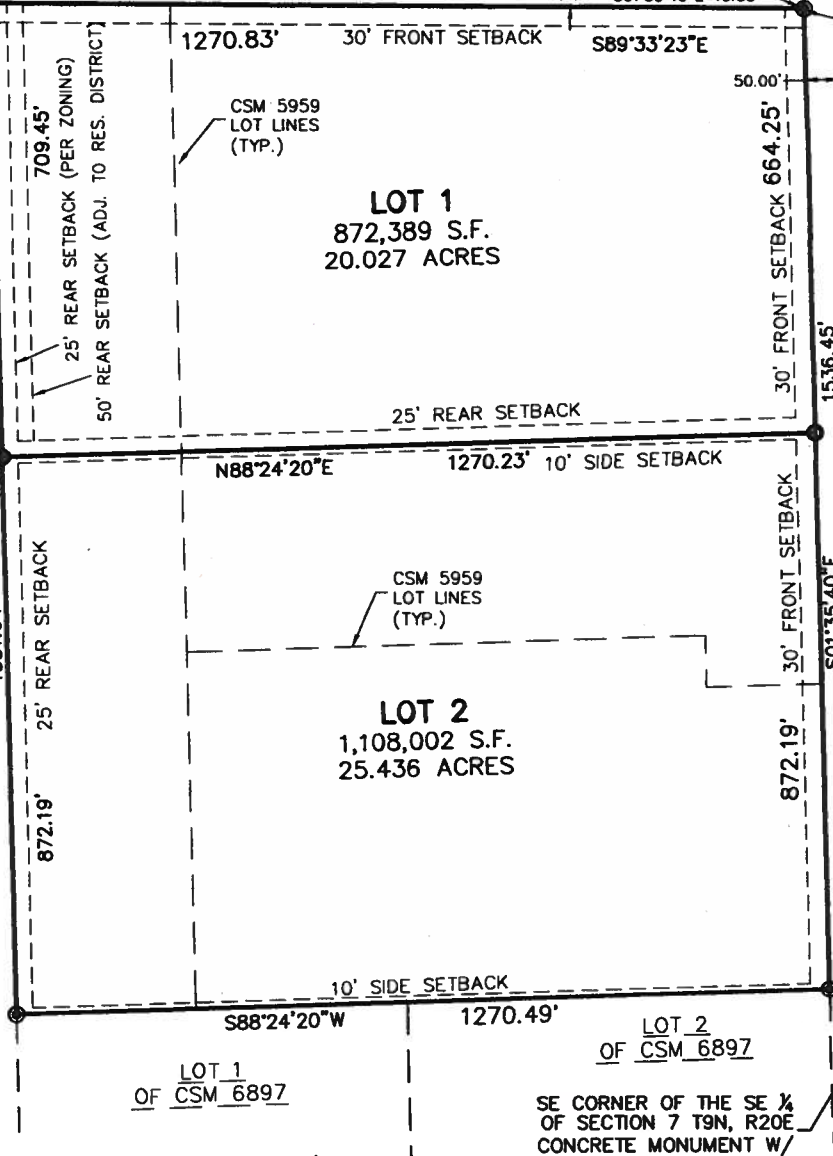
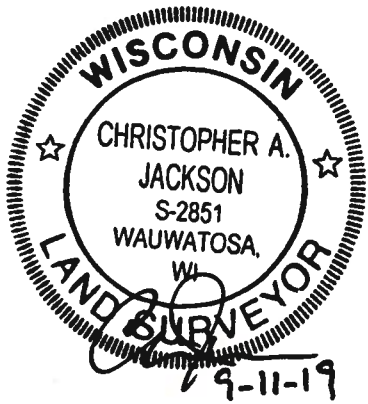
NOTES:
1 THE ACCESS RESTRICTION TO GOLDENDALE RD. (C.T.H. "Y") AS SHOWN ON CSM NO. 5959 IS REMOVED BY THIS CSM.
ACCESS TO C.T.H. "Y" ALLOWED PER WASHINGTON COUNTY ACCESS PERMIT ONLY.

2. SETBACKS ARE BASED ON THE M-1 ZONING REQUIREMENTS AS OF 08-30-19.

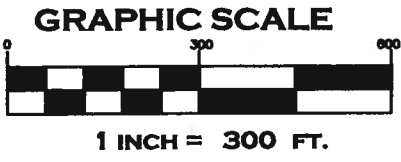


LOCATION MAP
SEC. 7-9-20
1" = 2000'

CJ
engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com



PREPARED FOR:
GGWW, LLC
C/O GERMANTOWN PARTNERS, LLC
626 E WISCONSIN AVE.
MILWAUKEE, WI 53202
(414) 271-6100



CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOTS 2, 3 AND 4 OF CERTIFIED SURVEY MAP No. 5959, IN THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDED A REDIVISION OF LOTS 2, 3 AND 4 OF CERTIFIED SURVEY MAP No. 5959, IN THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST ¼ OF SECTION 7, THENCE N 89°33'23" W 50.03 FEET ALONG THE NORTH LINE OF SAID SE 1/4 SECTION; THENCE S 01°35'40" E 40.03 FEET TO THE SOUTH R.O.W. LINE OF WEST ROCKFIELD ROAD, THE WEST R.O.W. LINE OF GOLDENDALE ROAD AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 01°35'40" E ALONG SAID WEST R.O.W. LINE OF GOLDENDALE 1536.45 FEET; THENCE S 88°24'20" W 1270.49 FEET; THENCE N 01°34'39" W 1581.64 FEET TO THE SOUTH R.O.W. LINE OF ROCKFIELD ROAD; THENCE S 89°33'23" E ALONG SAID SOUTH R.O.W. LINE, 1270.83 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,983,391 SQUARE FEET OR 45.532 ACRES

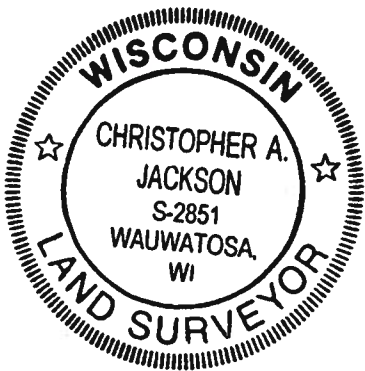
THAT I HAVE MADE SUCH SURVEY, MAP AND LAND COMBINATION BY THE DIRECTION OF GGWW, LLC., OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF GERMANTOWN IN SURVEYING, MAPPING AND COMBINING THE SAME.

DATED THIS 11th DAY OF ~~SEPTEMBER~~ 2019.


CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S-2851
STATE OF WISCONSIN



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOTS 2, 3 AND 4 OF CERTIFIED SURVEY MAP No. 5959, IN THE NORTHEAST $\frac{1}{4}$ AND SOUTHEAST $\frac{1}{4}$ OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

OWNER'S CERTIFICATE

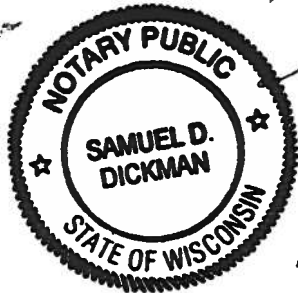
GGWW LLC, A LIMITED LIABILITY COMPANY AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, GGWW LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM H WETTERAU, MANAGER, THIS 12 DAY OF SEPT, 2019.


WILLIAM H WETTERAU, MANAGER

STATE OF WISCONSIN) SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS 12 DAY OF SEPT, 2019, WILLIAM H WETTERAU, TO ME KNOWN TO BE THE MANAGER OF GGWW, LLC. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID LLC AND ACKNOWLEDGED THE SAME.




NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES 12/25, 2019



CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOTS 2, 3 AND 4 OF CERTIFIED SURVEY MAP No. 5959, IN THE NORTHEAST ¼
AND SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE
OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE
OF GERMANTOWN ON THIS ____ DAY OF _____, 20__.

DEAN WOLTER, CHAIRMAN

DATE

LAURA A. JOHNSON, SECRETARY

DATE

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, DEAN WOLTER AND LAURA A.
JOHNSON, TO ME KNOWN TO BE THE CHAIRMAN AND SECRETARY OF THE VILLAGE OF GERMANTOWN PLANNING
COMMISSION. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID
CORPORATION AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 20__

VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF SE ¼ SECTION 7, TOWNSHIP 9 NORTH, RANGE
20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, HAVING BEEN APPROVED BY
THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE
VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON THIS ____ DAY OF
_____, 20__.

DEAN WOLTER, VILLAGE PRESIDENT

DATE

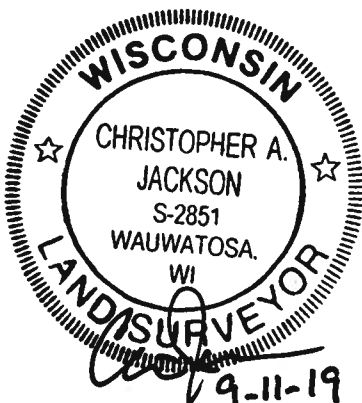
DEANNA BRAUNSCHWEIG, WCMC/CMC, VILLAGE CLERK

DATE

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, DEAN WOLTER AND DEANNA
BRAUNSCHWEIG, TO ME KNOWN TO BE THE PRESIDENT AND CLERK OF THE VILLAGE OF GERMANTOWN BOARD.
AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION
AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 20__



RELEASE OF RESTRICTIONS

Certified Survey Map No. 5959, Vol. 44, P. 75, recorded as Doc. No. 1106265, Village of Germantown

LEGAL DESCRIPTION: Lot 2 and Lot 3, Certified Survey Map No. 5959, Vol. 44, P. 75, located in the NE 1/4 and SE1/4 of the SE1/4 of Section 7, T8N, R20E, Village of Germantown, Washington County, Wisconsin.

Recording Area**Name and Return Address:**

Washington County
Highway Department
900 Land Street
West Bend, WI 53090-2666

Parcel Identification Numbers (PIN)
GTNV 074988 and GTNV 074989

RELEASE FROM, RESTRICTIONS FOR LOTS 2 and 3, CERTIFIED SURVEY MAP NO. 5959, VOL. 44, P. 75, RECORDED AS DOC NO. 1106265, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

WHEREAS, Certified Survey Map No. 5959 is a four-lot recorded Certified Survey Map (CSM) as described above and located along CTH Y in the Village of Germantown, Washington County, Wisconsin, and was recorded on October 20, 2005 as Document No. 1106265, and

WHEREAS, the CSM contains a note as follows:

"ONLY ONE ACCESS POINT ALLOWED ON C.T.H. "Y" CENTERED 52' NORTH OF LOT (2) (SE) CORNER"

, and

WHEREAS, the current Lots 2, 3 and 4 of CSM 5959 will be re-divided by a new CSM into two lots

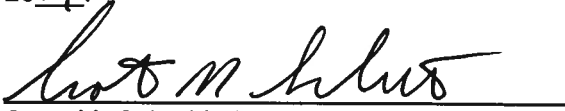
WHEREAS, said owner is requesting two access points along CTH Y, which requires review and approval from the Washington County Highway Department as they have jurisdiction along CTH Y in this area of the Village of Germantown, and

WHEREAS, this release from the access restriction and the approval of the two new access locations to CTH Y reflects action taken by the Washington County Public Works Committee on August 21, 2019, and

WHEREAS, the property owner is required to record the Release and forward copies of the recorded Release of Restrictions to all parties that are the subject of this transaction.

WASHINGTON COUNTY HIGHWAY DEPARTMENT

The above Release of Restrictions is hereby approved on this 11 day of September, 2019.



Scott M. Schmidt, PE, PLS

Washington County Highway Commissioner/County Surveyor

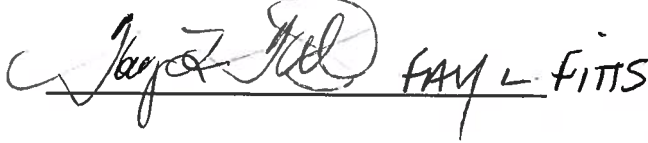
STATE OF WISCONSIN)

SS

COUNTY OF WASHINGTON)

Personally came before me this 11TH day of SEPTEMBER, 2019, Scott M. Schmidt to be known to be the representative who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC, STATE OF WISCONSIN



My Commission Expires:

1/23/2022

(SEAL)

This instrument was drafted by the
Christopher Jackson



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 7

DATE 7-3-19

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

CENTRAL LAND COMPANY INC. LLC
BY: SAMUEL D. PICKMAN
626 E. WISCONSIN AVE., SUITE 1020
MILWAUKEE, WI 53202

Phone (414) 305-8111
E-Mail Sam.Dickman@central-land.com

PROPERTY OWNER

G.G.W.N., LLC
BY: WILLIAM H. WETTERAU

Phone (414) 791-0908
E-Mail B.L.BOBNTSTEDT@YANCO

2 PROPERTY ADDRESS

PART OF W204 N12839 GOLDENROCK RD., LOT 2 PARCEL NUMBER GTNV 074989;
LOT 3 PARCEL NUMBER GTNV 074989; LOT 4 GTNV 074990

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

North	South	East	West
<u>AGRICULTURAL</u>	<u>INDUSTRIAL</u>	<u>AGRICULTURAL</u>	<u>INDUSTRIAL</u>

4 READ AND INITIAL THE FOLLOWING:

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

Samuel D. Pickman 7/1/19
Applicant Date

William H. Wetterau 7/1/19
Owner Date



**DESCRIPTION OF PROPOSAL AND PROJECT NARRATIVE
FOR SITE PLAN REVIEW INCLUDING USES AND BUILDING ARCHITECTURE OF A
NEW 210,522 SQUARE FEET SINGLE USER OR MULTI-TENANT BUILDING TO BE CONSTRUCTED
FOR THE DICKMAN COMPANY ON LAND LOCATED AT THE SOUTHWEST CORNER OF
ROCKFIELD AND GOLDENDALE ROADS INTERSECTION IN THE VILLAGE OF GERMANTOWN
WITH FUTURE EXPANSION OF TWO ADDITIONAL 130,324 SQUARE FOOT MULTI-TENANT
BUILDINGS LOCATED IMMEDIATELY SOUTH OF THE PROPOSED BUILDING**

July 1, 2019

Domenico Ferrante of Briohn Design Group, LLC
Jeff Hook of Briohn Building Corporation
3885 N. Brookfield Road, Suite 200
Brookfield, Wisconsin 53045

SUBMITTED: On behalf of the current property owner GGWW, LLC, William Wetterau and Central Land Company III, LLC, developer Sam Dickman of The Dickman Company:

BRIOHN is submitting this "Description of Proposal or project narrative" on behalf of THE DICKMAN COMPANY.

Briohn Design Group LLC and Briohn Building Corp are acting as the representative applicant. The Dickman Company is the applicant. We are respectfully submitting a review package for Plan Consultation and Rezoning Request. In order to engage in this process with Plan Commission, we include a completed Rezoning & PDD application form, appropriate fees, plat of survey with legal description, site plans, building elevations, floor plans and 3D renderings depicting the proposed north building.

We are requesting for the entire three parcel site with the following legal description:

"Lot 2, 3 and 4 of CSM 5959, being a part of the East ½ of the Southeast ¼ of Section 7. Town 9 North, Range 20 east, Village of Germantown, Washington County, Wisconsin. Containing 45.46 acres

Parcels: GTNV 074988 (Lot 2), GTNV 074989 (Lot 3), CTNV 074990 (Lot 4)"

We asked for the property to be rezoned from A-1 Agricultural to M-1 Limited Industrial. We submitted this request to be placed on the agenda for the July 8, 2019 Plan Commission meeting.

At this time and in addition to the previous rezoning request, we are asking for Plan Commission approval for the proposed development at the site located on the southwest corner of the intersection of Rockfield Road and Goldendale Road. The proposed project entails

the construction of potentially two buildings starting construction this year and completing in 2020. The first building is located on the North site and will have a footprint area of 210,522 square feet with a 10,140 square feet mezzanine level. The proposed north site area will be 20.03 acres (872,456 SF). The new building will allow for an addition of approximately 75,000 square feet in the future.

We also ask for approval of the west and east buildings on the south site. The proposed size of the building is 130,324 square feet. The future phase proposed east building could happen potentially at the same time as the construction of the west building construction or in the future. The proposed south site area will be 25.44 acres (1,108,042 SF).

We are also asking for the approval of the CSM as it relates to the redivision of the current three lot property into two lots: north site and south site. The total of all three lots which are currently owned by the same owner, is 45.47 acres (1,980,498 SF).

The Description of the Proposal and preliminary concept Plan of Operation:

~~The Dickman Company proposes to construct a 210,522(220,662) square foot Multi-Tenant industrial/warehouse building with the potential for either 1-5 tenants of approximately equal size (area) or one large user to occupy the entire building. Our client is a light industrial type business with limited production and is mostly focused on office, warehouse and distribution.~~

The building will be constructed of painted concrete pre-cast insulated wall panels for all four sides of the proposed building. The principal façade or north elevation and side (east and west) elevations have insulated grey tinted glazing with clear anodized aluminum framing for all the fenestration. Note we have included large glazed entries for up to five possible tenants. The façade painting scheme uses three complimentary color tones with the two of the colors used as grey accents. The primary wall color will be a light grey off white color. We do include a red accent color as well. The rear or south elevation contains a 32-loading dock 9X10 overhead doors with 2 larger 14X16 grade level overhead doors. We also include man doors as needed to accommodate code required exiting. Note we have designed the south wall to have built-in flexibility to allow for relocation of the overhead doors as needed for future tenants as well as expansion for additional loading dock doors as need. Please see attached building architectural elevations.

Our client will have approximately 60-70 employees with the initial building proposed for development with up to potentially 100-110 employees on one daytime shift. The shift would be potentially between 7:00am and 6:00pm Monday through Friday with potentially Saturdays as well. Besides our current client, the possible tenant mix could include a variety of industrial types such as a general light industrial user or a warehouse distribution user or both.

The parking required is based on 90-110 employees overall with limited visitor parking. We have included 192 car parking stalls with the potential to expand car parking for additional 50 cars in the future... We also indicate 20 possible semi-trailer type parking stalls. The rear trailer

parking can be converted to car parking if the need for additional car parking increases in the future. This provides some built-in flexibility to accommodate future users which may differ from the current anticipated user or tenant mix.

Note we do not include any unscreened outside storage as part of this proposal. We have included one trash and recyclables enclosure which is located on the rear or south side of the building and site. The walls of the enclosure are the same as the painted concrete of the building walls. We also include prefinished gates on a steel frame as well. The future roof top units (RTU's) shall be screened by use of an extended front wall parapet and side wall parapets which is 4 feet higher than the roof plane. Since we are at the preliminary stage, we are not specifically identifying RTU locations until we submit for final approval.

The ultimate potential is to have flexibility for our client to expand the north building to accommodate an additional 75,000 square feet of building expansion on the east side of the north site. The developer would also like to have the flexibility to potentially develop two more buildings immediately south of the initial proposed north building, the two buildings to be located on the south side of the overall site would be potentially 130,324 square feet each.

~~Ample parking is provided for either building. The architectural appearance of the proposed~~
two south buildings would be complimentary to the north building, providing the feel of a cohesive campus. We ask for approval of the both buildings on the south site with the intent to build the west building first.

We have followed up with a detailed submittal package for all three buildings. We will include additional details and information as part of the project narrative. We also include the following: additional architectural drawings and details of all three proposed buildings; complete civil drawings and specifications for all three parcels, complete landscape plans and specifications for all three parcels and site lighting photo-metrics and cut sheets for the overall development. We include a request for a CSM as well to join the three lots into 2 lots.

Our intent is to submit the items referenced above in order to be considered for placement on the agenda for the August 12, 2019 Plan Commission meeting. We know that this does not align with newest Plan Commission submittal schedule deadline, but we are asking if there is any chance to be heard on the August 12th Plan commission agenda, we would appreciate it. If this requires additional review fees, let us know. If this can't be arranged, we would want to be on the September 9, 2019 Plan Commission agenda. Based on receiving Plan commission recommendation for approval, we would ask for the village board to approve as well.

We respectfully ask the Village of Germantown, Plan Commission and village staff to review and evaluate our proposal including the submitted drawings and other support materials. We believe that the proposed new development will not only meet our client's needs and expectations but those of the Village of Germantown as well. We look forward to your comments, eventual approval and our continued mutual success and appreciate the assistance provided and afforded by the Village of Germantown in the Rezoning process as well as the eventual Plan Commission and Village Board approval process.

Please contact us if you have any questions or need additional information.

Sincerely,

Domenico M. Ferrante AIA
Director of Architecture, Briohn Design Group LLC



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

August 29, 2019

Samuel Dickman
Central Land Company III, LLC
626 E. Wisconsin Avenue, Suite 1020
Milwaukee, WI 53202

RE: Dickman Multi-Tenant Site; CSM and Site Plan Review Applications
Staff Review Comments

Mr. Dickman:

Village Staff has reviewed the application, plan set and supporting materials submitted for the CSM and Site Plan Review applications. Below are the outstanding items/issues that need to be addressed before this item can be placed on the Plan Commission Agenda for review/approval. Please provide the requested information, corrections and/or revisions as soon as possible. If necessary, Village staff would be happy to meet with you to discuss or clarify any of these items.

Community Development Department

1. Washington County has jurisdictional authority for access permits to Goldendale Road (CTH Y). What is the status of the application with Washington County?
2. A copy of the traffic study completed for Wash Co needs to be provided to the Village.
3. Documentation available from the WisDNR indicates that the former man-made ponds on the property had both exempt and non-exempt wetlands associated with that pond. The ponds have since been filled. Can you provide WisDNR documentation regarding the filling that was approved?
4. A wetland delineation was done for the Dielectric site to the south and identified a small wetland area within the wooded area on the north side of that property... which is the same wooded area extend into the south side of this property. Was there any other wetland delineation effort made regarding the wooded area and/or man-made storm pond north of the wooded area that is intended to also be filled as part of the south building construction?
5. The site plans provide details for two buildings but the project narrative dated July 1 indicates you are seeking approval for all three buildings at this time. Please confirm you are seeking approval at this time for all three buildings. What is the anticipated construction schedule/sequencing for both the north and south buildings?
6. The driveway and parking lot setback along the west property line is insufficient. While not specifically discussed previously, there is an older single-family farm on the property to the west that is actually located in a residential district (vs. the previous agricultural districts that were rezoned when the Zilber/Briggs development was created). Although effort was made to do so, this 5-acre parcel was not included in the overall corporate park and TID#8 area due to property owner resistance. Consequently, the Zoning Code requirement for a min. 50' setback between residential and non-residential districts for driveways and parking lots

will have to be met by this development. That parcel and the corresponding Rs-1 District is adjacent for approximately 700 feet from north to south and will affect the parking and driveway layout. The current proposed setback along the west property line is 25 feet to the nearest point of the parking drive and will have to be moved to the east.

7. Based on comments from staff, the Plan Commission and received at the public hearing on the rezoning request, the berming and landscaping on the north (along Rockfield Road), the east (Goldendale Road) and the west property line are insufficient. Apparently because of the need for filling, the planned 1st floor elevation for the buildings is nearly the same as the height of most of the berming with a few berm “peaks” only 2’-3’ higher than that and/or the perimeter driveway. The height of the berms need to be increased with greater degree of horizontal and vertical variation/undulation and additional landscaping (see comment below).
8. As discussed with the PC previously, this property is the outer perimeter of the “industrial area” with Goldendale Road and Rockfield Road as the boundary roads between industrial and what will likely be low density residential or other non-industrial land uses. The berming and landscaping along these edge roads needs to be significant. The landscape consultant, Heller & Assoc., is familiar with this type of site and situation and has prepared acceptable landscape plans that have been installed elsewhere in the Village, namely the Airgas and Weimer Bearing sites along Mequon Road that divide the Germantown Business Park from the adjacent low-density residential areas. The same type of plan in terms of plant types (deciduous shade, ornamental & evergreen trees, deciduous & evergreen shrubs, etc.), density of plantings integrated into the berms, minimum plant sizes, is required here along Rockfield, Goldendale and to some degree along the property line abutting the residential district to the west (to supplement what will be retained of the existing tree line). The plan presented is a solid start toward achieving what is needed to provide the buffer area required.
9. The east elevation/façade of the building should be consistent with the west façade. The elevation will need to be replicated or improved upon in the event an expansion to the east takes place. At the PC consultation, staff expressed concern about the potential for outside storage and trailer parking on the east side of the north building. Briohn indicated that there would be no outside storage and that the trailer parking was being moved. Now there’s “future” trailer parking on the east end of the north and the south sites (with little or no landscaping along the east edges or straddling the common property line between the buildings).
10. Please explain the “chemical storage” area shown near the S.E. corner of the north building parking area. What chemicals are being stored? Quantities?
11. Th perimeter light fixtures (identified as “C” on the lighting plan) will need back and/or side shielding. Are these LED fixtures and those mounted on the buildings (fixtures “A” and “B”) capable of being dimmed to a lower lighting level during night-time hours?
12. A sample board is required and can be brought to the PC meeting or delivered to staff in advance.

13. We are assuming that signage for each future tenant will be applied for with separate sign permit applications; however, are there specific locations on the site where single- or multi-tenant monument signs are proposed? If so, those need to be shown on the site plans.

Fire Department

1. Add one fire hydrant at the intersection of Goldendale Road and the north entry drive. Public hydrants should be located within the Village utility easement.
2. Knox boxes are required on all buildings at locations to be determined by GFD.

Public Works/Village Engineer

Please refer to the Memo provided by the Director of Public Works dated August 15, 2019.

Village Surveyor

Please refer to the Memo provided by the Village Surveyor dated July 16, 2019. All revisions must be made to the CSM prior to being placed on the Plan Commission Agenda.

When submitting revised plans or additional information, please submit (1) digital plan set and fifteen (15) full-size, hard-copy plan sets set to the Community Development Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

Respectfully,

Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator



September 5, 2019

Mr. Jeff Retzlaff
Village of Germantown CDD
N112 W17001 Mequon Road
Germantown, WI 53022

RE: Dickman Multi-Tenant Site Planning review comments – Letter dated August 29, 2019

Dear Jeff,,

This letter shall address the comments per listed items as follows:

Comment 1: We have received Washington County Public Works Committee approval on the proposed two access drives as shown on submitted plans. These access drives are on Goldendale Road. We have also received favorable comments and overall general support by the county in the process thus far. We will submit detailed plans to Washington as directed by staff to obtain a permit to construct the proposed two access drives. Submit on Friday September 13th with anticipated permit in about 3 weeks from time of submittal.

Comment 2: We have emailed copy of TADI's Traffic study to Germantown CDD and will provide hard copy as well if requested.

Comment 3 and 4: We emailed documentation to Germantown CDD on September 4th and Jeff recognized that the information sent to him adequately addresses the villages comments/concerns.

Comment 5: We are asking for full approval for both the north building and the southwest building as implied. We are asking for overall site approval for the entire development including the building pad to allow for the future construction of the southeast building, knowing that we would have to ask for in the future Plan Commission approval for the building in the future. Proposed schedule: is to start construction in October for the north building. The developer has a tenant who needs to be in by June of 2020. The southwest building could start in spring, but this is not finalized as of now.

Comment 6: We moved the driveway to comply with the 50 feet setback requirement from a residence.

Comment 7: We enhanced the berms and along Rockfield and Goldendale as requested to the best of our ability.

Comment 8: Heller has made the landscape adjustments as directed.

Comment 9: We believe that the combination of the proposed landscape and the enhancements made to the east elevation are compatible with the west elevation. In the future the final east façade will have to meet the plan commission approval at that time.

Comment 10: The chemical storage building will house 3 – 55-gallon barrels of Acetone. The owner/tenant could place inside the facility for safety and logistical reasons. The prefabricated building would be specifically designed to house chemicals and its location on the west end would provide the necessary screening.

Comment 11: We have provided a supplement cut sheet addressing the “Fixture shielding and the “A and “B” fixtures can be dimmed if required.

Comment 12: Sample is available and will be brought to the meeting.

Comment 13: We added a potential monument sign placeholder location on the north side of the site as discussed with the village staff, and we will show on the landscape plan. Potential building mounted signage will be submitted at a later date for village approval as required by ordinance.

Please contact Briohn Design Group with any questions.

Sincerely,

Dom Ferrante

Aaron Koch

From: Wood, Peter C - DNR <Peter.Wood@wisconsin.gov>
Sent: Tuesday, October 30, 2018 7:53 AM
To: Aaron Koch
Subject: RE: Guenther Wetterau Property

Aaron,

DNR recently modified the policy regarding storm water ponds and wetland determinations. Under the current policy, a storm water pond can be filled or modified without an official wetland exemption as long as the pond is surrounded by fill, impervious areas, or other non-wetland areas. Based on my review of the documents provided and air photos, the storm water ponds on the Guenther Wetterau Property meet this criteria and are exempt from DNR wetland permitting.

Pete Wood, P.E.

Storm Water Engineer – Water Division
Wisconsin Department of Natural Resources
9531 Rayne Road
Sturtevant, WI 53177
Phone: 262-884-2360
Peter.Wood@wisconsin.gov

We are committed to service excellence.

Visit our survey at <http://dnr.wi.gov/customersurvey> to evaluate how I did.

From: Aaron Koch <Aaron.Koch@pinnacle-engr.com>
Sent: Monday, October 29, 2018 6:14 PM
To: Wood, Peter C - DNR <Peter.Wood@wisconsin.gov>
Subject: [WARNING: ATTACHMENT(S) MAY CONTAIN MALWARE]Guenther Wetterau Property

Pete,

On behalf of the owners of the property in Germantown on the northwest corner of Holy Hill and Goldendale Roads, I am requesting your concurrence on the status of two stormwater ponds on the property. This property was intended to be developed as a mixed use development with two wet detention ponds planned on the north half of the site. The site was reviewed by Alice Thompson in 2005 before construction started and she reported that no wetlands were present on the site. The site plan was subsequently approved by the Village and construction began in 2006. Both detention ponds were completed, which included a substantial amount of blasting, along with well and septic systems, and the site was stripped and graded. In 2007, with the onset of the recession, work on the project was halted and the site was left derelict for several years until it was purchased by the current owners who cleaned up the site by removing the stone blast piles and re-spread the topsoil so that the land could again be farmed. The ponds were not filled at that time because it was not needed for the farming operations, and the filling also represented a much larger expense to accomplish properly. The intent of the current owners was always to own this property as an investment and sell it when utilities were extended to the site and the market became more favorable.

This year, the Village is extending public utilities to the site and the demand for industrial lots in this area has risen dramatically. The Village has also amended their master plan to include this parcel of land as industrial use. The owners have been approached by a potential buyer who is looking to develop the property as

industrial but is hesitant to do so without understanding the potential of modifications to the two stormwater ponds. The north pond presents a substantial difficulty in siting industrial developments since it is situated in the middle of the parcel, and must be filled in order for the seller to have confidence that they can effectively complete their master plans for the property. The southern pond is strategically located such that it might be able to be kept in place and serve as a stormwater pond for the development, though it is foreseeable that some modifications may be needed to the pond. Both ponds are completely isolated and do not have outlets and are not connected to any surrounding waterways.

Based on the fact that there is documented evidence that no wetlands existed on the site prior to construction, the ponds are entirely man made, and the ponds are functioning solely as stormwater ponds, I believe that that current DNR wetland regulations do not apply to these two stormwater ponds, and that the owners should be free to fill or modify the ponds to facilitate development of the parcel. Of course, any such land disturbing activities involving disturbance of more than 1 acre of land would require a WPDES permit and Village approvals would apply as well.

Please review and let me know if the DNR concurs with this assessment. Attached are supporting documents illustrating that these are clearly stormwater detention ponds along with the stormwater report, and wetland delineation letter by Alice Thompson. Please don't hesitate to call me with any questions.

Thank you for your assistance.

Aaron Koch, P.E. | Senior Project Manager



PINNACLE ENGINEERING GROUP

CIVIL ENGINEERING | NATURAL RESOURCES | SURVEYING

15850 W. Bluemound Road | Suite 210 | Brookfield, WI 53005
(262) 754-8888 Main | (262) 754-8897 Direct | (262) 754-8850 Fax
aaron.koch@pinnacle-engr.com | www.pinnacle-engr.com

PLAN | DESIGN | DELIVER

CONFIDENTIALITY NOTICE:

This message is intended for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by email reply.



December 13, 2018

William Wetterau
GGWW LLC
17711 Cove Lane
Germantown WI 53022

SUBJECT: Coverage Under WPDES General Permit No. WI-S067831-05: Construction Site Storm Water Runoff

Permittee Name: GGWW LLC
Site Name: GGWW LLC Pond Fill
FIN: 64953

Dear Permittee:

The Wisconsin Department of Natural Resources received your Water Resources Application for Project Permits or Notice of Intent, on December 12, 2018, for the GGWW LLC Pond Fill site and has evaluated the information provided regarding storm water discharges from your construction site. We have determined that your construction site activities will be regulated under ch. 283, Wis. Stats., ch. NR 216, Wis. Adm. Code, and in accordance with Wisconsin Pollutant Discharge Elimination System (WPDES) General Permit No. WI-S067831-05, Construction Site Storm Water Runoff. All erosion control and storm water management activities undertaken at the site must be done in accordance with the terms and conditions of the general permit.

The **Start Date** of permit coverage for this site is December 13, 2018. The maximum period of permit coverage for this site is limited to 3 years from the **Start Date**. Therefore, permit coverage automatically expires and terminates 3 years from the Start Date and storm water discharges are no longer authorized unless another Notice of Intent and application fee to retain coverage under this permit or a reissued version of this permit is submitted to the Department 14 working days prior to expiration.

A copy of the general permit along with extensive storm water information including technical standards, forms, guidance and other documents is accessible on the Department's storm water program Internet site. To obtain a copy of the general permit, please download it and the associated documents listed below from the following Department Internet site:

<http://dnr.wi.gov/topic/stormwater/construction/forms.html>

- Construction Site Storm Water Runoff WPDES general permit No. WI-S067831-05
- Construction site inspection report form
- Notice of Termination form

If, for any reason, you are unable to access these documents over the Internet, please contact me and I will send them to you.

To ensure compliance with the general permit, please read it carefully and be sure you understand its contents. Please take special note of the following requirements (This is not a complete list of the terms and conditions of the general permit.):

1. The Construction Site Erosion Control Plan and Storm Water Management Plan that you completed prior to submitting your permit application must be implemented and maintained throughout construction. Failure to do so may result in enforcement action by the Department.

2. The general permit requires that erosion and sediment controls be routinely inspected at least every 7 days, and within 24 hours after a rainfall event of 0.5 inches or greater. Weekly written reports of all inspections must be maintained. The reports must contain the following information:

- a. Date, time, and exact place of inspection;
- b. Name(s) of individual(s) performing inspection;
- c. An assessment of the condition of erosion and sediment controls;
- d. A description of any erosion and sediment control implementation and maintenance performed;
- e. A description of the site's present phase of construction.

3. A **Certificate of Permit Coverage** must be posted in a conspicuous place on the construction site. The Certificate of Permit Coverage (WDNR Publication # WT-813) is enclosed for your use.

4. When construction activities have ceased and the site has undergone final stabilization, a Notice of Termination (NOT) of coverage under the general permit must be submitted to the Department.

It is important that you read and understand the terms and conditions of the general permit because they have the force of law and apply to you. Your project may lose its permit coverage if you do not comply with its terms and conditions. The Department may also withdraw your project from coverage under the general permit and require that you obtain an individual WPDES permit instead, based on the Department's own motion, upon the filing of a written petition by any person, or upon your request.

If you believe that you have a right to challenge this decision to grant permit coverage, you should know that the Wisconsin statutes and administrative rules establish time periods within which requests to review Department decisions must be filed. For judicial review of a decision pursuant to ss. 227.52 and 227.53, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to file your petition with the appropriate circuit court and serve the petition on the Department. Such a petition for judicial review must name the Department of Natural Resources as the respondent.

To request a contested case hearing pursuant to s. 227.42, Wis. Stats., you have 30 days after the decision is mailed, or otherwise served by the Department, to serve a petition for hearing on the Secretary of the Department of Natural Resources. All requests for contested case hearings must be made in accordance with s. NR 2.05(5), Wis. Adm. Code, and served on the Secretary in accordance with s. NR 2.03, Wis. Adm. Code. The filing of a request for a contested case hearing is not a prerequisite for judicial review and does not extend the 30-day period for filing a petition for judicial review.

Thank you for your cooperation with the Construction Site Storm Water Discharge Permit Program. If you have any questions concerning the contents of this letter or the general permit, please contact Peter Wood, P.E. at (262) 884-2360.

Sincerely,



Peter Wood, P.E.
Southeast Region
Water Resources Engineer

ENCLOSURE: Certificate of Permit Coverage



CERTIFICATE OF PERMIT COVERAGE

UNDER THE WPDES CONSTRUCTION SITE STORM WATER RUNOFF PERMIT Permit No. WI-S067831-05

Under s. NR 216.455(2), Wis. Adm. Code, landowners of construction sites with storm water discharges regulated by the Wisconsin Department of Natural Resources (WDNR) Storm Water Permit Program are required to post this certificate in a conspicuous place at the construction site. This certifies that the site has been granted WDNR storm water permit coverage. The landowner must implement and maintain erosion control practices to limit sediment-contaminated runoff to waters of the state in accordance with the permit.

EROSION CONTROL COMPLAINTS should be reported to the WDNR Tip Line at **1-800-TIP-WDNR (1-800-847-9367)**

Please provide the following information to the Tip Line:

WDNR Site No. (FIN): 64953

Site Name: GGWW LLC Pond Fill

Address/Location: SW corner of Goldendale and Rockfield Roads Village of GERMANTOWN

Additional Information:

Landowner: GGWW LLC

Landowner's Contact Person: William Wetterau

Contact Telephone Number: (414) 791-0908

Permit Start Date: December 13, 2018

By:  _____





Surface Water Data Viewer Map



Legend

- NRCS Wisconsin Soils
 - Soil Mapping Unit
- Water
- Municipality
- State Boundaries
- County Boundaries
- Major Roads
 - Interstate Highway
 - State Highway
 - US Highway
- County and Local Roads
 - County HWY
 - Local Road
- Railroads
- Tribal Lands
- Rivers and Streams
- Intermittent Streams
- Lakes and Open water
- Index to EN_Image_Basemap_Leaf_Off

0.1 0 0.06 0.1 Miles

NAD_1983_HARN_Wisconsin_TM

1: 3,960

DISCLAIMER: The information shown on these maps has been obtained from various sources, and are of varying age, reliability and resolution. These maps are not intended to be used for navigation, nor are these maps an authoritative source of information about legal land ownership or public access. No warranty, expressed or implied, is made regarding accuracy, applicability for a particular use, completeness, or legality of the information depicted on this map. For more information, see the DNR Legal Notices web page: <http://dnr.wi.gov/legal/>

Notes

PROPOSED BUILDING:

DICKMAN GERMANTOWN

SW CORNER - ROCKFIELD RD. & GOLDENDALE RD.
GERMANTOWN, WISCONSIN 53022



1 AERIAL VIEW - LOOKING NORTH / NORTH WEST
NO SCALE



2 AERIAL VIEW - LOOKING NORTH EAST
NO SCALE



3 NORTH BUILDING - VIEW OF NORTH WEST CORNER LOOKING SOUTH / SOUTH EAST
NO SCALE

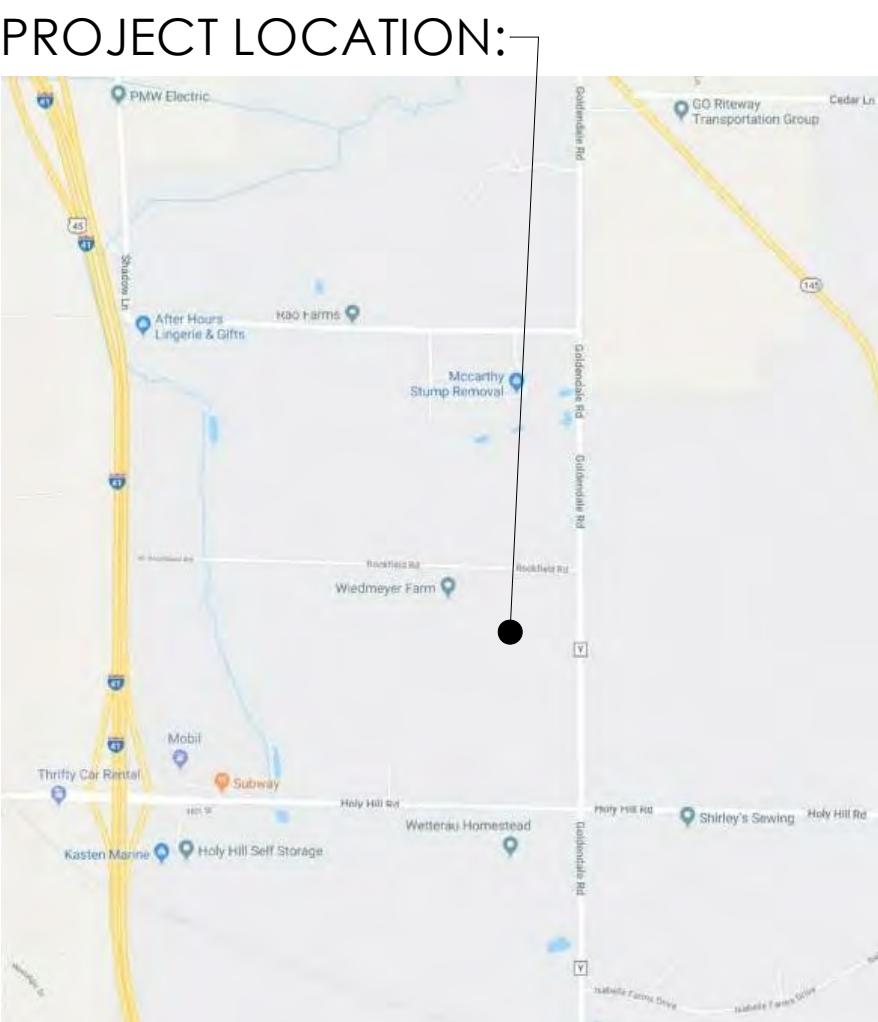


4 SOUTH BUILDING - VIEW OF SOUTH WEST CORNER LOOKING NORTH EAST
NO SCALE

SHEET INDEX	
0-GENERAL	
*T1.1	TITLE SHEET
T1.2	EXTERIOR PERSPECTIVES NORTH BUILDING
T1.3	EXTERIOR PERSPECTIVES SOUTH BUILDING
1-SPECIFICATIONS	
GS.1	SPECIFICATIONS
GS.2	SPECIFICATIONS
2-SURVEY	
SV1.0	ALTA / NSPS SURVEY
3-CIVIL	
*C1.0	COMPLETE SITE GRADING PLAN
*C1.1	SITE GRADING PLAN - NORTH
*C1.2	SITE GRADING PLAN - SOUTH
*C2.0	SITE UTILITY PLAN
*C2.1	SITE UTILITY PLAN - NORTH
*C2.2	SITE UTILITY PLAN - SOUTH
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*C4.0	SITE DETAILS
*WB-S0/67	SITE FIRE ACCESS EXHIBIT
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*L1.0	OVERALL LANDSCAPE PLAN
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*A0.1	OVERALL SITE PLAN
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A1.3	SOUTH FLOOR PLAN TYPICAL FOR PROPOSED WEST BUILDING
A1.4	SOUTH FLOOR PLAN TYPICAL FOR FUTURE PHASE EAST BUILDING
A5.1	NORTH BUILDING ELEVATIONS & NOTES
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5-ELECTRICAL	
*E1.0	EXTERIOR PHOTOMETRIC LIGHTING PLAN
E2.0	LIGHTING CUT SHEETS
*E2.1	LIGHTING CUT SHEETS



5 VICINITY MAP
3/4" = 1'-0"



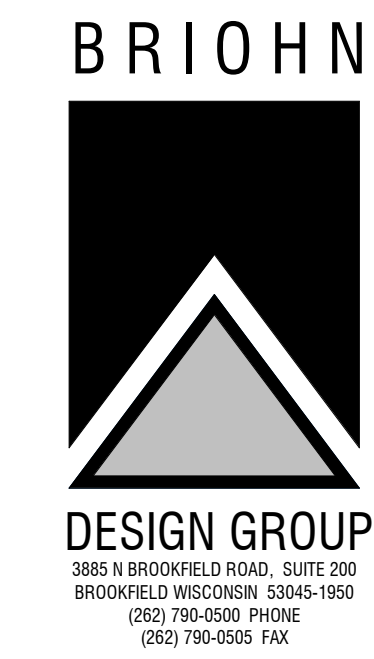
SITE LOCATION MAP
SCALE: N.T.S.

PLAN COMMISSION SUBMITTAL

JULY 12, 2019 (REVISED SHEETS DESIGNATED BY * AND RESUBMITTED TO GERMANTOWN ON SEPTEMBER 5, 2019 TO ADDRESS VILLAGE COMMENTS)

OWNER :		GENERAL CONTRACTOR :		ARCHITECT :		PROJECT INFORMATION: PROPOSED NORTH BUILDING		PROJECT INFORMATION: PROPOSED SOUTH BUILDING (WEST)		PROJECT INFORMATION: PROPOSED FUTURE SOUTH BUILDING (EAST)	
THE DICKMAN COMPANY SAM DICKMAN JR.		BRIOHN BUILDING CORPORATION JEFF HOOK, PM		BRIOHN DESIGN GROUP LLC DOMENIC FERRANTE, AIA		CODE: SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015/2009, IEBC 2015, IMC 2015 AND IFGC 2009) SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING		CODE: SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015/2009, IEBC 2015, IMC 2015 AND IFGC 2015) SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING		CODE: SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015/2009, IEBC 2015, IMC 2015 AND IFGC 2015) SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING	
626 EAST WISCONSIN AVE., SUITE 1020 MILWAUKEE, WI 53202		3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX		3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX		OCCUPANCY: PRIMARY S-1 (MODERATE HAZARD STORAGE) SECONDARY B (OFFICE/BUSINESS) SECONDARY F-1 (MODERATE HAZARD STORAGE)		OCCUPANCY: PRIMARY F-1/S-1 (MANUFACTURING OR STORAGE) SECONDARY B (OFFICE/BUSINESS)		OCCUPANCY: PRIMARY F-1/S-1 (MANUFACTURING OR STORAGE) SECONDARY B (OFFICE/BUSINESS)	
CIVIL ENGINEER: CJ ENGINEERING CHRISTOPHER A. JACKSON, P.E.		LANDSCAPE ARCHITECT : HELLER & ASSOCIATES DAVID HELLER, ASLA		CLASS OF CONSTRUCTION: TYPE 2B		CLASS OF CONSTRUCTION: TYPE 2B		CLASS OF CONSTRUCTION: TYPE 2B		CLASS OF CONSTRUCTION: TYPE 2B	
9205 WEST CENTER STREET, SUITE 214 MILWAUKEE, WISCONSIN 53222 (414) 443-1312 PHONE (262) 443-1317 FAX		4715 JAMES AVENUE RACINE, WISCONSIN 53402 (262) 639-9733 PHONE (262) 639-9739 FAX		SPRINKLER SYSTEM: FULL - NFPA 13		SPRINKLER SYSTEM: FULL - NFPA 13		SPRINKLER SYSTEM: FULL - NFPA 13		SPRINKLER SYSTEM: FULL - NFPA 13	
				FLOOR LEVELS: 2		FLOOR LEVELS: 1		FLOOR LEVELS: 1		FLOOR LEVELS: 1	
				NUMBER OF STORIES 1+MEZZANINE		NUMBER OF STORIES 1		NUMBER OF STORIES 1		NUMBER OF STORIES 1	
				TOTAL SITE AREA: 872,456 SF 20.03 ACRES (NORTH SITE)		TOTAL SITE AREA: 1,108,042 SF 25.44 ACRES (SOUTH SITE)		TOTAL SITE AREA: 1,108,042 SF 25.44 ACRES (SOUTH SITE)		TOTAL SITE AREA: 1,108,042 SF 25.44 ACRES (SOUTH SITE)	
				TOTAL BUILDING AREA: 240,468 SF FOOTPRINT (MAIN LEVEL), 10,140 SF MEZZANINE = 250,608 SF		TOTAL BUILDING AREA: 130,324 SF		TOTAL BUILDING AREA: 130,324 SF		TOTAL BUILDING AREA: 130,324 SF	

NOTE:
ALL MECHANICAL ELECTRICAL
PLUMBING AND FIRE SPRINKLER
ENGINEERING BY DESIGN-BUILD
CONTRACTORS



TITLE SHEET

PROPOSED BUILDING:
DICKMAN GERMANTOWN
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

JOB: 3172
DRAWN: CK
CHECKED: DF
DATE: JULY 12, 2019

SHEET:
T1.1



1 NORTH BUILDING - VIEW OF NORTH WEST CORNER LOOKING SOUTH / SOUTH EAST
NO SCALE



2 NORTH BUILDING - VIEW OF NORTH EAST CORNER LOOKING SOUTH WEST
NO SCALE



3 NORTH BUILDING - VIEW OF NORTH EAST CORNER LOOKING SOUTH WEST
NO SCALE



4 NORTH BUILDING - VIEW OF EAST WALL LOOKING WEST
NO SCALE



1 SOUTH BUILDING - VIEW OF SOUTH WEST CORNER LOOKING NORTH / NORTH EAST
NO SCALE



2 SOUTH BUILDING - VIEW OF SOUTH WALL LOOKING NORTH / NORTH WEST
NO SCALE



3 SOUTH BUILDING - VIEW OF SOUTH WALL LOOKING NORTH / NORTH WEST
NO SCALE

02. ALL CEMENT, UNLESS OTHERWISE SPECIFIED, SHALL BE READY MIXED IN ACCORDANCE WITH ASTM C94.

03. ALL CEMENT SHALL BE PORTLAND CEMENT CONFORMING TO ASTM C150 TYPE 1 AND SHALL BE THE PRODUCT OF ONE MANUFACTURER. IF POSSIBLE, PLEASE NOTIFY BROWN BUILDING GROUP, IN WRITING IF NOT POSSIBLE, SO THAT THEY MAY DISCUSS IMPACT WITH THE CUSTOMER. THE TEMPERATURE OF CEMENT DELIVERED TO THE PLANT SHALL NOT EXCEED 150 AT THE TIME OF MIXING.

03. MIX DESIGN TO BE SUBMITTED TO BROWN DESIGN GROUP A MINIMUM OF 3 WEEKS PRIOR TO POUR AND APPROVED IN WRITING FOLLOWING PRE-POUR MEETING.

- 1. CLASS C FLY ASH MAY BE ADDED.
- 2. 1 "STONE" TO BE USED IN ALL SLABS THAT ARE MINIMUM 5" THICK.
- 3. TYPE A WATER REDUCERS ARE PERMITTED.
- 4. LOW SHRINKAGE CEMENTS ARE PERMITTED.

1. TAKE CARE THAT SURFACE OF THE SLAB MATCHES THE SCHEDULES ACCURATELY AND DOES NOT RISE ABOVE OR FALL BELOW THE FINISH GRADE.

2. CAREFULLY FOLLOW SLAB EXPRESSIONS AS REQUIRED FOR THE FINISHES INDICATED ON THE SCHEDULES.

3. UNLESS OTHERWISE INDICATED ON THE DRAWINGS, MAKE ALL SLAB EDGES AND UNIFORM APPEARANCE AND, IN TRAFFIC PLACES, THE SURFACES BETWEEN SLABS SHOULD NOT EXCEED UNDER A 10' TO 12' EDGE OF FINISH.

4. UNLESS OTHERWISE INDICATED ON THE SCHEDULES, SLOPE SLABS UNIFORMLY TO DRAIN EVEN FOR ALL INTERIOR SLABS.

5. TROWEL ALL FINISHES SLAB TO A SMOOTH, HARD FINISH USING STEEL TROWELS.

6. WHERE BRIDGE PAVEMENT IS INDICATED AND WHERE NO OTHER EXTERIOR SLAB FINISH IS SPECIFIED, THE FINISH SHALL BE A SMOOTH, HARD FINISH USING STEEL TROWELS AND A MEDIAN BEDDING AFTER FLOTTING IS COMPLETE.

7. RUBBED SURFACES SHALL BE PROVIDED ON ALL EXPOSED WALLS AND PIER, IMMEDIATELY AFTER FORMS ARE REMOVED. EXPOSED SURFACES SHALL BE PATTED AND RUBBED WITH A RUBBER TROWEL OR BRUSH UNTIL EVEN, SMOOTH, AND UNIFORM. AN APPEARANCE OF BRUSHING SHALL BE MAINTAINED THROUGHOUT THE FINISHING PROCESS.

8. PAVEMENT WATER STOPS SHALL BE INSTALLED IN LOCATIONS INDICATED. SUBCONTRACTOR SHALL ATTACH WATER STOPS FREELY TO REINFORCEMENT AND/OR FORM WORK TO ENSURE THAT WATER WILL NOT LEAK THROUGH THE CONCRETE.

9. BRIDGE SUPERSTRUCTURE IS TO BE FINISH TO CONCRETE FLOOR. UNLESS SPECIFIC AUTHORITY IS GRANTED BY BRICHO TO WORK WITHOUT SUPERINTENDENT PRESENCE.

[illegible]

1. MASONRY CONSTRUCTION SHALL CONFORM TO THE CURRENT EDITION OF BUILDING CODE REQUIREMENTS FOR MASONRY STRUCTURES' ACI AND SPECIFICATIONS FOR MASONRY STRUCTURES.
2. ALL CORNERS, PLATES, AND LIGES SHALL BE LIGED WITH CONCRETE HAVING $f'_c = 3000$ PSI UNLESS NOTED OTHERWISE. CORNERS AGGREGATE SHALL BE GRAVEL, REINFORCING BARS SHALL BE EPOXY COATED. ALL CORNERS SHALL BE REINFORCED WITH 4 #4 BARS. A MINIMUM LIGING CAP FOR BARS EMERGED IN CONCRETE SHALL BE 4" FOR #4 BARS.
3. MASONRY OF CONTRACTORS TO ENROLL COURSES! SOLID WHERE EXPANSION ANCHORS ARE SHOWN/CALLED OUT ON DRAWINGS.
4. USE ONLY 1/2 SHAPED LIGES FOR MASONRY UNITS. CENTERLINE OF REINFORCING TO BE 1/2" FROM FACE OF MASONRY.
5. UNITS SHALL BE LIGED A MINIMUM OF 4" EACH END. THE FIRST COURSE OF MASONRY ABOVE THE UNITS SHALL BE LIGED WITH FULL MASONRY BEDDING, ALL BEARING WALLS. GROUT TO BE PLACED IN ALL STRUCTURAL AND STRUCTURAL FRAMES TO PROVIDE FOR A POSITIVE BOND AND UNITS TO UNITS CONDITIONS.
6. FOR STEEL BEAMS BEARING PERPENDICULAR TO MASONRY WALL, GROUT AN AREA OF 4" X 4" TO BE PLACED IN ALL STRUCTURAL AND STRUCTURAL FRAMES TO PROVIDE FOR A POSITIVE BOND AND UNITS TO UNITS CONDITIONS.
7. PROVIDE POCKETS IN MASONRY WALLS FOR STEEL BEAMS, JOISTS, GIRDERS AND COLUMN BASE PLATES AND BASE PATCH.
8. WALLS MUST BE BRACED OR TIED TO FLOORS PRIOR TO BACKFILLING.
9. GROUT PLACEMENT IN REINFORCED MASONRY WALLS OF PILES SHALL FOLLOW THE REQUIREMENTS OF THE DESIGN SPECIFICATIONS FOR OTHER COMB OR HIGHER.

1. DECK ACCESSORIES AND ATTACHMENTS SHALL CONFORM WITH THE CURRENT EDITION OF STEEL DECK INSTITUTE SPECIFICATIONS.
2. PROVIDE SUPPORT AT COLUMNS AS REQUIRED FOR DECK SUPPORT. PROVIDE ~~XXXXXX~~ U.M.
3. AT OPENINGS IN DECK LESS THAN 12X12", PROVIDE A 16 GAUGE COVER PLATE FASTENED TO DECK WITH #12 TEK SCREWS.
4. AT CHANGES IN DECK DIRECTION, PROVIDE A 22 GAUGE X 12" CONTINUOUS PLATE. PROVIDE SAME PLATE AT ALL RIDGES, VALLEYS, AND HIPS NEED TO MATCH PROFILE OF ROOF.

17. INSTALL SUPPLEMENTARY FRAMING, BLOCKING AND BRACING IN METAL FRAMING SYSTEM WHENEVER WALLS OR PARTITIONS ARE INDICATED TO SUPPORT FIXTURES, EQUIPMENT, SERVICES, CASEWORK, HEAVY TRIM AND FURNISHING AND SIMILAR WORK.

01. CAULK AROUND ALL WINDOWS (HEAD AND JAMB), DOORS, VENT, OPENINGS, WHERE DIFFERENT MATERIALS MEET, ROOF OPENINGS, EAVES, SOFFITS, JOINTS, COUNTERTOPS, DOOR FRAMES, ETC., AS REQUIRED FOR A WATERTIGHT AND AIRTIGHT CONNECTION. PROVIDE CAULK PER MANUFACTURER'S RECOMMENDATIONS. CAULK TO BE TREWCO DYMATIC 240 FC FOR FOOD PROCESSING FACILITIES OR FOOD PREP/FOOD STORAGE AREAS. CAULK TO BE INSTALLED AFTER FINISH IS APPLIED TO SURFACES PER MANUFACTURE'S RECOMMENDATIONS.

07, 1991-2002.

07:14:01

CONSTRUCTION

CONVEYING

01. REFER TO MECHANICAL DRAWINGS.

ELECTRICAL
01. REFER TO ELECTRICAL DRAWINGS.

01. PROVIDE PRIMED HOLLOW METAL GALVANIZED FRAMES FOR EXTERIOR DOOR FRAMES, PR
HOLLOW METAL FRAMES FOR INTERIOR DOORS, WHERE WEATHERSTRIPPING IS IDENTIFIED ON T
SCHEDULE PROVIDE "CURRISEAL" TYPE WEATHER STRIPPING FOR EXTERIOR AND INTERIOR APPL

02. PROVIDE HOLLOW METAL EXIT DOOR CONSTRUCTED WITH THE FOLLOWING MATERIALS:

I. DESIGN, FABRICATION, AND ERECTION OF COLD-FORMED STEEL FRAMING SHALL BE IN ACCORDANCE WITH THE AISI DESIGN MANUAL AS AMENDED TO DATE. ALL FRAMING MEMBERS SHOWN ON PLANS ARE SCHEMATIC AND ARE SHOWN FOR INTENT ONLY. ASSUMES THAT THE DESIGN AND CALCULATIONS ARE DONE BY THE SUBMITTER.

01. PROVIDE MISCELLANEOUS METAL ITEMS INCLUDING MATERIALS, FABRICATIONS, FASTENERS AND ACCESSORIES REQUIRED FOR FINISH INSTALLATION AS INDICATED AND SPECIFIED.

02. WHERE METAL ITEMS ARE TO BE DIRECTED AND IN CONTACT WITH OXIDIZABLE MATERIALS, PROVIDE CONTACT SURFACES WITH COATING OF AN IMPROVED ZINC CHROMATE PRIMER IN MANNER TO OBTAIN NOT LESS THAN 1.0 MIL DRY FILM THICKNESS.

03. ALUMINUM EXTRUSIONS SHALL CONFORM TO ASTM B21. PROVIDE A CLEAR AND UNDISTURBED FINISH UNLESS OTHERWISE NOTED.

04. FASTENERS SHALL BE AS REQUIRED FOR PROPER ASSEMBLY AND INSTALLATION OF FABRICATED ITEMS.

WHERE REQUIRED, REMOVE UNSUITABLE EXISTING SOILS BELOW FOOTINGS AND SLABS ON GRADE. PROVIDE ENGINEERED FILL TO RAISE SITE TO ELEVATIONS CALLED FOR ON PLANS. REVIEW SOIL REPORT AND SITE PLAN. FILL MATERIAL SHALL HAVE A MINIMUM 3000 PSF BEARING CAPACITY. FILL MATERIAL SHALL BE APPROVED BY BROHORN DESIGN GROUP, LLC. ALL FILL SHALL CONFORM TO SOIL REPORT UNDER THE DIRECTION AND SUPERVISION OF BROHORN BUILDING CORP.

2. FOOTING EXCAVATIONS MUST EXTEND TO COMPETENT BEARING MATERIAL. BROHORN BUILD CORP. TO HIRE A SOILS ENGINEER TO FIELD VERIFY NET ALLOWABLE SOIL BEARING CAPACITY STATED ON THESE CONSTRUCTION DOCUMENTS AND IN GEOTECHNICAL REPORT FOR THIS PROJECT. IF SUITABLE BEARING STRATUM DOES NOT EXIST AT FOOTING ELEVATIONS STATED ON THESE CONSTRUCTION DOCUMENTS, THE SOILS ENGINEER SHALL RECOMMEND THAT BEARING CAPACITY IS REACHED. PLACE COMPACTED FILL OR SLURRY BELOW FOOTINGS OR EXTEND FOOTINGS DOWN TO SUITABLE BEARING STRATUM. ENGINEERED FILL BELOW SLABS ON GRADE SHALL BE APPROVED BY BROHORN DESIGN GROUP, LLC. ALL FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR AND PLACED PER THE SOIL ENGINEER'S RECOMMENDATIONS.

01. LUMBER SHALL BE GRADED AND STAMPED WITH MINIMUM LISTED BELOW:

01. GENERAL FINISH REQUIREMENTS:

- A) PROVIDE AND INSTALL ALL FINISHES AS INDICATED ON PLANS.
- B) INSTALL ALL MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- C) FINISH INSTALLER INSPECT SURFACE AND PREPARE AS PER MANUFACTURER'S REQUIREMENTS, RECOMMENDATIONS, AND SPECIFICATIONS PRIOR TO INSTALLATION OF PRODUCT.
- D) ALL FINISHES TO MEET ALL CODE REQUIREMENTS AND REGULATIONS INCLUDING PLUME, SPREAD AND SMOKE DEVELOPMENT.

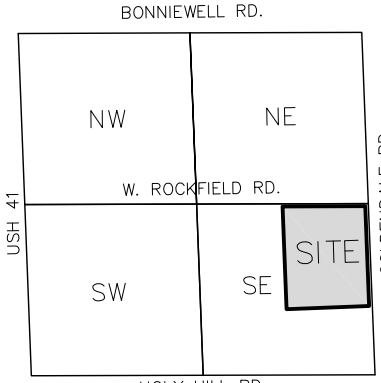
1. DESIGN, FABRICATE AND ERECTION OF STRUCTURAL STEEL MEMBERS SHALL BE GOVERNED BY THE CURRENT EDITION OF AISC "MANUAL OF STEEL CONSTRUCTION".
2. ALL WELDERS TO BE CERTIFIED, ALL WELDING TO CONFORM TO AWS D1.1 LATEST EDITION USING E70XX ELECTRODES.
3. BOLTED CONNECTIONS TO BE DOUBLE END PLATE WITH ANCHOR STEEL A-325 BOLTS. SHOWS SHOWN OTHERWISSE. UDESHAMER A-325 BOLTS FOR SINGLE SHEAR, WING PLATE CONNECTIONS TO BE DOUBLE END PLATE WITH ANCHOR STEEL A-325 BOLTS WITH 3" GAGE. PROVIDE WASHERS FOR ALL ANCHOR BOLTS (ANCHOR A-307).
4. PROVIDE AND MAINTAIN TEMPORARY BRACING OF STEEL UNTIL SECURELY INCORPORATED INTO CONSTRUCTION SUCH AS SHEAR WALLS, X-BRACING, ETC.
5. STEEL COLUMNS BUILT IN MASONRY SHALL HAVE ADJUSTABLE MASONRY WALL ANCHORS 24" OR CENTER VERTICALLY EACH SIDE, LOCATED IN COURSING.
6. WIDE FLANGE BEAMS 12" OR DEEPER SHALL HAVE AFTTERPLATE PLATE EACH SIDE AT

STUDY 3

DICKMAN GERMANTOWN DEVELOPMENT
ROCKFIELD RD & GOLDENDALE RD GERMANTOWN, WI

SVI.0
ALTA/NSPS SURVEY

CJE NO.: I928R0AL
JUNE 18, 2019
JULY 12, 2019



LOCATION MAP
SEC. 7-9-20
NOT TO SCALE

LEGAL DESCRIPTIONS:

Lots Two (2), Three (3) and Four (4) of CERTIFIED SURVEY MAP NO. 5959, recorded in the Washington County Registry on October 20, 2005 in Volume 44 of Certified Survey Maps on pages 75-78, as Document No. 1106265, and as corrected by Affidavit of Correction, recorded in said Register's Office on January 12, 2005, as Document No. 1115133 and being part of the Northeast 1/4 of the Southeast 1/4, and the Southeast 1/4 of the Southeast 1/4, Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

(Tax Key No. GTNV_074988).
(Tax Key No. GTNV_074989).
(Tax Key No. GTNV_074990).

CONTAINING: 1,980,404 SQUARE FEET OR 45.4638 ACRES.

SCHEDULE B-II EXCEPTIONS:

- ⑧ Restrictions, Conditions, Covenants, Easements and Notes contained in Certified Survey Map No. 5959, recorded in the Washington County Registry on October 20, 2005, in Volume 44 of Certified Survey Maps on pages 75-78, as Document No. 1106265, and as corrected by Affidavit of Correction, recorded in said Register's Office on January 12, 2005, as Document No. 1115133.
- AS SHOWN ON SURVEY

GENERAL NOTES:

1. LEGAL DESCRIPTION FROM AND EASEMENT INFORMATION FROM FIRST AMERICA TITLE INSURANCE COMPANY COMMITMENT WB 83403, DATED MARCH 21, 2019.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55079C0008E, WITH A DATE OF IDENTIFICATION OF 9/26/2008 AND FLOOD INSURANCE RATE MAP NO. 55079C00016E, WITH A DATE OF IDENTIFICATION OF 9/26/2008, IN COMMUNITY NO. 550278, CITY OF MILWAUKEE, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
4. PROJECT/SITE BENCHMARK - SEWRPC REFERENCE BENCHMARK FOUND 42.53 FEET NORTHWESTERLY OF CONCRETE MONUMENT WITH BRASS CAP FOUND AT THE NORTHEAST CORNER OF SECTION 7-9-20, RR SPIKE FND IN THE NE FACE OF PP NO. 01-03616 AT GRADE. ELEVATION = 943.643.
5. ELEVATIONS BASED ON INFORMATION FROM SEWRPC AND ARE AT NGVD 1929 DATUM.
6. EVIDENCE OF RECENT CONSTRUCTION OR EARTH MOVING WORK, AS NOTED ON SURVEY.
7. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR CHANGES IN THE STREET RIGHT-OF-WAY LINES.

To: Central Land Company, LLC, GGWW, LLC and First American Title Insurance Company;

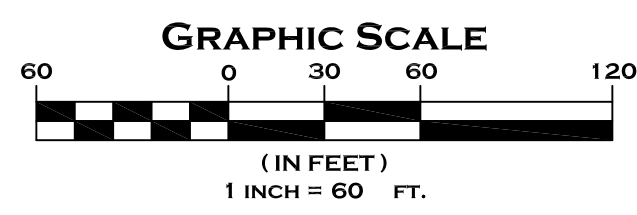
This is to certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(b), 8, 11(b), 13, 16, 17 and 20 of Table A thereof. The field work was completed on May 30, 2019.

Date of Plat or Map: June 18, 2019

Christopher A. Jackson
Christopher A. Jackson
Registered Land Surveyor S-2851



www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511



LEGEND	
— SAN —	SANITARY SEWER
— ST —	STORM SEWER
— W —	WATER MAIN
— G —	BURIED GAS LINE
— TEL —	BURIED TELEPHONE LINE
— E —	BURIED ELECTRIC LINE
— FO —	BURIED FIBER OPTIC LINE
— U —	OVERHEAD UTILITY LINES
— CATV —	BURIED CABLE TELEVISION LINES
— COMB —	COMBINATION SEWER
— W —	WOOD SIGN
— F —	FLAG POLE
— B —	BOLLARD
— E —	EDGE OF TREES AND BRUSH
— D —	DOOR SILL ELEVATION
— F —	FIRE DEPARTMENT CONNECTION
— E —	ELECTRIC TRANSFORMER
— M —	ELECTRIC METER
— P —	ELECTRIC PEDestal
— B —	ELECTRIC BOX AT GRADE
— T —	TELEPHONE BOX AT GRADE
— P —	TELEPHONE PEDestal
— T —	TV PEDestal
— G —	GAS METER
— A —	AIR CONDITIONER
— U —	UTILITY POLE
— W —	WOOD SIGN
— F —	FLAG POLE
— B —	BOLLARD
— E —	EDGE OF TREES AND BRUSH
— D —	DOOR SILL ELEVATION
— F —	FIRE DEPARTMENT CONNECTION
— H —	HYDRANT
— V —	WATER VALVE
— G —	GAS VALVE
— M —	MANHOLE
— S —	STORM MANHOLE
— I —	CURB INLET
— L —	METAL LIGHT POLE
— C —	CONCRETE LIGHT POLE
— W —	WOOD LIGHT POLE
— M —	MAIL BOX
— M —	MAIL BOX
— G —	GUY WIRE



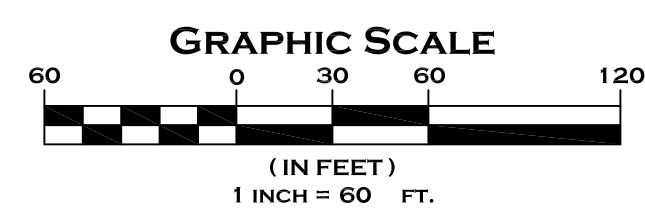
DICKMAN MULTI-TENANT DEVELOPMENT

GERMANTOWN, WISCONSIN

CJE NO.: CJEI928R6
SEPTEMBER 04, 2019

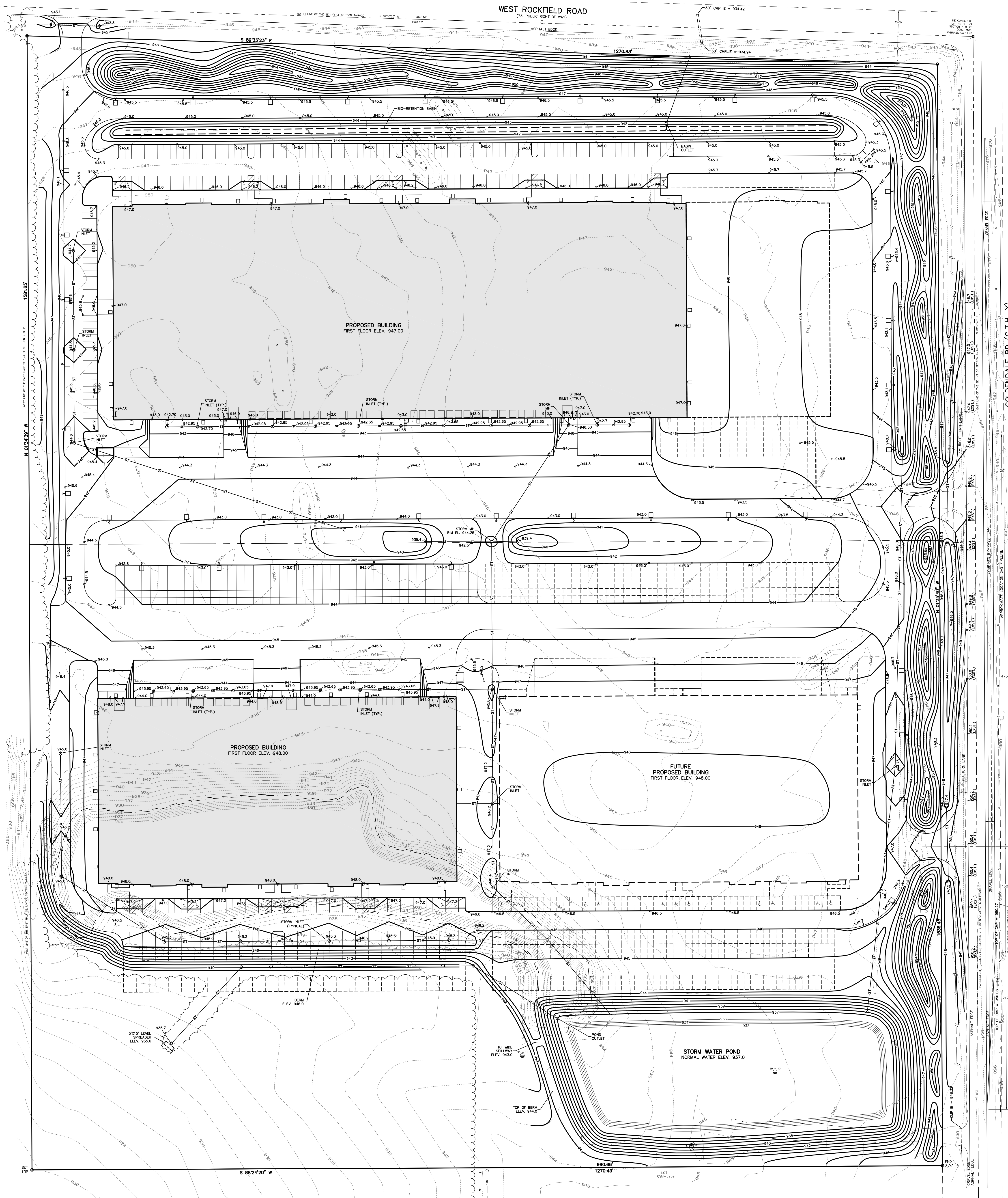
SITE GRADING PLAN

C1.0
SHEET 1 OF 8



GOLDENDALE RD (C.T.H. Y)
(PUBLIC RIGHT OF WAY WIDTH SHOWN)

GOLDENDALE RD (C.T.H. Y)
(PUBLIC RIGHT OF WAY WIDTH SHOWN)



- NOTE:
1. TOTAL DISTURBED AREA = 41.11 ACRES
 2. SPOT GRADES ALONG THE CURB ARE AT THE BOTTOM OF THE CURB.

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LEGEND

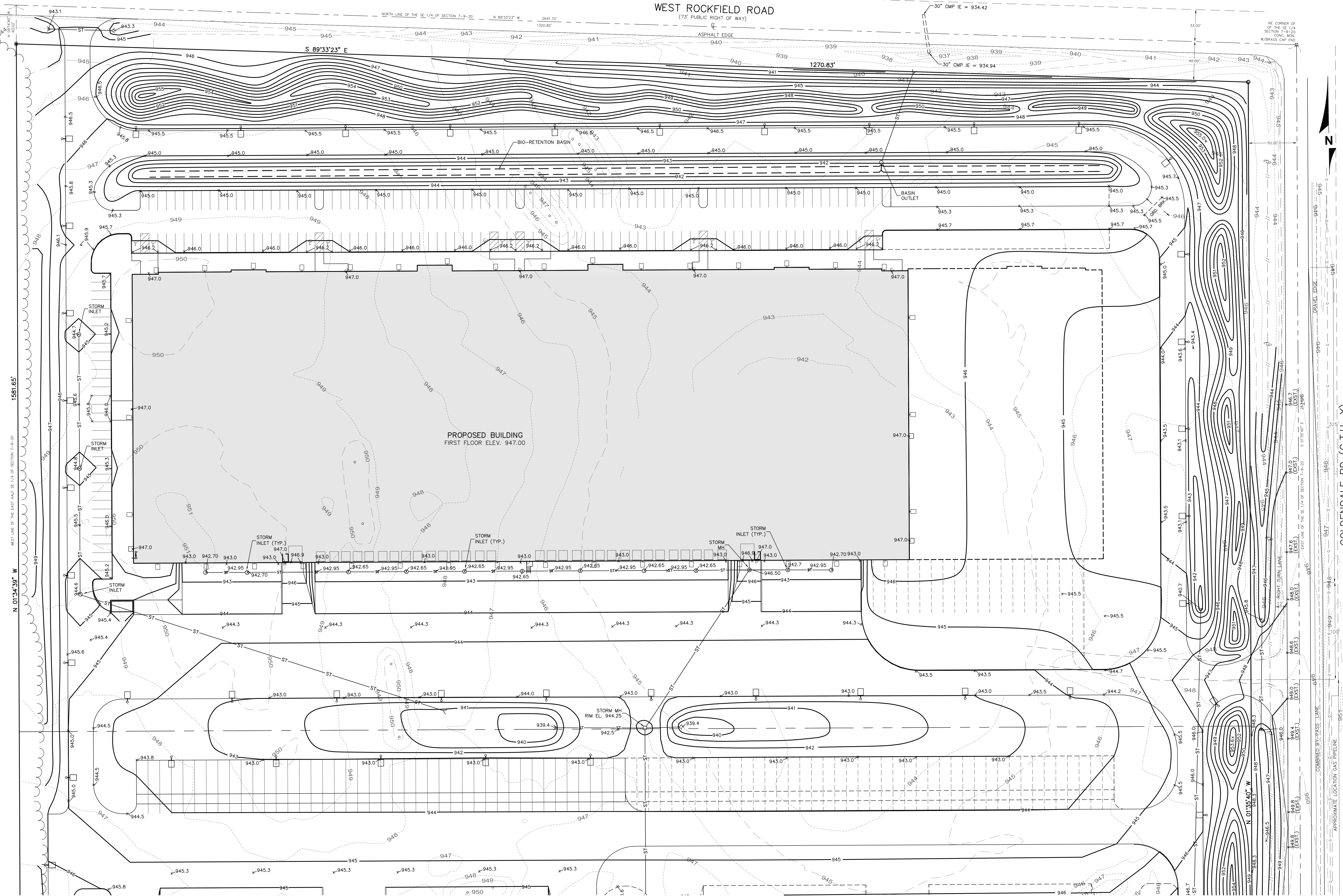
-----	94.3	-----	EXISTING CONTOUR
-----	94.6	-----	PROPOSED CONTOUR
x 942.5			PROPOSED ELEVATION
-----	ST	-----	PROPOSED STORM SEWER

DICKMAN MULTI-TENANT DEVELOPMENT

GERMANTOWN, WISCONSIN

CJE NO.: CJEI928R6
SEPTEMBER 04, 2019

C1.1
SHEET 2 OF 8

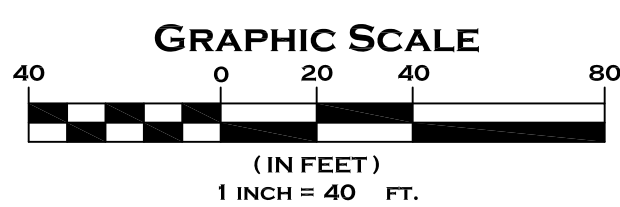


LEGEND

- 943 --- EXISTING CONTOUR
- 946 --- PROPOSED CONTOUR
- x 942.5 --- PROPOSED ELEVATION
- ST --- PROPOSED STORM SEWER

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- NOTE:
1. TOTAL DISTURBED AREA = 41.11 ACRES
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SITE GRADING PLAN

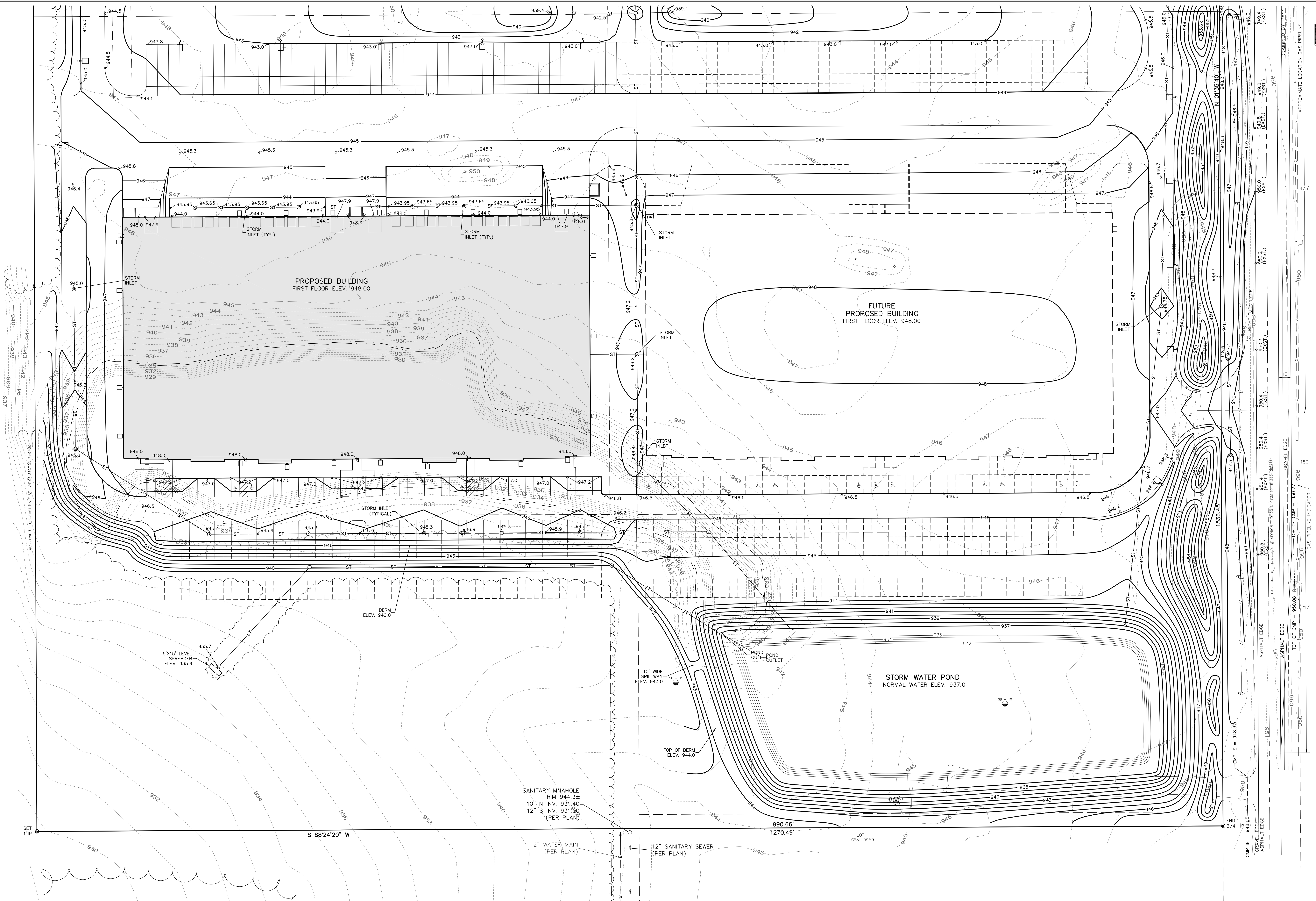


DICKMAN MULTI-TENANT DEVELOPMENT
GERMANTOWN, WISCONSIN

CJE NO.: CJEI928R6
SEPTEMBER 04, 2019

C1.2
SHEET 3 OF 8

SITE GRADING PLAN

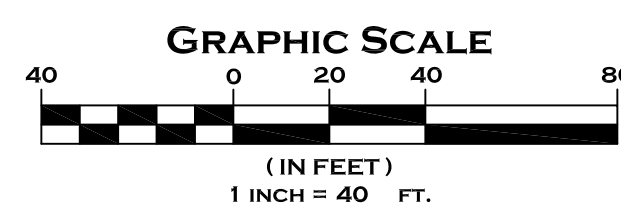


LEGEND

----- 943 -----	EXISTING CONTOUR
----- 946 -----	PROPOSED CONTOUR
x 942.5	PROPOSED ELEVATION
----- ST -----	PROPOSED STORM SEWER

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NOTE:
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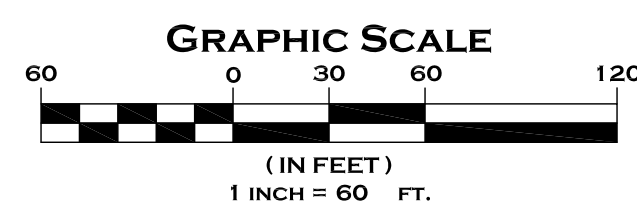
GOLDENDALE RD (C.T.H. Y)

DICKMAN MULTI-TENANT DEVELOPMENT

GERMANTOWN, WISCONSIN

CJE NO.: CJEI928R6
SEPTEMBER 04, 2019

C2.0
SHEET 4 OF 8

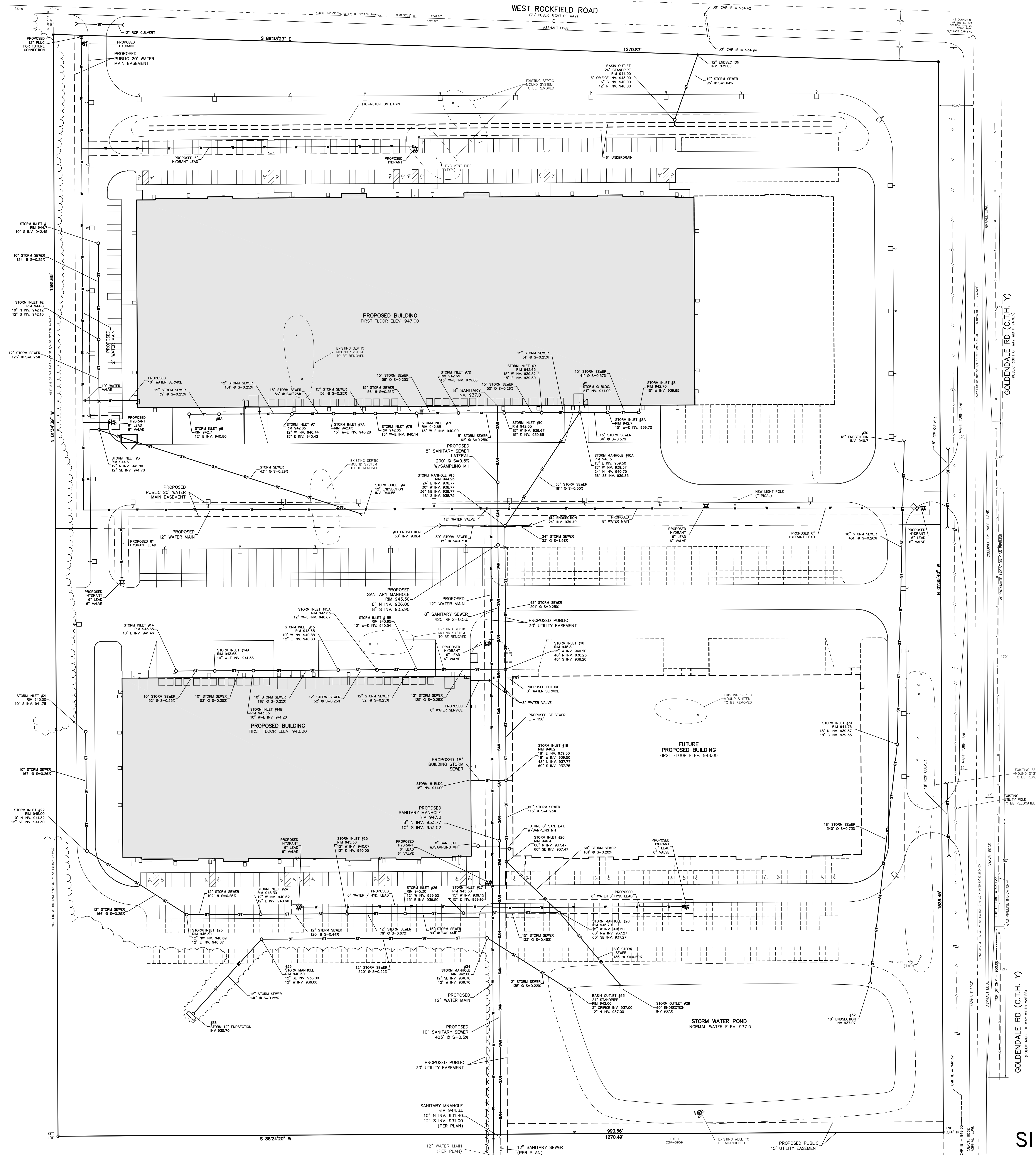


SITE UTILITY PLAN

- NOTES:
1. ALL STORM SEWER, SANITARY SEWER, AND WATER MAIN MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF GERMANTOWN REQUIREMENTS.
 2. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
 3. EXACT SIZE AND LOCATION OF SANITARY AND WATER SERVICE TO PROPOSED BUILDING BY PLUMBING CONSULTANT/CONTRACTOR.
 4. PROPOSED WATER SERVICE SHALL HAVE A MINIMUM 6 FEET OF COVER.
 5. THE CONTRACTOR SHALL VERIFY ALL SEWER AND WATER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.



LEGEND	
---	EXISTING STORM SEWER
ST---	PROPOSED STORM SEWER
---	EXISTING SANITARY SEWER
SAN---	PROPOSED SANITARY SEWER
---	EXISTING WATER MAIN
W---	PROPOSED WATER MAIN
---	BURIED GAS MAIN
---	OVER HEAD WIRE
---	BURIED ELECTRIC
○	UTILITY POLE



DICKMAN MULTI-TENANT DEVELOPMENT

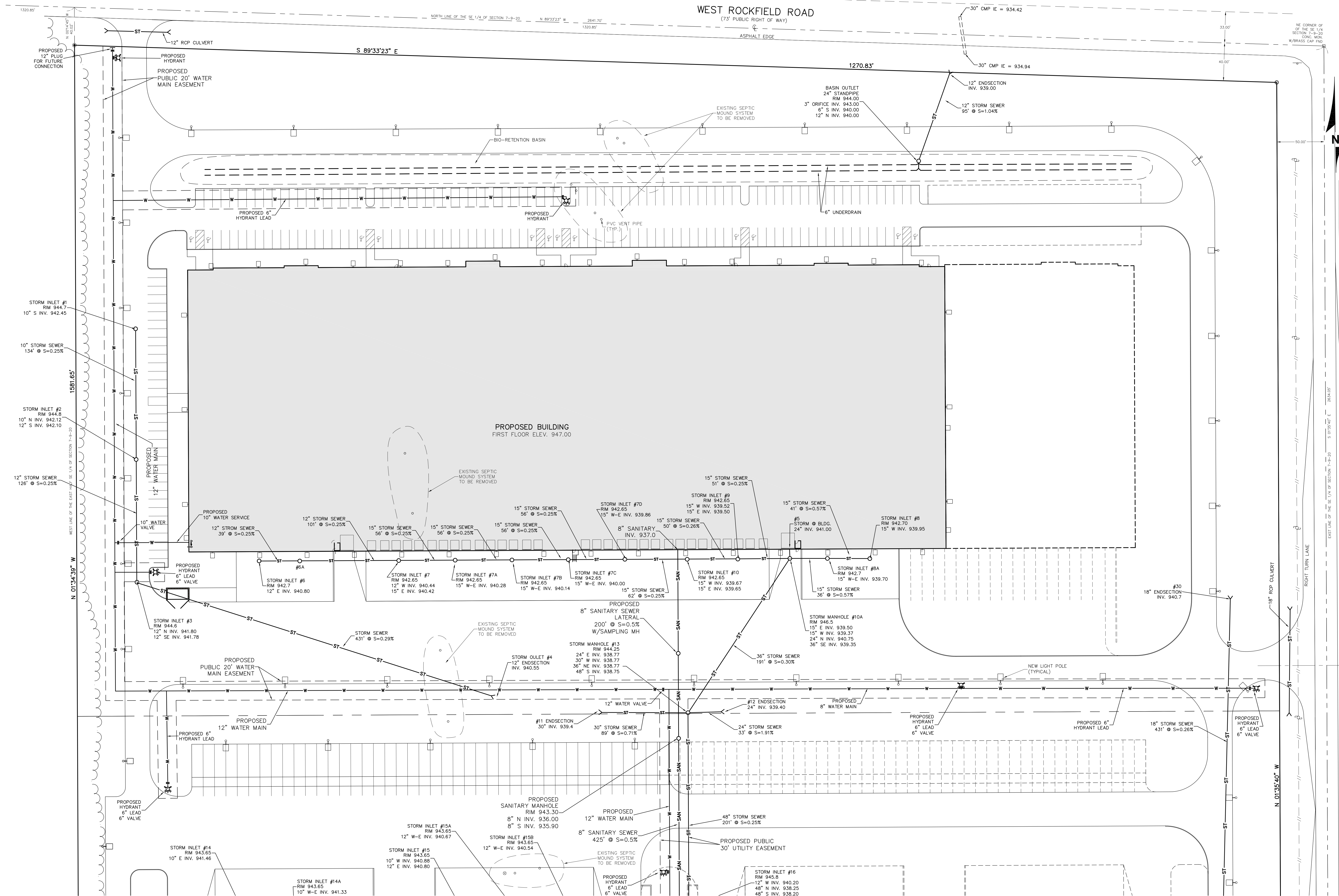
GERMANTOWN, WISCONSIN

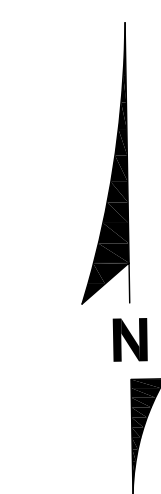
GOLDENDALE RD. (C.T.H. Y)
(PUBLIC RIGHT OF WAY WIDTH VARIES)

CJE NO.: CJE1928R6
SEPTEMBER 04, 2019

C2.1

SHEET 5 OF 8

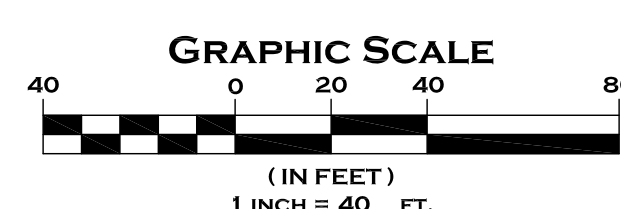
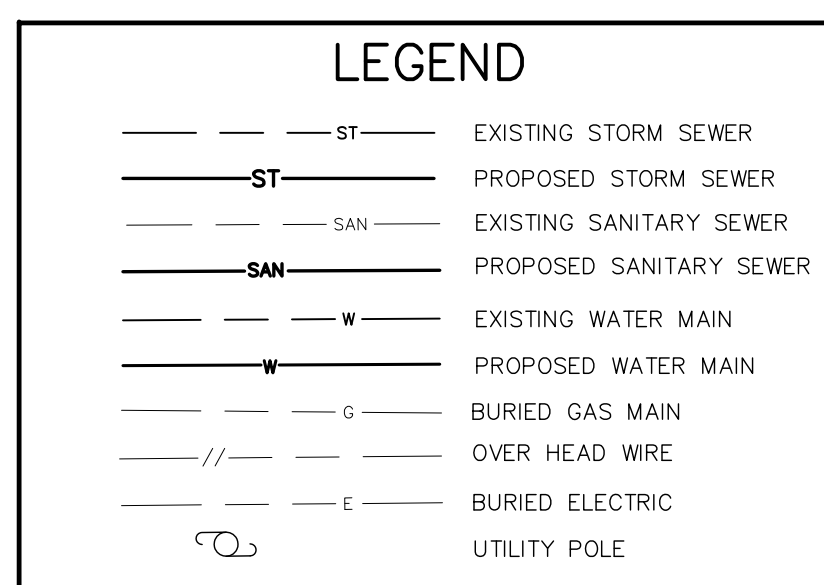




GERMANTOWN, WISCONSIN

CJE NO.: CJEI928R6
SEPTEMBER 04, 2019

C2.2



SITE UTILITY PLAN - SOUTH

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. INSTALL CONSTRUCTION EXIT COMPLETE WITH PROPOSED GULCHES AND HAY BALES.
3. INSTALL SILT FENCE.
4. INSTALL REMAINING HAY BALE DITCH CHECKS ALONG ROCKFIELD ROAD AND GOLDENDALE ROADSIDE DITCHES.
5. STRIP TOPSOIL FROM TEMPORARY SEDIMENTATION BASINS AND STOCKPILE AT LOCATION SHOWN.
6. INSTALL TEMPORARY SEDIMENT BASINS COMPLETE WITH OUTLET:
 - A. THE AREA OF THE PERMANENT BIO-RETENTION BASIN WILL BE USED AS TEMPORARY SEDIMENTATION BASIN DURING CONSTRUCTION. DO NOT INSTALL DRAINAGE, AGGREGATE OR ENGINEERED SOIL AT THIS STAGE.
 - B. ROUGH GRADE AND OVER EXCAVATE TO ELEVATION SHOWN.
 - C. INSTALL 6" PVC OUTLET PIPE AS SHOWN.
 - D. MATERIAL FROM PROPOSED SEDIMENTATION BASIN TO BE USED TO FILL EXISTING STORM WATER POND.
7. INSTALL DIVERSION BERM/SWALE TO DIRECT CONSTRUCTION RUNOFF TO THE TEMPORARY SEDIMENTATION BASIN.
8. STRIP REMAINING TOPSOIL AND STOCKPILE AT LOCATION SHOWN OR OTHER APPROVED AREA.
9. ROUGH GRADE SITE.
10. BEGIN BUILDING CONSTRUCTION.
11. INSTALL PROPOSED UTILITIES.
12. INSTALL OUTLET PROTECTION AND ANY REMAINING HAY BALES.
13. INSTALL LEVEL SPREADER.
14. INSTALL INLET GRADE SCREENS IN ALL NEW STORM INLETS.
15. PROVIDE IMMEDIATE TEMPORARY STABILIZATION (EXAMPLE: TEMPORARY SEEDING) OF ANY DISTURBED AREAS WHICH WILL REMAIN INACTIVE FOR A PERIOD EXCEEDING 14 DAYS.
16. INSTALL CURB, WALK AND BASE COURSE OF PAVEMENT.
17. REMOVE TEMPORARY SEDIMENT BASIN AND INSTALL PERMANENT BIO-RETENTION BASIN. DEWATER BASIN INTO DEWATERING BASIN. INSTALL AGGREGATE, 6" DRAIN TILES AND OUTLET PIPES, ENGINEERED SOIL AND PLANTINGS.
18. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAINTAIN ALL DISTURBED AREAS.
19. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
20. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
21. ESTIMATED TIME BEFORE FINAL STABILIZATION - 18 MONTHS.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 3" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDING AREAS WILL BE WATERED, FERTILIZED, RESEEDING AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST ROOT PAL (UPDATED 11/22/2017) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WNR TECHNICAL STANDARD 1050 AND THE MANUFACTURERS SPECIFICATIONS.

TEMPORARY STABILIZATION METHODS

TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 - OCTOBER 31) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131	97
Winter Wheat	131	95
Annual Ryegrass	80	97
Full Seeding		

LAND APPLICATION OF ADDITIVES:
DURING NONGROWING SEASON (NOVEMBER 1 - MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST ROOT PAL (UPDATED 04/30/2019) - SEE WNR TECHNICAL STANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.

SITE DEWATERING

DEWATERING TO CONFORM WITH WNR CONSERVATION PRACTICE STANDARD 1061.
ALL PUMPED EFFLUENT FROM DEWATERING OPERATIONS SHALL BE DISCHARGED TO A GEOTEXTILE FILTER BAG CONFORMING TO WNR CONSERVATION PRACTICE STANDARD 1061. THE GEOTEXTILE BAG SHALL BE PLACED ON A VEGETATED/STABILIZED GROUND PRIOR TO DISCHARGE.

EROSION CONTROL PRACTICES SCHEDULE

1. SILT FENCE
2. CONSTRUCTION EXIT
3. TEMPORARY DIVERSION BERM
4. SEDIMENT BASIN
5. EROSION MAT
6. HAY BALE DITCH CHECK
7. INLET PROTECTION
8. OUTLET PROTECTION

EROSION MATTING

FOR FINAL STABILIZATION, PROVIDE CLASS 1, TYPE B EROSION MAT PER WNR EROSION CONTROL PAL IN ALL SWALES AND ON ALL SLOPES 4:1 OR GREATER.
INSTALL PER MANUFACTURERS SPECIFICATIONS.

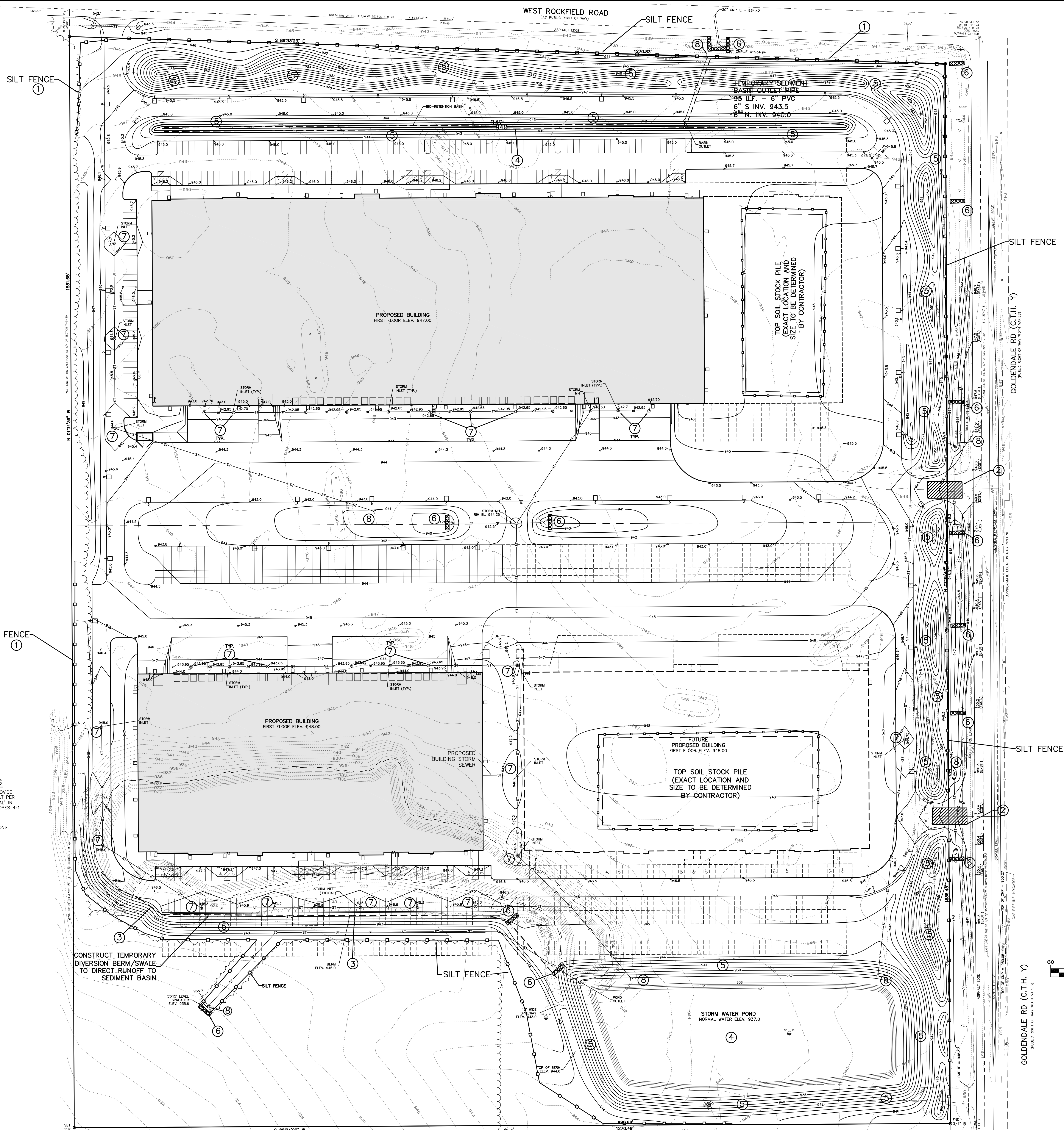
NOTE:
1. TOTAL DISTURBED AREA = 41.11 ACRES

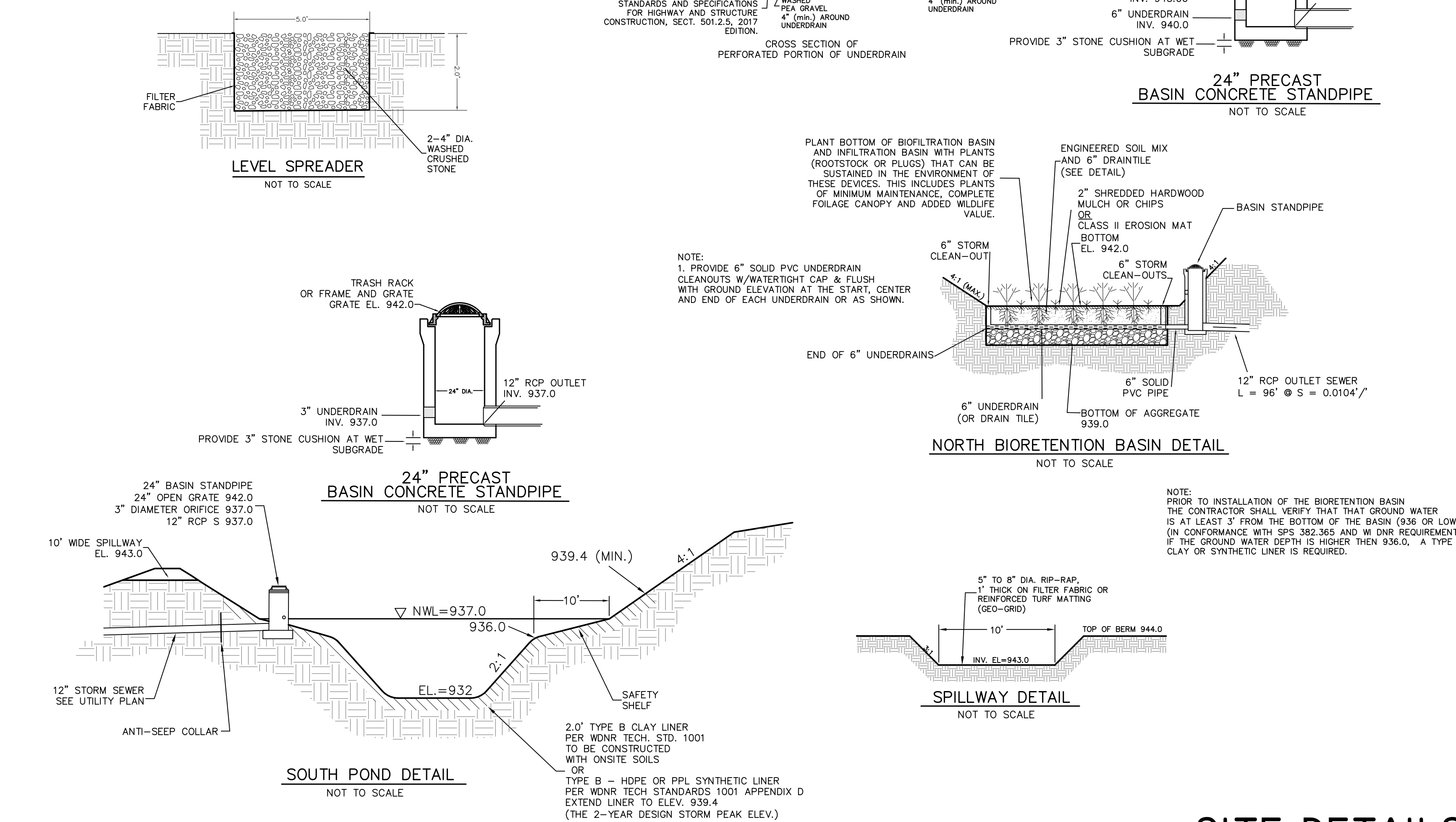
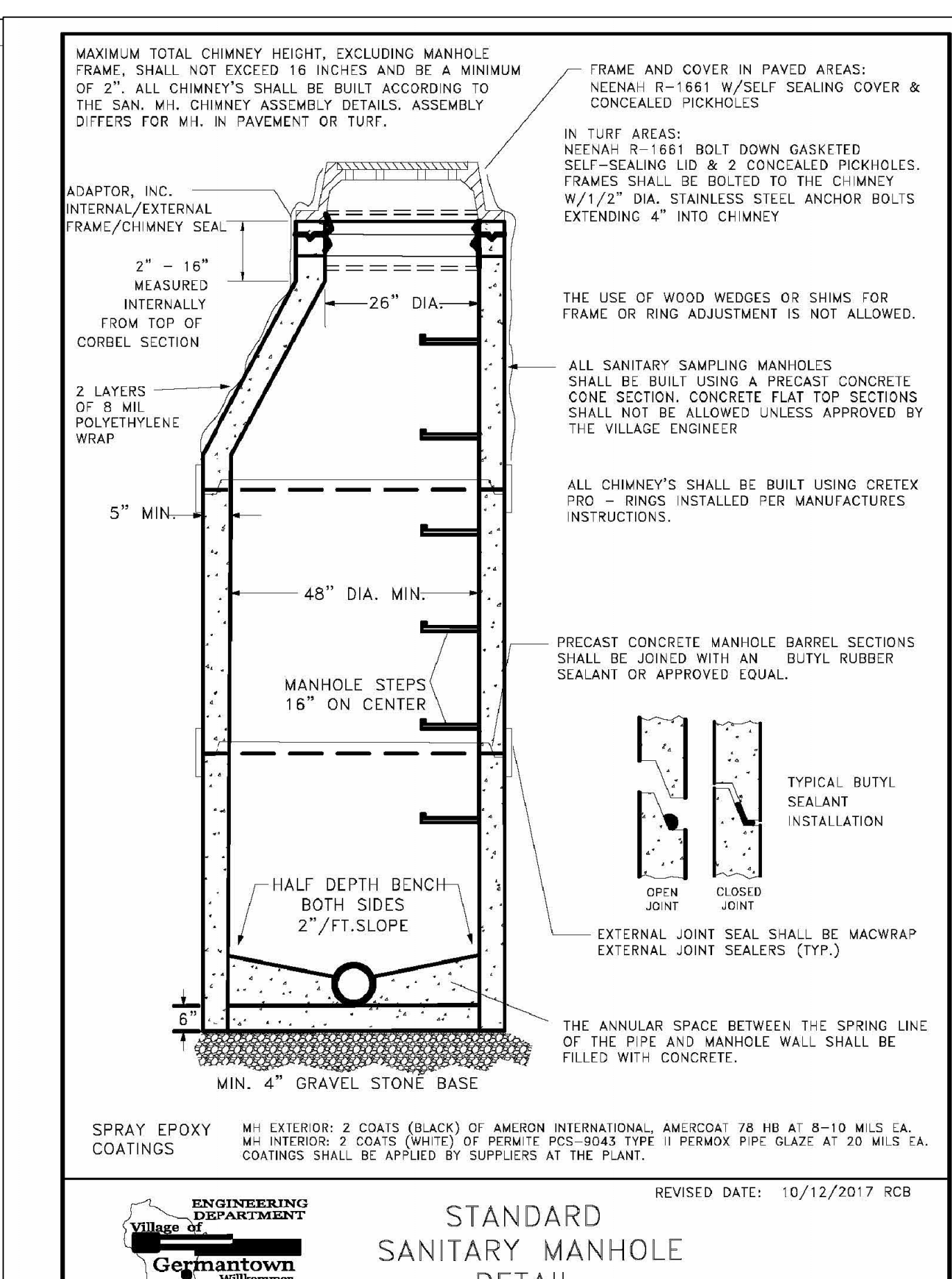
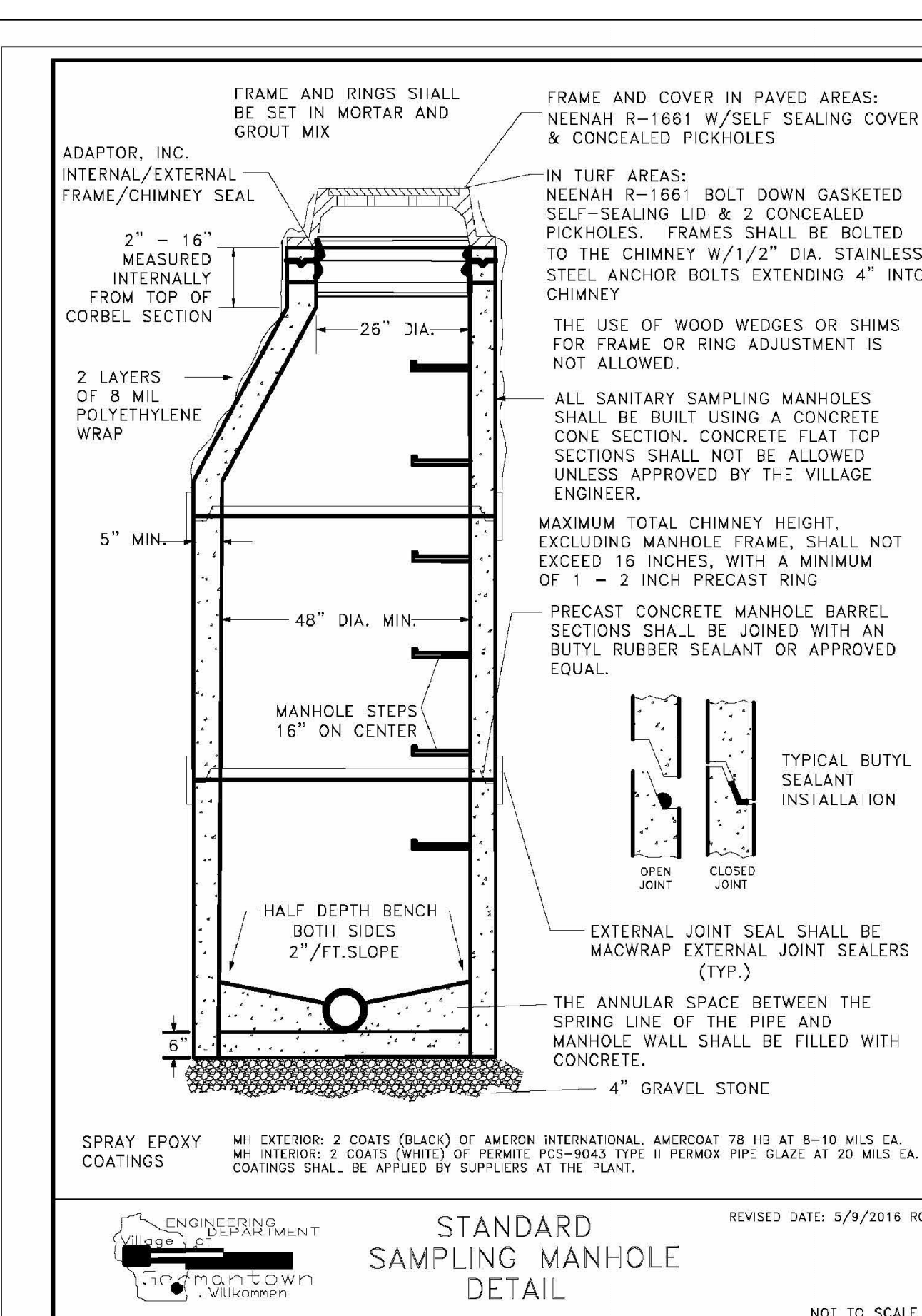
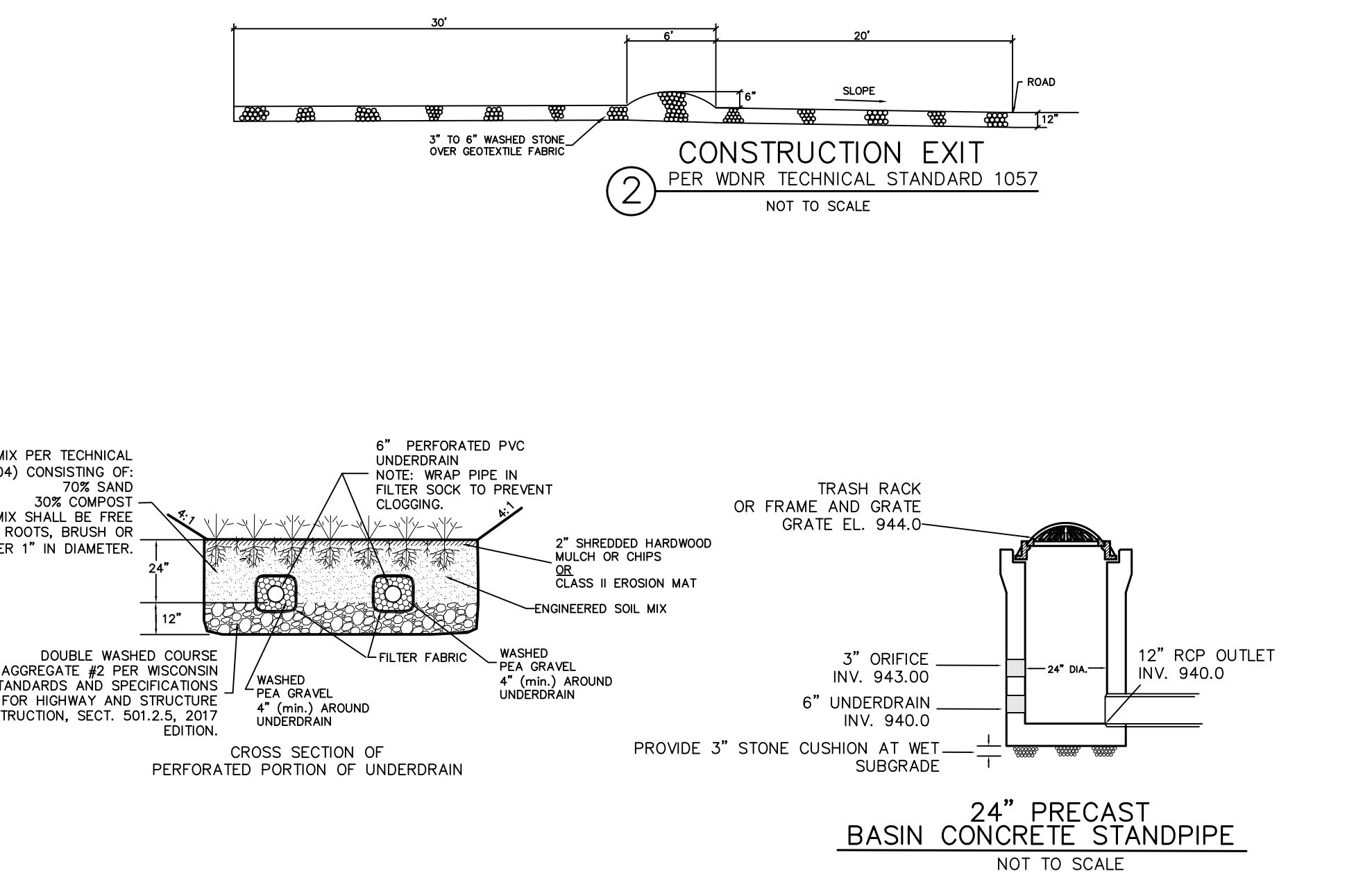
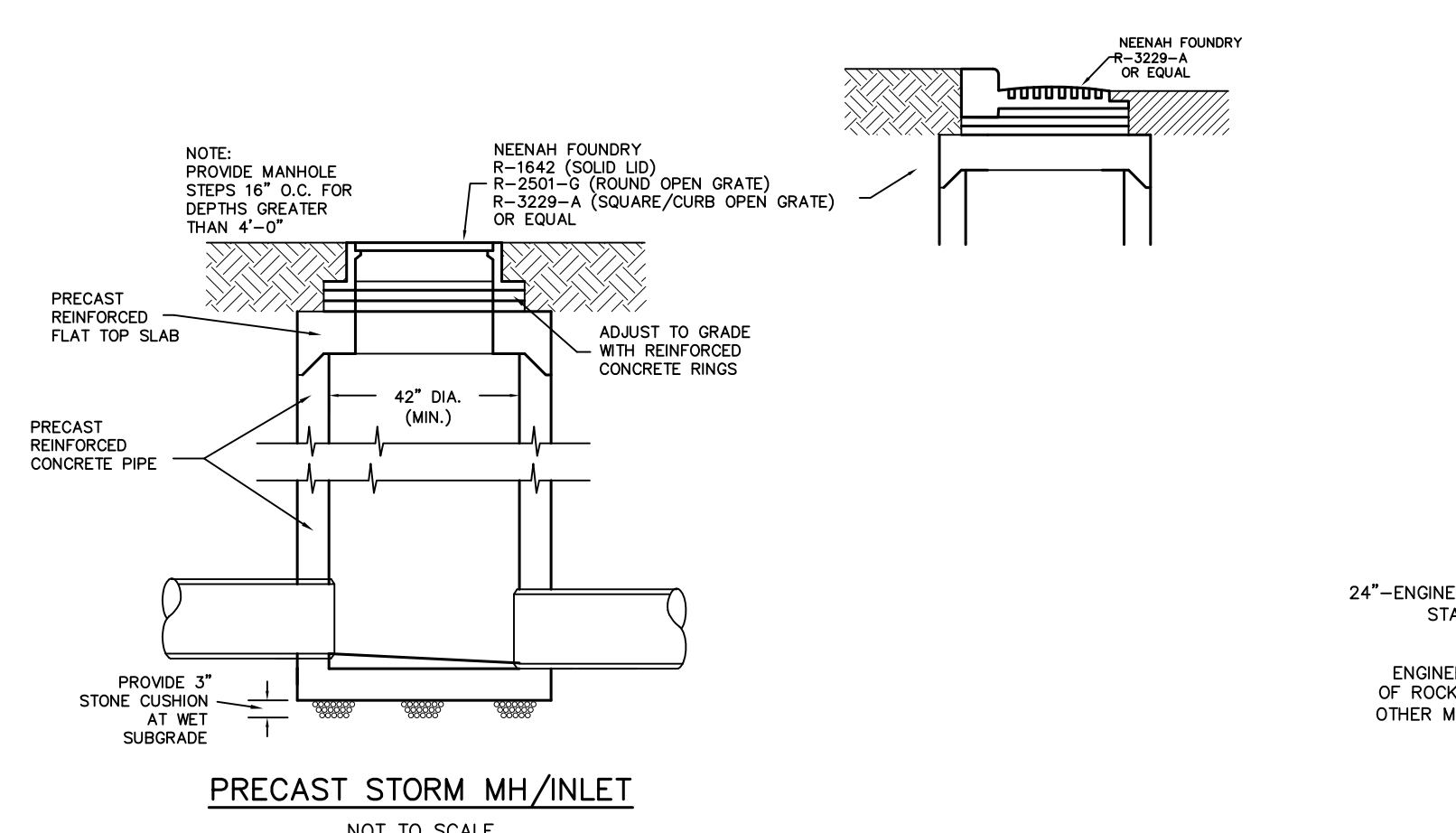
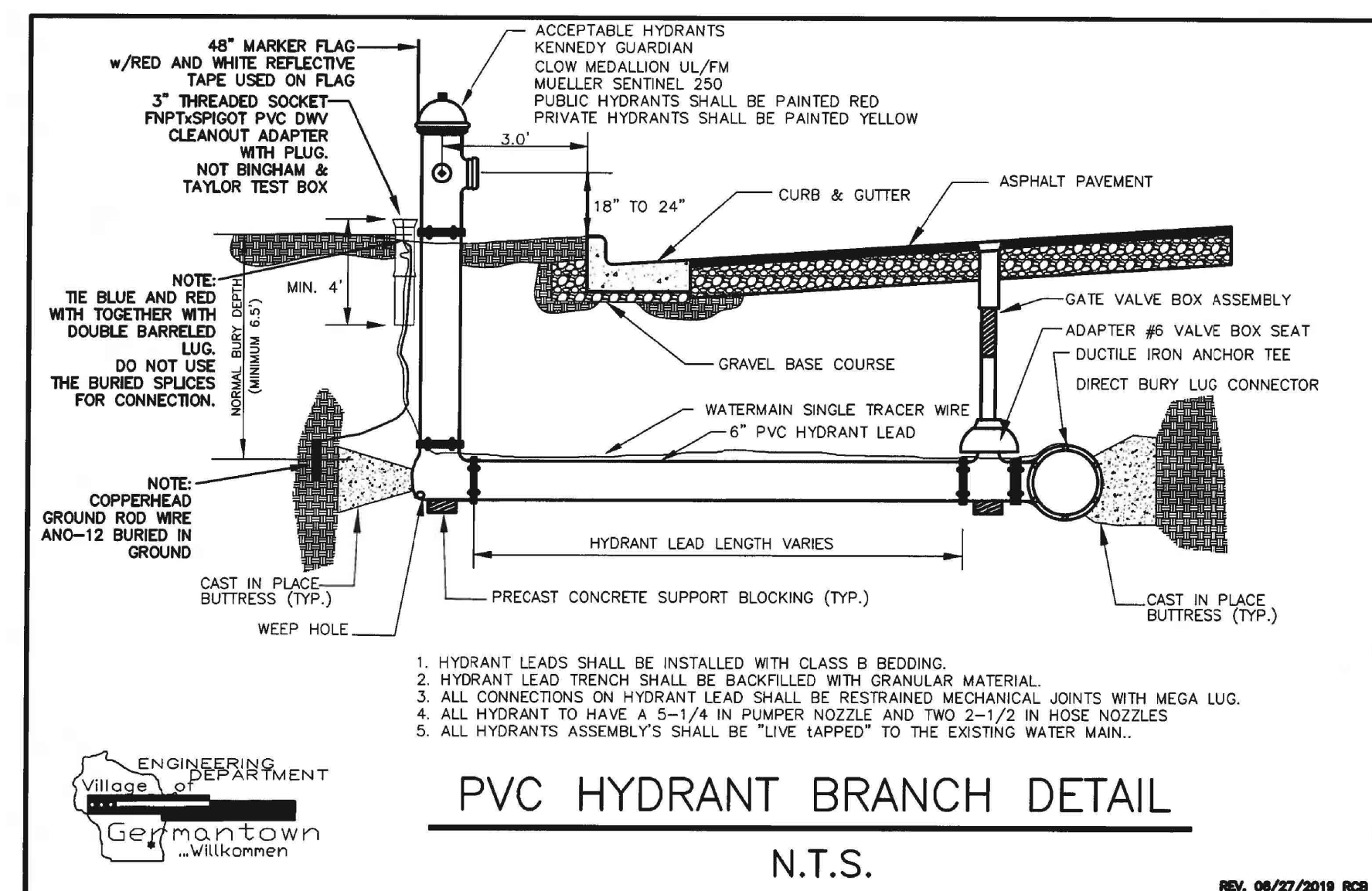
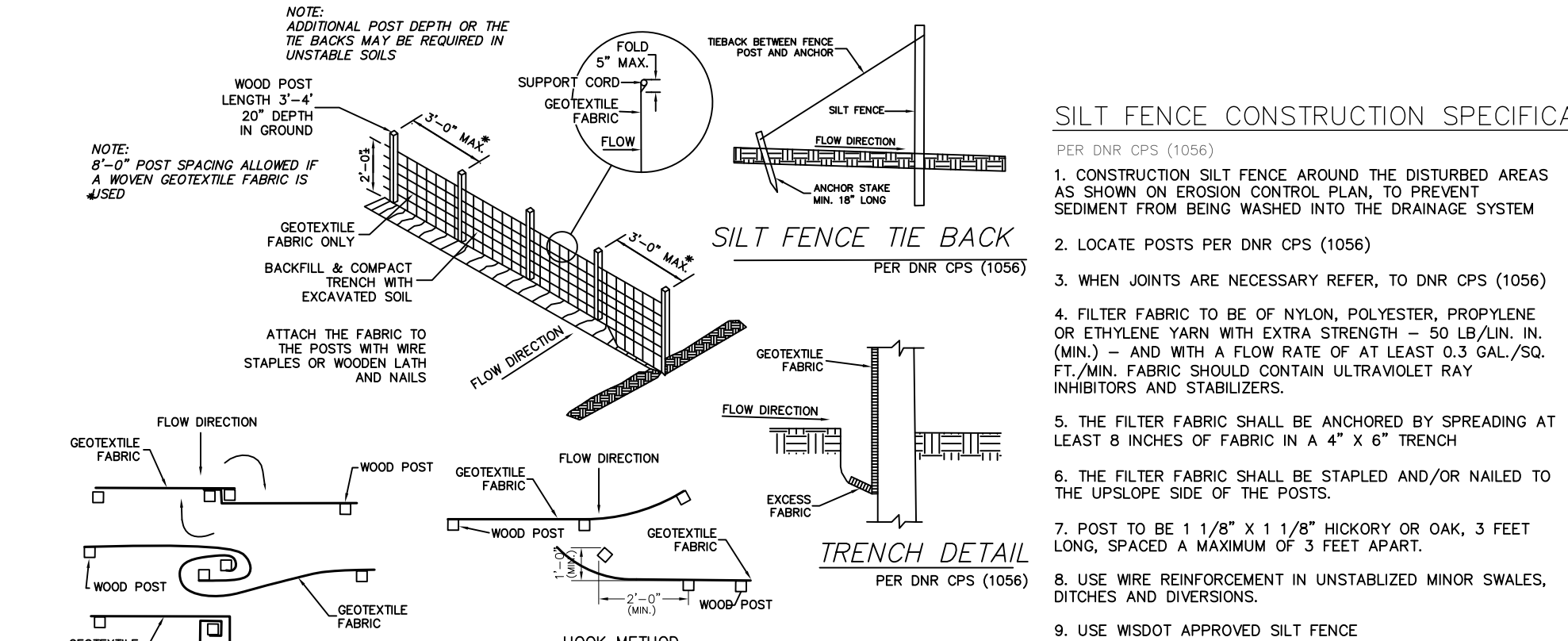
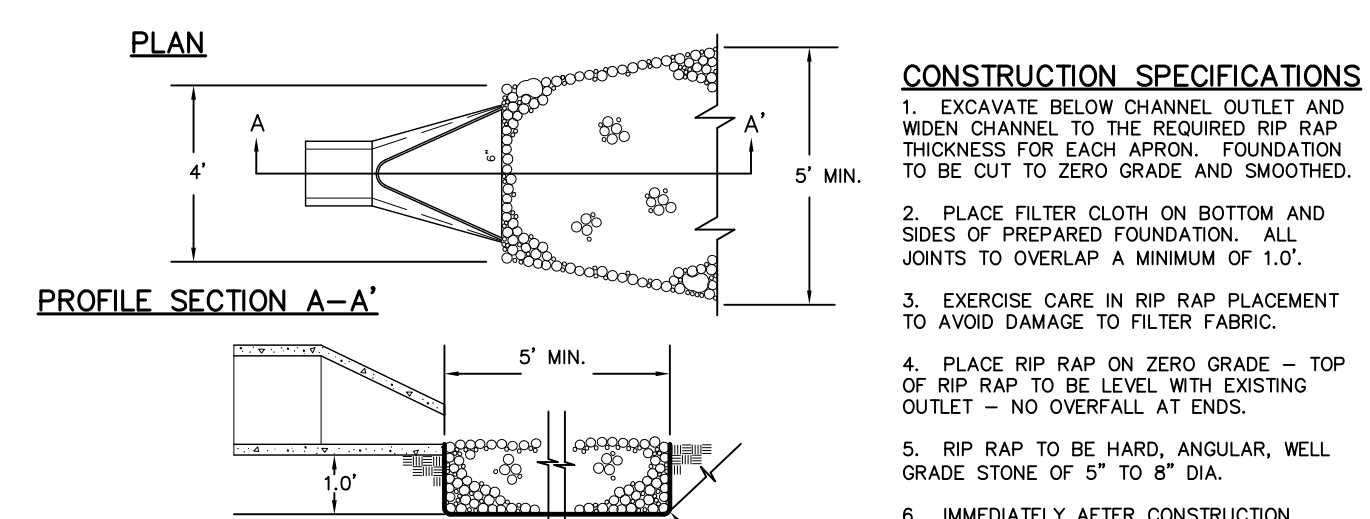
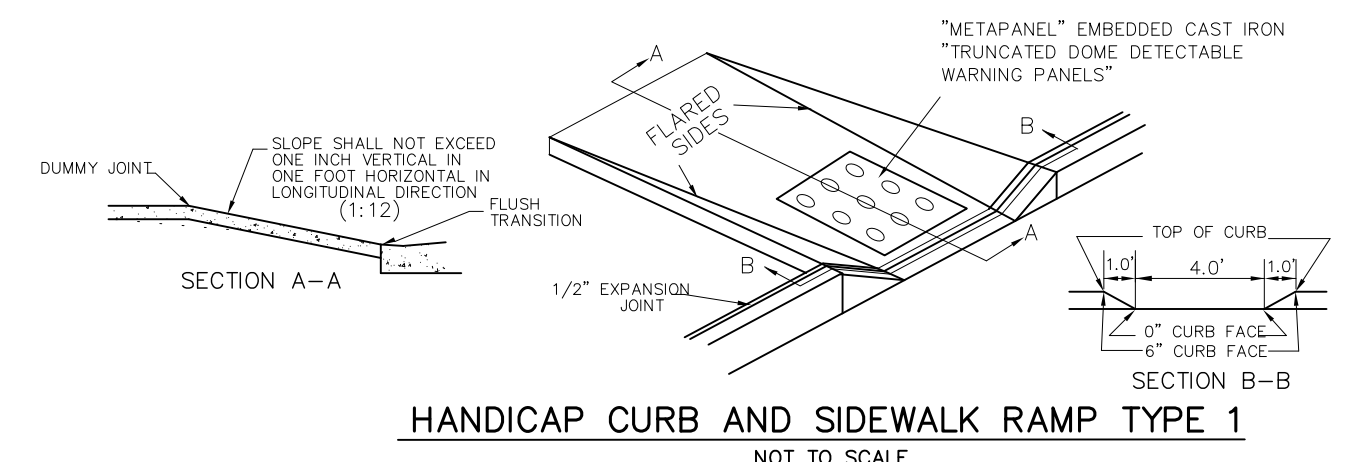
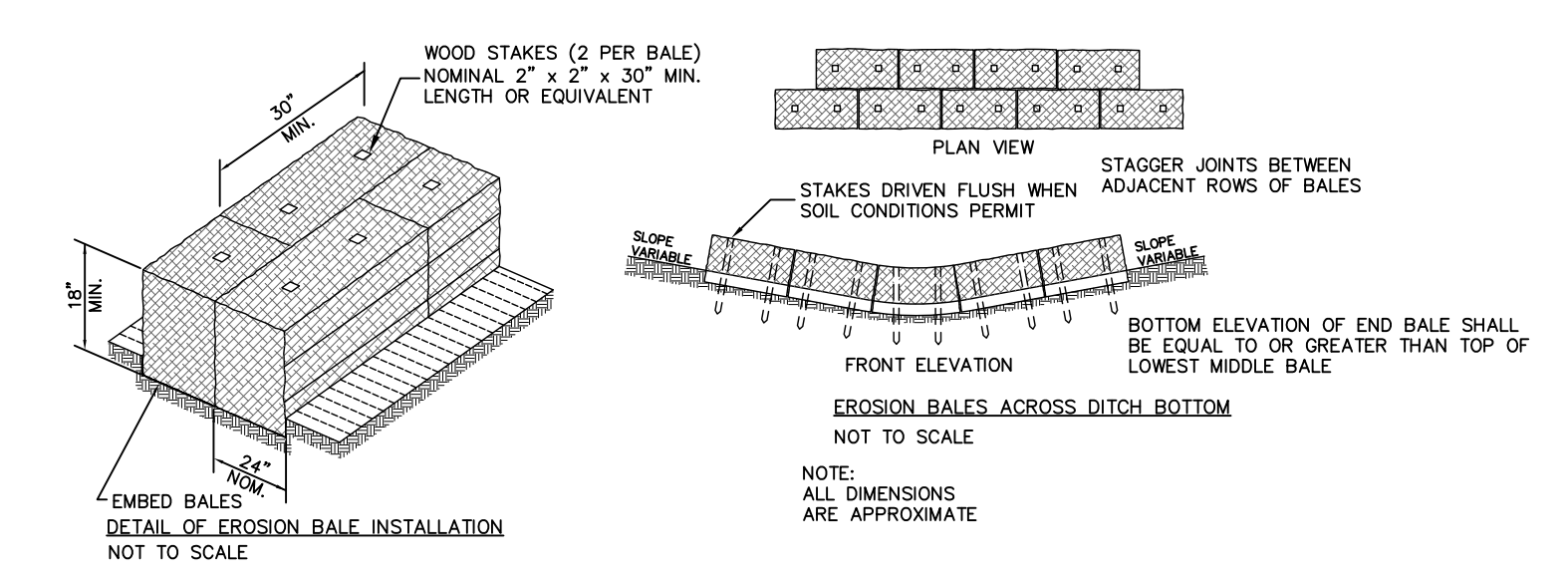
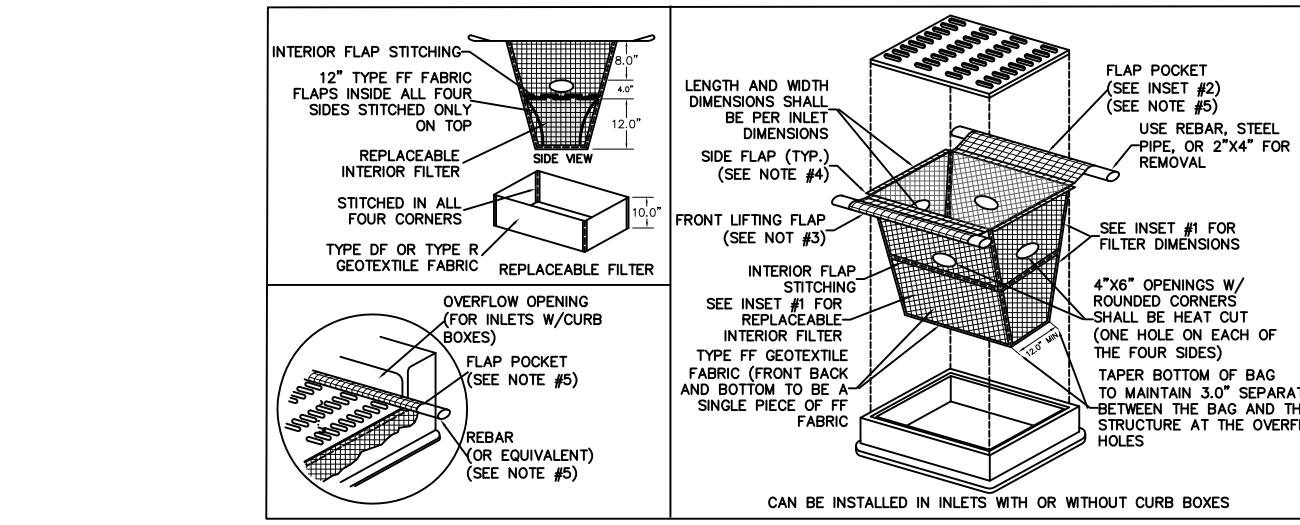
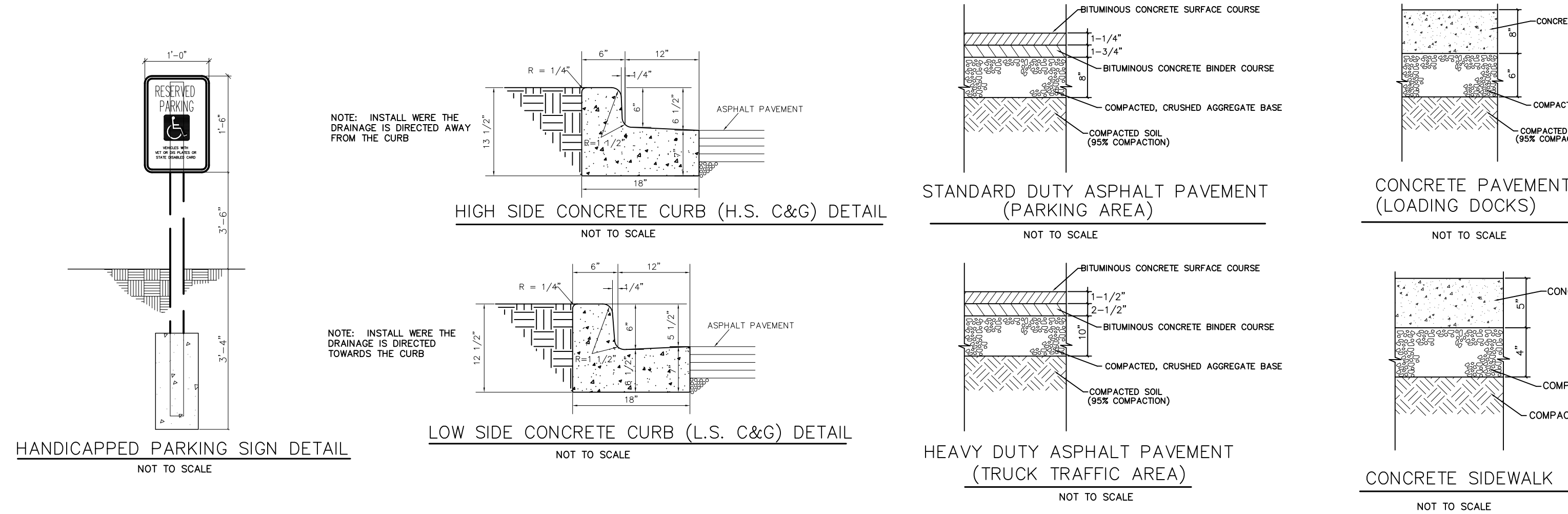
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LEGEND

..... 943	EXISTING CONTOUR
----- 946	PROPOSED CONTOUR
-x-942.5	PROPOSED ELEVATION
-ST-	PROPOSED STORM SEWER



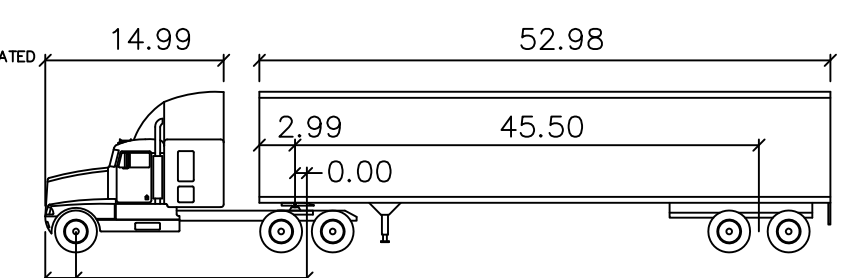
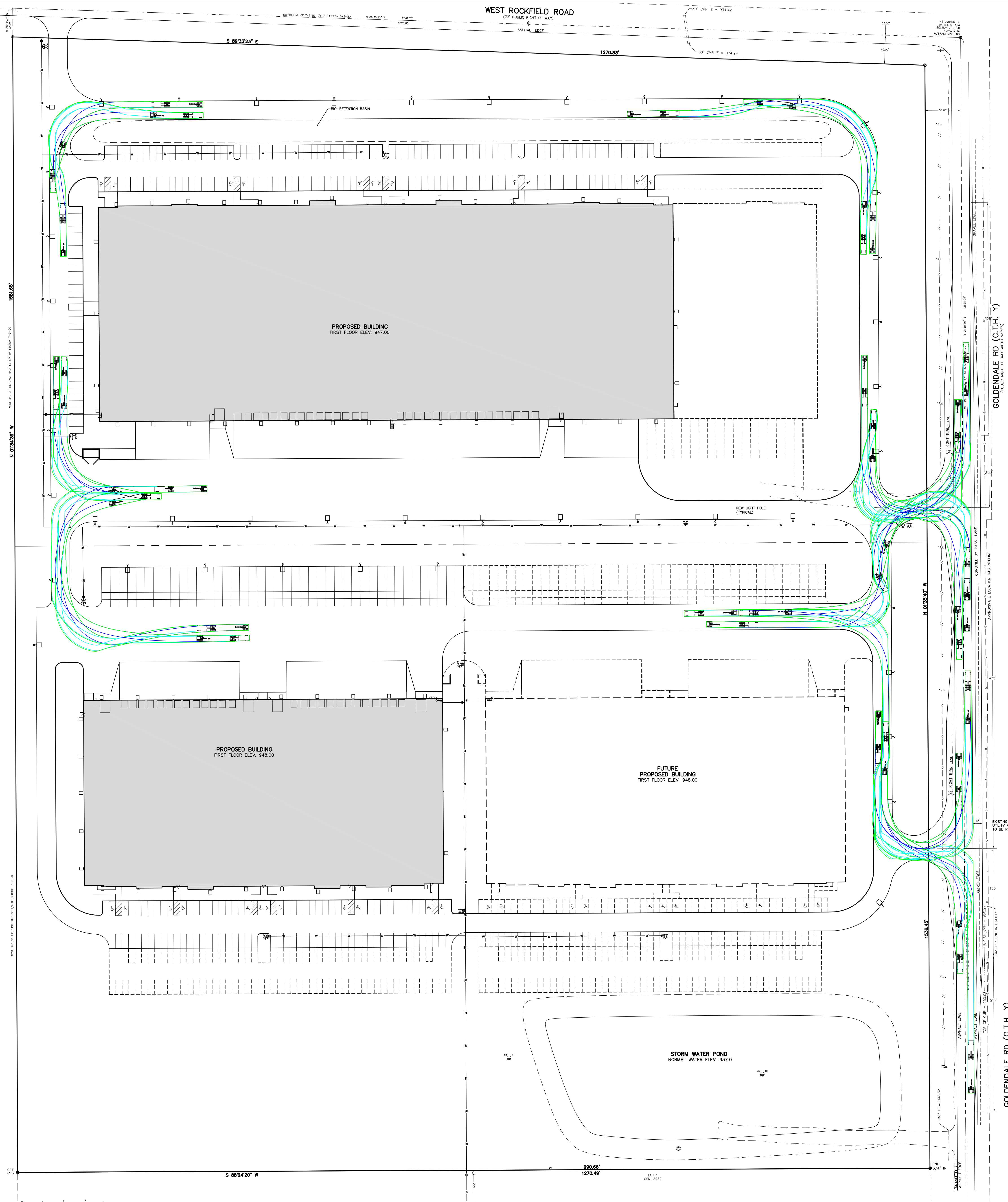




DICKMAN MULTI-TENANT DEVELOPMENT
GERMANTOWN, WISCONSIN

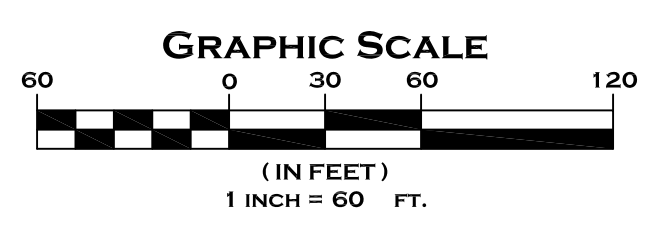


LEGEND	
	REAR WHEEL BASE EXTENTS
	FRONT WHEEL BASE EXTENTS
	TRACTOR TRAILER BODY EXTENTS



WB-67 DIMENSIONS - NOT TO SCALE

Feet	
Tractor Width	8.01
Trailer Width	10.50
Tractor Track	10.01
Trailer Track	10.50
Lock to Lock Time	6.0 s
Articulating Angle	28.4 deg
	75.0 deg



WB-67
SITE TRUCK ACCESS EXHIBIT

TO OBTAIN LOCATIONS OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DO IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE 811 or 1-800-242-8811
MILWAUKEE AREA 259-1181
WIS. STATUTE 182.075(1974)
REQUIRES MIN. 3 WORK DAYS NOTICE BEFORE YOU EXCAVATE

CARDNO / JF New, Inc. www.cardnojfnew.com 128 Sunset Drive Walkerton, Indiana 46574 Ph: 574-586-3400	6140 Cottonwood Road Suite A Fitchburg, Wisconsin 53719 Ph: 608-661-2965	6605 Steger Road Suite A Monee, Illinois 60449 Ph: 708-534-3450
---	---	--

Stormwater Seed Mix
For Use on Stormwater Management Ponds (SMP) side slopes to Normal Water Line (NWL)

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
<i>Carex cristatella</i>	Crested Oval Sedge	1.00
<i>Carex frankii</i>	Bristly Cattail Sedge	1.00
<i>Carex lurida</i>	Bottlebrush Sedge	2.00
<i>Carex sparganioides v. cephaloidea</i>	Rough-Clustered Sedge	2.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00
<i>Eleocharis ovata</i>	Blunt Spike Rush	0.50
<i>Elymus virginicus</i>	Virginia Wild Rye	12.00
<i>Glyceria striata</i>	Fowl Manna Grass	1.25
<i>Juncus effusus</i>	Common Rush	1.00
<i>Juncus torreyi</i>	Torrey's Rush	0.25
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Scirpus atrovirens</i>	Dark Green Rush	1.00
<i>Scirpus cyperinus</i>	Wool Grass	0.50
<i>Scirpus fluviatilis</i>	River Bulrush	0.25
<i>Scirpus validus</i>	Great Bulrush	6.00
Total		45.75

Temporary Cover:		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	116.00
Total		476.00

Forbs:		
<i>Alisma</i> spp.	Water Plantain (Various Mix)	4.25
<i>Asclepias incarnata</i>	Swamp Milkweed	1.50
<i>Bidens</i> spp.	Bidens (Various Mix)	2.00
<i>Helenium autumnale</i>	Sneezeweed	3.00
<i>Mimulus ringens</i>	Monkey Flower	1.00
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50
<i>Polygonum pensylvanicum</i>	Pinkweed	4.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Sagittaria latifolia</i>	Broad-Leaf Arrowhead	1.00
<i>Senna hebecarpa</i>	Wild Senna	1.00
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00
Total		21.25

Approximate area of coverage:	
Total area (SF) of coverage surrounding SWM ponds:	37,610
Total area (acres) of coverage surrounding SWM ponds:	0.86

STORMWATER SEED MIX: NORTH SITE

CARDNO / JF New, Inc. www.cardnojfnew.com Juncus torreyi Walkerton, Indiana 46574 Ph: 574-586-3400	6140 Cottonwood Road Suite A Fitchburg, Wisconsin 53719 Ph: 608-661-2965	6605 Steger Road Suite A Monee, Illinois 60449 Ph: 708-534-3450
---	---	--

Stormwater Seed Mix
For Use on Stormwater Management Ponds (SMP) side slopes to Normal Water Line (NWL)

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges/Rushes:		
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<i>Carex frankii</i>	Bristly Cattail Sedge	1.00
<i>Carex lurida</i>	Bottlebrush Sedge	2.00
<i>Carex sparganioides v. cephaloidea</i>	Rough-Clustered Sedge	2.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	6.00
<i>Eleocharis ovata</i>	Blunt Spike Rush	0.50
<i>Elymus virginicus</i>	Virginia Wild Rye	12.00
<i>Glyceria striata</i>	Fowl Manna Grass	1.25
<i>Juncus effusus</i>	Common Rush	1.00
<i>Juncus torreyi</i>	Torrey's Rush	0.25
<i>Leersia oryzoides</i>	Rice Cut Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Scirpus atrovirens</i>	Dark Green Rush	1.00
<i>Scirpus cyperinus</i>	Wool Grass	0.50
<i>Scirpus fluviatilis</i>	River Bulrush	0.25
<i>Scirpus validus</i>	Great Bulrush	6.00
Total		45.75

Temporary Cover:		
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	116.00
Total		476.00

Forbs:		
<i>Alisma</i> spp.	Water Plantain (Various Mix)	4.25
<i>Asclepias incarnata</i>	Swamp Milkweed	1.50
<i>Bidens</i> spp.	Bidens (Various Mix)	2.00
<i>Helenium autumnale</i>	Sneezeweed	3.00
<i>Mimulus ringens</i>	Monkey Flower	1.00
<i>Penthorum sedoides</i>	Ditch Stonecrop	0.50
<i>Polygonum pensylvanicum</i>	Pinkweed	4.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Sagittaria latifolia</i>	Broad-Leaf Arrowhead	1.00
<i>Senna hebecarpa</i>	Wild Senna	1.00
<i>Thalictrum dasycarpum</i>	Purple Meadow Rue	2.00
Total		21.25

Approximate area of coverage:	
Total area (SF) of coverage surrounding SWM ponds:	39,710
Total area (acres) of coverage surrounding SWM ponds:	0.91

STORMWATER SEED MIX: SOUTH SITE

Zoning Classification: Industrial

Site Landscaping Requirements

Street trees shall be planted or payment in lieu of planting for developed and/or subdivided lands.

All yards sodded or seeded on at least 4" of topsoil.

	North Site	South Site
LF of Rockfield Rd. Frontage:	1,271 LF	0 LF
Street Trees Shown:	25 Trees	0 Trees
LF of Goldendale Rd. Frontage:	664 LF	872 LF
Street Trees Shown:	17 Trees	26 Trees

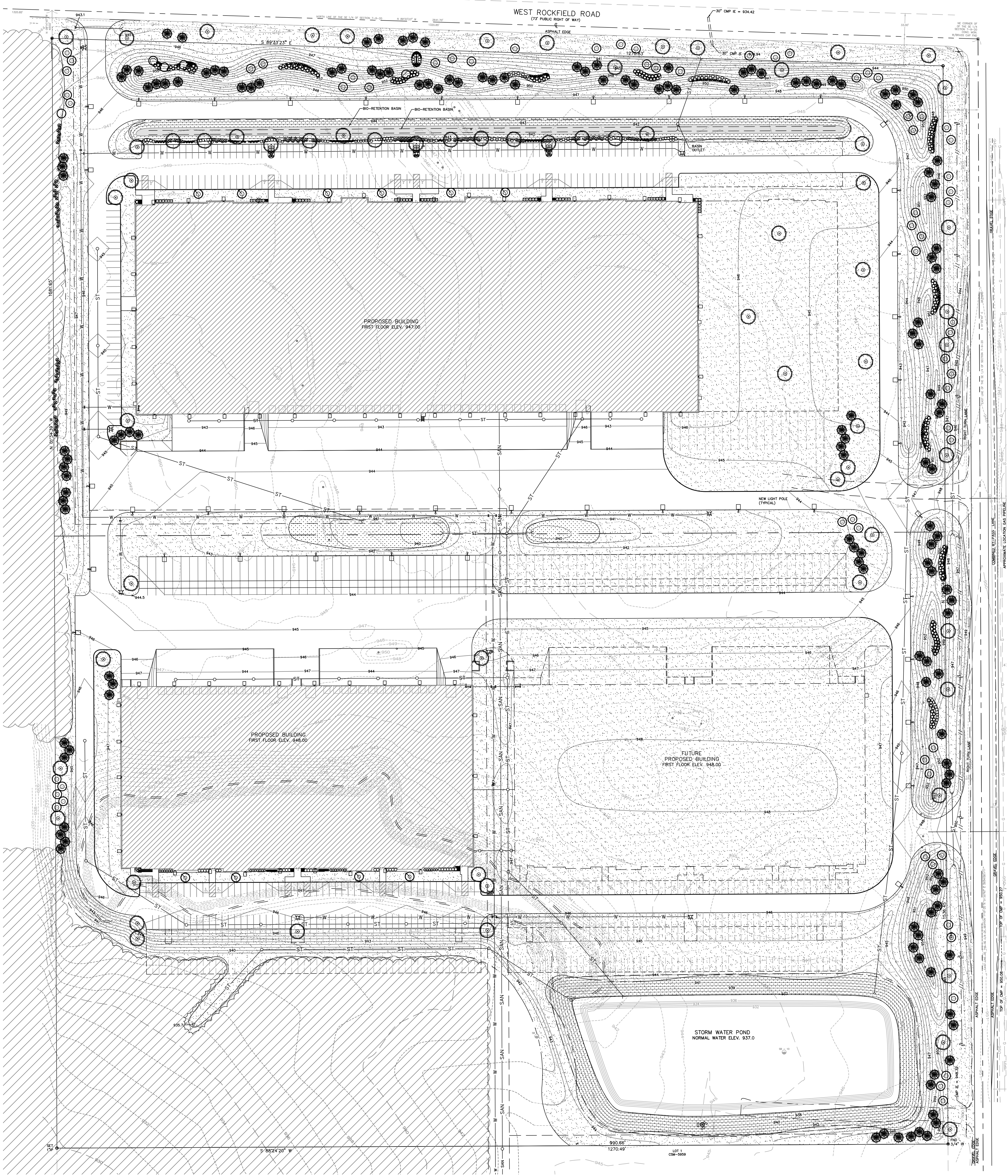
Parking Lot Landscaping

A minimum of 5% of the parking lot area to be landscaped. At a rate of 1 tree (2" cal.) per 10 spaces. Perimeter screening shall be provided of at least 5' wide. Evergreens shall be used adjacent to other lots.

	North Site	South Site
Area of Parking Lot:	55,020 SF	59,422 SF
Percent of Landscape Area:	5.0%	5.0%
Required Landscape Area:	2,751.0 SF	2,971.1 SF
Landscape Area Shown:	3,387.0 SF	3,406.0 SF

Number of Parking Spaces:	196 Spaces	141 Spaces
Required Number of Trees:	19.6 Trees	14.1 Trees
Number of Trees Shown:	25 Trees	14 Trees

CODE REQUIREMENTS



OVERALL LANDSCAPE PLAN

Scale: 1" = 60'0"

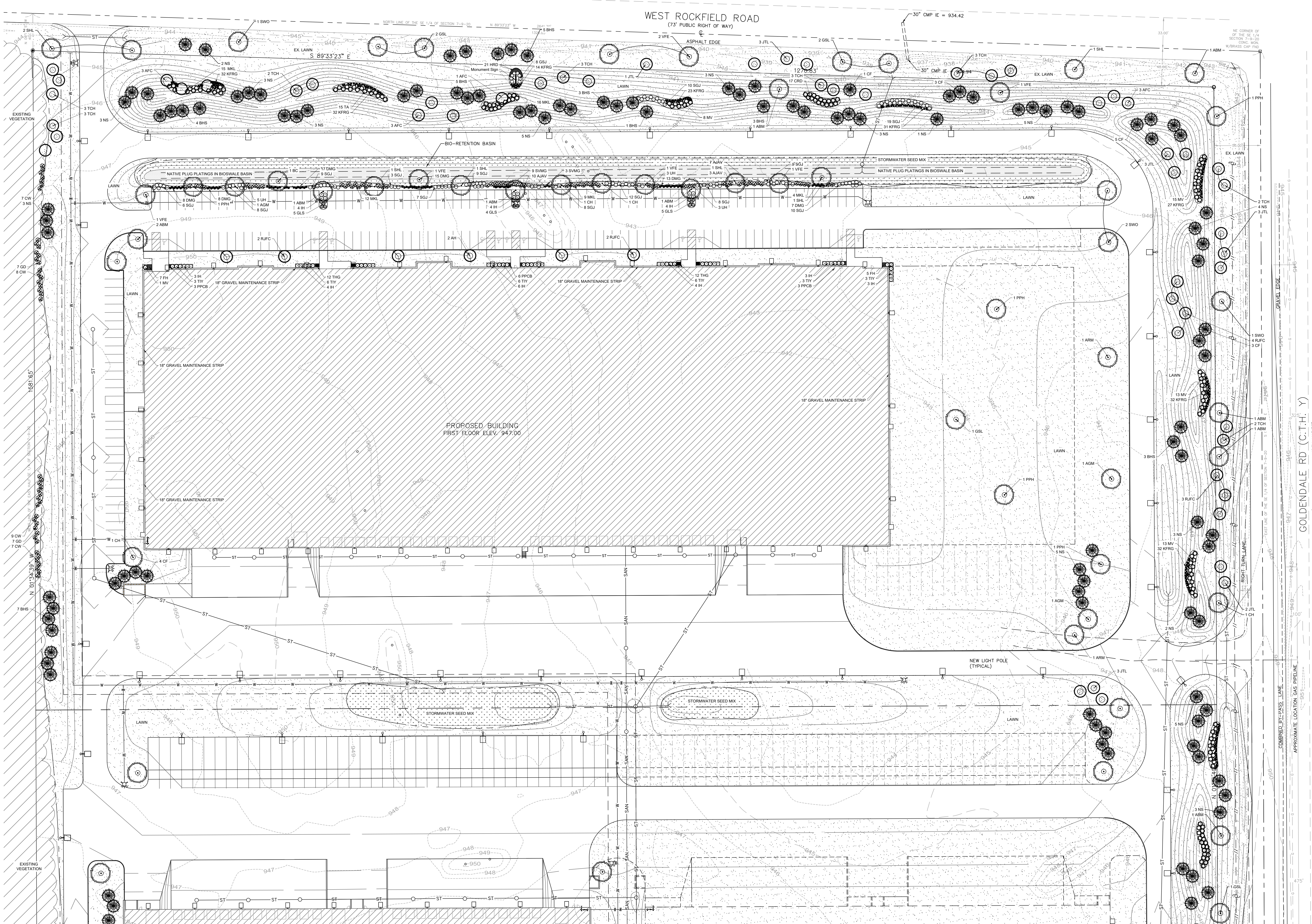
OVERALL LANDSCAPE PLAN

PROPOSED BUILDINGS:
DICKMAN GERMANTOWN
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8811
MEX. APC 250-180
MS STATUTE 182.075(1974)
REQUIRES MIN. 3 BOD. DAYS
NOTICE BEFORE YOU EXCAVATE

- SHADE TREES (DECIDUOUS)**
- ARM Armstrong Red Maple
 - ABM Autumn Blaze Maple
 - CH Common Hackberry
 - PHH Prairie Pride Hackberry
 - SHL Skyline Honeylocust
 - AGM Autumn Gold Maidenhair
 - SWO Swamp White Oak
 - BC Bald Cypress
 - GSL Greenspire Linden
 - VFE Valley Forge American Elm
- ORNAMENTAL TREES (DECIDUOUS)**
- AH American Hornbeam
 - TCH Thornless Cockspur Hawthorn
 - AFC Adams Flowering Crabapple
 - RJFC Red Jewel Flowering Crabapple
 - JTL Ivory Silk Japanese Tree Lilac
- EVERGREEN TREES**
- CF Concolor Fir
 - NS Norway Spruce
 - BHS Black Hills Spruce
- EVERGREEN SHRUBS**
- SGJ Sea Green Juniper
 - GSI Green Sargent Juniper
 - TIY Taunton Intermediate Yew
- DECIDUOUS SHRUBS**
- GD Gray Dogwood
 - CRD Cardinal Redtwig Dogwood
 - CW Common Witchhazel
 - IH Incrediball Hydrangea
 - TA Tardiva Hydrangea
 - UH Unique Hydrangea
 - GLS Gro Low Fragrant Sumac
 - MKL Miss Kim Dwarf Lilac
 - AJAV Autumn Jazz Arrowwood Viburnum
 - MV Mohican Viburnum
- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
 - THG Tufted Hair Grass
 - DMG Dwarf Maidengrass
 - SVMG Silver Variegated Maidengrass
- HERBACEOUS PERENNIALS**
- HRD Happy Returns Daylily
 - PPCB Palace Purple Coralbells
 - FH Franchise Hosta
- PLANT ABBREVIATIONS**



BIOSWALE LIVE PLUG PLANTINGS					
Plant Spacing:		18" on-center		Total Area:	12,507 SF
				Total Required Plants:	5559 Plants
QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	NOTES
926	<i>Aesclepias incarnata</i>	Swamp Milkweed	Qt.	18" o.c.	Full, well rooted plant, evenly shaped
926	<i>Aster nova-angliae</i>	New England Aster	Qt.	18" o.c.	Full, well rooted plant, evenly shaped
926	<i>Carex vulpinoidea</i>	Fox Sedge	Qt.	18" o.c.	Full, well rooted plant, evenly shaped
926	<i>Physostegia virginiana</i>	Obedient Plant	Qt.	18" o.c.	Full, well rooted plant, evenly shaped
926	<i>Spartina pectinata</i>	Prairie Cord Grass	Qt.	18" o.c.	Full, well rooted plant, evenly shaped
926	<i>Verbena hastata</i>	Blue Vervain	Qt.	18" o.c.	Full, well rooted plant, evenly shaped

BIOSWALE NATIVE PLANTINGS

ENLARGED LANDSCAPE PLAN

Scale: 1" = 40'0"

HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

BRIOHN

DESIGN GROUP

3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1850
(262) 780-8500 PHONE
(262) 780-0305 FAX

**ENLARGED LANDSCAPE
PLAN - NORTH SITE**

DICKMAN GERMANTOWN

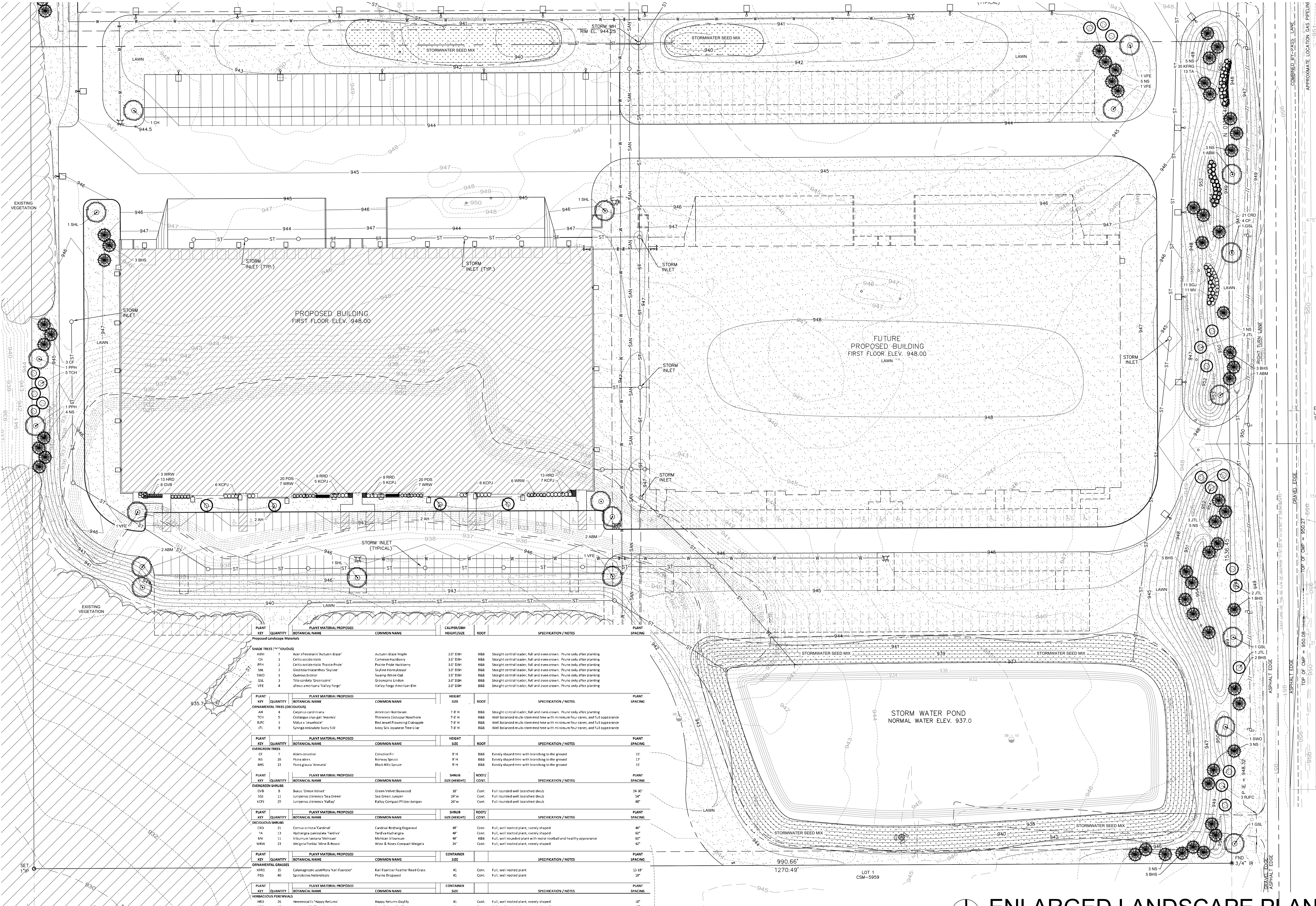
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

JOB: 3172
DRAWN: PCA
CHECKED: WDH
DATE: SEPTEMBER 5, 2019
SHEET:

L 1.1



CALL DIGGERS HOTLINE
811 or 1-800-242-8811
MILWAUKEE AREA 253-1181
WIS. STATUTE 182.07(5)(974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



PLANT KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	HEIGHT / SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Materials							
SHADE TREES ("TODIGUS")							
ASH	7	Acer Freemanii 'Autumn Blaze'	Autumn Blaze Maple	3.0' DBH	BSB	Straight central leader, full and even crown. Prune only after planting	
CH	1	Cornus occidentalis	Common Hackberry	3.0' DBH	BSB	Straight central leader, full and even crown. Prune only after planting	
PPH	3	Cornus occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3.0' DBH	BSB	Straight central leader, full and even crown. Prune only after planting	
SHL	3	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	3.0' DBH	BSB	Straight central leader, full and even crown. Prune only after planting	
SWD	1	Quercus bicolor	Swamp White Oak	3.0' DBH	BSB	Straight central leader, full and even crown. Prune only after planting	
GSL	3	Tilia cordata 'Greenspire'	Greenspire Linden	3.0' DBH	BSB	Straight central leader, full and even crown. Prune only after planting	
VFE	4	Ulmus americana 'Valley Forge'	Valley Forge American Elm	3.0' DBH	BSB	Straight central leader, full and even crown. Prune only after planting	
ORNAMENTAL TREES (DECIDUOUS)							
AH	4	Carpinus caroliniana	American Hornbeam	7-8' H	BSB	Straight central leader, full and even crown. Prune only after planting	
TCU	5	Cornus coccinea 'Inermis'	Thornless Coccinea Hawthorn	7-8' H	BSB	Well balanced multi-stemmed tree with minimum four stems, and full appearance	
RFC	3	Malus 'Evercolor'	Red Jewel Flowering Crabapple	7-8' H	BSB	Well balanced multi-stemmed tree with minimum four stems, and full appearance	
JTL	3	Syringa reticulata 'Kerry Silk'	Kerry Silk Japanese Tree Lilac	7-8' H	BSB	Well balanced multi-stemmed tree with minimum four stems, and full appearance	
EVERGREEN TREES							
EF	7	Adiantum cuneatum	Conical Fir	8' H	BSB	Evenly shaped tree with branching to the ground	15'
NS	25	Picea canadensis	Norway Spruce	8' H	BSB	Evenly shaped tree with branching to the ground	17'
BHS	22	Prunella laevis 'Sonnata'	Black Hills Spruce	8' H	BSB	Evenly shaped tree with branching to the ground	15'
SHRUBS							
OVV	3	Baccharis 'Green Velvet'	Green Velvet Broomrape	36"	Cont.	Full rounded well branched shrub	24-30"
SS	11	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" W	Cont.	Full rounded well branched shrub	34"
KCPJ	23	Juniperus chinensis 'Gold Ray'	Kelly Compact Pfitzer Juniper	24" W	Cont.	Full rounded well branched shrub	48"
DECIDUOUS SHRUBS							
CRD	25	Cornus stricta 'Cardinal'	Cardinal Redtwig Dogwood	48"	Cont.	Full, well rooted plant, evenly shaped	48"
TA	13	Hieracium pinnatifidum 'Tadpole'	Tadpole Hyacinth	48"	Cont.	Full, well rooted plant, evenly shaped	60"
NR	11	Quercus laevis 'Noveboracensis'	Noveboracensis White Oak	48"	Cont.	Full, well rooted plant with round canopy and healthy appearance	60"
WRW	23	Weigelia florida 'Vine & Rose'	Vine & Rose Compact Weigelia	24"	Cont.	Full, well rooted plant, evenly shaped	42"
ORNAMENTAL GRASSES							
KFG	85	Calamagrostis canadensis 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
PDS	40	Sporobolus heterostachyus	Prune Dropseed	#1	Cont.	Full, well rooted plant	34"
HERBACEOUS PERENNIALS							
HFD	26	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	34"
RFD	18	Hemerocallis 'Roses Return'	Roses Return Daylily	#1	Cont.	Full, well rooted plant, evenly shaped	34"
PLANT KEY							
QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY	QUANTITY
LAWN	5517	Lawn Establishment Area / Grading Area					
55070	55070	Broken Matting for sloped seeded areas	see plan for area delineation				
4412	4412	Stormwater Seed Mix	see plan for area delineation				
Landscape Materials							
52	52	Heritage Blue Green Mulch (3/8" x 3/4" chips)	Area: 825 SF				
555	555	Aluminum Edge Restraint (grout areas)	Perimeter Profile: 3/8" x 3/4" Black Duraflex Finish	16'			
825	825	Landscape Fabric	Under Gravel Areas Only	5'			
59	59	Shredded Hardwood Mulch (1" depth)	Area: 6,325 SF				
39	39	Soil Amendments (1" depth)	Area: 6,325 SF				
3294	3294	Paverstone Topsoil (4" over lawn areas)	Area: 535,265 SF				
39	39	Paverstone Topsoil (2" over bed areas)	Area: 6,325 SF				

*Landscape count & quantities are provided as a service to the Landscape Contractor. Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, including the graphics and installation depicted therein, shall govern.

Seed Composition:
Refractive Soil Seed Mix (800-785-1300):

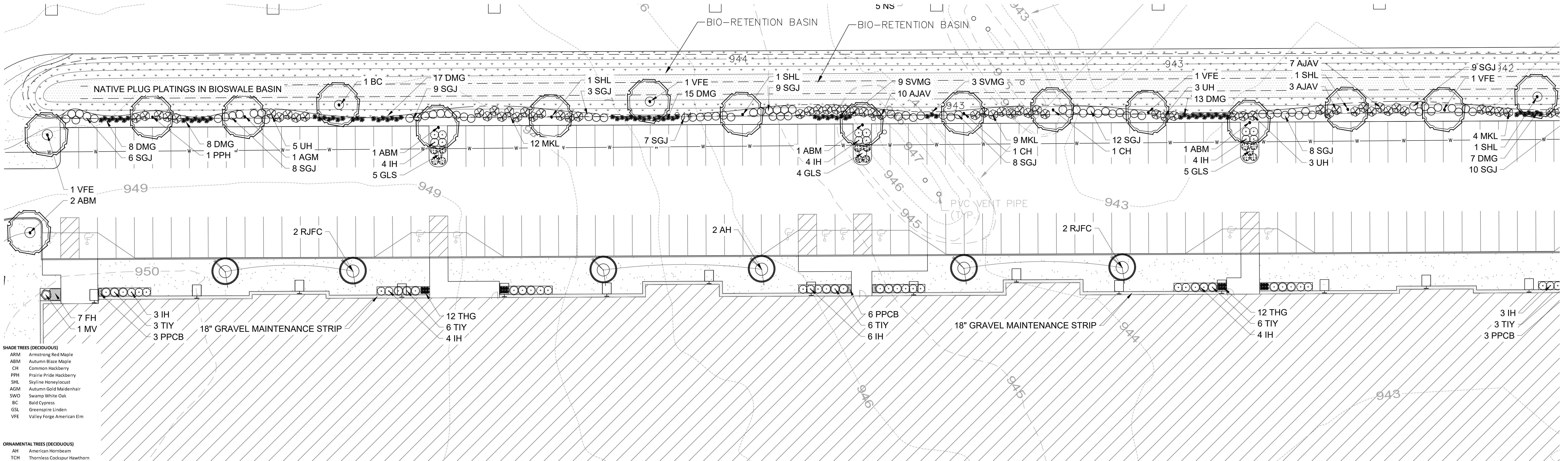
20% Kentucky Bluegrass (Seed Quality)
10% Kentucky Bluegrass
10% Ken Blue Kentucky Bluegrass
25% Creeping Red Fescue

15% Quaker Pinnatifid Ryegrass
10% Fescue Pinnatifid Ryegrass

Seed at rate of 150-200 lb per acre



CALL DIGGERS HOTLINE
811 or 1-800-242-8811
MILWAUKEE AREA 253-1881
WIS. STATUTE 182.07(2)(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE



SHADE TREES (DECIDUOUS)
ARM Armstrong Red Maple
ABM Autumn Blaze Maple
CH Common Hackberry
PPH Prairie Pride Hackberry
SHL Skyline Honeylocust
AGM Autumn Gold Maidenhair
SWO Swamp White Oak
BC Bald Cypress
GSL Greenspire Linden
VFE Valley Forge American Elm

ORNAMENTAL TREES (DECIDUOUS)
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TCH Thornless Cockspur Hawthorn
AFC Adams Flowering Crabapple
RJFC Red Jewel Flowering Crabapple
JTL Ivory Silk Japanese Tree Lilac

EVERGREEN TREES
CF Concolor Fir
NS Norway Spruce
BHS Black Hills Spruce

EVERGREEN SHRUBS
SGJ Sea Green Juniper
GSJ Green Sargent Juniper
TIY Taunton Intermediate Yew

DECIDUOUS SHRUBS
GD Gray Dogwood
CRD Cardinal Redtwig Dogwood
CW Common Witchhazel
IH Incredible Hydrangea
TA Tardiva Hydrangea
UH Unique Hydrangea
GLS Gro Low Fragrant Sumac
MKL Miss Kim Dwarf Lilac
AJAV Autumn Jazz Arrowwood Viburnum
MV Mohican Viburnum

ORNAMENTAL GRASSES
KFRG Karl Foerster Feather Reed Grass
THG Tufted Hair Grass
DMG Dwarf Maidengrass
SVMG Silver Variegated Maidengrass

HERBACEOUS PERENNIALS
HRD Happy Returns Daylily
PPCB Palace Purple Coralbells
FH Froese Hosta

PLANT ABBREVIATIONS

SHADE TREES (DECIDUOUS)
ABM Autumn Blaze Maple
CH Common Hackberry
PPH Prairie Pride Hackberry
SHL Skyline Honeylocust
SWO Swamp White Oak
GSL Greenspire Linden
VFE Valley Forge American Elm

ORNAMENTAL TREES (DECIDUOUS)
AH American Hornbeam
TCH Thornless Cockspur Hawthorn
RJFC Red Jewel Flowering Crabapple
JTL Ivory Silk Japanese Tree Lilac

EVERGREEN TREES
CF Concolor Fir
NS Norway Spruce
BHS Black Hills Spruce

EVERGREEN SHRUBS
GVB Green Velvet Boxwood
SGJ Sea Green Juniper
KCPJ Kallay Compact Pfritzer Juniper

DECIDUOUS SHRUBS
CRD Cardinal Redtwig Dogwood
TA Tardiva Hydrangea
MV Mohican Viburnum
WRW Wine & Roses Compact Weigela

ORNAMENTAL GRASSES
KFRG Karl Foerster Feather Reed Grass
PDS Prairie Dropseed

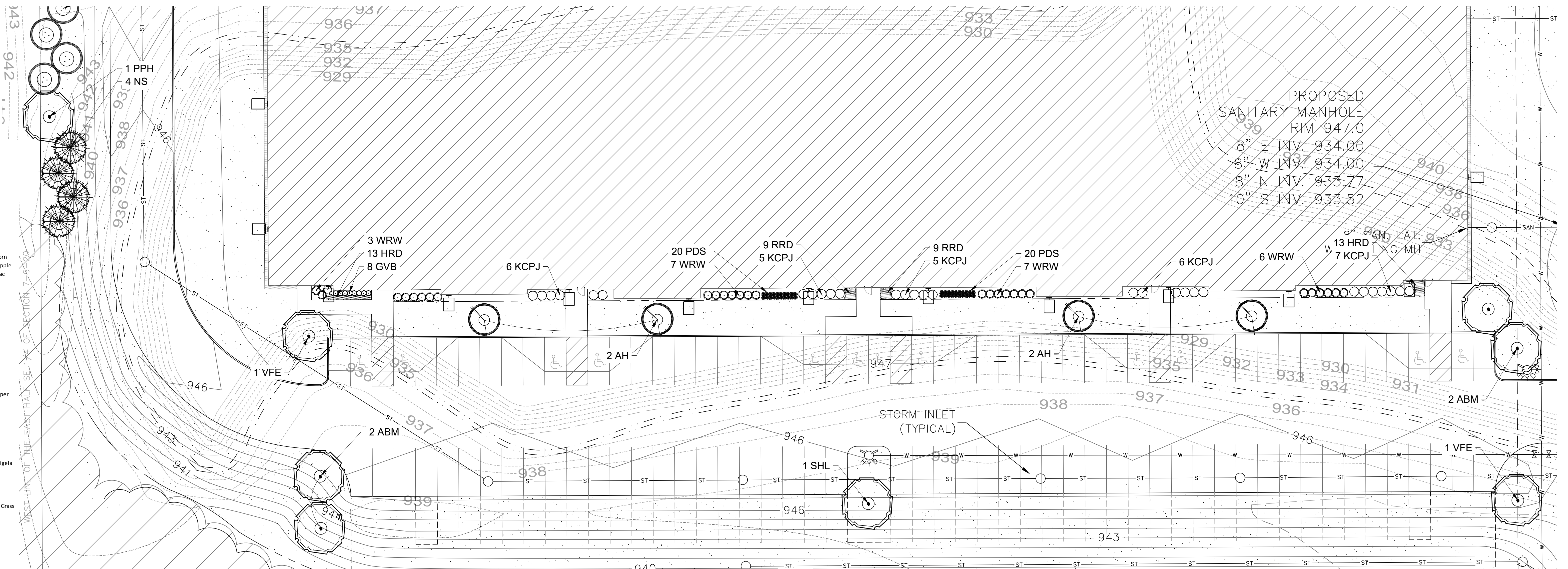
HERBACEOUS PERENNIALS
HRD Happy Returns Daylily
RRD Rosy Returns Daylily

PLANT ABBREVIATIONS



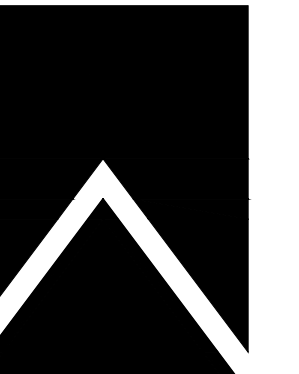
FOUNDATION LANDSCAPE PLAN: NORTH BUILDING

Scale: 1" = 20'0"



FOUNDATION LANDSCAPE PLAN: SOUTH BUILDING

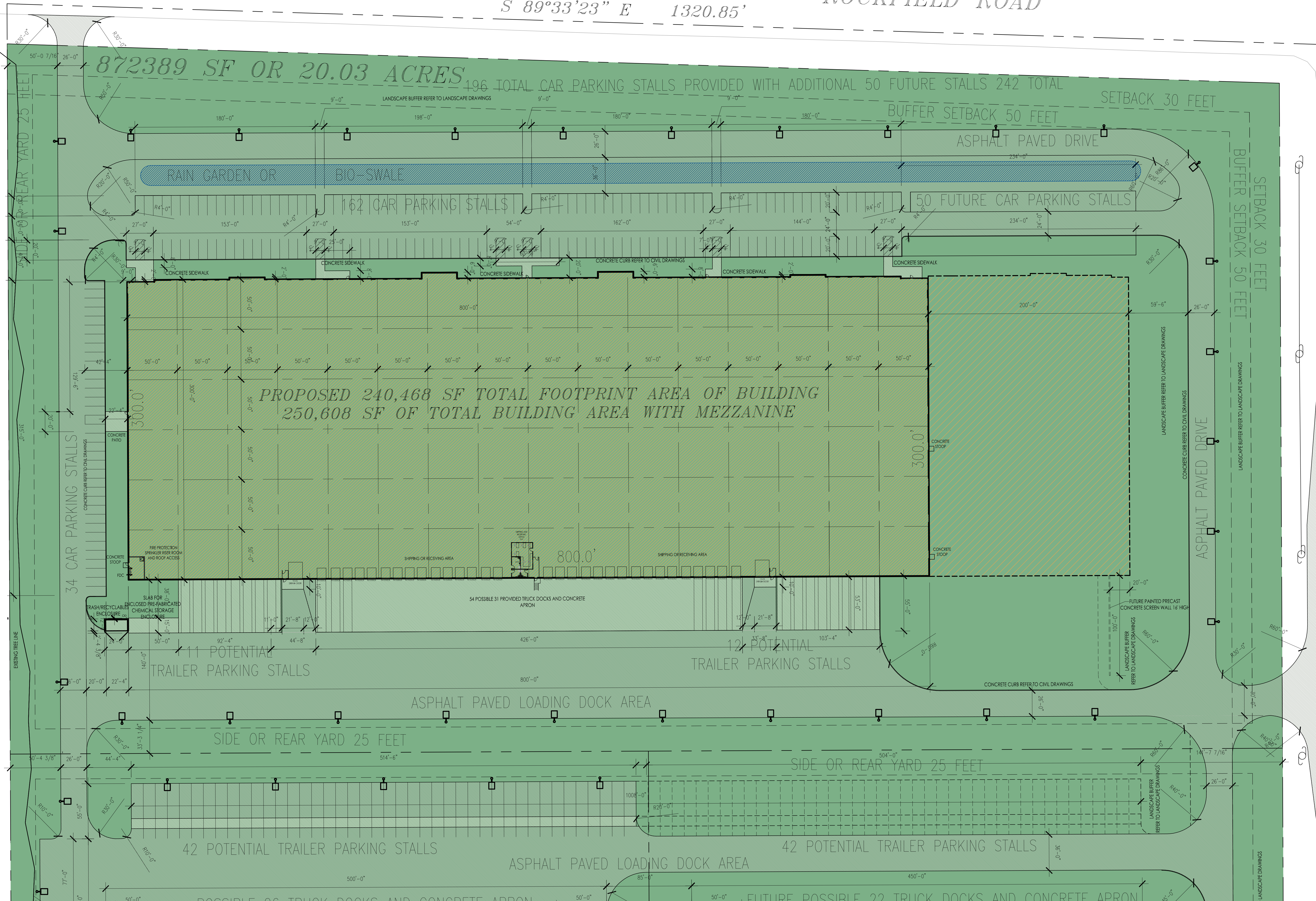
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PROPOSED 26 FOOT WIDE ACCESS DRIVE
TO BE APPROVED BY VILLAGE

S 89°33'23" E 1320.85'

ROCKFIELD ROAD

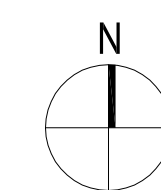


GOLDENDALE ROAD

ASPHALT PAVED DRIVE

PROPOSED
30 FOOT WIDE
ACCESS DRIVE
TO BE APPROVED
BY COUNTY

REFER TO CIVIL
DRAWINGS
FOR FULL DESIGN
EXTENTS
OF ACCESS DRIVE
IMPROVEMENTS
REQUIRED BY THE
ROAD
TO BE APPROVED
BY COUNTY



1

SITE PLAN
Scale: 1" = 40'-0"

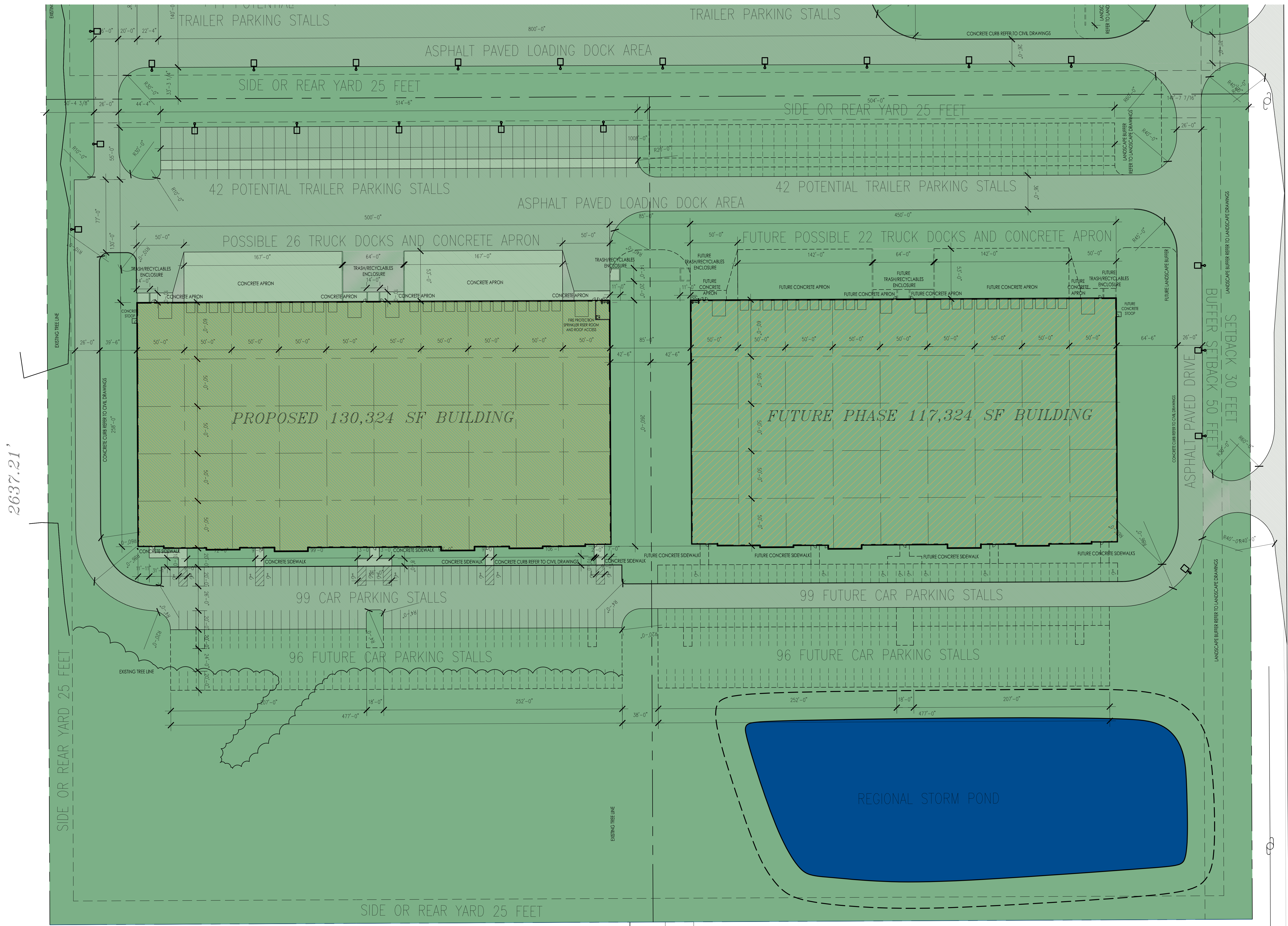
NORTH SITE PLAN

SHEET TITLE

PROPOSED BUILDING:
ILLING COMPANY, INC.
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

JOB: 3172
DRAWN: DF
CHECKED: DF
DATE: JULY 12, 2019
SHEET:

A0.2



PROPOSED
30 FOOT WIDE
ACCESS DRIVE
TO BE APPROVED
BY COUNTY

REFER TO CIVIL
DRAWINGS
FOR FULL DESIGN
EXTENTS
OF ACCESS DRIVE
IMPROVEMENTS
REQUIRED BY THE
ROAD
TO BE APPROVED
BY COUNTY

S 01°35'40" E
2634.05'

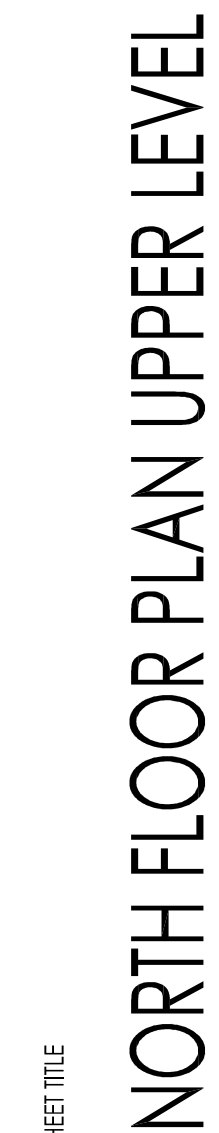
PROPOSED
34 FOOT WIDE
ACCESS DRIVE
TO BE APPROVED
BY COUNTY

OLDENDALE ROAD



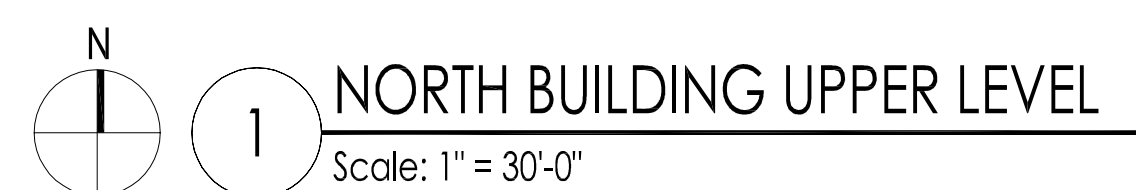
PROPOSED BUILDING:
DICKMAN GERMANTOWN
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

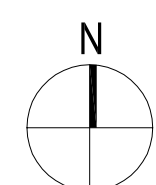
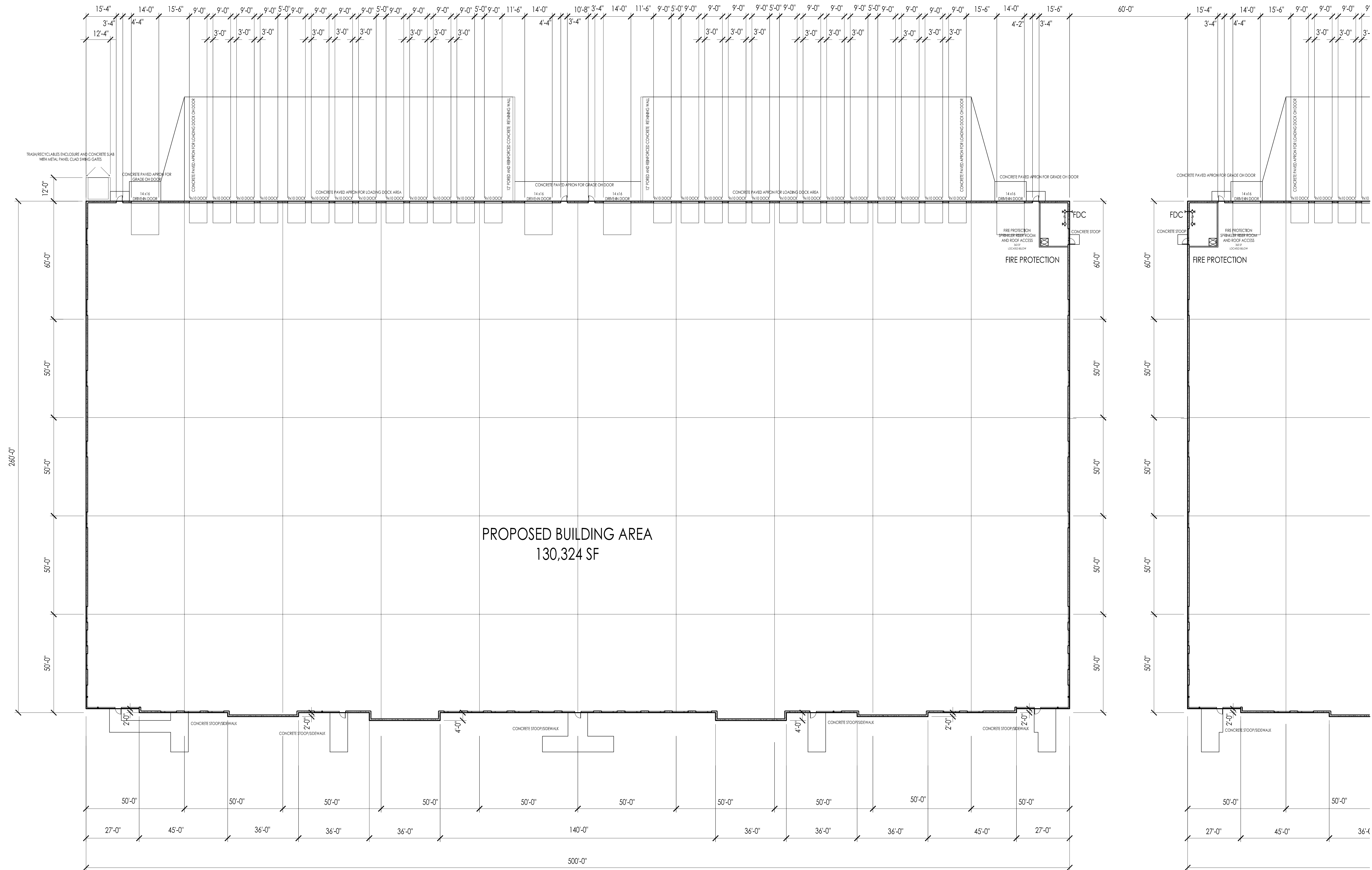
A1.1



PROPOSED BUILDING:
DICKMAN GERMANTOWN
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

A1.2





1 SOUTH BUILDING FLOOR PLAN (WEST)
Scale: 1" = 20'-0"

BRIOHN
DESIGN GROUP
3885 N. BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53005-1950
(262) 786-6500 PHONE
(262) 786-6505 FAX

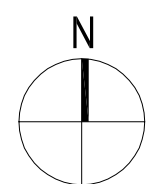
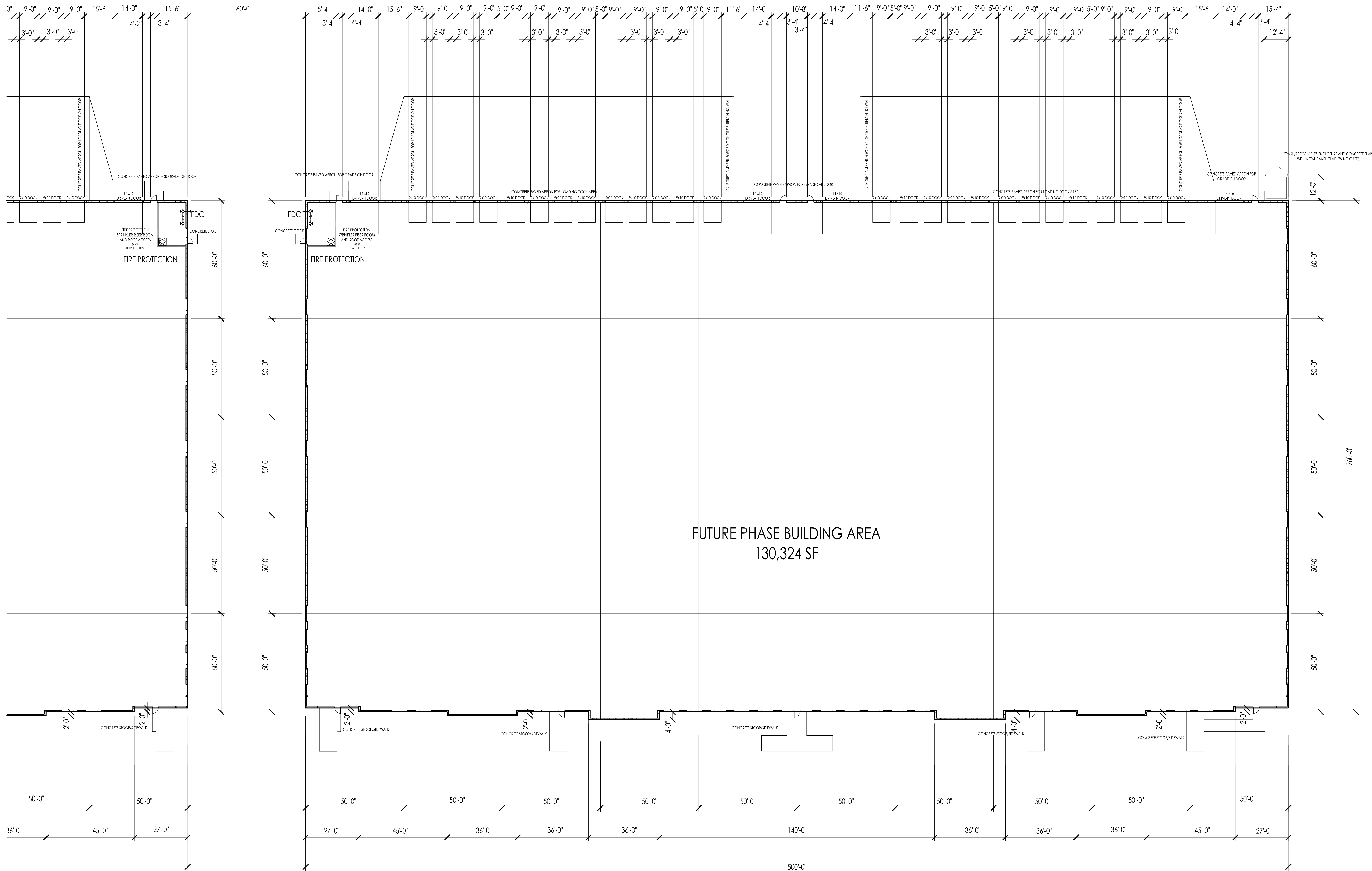
SOUTH FLOOR PLAN
TYPICAL FOR
PROPOSED WEST BUILDING

SHEET TITLE

PROPOSED BUILDING:
DICKMAN GERMANTOWN
SW CORNER - ROCKFIELD RD & GOLDENDALE RD
GERMANTOWN, WI 53022

JOB:	3172
DRAWN:	DF
CHECKED:	DF
DATE:	JULY 12, 2019
SHEET:	

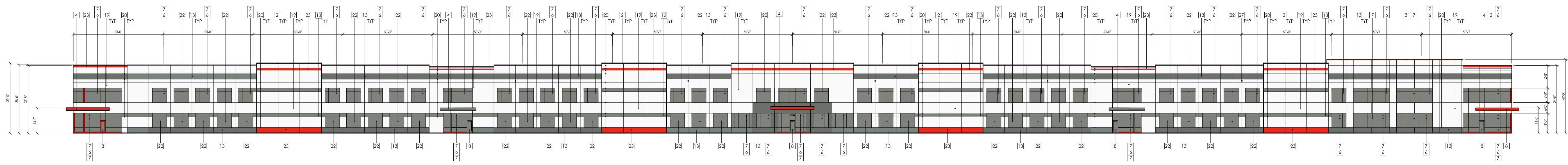
A1.3



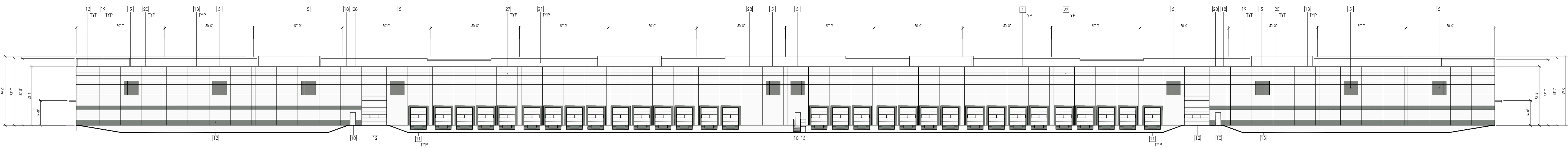
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SOUTH BUILDING FLOOR PLAN (WEST)
Scale: 1" = 20'-0"

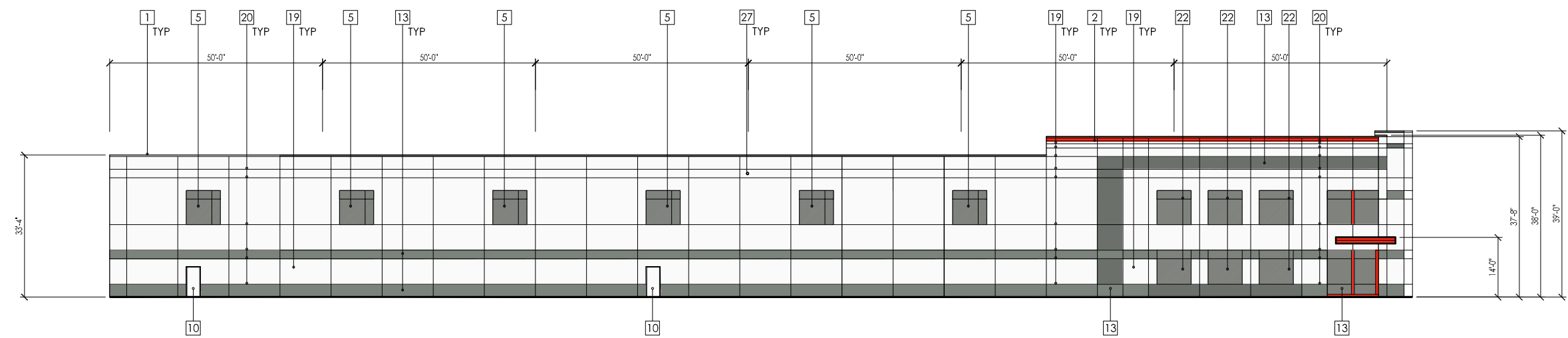
SHEET TITLE



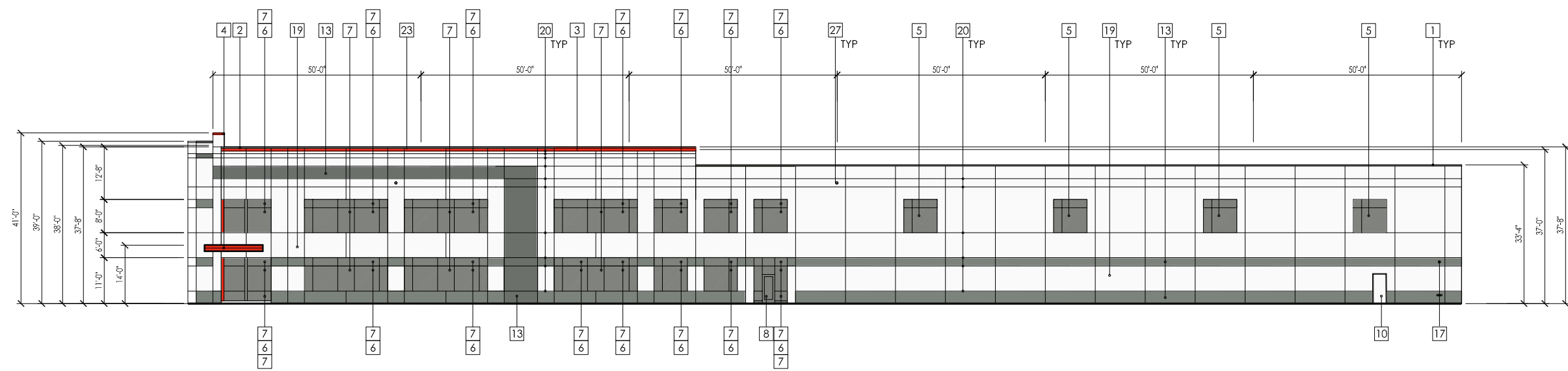
1 NORTH ELEVATION
Scale: 1" = 30'-0"



2 SOUTH ELEVATION
Scale: 1" = 30'-0"



3 EAST ELEVATION
Scale: 1" = 30'-0"

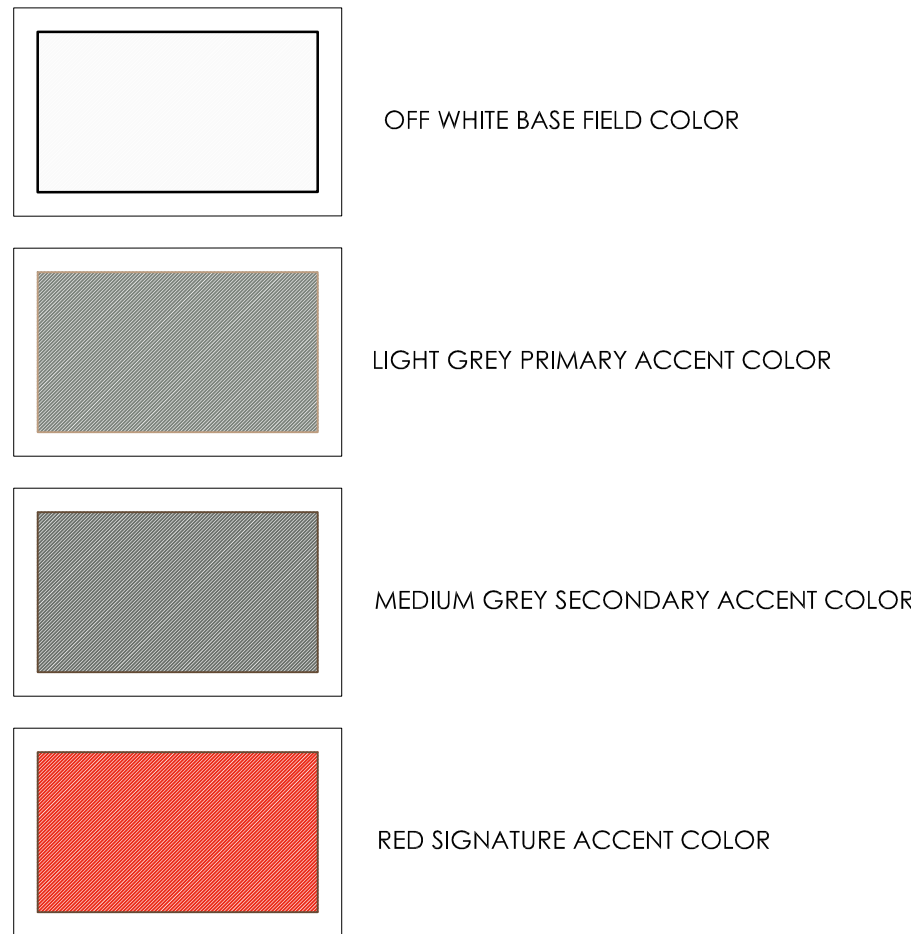


4 WEST ELEVATION
Scale: 1" = 30'-0"

ELEVATION CODED NOTES:

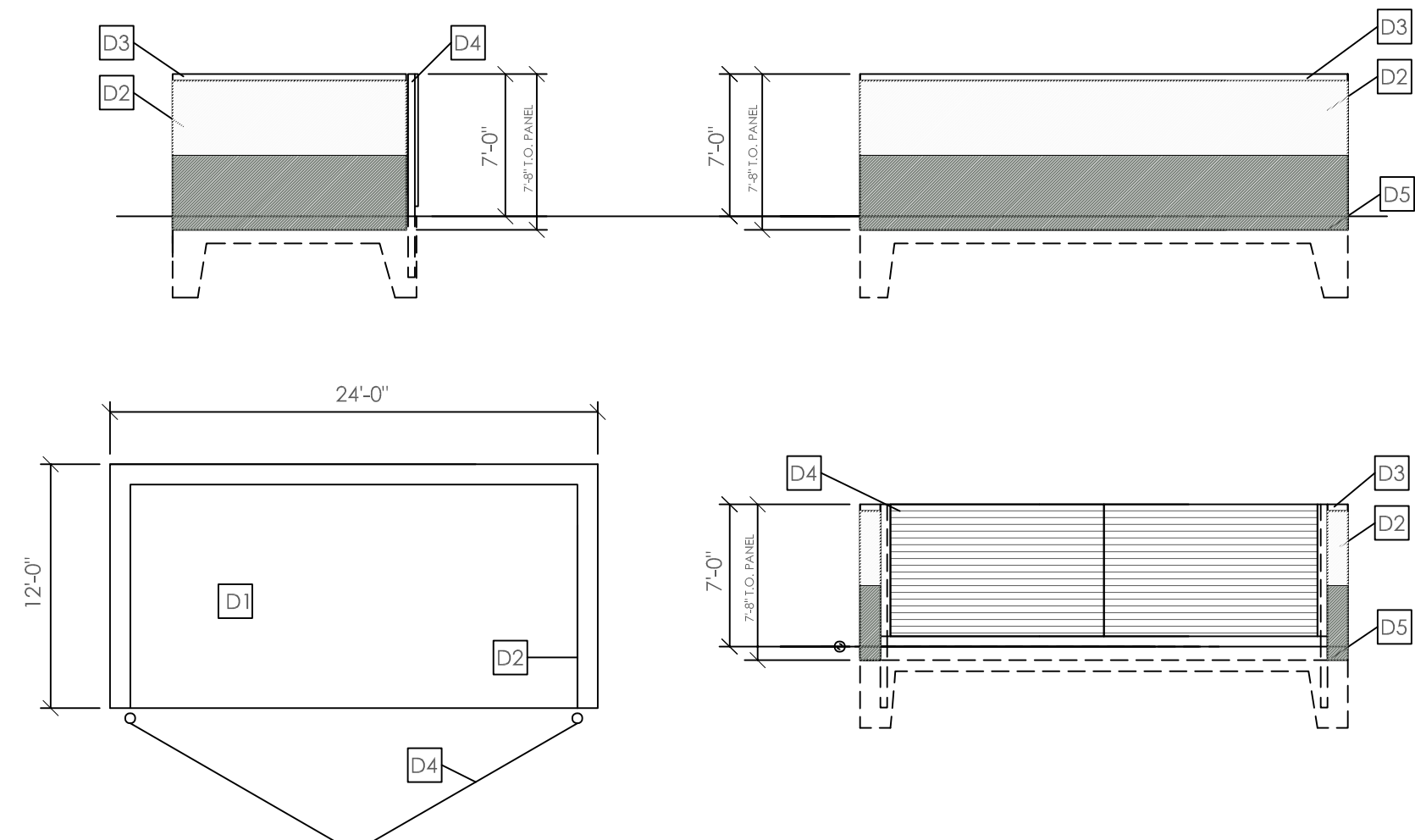
- PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
- PRE FINISHED METAL 24 GA. METAL CAP/CORING FINISH COLOR SHALL BE "CLEAR ANODIZED FINISH".
- PRE FINISHED METAL 24 GA. METAL CAP/CORING FINISH COLOR SHALL BE "RED FINISH".
- PRE FINISHED METAL 24 GA. METAL CANOPY AND SOFFIT FINISH COLOR SHALL BE "RED OR GREY FINISH" AS INDICATED ON THE ELEVATIONS.
- FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED CLERESTORY WINDOW UNITS.
- FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E GREY TINTED STANDARD WINDOW UNITS - VISION.
- FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E GREY TINTED STANDARD WINDOW UNITS - SPANDREL.
- FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E GREY TINTED WINDOW AND ENTRY UNITS.
- NOT USED.
- 3'-0" x 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE - PAINTED TO MATCH ADJACENT WALL COLOR.
- 9'-0" x 10'-0" INSULATED FACTORY PRE-FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER-SEAL - PRE-FINISH COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE SHELTER, FULL PANEL VISION LITES AND DOCK LEVELER.
- 14'-0" x 16'-0" INSULATED FACTORY PRE-FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER-SEAL - PRE-FINISH COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE 6" DIA X 3'-6" H PAINTED STEEL BOLLARDS.
- PRE-FINISHED METAL ACCENT BAND "COLOR TO MATCH COLOR KEY".
- PAINTED PRE-FINISHED METAL PANEL CLADDING ON GATES ATTACHED TO GALVANIZED STEEL FRAME AND 6" DIAMETER HINGED POSTS FOR SUPPORT "PAINT FINISH TO MATCH OFF WHITE COLOR OF WALL COLOR.
- PRE-FINISHED PAINTED GALVANIZED STEEL GRATE STYLE STAIR AND LANDING WITH FRAMING, COLUMNS, GUARDRAILS AND HANDRAILS REQUIRED PER ADA CODE.
- TRASH ENCLOSURE SIDEWALLS TO BE CONSTRUCTED OF PAINTED POURED AND REINFORCED 12" CONCRETE WALLS OR PAINTED PRE-CAST CONCRETE 10" WALLS "PAINT FINISH TO MATCH OFF WHITE OF MAIN BUILDING WALLS AS INDICATED ON ELEVATIONS."
- FDC FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY MEMPHIS FIRE DEPARTMENT.
- FREE STANDING POURED IN PLACE AND REINFORCED 12" CONCRETE RETAINING WALLS EXTENDS TO 3'-6" OF THE FINISH FLOOR FLANKING LOADING DOCK AREA WHERE SHOWN ON FLOOR PLAN.
- TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WALL PANELS "PAINT FINISH SHALL BE THREE COLORS WITH THE MAIN FIELD COLOR - OFF WHITE WITH THREE ACCENT COLORS AS INDICATED ON ELEVATIONS."
- TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WITH 1" REVEALS AS INDICATED ON ELEVATIONS."
- PARAPET WALLS LOCATED BEYOND.
- PAINTED WINDOW ACCENT - LIGHT GREY.
- PAINTED SIGNATURE ACCENT - RED.
- GAS METER & SERVICE NOT SHOWN LOCATION TO BE VERIFIED WITH GAS COMPANY (WE-ENERGIES).
- ELECTRIC METER & SERVICE NOT SHOWN LOCATION TO BE VERIFIED WITH ELECTRIC COMPANY (WE-ENERGIES).
- WALL MOUNTED LED LIGHT FIXTURES - NOT SHOWN - REFER TO EXTERIOR LIGHTING PLAN.
- APPROXIMATE LOCATIONS OF PRE-FINISHED METAL ESCUTCHEON (LAMBS TONGUE STYLE) SECONDARY ROOF DRAINS AND COVERS.
- APPROXIMATE LOCATIONS OF PRE-FINISHED METAL LOUVERS IF REQUIRED FOR AIR HANDLING.

ELEVATION PAINT COLOR KEY:



DUMPSTER ENCLOSURE CODED NOTES:

- 6" THICK CONCRETE REINFORCED FLOOR SLAB ON COMPACTED GRAVEL BASE
- PRECAST WALL PANELS FINISH AND COLOR TO MATCH BUILDING
- PREFINISHED METAL COPING. (24 GA.) COLOR: TO MATCH WALL COLOR
- HORIZONTAL COMPOSITE SLATS ON GALVANIZED STEEL GATE FRAME. SLAT COLOR: SW7048 URBANE BRONZE. PROVIDE GALVANIZED SUPPORT POSTS.
- REINFORCED POURED CONCRETE THICKENED SLAB EDGE REINFORCED W/ (2) #5 BARS CONT.



5 PROPOSED TRASH ENCLOSURE
Scale: 1/8" = 1'-0"

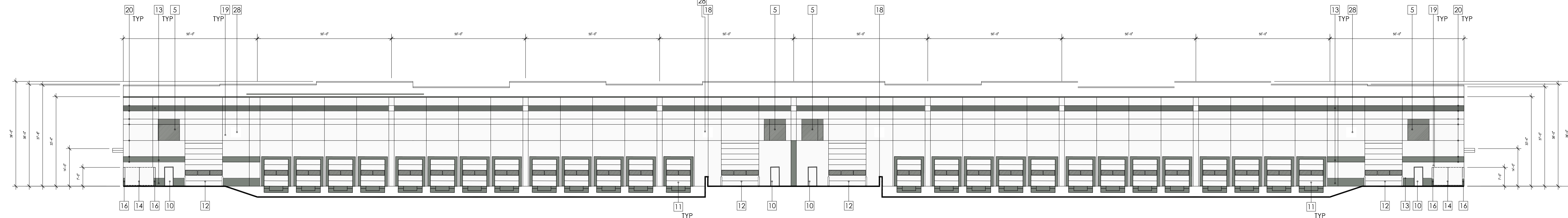


SHEET TITLE F

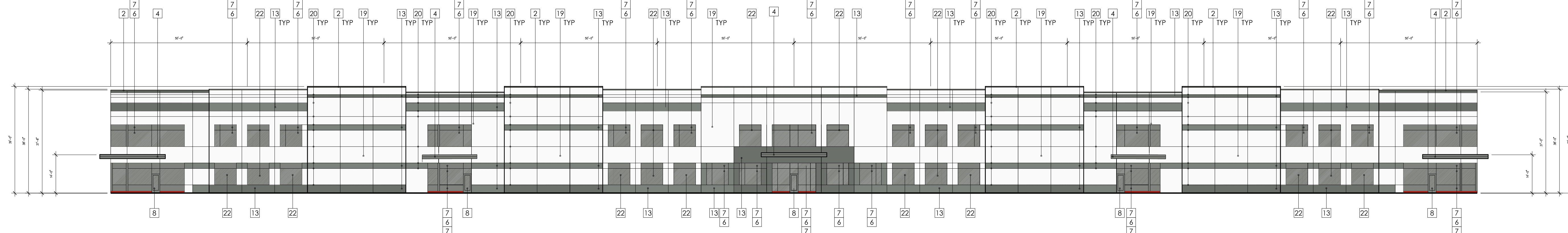
PROPOSED BUILDING:

JOB:	3172
DRAWN:	DF
CHECKED:	DF
DATE:	JULY 12, 2019
SHEET:	

A5.2



1 NORTH ELEVATION
Scale: 1" = 20'-0"



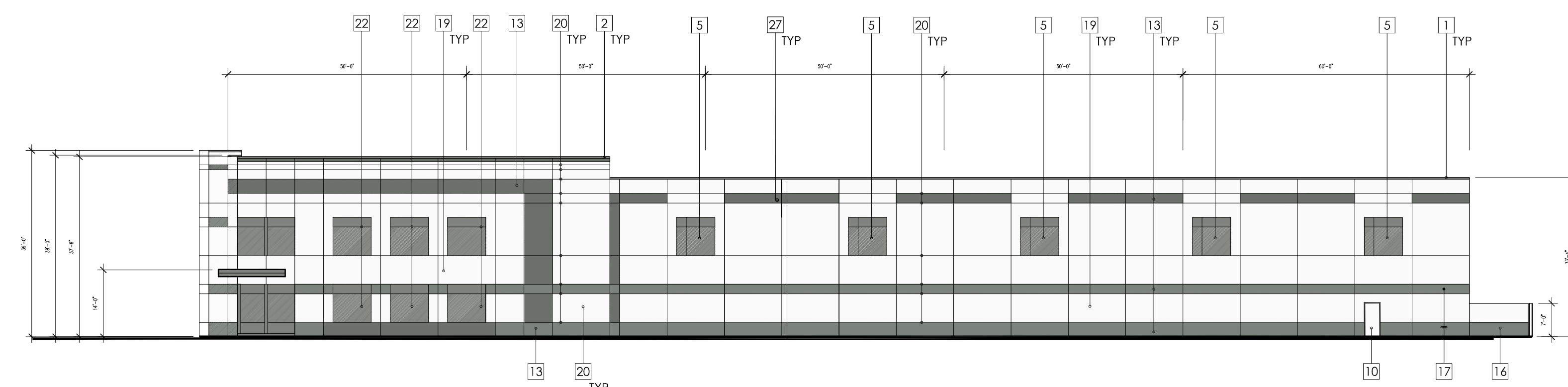
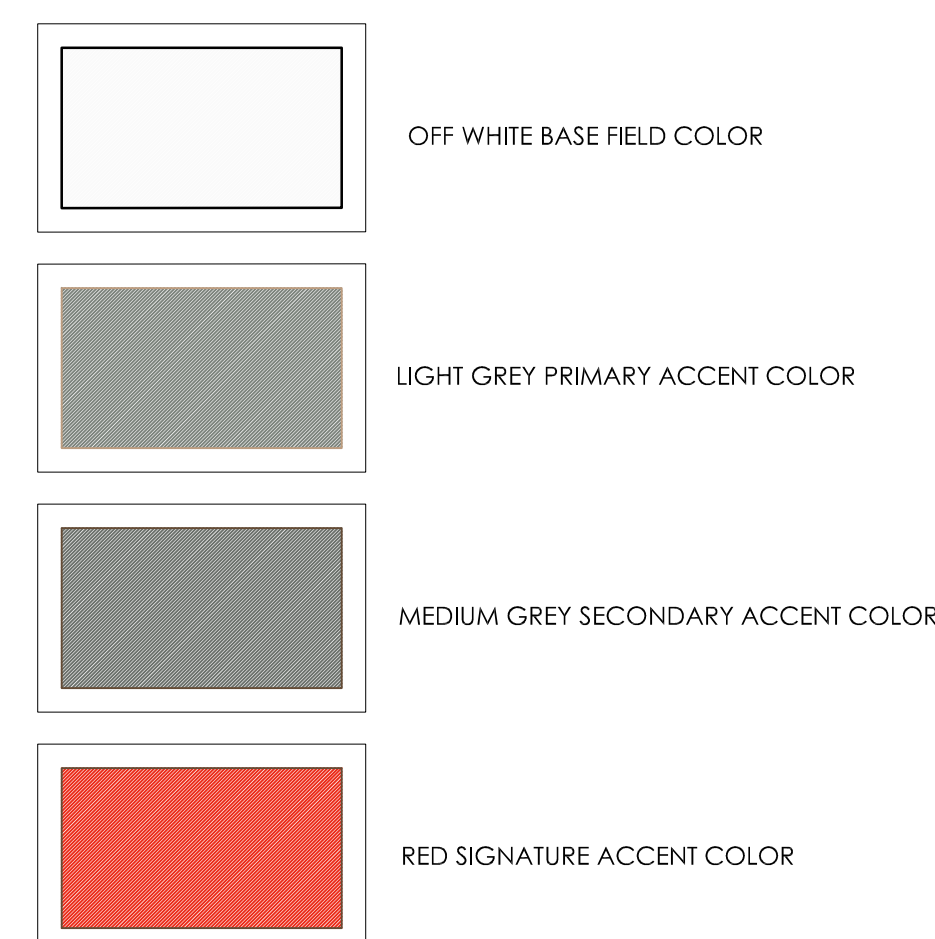
2 SOUTH ELEVATION
Scale: 1" = 20'-0"

ELEVATION CODED NOTES:

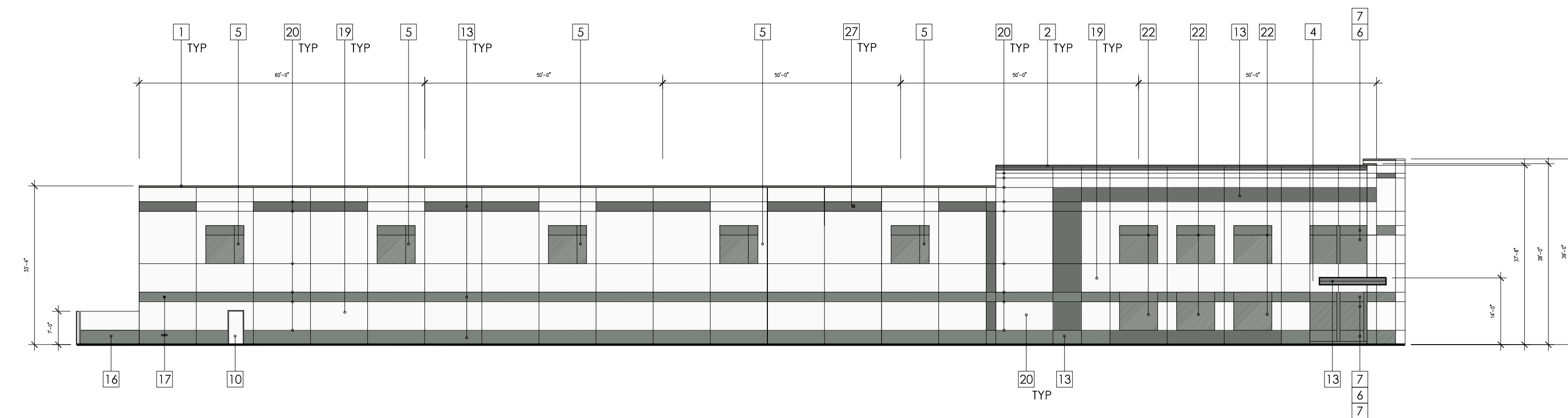
- | | |
|----|--|
| 1 | PRE FINISHED METAL 24 GA. METAL GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH". |
| 2 | PRE FINISHED METAL 24 GA. METAL CAP/COPING FINISH COLOR SHALL BE "CLEAR ANODIZED FINISH". |
| 3 | PRE FINISHED METAL 24 GA. METAL CAP/COPING FINISH COLOR SHALL BE "RED FINISH". |
| 4 | PRE FINISHED METAL 24 GA. METAL CANOPY AND SOFT FINISH COLOR SHALL BE "RED OR GREY FINISH" AS INDICATED ON THE ELEVATIONS. |
| 5 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED CLERESTORY WINDOW UNITS. |
| 6 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E GREY TINTED STANDARD WINDOW UNITS - VISION. |
| 7 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E GREY TINTED STANDARD WINDOW UNITS - SPANDREL. |
| 8 | FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E GREY TINTED WINDOW AND ENTRY UNITS. |
| 9 | NOT USED. |
| 10 | 3'-0" x 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE - PAINTED TO MATCH ADJACENT WALL COLOR. |
| 11 | 9'-0" x 10'-0" INSULATED FACTORY PRE-FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER-SEAL - PRE-FINISH COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE: PROVIDE SHELTER, FULL PANEL VISION LITES AND DOCK LEVELER. |
| 12 | 14'-0" x 16'-0" INSULATED FACTORY PRE-FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER-SEAL - PRE-FINISH COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE: PROVIDE FULL PANEL VISION LITES. PROVIDE 6" DIA X 3'-6" H PAINTED STEEL BOLLARDS. |
| 13 | PRE-FINISHED METAL ACCENT BAND "COLOR TO MATCH COLOR KEY". |
| 14 | PAINTED PRE-FINISHED METAL PANEL CLADDING ON GATES ATTACHED TO GALVANIZED STEEL FRAME AND 6" DIAMETER HINGED POSTS FOR SUPPORT "PAINT FINISH TO MATCH OFF WHITE COLOR OF WALL COLOR." |
| 15 | PRE-FINISHED PAINTED GALVANIZED STEEL GRATE STYLE STAIR AND LANDING WITH FRAMING, COLUMNS, GUARDRAILS AND HANDRAILS REQUIRED PER ADA CODE. |
| 16 | TRASH ENCLOSURE SIDEWALLS TO BE CONSTRUCTED OF PAINTED POURED AND REINFORCED 12" CONCRETE WALLS OR PAINTED PRE-CAST CONCRETE 10" WALLS "PAINT FINISH TO MATCH OFF WHITE OF MAIN BUILDING WALLS AS INDICATED ON ELEVATIONS." |
| 17 | FDC FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY MEMORANDUM FALLS FIRE DEPARTMENT. |
| 18 | FREE STANDING POURED IN PLACE AND REINFORCED 12" CONCRETE RETAINING WALL EXTENDS TO 3'-0" DOOF THE FINISH FLOOR FINISHING LOADING DOCK AREA WHERE SHOWN ON FLOOR PLAN. |
| 19 | TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WALL PANELS "PAINT FINISH SHALL BE THREE COLORS WITH THE MAIN RED COLOR - OFF WHITE WITH THREE ACCENT COLORS AS INDICATED ON ELEVATIONS." |
| 20 | TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WITH 1" REVEALS AS INDICATED ON ELEVATIONS." |
| 21 | PARAPET WALLS LOCATED BEYOND. |
| 22 | PAINTED WINDOW ACCENT - LIGHT GREY. |
| 23 | PAINTED SIGNATURE ACCENT - RED. |
| 24 | GAS METER & SERVICE NOT SHOWN LOCATION TO BE VERIFIED WITH GAS COMPANY (WE-ENERGIES). |
| 25 | ELECTRIC METER & SERVICE NOT SHOWN LOCATION TO BE VERIFIED WITH ELECTRIC COMPANY (WE-ENERGIES). |
| 26 | WALL MOUNTED LEAD LIGHT FIXTURES - NOT SHOWN - REFER TO EXTERIOR LIGHTING PLAN. |
| 27 | APPROXIMATE LOCATIONS OF PRE-FINISHED METAL ESCUTCHEON (FLAWS TONGUE STYLE) SECONDARY ROOF DRAINS AND COVERS. |
| 28 | APPROXIMATE LOCATIONS OF PRE-FINISHED METAL LOUVERS IF REQUIRED FOR AIR HANDLING. |

NOTE:
ALL WINDOWS SHALL BE LOW 'E' COATED BRONZE-GRAY TINTED 1"
INSULATED GLAZING SET IN THERMALLY BROKEN "BRONZE" ANODIZED
ALUMINUM WINDOW FRAMES WITH ACCENT METAL WHERE
REFERENCED ON THE ELEVATIONS SHALL MATCH "CLEAR ANODIZED" OR
"RED" COLOR.
SPANDREL GLASS SHALL BE "GRAY TINT" TO COMPLEMENT VISION GLASS.

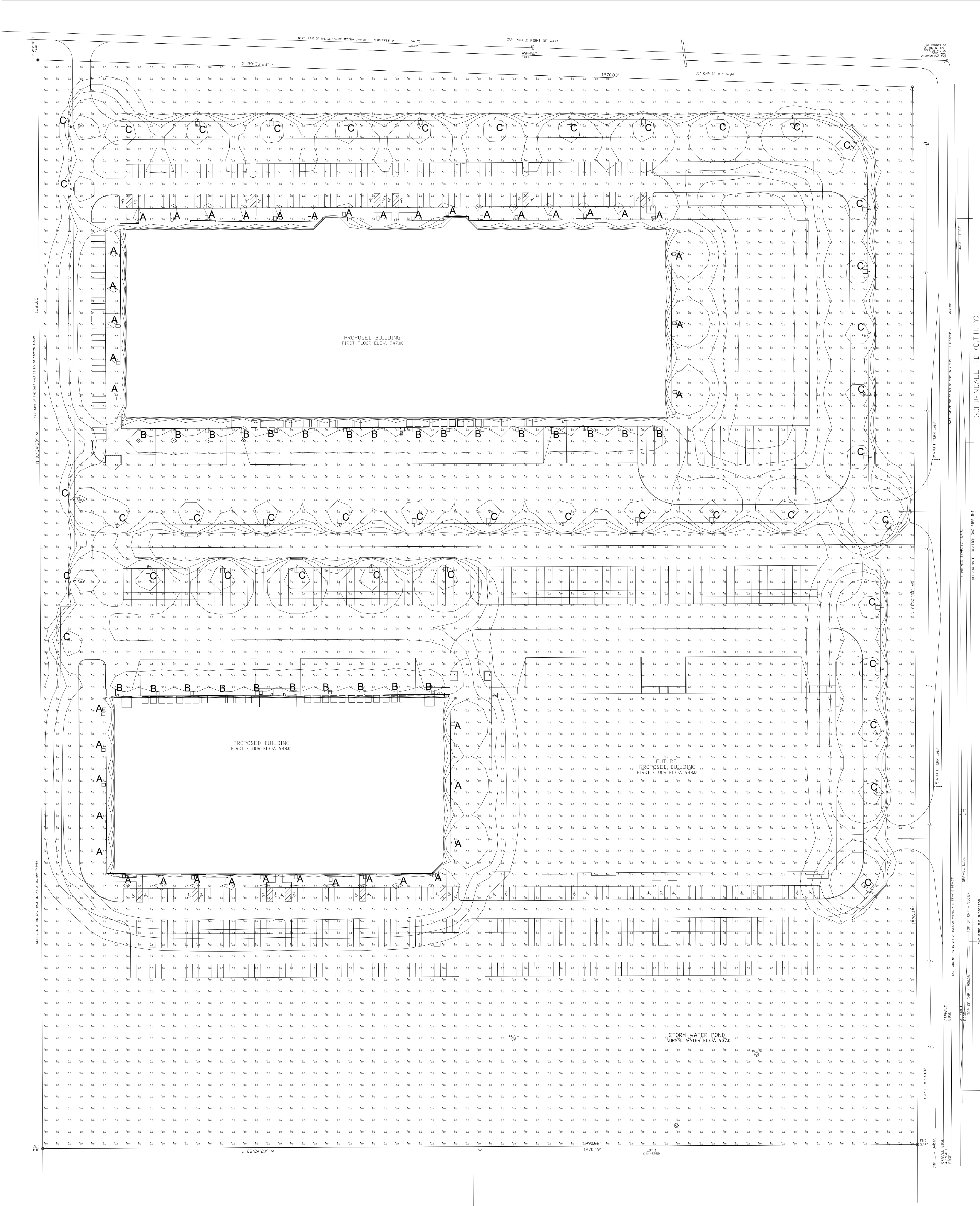
ELEVATION PAINT COLOR KEY:



3 EAST ELEVATION
Scale: 1" = 20'-0"



4 WEST ELEVATION
Scale: 1" = 20'-0"



Luminaire Schedule						
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps
	A	42	RAB LIGHTING, INC.	WPLED4T105 (TYPE IV)	CAST FINISHED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	6
	B	26	RAB LIGHTING, INC.	WPLED4T150 (TYPE IV)	CAST FINISHED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	6
	C	42	RAB LIGHTING, INC.	ALED4T150 (TYPE IV)	CAST FINISHED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED 2-PIECE PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST PAINTED METAL LENS FRAME.	6

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.1 fc	12.6 fc	0.0 fc	N/A	0.1:1

HFP electric
ELECTRICAL CONTRACTOR
RESIDENTIAL • COMMERCIAL • INDUSTRIAL
262-644-6940

GERMANTOWN INDUSTRIAL SITE

Exterior Photometric Lighting Plan

DATE: 9-4-19

E-1.0

WPLED4T105

TYPE: A

RAB Outdoor



Color: Bronze

Weight: 34.8 lbs.

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	105W
120V	0.86A	Color Temp	5000K (Cool)
208V	0.58A	Color Accuracy	70 CRI
240V	0.50A	L70 Lifespan	100,000
277V	0.44A	Lumens	13,680
Input Watts	109.4W	Efficacy	125 LPW
Efficiency	96%		

LED Info

Type	Constant Current	Watts	105W
120V	0.86A	Color Temp	5000K (Cool)
208V	0.58A	Color Accuracy	70 CRI
240V	0.50A	L70 Lifespan	100,000
277V	0.44A	Lumens	13,680
Input Watts	109.4W	Efficacy	125 LPW
Efficiency	96%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00007193

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metalized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free, RoHS-compliant components

WPLED4T150

TYPE: B

RAB Outdoor



Color: Bronze

Weight: 34.8 lbs.

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	5000K (Cool)
208V	0.86A	Color Accuracy	71 CRI
240V	0.69A	L70 Lifespan	100,000
277V	0.60A	Lumens	18,464
Input Watts	155.8W	Efficacy	118.5 LPW
Efficiency	96%		

LED Info

Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	5000K (Cool)
208V	0.86A	Color Accuracy	71 CRI
240V	0.69A	L70 Lifespan	100,000
277V	0.60A	Lumens	18,464
Input Watts	155.8W	Efficacy	118.5 LPW
Efficiency	96%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000714K

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metalized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free, RoHS-compliant components

ALED4T150

TYPE: C

RAB Outdoor



Color: Bronze

Weight: 32.9 lbs.

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	5000K (Cool)
208V	0.86A	Color Accuracy	71 CRI
240V	0.69A	L70 Lifespan	100,000
277V	0.60A	Lumens	18,464
Input Watts	155.8W	Efficacy	118.5 LPW
Efficiency	96%		

LED Info

Type	Constant Current	Watts	150W
120V	1.31A	Color Temp	5000K (Cool)
208V	0.86A	Color Accuracy	71 CRI
240V	0.69A	L70 Lifespan	100,000
277V	0.60A	Lumens	18,464
Input Watts	155.8W	Efficacy	118.5 LPW
Efficiency	96%		

Technical Specifications

Listings

UL Listing:

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000715F

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Dark Sky Conformance:

Conforms to (allows for conformance to) the IDA's fully shielding requirement, emitting no light above 90 degrees (with the exclusion of incidental light reflecting from fixture housing, mounts, and pole).

LED Characteristics

Lifespan:

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

IES Classification:

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Effective Projected Area:

EPA ≈ 0.75

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Lens:

Tempered glass lens

Housing:

Die-cast aluminum housing, lens frame and mounting arm

IP Rating:

Ingress Protection rating of IP66 for dust and water

Mounting:

Universal mounting arm compatible for hole spacing patterns from 1" to 5 1/2" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease. Round pole diameter must be >4" to mount fixtures at 90° orientation.

Reflector:

Specular vacuum-metalized polycarbonate

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
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Page 1 of 2

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Page 1 of 2

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Page 1 of 3

WPLED4T105

RAB Outdoor

Technical Specifications (continued)

Electrical

THD:

7.6% at 120V, 16.5% at 277V

Drivers:

Two Drivers, Constant Current, Class 2, 1400mA
100-277V, 50-60Hz, 0.8A, Power Factor 99%

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Patents:

The design of WPLED105 is protected by patents pending in US, Canada, China, Taiwan and Mexico

Buy American Act Compliance:

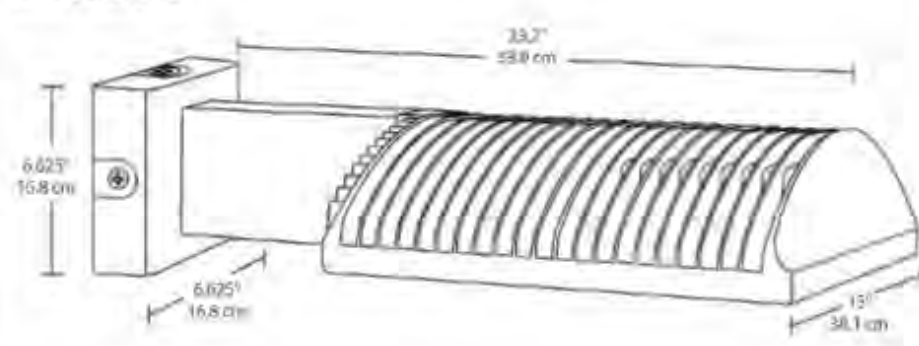
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G2

Dimensions



Features

High performance LED light engine
Maintains 70% of initial lumens at 100,000-hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins
Replaces 400W MH
100 up to 277 Volts
5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	4T	105					
	4T = Type IV 3T = Type II 2T = Type II	50 = 50W 75 = 75W 105 = 105W 125 = 125W 150 = 150W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
Copyright © 2019 RAB Lighting All Rights Reserved Note: Specifications are subject to change at any time without notice

Page 2 of 2

WPLED4T150

RAB Outdoor

Technical Specifications (continued)

Electrical

THD:

4.7% at 120V, 13.3% at 277V

Driver:

One Driver, Constant Current, Class 2, 2100mA
100-277V, 50-60Hz, Power Factor 99%

Other

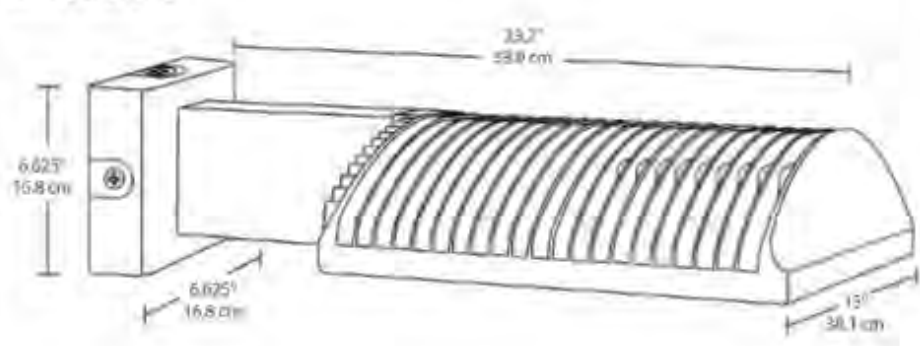
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Patents:

The design of WPLED150 is protected by patents pending in US, Canada, China, Taiwan and Mexico

Dimensions



Features

High performance LED light engine
Maintains 70% of initial lumens at 100,000-hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins
Replaces 400W MH
100 up to 277 Volts
5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	4T	150					
	4T = Type IV 3T = Type II 2T = Type II	50 = 50W 75 = 75W 105 = 105W 125 = 125W 150 = 150W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
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Page 2 of 2

ALED4T150

RAB Outdoor

Technical Specifications (continued)

Construction

RELEASE OF RESTRICTIONS

Certified Survey Map No. 5959, Vol. 44, P. 75, recorded as Doc. No. 1106265, Village of Germantown

LEGAL DESCRIPTION: Lot 2 and Lot 3, Certified Survey Map No. 5959, Vol. 44, P. 75, located in the NE 1/4 and SE1/4 of the SE1/4 of Section 7, T8N, R20E, Village of Germantown, Washington County, Wisconsin.

Recording Area**Name and Return Address:**

Washington County
Highway Department
900 Land Street
West Bend, WI 53090-2666

Parcel Identification Numbers (PIN)

GTNV 074988 and GTNV 074989

RELEASE FROM, RESTRICTIONS FOR LOTS 2 and 3, CERTIFIED SURVEY MAP NO. 5959, VOL. 44, P. 75, RECORDED AS DOC NO. 1106265, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

WHEREAS, Certified Survey Map No. 5959 is a four-lot recorded Certified Survey Map (CSM) as described above and located along CTH Y in the Village of Germantown, Washington County, Wisconsin, and was recorded on October 20, 2005 as Document No. 1106265, and

WHEREAS, the CSM contains a note as follows:

“ONLY ONE ACCESS POINT ALLOWED ON C.T.H. “Y” CENTERED 52’ NORTH OF LOT (2) (SE) CORNER”

, and

WHEREAS, the current Lots 2, 3 and 4 of CSM 5959 will be re-divided by a new CSM into two lots

WHEREAS, said owner is requesting two access points along CTH Y, which requires review and approval from the Washington County Highway Department as they have jurisdiction along CTH Y in this area of the Village of Germantown, and

WHEREAS, this release from the access restriction and the approval of the two new access locations to CTH Y reflects action taken by the Washington County Public Works Committee on August 21, 2019, and

WHEREAS, the property owner is required to record the Release and forward copies of the recorded Release of Restrictions to all parties that are the subject of this transaction.

This Release of Restriction was approved by Village Board action on the _____ day of _____, 20__.

Deanna Braunschweig
Village Clerk

STATE OF WISCONSIN) SS
COUNTY OF WASHINGTON)

Personally came before me this _____ day of _____, 20____, Dean Wolter and Deanna Braunschweig to be known to be the President and Clerk of the Village of Germantown the persons who executed the foregoing instrument and acknowledged the same.

NOTARY PUBLIC, STATE OF WISCONSIN

My Commission Expires:

(SEAL)

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: September 16, 2019

AGENDA ITEM: Public Hearing & New Business [CONDITIONAL USE PERMIT]

ITEM TITLE: Mark Brooks, Agent for Renee Martin and Doctors LLC, Property Owner - W201 N10466 Appleton Avenue; Conditional Use Permit (CUP) for an Off-Site Parking Area

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

Mark Brooks, operator of Das Barrel Room, and agent for Doctors LLC and Renee Martin, property owner, is seeking approval of a conditional use permit to use an existing 4,800 sqft paved parking area located on an adjacent 2.1-acre property for an “off-site” parking area for a new restaurant/bar operation at W201 N10466 Appleton Avenue.

In May 2019, Mark Brooks was issued a Zoning Permit to re-open the existing restaurant/bar building (formerly known as “Doctors Pub” and “the Public House”) on Appleton Avenue near the Willow Creek intersection. The existing building will be remodeled and is intended to operate as a new, upscale restaurant/bar. The owner/operator intends to utilize the existing paved area for additional business parking as has been done historically (albeit illegally) since pre-1970.

The paved parking has a separate legal driveway access to Appleton Avenue and is located very close to the existing building. While both the restaurant/bar parcel (.9 acres and zoned B-3) and the adjacent undeveloped parcel (2.1 acres and zoned B-1) are under the same ownership (Renee Martin, Doctors LLC), the owner does not want to combine the two parcels.

PLAN COMMISSION RECOMMENDATIONS:

APPROVE a conditional use permit and the proposed site plan for Mark Brooks and Doctors LLC for the proposed “off-site” parking area on the undeveloped 2.1-acre parcel located adjacent to the restaurant/bar parcel located at W201 N10466 Appleton Avenue subject to (6) conditions.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including applications, plans, supporting information, the staff report & recommendation, Plan Commission meeting minutes (when available), and any documents to be approved (ordinance, resolution, CUP, CSM, etc.) are included in the PDF digital file distributed by the Village Clerk.

CUP #__ – 19

Document No.

CONDITIONAL USE PERMIT

Document Title

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

Whereas the Applicants:

**Mark Brooks, Das Barrel Room Operator and Agent for
Renee Martin and Doctors LLC, Property Owner**

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

Now, therefore, this permit is issued to the Property Owner for the use of an “off-site” parking area pursuant to Section 17.45(5) of the Village’s Zoning Code.

Name & Return Address:

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

Parcel Identification No:

GTNV 293-982 & 293-983

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

GTNV 293-982 (W201 N10466 Appleton Avenue)

That part of the Southwest ¼ of the Southwest ¼ of Section Twenty-nine (29), Township Nine (9) North of Range Twenty (20) East. Village of Germantown. Washington County, Wisconsin, described as follows:

Commencing at a point 7.82 chains Northwest of the intersection of the center line of said Fond du Lac Road with the South line of Section 29, said point being the Southwest corner of a parcel of land conveyed by Joshua Gifford and wife to Thomas Nelson and recorded In Volume D of Deeds on page 574; thence North 26 degrees East along tie Westerly line of said Nelson tract 17.50 rods; thence North 64 degrees West, 9 rods; thence South 26 degrees West. 17.63 rods to center of Fond du Lac Road; thence South 54 degrees East, 9 rods to the place of beginning.

GTNV 293-983 (Undeveloped Parcel w/ Off-Site Park Area)

That part the Southwest Quarter of the Southwest Quarter (SW ¼ SW 1/4) of Section Twenty-nine (29). Township Nine (9) North of Range Twenty (20) East, Village of Germantown, Washington County. Wisconsin, described as follows, viz:

Commencing at Southwest corner of said Section 29; thence East. 1164.51 feet; hence North 63 degrees 38 minutes West along the centerline of State Trunk Highway No. 175, 195.30 feet to the place of beginning of this description; thence 63 degrees 38 minutes West along said centerline, 276.05 feet; thence North 25 degrees 38 minutes East, 320.10 feet; thence 82 degrees 50 minutes East, 296.20 feet thence South 26 degrees 22 minutes West, 417.30 feet to the place of beginning of this description.

Pursuant to the following condition(s):

1. This conditional use permit allows the continued use of the existing 4,800 sqft paved area for an off-site parking area as shown in the site plan July 11, 2019, subject to any further requirements and revisions set forth or required herein.
2. Improvements to the existing pavement shall be limited to general maintenance, including but not limited to sealcoating, crack-filling, striping. No expansion or additional off-site parking or other enhancements, e.g. additional lighting, signage, shall be made without obtaining Zoning Permit and/or Site Plan approval from the Village.
3. Expansion of the off-site parking area may be allowed subject to an amendment to this conditional use permit, and, will require re-construction and/or other modifications necessary to make the off-site parking area compliant with all setback, landscaping, and other applicable Zoning Code requirements in effect at that time.
4. The off-site parking area shall be used for parking by the patrons and employees of the restaurant/bar operation during normal business hours. The off-site parking area shall not be used for over-night storage (other than snow storage) of any materials or equipment and shall be kept clean and continuously maintained.
5. In the event that the 2.1-acre undeveloped parcel is developed, the existing paved parking area may be required to be removed or modified to comply with all current Zoning Code requirements in effect at that time. The continued or shared use of the off-site parking area with any development on the 2.1-acre parcel shall be addressed as an amendment to this conditional use permit.
6. Any signage displayed on the off-site parking area shall be reviewed and approved by the Village subject to applicable sign regulations.
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. Unless otherwise provided herein, this conditional use permit shall run with the land and transfer to subsequent owners in interest of the business and/or property.

CUP # ____-19

Mark Brooks, Das Barrel Room Operator, Renee Martin & Doctors LLC, Property Owner
Village of Germantown, Washington County, Wisconsin
Page 3 of 5

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin
on the ____ day of _____, 2019.

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this ____ day of _____, 2019, the above
named Dean Wolter, Village President, and Deanna B. Braunschweig, Village Clerk, to me
known to be the persons who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

CUP # ____-19

Mark Brooks, Das Barrel Room Operator, Renee Martin & Doctors LLC, Property Owner
Village of Germantown, Washington County, Wisconsin
Page 4 of 5

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

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

Dated this ____ day of _____, 2019

Mark Brooks, Operator and Agent for Property Owner

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this ____ day of _____, 2019, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}
Notary Public, State of Wisconsin
My Commission Expires: _____

CUP # ____-19

Mark Brooks, Das Barrel Room Operator, Renee Martin & Doctors LLC, Property Owner
Village of Germantown, Washington County, Wisconsin
Page 5 of 5

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

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

Dated this ____ day of _____, 2019

Renee Martin, Doctors LLC, Property Owner

STATE OF WISCONSIN) SS
_____) COUNTY)

Personally came before me this ____ day of _____, 2019, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}
Notary Public, State of Wisconsin
My Commission Expires: _____

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

CONDITIONAL USE PERMIT & SITE PLAN REVIEW

9/9/19 Plan Commission Meeting

Mark Brooks / Doctors LLC

Village Planner Report

Germantown, Wisconsin

Summary

Mark Brooks, restaurant/bar operator and agent for Doctors LLC and Renee Martin, property owner, is seeking approval of a conditional use permit and site plan application to use an existing 15-stall "off-site" parking area located on a vacant 2.1-acre parcel adjacent to W201 N10466 Appleton Avenue.

Property Location: W201 N10466 Appleton Avenue

Applicant/

Property Owner:

Mark Brooks
Restaurant/Bar Operator
N52 W14018 Aberdeen Drive
Menomonee Falls, WI

Renee Martin
Doctors LLC
W206N10515 Appleton Av
Germantown, WI 53022

Current Zoning: B-3: General Business & B-1: Neighborhood Business

Adjacent Land Uses		Zoning
North	Agricultural	A-2
South	Commercial	B-3
East	Residential	Rs-4
West	Residential	Rs-4/Rd-2



Background/Proposal

Mark Brooks, agent for Doctors LLC and Renee Martin, property owner, is seeking approval of a conditional use permit and site plan application to use an existing 15-stall “off-site” parking area located on a vacant 2.1-acre parcel adjacent to W201 N10466 Appleton Avenue.

In May 2019, Mark Brooks was issued a Zoning Permit to re-open the former Doctors Pub (a.k.a. the Public House) on Appleton Avenue near the Willow Creek intersection. The existing building will be remodeled and is intended to operate as a new, upscale restaurant/bar. The owner/operator intends to utilize an existing paved area (approximately 4,800 sqft) on an adjacent undeveloped parcel for additional parking.

The paved parking has a separate legal driveway access to Appleton Avenue and is located very close to the existing building. This area has, historically, been used for parking purposes in the past for previous bar businesses. While both the restaurant/bar parcel (.9 acres and zoned B-3) and the adjacent parcel (2.1 acres and zoned B-1) are under the same ownership (Renee Martin, Doctors LLC), the owner does not want to combine the two parcels (and be able to use the existing paved area for parking without any further approval or permit). Brooks intends to sealcoat and mark the paved area for 12 parking stalls.

As shown in the site plan, approximately 15,900 sqft. of paved parking (41 total stalls) are proposed to be developed in the rear of this commercially-zoned (but residentially-used) 1-acre lot on Main Street. Access will be by way of a separate access driveway to/from Main Street on the west side of the lot.

Staff Comment

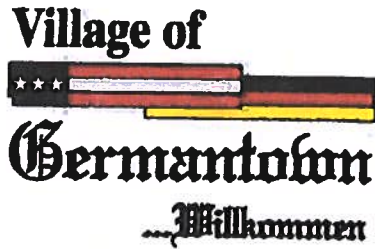
The proposal is generally consistent with the Zoning Code requirements for off-site parking areas, but the situation is complicated given that the existing pavement encroaches into the Appleton Avenue right-of-way. In fact, the front of the existing building is only 3-5 feet setback from the right-of-way. When the WisDOT re-constructed/repaved Appleton Ave in this vicinity as part of the larger round-about construction at Lannon Road, the existing paved area was effectively treated as a legal, non-conforming use. The existing driveway apron was replaced in the same location and width, and, direct access was allowed to continue. The only improvement was the addition of a landscaped “terrace” area in front of the building. Consequently, there is not sufficient space between the existing pavement and property line within which any landscaping or other improvement could be made that would further separate the parking area from the travel lanes.

A separate paved parking area exists on the north side of the building on the restaurant/bar parcel. Historically, the number of parking stalls available in both areas combined have been sufficient to meet the demand for previous bar businesses.

Village Planner Recommendation

APPROVE a conditional use permit and the proposed site plan for Mark Brooks and Doctors LLC for the proposed “off-site” parking area on the undeveloped 2.1-acre parcel located adjacent to the restaurant/bar parcel located at W201 N10466 Appleton Avenue subject to the following conditions:

1. This conditional use permit allows the continued use of the existing 4,800 sqft paved area for an off-site parking area as shown in the site plan July 11, 2019, subject to any further requirements and revisions set forth or required herein.
2. Improvements to the existing pavement shall be limited to general maintenance, including but not limited to sealcoating, crack-filling, striping. No expansion or additional off-site parking or other enhancements, e.g. additional lighting, signage, shall be made without obtaining Zoning Permit and/or Site Plan approval from the Village.
3. Expansion of the off-site parking area may be allowed subject to an amendment to this conditional use permit, and, will require re-construction and/or other modifications necessary to make the off-site parking area compliant with all setback, landscaping, and other applicable Zoning Code requirements in effect at that time.
4. The off-site parking area shall be used for parking by the patrons and employees of the restaurant/bar operation during normal business hours. The off-site parking area shall not be used for over-night storage (other than snow storage) of any materials or equipment and shall be kept clean and continuously maintained.
5. In the event that the 2.1-acre undeveloped parcel is developed, the existing paved parking area may be required to be removed or modified to comply with all current Zoning Code requirements in effect at that time. The continued or shared use of the off-site parking area with any development on the 2.1-acre parcel shall be addressed as an amendment to this conditional use permit.
6. Any signage displayed on the off-site parking area shall be reviewed and approved by the Village subject to applicable sign regulations.



Fee must accompany application

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

PAID _____ DATE 7-11-19

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

Doctors LLC
Renee Martin - Member

Phone (262) 253-8133
E-Mail Rmartin48@wi.rr.com

PROPERTY OWNER

Doctors LLC
Renee Martin - Member

Phone (262) 253-8133
E-Mail Rmartin@wi.rr.com

2

PROPERTY ADDRESS

<u>W201 N10466 Appleton Ave</u> <u>Germantown, WI 53022</u>	<u>GTNV 293982 +</u> <u>GTNV 293983</u>
--	--

3

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

North	South	East	West
<u>Wooded Land</u>	<u>BP Station</u>		

4

READ AND INITIAL THE FOLLOWING:

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

RM Doctors LLC 7-10-19

Applicant

Date

RM Doctors LLC 7-10-19

Owner

Date



Village of

Germantown

Willkommen

Fee must accompany application

☐ \$1450 Paid _____ Date _____

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT *Member* PROPERTY OWNER *Member*
Doctors LLC - Renee Martin *Doctors LLC - Renee Martin*

Phone (262) 253-8133

Phone (262) 253-8133

Fax ()

E-Mail *Rmartin48@wi.net*

2 TO WHOM SHOULD THE PERMIT BE ISSUED?
Doctors LLC

3 PROPERTY ADDRESS
W 201 N 10466 Appleton Ave
Germantown, WI 53022

TAX KEY NUMBER
GTNV 293982
+ GTNV 293983

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

VACANT

5 DESCRIPTION OF PROPOSED OPERATION
Write the name of the proposed conditional use exactly as it appears in the Municipal Code

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

A 114' x 42' asphalt parking area that will be Sealed & Striped to allow 12 additional Parking spots for the business to the east next door.

Please see attached Pages

SUPPORTING DOCUMENTATION:

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

READ AND INITIAL THE FOLLOWING:

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

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

9 *[Signature]* 7.10.19 *[Signature]* 7.10.19
 Applicant Date Owner Date



John Graettinger <jagraettinger@gmail.com>

Last Deed

1 message

Eastlund, Donna <EastlundD@ctt.com>

Tue, Oct 16, 2018 at 10:58 AM

To: "Graettinger, John" <jagraettinger@gmail.com>

John,

Last deeds attached.

Thanks,

Donna Eastlund
Residential Examiner

CHICAGO TITLE

20825 SWENSON DR, SUITE 200 WAUKESHA, WI 53186

P: 262-796-3820

EMAIL: EastlundD@CTT.com

www.wisconsin.ctic.com | www.chicagoagent.com | www.etime.ws

**CHICAGO TITLE**

Chicago Title Company is a subsidiary of Fidelity National Financial, Inc. (NYSE: FNF), a Fortune 500 company

Your experience with Chicago Title is extremely important to us! Share feedback with my manager by clicking here.

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5 attachments**tax info.pdf**
93K**tax info 2.pdf**
92K**1115971 wd.pdf**
378K**1354595 qcd.pdf**
287K**1354596 qcd.pdf**
288K

Exhibit A

PARCEL I

That part of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-nine (29), Township Nine (9) North of Range Twenty (20) East, Village of Germantown, Washington County, Wisconsin, described as follows, viz:

Commencing at a point, 7.82 chains Northwest of the intersection of the center line of said Fond du Lac Road with the South line of Section 29, said point being the Southwest corner of a parcel of land conveyed by Joshua Gifford and wife to Thomas Nelson and recorded in Volume D of Deeds on page 574; thence North 26 degrees East along the Westerly line of said Nelson tract, 17.50 rods; thence North 64 degrees West, 9 rods; thence South 26 degrees West, 17.63 rods to the center of the Fond du Lac Road; thence South 54 degrees East, 9 rods to the place of beginning.

PARCEL II

That part of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$) of Section Twenty-nine (29), Township Nine (9) North of Range Twenty (20) East, Village of Germantown, Washington County, Wisconsin, described as follows, viz:

Commencing at the Southwest corner of said Section 29; thence East, 1164.51 feet; thence North 63 degrees 38 minutes West along the centerline of State Trunk Highway No. 175, 195.30 feet to the place of beginning of this description; thence North 63 degrees 38 minutes West along said centerline, 276.05 feet; thence North 25 degrees 38 minutes East, 320.10 feet; thence South 82 degrees 50 minutes East, 296.20 feet; thence South 26 degrees 22 minutes West, 417.30 feet to the place of beginning of this description.

STATE BAR OF WISCONSIN FORM 1 - 1998
WARRANTY DEED

DOC# 1115971



Document Number

This Deed, made between PENNY S. GRENSAVITCH
A/K/A PENNY S. MATUSZEWSKI, Grantor, and DOCTORS LLC,
Grantee,

Grantor, for valuable consideration, conveys to Grantee the
following described real estate in WASHINGTON County, State of
Wisconsin (the "Property"):

SEE EXHIBIT A FOR DESCRIPTION

Recorded
JAN. 24, 2006 AT 11:50:00AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$113.00
Transfer Fee: \$985.10

Recording Area

Name and Return Address

DOCTORS LLC
13-2
13-2
13200 WISCONSIN Appleton Ave
German敦, WI 53022

GTNV 293-983 (PARCEL II) & GTNV 293-982 (PARCEL I)

Parcel Identification Number (PIN)

This is not homestead property.

TRANSFER
\$ 905.10
FEE

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances and will warrant and defend the same, EXCEPT: municipal and zoning ordinances and agreements entered under them, recorded easements for the distribution of utility and municipal services, recorded building and use restrictions and covenants, general taxes levied in the year of closing.

Dated this 10th day of January, 2006.

Penny S. Grensavitch (SEAL)
PENNY S. GRENSAVITCH A/K/A PENNY S. MATUSZEWSKI

(SEAL)

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s)

authenticated this ___ day of ___

ACKNOWLEDGMENT

State of Wisconsin

WASHINGTON County,

Personally came before me this 10th day of

January, 2006, the above named PENNY S.

GRENSAVITCH A/K/A PENNY S. MATUSZEWSKI

to me known to be the person(s) who executed the foregoing
instrument and acknowledge the same.

Rebecca Heisdorf

Rebecca Heisdorf

TITLE: MEMBER OF STATE BAR OF WISCONSIN

(If not, authorized by ss. 706.08, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY

ATTY. JAMES MARLIN AS SCRIVENOR
MILWAUKEE WI

(Signatures may be authenticated or acknowledged. Both are not
necessary.)

*Names of persons signing in any capacity must be typed or printed below their signature

WARRANTY DEED

Notary Public, State of Wisconsin

My commission is permanent. (If not, state expiration date):

April 15, 2007

Quick Print From Examiners Program

(This is for internal office use only)

Germantown - Village — (Washington) — GTNV

File #:

10/16/2018

2017 Real Estate Tax Roll Information

Tax Key No.

GTNV 293983

Tax Roll Address

APPLETON AVE

Tax Roll Name

DOCTORS LLC

Land Use: **Commercial**

Land \$93,000

Improvement \$0

Total \$93,000

Market Value \$95,300

Tax Roll Mailing Address

DOCTORS LLC

W206N10515 APPLETON AVE

GERMANTOWN, WI 53022

<i>TAX BEFORE LOTTERY CREDIT</i>	1,523.39
<i>ASSMT, DELQ & MISC CHARGES</i>	0.00
<i>LOTTERY CREDIT</i>	0.00

Total Due:	1,523.39
------------	-----------------

Payments:	1,523.39 Paid as of 7/6/2018
-----------	-------------------------------------

Outstanding Balance:	\$0.00
----------------------	---------------

Legal Description

PT OF SW SW DOC 1115971 SEC 29-9-20 2.85 AC

*This print-out is the property of Chicago Title Insurance Company and is strictly for internal use only.
This print-out includes information which has not been searched, examined or verified by CTIC.*

(State Bar of Wisconsin Form 3 - 2003)
QUIT CLAIM DEED

Document Number

Document Name

THIS DEED, made between
John G. Kreuser and Helen M. Kreuser, Trustees or successor (trustees of the
Kreuser Trust dated February 11, 1998

("Grantor," whether one or more), and
Doctors LLC, a Wisconsin limited liability company

("Grantee," whether one or more).
Grantor quit claims to Grantee the following described real estate, together with the
rents, profits, fixtures and other appurtenant interests, in Washington
County, State of Wisconsin ("Property") (if more space is needed, please attach
addendum): See Attached Exhibit A.

To Correct The Lot Line.

1354595

RECORDED
February 11, 2014 2:50 PM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$30.00
Exemption: 77.25(3)

Recording Area

Name and Return Address
Doctors LLC
W206N10545 Appleton Ave
Germantown, WI 53022

Part of GTNV293-981

Parcel Identification Number (PIN)

This is not homestead property.

Dated

2-6-2014

Helen M. Kreuser

(SEAL)

* Helen M. Kreuser, Trustee

John G. Kreuser

(SEAL)

* John G. Kreuser, Trustee

(SEAL)

(SEAL)

AUTHENTICATION

Signature(s)

authenticated on

TITLE: MEMBER STATE BAR OF WISCONSIN

(if not,

authorized by Wis. Stat. § 706.06)

THIS INSTRUMENT DRAFTED BY:

Mary Thom scrivener / WS700492L

Part Abstract & Title LLC



ACKNOWLEDGMENT

STATE OF WI

Washington

personally came before me on

the above-named John G. Kreuser, Trustee, Helen M. Kreuser,
Trustee

to me known to be the person(s) who executed the foregoing
instrument and acknowledged the same.

Celeste Thoma

Notary Public, State of

Wisconsin

My commission (is permanent)(expires:

12-17-14)

(Signatures may be authenticated or acknowledged. Both are not necessary.)

NOTE: THIS IS A STANDARD FORM. ANY MODIFICATION TO THIS FORM SHOULD BE CLEARLY IDENTIFIED

QUIT CLAIM DEED

©2003 STATE BAR OF WISCONSIN

FORM NO. 3-2003

*Type name below signatures.

Knight Barry Title Group • www.knightbarry.com

EXHIBIT A

Part of Parcel "E" in Map of SW1/4 SW 1/4, 29-9-20, recorded in the Washington County Registry, in Map Book 3 on Page 48 as Document No. 124184, being part of the SW 1/4 of the SW 1/4 all in Section 29, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Southwest corner of said Section 29; thence N 00°28'07" W, along the west line of said SW 1/4, 579.37 feet to the centerline/reference line of S.T.H. "175"; thence S 63°44'13" E, along said centerline/reference line, 100.00 feet; thence S 63°50'37" E, continuing along said centerline/reference line, 576.67 feet to the point of beginning of lands herein described; thence N 25°49'16" E, 289.90 feet, to the monumented northeasterly line of said Parcel "E"; thence S 63°33'26" E, along said monumented northeasterly line of Parcel "E", 2.82 feet, to a 1.3 inch od Iron pipe found; thence S 25°24'40" W, along the monumented northwesterly line of lands described in the Washington County Registry as Document No. 1115971 of Deeds, 289.90 feet, to a point in said centerline/reference line of S.T.H. "175"; thence N 63°50'37" W, along said centerline/reference line, 4.89 feet to the point of beginning.

Quick Print From Examiners Program

(This is for internal office use only)

Germantown - Village -- (Washington) -- GTNV

File #:

10/16/2018

2017 Real Estate Tax Roll Information

Tax Key No.	Tax Roll Address	Tax Roll Name
GTNV 293982	W201N10466 APPLETON AVE	DOCTORS LLC

Land Use: Commercial

Land \$112,500	Improvement \$103,800	Total \$216,300	Market Value \$221,700
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Tax Roll Mailing Address

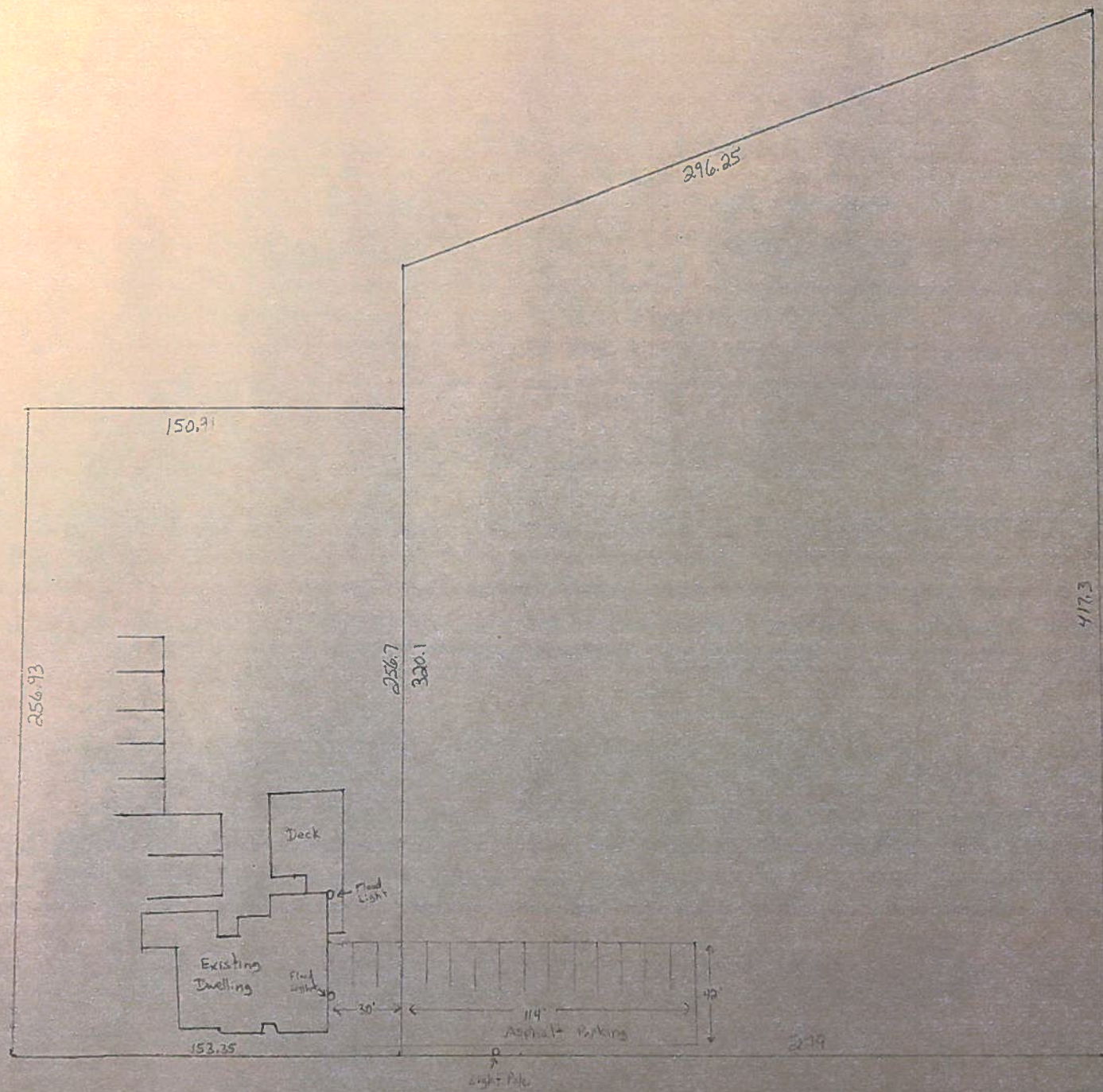
DOCTORS LLC
W206N10515 APPLETON AVE
GERMANTOWN, WI 53022

TAX BEFORE LOTTERY CREDIT	3,482.56
ASSMT, DELQ & MISC CHARGES	0.00
LOTTERY CREDIT	0.00

Total Due:	3,482.56
Payments:	3,482.56 Paid as of 7/6/2018
Outstanding Balance:	\$0.00

Legal Description

PRCL E - ASSRS PLAT SW SW DOC 1115971+1354595+1355136 SEC 29-9-20 1.00 AC





Aloha
Pictures





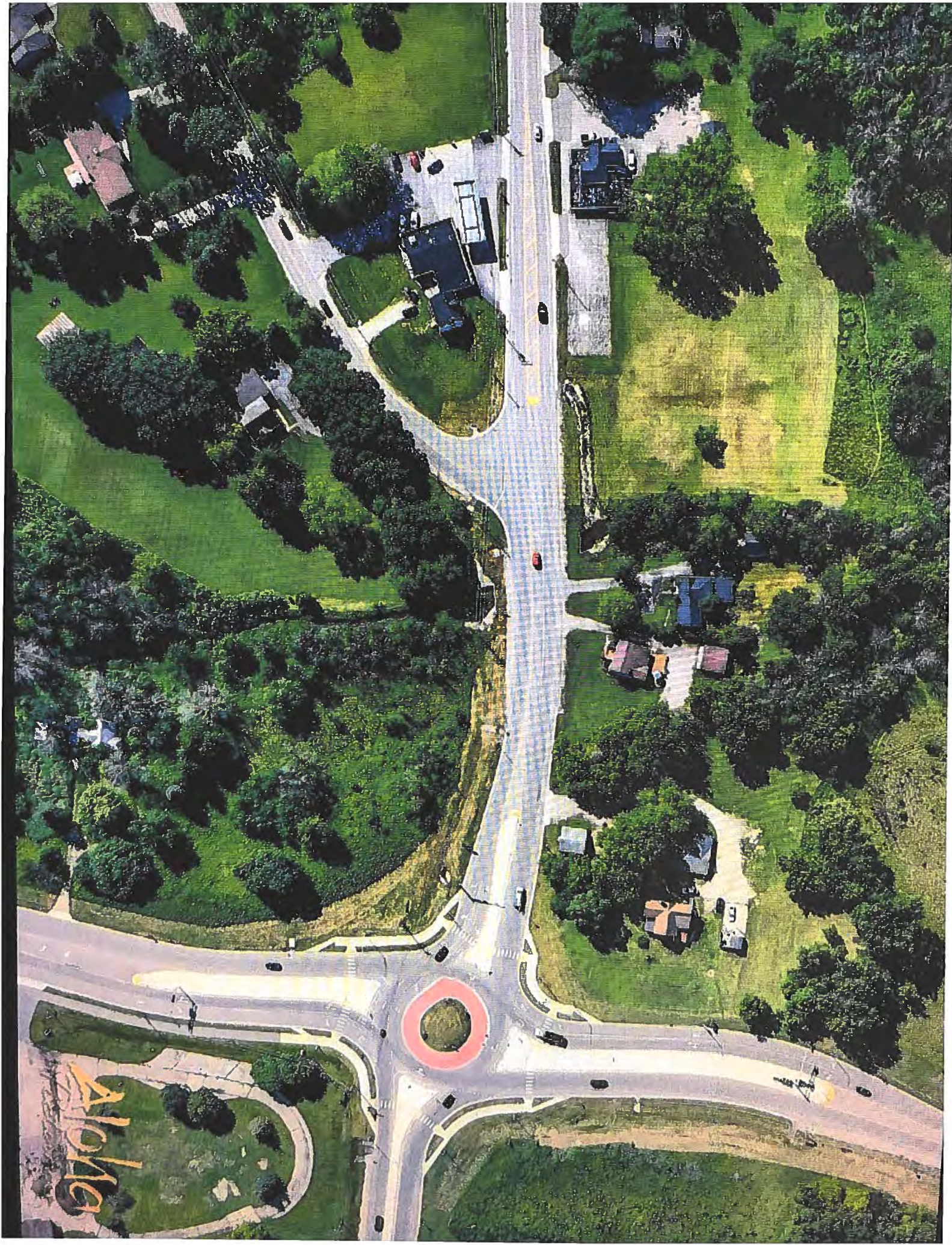
Aloha



Aloha
Photography



Aloha
Pictures



BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: September 16, 2019

AGENDA ITEM: New Business [CERTIFIED SURVEY MAP]

ITEM TITLE: CQM Inc., Agent for Waste Management of WI, Property Owner, N96 W13840 County Line Road; Certified Survey Map (CSM) to Combine Parcels

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

CQM Inc., agent for Waste Management of WI (WM) is requesting approval of a Certified Survey Map (CSM) to combine a total of four (4) parcels for purposes of re-developing the properties with a 35,035 sqft truck maintenance facility located at approximately N96 W13840 County Line Road.

A conditional use permit (CUP) and detailed site development & building plans were approved by the Village Board and Plan Commission in March, 2019 for the facility subject to a condition that a CSM be prepared and submitted for approval that would combine three parcels owned by Waste Management along with an excess piece of right-of-way north of County Line Road (shown in the attached CSM).

PLAN COMMISSION RECOMMENDATIONS:

APPROVE a Certified Survey Map (CSM) for Waste Management of WI to combine a total of four (4) parcels totaling 45.8 acres as a prerequisite for development of a 35,035 sqft truck maintenance facility from the property located at N96 W13840 County Line Road subject to (2) conditions.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including applications, plans, supporting information, the staff report & recommendation, Plan Commission meeting minutes (when available) and any required documents are included in the PDF digital file distributed by the Village Clerk.

9/9/19 Plan Commission Meeting

Germantown, Wisconsin

Location Map

The map shows a residential area on the left with streets like 'Paper Birch' and 'Maplewood'. A large white outline indicates the proposed development area, which is situated near a 'Waste Management' facility and a 'Papa John's' restaurant. The map also shows a 'Waste Management' facility and a 'Papa John's' restaurant. The map is labeled with 'Location Map' and 'Waste Management'.

History/Proposal

Aaron Schroeder, CQM Inc., agent for Waste Management of WI, property owner, is requesting approval of a Certified survey Map (CSM) to combine a total of four (4) parcels totaling 45.8 acres as a prerequisite for the development and operation of a 35,035 sqft truck maintenance facility from the property located at N96 W13840 County Line Road.

In March, the Village board and Plan Commission approved a conditional use permit (CUP) and Site Plan applications for the development and operation of the proposed truck maintenance facility. The 35,035 sqft pre-engineered metal building will serve as a new location for existing waste and recycling hauling operations that will relocate from the existing Menomonee Falls facility located at W124 N8925 Boundary Road.

As discussed previously, WM planned to combine the four (4) parcels under their ownership pending approval of the CUP and Site Plans. While not required in order to commence site preparation and development, WM was required to file a certified survey map (CSM) for purposes of combining their parcels within (90) days after Village Board action on the CUP application.

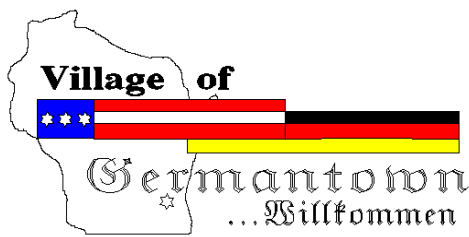
Public Works/Village Surveyor

The Village Surveyor has identified a few technical issues and corrections that will need to be addressed prior to recording the CSM in a July 16, 2019 memo (copy attached).

VILLAGE PLANNER RECOMMENDATION

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

1. All technical corrections and requirements identified by the Village Surveyor in a July 16, 2019 memo shall be addressed and reflected in a revised CSM approved by the Surveyor prior to recording the CSM.
2. WM shall prepare and submit to the Village an updated wetland delineation for the property to ensure site development does not encroach into any wetland or the Village's 25' wetland setback. The wetland delineation shall be submitted to the Village within (90) days after Village Board approval of the CUP. In the event development encroaches into a wetland or 25' wetland setback, WM shall obtain the necessary WisDNR and Village permits, or, modify the site development accordingly.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: July 16, 2019

Re: Waste Management CSM

Jeff,

Here are my review comments for the CSM received 7-8-2019.

Certified Survey Map

Applicant or Owner: Aaron Schroeder PLS for Waste Management

Land Surveyor/Firm: Aaron Schroeder, PLS, CQM, Inc

1. The area or right of way being vacated need bearings and distances around the perimeter. To vacate this R/W, the owner of the property needs to send a letter to the Director of Public Works requesting the vacation which will be brought in front of the Public Works Committee for a recommendation and approval by the Village Board. That resolution number needs to be added to the CSM on sheet 1 of 3
2. A notary signature block is required for all signatures including Village plan commission and Board approval certificates. Please add the notary signature blocks as needed.
3. Add the statement "This instrument prepared by Arron P. Schroeder, PLS" to the bottom of each sheet.
4. The dot pattern hatching is over a line of unknown type. The limits of the wetland delineation should be line connected and the 25' wetland setback line is offset from the delineation line.
5. The adjoining plat status of the adjoining parcels is screened too lightly and need to be darkened up so it is readable once the document is scanned at the Register of Deeds Office.

No further review comments.

Document Approval and Recording

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

This includes the CADD file.

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

Document Submittals and Data Conversion

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

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2018 on compact disk (CD) or via email to the Village Surveyor.

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

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

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



Village of
Germantown
Willkommen

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

Paid 8 Date 7-8-19

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Aaron Schroeder PLS

CQM, INC

2679 Continental Dr

Green Bay, WI 54311

Phone (920) 362-6971

Fax ()

E-Mail schroeder@cqminc.com

PROPERTY OWNER

WM of WI Inc.

Thomas Beaulieu

PO BOX 1450

Chicago, IL 60690

Phone (262) 250-8700

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 N96W13840 COUNTY LINE RD

GTNV_363996, GTNV_363986

3 PURPOSE OF LAND SPLIT

Waste Management Truck Maintenance Facility;
Conditional Use Permit (CUP) & Site & Building Plan
Combination of parcels

Will the land split require rezoning?

From

To

4 READ AND INITIAL THE FOLLOWING:

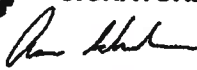
Y I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

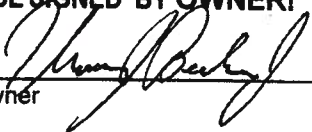
Y I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

Y I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

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

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

 6-24-19
Applicant Date

 7-1-19
Owner Date

COMBINATION CERTIFIED SURVEY MAP

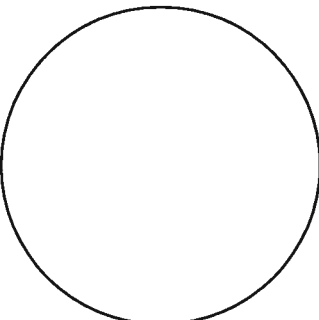
Being a Combination of Lot 2 CSM 4247, CSM 455, a Parcel described by Warranty Deed in Volume 786, Page 273, and a Parcel described by Warranty Deed in Volume 747, Page 264 - Excepting Document No. 1185031, all being recorded in the Washington County Register of Deeds, and all being in Section 36, T09N-R20E, Village of Germantown, Washington County, Wisconsin.

LEGEND

- Washington County Monument
- 1"x24" Iron Pipe weighing 1.13 lbs/ft set. (ID Cap S-2839)
- 1" Iron Pipe found
- 2" Iron Pipe found
- Right of Way
- D.T.T.P. Dedicated to the Village of Germantown for Public Road Purposes
- Wetlands with 25' Setback
- 100-Year Flood Plain, FIRM Panel 55131C0379D
- Base Flood Elevation
- Stream with 75' Setback
- Building



- N Bearing Reference
- South line of the SW 1/4 Section 36, T09N, R20E (assumed to be N87°54'45"E)
- Wisconsin State Plane Coordinate System, South Zone (NAD 1927)



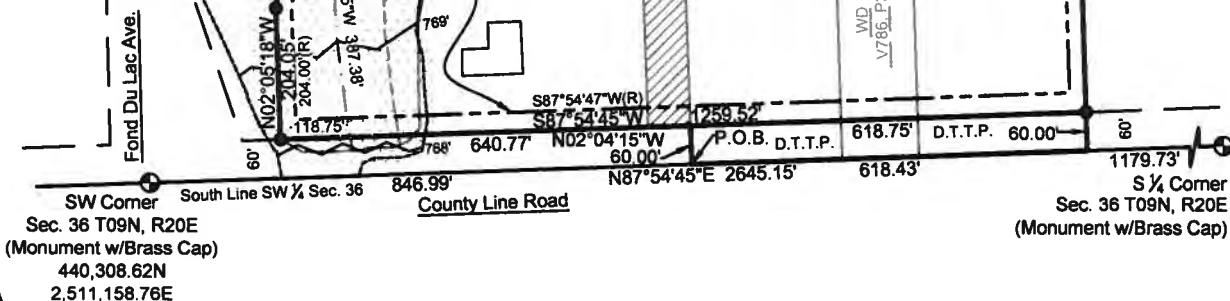
Aaron P. Schroeder
S-2839

CQM, INC.
Engineering-Surveying-Material Testing
2679 Continental Drive
Green Bay, WI 54311
Phone: 920-485-3911

Drainage Easement per
CSM 407, Vol. 2 Page 283
Washington County
Records

Building Setbacks
Front = 30'
Side/Rear = 25'

CSM 455 Vol. 2 Page 360 Washington
County Records.
Public Right of Way to be Vacated per
this CSM.



COMBINATION CERTIFIED SURVEY MAP

Being a Combination of Lot 2 CSM 4247, CSM 455, a Parcel described by Warranty Deed in Volume 786, Page 273, and a Parcel described by Warranty Deed in Volume 747, Page 264 - Excepting Document No. 1185031, all being recorded in the Washington County Register of Deeds, and all being in Section 36, T09N-R20E, Village of Germantown, Washington County, Wisconsin.

More Particularly Described as Follows:

Commencing at the Southwest Corner of said Section 36; Thence N87°54'45"E, 846.99 feet along the South line of the Southwest ¼ of Said Section 36 to the Point of Beginning; Thence N02°04'15"W, 60.00 feet to the South Right of Way of County Line Road; Thence S87°54'45"W, 640.77 feet along said South Right of Way to the Westerly line of Lot 2 of CSM 4247; Thence N02°05'18"W, 204.05 feet along the Westerly line of said Lot 2; Thence N06°33'17"E, 222.39 feet along the Westerly line of said Lot 2; Thence N87°54'42"E, 230.09 feet along a Northerly line of said Lot 2; Thence N05°04'51"E, 255.59 feet along a Westerly line of said Lot 2; Thence N21°31'55"E, 181.50 feet along a Westerly line of said Lot 2; Thence N88°33'58"E, 206.91 feet along the North line of said Lot 2 to the East line of said Lot 2; Thence N02°04'15"W, 1084.23 feet along the East line of Lot 1 of CSM 4247, Lot 1 of CSM 3028, and Unplatted Lands described in Volume 1356-Page 243, Washington County Records; Thence N88°14'45"E, 205.75 feet along the South line of Unplatted Lands described in Document No. 1185030, Washington County Records; Thence N32°13'41"E, 795.90 feet along the Easterly line of Unplatted Lands described in Document No. 1185030, Washington County Records, to the South line of Lot 1 of CSM 5028; Thence N88°14'37"E, 124.33 feet along the South line of said Lot 1 of CSM 5028 to the Westerly line of Lot 1 of CSM 2622; Thence S01°45'51"E, 1241.07 feet along the Westerly line of said Lot 1 of CSM 2622, Thence S87°54'15"W, 80.00 feet along a Northerly line of said Lot 1 of CSM 2622; Thence S01°45'51"E, 1400.09 feet along the Westerly line of said Lot 1 of CSM 2622, to the South line of the Southwest ¼ of Said Section 36; Thence S87°54'45"W, 618.43 feet along the Southwest ¼ of Said Section 36, to the point of beginning. Subject to any easements, covenants, or restrictions of record. Parcel contains 1,994,793± Square Feet or 45.79± Acres total including 37,115± Square Feet or 0.85± Acres dedicated to the public for road purposes.

Surveyor's Certificate

I, Aaron P. Schroeder, Registered Land Surveyor, hereby certify: that in full compliance with the provisions of chapter 236.34 of the Wisconsin Statutes and the survey requirements of Chapter 18 of the Village of Germantown Subdivision and Platting Regulations, and under the direction of Waste Management of Wisconsin, Inc., owners of said land, I have surveyed, dedicated, and mapped this certified survey map, and that such map correctly represents all exterior boundaries of the land surveyed and the division of that land

Aaron P. Schroeder
PLS 2839

Date:



Owners's Certificate:

As owner, I hereby certify that I have caused the land described herein to be surveyed, dedicated, and mapped as represented on this Certified Survey Map. We also certify that this Certified Survey Map is required to be submitted to the Village of Germantown for approval or objection.
As owner, I hereby dedicate that part of County Line Road to the Village of Germantown for public road purposes as represented on Sheet 1 of 3 of this Certified Survey Map.

Dated this ____ day of _____, 2019.

Thomas Beaulieu,
President, WM of WI Inc.
PO Box 1450
Chicago, IL 60690
(262) 806-6039

Date

Personally came before me this ____ day of _____, 2019, the above named owner to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Washington County, Wisconsin
My Commission Expires

STATE OF WISCONSIN]
] SS
COUNTY OF BROWN]

COMBINATION CERTIFIED SURVEY MAP

Being a Combination of Lot 2 CSM 4247, CSM 455, a Parcel described by Warranty Deed in Volume 786, Page 273, and a Parcel described by Warranty Deed in Volume 747, Page 264 - Excepting Document No. 1185031, all being recorded in the Washington County Register of Deeds, and all being in Section 36, T09N-R20E, Village of Germantown, Washington County, Wisconsin.

Village of Germantown Planning Commission Approval

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 2019.

Dean Wolter, Chairman

Date _____

Laura A. Johnson, Secretary

Date _____

Village of Germantown Board Approval

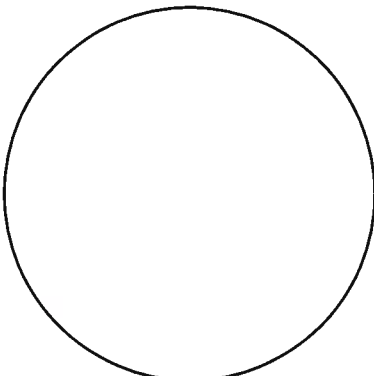
This Certified Survey Map, being a combination of Lot 2 CSM 4247, CSM 455, a Parcel described by Warranty Deed in Volume 786, Page 273, and a Parcel described by Warranty Deed in Volume 747, Page 264 - Excepting Document No. 1185031, all being recorded in the Washington County Register of Deeds, and all being in Section 36, T09N-R20E, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of County Line Road for public road purposes as shown on Sheet 1 of 3 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this ____ day of _____, 2019.

Dean Wolter, Village President

Date _____

Deanna Boldrey, Village Clerk

Date _____



Aaron P. Schroeder
S-2839

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: September 16, 2019

AGENDA ITEM: Public Hearing & New Business [ORDINANCE & RESOLUTION]

ITEM TITLE: Jim Marriott, Agent for Stonecast Products and SPI Real Estate LLC
Property Owner– N112 W14343 Mequon Road; Rezoning Application
to Create an M-1: Limited Industrial Planned Development District (M-
1/PDD) and Rezone 10.6 acres from the M-1 District into the M-1/PDD;
and Adopting Conditions & Restrictions for the M-1/PDD

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

Jim Marriott, Agent for Stonecast Products and SPI Real Estate LLC is requesting approval to create an M-1: Limited Industrial Planned Development District (PDD) for the 10.6-acre facility located at N112 W14343 Mequon Road.

Stonecast wants to construct a 1,500 sqft addition (25'x60') on the south side of the existing building to accommodate a larger crane and other internal changes necessary for loading larger concrete panels from the south side of the building. However, the proposed addition would encroach into a rear yard building setback to a point approximately 13' feet from the railroad right-of-way. The proposed M-1/PDD is intended to only modify the current rear yard setback from 25 to 10 feet in order to accommodate the expansion of an existing panel production building located close to the adjacent railroad right-of-way. No other changes to the basic M-1 District regulations are proposed.

PLAN COMMISSION RECOMMENDATION:

APPROVE the request to create a M-1: Limited Industrial Planned Development District (PDD) for the 10.6-acre Stonecast property located at N112 W14343 Mequon Road subject to (3) conditions.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including applications, plans, supporting information, the staff report & recommendation, Plan Commission meeting minutes (when available) and draft ordinance and resolution are included in the PDF digital file distributed by the Village Clerk.

PLANNED DEVELOPMENT DISTRICT (PDD) REZONING APPLICATION

9/9/19 Plan Commission Meeting

Stonecast Products Inc.

Village Planner Report

Germantown, Wisconsin

Summary

Jim Marriott, President of Stonecast Products Inc., and agent for SPI Real Estate LLC, property owner, is requesting approval to create a Planned Development District (PDD) for the 10.6-acre facility located at N112 W14343 Mequon Road.

Location: N112 W14343 Mequon Road

Applicant/

Property Owner: Jim Marriott, President
Stonecast Products Inc.
N112 W14343 Mequon Road
Germantown, WI 53022

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-2
South	Agricultural	A-2
East	Residential	Rs-1 & Rs-3
West	Industrial/Agricultural	M-1/A-2



Background/Proposal

Stonecast Products is a leading producer of “architectural precast” concrete products for commercial and institutional developments throughout Wisconsin, Illinois and Michigan. Their products include precast wall panels, arches, sills and bands.

In 2014, Stonecast Products Inc. received approval of a Certified Survey Map (CSM), Rezoning, Conditional Use Permit, and Site Plan applications in order to fill wetlands and complete a 54,275 sqft outdoor storage area expansion within the 10.6-acre facility located on Mequon Road.

At this time, Jim Marriott, President of Stonecast Products Inc., and agent for SPI Real Estate LLC, property owner, is requesting approval to create a Planned Development District (PDD) for the 10.6-acre facility located at N112 W14343 Mequon Road. The property is currently zoned M-1: Limited Industrial.

Stonecast Products is planning to increase the size of the panels that they produce. In order to do so, they need a larger production facility than the existing panel production building provides. Stonecast wants/needs to expand this building with a 1,500 sqft addition (25'x60') on the south side to accommodate a larger crane and other internal changes necessary for loading panels onto semi-trailers from the south side of the building (see enclosed photos and site plan). The proposed building addition would move the building to a point approximately 11'-13' feet from the right-of-way (depending on which photo or plan you look at in the attached).

The Planned Development District (PDD) zoning designation creates the ability to relax the basic restrictions in the M-1 District (e.g. setbacks, lot coverage) and other applicable zoning code provisions (e.g. parking and signage). However, as presented in the application and supporting documentation, the proposed PDD is intended to only modify the current rear yard setback from 25 to 10 feet in order to accommodate the expansion of an existing panel production building located close to the adjacent railroad right-of-way. No other changes to the basic M-1 District regulations are proposed.

Staff Comment

The building addition and how to accommodate the resulting encroachment into the 25' rear yard setback has been discussed with Village staff for some time. The problem is that the existing building the owner wants to expand is already at the minimum 25' setback from the nearest corner of the building to the railroad right-of-way (see attached survey and site plan).

Other than making significant changes to the existing building or constructing an entirely new building that meets the current 25' setback, the other alternatives available require an amendment to the Zoning Code in one form or another:

1. Seek a variance from the Board of Zoning Appeals to reduce the minimum required rear yard building setback from 25' to 10' (would affect only this parcel);
2. Propose an amendment to the M-1 Zoning District regulations to reduce the minimum rear yard building setback from 25' to 10' (which affect all M-1 zoned property in the Village); or
3. Create a new planned development district (PDD) for the property and create setbacks that are favorable to the proposed building addition (would affect only this parcel)

Again, the only other alternative would be to make significant modifications to the existing building or construct a new building, all meeting the current 25' rear yard building setback.

It is not known why the owner chose to pursue this alternative over the others. Presumably, the stringent set of criteria needed to obtain a variance, including the burden of proving that the property could not reasonably be used without the variance, weighed in on the decision to not pursue a setback variance.

As shown in the attached photos, there is an existing gravel drive that goes around the existing building, parallel to the railroad and straddling the common property/right-of-way line. This gravel drive appears to encroach 15' to 20' into the railroad right-of-way and appears to be used regularly for driveway purposes. In fact, its not uncommon to find property owners who use a portion of an adjacent railroad right-of-way as if it was their own property either with or without any sort of agreement with the railroad or WisDOT. In fact, a view of other recent aerial photos clearly shows that other portions of the Stonecast operation encroaches into the railroad right-of-way.

Since the proposed setback reduction from 25' to 10' is needed for a relatively small amount of building addition, Staff will support the proposal IF the owner is unable to obtain a variance from the Board of Zoning Appeals, and, the owner obtains some sort of an agreement with the railroad and/or WisDOT to use a portion of said right-of-way for driveway access/circulation purposes (at a minimum; said agreement should also address the other operational encroachments that currently exist on the Stonecast property).

Also, while researching the property history in preparation for this report, Staff discovered that the certified survey map (CSM) that was required and approved in 2014 to combine two separate parcels owned by SPI Real Estate LLC was not recorded. That CSM will need to be revised accordingly and recorded.

Fire Department

There are concerns with Fire Department access to and within the property that would result from the proposal. Specifically, access around the building addition would be reduced to less than 10 feet between the building and the railroad ROW. Also, the west gated access driveway was closed as a result of the recent reconstruction of STH 167/Mequon Road in this vicinity. Finally, the closest existing fire hydrant is approximately 750 feet to the east past the railroad crossing.

The following improvements are recommended:

1. Connection to the Village's public water supply with new fire hydrants;
2. Two (2) fire hydrants approved by the Fire Department and Water Utility should be installed at the driveway entrance entry by the railroad and about 400 feet southwest of said entrance.

VILLAGE PLANNER RECOMMENDATION

APPROVE the request to create a M-1: Limited Industrial Planned Development District (PDD) for the 10.6-acre Stonecast property located at N112 W14343 Mequon Road subject to the following conditions:

1. The requested PDD shall be created if the Owner applies for and is denied a rear yard setback variance from the Board of Zoning Appeals, and, the Owner obtains an easement or other agreement with the railroad and/or WisDOT to use a portion of said right-of-way for driveway access/circulation purposes. At a minimum said agreement shall provide for emergency vehicle access and address other Stonecast Products encroachments into the railroad right-of-way.
2. The certified survey map (CSM) that was approved in 2014 to combine two separate parcels owned by SPI Real Estate LLC shall be revised and recorded.
3. Subject to Condition #1 above, if a PDD is created, the list of conditions & restrictions shall include only the rear yard setback reduction as set forth in the PDD application, and, include a provision that states building additions up to 5,000 sqft in area may be approved as a "minor" improvement requiring Zoning Permit approval by the Zoning Administrator pursuant to Section 17.43(9) of the Zoning Code.

ORDINANCE NO. 13-2019

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF GERMANTOWN ZONING CODE

("Stonecast Products District" SPI Real Estate LLC, Property Owner)

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That the Zoning Code and zoning map of the Village of Germantown is amended by the creation of an M-1: Limited Industrial Planned Development District (M-1/PDD) to be known as the "Stonecast Products District" which shall include the following described properties:

Tax Parcel GTNV 261-985 (N112 W14475 Mequon Road)

Legal Description: Parcel 2, CSM No. 2747 in the Northeast 1/4 of Section 26, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 1.25 acres

Tax Parcel GTNV 261-983 (N112 W14423 & N112 W14343 Mequon Road)

Legal Description: Land in the Northeast 1/4 of Section 26, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows: Commencing at the northwest corner of said 1/4 section, thence n 88°35'07" e 1156.55 feet along the north line of said 1/4 section to a point; thence s 01°24'59" e 65.00 feet to the point of beginning of lands to be described; thence n 88°35'07" e 467.78 feet; thence s 37°42'59" e 488.50 feet; thence southeast along the arc of a curve whose center lies to the northeast, whose radius is 4363.25 feet and whose chord bears s 40°42'52" e 456.71 feet; thence s 40°53'56" w 128.47 feet; thence n 63°28'04" w 1086.46 feet; thence n 01°24'52" w 332.95 feet to the point of beginning. Parcel Area: 9.61 acres

SECTION 2. That the zoning map of the Village of Germantown is amended by rezoning from the M-1: Limited Industrial District to the newly created M-1 "Stonecast District" Planned Development District for the following described properties:

Tax Parcel GTNV 261-985 (N112 W14475 Mequon Road)

Legal Description: Parcel 2, CSM No. 2747 in the Northeast 1/4 of Section 26, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 1.25 acres

Tax Parcel GTNV 261-983 (N112 W14423 & N112 W14343 Mequon Road)

Legal Description: Land in the Northeast 1/4 of Section 26, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows: Commencing at the northwest corner of said 1/4 section, thence n 88°35'07" e 1156.55 feet along the north line of said 1/4 section to a point; thence s 01°24'59" e 65.00 feet to the point of beginning of lands to be described; thence n 88°35'07" e 467.78 feet; thence s 37°42'59" e 488.50 feet; thence southeast along the arc of a curve whose center lies to the northeast, whose

radius is 4363.25 feet and whose chord bears s 40°42'52" e 456.71 feet; thence s 40°53'56" w 128.47 feet; thence n 63°28'04" w 1086.46 feet; thence n 01°24'52" w 332.95 feet to the point of beginning. Parcel Area: 9.61 acres

SECTION 3. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2019

Vote: Ayes: _____
 Nays: _____

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

RESOLUTION NO. 54-2019

ADOPTING CONDITIONS AND RESTRICTIONS FOR THE STONECAST PRODUCTS PLANNED DEVELOPMENT DISTRICT ("STONECAST PRODUCTS DISTRICT")

WHEREAS, Jim Marriott, President of Stonecast Products and agent for SPI Real Estate LLC, property owner (hereinafter the "Property Owner") has applied for the creation of an M-1: Limited Industrial Planned Development District (M-1/PDD) to be known as the "Stonecast Products District" located in the Village of Germantown as generally described in Exhibit A attached hereto; and

WHEREAS, said "Stonecast Products District M-1/PDD is intended to facilitate the expansion of the pre-cast concrete panel production operation by adopting rear setback requirements that would allow the expansion of an existing building; and

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

WHEREAS, the Village of Germantown Plan Commission on September 9, 2019, reviewed the proposed rezoning application and forwarded a positive recommendation regarding the proposed creation of the "Stonecast Products District M-1/PDD; and

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

1. **PURPOSE AND INTENT.** The Stonecast Products PDD ("SP-PDD") is intended to facilitate the expansion of the pre-cast concrete panel production operation by adopting rear yard building setback requirements that would allow the expansion of an existing building. Further, it is intended that future development, land uses and activities within the SP-PDD be compatible with adjacent and surrounding properties, and, enhance the economic stability and quality of life in the Village of Germantown.
2. **GENERAL DEVELOPMENT PLAN (GDP).** The General Development Plan (Exhibit B) for the SP-PDD establishes the basic parameters for all existing and future development within the PDD, including the approximate size and orientation of buildings. While future development within the SP-PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval.

3. **SITE PLAN APPROVAL REQUIRED.** Detailed Site Development and Building Plans shall be prepared and submitted to the Village Plan Commission for review and approval prior to the issuance of any building permit(s) for any building construction over 5,000 sqft in gross floor area consistent with the requirements of Sections 17.43 and 17.27(5) through (7) of the Zoning Code. Building construction up to 5,000 sqft in area may be approved as a “minor” improvement requiring Zoning Permit approval by the Zoning Administrator pursuant to Section 17.43(9) of the Zoning Code.
4. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.** Except as set forth below, all site development and buildings shall be constructed in accordance with the lot, building and other applicable bulk requirements set forth in the underlying M-1: Limited Industrial District and other applicable Zoning Code regulations:
 - a. **LOT AND BUILDING REQUIREMENTS**
 - i. Principal & Accessory Building Setbacks (minimum)
 1. Rear yard 10 feet
5. **APPLICABILITY OF MUNICIPAL CODE.** Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the SP-PDD. In the event a requirement, restriction or limitation set forth herein conflicts with a similar requirement, restriction or limitation found in another section of the Municipal Code, the most stringent requirement, restriction or limitation shall apply.

Introduced by: _____

Adopted: _____, 2019

Vote: Ayes: ____ Nays: ____

Dean Wolter, Village President

ATTEST:

_____, Village Clerk

EXHIBIT A

**Stonecast Products District (M-1/PDD)
Boundary Legal Description**

Parcel 2, CSM No. 2747 along with lands in the Northeast 1/4 of Section 26, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said 1/4 section, thence n 88°35'07" e 1156.55 feet along the north line of said 1/4 section to a point; thence s 01°24'59" e 65.00 feet to the point of beginning of lands to be described; thence n 88°35'07" e 467.78 feet; thence s 37°42'59" e 488.50 feet; thence southeast along the arc of a curve whose center lies to the northeast, whose radius is 4363.25 feet and whose chord bears s 40°42'52" e 456.71 feet; thence s 40°53'56" w 128.47 feet; thence n 63°28'04" w 1086.46 feet; thence n 01°24'52" w 332.95 feet to the point of beginning. Containing: 463,320 square feet or 10.636 acres

Tax Parcel: GTNV 261-985

Property Address: N112 W14475 Mequon Road

Tax Parcel: GTNV 261-983

Property Address: N112 W14423 & N112 W14343 Mequon Road

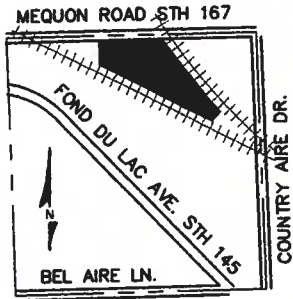
EXHIBIT B

**Stonecast Products District (M-1/PDD)
General Development Plan**

{Attach General Development Plan}

CERTIFIED SURVEY
MAP NO. _____

BEING A REDIVISION OF PARCEL 2, CSM 2747 ALONG WITH
LANDS IN THE NORTHEAST 1/4 OF SECTION 26, TOWN 9
NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY WISCONSIN



VICINITY MAP
NE 1/4 OF SEC.
26-9-20
1" = 2000'

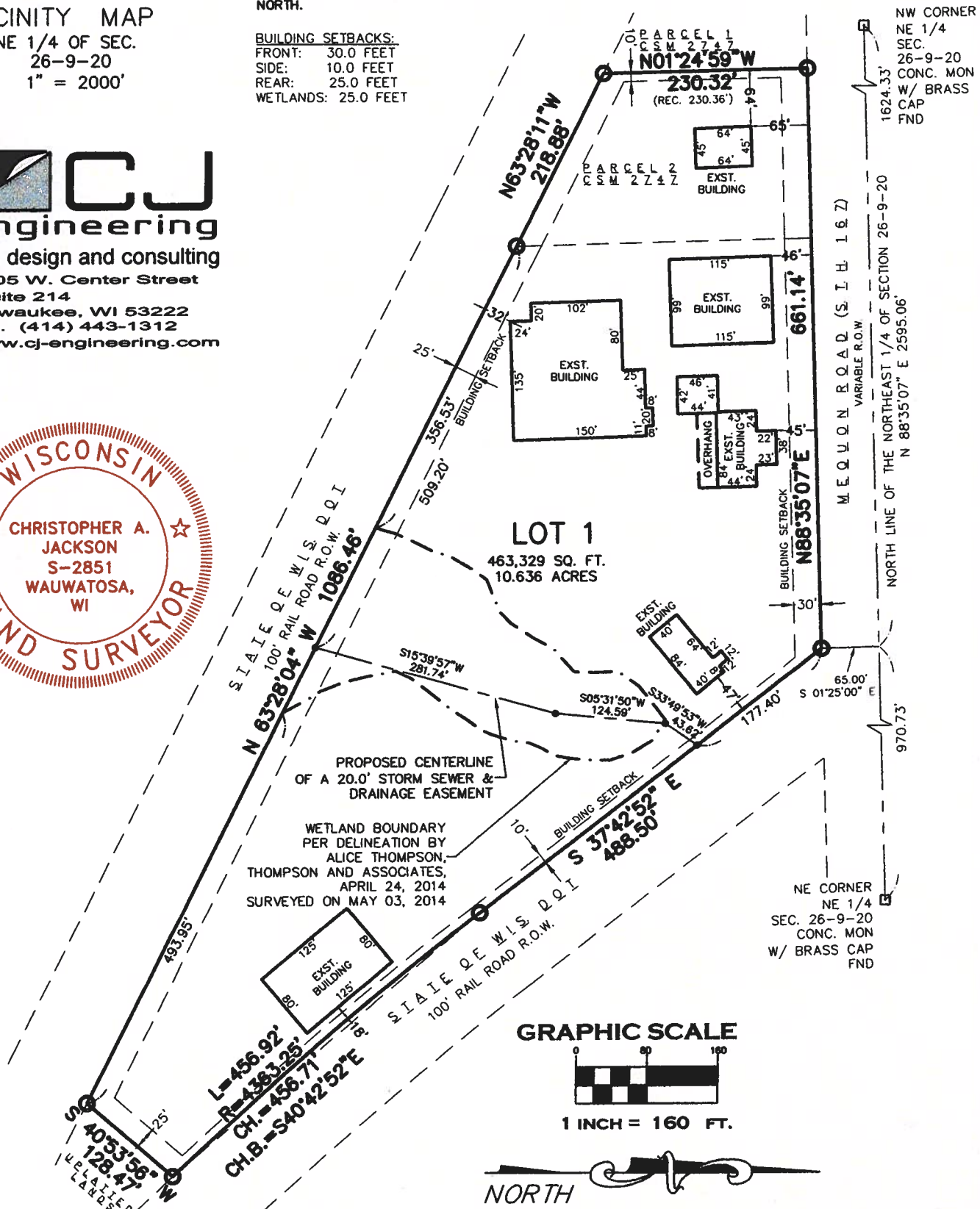
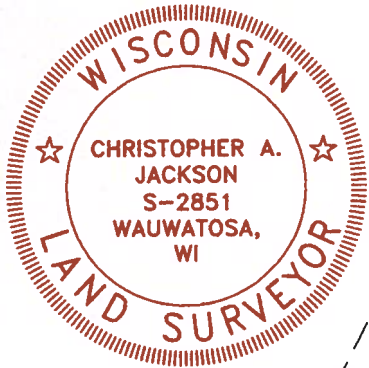
○ INDICATES IRON PIPE FOUND

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGLES ARE MEASURED TO THE
NEAREST SECOND OF A DEGREE.

ALL BEARINGS SHOWN ARE REFERENCED TO NORTH LINE OF THE NE 1/4 OF SECTION 26, T9N, R20E, BEARING N 88°35'07" E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

BUILDING SETBACKS:
FRONT: 30.0 FEET
SIDE: 10.0 FEET
REAR: 25.0 FEET
WETLANDS: 25.0 FEET





Village of

Germantown

Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: 7-15-19 Received by: [Signature]

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Stonecast Products (Jim Marriott)

N112 W14343 Mequon Rd.

Germantown, WI 53022

Phone (262) 253-6600

Fax (262) 253-0500

E-Mail JMarriott@marriottconstruction.com

PROPERTY OWNER

SPI Real Estate, LLC.

N112 W14343 Mequon Rd

Germantown, WI 53022

Phone (262) 253-6600

2 PROPERTY ADDRESS OR GENERAL LOCATION

N112 W14343 Mequon Rd.

TAX KEY NUMBER

261-983

261-985

3 REZONING REQUEST

FROM M-1
25' Rear Yeard setback

TO M-1 PDD
10' Rear Yard Setback

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Parcel 2, CSM No. 2747 along the lands in the Northeast 1/4 of Section 26, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded as described as follows:

Commencing at the northwest corner of said 1/4 section, thence n 88 35'07" e 1156.55 feet along the north line of said 1/4 section to a point; thence n 88 35'07" e 65.00 feet to the point of beginning of lands to be described; thence n 88 35'07" e 467.78 feet; thence s 37 42'59" e 488.50 feet; thence southeast along the arc of a curve whose center lies to the northeast, whose radius is 4363.25 feet and whose chord bears s 40 42'52" e 456.71 feet; thence s 40 53'56" w 128.47 feet; thence n 63 28'04" w 1086.46 feet; thence n 01 24'52" w 332.95 feet to the point of beginning. Containing: 463,320 sq. ft. of 10.636 acres

PURPOSE OF REZONING REQUEST

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

The purpose for the request is that Stonecast is looking into expanding/increasing their panel production by increasing their product size. By increasing their panel sizes, they need to increase the height on part of their existing facility for the larger crane and pump out the south end of the facility to accommodate their flow of loading panels to semi trailers (Same as what they are currently doing, just shifted south due to the larger production tables/beds).

The current layout with the bumped out enclosed canopy/loading area puts one corner of it over the 25' setback line (see attached site sketch/aerial photo), hence why Stonecast is submitting the Rezoning/PDD application, *to change from 25' to 10'.*

NO change in employees at this time.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

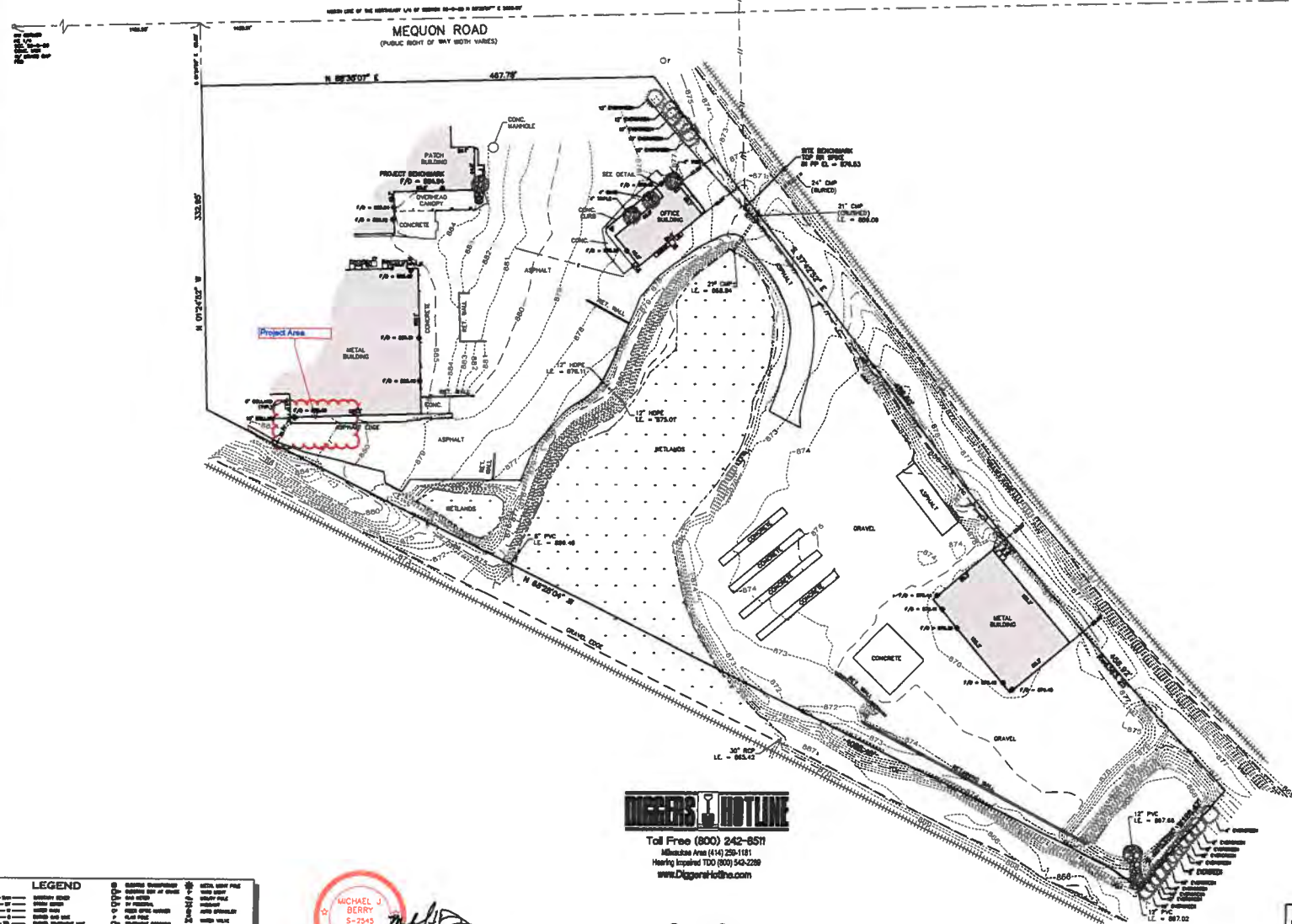
8 SIGNATURES - ALL APPLICATIONS MUST BE SIGNED BY OWNER!

JAMES B. MARRIOTT 7/15/19
Applicant Date

[Signature] 7/15/19
Owner Date



CAPITOL SURVEY ENTERPRISES
837 SOUTH CURTIS ROAD
MILWAUKEE, WI 53214
PH 414 757-7819
FAX 414 757-7818
WWW.CAPITOLSURVEY.COM

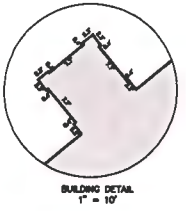


LEGAL DESCRIPTION:

LANDS IN THE NORTHEAST 1/4 OF SECTION 26, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION, THENCE N 87°25'00\" E 115.80 FEET ALONG THE NORTH LINE OF SAID 1/4 SECTION TO A POINT, THENCE S 0°25'00\" E 65.00 FEET TO THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED, THENCE N 87°25'00\" E 49.78 FEET, THENCE S 37°25'00\" E 48.50 FEET, THENCE SOUTHEAST ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 434.55 FEET AND WHOSE CHORD BEARS S 87°25'00\" E 48.78 FEET, THENCE S 40°25'00\" W 128.47 FEET, THENCE N 87°25'00\" W 108.46 FEET, THENCE N 0°25'00\" W 333.80 FEET TO THE POINT OF BEGINNING.
CONTAINING 408.06 SQUARE FEET OR 0.3863 ACRES

NOTES

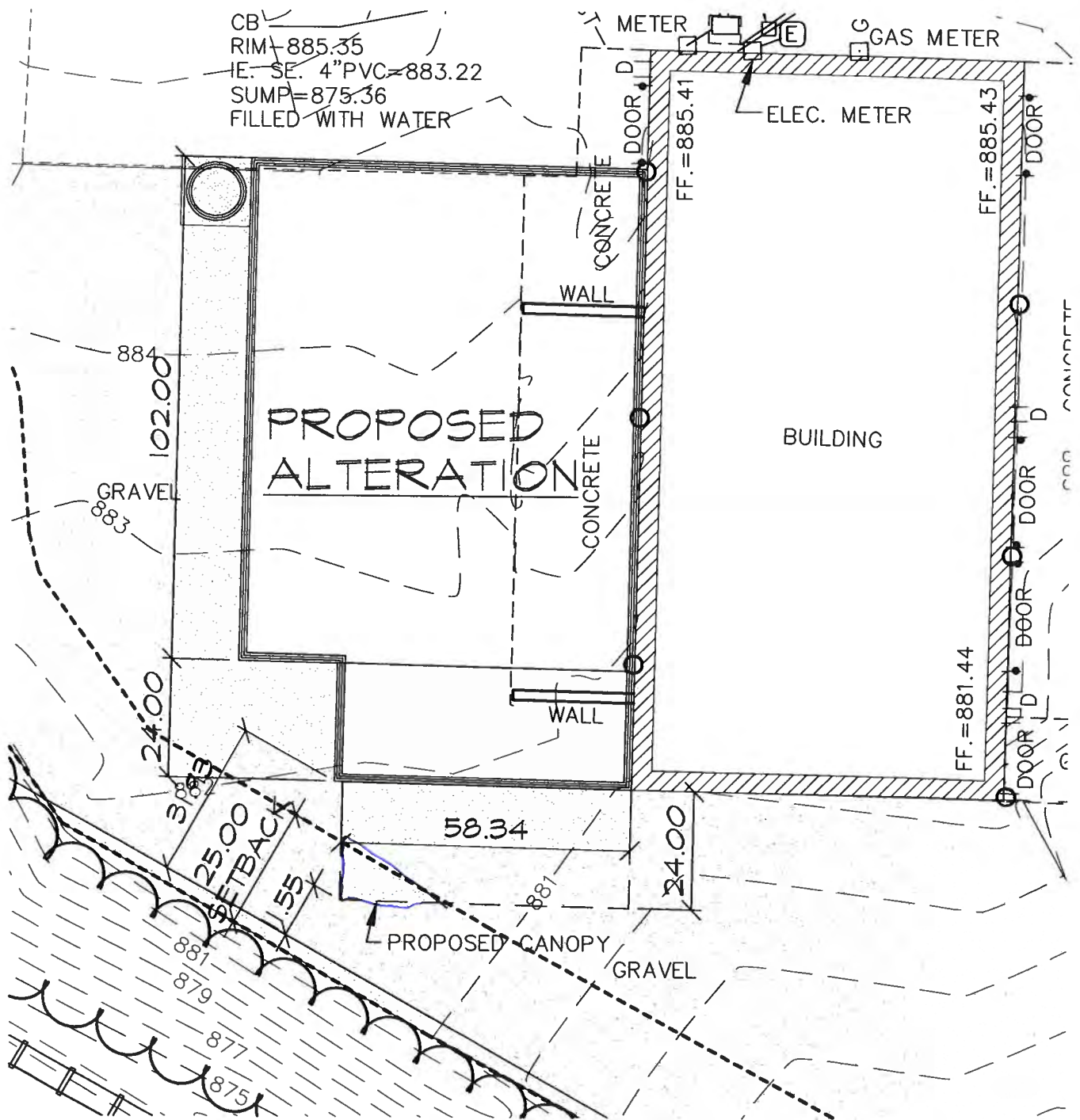
- LEGAL DESCRIPTION BASED ON INFORMATION PROVIDED BY CLIENT
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
- SUBJECT PROPERTY IS IN ZONE "C" AREAS OF LESS THAN 0.026 ANNUAL CHANCE FLOOD FOR FEDERAL INSURANCE RATE MAP NO. 5513C - 0377D, WHICH HAS AN IDENTIFICATION DATE OF NOVEMBER 20, 2013 AND IS CONSIDERED TO BE IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY LIES.
- PROJECT BENCHMARK - FLOOR AT DOOR OF PATCH BUILDING CL. = 864.94.
- SITE BENCHMARK - 86 SPICE IN WEST FACE OF PP EAST OF MASONRY OFFICE BUILDING CL. = 876.53.
- ELEVATIONS BASED ON INFORMATION FROM PRELIMINARY SITE GRADING PLAN PROVIDED BY C.J. ENGINEERS.



Toll Free (800) 242-8511
Milwaukee Area (414) 229-1181
Hearing Impaired TDD (800) 543-2268
www.DiggersHotline.com



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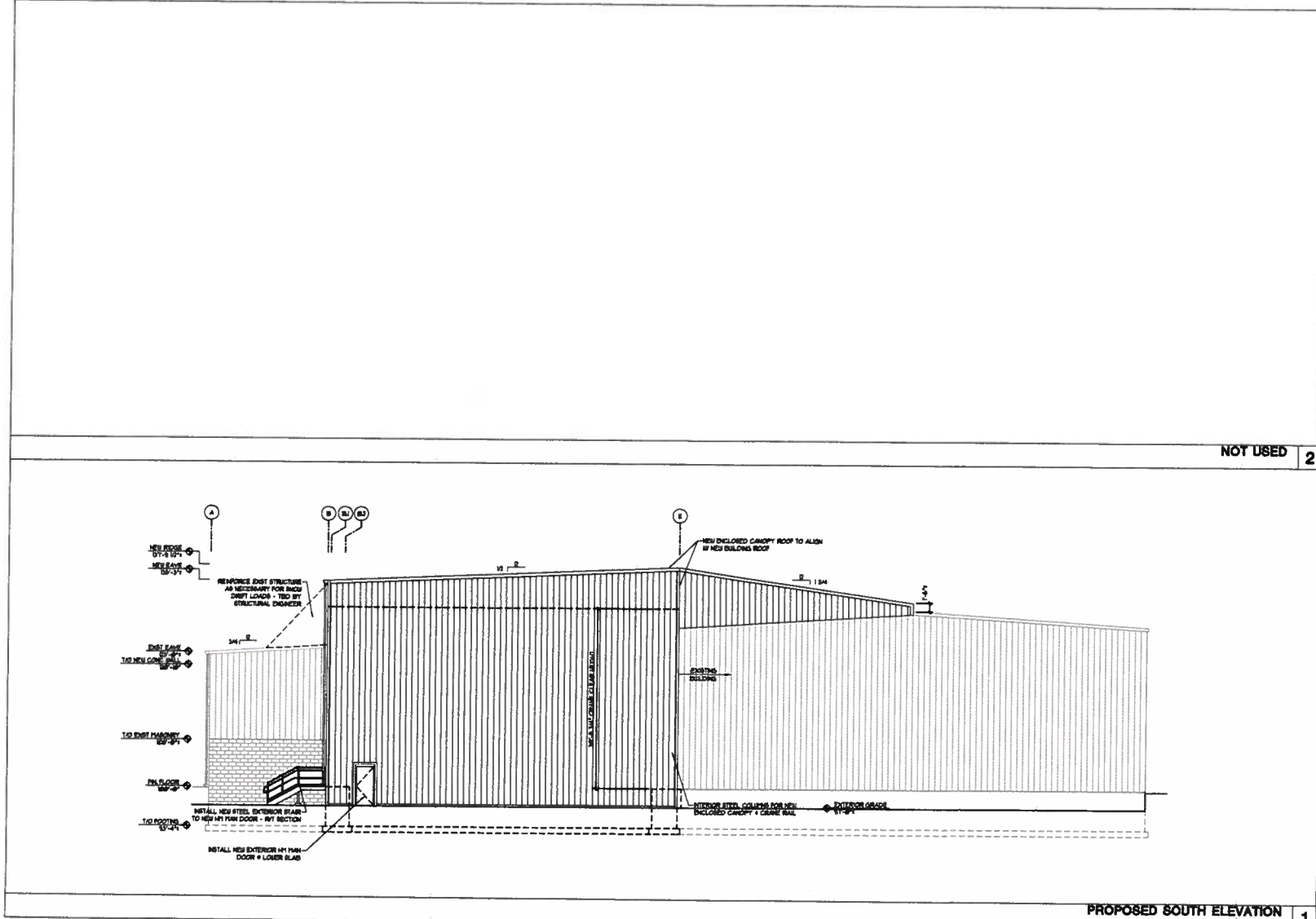


Drawing Title: PROPOSED EXTERIOR ELEVATIONS	
THIS SHEET IS 20 OF 20	
Date:	04/17/10
Scale:	1/8" = 1'-0"
Drawn:	KBJ
Job:	10-070
Sheet:	A2.1

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

PLEASE SEE SHEET A22.01

PLEASE SEE SHEET A22.01



NOT USED 2

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

PULL SIZE PRINT - 36" x 48" SHEET
COPYRIGHT PERSPECTIVE DESIGN, INC. ALL RIGHTS RESERVED. THIS DRAWING IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF PERSPECTIVE DESIGN, INC. THE CLIENT AGREES TO HOLD ME RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE TO HOLD ME RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. I HEREBY CERTIFY THAT THE INFORMATION PROVIDED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I AGREE TO HOLD ME RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel: (414) 352-1780 Fax: (414) 352-1791		Stonecast Products Inc. 11525 W. North Avenue Wauwatosa, WI 53226		DATE: 04/17/19 SCALE: 1/8" = 1'-0" DRAWN: KBJ JOB: 19-018 SHEET: A22
PROJECT: A Building Addition & Canopy Addition for Stonecast Products Inc.		DATE: 07/20/18 10% REVIEW DATE: 07/20/18 10% REVIEW DATE: 07/20/18 10% REVIEW		DATE: 07/20/18 10% REVIEW DATE: 07/20/18 10% REVIEW DATE: 07/20/18 10% REVIEW

NOT FOR CONSTRUCTION

CUP # 14 - 14
Document No.

CONDITIONAL USE PERMIT
Document Title

1389404



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

Whereas the Applicant:

James Marriott, President, Stonecast Products Inc.

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

Now, therefore, this permit is issued to the Applicant to permit the to allow development within the 25' wetland setback areas as presented in the Wetland Mitigation Plan dated October 22, 2014, and exhibits contained in the application pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code.

RECORDED
August 31, 2015 10:30 AM
SHARON A MARTIN
REGISTER OF DEEDS
WASHINGTON COUNTY, WI
Recording Fee Paid: \$30.00

Name & Return Address:

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

Parcel Identification No:

GTNV 261-983 & 261-985

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

N112 W14343 Mequon Road; Tax Key No. 261-983 & 261-985

Parcel 2, CSM No. 2747 along with lands in the Northeast 1/4 of Section 26, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of said 1/4 section, thence n 88°35'07" e 1156.55 feet along the north line of said 1/4 section to a point; thence s 01°24'59" e 65.00 feet to the point of beginning of lands to be described; thence n 88°35'07" e 467.78 feet; thence s 37°42'59" e 488.50 feet; thence southeast along the arc of a curve whose center lies to the northeast, whose radius is 4363.25 feet and whose chord bears s 40°42'52" e 456.71 feet; thence s 40°53'56" w 128.47 feet; thence n 63°28'04" w 1086.46 feet; thence n 01°24'52" w 332.95 feet to the point of beginning. Containing: 463,320 square feet or 10.636 acres.

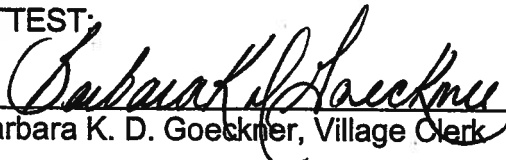
Pursuant to the following condition(s):

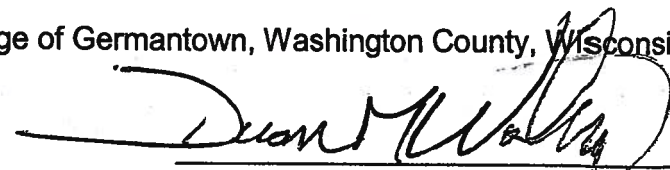
1. The owner shall prepare and submit an annual monitoring report to the Village and Local DNR staff concerning the various management activities proposed in the plan including the planting/restoration of native vegetation. Said report shall at a minimum detail the type and amount of plantings, all activities 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 to be carried out, and a list of planned activities for the upcoming year. Said report shall be submitted annually at the end of each year beginning in 2015 for a period of three (3) years.

Conditional Use Permit (CUP) # 14-14
James Marriott, President, Stonecast Products Inc.
Page 2 of 3

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin
on the 15th day of December, 2014.

ATTEST:


Barbara K. D. Goeckner, Village Clerk


Dean M. Wolter, Village President

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 30 day of July, 2015, the above named
Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me known to be
the persons who executed the foregoing instrument and acknowledged the same.

Timmerly Tamborino
(type or print name of Notary on this line)
Timmerly Tamborino
(signature of Notary on this line)

Notary Public, State of Wisconsin
My Commission Expires: 3.20.16

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

The following named person, who is authorized to represent Stonecast Products Inc., 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 4th day of AUGUST, 2015.

JAMES R. MARIOTT
(type or print name on this line)

[Signature]
(signature on this line)

Agent for Stonecast Products Inc.

STATE OF WISCONSIN
Ozaukee COUNTY

Personally came before me this 4th day of August, 2015, being the above named Julie L. Ketterling, to me known to be the person who executed the foregoing instrument and acknowledged the same.

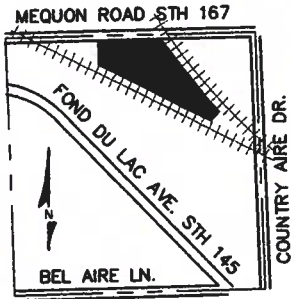
Julie L. Ketterling
Notary Public
State of Wisconsin
Ozaukee

Julie L. Ketterling
(type or print name of Notary on this line)
[Signature]
(signature of Notary on this line)

Notary Public, State of Wisconsin
My Commission Expires: June 30, 19

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF PARCEL 2, CSM 2747 ALONG WITH
LANDS IN THE NORTHEAST 1/4 OF SECTION 26, TOWN 9
NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY WISCONSIN



VICINITY MAP
NE 1/4 OF SEC.
26-9-20
1" = 2000'

CJ
engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com



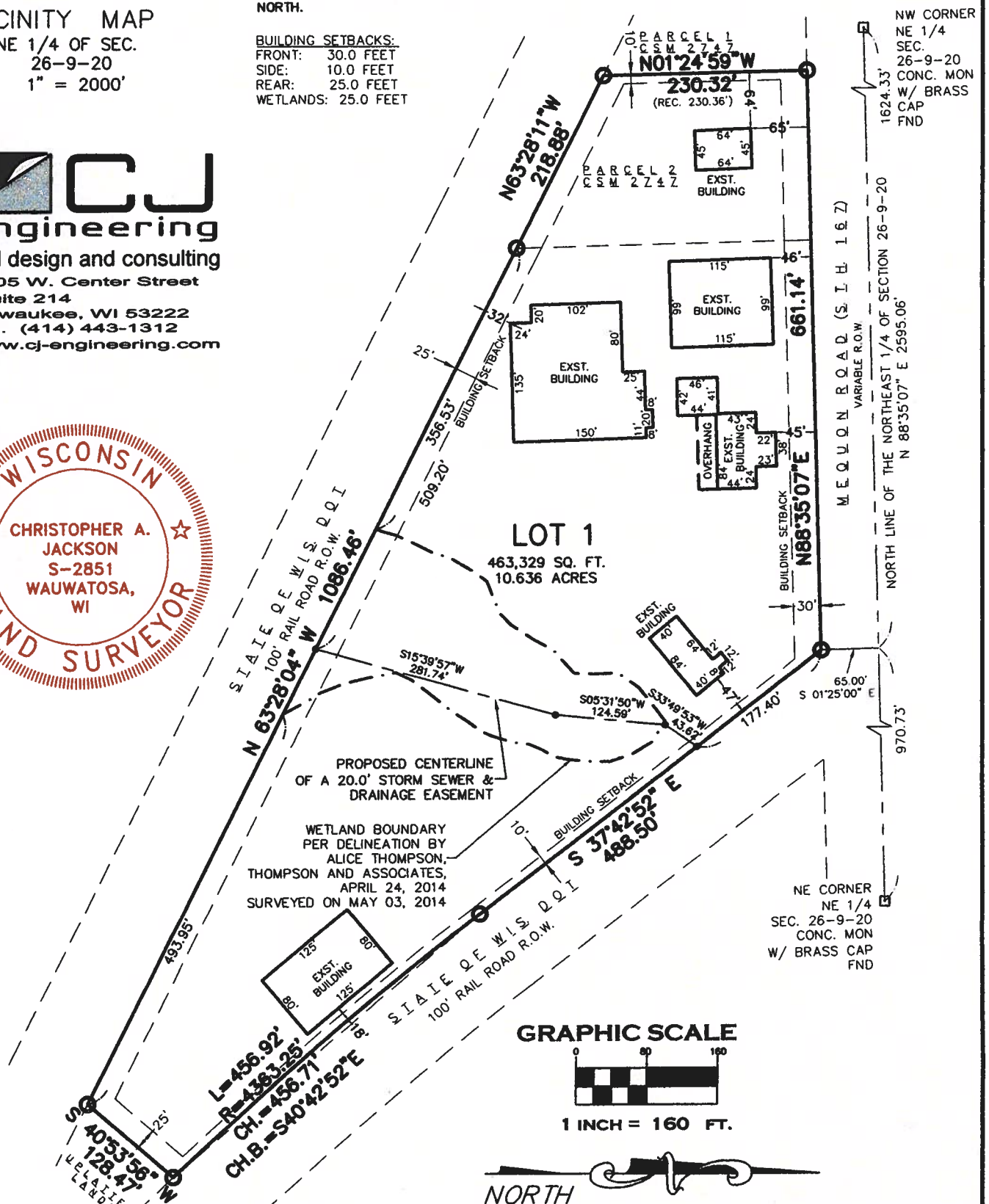
○ INDICATES IRON PIPE FOUND

ALL DIMENSIONS SHOWN ARE MEASURED TO
THE NEAREST HUNDREDTH OF A FOOT.

ALL ANGLES ARE MEASURED TO THE
NEAREST SECOND OF A DEGREE.

ALL BEARINGS SHOWN ARE REFERENCED TO
NORTH LINE OF THE NE 1/4 OF SECTION
26, T9N, R20E, BEARING N 88°35'07" E,
WISCONSIN STATE PLANE COORDINATE
SYSTEM GRID, SOUTH ZONE, AND ALL
BEARINGS ARE REFERENCED TO GRID
NORTH.

BUILDING SETBACKS:
FRONT: 30.0 FEET
SIDE: 10.0 FEET
REAR: 25.0 FEET
WETLANDS: 25.0 FEET



CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF PARCEL 2, CSM 2747 ALONG WITH LANDS IN THE NORTHEAST 1/4 OF SECTION 26, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY WISCONSIN

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN) SS
RACINE COUNTY)

I, CHRISTOPHER JACKSON, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND COMBINED LANDS LOCATED IN THE NORTHEAST 1/4 OF SECTION 26, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID 1/4 SECTION, THENCE N 88°35'07" E 1624.33 FEET ALONG THE NORTH LINE OF SAID 1/4 SECTION TO A POINT; THENCE S 01°25'00" E 65.00 FEET TO THE SOUTH LINE OF MEQUON ROAD (S.T.H. "167") AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 37°42'52" E 488.50 FEET; THENCE SOUTHEAST ALONG THE ARC OF A CURVE WHOSE CENTER LIES TO THE NORTHEAST, WHOSE RADIUS IS 4363.25 FEET AND WHOSE CHORD BEARS S 40°42'52" E 456.71 FEET; THENCE N 63°28'04" W 1086.46 FEET; THENCE N 63°28'11" W 218.88 FEET TO THE EAST LINE OF PARCEL 1 CSM 2747; THENCE N 01°24'59" W ALONG SAID EAST LINE, 230.32 FEET TO THE SOUTH LINE OF MEQUON ROAD (S.T.H. "167"); THENCE N 88°35'00" E ALONG SAID SOUTH LINE, 661.14 FEET TO THE POINT OF BEGINNING.

CONTAINING: 463,329 SQUARE FEET OR 10.636 ACRES

THAT I HAVE MADE SUCH SURVEY, MAP AND LAND COMBINATION BY THE DIRECTION OF SPI REAL ESTATE, LLC, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF GERMANTOWN IN SURVEYING, MAPPING AND COMBINING THE SAME.

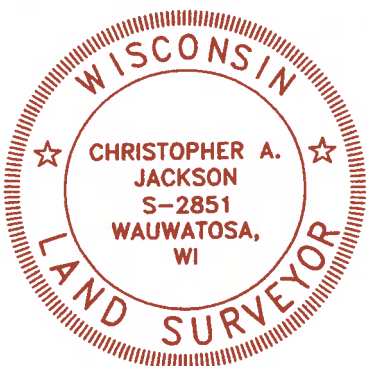
DATED THIS _____ DAY OF _____, 2014.


CHRISTOPHER A. JACKSON
REGISTERED LAND SURVEYOR, S-2851
STATE OF WISCONSIN

CORPORATE OWNER'S CERTIFICATE

SPI REAL ESTATE, LLC, A LIMITED LIABILITY COMPANY ORGANIZED UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, SPI REAL ESTATE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JIM MARRIOTT, OWNER, AND ITS CORPORATE SEAL TO BE AFFIXED
THIS _____ DAY OF _____, 2014.



CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF PARCEL 2, CSM 2747 ALONG WITH LANDS IN THE NORTHEAST 1/4 OF SECTION 26, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY WISCONSIN

CONSENT OF MORTGAGEE CERTIFICATE

LAYTON STATE BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, MAPPING AND COMBINING OF THE LAND DESCRIBED ON THIS MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATION OF OWNERS

IN WITNESS WHEREOF, THE SAID LAYTON STATE BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY GARY SZPARA, SENIOR VICE PRESIDENT AT _____, WISCONSIN, THIS DAY OF _____, 2014.

BY: _____

NAME: GARY SZPARA

TITLE: SENIOR VICE PRESIDENT

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2014,
THE ABOVE GARY SZPARA, TO ME KNOWN TO BE THE SENIOR VICE PRESIDENT OF LAYTON STATE BANK AND
THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 2014

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GERMANTOWN ON THIS ____ DAY OF _____ 2014.

DEAN WOLTER, CHAIRMAN

DATE

LAURA A. JOHNSON, SECRETARY

DATE

VILLAGE OF GERMANTOWN BOARD APPROVAL

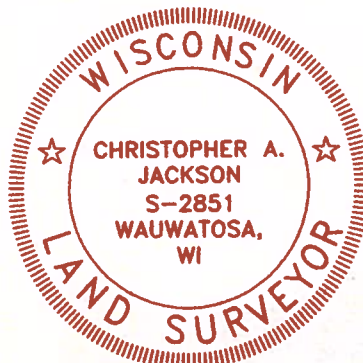
THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF NE ¼ SECTION 26, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON THIS ____ DAY OF _____

DEAN WOLTER, VILLAGE PRESIDENT

DATE

BARBARA K.D. GOECKNER, VILLAGE CLERK

DATE





PROPERTY LINE

25' Rear Setback Line

13'

Apprx. 11.99'

24'

60'

25'





25'

13'

← 25' setback

Property Line →

#

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: September 16, 2019

AGENDA ITEM: New Business [Ordinance, Resolution & CSM]

ITEM TITLE: Gehl Foods, LLC, Agent for AGNL Dairy LLC, Property Owner of N116 W15970, N116 W16060, N116 W16076 & N116 W16150 Main Street & W160 N11736 Crusader Court; Rezoning Application to Create a B-3/M-1 Planned Development District (PDD) and Rezone 17.36 acres from the B-3: General Business & M-1: Limited Industrial District into the B-3/M-1 Planned Development District (PDD); Adopting Conditions & Restricts for the B-3/M-1/PDD; and a Certified Survey Map (CSM) Application to combine parcels

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

Gehl Foods, LLC, Agent for AGNL Dairy LLC, Property Owner of N116 W15970, N116 W16060, N116 W16076 & N116 W16150 Main Street & W160 N11736 Crusader Court. Rezoning Application to Create a "Gehl Foods" Planned Development District (PDD) and Rezone 17.36 acres from the B-3: General Business & M-1: Limited Industrial District into the newly created Planned Development District (PDD) with B-3 and M-1 underlying zoning districts.

Creation of the PDD is a necessary step to an overall proposal by Gehl Foods to combine two small residential parcels on Main Street, raze four existing structures on Main Street adjacent to the production facility, and construct a 22,500 sqft building addition and 49-stall parking lot expansion to the production facility located at N116 W15970 Main Street.

PLAN COMMISSION RECOMMENDATION:

APPROVE the proposed Gehl Foods Certified Survey Map (CSM) to combine the two (2) existing residential lots located in the northeast corner of the Church Street @ Main Street intersection with the adjacent production facility property subject to one (1) condition.

APPROVE the proposal to create a new "Gehl Foods" Planned Development District (PDD) to include the three (3) Gehl Foods properties and rezone these properties and the two additional residential lots to be combined by CSM into the PDD subject to (2) conditions.

NOTE: The Plan Commission tabled action on the detailed site development & building plans until September 23.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including applications, plans, supporting information, the staff report & recommendation, Plan Commission meeting minutes (when available), draft ordinance and resolution are included in the PDF digital file distributed by the Village Clerk.

ORDINANCE NO. 12-2019

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF GERMANTOWN ZONING CODE

("Gehl Foods District" Gehl Foods LLC & AGNL Dairy LLC, Property Owners)

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That the Zoning Code and zoning map of the Village of Germantown is amended by the creation of a combined B-3: General Business and M-1: Limited Industrial Planned Development District (B-3/M-1/PDD) to be known as the "Gehl Foods District" which shall include the following described properties:

Tax Parcel GTNV 221-964-001 (N116 W15970 Main Street)

Legal Description: Lot 1 of CSM 6802 in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 9.51 acres

Tax Parcel GTNV 221-056 (N116 W16076 Main Street)

Legal Description: Outlot 19 of Assessor's Plat in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: .16 acres

Tax Parcel GTNV 221-057 (N116 W16060 Main Street)

Legal Description: Outlot 20 of Assessor's Plat in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: .22 acres

Tax Parcel: GTNV 221-963 (N116 W11736 Crusader Court)

Legal Description: Lot 1 CSM 5470 in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 7.21 acres

Tax Parcel: GTNV 221-091 (N116 W16150 Main Street)

Legal Description: Lot 2 CSM 5648 in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 0.64 acres

SECTION 2. That the zoning map of the Village of Germantown is amended by rezoning from the B-3: General Business District to the newly created B-3/M-1 "Gehl Foods District" Planned Development District for the following described properties:

Tax Parcel GTNV 221-056 (N116 W16076 Main Street)

Legal Description: Outlot 19 of Assessor's Plat in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: .16 acres

Tax Parcel GTNV 221-057 (N116 W16060 Main Street)

Legal Description: Outlot 20 of Assessor's Plat in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: .22 acres

Tax Parcel: GTNV 221-963 (N116 W11736 Crusader Court)

Legal Description: Lot 1 CSM 5470 in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 7.21 acres

Tax Parcel: GTNV 221-091 (N116 W16150 Main Street)

Legal Description: Lot 2 CSM 5648 in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 0.64 acres

SECTION 3. That the zoning map of the Village of Germantown is amended by rezoning from the M-1: Limited Industrial District to the newly created B-3/M-1 "Gehl Foods District" Planned Development District for the following described properties:

Tax Parcel GTNV 221-964-001 (N116 W15970 Main Street)

Legal Description: Lot 1 of CSM 6802 in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 9.51 acres

SECTION 4. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2019

Vote: Ayes: _____
Nays: _____

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

RESOLUTION NO. 55-2019

ADOPTING CONDITIONS AND RESTRICTIONS FOR THE GEHL FOODS PLANNED DEVELOPMENT DISTRICT ("GEHL FOODS DISTRICT")

WHEREAS, Gehl Foods LLC and AGNL Dairy LLC, property owners (hereinafter the "Property Owners") have applied for the creation of a combined B-3: General Business and M-1: Limited Industrial Planned Development District (B-3/M-1/PDD) to be known as the "Gehl Foods District" located in the Village of Germantown as generally described in Exhibit A attached hereto; and

WHEREAS, said "Gehl Foods District" is intended to facilitate the expansion of the main production facility located at N116 W15970 Main Street by establishing different maximum impervious area standards that would apply to three (3) properties owned by Gehl Foods LLC and AGNL Dairy LLC located in the Main Street area; and

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

WHEREAS, the Village of Germantown Plan Commission on September 9, 2019, reviewed the proposed rezoning application and forwarded a positive recommendation regarding the proposed creation of the "Gehl Foods District" B-3/M-1/PDD; and

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

1. **PURPOSE AND INTENT.** The Gehl Foods District Planned Development District ("GF-PDD") is intended to facilitate the expansion of the main production facility located at N116 W15970 Main Street by establishing different maximum impervious area standards that would apply to three (3) properties owned by Gehl Foods LLC and AGNL Dairy LLC located in the Main Street area. Further, it is intended that future development, land uses and activities within the GF-PDD be compatible with adjacent and surrounding properties, and, enhance the economic stability and quality of life in the Main Street neighborhood and overall Village of Germantown.
2. **GENERAL DEVELOPMENT PLAN (GDP).** The General Development Plan (Exhibit B) for the GF-PDD establishes the basic parameters for all existing and future development within the PDD, including the approximate size and orientation of buildings. While future development within the SP-PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval.

3. **SITE PLAN APPROVAL REQUIRED.** Detailed Site Development and Building Plans shall be prepared and submitted to the Village Plan Commission for review and approval prior to the issuance of any building permit(s) consistent with the requirements of Sections 17.43 and 17.27(5) through (7) of the Zoning Code.
4. **UNDERLYING ZONING DISTRICT REGULATIONS.** Except as set forth in Section 5 below, all land uses, site development and building construction shall be in accordance with the specific requirements set forth in the underlying B-3: General Business and M-1: Limited Industrial District regulations and other applicable Zoning Code requirement. Each of the following parcels included in the Gehl Foods District shall have the following underlying zoning district:

M-1: Limited Industrial District:

- a. Tax Parcel GTNV 221-964-001 (N116 W15970 Main Street)
- b. Tax Parcel GTNV 221-056 (N116 W16076 Main Street)
- c. Tax Parcel GTNV 221-057 (N116 W16060 Main Street)

B-3: General Business District:

- d. Tax Parcel GTNV 221-963 (N116 W11736 Crusader Court)
- e. Tax Parcel GTNV 221-091 (N116 W16150 Main Street)

5. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.** For purposes of guiding development in the Gehl Foods B-3/M-1/PDD, the following lot, setback, building and other “bulk” requirements are established and shall supersede those set forth in the underlying B-3 and M-1 Zoning District regulations:
 - a. N116 W15970 Main Street; M-1: Limited Industrial District
 - i. Increase the maximum impervious area coverage from 80 to 85 percent, provided total impervious area for all parcels does not exceed a maximum of 80 percent;
 - ii. Reduce minimum front/street yard building setback from 30 to 24 feet
 - b. N116 W16150 Main Street; B-3: General Business District
 - i. Reduce minimum parking stall size from 180 to 162 sqft;
 - ii. Reduce minimum parking lot setback from a residential district from 50 to 2 feet;
 - iii. Decrease maximum impervious area coverage from 90 to 80 percent, provided the total impervious area for all parcels does not exceed a maximum of 80 percent;
 - c. W160 N11736 Crusader Ct; B-3: General Business District
 - i. Decrease maximum impervious area coverage from 90 to 80 percent, provided the total impervious area for both parcels does not exceed a maximum of 80 percent;

6. **APPLICABILITY OF MUNICIPAL CODE.** Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the SP-PDD. In the event a requirement, restriction or limitation set forth herein conflicts with a similar requirement, restriction or limitation found in another section of the Municipal Code, the most stringent requirement, restriction or limitation shall apply.
7. **CONDITIONAL USE PERMIT (CUP) #8-15.** The provisions of Conditional Use Permit (CUP) #8-15 (Exhibit C) are adopted herein as additional allowances, restrictions, limitations and requirements for the continued use and development of the Gehl Foods property located at N116 W11736 Crusader Court.
8. **IMPROVEMENTS AND COMMITMENTS.** Gehl Foods has identified the following contributions and/or amenities directly and indirectly related to the proposed facility expansion and creation of the Gehl Foods Planned Development District:
 - a. Dedication/donation of the corner parcel located at the Main Street @ Fond du Lac Avenue intersection (.33-acres Tax Parcel #221-073) to the Village of Germantown for possible realignment of the Main Street intersection and/or use as a community green space (consistent with recommendations in the Village's "Main Street-Saxony Village Connectivity" Plan);
 - b. Enhanced pedestrian-friendly sidewalk, streetscape and other site-related improvements along Main Street @ Church Street (as detailed in the site development & building plans subject to Plan Commission approval);
 - c. Building design, architecture and exterior materials for the proposed 22,500 sqft facility expansion & parking lot expansion consistent with the design collaboration workshops conducted by Gehl Foods with Main Street "stakeholders" (as detailed in the site development & building plans subject to Plan Commission approval);
 - d. Operational, equipment and/or other facility changes to reduce the current level of noise associated with the process of receiving or generating nitrogen (est. cost approximately \$600,000);
 - e. Increases in Village property taxes, impact fees and water/sanitary usage fees/revenue paid to the Village associated with the proposed facility expansion and continued operations;
 - f. Increased employment opportunities (30-35 new positions tentatively expected as a result of the proposed facility expansion)
 - g. Improved sight vision @ Church Street @ Main Street intersection
 - h. Possible public/shared use of the parking lot located on the office building property
 - i. Continued involvement and collaboration with the Village and Main Street "stakeholders", including residents and business owners, regarding future enhancement and improvements to the Main Street area

Introduced by: _____

Adopted: _____, 2019

Vote: Ayes: ____ Nays: ____

Dean Wolter, Village President

ATTEST:

_____, Village Clerk

EXHIBIT A

**Gehl Foods Planned Development District (B-3/M-1/PDD)
Boundary Legal Description**

The Gehl Foods District shall include the following described properties:

Tax Parcel GTNV 221-964-001 (N116 W15970 Main Street)

Legal Description: Lot 1 of CSM 6802 in the Northeast $\frac{1}{4}$ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 9.51 acres

Tax Parcel GTNV 221-056 (N116 W16076 Main Street)

Legal Description: Outlot 19 of Assessor's Plat in the Northeast $\frac{1}{4}$ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: .16 acres

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Tax Parcel: GTNV 221-091 (N116 W16150 Main Street)

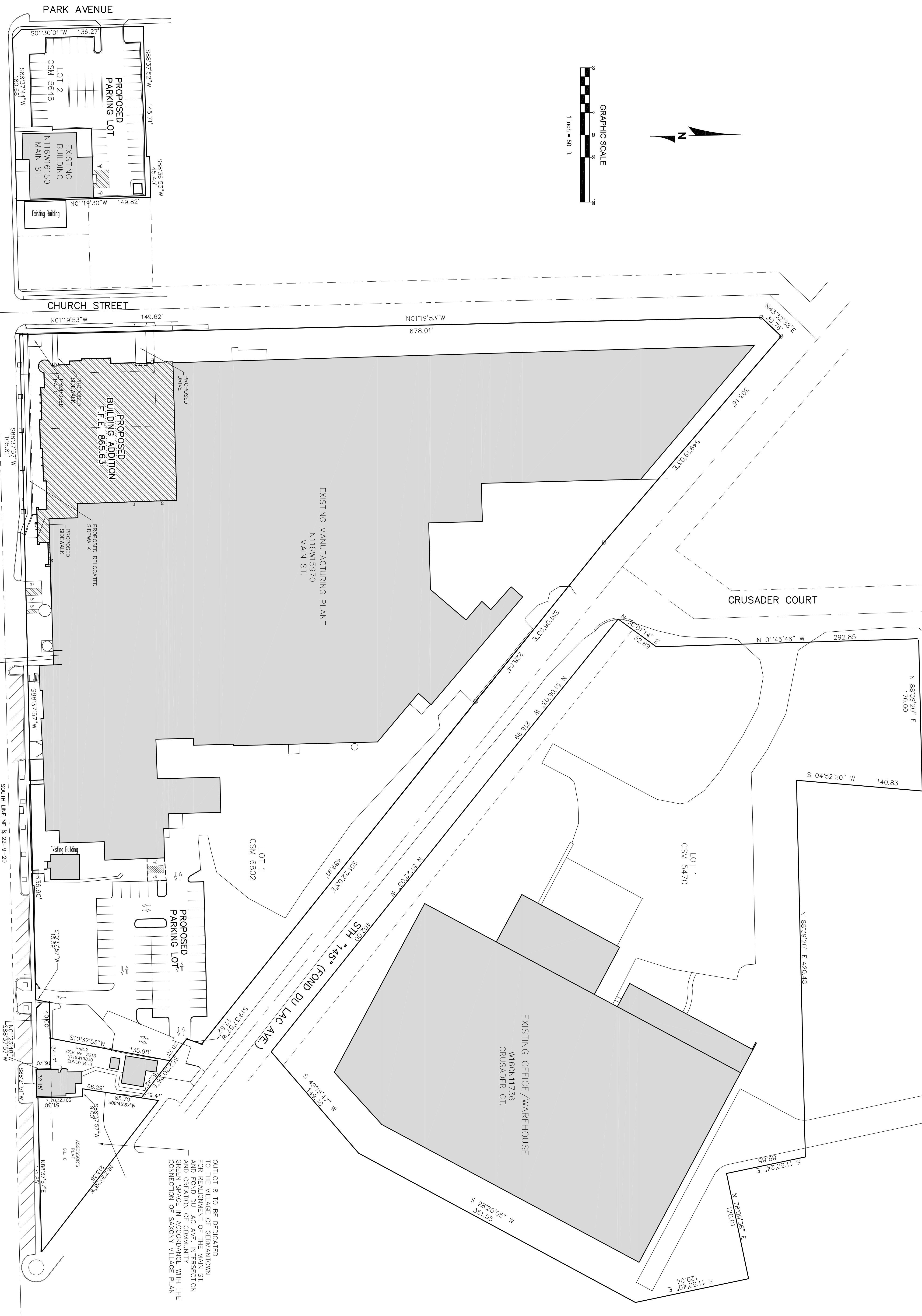
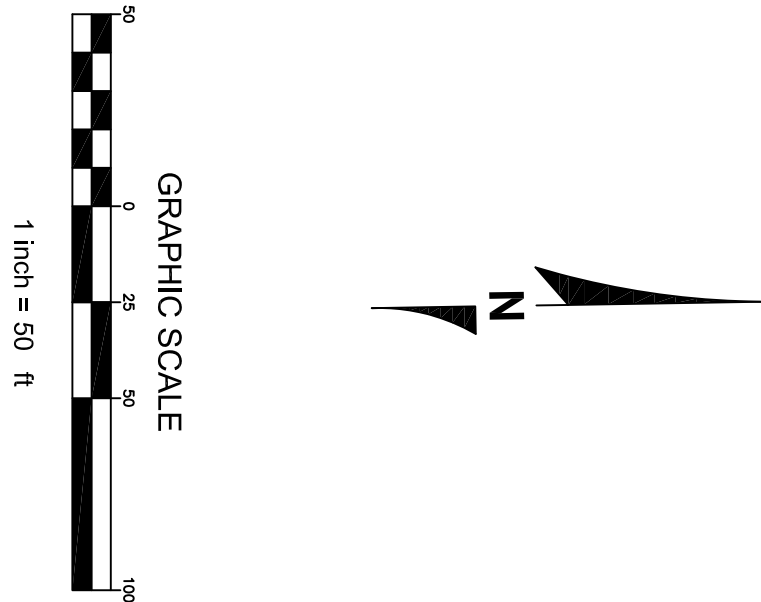
Legal Description: Lot 2 CSM 5648 in the Northeast $\frac{1}{4}$ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 0.64 acres

EXHIBIT B

**Stonecast Products District (M-1/PDD)
General Development Plan**

{Attach General Development Plan}

DRAFT



GEHL FOODS

N116 W16150 MAIN ST. GERMANTOWN, WI

CJE NO.: 1542-02R2-GDP
SEPTEMBER 13, 2019

GENERAL DEVELOPMENT PLAN

MAIN STREET

PARK AVENUE

CHURCH STREET

CRUSADER COURT

EXHIBIT C

Conditional Use Permit (CUP) #8-15

DRAFT

CUP # 08-15

Document No.

CONDITIONAL USE PERMIT

Document Title

1401560VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

RECORDED

March 28, 2016 10:50 AM

SHARON A MARTIN

REGISTER OF DEEDS

WASHINGTON COUNTY, WI

Recording Fee Paid: \$30.00

ADOPTING AMENDMENTS TO ORIGINAL CUP #5-01

Whereas the Applicant:

Gehl Foods LLC, Property Owner

agrees to comply with all applicable codes and ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done, activities and the use of the property pursuant to the permission granted herewith will conform to the applications and drawings filed with and conditions of approval granted by the Village Board for the purpose of obtaining this permit.

To permit the operation of a warehouse and indoor storage facility (approximately 108,000 square feet) in accordance with Section 17.30(3)(ff) of the Municipal Code.

Name & Return Address:

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

Parcel Identification No:

GTNV 221-963**On the following described property located in the Village of Germantown, Washington County, Wisconsin:**

That part of Outlot 3 of the Assessor's Plat, located in the SE ¼ of the NE ¼ of Section 22, T9N, R20E, Village of Germantown, Washington County, WI, bounded and described as follows:

Commencing at the northeast corner of said Section 22; thence S88°44'35" W, along the north line of said Section 22, 1322.30 feet, thence S01°45'25" E, 1599.40 feet, thence N88°39'35" E, 60.00 feet to the intersection of the east right of way line of Crusader Court and the south right of way line of Williams Drive, said point being the point of beginning of lands to be described; thence continuing N88°39'35" E along said south right of way line, 169.00 feet to the northwest corner of Certified Survey Map No 1191, thence S05°00'35" W along the west line of said CSM, 140.86 feet to the southwest corner of said CSM, thence N88°39'35" E along the south line of said CSM, 359.47 feet to the southeast corner of Parcel 3 of said CSM, thence N11°50'25" W along the east line of said Parcel 3, 142.38 feet to the northeast corner of said parcel 3, said point lying in the south right of way line of Williams Drive; thence N88°39'35" E along said south right of way line, 61.53 feet, thence S11°50'25" E, 232.24 feet, thence N78°09'35" E, 120.00 feet to a point west line of Pleasant Hill Estates a recorded subdivision, thence S11°50'25" E along said west line, 129.44 feet, thence S28°20'20" W along said west line, 351.05 feet to the northwest corner of Lot 5 of the Assessor's Plat; thence S47°50'20" W along the west line of said Lot 5, 148.84 feet to a point in the northeasterly right of way line of W Fond du Lac Avenue (STH 145), thence N51°22'16" W along said northwesterly right of way line, 405.63 feet, thence N51°06'16" W along said northwesterly right of way line, 216.92 feet to a point in the east right of way line of Crusader Court, thence N36°01'18" E along said East right of way line, 53.90 feet, thence N01°45'42" W along said East right of way line, 292.54 feet to the point of beginning.

Parcel contains 7.419 +/- acres

Tax Key No: 221-963

Address: W160 N111736 Crusader Court

4

Pursuant to the following condition(s):

1. A certified survey map shall be submitted, combining the separate parcels identified as tax key numbers 221 992, 221 993 and 221 994 into one parcel.
2. A final site plan will contain a mature planting buffer between the building and all residential lot lines. Applicant will be responsible for the maintenance/replacement of the landscaping per the final landscaping plan.
3. Crusader Court shall be redesigned and rebuilt at the applicant's expense with the proper truck turning radius, as approved by the Engineering Department.
4. Per Trans 233, Wis DOT approval is required for the certified survey map and the building location along S T H 145 (currently 55 feet from centerline).
5. Final architectural plans shall include a nice facade along Fond du Lac Avenue, south elevation.
6. The trucking activity will be active only between the hours of 6:00 7:00 a.m. and 10:00 6:00 p.m., provided that the only trucking activity allowed from 6:00 to 7:00a.m. and from 6:00 to 10:00 p.m. shall be conducted by trucks owned by Gehl Foods LLC and operated by Gehl Foods LLC employees transporting goods between Gehl Foods LLC facilities.
7. The site shall meet all fire safety concerns of the Village Fire Department including a fire access road around the building an access drive off Williams Drive, which will be maintained by the applicant.
8. A painted cross walk will be placed on Fond du Lac Avenue, along the west side of Park Avenue and on Park Avenue approximately 200 feet north of Fond du Lac Avenue Flashing yellow light signal and crossing identification signs will be installed north and south of the proposed striped cross walk on Fond du Lac Avenue A 6 foot wide asphalt path shall be constructed from the service drive in Firemen's Park east to the west property line of Kennedy Middle School, skirting the northern edge of the existing baseball field (Assignment of costs and responsibility to be set forth in a Development Agreement).
9. 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 use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to ameliorate or eliminate harmful effects associated with the use but are insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin
on the 16th day of November, 2015.

ATTEST:

Barbara K. D. Goeckner

Barbara K. D. Goeckner, Village Clerk

Dean Wolter
Dean Wolter, Village President

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 4th day of February, 2016, the above
named Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me
known to be the persons who executed the foregoing instrument and acknowledged the same.

Timmerly Tamborino
(type or print name of Notary on this line)

Timmerly Tamborino
(signature of Notary on this line)

Notary Public, State of Wisconsin
My Commission Expires: 3.20.16

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

As authorized agent for the property owner, Gehl Foods Inc., I hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 1st day of March, 2016

Tim Preuninger
Authorized Agent (PRINT NAME)

[Signature]
Signature

STATE OF WISCONSIN) SS
Washington COUNTY)

Personally came before me this 01 day of March, 2016, being the above named Tim Preuninger, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Elizabeth Kamnetz
Notary Public
State of Wisconsin

Elizabeth Kamnetz
(type or print name of Notary on this line)
[Signature]
(signature of Notary on this line)

Notary Public, State of Wisconsin
My Commission Expires: 02/02/2019

PLANNED DEVELOPMENT DISTRICT (PDD) REZONING, CERTIFIED SURVEY MAP (CSM) & SITE PLAN APPLICATIONS

9/9/19 Plan Commission Meeting

Gehl Foods LLC / ANGL DAIRY LLC

Village Planner Report

Germantown, Wisconsin

Summary

Steve Schulz, agent for Gehl Foods LLC, and ANGL Dairy LLC, property owners, is seeking approval to create a "Gehl Foods Planned Development District" (PDD) and rezone three (3) properties into the PDD, a certified survey map (CSM) to combine three parcels and site development & building plans for a proposed 22,500 sqft building and 49-stall parking lot expansion to the food production facility located at N116 W15970 Main Street.

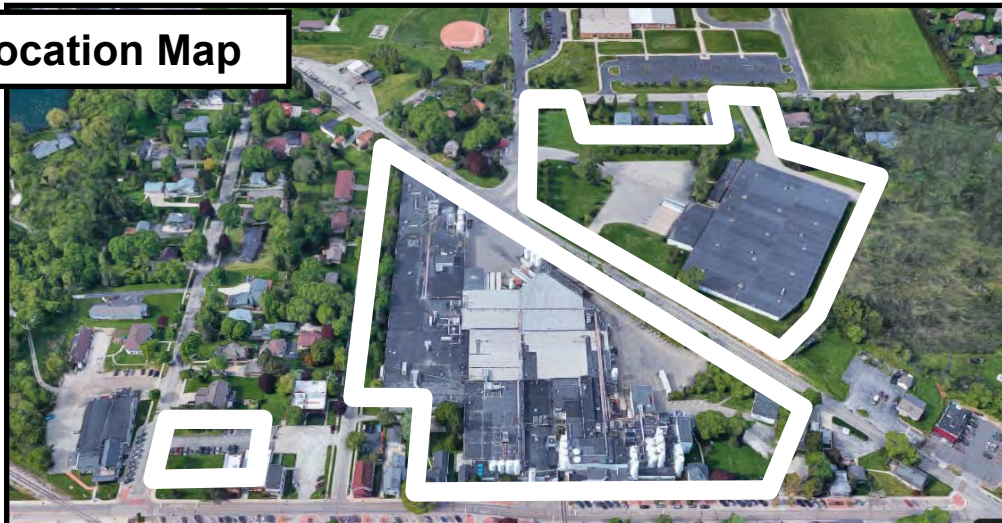
Property Location: N116 W15970 Main Street (Food Production Facility)
N116 W16150 Main Street (Office Building/Parking Lot)
W160 N11736 Crusader Court (Office/Warehouse Facility)

Property Owners: Gehl Foods LLC ANGL Dairy LLC
N116 W15970 Main Street 111 South Wacker Drive
Germantown, WI 53022 Chicago, IL 60606

Current Zoning: N116 W15970 Main Street: M-1: Limited Industrial
N116 W16150 Main Street: B-3: General Business
W160 N11736 Crusader Court: B-3: General Business w/ CUP

Adjacent Land Uses		Zoning
North	Business/Institutional	B-3/I
South	Business/Residential	B-3
East	Business/Residential	B-3
West	Business/Residential	B-3/Rs-6

Location Map



Background/Proposal

Steve Schulz, agent for Gehl Foods LLC, and ANGL Dairy LLC, property owners, is seeking approval to create a “Gehl Foods Planned Development District” (PDD) and rezone three (3) properties into the PDD, a certified survey map (CSM) to combine three parcels and site development & building plans for a proposed 22,500 sqft building and 49-stall parking lot expansion to the food production facility located at N116 W15970 Main Street and a 46-stall parking lot renovation for the proposed Gehl Foods headquarters building located at N116 W16150 Main Street.

As detailed in the narratives (dated June 4 and June 17), Gehl Foods states that market demand is driving the need to expand the Main Street production facility. The building addition will enable Gehl Foods to install two new “low acid aseptic” cartoning lines to increase capacity and allow redundancy with their California-based production facility. The addition will allow additional growth in the form of two more cartoning lines and technological and equipment upgrades.

The overall proposal requires the three applications submitted (PDD Rezoning, CSM & Site Plan) and includes the following actions:

1. Combine the last two (2) existing residential lots (B-3: General Business District) located in the northeast corner of the Church Street @ Main Street intersection with the adjacent production facility property to the east and north (M-1: Limited Industrial District); [see **Certified Survey Map (CSM)** detail below]
2. Create a new “Gehl Foods” Planned Development District (PDD) to include the three (3) Gehl Foods properties: [see **PDD/Rezoning** detail below]
 - a. N116 W15970 Main Street (Food Production Facility)
 - b. N116 W16150 Main Street (Office Building/Parking Lot)
 - c. W160 N11736 Crusader Court (Office/Warehouse Facility)
3. Raze the remaining four (4) residential/commercial structures located in the northeast corner of the Church @ Main Street intersection;
4. Construct a 22,500 sqft addition to the food production facility (expansion into the area where the 4 residential/commercial structures were removed); [see **Site Plan** detail below]
5. Improve/expand a 49-stall paved parking lot on the east side of the food production facility property (replaces an existing gravel drive and previously removed barn); [see **Site Plan** detail below]
6. Improve/expand a 46-stall parking lot on the Gehl Foods office building property; [see **Site Plan** detail below]

NOTE: This proposal or components thereof have been the topic of previous Plan Commission “consultation reviews” conducted back on June 25, 2018 and again last month, July 8, 2019. As stated in the meeting minutes for both consultations (see attached), the Plan Commission is/was concerned with razing the existing homes, in part due to previous commitments by Gehl Foods to not raze the homes, as well as, visual appearance of the expanded building and storage tanks without visual buffering and/or landscaping.

Certified Survey Map (CSM) Application

The purpose for the CSM is to combine three parcels owned by ANGL Dairy LLC and/or Gehl Foods LLC into one parcel. Two residential parcels located in the northeast corner of the Church @ Main Street intersection are proposed to be combined with the larger Gehl Foods parcel upon which the main production facility is located. Once combined, the existing residential/commercial structures on these two parcels will be razed to create the space needed for the proposed 22,500 sqft building addition. The other two residential structures to be razed are already owned by Gehl Foods and attached to the larger parcel as a result the CSM and rezoning applications that were approved by the Village in May 2017. At that time, Gehl Foods obtained approval to combine and rezone two other small parcels on the north side of Main street to accommodate a previously proposed plan to install up to ten (10) stainless steel storage silos (14' dia. by 42' tall) also in the southwest corner of the existing facility.

Planned Development District (PDD) Rezoning Application

Gehl Foods proposes to create a unique Planned Development District (PDD) for their three (3) properties in the Main Street area:

1. N116 W15970 Main Street (Food Production Facility)
2. N116 W16150 Main Street (Office Building/Parking Lot)
3. W160 N11736 Crusader Court (Office/Warehouse Facility)

The reason for wanting to create a new zoning district specifically for Gehl Foods is that the current production facility, including the building, parking, loading and other impervious areas on the 9.51 acre parcel already exceeds the maximum amount of impervious area allowed (80 percent of the total parcel area) in the current M-1: Limited Industrial Zoning District. Even with the combination of the two small residential parcels with the CSM, the amount of impervious area exceeds the maximum amount allowed. The PDD regulations provide the opportunity to do so.

The Planned Development District (PDD) zoning designation creates the ability to relax the basic restrictions in the underlying or base zoning districts (e.g. setbacks, lot coverage, building height) and other applicable zoning code provisions (e.g. parking stall size). As presented in the supporting documentation, the proposed PDD is intended to be applied as an overlay zoning district to all three properties to make necessary revisions to the underlying or base zoning district regulations that apply to each in order to make the building and site improvements proposed.

As indicated in the supporting documents, Gehl Foods is proposing to create a PDD with the following revisions to the underlying zoning districts that apply to the three properties:

Main Production Facility (N116 W15970 Main Street; M-1: Limited Industrial District)

- Increase the maximum impervious area coverage from 80 to 85 percent, provided total impervious area for all parcels does not exceed a maximum of 80 percent;

-
- Reduce minimum front/street yard building setback from 30 to 24 feet;
 - Increase maximum building height from 45 to 50 feet (or higher if required by Plan Commission for proposed clock tower; currently not proposed)

Office Building/Parking Lot (N116 W16150 Main Street; B-3: General Business District)

- Reduce minimum parking stall size from 180 to 162 sqft;
- Reduce minimum parking lot setback from a residential district from 50 to 2 feet;
- Decrease maximum impervious area coverage from 90 to 80 percent, provided the total impervious area for all parcels does not exceed a maximum of 80 percent;

Office/Warehouse Facility (W160 N11736 Crusader Ct; B-3: General Business District)

- Decrease maximum impervious area coverage from 90 to 80 percent, provided the total impervious area for both parcels does not exceed a maximum of 80 percent;

In effect, the most significant aspect of the proposed PDD is to establish both a parcel-specific and an overall or cumulative maximum impervious area requirement of 80 percent for all of the three Gehl Foods parcels. Put another way, the proposed PDD would allow more impervious area than allowed under the zoning on the Main Production Facility property in exchange for keeping the amount of impervious area lower than allowed on one or both of the other parcels.

As part of the proposed PDD, Gehl Foods has identified the following contributions and/or amenities directly and indirectly related to the overall improvements and facility expansion:

1. Dedication/donation of the corner parcel located at the Main Street @ Fond du Lac Avenue intersection to the Village for possible realignment of the Main Street intersection and/or use as a community green space (consistent with the recommendations in the Village's "Main Street-Saxony Village Connectivity" Plan);
2. Enhanced pedestrian-friendly sidewalk improvements along Main Street @ Church Street
3. Operational changes to reduce the noise associated with the current process for receiving nitrogen including potential \$600,000 in nitrogen generation improvements
4. Increases in Village property taxes, water consumption/sanitary flow & associated revenue
5. Increased employment opportunities (30-35 new positions expected)
6. Improved sight vision @ Church Street @ Main Street intersection
7. Possible public/shared use of the parking lot on the office building property (discussed on July 8 by Gehl Foods as a possible amenity, but not specifically stated in the supporting documents)
8. Continued involvement and collaboration with the Village and Main Street "stakeholders" regarding future enhancement and improvements to the Main Street area

Site Plan Application (Site Development & Building Plans)

Detailed site development & building plans (where necessary) have been prepared for proposed improvements on two of the three Gehl Foods parcels:

Main Production Facility (N116 W15970 Main Street)

Once the two residential parcels have been combined with the main property and the 4 residential buildings razed, Gehl Foods proposes to expand their production facility and expand/improve a parking lot on the east side of the site with the following characteristics:

Site Improvements

- Construct a 49-stall paved parking lot w/ standard 180 sqft stalls, curb & gutter; access to Main Street and internally to north side of property will not change;
- Construct a bioretention storm water management basin w/ a new storm sewer installed in the Main Street right-of-way connecting to an existing storm sewer inlet
- Remove/relocate an existing 5' wide sidewalk along the north side of Main Street w/ stamped concrete and street tree landscaping to match existing along Main Street
- Streetscape tree & building foundation landscaping along Main & Church Street, including installation of a community meeting place w/ stamped pavement, benches and landscaping

Building Improvements

- 22,500 sqft building addition to the production facility; including:
 - five (5) storage silo alcove (12' dia x 44'6" height)
 - pre-cast concrete walls w/ "old world Germanic" exposed timber appearance complimentary to existing Main Street structures
 - plexiglass faux window features
 - 14' dia. clock tower feature w/ stone & steeple-type roof

Office Building/Parking Lot (N116 W16150 Main Street; a.k.a. "*Insurance Building*")

Separate from the main production facility, Gehl Foods owns the old insurance building on the north side of Main Street west between Church Street and Park Avenue. Gehl Foods intends to restore the building for future office uses and expand & restore the existing paved parking lot with the following characteristics:

Site Improvements (preliminary)

- Construct a 46-stall paved parking lot w/ reduced size stalls (162 sqft), curb & gutter with direct access to Park Avenue only (replacement of curbing on the east side of the parking lot at the property line will prohibit cross-access to/from the parking lot serving the new "Precinct" and Barley Pop restaurants.
- Construct a bioretention storm water management basin w/ new storm sewer (if needed) connecting to an existing storm sewer inlet in the Main Street right-of-way;

-
- Construct new dumpster enclosure located within the parking lot

It should be noted that the Office Building parking lot improvements are preliminary at this point in time and NOT a part of the current Site Plan application. These preliminary plans are provided in support of the PDD application and to show what the requested parking lot setback reduction adjacent to the residential area might possibly look like (if approved as part of the PDD). It is understood that a separate Site Plan application will have to be submitted to the Village for review and approval when these improvements (or whatever may be allowed under the PDD restrictions that is approved) are ready to move forward.

Staff Comment*Community Development Department*

The desire/need to expand the Gehl Foods facility and make the proposed building and site improvements has been discussed with the Plan Commission in the past, including the July 8, 2019 PC meeting, in June 2018, and in May 2017, when Gehl Foods obtained approval to combine and rezone two small parcels on the north side of Main street to accommodate a previously proposed plan to install up to ten (10) stainless steel storage silos (14' dia. by 42' tall) also in the southwest corner of the existing facility (now shown as only five silos incorporated into the current 22,500 sqft addition (see attached elevation drawings and renderings).

In both previous discussions with the Plan Commission, the following issues were raised by staff and/or the Plan Commission that have not yet been adequately addressed nor resolved such that the current 22,500 sqft expansion can move forward:

1. The Village's desire to preserve the architectural appearance (if nothing else) of the remaining residential structures along Main Street;
2. The incremental "erosion of the residential and historic character" of Main Street resulting from previous Gehl Foods' property acquisitions and building & parking lot expansions;
3. The Village's current plan for Main Street to develop into a pedestrian-friendly retail and entertainment area (as discussed and planned for in the Village's 2020 Comprehensive plan);
4. The fact that existing development, including buildings, parking and accessory structures on the Gehl Foods properties already exceed the maximum amount of impervious area allowed under the general M-1: Limited Industrial Zoning District within which the facility is located;
5. Two remaining land parcels (and the two existing dwellings thereon) owned by Gehl Foods and located at the Church Street intersection where the plant expansion is proposed are separate from the existing facility property and currently zoned B-3: General Business and NOT in the M-1 District required for the plant expansion to move forward;

Since the July 8 PC and July 15 Village Board public hearings/meetings, Gehl Foods has been involved in an important effort to inform and educate the Main Street residents, businesses and other interested stakeholders by reaching out to and involving the Main Street community by inviting residents into their Main Street facility for a tour, discussing how far the company and products reach beyond Germantown, how important Gehl Foods has been to the community at large through their financial, charitable and volunteer contributions, functions, as well as, inviting the community to provide positive feedback on the design of the proposed building expansion and other site development amenities reflected in the latest set of plans.

At this point in time, Staff is recommending that the proposed CSM and PDD/Rezoning applications be approved subject to final review and approval by staff. If the Plan Commission agrees, a recommendation on the CSM and PDD/Rezoning applications should be prepared and forwarded to the Village Board for consideration and action (tentatively set for the September 16 meeting).

With regard to the detailed site development & building plans, Staff identified a number of outstanding issues and technical items that need to be address concerning the original set of Site Plans in the following review letters/memos:

- July 26, 2019 memo from Village Surveyor, Bob Beilfuss
- July 25, 2019 memo from Public Works Director, Larry Ratayczak
- August 9, 2019 memo from Public Works Director, Larry Ratayczak
- August 8, 2019 memo from Community Development Director, Jeff Retzlaff

Gehl Foods has submitted revised plans in response to the outstanding items and issues identified by staff, however staff has not had an opportunity to critically review and offer a recommendation on to the Plan Commission at this time. As a result, Staff is recommending that action on the detailed site development & building plans be TABLED until Staff has reviewed those plans and can offer a recommendation to the Plan Commission (tentatively set for a special PC meeting on September 23).

Fire Department

The Fire Department continues to raise the issue that there is a lack of adequate accessibility to and around the main production facility; specially in the areas along the north and east sides of the property. The Fire Department is requesting that an approved fire lane meeting applicable NFPA requirements be provided from Main Street through the site to the Crusader Court @ Fond du Lac Avenue intersection.

VILLAGE PLANNER RECOMMENDATION:**Certified Survey Map (CSM)**

APPROVE the proposed Gehl Foods Certified Survey Map (CSM) to combine the two (2) existing residential lots located in the northeast corner of the Church Street @ Main Street intersection with the adjacent production facility property subject to the following conditions:

1. All of the outstanding items and issues identified in the July 26, 2019 memo from the Village Surveyor shall be addressed in a revised CSM submitted to the Village prior to recording the CSM.

VILLAGE PLANNER RECOMMENDATION:***Rezoning/PDD Application***

APPROVE the proposal to create a new “Gehl Foods” Planned Development District (PDD) to include the three (3) Gehl Foods properties as listed herein and rezone these properties and the two additional residential lots to be combined by CSM with the following conditions:

1. The underlying zoning districts currently assigned to each of the three parcels (M-1 and B-3) shall not change. The specific changes to be made to the underlying district regulations/restrictions for each parcel shall be limited to those described herein.
2. A detailed list of the underlying zoning district changes shall be drafted and submitted prior to review and approval by the Village Board.



Village of
Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

- ☐ \$200 Plan Commission Consultation
- ☐ \$1,085 Rezoning
- ☐ \$1,240 PDD < 5 acres
- ☒ \$2,095 PDD 5-20 acre site
- ☐ \$3,480 PDD > 20 acre site

Date Paid: 8 Received by: 6-17-19

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Steve Schulz, PMP

c/o Gehl Foods, LLC

N116W15970 Main Street

Germantown, WI 53022

Phone (262) 735-7139

Fax ()

E-Mail sschulz@gehlfoods.com

PROPERTY OWNER

Gordon J. Whiting

Angelo Gordon

111 South Wacker Drive

Chicago, IL 60606

Phone (312) 763-5100

2 PROPERTY ADDRESS OR GENERAL LOCATION

N116W15970 Main Street, Germantown, WI 53022

TAX KEY NUMBER

221964001

3 REZONING REQUEST

FROM

B3 & M1

TO

PDD

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

See attached

PURPOSE OF REZONING REQUEST

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

To combine separate lots into a PDD for purposes of adding a building addition and parking and also bringing us back into compliance with green space requirements.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

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

SLS 6-14-19
Applicant Date

T. O'S 6/14/19
Owner Date



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

PAID \$ DATE 6-17-19

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

Steve Schulz, PMP
c/o Gehl Foods, LLC
N116W15970 Main Street
Germantown, WI 53022

Phone (262) 735-7139
E-Mail sschulz@gehlfoods.com

PROPERTY OWNER

Gordon J. Whiting
Angelo Gordon
111 South Wacker Drive
Chicago, IL 60606

Phone (312) 763-5100
E-Mail

2 PROPERTY ADDRESS

N116W15970 Main Street, Germantown, WI 53022

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

North	South	East	West

4 READ AND INITIAL THE FOLLOWING:

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

SUS 6-13-19
Applicant Date

T-C 6/14/19
Owner Date



Village of
Germantown
Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid Date 6-17-19

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Steve Schulz, PMP

c/o Gehl Foods, LLC

N116W15970 Main Street

Germantown, WI 53022

Phone (262) 735-7139

Fax ()

E-Mail ssschulz@gehlfoods.com

PROPERTY OWNER

Gordon J. Whiting

Angelo Gordon

111 South Wacker Drive

Chicago, IL 60606

Phone (312) 763-5100

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 N116W15970 Main Street, Germantown, WI

3 PURPOSE OF LAND SPLIT

To incorporate OL 19 & 20 on the northeast corner of Main Street and Church Street into the abutting Lot 1

Will the land split require rezoning?

Yes

From 83 & M1

To PDD

4 READ AND INITIAL THE FOLLOWING:

SUS I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

SUS I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

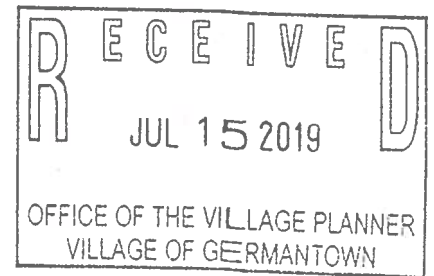
SUS I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

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

5 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

SUS Applicant Date 6-14-19

J. Whiting Owner Date 6/14/19



June 4, 2019

Mr. Retzlaff

Gehl Foods, LLC is requesting a Plan Commission Consultation to discuss a proposed addition at our facility located at N116W15970 Main Street. Our goal is to submit a PDD application and the building addition application for approval at the August 12th Planning Commission meeting.

This requested consultation will be for design review of the building addition only.

Project Description:

Gehl's has a need to add production space to keep up to date on current marketing requirements. The proposed addition will give us the potential of adding five new production lines (while only removing one outdated line). The new increase in production will also increase employment by approx. 30 people for the four new lines. The fifth new line and the line being removed will balance out on employment.

The addition will be approx. 22,500 square feet which will square off our existing building to the southwest (the corner of Main & Church Streets). There will be four houses razed to make room for this addition. All four houses are currently owned by Gehl's or Angelo Gordon. Angelo Gordon will take possession of all the properties in the coming weeks.

July 19, 2019

Mr. Retzlaff

On Monday, July 15th, I submitted the missing engineering drawings from CJ engineering for the PDD application submitted on June 17th, 2019. One addition that we made was to relocate the sidewalk to the north and install the paver brick stamped concrete that was done in other areas on Main Street. Moving the sidewalk will allow people to walk side-by-side and not have to negotiate the utility poles and streetlamps. We also added the standard street trees to the paver brick area. Another benefit to the new addition will be better seating areas for the various Germantown parades. Lastly, this will drastically improve the vision triangle on Church Street and Main Street. Many drivers assume there is no one coming from the east on Main as they start turning west off of Church onto Main. I know I have been cut-off there many times over the years.

Today, July 19th, I delivered the revised design for the Gehl addition. The initial design was poorly received by the Plan Commission with a recommendation to come back with something



fabulous. The design I delivered today is my interpretation of fabulous. I realize this is way past the deadline for the August meeting, but it was my understanding from the June consult with the Plan Commission that the PDD would not be approved until a design was approved. Due to the PDD being on the agenda for August, I thought I had better show some design improvements on the addition. It is my hope that this new design can replace the old rejected design that was submitted for site plan approval on June 17.

If there are any questions or more information required, please feel free to contact me.

Thanks,

Steve Schulz, PMP | Sr. Project Leader

Office: 262.735.7139 | email: sschulz@gehlfoods.com

Gehl Foods, LLC | N116 W15970 Main Street, Germantown, WI 53022



www.gehlfoods.com

CJ Engineering, LLC
9205 W. Center Street, Suite 214
Milwaukee, WI 53222
Phone (414) 443-1312
randy@cj-engineering.com

Revision Memorandum

To: Jeffrey Retzlaff, Planning Director
CC: Lawrence Ratayczak, PE, Director of Public Work
From: Randall S. Bruckner, P.E. – CJ Engineering
Date: 8/29/2019
Re: Revisions to Gehl Food Addition. The following revisions are based on comments dated 07-15-2019 to the submitted plans:

General Comments:

- #1: Please accept this memo as the written response.
- #2: This comment is understood with respect to possible additional comments.
- #3: NOI will be applied for and submitted to the Village once obtained.
- #4: DSPS will be applied for and submitted to the Village once obtained.
- #5: Post construction asbuilt plans will be provided to the Village.
- #6: Final, approved set of plans will be stamped by PE.
- #7: Utility Permit will be obtained prior to construction.
- #8: Utility abandonment note added to sheet C2.0.
- #9: Guide to review comments understood.

C1.0 Site Plan:

- #1: Existing entrance to east parking lot has been dimensioned. There currently exists 'do not enter' signs that this is an exit only.
- #2: 2-handicap parking stalls have been shown and dimensioned on the site plan. Grading plan as indicated how this area is to be graded.
- #3 & #4: Additional notes have been added to the plans to indicate what surfaces currently exist and what is proposed.

- #5: Drive approach note added to C1.0 and detail added to sheet C2.2.
- #6: Per site visit on 08-28-2019, warning signs for rail spurs have been placed along Main Street, east and west.

C2.0 Grading, Utility and Erosion Control:

- #1: FFE has been added to the plant addition.
- #2: FFE has been added to the existing residence next to the bio-basin.
- #3: Public and private notes have been added to the plans.
- #4: Slurry backfill for ROWs has been added to the plans.
- #5: Existing and proposed spot elevations along Main St. plant addition have been added to the plans.
- #6: Existing spot elevations have been added along Church Street.
- #7: Construction sequences have for the plant addition and the parking lot have been added to the plans. For the bio-basin, it is proposed that the basin be constructed complete with outlet standpipe and outlet storm sewer, but without the gravel, engineered soil and drintile and be used as a sediment basin during construction. After the parking lot is stabilized, the contractor can complete the remaining items of the basin.
- #8: See comment #7 above. Erosion matting specs. have been added to the plans.
- #9: Erosion matting specs. have been added to the plans.
- #10: Portion of chainlink fence that is in conflict with the spillway is shown to be removed.
- #11: Construction Entrance shown on plan.
- #12: Storm sewer connection proposed and shown on plan.

C2.13 Construction Details:

- #1: Details added to either C2.1 or to C2.2.
- #2: Perforated PVC pipe is proposed to wrapped in a filter sock to prevent clogging.

Sand interface layer added to the detail.

Revised top layer of bio-basin to match WDNR technical standard for Bio-basins.

Storm Water Management Report:

- #1: Borings have been requested to be performed within the bio-basin area for soil analysis. Once these have been obtained, we will evaluate the findings and revise the design as necessary and include them in the final report that will be used for approval.
- #2: Green Infrastructure requirement revised per this comment. Additional pavement added for Emergency Access from STH 145 has been included in the revised report.
- #3: WinSLAMM model revised to include all areas draining to bio-basin.
- #4: Adjusted the side infiltration rate fraction to 0.01.
- #5: Revised infiltration rate of engineered soil to 3.6"/hr.
- #6: Winter season dates revised.
- #7: Wet pond maintenance was included in error and removed from the report.

Fire Department:

- #1: Per conversation with Fire Chief John Delain, a 24' wide fire access has been added from the proposed parking addition to the existing concrete drive at the northeast corner to provide emergency access from STH 145.

Certified Survey Map:

- #1: 3"x3" square provided on sheet 1.
- #2: Additional notary signature blocks added
- #3: Village's Clerk name has been updated
- #4: Section number in the Village Board Cert. corrected.

If you should have any additional questions or comments, please feel free to contact me directly.

Sincerely,

Randy Bruckner, P.E.

Community Development Department responses:

- #1: Village Clerk name on CSM corrected.
- #2: Note added to sheet 1 of the CSM.
- #3: This parcel is currently a separate distinct parcel from the Main Street Plant site and doesn't require a CSM for division. Parcel can be transferred to the Village via simple deed.
- #4: No action necessary. The Crusader Ct. property will remain B-3 w/ CUP.
- #5: Landscaping Plans will be finalized and included with the final design submissions following PDD approval.
- #6: The office building parcel site plan is included just for the overall PDD rezoning of the Gehl Foods development. There are no immediate plans for this site development. When Gehl Foods is ready to proceed with this parcel development a site plan submittal with all the required and requested details will be provided to the Village.
- #7: The office building parcel site plan is included just for the overall PDD rezoning of the Gehl Foods development. There are no immediate plans for this site development. When Gehl Foods is ready to proceed with this parcel development a site plan submittal with all the required and requested details will be provided to the Village.
- #8: Snow storage for the East parking lot will be in all the available open spaces.

The office building parcel site plan is included just for the overall PDD rezoning of the Gehl Foods development. There are no immediate plans for this site development. When Gehl Foods is ready to proceed with this parcel development a site plan submittal with all the required and requested details will be provided to the Village.
- #9: The office building parcel site plan is included just for the overall PDD rezoning of the Gehl Foods development. There are no immediate plans for this site development. When Gehl Foods is ready to proceed with this parcel development a site plan submittal with all the required and requested details will be provided to the Village.
- #10: Landscaping Plans will be finalized and included with the final design submissions following PDD approval.
- #11: Materials Board will be provided with the final design submissions.
- #12: Additional site area breakdowns have been added to the Site Plan C1.0.
- #13: Roof plan sheet will be provided with the final design submissions.

- #14: See updated renderings of proposed building addition and landscaping features. Updates were made following community involvement sessions including community members, local business owners and Village representatives.
- #15: No, this was not completed.
- #16: The office building parcel site plan is included just for the overall PDD rezoning of the Gehl Foods development. There are no immediate plans for this site development. When Gehl Foods is ready to proceed with this parcel development a site plan submittal with all the required and requested details will be provided to the Village.
- #17: Per conversation with Fire Chief John Delain, a 24' wide fire access has been added from the proposed parking addition to the existing concrete drive at the northeast corner to provide emergency access from STH 145. #4: Slurry backfill for ROWs has been added to the plans.
- #18 & 19: Comments from the Public Works/Village Engineer/Village Surveyor have been reviewed and plans updated under separate cover.

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6802, OUTLOT 19 AND OUTLOT 20 OF ASSESSOR'S PLAT (SW ¼ NE ¼), IN THE VILLAGE OF GERMANTOWN, IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, WASHINGTON COUNTY, WISCONSIN

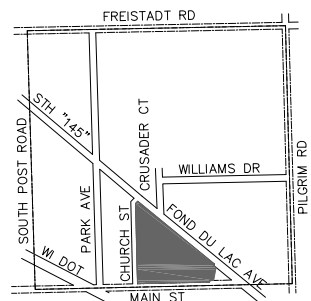
- IPF - INDICATES IRON PIPE FOUND
- IRF - INDICATES IRON ROD FOUND
- ▲ MGF - INDICATES MAG NAIL FOUND
- R.A. - INDICATES A DIMENSION AS PREVIOUSLY RECORDED IN OTHER DOCUMENTS.

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

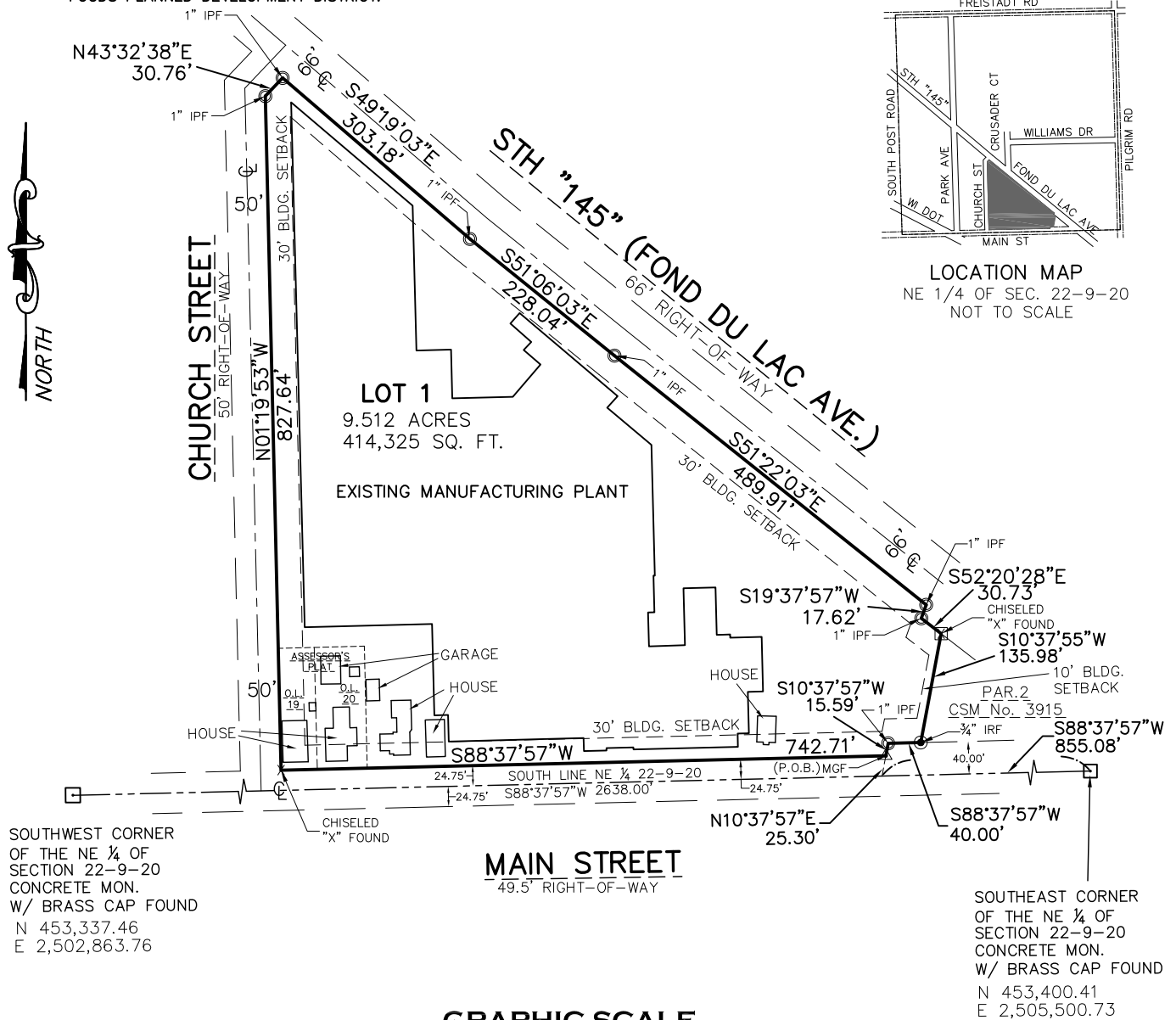
ALL BEARINGS SHOWN ARE REFERENCED TO SOUTH LINE OF THE NE ¼ OF SECTION 22, T9N, R20E, WISCONSIN STATE PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND ALL BEARINGS ARE REFERENCED TO GRID NORTH.

EXISTING BUILDINGS ENCROACH ONTO EXISTING BUILDING SETBACK AS DEFINED BY VILLAGE ZONING CODE ON MAY 30, 2017.

BUILDING AND PARKING SETBACKS ARE ESTABLISHED IN THE GEHL FOODS PLANNED DEVELOPMENT DISTRICT.



LOCATION MAP
NE 1/4 OF SEC. 22-9-20
NOT TO SCALE



SOUTHWEST CORNER
OF THE NE ¼ OF
SECTION 22-9-20
CONCRETE MON.
W/ BRASS CAP FOUND
N 453,337.46
E 2,502,863.76

SOUTHEAST CORNER
OF THE NE ¼ OF
SECTION 22-9-20
CONCRETE MON.
W/ BRASS CAP FOUND
N 453,400.41
E 2,505,500.73

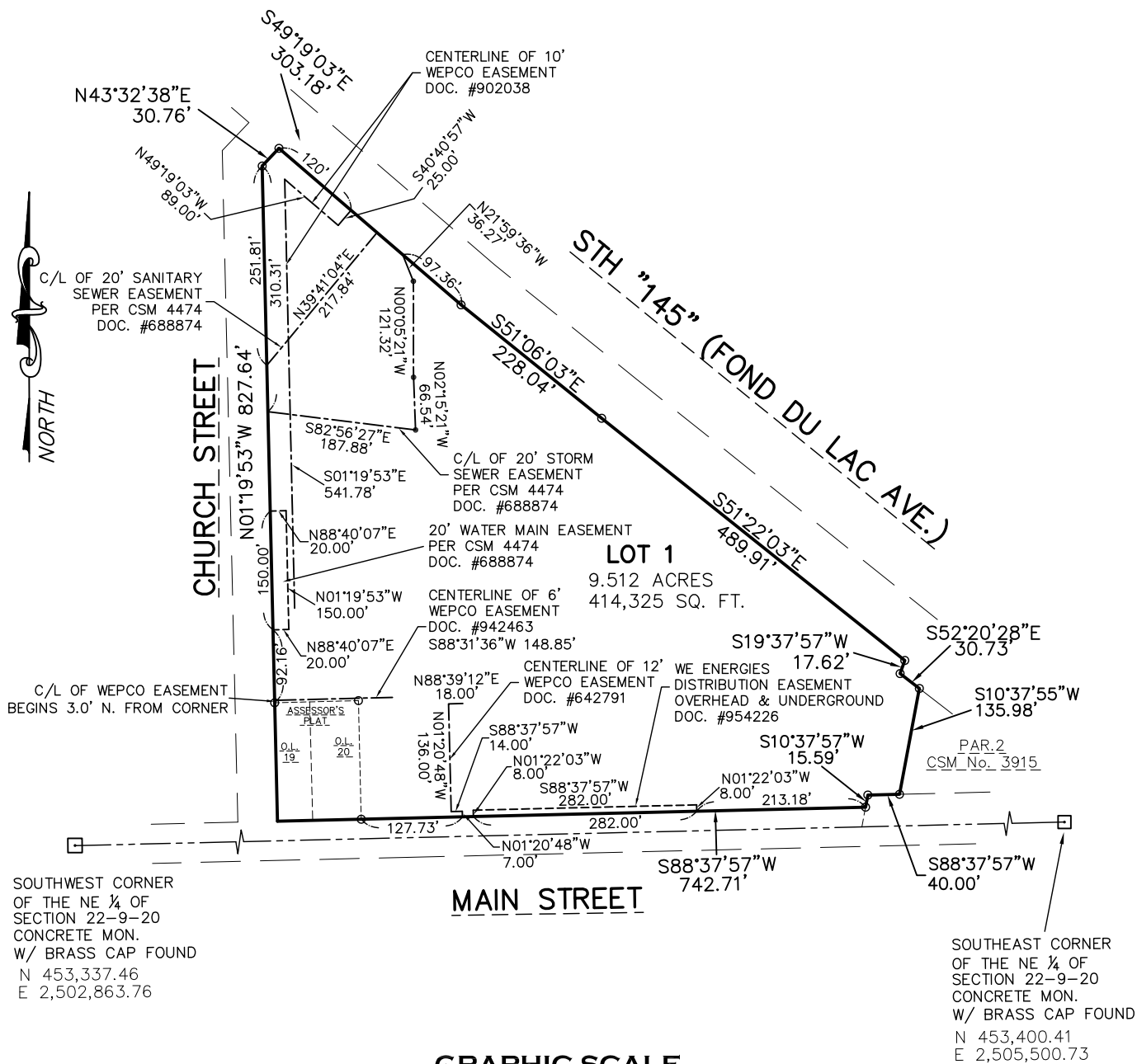
CJ
engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

OWNER:
GEHL FOODS, LLC
N116 W15970 MAIN STREET
GERMANTOWN, WI 53022
(262) 251-8570

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6802, OUTLOT 19 AND OUTLOT 20 OF ASSESSOR'S PLAT (SW $\frac{1}{4}$ NE $\frac{1}{4}$), IN THE VILLAGE OF GERMANTOWN, IN THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ AND SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, WASHINGTON COUNTY, WISCONSIN

EXISTING EASEMENTS



CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6802, OUTLOT 19 AND OUTLOT 20 OF ASSESSOR’S PLAT (SW ¼ NE ¼), IN THE VILLAGE OF GERMANTOWN, IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, WASHINGTON COUNTY, WISCONSIN

SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND COMBINED LOT 1 OF CERTIFIED SURVEY MAP No. 4474, OUTLOT 21, EXCEPT THE NORTH 42 FEET OF ASSESSOR’S PLAT (SW ¼ NE ¼), AND PARCEL 1 OF CERTIFIED SURVEY MAP No. 3915 IN THE VILLAGE OF GERMANTOWN, IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, WASHINGTON COUNTY, WISCONSIN:

COMMENCING AT THE SOUTHEAST CORNER OF SAID NORTHEAST ¼ OF SECTION 22, THENCE S 88°37’57” W 855.08 FEET ALONG THE SOUTH LINE OF SAID NE 1/4 SECTION; THENCE 10°37’57” E 25.30 FEET TO THE NORTH R.O.W. LINE OF MAIN STREET AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 88°37’57” W ALONG SAID NORTH LINE 742.71 FEET TO THE EAST R.O.W. LINE OF CHURCH STREET; THENCE N 01°19’53” W ALONG SAID EAST R.O.W. LINE 827.64 FEET; THENCE N 43°32’38” E CONTINUING ALONG SAID EAST LINE, 30.76 FEET TO THE SOUTH R.O.W. LINE OF FOND DU LAC AVENUE (S.T.H. "145"); THENCE S 49°19’03” E ALONG SAID SOUTH R.O.W. LINE, 303.18 FEET; THENCE S 51°06’03” E CONTINUING ALONG SAID SOUTH R.O.W. LINE, 228.04 FEET; THENCE S 51°22’03” E CONTINUING ALONG SAID SOUTH R.O.W. LINE, 489.91 FEET; THENCE S 19°37’57” W, 17.62 FEET; THENCE S 52°20’28” E, 30.73 FEET; THENCE S 10°37’55” W, 135.98 FEET; THENCE S 88°37’57” W, 40.00 FEET; THENCE S 10°37’57” W, 15.59 FEET TO THE NORTH R.O.W. LINE OF MAIN STREET AND THE POINT OF BEGINNING.

CONTAINING: 414,325 SQUARE FEET OR 9.512 ACRES

THAT I HAVE MADE SUCH SURVEY, MAP AND LAND COMBINATION BY THE DIRECTION OF GEHL FOODS, LLC., OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF GERMANTOWN IN SURVEYING, MAPPING AND COMBINING THE SAME.

DATED THIS _____ DAY OF _____, 20__.

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S–2851
STATE OF WISCONSIN

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6802, OUTLOT 19 AND OUTLOT 20 OF ASSESSOR'S PLAT (SW ¼ NE ¼), IN THE VILLAGE OF GERMANTOWN, IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, WASHINGTON COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE

GEHL FOODS, LLC, A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, GEHL FOODS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CRAIG LEMIEUX, ITS CHIEF EXECUTIVE OFFICER (CEO), AND COUNTERSIGNED BY TIM PREUNINGER, ITS CHIEF FINANCIAL OFFICER (CFO), AND ITS CORPORATE SEAL TO BE AFFIXED THIS _____ DAY OF _____, 20__.

CRAIG LEMIEUX, CEO

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

TIM PREUNINGER, CFO

PERSONALLY CAME BEFORE ME THIS _____DAY OF _____, 20__, CRAIG LEMIEUX AND TIM PREUNINGER, TO ME KNOWN TO BE THE CHIEF EXECUTIVE OFFICER AND CHIEF FINANCIAL OFFICER OF GEHL FOODS, LLC. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____,20__

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP No. 6802, OUTLOT 19 AND OUTLOT 20 OF ASSESSOR'S PLAT (SW ¼ NE ¼), IN THE VILLAGE OF GERMANTOWN, IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, WASHINGTON COUNTY, WISCONSIN

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GERMANTOWN ON THIS ____ DAY OF _____ 20__.

DEAN WOLTER, CHAIRMAN

DATE

LAURA A. JOHNSON, SECRETARY

DATE

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, DEAN WOLTER AND LAURA A. JOHNSON, TO ME KNOWN TO BE THE CHAIRMAN AND SECRETARY OF THE VILLAGE OF GERMANTOWN PLANNING COMMISSION. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 20__

VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF NE ¼ SECTION 22, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON THIS ____ DAY OF _____, 20__.

DEAN WOLTER, VILLAGE PRESIDENT

DATE

DEANNA BRAUNSCHWEIG, WCMC/CMC, VILLAGE CLERK

DATE

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

PERSONALLY CAME BEFORE ME THIS ____ DAY OF _____, 20__, DEAN WOLTER AND DEANNA BRAUNSCHWEIG, TO ME KNOWN TO BE THE PRESIDENT AND CLERK OF THE VILLAGE OF GERMANTOWN BOARD. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED THE SAME.

NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES _____, 20__

Gehl Foods – Community Involvement

Gehl Foods has participated in the following:

- Germantown High School Fundraising Annual Event / Silent Auction past 3 years
- July 4th Parade, sponsor and participated for past 3 years
- Germantown Chamber Golf Outing, sponsor past couple of years
- Taste of Germantown, participated for past 2 years
- Walks/Runs (various), participated for past 3 years
- Breakfast w/Santa (Kiwanis), sponsor for past 3 years

Gehl Foods has donated the following financial support:

- Paid for the electrical to be run underground in front of the plant on Main St.
- \$100k towards the Pavilion in the Fireman's Park
- \$25k towards the Pavilion
- \$400k toward the sewer & water lines
- \$10k for Germantown High School/Tech Center
- \$5k to the Germantown Fire Dept for training
- Gehl Family paid for the War Memorial at the Fireman's Park
- Germantown High School Scholarships (2 at \$1k/each) for the past 3 years
- Chips/Cheese w/dispenser to those from the area who ask to support their events (free of charge)
- Gehl Foods snowplows on the south side of Main St (RR tracks going east)
- Gehl Foods paid for the redo of the storm sewer and roadway/turn when Crusader was improved (145 and Crusader)



Gehl Foods – Community Feedback

Gehl Foods held collaboration meetings on 8/27 and 9/3 to invite community members to help us design the expansion

These sessions:

- Offered participants tours to educate them on the nature of what we do and how we do it
- Provided product education, sampling, and an explanation of our technical complexity
- Discussed our employee base, the growth opportunities within Gehl Foods, and the percent of employees who are residents of Germantown
- Supplied more detail on what we do, our product reach, and our commitment to becoming a better corporate citizen
- Reviewed designs and solicited feedback with local residents, businesses and employees to help us design the expansion on Main St and other site developments
- Solicited input on community / beautification efforts such as:
 - Expanded side walks
 - Green space
 - Communal space / seating
 - Parking
 - Events participation / organization
 - Retail store



Gehl Foods – Design Evolution

8/27

[illegible]

Item	Value
Item 1	1000000
Item 2	2000000
Item 3	3000000
Item 4	4000000
Item 5	5000000
Item 6	6000000
Item 7	7000000
Item 8	8000000
Item 9	9000000
Item 10	10000000
Item 11	11000000
Item 12	12000000
Item 13	13000000
Item 14	14000000
Item 15	15000000
Item 16	16000000
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Item 93	93000000
Item 94	94000000
Item 95	95000000
Item 96	96000000
Item 97	97000000
Item 98	98000000
Item 99	99000000
Item 100	100000000



9/3

Station #4 - Full Gehl White Design	
Likes	Improvement Ideas
Silo/Historical Aspect	Too much White
Authentic/Genuine	Silos visible
Movie Screen Opportunity	
More Mural Opportunity	

Preferred Design

[illegible]

Station #3 - Company Store Design	
Likes	Improvement Ideas
Brick Pavers	Power Lines (Bury Them?)
Greenery/Benches	Is road/sidewalk to scale?
Pavement/Brick	Lack of Plan Articulation
Break-Up of Façade	Lack of Murals
Signage	No Angle Parking or Church Street Show
	German Theme Worked in?

[illegible]

Gehl Foods – Community Commitment

- Donation of the corner lot at Hwy 145 / Main Street to the Village
- Committed to creating crosswalks / additional green space
- Working to reduce the noise in our current setup including \$600k in nitrogen generation
- More office employees (30+) transferred to Main Street frequenting local businesses
- Increased employment in plant (~ 40 employees)
- Increased property taxes, water consumption / sanitary flow and associated revenue
- Collaborate with the Village and neighboring businesses on future Main St parking / improvements
- Create a beneficial environment that allows existing residents and businesses to co-exist and grow with Gehl Foods
 - Partnership with Chamber of Commerce, Business Assn to organize events and improve participation
 - Continue with and possibly expand relationship with local schools
 - Internship program
 - Establish a retail / company store



Gehl Foods – Why Main St?

- Utilities infrastructure at Main St. in place to support the 4 planned lines
- Batching infrastructure in place; no updates needed
- Why not the Freistadt location
 - No utility/batching infrastructure required for manufacturing
 - Building full; high speed packaging & automated warehouse
 - Cannot expand building; wetland/conservancy
- Why further expansion across Church St and Main St is not practical
 - Utilities Infrastructure will not support beyond the planned expansion
 - No way to integrate additional manufacturing facilities across public roads
 - No additional warehousing is feasible in the Main St area

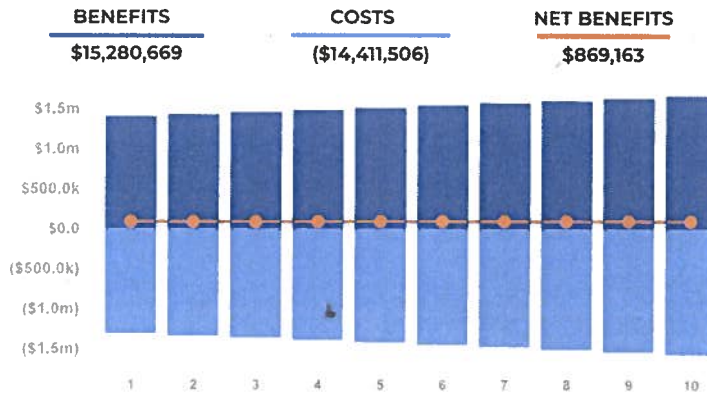




IMPACT REPORT GEHL FOODS

Phase 1 - Main Street Building / Tetra Expansion

Village of Germantown



JOBS



125.6 Total

34.0 Direct

91.6 Spin-off

SALARIES



\$44,962 Avg

\$67,587 Direct

\$36,565 Spin-off

CAPITAL INVEST.



\$24,888,262

Buildings + FF&E

RESIDENTIAL DEV.



0.6 Homes

3.8 Relocations

NET BENEFITS \$869,163

Present Value \$692,220

BENEFITS

Real Property Taxes	\$444,203
FF&E Property Taxes	\$0
New Residential Property Taxes	\$7,017
Building Permits and Fees	\$4,000
Water Utility Revenue	\$10,949,721
Sewer Utility Revenue	\$3,832,402
Miscellaneous Taxes and User Fees	\$43,327
Benefits Subtotal	\$15,280,669

COSTS

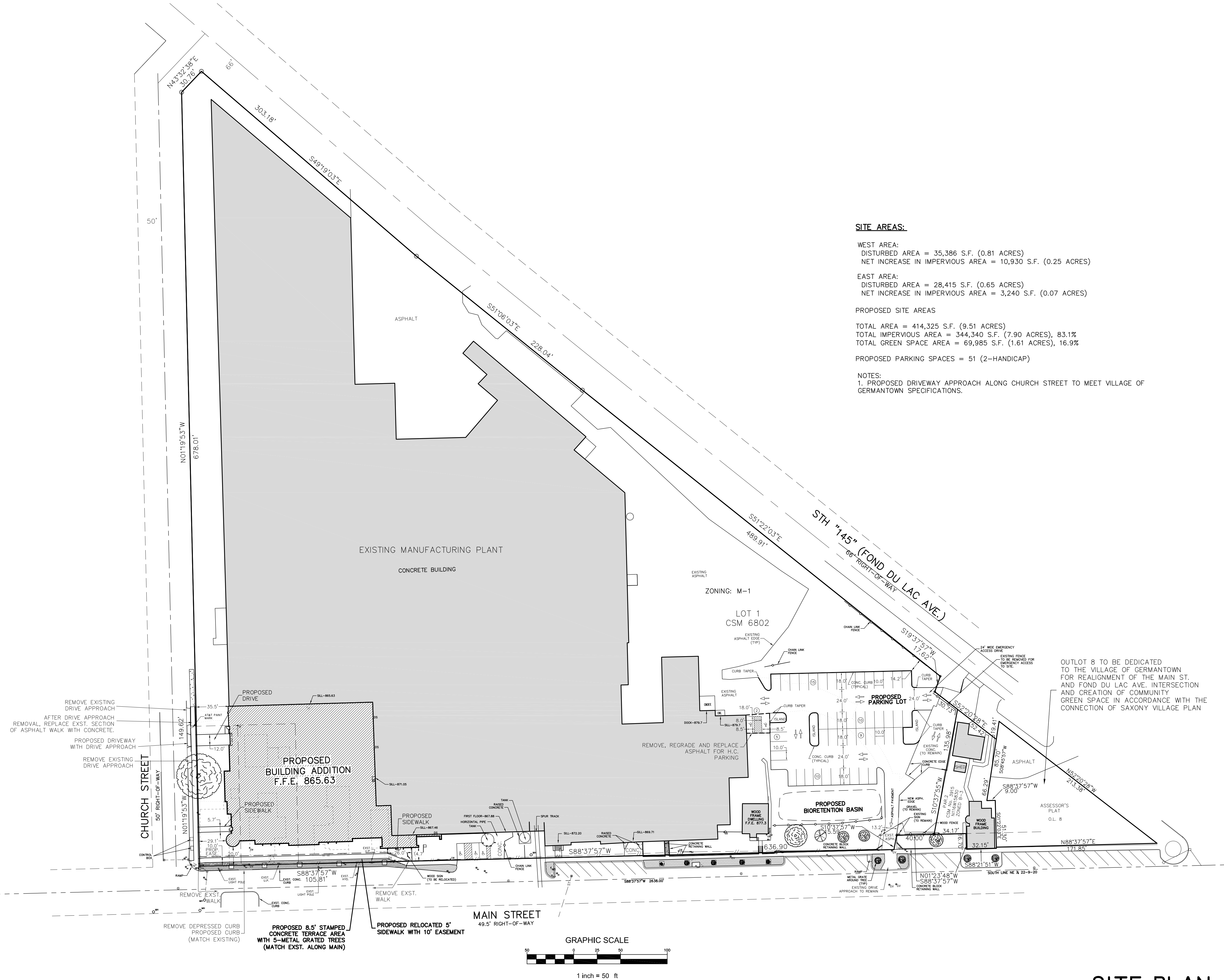
Cost of Water Services	(\$10,621,230)
Cost of Sewer Services	(\$3,717,430)
Cost of Government Services	(\$72,846)
Costs Subtotal	(\$14,411,506)

NET BENEFITS OVER 10 YEARS

COUNTY	\$337,576
MUNICIPALITY	\$869,163
SCHOOL DISTRICT	\$882,124
TECHNICAL COLLEGE	\$116,097







SITE AREAS:

WEST AREA:
DISTURBED AREA = 35,386 S.F. (0.81 ACRES)
NET INCREASE IN IMPERVIOUS AREA = 10,930 S.F. (0.25 ACRES)

EAST AREA:
DISTURBED AREA = 28,415 S.F. (0.65 ACRES)
NET INCREASE IN IMPERVIOUS AREA = 3,240 S.F. (0.07 ACRES)

PROPOSED SITE AREAS

TOTAL AREA = 414,325 S.F. (9.51 ACRES)
TOTAL IMPERVIOUS AREA = 344,340 S.F. (7.90 ACRES), 83.1%
TOTAL GREEN SPACE AREA = 69,985 S.F. (1.61 ACRES), 16.9%

PROPOSED PARKING SPACES = 51 (2-HANDICAP)

NOTES:
1. PROPOSED DRIVEWAY APPROACH ALONG CHURCH STREET TO MEET VILLAGE OF GERMANTOWN SPECIFICATIONS.

OUTLOT 8 TO BE DEDICATED TO THE VILLAGE OF GERMANTOWN FOR REALIGNMENT OF THE MAIN ST. AND FOND DU LAC AVE. INTERSECTION AND CREATION OF COMMUNITY GREEN SPACE IN ACCORDANCE WITH THE CONNECTION OF SAXONY VILLAGE PLAN

CJE NO.: I542-02R2
JUNE 12, 2019
AUGUST 29, 2019
SEPTEMBER 5, 2019

SITE PLAN

C1.0
SHEET 1 OF 4



GEHL FOODS

N716 W16150 MAIN ST. GERMANTOWN, WI

CONCRETE BUILDING

LOT 1
CSM 6802

STH "145" (FOND DU LAC AVE.)
66' RIGHT-OF-WAY

CHURCH STREET
50' RIGHT-OF-WAY

PROPOSED
BUILDING ADDITION
F.F.E. 865.63

MAIN STREET
49.5' RIGHT-OF-WAY

PLANT EXPANSION CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. INSTALL INLET GRATE SCREENS IN EXISTING STORM INLETS.
4. DEMO EXISTING BUILDINGS.
5. INSTALL SILT FENCE.
6. ROUGH GRADE PLANT EXPANSION AREA.
7. BEGIN BUILDING CONSTRUCTION.
8. INSTALL BUILDING STORM SEWER. REMOVE AND REPLACE EXISTING CURB IN KIND.
9. PROVIDE IMMEDIATE TEMPORARY STABILIZATION OF ANY DISTURBED AREAS WHICH WILL REMAIN INACTIVE FOR A PERIOD EXCEEDING 7 DAYS.
10. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS FOR FINAL STABILIZATION.
11. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
12. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
13. ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS.

**CONTRACTOR TO LOCATE
AND VERIFY EXISTING STORM
INLET AND MAKE CONNECTION
WITH NEW 10" STORM. CONTACT
ENGINEER WITH ANY
DISCREPANCY.

EROSION CONTROL MAINTENANCE NOTES

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 2" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

LEGEND

- 864 --- EXISTING CONTOUR
- 863 --- PROPOSED CONTOUR
- x 862.5 PROPOSED ELEVATION
- ST --- PROPOSED STORM SEWER
- S --- PROPOSED SILT FENCE

EROSION MATTING

AFTER FINISH GRADING AND TOPSOILING AND FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER "WISDOT EROSION CONTROL PAL" (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

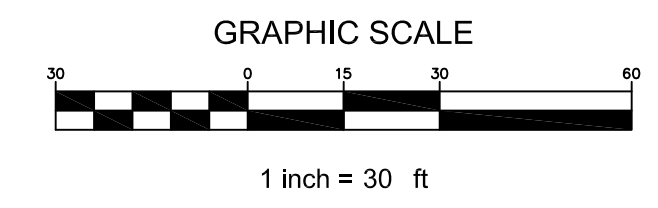
NOTES:

1. ALL EXISTING CONDITIONS ARE PER THE SURVEY BY ON TARGET SURVEYING.
2. AREAS:
WEST AREA:
DISTURBED AREA = 35,386 S.F. (0.81 ACRES)
NET INCREASE IN IMPERVIOUS AREA = 8,910 S.F. (0.20 ACRES)
EAST AREA:
DISTURBED AREA = 28,415 S.F. (0.65 ACRES)
NET INCREASE IN IMPERVIOUS AREA = 2,687 S.F. (0.06 ACRES)
3. SILT FENCE AND INLET GRATE SCREENS TO BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
4. ALL RAZED HOMES TO HAVE THE EXISTING WATER AND SANITARY LATERALS ABANDONED PER VILLAGE SPECIFICATIONS WHICH INCLUDE:
WATER LATERAL - ABANDONMENTS - 3/4" TO 2" WATER LATERALS, REMOVE CORP, SADDLE AND ALL ASSOCIATED FITTINGS AT THE MAIN. IT MAY BE REQUIRED TO REMOVE AND REPLACE ANY DAMAGED PORTION OF THE MAIN WHERE THE TAP WAS MADE. INSTALL A SMITH BLAIR 261 STAINLESS STEEL REPAIR CLAMP OR ROMAC SSI, MINIMUM 12" IN WIDTH. REMOVE EXISTING CURB STOP 3' BELOW FINISHED GRADE AND FILL WITH GRAVEL.
4" AND LARGER WATER LATERALS - CUT EXISTING LATERAL AT THE CONNECTION POINT WITH THE VILLAGE'S WATER MAIN, FILL ABANDONED PORTION WITH CEMENT. INSTALL A MJ CAP OR INSIDE MJ PLUG ON EXISTING "T". INSTALL BUTTRESS IF ANY PORTION OF THE EXISTING WATER MAIN OR FITTINGS ARE LEAKING OR DAMAGED, CUT AND REMOVE T-CONNECTION INSTALLING A NEW SECTION OF C-900 WATER MAIN AND TWO HYMAX OR ROMAC COUPLERS. BAGGY WRAP INSTALLATION.

PARKING LOT CONSTRUCTION SCHEDULE

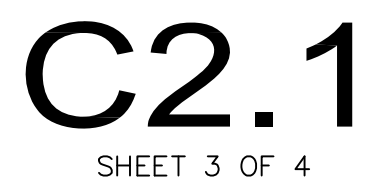
1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. SAW CUT ENTRANCE AS SHOWN AND REMOVE ASPHALT. INSTALL CONSTRUCTION EXIT.
4. INSTALL SILT FENCE.
5. STRIP TOPSOIL FROM BIOTENTION AREA THAT IS TO BE USED AS A TEMPORARY SEDIMENTATION BASIN AND STOCKPILE AT LOCATION SHOWN.
7. INSTALL TEMPORARY SEDIMENT BASIN (FUTURE BIOTENTION BASIN AREA):
A. THE AREA OF THE PERMANENT BIO-RETENTION BASIN WILL BE USED AS TEMPORARY SEDIMENTATION BASIN DURING CONSTRUCTION. DO NOT INSTALL DRAINILES, AGGREGATE OR ENGINEERED SOIL AT THIS STAGE.
B. ROUGH GRADE AND EXCAVATE BASIN TO BOTTOM ELEVATION 869.0.
C. PROVIDE TEMPORARY STABILIZATION FOR ALL SIDE SLOPES.
D. INSTALL COMPLETE STANDPIPE AND COMPLETE PRIVATE AND PUBLIC STORM SEWER FROM BASIN TO EXISTING INLET IN MAIN STREET.
E. INCLUDE RIP RAP ON FABRIC AT OUTFALL AFTER REMOVING SECTION OF FENCE.
8. ROUGH GRADE REMAINING SITE FOR PARKING LOT.

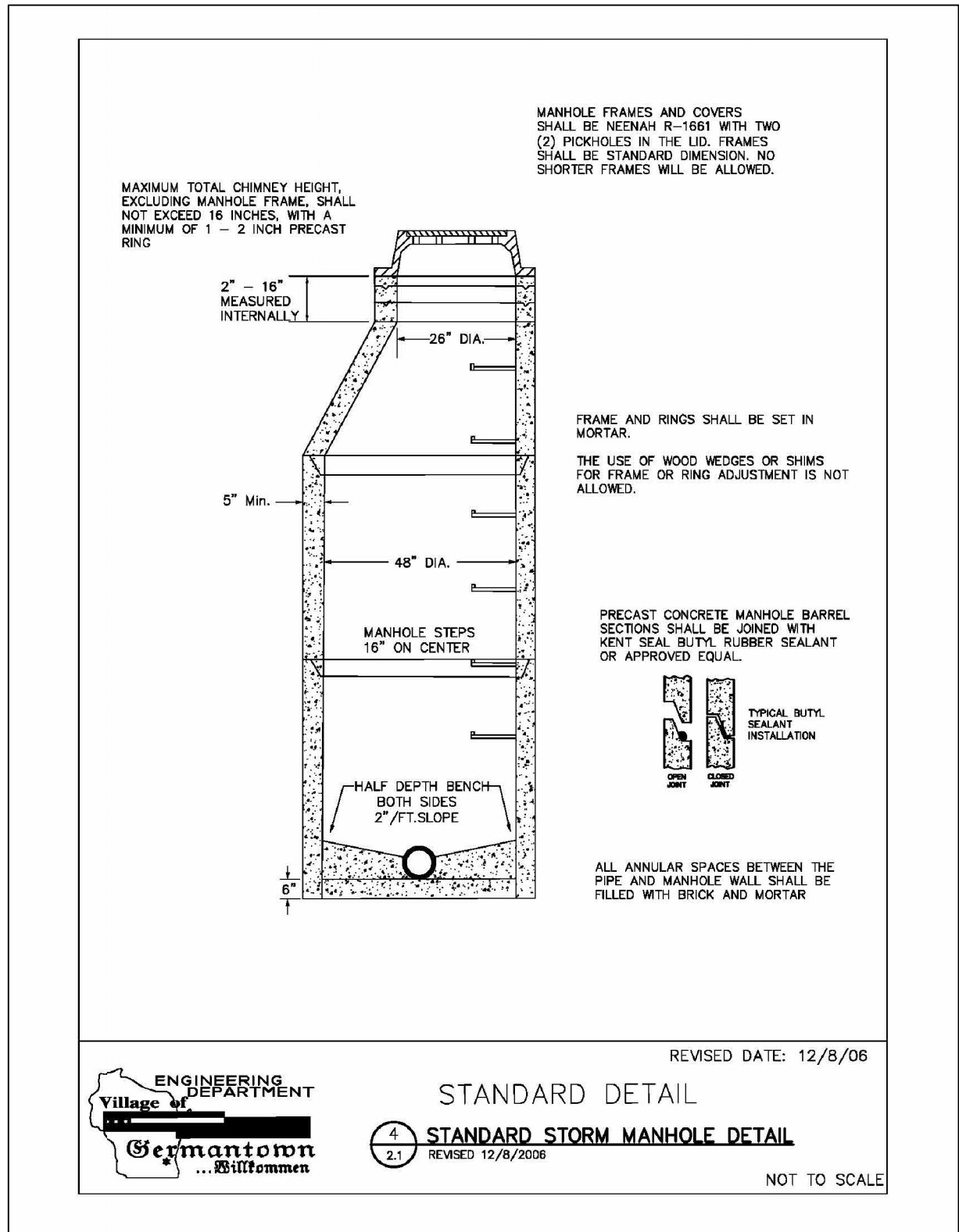
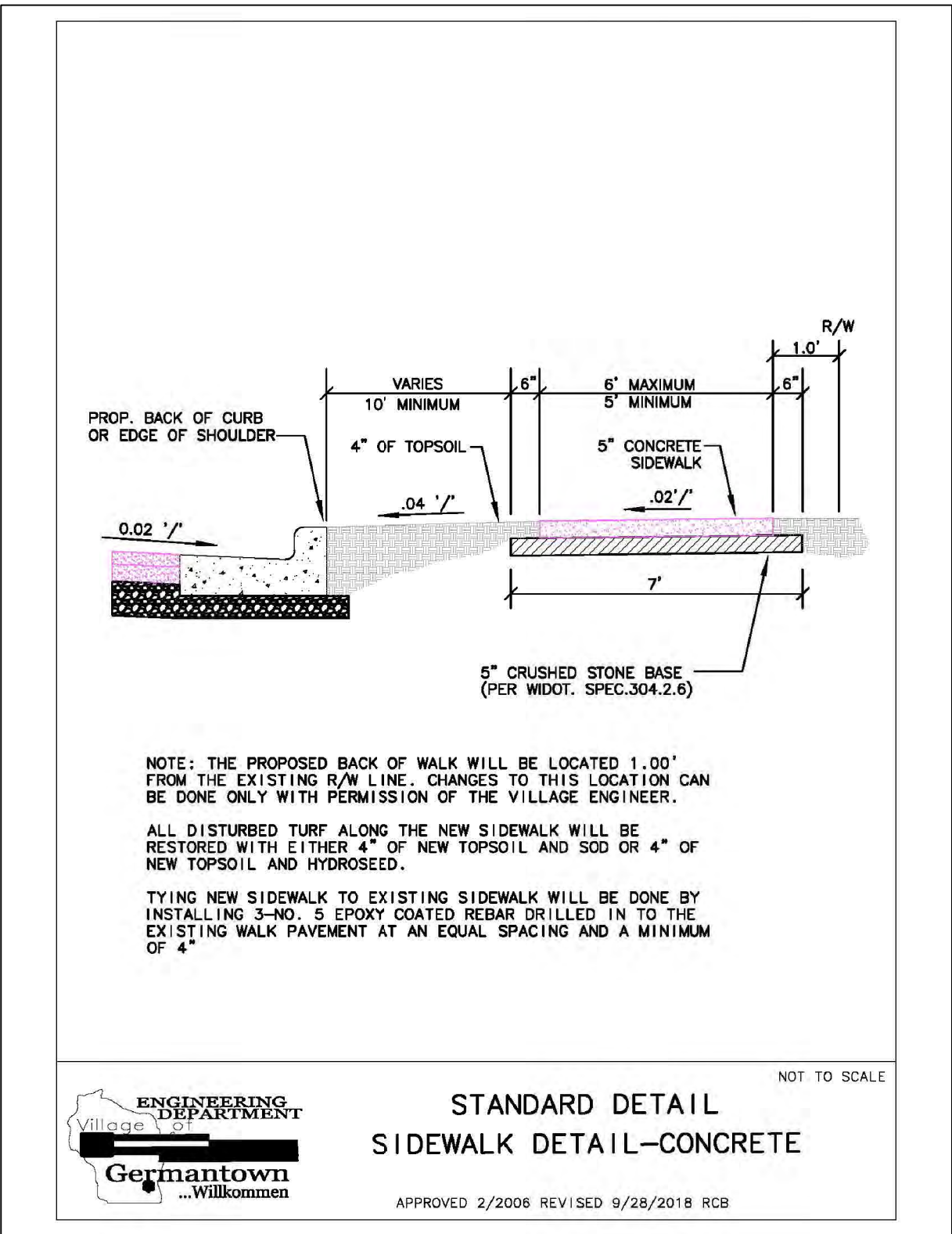
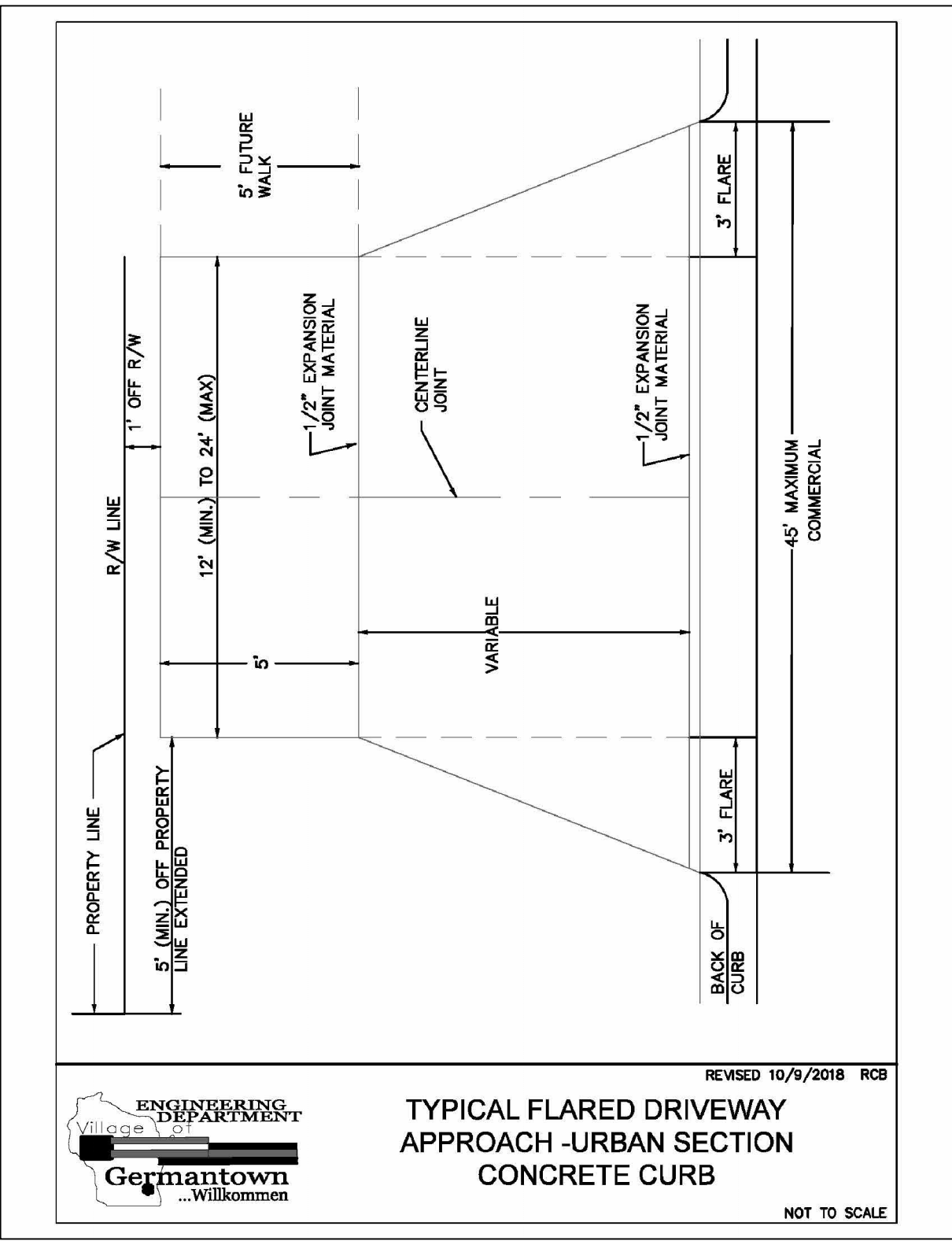
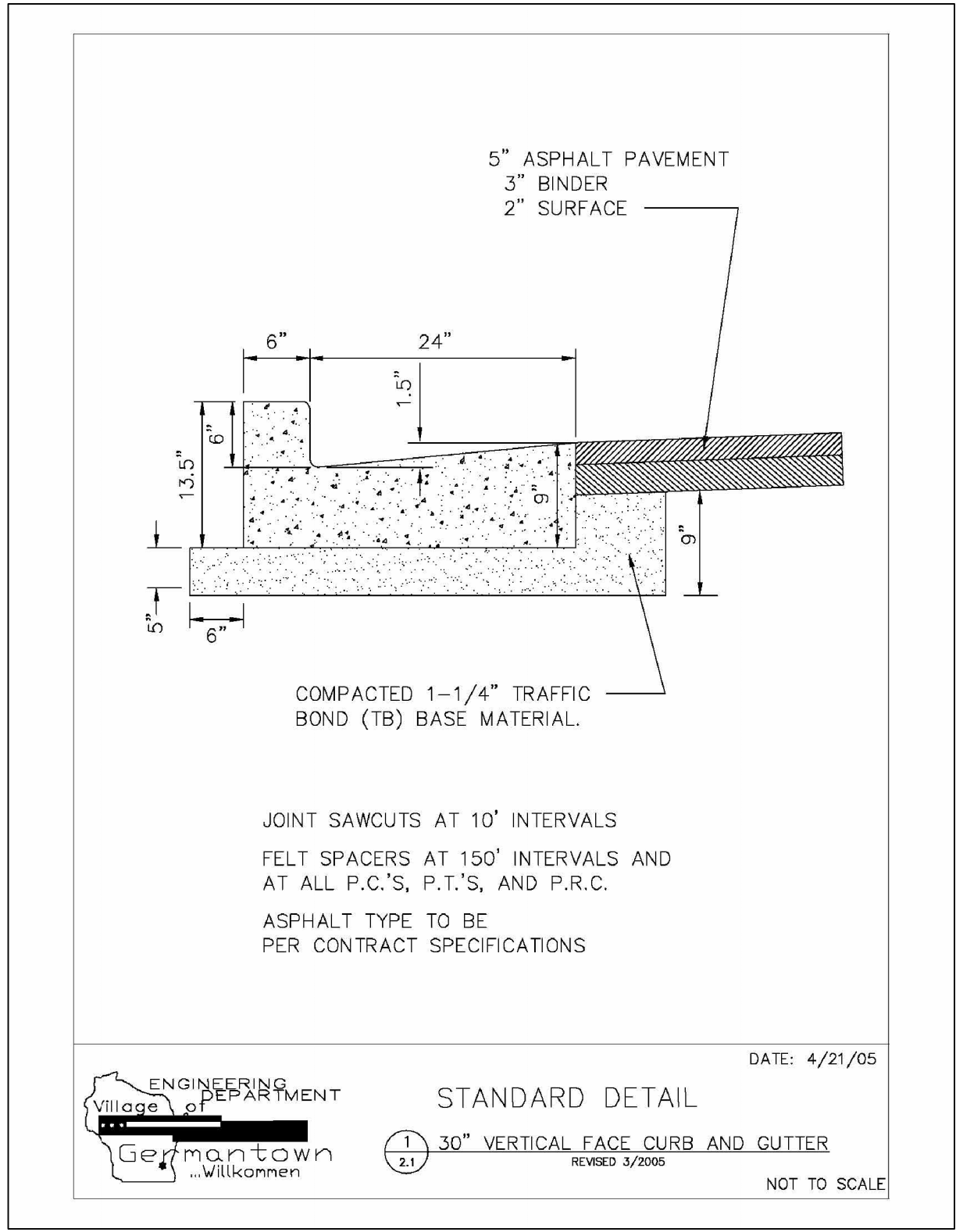
9. INSTALL GRAVEL BASE OF ROADWAY.
10. INSTALL FIRST LIFT OF ASPHALT.
11. REMOVE TEMPORARY SEDIMENT BASIN AND INSTALL PERMANENT BIOTENTION BASIN. DEWATER BASIN INTO DEWATERING BAG. INSTALL AGGREGATE, 6" DRAIN TILES AND OUTLET PIPES, ENGINEERED SOIL, AND PLANTINGS.
12. FINAL GRADE ALL REMAINING SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT ALL DISTURBED AREAS.
13. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL, NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
14. PROVIDE TEMPORARY SEEDING FOR ANY TEMPORARILY DISTURBED AREA LEFT UNDISTURBED FOR 7 DAYS OR MORE.
15. ESTIMATED TIME BEFORE FINAL STABILIZATION - 6 MONTHS.

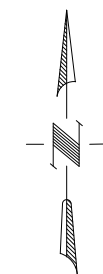


SITE GRADING, UTILITY AND EROSION CONTROL PLAN

C2.0
SHEET 2 OF 4







TITLE	
DRAWN DWB	CHK'D TH
DATE 09/06/19	
SCALE 3/32" = 1'-0"	
DRAWING NO. A1.1	
PROJECT NO. 19073	REV.

FIRST FLOOR PLAN

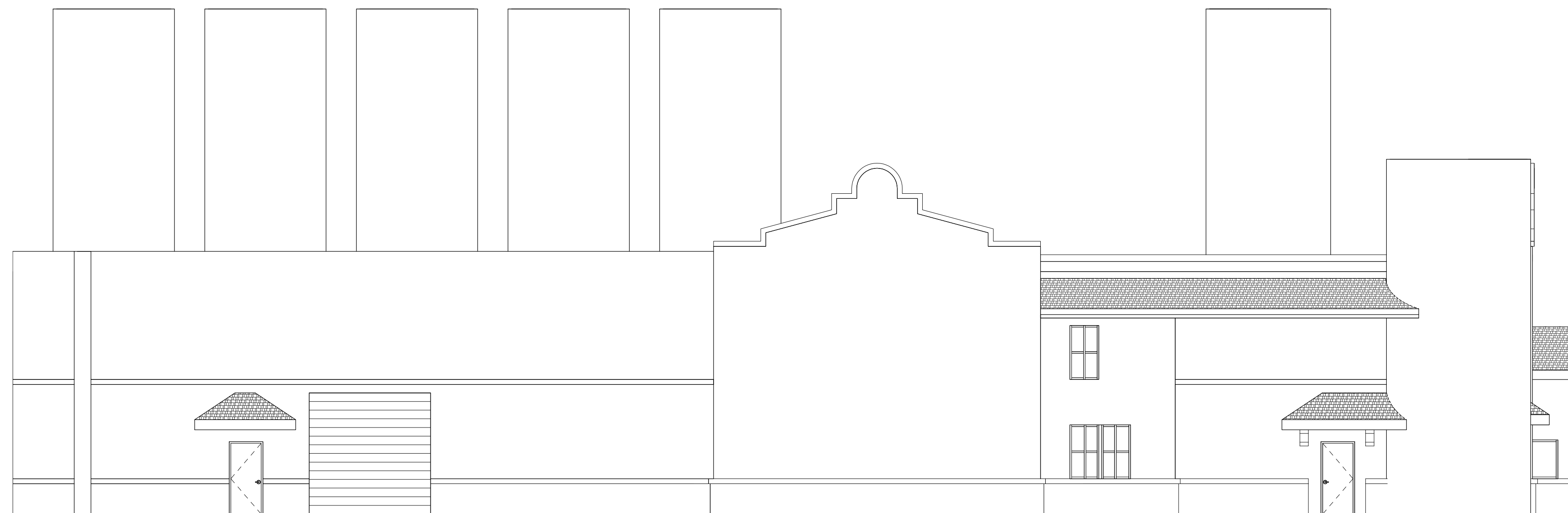


MAIN STREET PLANT EXPANSION
GEHL FOODS
N116 W15970 MAIN STREET, GERMANTOWN, WI 53022

[illegible]



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



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

DATE: _____ PROJECT NO.: _____ REVISION: _____ SCALE: _____ PROJECT NO.: _____ REVISION: _____	
Performa[®] ARCHITECTS + ENGINEERS 124 N. BROADWAY, 7TH FLOOR, SUITE 5156 DE PERE, WISCONSIN 54151 PHONE: (715) 771-1741 FAX: (715) 771-2899 www.performainc.com GEHL Foods MAIN STREET PLANT EXPANSION GEHL FOODS N116 W15970 MAIN STREET, GERWANTOWN, WI 53022	
EXTERIOR ELEVATIONS	
DRAWN: _____ DATE: _____ SCALE: _____ CHECKED: _____ DATE: 09/06/19 SCALE: 1/8" = 1'-0"	
A3.1 PROJECT NO. _____ 19073 REV. _____	

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: September 16, 2019

AGENDA ITEM: New Business [ORDINANCE, RESOLUTION & CSM]

ITEM TITLE: North Shore Bank, Agent for GTown Properties LLC, Property Owner – N112 W15800 Mequon Road in the Sendik's Village Centre; Rezoning Application to Create a B-2: Community Business Planned Development District (B-2/PDD) and Rezone 10.16 acres from the B-2: Community Business & B-3: General Business Districts into the B-2/PDD; Adopting Conditions & Restrictions for the B-2/PDD; and a 2-lot Certified Survey Map (CSM)

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

North Shore Bank, agent for GTown Properties, LLC, property owner, requesting approval to create a B-2: Community Business Planned Development District (B-2/PDD) for the 10.16 acre Sendik's Village Centre commercial center. The proposed "Sendik's Village Centre" PDD would modify a few "standard" zoning requirements in the underlying B-2: Community Business District in order to create a .35-acre out-parcel for development of a bank, including:

- Reduce minimum lot area requirement from 390,000 square feet (9 acres) to 0.35 acres
- Reduce minimum lot frontage from 500 to 100 feet
- Reduce minimum building setbacks:
 - Front: from 100 to 50 feet
 - Side: from 40 to 20 feet
 - Rear: from 40 to 5 feet
- Reduce minimum parking lot setback (from internal lot lines) from 8 to 0 feet

The applicant is also requesting approval for the 2-lot Certified Survey Map (CSM) to re-divide the 10.16-acre property and create the .35-acre outparcel.

PLAN COMMISSION RECOMMENDATION:

APPROVE the proposal by GTown Properties LLC to create a B-2 Planned Development District (B-2/PDD) for the 10.16-acre Sendik's Village and rezoning from the B-2 and B-3 Districts to the new B-2/PDD subject to two conditions.

APPROVE the 2-lot Certified Survey Map (CSM) for the 10.16-acre property subject to two conditions.

APPLICATION, PLANS & RELATED DOCUMENTS:

All relevant documents, including applications, plans, supporting information, the staff report & recommendation, Plan Commission meeting minutes (when available) and draft ordinance and resolution are included in the PDF digital file distributed by the Village Clerk.

ORDINANCE NO. Ordinance 08-2019

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP
OF THE VILLAGE OF GERMANTOWN ZONING CODE**

("Sendik's Village Centre District", GTown Properties LLC, Property Owner)

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That the Zoning Code and zoning map of the Village of Germantown are amended by the creation of a B-2: Community Business District Planned Development District (B-2/PDD) to be known as the "Sendik's Village Centre District", and, are amended by rezoning from the B-2: Community Business and B-3: General Business Districts into the newly created B-2/PDD "Sendik's Village Centre District" the following described properties:

PARCEL 1:

Parcel 1 of Certified Survey Map No. 5098, recorded on May 13, 1999, in Volume 35 of Certified Survey Maps on Pages 246-250, as Document No. 824738 and being a redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the southeast 1/4 of the Southeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin.

PARCEL 2:

A non-exclusive easement for the benefit of Parcel 1 as created by Declaration of Easement recorded in Volume 1145 of Records, on Page 487, as Document No. 586057 and as amended by Amendment to the Declaration of Easements recorded in Volume 1243 of Records, on Page 37, as Document No. 614885.

PARCEL 3:

A non-exclusive easement for the benefit of Parcel 1 as created in Parking Easement Agreement executed by and between Decade 80-I Ltd., a limited partnership, and McDonald's Corporation, dated October 12, 1992 and recorded on October 15, 1992, in Volume 1243 of Records, on Page 47, as Document No. 614886.

Property Address: N112 W15800 Mequon Road, Germantown, WI
Tax Key No.: GTNV 224-974

SECTION 2. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2019

Vote: Ayes: _____
 Nays: _____

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

Brian Sajdak, Attorney

Published:

DRAFT

RESOLUTION NO. 56-2019

ADOPTING CONDITIONS AND RESTRICTIONS FOR THE SENDIK'S VILLAGE CENTRE PLANNED DEVELOPMENT DISTRICT ("SENDIK'S VILLAGE CENTRE DISTRICT")

WHEREAS, GTown Properties LLC, property owner (hereinafter the "Property Owner") has applied for the creation of a B-2: Community Business Planned Development District (B-2/PDD) to be applied onto the subject property located in the Village of Germantown as generally described in Exhibit A attached hereto; and

WHEREAS, said B-2/PDD is to be known as the "Sendik's Village Centre PDD" and is intended to facilitate the creation of a .35-acre outparcel for purposes of developing a bank; and

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

WHEREAS, the Village of Germantown Plan Commission on July 8, 2019, reviewed the proposed rezoning application and forwarded a positive recommendation regarding the proposed creation of the "Sendik's Village Centre PDD", and, the General Development Plan to the Village Board;

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

1. **PURPOSE AND INTENT.** The Sendik's Village Centre PDD ("SVC-PDD") is intended to facilitate the development of proposed Lot 2 and construction of a 2,250 square foot bank building for North Shore Bank. The development sites and buildings within the SVC-PDD will be designed, located and constructed with architecture consistent with the Germanic Theme Corridor, high-quality materials, generous landscaping, and in a manner that does not negatively impact surrounding properties. Further, it is intended that future development, land uses and activities within the SVC-PDD be compatible with adjacent and surrounding residential and commercial development, and, enhance the economic stability and quality of life in the Village of Germantown.
2. **GENERAL DEVELOPMENT PLAN (GDP).** The General Development Plan (Exhibit B dated June 3, 2019) for the SVC-PDD establishes the basic parameters for all existing and future development within the PDD, including the approximate size and orientation of buildings, lot size, and extent of landscaping and buffering. While all future development within the PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval.

3. **SITE PLAN APPROVAL REQUIRED.** Detailed Site Development and Building Plans shall be prepared and submitted to the Village Plan Commission for review and approval prior to the issuance of any building permit(s) consistent with the requirements of Sections 17.43 and 17.27(5) through (7) of the Zoning Code. Proposed modifications and/or revisions to the GDP shall be reviewed consistent with Section 17.27(9) of the Zoning Code.
4. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.** Except as set forth below, all site development and buildings shall be constructed in accordance with the lot, building and other applicable bulk requirements set forth in the underlying B-2: Community Business Zoning District and other applicable Zoning Code regulations:
 - a. **LOT AND BUILDING REQUIREMENTS**
 - i. Lot Area (minimum) 0.35 acres
 - ii. Lot Width (minimum) 130 feet
 - iii. Lot Frontage (minimum) 130 feet
 - iv. Principal & Accessory Building Setbacks (minimum)
 1. Front/Street yard 50 feet
 2. Side yard 20 feet
 3. Rear yard 5 feet
 - v. Building Height (maximum)
 1. Principal Building 20 feet
 - vi. Parking Setbacks (minimum)
 1. Front/Street yard 2 feet
 2. Side yard 2 feet
 3. Rear yard 2 feet
 - b. The six (6) parking stalls located east of the drive-thru and the two (2) parking stalls located directly south of the proposed building along the Mequon Road street frontage shall be removed and replaced with landscaping.
 - c. The applicant shall submit building plans that have an enhanced Germanic theme architecture and exterior materials in keeping with the surrounding environment.
5. **APPLICABILITY OF MUNICIPAL CODE.** Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the SVC-PDD. In the event a requirement, restriction or limitation set forth herein conflicts with a similar requirement, restriction or limitation found in another section of the Municipal Code, the most stringent requirement, restriction or limitation shall apply.

6. **SIGNAGE**. The use of trailers, cars, trucks, vans, or other motor vehicles for purposes of displaying advertising or permanent or temporary signage for any purpose within the SVC-PDD that is not consistent with and permitted under Section 17.46 of the Zoning Code is prohibited.

Introduced by: _____

Adopted: _____, 2019

Vote: Ayes: ____ Nays: ____

Dean Wolter, Village President

ATTEST:

_____, Village Clerk

EXHIBIT A

**Sendik's Village Centre District (PDD)
Boundary Legal Description**

PARCEL 1:

Parcel 1 of Certified Survey Map No. 5098, recorded on May 13, 1999, in Volume 35 of Certified Survey Maps on Pages 246-250, as Document No. 824738 and being a redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the southeast 1/4 of the Southeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin.

PARCEL 2:

A non-exclusive easement for the benefit of Parcel 1 as created by Declaration of Easement recorded in Volume 1145 of Records, on Page 487, as Document No. 586057 and as amended by Amendment to the Declaration of Easements recorded in Volume 1243 of Records, on Page 37, as Document No. 614885.

PARCEL 3:

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Property Address: N112 W15800 Mequon Road, Germantown, WI
Tax Key No.: GTNV 224-974

Sendik's Village Centre Planned Development District (PDD)

Resolution No. ____ -19

Page 5 of 5

EXHIBIT B

**Sendik's Village Centre Planned Development District (PDD)
General Development Plan**

{Attach General Development Plan Dated June 6, 2019}

REZONING, CSM, AND SITE PLAN CONSULTATION APPLICATIONS

7/8/19 Plan Commission Meeting

North Shore Bank / GTown Properties, LLC

Village Planner Report

Germantown, Wisconsin

Summary

David Kane, Vice President of North Shore Bank, agent for GTown Properties LLC, property owner, is requesting approval of a Rezoning application to create a B-2: Community Business Planned Development District (B-2/PDD) for the Sendik's Village Centre property on Mequon Road, a 2-lot Certified Survey Map (CSM) to create a 0.37-acre out parcel, and a Site Plan consultation for a proposed 2,250 square foot bank on the 0.37 acre out parcel.

Location: Sendik's Village Centre on Mequon Road

Agent/

Property Owners:	David Kane	Greg Devorkin
	North Shore Bank	GTown Properties LLC
	15700 W Bluemound Rd	11518 N Port Washington Rd #103
	Brookfield, WI 53005	Mequon, WI 53092

Current Zoning: B-2: Community Business and B-3: General Business

Proposed Zoning: B-2: Community Business/Planned Development District (PDD)

Adjacent Land Uses		Zoning
North	Residential	Rm-2
South	Residential/Commercial	Rm-3/B-3
East	Institutional/Commercial	I/B-1
West	Residential/Commercial	Rm-3/B-3



#

Proposal

David Kane, North Shore Bank, agent for GTown Properties, LLC, property owner, is requesting approval a 2-lot Certified Survey Map (CSM) and a rezoning from the B-2 Community Business District and the B-3 General Business District to the proposed GTown Properties B-2 Planned Development District (PDD) for 10.16 acres in the Village Centre Commercial area (Sendik's). The property is located on the north side of Mequon Road between Squire Drive and Pilgrim Road. The agent and property owner have also submitted an application for a Plan Commission Consultation on the proposed site plan and building design for this property.

Rezoning Application

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

- Change 10.16 acres from B-2: Community Business District and B-3: General Business district to B-2 Planned Development District (PDD)

As indicated in the rezoning application, the Applicant is requesting this change to facilitate the development of proposed Lot 2 with the immediate construction of a 2,250 square foot bank building for North Shore Bank. This rezoning does not include Parcel 2 of CSM 2680 (McDonald's).

Planned Development District (PDD)

The Planned Development District (PDD) zoning designation creates the ability to relax the basic restrictions in the B-2 Zoning District (e.g. setbacks, lot coverage) and other applicable zoning code provisions (e.g. parking and signage). As presented in the supporting documentation, the proposed PDD is intended to make changes necessary to the basic B-2 Zoning District and other applicable zoning restrictions in order to accommodate the creation of Lot 2 and maintain code compliance for the existing development. At a minimum, the following changes to certain B-2 District requirements and/or restrictions are necessary to accommodate the proposed out parcel and bank development:

- Reduce minimum lot area requirement from 390,000 square feet (9 acres) to 0.35 acres
- Reduce minimum lot frontage from 500 to 100 feet
- Reduce minimum building setbacks:
 - Front: from 100 to 50 feet
 - Side: from 40 to 20 feet
 - Rear: from 40 to 5 feet

Certified Survey Map (CSM) A 2-lot CSM is proposed for the 10.16-acre property, on which Sendik's Village Centre is currently located. The applicant is proposing to create a 9.8-acre lot (proposed Lot 1) on which the existing retail center is located and a 0.37-acre lot (proposed Lot 2) for the proposed 2,250 square foot bank building.

Site Plan Review & Architectural Consultations

A general site plan and building elevations/renderings have been prepared for the proposed 2,250 sqft North Shore Bank building. The applicant is requesting feedback from the Plan Commission on the proposed site plan and building plans.

#

Access

Access to proposed Lot 2 will be from the existing driveway and internal parking areas within an existing ingress/egress easement which extends along the north and west sides of proposed Lot 2. No new driveway onto Mequon Road is proposed.

Site Improvements

- 4,639 square feet of existing and proposed landscaping
- 18 standard parking stalls and 1 ADA compliant parking stall (Asphalt repair as needed for existing parking stalls)
- New concrete curb and sidewalk near building entrance

Building Improvements

- 2,250-square foot single-story bank building with drive-thru canopy

Staff CommentsCommunity Development: Planning & Zoning

Staff supports creation of a PDD for the existing Sendik's Village Centre. The proposed code changes seemed necessary to accommodate the creation of the development lot.

This property is located within the "Germanic Theme" Corridor, and as such should reflect the existing Germanic style buildings in the vicinity. Although the applicant has indicated the structure contains Germanic tones through stone and stucco/board trim, Staff believes that the prototypical building presented in the application does not include nor reflect the typical "Germanic Theme" architectural features, accents or materials that have been approved for recent development in the corridor. Acting as the Architectural Review Board, the Plan Commission needs to review and consider the proposed architecture and materials in light of the overall "Germanic Theme" corridor and give feedback and direction if changes are necessary to ensure consistency.

The Wisconsin Department of Transportation (DOT) issued a Correction Instrument to an existing restriction to "release the 50' highway setback line and highway setback language" for this property.

Staff expressed concerns regarding the number of parking stalls that will be lost due to the construction of the proposed bank. According to the applicant, all 19 stalls created on the bank parcel are intended for the exclusive use of the bank for its' employees and patrons. As a result, a total of 35 parking stalls will be lost, leaving 479 stalls on Lot 1 for use by the other tenants and businesses in the Sendik's Village Centre. The Village's Zoning Code parking guidelines recommend a minimum of 1 stall per 200 square feet of building area (5 per 1,000 square feet) plus 1 space for each 2 employees. Based on this ratio, staff estimates the minimum number of parking stalls needed for the Sendik's Village Centre to be approximately 585 stalls. The applicant indicates that the reduction in parking stalls will not negatively affect the other businesses because the number of remaining stalls will be more than enough to serve parking demand. This information is consistent with Standard Parking Values from the Urban Land Institute (ULI) and the Institute of Transportation Engineers (ITE). ULI recommends 3.6 parking stalls per 1,000 square feet of retail space while ITE recommends 2.65 parking stalls per 1,000 square feet of retail space (just over half of the requirement of the Village's Zoning Code). With these ratio requirements, the Sendik's Village Centre would be required to have 387 stalls or 285 stalls respectively. The resulting 479 stalls for Sendik's Village Centre well exceed these values. Village staff concluded that the remaining stalls will be sufficient for the existing use.

The applicant indicates the intention to share access between Lot 1 and Lot 2 so that vehicular traffic can flow between the lots. A reciprocal access agreement will be recorded. An easement for the existing ground sign on proposed Lot 2 will be required at the time of the site plan submittal. All new and revised easements need to be shown on the CSM prior to recording.

Public Works/ Village Engineer/Village Surveyor

Please refer to the memorandum provided by the Village Surveyor (dated June 19, 2019) for required changes to the plat.

Detailed stormwater management and utility plans will be required as part of the Site Plan application submittal. Comments from the Village Engineer and Utility Superintendents will be provided at that time.

VILLAGE PLANNER RECOMMENDATION:

Rezoning/PDD Application

APPROVE the proposal by Gtown Properties LLC to create a B-2 Planned Development District (B-2/PDD) for the 10.16-acre Sendik's Village and rezoning from the B-2 and B-3 Districts to the new B-2/PDD subject to the following conditions:

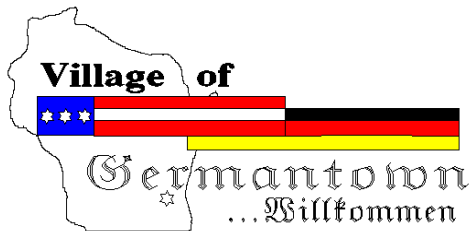
1. A detailed list of zoning district regulations and development conditions for the Sendik's Village Centre PDD shall be drafted and submitted prior to review and approval by the Village Board.
2. Detailed site development, utility, landscaping, lighting and building plans shall be submitted as part of the Site Plan application for Plan Commission review and approval prior to any development of proposed Lot 2. Said building plans shall include an architectural design and materials reflective of and consistent with the Village's "Germanic Theme" corridor along Mequon Road as recommended and approved by the Village's Architectural Review Board (Plan Commission).

VILLAGE PLANNER RECOMMENDATION:

Certified Survey Map (CSM)

APPROVE the 2-lot Certified Survey Map (CSM) for the 10.16-acre property subject to the following conditions:

1. The CSM shall be revised to reflect the Village Surveyor comments contained in the June 19, 2019 review memo prior to recording the CSM.
2. New, existing, and revised easements shall be shown on the CSM including, but not limited to, the easement for the pylon signage and the cross-access easement.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: June 19, 2019

Re: Gtown Properties (Sendick's) CSM

Jeff,

Here are my review comments for the CSM received 6-3-2019.

Certified Survey Map

Applicant or Owner: Gtown Properties

Land Surveyor/Firm: John Casucci, PLS, R.A. Smith

1. Add a note stating Lot 2 cannot be further developed without passing soil borings being provided to the Village and a wetland delineation of the wetlands located on Lot 2. (Per DNR and Washington County mapping)
2. A notary signature block is required for all signatures including Village plan commission and Board approval certificates. Please add the notary signature blocks as needed.
3. Add building setback lines and dimension the setback distances. Currently, proposed Lot 2 has a split zoning on this property. The owner is requesting a PDD rezoning and we will provide the setbacks to you when they become available to you.
4. Add the following text to the Owner's Certificate: "As Owners, we hereby dedicate that part of (street name) to the Village of Germantown for public road purposes as represented on Sheet _of _____ of this Certified Survey Map."

No further review comments.

Document Approval and Recording

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

This includes the CADD file.

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

Document Submittals and Data Conversion

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

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2018 on compact disk (CD) or via email to the Village Surveyor.

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

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

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



Village of

Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Phone () _____
Fax () _____
E-Mail _____

PROPERTY OWNER

G town Properties LLC
Greg Devorkin, Manager
11518 N Port Washington Rd #103
Megun, WI 53092
Phone (262) 240-1500

2 PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

<u>1112 W15800 Megun Rd</u>	<u>GTNV 224174</u>
-----------------------------	--------------------

3 REZONING REQUEST

FROM <u>B-2 & B-3</u>	TO <u>B-2/PDD</u>
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4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

SEE Exhibit A attached

PURPOSE OF REZONING REQUEST

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

- Property currently zones B-2 (Community Business) & B-3 (General Business)
- Propose changing to B-2 (Community Business/PDD) to be named 6 town Properties PDD.

New PDD conditions & restrictions would govern future development of an outlet.

6 SUPPORTING DOCUMENTATION:



Plat of Survey (1:100)



Site Plan and elevations for new construction (can be conceptual)



7 READ AND INITIAL THE FOLLOWING:

On

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

On

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

On

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

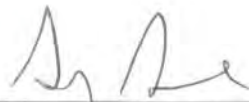
8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date



5/17/2019

Greg Devichin, Mgr

MEMORANDUM

DATE: June 5, 2019

TO: Jeffrey Retzlaff, Village Planner

RE: Devo / Sendik's Germantown Plaza / North Shore Bank

FROM: Eric J. Neumann, VP & Senior Project Executive, MSI General Corporation

Please see the attached applications, documents and data require for the work necessary to create a small parcel from the current property owned by Gtown Properties LLC and for placement on the July 8th Plan Commission Agenda. Our application includes the items needed to create and approve a CSM to establish the parcel, the Rezoning & PDD Application to update Zoning and site setback and development rules for the parcels to allow for the construction of a new Bank Facility and the Site Plan Application for a Plan Commission Consultation to review the proposed site plan and building architecture.

This submittal is consistent with the original discussions, meetings and emails we have had regarding this matter for a past few months. We are confident we have address all needed and required technical information and updates needed to allow for the approval of the CSM and PDD/Rezone requests. We understand there could be some corrections needed after staff review and will work with you to update those.

The Site Plan Application for a new North Shore Bank is to provide the details needed to help with the understanding and approval of the CSM and PDD/Rezone. Additionally it show the desired site plan layout and building architectural details that we consistent with the Village Codes, Gtown Properties LLC's requirements and the "standard" North Shore Bank design requirements.

As you will see we have incorporated and adapted a "Germanic" detail to the none glass and non-stone portions of the prototypical North Shore Bank architecture. The Site plan set the building in the best location for visibility, set back rules and drive thru needs. We also show signage on this plan and will be working to prepare an more detailed plan to share as well to confirm those opportunities with the Village and Gtown Properties LLC.,

We will be finalizing the site plan, civil engineering, lighting, landscape between now and the July 11 resubmittal date in order to make it for a final site plan review at the September meeting. Our goal will be to update plans (if needed) after the July 8th meeting quickly to maintain that schedule as getting final approvals in September is critical.

Thank you,

Eric J. Neumann
414-333-6800
eric@msigeneral.com



NORTH SHORE BANK

Corporate Office: 15700 W Bluemound Rd-Brookfield, WI 53005
262.785.1600 | northshorebank.com

June 27, 2019

Jeffrey W Retzlaff, AICP
Village Planner & Zoning Administrator
N112W17001 Mequon Road
Germantown, WI. 53022
262-250-4735

Subject: **Cover letter for the submittal of the proposed North Shore Bank
Branch at N112W15800 Mequon Road, Germantown, WI.**

Mr. Retzlaff,

Please share the outline of the following applicable items with the Plan Commissioners:

1. Name of business and address:
North Shore Bank
N112W15800 Mequon Rd
Germantown, WI 53022
2. Name of the owner and address:
North Shore Bank
15700 W. Bluemound Road
Brookfield, WI. 53005
3. Name of applicant:(if different from owner)
David Kane, Vice President
4. Legal description of the property:
Parcel 1 of CSM 5098 recorded on May 13, 1999, in Volume 35 of CSM
on Pages 246-250, as Document No. 824738 and being a redivision of
Parcels 1 and 3 of CSM 2680, being a part of the SE ¼ of the SE ¼ of
Section 22, Town 9 North, Range 20 East, in the Village of Germantown
County of Washington, State of Wisconsin
5. Tax Key: GTNV 224974
6. Zoning of property:
7. Lot size: (Depth, Width Area)
125.00 ft x 130.71 ft; 16,338.75 sq. ft.

8. Dimensions of all levels (floors) of buildings: (Depth, Width Area, Height)
60.70 ft x 40.0 ft x 19.6 ft
9. Total floor area:
2250 sq. ft.
10. Specific use of the entire property and buildings:
Building use is for conducting banking business
Site use is for drive up teller service and parking
11. Minimum and maximum number of employees:
Minimum; 2 persons
Maximum; 8 persons
12. Days of operation:
Sunday through Saturday
13. Hours of operation:
ATM – 24/7; Video Tellers (ITM) 7 days/week M-F 8:00am to 7pm,
Saturday 8:00am to 5:00pm, Sunday 10:00am to 4:00pm, Branch hours
Monday to Thursday 9:00am to 5:00pm and Saturday, 9:00am to 2:00pm
14. Signage (Type, Lighting , Wall, Free-Standing, Monuments, Size, Location, etc)
- | | |
|-------------------|--|
| Street Sign; | Internally illuminated cut aluminum sign box
integrated into the building face |
| Building Sign: | Internally illuminated cut aluminum Letter sign
integrated into the building face |
| Parking Lot Sign; | Externally illuminated painted aluminum
Surface mounted |
- (No free-standing or monument signs) Adjusted to Am Ord #24-06
15. What conditions have the State of Wisconsin or County imposed upon your use
of the property:
None
16. Security fencing:
None
17. Do you feel there will be any problems such as Noise, Odors, Glare, Potential
Fire hazards, or Smoke resulting from the proposed use:
No
18. Are you proposing food services:
No
19. Did the State of Wisconsin approve your interior building plans:
No

20. What provisions are you making for fire protection and human safety:
Fire extinguishers located within the building
Smoke / heat / security detectors monitored off site with closed circuit
video surveillance
21. What are you rules and regulations for the property:
No unauthorized use of the site by others during or after hours including
parking.
22. List the time table of completion of building construction and anticipated grand
opening date:
Planned construction of the proposed building and site: Fall 2019
Anticipated Grand Opening Date: Spring 2020
23. Proposed on site security, measures:
Smoke / heat / security detectors monitored off site with closed circuit
video surveillance
24. Anticipated maximum number of facility users and viewers at one time (Including
special events):
8 Persons
25. Any other information you or the Plan Commission feels is pertinent:
26. Business plan:
Provide North Shore Bank customers in the local Kenosha / Pleasant
Prairie area with lobby, ITM and drive up banking services
27. Entire grant application and county Issued request for Proposal:
None
28. Your name, Signature, and date on the Plan of Operation Document:
By: _____
Title: _____
Date: _____

David Kane, V.P.
North Shore Bank
15700 W. Bluemound Rd.
Brookfield WI. 53005
262-787-6816
dkane@northshorebank.com



Design Build
Since 1957

June 27, 2019

MEMORANDUM – Reply to Village of Germantown Comments 6/25/19

Mr. Jeffrey Retzlaff, AICP
Village Planner & Zoning Director

Ms. Emily Zandt, AICP
Associate Planner/Zoning Administrator
Village of Germantown

Jeffrey & Emily,

Please see our responses to the memo from 6/25/19 as well as additional information. This is also a follow-up to my conversation with Emily on 6/27/19.

PDD & CSM Memo items – Devo Properties

1. At this time, we have no plans to utilize the proposed PDD zoning for any development, other the creation of Lot 2, which would be the subject of a new bank building. The only modifications we are seeking is the setback from Mequon Road. The exact setback would be based on the DOT release that was recently recorded, as well as staff input. The approximate setback from Mequon road is shown on the site plan. There could be future zoning restrictions modifications, but we have nothing to propose at this time. Those future proposed modifications would need staff and plan commission approval.
2. The parking stalls on the new bank pad (Lot 2) would not be shared. Lot 2 would include self-contained parking. The parking stalls on lot 2 are for the exclusive use of bank patrons and employees. However, we intend to share access between Lot 1 and Lot 2 so that vehicular traffic can flow between lots. A reciprocal cross access agreement will be recorded.
3. The development of Lot 2 would result in the loss of 35 parking stalls. The 479 remaining parking stalls on Lot 1 would result in a parking ratio of 4.45:1, well within retail shopping center standards. As a practical matter, the loss of parking stalls has no impact on Lot 1, since Lot 1 has more than ample parking (parking has never been on issue at this shopping center; there is always excess parking).
4. The existing pylon sign will be located on Lot 2, but be owned by the owner of the Lot 1 shopping center. The reciprocal access agreement referred to in comment 2 above will include a provision that the Lot 1 owner has an easement to access the sign as well as the continued duty to maintain it.

MSI General

Corporation

P.O. Box 7

Oconomowoc

Wisconsin

53066

262.367.3661

Fax 262.367.7390

www.msigeneral.com

Site Plan Consultation – MSI General Corp

5. We will keep SS in place during construction to avoid disturbance and when new systems that are needed can get installed without risk of destroying or causing flooding to overall system and date of repaving is coordinated then we will abandon and route around the south side of the building. (MSI currently has a site plan schematic that is getting finalized now) See attached
6. It does include Germanic tones (Stone and stucco/board trims) incorporated into a Prototype Structure that the Bank desires. The Developer and Sendik's approve of the look of the building as currently drawn. We look forward to a consultative discussion with the Plan Commission on this.
7. This is/will be corrected for resubmittal
8. Trash Screen is 5-6' tall for a residential style trash/recycling rolling container
9. See Memo from NSB on this and other details.
10. The only directional markings for the NSB site will be the entry or no entry for the drive thru lanes. All other traffic will follow the current redesigned as time of remodel of Sendik's site circulation plan. Existing island will remain access points from overall site. (North and East areas of our current plan).
11. Understood and will be done for the 7/15/19 turn in (currently in progress but waiting consultation to finish)
12. Understood. We will have photos of materials and samples for the consultation and boards for the 9/8/19 meeting.

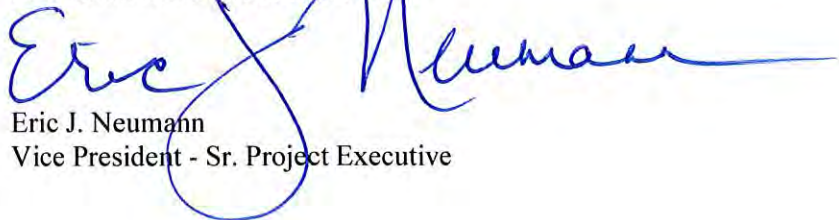
Village CSM – Devo and RA Smith are addressing the 6/19/19 separately.

Engineering Dept. – We are working with JSD on the plans and are contemplating a meeting with Engineering Staff once our plans are further along. See Grading Plan work in progress. This is FYI only at this point.

At this point we are expecting to maintain our 7/8/19 Plan Commission Appearance, if there are any other issues you find with these replies please advise immediately so we can get additional information. In closing we believe the answers provide above address the concerns raised and do not believe submission of additional or updated plans, pdf's etc. is warranted (and per my conversation with Emily was not needed either).

Yours truly,

MSI GENERAL CORPORATION



Eric J. Neumann
Vice President - Sr. Project Executive

c: Greg Devorkin
David Kane
Andrea Hunley

EXHIBIT A

Legal Description of Property:

PARCEL 1:

Parcel 1 of Certified Survey Map No. 5098, recorded on May 13, 1999, in Volume 35 of Certified Survey Maps on Pages 246-250, as Document No. 824738 and being a redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1 /4 of the Southeast 1 /4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin.

PARCEL 2:

A non-exclusive easement for the benefit of Parcel 1 as created by Declaration of Easement recorded in Volume 1145 of Records, on Page 487, as Document No. 586057 and as amended by Amendment to Declaration of Easements recorded in Volume 1243 of Records, on Page 37, as Document No. 614885.

PARCEL 3:

A non-exclusive easement for the benefit of Parcel 1 as created in Parking Easement Agreement executed by and between Decade 80-I Ltd., a limited partnership, and McDonald's Corporation, dated October 12, 1992 and recorded on October 15, 1992, in Volume 1243 of Records, on Page 47, as Document No. 614886.

Property Address: N112 W15800 Mequon Road, Germantown, WI
Tax Key No.: GTNV 224-974

ALTA/ACSM LAND TITLE SURVEY

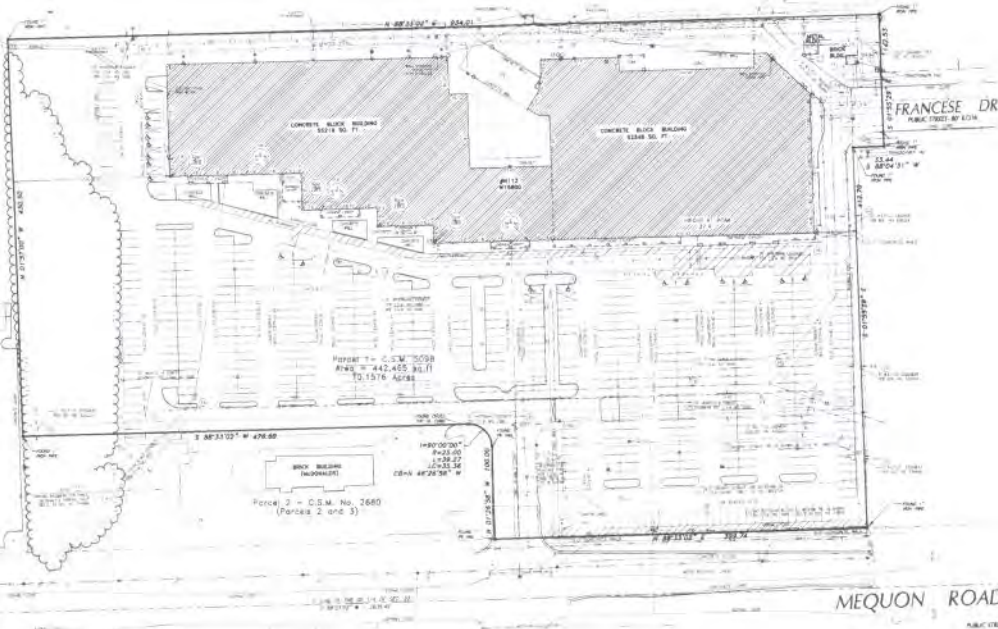
- The undersigned, in its application to become a member of the Board of Directors, represented that it was a company in good standing with the State of New York and the local municipality and that it was not in violation of any laws or regulations and that it was not in violation of any laws or regulations and that it was not in violation of any laws or regulations.



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Journal of Internal Medicine 260: 397–408

[illegible][illegible]

14. ORDER BY DATE
15. ORDER BY DATE
16. ORDER BY DATE

[illegible]

National
Survey &
Engineering
A Division of T.A. Jones & Associates, Inc.

243-781-3000
Fax 243-793-1373
13745 W. Hammond Road

262-795-7000
Fax 262-795-7275
10745 W. Hammond Road
Suite 200
Brookfield, WI 53005-5992
www.sas.com



Village of

Germantown
...Willkommen

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

Paid _____ Date _____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1	APPLICANT OR AGENT <u>NORTHSHORE BANK PSB</u> <u>DAVID KANE - VP.</u> <u>15700 W Bluemound Rd</u> <u>Brookfield WI 53005</u> Phone <u>(262) 787-6816</u> Fax <u>(262) 797-3399</u> E-Mail <u>DKANE@northshorebank.com</u>	PROPERTY OWNER <u>GTown Properties, LLC</u> <u>Greg Devorkin, Manager</u> <u>11518 N Port Washington Rd #103</u> <u>Mequon, WI 53092</u> Phone <u>(762) 240-1500</u>
----------	---	--

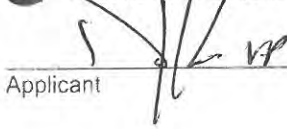
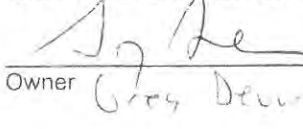
2	PROPERTY ADDRESS OR GENERAL LOCATION <u>1112 W15800 Mequon Road</u>	TAX KEY NUMBER <u>GTW 224974</u>
----------	---	--

3	PURPOSE OF LAND SPLIT <u>Create outlet</u>	Will the land split require rezoning? <u>optional/recommends</u> From <u>B-2 & B-3</u> To <u>B-2/PDD</u>
----------	--	--

4 READ AND INITIAL THE FOLLOWING:

- cn I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- cn I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- cn I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- cn I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

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

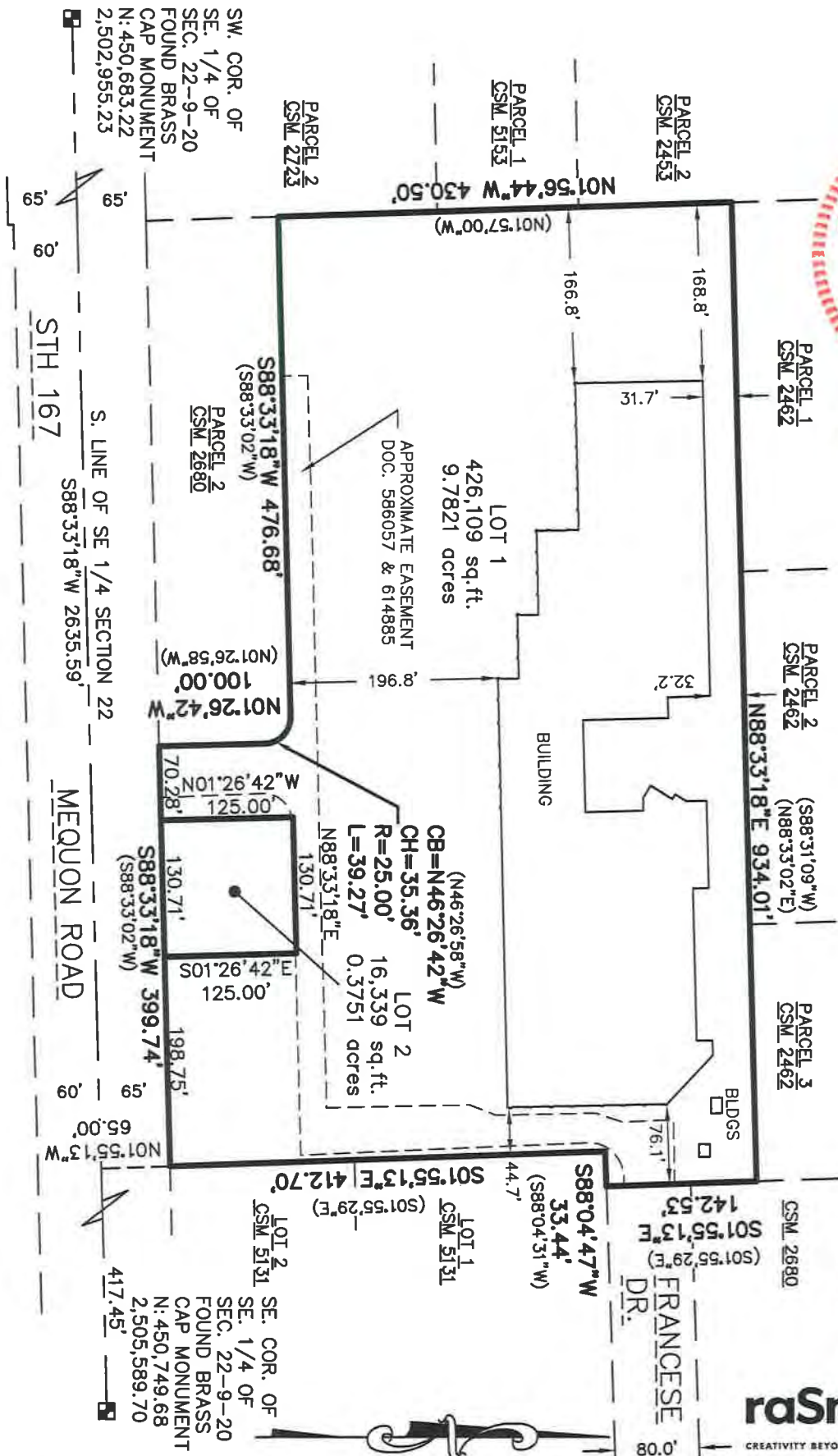
 Applicant	<u>5/30/19</u> Date	 Owner	<u>5/28/19</u> Date
--	------------------------	---	------------------------

Greg Devorkin, agent

CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

- INDICATES 1" IRON PIPE (FOUND), UNLESS NOTED
- INDICATES SET 1.315" O.D. IRON PIPE AT LEAST 18" IN LENGTH, 1.68 LBS. PER LINEAL FOOT.
- () INDICATES RECORD DIMENSION

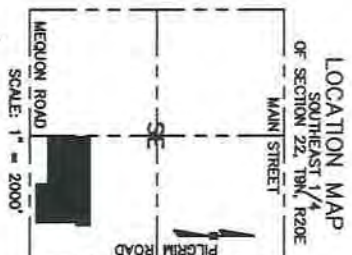


ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT. ALL BEARINGS ARE REFERENCED TO THE SOUTH LINE OF THE SE 1/4 OF SECTION 22, T 9 N, R 20 E, WHICH BEARS S88°33'18"W. WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 27).



OWNER:
G TOWN PROPERTIES, LLC
11518 N. PORT WASHINGTON RD.
SUITE 103
MEQUON WI, 53092
262-240-0249

SURVEYOR:
JOHN P. CASUCCI
R.A. SMITH, INC.
16745 W. BLUEMOUND RD.
BROOKFIELD, WI, 53005



raSmith
CREATIVITY BEYOND ENGINEERING
16745 W. Bluemound Road
Brookfield, WI 53005-9398
(262) 781-1000
rasmith.com

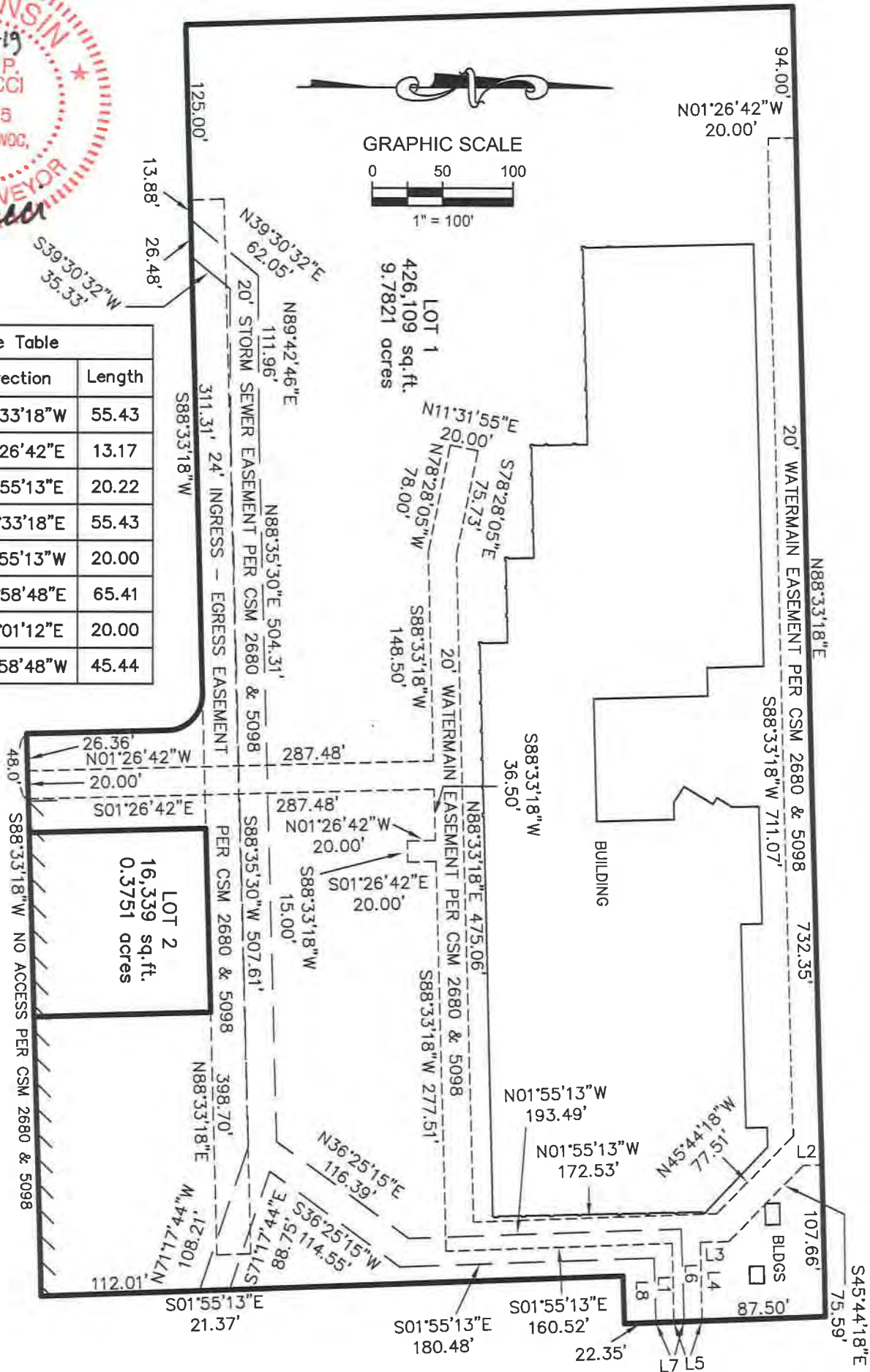
CERTIFIED SURVEY MAP NO. _____

A division of Parcel 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



Line Table		
Line #	Direction	Length
L1	S88°33'18"W	55.43
L2	S01°26'42"E	13.17
L3	S01°55'13"E	20.22
L4	N88°33'18"E	55.43
L5	N01°55'13"W	20.00
L6	N87°58'48"E	65.41
L7	S02°01'12"E	20.00
L8	S87°58'48"W	45.44

STH 167
MEQUON ROAD



CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, JOHN P. CASUCCI, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a division of Parcel 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, described as follows:

Lot 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

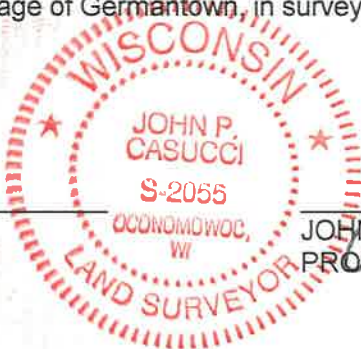
Containing 442,448 square feet or 10.1572 acres.

THAT I have made such survey, land division and map by the direction of G TOWN PROPERTIES, LLC, owner.

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

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

May 20, 2019
DATE



John P. Casucci (SEAL)
JOHN P. CASUCCI,
PROFESSIONAL LAND SURVEYOR S-2055

CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE

G TOWN PROPERTIES, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certify that said corporation caused the land described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Germantown Municipal Code.

G TOWN PROPERTIES, LLC, does further certify that this map is required by S.236.10 or 236.12 to be submitted to the following for approval or objection: Village of Germantown

WITNESS the hand and seal of G TOWN PROPERTIES, LLC, has caused these presents to be signed by _____, its _____, this _____ day of _____, 2019.

G TOWN PROPERTIES, LLC

GREGORY DEVORKIN

STATE OF WISCONSIN }
 :SS
_____ COUNTY }

PERSONALLY came before me this _____ day of _____, 2019, the above named Gregory Devorkin, to me known to be the person who executed the foregoing instrument, and to me known to be such Managing Member of said company and acknowledged that he executed the foregoing instrument as such officer, by its authority.

_____(SEAL)

Notary Public, State of Wisconsin
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

CONSENT OF CORPORATE MORTGAGEE

_____, a national banking association, mortgagee of that portion of the above-described land identified in this Certified Survey Map, does hereby consent to the surveying, dividing and mapping of the land described in the foregoing affidavit of John P. Casucci, Surveyor, and does hereby consent to the certificate of said owner.

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

this ____ day of _____, 2019.

STATE OF _____ }
COUNTY OF _____ } :SS

PERSONALLY came before me this _____ day of _____, 2019,
_____, _____ and _____, _____ of the
(name) (title) (name) (title)

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

_____ (SEAL)

Notary Public, State of _____
My commission expires _____



CERTIFIED SURVEY MAP NO. _____

A division of Lot 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 2019

DATE DEAN WOLTER, CHAIRMAN

DATE LORI JOHNSON SECRETARY

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of Parcel 1 in Certified Survey Map No. 5098, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby accepted by the Village Board of Trustees of the Village of

Germantown on this _____ day of _____, 2019.

DATE DEAN WOLTER, VILLAGE PRESIDENT

DATE DEANNA BRAUNSCHWEIG, VILLAGE CLERK



King, Susan - DOT

From: Greg Devorkin <gid@devooffices.com>
Sent: Tuesday, April 23, 2019 3:17 PM
To: King, Susan - DOT
Subject: CSM for Germantown property
Attachments: CSM 2680.pdf; CSM 5098.pdf

Dear Sue,

We own property in Germantown covered by the attached certified survey maps. I am writing to respectfully request that WisDot release the Trans 233 setback restrictions created by the subject Certified Survey Maps. As owner, we are requesting that the 50' setback be reduced to 40' in accordance with CSM 2680. (both CSMs are attached to this email.) Kindly prepare the Affidavit of Correction for signatures and recording. If there is a fee involved, such as the \$30 recording fee, please let me know.

Thanks for your consideration.

Greg

Gregory I. Devorkin, JD & CPA
Chief Executive Officer
Devo Properties
[11518 N. Port Washington Rd. Suite 103](#)
[Mequon, WI 53092](#)
phone: [262-240-1500](#)
fax: [262-240-0256](#)
e-mail: gid@devooffices.com

CERTIFIED SURVEY MAP NO. 5098

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

DOT Approval No. 64-0167-0021-99

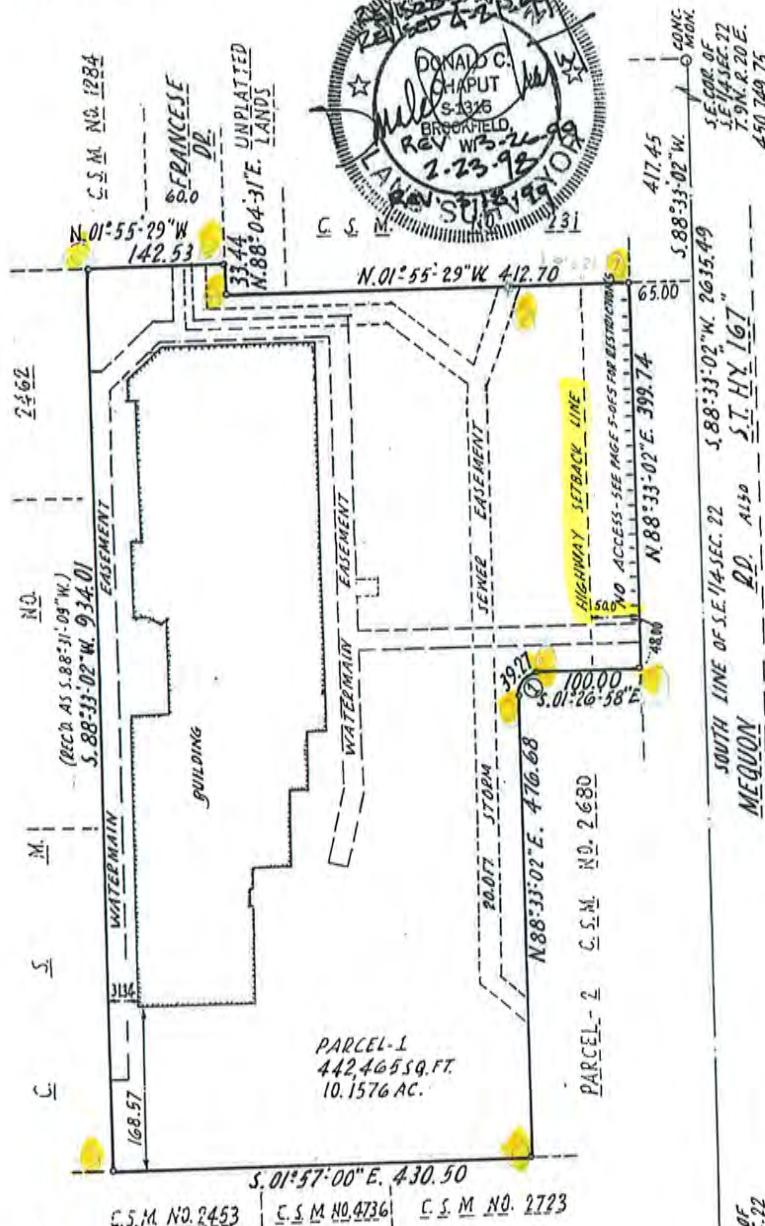


o- INDICATES 1" DIA. IRON PIPE - FOUND

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.
ALL BEARINGS SHOWN ARE REFERENCED TO GRID NORTH, WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.



SCALE: 1" = 150'



CURVE DATA = ①
R = 25.00
A = 39.27
CH = 35.36
CH.B = N. 46°26'58" W.
Δ = 90°00'00"
Δ2 = 45°00'00"

CAUTION:
HIGHWAY SETBACK
RESTRICTIONS PROHIBIT
IMPROVEMENTS - SEE
PAGE 5 OF 5

In no case and under no circumstances may any building or structure be constructed on or over any easement set forth in the above Certified Survey Map.

National Survey & Engineering

Telephone 414-781-1000
Facsimile 414-781-8408

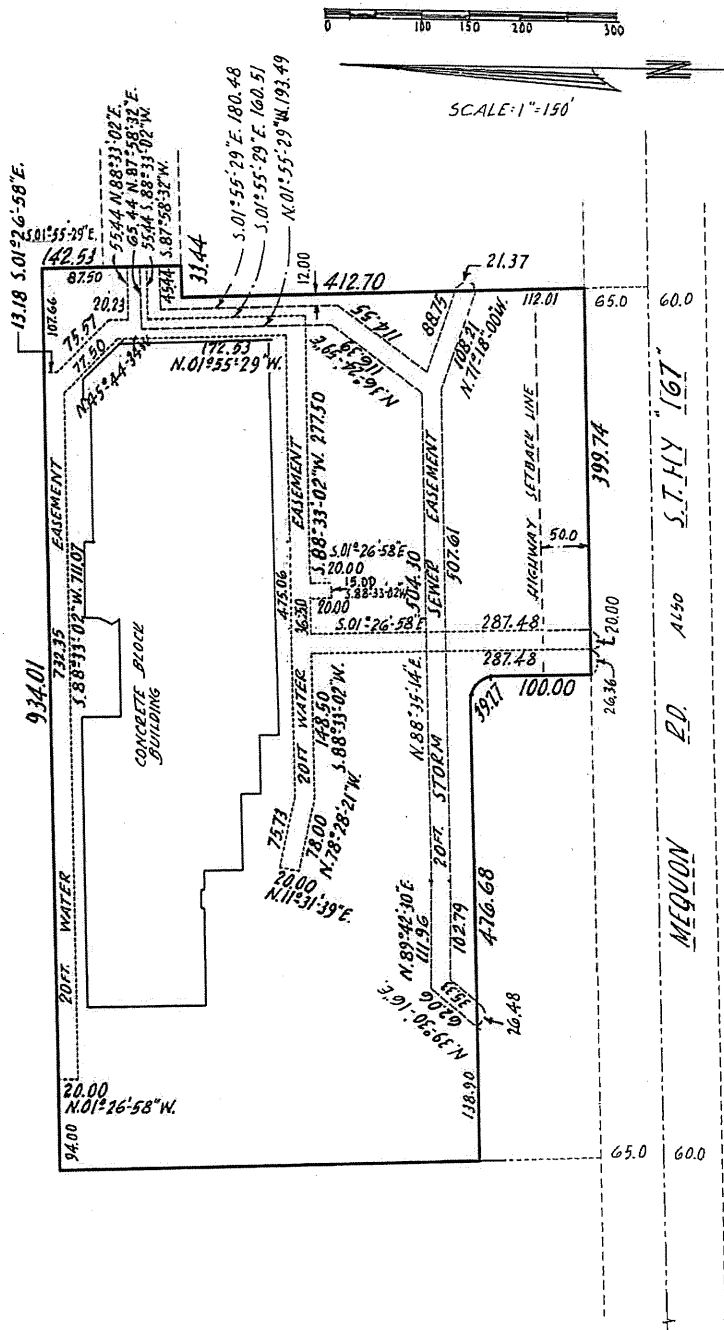
10745 W. Bluemound Road
Suite 200
Brookfield, WI 53005-5938
www.nse.com

157634



CERTIFIED SURVEY MAP NO.

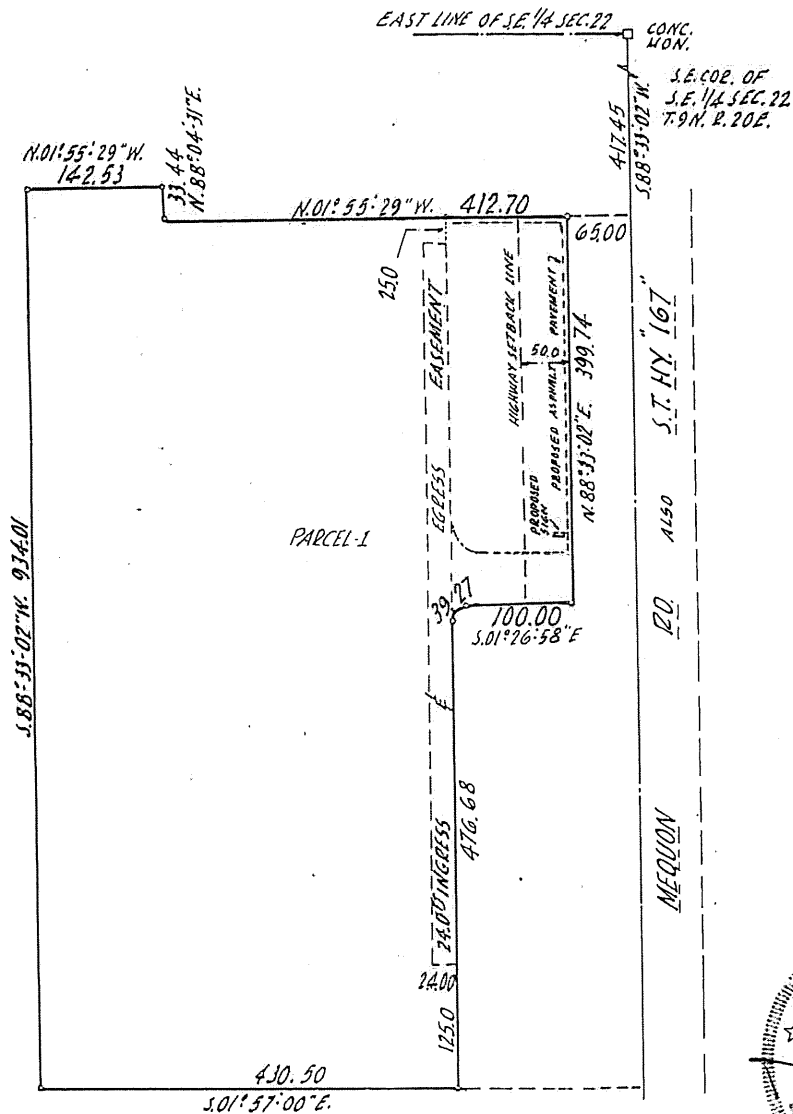
A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



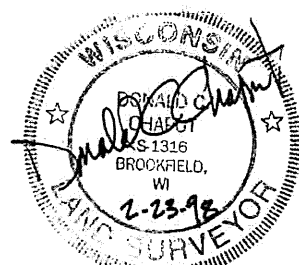
100-443886-100
 RECEIVED
 DEPT. OF JUSTICE
 CIVIL RIGHTS DIVISION
 MAY 11 1999
 REV 5-11-99
 REV 3-13-99
 REV 9-11-98
 2-23-98
 CROOK, RALPH
 SEARCHED
 SERIALIZED
 INDEXED
 FILED
 MAY 11 1999
 FBI - NEW YORK
 D. M. C.

CERTIFIED SURVEY MAP NO.

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



SCALE: 1" = 150'



Revised 3-26-99

CERTIFIED SURVEY MAP NO. _____

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN }
 :SS
WAUKESHA COUNTY }

I, DONALD C. CHAPUT, Registered Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped a redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin, bounded and described as follows:

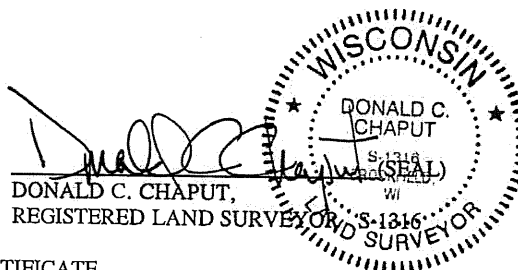
Commencing at the Southeast corner of said 1/4 Section; thence South 88°33'02" West 417.45 feet to a point; thence North 01°55'29" West 65.00 feet to the point of beginning of the lands to be described, said point being the Southeast corner of said Certified Survey Map No. 2680; thence North 01°55'29" West 412.70 feet to a point; thence North 88°04'31" East 33.44 feet to a point; thence North 01°55'29" West 142.53 feet to a point; thence South 88°33'02" West 934.01 feet to a point; thence South 01°57'00" East 430.50 feet to a point; thence North 88°33'02" East 476.68 feet to a point; thence Southeasterly 39.27 feet along the arc of a curve whose center lies to the Southwest, whose radius is 25.00 feet and whose chord bears South 46°26'58" East 35.36 feet to a point; thence South 01°26'58" East 100.00 feet to a point; thence North 88°33'02" East 399.74 feet to the point of beginning. Containing 442,465 square feet (10.1576 acres) of land.

THAT I have made this survey, land division and map by the direction of MEQUON PILGRIM, LLC, owner of said land.

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

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

FEBRUARY 23, 1998
DATE REVISED May 11, 1999



OWNER'S CERTIFICATE

MEQUON PILGRIM, LLC, a Limited Liability Company duly organized and existing under and by virtue of the law of the State of Wisconsin, as owner, does hereby certify that said Limited Partnership caused the land described on this map to be surveyed, divided and mapped as represented on this map.

MEQUON PILGRIM, LLC, do further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection:

Village of Germantown

CERTIFIED SURVEY MAP NO. _____

A redivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin.

IN witness whereof, MEQUON PILGRIM, LLC, has caused these presents to be signed by
MICHAEL D. WEISS, its Agent, at Milwaukee, Wisconsin, this 18th day of March, 1999.

MEQUON PILGRIM, LLC

MICHAEL D. WEISS

STATE OF WISCONSIN

}

:SS

3

Cherokee COUNTY

PERSONALLY came before me this 18th day of March, 1999, MICHAEL D. WEISS, Agent of the above named MEQUON PILGRIM, LLC, to me known as the person who executed the foregoing instrument and to me known to be such Agent of said Limited Liability Company, and acknowledged that he/she executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Mary E. Delling (SEAL)

Notary Public, State of Wisconsin

My commission expires 11/10/02

My commission is permanent.

PLANNING COMMISSION APPROVAL

APPROVED by the Planning Commission of the Village of Germantown on this _____ day of _____, 1999.

CHARLES J. HARGAN, CHAIRPERSON

JANICE P. WICK, SECRETARY

VILLAGE BOARD APPROVAL

APPROVED by the Village Board of the Village of Germantown on this _____ day of _____, 1999.

CHARLES J. HARGAN, PRESIDENT

JANE A. WILMS, VILLAGE CLERK

ACCESS RESTRICTION

Except for one access point 48.00 feet in width as shown on page 1 of 5 pages, as owner I hereby restrict all lots and blocks so that no owner, possessor, user, licensee or other person may have any right of direct vehicular ingress from or egress to any highway lying within the right-of-way of U.S.H. 167, as shown on the land division map; it is expressly intended that this restriction constitute a restriction for the benefit of the public as provided in S. 236.293, Stats., and shall be enforceable by the department or its assigns.

HIGHWAY SETBACK RESTRICTION

Except for the parking area and sign as shown on page 3 of 5 pages, no improvements or structures are allowed between the right-of-way line and the highway setback line. Improvements and structures include, but are not limited to, signs, parking areas, driveways, wells, septic systems, drainage facilities, buildings and retaining walls. It is expressly intended that this restriction is for the benefit of the public as provided in section 236.293, Wisconsin Statutes, and shall be enforceable by the Wisconsin Department of Transportation or its assigns. Contact the Wisconsin Department of Transportation for more information. The right-of-way may be obtained by contacting the County Highway Department.



THIS INSTRUMENT WAS DRAFTED BY DONALD C. CHAPUT,
REGISTERED LAND SURVEYOR S-1316



- 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 8 DATE 6-3-19

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

NORTH SHORE BANK FSB
DAVID KANE VP
15700 W BIVEMOND RD
BROOKFIELD WI 53005

Phone (262) 787 6816
E-Mail DKANE@northshorebank.com

PROPERTY OWNER

GTOWN PROPERTIES, LLC
Greg Devorkin Manager
11598 N. Post Washington Road
Suite #103

Mequon, WI 53092

Phone (262) 242-1500

E-Mail _____

2 PROPERTY ADDRESS

1112 W15800 Mequon Road

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

North	South	East	West
<u>Sendik's</u>	<u>Street Apartments</u>	<u>Bank</u>	<u>McDonald's</u>

4 READ AND INITIAL THE FOLLOWING:

- Exm I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- Exm I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- Exm I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

[Signature]
Applicant
5/31/19
Date

[Signature]
Owner
x For Greg Devorkin
5/31/19
Date



LEGEND

- BOLLARD
- + SOIL BORING/MONITORING WELL
- ✦ FLAGPOLE
- ✦ MALBOX
- ✦ SIGN
- AIR CONDITIONER
- CONTROL BOX
- ✦ TRAFFIC SIGNAL
- CABLE PEDESTAL
- ✦ POWER POLE
- ✦ GUY POLE
- ✦ GUY WIRE
- ✦ LIGHT POLE
- ✦ SPOT/YARD/PEDESTAL LIGHT
- ✦ HANDICAPPED PARKING
- ELECTRIC MANHOLE
- ELECTRIC PEDESTAL
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- TELEPHONE MANHOLE
- TELEPHONE PEDESTAL
- UTILITY VAULT
- ✦ GAS VALVE
- GAS METER
- GAS WARNING SIGN
- STORM MANHOLE
- ROUND INLET
- SQUARE INLET
- STORM SEWER END SECTION
- SANITARY MANHOLE
- ✦ SANITARY CLEANOUT OR SEPTIC VENT
- SANITARY INTERCEPTOR MANHOLE
- MISCELLANEOUS MANHOLE
- ✦ IRRIGATION CONTROL BOX
- ✦ WATER VALVE
- HYDRANT
- WATER SERVICE CURB STOP
- WATER MANHOLE
- ✦ WELL
- ✦ WATER SURFACE
- ✦ WETLANDS FLAG
- ✦ MARSH
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUB
- EDGE OF TREES
- s - SANITARY SEWER
- s - STORM SEWER
- w - WATER MAIN
- g - MARKED GAS MAIN
- e - MARKED ELECTRIC
- ohw - OVERHEAD WIRES
- b - BUREAU ELEC. SERV.
- t - MARKED TELEPHONE
- tv - MARKED CABLE TV LINE
- fo - MARKED FIBER OPTIC
- INDICATES EXISTING CONTOUR ELEVATION
- INDICATES EXISTING SPOT ELEVATION

DIGGERS HOTLINE TICKET NO. 2019-20-24741

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

(P) INDICATES PIPE SIZES PER RECORD PLANS. OTHER PIPE SIZES ARE ESTIMATED. NO PIPE SIZES SHOULD BE RELIED UPON WITHOUT FURTHER VERIFICATION.

SE COR OF
SE 1/4 OF
SEC. 22-9-20
NO MONUMENT
RESET FROM 1.00'
OFFSETS FOUND

ALTA/NSPS LAND TITLE SURVEY

Situated on Mequon Road, in the Village of Germantown, Washington County, Wisconsin.

Parcel 1 of Certified Survey Map No. 5098, recorded on May 13, 1999, in Volume 35 of Certified Survey Maps on Pages 246-250, as Document No. 824738 and being a subdivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

TO BE KNOWN AS:

Lot ___ of Certified Survey Map No. _____ recorded in the office of the Register of Deeds for Washington County, Wisconsin, on _____, 2019 in Volume of Certified Survey Maps, at Page _____, as Document No. _____, being a subdivision of Parcel 1 of Certified Survey Map No. 5098, recorded on May 13, 1999, in Volume 35 of Certified Survey Maps on Pages 246-250, as Document No. 824738 and being a subdivision of Parcels 1 and 3 of Certified Survey Map No. 2680, being a part of the Southeast 1/4 of the Southeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Prepared for: North Shore Bank

Survey No. 157634-RMK

A. Basis of Bearings

Bearings are based on the South line of the Southeast 1/4 of Section 22-9-20, which is assumed to bear South 88°33'18" West.

B. Title Commitment

This survey was prepared based on Knight Barry Title, Inc. underwritten by Chicago Title Insurance Company title commitment number 1027770, effective date of April 17, 2019, which lists the following easements and/or restrictions from schedule B-II:

200. Grant of Easement to Wisconsin Gas and Electric Company and other matters contained in the instrument recorded May 14, 1917 as Document No. 114517. Conveyance of Rights in Land by Wisconsin Electric Power Company to the State of Wisconsin, Department of Transportation recorded November 27, 1995 as Document No. 704909. **Does not affect site by location - not shown.**

201. Grant of Easement to Wisconsin Gas and Electric Company and other matters contained in the instrument recorded May 14, 1917 as Document No. 114518. **May affect site by location - property impacted is not described, not shown.**

202. Grant of Easement to Wisconsin Gas and Electric Company and other matters contained in the instrument recorded February 7, 1927 as Document No. 137901. Conveyance of Rights in Land by Wisconsin Electric Power Company to the State of Wisconsin, Department of Transportation recorded November 27, 1995 as Document No. 704909. **Does not affect site by location - not shown.**

203. Grant of Easement to Wisconsin Gas and Electric Company and other matters contained in the instrument recorded February 7, 1927 as Document No. 137902. Conveyance of Rights in Land by Wisconsin Electric Power Company to the State of Wisconsin, Department of Transportation recorded November 27, 1995 as Document No. 704909. **Does not affect site by location - not shown.**

204. Agreement by and between the Village of Germantown and Heinz Hilbert and other matters contained in the instrument recorded July 25, 1973 as Document No. 345212. **Does not affect site by location - not shown.**

205. Easement granted to Wisconsin Electric Power Company and other matters contained in the instrument recorded September 5, 1979 as Document No. 420968. **Does not affect site by location - not shown.**

206. Easements, restrictions and other matters shown on Certified Survey Map No. 2344 recorded December 18, 1980 as Document No. 433227. **Does not affect site by location - shown.**

207. Easements, restrictions and other matters shown on Certified Survey Map No. 2680 recorded August 10, 1984 as Document No. 470281. **Affects site by location - shown.**

208. Easement granted to Wisconsin Electric Power Company and other matters contained in the instrument recorded November 8, 1988 as Document No. 535964. Conveyance of Rights in Land by Wisconsin Electric Power Company to the State of Wisconsin, Department of Transportation recorded November 27, 1995 as Document No. 704909. **Does not affect site by location - not shown.**

209. Grant of Easement to Wisconsin Bell, Inc. and other matters contained in the instrument recorded August 19, 1991 as Document No. 583550. **Does not affect site by location - not shown.**

210. Declaration of Easement and other matters contained in the instrument recorded October 3, 1981 as Document No. 586057. Amendment to Declaration of Easements and other matters contained in the instrument recorded October 15, 1992 as Document No. 614885. **Affects site by location - shown.**

211. Village of Germantown Conditional Use Zoning Permit and other matters contained in the instrument recorded November 4, 1991 as Document No. 587893. **Does not affect site by location - not shown.**

212. Restrictive Covenant and other matters contained in the instrument recorded October 15, 1992 as Document No. 614884. **Does not affect site by location - not shown.**

213. Parking Easement Agreement and other matters contained in the instrument recorded October 15, 1992 as Document No. 614886. **Does not affect site by location - not shown.**

214. Grant of Easement to Wisconsin Electric Power Company and other matters contained in the instrument recorded December 11, 1992 as Document No. 620224. **Does not affect site by location - not shown.**

215. Easements, restrictions and other matters shown on Certified Survey Map No. 5098 recorded May 13, 1999 as Document No. 824738. **Affects site by location - shown.**

216. Use Restriction Agreement and other matters contained in the instrument recorded September 8, 1999 as Document No. 836854. **Affects site by location - use restriction, cannot be plotted.**

217. Groundwater Use Restriction and other matters contained in the instrument recorded April 19, 2001 as Document No. 882836. **Does not affect site by location - not shown.**

218. Easements, restrictions and other matters shown on Certified Survey Map No. _____ recorded _____, 2019 as Document No. _____. **Certified Survey Map not record - not shown.**

C. Flood Note

According to flood insurance rate map of the Village of Germantown, community panel number 55131C0376D, effective date of November 20, 2013, this site falls in zone X (areas determined to be outside the 0.2% annual chance floodplain)

D. Parking Spaces

There are 41 regular and no handicapped parking spaces marked on this site.

E. Elevations

Elevations refer to NGVD 1929 Datum. Starting BM, Southwest corner of the Southeast 1/4 of Section 22-9-20. Found Aluminum cap Monument elevation = 861.13

F. Municipal Zoning, provided by surveyor

The zoning information listed below is taken from the Village of Germantown GIS website - site is zoned B-2, Community Business District

Front setback - 100'

Side yard setback - 40'

Rear yard setback - 40'

Maximum height - 45'

G. Notes

There is no evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.

There is no proposed changes in street right of way lines, if such information is made available to the surveyor by the controlling jurisdiction observed in the process of conducting the fieldwork.

There is no evidence of recent street or sidewalk construction or repairs observed in the process of conducting the fieldwork.

raSmith

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000

EXISTING SITE PLAN/SURVEY SCALE 1" = 20'-0"



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ISSUE DATES:

Plan Commission: 06/03/19

Plan Commission Resubmittal: 08/20/19

Plan Commission Resubmittal: 09/06/19

Proposal:

Bid: 06/28/19

Contract:

State Submittal / Permit:

As-Built:

REVISIONS:

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2	
3	
4	
5	
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11	
12	
13	



PROJECT ADDRESS:

PROJECT NAME
NORTH SHORE BANK - GERMANTOWN
STREET ADDRESS
MEQUON ROAD
CITY/STATE/ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: Engineer: Reviewed By:

AMH/- xxx xxx

Sheet Title:

EXISTING SITE PLAN

Sheet Number:

C-001

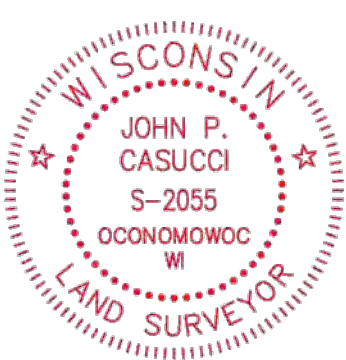
Project Number:

P12512

To: North Shore Bank, FSB; Knight Barry Title, Inc. and Chicago Title Insurance Company

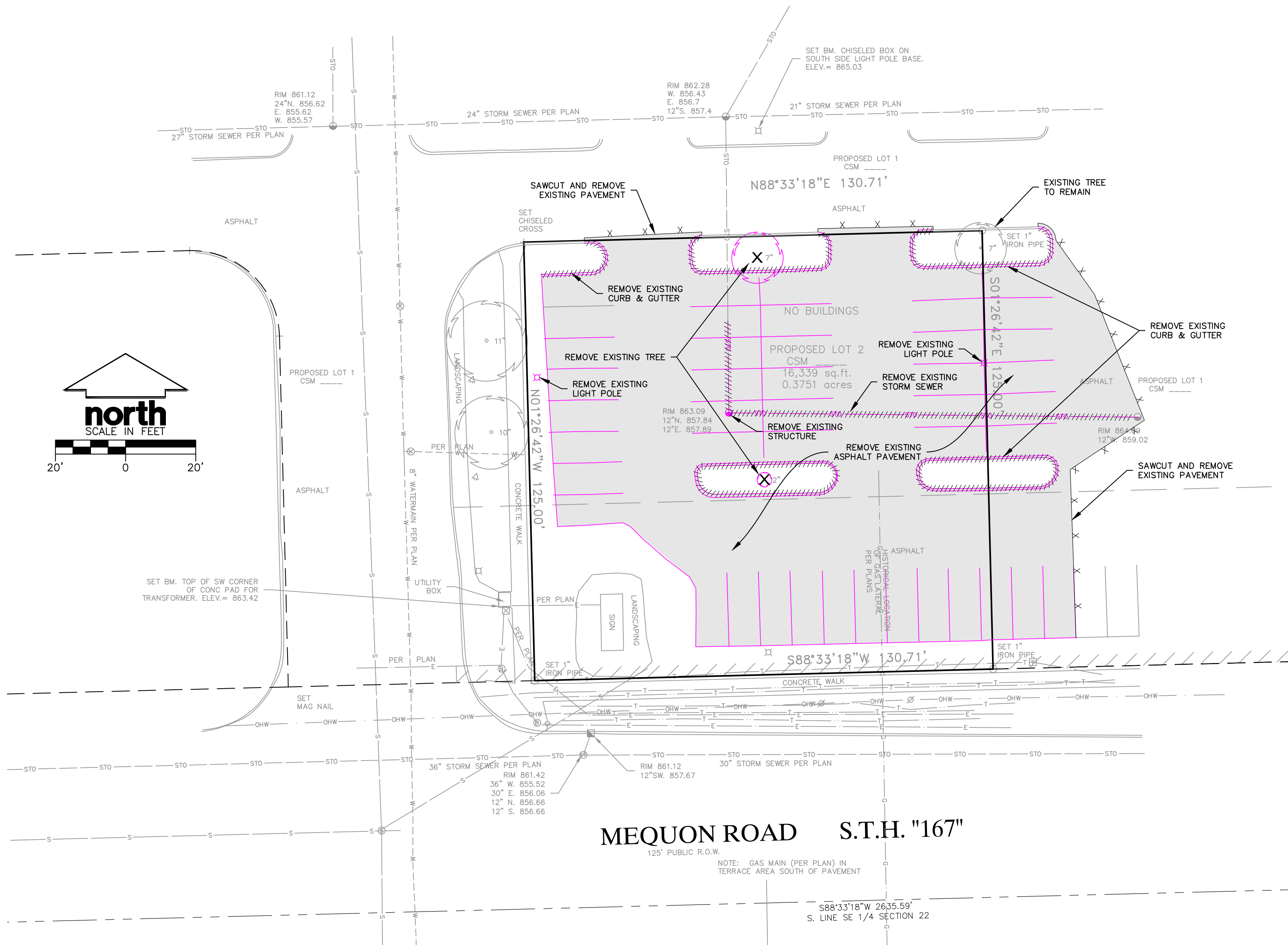
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes items 1, 2, 3, 4, 5, 6(a), 8, 9, 11, 16, 17, 19 and 20 of Table A thereof. The fieldwork was completed on May 28, 2019.

Date of Plat or Map: May 30, 2019



John P. Casucci

John P. Casucci
Professional Land Surveyor
Registration Number 2055
john.casucci@rasmith.com



SHEET INDEX	
C-101	DEMOLITION PLAN
C-102	PAVEMENT ID & SITE DIMENSION PLAN
C-103	GRADING & EROSION CONTROL PLAN
C-104	UTILITY PLAN
C-105	NOTES & DETAILS
C-106	NOTES & DETAILS

CONTACT INFORMATION

OWNER:
NORTH SHORE BANK
15700 W. BLUEMOUND RD.
BROOKFIELD, WI 53005

ENGINEER:
JSD PROFESSIONAL SERVICES
W238 N1610 BUSSE ROAD – SUITE 100
WAUKESHA, WISCONSIN 53188
262-513-0666



DEMOLITION NOTES

- THIS PLAN INDICATES ITEMS ON THE PROPERTY INTENDED FOR DEMOLITION BASED ON THE CURRENT SITE DESIGN THAT HAVE BEEN IDENTIFIED ON A ALTA LAND TITLE SURVEY PROVIDED BY R.A. SMITH, DATED MAY 30TH, 2019. THERE MAY BE ADDITIONAL ITEMS OF WHICH THE ENGINEER WOULD HAVE NO KNOWLEDGE OR MAY BE A PART OF ANOTHER DESIGN DISCIPLINE. IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCR OACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCING.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES, SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS, ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNICIPALITY RECYCLING PLAN.
- ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND MUNICIPALITY SPECIFICATIONS.
- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND MUNICIPALITY SPECIFICATIONS.
- ALL PERIMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
- RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

DEWATERING NOTES

- DEWATERING SHALL BE PUMPED THROUGH A TYPE II GEOTEXTILE FILTER BAG IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061. INSTALL BAGS PER WDNR TECHNICAL STANDARD 1061.
- MAXIMUM PUMPING RATE ALLOWED FOR DEWATERING IS 250 GPM FROM A 3-INCH PUMP. HIGHER RATES REQUIRE LARGER AND/OR MULTIPLE GEOTEXTILE FILTER BAGS. CONTACT ENGINEER IF ADDITIONAL PUMP RATE IS REQUIRED.
- CONTRACTOR TO INSPECT DEVICES AT START AND END OF WORKING DAY AND REPAIR DEVICES AS NEEDED TO MAINTAIN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE.
- SEDIMENT SHALL BE REMOVED FROM DEVICES TO MAINTAIN EFFECTIVENESS. ALL SEDIMENT COLLECTED IN DEWATERING DEVICES SHALL BE PROPERLY DISPOSED OF TO PREVENT SEDIMENT DISCHARGE TO WETLANDS/WATERS OF THE STATE OF WISCONSIN.
- ALL DEWATERING PRACTICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF WDNR TECHNICAL STANDARD 1061

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Plan Commission:
Proposal:
Bid:
Contract:
State Submittal / Permit:
As-Built:

REVISIONS:
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PROJECT ADDRESS:

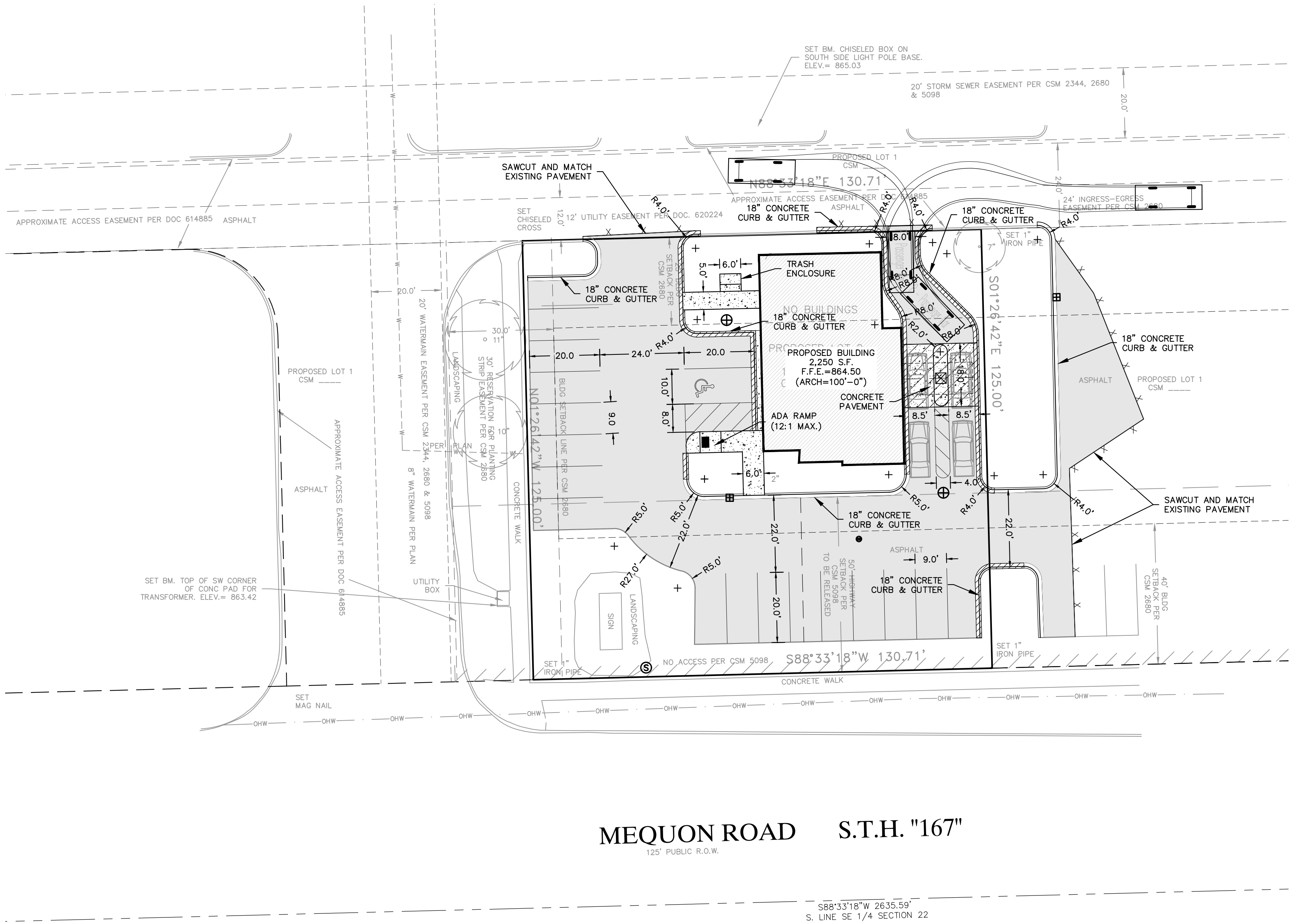
PROJECT NAME
NORTH SHORE BANK - GERMANTOWN
STREET ADDRESS
MEQUON ROAD
CITY/ STATE / ZIP
GERMANTOWN, WI

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
AMH	--	--
Sheet Title: DEMO PLAN		

Sheet Number:
C-101
Project Number: P12512

P12512

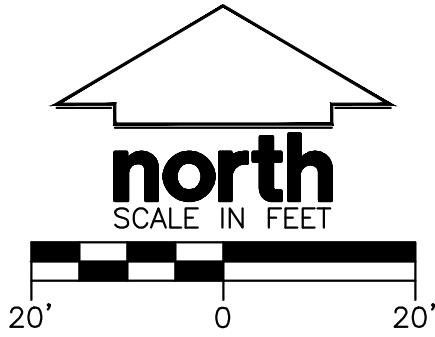


MEQUON ROAD S.T.H. "167"

S88°33'18"W 2635.59'

S. LINE SE 1/4 SECTION 22

SITE PARKING STATISTICS
19 TOTAL PARKING STALLS
1 VAN ACCESSIBLE ADA PARKING STALL



SITE PLAN NOTES

GENERAL

- REFER TO THE LAND TITLE SURVEY PREPARED BY R.A.SMITH FOR EXISTING CONDITIONS NOTES AND LEGENDS.
- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION AND APPLICABLE VILLAGE OF GERMANTOWN ORDINANCES.
- ALL DIMENSIONS ARE TO FACE OF CURB AND/OR EDGE OF CONCRETE UNLESS OTHERWISE NOTED.
- ALL RADII ARE TO FACE OF CURB AND/OR EDGE OF CONCRETE UNLESS OTHERWISE NOTED.
- ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE MUNICIPALITY.
- MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- 2' X 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMP.
- ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH HIGH VISIBILITY YELLOW LATEX PAINT PER SPECIFICATIONS.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

ASPHALTIC CONCRETE PAVING SPECIFICATIONS

- CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
- WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
- GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
- SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
- ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

CONCRETE PAVING SPECIFICATIONS

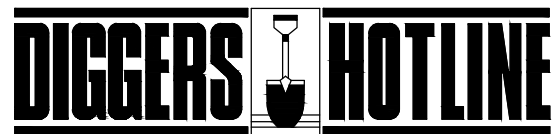
- CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
- CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
- EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

PAVEMENT STRUCTURE

	LIGHT DUTY ASPHALT PAVEMENT
	8" CRUSHED AGGREGATE BASE COURSE
	2.5" HMA BINDER COURSE (3 LT 58-28 S)
	1.5" HMA SURFACE COURSE (4 LT 58-28 S)
	CONCRETE PAVEMENT
	4" CRUSHED AGGREGATE BASE COURSE
	6" CONCRETE
	CONCRETE SIDEWALK
	6" CRUSHED AGGREGATE BASE COURSE
	(1-14" DENSE GRADED LESTONE)
	5" CONCRETE

LEGEND (SITE PLAN)

	PROPERTY LINE
	BUILDING SETBACK LINE
	BUILDING OUTLINE
	EDGE OF PAVEMENT
	STANDARD CURB AND GUTTER
	REJECT CURB AND GUTTER



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PROJECT ADDRESS:

PROJECT NAME
NORTH SHORE BANK - GERMANTOWN
STREET ADDRESS
MEQUON ROAD
CITY/ STATE / ZIP
GERMANTOWN, WI

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH
Engineer: --
Reviewed By: --

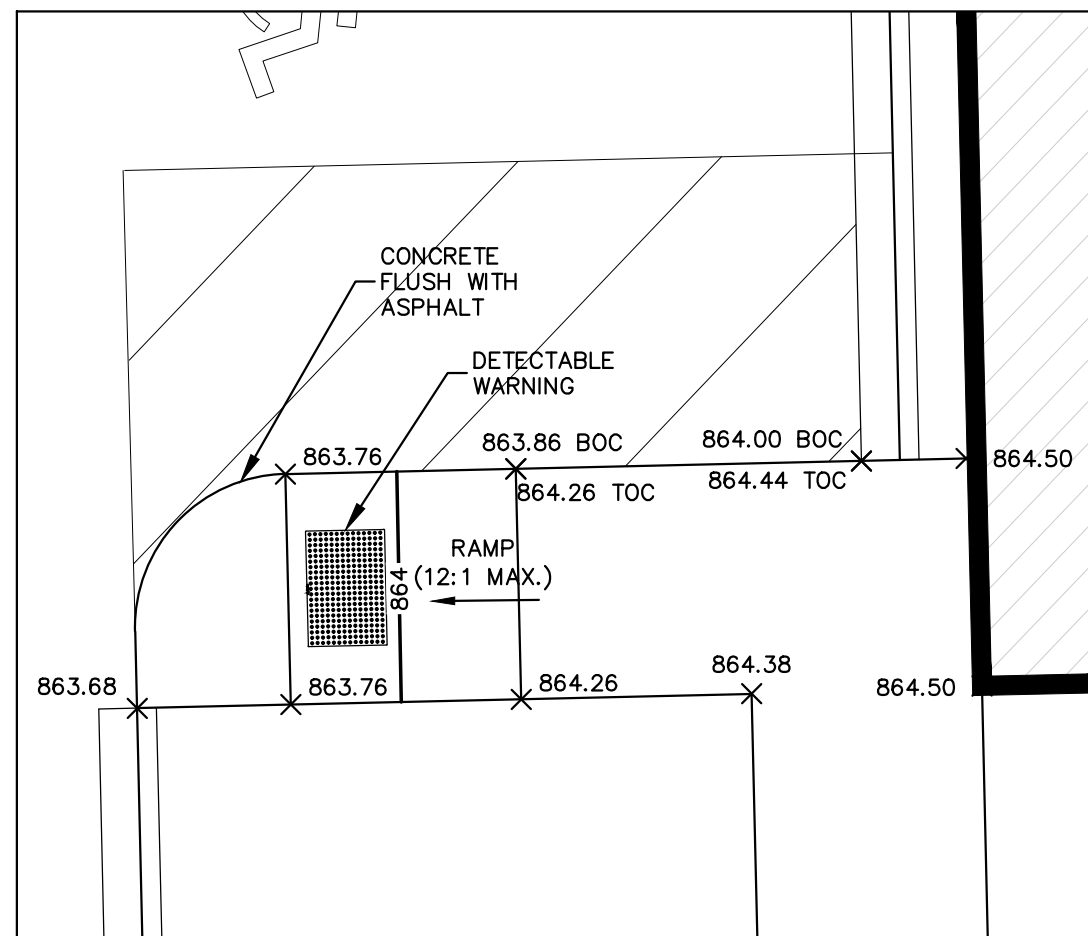
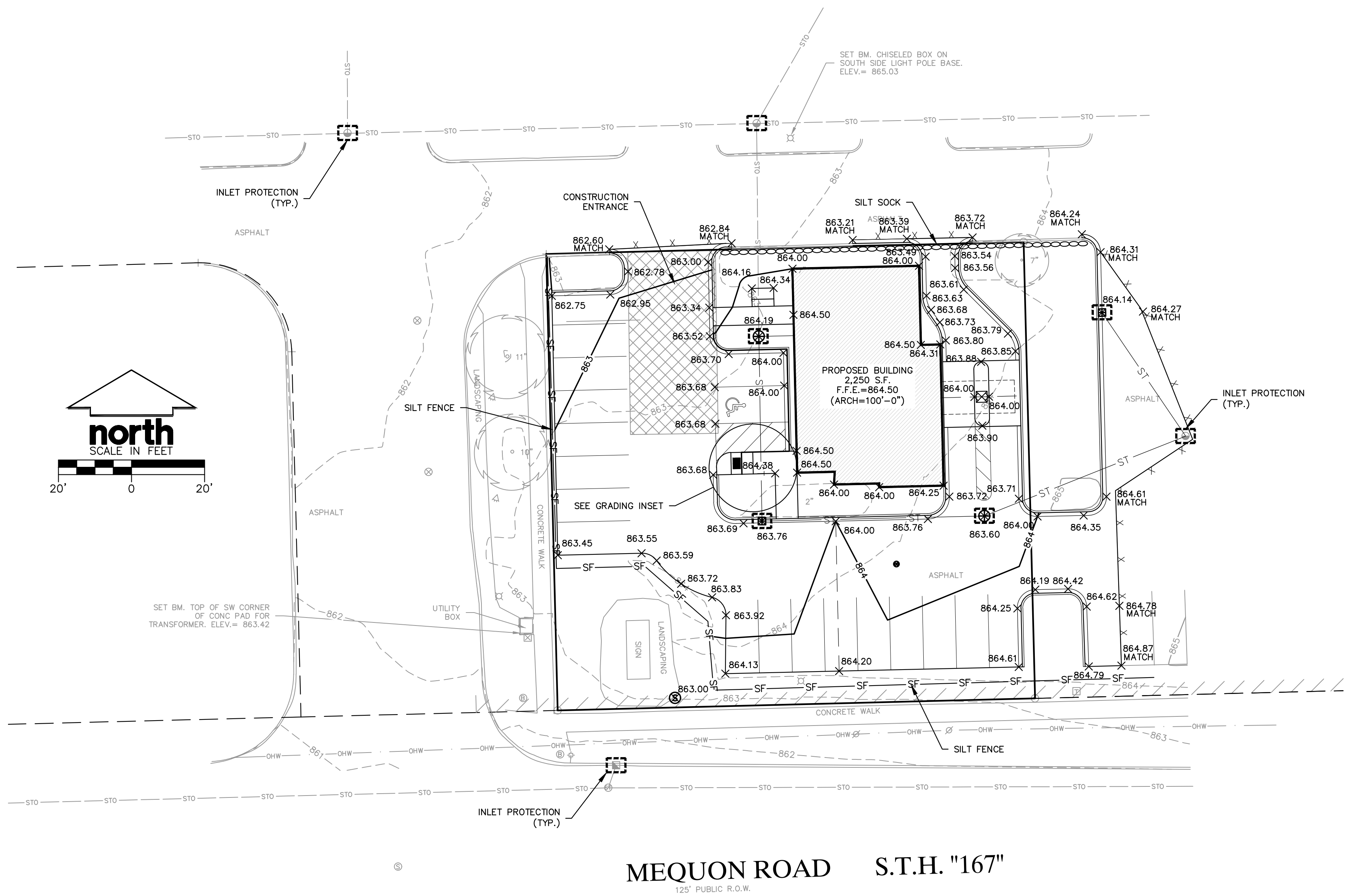
Sheet Title:
PAVEMENT ID & SITE
DIMENSION PLAN
Sheet Number:

C-102

Project Number: P12512

P12512

PAVEMENT ID & SITE DIMENSION PLAN 1" = 20'-0"



Grading Inset
Scale: 1"=5'

Grading and Seeding Notes

- 1. All disturbed areas shall be sodded and/or seeded and mulched immediately following grading activities. Sod/seed mix to be in accordance with landscape plan.
- 2. All proposed grades shown are finished grades. Contractor shall verify all grades, make sure all areas drain properly and shall report any discrepancies to the engineer prior to construction.
- 3. Contractor shall protect adjacent properties with silt fencing for erosion control until construction is completed and notice of termination filed.
- 4. Contractor shall water all newly sodded/seeded areas during the summer months whenever there is a 7 day lapse with no significant rainfall.
- 5. Contractor to deep till all compacted pervious surfaces prior to sodding and/or seeding and mulching.
- 6. The contractor shall notify the municipality two (2) working days in advance of any soil disturbing activity.
- 7. If grading activities stop on any portion of land for 14 or more calendar days, the area in question must be temporarily stabilized.
- 8. All slopes 5:1 or greater shall be temporary seeded, mulched, or erosion matted or other means of cover placed on them within 2 weeks of disturbance.

Construction Sequencing

- 1. Install perimeter erosion control measures such as silt fence, existing inlet protection, and construction entrance prior to any construction activities.
 - 2. Conduct site demolition
 - 3. Conduct rough grading efforts
 - 4. Excavate building foundations.
 - 5. Install utility piping and structures. Immediately install inlet protection.
 - 6. Complete final grading, installation of aggregate base course, placement of curbs, pavement, and sidewalks.
 - 7. Place topsoil and immediately stabilize disturbed areas with erosion controls.
- Contractor may modify sequencing after item 1 as need to complete construction if controls are maintained in accordance with the construction site erosion control requirements.

Legend (Grading & Erosion Control Plan)

	PROPERTY LINE		STORM SEWER
	BUILDING SETBACK LINE		SILT FENCE
	BUILDING OUTLINE		INLET PROTECTION, TYPE D
	EDGE OF PAVEMENT		SPOT ELEVATION
	STANDARD CURB AND GUTTER		GRADE BREAK
	REJECT CURB AND GUTTER		
	PROPOSED 1 FOOT CONTOUR		
	PROPOSED 1 FOOT CONTOUR		

General Notes

- 1. Refer to the ALTA/NSPS Land Title Survey prepared by R.A. Smith for existing conditions notes and legends.
- 2. All work in the ROW and/or public easements shall be in accordance with the standard specifications for sewer & water construction in Wisconsin and the municipal requirements.
- 3. Existing grade spot elevations shown for informational purposes. During construction match existing grades at construction limits.
- 4. No site grading outside or downslope of proposed silt fence location.
- 5. JSD shall be held harmless and does not warrant any deviations by the owner/contractor from the approved construction plans that may result in disciplinary actions by any or all regulatory agencies.

Dewatering Notes

- 1. Dewatering shall be pumped through a type II geotextile filter bag in accordance with WDNR Technical Standard 1061. Install bags per WDNR Technical Standard 1061.
- 2. Maximum pumping rate allowed for dewatering is 250 GPM from a 3-inch pump. Higher rates require larger and/or multiple geotextile filter bags. Contact engineer if additional pump rate is required.
- 3. Contractor to inspect devices at start and end of working day and repair devices as needed to maintain effective operating condition. Maintenance of BMPs should be proactive, not reactive.
- 4. Sediment shall be removed from devices to maintain effectiveness. All sediment collected in dewatering devices shall be properly disposed of to prevent sediment discharge to wetlands/waters of the state of Wisconsin.
- 5. All dewatering practices shall be in accordance with the latest edition of WDNR Technical Standard 1061.

Construction Site Erosion Control Requirements (CSECR) Notes

- 1. All erosion and sediment control practices shall be designed and implemented in accordance with the current department of natural resources erosion and sediment control technical standards which are available at: https://dnr.wi.gov/topic/stormwater/standards/const_standards.html
- 2. Install erosion control measures prior to any site work, including grading or disturbance of existing surface materials as shown on plan. Modifications to sediment control design may be conducted to meet unforeseen field conditions if modifications conform to WDNR Technical Standards.
- 3. Inspections and maintenance of all erosion control measures shall be routine (once per week minimum) to ensure proper function of erosion controls at all times. Erosion control measures are to be in working order at the end of each work day.
- 4. Inspect erosion control measures after each 1/2" or greater rainfall. Repair any damage observed during the inspection.
- 5. Erosion control measures shall not be removed until all land disturbing construction activity at the site has been completed and a uniform perennial vegetative cover has been established with a density of at least 70% of the cover for the unpaved areas and areas not covered by permanent structures or that employ equivalent permanent stabilization measures.
- 6. Install a tracking pad, 50' long and no less than 12" thick by use of 3" clear stone. Tracking pads are to be maintained by the contractor in a condition which will prevent the tracking of mud or dry sediment onto the adjacent public streets after each working day or more frequently as required.
- 7. Install erosion controls on the downstream side of stockpiles.
- 8. Install check dams within drainage ditches and in front of silt fencing in any low area all in accordance with WDNR technical standards.
- 9. Erosion control for utility construction (storm sewer, sanitary sewer, water main, etc.):
 - A. Place excavated trench material on the high side of the trench.
 - B. Backfill, compact, and stabilize the trench immediately after pipe construction.
 - C. Discharge trench water into a sedimentation basin or filtering tank in accordance with the dewatering technical standard no. 1061 prior to release into the storm sewer, receiving stream, or drainage ditch.
- 10. Apply anionic polymer to disturbed areas if erosion becomes problematic.
- 11. Additional erosion control measures, as requested by state inspectors, local inspectors, and/or engineer shall be installed within 24 hours of request.
- 12. Contractor/owner shall file a notice of termination upon vegetative stabilization and/or property sale in accordance with WDNR requirements.
- 13. Contractor shall take all necessary steps to control dust arising from construction operations. Refer to WDNR technical standard 1068.
- 14. Stabilization Practices:
 - 14.1. * Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased. No more than seven (7) days shall pass after the construction activity in that portion of the site has ceased unless:
 - The initiation stabilization measures by the seventh (7) day after construction activity has ceased is precluded by snow cover. In that event, stabilization shall be initiated as soon as practicable.
 - Construction activity will resume on a portion of the site within fourteen (14) days from when activity ceased, (i.e. the total time period that the construction activity is temporarily ceased is less than fourteen (14) days. In that event, stabilization measures do not have to be initiated on that portion of the site by the seventh (7) day after construction activity has temporarily ceased.
 - Stabilization measures shall be determined based on site conditions at the time of construction activity has ceased, including but not limited to weather conditions and length of time measure must be effective. The following are acceptable stabilization measures:
 - ~ Permanent Seeding; in accordance with approved construction specification
 - ~ Temporary Seeding; may consist of spring oats(100lbs/acre) and/or wheat or cereal rye (150lb/acre)
 - ~ Hydro-mulching with a tackifier
 - ~ Geotextile erosion matting
 - ~ Sodding



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ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH Engineer: -- Reviewed By: --

Sheet Title:
Grading, & Erosion
Control Plan

Sheet Number:

C-103

Project Number:

P12512

P12512

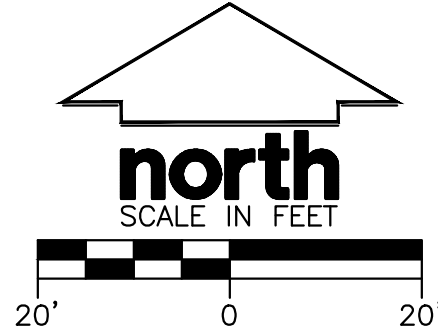
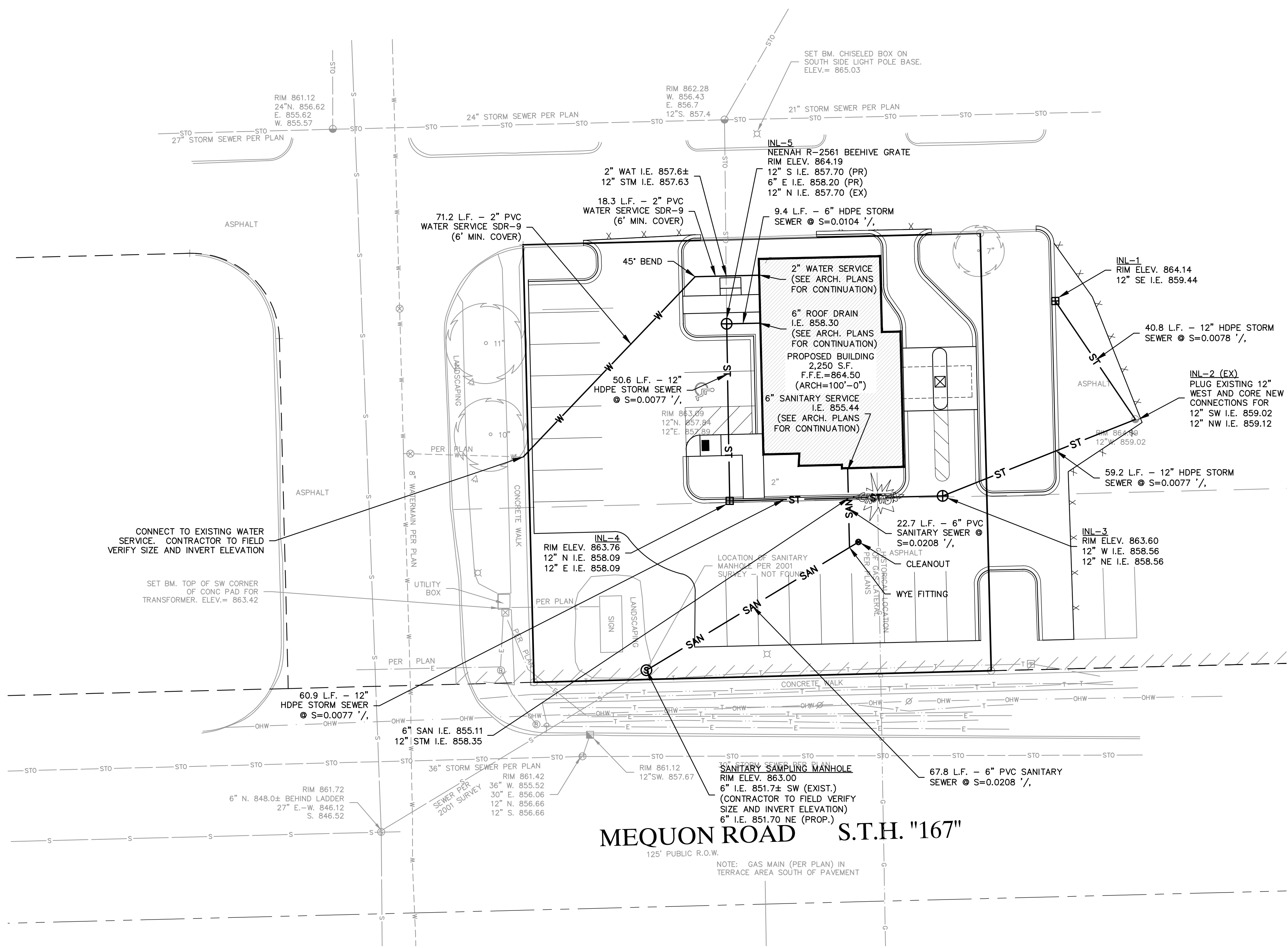


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UTILITY NOTES

- IF ANY ERRORS, DISCREPANCIES, OR OMISSIONS WITHIN THE PLANS BECOME APPARENT, IT SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVER NIGHT AS REQUIRED.
- THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH ORDINANCES AND REQUIREMENTS OF THE MUNICIPALITY AND WISDOT, WDSPS, AND WDNR.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - OBTAINING ALL PERMITS INCLUDING PERMIT COSTS, TAP FEES, METER DEPOSITS, BONDS, AND ALL OTHER FEES REQUIRED FOR PROPOSED WORK TO OBTAIN OCCUPANCY.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCY. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE INSTALLATION OF ANY UNDERGROUND IMPROVEMENTS.
 - NOTIFYING THE DESIGN ENGINEER AND MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION OBSERVATION.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING THE ENGINEER WITH AS-BUILT CONDITIONS OF THE DESIGNATED IMPROVEMENTS IN ORDER THAT THE APPROPRIATE DRAWINGS CAN BE PREPARED, IF REQUIRED. ANY CHANGES TO THE DRAWINGS OR ADDITIONAL ITEMS MUST BE REPORTED TO THE ENGINEER AS WORK PROGRESSES.
- THE PRIME CONTRACTOR IS RESPONSIBLE FOR COORDINATING ALL CONSTRUCTION WITH OTHER CONTRACTORS INVOLVED WITH CONSTRUCTION OF THE PROPOSED DEVELOPMENT AND FOR REPORTING ANY ERRORS OR DISCREPANCIES BETWEEN THESE PLANS AND PLANS PREPARED BY OTHERS.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF IMPROVEMENTS.
- CONTRACTOR SHALL CONTACT THE MUNICIPALITY'S PUBLIC WORKS DEPARTMENT A MINIMUM OF 48 HOURS BEFORE CONNECTING TO PUBLIC UTILITIES. CONTRACTOR TO VERIFY SIZE AND DEPTH OF EXISTING UTILITY SERVICES AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONNECTING.
- PRIOR TO CONNECTING TO THE EXISTING SANITARY SEWER, CONTRACTOR SHALL ARRANGE FOR EXISTING SEWER TO BE TELEVISED AND ITS CONDITION EVALUATED.
- PRIOR TO CONNECTING TO THE EXISTING WATER SERVICE, CONTRACTOR SHALL FIELD TEST THE EXISTING SHUT OFF VALVE. VALVE SHALL BE TESTED FOR ON/OFF POSITIVE SHUT DOWN AND TURN ON BY VISUALLY INSPECTING THE WATER START AND STOP. THE WATER SERVICE CURBSTOP TEST SHALL BE CONDUCTED BY THE CONTRACTOR WITH FIELD VERIFICATION PROVIDED BY THE WATER UTILITY SUPERINTENDENT OR REPRESENTATIVE. IF VALVE DOES NOT HOLD OR IS IN POOR OPERATIONAL CONDITION, THE SERVICE SHALL BE ABANDONED AT THE MAIN CONNECTION BY COMPLETE REMOVAL AND INSTALLATION OF A NEW WATER LATERAL TAP AND CURBSTOP.
- CONTRACTOR SHALL INSTALL TRACER WIRE ALONG ALL NEW WATER SERVICE FROM THE POINT OF CONNECTION TO THE BUILDING IN ACCORDANCE WITH VILLAGE OF GERMANTOWN INSTALLATION GUIDE.

PIPE LOCATION		CONTRIBUTING AREA			PIPE FLOW			PIPE DATA				PIPE CAPACITY INFORMATION						DROP	ELEVATIONS			COVER TO CROWN (FT)
UP STRUCT	DOWN STRUCT	ROOF (SQ FT)	PAVED (SQ FT)	GRASS (SQ FT)	AREA RUNOFF (GPM)	TOTAL FLOW		LENGTH (FT)	DIA. (IN)	SLOPE (FT/FT)	Manning's n PVC=0.011 HDPE=0.012 RCP=0.013	ACTUAL FLOW			FULL FLOW (CFS)	THRU STRUCT (FT)	RIM/(F/L) UP	INVERT UP	INVERT DOWN			
						(GPM)	(CFS)					REQD DROP	ACTUAL DROP	PARTS FULL						VEL (FPS)		
INL-1	INL-2 (EX)	0	5,730	1,160	187	187	0.42	40.8	12	0.0078	0.012	0.00	0.32	0.18	2.98	3.42	0.10	864.11	859.44	859.12	3.57	
INL-2 (EX)	INL-3	0	12,460	4,010	422	609	1.36	59.2	12	0.0077	0.012	0.07	0.46	0.45	4.16	3.39	0.00	864.09	859.01	858.56	3.98	
INL-3	INL-4	0	3,140	1,265	109	718	1.60	60.9	12	0.0077	0.012	0.10	0.47	0.50	4.31	3.39	0.00	863.60	858.56	858.09	3.94	
INL-4	INL-5	0	1,670	1,300	64	782	1.74	50.6	12	0.0077	0.012	0.10	0.39	0.53	4.38	3.39	0.00	863.76	858.09	857.70	4.57	
INL-5	EX MH	0	140	220	6	875	1.95	58.3	12	0.0051	0.012	0.15	0.30	0.72	3.90	2.76	0.00	864.19	857.70	857.40	5.39	
ROOF	INL-5	2,240	0	0	86	86	0.19	9.4	6	0.0104	0.012	0.01	0.10	0.47	3.10	0.62	0.00	864.50	858.30	858.20	5.65	

NOTE: STORM SEWER SIZING CALCULATIONS PERFORMED ACCORDING TO DSPS METHOD

LEGEND (UTILITY PLAN)

- PROPERTY LINE
- RIGHT-OF-WAY
- EASEMENT LINE
- BUILDING OUTLINE
- BUILDING OVERHANG
- EDGE OF PAVEMENT
- STANDARD CURB AND GUTTER
- REJECT CURB AND GUTTER
- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- SAN SANITARY SEWER
- W WATER MAIN
- ST STORM SEWER

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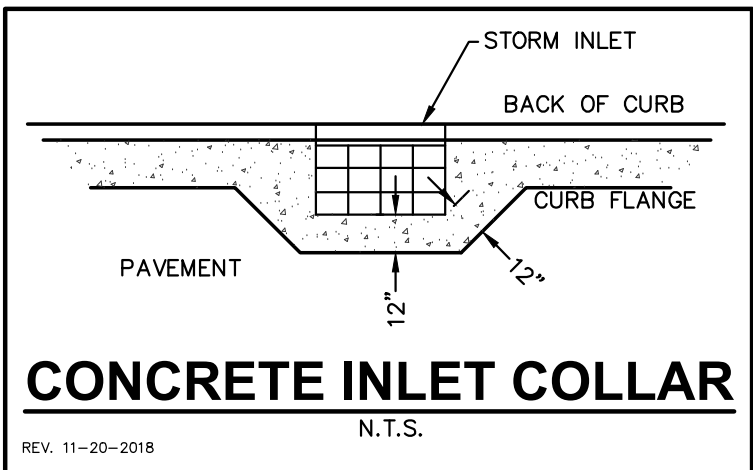
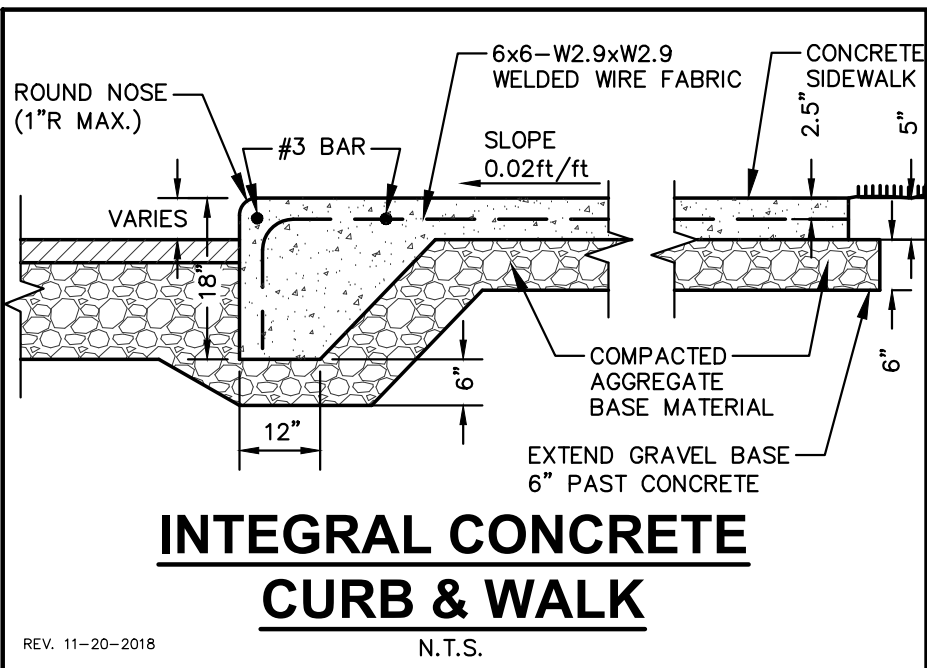
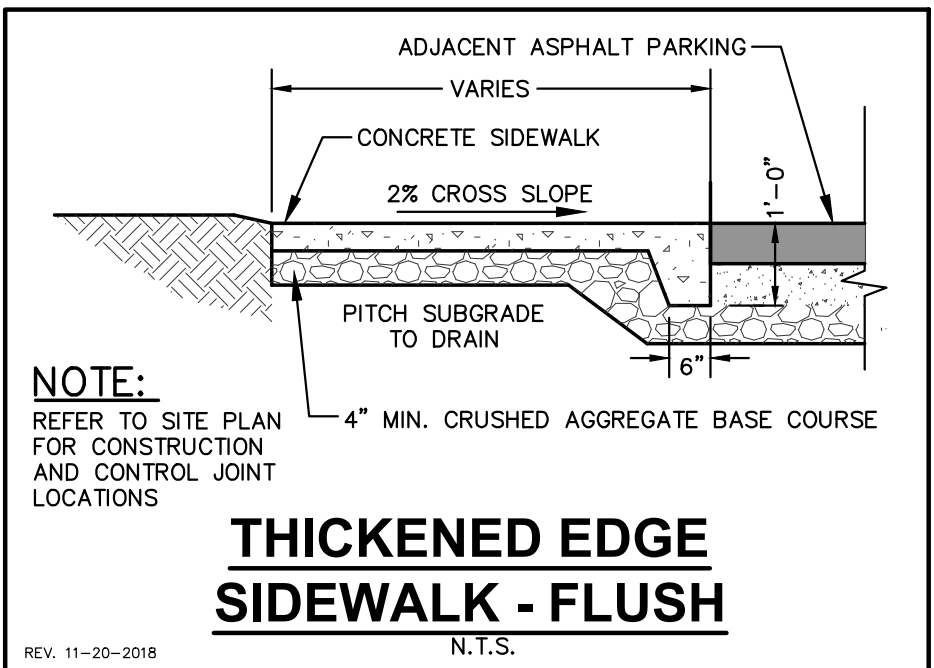
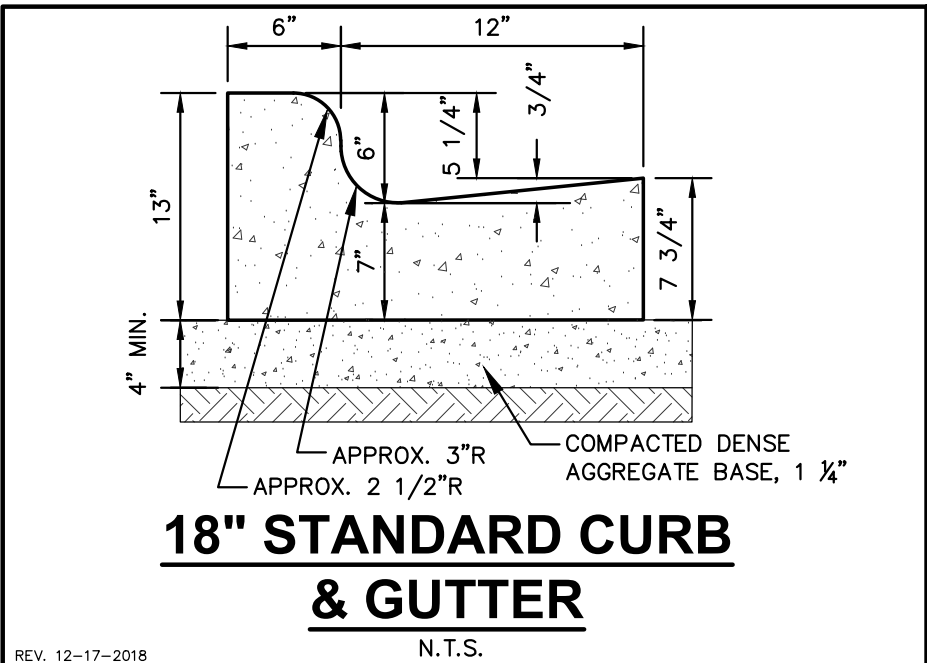
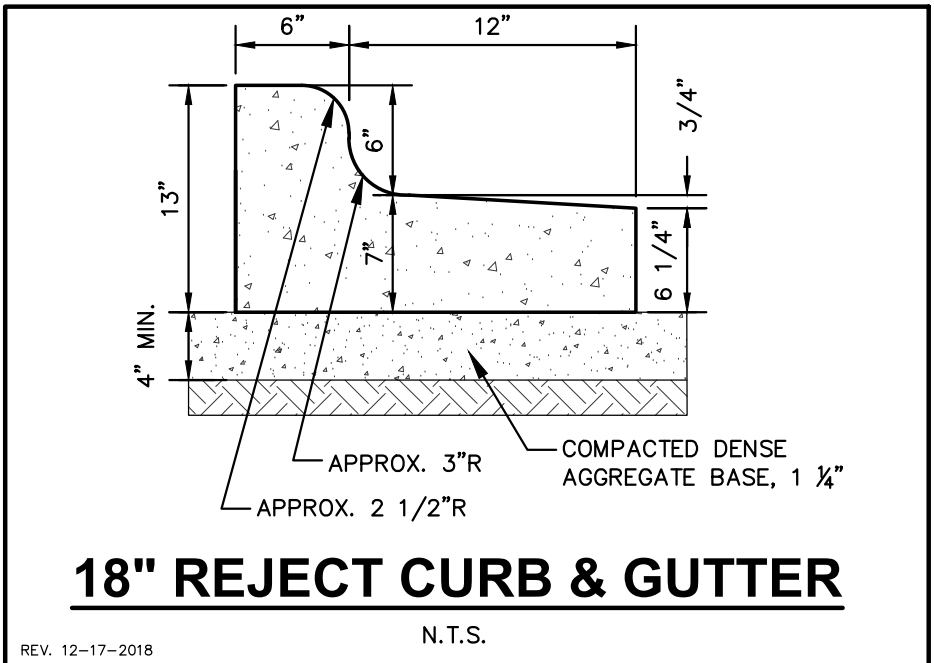
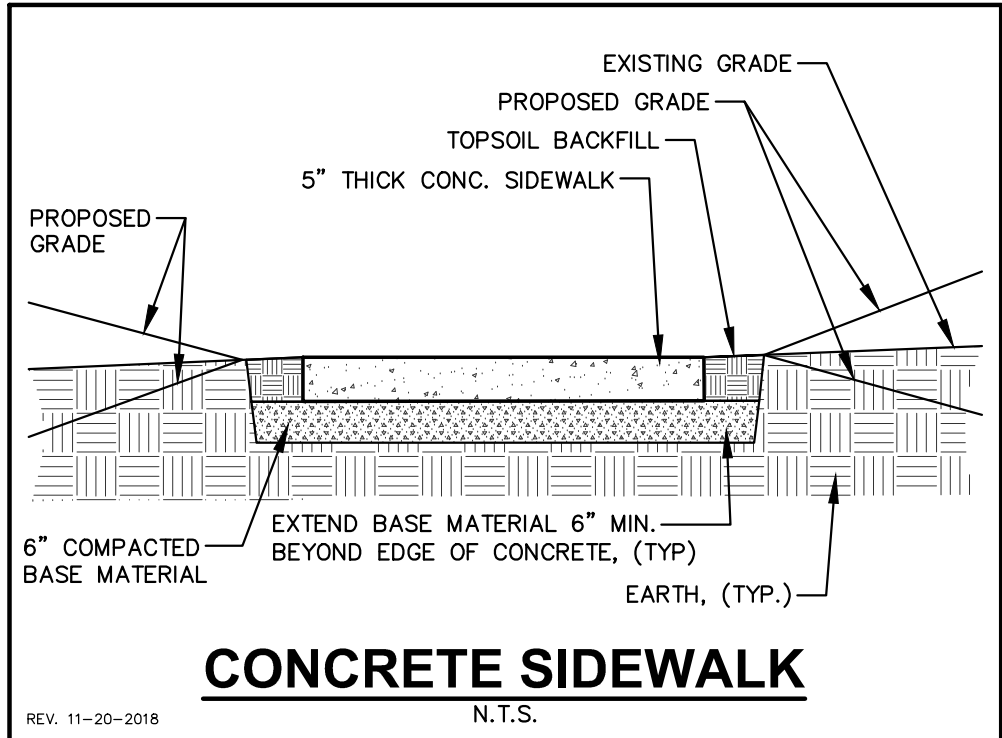
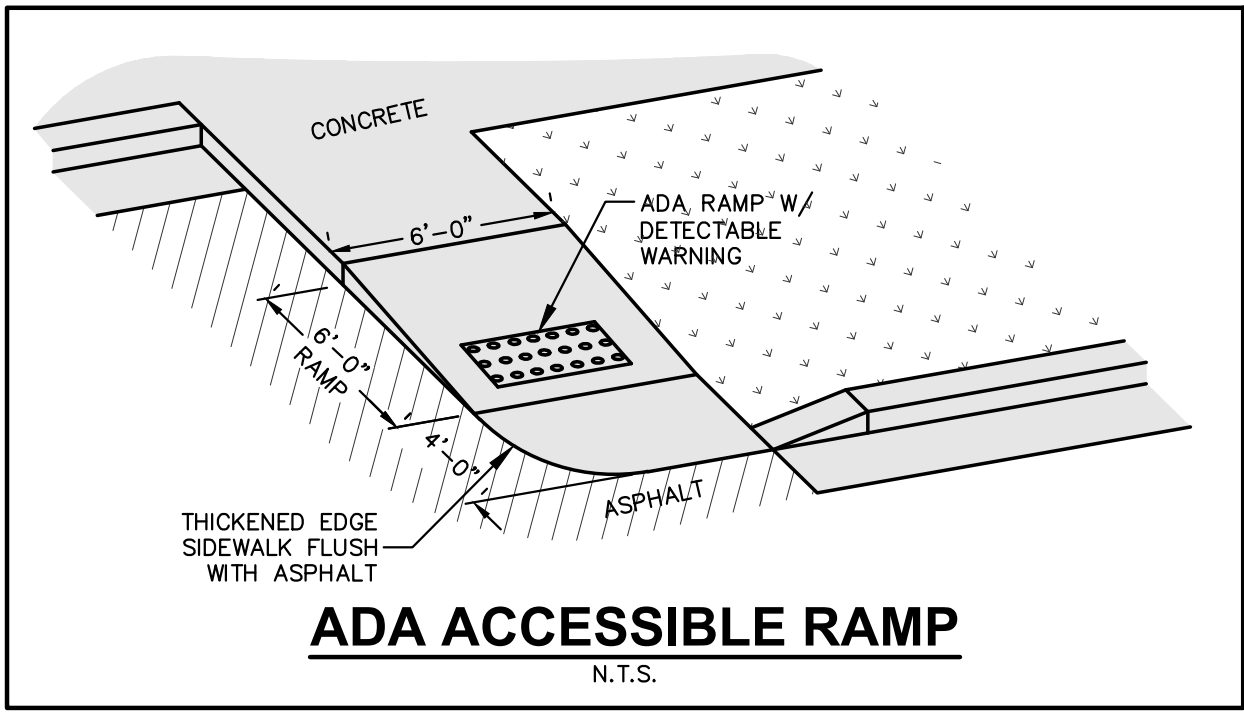
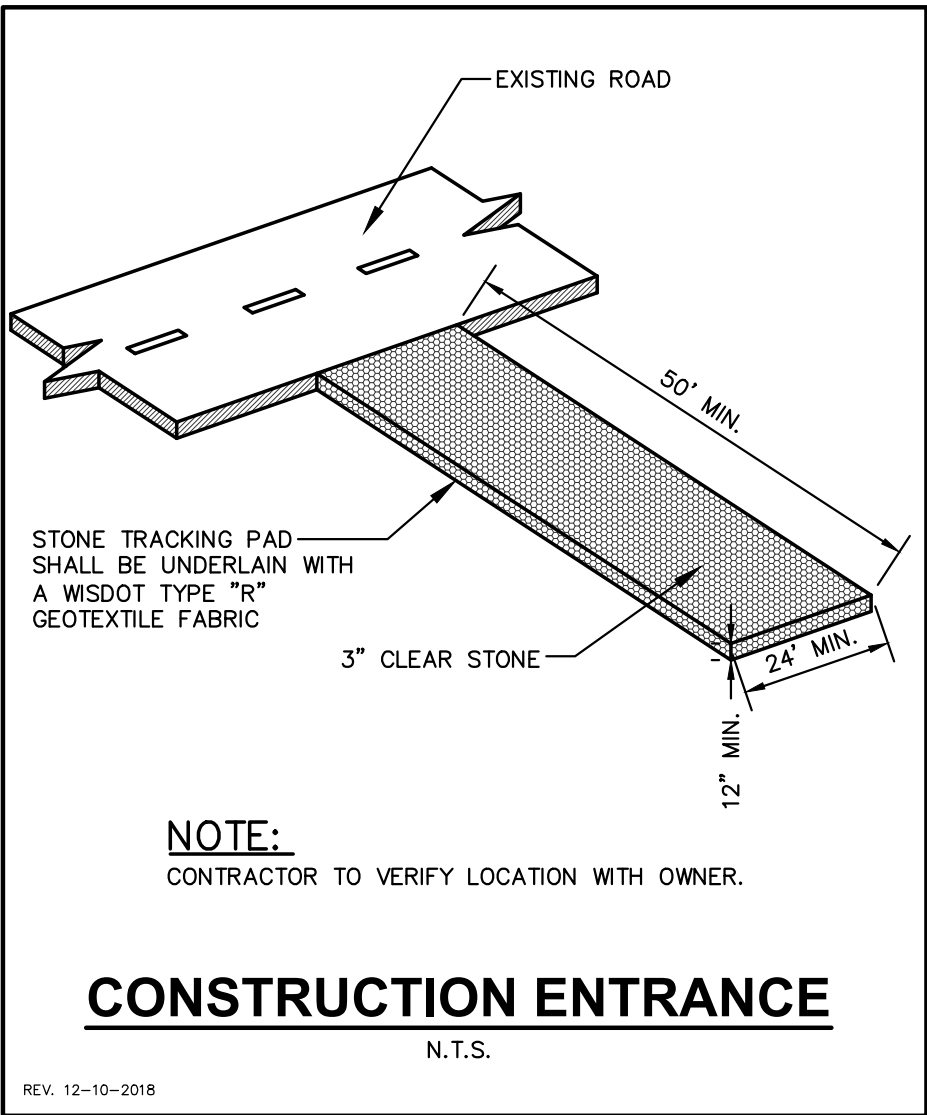
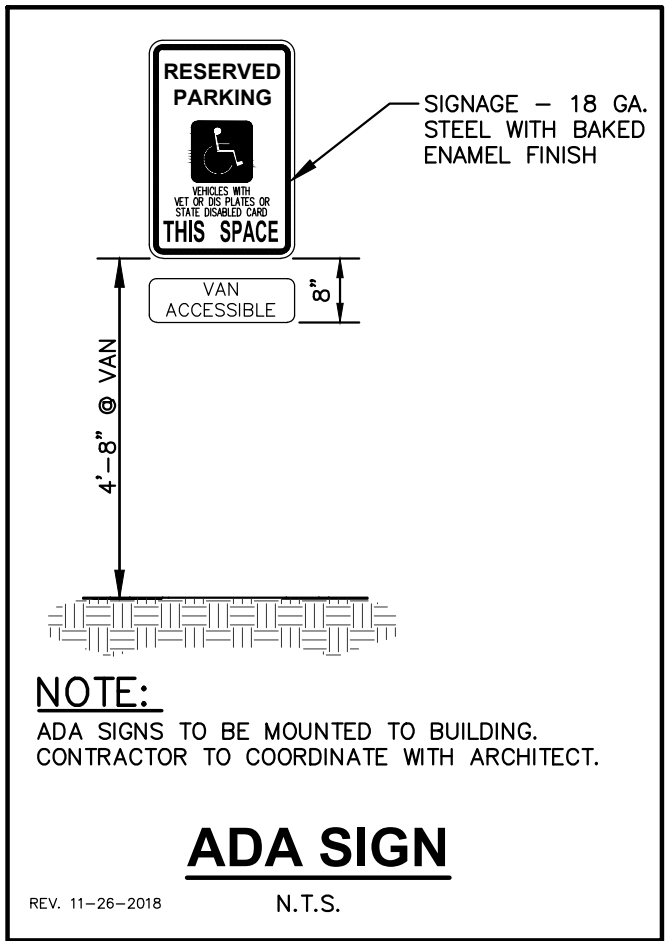
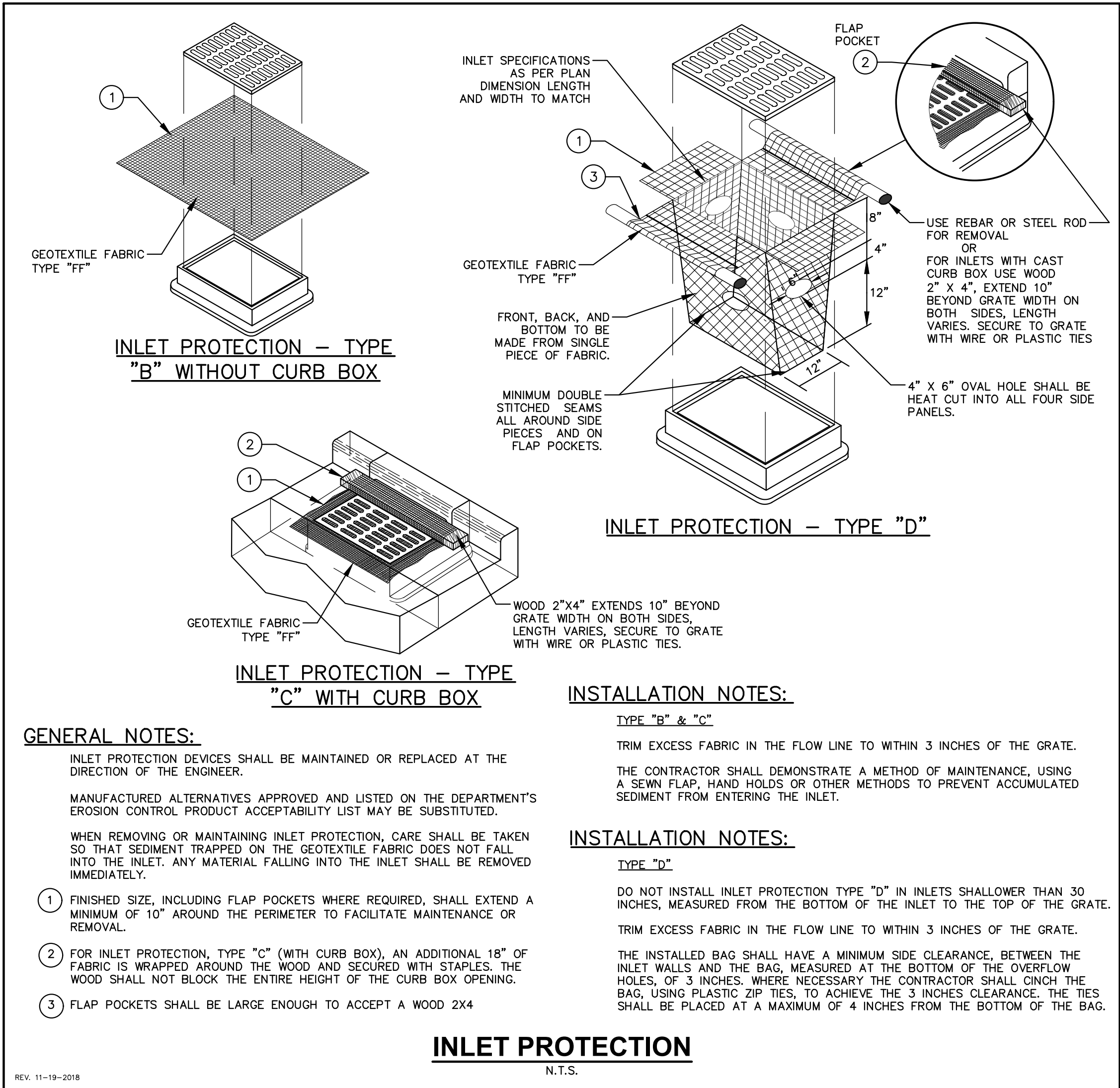
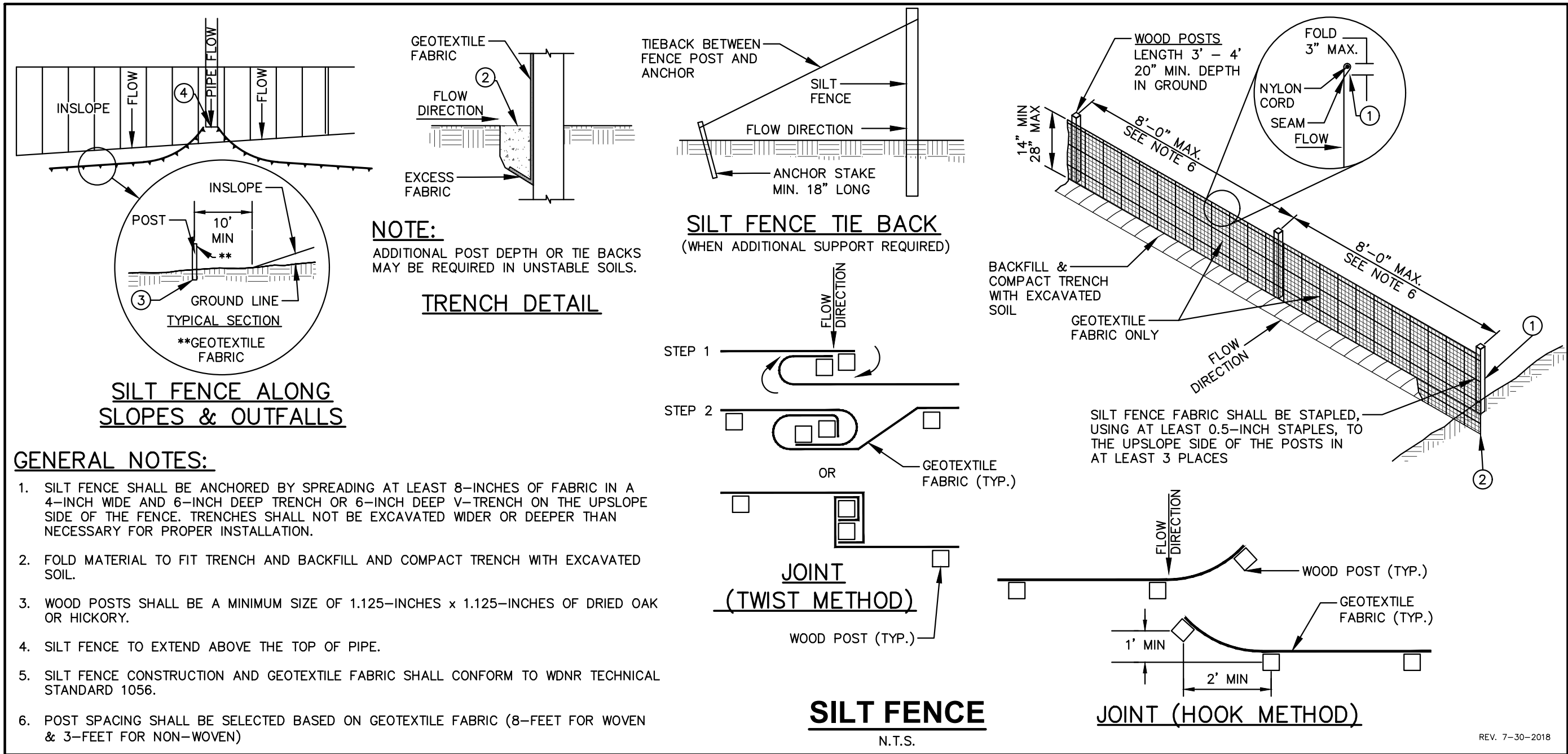
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Engineer: --
Reviewed By: --
Sheet Title:
UTILITY PLAN

Sheet Number:
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Project Number: P12512
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NOTES & DETAILS

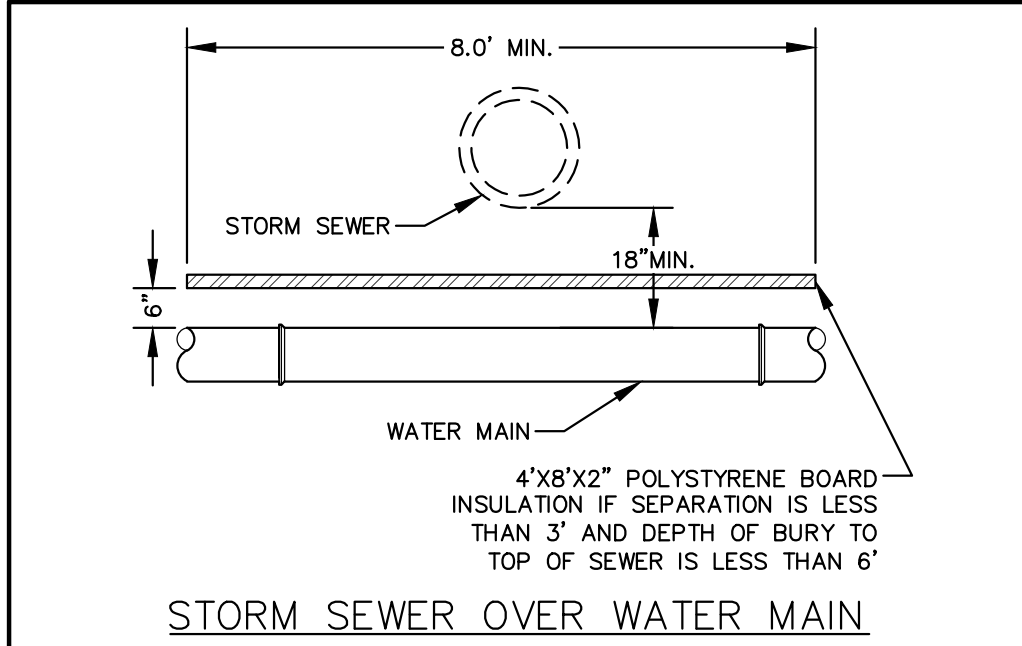
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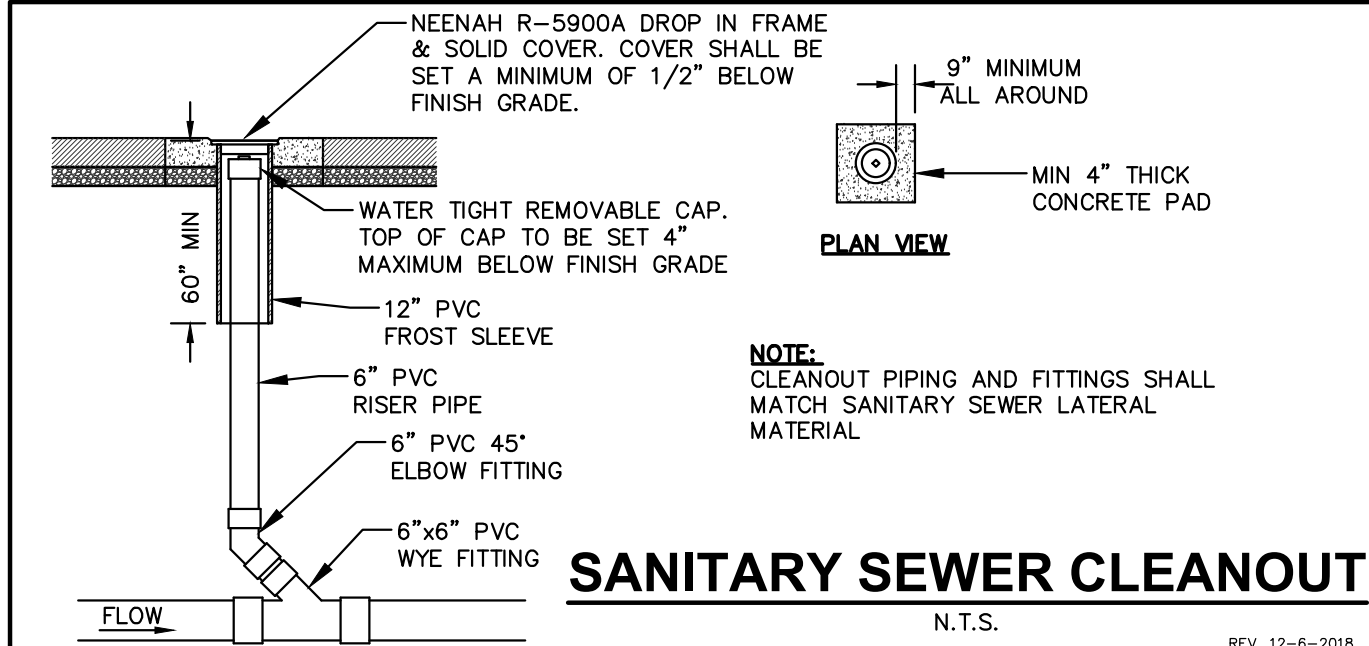
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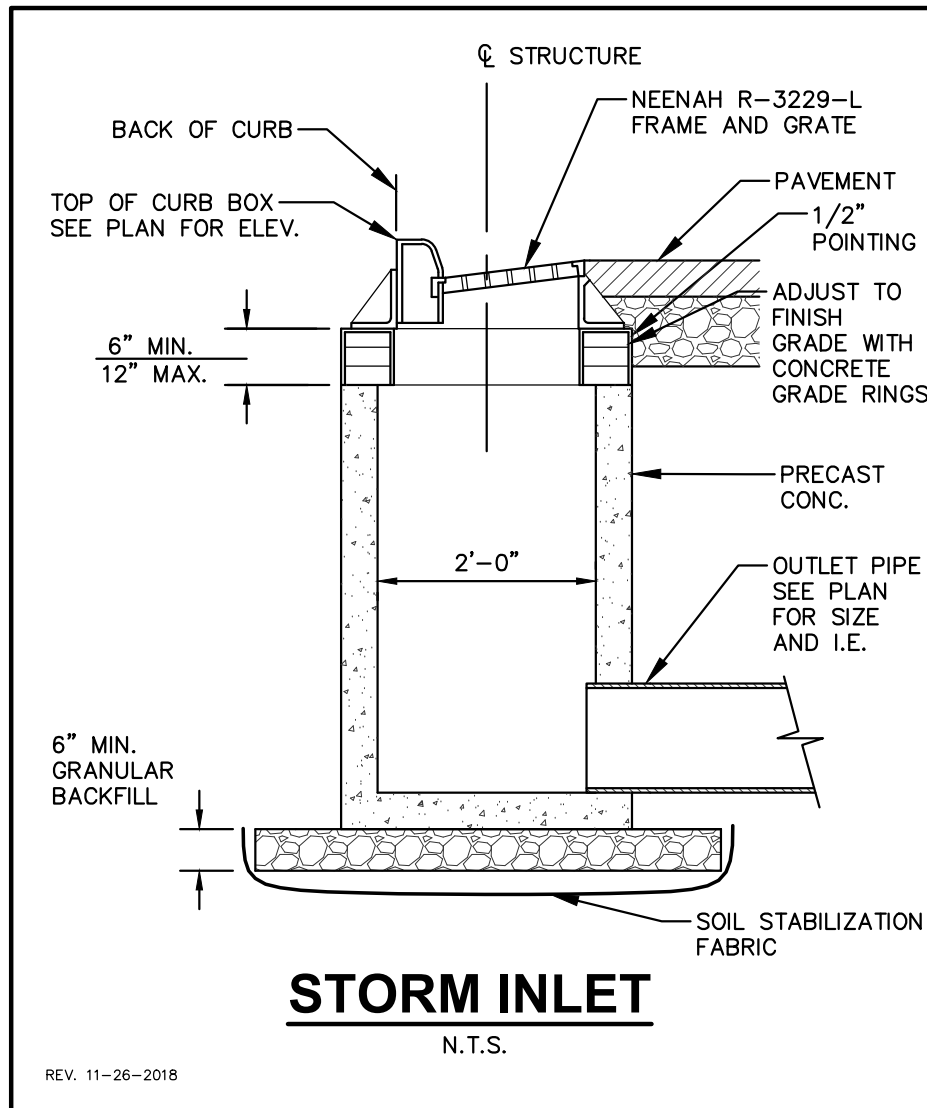
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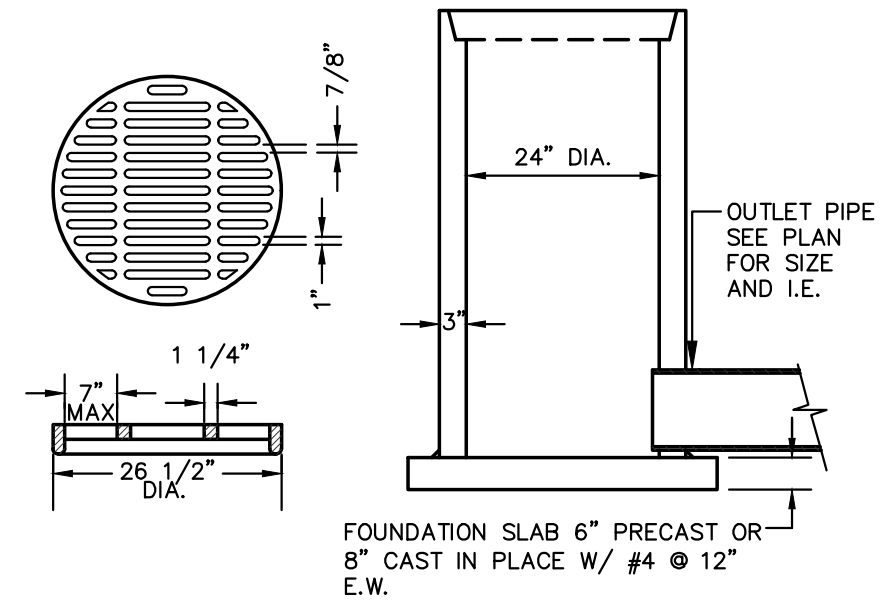
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REV. 12-05-2018 N.T.S.



SANITARY SEWER CLEANOUT
N.T.S. REV. 12-6-2018

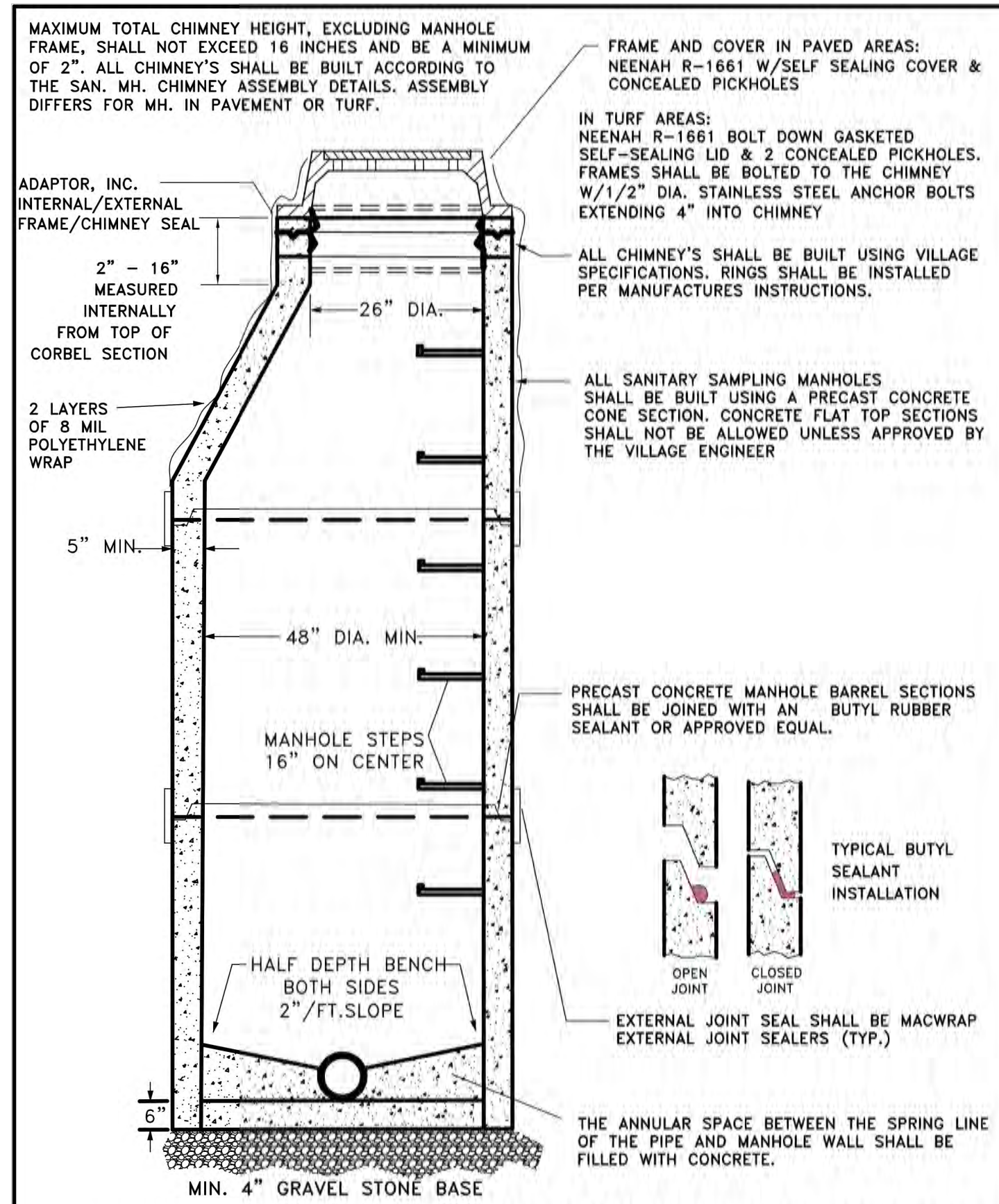


STORM INLET
N.T.S. REV. 11-26-2018

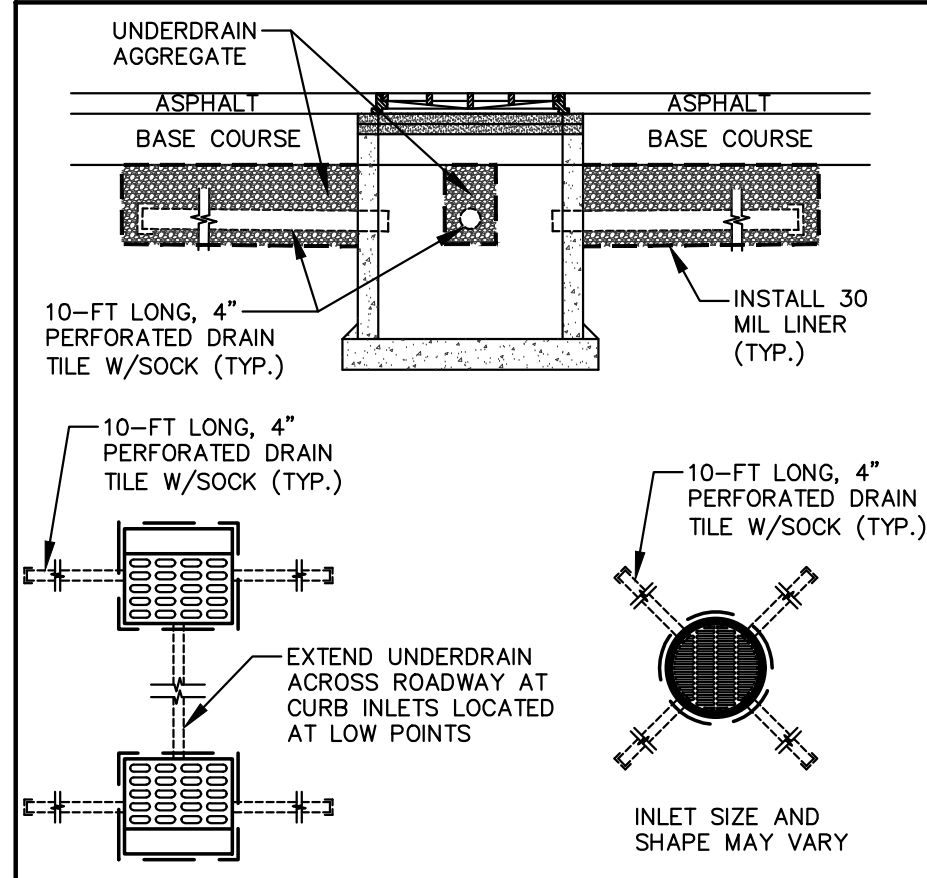


- GENERAL NOTES:**
1. GRATE SHALL BE IN BELL FITTING TO THE PRECAST STRUCTURE SPECIFICATIONS
 2. GRATES SHALL BE AASHTO H20 LOAD RATED
 3. GRATE SHALL SET FLUSH WITH TOP OF CATCH BASIN BELL
 4. PRECAST REINFORCED CONCRETE CATCH BASIN IS MANUFACTURED TO MEET ASTM C-478 AND AASHTO M199 SPECIFICATIONS
 5. STANDARD CATCH BASIN BOTTOM SECTION HEIGHTS: 2'-6", 3'-6" AND 4'-6"
 6. STANDARD CATCH BASIN BARREL HEIGHTS: 0'-6", 1'-0", 2'-0", 3'-0" AND 4'-0"
 7. STOCK 24" DIA. CATCH BASIN HAS NO BASE, BUT MAY BE ORDERED WITH A 6" THICK INTEGRAL BASE OR AS SPECIFIED
 8. CATCH BASIN JOINT MATERIAL: CONSEAL CS-102 AND/OR CS-202 AS MANUFACTURED BY CONCRETE SEALANTS INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF FEDERAL SPECIFICATION SS-S-210 (210A), AASHTO M-198B AND ASTM C-990
 9. PIPE TO CATCH BASIN CONNECTORS: KOR-N-SEAL AS MANUFACTURED BY NPC INC., WHICH MEETS OR EXCEEDS REQUIREMENTS OF ASTM C-923

24" DIA. STORM INLET
N.T.S. REV. 12-7-2018



**STANDARD
SANITARY MANHOLE &
SAMPLING MANHOLE DETAIL**
NOT TO SCALE



**CATCH BASIN/INLET
UNDERDRAIN**
N.T.S. REV. 12-7-2018



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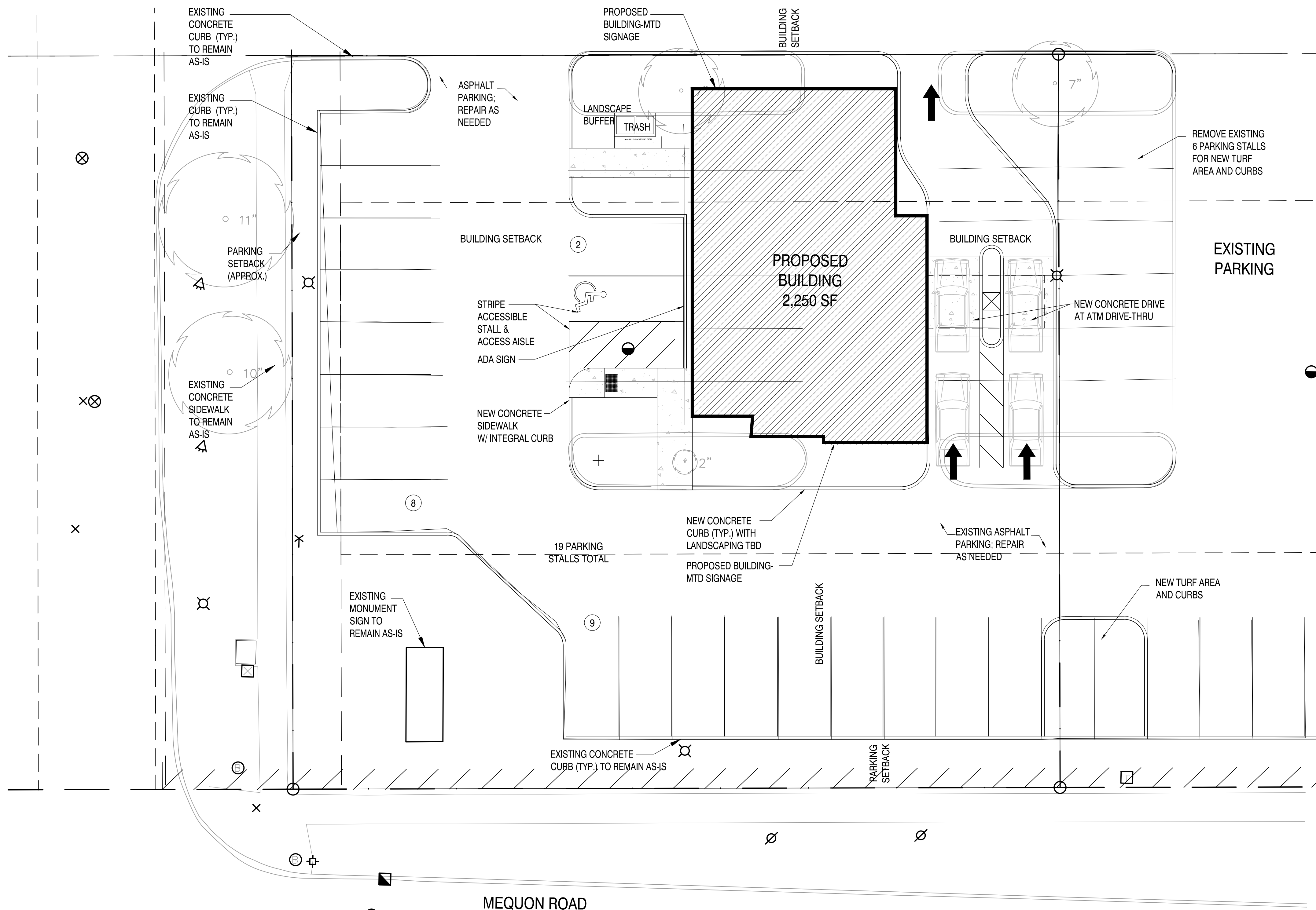
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Project Number: P12512

P12512

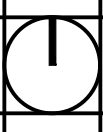
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SITE PLAN NOTES

SITE STATISTICS	
ZONING	EXISTING B-2 & B-3 REQUESTED TO BE CHANGED TO B-2/PDD (ADJACENT ZONING OF B-2 AND B-3 WITH COMMERCIAL USE)
LOT SIZE	16,339 SF (.3751 ACRE)
BUILDING FOOTPRINT	2,250 SF (PROPOSED)
PAVING	9,450 SF (APPROXIMATELY; VERIFY WITH CIVIL ENGINEER)
TOTAL IMPERVIOUS SURFACES	11,700 SF (.2686 ACRE, APPROXIMATELY; VERIFY WITH CIVIL ENGINEER)
TOTAL GREENSPACE	4,639 SF OR 28.4% OF SITE (MINIMUM REQUIRED OF 5%)
PARKING SPACES	18 STANDARD STALLS + 1 ACCESSIBLE STALLS = 19 TOTAL SPACES (1 STALL PER 200 SF + 1 STALL PER 2/EMPLOYEE REQUIRED = 15 STALLS) BANK PARKING ONLY; NOT SHARED WITH SHOPPING CENTER; CROSS ACCESS AGREEMENT ONLY FOR VEHICULAR TRAFFICE
# OF EMPLOYEES	2 MINIMUM TO 8 MAXIMUM STAFF PERSONS ON SITE AT ONE TIME
PARKING	TOTAL OVERALL LOSS OF PARKING STALLS FOR PDD = 43 STALLS; WHICH INCLUDE 19 STALLS FOR THE BANK PARKING



ARCHITECTURAL SITE PLAN

SCALE 1" = 10'-0"



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OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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State Submittal / Permit:	
As-Built:	

REVISIONS:	
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PROJECT ADDRESS:

PROJECT NAME
NORTH SHORE BANK - GERMANTOWN
STREET ADDRESS
MEQUON ROAD
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH/-/ Engineer: xxx Reviewed By: xxx

Sheet Title:

ARCH. SITE PLAN

Sheet Number:

C-107

Project Number:

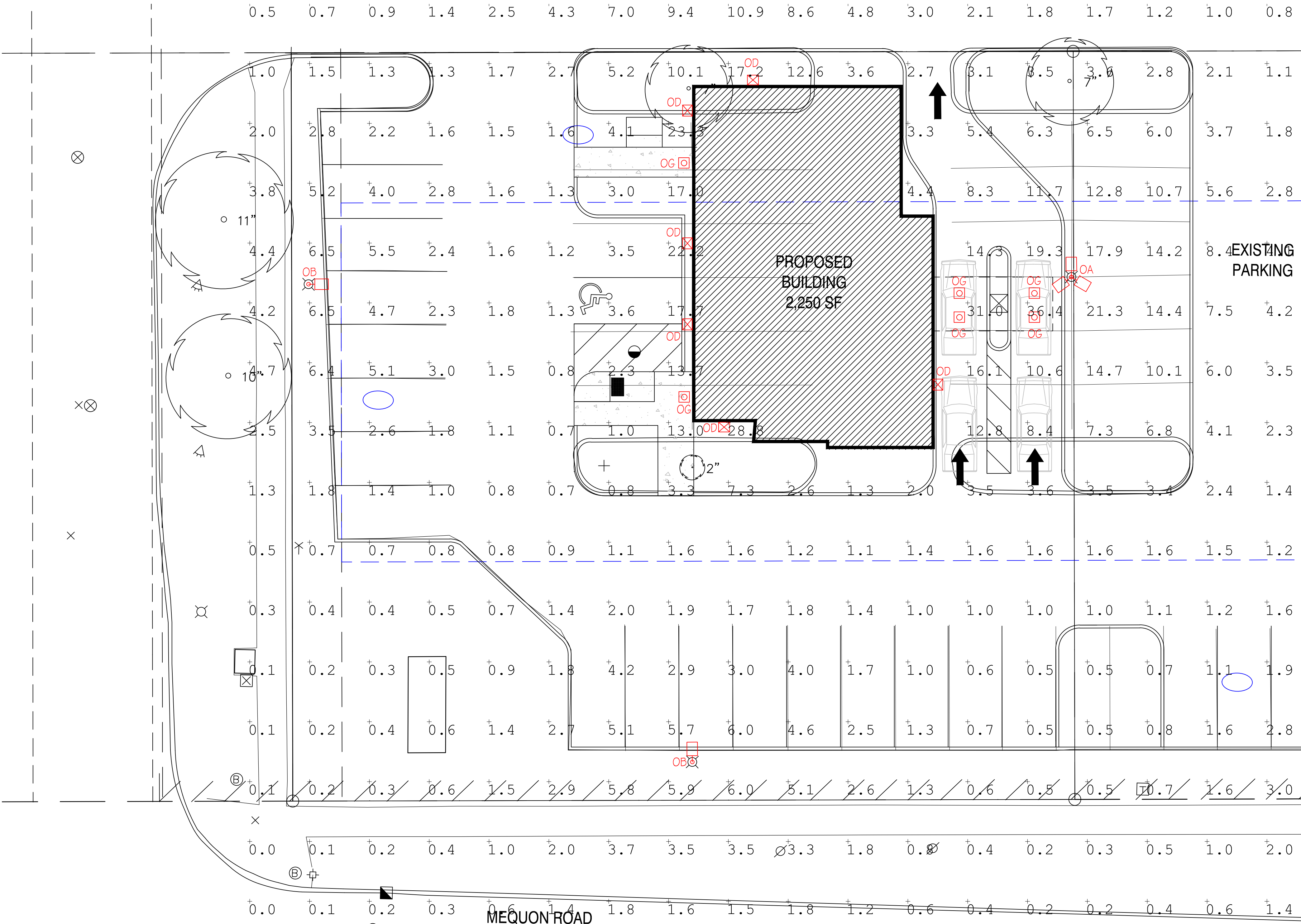
P12512

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



NSB GERMANTOWN										
QTY	SYMBOL/TYPE	DESCRIPTION	FIXTURE SCHEDULE				CEILING TYPE	MOUNTING HEIGHT	VOLTAGE	SEE NOTE
			MAKE	CATALOG NO.	QTY	LAMP DATA TYPE				
5	OA 	EXISTING LIGHT POLE (3 HEADS)		EXISTING				20'-0" A.F.G.		
3	OB 	EXISTING LIGHT POLE (1 HEAD)		EXISTING				20'-0" A.F.G.		
3	OD 	WALL PACK	RAB	WPLED26N	3	LED		9'-0" A.F.G.		
9	OG 	RECESSED CAN	PATHWAY	6VLED11004K6VLEDSCLPFGIW	9	LED		9'-0" A.F.G.		

Calculation Summary									
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min		
CalcPts_1	Illuminance	Fc	3.31	36.4	0.0	N.A.	N.A.		

DISCLAIMER: CALCULATIONS HAVE BEEN PERFORMED ACCORDING TO IESNA & CIE STANDARDS AND GOOD PRACTICE. SOME DIFFERENCES BETWEEN MEASURED VALUES AND CALCULATED RESULTS MAY OCCUR DUE TO TOLERANCES IN CALCULATION METHODS, TESTING PROCEDURES, COMPONENT PERFORMANCE, MEASUREMENT TECHNIQUES AND FIELD CONDITIONS SUCH AS VOLTAGE AND TEMPERATURE VARIATIONS. INPUT DATA USED TO GENERATE THE ATTACHED CALCULATIONS SUCH AS ROOM DIMENSIONS, REFLECTANCES, FURNITURE AND ARCHITECTURAL ELEMENTS SIGNIFICANTLY AFFECT THE LIGHTING CALCULATIONS. IF THE REAL ENVIRONMENT CONDITIONS DO NOT MATCH THE INPUT DATA, DIFFERENCES WILL OCCUR BETWEEN MEASURED VALUES AND CALCULATED VALUES.

REVISIONS SCHEDULE		
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No.	Revision	Date

GIRAFFE
Electric, Inc.

GIRAFFE ELECTRIC II, INC.

2025 S WEST AVENUE
WAUKESHA, WI
53189
262-549-6500
FAX 262-549-6503

PROJECT ADDRESS:

NORTH SHORE BANK GERMANTOWN
MEQUON ROAD
GERMANTOWN, WI 53022

DATE:7/12/19

DRAWN BY: JDG

REVISIONS:

DATE:

SHEET NUMBER:
E-5-0

SHEET TITLE:
SITE LIGHTING PHOTOMETRIC PLAN

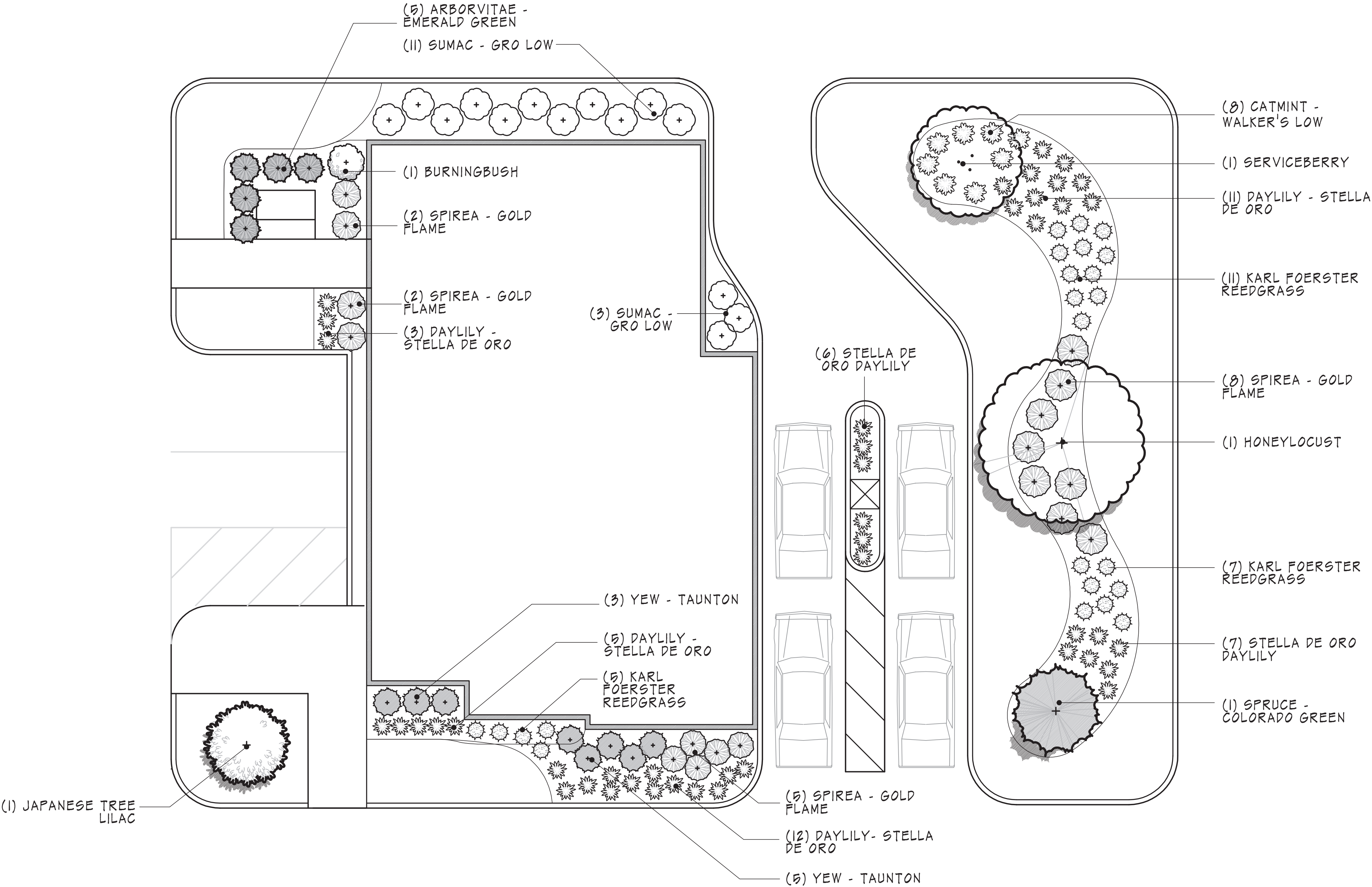
PROJECT NUMBER:

SCALE:

1"=10'-0"

PLANT SCHEDULE				
QUANTITY	COMMON NAME	BOTANICAL NAME	TYPE	INSTALLED SIZE
1	HONEYLOCUST - SKYLINE	Gleditsia triacanthos 'Skyline'	Deciduous Tree	3"
1	LILAC - JAPANESE TREE	Syringa reticulata	Deciduous Tree	2.5"
1	SERVICEBERRY - AUTUMN BRILLIANCE	Amelanchier x grandiflora 'Autumn Brilliance'	Deciduous Tree	7-8'
1	SPRUCE - COLORADO GREEN	Picea pungens	Evergreen Tree	7-8'
6	ARBORVITAE - EMERALD GREEN	Thuja occidentalis 'Smaragd'	Upright Evergreen	5-6'
1	BURNINGBUSH	Euonymus alatus 'Compacta'	Deciduous Shrub	24-30" 5 gallon min.
17	SPIREA - GOLDFLAME	Spiraea japonica 'Goldflame'	Deciduous Shrub	18-24" 5 gallon min.
14	SUMAC - GRO LOW	Rhus aromatica 'Gro Low'	Deciduous Shrub	15-18" 5 gallon min.
8	YEW - TAUNTONII	Taxus x media 'Tauntonii'	Evergreen Shrub	18-24" 5 gallon min.
8	CATMINT - WALKER'S LOW	Nepeta racemosa 'Walker's Low'	Flowering Perennial	1 Gallon
44	DAYLILY - STELLA D'ORO	Heemerocallis 'Stella D'Oro'	Flowering Perennial	1 Gallon
25	KARL FOERSTER REEDGRASS	Calamagrostis acutiflora 'Karl Foerster'	Ornamental Grass	1 Gallon

* NOTE: ALL PLANTS
SHOWN AT STANDARD
80% OF MATURE SIZE





HAWKS
LANDSCAPE INC.

• LANDSCAPE ARCHITECTURE
• DESIGN & CONSTRUCTION
• LANDSCAPE MAINTENANCE
• TREE CARE & REMOVAL

12217 W. Watertown Plank Rd.
Wauwatosa, WI 53226

Phone: 414-258-5525
Fax: 414-258-9739

hawkslandscape.com
info@hawkslandscape.com

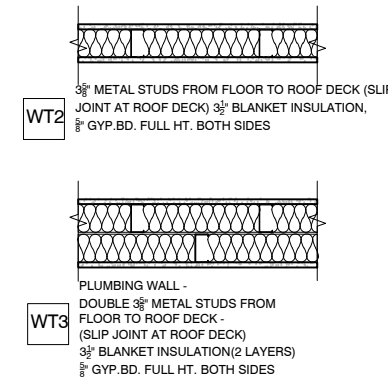
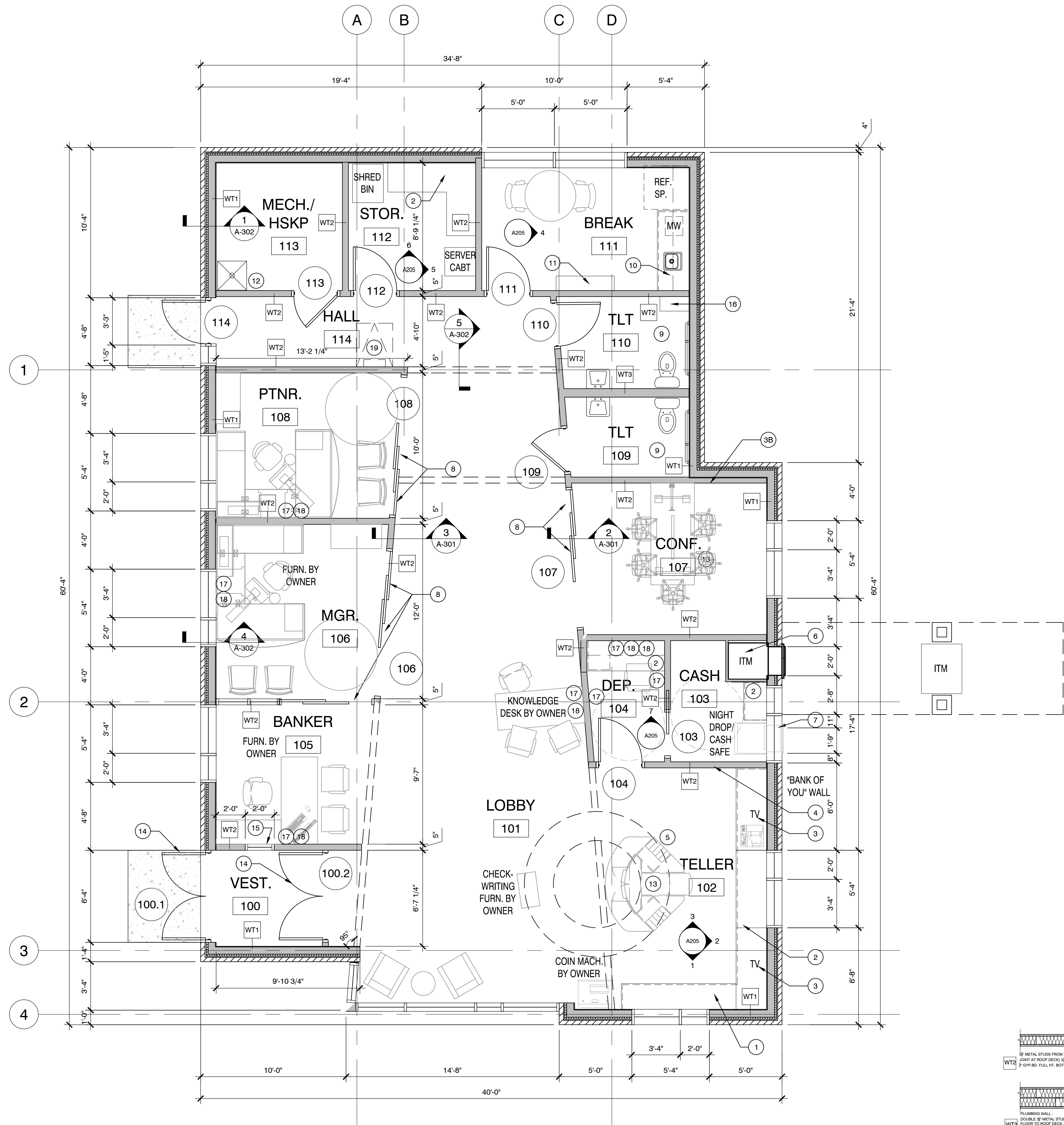
North Shore Bank
MEQUON RD - GERMANTOWN, WI 53022

This plan is the property of Hawks Landscape and cannot be used without written permission.

ALEX MATHISON
Designed By
7/1/10
Date
1/8" = 1'
Scale

Revisions:
Date: By: Description:
7/1/10
8/5/10 GU Add'l plants
8/6/10 GU Revise plants

Sheet #: _____ of _____
Project: _____



FLOOR PLAN NOTES

- 42" HIGH PLAM CABINETS WITH DRAWERS AND STORAGE CABINETS WITH LOCKS
- 34" HIGH PLAM STORAGE CABINETS WITH LOCKS
- ELECTRICAL ROUGH-IN AND WOOD BLOCKING FOR A WALL-MTD TELEVISION PROVIDED BY OWNER; CUSTOM PLAM PANEL SURROUND FOR WALL-MTD TV
- ELECTRICAL AND DATA ROUGH-IN AND WOOD BLOCKING FOR A WALL-MTD TELEVISION PROVIDED BY OWNER
- LEVEL 5 FINISH ON GYP. BD. WALL TO RECEIVE LARGE WALL VINYL GRAPHIC "THE BANK OF YOU" MURAL
- CUSTOM CURVED PLAM. TELLER POD WITH UNDERCOUNTER STEEL CABINET FROM FENCO; SEE A-203 AND A-204 FOR ADDITIONAL DETAILS
- PROVIDE RECESS FOR ITM PROVIDED BY OWNER
- RECESSED NIGHT DROP; SEE DETAIL SHEET FOR ADDITIONAL INFORMATION
- 7'-0" HIGH INTERIOR STACKING ALUMINUM FRAMING SYSTEM WITH GLAZING AND DOOR; DORMA HSW SLIDING GLASS WALL SYSTEM IN CLEAR ANODIZED FINISH IN A PARALLEL STACK OR APPROVED ALTERNATE
- ACCESSIBLE TOILET ACCESSORIES. SEE A-503 FOR ADDITIONAL DETAILS. TOWEL DISPENSER: GEORGIA PACIFIC ENMOTION WALL MOUNT AUTOMATED IN SPLASH BLUE, GOJO 5150-06 1250ML DOVE GRAY MANUAL HAND SOAP DISPENSER
- PLAM. 34" H BASE CABINETS, COUNTER WITH SINK, AND UPPER CABINETS WITH MICROWAVE SHELF
- COAT HOOKS WITH SHELF ABOVE
- JANITOR'S SINK
- FLOOR DATA AND POWER RECEPTACLE
- DOOR AUTO OPENER
- HM PAINTED WINDOW FRAME WITH GLAZING
- 12" D X 34" H X 24" W PLAM CABINET WITH LOCK FOR PAPER STORAGE
- ELECTRICAL RECEPTACLE
- DATA RECEPTACLE
- ROOF HATCH WITH HIGH LADDER

NOTES:
SEE FINISH SCHEDULE ON I-601 FOR ALL INTERIOR FINISHES.
ALL FURNITURE SHOWN FOR ILLUSTRATION PURPOSES ONLY; ALL FURNITURE (FFE) TO BE PROVIDED BY OWNER.
WINDOW SHADES ON ALL WINDOWS BY OWNER
TELEVISIONS BY OWNER
PROVIDE STANDARD CONVENIENCE ELECTRICAL RECEPTACLES BEYOND THOSE SHOWN ON PLAN.



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PROJECT ADDRESS:

PROJECT NAME
NORTH SHORE BANK - GERMANTOWN
STREET ADDRESS
MEQUON ROAD
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: AMH/-/ Engineer: xxx Reviewed By: xxx

Sheet Title:
FLOOR PLAN

Sheet Number:

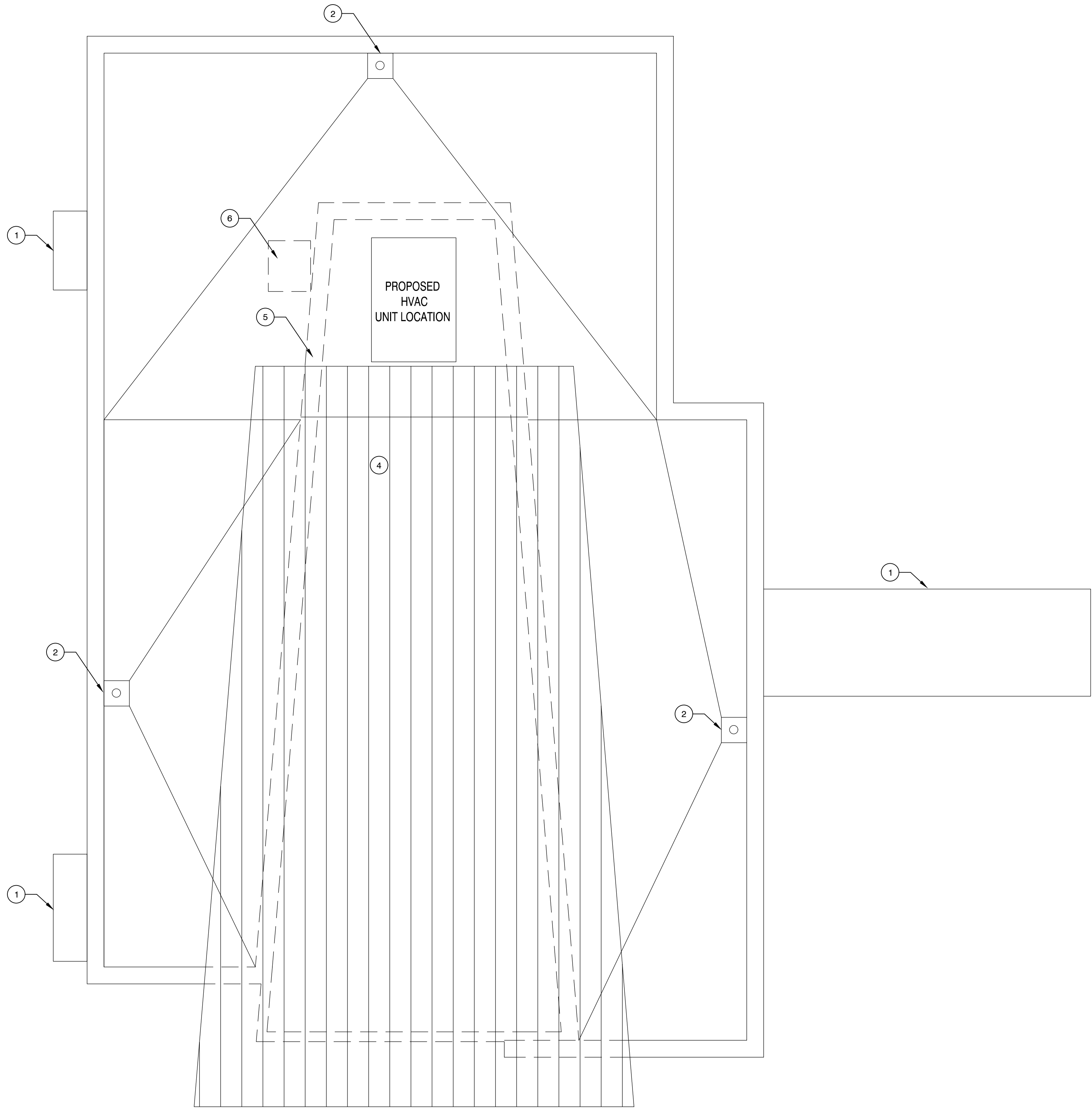
A-101

Project Number: P

P12512

FLOOR PLAN

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



- 1 CANOPY EDGE BELOW
2 ROOF DRAIN
3 METAL SOFFIT WITH LED DOWN LIGHT
4 SNOW GUARDS ON METAL ROOF
5 ROOF SCREEN; COLOR AND MATERIAL TBD TO MATCH PROPOSED SIDING
6 ROOF HATCH



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CITY/ STATE / ZIP
GERMANTOWN, WI 53022

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Architect: AMH/-- Engineer: xxx Reviewed By: xxx
Sheet Title:
ROOF PLAN
Sheet Number:
A-102
Project Number:
P12512



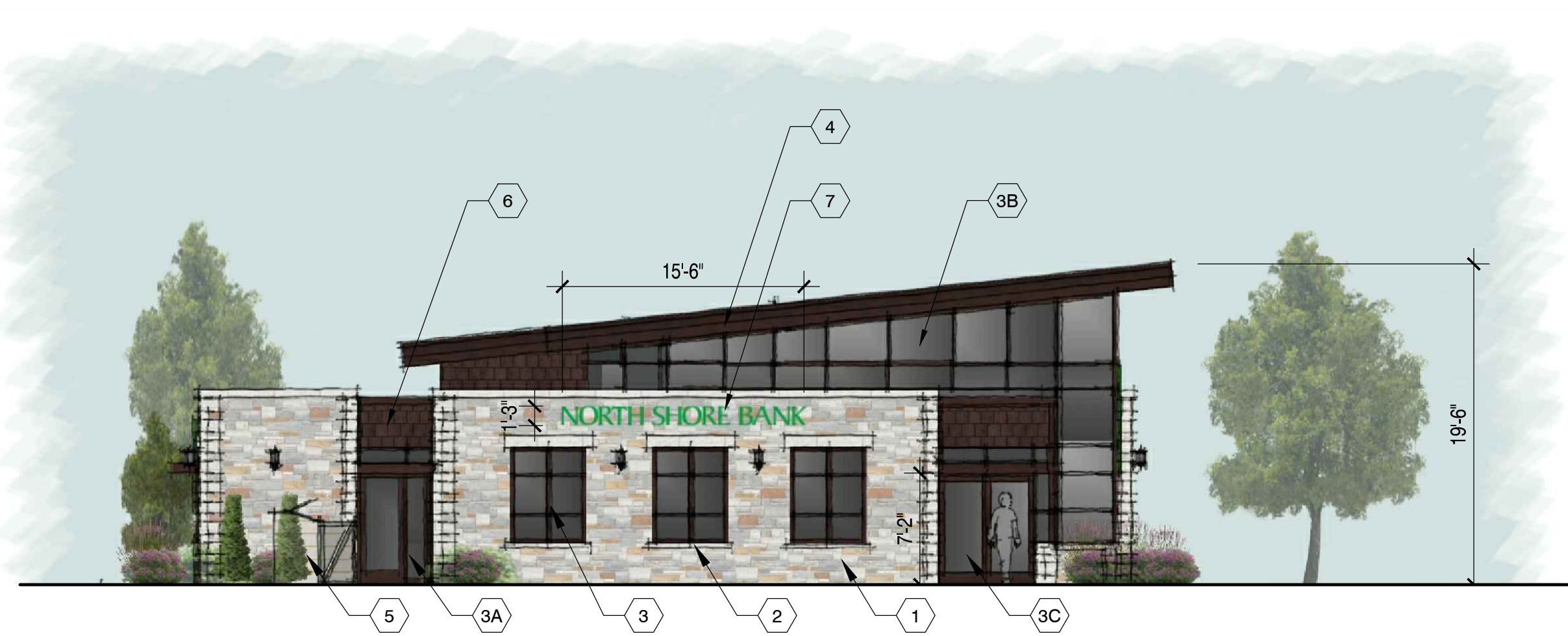
ROOF PLAN 1/8"= 1'-0"

MANAGERS

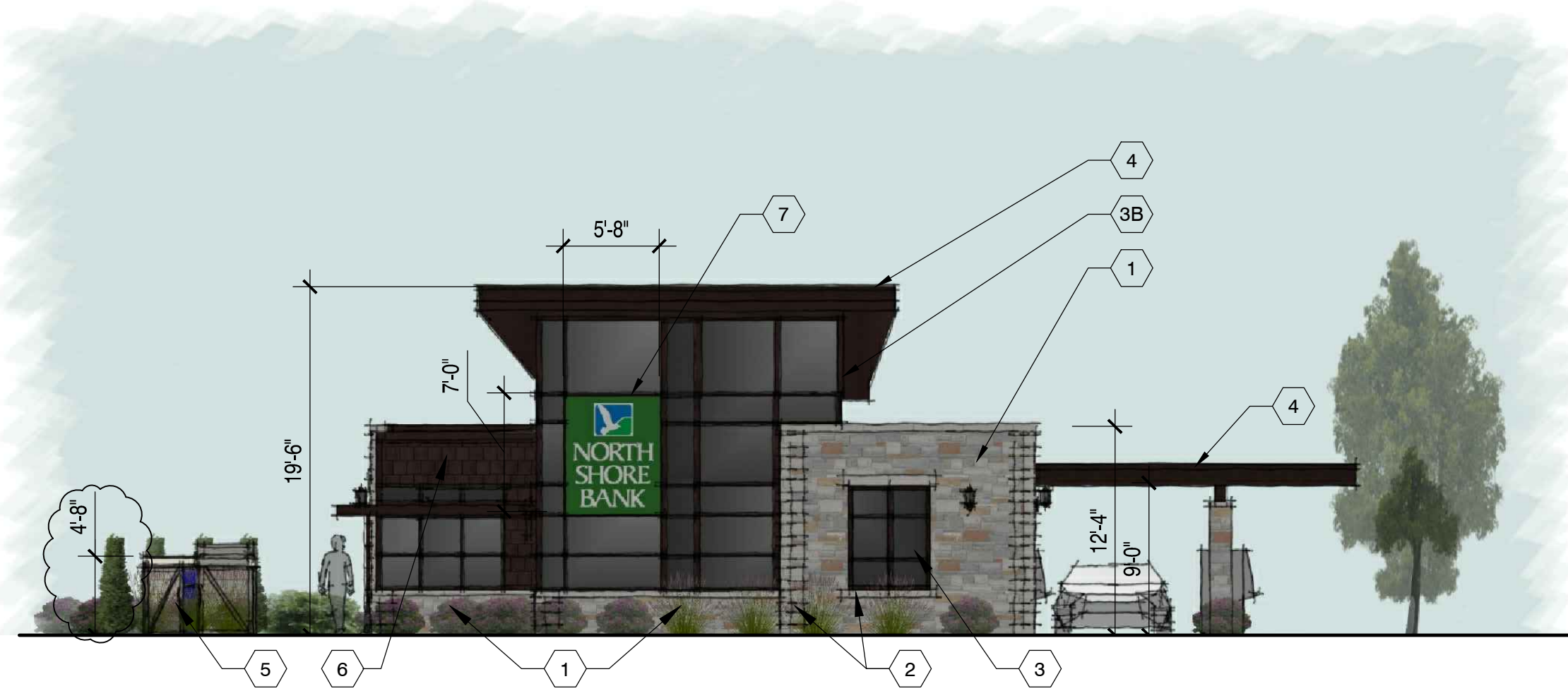
ENGINEERS

CONTRACTORS

ARCHITECTS



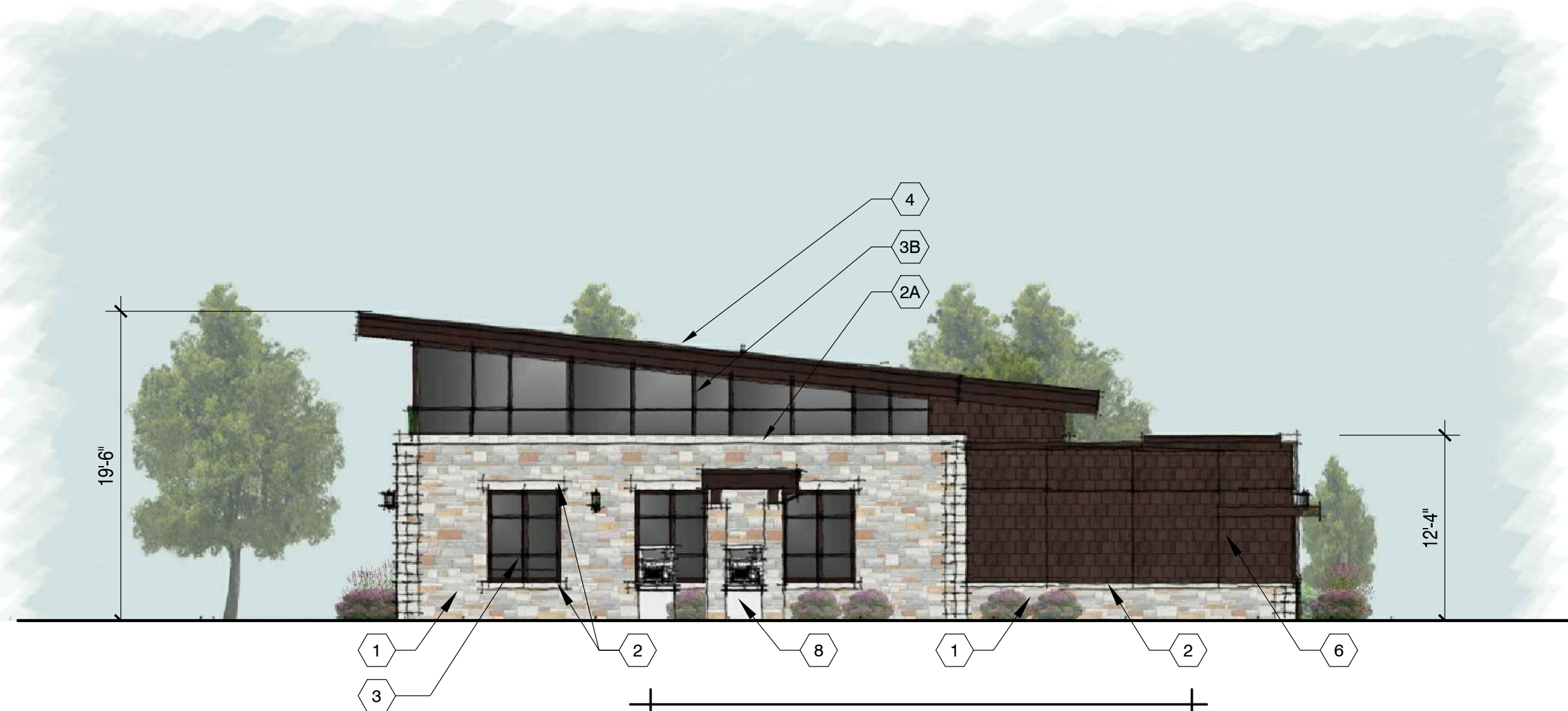
WEST ELEVATION



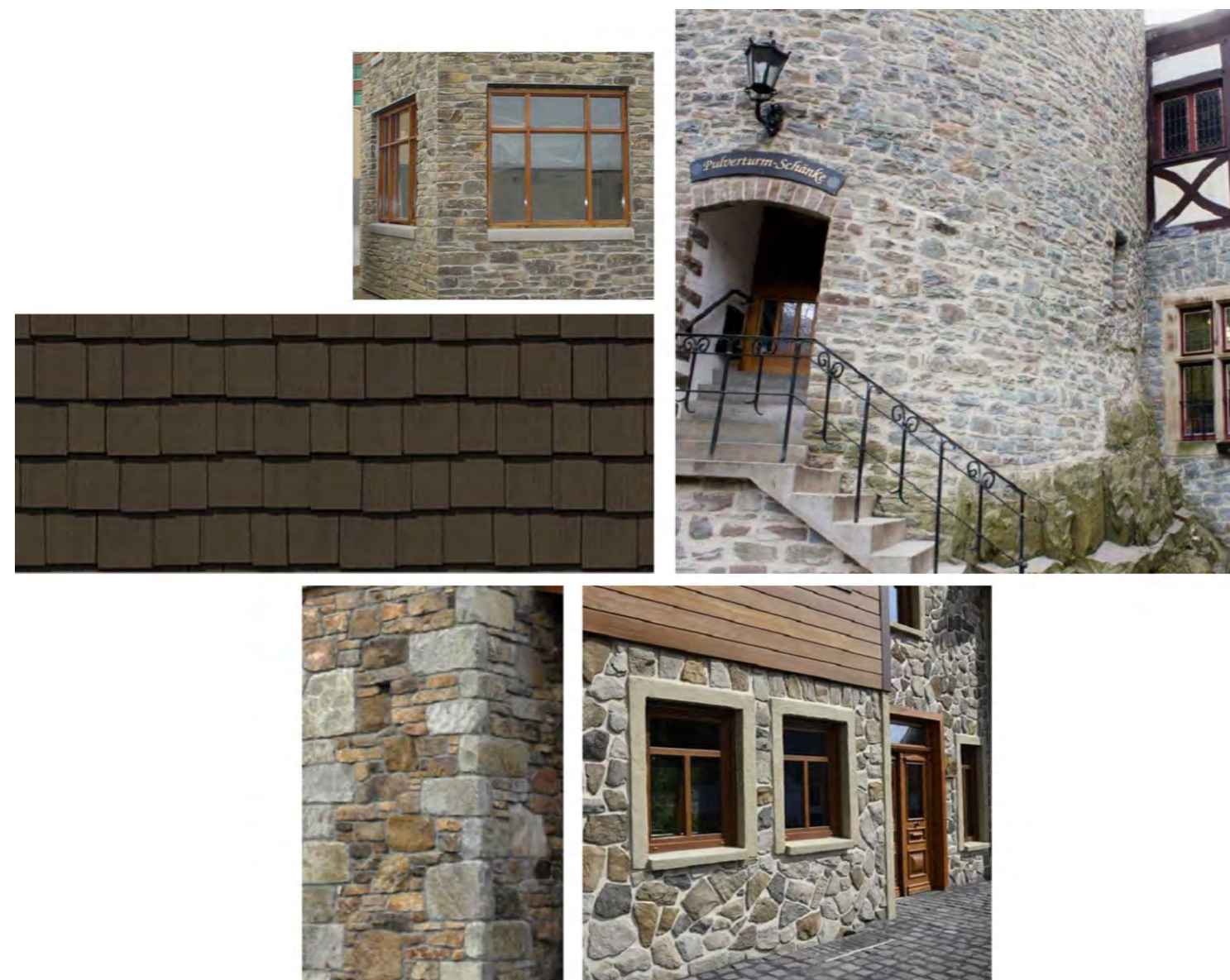
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



MATERIAL EXAMPLES/
INSPIRATIONAL IDEAS

EXTERIOR MATERIAL KEY NOTES

- 1 HALQUIST STONE, LEDGE COLLECTION - MAPLE RIDGE STONE (USED ON OTHER SIMILAR PROJECTS IN GERMANTOWN)
- 2 ROUGH-FACE TUMBLED STONE MASONRY UNITS: HEADER, SILL AND QUOINS, TYP; COLOR:TBD
- 2A STONE COPING TO MATCH OTHER STONE ON BUILDING
- 3 DARK BRONZE ALUMINUM STOREFRONT WINDOW SYSTEM WITH GLAZING
- 3A DARK BRONZE ALUMINUM STOREFRONT ENTRY DOOR WITH GLAZING AND SIDELITE
- 3B DARK BRONZE ALUMINUM CURTAINWALL SYSTEM WITH GLAZING
- 3C DARK BRONZE ALUMINUM STOREFRONT ENTRY DOORS WITH GLAZING
- 4 DARK BRONZE METAL PANEL, FASCIA, SOFFIT AND ROOF
- 5 PAINTED WOOD TRASH ENCLOSURE WITH GATES; COLOR:TBD
- 6 PAINTED STAGGERED SHAKE SIDING WITH MATCHING TRIM AND COPING
- 7 POSSIBLE SIGN LOCATION (PROVIDED BY OTHER); SIZE AND MATERIAL TO BE VERIFIED BY OWNER
- 8 DRIVE-THRU ITM MACHINE EQUIPMENT (PROVIDED BY OWNER)



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MEQUON ROAD
CITY/ STATE / ZIP
GERMANTOWN, WI 53022

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Architect: AMH/-- Engineer: xxx Reviewed By: xxx

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:
A-201

Project Number: P

P12512



NORTHWEST VIEW FROM MEQUON RD



NORTHEAST VIEW FROM MEQUON RD



PARKING LOT VIEW FROM SENDIK'S



PARKING LOT VIEW FROM SENDIK'S



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GERMANTOWN, WI 53022

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Architect:	Engineer:	Reviewed By:
AMH/-	xxx	xxx

Sheet Title:

EXTERIOR RENDERINGS

Sheet Number:

A-202

Project Number:

P12512

2020 BUDGET CALENDAR

Wednesday, July 31, 2019	Budget materials distributed to Departments
Monday August 26, 2019	Budget Materials to be returned to Finance Director
Sept 3rd– 9 th , 2019	Administrator & Finance Director meeting with departments
Sept 13 th , 2019	Administrator Final Review
September 16, 2019	Proposed Budget distributed to Village Board
September 16, 2019	Village Board Meeting, Board Sets COW Dates
Committee of the Whole Reviews:	
Tentative	Village Board, Administration, Clerk, Finance, Assessor, Data Processing, General Government, Community Development - Building Inspection & Planning/Zoning, Library, Library Board Accounts, Municipal Development, Impact Fees, Historic Preservation, Debt Service, Health & Dental.
Tentative	Police, Emergency Government, Canine Fund, Asset Forfeiture, Honor Guard, and Fire Department, + Capital for each department, TIF's 6, 7, & 8
Tentative	DPW Administration/Engineering, Building & Grounds, Highway, Parks, Recycle, Recreation, Recreation Facility Fee, Senior Center, Recreation, Recreation Facility Fee, Senior Center, Senior Van, Water Utility, Sewer Utility + Capital for each department - Any other open issues from any other department
Tentative	Open Meeting Date for any other Issues – If needed
October 21 th , 2019	Would need to be the final meeting date to ensure enough time to prepare PH Notice Reports
October 23, 2019	Send Public Hearing Notice to newspaper for publication on November 1, 2018 – Fifteen days prior to hearing date
November 18, 2019	Public Hearing

BUSINESS OF THE PUBLIC SAFETY COMMITTEE
GERMANTOWN, WI

MEETING DATE: 09-09-2019

AGENDA ITEM: New Business

ITEM TITLE: Evidence Garage Upgrade

SUBMITTED BY: Capt. Mike Snow

SUMMARY EXPLANATION:

The evidence garage was constructed to store vehicles and larger items of evidentiary value to facilitate the processing of that evidence. In order to make this feasible during winter months it is necessary to insulate the garage and install a heating system. The quotes to complete these upgrades are listed below:

Insulation	\$4,049.00
Heater Installation	\$2,795.00
Drywall	\$10,600.00
Electrical	\$10,447.00
Total	\$27,891

The funds for this project would be taken from available impact fees.

ATTACHMENT: ORDINANCE_____ RESOLUTION_____ OTHER_____

RECOMMENDATION:

BOARD ACTION:



BUILDERS' INSULATION

COPY

(262) 250-6445

Offices in: Appleton, Atlanta, Charlotte, Chicago, Greensboro, Jacksonville, Madison, Memphis, Milwaukee, Minneapolis, Nashville, Orlando, Raleigh, Richmond, Tampa, Virginia Beach, Washington DC

VILLAGE OF GERMANTOWN

N112W17001 MEQUON ROAD

GERMANTOWN

WI 53022-

Phone	(262) 253-8253	Date	07/03/2019
Job Name / Location	NEW GARAGE		
MEQUON ROAD AND WESTERN AVENUE		WI	
Contact	SCOTT ANDERSON	Job Number	10692

We hereby submit specifications and estimates for:

GARAGE WALLS	R-19 FORMALDEHYDE FREE FIBERGLASS BATTS
PACK DOORS	R-19 FORMALDEHYDE FREE FIBERGLASS BATTS
BLOCK SOFFIT ENDS	R-19 KRAFT FACED FORMALDEHYDE FREE FIBERGLASS BATTS
GARAGE CEILING	R-38 CLIMATE PRO FORMALDEHYDE FREE BLOWN FIBERGLASS
THERMAX SCUTTLE COVER (2 LAYERS WITH BATT)	2" RIGID THERMAX INSULATION
TAPE SEAMS	SEALANT TAPE
CAULK WALLS PER CODE	CAULK
EVERY TRUSS SPACE	VENT CHUTES
VAPOR BARRIER GARAGE WALLS AND CEILING	4 MIL VISQUEEN

We Propose hereby to furnish material and labor, complete in accordance with the above specifications, for the sum of: **\$3,095.00**

Options: (Options are priced in addition to base proposal price above)

Accepted:

UPGRADE EXTERIOR WALLS TO R21 HIGH DENSITY

\$577.00 ☐

GARAGE WALLS

R-21 FORMALDEHYDE FREE FIBERGLASS BATTS

UPGRADE ATTIC INSULATION TO R50

\$377.00 ☐

GARAGE CEILING

R-50 CLIMATE PRO

Payment to be made as follows:

PAYMENT IN FULL DUE WITHIN 30 DAYS FROM THE DATE OF THE INVOICE. ALL AMOUNTS NOT PAID WITHIN SUCH 30 DAYS SHALL ACCRUE INTEREST AT A RATE OF 18% PER ANNUM (1.5% PER MONTH). IN ADDITION, BUILDERS' INSULATION SHALL HAVE THE RIGHT TO RECOVER REASONABLE ATTORNEY'S FEES AND EXPENSES ASSOCIATED WITH THE COLLECTION OF INVOICES NOT PAID IN FULL WITHIN SUCH 30 DAY PERIOD.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owners to carry fire, tornado and other necessary insurances. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized By: **TRAVIS GAUGER**

Cell: (608) 695-9233

E-Mail: Travis.Gauger@insulation-holdings.com

Acceptance of Proposal in accordance with the above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Note: This proposal may be withdrawn by us if not accepted within 60 days.

Signature _____ Date _____

Upon acceptance please fax or return signed copy:

W185 N11513 WHITNEY

GERMANTOWN, WI 53022 FAX: (262) 250-6446

Goschey Mechanical Inc.

P O Box 405
Germantown WI 53022

COPY**PROPOSAL**

DATE
6/12/2019

ESTIMATE
427

NAME / ADDRESS
VILLAGE OF GERMANTOWN PO BOX 337 GERMANTOWN WI. 53022-0337

TERMS	DESCRIPTION OF WORK
	POLICE NEW GARAGE

DESCRIPTION	
FURNISH AND INSTALL 15 KW 240V 1PH ELECTRIC UNIT HEATER FOR THE IMPOUND GARAGE. APPROXIMATELY 51,000 BTU'S. ELECTRICAL BY OTHERS.	
	TOTAL \$2,795.00

SIGNATURE _____

Behm Bros. Drywall Co., Inc.

N169 W21385 Meadow Lane
Jackson, WI 53037
262-677-4120/FAX#262-677-4130
Darold and David Behm

COPY

Proposal

Date	Proposal Number
7/12/2019	7612

Builder's Name and Address
Village of Germantown N122 W17177 Fond du Lac Avenue P.O. Box 337 Germantown, WI 53022-0337

Job Name	Police Inpound Garage
Job Address	
Building Type	Commercial

Specifications	Total
5/8" drywall on complete job. Sprayed with a Hi-Build textured latex paint. Base price for walls. Base price for ceilings. Thank you for the opportunity to bid your work. It is greatly appreciated.	 4,800.00 5,800.00

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an additional extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Please return one copy with your signature.


Signature/Date _____

Total	\$10,600.00
--------------	--------------------



PIEPER ELECTRIC, INC. | Solutions Powered by People Since 1947

7/22/19

Village of Germantown
N122 W17177 Fond du Lac Ave.
Germantown, WI. 53022-0337

COPY

RE: Police Department Garage
Mr. Anderson

\$ 10,447.00

We will provide the labor, material, tools and supervision for the following:

- Demo fan interlock controls
- Install fan controls owner supplied
- Install (9) fixtures owner supplied
- Install (9) outlets owner supplied
- Install (2) exit signs owner supplied
- Re-work (2) outside outlets
- Lift
- Install (1) switch & 2 owner supplied occ. sensors

We have not included

- Not responsible for existing conditions that may not be code compliant
- Holiday pay/Premium pay
- Sales tax

Price for above work NTE \$ 7,976.00

Deduct \$ 1,054 if DPW Demos conduit

Commodity pricing not guaranteed, additional charges may apply

We thank you for giving us the opportunity of estimating this work, and should there be any questions, please do not hesitate to call me.

Note: This proposal valid for **30** days,

Sincerely

Negotiable thereafter

PIEPER ELECTRIC, INC.

Date Accepted _____

By: _____

Gary Tiegs
Project Manager
1-414- 588-3853



PIEPER ELECTRIC, INC. | Solutions Powered by People Since 1947
TERMS AND CONDITIONS OF SALE

1. LIEN NOTICE. As required by the Wisconsin Construction Lien Law, Seller (Pieper Electric, Inc. and all DBAs) hereby notifies Owner that persons or companies furnishing labor or materials for the construction on Owner's land may have lien rights on the Owner's land and buildings if not paid. Those entitled to lien rights, in addition to Seller, are those who contract directly with the Owner or those who give the Owner notice within sixty (60) days after they first furnish labor or materials for the construction. Accordingly, Owner will probably receive notices from those who furnish labor or materials for the construction, and should give a copy of each notice received to his mortgage lender, if any. Seller agrees to co-operate with the Owner and his lender, if any, to see that all potential lien claimants are duly paid.

2. ENTIRE AGREEMENT. This Agreement constitutes the entire contract for material, work, and other goods and services (collectively "Goods") between the Seller and the buyer ordering such Goods ("Buyer"). It is expressly agreed that no statement, arrangement, warranty, or understanding, oral or written, expressed or implied, will be recognized unless it is stated in, or otherwise permitted by, this Agreement. This Agreement is solely for the benefit of Buyer and Seller, and is not intended for the benefit of any other party.

3. PROPOSAL. Seller is responsible for, and shall have sole control of, the construction methods, sequences and coordination of all work described in the Proposal, unless expressly stated to the contrary. Any items not listed are not included in the Agreement price and shall be the obligation of the Buyer.

4. CONSTRUCTION MATERIALS. All materials and work shall be furnished in accordance with normal industry tolerances for color, variation, thickness, size, weight, amount, finish, texture and performance standards. Excess materials delivered to job site and/or materials not physically attached to the structure after substantial completion of the work contemplated by this Agreement shall remain the property of Seller.

5. ACCESS TO WORK AND SITE. Buyer shall provide electric power, water, telephone and toilet facilities for use by Seller and its subcontractors/employees. Storage of materials and storage of Seller's equipment shall also be provided by Buyer. All utility connections and service charges, if any, shall be paid by the Buyer. Furthermore, Buyer agrees to maintain access for Seller at the Project Site to keep Project Site free from obstructions and conflicting work, and to obtain permission for Seller to gain access through adjacent property, if required by Seller to do so. Buyer shall be solely responsible for all risk, shall hold Seller harmless and free of liability, and shall compensate for any damages or costs arising out of such access or the failure to maintain access, except to the extent due to the intentional acts of Seller, its agents and/or employees.

6. INSURANCE. Seller shall maintain workers' compensation, automobile liability, commercial general liability and such other insurance as required by law. Seller will furnish a Certificate of Insurance evidencing the types and amounts of its coverage, upon request. Buyer shall maintain insurance covering all physical loss expressly including, but not limited to, coverage for collapse, fire, wind damage, theft, vandalism and malicious mischief, naming Seller as additional insured. Buyer assumes risk of loss during construction, except for the intentional acts of Seller, its subcontractors or employees.

7. ENVIRONMENTAL HAZARDS. Seller is not responsible for any environmental hazards. The Buyer shall be solely responsible for all risk, shall indemnify and hold Seller harmless and free of liability, and shall bear the costs of any removal or correction of environmental materials.

8. SITE CONDITIONS. Seller shall not be responsible for additional costs due to the existence of latent conditions that are not disclosed in writing to Seller. The raising, disconnection, re-connection or relocation of any mechanical equipment that may be necessary for Seller to perform the work shall be performed by others or treated as an extra.

9. PAYMENT. Buyer shall timely make all payments required by this Agreement. Time is of the essence as to all terms of payment. Buyer agrees that, in addition to other remedies available to Seller, if payment is not timely made, Seller shall be entitled to a service charge of 1.0% per month on all past due amounts, plus, if not contrary to any law, all costs of collection including actual attorneys' fees. Seller shall furnish lien waivers to Buyer at the time each Progress Payment and the Final Payment is made to Seller for the proportionate value of all Goods ordered or delivered as of the time the payment is made. Final Payment shall constitute acceptance and approval of all work, and a waiver of all claims by Buyer, except those arising from liens or the warranty included in this Agreement. No retention shall apply to any of the work.

10. JOB SIGN. Buyer agrees to allow Seller to display a construction sign at the Project Site.

11. CHANGES. No changes, additions, alterations, deviations or extras to the Plans and Specifications shall be made without a written Change Order signed by the Buyer and Seller in advance, which will be performed based on Seller's standard time and material rates. Notwithstanding, Buyer's signature shall not be required for changes necessary to conform to codes, laws or regulations required by any utility or governmental authority, or to address existing conditions of the Project Site unknown to Seller at the time Seller signs this Agreement. All Change Orders shall be incorporated as part of this Agreement. Upon Seller's request, Buyer agrees to pay for all changes in advance of each change being commenced. Buyer understands and agrees that changes will extend the time of performance by at least 5 work days for each change unless otherwise agreed in writing.

12. WORK STOPPAGE. Should work be stopped by any public authority or the Buyer for more than thirty calendar days, Seller may terminate this Agreement and collect for the value of all work completed and materials ordered as of the date work is stopped, plus Seller's anticipated profit under this Agreement. Buyer's failure to sign Change Orders or Buyer's refusal to make progress payments, or any other cause beyond Seller's sole control, shall also be cause for work stoppage by Seller.

13. DELAY. Work shall be completed within the number of working days stated in this Agreement, unless delay occurs due to work stoppage, adverse weather conditions, labor disputes, changes by Buyer, work performed by Buyer (or Buyer's separate contractors) or governmental authorities, unavailability of materials or supplies, unavoidable casualties, accidents, environmental hazards, Buyer's failure to make payments as required by this Agreement, or any other cause beyond Seller's sole control. Any such delay shall extend the time of performance or, at Seller's Option, terminate this Agreement if the cause of the delay cannot be resolved within thirty calendar days. Where Seller elects to extend performance, Seller shall also be entitled to additional payment to reflect any increased cost of labor and/or materials. Seller will give notice to Buyer of delay and any adjustments to time of performance or cost of the work necessitated by the delay.

14. DISPUTES. These Terms shall be deemed to have been made in and governed by the laws of the State of Wisconsin. Any legal suit or action with regard to these Terms or the Project hereunder may, at Seller's option, be venue in Milwaukee County Circuit Court, Wisconsin. Seller may also, at Seller's sole discretion, elect arbitration and/or mediation in place of civil litigation, without regard to whether litigation has been commenced by Buyer. If an Arbitrator cannot be agreed upon, Seller can petition Circuit Court for same.

15. WARRANTY. Seller warrants and guarantees to Buyer that all material and equipment, and the work to be performed hereunder, will be of good quality and free from faults and defects. This warranty shall cover material (except lamps and other expendables) for the manufacturer's stated warranty period and workmanship for one year from the date of substantial completion. This warranty does not apply to bid work if the bid documents stipulate a lesser warranty. This warranty is in lieu of all other warranties, express or implied, of merchantability, fitness for a particular purpose, performance, or otherwise. Seller's liability under the warranty is strictly and exclusively limited to the repair or replacement at the job site of such work (including material and equipment) as is found to be defective within such warranty period, and with respect to which the Buyer has given Seller prompt written notice within such period. No allowance will be made for repairs or alterations unless made with Seller's prior written consent or approval. In no event shall Seller be liable for claims for any other damages based upon breach of express or implied warranty or negligence whether direct, immediate, foreseeable, consequential or special. This paragraph states Seller's entire liability with respect to warranties, guarantees, or representations, express or implied. Seller will be held harmless against claims, damages, losses and expenses, including attorneys' fees arising from work not done by Seller's own workforce.

16. CONFLICTS/INCONSISTENCIES. If any inconsistency or ambiguity is believed to exist among any of the documents comprising the contract, the inconsistency or ambiguity shall be resolved by applying the following order of precedence: (a) this Agreement including these Terms and Conditions; (b) the plans and specifications, if any; (c) other documents comprising the contract, if any.

17. ASBESTOS AND TOXIC MATERIALS. This proposal and contract is based upon the work to be performed by Seller not involving asbestos-containing or toxic materials and that such materials will not be encountered or disturbed during the course of performing the work. Seller is not responsible for expenses, claims or damages arising out of the presence, disturbance, or removal of asbestos-containing or toxic material. In the event that such materials are encountered, Seller shall be entitled to reasonable compensation for all additional expenses incurred as a result of the presence of asbestos-containing or toxic materials at the work site.

18. PROTECTION OF PERSONAL PROPERTY AND PROJECT SITE. Buyer agrees to remove or protect any personal property inside and outside the Project Site. Seller shall make reasonable efforts to avoid damage to existing property. Seller will make every effort to keep dust down to a bare minimum. Seller is not responsible for housecleaning or damages during normal construction activities.

19. IMPAIRMENT OF CREDIT. If Buyer is or becomes insolvent, or is unable to pay his debts as they mature, or files or has filed against him a bankruptcy, insolvency, or similar petition or fails to pay any debt arising hereunder to Seller on time, or if Seller in good faith doubts the ability of Buyer to pay, Seller may, at its option, either: (a) terminate the work at any time thereafter, and Buyer shall thereupon pay for all work performed on a pro-rata basis plus all lost profit or (b) discontinue work until such time as the Buyer has paid Seller in full for work performed, has agreed to pay Seller for any additional costs incurred because of such discontinuance, and upon such other terms or conditions as may be imposed by Seller to ensure the payment for the work.

20. HOLD HARMLESS. Seller will hold harmless and defend Buyer against any claims brought by a third party for damages or losses arising out of Seller's performance of work under this contract provided that the third party claim is attributable to bodily injury or death, or injury to or from destruction of tangible property, but only to the extent caused by the negligence of Seller or Seller's subcontractors and not caused in whole or in part by the Buyer or its agents, employees or representatives. Seller shall not be liable for any consequential damages claimed by any party including, but not limited to, lost profits, loss of use, or attorney's fees. As conditions precedent to Seller's duties under this provision, Buyer must (a) provide Seller with written notice of any claim against Buyer immediately after Buyer is aware of the claim; and (b) remain current with all of Buyer's obligations under this contract. This provision is null and void if the Buyer fails to perform any of its obligations under this contract. Seller shall have the sole right to manage the defense of the claim or resolve the claim. Buyer agrees to fully cooperate with Seller in the investigation and defense of any claim brought by another party.

21. WORKING HOURS. Unless specifically noted, all work included in this contract is to be performed during normal business hours, Monday through Friday. Work performed at any other time, or on legal holidays, will result in an extra charge to Buyer.

22. GENERAL EXCLUSIONS. Seller shall not be responsible for coordinating or supervising work performed by Buyer's own forces or contractors. Seller shall be entitled to an equitable adjustment for hidden or latent conditions. Cost of pumping water from basements and other excavations is not included in quotation. Any alteration or deviation from the specifications as outlined on reverse involving extra cost of material or labor will only be executed upon written orders for same and will become an extra charge over the sum mentioned in this contract. Seller is not responsible for damage to underground services. Any changes in local or state codes effective after date of proposal will be charged as an extra or credited as the case may be. Patching of walls and floors is to be done by others unless specifically stated in this contract as Seller's responsibility.



PIEPER ELECTRIC, INC. | Solutions Powered by People Since 1947

6/12/19

Village of Germantown
N122 W17177 Fond du Lac Ave.
Germantown, WI. 53022-0337

COPY

RE: Police Department Garage Service Upgrade/Electric Heater

Mr. Anderson

We will provide the labor, material, tools and supervision for the following:

- Upgrade electric service to 200 amp
- Wire new electric unit heater per specs that were sent to me

We have not included

- Not responsible for existing conditions that may not be code compliant
- Holiday pay/Premium pay
- Cutting and patching
- Sales tax

Price for above work NTE \$ 2,471.00

Commodity pricing not guaranteed, additional charges may apply

We thank you for giving us the opportunity of estimating this work, and should there be any questions, please do not hesitate to call me.

Note: This proposal valid for **30** days,

Sincerely

Negotiable thereafter

PIEPER ELECTRIC, INC.

Date Accepted _____

By: _____

Gary Tiegs
Project Manager
1-414-588-3853



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3. PROPOSAL. Seller is responsible for, and shall have sole control of, the construction methods, sequences and coordination of all work described in the Proposal, unless expressly stated to the contrary. Any items not listed are not included in the Agreement price and shall be the obligation of the Buyer.

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19. IMPAIRMENT OF CREDIT. If Buyer is or becomes insolvent, or is unable to pay his debts as they mature, or files or has filed against him a bankruptcy, insolvency, or similar petition or fails to pay any debt arising hereunder to Seller on time, or if Seller in good faith doubts the ability of Buyer to pay, Seller may, at its option, either: (a) terminate the work at any time thereafter, and Buyer shall thereupon pay for all work performed on a pro-rata basis plus all lost profit or (b) discontinue work until such time as the Buyer has paid Seller in full for work performed, has agreed to pay Seller for any additional costs incurred because of such discontinuance, and upon such other terms or conditions as may be imposed by Seller to ensure the payment for the work.

20. HOLD HARMLESS. Seller will hold harmless and defend Buyer against any claims brought by a third party for damages or losses arising out of Seller's performance of work under this contract provided that the third party claim is attributable to bodily injury or death, or injury to or from destruction of tangible property, but only to the extent caused by the negligence of Seller or Seller's subcontractors and not caused in whole or in part by the Buyer or its agents, employees or representatives. Seller shall not be liable for any consequential damages claimed by any party including, but not limited to, lost profits, loss of use, or attorney's fees. As conditions precedent to Seller's duties under this provision, Buyer must (a) provide Seller with written notice of any claim against Buyer immediately after Buyer is aware of the claim; and (b) remain current with all of Buyer's obligations under this contract. This provision is null and void if the Buyer fails to perform any of its obligations under this contract. Seller shall have the sole right to manage the defense of the claim or resolve the claim. Buyer agrees to fully cooperate with Seller in the investigation and defense of any claim brought by another party.

21. WORKING HOURS. Unless specifically noted, all work included in this contract is to be performed during normal business hours, Monday through Friday. Work performed at any other time, or on legal holidays, will result in an extra charge to Buyer.

22. GENERAL EXCLUSIONS. Seller shall not be responsible for coordinating or supervising work performed by Buyer's own forces or contractors. Seller shall be entitled to an equitable adjustment for hidden or latent conditions. Cost of pumping water from basements and other excavations is not included in quotation. Any alteration or deviation from the specifications as outlined on reverse involving extra cost of material or labor will only be executed upon written orders for same and will become an extra charge over the sum mentioned in this contract. Seller is not responsible for damage to underground services. Any changes in local or state codes effective after date of proposal will be charged as an extra or credited as the case may be. Patching of walls and floors is to be done by others unless specifically stated in this contract as Seller's responsibility.

Police Department Garage 7/31/2019

Cost	102,323.00	2018	Forward Construction	144,712.00
	<u>45,081.00</u>	2019		
	147,404.00			
Improvements	<u>16,661.00</u>		Electric Supply, Heater, Insulation, Drywall, reroute	
	164,065.00		ceiling conduit, move lighting	
2017 Debt	<u>-120,000.00</u>		Impact Fees to reimburse - \$12,000 per year, ten years	
	44,065.00			
Police Van Sale	9,612.00			
Current Impact Fee balance	<u>144,168.72</u>			
	153,780.72			
Owe to Debt Service	-108,000.00			
Impact Amount to finish	45,780.72			



**STATE/MUNICIPAL AGREEMENT
FOR A STATE- LET HIGHWAY
PROJECT**

Date: June 17, 2019

I.D.: 2712-03-00/70

Road Name: FREISTADT ROAD

Limits: INTERSECTION WITH MAPLE ROAD

County: Washington

Roadway Length: 0.01 Mile

The signatory Village of Germantown, hereinafter called the Municipality, through its undersigned duly authorized officers or officials, hereby requests the State of Wisconsin Department of Transportation, hereinafter called the State, to initiate and effect the highway or street improvement hereinafter described.

The authority for the Municipality to enter into this agreement with the State is provided by Section 86.25(1), (2), and (3) of the Statutes.

NEEDS AND ESTIMATE SUMMARY:

Existing Facility - Describe and give reason for request: Improvement

Proposed Improvement - Nature of work: As determined by project scoping.

Describe non-participating work included in the project and other work necessary to finish the project completely which will be undertaken independently by the municipality: A nominal amount is included to cover items in paragraph 4 (to be adjusted in the final plan).

TABLE 1: SUMMARY OF COSTS

Phase		Total Est. Cost	Federal/State Funds	%	Municipal Funds	%
Preliminary Engineering: Plan Development	1	\$ 159,831	\$ 143,848	90%	\$ 15,983	10%
Construction: Roadway	1	\$ 913,441	\$ 822,097	90%	\$ 91,344	10%
Non-Participating		\$ 1,000	\$ -	0%	\$ 1,000	100%
Total Cost Distribution		\$ 1,074,272	\$ 965,945		\$ 108,327	

1 Federal funding maximum of \$143,848 for Design, and \$822,097 for Construction
Costs in excess of this amount shall be the responsibility of the Municipality.

This request is subject to the terms and conditions that follow (pages 2 – 4) and is made by the undersigned under proper authority to make such request for the designated Municipality and upon signature by the State and delivery to the Municipality shall constitute agreement between the Municipality and the State. No term or provision of neither the State/Municipal Agreement nor any of its attachments may be changed, waived or terminated orally but only by an instrument in writing executed by both parties to the State/Municipal Agreement.

Signed for and in behalf of the Village of Germantown (please sign in blue ink)		
Name	Title	Date
Signed for and in behalf of the State (please sign in blue ink)		
Name	Title SE Region Planning Chief	Date

TERMS AND CONDITIONS:

1. The initiation and accomplishment of the improvement will be subject to the applicable Federal and State regulations.
2. The Municipality shall pay to the State all costs incurred by the State in connection with the improvement which exceed Federal/State financing commitments or are ineligible for Federal/State financing. Local participation shall be limited to the items and percentages set forth in the Summary of Costs table that show Municipal funding participation. In order to guarantee the Municipality's foregoing agreements to pay the State, the Municipality, through its above duly authorized officers or officials, agrees and authorizes the State to set off and withhold the required reimbursement amount as determined by the State from any moneys otherwise due and payable by the State to the Municipality. The costs listed in Table 1: Summary of Costs are approximate costs unless otherwise noted. The Municipality will be responsible for actual costs incurred.
3. Funding of each project Phase is subject to inclusion in an approved program and per the State's Facility Development Manual (FDM) standards. Federal aid and/or State transportation fund financing will be limited to participation in the costs of the following items as specified in the Summary of Costs:
 - (a) Design engineering and state review services.
 - (b) Real Estate necessitated for the improvement.
 - (c) Compensable utility adjustment and railroad force work necessitated for the project.
 - (d) The grading, base, pavement, curb and gutter and bridge costs to State standards, excluding the cost of parking areas.
 - (e) Storm sewer mains, culverts, laterals, manholes, inlets, catch basins and connections for surface water drainage of the improvement; including replacement and/or adjustments of existing storm sewer manhole covers and inlet grates as needed.
 - (f) Construction engineering incidental to inspection and supervision of actual construction work, except for inspection, staking and testing of sanitary sewer and water main.
 - (g) Signing and pavement marking necessitated for the safe and efficient flow of traffic, including detour routes.
 - (h) Replacement of existing sidewalks necessitated by construction and construction of new sidewalk at the time of construction. Sidewalk is considered to be new if it's constructed in a location where it has not existed before.
 - (i) Replacement of existing driveways, in kind, necessitated by the project.
 - (j) New installations or alteration resulting from roadway construction of standard State street lighting and traffic signals or devices. Alteration may include salvaging and replacement of existing components.
4. Work necessary to complete the improvement to be financed entirely by the Municipality or other Utility or Facility Owner includes the following items:

- (a) New installations of or alteration of sanitary sewers and connections, water, gas, electric, telephone, telegraph, fire or police alarm facilities, parking meters, and similar utilities.
 - (b) New installation or alteration of signs not necessary for the safe and efficient flow of traffic.
 - (c) Roadway and Bridge width in excess of standards.
 - (d) Construction inspection, staking and material testing and acceptance for construction of sanitary sewer and water main.
 - (e) Coordinate, clean up, and fund any hazardous materials encountered for city utility construction. All hazardous material cleanup work shall be performed in accordance to state and federal regulations.
5. As the work progresses, the Municipality will be billed for work completed which is not chargeable to Federal/State funds. Upon completion of the project, a final audit will be made to determine the final division of costs.
 6. If the Municipality should withdraw the project, it shall reimburse the State for any costs incurred by the State in behalf of the project.
 7. The work will be administered by the State and may include items not eligible for Federal/State participation.
 8. The Municipality shall at its own cost and expense:
 - (a) Maintain all portions of the project that lie within its jurisdiction for such maintenance through statutory requirements, in a manner satisfactory to the State and shall make ample provision for such maintenance each year. This agreement does not remove the current municipal maintenance responsibility.
 - (b) Maintain all items outside the travel lane along the project, to include but not limited to parking lanes, curb and gutter, drainage facilities, sidewalks, multi-use paths, retaining walls, pedestrian refuge islands, landscaping features and amenities funded by community sensitive solutions.
 - (c) Maintain and accept responsibility for the energy, operation, maintenance, repair and replacement of the lighting system.
 - (d) Prohibit angle parking.
 - (e) Regulate parking along the highway. The municipality will file a parking declaration with the state.
 - (f) Use the WisDOT Utility Accommodation Policy unless the Municipality adopts a policy which has equal or more restrictive controls.
 - (g) Provide complete plans, specifications and estimates for sanitary sewer and water main work. The Municipality assumes full responsibility for the design, installation, inspection, testing and operation of the sanitary sewer and water system. This relieves the State and all of its employees from the liability for all suits, actions or claims resulting from the sanitary sewer and water system construction.
 - (h) Maintain all community sensitive solutions and/or enhancement funded items.
 - (i) Coordinate with the state on changes to highway access within the project limits.
 - (j) In cooperation with the state, assist with public relations for the project and announcements to the press and such outlets as would generally alert the affected property owners and the community of the nature, extent, and timing of the project and arrangements for handling traffic within and around the project.
 - (k) Maintain signs and pavement markings not necessary for the safe and efficient movement of traffic (no parking signs, crosswalk pavement markings not at signalized intersections, etc).
 9. Basis for local participation as specified in Surface Transportation Program—(H.S.I.P.) Safety regulations: Participation is based on actual costs incurred, all costs listed in Table 1: Summary of Costs are approximate

costs unless otherwise noted.

- (a) Funding for preliminary engineering: Design is funded with 90% Federal funding up to a maximum of \$143,848 when the Municipality agrees to provide the remaining 10% and any funds in excess of the federal funding maximum.
- (b) Funding for construction: Construction is funded with 90% Federal funding up to a maximum of \$822,097 when the Municipality agrees to provide the remaining 10% and any funds in excess of the federal funding maximum.
- (c) Funding for non-participating work including haul roads is funded 100% Municipal.

[END]

**BUSINESS OF THE PUBLIC WORKS & HIGHWAYS COMMITTEE
GERMANTOWN, WI**

MEETING DATE: September 16, 2019

AGENDA ITEM: New Business

ITEM TITLE: Purchase of Wetland Mitigation Credits
Northeast Interceptor Sewer Project

SUBMITTED BY: Lawrence W Ratayczak, P.E., Director of Public Works

SUMMARY EXPLANATION:

A section of the sanitary sewer included in the Northeast Interceptor Project, west of the railroad tracks, is designed to go through a section of Wetlands as designated by the WisDNR. Included in the design is a 12-foot-wide gravel access road for the Wastewater Utility to gain access to the manholes in this area for the purpose of cleaning the sanitary sewer pipe. The WisDNR has approved the easement pending comments from the public, which notice was published on September 4, 2019, and runs for 30 days. As part of the permit the WisDNR has approved restoration of the area not to be utilized for the access road back to the condition prior to construction. The area to be constructed as the access road requires mitigation. Mitigation is completed by purchasing Mitigation Credits from an agency that holds available credits. The area remaining in access road equals the need to purchase 0.18 Shrub-Carr credits and the Wolf River Basin Mitigation Bank is the organization that had credits available to sell. The Village needed to purchase 0.18 credits @ \$99,900 / credit or \$17,982.00.

ATTACHMENT: ORDINANCE____ RESOLUTION____ OTHER XX

-Copy of Invoice form Wolf River Basin Mitigation Bank

RECOMMENDATION:

The Director of Public Works recommends the Public Works & Highway Committee approve the purchase of the Mitigation Credits in the amount of \$17,982.00 and forward , with a positive recommendation, to the Village Board for approval.

COMMITTEE ACTION:

Proper parliamentary procedure to deny a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.

Wolf River Basin Mitigation Bank

C/O Mr. Brad Krueger
W8144 Oak Avenue
Shawano, Wisconsin 54166

Invoice #: 00043
Date: August 30, 2019

Bill To:

Village of Germantown
N112 W17001 Mequon Road
Post Office Box 337
Germantown, Wisconsin 53022-0337

Description	Amount
Village of Germantown Northeast Interceptor Sewer – Wetland Mitigation Credit Purchase	
- 0.18 Shrub-Carr credits @ \$99,900	\$17,982

Submit Payment To:

Mr. Brad Krueger
W8144 Oak Avenue
Shawano, Wisconsin 54166

Total Amount: \$17,982

Balance Due: \$17,982

Terms: Due Within WDNR Timeline Requirement

Affidavit of Bank Credit Purchase –Wolf River Basin Mitigation Bank

Applicant Information	
Name: Village of Germantown	
Address: N112 W17001 Mequon Road P.O. Box 337 Germantown, WI 53022-0337	
Phone: (262) 250-4721 Contact Name: Larry Ratayczak, Director of Public Works	
Project Summary	
Brief Description of Project	Northeast Interceptor Sewer
Acres of Wetland Impact by Wetland Cover Type	0.13 acres Marsh
Permit numbers from all agencies requiring mitigation.	Wisconsin Dept. of Natural Resources: #IP-SE-2019-67-02374 Army Corps of Engineers #2019-01124-JMB
Location of Wetland Impacted	
County	Washington County
BSA	Southwest Lake Michigan
Latitude/Longitude	Latitude 43.22611; Longitude -88.09409
Township/Range & 1/4-1/4 Section	Sec. 23, T09N, R20E, Village of Germantown
Compensation Details	
Replacement Ratio by wetland cover type	0.126 acres Marsh impacts @ 1:1.45 = 0.18 Shrub-Carr credits
Number of credits of each wetland cover type being purchased	0.18 Shrub-Carr credits

1. I certify that the Village of Germantown has purchased 0.18 wetland compensatory mitigation credits from the Wolf River Basin Wetland Mitigation Bank.

Applicant Signature

Date

2. I certify that the Wolf River Basin Wetland Mitigation Bank has sold 0.18 wetland compensatory mitigation credits to the Village of Germantown, and that such debit has been noted in the bank's accounting system.

Bank Sponsor Signature

Date

From: [Janice Wick](#)
To: [Deanna Braunschweig](#)
Subject: Public Works Agenda Items for Village Board - Sept. 16, 2019
Date: Friday, September 6, 2019 8:51:33 AM

Deanna,

I believe Eric will have backup to you directly or he may go through me. I know he's working on a Resolution.

Janice

-

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CONSENT AGENDA:

-

DPW CAMPUS STORMWATER POLLUTION PREVENTION PLAN:

MOTION made by Zabel, seconded by Warren to forward to the Village Board with a positive recommendation to approve by Resolution the DPW Campus Stormwater Pollution Prevention Plan (SWPPP).

Motion carried unanimously.

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NEW BUSINESS: (Even though motions were unanimous, trustee Zabel requested these two topics be listed under new business)

-

FREISTADT ROAD & MAPLE ROAD INTERSECTION:

MOTION made by Zabel, seconded by Warren to forward to the Village Board with a positive recommendation the State/Municipal Agreement with the WisDOT for the Freistadt and Mequon Road intersection.

Motion carried unanimously. _

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2020 ROADWAY CIP RECOMMENDATIONS:

MOTION made by Zabel, seconded by Warren to forward to the Village Board with a positive recommendation the 2020 Roadway CIP recommendations upon verification that areas selected will fall within the \$1.5 million level of spending.

Motion carried unanimously.

Deanna, Please remove the following from the Sept. 16th Village Board Agenda: 2020 Roadway CIP Recommendations

Janice
DPW/Engr.
Village of Germantown
262-250-4721

Deanna Braunschweig

From: Adm. Sec. Julie Barth <jbarth@germantownpolice.org>
Sent: Tuesday, September 10, 2019 1:55 PM
To: Deanna Braunschweig
Subject: Items for VB

Hi Deanna,

Here are the items for VB from Public Safety:

1. Operator Licenses for M. Davis, C. DeVries, H. DeGrace, N. Fraser, P. Mews. Motion was made/seconded to forward these Operator License Applications to VB with a recommendation of approval, motion carried unanimously.
2. Germantown Historical Society Temp Class B Fermented Malt Beverage & Wine for Annual Hunsrucker Oktoberfest 09/28/19 – 09/29/19, Dheinsville Historic Park. Motion was made/seconded to forward this application to VB with a recommendation of approval, motion carried unanimously.
3. Change of Ownership & Agent, Brinker Restaurant Corp. d/b/a Chilis Grill & Bar, Brian Boettcher Agent. Motion was made/seconded to forward this Change of Agent application to VB with a recommendation of approval, motion carried unanimously.
4. Police Dept Evidence Garage Upgrade. Motion was made/seconded to forward this request for use of available impact fees to cover costs for insulation & heating install for the PD Evidence Garage for \$27,891 which includes drywall costs and electrical, with a recommendation of approval. Motion carried unanimously. (It was noted that this item should not be placed on the consent agenda),
5. Police Dept Mobile Firearms & Force Options Simulator MILO Purchase. Motion was made/seconded to forward this purchase request for the MILO Range Training System for \$15,090 using funds from the Asset Forfeiture Account. Motion carried unanimously.
6. Next Meeting: Monday, October 7, 2019 6:00PM, VH Boardroom.

Any questions, please let me know. Thank you.

Julie L. Barth
Administrative Secretary
Germantown Police Department
PO Box 96
Germantown WI 53022
(262)253-7788
jbarth@germantownpolice.org