

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, September 23, 2019 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room

- I. **CALL TO ORDER** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.
- IV. **APPROVAL OF MINUTES** September 9, 2019
- V. **NEW BUSINESS**
 - A. Gehl Foods, LLC, Agent for AGNL Dairy LLC, Property Owner of N116 W15970 Main Street. Site Plan Application for a 22,500 sqft Addition and 49-Stall Parking Lot Expansion. **[ACTION]**
 - B. Amanda & Shaun Farrell, Property Owners of W167 N10994 Western Avenue. Zoning Permit Application to Install a Portion of Fence in a Drainage Easement. **[ACTION]**
 - C. Top Leaf Development LLC, Agent for Harvest Hills Subdivision LLC, Property Owner - South of Freistadt Road West of Wasaukee Road. Sign Review Application (Harvest Hills Subdivision Sign Hills). **[ACTION]**
 - D. Steve Sharpe, Agent for Anderson Brothers Construction, Property Owners - W188 N10708 Maple Road. Site Plan Application (Building Facade Renovations). **[ACTION]**
- VI. **ANNOUNCEMENTS**
- VII. **ADJOURNMENT**

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

PLAN COMMISSION MINUTES

September 9, 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, Tony Laszewski and Bob Williams were present. Also present were Community Development Director/Village Planner Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

Chairman Wolter announced the Community Wide Survey is now available on the Village of Germantown website for residents to complete.

PUBLIC INPUT: None

APPROVAL OF MINUTES: *MOTION Baum second Shadid to Approve the minutes from 8-12-19. MOTION carried unanimously.*

PUBLIC HEARING & ACTION

Stonecast Products - N112 W14343 Mequon Road. Application to create a Planned Development District (PDD) and Rezone 10.6 acres from the M-1: Limited Industrial District into the newly created M-1/PDD. The 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. Planner Retzlaff summarized the proposal.

Public Hearing was opened at 6:39 pm.

Jim Marriott, Stonecast Products, explained a block wall had been installed at the south property line along the railroad property to prevent encroaching onto the railroad right-of-way.

Public Hearing was closed at 6:41 pm.

Discussion followed. Planner Retzlaff stated the block wall may need to be relocated in order to create a 20-foot pass for emergency purposes.

MOTION Baum second Shadid to 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.***

Chairman Wolter commented that a variance probably would not be approved, and that the PDD is the best route for the business to go. Planner Retzlaff said the Board of Zoning Appeals operates

under strict criteria but applying for a variance is still the correct procedure. Commissioner Kimmler agreed saying the request doesn't follow the intended uses of a PDD.

MOTION carried 5-2 (Baum, Kimmler).

PUBLIC HEARING & ACTION

Doctors LLC - W201 N10466 Appleton Avenue. The 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 the property. Planner Retzlaff summarized the proposal.

Public Hearing was opened at 6:56 pm.

Public Hearing was closed at 6:57

MOTION Baum second Nilles to 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.***

MOTION carried unanimously.

Gehl Foods - N116 W15970, N116 W16060, N116 W16076 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; a Certified Survey Map to combine parcels, and a Site Plan application for a 22,500 sqft addition and parking lot expansion to the production facility. Planner Retzlaff summarized the proposal. He said staff is recommending that action on the detailed site development & building plans be TABLED until Staff has reviewed revised plans and can offer a recommendation to the Plan Commission (tentatively set for a special PC meeting on September 23).

Craig Lemieux, new CEO for Gehl Foods, commented that he wants to be a responsible neighbor and is committed to working with the Village to make it a better community. Tim Preuninger, CFO and Alex Kerr, COO also spoke of their support to the Village.

Discussion followed. Trustee Baum said he was inundated with emails regarding this project, some for and some against, voicing concerns with how the process took place and questioning the properness of the meetings. He is concerned with the PDD and any continued expansion. He asked if there is a mechanism to stop any increased expansion. Planner Retzlaff said the PDD does not have the ability to stop that. The intention is to increase the cap of building and parking expansion up to 85 percent. Chairman Wolter added that any development would still need to come forward to this board. Trustee Baum said Gehl's has made great progress from the last plan, but he questioned how to make sure Gehl's will continue to follow through with the residents' complaints.

Discussion continued. Planner Retzlaff said he believes that Craig Lemieux has a true commitment to follow through and pull together a plan for the Main Street area and be an active participant to make things happen. Trustee Baum commented that the Gehl's plant has been here over 100 years and the likelihood of it leaving is slim to none. He is pleased with where it is going and thinks Gehl's is trying to work with the residents to resolve the issues that were brought up. He said the community store and tourist center will engage the residents of the community. Chairman Wolter said the design and appearance of the building is a positive move.

Commissioner Kimmler said Gehl's has come along way and thanked them for improving the plans. He asked if there was any discussion of completing the Main Street Connectivity Plan. Planner Retzlaff stated the Connectivity Plan are improvements the Village would make and that the plan has not yet been approved. Chairman Wolter added that Gehl's could be a part of that discussion in the future.

MOTION Baum second Shadid to 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.**

MOTION carried 6-1 (Kimmler).

MOTION Baum second Shadid to 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.**

MOTION to Amend Baum second Shadid to add Condition #3 that the Planning Department create a list of all items to be included in the PDD taken from the Gehl Foods Community Commitment statement (page 4) and present to the Village Board.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended Failed 3-4 (Baum, Nilles, Kimmler, Williams).

Chairman Wolter was concerned with the future of Main Street and what will happen without the approval. He said Gehl's is willing to improve the community and is willing to sustain the area and give other amenities to the Village including the corner lot. If the proposal is not approved 4 buildings will be left vacant. He stated this company is under new leadership and the proposal will have a positive impact and will build on the promises made.

MOTION to Reconsider the PDD Baum second Nilles.

MOTION carried 6-2 (Kimmler, Williams).

MOTION to Approve the PDD carried 4-3 (Nilles, Kimmler, Williams).

Central Land Company - W204 N12839 Goldendale Road. 2-Lot Certified Survey Map application and Site Plan Application for a 250,522 sqft industrial building (Lot 1) and a 130,324 sqft multi-tenant industrial building (Lot 2). Associate Planner Zandt summarized the proposal.

MOTION Baum second Nilles to Approve the 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.***

MOTION carried unanimously.

MOTION Baum second Nilles to 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.***
- 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.***

Discussion followed. Commissioner Kimmler said there are a lot of deciduous type plantings on the berm and he would prefer to see more groupings of evergreens.

MOTION to Amend Kimmler second Baum to require more evergreens on the berm area along the Goldendale Road portion of the property, revisions to be discussed with Village staff.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

Compass Properties - N112 W16200 Mequon Road (Germantown Marketplace). Tarr Group, LLC is seeking approval of site development and building plans for a 4,324-square-foot dental office building on the 0.87-acre parcel located on the north side of Mequon Road, east of Squire Drive, on the east side of Associated Bank. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the site development and building plans submitted by Tarr Group, LLC for the proposed 4,324-square-foot dental office located on Lot 3 in the Pick-N-Save Commercial area 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, landscaping, and electrical plan sheets dated 9-3-19 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. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.*
- 4. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.*
- 5. All technical issues and plan corrections identified by the Village Engineer and Public Works Department staff (see August 7, 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.*

Discussion followed regarding the buildings Germanic theme architecture and that it matches the surrounding buildings. Planner Retzlaff stated the traffic study results indicate that traffic from the dental office is minimal and the proposed parking is more than adequate.

MOTION carried unanimously.

North Shore Bank - N112 W16200 Mequon Road. The application is for approval for site development & building plans for a 2,250 sqft bank on a 0.37 acre out-parcel within the Sendik's Village Centre. Planner Retzlaff summarized the proposal.

Discussion followed regarding the building architecture and if it fits into the Germanic theme.

MOTION Baum second Nilles to Approve the proposal site development & building plans submitted by MSI General Corp. for North Shore Bank for the development of a 2,250 sqft bank on the .37-acre out-parcel subject to the following conditions:

- 3. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following: civil engineering plan set with PC submittal date/revision date 9-6-9; subject to Condition #2 the architecture plan set dated 9-6-19; the lighting sheet dated 7-12-19; the landscaping plan with a submittal/revision date 9-6-19; the site plan application materials dated 7-15-19 and all supporting documents including a 7-6-19 letter from Eric Neumann, MSI General Corp., unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission.*
- 4. The architectural plans shall be revised to include an architectural design and exterior materials that are reflective of and consistent with the Village's "Germanic Theme" corridor and other surrounding retail buildings along Mequon Road as recommended and approved by the Village's Architectural Review Board (Plan Commission).*
- 5. All technical issues, corrections and requirements identified by the Village Engineer and Public Works Department (see August 15, 2019 memo) and by the Community Development Director (see August 30, 2019 memo) shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of a building permit (excluding any "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS).*
- 6. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.*
- 7. All landscaping, grading, paving, storm water management, utility and other 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.

- 8. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.*
- 9. Additional landscaping shall be installed in the large, curbed island east of the drive-through lanes. Said landscaping shall be shown in a revised landscape plan reviewed and approved by the Village Planner prior to issuance of a building permit.*
- 10. Supplemental information showing the proposed roof-top HVAC unit and screening shall be submitted for review and approval by the Village Planner prior to issuance of the occupancy permit but soon as said information is available*

MOTION carried unanimously.

Krenz & Company Inc. - W132 N10940 Eisenhower Drive. The property owner is seeking approval of site development and building plans for a 24,461-square-foot addition to the existing building located on the 9.27-acre parcel at W132 N10940 Eisenhower Drive. Associate Planner Zandt summarized the proposal.

MOTION Baum second Nilles to Approve the site development and building plans submitted by Krenz & Company for the proposed 24,461-square-foot addition to the existing building located on Lot 43 in the Germantown Business Park subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural & engineering, landscaping, and electrical plan sheets dated 7-12-19 unless said plan sheets are revised pursuant to revisions required under the specific conditions of approval included by the Plan Commission.*
- 2. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application*
- 3. Proposed parking spaces must meet the minimum size of 180 square feet as required by the Village Code. The site plan shall be updated to reflect appropriate dimensions.*
- 4. 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.*
- 5. All technical issues and plan corrections identified by the Village Engineer and Public Works Department staff (see August 7, 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.*

Trustee Baum asked that the windows on the corner elements be removed. Representation from Krenz explained the windows were used to enhance the appearance.

MOTION carried unanimously.

Waste Management - N96 W3840, W13600 & W13640 County Line Road. Certified Survey Map 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. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the Certified Survey Map to combine four parcels totaling 45.8 acres 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.***

MOTION carried unanimously.

Shaffer Development, LLC for John B Kohl Trust - 42 Acres North of Freistadt Road, West of Hwy 41/45. The request is for a consultation to obtain feedback concerning a proposed rezoning and creation of a Planned Development District (PDD) for an agricultural neighborhood of approximately 240 rental units on 42.30 acres located west of US Highway 41, east of Townline Road and North of Freistadt Road. Associate Planner Zandt summarized the proposal. Discussion followed.

The following comments were made:

- Units will be \$1.35 to \$1.40 per square feet, and have no underground parking, renting \$900 and up.
- Will it be an active farm, where will equipment be stored - Equipment to be stored on the northwest corner of the property in an outbuilding. A professional farmer will farm the land.
- Will the wetland be expanded with a retention pond?
- Will there be single-family homes - Some single-family planned
- How much land will be farmed - Not known at this time
- Multi-family is not wanted - this was discussed with Developer
- Germantown does not have enough multi-family to keep millennials and there is a need
- Don't see multi-family for this area
- Never have seen a TIF for residential development
- Understands need for infrastructure, could Richfield use and tie together
- This area has never been considered for development
- Likes the concept, struggles with location, bringing water to this area may interest Richfield to expand sewer district
- Will development work without ag component?
- Likes the concept but Village does not want multi-family housing
- Outbuildings usually end up as boxes
- Community outreach is recommended and attendance at land use meetings.
- Will be a struggle to get approved,

- People in multi-family development are against new multi-family development
- No one is around this property to complaint the development
- Use of property works, needs approval process to bring sewer and water and TIF for residential
- Appreciates forward thinking
- Industrial base needs workers to live in Germantown
- Commissioners generally in favor of project
- Community outreach should be done

This item was for discussion only. No action was taken.

ANNOUNCEMENTS: Planner Retzlaff stated a Plan Commission has been scheduled for Monday, September 23, 2019.

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:56 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

SITE PLAN APPLICATION

9/23/19 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 of 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

Property Owners: Gehl Foods LLC
N116 W15970 Main Street
Germantown, WI 53022

ANGL Dairy LLC
111 South Wacker Drive
Chicago, IL 60606

Zoning: M-1: Limited Industrial

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



Background/Proposal

Steve Schulz, agent for Gehl Foods LLC, and ANGL Dairy LLC, property owners, is seeking approval of 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.

As explained previously in the application and supporting narratives, 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” cartooning 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 cartooning lines and technological and equipment upgrades.

At their September 16 meeting, the Village Board approved following applications and resulting actions required as prerequisites for the proposed site development & building plans:

1. Certified Survey Map (CSM) to combine the last two (2) existing residential parcels (zoned 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);
2. Rezoning application to rezone these two residential parcels from B-3: General Business to M-1: Limited Industrial;
3. Create a new “Gehl Foods” Planned Development District (PDD) to include the following three (3) Gehl Foods properties:
 - 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)

It’s important to point out that the “Gehl Foods PDD” retains the same underlying zoning districts for each of the three properties. Subject to the unique zoning restrictions adopted in the Gehl Foods PDD conditions & restrictions resolution (copy attached), the use and development of the Main Street production facility property is required to meet the underlying M-1: Limited Industrial District restrictions.

Site Development & Building Plans**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

- Raze the remaining four (4) residential/commercial structures located in the northeast corner of the Church @ Main Street intersection;
- Construct a 49-stall paved parking lot w/ standard 180 sqft stalls, curb & gutter, and an improved 24' wide emergency access drive to Fond du Lac Ave. Access to Main Street and internally to the north side of the plant 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:
 - o five (5) storage silo alcove (12' dia x 44'6" height)
 - o insulated pre-cast concrete walls w/ applied plaster finish to match existing
 - o continuation of the existing "Spanish Mission/Mediterranean Revival" architecture for the addition (Church & Main St elevations)
 - o glass block & aluminum storefront window systems
 - o pre-finished metal roofing to match existing clay tile
 - o re-purposed steel silo w/ vinyl historic graphic mural

NOTE: the Office Building parking lot improvements (reconstruct and expand to 46-stalls) discussed previously and as part of the Planned Development District (PDD) application are preliminary at this point in time and NOT intended to be part of this Site Plan application. Gehl Foods understands that a separate Site Plan application will have to be submitted to the Village for review and approval when these improvements are ready to move forward.

Staff Comments

Since the July 8 PC meeting, Gehl Foods has been involved in an important effort to inform and educate Main Street residents, businesses and other interested stakeholders. Gehl Foods reached out to 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, etc. They also invited the community to provide feedback on various components of the proposed building expansion and other site amenities to be included in their proposed site development and building plans. That effort has resulted in the

current building addition design and site improvement plans.

Leading up to the Sept 9 Plan Commission meeting, Staff identified a number of outstanding issues and technical items that need to be address concerning the original 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

In turn, Gehl Foods submitted revised plans in response to the outstanding items and issues identified by staff. Since Sept 9, Staff has reviewed the revised plans and supplemental information provide by Gehl Foods in response to the staff review comments.

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; particularly 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 Fond du Lac Avenue. To satisfy this request, Gehl Foods has included the construction of a paved driveway from the proposed 49-stall parking lot to Fond du Lac Avenue in the northeast corner of the site that will be intended for emergency vehicle use only. The Fire Department has determined that this emergency vehicle only access driveway will satisfy their concern provided that the Fire Department has the ability to enter/exit this driveway unimpeded (use of a break-away chain or barrier).

There are two (2) potential issues with this proposal: (1) WisDOT and/or Washington County will have to approve the access driveway to Fond du Lac Ave (this section of STH 1435 is currently under WisDOT jurisdiction); and (2) the adjacent business/property owner to the east regularly parks their own vehicles on the paved driveway serving this parcel that is actually located within STH 145 right-of-way. At a minimum, a driveway permit or other approval for access to/from STH 145 should be required. The Fire Department and Gehl Foods should review the design of this emergency access driveway and reconfigure/reconstruct it as necessary to provide unimpeded access to/from the highway (if ever needed). For these same reasons, this driveway should never be used on a regular basis for day-to-day access by Gehl Foods employees or business vehicles.

Public Works Department/Village Engineer

The Public Works Director and department staff have reviewed the revised plans and have identified a few remaining technical issues and plan items in a review memo dated September 20, 2019, that will need to be addressed in a further revised plan(s) prior to issuance of any building permit.

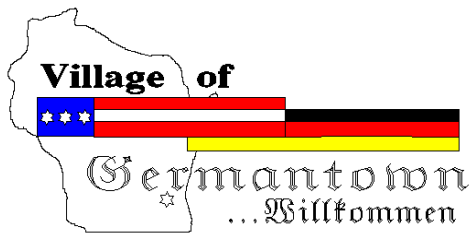
Planning & Zoning

While not specially part of the Site Plan application, one action required prior to commencement of the proposed building expansion is to raze the existing residential structures in the northeast corner of Church @ Main Street. The owner is advised that a building/raze permit is required from the Village prior to any demolition activities. The owner is advised to contact the building inspector and utilities departments to discuss decommissioning the remaining utility services serving these structures.

VILLAGE PLANNER RECOMMENDATION

APPROVE the site development & building plans for the proposed 22,500 sqft building addition and 49-stall parking lot expansion to the Gehl Foods production facility located at N116 W15970 Main Street 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 plan sheets dated 9-18-19, the landscaping plan sheets dated 9-18-19 and 7-18-19 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. Gehl Foods shall obtain building/raze permits as necessary prior to any demolition work on the existing residential structures to be removed in the location of the proposed building expansion. Gehl Foods is advised to contact the building inspector and water & sanitary sewer utility departments to discuss decommissioning requirements for the remaining utility services serving any structures to be razed.
4. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
5. All technical issues and plan corrections identified by the Public Works Director (see September 20, 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.
6. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.
7. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator

From : Lawrence Ratayczak, P.E., Director of Public Works

Date : September 20, 2019

Re : Gehl Food Addition – Site Plan Review #2

Items Reviewed:

- | | |
|--|-------------------|
| 1. Civil Plan Set (C1.0, C2.0, C2.1, C2.2) | Dated: 09-05-2019 |
| 2. Stormwater Management Report | Dated: 09-05-2019 |

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. The project will require DSPS plumbing and infiltration system review and approval. Please provide a copy of the DSPS approval prior to engineering approval
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
7. Contact Ryan Ehlerding, 262-250-4723 for a utility permit.
8. *All homes that will be razed for this addition will need to have the water and sanitary laterals abandoned by following our abandonment policy in the developer's manual. The water meters have been pulled. Coordination with the utility one week prior would be helpful in the distribution shut down. Please note the following requirements on the plan:*
 - 6.7.11 Abandonments-¾" 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 SS1, minimum 12" in width. Remove existing curb stop 3' below finished grade 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.*
9. As a guide to the review response: Items in italics are resolved or acknowledged, items in regular font are to be addressed yet, items in Bold are additional feedback to remaining original comment.

C1.0 Site Plan

1. *Is the proposed parking lot entrance off main street intended to be for two way traffic? Please dimension width of existing drive and add pavement arrows and signage to indicate traffic directions.*
2. Proposed parking lot shall meet the minimum ADA parking space requirements. Either add ADA parking spaces or show where an adequate number of spaces are provided elsewhere on-site. **Add required ADA parking sign and a sign detail.**
3. *Clearly denotes areas of proposed asphalt pavement and concrete.*
4. Plan is difficult to read and determine what is existing to remain and what is proposed. Clearly denote limits of existing to remain and proposed improvements. **The plan is still very difficult to read. Mainly around the plant addition. Is there proposed stamped concrete between the sidewalk and curb along main street? If so please note and provide a detail. Is the sidewalk along church street existing or proposed? Some additional labels and hatches would help.**
5. *Proposed driveway approach from Church Street shall match Village standards. Add Village standard detail to the plan set.*
6. *Provide a warning sign for the rail spur as required by the MUTCD*

C2.0 Site, Grading, Utility, and Erosion Control Plan

1. *Label finished floor elevation of proposed addition.*
2. *Label finished floor elevation of existing wood frame building adjacent to the bio-retention basin.*
3. *Proposed storm sewer manhole within the ROW will be considered public shall match Village standards. Add Village standard detail to the plan set.*
4. *Proposed storm sewer between the proposed manhole and the existing catch basin will be considered public and shall meet Village standards. Storm sewer between the manhole and the Bio-retention basin will be private.*
5. *Storm sewer work within the ROW requires slurry backfill. Please add a note to indicate this.*
5. *Provide detailed spot elevations for the proposed sidewalk and existing back of curb along main street.*
6. *Provide spot elevations for the match in points on the proposed driveway connection on Church Street.*
7. *Please add a construction sequence to the plan. Specifically show the sequence as it relates to construction of the bioretention basin.*
8. *How will the bioretention basin area be protected during construction? Recommend this area be protected from construction traffic and sediment until the site stabilized. Show erosion matting on the side slopes.*
9. *Show erosion matting or stabilization measures for all slopes greater than 4:1.*
10. *Plans show an existing chain link fence to remain at the bioretention basin. Provide additional detail on how the emergency overflow will function with a fence running across it.*
11. *Show construction entrances and tracking pad or other method meeting WDNR requirements to control tracking.*
12. *How will the roof of the proposed addition drain? Is a storm sewer connection needed?*

C2.1 Construction Details

1. Please add the following details:

- Concrete sidewalk
- Driveway entrance
- Village standard curb
- Village standard storm manhole
- Cleanout detail

2. Bioretention basin detail:

- Please provide more information on the perforated PVC pipe that will be used. WDNR technical standards call for the perforations to be smaller than the pea gravel. Typical perforated PVC pipe has large diameter holes. **The detail shows the filter fabric outside of the pea gravel. Please provide additional details on hole size in the perforated pipe.**
- Add the sand / native soil interface layer as required by WDNR tech standards
- Recommend revising the detail to remove the bark mulch at the surface. The mulch tends to float and block the outlet.

Stormwater Management Report

1. Provide information on the seasonal high groundwater elevation and show that required separation distances between the bottom of the basin and groundwater per WDNR and DSPS are met.
1. Clarify the amount of impervious noted under the green infrastructure section. The MMSD green infrastructure requirement applies to the net impervious area, which based on the paragraph above the green infrastructure section, is 0.26 acres.
2. For WinSLAMM – Revise the model to include the entire area draining to the bioretention basin not just the proposed pavement.
2. For WinSLAMM - Adjust the infiltration rate fraction (side) to 0.01 for the bioretention basin (WinSLAMM will not allow 0.00)
3. For WinSLAMM - Infiltration rate for the engineered soil shall be 3.6 in/hr.
4. For WinSLAMM – Revise the winter season dates to 12/6 and 3/28
5. Edit the maintenance requirements to remove information about wet detention basins.

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) with structure or barrier;
 - 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. Public/shared use of the parking lot located on the office building property at N116W16150 Main Street after office hours are concluded

- 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
- j. Nitrogen loading / unloading shall be limited between the hours of 7 a.m. to 9 p.m.

Introduced by: _____

Adopted: _____

Vote: Ayes: ____ Nays: ____

Dean M. Wolter, Village President

ATTEST:

Deanna Braunschweig, WCMC/CMC
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

Tax Parcel GTNV 221-057 (N116 W16060 Main Street)

Legal Description: Outlot 20 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: .22 acres

Tax Parcel: GTNV 221-963 (N116 W11736 Crusader Court)

Legal Description: Lot 1 CSM 5470 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: 7.21 acres

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

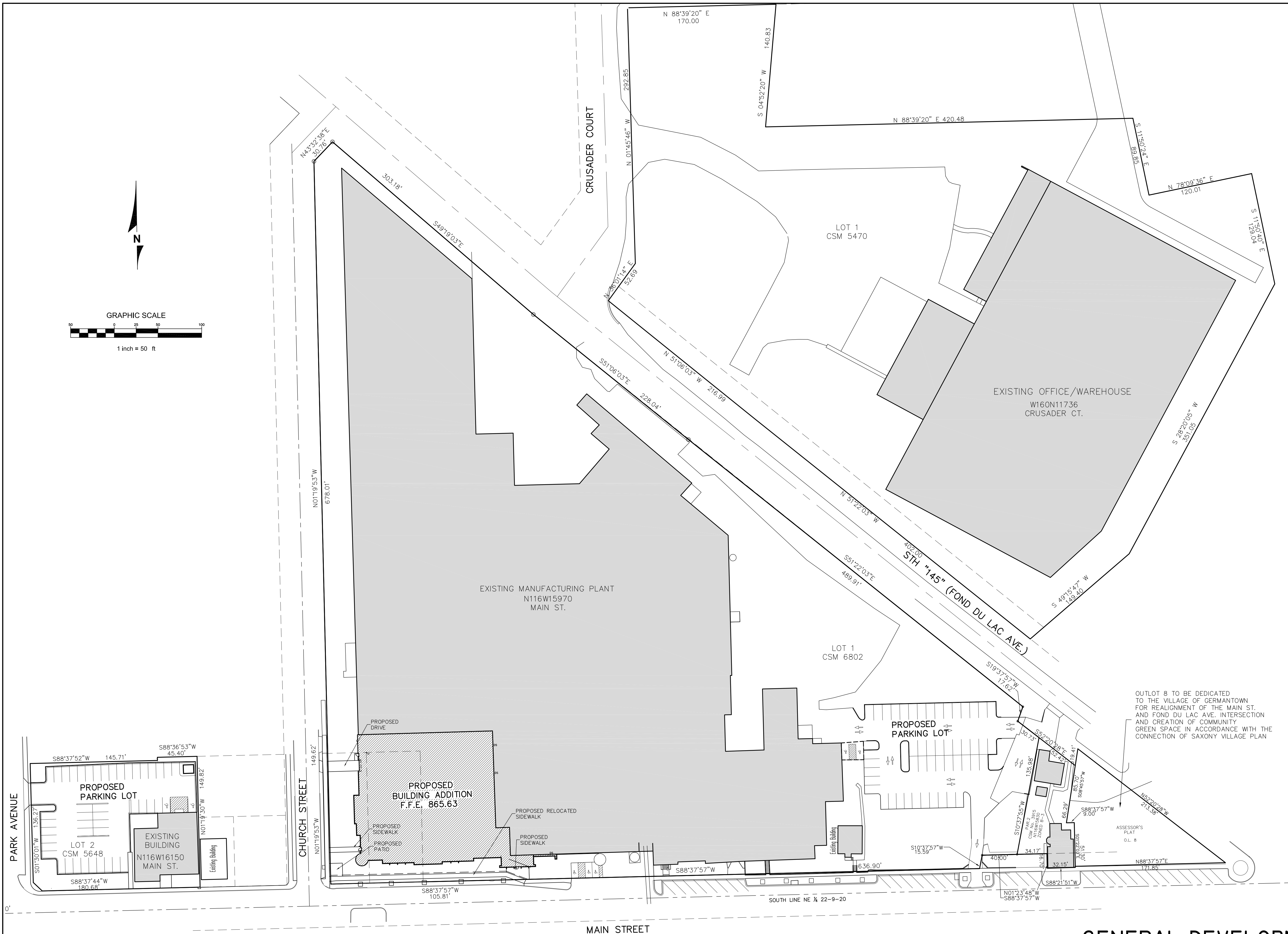
**Gehl Foods Planned Development District (B-3/M-1/PDD)
General Development Plan**

{Attach General Development Plan}

GEHL FOODS
N116 W16150 MAIN ST. GERMANTOWN, WI

CJE NO.: I542-02R2-GDP

SEPTEMBER 13, 2019



GENERAL DEVELOPMENT PLAN

EXHIBIT C

Conditional Use Permit (CUP) #8-15

CUP # 08-15
Document No.

CONDITIONAL USE PERMIT
Document Title

1401560



VILLAGE 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

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

Land Company III LLC and GGWW LLC, Property Owner of 45-Acres W204 N12839 Goldendale Road. Motion Carried Unanimously.

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.

MOTION (Baum/Miler) to Approve 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. Motion Carried Unanimously.

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.

MOTION (Myers/Baum) to Approve 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. Motion Carried Unanimously.

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

MOTION (Kaminski/Baum) to Approve 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.

AMENDMENT MOTION (Zabel/Myers) to remove the requirement of the applicant to go to the of Board of Zoning of Appeals for a Variance and obtain a Positive letter from the DOT and Railroad to allow emergency vehicles on the right away. Amendment Motion Carried Unanimously. Motion as amended Carried Unanimously.

 **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.

MOTION (Myers/Kaminski) to Approve 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.

Discussion ensued of the neighbor requests. Baum commented he would like to see documents with specifics. President Wolter reminded the Board that there is still a site plan to come forward that would include, landscaping, parking lot, sidewalks. Director Retzlaff directed the Board to the Resolution showing the restrictions and improvements and commitments.

Craig LeNue of Gehl Foods came to the podium. Craig commented that he and Gehl Foods are committed to work through the process and working collaboratively with the community and the Village. He commented on the community meetings and all perspectives. Handouts of the economic overview were distributed. A video of Gehl Foods process was shown.

Proposed building addition renderings were shown.

Administrator Kreklow commented on the economic handouts. He commented on the tax revenues and sewer utility fees. There is variation with the water usage. He clarified the request before the Board tonight is the current expansion and the risk that if the request is denied Gehl's may expand elsewhere out of state.

AMENDMENT MOTION (Zabel/Wing)

Amend Resolution 55-2019, Eliminate under number 5, Site Development and Building Requirements, (b) ii. Reduce Minimum parking lot set back from a residential district from 50 to 2 feet. An aerial was shown. Wing commented that the neighbor is opposed to the parking and increased traffic and noise. Baum commented on angle parking on Main Street. Discussion ensued of the needed parking. Baum commented a business owner had stated he would share parking with Gehl's. Amendment Motion Failed.

AMENDMENT MOTION (Zabel/Wing)

On Resolution 55-2019, 8. Improvements and Commitments, b. Enhanced pedestrian – friendly sidewalk along Main Street and Church Street to Fond du Lac Street. The amendment is to replace the @ sign with and. Director Retzlaff clarified that this is for the sidewalk on the East side of Church Street to Fond du Lac Avenue. Amendment Motion Failed.

Wing commented he used to live next to Gehl's. He has family and friends that are Gehl's employees and he used to work for Gehl's too. He commented on the Land Use Map, 2020 plan, and to work with residents. The truck traffic, noise of the nitrogen, chemicals. Wing went door to door and talked to neighbors.

AMENDMENT MOTION (Wolter/Baum)

Amend Resolution 55-2019, 8. Improvements and Commitments. Reduction in Noise with structure or barrier.

Adam of Gehl's gave information that the noise is coming from unloading nitrogen from tankers. There is a plan in place for the nitrogen generation plant which is much quieter. This will be completed by November or December of next year. Amendment motion carried.

Zabel questioned if the nitrogen could be delivered during the day only. Adam of Gehl's gave information that the current hours for unloading nitrogen are 7 a.m. to 9 p.m.

AMENDMENT MOTION (Zabel/Wing)

Amend Resolution 55-2019, 8. Improvements and Commitments, add an item j. Limit time frame from 7 a.m. to 6 p.m. for unloading nitrogen. This will shut the plant down. Motion failed.

AMENDMENT MOTION (Zabel/Baum)

Amend Resolution 55-2019, 8. Improvements and Commitments, add an item j. Limit time frame from 7 a.m. to 9 p.m. for unloading nitrogen. Wing commented that there has to be enforcement. Amendment Motion Carried.

Zabel questioned if the new building look can be carried out to the existing building. The proposal is not for the entire building. Director Retzlaff read the provision from Resolution 55-2019, 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.

AMENDMENT MOTION (Wolter/Zabel)

Amend Resolution 55-2019, 8. Improvements and Commitments, remove the word possible on item h, and include after office hours are concluded. Amendment Motion Carried. Clarified to be office building parking.

Motion as amended carried. Wing and Zabel voted no.

Applause in Gallery. Most of the individuals in the gallery left the room after the vote.

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;

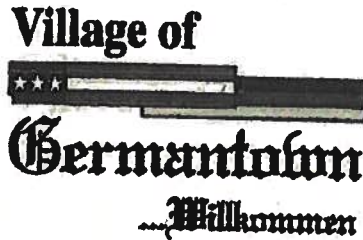
Resolution 56-2019, Adopting Conditions & Restrictions for the B-2/PDD; and a 2-Lot Certified Survey Map (CSM) for GTOWN Properties LLC, Agent and Property Owner for North Shore Bank – N112 W15800 Mequon Road.

MOTION (Myers/Baum) to Approve 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.

Motion Carried, Zabel Voted no.

2020 Budget Process Discussion-Set Committee of the Whole Dates.

MOTION (Baum/Zabel) to hold the budget committee of the Whole dates on September 24th at 6 p.m., October 1st following Public Works, October 8th, at 6 p.m. and on October 15th, if needed. Motion carried unanimously.



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 SF
- ☐ \$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. O. V. 6/14/19
Owner Date



June 17, 2019

Mr. Retzlaff

Gehl Foods, LLC is proposing a PDD for our properties and a building addition at our facility located at N116W15970 Main Street.

Project Description:

Marketplace demand is driving a need to expand the Gehl's Main Street manufacturing facility. To meet this need, Gehl's is proposing a building expansion that will allow for the immediate installation of two new low acid aseptic cartoning lines. The building addition and two new lines will require an increase of 30-35 employees. This installation allows Gehl's to increase capacity in a highly constrained market and allows our company some redundancy with our California-based manufacturing facility. The proposed building expansion also allows for future growth within the facility. After the first two lines are installed, we would be able to install two additional new lines and replace a current aging production line with newer, more efficient technology.

Other than increased employment, additional benefits to the Village would be increases in property taxes, water consumption, sanitary waste flow, electricity and natural gas. There would also be taxes on the building materials and incidental benefits from all the contractors working in the area for a period of about 18 months.

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.

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



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

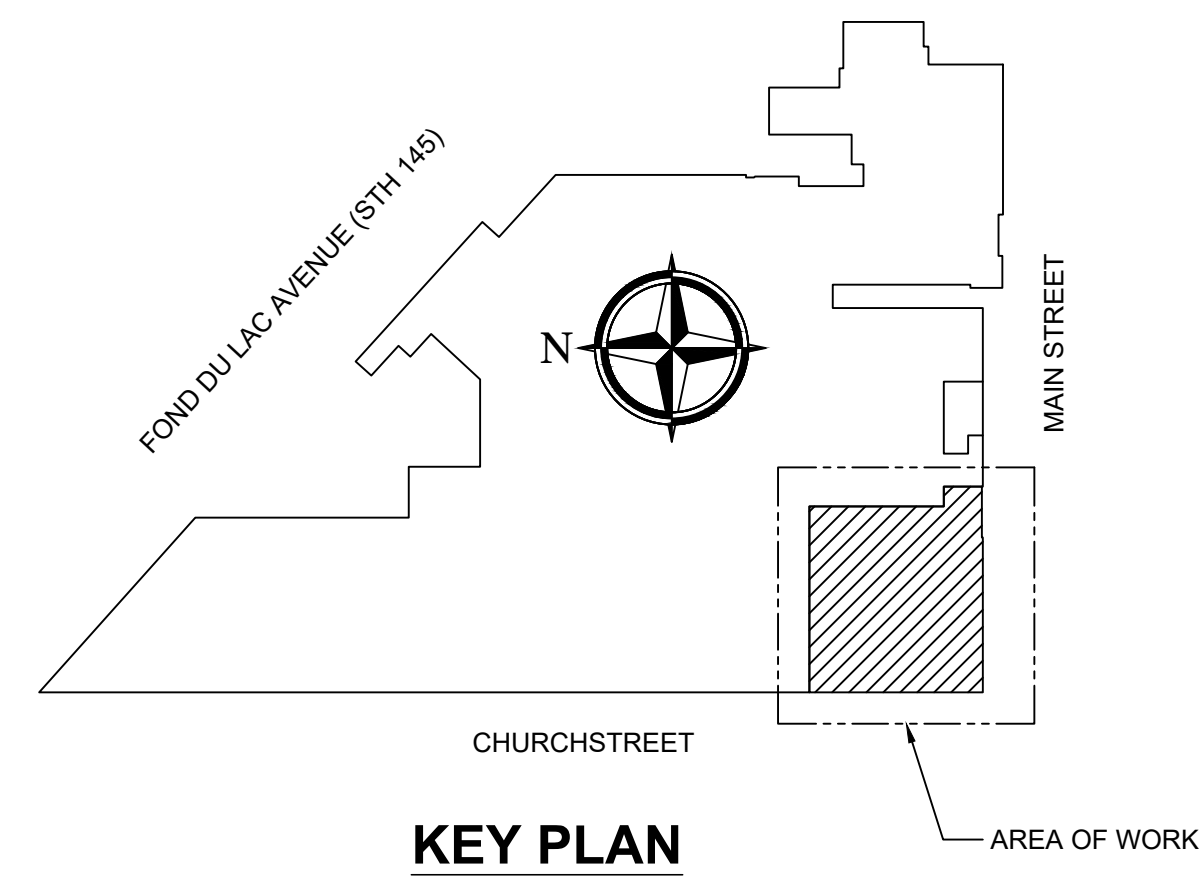
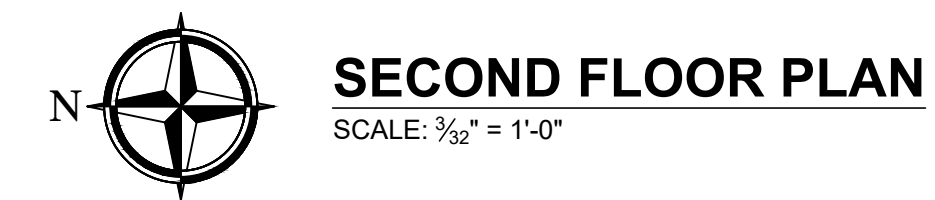
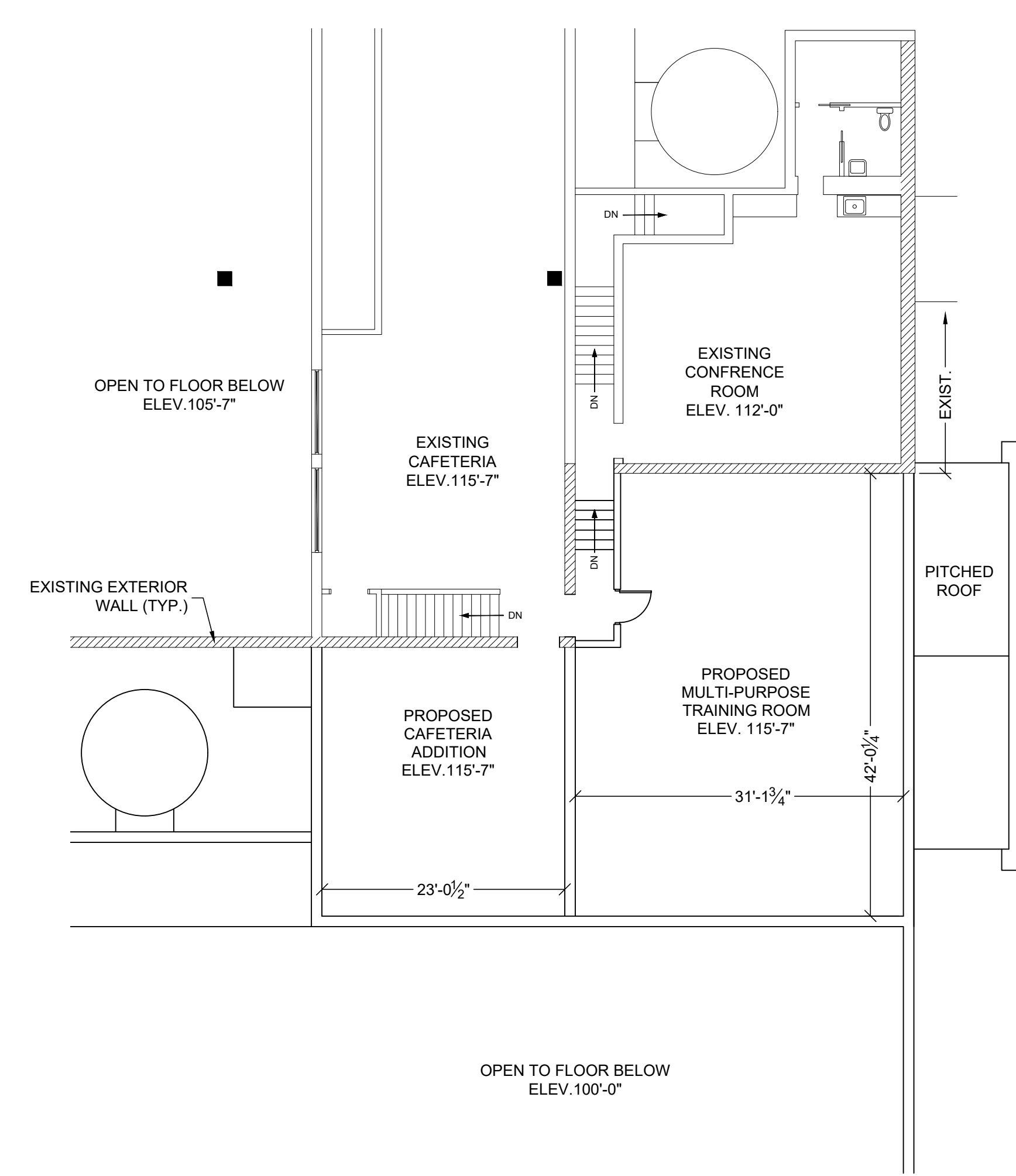
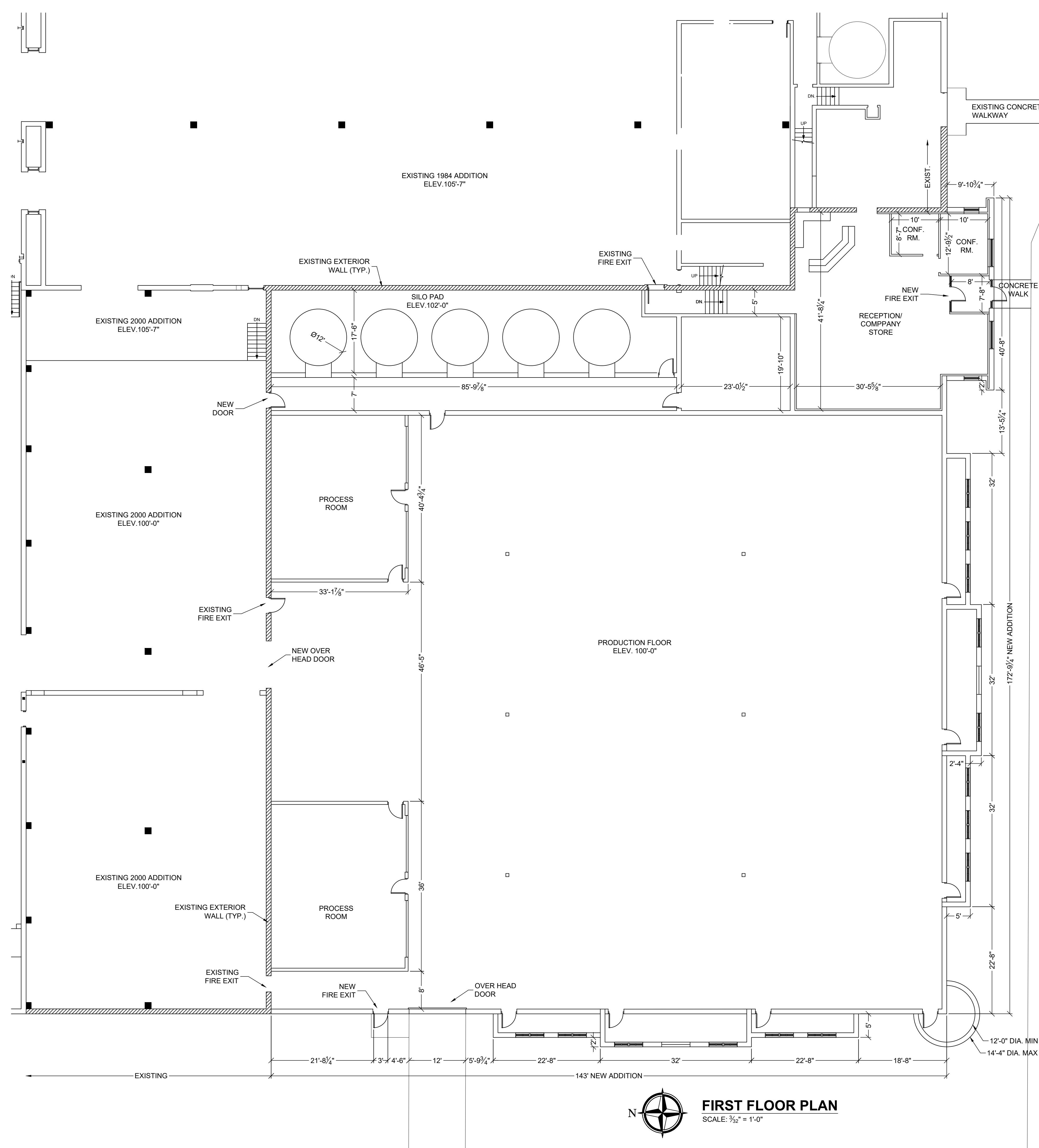
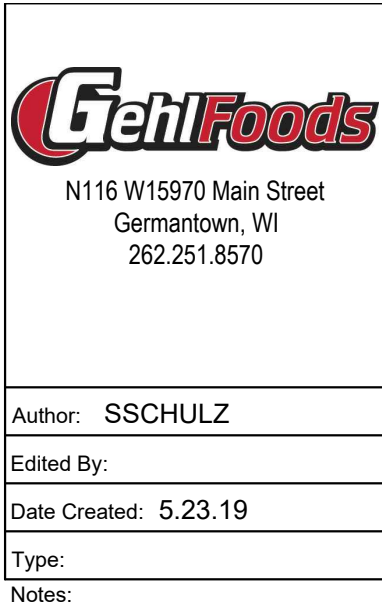
Gehl Foods, LLC | N116 W15970 Main Street, Germantown, WI 53022



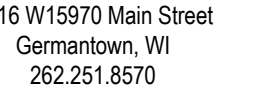
www.gehlfoods.com







	PARTIAL FLOOR PLAN
Edit Date:	9.18.19
Version Author:	
Version Editor:	
Drawing No.	
Sheet Title:	PROPOSED BUILDING ADDITION
Project:	
Description:	
	Revised per review
Datastream ID:	
Datastream Description:	



Edited By:

Date Created: 6.16.19

Type: _____

Notes:



Sheet Title	SITE LANDSCAPE PLAN
Project	PROPOSED BUILDING ADDITION
Description:	
	Revised per review
Datashream ID	
Datashream Description:	

Version Author:

Version Editor:

Drawing No.

L-2

of



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



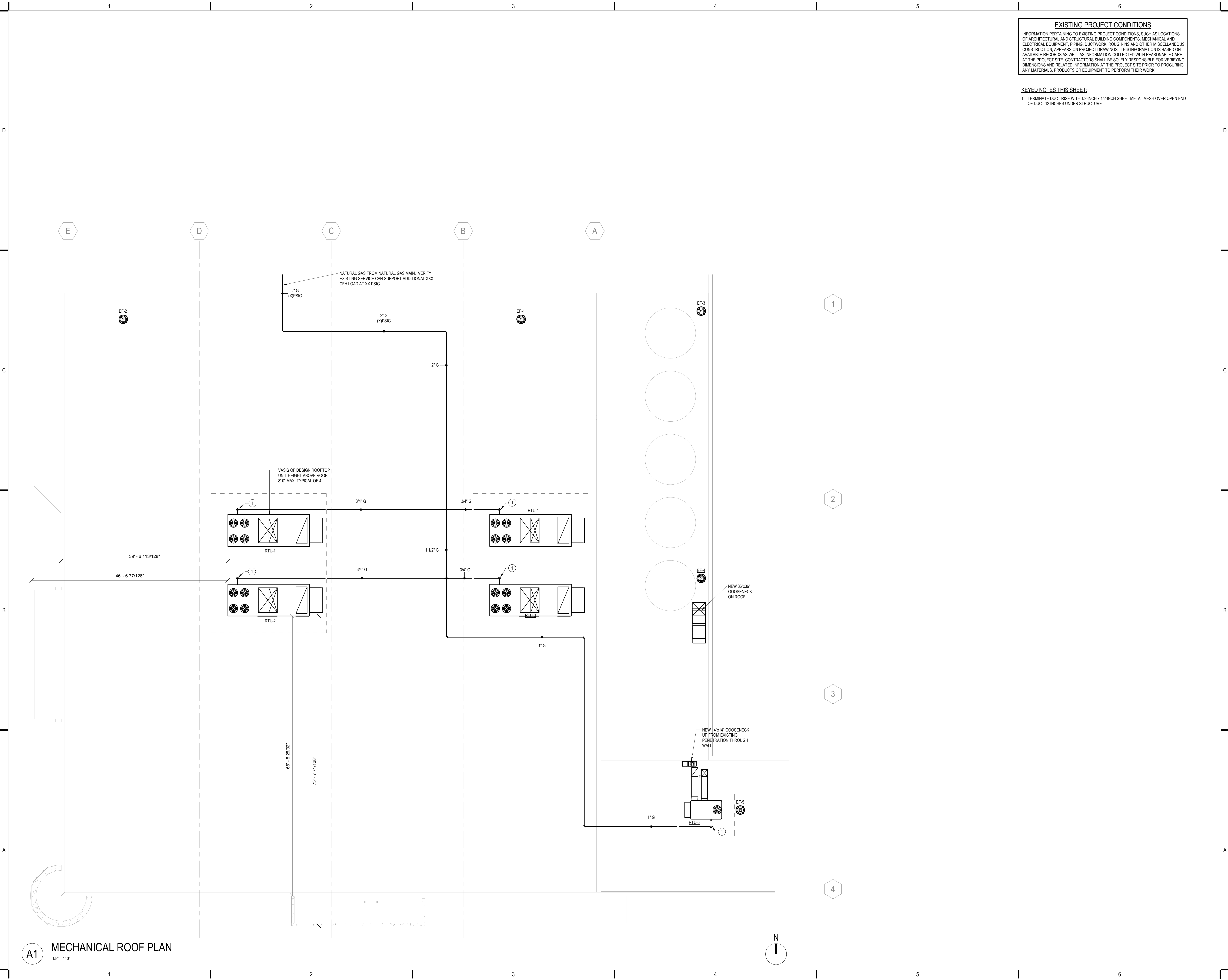
WEST ELEVATION
SCALE: 1/8" = 1'-0"

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PRELIMINARY

TITLE		EXTERIOR ELEVATIONS	
Performa ARCHITECTS + ENGINEERS 120 AL BROADWAY, 5TH FLOOR DE PERE, WISCONSIN 54115 PHONE: 920.330.9779 FAX: 920.330.5899 www.performarc.com		GeHiFoods MAIN STREET PLANT EXPANSION GEHL FOODS N116 W15970 MAIN STREET, GERMANTOWN, WI 53022	
DRAWN	DWB	CHK'D	TH
DATE		09/06/19	
SCALE		1/8" = 1'-0"	
A3.1			
PROJECT NO.		REV.	
19073			

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9/18/2019 1:09:58 PM



A1 MECHANICAL ROOF PLAN
1/8" = 1'-0"

EXISTING PROJECT CONDITIONS

INFORMATION PERTAINING TO EXISTING PROJECT CONDITIONS, SUCH AS LOCATIONS OF ARCHITECTURAL AND STRUCTURAL BUILDING COMPONENTS, MECHANICAL AND ELECTRICAL EQUIPMENT, PIPING, DUCTWORK, ROUGH-INS AND OTHER MISCELLANEOUS CONSTRUCTION, APPEARS ON PROJECT DRAWINGS. THIS INFORMATION IS BASED ON AVAILABLE RECORDS AS WELL AS INFORMATION COLLECTED WITH REASONABLE CARE AT THE PROJECT SITE. CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR VERIFYING DIMENSIONS AND RELATED INFORMATION AT THE PROJECT SITE PRIOR TO PROCURING ANY MATERIALS, PRODUCTS OR EQUIPMENT TO PERFORM THEIR WORK.

KEYED NOTES THIS SHEET:

1. TERMINATE DUCT RISE WITH 1/2-INCH x 1/2-INCH SHEET METAL MESH OVER OPEN END OF DUCT 12 INCHES UNDER STRUCTURE

GRāEF

One Honey Creek Corporate Center
125 South 84th Street, Suite 401
Milwaukee, WI 53214-1470
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CLIENT:

GEHL FOODS, LLC



PROJECT TITLE:

GEHL FOODS - MAIN STREET
PROPOSED BUILDING ADDITION

N116 W15970 MAIN ST.
GERMANTOWN, WI 53022

ISSUE:

PROGRESS SET - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER: 2019-0118.00

DATE:

DRAWN BY: BSP

CHECKED BY: RPN

APPROVED BY: N/A

SCALE: AS NOTED

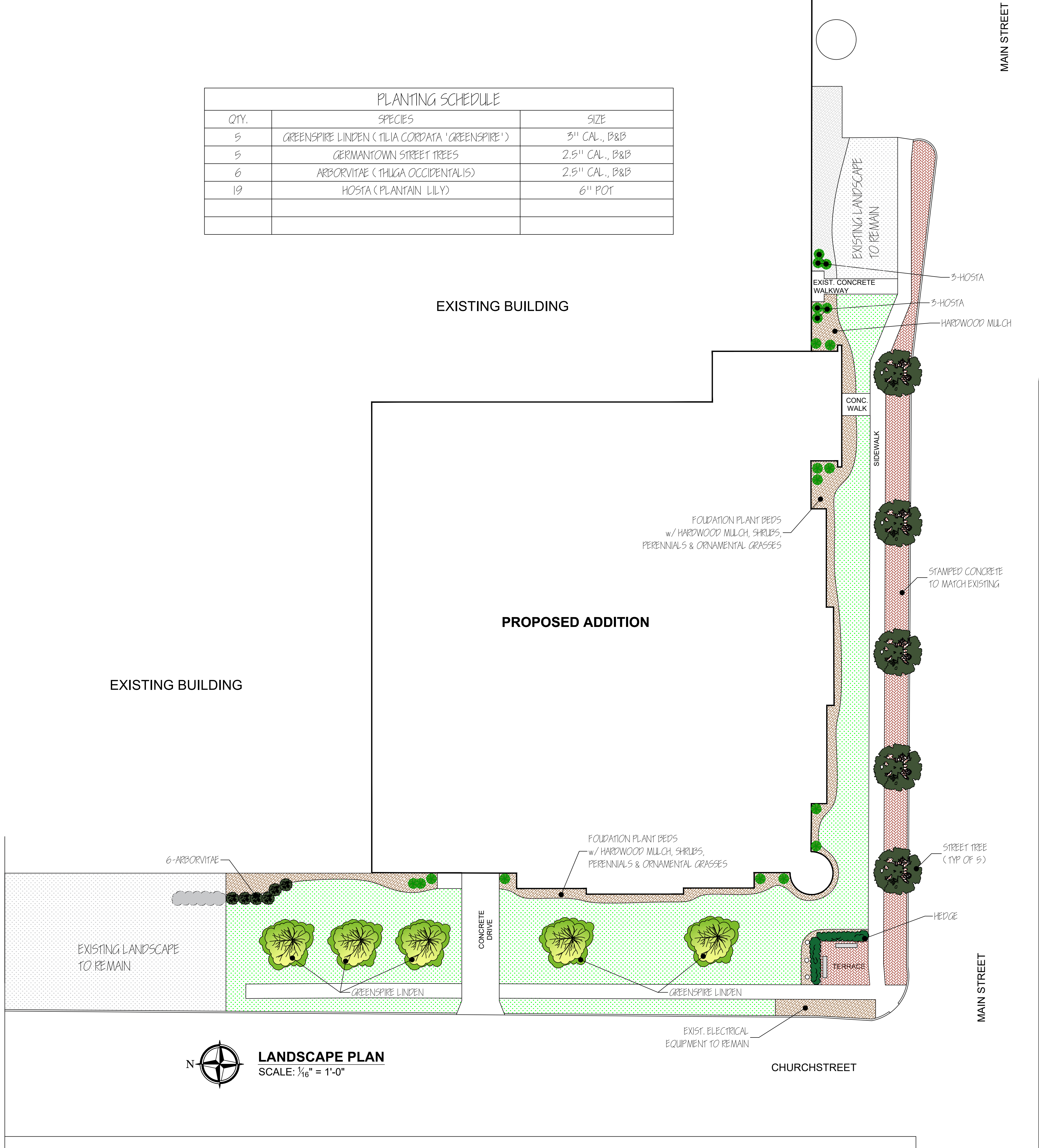
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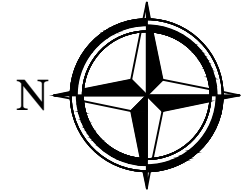
MECHANICAL ROOF PLAN

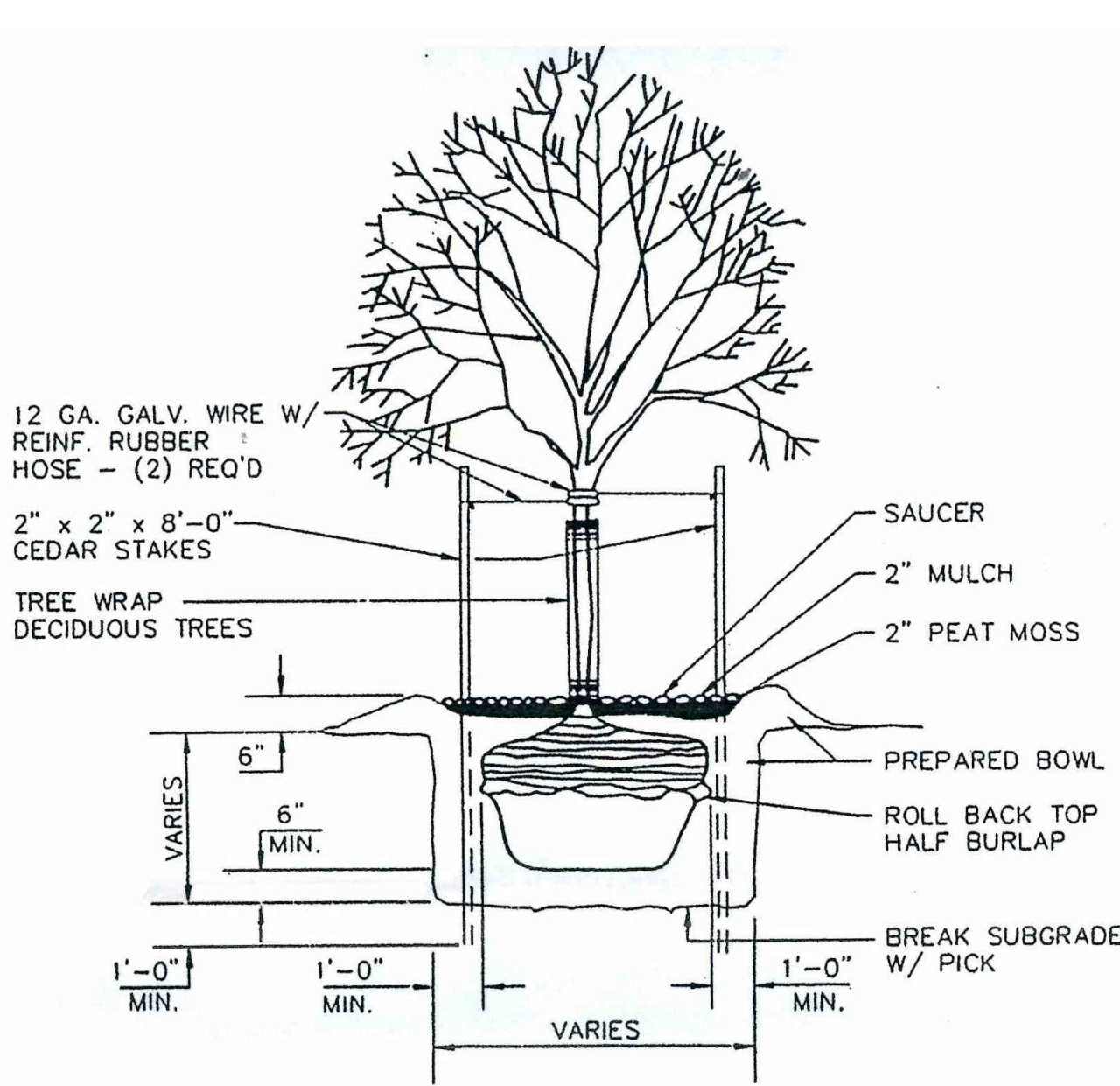
SHEET NUMBER:

M-003

PLANTING SCHEDULE		
QTY.	SPECIES	SIZE
5	GREENSPIRE LINDEN (TILIA CORDATA 'GREENSPIRE')	3" CAL., B&B
5	GERMANTOWN STREET TREES	2.5" CAL., B&B
6	ARBORVITAE (THUGA OCCIDENTALIS)	2.5" CAL., B&B
19	HOSTA (PLANTAIN LILY)	6" POT

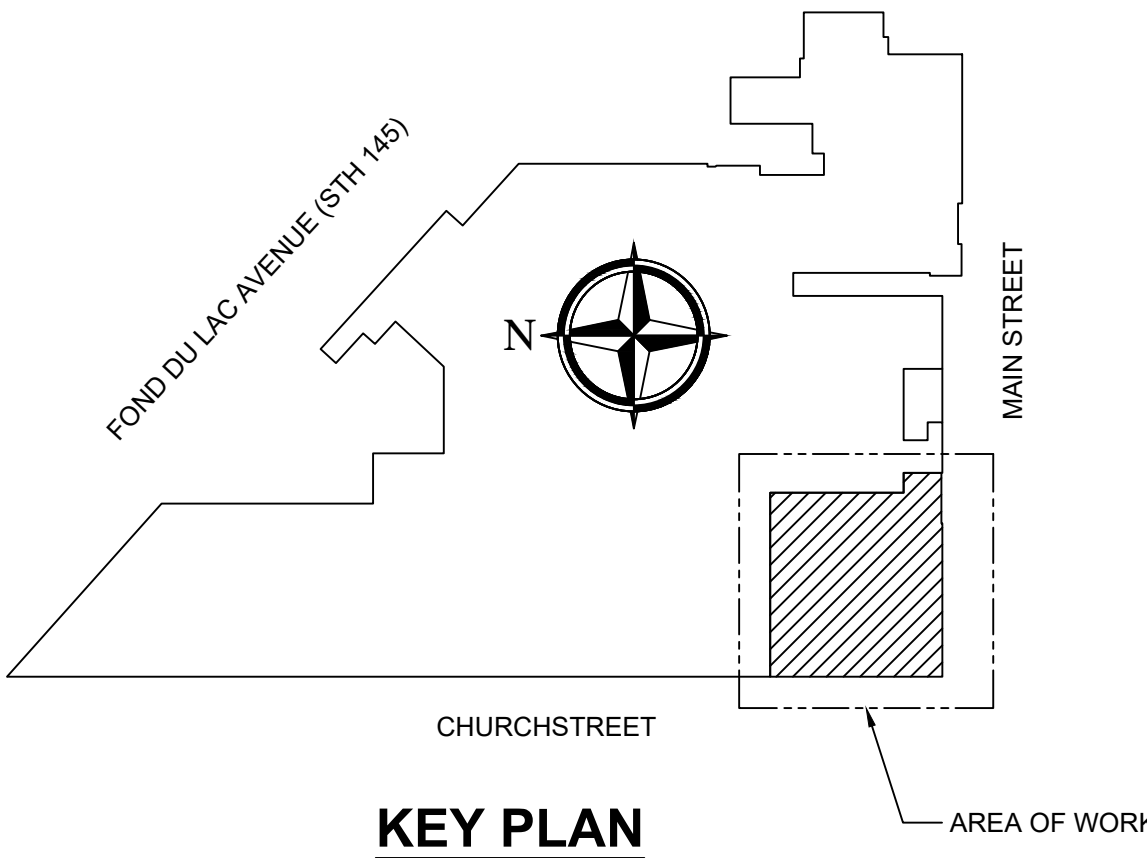


 **LANDSCAPE PLAN**
SCALE: 1/16" = 1'-0"



TREE PLANTING DETAIL
NO SCALE

- LANDSCAPE NOTES:**
1. ALL PLANT BEDS TO RECEIVE 3" TH. SHREDDED HARDWOOD BARK MULCH
 2. PROVIDE ALUMINUM EDGING TO SEPARATE PLANT BEDS FROM ADJACENT LAWN
 3. AUTOMATED IRRIGATION SYSTEM TO BE PROVIDED FOR NEW LANDSCAPING



Sheet Title

LANDSCAPE PLAN

Project

PROPOSED BUILDING ADDITION

Description

Revised per review

Datstream ID

Datstream Description

Edit Date

9.18.19

Edit Time

Version Author

Version Editor

Drawing No.

L-1 of



N116 W15970 Main Street
Germantown, WI
262.251.8570

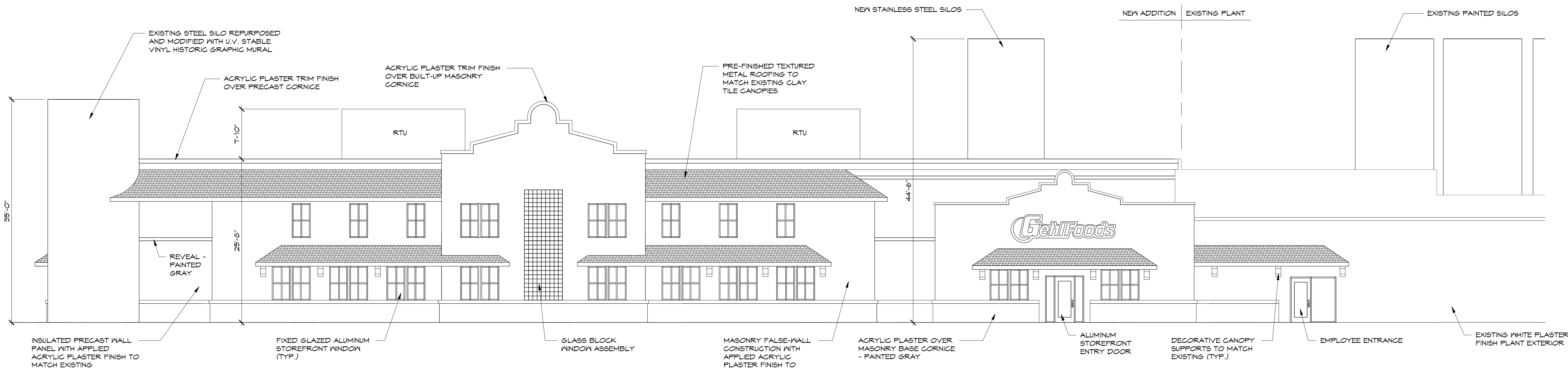
Author: SSCHULZ

Edited By:

Date Created: 6.16.19

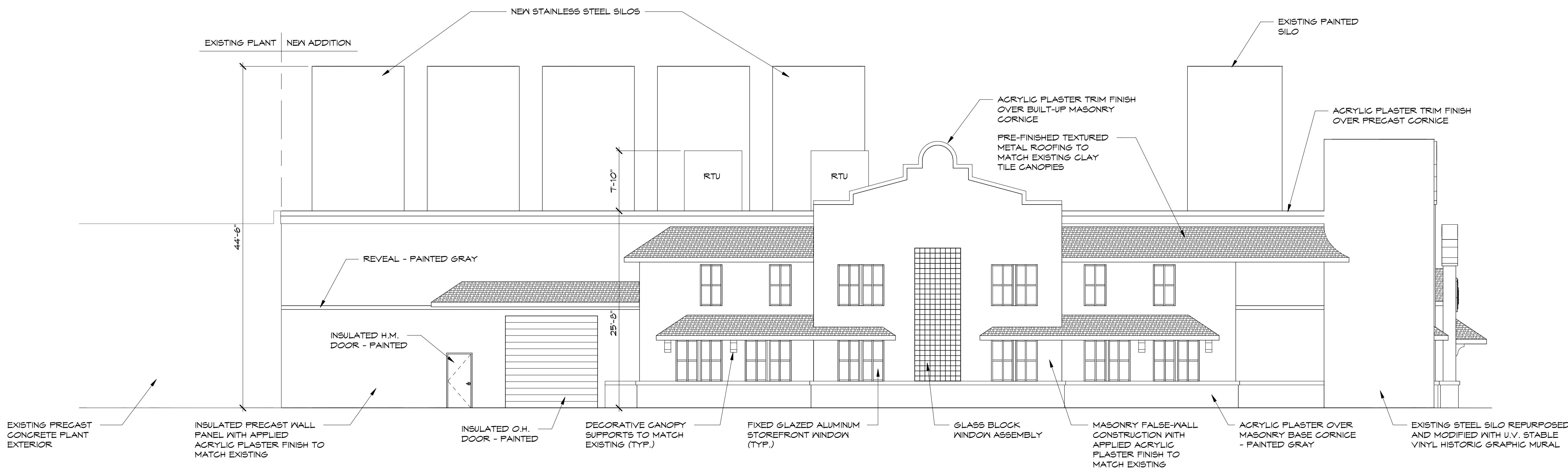
Type:

Notes:



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"

PRELIMINARY

MAIN STREET PLANT EXPANSION

GEHL FOODS

N116 W15970 MAIN STREET, GERMANTOWN, WI 53022



EXTERIOR ELEVATIONS

TITLE	
DRAWN	CHK'D
DWB	TH
DATE	
09/06/19	
SCALE	
1/8" = 1'-0"	
DRAWING NO.	
A3.1	
PROJECT NO.	REV.
19073	

ZONING PERMIT REVIEW

9/23/19 Plan Commission Meeting

Shaun & Amanda Farrell

Village Planner Report

Germantown, Wisconsin

Summary

Shaun & Amanda Farrell, property owners, are seeking approval to install a fence within an existing drainage easement on the residential lot located at W167 N10994 Western Avenue in the Hawthorn Meadows Addition 2 Subdivision.

Location: W167 N10994 Western Avenue

Agent/

Property Owners: Shaun & Amanda Farrell
W167 N10994 Western Avenue
Germantown, WI 53202

Zoning: Rs-6: Single-family Residential

Adjacent Land Uses		Zoning
North	Single-family Residential	Rs-7
South	Single-family Residential	Rs-6
East	Single-family Residential	Rs-6
West	Single-family Residential	Rs-6



Background/Proposal

Shaun and Amanda Farrell, property owners, are seeking approval to install a residential fence within in an existing drainage easement on the residential lot located at W167 N10994 Western Avenue in the Hawthorn Meadows Addition 2 Subdivision.

As indicated in their supporting information, the Farrells would like to install a 4'-6' high cedar wood, board-on-board fence on the north, east, and south sides of their yard to enclose their back yard (see enclosed sketch on survey). The fence would be located approximately 8' into the existing 20'-wide drainage easement on the north side of the property and would encroach approximately 8' into the 10'-wide drainage easement on the east side of the property (see attached sketch on survey). The easement along the north property line is for the protection of storm sewer below ground, while the easement on the east side of the property is for surface water flow.

As indicated below, Section 17.50(2)(f)6. of the Zoning Code prohibits fences from being installed in any easement, except a drainage easement when approved by the Plan Commission:

(f) Fences in Residential Districts.

1. *All fences shall be subject to review and approval of the Building Inspector prior to the issuance of a building permit.*
2. *Fences in rear or side yards may be up to 6 feet in height.*
3. *Fences in front yards may not exceed 4 feet in height, except a maximum height of 6 feet on approval of the Plan Commission after consideration of visibility, privacy and access concerns.*
4. *No fence shall be closer than 2 feet to a public right-of-way.*
5. *Fences that contain a finished side and an unfinished side, shall be installed in a manner in which the finished side faces the adjacent property. In case of a discrepancy, the Village Building Inspector shall determine which side of the fence is the finished side.*
6. *Fences and easements.*
 - (i) *Fences shall not be located within any type of easement, provided however, the Planning Commission may authorize the encroachment by a fence into a drainage easement where the owner of the land encumbered by the easement shows to the satisfaction of the Planning Commission that, considering the proposed location, design and materials of the proposed fence, the encroachment of the fence into the easement will not materially interfere with drainage flow within the easement, and, in the case of a subdivision, the homeowners association consents in writing to the encroachment, or if not in a subdivision, the adjacent landowners consent in writing.*
 - (ii) *If the Planning Commission deems it necessary in order to make its decision to authorize an encroachment into a drainage easement by a fence, it may require that the applicant provide a report by a professional engineer providing an opinion that the encroachment will not impair drainage flow within the easement.*
 - (iii) *If the applicant whose property abuts the drainage way shall be aggrieved by the decision of the Planning Commission, such aggrieved person may appeal the decision to the Village Board by filing a request for appeal review of the record below within 14 days of the date of the Planning Commission's decision.*
7. *It is the property owner's responsibility for any lawn maintenance of lands that lie between a fence and the property line.*
8. *Should it be necessary that the Village or its agent, remove the fence, the material costs (materials and labor) would be borne by the owner of the fence.*

Staff Analysis

As indicated above, the Planning Commission may authorize the encroachment of a fence into a drainage easement where the owner of the property encumbered by the easement shows to the satisfaction of the Planning Commission that:

1. considering the proposed location, design and materials of the proposed fence, the fence will not materially interfere with drainage flow within the easement; and
2. in the case of a subdivision, homeowners association consent to the encroachment or, if not a subdivision, the adjacent landowner(s) written consent.

With regard to Item #1, drainage flow interference, the Farrells indicate that the easement area is dry with no standing water. With regard to Item #2, the Farrells indicate that the neighbor adjacent to the east side of the property consents to the fence along the east edge of the property subject to approval by the Village (see attached statement provided by Mr. Hecker).

The primary concern with any permanent obstruction in a drainage easement is the potential for impeding the flow of and/or backing up water that needs to flow through the easement in the case of a rain event or snow thaw. In this case, the board-on-board wooden privacy fence will be raised at least 2 inches from grade to allow the free flow of water. The easement along the north property line exists to protect an underground storm sewer. Overland flow of water is not a concern within the easement.

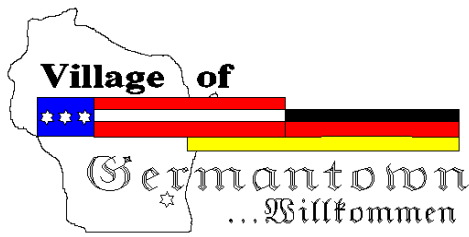
In a September 12, 2019 memo (copy attached), the Director of Public Works indicates that the easement on the north side of the property is in place to protect the storm sewer infrastructure that is in the ground. If the construction of a fence within this easement is approved, the engineering department will require the following:

1. Diggers hotline shall be called prior to work to identify the location of the pipe in that immediate area. The fence shall stay a minimum of 2 feet away from any marked infrastructure.
2. An agreement with the Village shall be made that if for ANY reason the Village has to access the easement to maintain or replace the infrastructure the Village not incur any expense for the removal or replacement of any encroachment into the easement.

Village Planner Recommendation

APPROVE the zoning permit application to install a 4'-6' fence be located approximately 8' into the existing 20'-wide drainage easement on the north side of the property and 10' into the 10'-wide drainage easement on the east side of the property located at W167 N10994 Western Avenue with the following conditions:

1. An agreement between the property owner and Village shall be recorded stating that if for ANY reason the Village needs to access the easement to maintain or replace the infrastructure, the property owner is responsible for the cost of removal and/or replacement of the fence and/or any other improvements which encroach into the easement. The property owner shall be responsible for the cost of preparing and recording said agreement.
2. Diggers hotline shall be called prior to work to identify the location of the pipe in that immediate area. The fence shall stay a minimum of 2 feet away from any marked infrastructure.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator

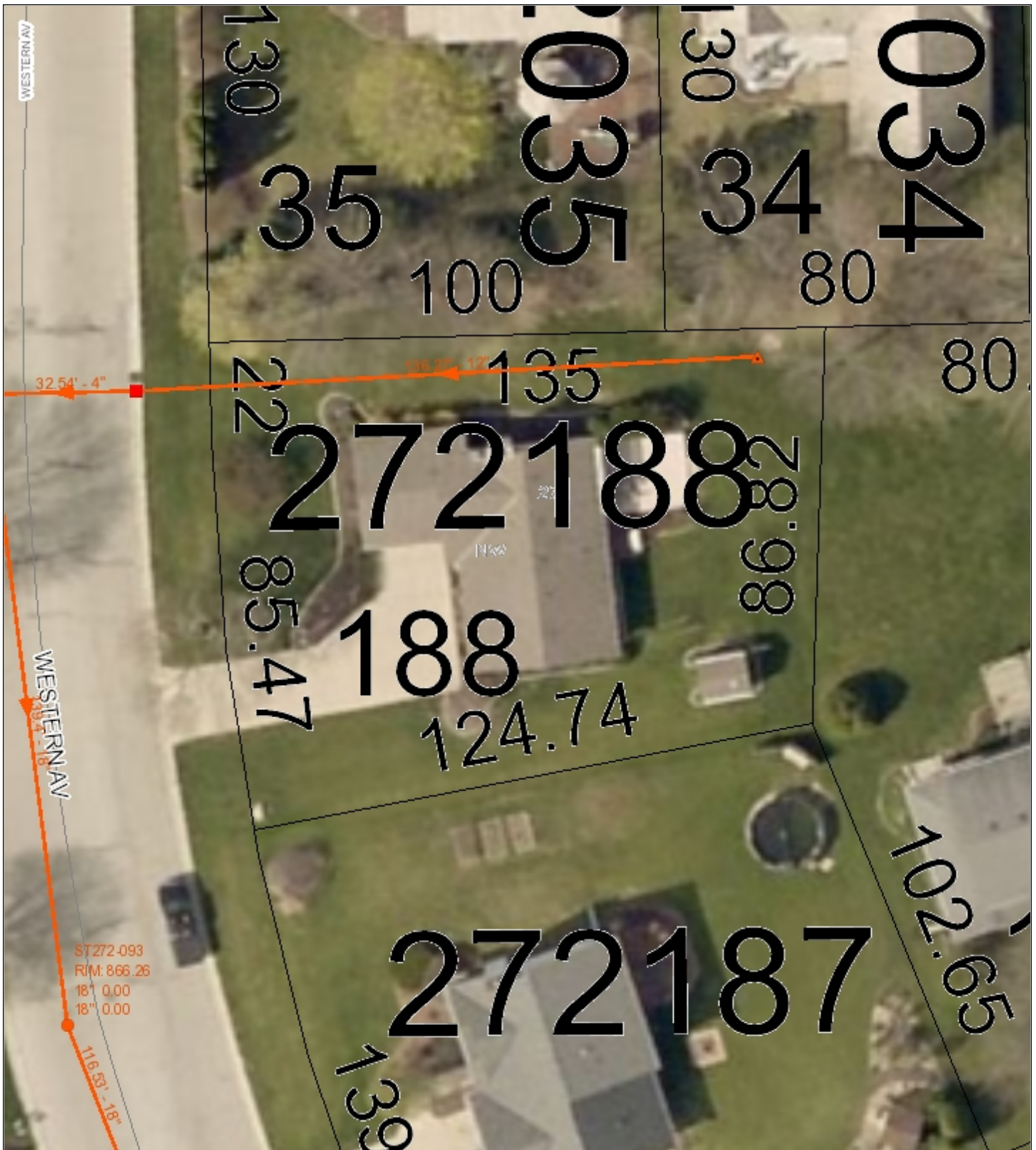
From : Lawrence Ratayczak, P.E., Director of Public Works

Date : September 12, 2019

Re : Farrell Property Zoning Permit

General Comments:

1. The engineering department has reviewed the request to place a fence within the drainage easement. The drainage easement there is to protect infrastructure that is in the ground. The attached exhibit shows the storm sewer location within the easement. This storm sewer is shallow and depending on location of fence posts maybe an issue. If this fence is approved the engineering department has the following requirements.
 - Diggers hotline shall be called prior to work to identify the location of the pipe in that immediate area. The fence shall stay a minimum of 2 feet away from any marked infrastructure.
 - An agreement with the Village shall be made that if for ANY reason the Village has to access the easement to maintain or replace the infrastructure the Village not incur any expense for the removal or replacement of any encroachment into the easement.



Village of Germantown GIS
Farrel Zoning Permit



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

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 = 30'

Print Date: 8/28/2019



Village of



Germantown

Willkommen

ZONING COMPLIANCE / OCCUPANCY PERMIT

Date of Application: 8-2-19

Fee Received By: [Signature]

Please read and print legibly. List name of actual contact person (NOT just business name).

APPLICANT OR AGENT:

Name: Amanda i Shann Farrell
Address: W167N10994 Western Ave
Germantown WI 53022
Phone: 414-336-5338
Fax: _____
E-Mail: amanda.farrell1011@gmail.com

PROPERTY or Business OWNER:

Name: same as applicant info.
Address: _____
Phone: _____
Fax: _____
E-Mail: _____

PROPERTY ADDRESS OR Tax Parcel ID#:

W167N10994 Western Ave Germantown WI 53022

DESCRIPTION OF PROPOSED USE (Describe hours of operation, activities conducted, services provided, products made or sold, # of employees, etc, that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

Requesting the construction of a fence that enters a portion of a drainage easement on our property. No dwelling water present where fence site planned. Adjacent property consent obtained. Clover fence installer, 6' x 4ft red cedar fence in back of property.

READ AND INITIAL THE FOLLOWING:

☒ I understand that Village Staff 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.

☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the zoning district and/or other Village Code requirements that may apply to the subject property (See Zoning Code Section 17.07(5))

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- ☐ A scaled site plan showing location of proposed use on the property (not required if within building).
- ☐ \$175 Application Fee
- ☐ Other Information required by Zoning Administrator

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

A. Farrell
Applicant

8/2/19
Date

Property Owner

Date

VILLAGE USE ONLY

Shaun & Amanda Farrell
W167N10994 Western Ave
Germantown WI 53022
August 2nd, 2019

To the Germantown Planning Commission:

First and foremost, we would like to thank you for taking the time to evaluate the importance of this desired request.

We have been residents here in Germantown for more than five years and absolutely love our neighborhood. We have two small children. Our neighbors to the south have an above ground pool within feet of our property (as shown on plat survey), and now that we have toddlers it has been very stressful to even be in our own backyard. Despite them removing the ladder it is still a large body of water, right outside our property line, and the number one cause of death for the children under the age of five is accidental drowning. We should also inform you that we recently had a loved one die just weeks ago from accidental drowning and this has become a very real concern for us. Our kids' safety and the safety of our community is of utmost importance.

We are requesting approval for the construction of a fence that enters into a drainage easement on our property. We have obtained consent to request fence construction from the adjacent neighbor in the drainage easement signed in an included document. We understand the importance of not impacting the city drainage system, and we believe that the location of our planned fence will not inhibit any flow of water, nor will it be in an area that dwells water. Staying within the restraints of the drainage easement would reduce our backyard size greatly, allowing little to no play opportunity for our family, which is why we are taking this extra effort, both monetarily and timewise, to request this. We have provided pictures of the plan of the desired location of the fence with the guidance and professionalism of the installer to ensure that it will not impede the flow of water. The area is marked where the fence will be planned (see attached pictures). All areas where the fence would be located never dwell any water. We should also note that there will be a gap underneath the base of the fence that in case of emergency there would be the opportunity for water to freely flow.

Please thank you for your time in reviewing our request, we feel that with this fence construction we will be able to relax more in our yard and enhance the safety of our children as well as the children of friends and family. Drowning is a preventable death, please help us in taking the extra effort to prevent it from happening.

Kindly, and respectfully,

Shaun and Amanda Farrell

Drainage Easement Fence Request

Requesting Homeowner(s):
Shaun and Amanda Farrell
W167N10994 Western Ave.
Germantown WI 53022

This document allows the homeowners of the above property to move forward to request and build fence within the shared drainage easement, to the adjacent property documented below.

Any issues, although unforeseen, with drainage easement would be the requesting homeowner's responsibility of those building fence, specifically Shaun and Amanda Farrell.

Adjacent property owner(s) as written below are signing to provide permission for homeowners to request fence approval from Village of Germantown Planning Commission.

Adjacent property owner(s) name(s) (printed): MICHAEL HECKER

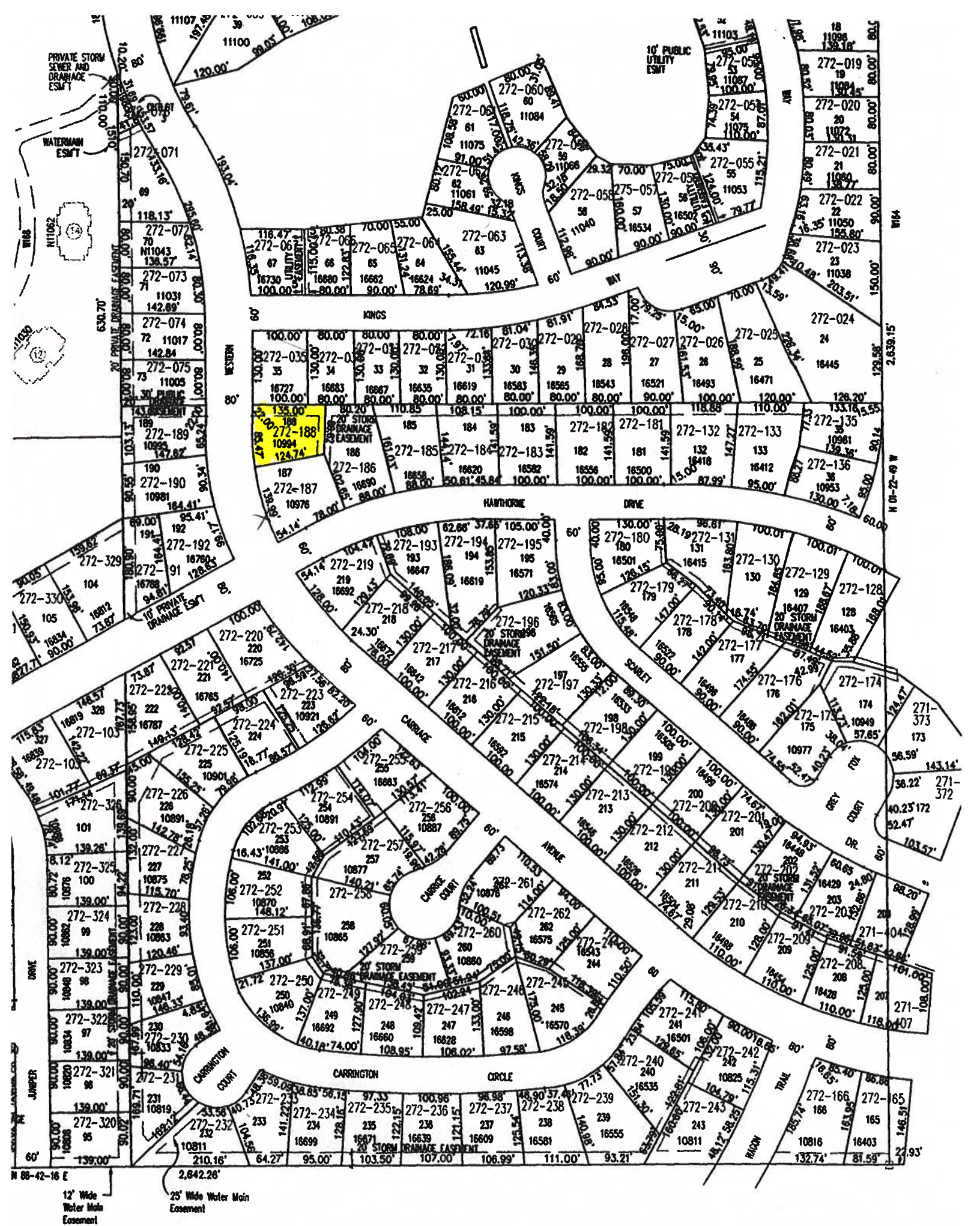
Adjacent property address: N109 W16690 HAWTHORNE DRIVE
GERMANTOWN, WI 53022

Signatures:

Michael Hecker

Dated:

Aug 1, 2019





CLOVER

• F E N C E •

"No luck needed, we guarantee it!"

Mail signed contract to:
6916 Druid Rd.
Hartford, WI 53027

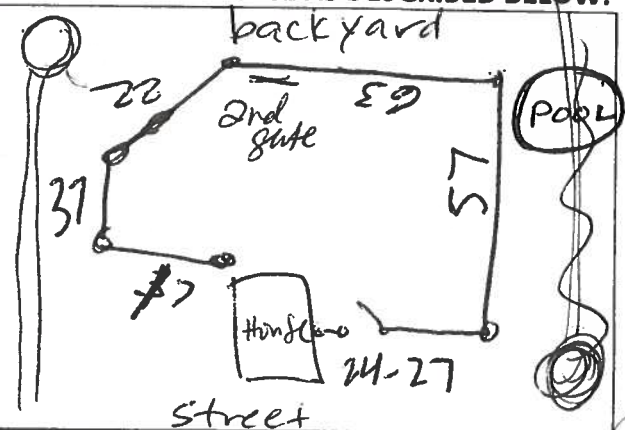
EMAIL: cloverfence@gmail.com

PHONE: (414) 759-9358

☒ Hotline Needed	☒ Customer to get permit
WORK TO BE PERFORMED AT:	BILLING ADDRESS (if different than work location)
NAME <u>Amanda Ferrell</u>	NAME
STREET <u>W167 N 10994 Western ave</u>	STREET
CITY / ZIP <u>Merrimontau</u>	CITY / ZIP
TELEPHONE <u>336-5338</u>	TELEPHONE

WE PROPOSE TO FURNISH ALL LABOR AND MATERIAL FOR THE ERECTION OF FENCE AS DESCRIBED BELOW:

Fabric <u>Wood</u>	Wire Only <u>Round on Board</u>
Footage <u>220</u>	Style
Gauge	O.D. of Line Posts in inches <u>4x4</u>
Mesh	End & Corner Posts in inches
Height <u>4' 6"</u>	Gate posts in inches QTY.
Top Rail <u>3x4</u>	Gate Size <u>1 - But to get</u>
Tension Wire	
Top	
Bottom	
Barb Wire	
☐ Follow Grade	☐ Follow Height
☐ Tear Out /Haul Away	



MISC.	180 600-700 5ft
<u>all posts set in concrete</u>	300
<u>Western Red Cedar</u>	@ 1K off
<u>Estate 2200</u>	600
	5ft
	6300 approx

ATTENTION: CUSTOMER RESPONSIBLE FOR LOT LINES AND PERMITS
7 YEARS ON WOOD - 15 YEARS ON CHAIN LINK FENCE - 3 YEARS ON GATES

☒ Dirt removal to be done by Customer	☐ Dirt removal done by CLOVER = Cost \$
COST OF TRANSACTION \$	DOWN PAYMENTS
	BALANCE DUE ON COMPLETION \$ <u>7300 - 7500</u>

Any alterations or deviations from this proposal or unforeseen expense will be charged for additionally, same to be paid for on completion. Any change from original plan to be done at owner's risk and expense.

The contractor is not responsible for any material or workmanship altered due to weather or ground conditions.

Contractor is not responsible for ruts, grass and lawn damage or neighbor's lawn while trying to complete this contract.

Contractor will not be considered as trespassing during construction and after until job is completed and paid in full.

Owner is responsible for any needs in writing from neighbors and/or Board of Appeals to obtain permits and/or permission to proceed with job.

Owner is responsible for obtaining current Plat of Survey (if necessary).

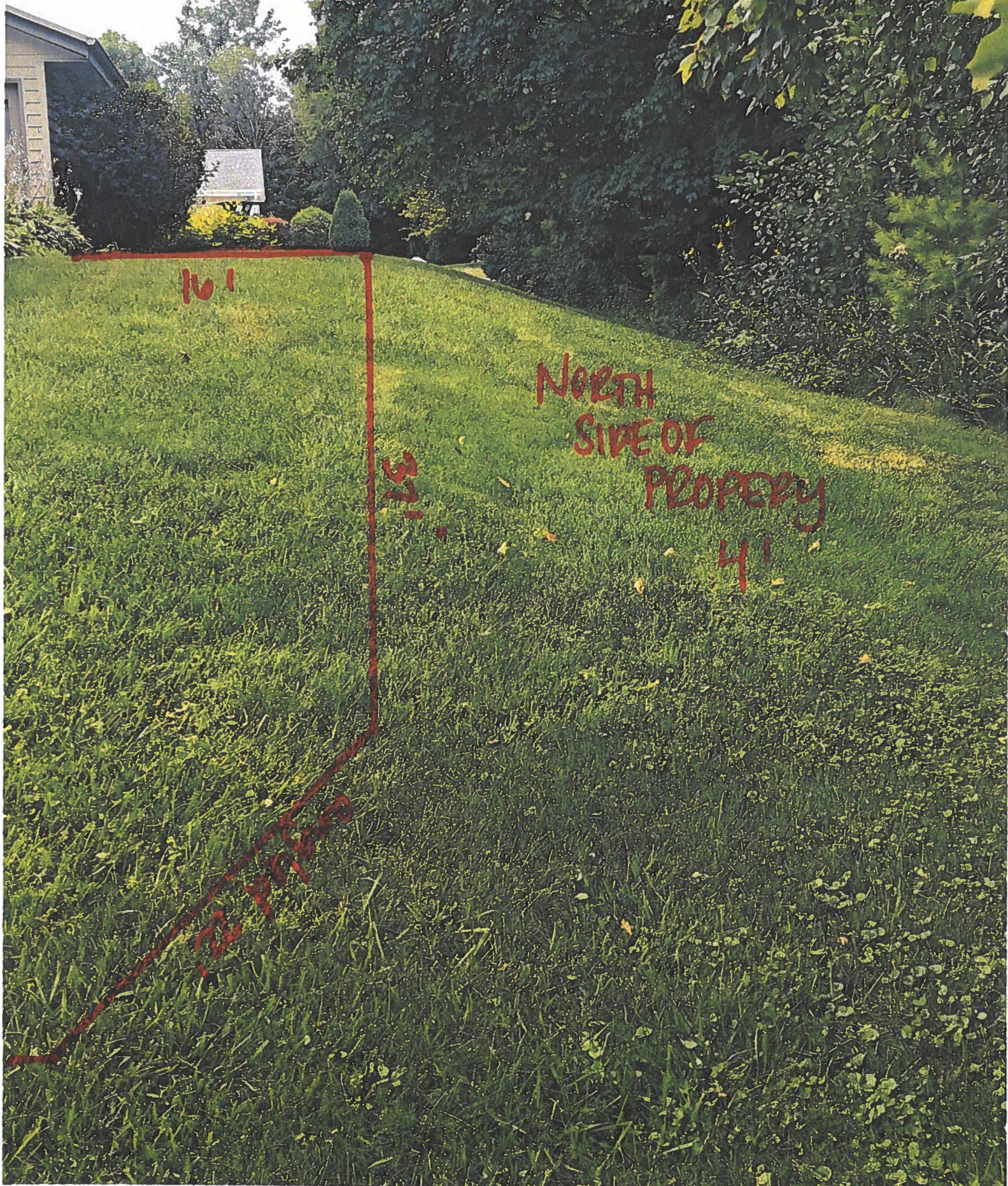
Balance of payment is due upon completion. Late payments subject to interest charges at the rate of 1½% per month on unpaid balance. Lien rights to be activated within 30 days of non-payment.

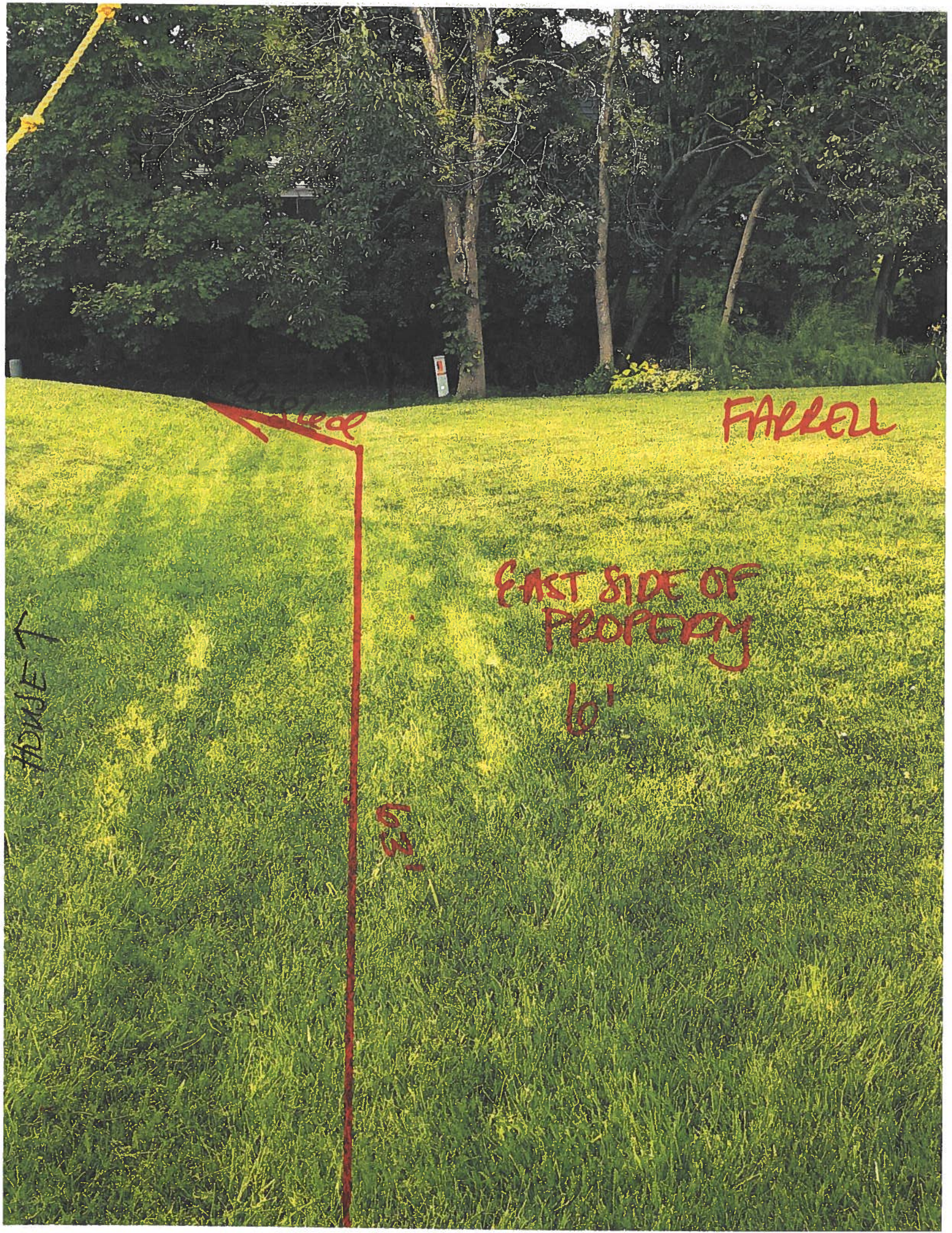
I have read and understand this contract. The price, specifications, and conditions are satisfactory and I hereby accept. You are authorized to do the work as specified.

CUSTOMER'S SIGNATURE Amanda Ferrell DATE 8/11/19

ACCEPTED BY Eric Roepke DATE 07/25/19

FARRELL





Street

FARRELL

EAST SIDE OF
PROPERTY

60'

53'

HOUSE ↑

JAMES R. ELDER

PROFESSIONAL ENGINEER — REGISTERED LAND SURVEYOR

3782 OVERLOOK DRIVE WEST

PHONE 414-628-1409

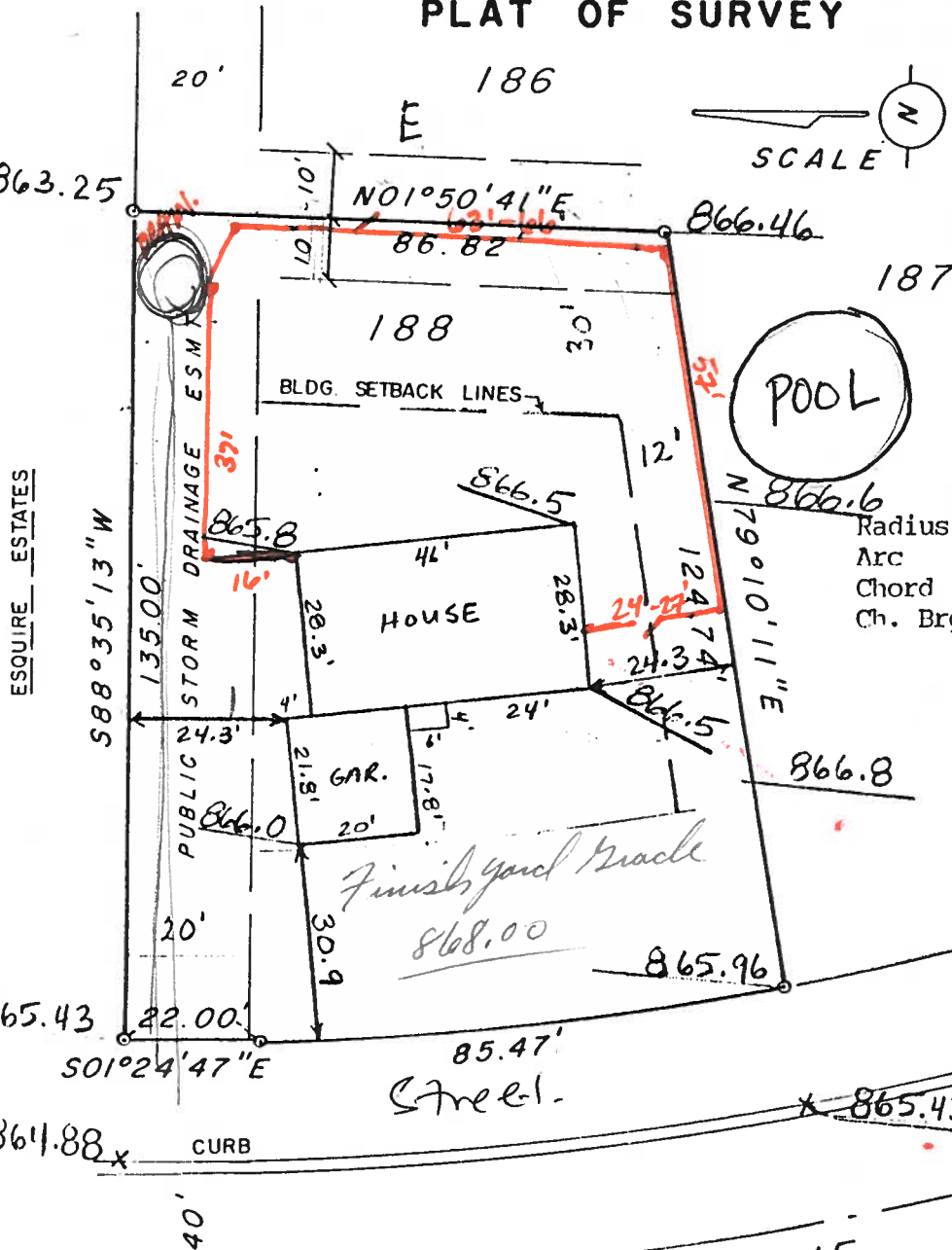
HUBERTUS, WISCONSIN 53033

PLAT OF SURVEY

— indicates where fence request lies

⊗ all left fence with exception of North side of property 4ft fence.

SCALE 1" = 30'



CURVE DATA

Radius	520.00'
Arc	85.47'
Chord	85.37'
Ch. Brg	N06°07'18"W

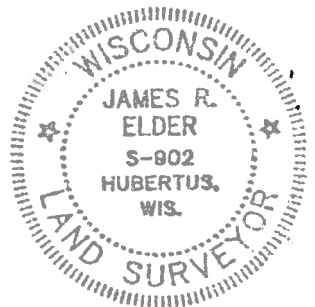
BM - Top Flange Bolt on Hydrant located @ SE corner of Hawthorne Dr. & Carriage Ave. Intersection. ELEVATION: 866.82

DESCRIPTION:

All of Lot 188 in HAWTHORNE MEADOWS ADDITION NO. 2, being a Subdivision of part of the SE 1/4 of the NW 1/4 and the SW 1/4 of the NE 1/4 of Section 27, T9N, R20E, Village of Germantown, Washington County, Wisconsin.

House revised this 7th Day of September, 1990.

"I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL STRUCTURES THEREON, FENCES, APPARENT EASEMENTS, ROADWAYS AND VISIBLE ENCROACHMENTS. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY; ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM DATE HEREOF.



James R. Elder
SURVEYOR

DATED THIS 15th DAY OF August 19 90

SURVEY FOR: Perthei Custom Homes, Inc.

THIS IS AN ORIGINAL
PRINT ONLY IF SEAL IS
IMPRINTED IN RED

SIGN REVIEW

9/23/19 Plan Commission Meeting

Top Leaf Development LLC / Harvest Hills Subdivision LLC

Village Planner Report

Germantown, Wisconsin

Summary

Top Leaf Development LLC, agent for Harvest Hills Subdivision LLC, property owner, is requesting approval for a monument ground sign for the Harvest Hills Subdivision which is proposed to be located on the southwest corner of Freistadt Road and Harvest Ridge, ¼ mile west of Wasaukee Road.

Location: Southeast corner of Freistadt Road and Harvest Ridge, ¼ mile west of Wasaukee Road

Agent/

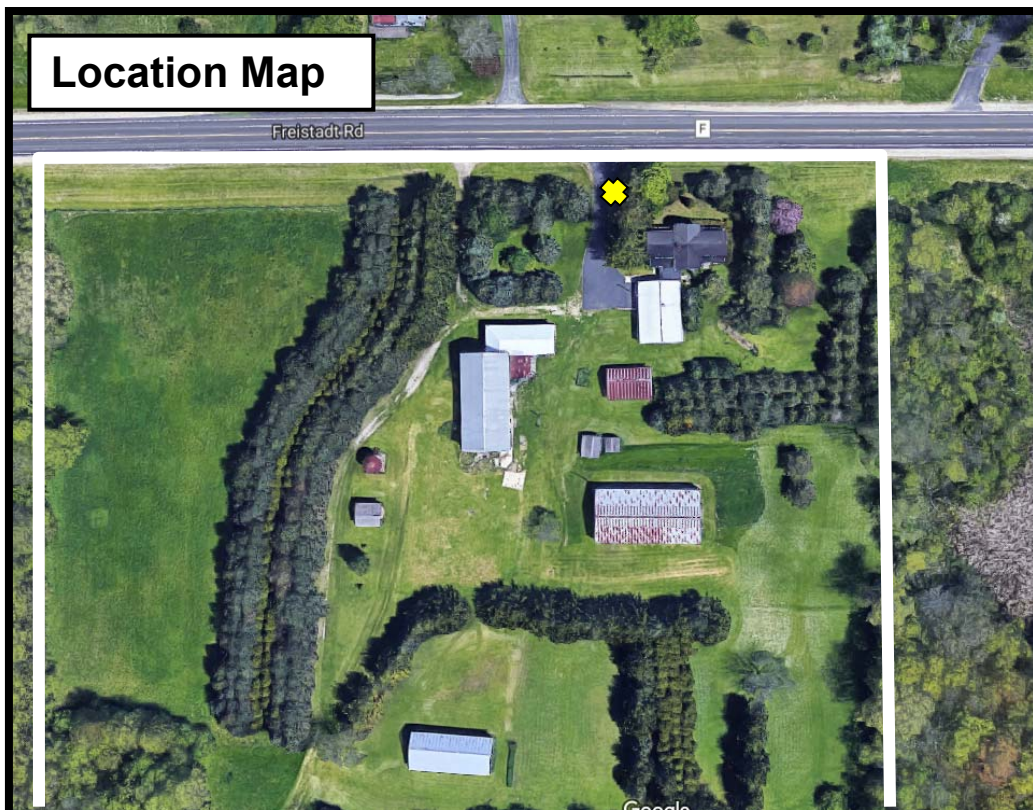
Property Owners: Top Leaf Development LLC
3955 Hawks Ridge Drive
Hubertus, WI 53033

Harvest Hills Subdivision LLC
3955 Hawks Ridge Drive
Hubertus, WI 53033

Zoning: Rs-3: Single-family Residential

Adjacent Land Uses		Zoning
North	Residential	Rs-1
South	Residential	Rs-3
East	Residential	Rs-3
West	Residential	Rs-3

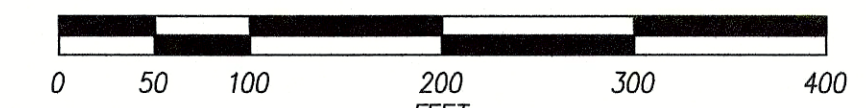
Location Map



HARVEST HILLS

NE Corner -
24-9-20
(Conc. Mon.
w/ WDOT Cap)
N 49333.80
E 251922.16

BEING:
PARCEL 1 OF C.S.M. NO. 3641,
WASHINGTON COUNTY RECORDS
AND:
THE SW 1/4 OF THE NE 1/4
AND PART OF:
THE NW 1/4 OF THE NE 1/4
ALL IN:
SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY,
WISCONSIN.



- - WASHINGTON COUNTY MONUMENT
(6"x6" CONCRETE W/ BRASS CAP)
- - FOUND 1.27" STEEL PIPE
- - 1.27" OD X 18" REINFORCING
BAR, 4.303 LB / LIN FT., SET
ALL OTHER LOT AND OUTLOT CORNERS
1.37"OD X 18" STEEL PIPE,
1.68LB / LIN FT., SET

NOTE:
ALL DIMENSIONS MEASURED TO THE NEAREST
HUNDRETH OF A FOOT; ALL ANGLES MEASURED TO
THE NEAREST FIVE SECONDS AND COMPUTED TO
THE NEAREST SECOND.
UTILITY EASEMENT:
NO POLES OR BURIED CABLES ARE TO BE PLACED
SUCH THAT THE INSTALLATION WOULD DISTURB
ANY SURVEY STAKE OR OBSTRUCT VISION ALONG
ANY LOT LINE OR STREET LINE. THE DISTURBANCE
OF A SURVEY STAKE BY ANYONE IS A VIOLATION
OF S. 236.32, WIS. STATS. UTILITY EASEMENTS AS
HEREIN SET FORTH ARE FOR THE USE OF PUBLIC
BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE
RIGHT TO SERVE THE AREA.

OUTLOT RESTRICTION:
THE CONSTRUCTION OF BUILDINGS FOR HUMAN
HABITATION OR THE INSTALLATION OF SOIL
ABSORPTION SYSTEMS IN ALL OUTLOTS IN THIS
PLAT IS PROHIBITED.

DRAINAGE EASEMENTS:
THE VILLAGE OF GERMANTOWN IS HEREBY
GRANTED ACCESS FOR STORMWATER MAINTENANCE
PURPOSES VIA ALL OUTLOTS, BUT IS NOT
RESPONSIBLE TO PERFORM THE MAINTENANCE.

LOTS 1 - 37 SHALL HAVE AN EQUAL INTEREST
IN THE OWNERSHIP OF ALL OUTLOTS.

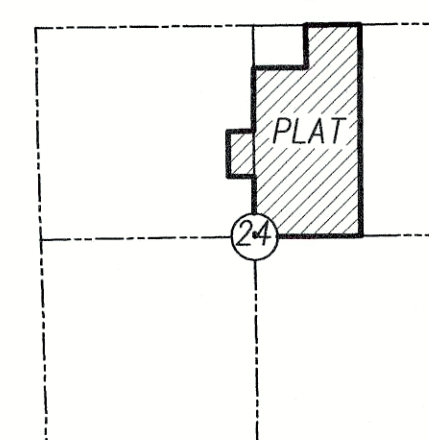
25 FEET OF SEPARATION SHALL BE MAINTAINED
BETWEEN PRIVATE WELLS AND STORMWATER
PONDS.

PLAT ZONING - RS-3 SINGLE-FAMILY RESIDENTIAL
DISTRICT.

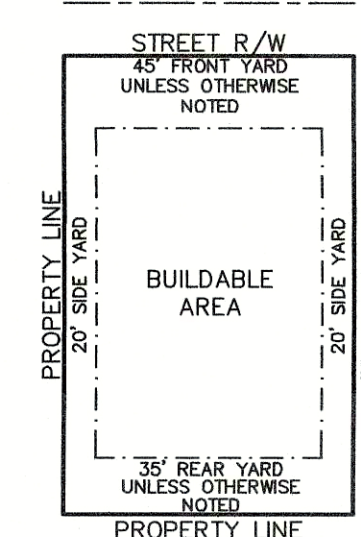
ALL WETLANDS HAVE A 25' BUILDING/GRADING
SETBACK.

SURVEYOR:
BAUDHUIN SURVEYING & ENGINEERING
312 N. 5th AVENUE
STURGEON BAY, WI 54235
(920)743-6211

LOCATION SKETCH
SECTION 24-9-20
SCALE: 1" = 2000'



TYPICAL
SUBDIVISION LOT
(RS-3 ZONING)



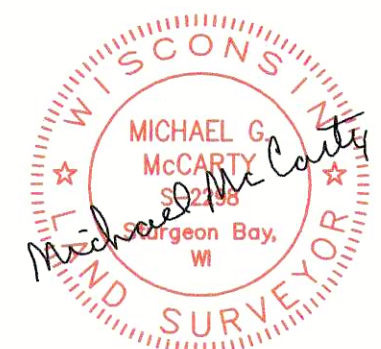
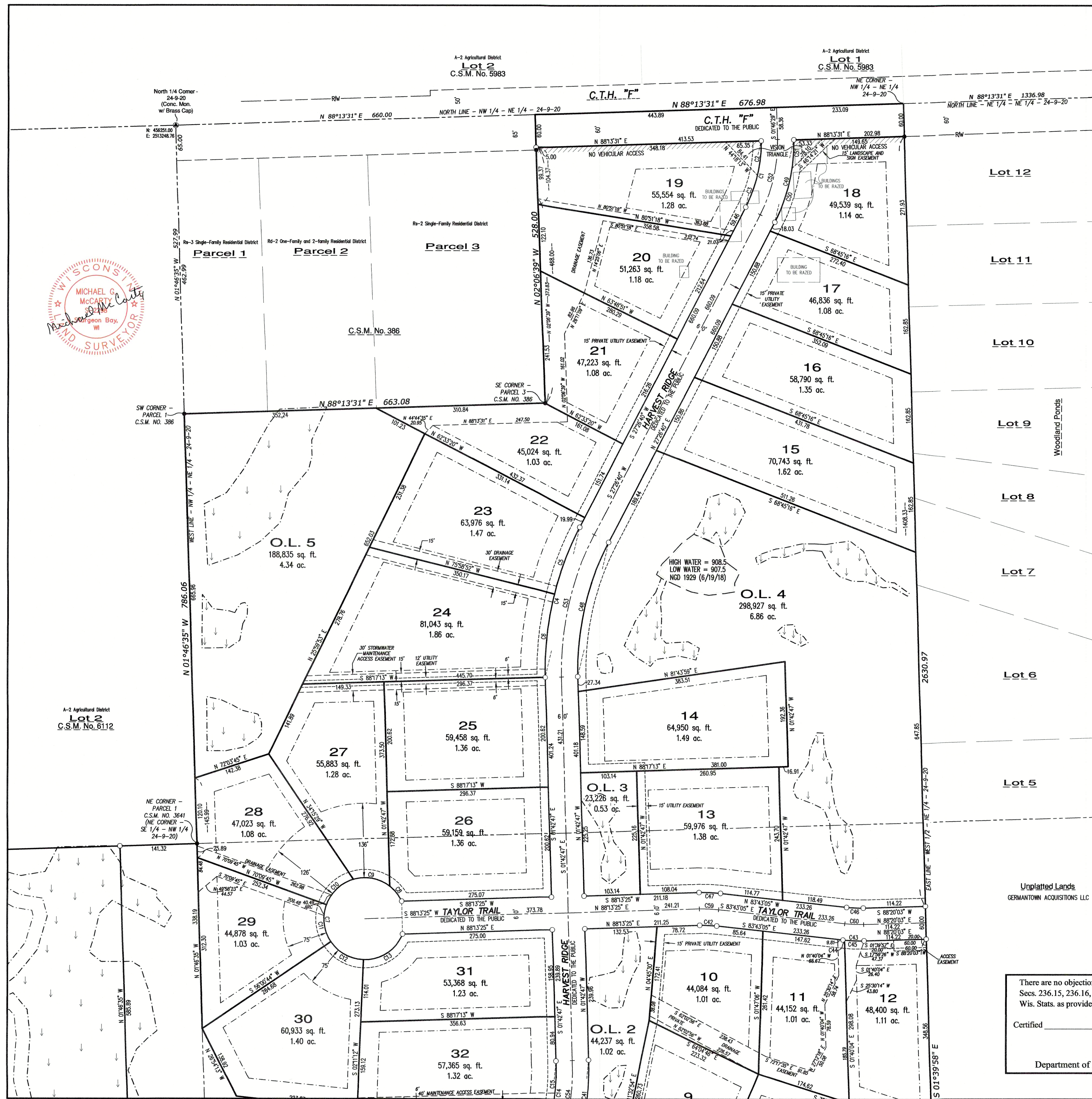
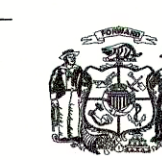
BEARINGS ARE BASED ON THE WISCONSIN STATE
PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND
THE WEST LINE OF THE NE 1/4 OF SECTION 24
(ASSUMED N 01°46'35" W)

Unplatted Lands
GERMANTOWN ACQUISITIONS LLC

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__

Department of Administration



A-2 Agricultural District
Lot 2
C.S.M. No. 6112

A-2 Agricultural District
Lot 2
C.S.M. No. 5983

A-2 Agricultural District
Lot 1
C.S.M. No. 5983



Village of

Germantown
Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

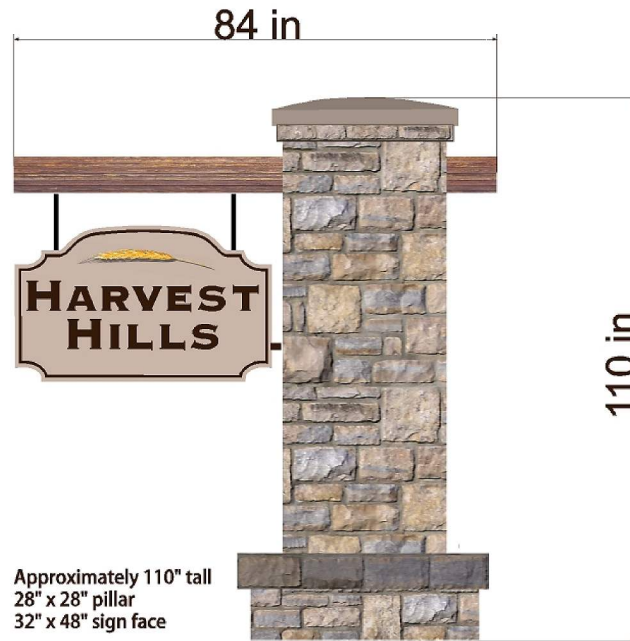
Paid \$ Date 8-19-19

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1	APPLICANT OR AGENT <u>Top Leaf Development LLC</u> <u>3955 Hawks Ridge Drive</u> <u>Hubertus WI 53033</u> <u>Phone (262) 923-0469</u> <u>Fax ()</u> <u>E-Mail topleafdevelopment@gmail.com</u>	PROPERTY OWNER <u>Harvest Hills Subdivision LLC</u> <u>3955 Hawks Ridge Dr</u> <u>Hubertus WI 53033</u> <u>Phone (262) 923-0469</u> <u></u>
2	PROPERTY ADDRESS OR GENERAL LOCATION <u>1/4 mile west of Wausaukee Rd, south of CTH F</u>	
3	SIGN INFORMATION Sign Dimensions <u>110"</u> height ^{← with the pillar →} x <u>84"</u> width Single/Multi Tenant (circle one) Number of Sides <u>2</u> Building Frontage SF <u>N/A</u> Total Square Footage of Sign (include all sides) <u>21 sf</u> Total height of the Sign <u>8'</u> Is the Sign to be illuminated _____ yes _____ <u>x</u> no Type of Sign Construction Materials <u>Sign - Aluminum Pillar - Stone 6"x6" post - wood</u> Distance to Closest Property Line <u>10'</u>	
	Are there any existing signs on the property <u>Yes, marketing signs for lot sales</u> If yes, what is the total Square Footage of existing signs <u>32 sf</u>	
	What are the intentions for the existing signs: Take down _____ Remain <u>x</u>	
4	SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!	
	<u><i>Shari Waggoner</i></u> <u>8/16/19</u> Applicant Date	<u><i>Shari Waggoner</i></u> <u>8/16/19</u> Owner Date

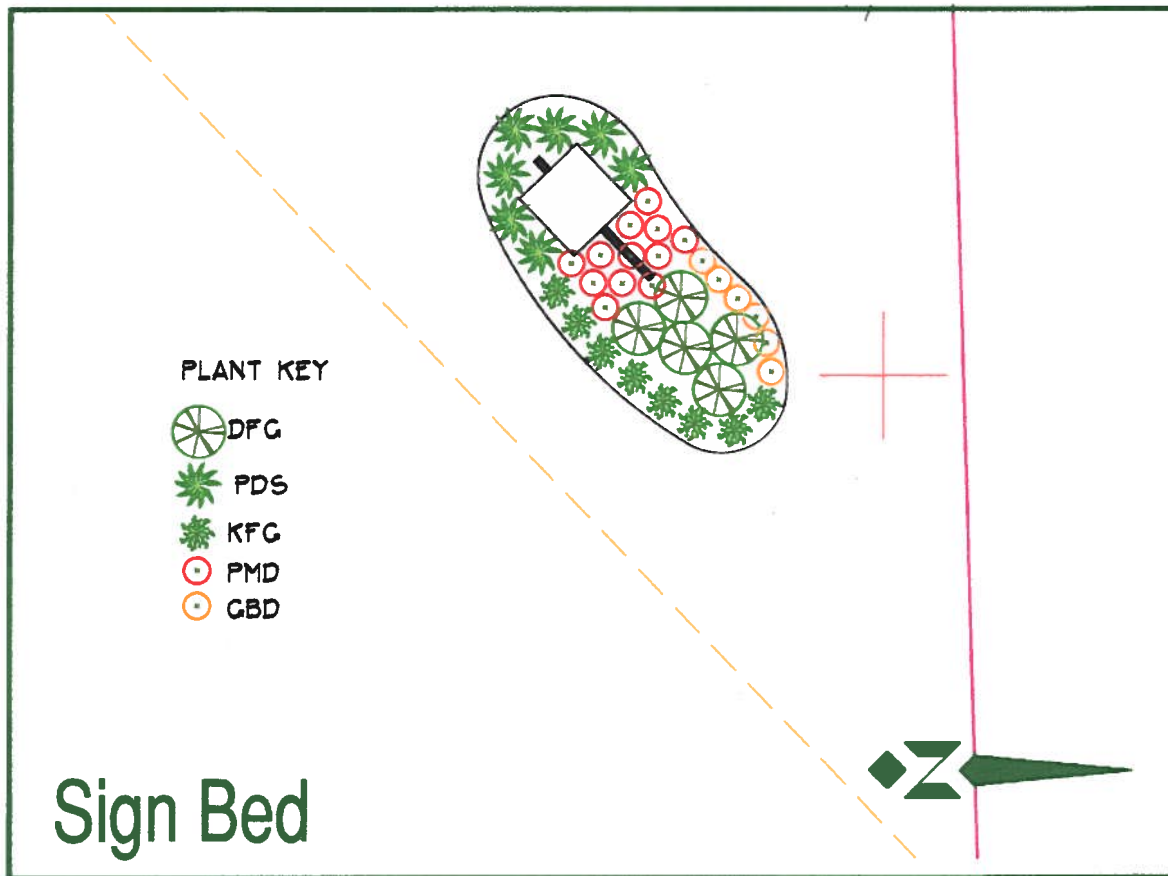


Standing stonework: 32"x32" footing 4' down below frost line. run 8' block 9" tall with real thin veneer stone on outside. 21/4" Bedford cap on top. rock faced on 4 sides cap to be 32x32 28" x 28" column stone allowance of 6.50sf for flats stone allowance of 13lf for corners we will place #4 rods to block and thrum footing for strength. the cores of the block will also be filled with concrete to help hold weight of wind load on sign.

Cross Pole: Solid Cedar pole 6"x6" permanently embedded through structure. Sealed with Polyurethane.

Sign Face: 3/4" sign - grade faced composite material, finished both sides, with raised lettering and graphic. double sided. Sign will be suspended by .250 dia. steel threaded rod and side support.





Deciduous Shrubs						
DFG	5	Fothergilla gardenii	Dwarf Fothergilla	#5	CONT	Full, Well Rooted Plant, Evenly Spaced
Perennials						
PDS	7	Sporobolus heterolepis	Prairie Dropseed Grass	#1	CONT	Full, Well Rooted Plant
KFG	8	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Grass	#1	CONT	Full, Well Rooted Plant
PMD	12	Hemerocallis 'Pardon Me'	Pardon Me Daylily	#1	CONT	Full, Well Rooted Plant
GBD	6	Hemerocallis 'Going Bananas'	Going Bananas Daylily	#1	CONT	Full, Well Rooted Plant

SITE PLAN APPLICATION

9/23/19 Plan Commission Meeting

Steven R. Sharpe / Anderson Brothers Construction

Village Planner Report

Germantown, Wisconsin

Summary

Steven Sharpe, agent for Anderson Brothers Construction, property owner, is seeking approval of a site plan application for façade improvements to the existing multi-tenant retail building located on a 4.33-acre parcel at W188 N10707 Maple Road.

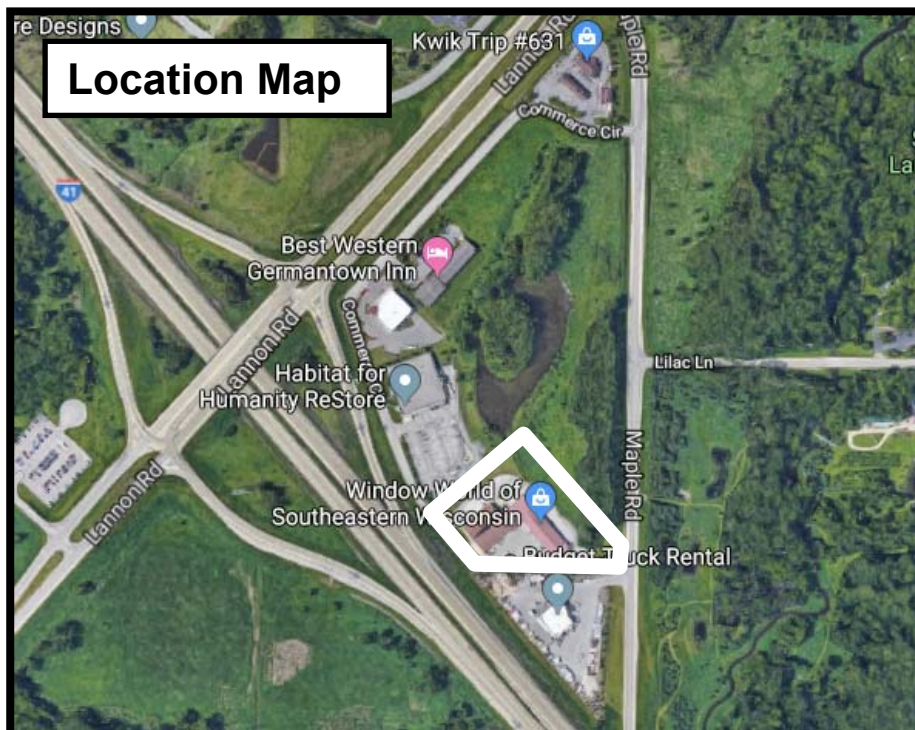
Property Location: W188 N10707 Maple Road

Applicant/

Property Owner:	Steven R. Sharpe 5110 S. Loomis Road Waterford, WI 53185	Anderson Brothers Construction W188 N10707 Maple Road Germantown, WI 53022
------------------------	--	--

Current Zoning: B-1: Neighborhood Business

Adjacent Land Uses		Zoning
North	Commercial	B-1
South	Commercial	B-5
East	Commercial / Agricultural	B-1 / A-1
West	Commercial / Interstate 41	B-1 / ROW



Proposal

Steven Sharpe, agent for Anderson Brothers Construction, property owner, is seeking approval of a site plan application for façade improvements to the existing multi-tenant retail building located on a 4.33-acre parcel at W188 N10707 Maple Road.

The proposed façade improvements include the following:

- Removal of the existing fabric awnings, metal framework and lighting
- Removal of the cedar accent board trim
- Relocation of north door to the center of the unit
- Replacement of existing painted rock face with new stone veneer
- Installation of prefabricated wood frame wall panels
- Installation of EIFS with a scored finish and raised EIFS accent bands along top of arches; arches finished with prefinished metal coping

No other building or site improvements are proposed at this time.

No new signage is proposed at this time. Any proposed signage (temporary or permanent) must meet the requirements of Chapter 17.46 of the Zoning Code, including review approval by the Plan Commission (permanent signs only).

No new lighting fixtures or features are proposed at this time.

Staff Comments

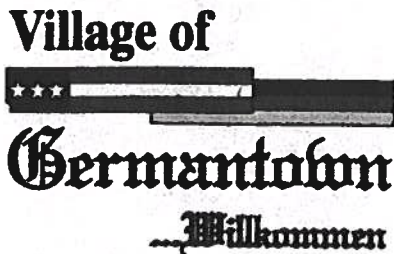
The proposed façade improvements are being made in preparation for a new tenant. The exterior of this particular building needs refreshing; however, the façade improvements are only proposed for the west, highway-facing elevation. At a minimum, the façade improvements should be required to “wrap” the corners of the building for at least 20 feet along those elevations (north and south), where practical. Also, the stone veneer pillars and EIFS panels should be constructed to provide some degree of articulation and not simply be or appear as “flat” elements on the exterior wall. The amount of EIFS proposed is somewhat excessive and could/should be reduced by adding elements, possibly a decorative roof feature above the northernmost entrance. In addition to the façade improvement, additional landscaping along/within the front (west) yard should be included. Like the other retail buildings in this area, a few street/shade trees and a prominent landscape element should be added, including some landscaping around the base of the tall pylon sign. A landscape plan showing these features should be provided, but implementation/installation could be deferred until next spring.

Finally, the existing parking area on the north side of the building and around the rear of the building is in poor condition and in need of repaving and maintenance. At a minimum, the parking area on the north side of the building to be used by/for patrons of the tenant space(s) shall be repaved within six (6) months.

VILLAGE PLANNER RECOMMENDATION

APPROVE the building plans submitted for the proposed façade improvements for the existing multi-tenant commercial building located at W188 N10707 Maple Road subject to the following conditions:

1. The façade improvements shall be extended a minimum of 20 feet on at the north and south building elevations (or at least as far as needed to include the window and door elements on those elevations).
2. The stone veneer pillars and EIFS panels should be constructed to provide some degree of articulation and not simply be or appear as “flat” elements on the exterior wall. The amount of EIFS proposed should be reduced by adding additional stone veneer or other building elements, including but not limited to a decorative roof feature above the northernmost entrance (shown as the Grand Appliance entrance).
3. Additional landscaping along/within the front (west) yard shall be installed, including street/shade trees along the internal driveway (in an amount equal to one tree per 25’ of street frontage with a min. planted size of 3” dia) and a prominent landscape element comprised of ornamental trees and deciduous and evergreen shrubs around the base of the pylon sign in the street yard. A landscape plan showing these features shall be submitted to the Village Planner for review/approval prior to occupancy. Landscaping installation may be deferred until spring 2020.
4. If any new exterior lighting is proposed, a lighting plan shall be prepared consistent with the Village’s Outdoor Lighting Guidelines and be submitted to the Village Planner for review/approval prior to installation.
5. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission. Temporary signs also require sign permits from the Community Development Department.
6. The parking lot on the north side of the building shall be paved and marked consistent with the Village’s parking requirements within six (6) months after plan approval.
7. The standard occupancy bond requirement (\$20,000) shall be required at the time of building permit issuance and returned upon successful completion of the approved site development, building and landscaping improvements.



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 9-9-19

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

STEVEN R. SHARPE
5110 S. LODMIS ROAD
WATERFORD, WI. 53185

Phone (414) 807-4000
E-Mail Ssharpe102@gmail.com

PROPERTY OWNER

Anderson Brothers Construction
W188 N 10707 Maple Road
Germantown, WI.

Phone (414) 467-9800
E-Mail _____

2 PROPERTY ADDRESS

W188 N 10707 Maple Road.

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

North <u>Highway Commercial</u>	South <u>Commercial Sales</u>	East <u>Park</u>	West <u>US 41 & 45 Highway</u>
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4 READ AND INITIAL THE FOLLOWING:

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

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

JS 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!

Steve Sharpe
Applicant Date 8-26-2019

Owner Date

design-build architect

September 9, 2019

Mr. Jeff Retzlaff, AICP
Director of Community Development
N112 W17001 Mequon Road
Germantown, Wisconsin 53022-0337

Re: Façade Alterations: N188 N10707 Maple Road

Dear Jeff:

Pursuant to our discussions, I am aware that the meeting dates and deadlines for the Plan Commission for our project would be November 11, 2019 if all application information is submitted by September 16, 2019.

We are trying to achieve this façade renovation by November 15, 2019 to satisfy the major tenant that wishes to move into the building, and that will not be possible unless we can request a special meeting or be allowed to attend the upcoming special meeting being held on September 26th.

If that is any way possible, we would appreciate the opportunity to make this improvement to our building for the betterment of the community and the business needs. Winter construction is a major issue with this proposal also.

Please let me know about this possibility so that I can prepare for the presentation.

I will be dropping off the application and plan sets this morning and following up with materials and colors later today so I can get the ball rolling.

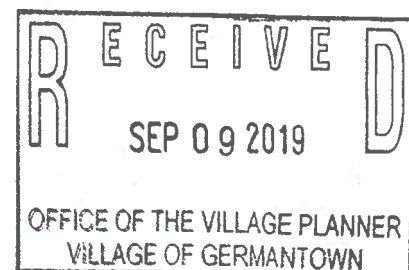
Sincerely,

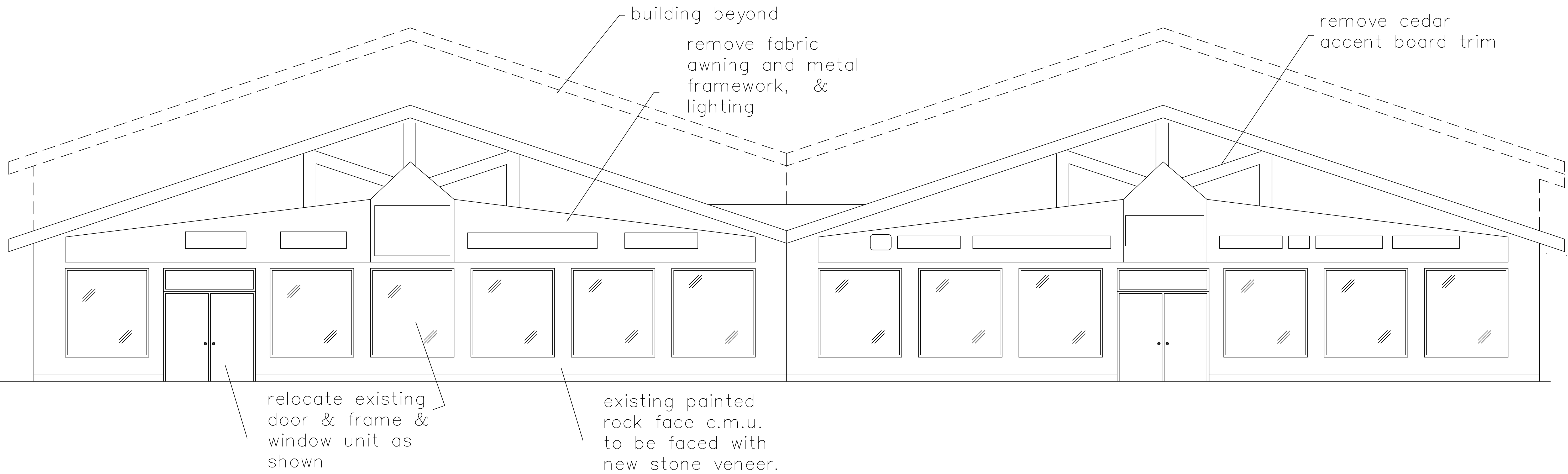
Steven Robert Sharpe

Encl:

Cc: Anderson Brother's Construction

STEVEN ROBERT SHARPE ARCHITECT, ALA
5110 S. LOOMIS ROAD, WATERFORD, WI. 53185
Ph. 262-534-3886 Cell 414-807-4000

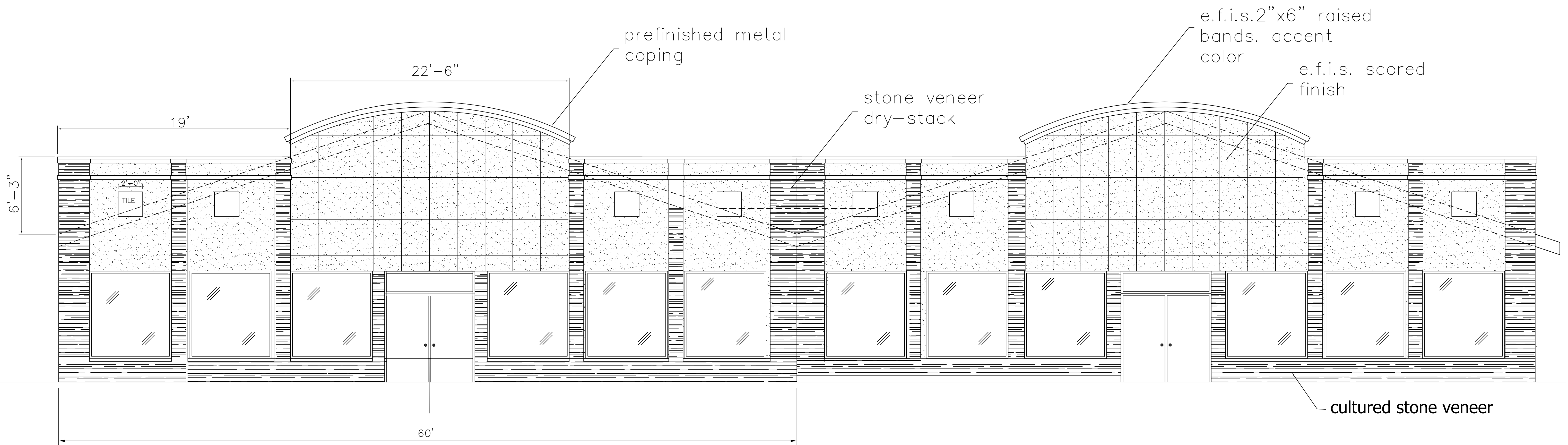




EXISTING SOUTHWEST ELEVATION

U.S HWY. 41

SCALE: 1/4" = 1'-0"



PROPOSED SOUTHWEST ELEVATION

U.S HWY. 41

SCALE: 1/4" = 1'-0"

STEVEN ROBERT SHARPE
ARCHITECT

5110 S. Loomis Road
Waterford, Wisconsin 53185
Ph. 262-534-3886 414-807-4000 cell

BUILDING FACADE ALTERATIONS
W188 N10707 MAPLE ROAD
GERMANTOWN, WISCONSIN

Drawn: SRS

Checked: SRS

PROPOSED
ELEVATIONS

Date: 8 SEPT.'19

Revisions:

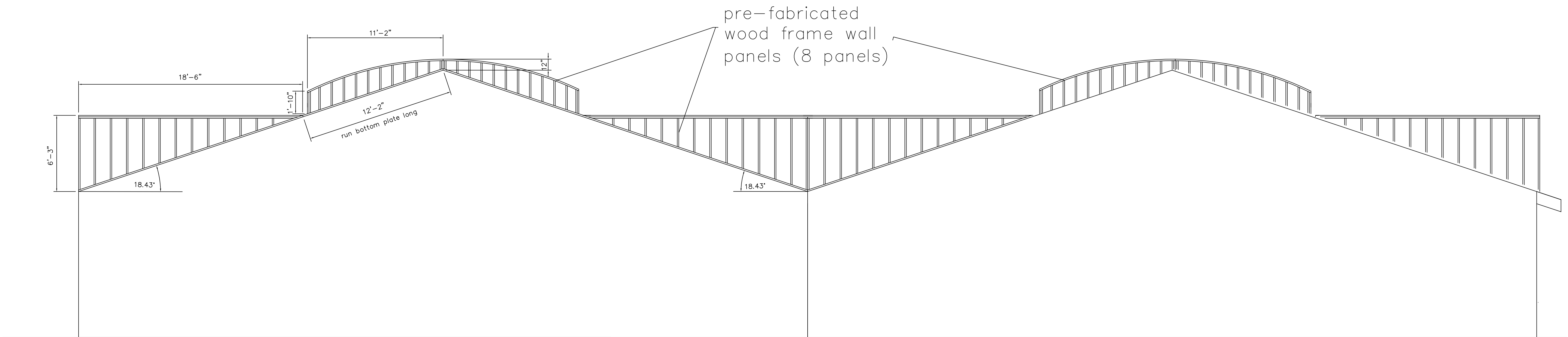
Project No.

1909960

Sheet No.

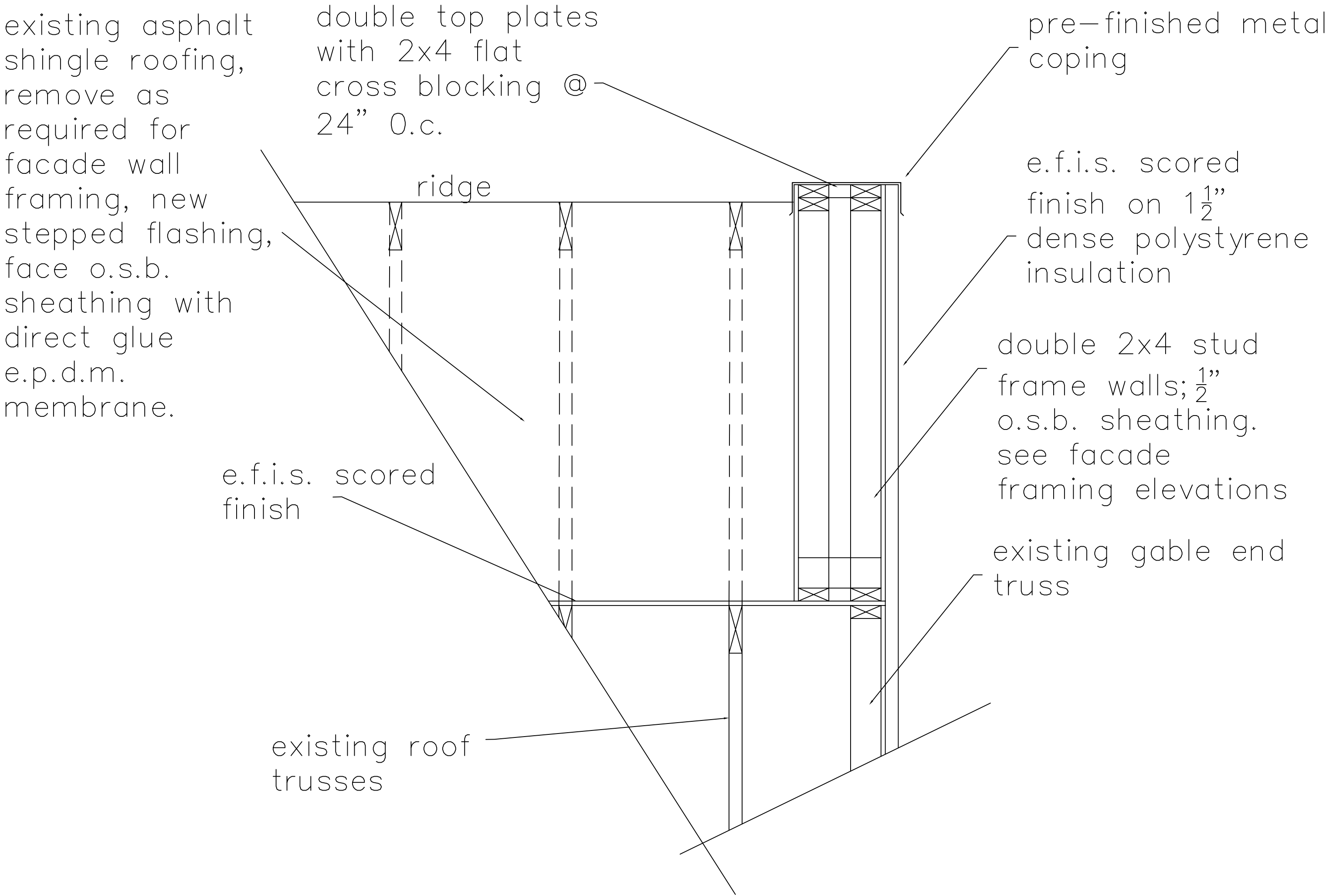
A1

Of 2 Sheets



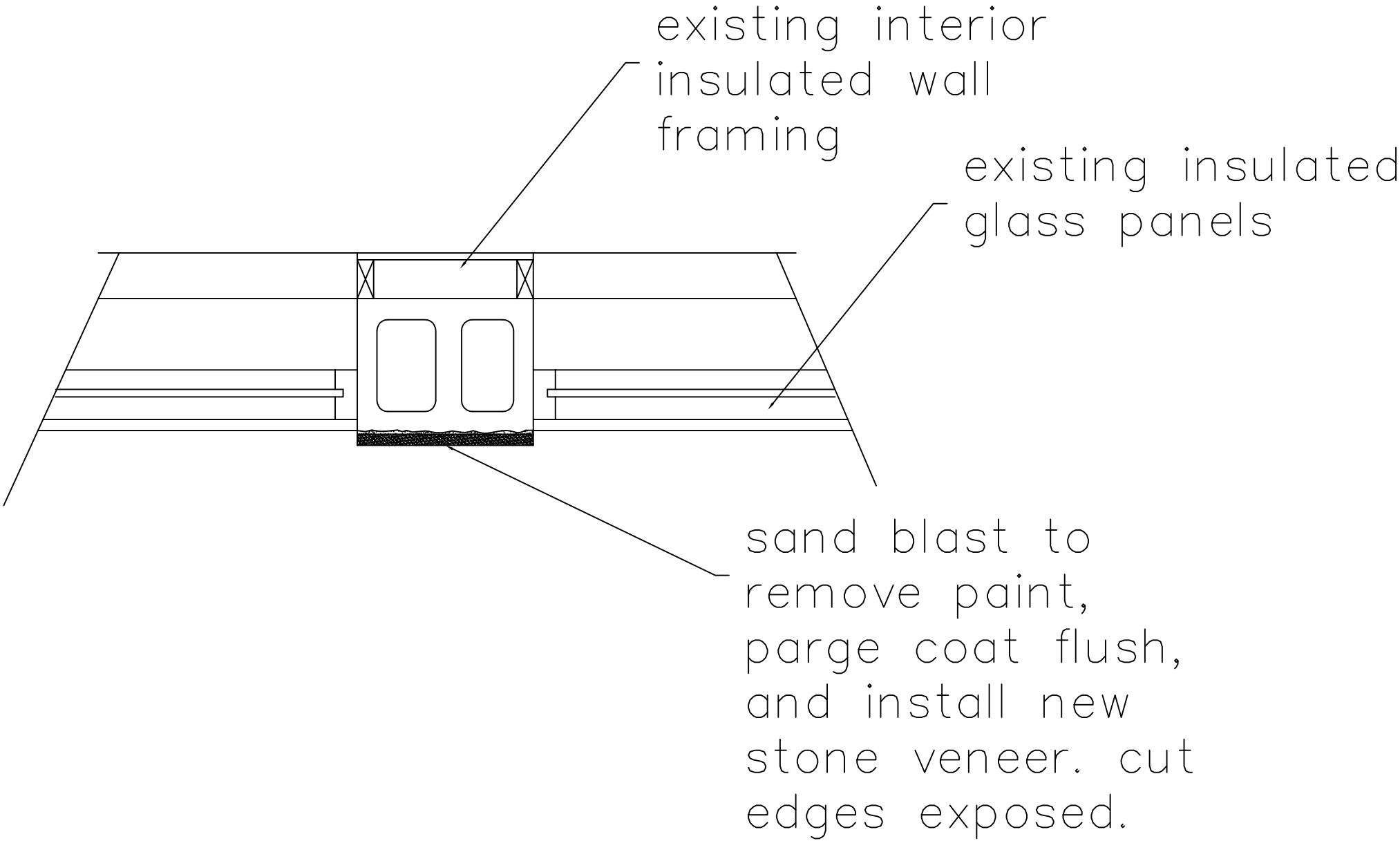
PROPOSED FACADE ALTERATION FRAMING

SCALE: 1/4" = 1'-0"



PROPOSED FACADE ALTERATION FRAMING SECTION

NO SCALE



PROPOSED VENEER FACING ON EXISTING MASONRY

NO SCALE

STEVEN ROBERT SHARPE
ARCHITECT
5110 S. Loomis Road
Waterford, Wisconsin 53185
Ph. 262-534-3886 414-807-4000 cell

BUILDING FACADE ALTERATIONS
W188 N10707 MAPLE ROAD
GERMANTOWN, WISCONSIN

Drawn: SRS

Checked: SRS

FACADE
CONSTRUCTION
DETAILS

Date: 8 Sept.'19

Revisions:	

Project No.
1909960

Sheet No.
A2
Of 2 Sheets

