

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, December 9, 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** November 11, 2019
- V. **NEW BUSINESS**
 - A. Paul & Katrina Abts - W141 N10580 Wooded Hills Drive. Zoning Permit for installation of a fence in a drainage easement. **[ACTION]**
 - B. Mark & Mary Lou Sevelis - N101 W15568 Starlite Drive. Zoning Permit for installation of a 6-foot high privacy fence in the front yard **[ACTION]**
 - C. Briohn Design Group, Agent for Marine Properties, LLC, Property Owner and Builders First Source, Tenant - W186 N11676 Morse Drive. Site Plan Review for an outside storage area **[ACTION]**
 - D. Steven & Elizabeth Green - N116 W16033 Main Street. Zoning Permit to construct an attached garage and accessory building. **[ACTION]**
 - E. Sign Effectz, Agent for G-Town Ventures LLC, Property Owner and Foxtown MBC, Inc. - W194 N11664 McCormick Drive. Sign Review Application **[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

November 11, 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, Tony Laszewski, Matt Kimmler, Bob Williams and Bill Shadid. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES:

MOTION Baum second Shadid to Approve the minutes from 10-14-19.

MOTION carried unanimously.

PUBLIC HEARING & ACTION

Aldi - N96 W18838 County Line Road. Request to create a B-1: Neighborhood Business Planned Development District for the 7.25-acre Germantown Plaza and Site Plan approval for a 3,685 sqft building expansion. Planner Retzlaff summarized the proposal.

Public Hearing was opened at 6:40 pm.

Public Hearing was closed at 6:41 pm.

MOTION Baum second Laszewski to Approve the request to create a B-1: Neighborhood Business Planned Development District (B-1/PDD) for the 7.25-acre property located at N96 W18838 County Line Road to be known as the "Germantown Plaza PDD" subject to the following conditions:

- 1. The B-1: Neighborhood Business District regulations shall be the zoning restrictions affecting the use of and development on the subject property except for the following amendments:***
 - a. Revise the minimum side yard building setback along the west property line from 20 to 12 feet;***
 - b. Eliminate the conditional use permit requirement for buildings over 20,000 sqft.***

Discussion followed. Rob Merkel, Construction Manager explained they had looked at other options to expand but none of them worked based on the parameters of the expansion. He said they are trying to mimic the new stores and be as uniform as possible.

MOTION carried 6-1 (Baum)

MOTION Baum second Shadid to Approve the site and building plans for the proposed 3,685 sqft building addition to the Germantown Plaza located at N96 W18838 County Line Road subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the engineering plans dated April 15, 2019, and the architectural plans dated March 5, 2019, unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission.***
- 2. All technical issues and plan corrections identified by the Village Engineer and Public Works Department staff (see October 15, 2019 memo from the Public Works Director) shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by the Village Engineer prior to issuance of a building permit.***

3. ***State approved plans and a \$20,000 occupancy bond are required by Inspection services as part of the building permit application.***
4. ***Written documentation shall be provided to the Village Planner from the owners of the Germantown Plaza and adjoining property to the west indicating final approval of the proposed improvements prior to issuance of a building permit.***

MOTION carried 5-2 (Baum, Nilles)

Clean Harbors Industrial Services - N104 W13275 Donges Bay Road. Request for approval of a Conditional Use Permit to operate a transfer facility used in the process of collection, transportation and temporary storage of non-hazardous, hazardous and infectious waste from the 6-acre property. Planner Retzlaff summarized the proposal. He said the Public Hearing was held at the October Plan Commission and Village Board meetings, but no action was taken. Vincent Van Engelenburg, Clean Harbors, reviewed the Clean Harbors operation.

Discussion followed. Trustee Baum said the description of infectious substances that's collected was scary and asked if that is allowed. Planner Retzlaff stated the Village doesn't have anything that prohibits it and that the Fire Department had no concerns. Mr. VanEngelenburg stated Clean Harbors is an approved vendor with the WI DNR.

MOTION Baum second Laszewski to Approve the Conditional Use Permit for the operation of a transfer facility used in the process of collection, transportation and temporary storage of non-hazardous, hazardous and infectious waste from the 6-acre property located at N104 W13275 Donges Bay Road subject to the following conditions:

1. ***This Subject to any restrictions or other limitations that are more stringent than those contained or required as a condition of approval for this permit that may be contained in a permit, license or other approval by another agency (e.g. WI DNR, US DOT, US EPA), this permit authorizes the uses, activities and facilities set forth in the conditional use permit application dated March August 19, 2019, and the supporting documents and plans made part of the application including: Clean Harbor letter dated October 11, 2019 containing responses to Village staff review comments and document attachments. All of the commitments made by the Applicant in the application and supporting documents cited herein are deemed conditions of approval.***
2. ***If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to ameliorate or eliminate harmful effects associated with the use but are insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.***
3. ***All business operations and activities conducted on the subject property and by Clean Harbors while in the Village shall meet and continuously comply with the performance standards set forth in Zoning Code section 17.47, including, but not limited to odor, fire and explosive hazards, and water quality protection. In the event of a complaint substantiated by Village staff to the extent that a potential violation of or determination of non-compliance with one or more of the performance standards in Section 17.47 may have occurred or is occurring, the applicant shall be responsible for all costs for and resulting from the Village retaining a third party environmental expert capable of investigating and/or monitoring the site and operation. Said expert shall report its findings to the Village for subsequent use in investigating and enforcing said complaint or potential violation of the "performance standards" found in Section 17.47 of the Zoning Code.***

- 4. The type and amount of material to be stored shall be limited to that which is proposed in the application materials including the documents referenced in Condition #1 herein. Any changes to the type, amount, location, and containers from that presented in the application materials and/or site development and building plans, or, any changes to the methods of storage, length of time materials are to be stored (i.e., not to exceed 10 days), the off-loading and on-site transportation shall be reported to the Village. Modifications to the approved CUP and/or site and building plans or conditions of said approvals may be required by the Village at that time.**
- 5. Clean Harbors shall develop a closure plan similar to that which is required for solid waste storage facilities under WDNR NR 502.04 and submit said plan to the Village Fire Department and Village Engineer for review and approval prior to commencement of the hazardous waste transfer operation. Said plan shall include the submittal of a letter of credit or other financial guarantee acceptable to the Village Attorney that ensures the safe removal and/or clean-up of any remaining inventory can be accomplished by a third party environmental firm (if necessary) in the unanticipated event that Clean Harbors relocates from or ceases to exist in the Village.**
- 6. The applicant is responsible for obtaining all applicable state, federal or other agency permits and approvals and continuously operating within the requirements and restrictions of said permits and approvals. Copies of all state and federal agency permits issued shall be provided to the Village Fire and Planning Department.**
- 7. The overnight storage of containers of hazardous and non-hazardous materials that are not in a secure and protected environment is prohibited. Containers shall be kept off the ground and within an enclosed and secure building or trailer.**
- 8. If it is determined that containers with hazardous or infectious waste is or has been kept at the transfer facility for more than 10 days, the transfer facility shall be deemed to have violated the terms of this conditional use permit and 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.**
- 9. Clean Harbors is required to comply with the provisions of Section 11.071 (Above-Ground Storage Facilities) of the Village Code.**
- 10. The berm and/or other secondary containment area to be installed needs to be designed with adequate materials, capacity, etc. Plans and specifications for said berm shall be reviewed and approved by the Fire Department and Village Engineer prior to installation.**
- 11. Any changes or improvements proposed to be made to the existing buildings or site shall require Site Plan approval by the Village Plan Commission.**
- 12. Village building permits are required for all interior and exterior improvements and renovations (construction, electrical and/or plumbing). Contact Mike Guttman, Building Inspector, to discuss any proposed improvements, permit & inspection requirements, and any state (Department of Safety and Professional Services) commercial building plan approval requirements. Contact Holly in Inspection Services for information about permit applications. Both can be reached at 262-250-4760.**
- 13. Prior to commencement of the hazardous waste transfer operation, an occupancy inspection shall be conducted in coordination with the Village Fire Department and Inspection Services. Please contact the Fire Department and Inspection Services to arrange an inspection at 262-502-4701.**
- 14. If required by the Fire Department or Inspection Services as part of the initial or future occupancy inspections, the owner/operator shall install and/or update necessary fire safety measures, emergency management and/or other improvements to ensure fire and building code compliance for the type of occupancy/use proposed.**
- 15. All exterior signs, temporary and permanent, requires a sign permit. Contact Lori Johnson regarding proposed signs, and the Village's sign regulations and permit requirements at 262-250-4735.**
- 16. The Village's Utility Code requires all commercial and industrial users discharging wastes into the sewer system to construct and maintain sampling and metering manholes in suitable and accessible positions on public property or easement to facilitate the observation, measurement**

and sampling of all wastes or wastewater. These manholes are required to be located, constructed and maintained in a manner approved by the Village Engineer/Wastewater Utility Superintendent. Therefore, the property owner is required to contact Tim Zimmerman, Superintendent of Wastewater Utility 262-253-7765 to coordinate an inspection of the sanitary sampling manhole, and, make any/all necessary corrections or repairs to the sampling manhole and appurtenances thereto to ensure ongoing compliance with the Village's Utility Code.

Discussion continued. Planner Retzlaff said there were a lot of existing trailers and vehicles on the site. Mr. VanEngelenburg confirmed the site would be cleaned up. Commissioner Williams asked if waste would be recycled on the site and if Clean Harbors carried pollution liability insurance. VanEngelenburg confirmed the liability coverage adding that there would be no recycling on site.

MOTION to Amend Williams second Baum to include the Village of Germantown as an additional insured on the pollution liability policy.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

McDonalds Corporation - N96 W17512 County Line Road. Site plan review for a proposed complete tear down and rebuild of the McDonald's restaurant as part of a nationwide effort to modernize all the restaurants by 2020. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the site development and building plans for the rebuild of the McDonald's Restaurant located at N96 W17512 County Line Road subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following architectural and engineering plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:***
 - a. Architectural and civil plans for McDonald's USA LLC submitted October 31, 2019 (revised);***
 - b. Landscaping plans dated September 13, 2019.***
- 2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to commencing construction or issuance of a building permit for the McDonald's USA LLC rebuild.***
 - a. October 15, 2019 memo from Village Public Works Director***
- 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. Additional landscaping as recommended by the Village Planner shall be added to the Landscape Plan and submitted to the Village Planner for review and approval prior to the issuance of a building permit. Additional landscaping shall include: three (3)***

deciduous street trees along Rivercrest Drive to replace the recently removed trees south of the west driveway; deciduous and evergreen shrubs and ornamental trees along the south property line between the two existing driveways; and a more prominent landscaping feature wrapping the southwest corner of the parking lot.

- 6. WRAPP/NOI for the project must be applied for, approved by the Wisconsin DNR, and provided to the village prior to the issuance of any building permits for the project.*
- 7. An access easement shall be obtained and recorded within six (6) months of site plan approval across the approximately 10' wide strip on land along the west side of the McDonald's owned by Cracker Barrel Old Country Store Inc. The applicant will be responsible for the cost of drafting and recording the access easement. The Village will withhold the required occupancy bond (but not occupancy) until said easement is recorded and written proof provided to the Village.*

MOTION carried unanimously.

Goldendale Land Holdings LLC - W204 N13125, W204 N13055 & W204 N13035 Goldendale Road. Site Plan Review for a 117,324 sqft industrial building and 3-Lot Certified Survey Map (CSM). Associate Planner Zandt summarized the proposal.

MOTION Baum second Nilles to Approve the 3-lot Certified Survey Map (CSM) for the 45.46 acres (Lot 2 of CSM 6913) owned by Goldendale Land Holdings, LLC located in the southwest corner of the Goldendale Road and Rockfield Road intersection.

MOTION carried unanimously.

MOTION Baum second Shadid to Approve the site development and building plans submitted by Briohn Building Corporation for the proposed industrial building located on proposed Lot 3 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 10-31-2019 and the landscaping plan sheets dated 10-31-2019, unless said plan sheets are revised pursuant to revisions required under the specific conditions of approval included by the Plan Commission.**
- 2. Provide an updated landscaping plan with the tree species substitutions as recommended by the Village Arborist.**
- 3. 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.**
- 4. State approved plans and a \$20,000 occupancy bond are required by Inspection services as part of the building permit application.**
- 5. 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.

- 6. The submitted stormwater management plan shall be approved by the Department of Public Works/Engineering prior to commencing work onsite.**
- 7. A separate ingress/egress easement shall be recorded on proposed Lot 3 for legal access to proposed Lot 2.**
- 8. 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.**
- 9. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.**
- 10. All technical issues and plan corrections identified by the Village Engineer and Public Works Department staff (see October 17, 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.**
- 11. Knox boxes are required on all buildings at locations to be determined by GFD.**
- 12. 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.**

MOTION carried unanimously.

Weissman Automotive - W140 N10455 Fond du Lac Avenue. Rick Weissman, property owner, is requesting approval for monument and wall signage for the existing and recently remodeled auto repair facility. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed monument and wall signs for the Weissman Auto repair facility located at W140 N10455 Fond du Lac Avenue subject to the following condition:

- 1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.**

MOTION carried unanimously.

Rheocast Corporation - N114 W19250 & W19049 Clinton Drive. Sign Review for 1 wall sign and four directional signs. Associated Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed wall sign for and directional signage for Rheocast Company for the properties located at N114 W19049 Clinton Drive and N114 W19250 Clinton Drive.

MOTION carried unanimously.

ANNOUNCEMENTS: Chairman Wolter announced the Germantown Christmas festivities will be held this Saturday and will include the parade, activities at the library and Village Hall, horse and carriage rides and the tree lighting ceremony at 4:30 pm. Also on Sunday, November 17th from 1:00 to 3:00 Congressman Jim Sensenbrenner will hold a town hall meeting with Senator Alberta Darling and State Representative Dan Knodl. Plan Commissioner Peter Nilles thanked all the Veterans for their service.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:33 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

DRAFT

ZONING PERMIT REVIEW

12/9/19 Plan Commission Meeting

Paul & Katrina Abts

Village Planner Report

Germantown, Wisconsin

Summary

Paul & Katrina Abts, property owners, are seeking approval to install a fence within an existing drainage easement on the residential lot located at W141N10580 Wooded Hills Drive in the Hillside View Subdivision.

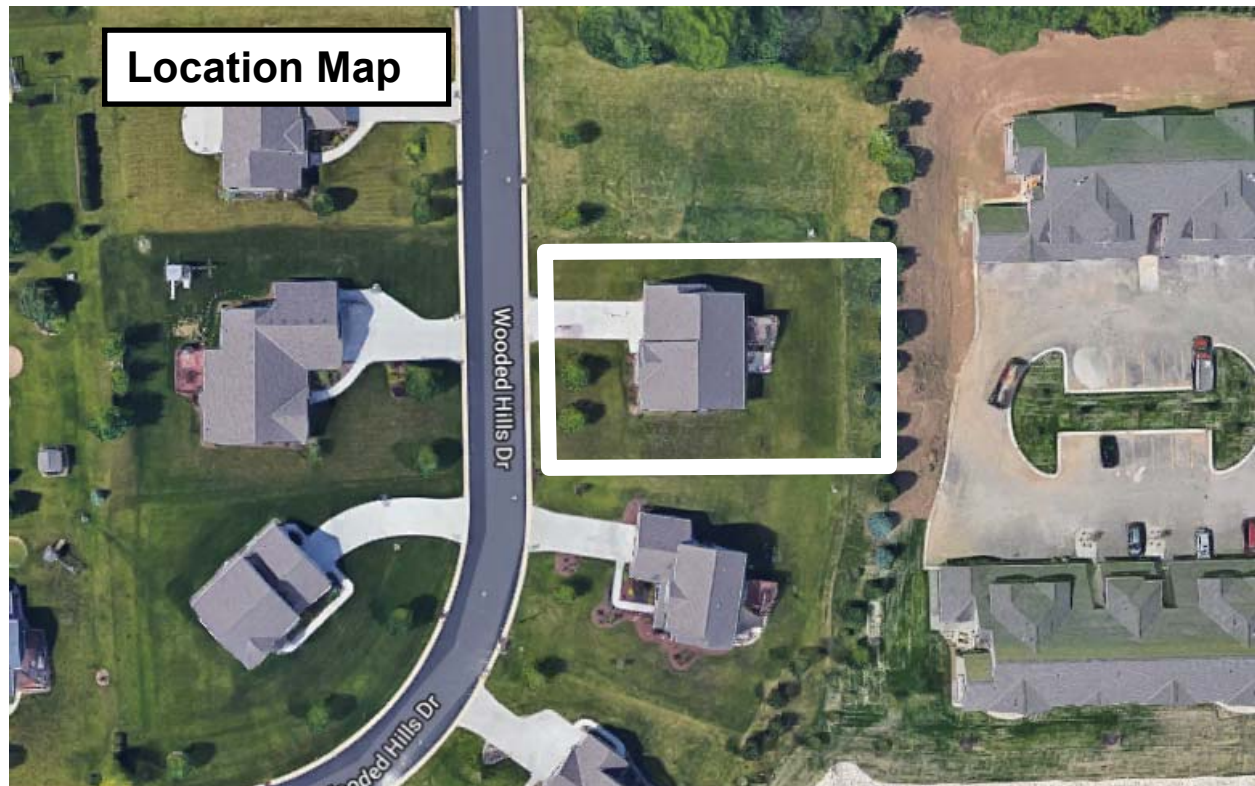
Location: W141N10580 Wooded Hills Drive

Agent/

Property Owners: Paul & Katrina Abts
W141N10580 Wooded Hills Drive
Germantown, WI 53022

Zoning: Rs-5: Single-family Residential

Adjacent Land Uses		Zoning
North	Single-family Residential	Rs-5
South	Single-family Residential	Rs-5
East	Single-family Residential	Rm-1
West	Single-family Residential	Rs-5



Background/Proposal

Paul & Katrina Abts, property owners, are seeking approval to install a fence within an existing drainage easement on the residential lot located at W141N10580 Wooded Hills Drive in the Hillside View Subdivision.

As indicated in their supporting information, the Abts would like to install a 4' high steel fence to enclose their back yard. The fence would be located approximately 10' into the existing 15'-wide drainage easement on the east side of the property. The original submittal also included installing a fence within the sanitary sewer easement on the south side of the property. This is not permitted and a revised site plan has been submitted (see Final Site Plan). The easement along 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 Abts indicate that the easement area is dry with no standing water. With regard to Item #2, the Abts indicate that the neighbors adjacent to the north side and the south side of the property consent to the fence within the drainage easement subject to approval by the Village (see attached statement provided the neighbors to the north and south). The property to the east should not be impacted by the proposed fence within the drainage easement due to the berm between the drainage easement and the property line.

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 steel fence will be installed approximately 3 inches above grade to allow the free flow of water.

Village Planner Recommendation

APPROVE the zoning permit application to install a 4' steel fence located approximately 10' into the existing 15'-wide drainage easement on the east side of the property located at W141N10580 Wooded Hills Drive.



Village of



Germantown

Willkommen

ZONING COMPLIANCE / OCCUPANCY PERMIT

Date of Application: 10-8-19

Fee Received By: [Signature]

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

APPLICANT OR AGENT:

Name: Paul & Katrina Abts
Address: W141N10580 Wooded Hills Dr.
Phone: 262 705 8262
Fax: _____
E-Mail: pabts@earthlink.net

PROPERTY or Business OWNER:

Name: Same
Address: _____
Phone: _____
Fax: _____
E-Mail: _____

PROPERTY ADDRESS OR Tax Parcel ID#:

W141N10580 Wooded Hills Dr.
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):

See attached information
We are not part of an HOA.

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

[Signature]
Applicant

10-8-19
Date

Property Owner

Date

VILLAGE USE ONLY

October 8, 2019

Dear Planning Commission,

We are requesting a permit, and an easement waiver along the East and South perimeter, to have a 4 foot black aluminum fence (Encl 10) installed around the perimeter (Encl 1-6,8,9) of our back yard. The fence will be approximately 3 inches above grade the entire length of the installation.

We have two small dogs that, during times of nice weather, love the freedom of playing in our backyard when we are outside. Our neighbor to the North has large dogs and we would like our dogs to be able to safely roam in our yard and not be escape artists when we get busy doing yard work. Our neighbors to the South have 2 small children that enjoy playing in their back yard. As one of our dogs is a 3 month old puppy that is in his learning stages and believes everything/everyone is a play toy, we would like to prevent any misfortunate encounters for their kids.

To the East of our property is a tree lined hill that was developed when Hill Stone Apartments was built. As we have recently discovered, our East property line runs along the top of the tree lined hill and is pretty much no use to us except to maintain. The fence would act as a preventive barrier between our yard, the apartments and Fond Du Lac Ave.

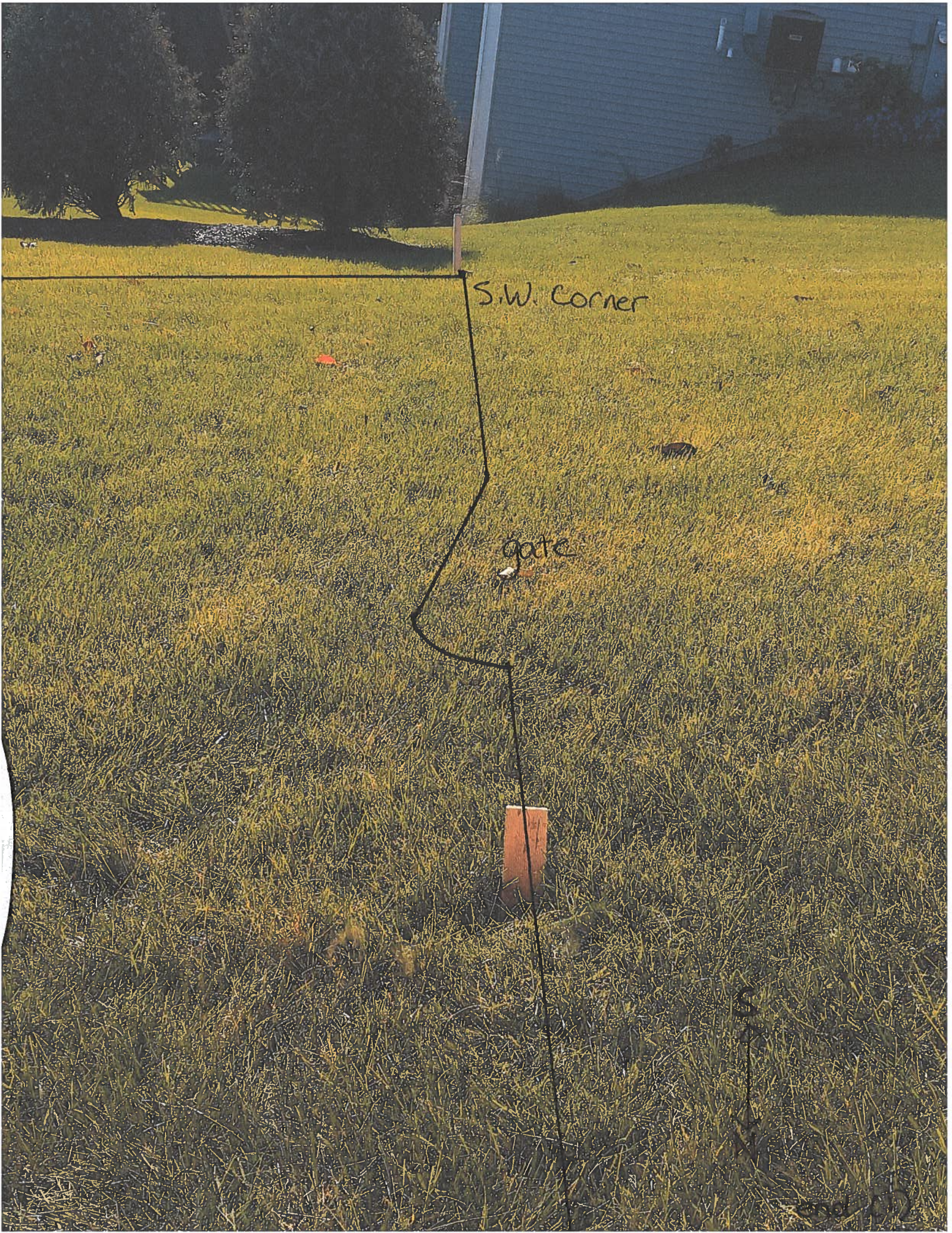
Along the East side of our property line is the aforementioned tree lined hill (Encl 7). Along the bottom of the hill is a drainage area. Our plans include installing a fence line along the bottom of the hill (Encl 4). During our short time at our residence we have experienced some very strong storms and heavy down pours. During those times we have not seen any moving water along the drainage area and feel the fence will not hamper any water movement in the drainage area.

We have communicated with our neighbors on the North and South and they have no issues with the installation of the fence (Encl 11).

We greatly appreciate taking the time to review our application and hoping your recommendations will be favorable.

Thank you,

Paul and Katrina Abts

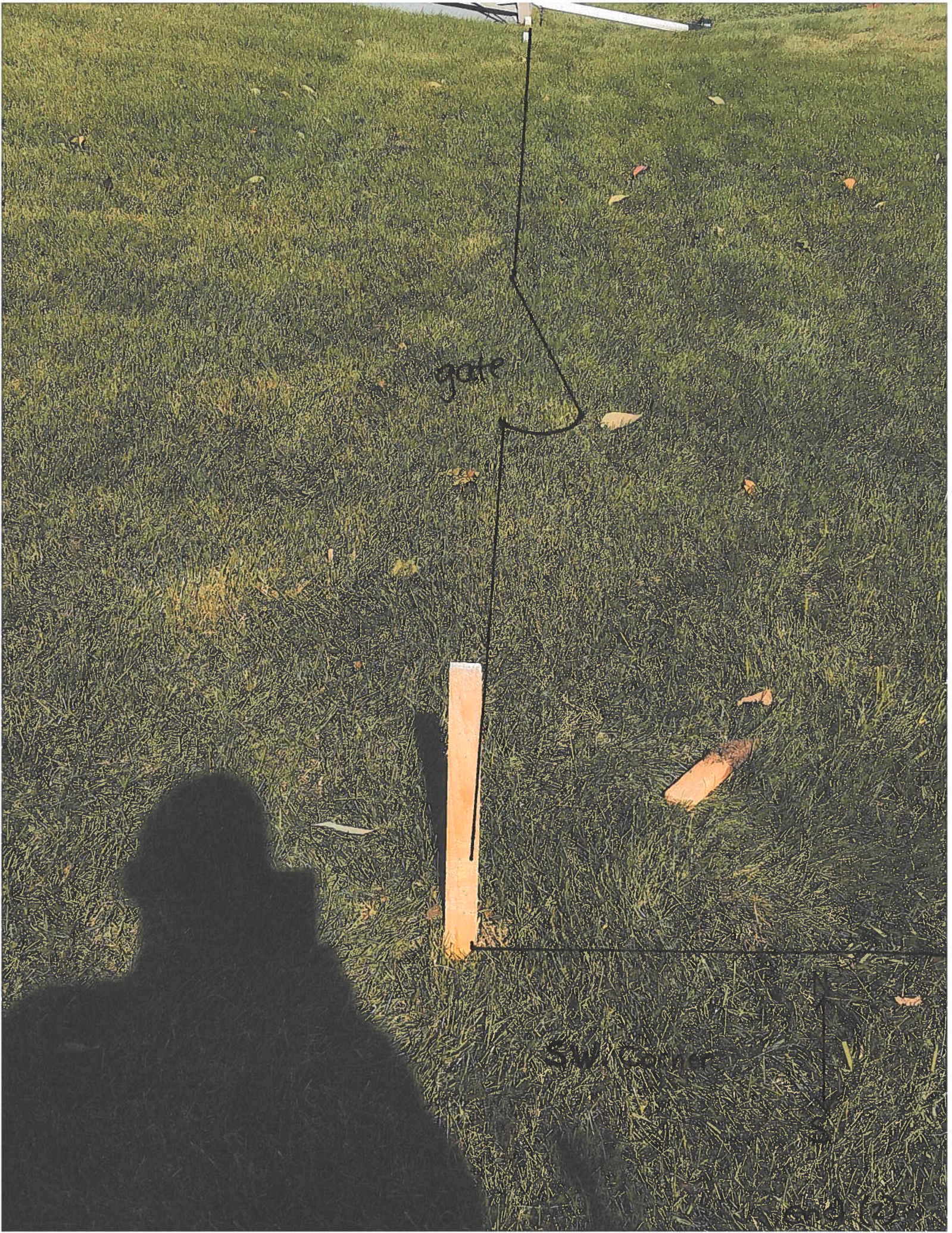


S.W. Corner

gate

S
W
C
O
R
N
E
R

2002-10-12



gate

S.E. Corner

S.E. Corner



NE.
Corner

S. Corner

10
ft



N.E. Corner



N.W. Corner

End (C)



gate



End (6)

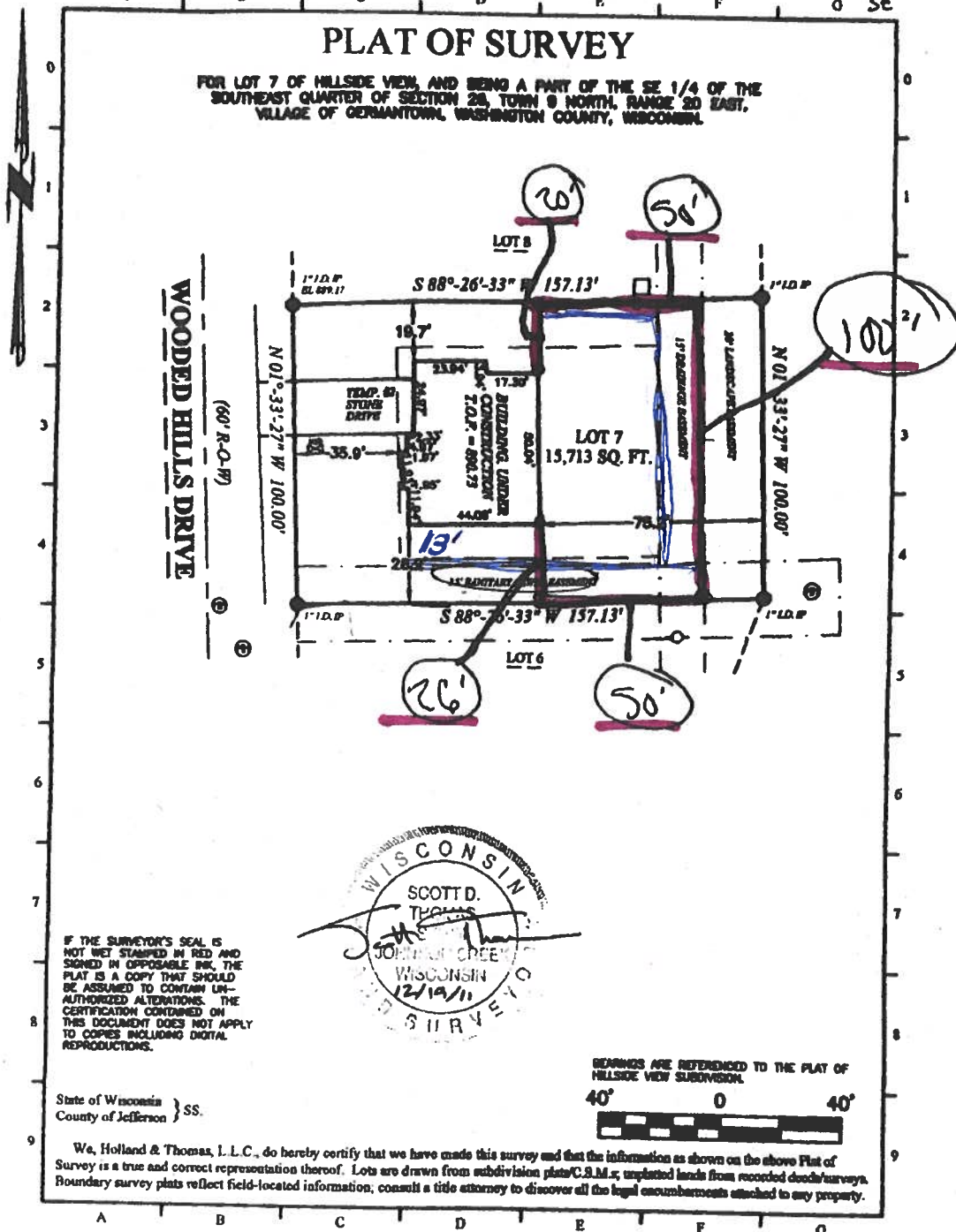


Brad (17)

Google Maps



Map data ©2019, Map data ©2019 20 ft



LEGEND: These standard symbols may be found in the drawing.

- | | |
|------------------------------|---------------------|
| ● Lot Corner (Found) w/desc. | — Easement Boundary |
| □ Elec. Trans. Box | --- Setback Line |
| ⊕ Man Hole | — Fence |
| ○ Utility Pedestal | |
| ⊗ Water Valve | |
| * Light Post | |

PROJECT: 38-007

BUILDER: Tim O'Brien Homes, Inc.
N18 W24132 Prohib. Ct. Sta. 220
Waukegan, WI 53188
Ph: (920) 842-5700
Fax: (262) 842-6700
www.tobhomes.com

(262) 256-0005

SCHEDULE FREE ESTIMATE

(262) 256-0005

YUTKA
FENCE
11840 12th Street Kenosha, WI 53144

Monday - Friday 8:00 am - 5:00 pm



Financing provided by Wells Fargo
Bank, N.A. with approved credit



Residential-Steel-Fence-Grass

2 of 12



October 4, 2019

I have no issues with my neighbors, Paul and Katrina Abts, installing a fence in their backyard at W141N10580 Wooded Hills Drive, Germantown, WI 53022.

My Name is: CHRIS SACHO

My Address is: W141 N10568 WOODED HILLS DR

Signature: Chris J. Sacho

My Name is: BARBARA SCHOLTZ
Barbara Scholtz

My Address is: W141 N10596 Wooded Hills Dr

Signature: Barbara D Scholtz

FINAL SITE PLAN

TW 264 307

HOLLAND & THOMAS, L.L.C. - LAND SURVEYORS

V. Germantown

202 West Street Johnson Creek, WI 53038 (920) 699-3305

26-9-20

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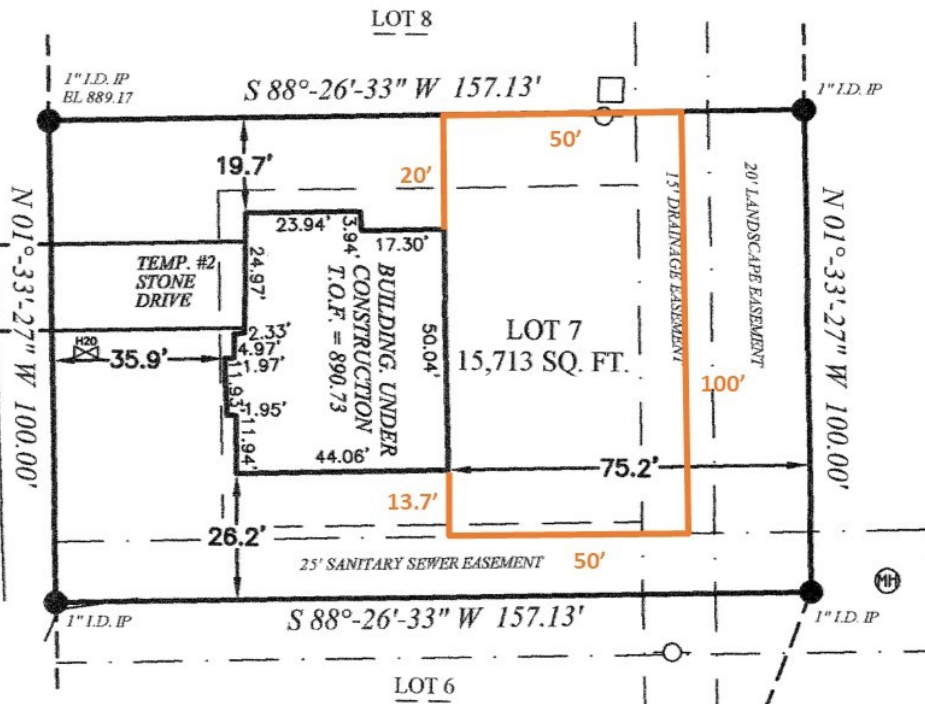
SE

PLAT OF SURVEY

FOR LOT 7 OF HILLSIDE VIEW, AND BEING A PART OF THE SE 1/4 OF THE SOUTHEAST QUARTER OF SECTION 26, TOWN 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

WOODED HILLS DRIVE

(60' R-O-W)



IF THE SURVEYOR'S SEAL IS NOT WET STAMPED IN RED AND SIGNED IN OPPOSABLE INK, THE PLAT IS A COPY THAT SHOULD BE ASSUMED TO CONTAIN UN-AUTHORIZED ALTERATIONS. THE CERTIFICATION CONTAINED ON THIS DOCUMENT DOES NOT APPLY TO COPIES INCLUDING DIGITAL REPRODUCTIONS.



BEARINGS ARE REFERENCED TO THE PLAT OF

ZONING PERMIT REVIEW

12/9/19 Plan Commission Meeting

Mark & Mary Lou Sevelis

Village Planner Report

Germantown, Wisconsin

Summary

Mark & Mary Lou Sevelis, property owners, are seeking approval to construct a privacy fence in a front yard at a height of 6' on their residential lot located at N101W15568 Starlite Drive.

Property Location: N101W15568 Starlite Drive

Applicant/

Property Owners: Mark & Mary Lou Sevelis
N101W15568 Starlite Drive
Germantown, WI

Current Zoning: Rs-4: Single-family Residential

Adjacent Land Uses		Zoning
North	Residential	Rs-4
South	Residential	Rs-4
East	Residential	Rs-4
West	Residential	Rd-2



Proposal

Mark & Mary Lou Sevelis, property owners, are seeking approval to construct a privacy fence in a front yard at a height of 6' on their residential lot located at N101W15568 Starlite Drive.

As indicated in their supporting information, the Sevelis' would like to install a New Lexington Fence along the west side of their property, along Pilgrim Road. The fence will be 2' from the Pilgrim Road right-of-way. It will intersect the existing chainlink fence on the north side of the lot in the northwest corner of the property.

Staff Comments

The Sevelis' property is located on the northeast corner of the Pilgrim Road and Starlite Drive intersection. By Zoning Code definition, the road frontage along Pilgrim Road is a "front" or "street" yard. As indicated below, Section 17.50(2)(f) of the Zoning Code prohibits fences over 4' in height in a front yard unless 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.

As indicated above, the Planning Commission may authorize the installation of a residential fence up to 6' in height after considering such things as visibility, privacy and access.

Further, Section 17.50(2)(f)4. indicates that all fences regardless of height are required to be setback at least two (2) feet from a road right-of-way. Section 17.50(2)(f)8. states that the costs associated with the Village needing to remove a fence shall be borne by the owner of the fence.

The submitted site plan confirms the fence will be a minimum of 2' from the Pilgrim Road right-of-way. The Public Works Department has confirmed that there are no concerns with placing the 6' tall fence in this location.

Multiple property owners along Pilgrim Road have installed 6' tall fencing along the property line adjacent to Pilgrim Road.

Village Planner Recommendation

APPROVE the proposed installation fence 6' in height along the Pilgrim Road front yard for the residential lot located at N101W15568 Starlite Drive.



Village of

Germantown
Willkommen

ZONING COMPLIANCE / OCCUPANCY PERMIT

Date of Application: 10-15-19

Fee Received By: [Signature]

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

APPLICANT OR AGENT:

Name: Mark and Mary Lou Sevelis

Address: N101 W15568 Starlite Dr.

Phone: Germantown, WI 53022
608-999-1622

Fax: _____

E-Mail: _____

PROPERTY or Business OWNER:

Name: Mark F and Mary Lou Sevelis

Address: N101 W15568 Starlite Dr. Germantown, WI

Phone: 608-999-1622 262-573-3441

Fax: _____

E-Mail: 22653 Nona@gmail.com

PROPERTY ADDRESS OR Tax Parcel ID#:

GTNV-352-001

N101 W15568 Starlite Dr. Germantown, WI

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):

See attached.

READ AND INITIAL THE FOLLOWING:

- ☒ mes 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.
- ☒ mes 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

Mary Lou Sevelis

Applicant [Signature]

Property Owner

10-14-19

Date

10-14-19

Date

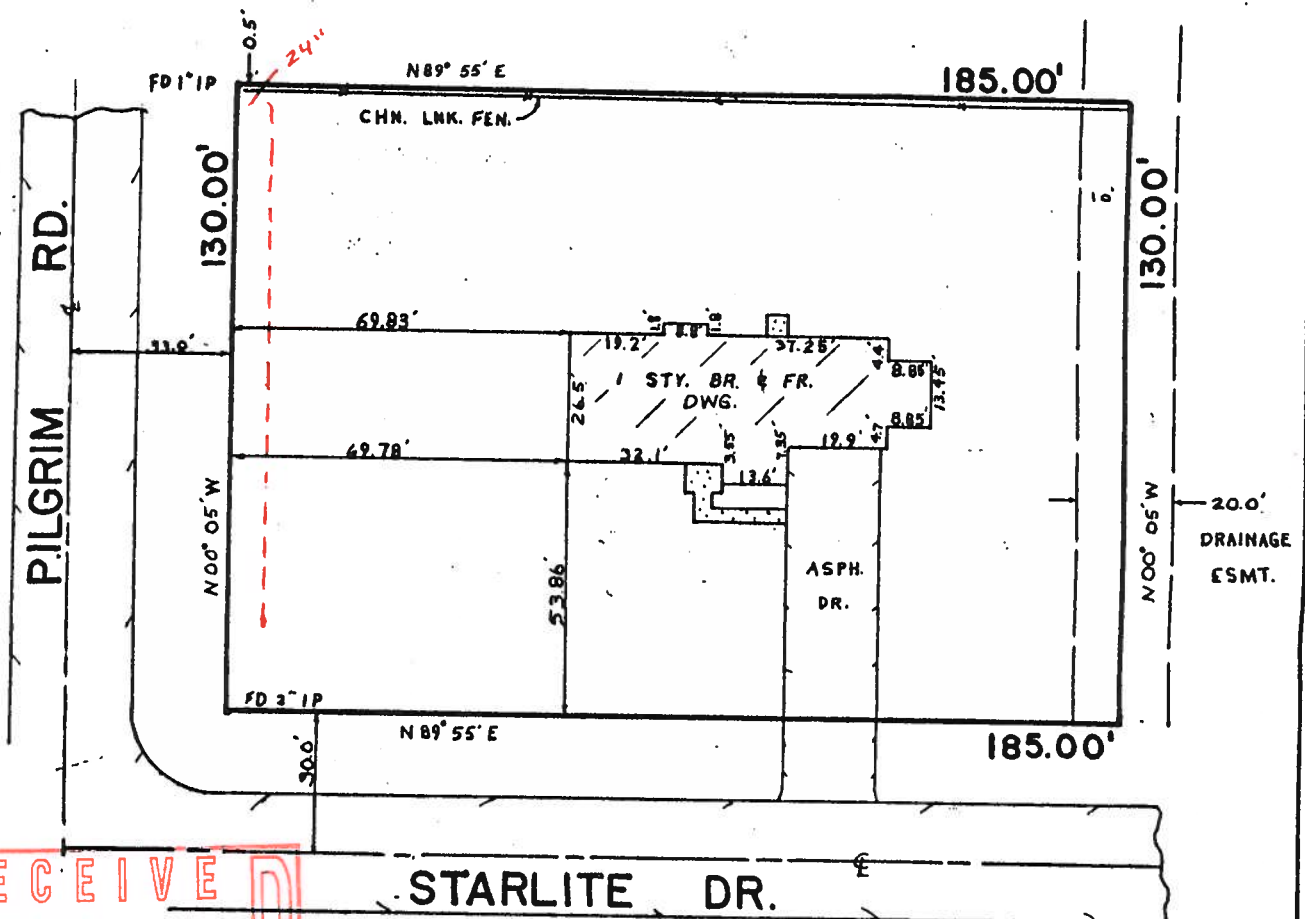
VILLAGE USE ONLY

Plat of Survey

FOR: WAUWATOSA REALTY -- SEVELIS/Mark & Marylou

DESCRIPTION: Lot 1, Block 1, Starlite Subdivision, Being a part of the Southwest 1/4, and the Northwest 1/4 of Section 35, Township 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Dwelling does not lie within the 100 year flood plain per official maps on file with the Village of Germantown.



RECEIVED
DEC 02 2019
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

CERTIFICATE

STATE OF WISCONSIN
WAUKESHA COUNTY } 88

I CERTIFY THAT 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 AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE HEREOF.

THIS SURVEY IS COPYRIGHTED AND THE REPRODUCTION THEREOF, AFTER ONE YEAR (1) FROM THE DATE HEREON IS PROHIBITED.

MONUMENTATION OF MISSING BOUNDARY CORNERS HAS (NOT) BEEN WAIVED BY THE ABOVE CLIENT AS PER CHAPTER A-E-501(b) OF THE WISCONSIN ADMINISTRATIVE CODE

Donald C. Chaput
REGISTERED LAND SURVEYOR DATE 5/7/2020

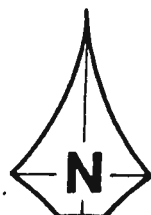
TERRA TEChnology, Inc.

Land Surveyors - Land Planners

909 Blackstone Avenue

Waukesha, WI 53186

(414) 549-1111



SCALE: 1" = 40'

DRAFTED BY:

JOB NUMBER: 3135

Mark F. & Mary Lou Sevelis
Zoning Compliance Attachment

The following describes our intended use and purpose of the fence we are proposing to be built on the west side of our home along Pilgrim Road:

To provide the privacy and quite we desire, we would like to build a 6 foot high fence 2 feet inside the west property line along Pilgrim Road which will be approximately 67.78 from the west side of our home. My understanding is the current chain link fence on the north side of our property is 6 inches inside of our property line and the west end of the chain link fence is 6 inches inside our property line. Therefore, the proposed fence will need to be at least 18 inches east of the west end of the existing chain link fence to fulfill the requirement the fence will be no closer than 2 feed to the west property line.

There are several corner properties along Pilgrim road with fences that are 6 foot high such as the fence we would like constructed in our yard. I have marked the position of the proposed fence on the enclosed survey.

I have attached a picture of the fence style and the bid from our contractor.



NORTH (414) 466-7510
SOUTH (414) 383-5060
FAX (414) 466-1202

WOOD
VINYL
ORNAMENTAL
CHAIN LINK



"SINCE 1945"
LICENSED • BONDED • INSURED
PROPOSAL

101 EAST ABERT PLACE
MILWAUKEE, WI 53212

RESIDENTIAL
COMMERCIAL



SUBMITTED TO:		PERFORMED AT:	
NAME <u>Mark Sevelis</u>		<u>same</u>	
ADDRESS <u>1101 W15568 Starlite Dr</u>			
CITY <u>Germantown</u>	STATE <u>WI</u>		
PHONE <u>262-573-3441</u>	ALTERNATE		

BADGER TO FURNISH ALL LABOR AND MATERIALS FOR THE INSTALLATION OF FENCE DESCRIBED BELOW.
ATTENTION: CUSTOMER RESPONSIBLE FOR LOT LINES, DIRT REMOVAL, AND ANYTHING UNDERGROUND NOT MARKED BY DIGGER'S HOTLINE.
PERMITS BY CUSTOMER UNLESS SPECIFIED. BADGER FENCE DOES NOT INVOICE FOR BALANCE. PLEASE PAY FROM PROPOSAL.
ADD 3% FOR CREDIT CARD PAYMENTS

*** ANY LANDSCAPING IN THE PROPOSED FENCE LINE MUST BE COMPLETED PRIOR TO POST INSTALLATION ***

PLEASE INITIAL _____

WOOD STYLE		LINEAL FT.	PVC STYLE <u>New Lexington</u>		COLOR <u>Almond</u>	
HT.	SOLID	SPACED	LINEAL FT. <u>96'</u>	HT. <u>6'</u>	GATES <u>1</u>	
POST STYLE		GATES	SIZE	GATE SIZE <u>4x6</u>	POST CAP STYLE	
POST SIZE		GATE POST SIZE		POST SIZE <u>5x5</u>	GATE POST SIZE <u>5x5</u>	
ORNAMENTAL STYLE		COLOR		CHAIN LINK		COLOR <u>galvanized</u>
LINEAL FT.	HT.	GATES	GAUGE <u>9</u>	MESH <u>2"</u>	HT. <u>4'</u>	LINE POST <u>8-10'</u>
GATE POST SIZE		GATE SIZE	LINE POST SIZE <u>1 5/8"</u>		TERMINAL POST <u>2</u>	TERMINAL POST SIZE <u>2 1/2"</u>
		GATES <u>—</u>	GATE SIZE <u>—</u>	GATE POST SIZE <u>2 1/2"</u>	TOP RAIL <u>1 3/8"</u>	

ADDITIONAL INFORMATION:

Plan ② → ALL POSTS SET IN CONCRETE ☒ YES ☐ NO, PRIVATE LINES ☐ NO HOTLINE Badger to Call
BADGER TO REMOVE OLD FENCE ☒ YES ☐ NO, LEAVE ON SITE ☐ YES ☒ NO, BADGER TO HAUL AWAY ☒ YES ☐ NO
CORE DRILLS ☐ NO ASPHALT ☐ NO

REMARKS:

Plan ① Badger to install approx. 96' of 6' high almond colored New Lexington style PVC with one 4x6 walk gate along Pilgrim Rd = \$5,100.00
Plan ② Badger to tear out existing chain link and install approx. 30' of 4' high galvanized chain link = \$750.00
- Add \$25.00 for Badger to obtain permit
- Badger to install 5-6 weeks weather permitting

**** PLEASE BE ADVISED NO CHANGES CAN BE MADE DAY OF INSTALL, IF THERE ARE THIS WILL DELAY INSTALL 3-4 WEEKS AND THERE WILL BE CHARGES ADDED DEPENDING ON CHANGE ****

COST _____ DOWN PAYMENT 1/2 BALANCE ON COMPLETION 1/2

RESPECTFULLY SUBMITTED BY: **BADGER FENCE**

THE ABOVE PRICE, SPECIFICATIONS AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINES ABOVE.

Tommy Robbette X
ACCEPTED BY CUSTOMER SIGNATURE DATE

Balance of payment is due upon completion. Late payments subject to interest charges at the rate of 1 1/2% per month on unpaid balance. Customer to pay all actual and reasonable attorney fees for contractor's attorney and costs of collections in the event of a contractual dispute that ultimately results in judgement of any amount being taken by contractor against customer. I have read and understand this contract. The price, specifications, and conditions are satisfactory and hereby accept. You are authorized to do work.

NOTICE TO CUSTOMER REQUIRED BY FEDERAL LAW:

You have entered into a transaction on _____, which may result in a lien, mortgage, or other security interest on your home.* You have a legal right under federal law to cancel this transaction if you desire to do so, without any penalty or obligation within three (3) business days from the above date or any later date on which all material disclosures required under the Truth in Lending Act have been given to you. If you so cancel the transaction, any lien, mortgage, or other security interest on your home* arising from this transaction is automatically void. You are also entitled to receive a refund of any down payment or other consideration if you cancel.

New Lexington



New Lexington in White

White

Almond

New Lexington

New Lexington offers dependable performance at an economical price with features you'd expect to find on higher-end fence products. New Lexington includes Bufftech's signature "v" groove picket and Classic Curve deco rail design.

Heights: 4', 5' & 6'

Picket Style: 5/8" x 11-3/8" Tongue & Groove
Steel Reinforced Bottom Rail

SITE PLAN APPLICATION

12/9/19 Plan Commission Meeting

**Briohn Design Group, LLC c/o Builders First Source /
The Dickman Company c/o Marine Properties, LLC**

Village Planner Report

Germantown, Wisconsin

Summary

Briohn Design Group, LLC on behalf of Builders First Source, agent and The Dickman Company on behalf of Marine Properties, LLC, property owner, are requesting approval of a Site Development Plan for the property located at W186N11676 Morse Drive in the Germantown Industrial Park.

Location: W186N11676 Morse Drive (Germantown Industrial Park)

Agent/

Property Owners: Briohn Design Group c/o Builders First Source
W964 Hwy 49
Lomira, WI 53048

The Dickman Company c/o Marine Properties, LLC
626 E Wisconsin Avenue, Ste 1020
Milwaukee, WI 53202

Current Zoning: M-1: Limited Industrial

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



Proposal

The applicant is seeking approval of a Site Development Plan to accommodate a new tenant, Builders First Source, moving into the existing building located at W186N11676 Morse Drive.

Builders First Source (BFS) is a supplier of structural building products, value added components, and services to the professional residential construction market. BFS is a wholesale warehouse and delivery operation. No construction or fabrication will happen onsite. BFS sells and delivers supplies to residential contractors. BFS proposes to store their products in the building and will store wood products in the outside storage area, e.g., dimensional lumber, OSB, wood studs, treated lumber and engineered wood products. BFS will have approximately 15 employees at the site which will operate from 7am to 5pm Monday through Friday.

Note: The original application materials included a canopy to be added on the north side of the building for storage of materials. This has been removed from the plan. Any comments pertaining to the canopy may be disregarded with the updated application materials.

Site Development Plan

The proposed site improvements include the paving and enclosure of an outdoor storage area to be used for wood product storage (i.e. dimensional lumber, wood studs, treated lumber, and engineered wood products.) With the additional impervious surface on the site, a bio-retention basin will be constructed in the northwest corner of the property. Below is a summary of the proposed improvements to the site:

Site Improvements:

- Approximately 1-acre outside storage area enclosed by a 6' tall chain link fence with privacy slats
- Concrete block retaining wall on the north side and a small portion of the west side
- Landscaping along the north side of the property to further screen the improvements; additional landscaping on west and south sides of the property
- A stormwater pond on the northwest corner of the site for stormwater management
- Exterior lighting on north side of building for the outdoor storage area

Access & Parking

There are 55 existing parking stalls on the property which are intended to remain unchanged. No changes to accesses will be made.

Traffic

In addition to the 15 employee vehicles trips to and from work each day, there is anticipated to be 4 trucks that will make deliveries to customer contractors, up to twice daily. Vendor deliveries to the site will occur daily, with 5-6 deliveries per day anticipated.

Storm Water Management

The subject property will be served by an onsite bio-retention pond to be located in the northwest corner of the property. With the proposed site improvements, approximately 75% of the site will be impervious surface, leaving approximately 25% of the site pervious. This ratio meets the 80% maximum requirement for impervious surface on a site in the M-1 Limited Industrial District.

Landscaping & Buffering

A variety of trees and shrubs will be planted along the north and west sides of the proposed fence to better screen the property from the north and west. Additional foundation plantings and ornamental trees will be added to the south side of the building. Additional street trees will be added to the site along Morse Drive to replace trees previously removed from the site.

Lighting

Proposed exterior lighting includes:

- (5) 150W LED 5000K (cool) cut-off wall building-mounted fixtures at a height of 19' on the north side of the building facing the proposed outdoor storage area;

Signage

A sign application has not been submitted with the site plan application. Any proposed signs will be provided in a separate Sign Permit Application reviewed by the Plan Commission.

Staff Comments

Planning & Zoning

The proposed use of the existing site for Builders First Source requires a Zoning Compliance/Occupancy Permit. The application has been submitted and is awaiting site plan approval by the Plan Commission.

Planning and Zoning requested specifications for the proposed fence, additional information on the operation of the business and details about anticipated traffic to the site. Additional landscaping was added to the plan based on staff comments.

The dumpsters will be located within the fenced in area and will not require an additional enclosure.

Engineering

The Village Engineer and Public Works Department staff have identified plan corrections (see November 7, 2019 Public Works Director memo) pertaining to storm water management, site grading, and utility plan. All items in this memo have been addressed on the plan sheets which are awaiting final approval by the Village Engineering Department Staff.

Fire Department

The Village Fire Department recommended approval with the condition that the outside canopy have dry fire sprinklers. The canopy has been removed from the plans. The Fire Department provided no additional comments.

Village Forester/Arborist

The Village's consultant Arborist, Mr. John Gall, requested the following substitutions and additional information in the landscaping plan:

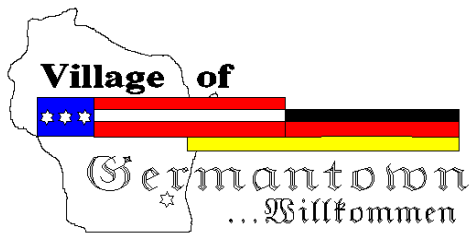
1. Substitute Autumn Fantasy maple for Autumn Blaze maple
2. Substitute (2) Douglas Fir (*Pseudotsuga menziesii*) for the (2) Norway Spruce west of the Bio-Retention Basin
3. Identify species and diameter at breast height (DBH) of all existing trees on site
4. Add quantities, size and condition (B&B, container, etc.) on Plant List

These items have been modified and approved by Mr. Gall.

VILLAGE PLANNER RECOMMENDATION

APPROVE the site development and building plans submitted by Briohn Design Group, LLC on behalf of Builders First Source site plan improvements for the property located at W186N11676 Morse Drive 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 11-21-2019 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. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.
5. All technical issues and plan corrections identified by the Village Engineer and Public Works Department staff (see November 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.
6. The Village's Utility Code requires all commercial and industrial users discharging wastes into the sewer system to construct and maintain sampling and metering manholes in suitable and accessible positions on public property or easement to facilitate the observation, measurement and sampling of all wastes or wastewater. These manholes are required to be located, constructed and maintained in a manner approved by the Village Engineer/Wastewater Utility Superintendent. The property owner shall contact Tim Zimmerman, Superintendent of Wastewater Utility 262-253-7765 to coordinate an inspection of the sampling manhole, and, make any/all necessary corrections or repairs to the sampling manhole and appurtenances thereto to ensure ongoing compliance with the Village's Utility Code.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : November 7, 2019
Re : Builders First Source

Items Reviewed:

1. Civil Plan Set C1.0 – C2.0 (2 pages)
2. Stormwater Management Plan

Dated: 10-12-2019

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. 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.

C-1.0 Site Grading and Utility Plan

1. Add village standard storm manhole detail to the plans.
2. Provide additional elevation and show bio-retention basin overflow route. Does it overflow out to Morse through the west driveway, or south to the existing parking lot.
3. Provide information on PVC pipe used for the underdrain. Document that the holes in the pipe will not allow the pea gravel to enter the pipe.

4. Add sand soil interface per WDNR technical standards to the Bio-Retention basin cross section.
5. Provide additional detail on the trash rack and grate. Neenah number?
6. Show overland flow route on the plans showing how the 100 year event gets to the basin. Right now it appears the east and west pavement edges are both at 914.5 and the site will overtop both directions.
7. Sampling manhole needs to be updated to current Village standards. Please note on plans and provide the Village standard detail.

Stormwater Management Plan

1. It appears a portion of the site to the drains south into this site. Update the drainage areas to account for this offsite flow to the basin or route it around the site.
2. Please revise the rainfall distribution to be MSE3 per MMSD requirements
3. Provide soil borings in the basin area to document actual soil conditions, infiltration rate estimates and demonstrate that required separation distances to seasonal high groundwater and bedrock are met.
4. WinSLAMM - Adjust winter season dates to the correct dates
5. WinSLAMM – Change engineered soil infiltration rate to 3.6 in/hr and porosity to 27%
6. WinSLAMM – Revise broad crested weir dimensions to match hydrocad model.



Fee must accompany application

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

PAID _____ DATE _____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

DOM FERRANTE - BRIORN DESIGN GROUP c/o
DAN RUDOLF, GM OF BUILDERS FIRST SOURCE (TECHN)
W 964 HWY 49
LOMIRA WI 53048

Phone (920) 269-4336

E-Mail dferrante@briorn.com

PROPERTY OWNER

SAM DICKMAN c/o Marine Properties, LLC
THE DICKMAN COMPANY
626 E. WISCONSIN AVENUE, SUITE 1020
MILWAUKEE WI 53202

Phone (414) 271-5508

E-Mail sam-jr@dickmanrealstate.com

2 PROPERTY ADDRESS

W186 N11676 MORSE DRIVE GERMANTOWN WI 53022

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

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

4 READ AND INITIAL THE FOLLOWING:

- ☒ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- ☐ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- ☒ I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

Dom Ferrante 10/15/2019
Applicant Date

Sam Dickman 10/15/19
Owner Date

December 2, 2019

Jeffrey Retzlaff AICP, Director Village Planner
Village of Germantown
Community Development Department
N112 W17001 Mequon Road
Germantown, WI 53022-0337

Dear Jeff Retzlaff,

RE: Project Narrative and summary for proposed new fenced and paved outside storage area and new three open sided canopy addition for Builders First Source (tenant) at W186 N11676 Morse Drive. The building owner is Sam Dickman. The original submittal package was October 14, 2019. Revised submittal package date is December 2, 2019.

The proposed development will include the following:

We originally proposed to construct a new painted steel frame canopy structure to be located on the length of the existing north wall of the existing painted CMU wall. The canopy and existing wall are approximately 240 feet long. The upper portion of the canopy will be clad with pre-finished 26GA. metal wall panel fascia, see elevations included with submittal packet. The fascia color will be "off white" to match existing masonry building color as close as possible. The corner and base trim will match the wall panel color. The proposed new pre-finished gravel stop will match the existing gravel stop as well. Note the lower 4 feet of the new canopy support columns will be protected with concrete collars and painted "safety yellow". The canopy will project 20 feet from the existing north wall. This canopy is now omitted and longer included as part of this project.

We also propose to construct an approximate 1 acre outside storage area which includes the area under the proposed canopy and additional area. We propose to pave the outside storage area in asphalt and enclose with a 6-feet tall black finished and includes opaque slats for screening.

We propose to build a dry stack decorative concrete block retaining wall for the north side and small portion of the west side with an approximate 45 feet long section on the east tapering to blend with the natural existing grade. Refer to civil and landscape drawings submitted with the plan commission packet for pavement and retaining wall details. We propose to landscape the outside storage area to further screen the outside storage and help to enhance the general site appearance as well. We include a new storm water pond on the northwest corner of the site to provide SWMP. We also include exterior wall mounted lighting attached to the new canopy to meet the tenants exterior lighting requirements. This lighting is designed per village ordinance. Refer to the exterior lighting plan and fixture cut sheets provided as part of the plan commission submittal package.

Proposed new tenant:

The proposed tenant for the existing Morse Drive building and site is Builders First Source. Builders First Source is a supplier of structural building products, value added components and services to the professional residential construction market. The tenant proposes to store their products in the building with the outside storage area to hold 100 percent wood products which will be stored in orderly rows. The wood products are dimensional lumber, OSB wood products, wood studs, treated lumber and engineered wood products.

The tenant Builders First Source plans to have about 15 employees most of which will be full time. The type of business is building materials supplier. The only hazardous materials are the LP tanks used by the tenant's forklifts. The hours of operation are Monday through Friday 7:00am to 5:00pm. I included the landlords email memo dated November 19, 2019 regarding the proposed new tenant support documentation.

In response to the Village of Germantown – CDD and Engineering review comment letter dated November 21, 2019 with additional comments by the village arborist, I have provided the following responses:

CDD comments:

1. We have removed the canopy from the drawings and other submitted materials.
2. Fence details are on the landscape drawings.
3. The site existing and proposed impervious and open/green space area calculations are included on the civil drawings.
4. The dumpsters are to be located as shown, screened and enclosed by the overall proposed fenced in outside storage fence enclosure.
5. The additional street trees requested along Morse Drive have been included and shown on the landscape drawings/plans.
6. The additional information is included by means of the landlord's email memo included as part of this submittal. Note Builders First Source is not a retail operation.
7. Traffic associated with this site as well as material deliveries and customer trips are addressed by the landlord's email memo referenced in item 6.
8. We do not currently propose any signage as part of this revised submittal. Signage will be addressed by the landlord or tenant in the future.
9. The fire Department sprinkler requirement of canopy does not apply, since the canopy was removed as part of the revised submittal.

Public Works/Village Engineer comments are addressed in the CJ Engineering revised civil drawings and the Revision Memorandum dated November 21, 2019.

Village Arborist's comments were addressed by Dave Heller both on his revised drawings and the Memorandum dated November 21, 2019.

I want to thank you and the rest of the staff in Germantown with assisting with the submittal process for our proposed project. We are submitting the drawing package for the December 9, 2019 Plan Commission meeting.

We respectfully submit this cover letter and project description and narrative to your attention.

Sincerely,

Domenico M. Ferrante AIA
Briohn Design Group LLC, Principal-In-Charge

C/c:

Sam Dickman, Dickman Real Estate
Sam Dickman Jr., Dickman Real Estate
Mike Byrne, Briohn Building Corp, VP Project Manager
Chris Jackson PE, CJ Engineering, Surveyor and project civil engineer

Memorandum

To: Jeffrey Retzlaff, AICP, Village of Germantown Planner
From: W. David Heller, ASLA
CC: Domenic Ferrante, AIA

Date: 11/21/2019
RE: Revisions to Builders First Source, Morse Drive

Community Development Comments:

Comment 1:

The canopy has been removed from the north side of the building

Comment 2:

Landscape has added the location of and specification for the proposed 6' tall chain link fence surrounding the outdoor storage areas

Comment 5:

Additional shade trees (6) have been added to the Morse Drive frontage- both along the west and south sides.

Plantings between the north retaining wall and property line have been added. Both evergreens (upright juniper) and deciduous (Gray Dogwood) have been added

Comment 8:

No additional ground-mounted signage is proposed

Village Arborist Comments:

- Autumn Fantasy Maple has been included in place of the Autumn Blaze Maple.
- Two (2) Douglas Fir have been added, replacing two (2) Norway Spruce
- The two existing trees identified to remain are low-branched crabapple trees, and as such a “DBH” measurement does not apply. I did add the existing caliper size, which is measured less than 12” above grade.
- The previous plant list and this plant list did include plant quantities, size, and condition. This is standard for all landscape plans issued for review.

Domenico Ferrante

From: Samuel Dickman, Jr. <sam-jr@dickmanrealestate.com>
Sent: Tuesday, November 19, 2019 12:17 PM
To: Domenico Ferrante; Samuel Dickman, Jr.; Samuel Dickman, Sr.
Subject: Builders FirstSource information

Dom,

I spoke to Builders FirstSource regarding the questions from Germantown.

1. BFS will have 15 employees at the site. These are all paid family supporting wages.
2. This is a wholesale warehouse and delivery operation. There is no construction or fabrication on site.
3. BFS delivers 99% of the product to the respective job sites. It is rare a contractor picks up product. The product is sold to contractors, not homeowners.
4. BFS will have 4 trucks on site for delivery. They will leave in the morning, make deliveries, return and then possibly go back out once more depending on how busy they are on that particular day. The trucks consist of 3 flat beds and one box truck.
5. Vendor deliveries occur daily. This will result in 5-6 deliveries per day with various types of trucks from semi's to flatbeds.
6. Hours of Operation: 7-5 M-F.

BFS is a fortune 500 company with facilities throughout the country. They want to be good neighbors and do not have a large amount of trucking and operate during business hours.

Please call with any questions.

Thank you,

Sam

Samuel M. Dickman, Jr.
President
The Dickman Company
Corfac International
626 East Wisconsin Avenue
Suite 1020
Milwaukee, WI 53202
Direct: 414-271-5508
Cell: 414-405-8514
Main: 414-271-6100
Fax: 414-271-5125
www.dickmanrealestate.com

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Village of



Germantown

...Willkommen

Community Development Department

Jeffrey W. Retzlaff, AICP, Director

Village Planner & Zoning Administrator

N112 W17001 Mequon Road P.O. Box 337

Germantown, WI 53022-0337

Telephone: (262) 250-4735

FAX: (262) 253-8255

Website: www.village.germantown.wi.us

E-mail: jretzlaff@village.germantown.wi.us

November 21, 2019

Dom Ferrante, Brion Design Group c/o
Dan Rudolf, Builders First Source
W964 Hwy 49
Lomira, WI 53048

RE: Builders First Source Site Plan Review Application
Staff Review Comments

Mr. Ferrante:

Village Staff has reviewed the application, plan set and supporting materials submitted for the proposed expansion to the building at W186N11676 Morse Drive. Below are the outstanding items/issues that need to be addressed before this item can be placed on the Plan Commission Agenda for review/approval. Please provide the requested information, corrections and/or revisions as soon as possible. If necessary, Village staff would be happy to meet with you to discuss or clarify any of these items.

Community Development Department

1. Please submit a revised set of drawings, removing the previously proposed canopy from all drawings.
2. Please provide details on the proposed fence.
3. The existing and proposed impervious & open/green space area calculations need to be included on the site plan or in a separate sheet.
4. Will the dumpsters be located in the same location as the previous tenant? That area is/was quite cluttered. A dumpster enclosure will be required if it is not located within the proposed fenced area on the north side of the building. Please provide detail drawings of a proposed dumpster enclosure, if applicable.
5. Additional street trees should be added to the landscaping plan along the west and south property lines, adjacent to Morse Drive. It appears as if additional trees were included in the original site plan but have since been removed. Additional landscaping should be added to the north property line in order to improve the buffer between the proposed fence and the property to the north.
6. Please provide additional information about the use of the building. Is this solely a wholesale operation or will any production be done on site, such as construction of trusses, walls, etc? Retail customers?
7. What is the expected traffic associated with this site? How often will materials be brought to the site? How many customer trips are expected each day?
8. What signage is proposed for the building? Details of changes to the monument sign and any other ground or wall signage will need to be provided in a separate Sign Permit Application reviewed by the Plan Commission.

Fire Department

9. Outside canopy will require dry fire sprinklers (north side of building).

Public Works/Village Engineer

Please refer to the Memo provided by the Director of Public Works dated November 7, 2019.

Village Arborist

1. Substitute Autumn Fantasy maple for Autumn Blaze maple
2. Substitute (2) Douglasfir (*Pseudotsuga menziesii*) for the (2) Norway spruce west of the Bio-Retention Basin
3. Identify species and diameter at breast height (DBH) of all existing trees on site
4. Add quantities, size and condition (B&B, container, etc.) on Plant List

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

Respectfully,

Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator



CJ Engineering, LLC
9205 W. Center Street, Suite 214
Milwaukee, WI 53222
Phone (414) 443-1312
randy@cj-engineering.com

Revision Memorandum

To: Jeffrey Retzlaff, Planning Director
CC: Lawrence Ratayczak, PE, Director of Public Work
From: Randall S. Bruckner, P.E. – CJ Engineering
Date: 11/21/2019
Re: Revisions to Builders First Source. The following revisions are based on comments dated 11-21-2019 to the submitted plans:

Community Development Department:

#3: Existing/Proposed site area space calculations added to sheet C1.0.

General Comments:

- #1: Please accept this memo as the written response.
- #2: This comment is understood with respect to possible additional comments.
- #3: NOI has been applied for.
- #4: DSPS will be applied for and submitted to the Village once obtained.
- #5: Post construction asbuilt plans will be provided to the Village.
- #6: Final, approved set of plans will be stamped by PE.
- #7: Utility Permit will be obtained by the contractor prior to construction.
- #8: Guide to review comments understood.

C1.0 Site Grading and Utility Plan:

- #1: Village storm manhole detail added to the plans.
- #2: Additional information (existing and proposed spot grades) has been added to the plans. Overflow route further shown on the proposed conditions plan.
- #3: Perforated PVC pipe is proposed to be wrapped in a filter sock to prevent clogging.

November 21, 2019

- #4: 3" sand interface layer added to basin.
- #5: Neenah number added to the trash rack/grate.
- #6: Several spot elevations have been revised to direct the 100-year flow to the proposed basin.
- #7: Sampling mh note and Village detail added to the plans.

Storm Water Management Report:

- #1: Additional offsite area to the north has been added to the plans. An additional 7,878 s.f. of offsite area has been included in the existing and proposed calculations.
- #2: Rainfall distribution has been revised to MSE 3 per MMSD req.
- #3: Soil borings have been scheduled for this project. As soon as the data is received, we will evaluate the bioretention basin with respect to infiltration and separation distances.
- #4: Winter season dates revised to 12/6 and 3/28.
- #5: Revised infiltration rate of engineered soil to 3.6"/hr.
- #6: Broad crested weir dimensions corrected in both WinSLAMM and HydroCAD.

If you should have any additional questions or comments, please feel free to contact me directly.

Sincerely,

Randy Bruckner, P.E.

PROPOSED NEW OVERHEAD DOOR AND OUTSIDE STORAGE FOR NEW TENANT:

BUILDERS FIRST SOURCE

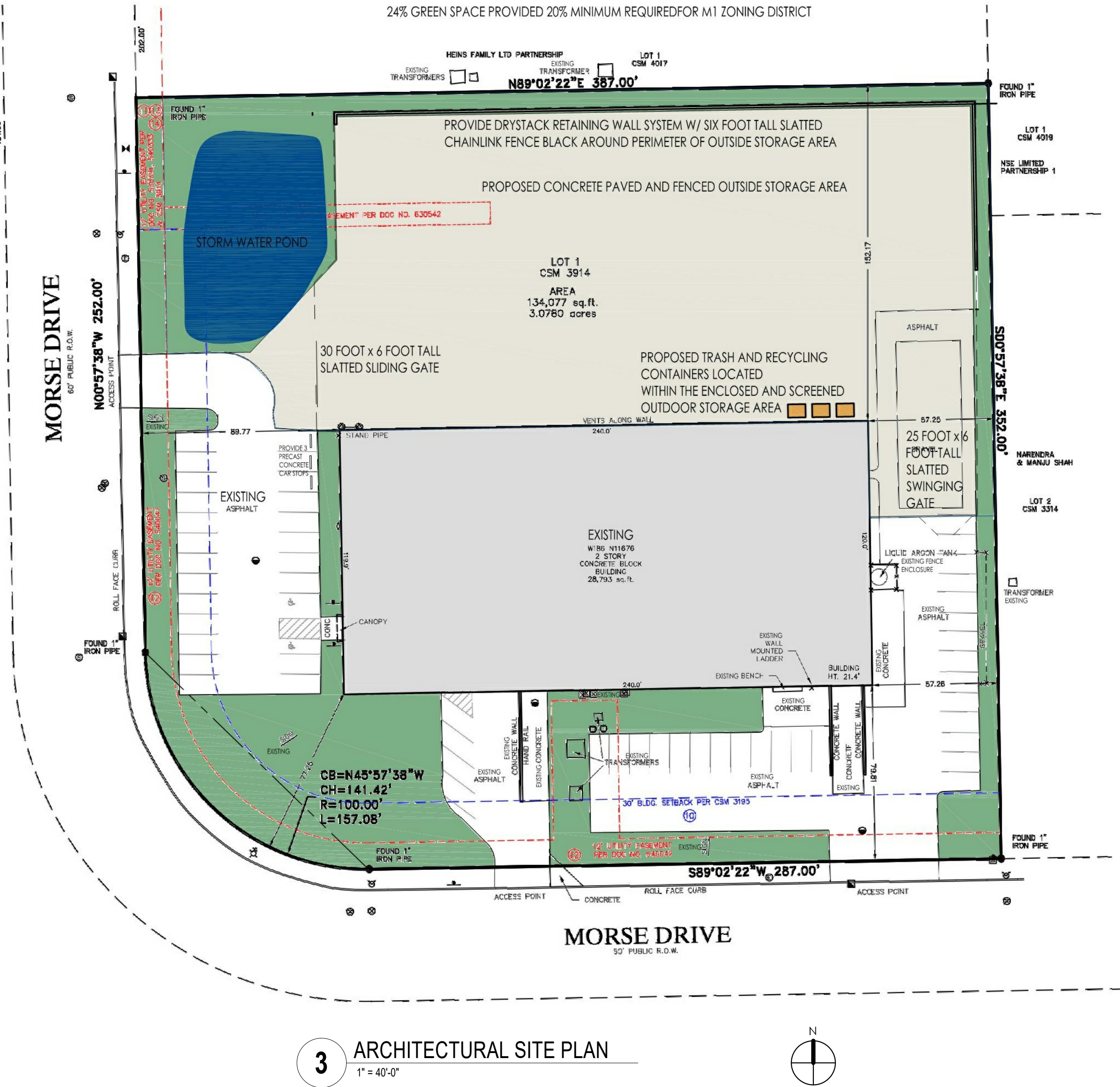
W186 N11676 MORSE DRIVE
GERMANTOWN, WISCONSIN 53022



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

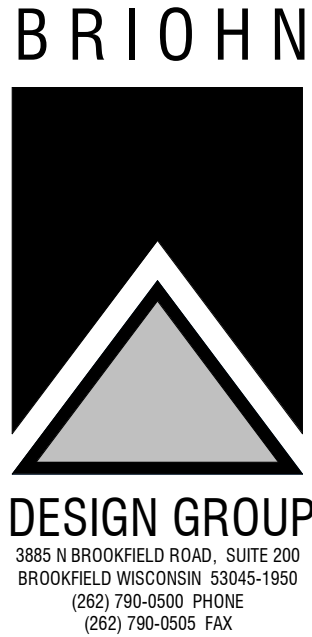


2 AERIAL VIEW - LOOKING NORTH / NORTH EAST
NO SCALE



3 ARCHITECTURAL SITE PLAN
1" = 40'-0"

SHEET INDEX	
0-GENERAL	
T1.1	TITLE SHEET
1-SPECIFICATIONS	
GS.1	SPECIFICATIONS
GS.2	SPECIFICATIONS
2-SURVEY	
SV1.0	ALTA / NSPS SURVEY
3-CIVIL	
C1.0	SITE GRADING UTILITY PLAN
C2.0	SITE EROSION CONTROL PLAN
4-LANDSCAPING	
L1.0	OVERALL LANDSCAPE PLAN
L1.1	ENLARGED LANDSCAPE PLAN
L1.2	LANDSCAPE DETAILS, NOTES & SCHEDULES
5-ARCHITECTURAL	
A1.0	OVERALL FLOOR PLAN
A5.1	EXTERIOR ELEVATIONS
6-ELECTRICAL	
E1.0	EXTERIOR PHOTOMETRIC LIGHTING PLAN
E2.0	LIGHTING CUT SHEETS
E2.1	LIGHTING CUT SHEETS



TITLE SHEET

PROPOSED OUTSIDE STORAGE:
BUILDERS FIRST SOURCE
W186 N11676 MORSE DRIVE
GERMANTOWN, WI 53022

PLAN COMMISSION SUBMITTAL - OCTOBER 14, 2019
REVISED SUBMITTAL - NOVEMBER 21, 2019

OWNER :	GENERAL CONTRACTOR :	ARCHITECT :
THE DICKMAN COMPANY SAM DICKMAN JR.	BRIOHN BUILDING CORPORATION MIKE BYRNE, PM	BRIOHN DESIGN GROUP LLC DOMENIC FERRANTE, AIA
626 EAST WISCONSIN AVE., SUITE 1020 MILWAUKEE, WI 53202	3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX	3885 N. BROOKFIELD RD., SUITE 200 BROOKFIELD, WISCONSIN 53045 (262) 790-0500 PHONE (262) 790-0505 FAX
TENANT:	CIVIL ENGINEER:	LANDSCAPE ARCHITECT :
BUILDERS FIRST SOURCE	CJ ENGINEERING CHRISTOPHER A. JACKSON, P.E.	HELLER & ASSOCIATES DAVID HELLER, ASLA
W964 HWY49 LOMIRA, WISCONSIN 53048	9205 WEST CENTER STREET, SUITE 214 MILWAUKEE, WISCONSIN 53222 (414) 443-1312 PHONE (262) 443-1317 FAX	4715 JAMES AVENUE RACINE, WISCONSIN 53402 (262) 639-9733 PHONE (262) 639-9739 FAX

PROJECT INFORMATION: PROPOSED CANOPY ADDITION	
CODE:	SPS 360-366 WISCONSIN COMMERCIAL BUILDING CODE (IBC 2015, IECC 2015/2009, IEBC 2015, IMC 2015 AND IFGC 2015) SPS 314 FIRE PREVENTION SPS 316 ELECTRICAL SPS 381-387 PLUMBING
OCCUPANCY:	PRIMARY F-1/S-1 (MANUFACTURING OR STORAGE)(EXISTING) SECONDARY B (OFFICE/BUSINESS)(EXISTING)
CLASS OF CONSTRUCTION:	TYPE 2B
SPRINKLER SYSTEM:	FULL - NFPA 13 (EXISTING)
FLOOR LEVELS:	2 (EXISTING)
NUMBER OF STORIES	1+MEZZANINE (EXISTING)
AREA TO BE REMODELED:	30 SF
TOTAL SITE AREA:	134,077 SF 3.0780 ACRES
TOTAL BUILDING AREA:	28,793 SF EXISTING FOOTPRINT (MAIN LEVEL), 5,160 SF EXISTING MEZZANINE

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

PROJECT LOCATION:



SITE LOCATION MAP
SCALE: N.T.S.

JOB:	3216
DRAWN:	CK
CHECKED:	DF
DATE:	NOVEMBER 21, 2019
SHEET:	

T1.1

SITE WORK CONTINUED

SHEET TITLE

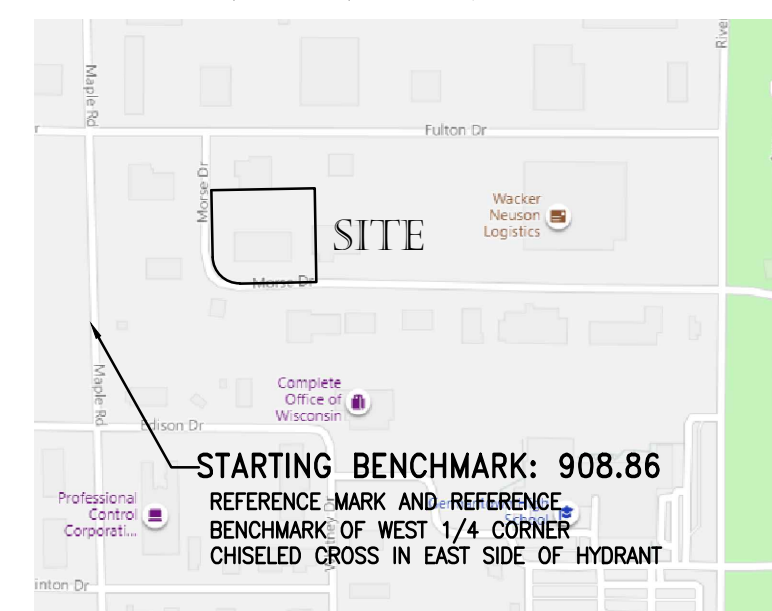
SPECIFICATIONS

DB: 3
DRAWN:
CHECKED:
DATE: NOVEMBER 21, 2000
SHEET:

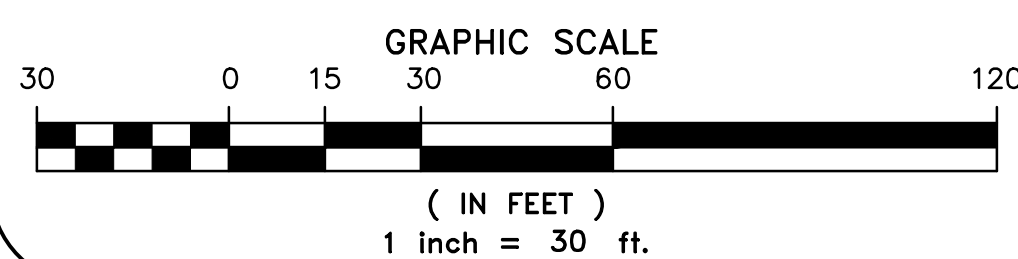
CHAPUT LAND SURVEYS-

This document is an instrument of professional service, and may be protected by the surveyors work product doctrine or surveyor / client privilege. The information shown hereon is intended solely for the use of the client and client directed third parties.

Drawing No. 20191008ALT3367-far



● INDICATES FOUND 1" IRON PIPE ○ INDICATES SET 1" IRON PIPE + INDICATES FOUND CHISELED CROSS ○ SANITARY MANHOLE ⬆ SANITARY CLEANOUT OR VENT ⬆ SEPTIC TANK ACCESS COVER - M.I.S. MANHOLE ○ UNKNOWN MANHOLE ⬆ STORM MANHOLE ○ INLET (ROUND) ⬆ INLET (SQUARE) ⬆ CURB INLET ⬆ STORM SEWER END SECTION ○ GAS VALVE ○ GAS METER ○ WATER VALVE	○ HYDRANT ○ WATER MANHOLE ○ WATER SERVICE CURB STOP ⬆ WELL HEAD ○ STAND PIPE ○ WALL INDICATOR VALVE ○ POST INDICATOR VALVE ○ LIGHT POLE * SPOT/YARD LIGHT ○ UTILITY POLE ○ GUY POLE ○ GUY WIRE ○ ELECTRIC MANHOLE ⬆ ELECTRIC PEDESTAL ⬆ ELECTRIC METER ○ TELEPHONE MANHOLE	⬆ TELEPHONE PEDESTAL ⬆ CABLE PEDESTAL ⬆ CONTROL BOX ⬆ FIBER OPTIC PEDESTAL/SIGN ⬆ TRAFFIC LIGHT ○ COMMUNICATION MANHOLE ○ BOLLARD + SOIL BORING/MONITORING WELL ⬆ WATER SURFACE + WETLANDS FLAG + MARSH ⬆ FLAGPOLE ○ PARKING METER ○ SIGN ⬆ MAILBOX ⬆ RAILROAD CROSSING SIGNAL	○ HANDICAP SPACE ○ CONIFEROUS TREE ○ DECIDUOUS TREE
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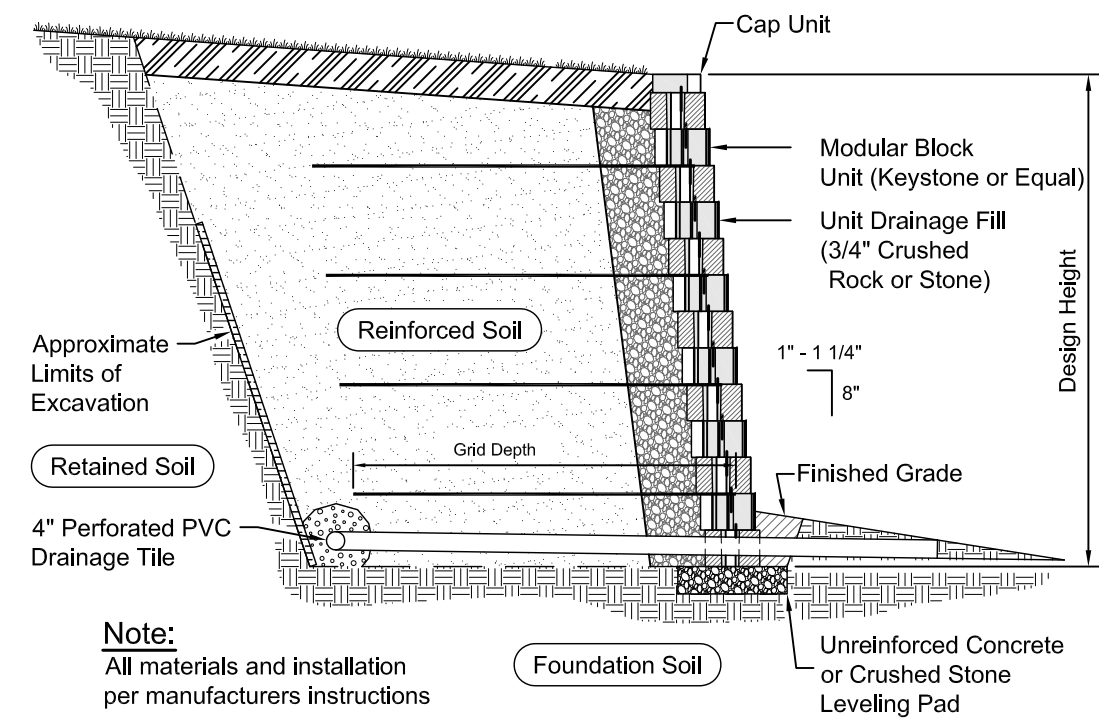


SITE AREAS:

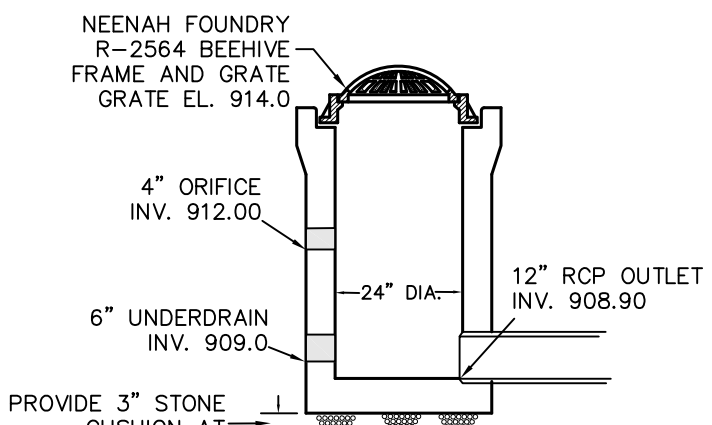
TOTAL SITE AREA = 134,078 S.F. (3.078 ACRES)

EXISTING SITE AREAS:
EXISTING BUILDING AREA = 28,792 S.F. (0.661 ACRES)
EXISTING PAVEMENT/WALKS = 30,938 S.F. (0.710 ACRES)
EXISTING GREEN SPACE = 74,348 S.F. (1.707 ACRES)
TOTAL IMPERVIOUS AREA = 59,730 S.F. (1.371 ACRES), 44.5%
TOTAL GREEN SPACE AREA = 74,348 S.F. (1.707 ACRES), 55.5%

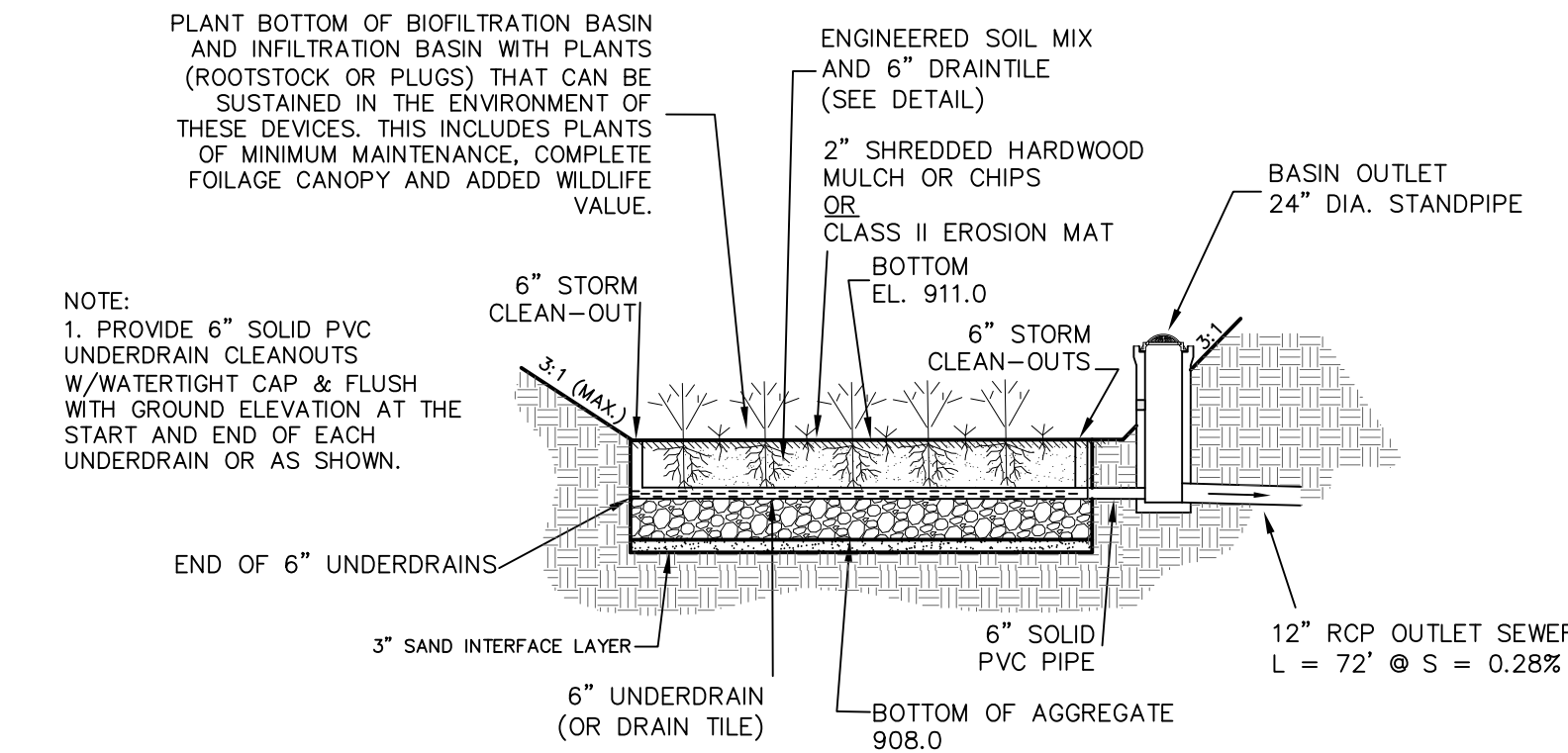
PROPOSED SITE AREAS:
PROPOSED BUILDING AREA = 28,792 S.F. (0.661 ACRES)
PROPOSED PAVEMENT/WALKS = 71,705 S.F. (1.646 ACRES)
PROPOSED GREEN SPACE = 33,581 S.F. (0.771 ACRES)
TOTAL IMPERVIOUS AREA = 100,497 S.F. (2.307 ACRES), 74.95%
TOTAL GREEN SPACE AREA = 33,581 S.F. (0.771 ACRES), 25.05%



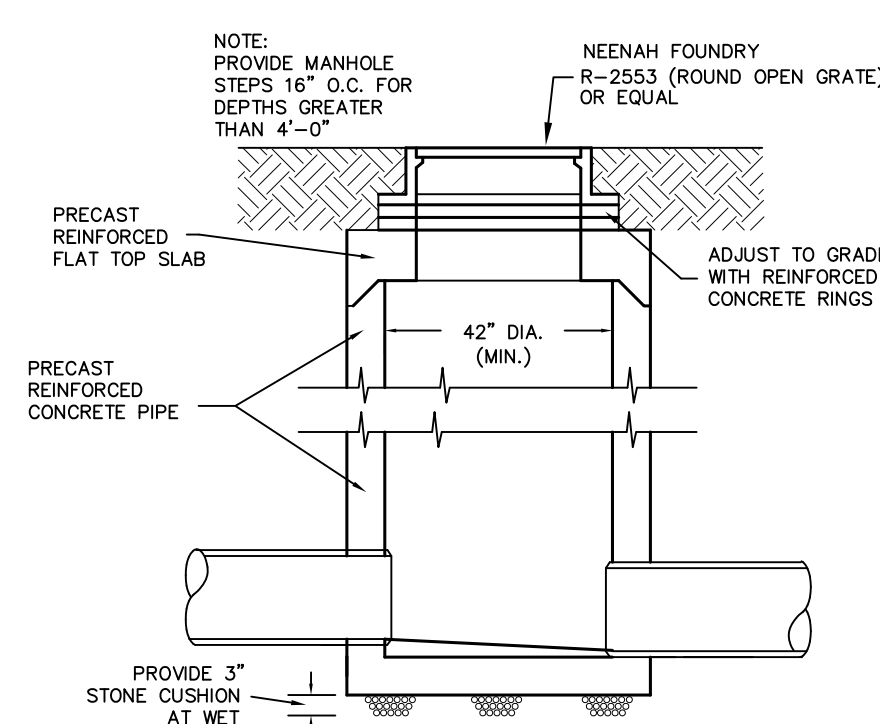
Typical Retaining Wall Section
NTS



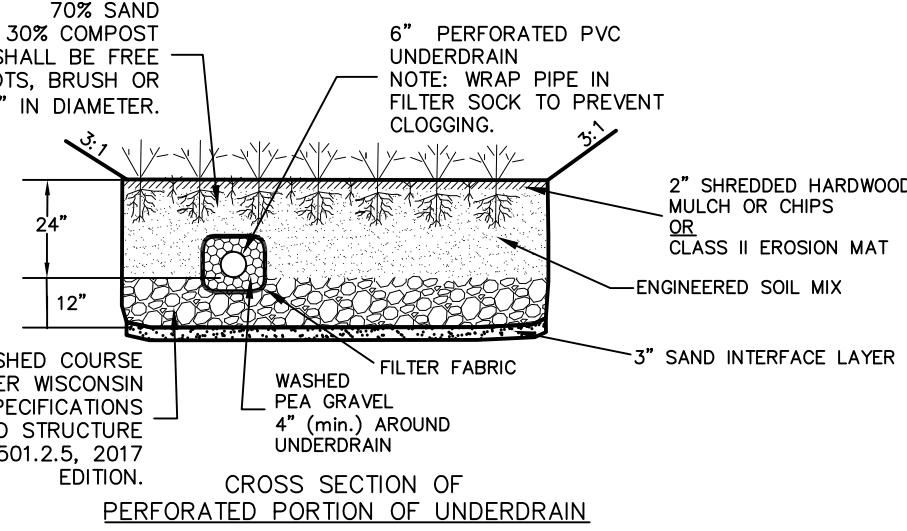
24\"/>



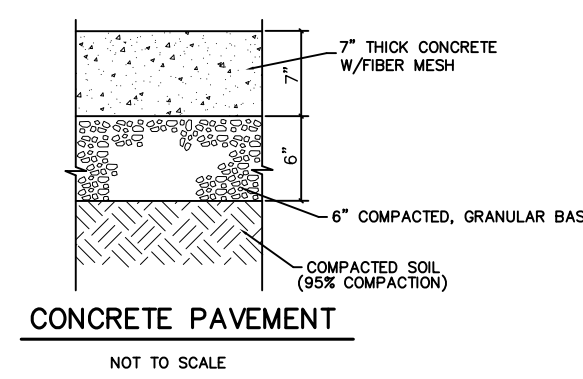
NORTH BIORETENTION BASIN DETAIL
NOT TO SCALE



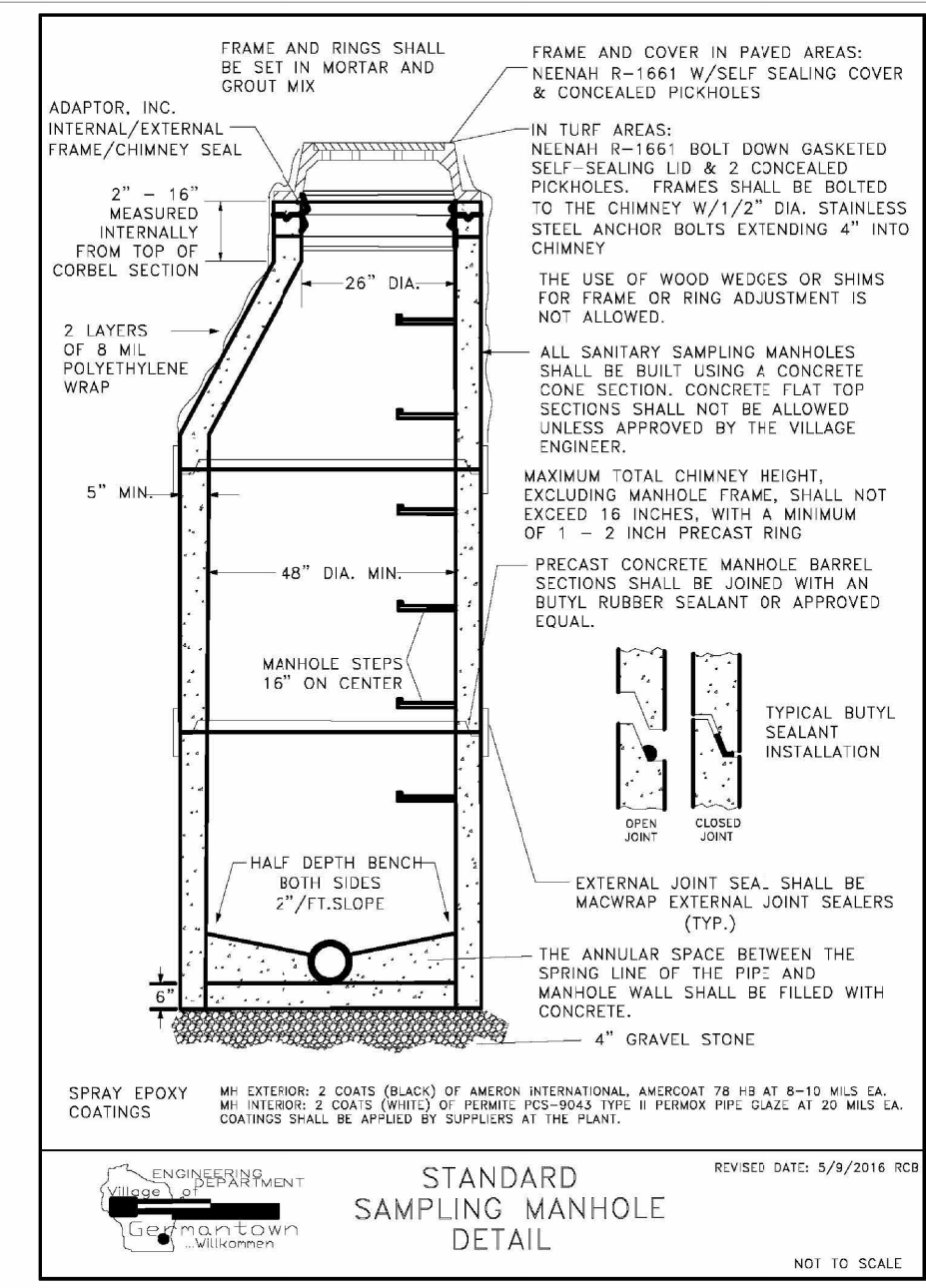
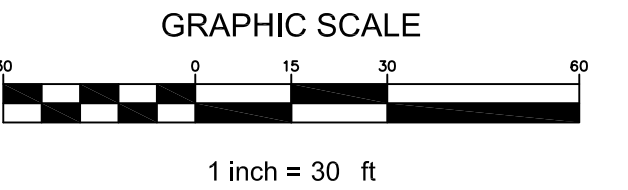
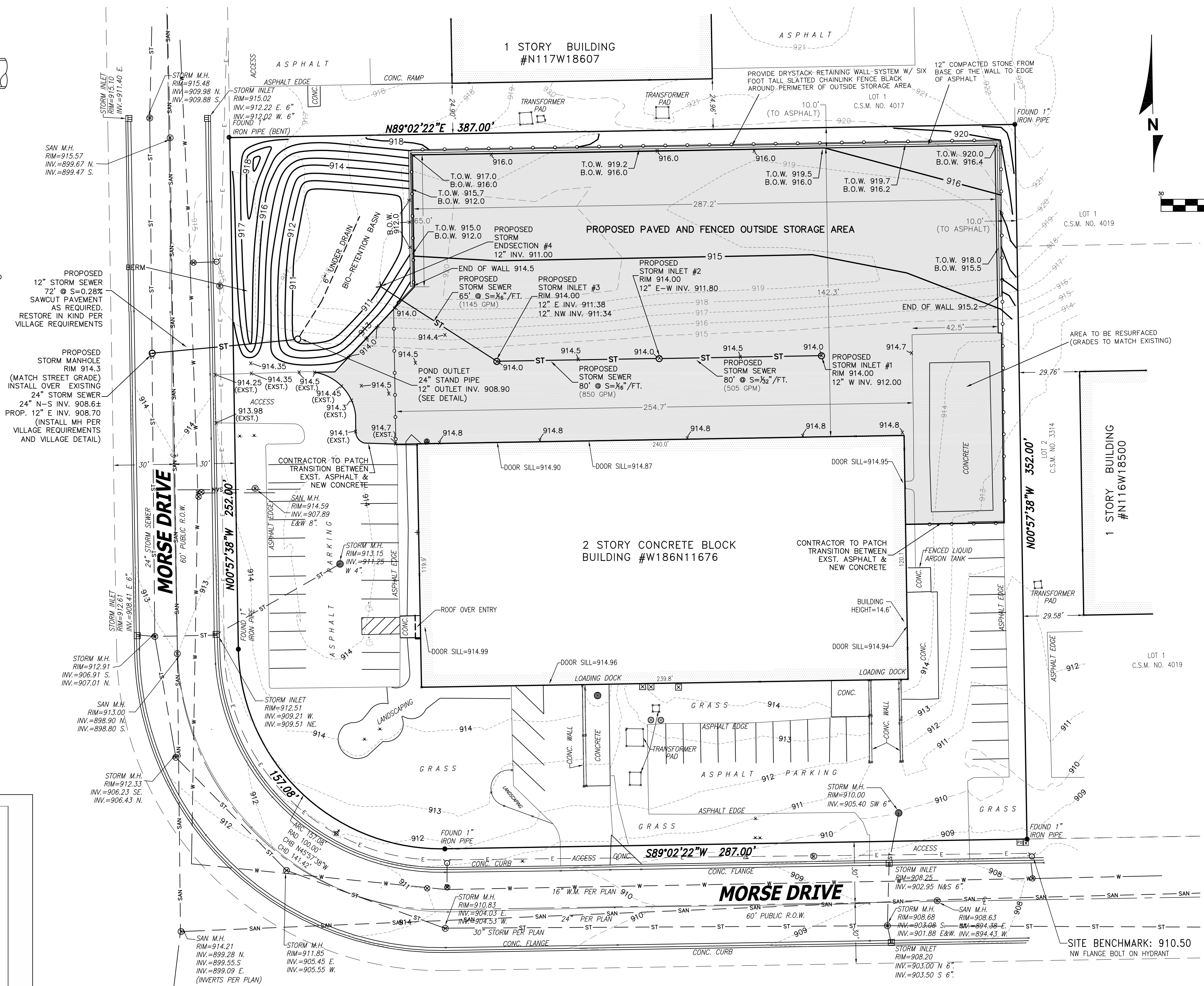
PRIVATE
PRECAST STORM MH/INLET
NOT TO SCALE



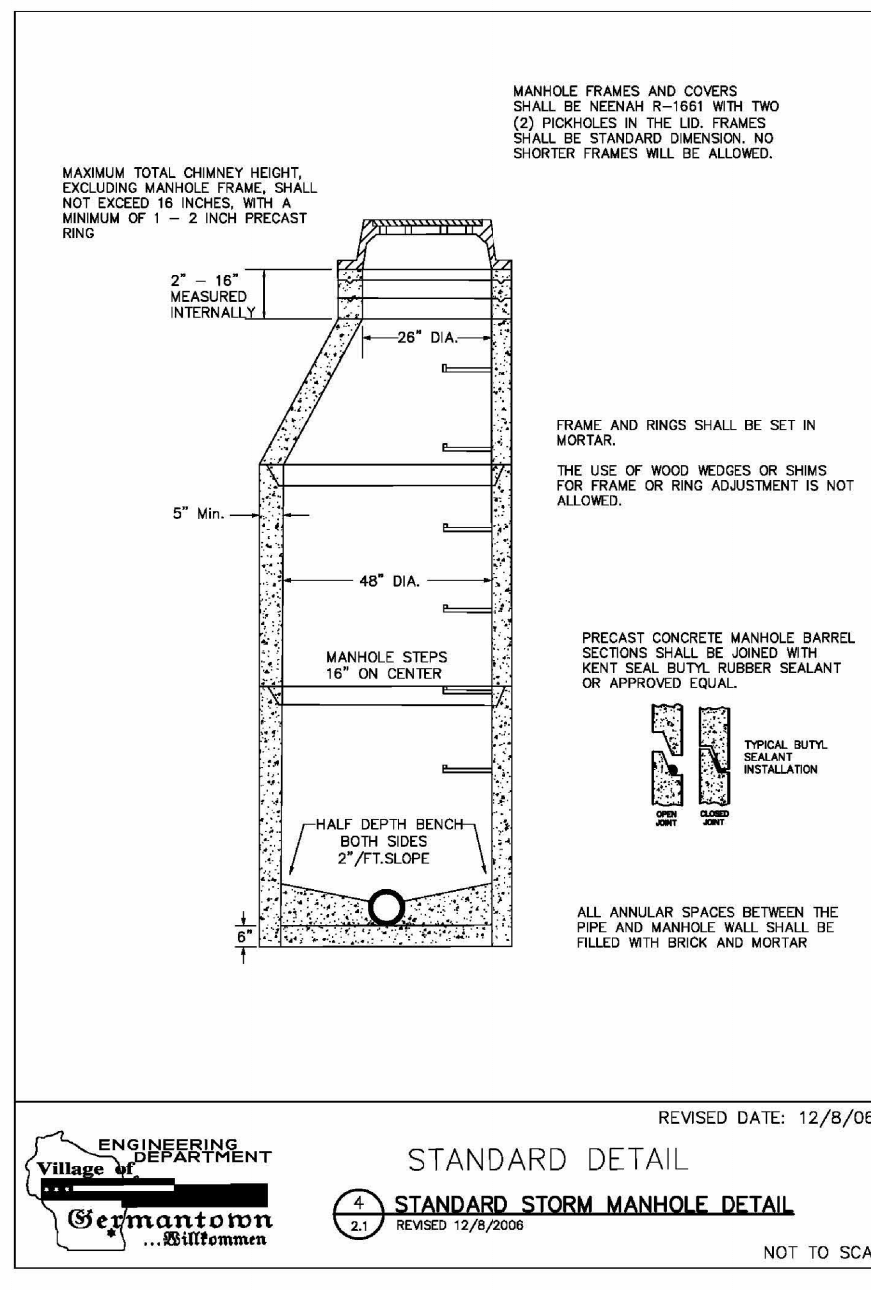
CROSS SECTION OF
PERFORATED PORTION OF UNDERDRAIN



CONCRETE PAVEMENT
NOT TO SCALE



STANDARD
SAMPLING MANHOLE
DETAIL
NOT TO SCALE



STANDARD STORM MANHOLE DETAIL
NOT TO SCALE

LEGEND	
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
x-914.5	PROPOSED STORM SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING WATER MAIN
---	PROPOSED WATER MAIN
---	BURIED GAS MAIN
---	OVER HEAD WIRE
---	BURIED ELECTRIC

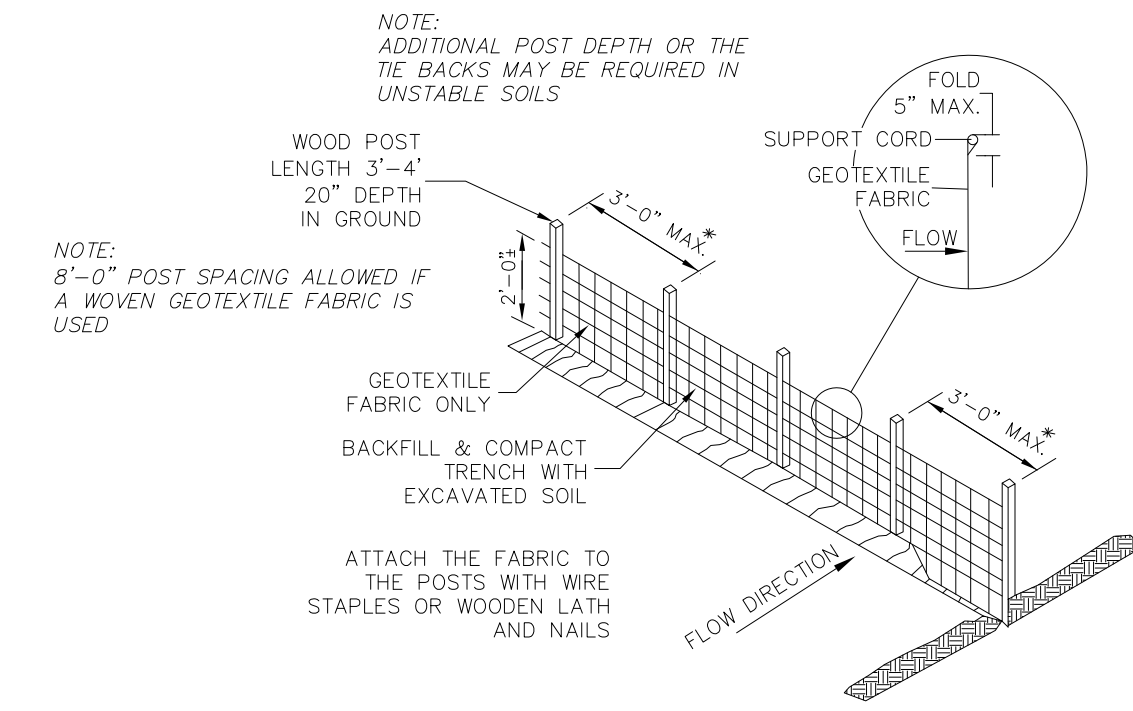
NOTES:

1. EXISTING CONDITIONS BASED ON SURVEY BY CHAPUT LAND SURVEY.
2. DISTURBED AREA = 54,220 S.F. (1.245 ACRES)
3. STORM WATER MANAGEMENT MEETING ALL THE REQUIREMENTS OF THE VILLAGE. MMSD CHAPTER 13 AND NR 151 WILL BE PROVIDED BY A PROPOSED BIO-RETENTION BASIN ALONG THE WEST SIDE OF THE SITE. THE BASIN IS FOR THE NEW PAVEMENT AREA ONLY.
4. ALL STORM SEWER MATERIALS AND INSTALLATION PER APPLICABLE SECTIONS OF THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (STANDARD SPECIFICATIONS), WISCONSIN ADMINISTRATIVE PLUMBING CODE AND THE VILLAGE OF GERMANTOWN REQUIREMENTS.
5. ALL TRENCHES IN PAVEMENT AREAS SHALL HAVE GRAVEL BACKFILL.
6. THE CONTRACTOR SHALL VERIFY ALL SEWER CONNECTIONS PRIOR TO UTILITY CONSTRUCTION. NOTIFY THE ENGINEER WITH ANY DISCREPANCIES.
7. ALL WORK IN THE PUBLIC RIGHT-OF-WAY SHALL BE DONE PER VILLAGE REQUIREMENTS
8. CONTRACTOR TO UPDATE EXISTING SAMPLING MANHOLE TO CURRENT VILLAGE STANDARDS. SEE VILLAGE DETAIL.

SITE GRADING AND UTILITY PLAN C1.0

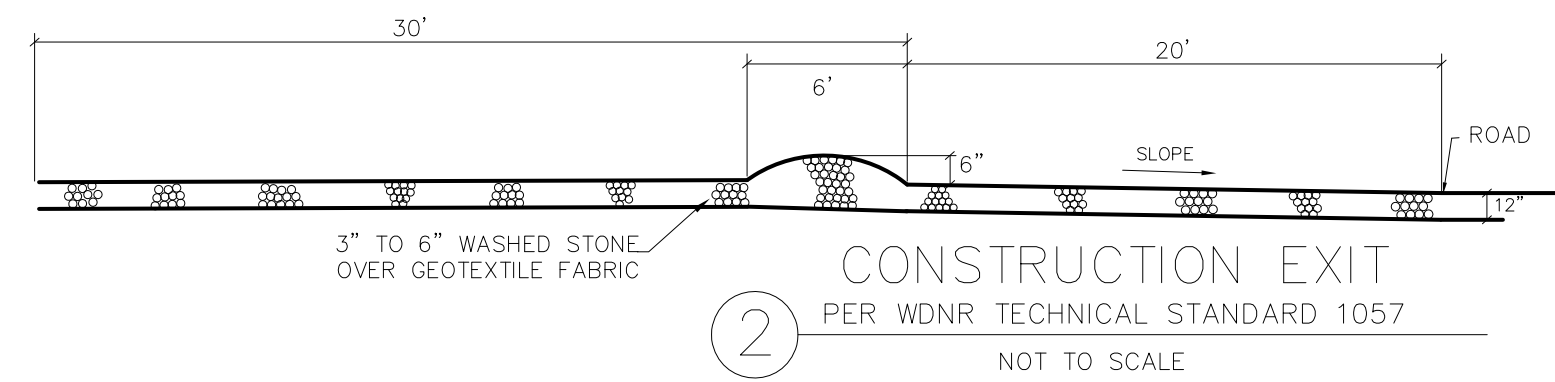
BUILDERS FIRST SOURCE
W186 N11676 MORSE DRIVE GERMANTOWN, WI

CJE NO.: 1947R0
NOVEMBER 15, 2019
NOVEMBER 21, 2019



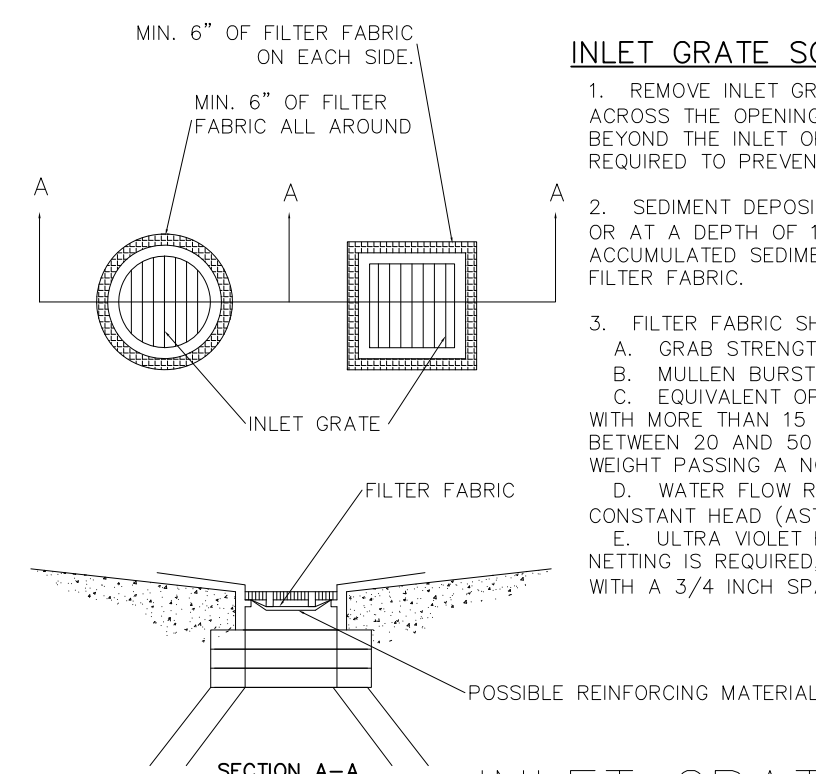
① SILT FENCE

PER WDNR TECHNICAL STANDARD 1056
NOT TO SCALE



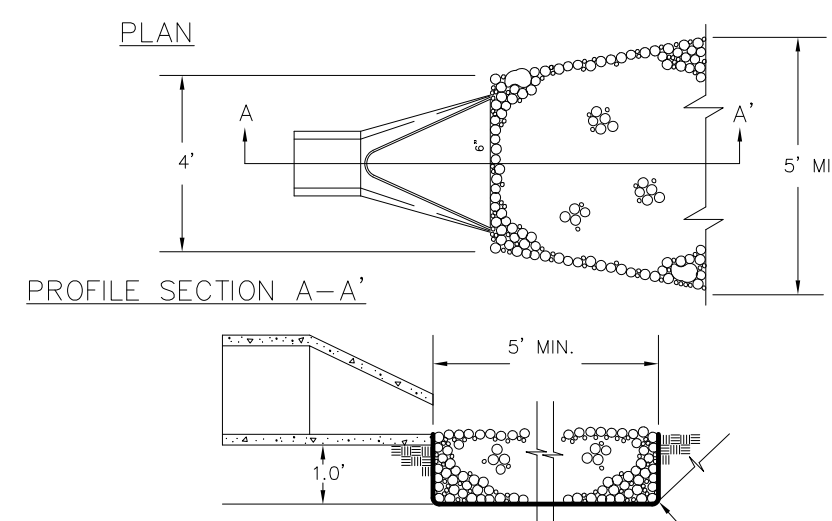
② CONSTRUCTION EXIT

PER WDNR TECHNICAL STANDARD 1057
NOT TO SCALE



⑤ INLET GRATE SCREEN

PER WDNR TECHNICAL STANDARD 1060
NOT TO SCALE

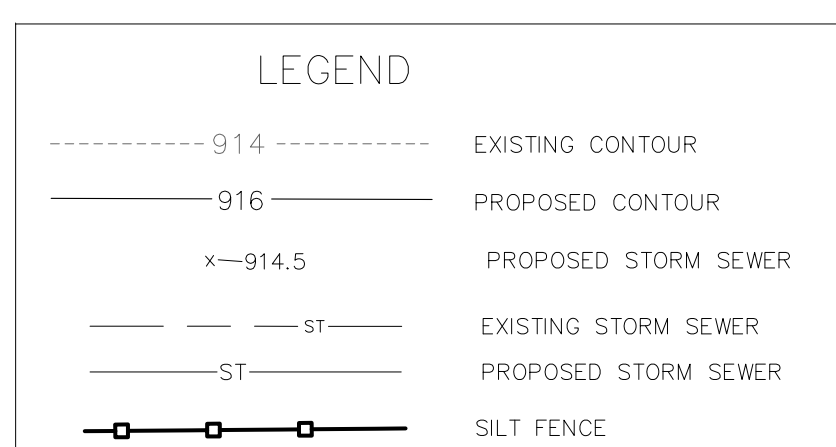


⑥ OUTLET PROTECTION FOR ENDSECTION

NOT TO SCALE

NOTES:

- EXISTING CONDITIONS BASED ON SURVEY BY CHAPUT LAND SURVEY.
- DISTURBED AREA = 54,220 S.F. (1.245 ACRES)



SILT FENCE CONSTRUCTION SPECIFICATIONS

PER DNR CPS (1056)

- CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM.
- LOCATE POSTS PER DNR CPS (1056)
- WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)
- FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH - 50 LB./LIN. IN. (MIN.) - AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.
- THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH
- THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.
- POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.
- USE WIRE REINFORCEMENT IN UNSTABILIZED MINOR SWALES, DITCHES AND DIVERSIONS.
- USE WISDOT APPROVED SILT FENCE

SILT FENCE

PROPOSED 12" STORM SEWER
72" @ S=0.28%
SAW CUT PAVEMENT
AS REQUIRED.
RESTORE IN KIND PER
VILLAGE REQUIREMENTS

PROPOSED STORM MANHOLE
INSTALL OVER EXISTING
24" STORM SEWER
24" N-S INV. 908.64
PROP. 12" E INV. 908.70
(INSTALL MH PER
VILLAGE REQUIREMENTS
AND VILLAGE DETAIL)

PROPOSED STORM INLET #1
12" W INV. 912.00
12" E INV. 911.38
12" NW INV. 911.34

PROPOSED STORM INLET #2
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #3
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #4
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #5
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #6
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #7
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #8
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #9
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #10
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #11
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #12
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #13
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #14
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12" E-W INV. 911.80

PROPOSED STORM INLET #15
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12" E-W INV. 911.80

PROPOSED STORM INLET #16
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PROPOSED STORM INLET #17
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12" E-W INV. 911.80

PROPOSED STORM INLET #18
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PROPOSED STORM INLET #19
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12" E-W INV. 911.80

PROPOSED STORM INLET #20
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12" E-W INV. 911.80

PROPOSED STORM INLET #21
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #22
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #23
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #24
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #25
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #26
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #27
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12" E-W INV. 911.80

PROPOSED STORM INLET #28
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #29
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #30
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #31
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #32
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #33
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #34
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #35
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #36
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #37
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #38
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #39
12" E-W INV. 911.80
12" E-W INV. 911.80

PROPOSED STORM INLET #40
12" E-W INV. 911.80
12" E-W INV. 911.80

MAINTENANCE PLAN

- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY 1/2" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
- SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
- ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.
- ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

WINTER CONDITIONS

DURING WINTER CONSTRUCTION (NOVEMBER 1 TO MAY 1), CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER, POLYACRYLAMIDE (PAM) PER LATEST WOOL PAL (UPDATED 11/2/2017) ON ALL DISTURBED AREAS THAT ARE NOT TO BE DISTURBED BEYOND 7 DAYS. CONTRACTOR TO INSTALL PAM PER WDNR TECHNICAL STANDARD 1050 AND THE MANUFACTURERS SPECIFICATIONS.

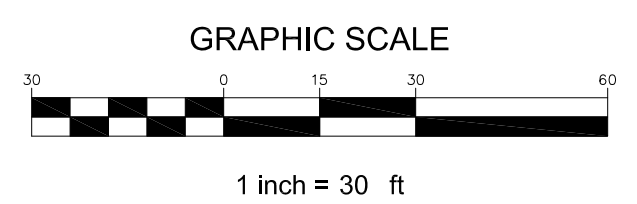
EROSION MATTING

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER WISDOT EROSION CONTROL PAL IN ALL SWALES AND ON ALL SLOPES 4:1 OR GREATER

INSTALL PER MANUFACTURERS SPECIFICATIONS.

EROSION CONTROL PRACTICES SCHEDULE

- SILT FENCE
- CONSTRUCTION EXIT
- SEDIMENT BASIN
- EROSION MAT
- INLET PROTECTION
- OUTLET PROTECTION



SITE EROSION CONTROL PLAN C2.0

TO OBTAIN LOCATION OF
PARTICIPANTS UNDERGROUND
FACILITIES BEFORE YOU
DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8811
NEW AREA (201-181)
WIS. STATUTE 182.01(7)(b)
REQUIRED MIN. 1 WORK DAY'S
NOTICE BEFORE YOU EXCAVATE

BRIORN

DESIGN GROUP

3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53045-1950
(262) 780-0500 PHONE
(262) 780-0505 FAX

SHEET TITLE

**OVERALL LANDSCAPE
PLAN**

Project Name

GERMANTOWN INDUSTRIAL SITE

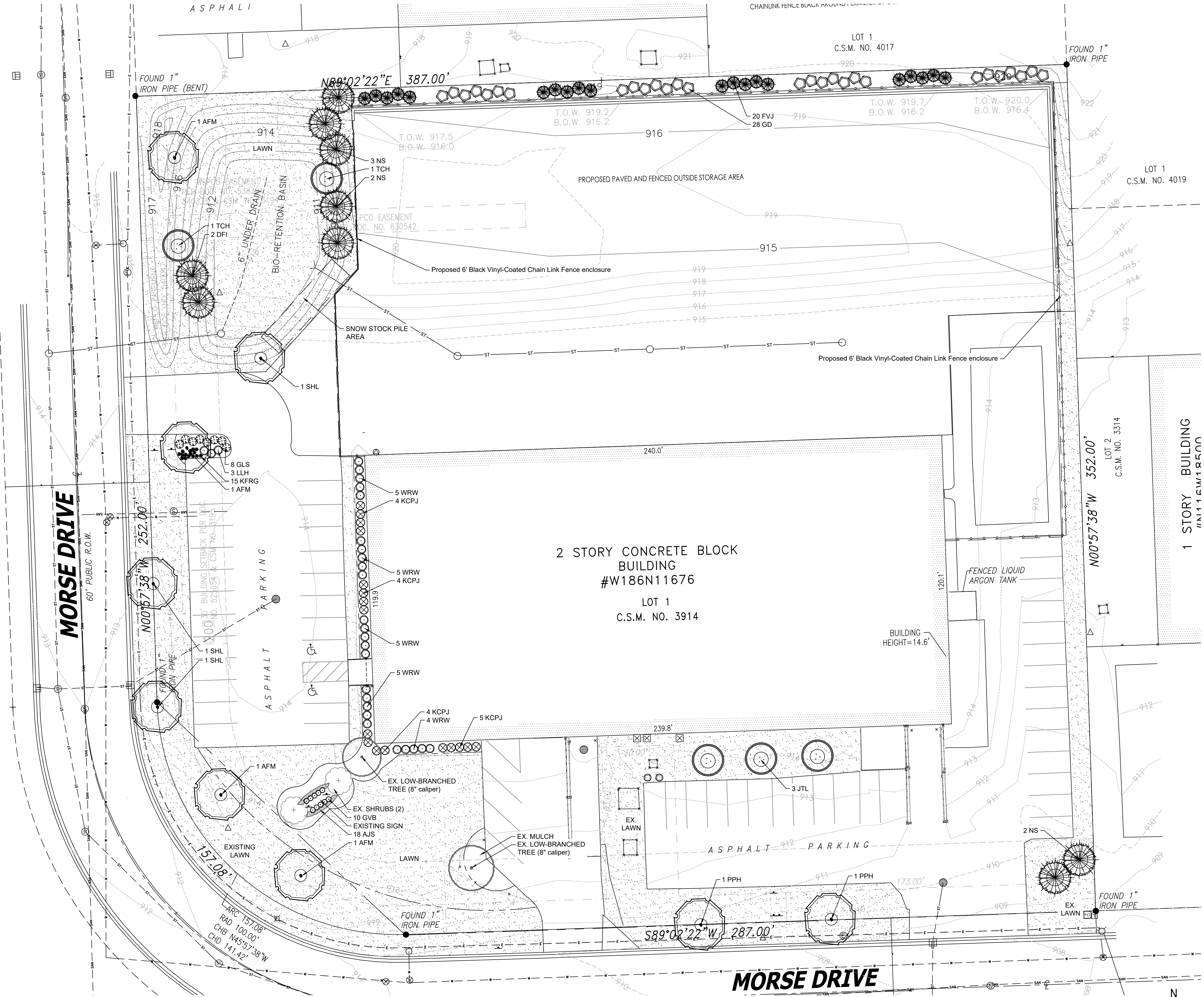
W186 N11676 MORSE DRIVE

GERMANTOWN, WI

JOB: 000
DRAWN: PCA
CHECKED: WDH
DATE: 11/21/19
SHEET:

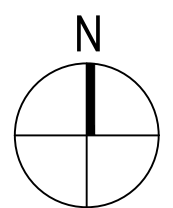
L1.0

- SHADE TREES (DECIDUOUS)**
- AFM Autumn Fantasy Maple
 - PPH Prairie Pride Hackberry
 - SHL Skyline Honeylocust
- ORNAMENTAL TREES (DECIDUOUS)**
- TCH Thornless Cockspur Hawthorn
 - JTL Ivory Silk Japanese Tree Lilac
- EVERGREEN TREES**
- FVJ Fairview Upright Juniper (upright)
 - NS Norway Spruce
 - DFI Douglas Fir
- EVERGREEN SHRUBS**
- GVB Green Velvet Boxwood
 - KCPJ Kallay Compact Pfitzer Juniper
- DECIDUOUS SHRUBS**
- GD Gray Dogwood
 - LLH Little Lime Hydrangea
 - GLS Gro Low Fragrant Sumac
 - WRW Wine & Roses Compact Wiegela
- ORNAMENTAL GRASSES**
- KFRG Karl Foerster Feather Reed Grass
- HERBACEOUS PERENNIALS**
- AJS Autumn Joy Sedum
- PLANT ABBREVIATIONS**



OVERALL LANDSCAPE PLAN

Scale: 1" = 20'0"



HELLER & ASSOCIATES, LLC

LANDSCAPE ARCHITECTURE

P.O. Box 1359
Lake Geneva, Wisconsin 53147-1359
ph 262.639.9733
david@wdavidheller.com
www.wdavidheller.com

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

DIGGERS HOTLINE

CALL DIGGERS HOTLINE
811 or 1-800-242-8811
MON-FRI 8AM-5PM (EST)
WIS. STATUTE 182.01(7)(b) 1974
REQUIRES 48 HOURS NOTICE BEFORE YOU EXCAVATE

SHADE TREES (DECIDUOUS)

- AFM Autumn Fantasy Maple
PPH Prairie Pride Hackberry
SHL Skyline Honeylocust

ORNAMENTAL TREES (DECIDUOUS)

- TCH Thornless Cockspur Hawthorn
JTL Ivory Silk Japanese Tree Lilac

EVERGREEN TREES

- FVJ Fairview Upright Juniper (upright)
NS Norway Spruce
DFI Douglas Fir

EVERGREEN SHRUBS

- GVB Green Velvet Boxwood
KCPJ Kallay Compact Pfitzer Juniper

DECIDUOUS SHRUBS

- GD Gray Dogwood
LLH Little Lime Hydrangea
GLS Gro Low Fragrant Sumac
WRW Wine & Roses Compact Wiegela

ORNAMENTAL GRASSES

- KFRG Karl Foerster Feather Reed Grass

HERBACEOUS PERENNIALS

- AJS Autumn Joy Sedum

PLANT ABBREVIATIONS

**HELLER &
ASSOCIATES, LLC**
LANDSCAPE ARCHITECTURE

P.O. Box 1359
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david@wdavidheller.com
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BRIOHN

DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

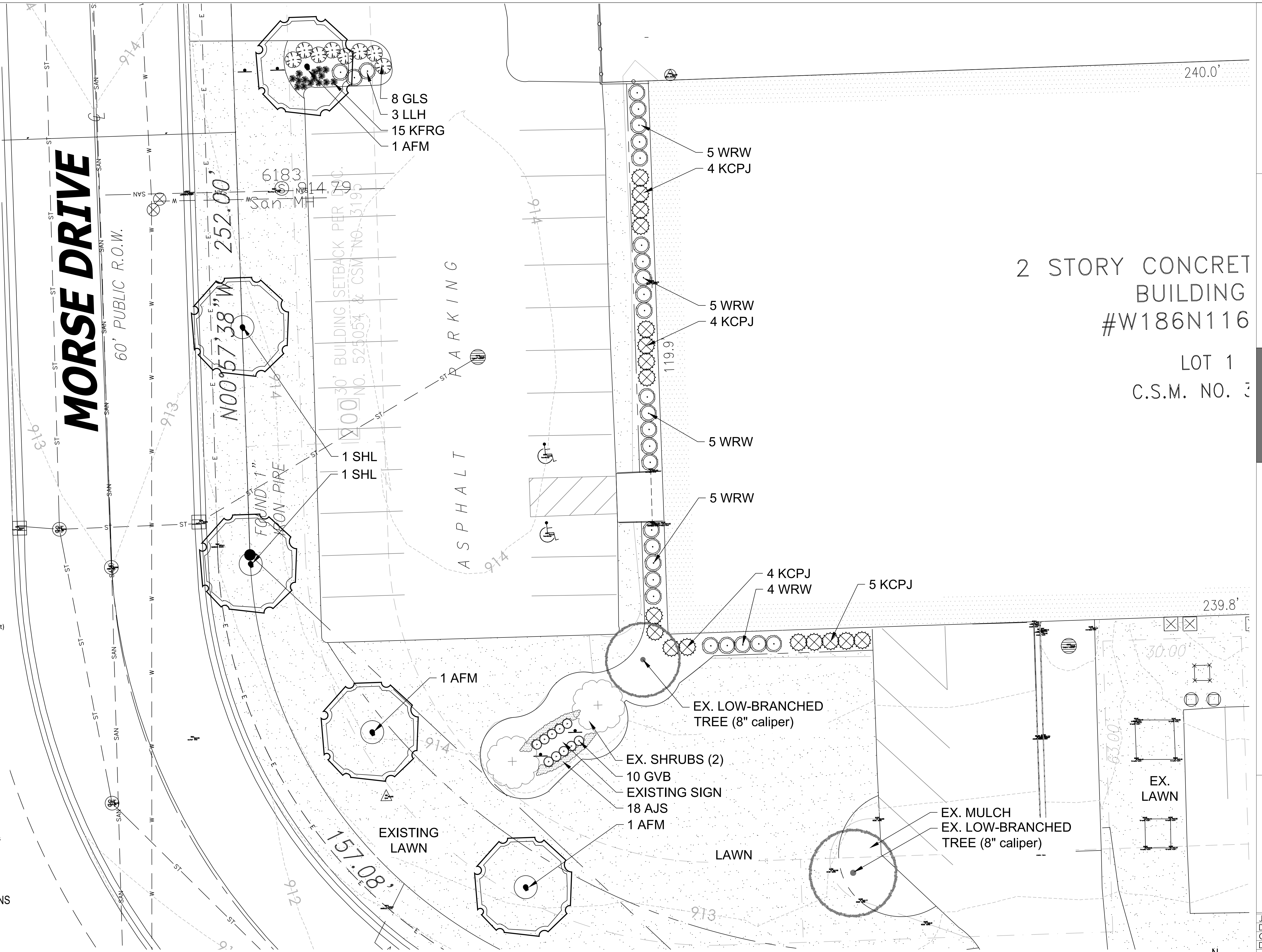
ENLARGED
LANDSCAPE PLAN

SHEET TITLE

Project Name
GERMANTOWN INDUSTRIAL SITE
W186 N11676 MORSE DRIVE
GERMANTOWN, WI

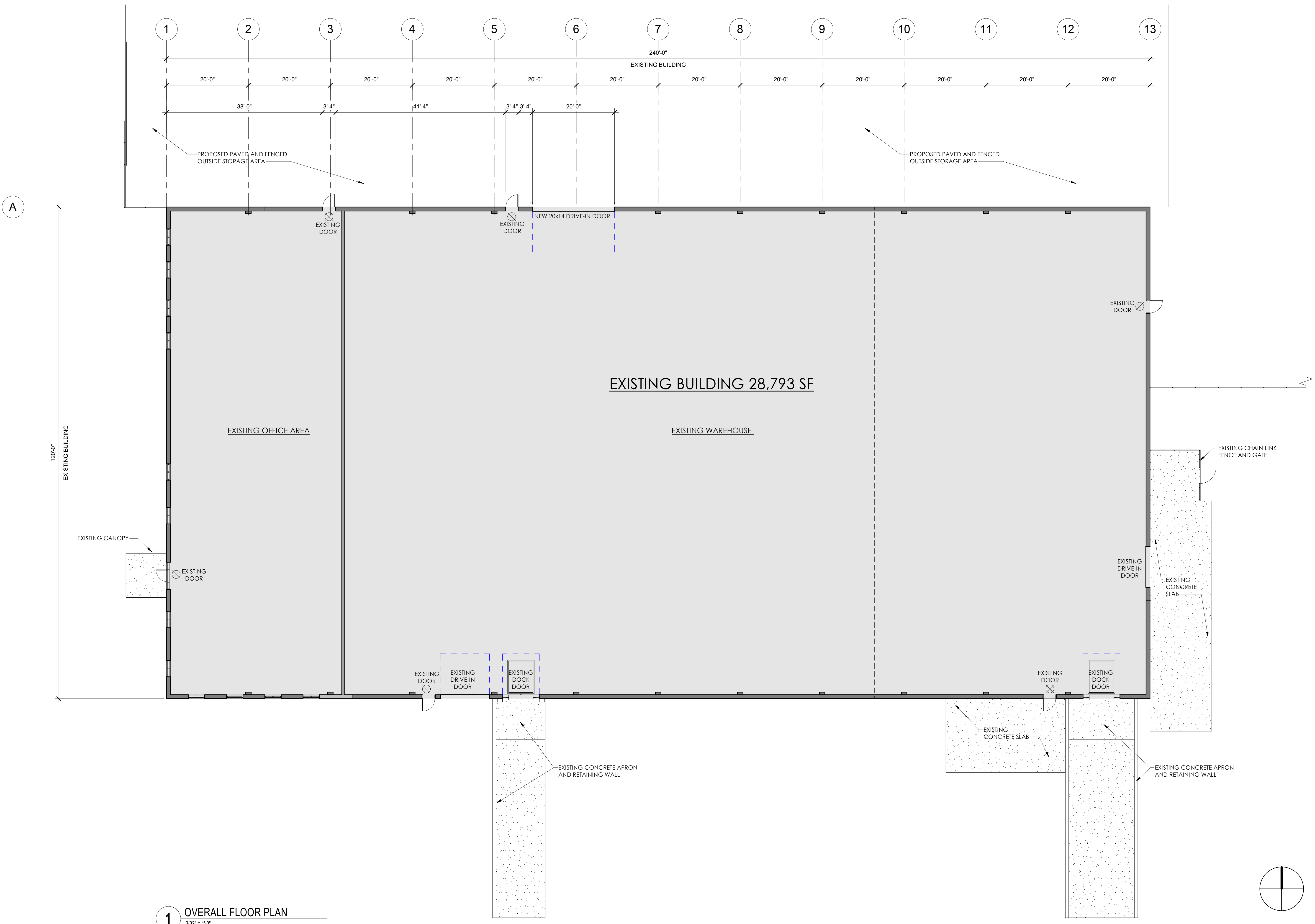
JOB: 000
DRAWN: PCA
CHECKED: WDH
DATE: 11/21/19
SHEET:

L1.1



ENLARGED LANDSCAPE PLAN

Scale: 1" = 100'



1 OVERALL FLOOR PLAN
3/32" = 1'-0"

B R I O H N



DESIGN GROUP

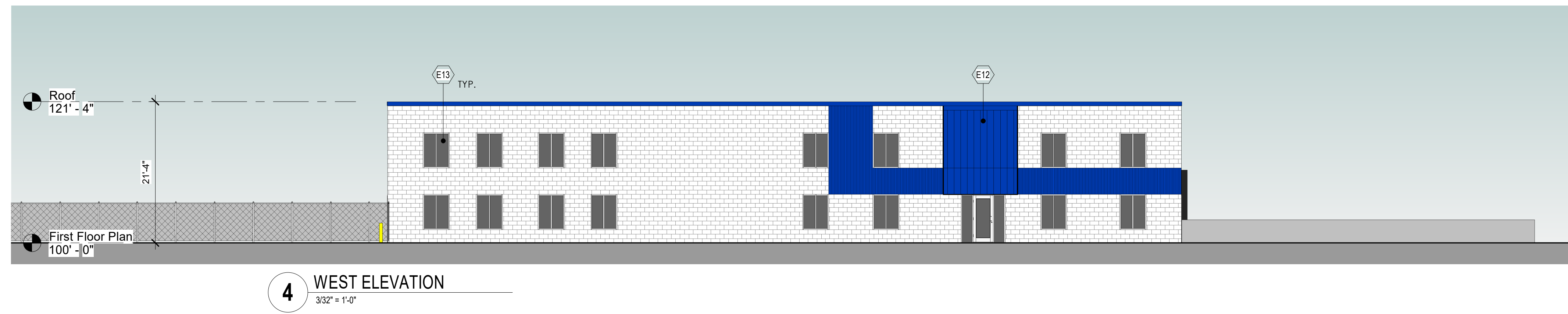
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53045-1950
(262) 790-0500 PHONE
(262) 790-0505 FAX

PROPOSED OUTSIDE STORAGE:
BUILDERS FIRST SOURCE
W186 N11676 MORSE DRIVE
GERMANTOWN, WI 53022

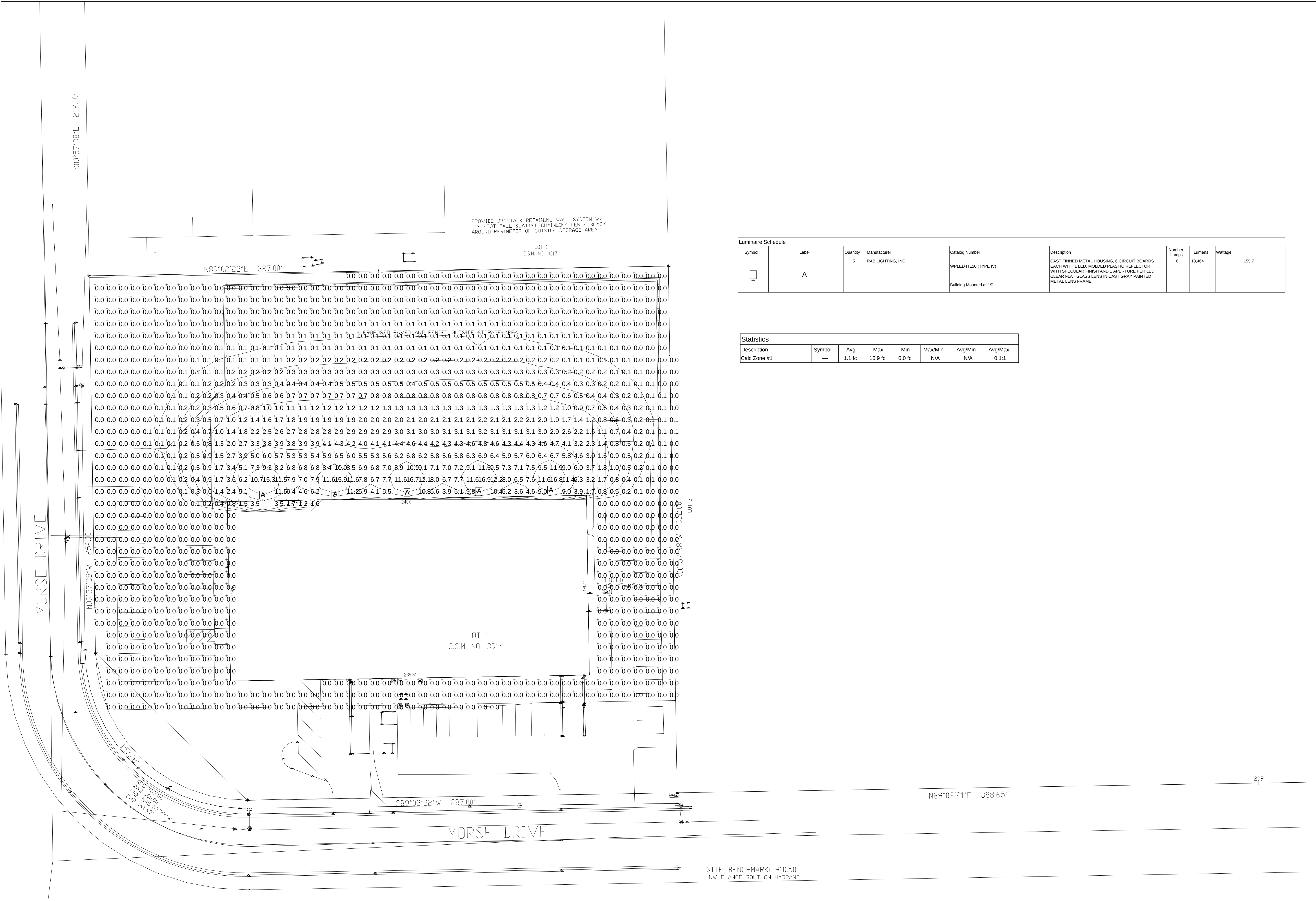
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JOB:	3216
DRAWN:	CK
CHECKED:	DF
DATE:	NOVEMBER 21, 2019
SHEET:	

A5.1



NOTES:
1. PROVIDE METALIC SIGNATURE 200 STANDARD COLOR FINISH FOR METAL PANEL AND FASCIA "SOLAR WHITE".



Luminaire Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens
	A	5	RAB LIGHTING, INC.	WPLED4T150 (TYPE IV)	CAST FINNED METAL HOUSING, 6 CIRCUIT BOARDS EACH WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SPECULAR FINISH AND 1 APERTURE PER LED, CLEAR FLAT GLASS LENS IN CAST GRAY PAINTED METAL LENS FRAME.	6	18,464
				Building Mounted at 19'			155.7

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Calc Zone #1	+	1.1 fc	16.9 fc	0.0 fc	N/A	N/A	0.1:1

WPLED3T105

Fixture Type: A

RAB Outdoor



Color: Bronze

Weight: 34.8 lbs

Project:
Builders First Sourc

Type:

Prepared By:
HFR electric inc.

Date:
10-14-19

Driver Info

Type	Constant Current	Watts	105.00W
120V	0.89A	Color Temp	5000K (Cool)
208V	0.58A	Color Accuracy	70 CRI
240V	0.50A	L70 Lifespan	100,000
277V	0.44A	Lumens	12,476
Input Watts	108.90W	Efficacy	114.6 LPW
Efficiency	96%		

LED Info

Type	Constant Current	Watts	105.00W
120V	0.89A	Color Temp	5000K (Cool)
208V	0.58A	Color Accuracy	70 CRI
240V	0.50A	L70 Lifespan	100,000
277V	0.44A	Lumens	12,476
Input Watts	108.90W	Efficacy	114.6 LPW
Efficiency	96%		

Technical Specifications

Listings
UL Listed:
Suitable for wet locations
DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000179D
IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
LED Characteristics
Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations
LEDs:
Multi-chip, high-output, long-life LEDs
Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color
Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.
Construction
IES Classification:
The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.
IP Rating:
Ingress Protection rating of IP66 for dust and water
Maximum Ambient Temperature:
Suitable for use in 40°C (104°F)
Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)
Thermal Management:
Superior thermal management with external "Air-Flow" fins
Housing:
Die-cast aluminum housing, lens frame and mounting arm

Mounting:
Heavy-duty mounting arm with "O" ring seal & stainless steel screws
Reflector:
Specular vacuum-metalized polycarbonate
Gaskets:
High-temperature silicone gaskets
Finish:
Formulated for high durability and long-lasting color
Green Technology:
Mercury and UV free. RoHS-compliant components.

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
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Page 1 of 3

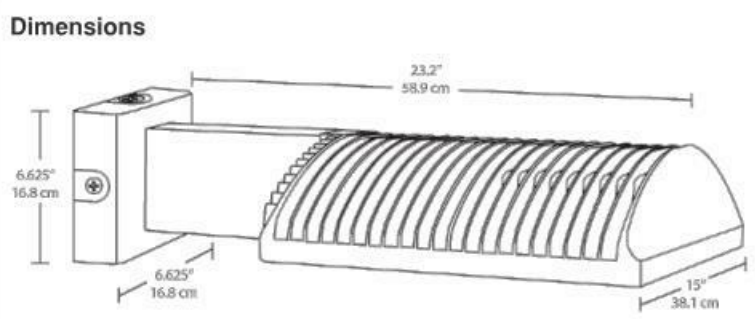
WPLED3T105

RAB Outdoor

Technical Specifications (continued)

Electrical
Drivers:
Two Drivers, Constant Current, Class 2, 1400mA, 100-277V, 50/60Hz, 0.8A, Power Factor 99%
THD:
7.9% at 120V, 16.2% at 277V
Other
Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.
Patents:
The design of WPLED105 is protected by patents pending in US, Canada, China, Taiwan and Mexico

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.
Optical
BUG Rating:
B1 U0 G2



Features
High performance LED light engine
Maintains 70% of initial lumens at 100,000-hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins
Replaces 400W MH
100 up to 277 Volts
5-Year, No-Compromise Warranty

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Page 2 of 3

WPLED3T50

Fixture Type: B

RAB Outdoor



Color: Bronze

Weight: 34.8 lbs

Project:
Builders First Sourc

Type:

Prepared By:
HFR electric inc.

Date:
10-14-19

Driver Info

Type	Constant Current	Watts	50.00W
120V	0.46A	Color Temp	5000K (Cool)
208V	0.27A	Color Accuracy	71 CRI
240V	0.23A	L70 Lifespan	100,000
277V	0.20A	Lumens	6,855
Input Watts	55.17W	Efficacy	124.3 LPW
Efficiency	91%		

LED Info

Type	Constant Current	Watts	50.00W
120V	0.46A	Color Temp	5000K (Cool)
208V	0.27A	Color Accuracy	71 CRI
240V	0.23A	L70 Lifespan	100,000
277V	0.20A	Lumens	6,855
Input Watts	55.17W	Efficacy	124.3 LPW
Efficiency	91%		

Technical Specifications

Listings
UL Listed:
Suitable for wet locations as a downlight
DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P00001794
IESNA LM-79 & IESNA LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
LED Characteristics
Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations
LEDs:
Multi-chip, high-output, long-life LEDs
Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color
Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.
Construction
IES Classification:
The Type III distribution is ideal for roadway, general parking and other area lighting applications where a larger pool of lighting is required. It is intended to be located near the side of the area, allowing the light to project outward and fill the area.
IP Rating:
Ingress Protection rating of IP66 for dust and water
Ambient Temperature:
Suitable For use in 40°C (104°F)
Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)
Thermal Management:
Superior thermal management design with external Air-Flow fins provides maximum operational life, even in high ambient temperature environments
Housing:
Die-cast aluminum housing, lens frame and mounting arm

Mounting:
Heavy-duty mounting arm with "O" ring seal & stainless steel screws
Reflector:
Specular vacuum-metalized polycarbonate
Gaskets:
High-temperature silicone gaskets
Finish:
Formulated for high durability and long-lasting color
Green Technology:
Mercury and UV free. RoHS-compliant components.

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
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Page 1 of 3

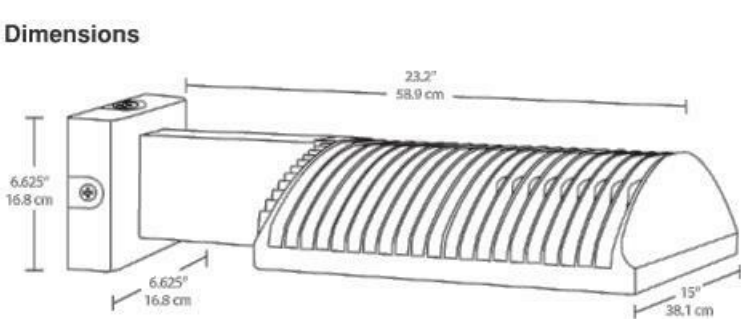
WPLED3T50

RAB Outdoor

Technical Specifications (continued)

Electrical
Driver:
Constant Current, Class 2, 1400mA, 100-277V, 50-60Hz, 0.8A, Power Factor 99%
THD:
6.1% at 120V, 9.4% at 277V
Power Factor:
99.6% at 120V, 96% at 277V
Surge Protection:
6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2.
Other
Patents:
The WPLED™ design is protected by patents pending in the U.S., Canada, China, Taiwan and Mexico.
Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Equivalency:
Replaces 200W Metal Halide
Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.
Optical
BUG Rating:
B1 U0 G2



Features
High performance LED light engine
Maintains 70% of initial lumens at 100,000-hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins
Replaces 400W MH
100 up to 277 Volts
5-Year, No-Compromise Warranty

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
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Page 2 of 3

WPLED4T150

Fixture Type: C

RAB Outdoor



Color: Bronze

Weight: 34.8 lbs

Project:
Builders First Sourc

Type:

Prepared By:
HFR electric inc.

Date:
10-14-19

Driver Info

Type	Constant Current	Watts	150.00W
120V	1.31A	Color Temp	5000K (Cool)
208V	0.80A	Color Accuracy	71 CRI
240V	0.69A	L70 Lifespan	100,000
277V	0.60A	Lumens	18,464
Input Watts	155.80W	Efficacy	118.5 LPW
Efficiency	96%		

LED Info

Type	Constant Current	Watts	150.00W
120V	1.31A	Color Temp	5000K (Cool)
208V	0.80A	Color Accuracy	71 CRI
240V	0.69A	L70 Lifespan	100,000
277V	0.60A	Lumens	18,464
Input Watts	155.80W	Efficacy	118.5 LPW
Efficiency	96%		

Technical Specifications

Listings
UL Listed:
Suitable for wet locations
DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000174K
IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.
LED Characteristics
Lifespan:
100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations
LEDs:
Multi-chip, high-output, long-life LEDs
Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color
Color Stability:
LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:
RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.
Construction
IES Classification:
The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semi-Circular distribution with essentially the same candlepower at lateral angles from 90° to 270°.
IP Rating:
Ingress Protection rating of IP66 for dust and water
Maximum Ambient Temperature:
Suitable for use in 40°C (104°F)
Cold Weather Starting:
Minimum starting temperature is -40°C (-40°F)
Thermal Management:
Superior thermal management with external "Air-Flow" fins
Housing:
Die-cast aluminum housing, lens frame and mounting arm

Mounting:
Heavy-duty mounting arm with "O" ring seal & stainless steel screws
Reflector:
Specular vacuum-metalized polycarbonate
Gaskets:
High-temperature silicone gaskets
Finish:
Formulated for high durability and long-lasting color
Green Technology:
Mercury and UV free. RoHS-compliant components.

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
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Page 1 of 3

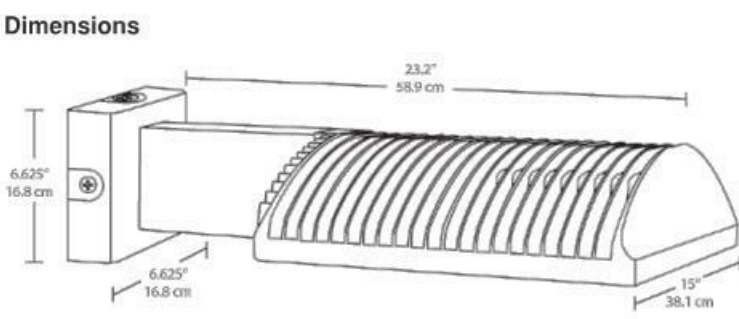
WPLED4T150

RAB Outdoor

Technical Specifications (continued)

Electrical
Driver:
One Driver, Constant Current, Class 2, 2100mA 100-277V, 50-60Hz, Power Factor 99%
THD:
4.7% at 120V, 13.3% at 277V
Other
Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.
Patents:
The design of WPLED150 is protected by patents pending in US, Canada, China, Taiwan and Mexico

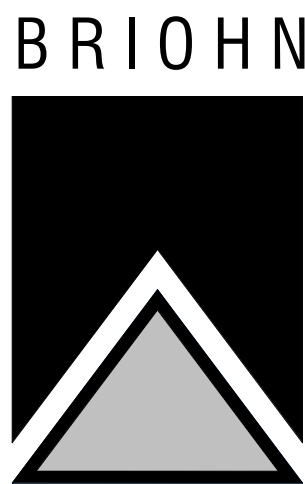
Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.
Optical
BUG Rating:
B1 U0 G3



Features
High performance LED light engine
Maintains 70% of initial lumens at 100,000-hours
Weatherproof high temperature silicone gaskets
Superior heat sinking with die cast aluminum housing and external fins
Replaces 400W MH
100 up to 277 Volts
5-Year, No-Compromise Warranty

Need help? Tech help line: (888) 722-1000 Email: custserv@rablighting.com Website: www.rablighting.com
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Page 2 of 3



3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD WISCONSIN 53005-1950
(262) 790-5500 PHONE
(262) 790-5505 FAX

SHEET TITLE
LIGHTING CUT SHEETS

PROPOSED OUTSIDE STORAGE:
BUILDERS FIRST SOURCE
W186 N11676 MORSE DRIVE
GERMANTOWN, WI 53022

JOB: 3216
DRAWN: CK
CHECKED: DF
DATE: NOVEMBER 21, 2019
SHEET:

E2.0

E-CSA07 Series

Fixture Type: D

LED Square Canopy Light
Replaces 150W PSMH / 175W MH



Extremely durable design and an efficacy up to 110 lumens per watt.

Performance

- Uses 66% less energy than comparable HID fixtures
- Delivers up to 15% more light than comparable HID fixtures
- Type VS distribution pattern

Durable

- Polyester powder-coat finish provides corrosion protection for long-lasting color
- UV-stabilized lens designed to last

Recommended Use

- Security
- Perimeter lighting
- Entryways
- Exterior canopies

Input Voltage

- Universal (120V through 277V Operation)

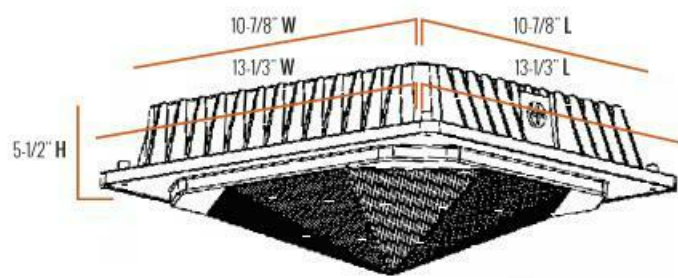
Certifications



Quality Products. Affordably Priced.

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com

E-CSA07 Series



Series Overview

DIMENSIONS	PRODUCT WEIGHT	MOUNTING HEIGHT	SPACING
10-7/8" L x 10-7/8" W x 5-1/2" H 13-1/3" L x 13-1/3" W (Outer Edge)	8.54 lbs.	10 to 20 feet	2 to 3 times the mounting height

Fixture Specifications

HOUSING	Low copper, die-cast aluminum housing (Dark bronze or white polyester powder-coat finish)
LENS ASSEMBLY	UV-stabilized acrylic prismatic refractor with self-retaining screws
MOUNTING	3/4" conduit entry on top for pendant mounting 1/2" conduit entries on two sides

Electrical Performance

OPERATING MINIMUM	LIFESPAN (L₇₀ AT 25°C 0°F)	POWER FACTOR	TOTAL HARMONIC DISTORTION	DIMMABLE
-40°C (-40°F)	Estimated >100,000 Hours	>0.9	<20%	No
INPUT VOLTAGE	120V	208V	240V	277V
Current Draw (Amps)	0.62A	0.36A	0.30A	0.27A

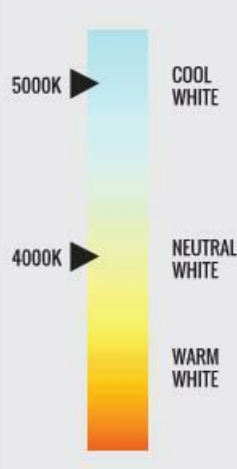
Warranty & Certifications

WARRANTY	UL LISTED	DLC	ENERGY STAR
5-Year Limited	Wet Locations	Yes, Standard	---

Output Specifications

SKU	LIGHT OUTPUT	COLOR TEMP (See chart)	POWER CONSUMPTION	COLOR ACCURACY	REPLACES
ECSA07A-W50Z (Dark Bronze)	7900 Lumens	Cool White (5000K)	74W	≥ 70 CRI	150W PSMH / 175W MH
ECSA07A-W40Z (Dark Bronze)	7900 Lumens	Neutral White (4000K)	74W	≥ 70 CRI	150W PSMH / 175W MH
ECSA07A-W50W (White)	7900 Lumens	Cool White (5000K)	74W	≥ 70 CRI	150W PSMH / 175W MH
ECSA07A-W40W (White)	7900 Lumens	Neutral White (4000K)	74W	≥ 70 CRI	150W PSMH / 175W MH

CORRELATED
COLOR TEMPERATURE
(CCT)



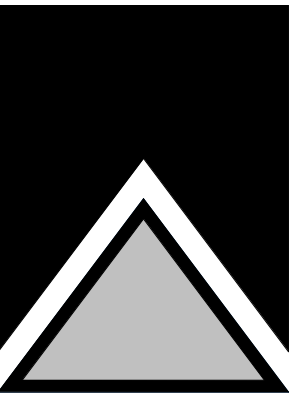
Due to continuous product improvement, information in this document is subject to change.

Revision Date: 08/15/19

1501 96th Street, Sturtevant, WI 53177 | Phone (888) 243-9445 | Fax (262) 504-5409 | www.e-conolight.com



B R I O H N



DESIGN GROUP
3885 N BROOKFIELD ROAD, SUITE 200
BROOKFIELD, WISCONSIN 53045-1950
(262) 790-5500 PHONE
(262) 790-5505 FAX

SHEET TITLE
LIGHTING CUT
SHEETS

PROPOSED OUTSIDE STORAGE:
BUILDERS FIRST SOURCE
W186 N11676 MORSE DRIVE
GERMANTOWN, WI 53022

JOB: 3216
DRAWN: CK
CHECKED: DF
DATE: NOVEMBER 21, 2019
SHEET:

E2.1



RESIDENTIAL • COMMERCIAL • INDUSTRIAL

227 Weil Drive • Slinger, WI 53086

Phone(262)644-6940 • Fax(262)644-7647

Builders First Source

Exterior Lighting Submittal 11-21-19



Color: Bronze

Weight: 34.8 lbs

Project:

Builders First Sourc

Type:**Prepared By:**

HFR electric inc.

Date:

11-21-19

Driver Info

Type	Constant Current
120V	1.31A
208V	0.80A
240V	0.69A
277V	0.60A
Input Watts	155.80W
Efficiency	96%

LED Info

Watts	150.00W
Color Temp	5000K (Cool)
Color Accuracy	71 CRI
L70 Lifespan	100,000
Lumens	18,464
Efficacy	118.5 LPW

Technical Specifications**Listings****UL Listed:**

Suitable for wet locations

DLC Listed:

This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. DLC Product Code: P0000174K

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

LED Characteristics**Lifespan:**

100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

LEDs:

Multi-chip, high-output, long-life LEDs

Color Consistency:

7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:

LED color temperature is warranted to shift no more than 200K in CCT over a 5-year period

Color Uniformity:

RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction**IES Classification:**

The Type IV distribution (also known as a Forward Throw) is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semiCircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

IP Rating:

Ingress Protection rating of IP66 for dust and water

Maximum Ambient Temperature:

Suitable for use in 40°C (104°F)

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Thermal Management:

Superior thermal management with external "Air-Flow" fins

Housing:

Die-cast aluminum housing, lens frame and mounting arm

Mounting:

Heavy-duty mounting arm with "O" ring seal & stainless steel screws

Reflector:

Specular vacuum-metallized polycarbonate

Gaskets:

High-temperature silicone gaskets

Finish:

Formulated for high durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Technical Specifications (continued)

Electrical

Driver:

One Driver, Constant Current, Class 2, 2100mA
100-277V, 50-60Hz, Power Factor 99%

THD:

4.7% at 120V, 13.3% at 277V

Other

Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Patents:

The design of WPLED150 is protected by patents pending in US, Canada, China, Taiwan and Mexico

Buy American Act Compliance:

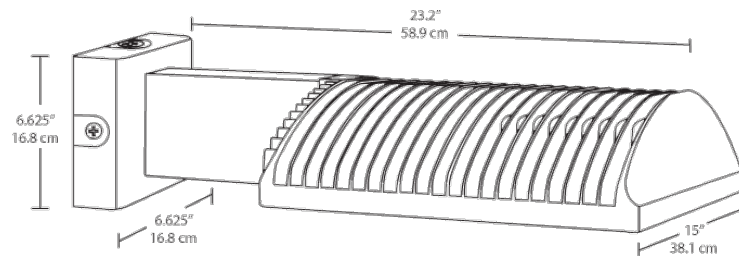
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Optical

BUG Rating:

B1 U0 G3

Dimensions



Features

- High performance LED light engine
- Maintains 70% of initial lumens at 100,000-hours
- Weatherproof high temperature silicone gaskets
- Superior heat sinking with die cast aluminum housing and external fins
- Replaces 400W MH
- 100 up to 277 Volts
- 5-Year, No-Compromise Warranty

Ordering Matrix

Family	Optics	Wattage	Color Temp	Mounting	Finish	Driver Options	Other Options
WPLED	4T	150					
	4T = Type IV 3T = Type III 2T = Type II	50 = 50W 78 = 78W 105 = 105W 125 = 125W 150 = 150W	Blank = 5000K (Cool) N = 4000K (Neutral) Y = 3000K (Warm)	Blank = Arm FX = Flat Mount	Blank = Bronze W = White	Blank = Standard /480 = 480V /BL = Bi-Level /D10 = 0-10V Dimming /480/D10 = 480V 0-10V Dimming	Blank = Standard /PC = 120V Photocell /PC2 = 277V Photocell /PCT = 120-277V Twistlock Photocell /PCT4 = 480V Twistlock Photocell /PCS = 120V Swivel Photocell /PCS2 = 277V Swivel Photocell /PCS4 = 480V Swivel Photocell /WS = Multi-Level Motion Sensor /WS2 = Multi-Level Motion Sensor (20 ft. mt. ht.) /WS4 = Multi-Level Motion Sensor (40 ft. mt. ht.) /LC = Lightcloud Controller



Tony Evers, Governor
Dawn Crim, Secretary

11/26/2019

ATTN: Plumbing or Building Inspector

RANDALL BRUCKNER
9205 W Center St Ste 214
Milwaukee WI 53222

Permission to Start

SITE:

Builders First Source
W186 N11676 Morse Drive
County: Washington
Municipality: Germantown

Identification Numbers
Plan Review No. DIS-101910901 Site ID No. SIT-68614
Please refer to both identification numbers, above, in all correspondence with the agency.

PERMISSION TO START CONSTRUCTION

- The Department of Safety & Professional Services has received plumbing plans for review for the subject project, submitted in accordance with the provisions of SPS 382.20(4), accompanied by the owner's request to begin plumbing installations.
- This letter will serve as the department's permission to the local building officials to allow construction of the (storm sewer) only, for the subject project prior to review and approval by this department.
- **SPS 382.20-1 Line 6. This exterior storm sewer system has not been reviewed for subsurface infiltration as defined in SPS 381.01(133s) for compliance to specific plumbing provisions as detailed in SPS 382.365.(Re: This permission to start does not include sub surface infiltration.)**
- The specific plans were designed by Randle Bruckner and received by the department on 11/26/2019
- **NO REVIEW OF THE SUBMITTED DOCUMENTS HAS BEEN UNDERTAKEN BY THE DEPARTMENT AT THIS TIME FOR CODE COMPLIANCE.**
- In accordance with the provisions of the owner's signed request to begin construction prior to departmental review and approval, the owner will be required to make any changes after the plans have been reviewed, and to remove or replace non-code complying installations.
- Prior to the start of construction, all applicable building permits should be obtained from the local authorities having jurisdiction in accordance with local laws and ordinances. You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center.

DEPARTMENT CONDITIONS

1. This **"Permission to Start"** is specific to plumbing work as noted above. Plumbing installations for the remainder of the facility shall not take place prior to departmental review and conditional approval of the plumbing plans.
2. A copy of the plans that were submitted to our agency for which this Permission to Start was issued shall be kept on the jobsite with this letter.
3. Interior installations shall terminate a maximum of 18 inches above the floor slab.
4. The provisions of SPS 382.21 apply.

REMINDERS

- Installations shall comply with requirements for frost protection, crossings, cleanouts and locating requirements.
- **SPS 302.10** - The designer of this plan review was issued a **“Permission to Start”**, thus an additional \$80 fee will be added to plan review fee.

Inquiries concerning this correspondence may be made to me at the telephone number listed below, or at the address on this letterhead. Please refer to **Plan Review No. DIS-101910901** when making an inquiry or submitting additional information.

Sincerely,

A handwritten signature in black ink that reads "Darrin A. Benz". The signature is written in a cursive, flowing style.

Darrin Benz
Plumbing Plan Reviewer, Division of Industry Services
(920)492-7726, Mon - Fri, 7:45 a.m. - 4:30 p.m.
darrin.benz@wisconsin.gov



9205 W. Center Street, Suite 214
Milwaukee, WI 53222
Ph: (414) 443-1312

STORM WATER MANAGEMENT PLAN

FOR

Builder First Source

W186 N11676 Morse Drive
Germantown, WI

October 14, 2019
Revised 11-21-2019

PREPARED BY:
Christopher A. Jackson, PE
CJ Engineering
9205 W. Center Street Suite 214
Milwaukee, WI 53222
Ph. 414-443-1312

CJE Job No.: 1947R1-SWMP





9205 W. Center Street, Suite 214
Milwaukee, WI 53222
Ph: (414) 443-1312

STORM WATER MANAGEMENT PLAN

FOR

Builder First Source

W186 N11676 Morse Drive
Germantown, WI

October 14, 2019
Revised 11-21-2019

PREPARED BY:

Christopher A. Jackson, PE
CJ Engineering
9205 W. Center Street Suite 214
Milwaukee, WI 53222
Ph. 414-443-1312

CJE Job No.: 1947R1-SWMP

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 - i. HydroCAD / TR-55 calculations – Existing Conditions**
 - ii. SWMP – Existing Conditions plan**
 - B. Proposed Conditions**
 - i. SWMP – Proposed Conditions Plan**
 - ii. HydroCAD / TR-55 calculations – Proposed Conditions**
 - iii. WinSLAMM for Windows version 10.2.0 Water Quality**
 - C. Maintenance Requirements**

Introduction:

The proposed site improvement for the Builders First Source site on the northeast side of Morse Drive will consist of the construction of a new paved storage and loading area on the north side of the existing building. The existing building and surfaces parking to the south of the new construction area will remain and will not be disturbed as part of this project. This existing area is not included in the enclosed storm water analysis. The new development will add more than 0.5 acres of new impervious area and will disturb more than 1.0 acre of land. In order to meet to the storm water management requirements of NR 151, Village of Germantown and MMSD, a new bio-retention basin will be constructed in the northwest part of the site. The bio-retention basin will limit the peak runoff to below the required release rate per the MMSD requirements and will provide water quality removing more than 80% of total suspended solids prior to discharge. Discharge from the bio-retention basin will be connected to the existing 24" storm sewer system in Morse Drive with a new 12" storm sewer. As this report demonstrates the storm water system for expansion of the site will meet the Village, MMSD and WI DNR storm water management requirements.

Allowable runoff per MMSD requirements:

The basins and site have been evaluated via the unit release rate approach where maximum release rate for the 2-year storm event is 0.15 cfs/acre and the maximum release rate for the 100-year storm event is 0.5 cfs/acre.

Total Analyzed Area = 1.386 acres

2 year maximum release rate = 1.386 acres x 0.15 cfs/acre = 0.21 cfs

100 year maximum release rate = 1.386 acres x 0.50 cfs/acre = 0.69 cfs

Developed Site: (See the Proposed Conditions Plan: Appendix "B").

Soil Types: Per the Washington County GIS and Web Soil Survey the existing soils are Theresa Silt Loam

Cover & CN: CN 61, >75% Grass Cover, Good, HSG B.
CN 98, Paved storage & loading area.

Area Breakdown:

Subcatchment 1: Area to Bio-Retention Basin	
Proposed Pavement	0.940 Acres
Grass / landscape area	0.265 Acres
Offsite Grass/Landscape area	0.181 Acres
Total	1.386 Acres

24-Hour Rainfall Values:

2-Year: 2.66"

10-Year: 3.82"

100-Year: 6.37"

Rainfall Distribution:

24 hour NRCS Rainfall Distribution, MSE3

Method of Analysis:

The storm water runoff quantity was calculated using the methods outlines in TR-55 ("Urban Hydrology for Small Watersheds" by the U.S. Department of Agriculture's Soil Conservation Services). Calculations were performed with the "HydroCAD 10.00 computer software. Water quality calculations were done using WinSLAMM for Windows version 10.2.0. A native soil infiltration rate of 0.13 was used in the calculation based on the majority of the existing site being classified as silty loam The Infiltration rate value can be reference in DNR Technical Standards 1002 – Page 5, Table 2.

Drainage Summary: (See Summary of Calculations in Appendix)

Area	2 Year Storm	10 Year Storm	100 Year Storm
Existing Conditions			
North Subcatchment #1	0.26 cfs	1.26 cfs	4.60 cfs
Proposed Conditions			
North Subcatchment #1			
Developed area (to bio-retention basin)	3.54 cfs	6.04 cfs	11.62 cfs
Bio-retention Basin (Pond 1)	0.03 cfs	0.26 cfs	0.65 cfs
Total Proposed Runoff	0.03 cfs	0.26 cfs	0.65 cfs
Maximum Allowable Runoff	0.21 cfs		0.69 cfs

Green Infrastructure Requirement:

The proposed development includes the construction of proposed pavement storage and loading area. A total of 40,973 s.f. (0.94 Acres) of new impervious surface is proposed for the development. In order to meet storm water management requirements, a storm water pond and a bio-retention basin is being proposed.

Per MMSD Chapter 13, the development must include green infrastructure with a detention volume equal to at least ½" multiplied by the total area of new or redeveloped impervious surface.

Required Volume:

$$0.0416 \text{ feet} \times 40,973 \text{ feet}^2 = 1,705 \text{ ft}^3 \text{ required detention volume}$$

Proposed Volume (per included HydroCAD calculations):

Bio-retention Basin Volume provided = 16,193 ft³ (at elevation 914.0)

Water Quality:

Based on the proposed construction of the wet detention basin and bio-retention basin, the site exceeds the WDNR requirements and Village of Germantown for development for water quality by removing over 80% of the total suspended solids (TSS) prior to discharge off site, as quantified using WinSLAMM for Windows version 10.2.0 (See appendix for calculation results). The TSS out of each area and total removal as a part of the series of site is as summarized below:

	Before Drainage System	After Controls	% Reduction
Total	1,160 lbs.	103 lbs.	91.12%

Conclusion:

Per MMSD requirements, the site have been evaluated via the unit release rate approach where maximum release rate for the 2-year storm event is 0.15 cfs/acre and the maximum release rate for the 100-year storm event is 0.5 cfs/acre. The bio-retention basin will remove over 80% of TSS from the runoff after development. Therefore, the proposed development meets and exceeds the storm water management and water quality requirements for the Village of Germantown, MMSD and NR 151. Electronic copies of the HydroCad files will be provided if requested.

ZONING PERMIT

12/9/19 Plan Commission Meeting

Steven & Elizabeth Green

Village Planner Report

Germantown, Wisconsin

Summary

Steven and Elizabeth Green, property owners, are seeking approval of a Zoning Permit to construct a 24'x24' (576 sqft) attached garage and a 16'x'32 (512 sqft) detached accessory storage building on the property located at N116 W16033 Main Street.

Property Location: N116 W16033 Main Street

**Applicant/
Property Owner:** Steve & Elizabeth Green
N116 W16033 Main Street
Germantown, WI 53022

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Industrial	B-3
South	Residential	Rm-2
East	Residential	B-3
West	Residential	B-3



Proposal

Steven & Elizabeth Green, property owners, are seeking approval of a Zoning Permit to construct a 24'x24' (576 sqft) attached garage and a separate 16'x32' (512 sqft) detached accessory storage building on the property located at N116 W16033 Main Street.

NOTE: the construction of a residential structure on a platted lot is not a typical project that requires Plan Commission review/approval. However, because the property is located in a B-3: General Business District, and, the B-3 regulations do not adequately address residential accessory uses and structures in the B-3, Plan Commission approval is required.

The Greens propose to add a 24'x24' (576 sqft) attached garage to the south side of the existing dwelling. The garage will be wood frame construction with Smartside horizontal siding (white) and a shingled roof. The garage doors will be located on the east elevation. A second 16'x32' (512 sqft) detached accessory building is proposed to be constructed in the rear yard near an existing 20'x34' accessory storage building. The detached garage will be wood frame construction with Smartside vertical siding (white) and a metal gambrel roof (white).

Staff Comment

As mention above, Plan Commission review/approval is required because the property is located in a B-3: General Business Zoning District. While the pre-existing residential uses such as this are allowed in the B-3 District, there is a general lack of specific allowances and restrictions to guide improvements to residential uses in a B-3 District. In fact, in 2017 Section 17.30(1)(iii) was added to the B-3 District regulations as a permitted use to address residential uses in the B-3 District:

17.30(1)(iii)

Single-family residential uses in a building originally constructed for residential use that was subsequently converted into a business use, in whole or in part, that the owner wants to revert back to a residential use, in whole or in part, subject to all applicable requirements, restrictions and allowances of the Village's Zoning and Building Codes.

This provision was added to reflect (if not flat out establish) the Village's policy that pre-existing residential uses in a B-3 District will not simply be accommodated as non-conforming uses that will eventually be converted into commercial/retail uses, but rather, encouraged to continue, convert back from commercial and even expand as integral components of a B-3 District.

While there are prescribed building setbacks in the B-3 District, there are no specific limits on the number and size of accessory buildings for residential uses in the B-3 District, as there are in each of the "standard" residential zoning districts (i.e. Rs-1, Rs-2, Rs-3, etc.). Moreover, it's unclear if residential uses in a B-3 District, whether they are pre-existing or new, should be treated as commercial or as residential with respect to

building design, architecture, materials, size, height, etc.

With regard to this proposal, Staff feels that, unless and until a specific set of allowances and limitations regarding accessory structures is added to the B-3 District regulations, the Plan Commission should enforce through their review and approval authority the same allowances and limitations on residential parcels in a B-3 District as those that apply to residential parcels of the same size in whatever “standard” residential zoning district would apply based on parcel size. For example, a 20,000 sqft residential parcel in B-3 District should be allowed the same number and size of accessory buildings as a 20,000 sqft parcel in an Rs-4: Single-Family District; and a 1.0-acre parcel in a B-3 District should be allowed the same number and size of accessory buildings as a 1.0-acre parcel in an Rs-2 District. Because there is a “sliding scale” for accessory buildings in all of the “standard” residential districts, this approach appears to be the most equitable when compared to other residential uses in the Village.

So how does this approach apply to the Green proposal? ANSWER: Not favorably. Consider the following:

The Green’s actually own two (2) separate, adjacent parcels on Main Street (see Lots 1 & 2 of CSM#5927 attached). There is also a 10’ wide access easement that allows Lot 1 (vacant lot on west) to gain access across Lot 2 (Green existing dwelling on east). This access easement agreement was created when the original .94-acre parcel was divided into two lots back in 2002 and owned by separate parties. At this time, Green proposes to add the attached garage AND detached storage building to the .43-ac parcel (Lot 2) with the existing house. If located in a “standard” residential district, a .43-acre parcel would likely be located in a Rs-5 District (15,000 sqft minimum parcel size) that allows one (1) detached accessory building up to a maximum of 1% of the parcel size or 186 sqft. Because this parcel already has an existing 20’x34’ (680 sqft) accessory building, a 2nd detached accessory building would not be allowed (if this parcel were in an Rs-5 District).

What about the adjacent parcel owned by Green? Since the Zoning Code does not allow an accessory use or structure on a parcel where a primary use does not yet exist, the only way the adjacent parcel could be used to help the situation would be to combine the two parcels into one large .84-acre parcel. However, since a .84-acre parcel would likely be located in an Rs-4 District (20,000 sqft minimum parcel size), the Rs-4 District still only allows one (1) detached accessory building up to a maximum of 1% of the parcel size or 365 sqft in this case. In fact, the Green’s property would have to be at least 1.83 acres in total area and in an Rs-2 District in order to have two accessory buildings totaling 1,192 sqft (which is what their proposal includes).

Notwithstanding the above discussion, Staff supports the idea of combining the two adjacent parcels owned by Green. Based on a review of the historical records pertaining to the original land division that created the two lots back in 2002, it appears that the access easement is no longer needed since the Green’s own both parcels, and, they have no intention of developing Lot 1 (vacant west). Moreover, assuming Lot 1 were

developed separately by the Green's or another owner, Lot 1 abuts Main Street and continues to have access rights to Main Street. Whether it was another residence or a small retail shop, the owner of Lot 1 would likely choose to have direct access to Main Street vs. across the back yard of another residential parcel. In hindsight, the Village should have acquired the access rights to Main Street at the time CSM#5927 was approved to make the access easement enforceable and protect the integrity of the existing angled parking stalls that are currently located along the Main Street frontage of Lot 1. *(NOTE: the Green's have indicated their willingness to negotiate with the Village to try and reach a mutually-acceptable agreement that would protect the existing parking stalls on Main Street as part of a new CSM that would combine their two parcels).*

With respect to the proposed attached garage, the situation is more favorable. Attached garages are not limited in size under any of the "standard" residential districts and then only regulated by building setbacks. Assuming the Green's combined the two parcels into one .84-acre parcel, the equivalent building setback in the Rs-4 District is a minimum 20 feet. The proposed attached garage will be at least 21 feet from the east property line. The building setback in an Rs-5 District is only 15 feet and even less in the B-3 District (no prescribed minimum but not less than the average of the adjacent properties). What does affect the proposed attached garage is the 10' wide access easement. With only 21 feet from the east edge of the proposed garage to the east property line, it would not be possible to park a vehicle in front of the east-facing attached garage doors without encroaching into the 10' easement that lies along the east property line. As part of any proposal to combine Lot 1 & Lot 2, Green could also propose to vacate/remove the 10' access easement since it wouldn't be needed to legally access what is currently Lot 1.

Therefore, staff would recommend that unless the 10' access easement is removed, the garage doors for the attached garage be located on the south elevation (vs. the east elevation as currently proposed).

Finally, another complication affecting this proposal is the fact that the existing driveway serving the Green property is located almost entirely on the adjacent property to the east, and, there is not a recorded access easement or agreement that addresses this situation. Because the parcels in this area are relatively narrow, the shared driveway benefits the Green's by allowing more useable yard area along the east side of their dwelling (that would otherwise be taken up by a separate driveway and setback requirement. Without the shared driveway, the proposed attached garage may have to be relocated, reoriented and/or reduced in size to allow for reasonable access and circulation along the east side of the Green property. Without a shared driveway or easement agreement with the neighbor to the east, the Green's (or subsequent owner) may eventually have to install their own separate driveway. Therefore, staff believes it is reasonable to require that a shared driveway/easement agreement between the Green's and the neighbor to the east be entered into and recorded concurrent with or prior to approving construction of the attached garage.

As indicated above and reflected in the conditions below, Staff recommends that, despite being located in a B-3: General Business District, the proposal to add accessory buildings (both attached and detached) be viewed and regulated as if the Green's property were similarly-sized and located in an applicable residential zoning district (in this case Rs-4 if the parcels are combined or Rs-5 if not combined). As discussed at length herein, doing so would allow the proposed 24'x24' attached garage with some limitation created by the existing 10' access easement, but, would not allow the proposed 16'x32' detached accessory building (because there's already one detached building that exceeds the allowable size).

With that said, the Plan Commission can choose to review the Green's proposal differently and, given the broad latitude resulting from the lack of any specific restrictions affecting residential uses in the B-3 District, decide whether or not to allow the proposed 16'x32' detached accessory building. As discussed above, the B-3 District does not specify a limit on the maximum size, height, etc. of an accessory building. The only limiting factors are building setbacks and a maximum lot coverage restriction of 90 percent of the parcel size. So, if reviewed under these restrictions, the attached AND detached accessory buildings could be allowed as proposed. The Plan Commission might also want to consider the proposed design and exterior materials for the proposed buildings.

Village Planner Recommendation

APPROVE a Zoning Permit for Steven & Elizabeth Green to allow the construction of a detached accessory building on their property located at N116 W16033 Main Street subject to the following conditions:

1. This permit allows the construction of a 24'x24' (576 sqft) attached garage as generally described and depicted in the application dated 9-23-2019 and supporting documents subject to any further requirements and revisions set forth herein or required by the Plan Commission.
2. Unless the 10' access easement across Lot 1 of CSM#5927 is legally vacated or removed, the garage doors on the attached garage shall be located on the south elevation.
3. If the two adjacent parcels owned by Green (Lot 1 & Lot 2 of CSM#5927) are combined into one parcel, construction of the 24'x24' attached garage shall comply with building setback and other applicable requirements in the Rs-4: Single-Family District; otherwise construction shall comply with the Rs-5 District requirements if the parcels are not combined.
4. The architecture and exterior and roofing materials shall be the same or comparable to those of the primary dwelling. If the Plan Commission allows the proposed 16'x32' detached accessory building, the Gambrel design and metal roof shall be revised to match or be more similar to the primary dwelling.
5. Prior to issuance of a building permit for construction of the proposed attached garage, a shared driveway/easement agreement between the Green's and the property owner to the east shall be entered into and recorded. A copy of said agreement shall be submitted with the building permit application.

COPY

CERTIFIED SURVEY MAP NO.

BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 5512, BEING A DIVISION OF OUTLOT 9 OF THE ASSESSOR'S PLAT OF THE VILLAGE OF GERMANTOWN IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 9 NORTH, RANGE 20 EAST, COUNTY OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

Prepared For: Gerald M. Grosenick
W 124 N11385 Wausauke Road
Germantown, WI 53022

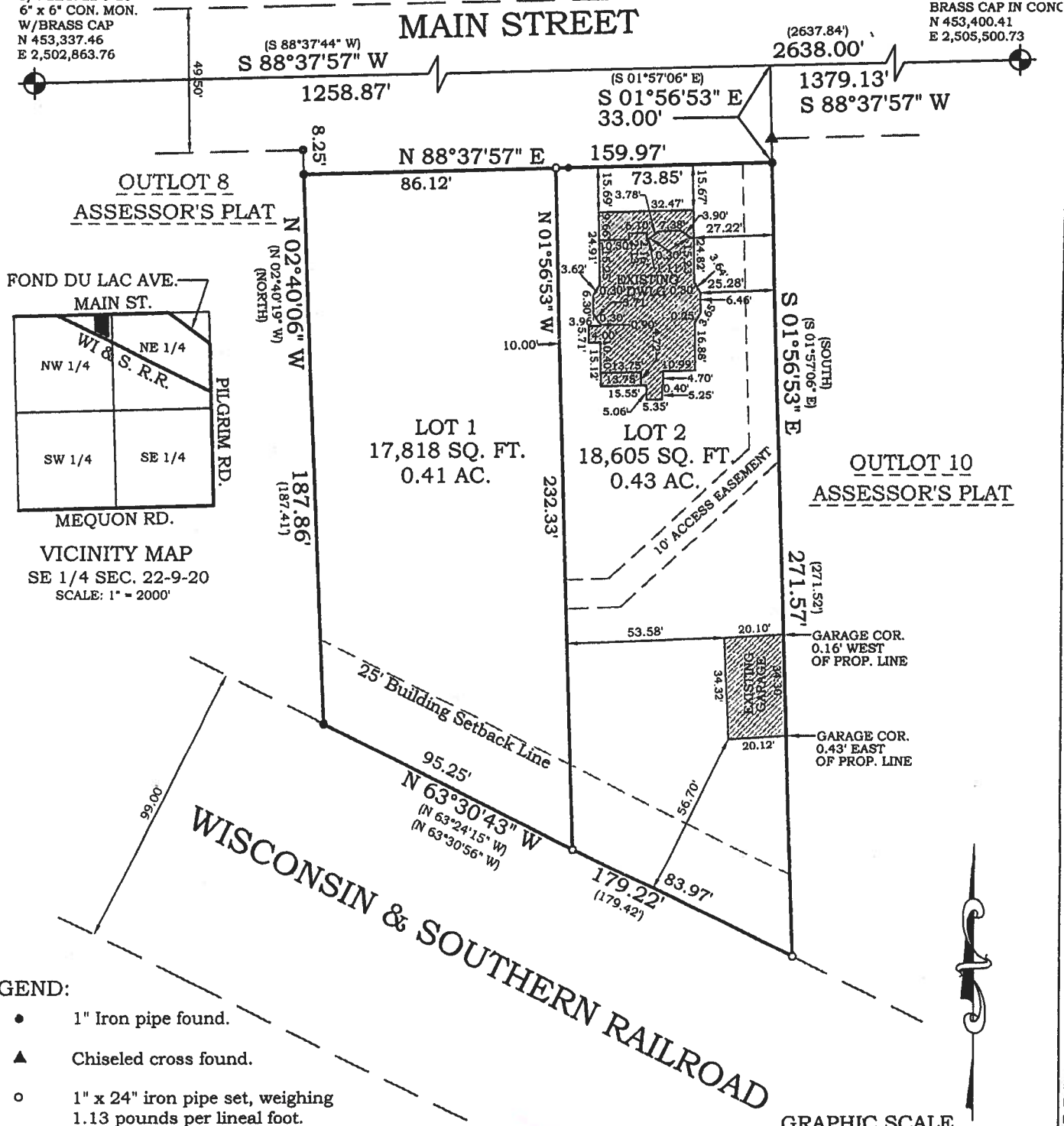
NOTES:

- 1.) Bearings are referenced to the Wisconsin State Plane Co-ordinate System, South Zone (NAD-27).
- 2.) Recorded data, when different than measured, is shown in parenthesis.
- 3.) Front and Side Setbacks are to be the Average of Adjoining Lots per Zoning.



NW CORNER OF SE
1/4 SEC. 22-9-20
6" x 6" CON. MON.
W/BRASS CAP
N 453,337.46
E 2,502,863.76

NE CORNER OF SE
1/4 SEC. 22-9-20
BRASS CAP IN CONC
N 453,400.41
E 2,505,500.73



MAP NO 5927 VOL 43 PAGE 300

DOC# 1099109

THIS INSTRUMENT DRAFTED BY SCOTT F. ZIMMERMAN.

METROPOLITAN ENGINEERING, INC.

20875 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI. 53186
PH. (262) 782-2221 FAX 782-4426

PARCEL 1
C.S.M. NO.



Village of



Germantown

Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 9-23-19

\$175 Application Fee Received By: [Signature]

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

APPLICANT OR AGENT:

Name: Steven Green
Address: 1116 W 16033 Main St.
Phone: (262) 305-1243
Fax: _____
E-Mail: sbgreen3@gmail.com

PROPERTY or Business OWNER:

Name: Steven Green
Address: 1116 W 16033 Main St.
Phone: (262) 305-1243
Fax: _____
E-Mail: sbgreen3@gmail.com

PROPERTY ADDRESS OR Tax Parcel ID#:

GTNV 22402 1004

DESCRIPTION OF PROPOSED USE (Describe improvements, structures, uses and activities conducted, services provided, products made or sold, # of employees, hours of operation, 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):

We would like to put a 16' x 32' shed at the rear of our property. Also, put an attached garage on back of house.

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 Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

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

[Signature]
Applicant

9-23-19
Date

Property Owner

Date

VILLAGE USE ONLY

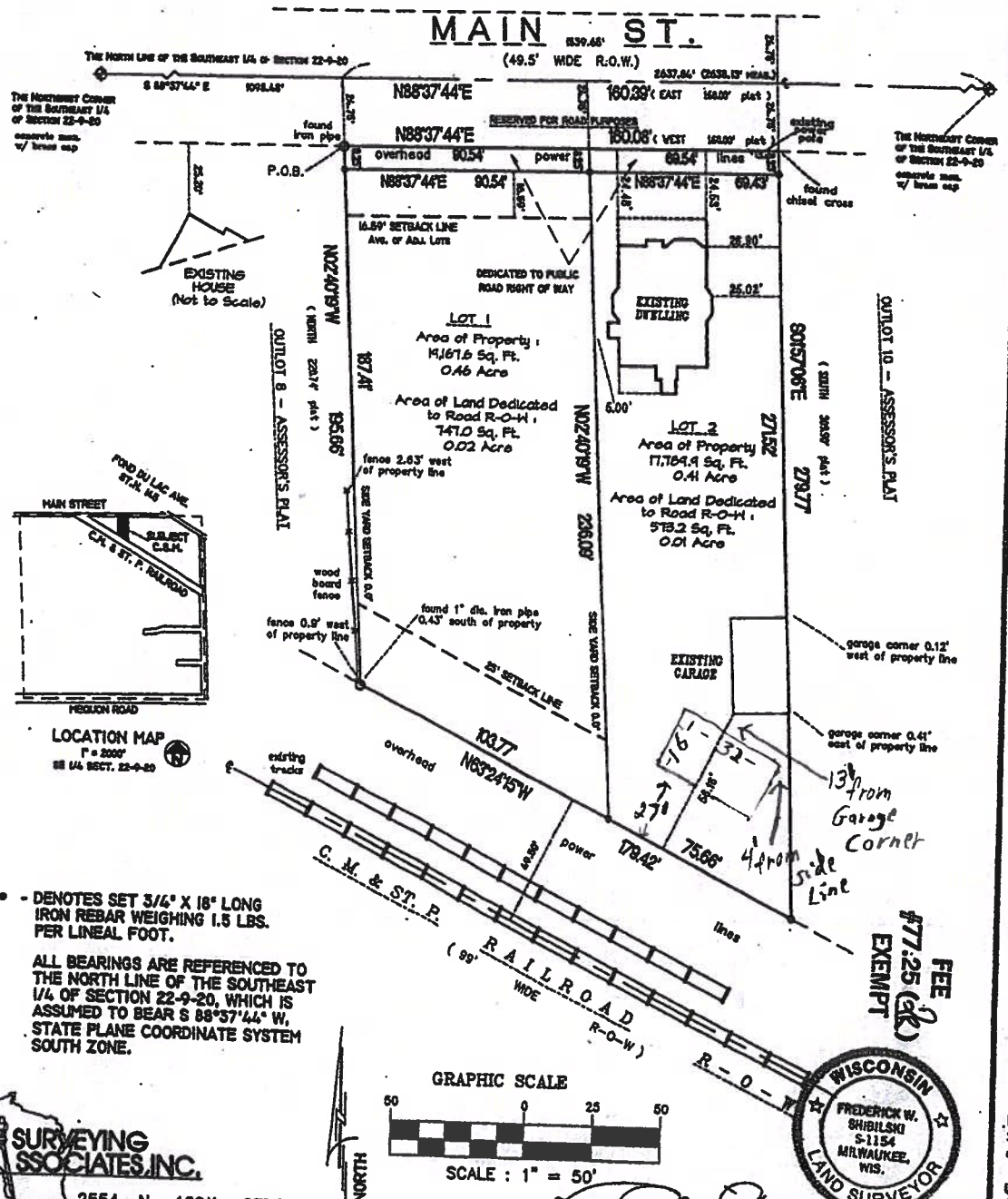
Empty box for Village Use Only.

COP.

Return to:
VILLAGE OF GERMANTOWN
N112 W17031 Madison Rd.
P.O. Box 337
Germantown, WI 53022-0337

CERTIFIED SURVEY MAP NO. _____

BEING A DIVISION OF OUTLOT 9 IN ASSESSOR'S PLAT OF THE VILLAGE OF GERMANTOWN IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



• DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.5 LBS. PER LINEAL FOOT.

ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22-4-20, WHICH IS ASSUMED TO BEAR S 88°37'44" W. STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

SURVEYING ASSOCIATES, INC.

2554 N. 100th STREET
WAUWATOSA, WI. 53226
PHN 414-257-2212
FAX 414-257-2443

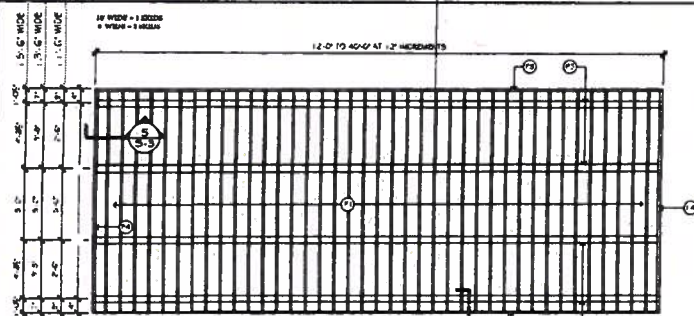
Frederick W. Shibilski

FREDERICK W. SHIBILSKI S - 1154

INSTRUMENT DRAFTED BY : TRACI L. ZUPKE JOB NO: 29161 CS2 JUNE 11, 2002 SHEET 1 OF 3

MAP NO. 5512 VOL. 39 PAGE 257

DOC#: 943516

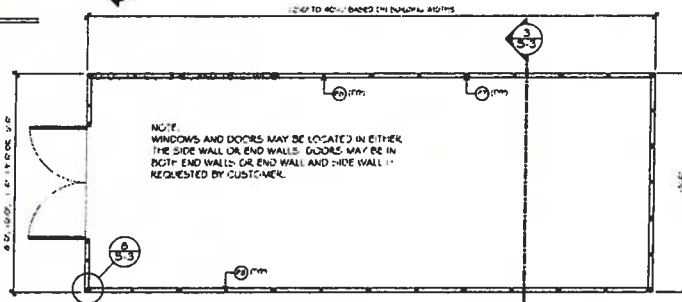


1 FLOOR FRAMING PLAN

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

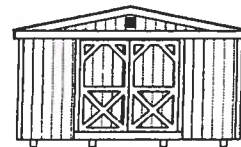
F FLOOR FRAMING NOTES:

- F1: 2x4 SPP #2 FLOOR JOISTS AT 12'-0" C. MAX. OPTIONAL.
- F2: 2x4 SPP #2 FLOOR JOISTS AT 16'-0" C. MAX. FOR 8'-0" WIDE.
- F3: 2x4 SPP #2 FLOOR JOISTS AT 16'-0" C. MAX. FOR 10'-0" WIDE.
- F4: 2x4 SPP #2 FLOOR JOISTS AT 16'-0" C. MAX. FOR 12'-0" WIDE.
- F5: 2x4 SPP #2 FLOOR JOISTS AT 16'-0" C. MAX. FOR 14'-0" WIDE.
- F6: 2x4 SPP #2 FLOOR JOISTS AT 16'-0" C. MAX. FOR 16'-0" WIDE.
- F7: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
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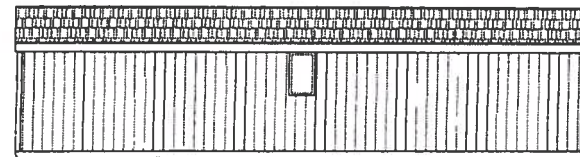
2 FLOOR DECK PLAN

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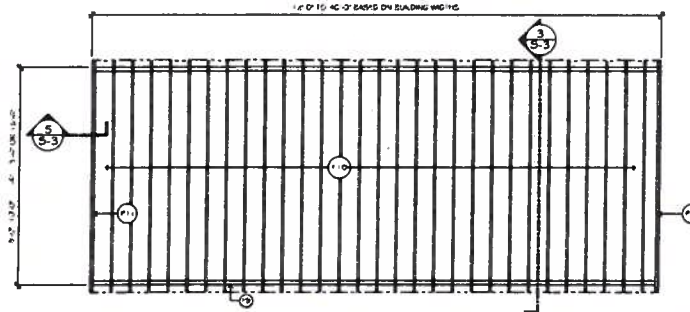
4 ENDWALL ELEVATION

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



5 SIDEWALL ELEVATION

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



3 ROOF FRAMING PLAN

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

ENDWALL FRAMING ELEVATIONS - 13'-6" UNIT



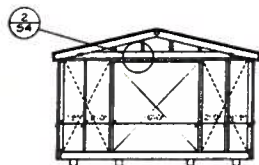
1 TYPICAL ENDWALL FRAMING

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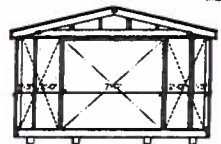
2 ENDWALL FRAMING WINDOW

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



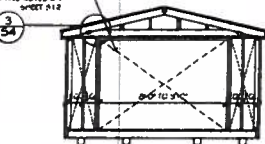
3 ENDWALL FRAMING UP TO 6'-0" DOOR

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



4 ENDWALL FRAMING W/ 7'-0" DOOR

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



5 ENDWALL FRAMING W/ 8'-0" OR 9'-0" DOOR

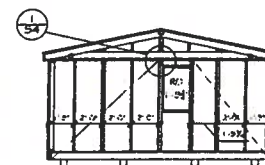
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ENDWALL FRAMING ELEVATIONS - 15'-6" UNIT



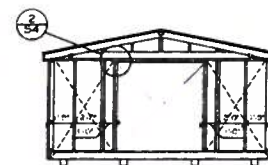
1 TYPICAL ENDWALL FRAMING

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



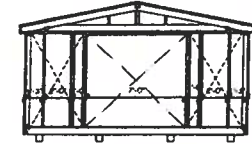
2 ENDWALL FRAMING WINDOW

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



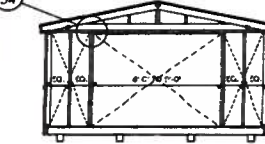
3 ENDWALL FRAMING UP TO 6'-0" DOOR

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



4 ENDWALL FRAMING W/ 7'-0" DOOR

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



5 ENDWALL FRAMING W/ 8'-0" OR 9'-0" DOOR

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



DONALD VAN GERVE, PE
SPECIALTY STRUCTURAL ENGINEER
UNIONVILLE, CT
978-943-6869 dvg@cmcaad.net

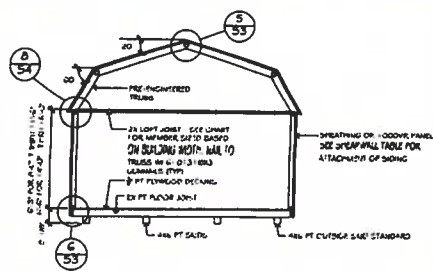
PREMIER PORTABLE BUILDINGS
BUILT BY MENNONITE CRAFTSMAN
120 BRETT CHASE, SUITE C
PADUCAH, KY 42003
(859) 327-4841



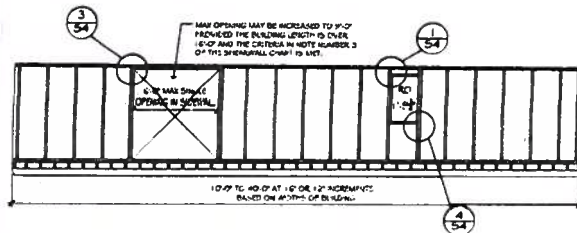
Brett Chase, PE
SPECIALTY STRUCTURAL ENGINEER
PADUCAH, KY
120 BRETT CHASE, SUITE C
PADUCAH, KY 42003
(859) 327-4841

Permit Set:

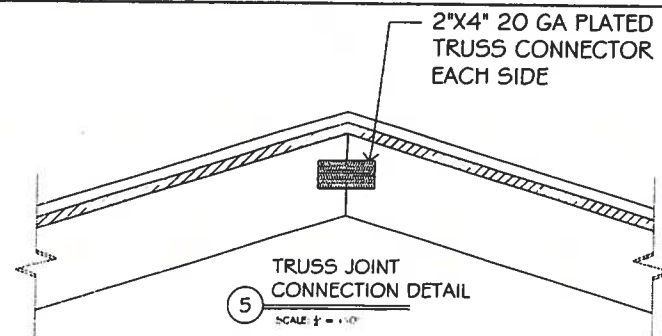
GABLE



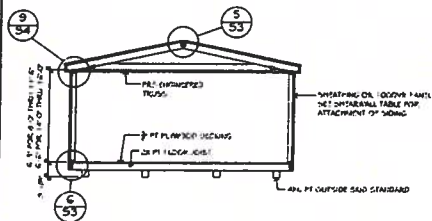
1 SECTION
SCALE: 3/4" = 1'-0"



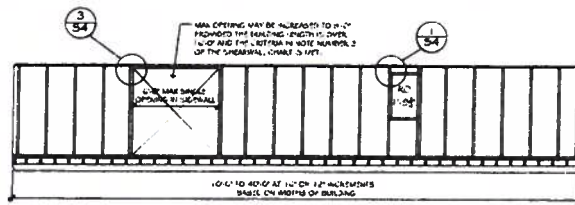
2 SIDEWALL FRAMING
SCALE: 3/4" = 1'-0"



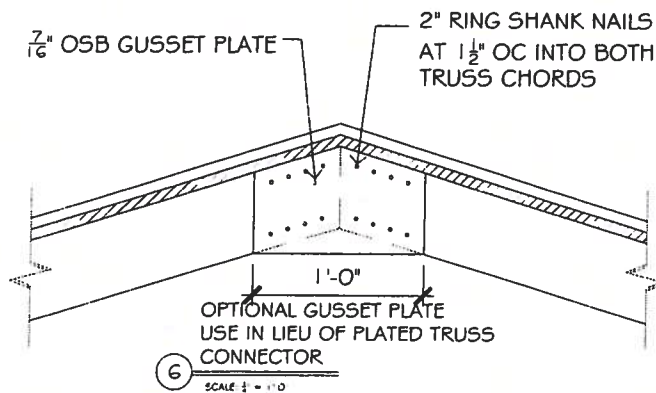
5 TRUSS JOINT CONNECTION DETAIL
SCALE: 3/4" = 1'-0"



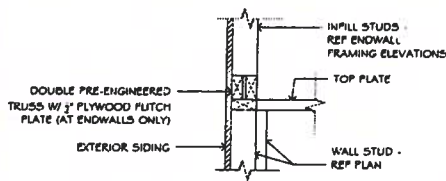
3 SECTION
SCALE: 3/4" = 1'-0"



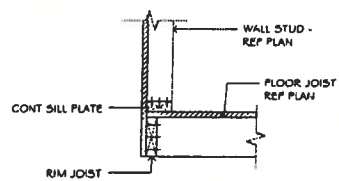
4 SIDEWALL FRAMING
SCALE: 3/4" = 1'-0"



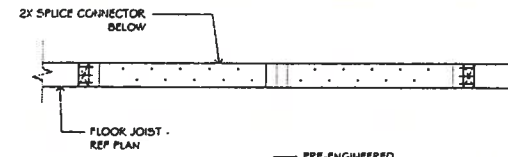
6 OPTIONAL GUSSET PLATE USE IN LIEU OF PLATED TRUSS CONNECTOR
SCALE: 3/4" = 1'-0"



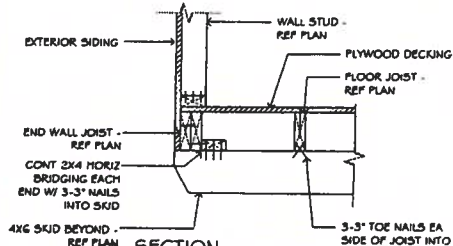
5 SECTION
SCALE: 3/4" = 1'-0"



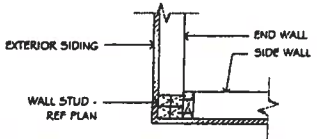
6 SECTION
SCALE: 3/4" = 1'-0"



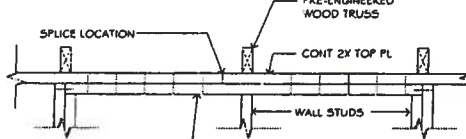
9 ALTERNATE PLAN VIEW
SCALE: 3/4" = 1'-0"



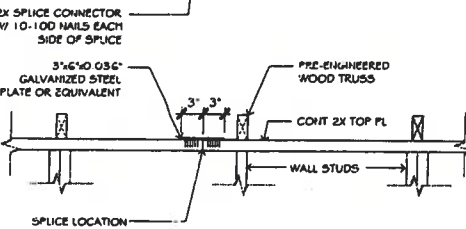
7 SECTION
SCALE: 3/4" = 1'-0"



8 SECTION
SCALE: 3/4" = 1'-0"



10 ALTERNATE
SCALE: 3/4" = 1'-0"



11 TYPICAL TOP PLATE SPlice DETAIL
SCALE: 3/4" = 1'-0"

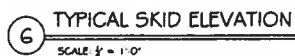
12345
WOODWORK
PROFESSIONAL ENGINEER
MR. DONALD VAN GERVE, PE
UNIONVILLE, CT
978-943-4869 dvgp@comcast.net

PREMIER PORTABLE BUILDINGS
BUILT BY MENNONITE CRAFTSMAN
120 BRETT CHASE, SUITE C
PADUCAH, KY 42003
(800) 327-4841

French Brothers
Engineering & Construction
12345 Main Street
Paducah, KY 42003
(800) 327-4841

Permit Set
DETAILS

S-3



GROUND ANCHOR QUANTITY SCHEDULE				
LENGTH OF GABLE and GAMBREL SHED				
LENGTH	TOTAL	# EA SIDE	SPACING	
12FT	4	2	2-8-2	F
20FT	6	3	2-8-8-2	
30FT	8	4	3-8-8-8-3	
40FT	10	5	2-9-9-9-9-2	
50FT	12	6	3-9-9-9-9-9-3	

**UPLBC - Urethane Premier
Lofted Barn Cabin**



SIZE	3495	RTO 36M	RTO 48M
12x32	\$9,345.00	\$437.64	\$394.38
12x36	\$10,395.00	\$486.25	\$438.13
12x40	\$11,145.00	\$520.97	\$469.38
14x32	\$11,995.00	\$560.32	\$504.79
14x36	\$13,095.00	\$611.25	\$550.63
14x40	\$14,195.00	\$662.18	\$596.46
16x32	\$13,595.00	\$634.40	\$571.46
16x36	\$14,545.00	\$678.38	\$611.04
16x40	\$15,495.00	\$722.36	\$650.63

**UCLBC - Urethane Center
Lofted Barn Cabin**



SIZE	3495	RTO 36M	RTO 48M
12x24	\$7,395.00	\$347.36	\$313.13
12x32	\$8,795.00	\$412.18	\$371.46
12x36	\$9,695.00	\$453.84	\$408.96
12x40	\$10,595.00	\$495.51	\$446.46
14x24	\$9,345.00	\$437.64	\$394.38
14x32	\$11,395.00	\$532.55	\$479.79
14x36	\$12,495.00	\$583.47	\$525.63
14x40	\$13,595.00	\$634.40	\$571.46
16x32	\$12,895.00	\$601.99	\$542.29
16x36	\$13,845.00	\$645.97	\$581.88
16x40	\$15,195.00	\$708.47	\$638.13

ULG - Urethane Lofted Garage



SIZE	3495	RTO 36M	RTO 48M
12x20	\$6,495.00	\$305.69	\$275.63
12x24	\$7,345.00	\$345.05	\$311.04
12x32	\$8,595.00	\$402.92	\$363.13
12x36	\$9,345.00	\$437.64	\$394.38
12x40	\$9,945.00	\$465.42	\$419.38
14x24	\$9,145.00	\$428.38	\$386.04
14x32	\$11,095.00	\$518.66	\$467.29
14x36	\$12,195.00	\$569.58	\$513.13
14x40	\$13,195.00	\$615.88	\$554.79
16x32	\$12,495.00	\$583.47	\$525.63
16x36	\$13,745.00	\$641.34	\$577.71
16x40	\$15,045.00	\$701.53	\$631.88

ULBC - Urethane Lofted Barn Cabin



SIZE	3495	RTO 36M	RTO 48M
8x16	\$4,095.00	\$194.58	\$175.63
10x16	\$4,595.00	\$217.73	\$196.46
10x20	\$5,445.00	\$257.08	\$231.88
10x24	\$6,145.00	\$289.49	\$261.04
12x16	\$5,545.00	\$261.71	\$236.04
12x20	\$6,445.00	\$303.38	\$273.54
12x24	\$7,095.00	\$333.47	\$300.63
12x32	\$8,495.00	\$398.29	\$358.96
12x36	\$9,345.00	\$437.64	\$394.38
12x40	\$10,195.00	\$476.99	\$429.79
14x24	\$8,995.00	\$421.44	\$379.79
14x32	\$10,995.00	\$514.03	\$463.13
14x36	\$12,145.00	\$567.27	\$511.04
14x40	\$13,295.00	\$620.51	\$558.96
16x32	\$12,395.00	\$578.84	\$521.46
16x36	\$13,595.00	\$634.40	\$571.46
16x40	\$14,895.00	\$694.58	\$625.63

**USLBC - Urethane Side
Lofted Barn Cabin**



SIZE	3495	RTO 36M	RTO 48M
10x20	\$5,645.00	\$266.34	\$240.21
12x16	\$5,745.00	\$270.97	\$244.38
12x20	\$6,645.00	\$312.64	\$281.88
12x24	\$7,295.00	\$342.73	\$308.96
12x32	\$8,695.00	\$407.55	\$367.29
12x36	\$9,695.00	\$453.84	\$408.96
12x40	\$10,495.00	\$490.88	\$442.29
14x24	\$8,945.00	\$419.12	\$377.71
14x32	\$11,045.00	\$516.34	\$465.21
14x36	\$12,145.00	\$567.27	\$511.04
14x40	\$13,245.00	\$618.19	\$556.88
16x32	\$12,395.00	\$578.84	\$521.46
16x36	\$13,595.00	\$634.40	\$571.46
16x40	\$14,895.00	\$694.58	\$625.63

MTS - Toolshed



SIZE	3495	RTO 36M	RTO 48M
8x12	\$1,695.00	\$83.47	\$75.63
8x16	\$1,995.00	\$97.36	\$88.13
10x12	\$2,045.00	\$99.68	\$90.21
10x16	\$2,445.00	\$118.19	\$106.88
10x20	\$3,045.00	\$145.97	\$131.88
12x16	\$3,145.00	\$150.60	\$136.04
12x20	\$3,445.00	\$164.49	\$148.54
12x24	\$3,745.00	\$178.38	\$161.04

ULB - Urethane Lofted Barn



SIZE	3495	RTO 36M	RTO 48M
8x12	\$2,645.00	\$127.45	\$115.21
8x16	\$3,245.00	\$155.23	\$140.21
10x12	\$3,145.00	\$150.60	\$136.04
10x14	\$3,445.00	\$164.49	\$148.54
10x16	\$3,495.00	\$166.81	\$150.63
10x20	\$4,395.00	\$208.47	\$188.13
12x12	\$3,845.00	\$183.01	\$165.21
12x14	\$4,195.00	\$199.21	\$179.79
12x16	\$4,545.00	\$215.42	\$194.38
12x20	\$5,395.00	\$254.77	\$229.79
12x24	\$6,245.00	\$294.12	\$265.21
12x32	\$7,645.00	\$358.94	\$323.54
12x36	\$8,245.00	\$386.71	\$348.54
12x40	\$8,895.00	\$416.81	\$375.63
14x24	\$7,995.00	\$375.14	\$338.13
14x32	\$9,995.00	\$467.73	\$421.46
14x36	\$11,045.00	\$516.34	\$465.21
14x40	\$12,095.00	\$564.95	\$508.96
16x32	\$11,395.00	\$532.55	\$479.79
16x36	\$12,595.00	\$588.10	\$529.79
16x40	\$13,795.00	\$643.66	\$579.79

USLB - Urethane Side Lofted Barn



SIZE	3495	RTO 36M	RTO 48M
8x16	\$3,445.00	\$164.49	\$148.54
10x14	\$3,645.00	\$173.75	\$156.88
10x16	\$3,695.00	\$176.06	\$158.96
10x20	\$4,495.00	\$213.10	\$192.29
12x14	\$4,395.00	\$208.47	\$188.13
12x16	\$4,645.00	\$220.05	\$198.54
12x20	\$5,545.00	\$261.71	\$236.04
12x24	\$6,395.00	\$301.06	\$271.46
12x32	\$7,695.00	\$361.25	\$325.63
12x36	\$8,395.00	\$393.66	\$354.79
12x40	\$9,145.00	\$428.38	\$386.04
14x24	\$8,495.00	\$398.29	\$358.96
14x32	\$10,495.00	\$490.88	\$442.29
14x36	\$11,545.00	\$539.49	\$486.04
14x40	\$12,595.00	\$588.10	\$529.79
16x32	\$11,895.00	\$555.69	\$500.63
16x36	\$13,095.00	\$611.25	\$550.63
16x40	\$14,295.00	\$666.81	\$600.63

URETHANE COLOR OPTIONS (Colors may vary)



CHESTNUT
BROWN



DARK EBONY



MAHOGANY



CACTUS



SCARLET RED



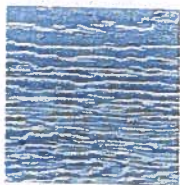
DRIFTWOOD



OLIVE



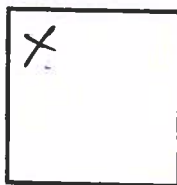
DERBY BROWN



SANDSTONE



SLATE BLUE



WHITE

TWO-TONE URETHANE OPTIONS

6'-8' Wide.....	\$100	14'	\$400
10'	\$200	16'	\$500
12'	\$300		

METAL COLOR OPTIONS (Colors may vary)



BLACK



BLUE



BROWN



BURGUNDY



CHARCOAL



CLAY



GALVALUME



GRAY



LIGHT STONE



RADIANT RED



RUSTIC RED



TAN



BURNISHED
SLATE



GREEN



WHITE

UPGRADE TO METAL SIDING

Upgrade 8'-10' Wide Building to Metal	\$300.00	Upgrade 14' Wide Building to Metal	\$700.00
Upgrade 12' Wide Building to Metal	\$500.00	Upgrade 16' Wide Building to Metal*	\$900.00

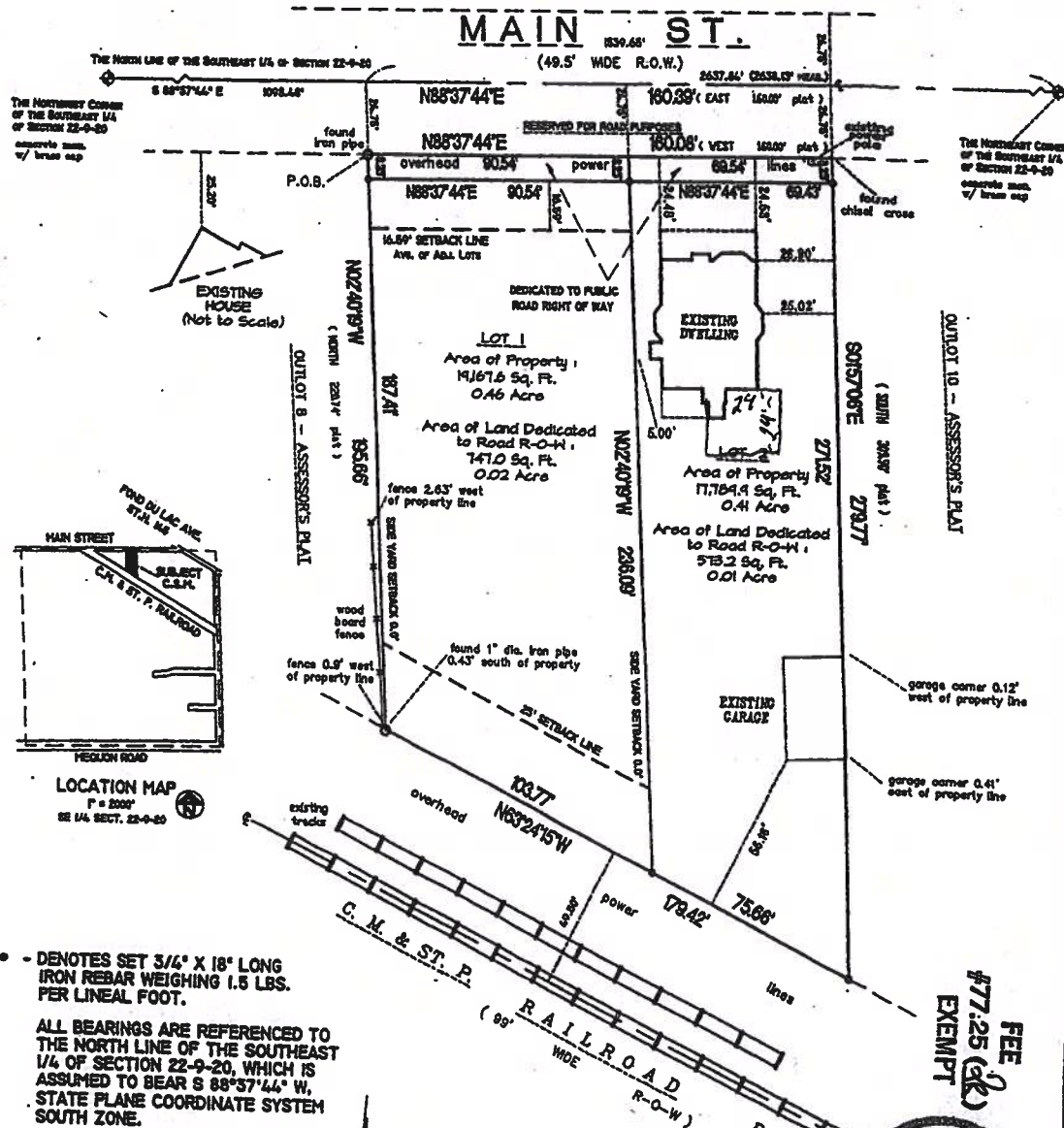
Metal upgrade includes Fiberglass Double Door Option, wall studs on 24" centers, and OSB Walls.

* 16' Wide Metal Upgrade only available in certain regions, ask dealer for details. Trim color matches Roof color. Actual colors may vary from those displayed.

Return to:
VILLAGE OF GERMANTOWN
N112 W17001 Mission Rd.
P.O. Box 337
Germantown, WI 53022-0337

CERTIFIED SURVEY MAP NO.

BEING A DIVISION OF OUTLOT 9 IN ASSESSOR'S PLAT OF THE VILLAGE OF GERMANTOWN IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



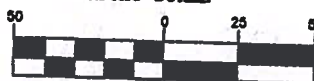
- - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.5 LBS. PER LINEAL FOOT.

ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22-9-20, WHICH IS ASSUMED TO BEAR S 88°37'44" W, STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

**SURVEYING
ASSOCIATES, INC.**

2554 N. 100th STREET
WAUWATOSA, WI. 53226
PHN 414-257-2212
FAX 414-257-2443

GRAPHIC SCALE



SCALE : 1" = 50'

FREDERICK W. SHIBILSKI S - 1154

INSTRUMENT DRAFTED BY : TRACI L. ZUPKE JOB NO. 29161 CS2 JUNE 11, 2002 SHEET 1 OF 3

MAP NO. 5512 VOL. 39 PAGE 257

DOC# = 943516

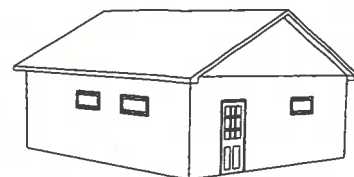
Items Selected:

Gable roof w/ 6/12 pitch, Standard Trusses 2' O.C.
Truss Design Location Zip Code: 53022
2x4 Wall Framing Material
24' Wide X 24' Deep X 9' High
Snow White 6" SmartLap Lap Siding
Cedar Shake Gable Siding
- Heritage Gray
Snow White Smart Trim Outside Corners
1/2" OSB Wall Sheathing
Block-It Housewrap
12" gable/12" eave overhangs
1/2" OSB Roof Sheathing
Duration, Pacific Wave Shingles
O.C. Ventsure Ridge Vent
Smart Trim Soffit & Fascia
White Regular Roof Edge
1 - Garage Door Opener
Snow White Smart Trim Overhead Door Jamb

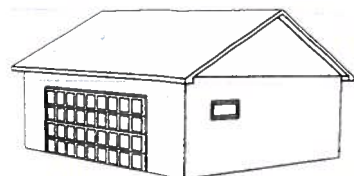
Options Selected:

The options you have selected are:
30 LB Roof Felt
2 Rows Granular Ice & Water Barrier
2 - Universal Mount Block(s)
1 - Vinyl Gable Vent(s)
1 - 36x80 Service Door - C4 9 Lite 2-Panel LS
4 - 46x20-3/4 Window - Ranch Vinyl Single Pane
1 - 16x7 Overhead Door - Non-Insulated RP White

Front View



Back View



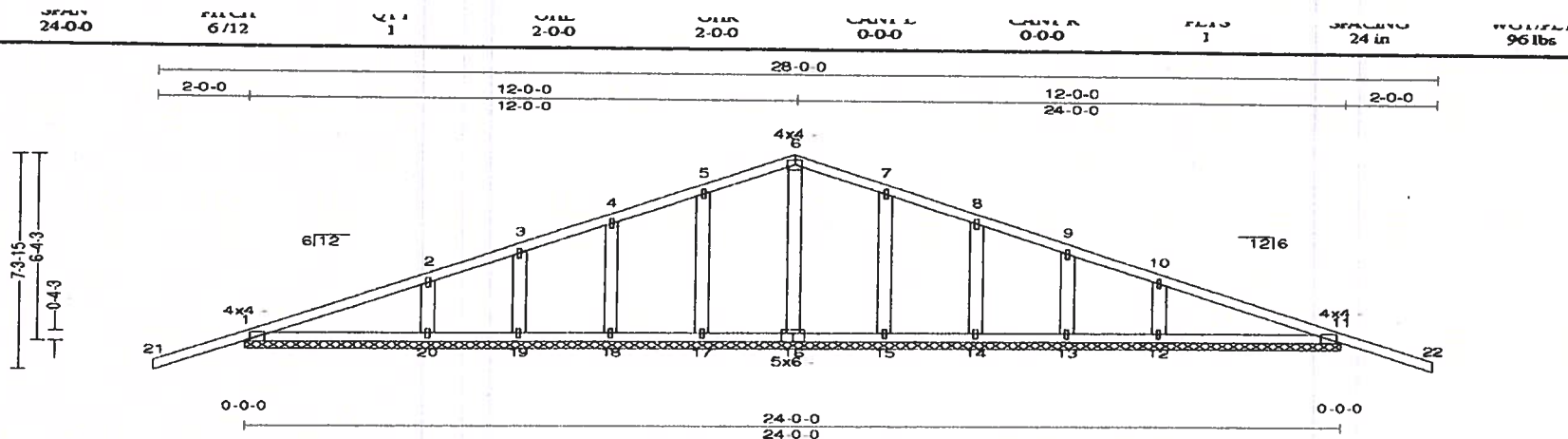
Estimated price: \$9,376.98*

*Today's estimated price, future pricing may go up or down.

*Tax, labor, and delivery not included.

***** Take this sheet to the Building Materials counter to purchase your materials. *****

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(loc)	Allowed
TC: 42	Bldg Code: IRC 2012	TC: 0.79 (11-22)	Vert TL: 0.01 in	L/999	(11-12)	L/180
Snow(Ps/Pg): 42/60	Rep Mbr Increase: No	BC: 0.10 (11-12)	Vert LL: 0 in	L/999	12	L/240
TCDL: 10	Lumber D.O.L.: 115 %	Web: 0.17 (5-17)	Horiz TL: 0 in			
BCLL: 0						
BCDL: 10						

Reaction Summary

Brg Combo	Brg Width	Max React	Avg React	Max Grav Upfl	Max MWFRS Upfl	Max C&C Upfl	Max Upfl	Max Horiz
1		560 lbs	165 pif	-34 lbs	-8 lbs	-127 lbs	-127 lbs	-190 lbs

Material Summary

TC	SFF #2 2 x 4
BC	SFF #2 2 x 4
Webs	SFF Stud 2 x 4

Bracing Summary

TC Bracing:	Sheathed or Purlins at 6-3-0, Purlin design by Others.
BC Bracing:	Sheathed or Purlins at 10-0-0, Purlin design by Others.

Loads Summary

- This truss has been designed for the effects of balanced and unbalanced snow loads for hipped/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow load, Terrain Category B, Exposure Category Fully Exposed (Ce = 0.9), Risk Category II (I = 1.00), Thermal Condition Cold ventilated (Ct = 1.1), DOL = 1.15. Ventilated. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed to account for the effects of ice dams forming at the eaves.
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 115 mph (Factors d), Exposure B, Enclosed, Gable/Hip, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered. DOL = 1.60

Member Forces Summary

Table indicates Member ID, max CSI max axial force, (max compr. force if different from max axial force). Only forces greater than 300lbs are shown in this table.

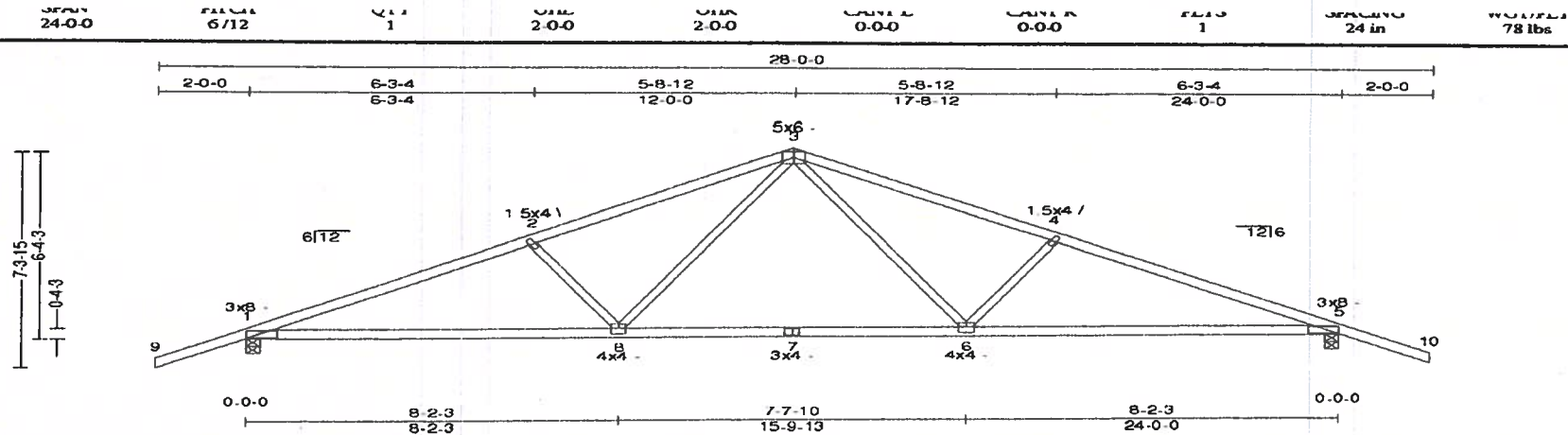
TC	BC	Web	2-20	0.072	-308 lbs	7-15	0.168	-307 lbs
		4-18 <td>0.117<td>-308 lbs<td>8-14<td>0.117<td>-308 lbs</td><td></td></td></td></td></td>	0.117 <td>-308 lbs<td>8-14<td>0.117<td>-308 lbs</td><td></td></td></td></td>	-308 lbs <td>8-14<td>0.117<td>-308 lbs</td><td></td></td></td>	8-14 <td>0.117<td>-308 lbs</td><td></td></td>	0.117 <td>-308 lbs</td> <td></td>	-308 lbs	
		5-17 <td>0.168<td>-307 lbs<td>10-12<td>0.072<td>-308 lbs</td><td></td></td></td></td></td>	0.168 <td>-307 lbs<td>10-12<td>0.072<td>-308 lbs</td><td></td></td></td></td>	-307 lbs <td>10-12<td>0.072<td>-308 lbs</td><td></td></td></td>	10-12 <td>0.072<td>-308 lbs</td><td></td></td>	0.072 <td>-308 lbs</td> <td></td>	-308 lbs	

JSI Summary

1 = 0.38, 2 = 0.73, 3 = 0.53, 4 = 0.53, 5 = 0.53, 6 = 0.44, 7 = 0.53, 8 = 0.53, 9 = 0.53, 10 = 0.73, 11 = 0.38, 12 = 0.79, 13 = 0.57, 14 = 0.57, 15 = 0.57, 16 = 0.18, 17 = 0.57, 18 = 0.57, 19 = 0.57, and 20 = 0.79

Notes

- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- Gable requires continuous bottom chord bracing.
- Gable webs placed at 24" OC, U.N.O.
- Attach gable webs with 1x4 20ga plates, U.N.O.
- Bracing shown is for in-plane requirements. For out-of-plane requirements, refer to HCSI-B3 published by the SB CA.
- When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
- The fabrication tolerance for this roof truss is 10% (Cq = 0.90).
- Creep has been considered in the analysis of this truss.
- Due to negative reactions in gravity load cases, special connections to the bearing surface at joints 12, 20 may need to be considered.
- Listed wind uplift reactions based on MWFRS & C&C loading.



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(loc)	Allowed
TCLL: 42	Bldg Code: IRC 2015	TC: 0.78 (2-3)	Vert TL: 0.25 in	L/999	(5-6)	L/180
Snow(Ps/Pg): 42/60	TPI 1-2007	BC: 0.74 (8-1)	Vert LL: 0.13 in	L/999	(5-6)	L/240
TCCL: 10	Rep Mbr Increase: Yes	Web: 0.54 (3-8)	Horz TL: 0.08 in		5	
BCCL: 0	Lumber D.O.L.: 115 %					
BCCL: 10						

Reaction Summary

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	3.5 in	2.66 in	1,696 lbs	.	.	-276 lbs	-276 lbs	-22 lbs
5	1	3.5 in	2.66 in	1,696 lbs	.	.	-276 lbs	-276 lbs	.

Material Summary

TC	SPF #2 2 x 4
BC	SPF #2 2 x 4
Webs	SPF Stud 2 x 3

Bracing Summary

TC Bracing	Sheathed or Purlins at 3'-0-0, Purlin design by Others.
BC Bracing	Sheathed or Purlins at 10'-0-0, Purlin design by Others.

Loads Summary

- This truss has been designed for the effects of balanced and unbalanced snow loads for hips/gables in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow load, Thermal Category B, Exposure Category Fully Exposed (Ce = 0.9), Risk Category II (I = 1.00), Thermal Condition Cold ventilated (Ct = 1.1), DOL = 1.15. Unventilated. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 115 mph (Factors), Exposure B, Enclosed, Gable/Hip, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered. DOL = 1.60
- Minimum storage attic loading has been applied in accordance with IRC 301.5

Member Forces Summary

Table indicates: Member ID, max CSI max axial force, truss compr. force if different from max axial force. Only forces greater than 300 lbs are shown in this table.									
TC	1-2	0.790	-2,382 lbs	3-4	0.784	-2,233 lbs	5-6	0.738	2,199 lbs
BC	2-3	0.784	-2,233 lbs	4-5	0.790	2,382 lbs	6-7	0.738	2,199 lbs
Webs	5-6	0.738	2,199 lbs	(-112 lbs)	0.576	1,486 lbs	7-8	0.543	902 lbs
	2-8	0.342	-709 lbs	3-8	0.543	902 lbs	(-58 lbs)	3-6	0.543
									902 lbs
									(-58 lbs)
									4-6
									0.342
									-709 lbs

JSI Summary

1 = 0.91, 2 = 0.46, 3 = 0.78, 4 = 0.46, 5 = 0.91, 6 = 0.73, 7 = 1.00, and 8 = 0.73

Notes

- Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
- The fabrication tolerance for this roof truss is 0 % (Cq = 1.00).
- Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- Creep has been considered in the analysis of this truss.
- Listed wind uplift reactions based on MWFRS & C&C loading.

Existing House

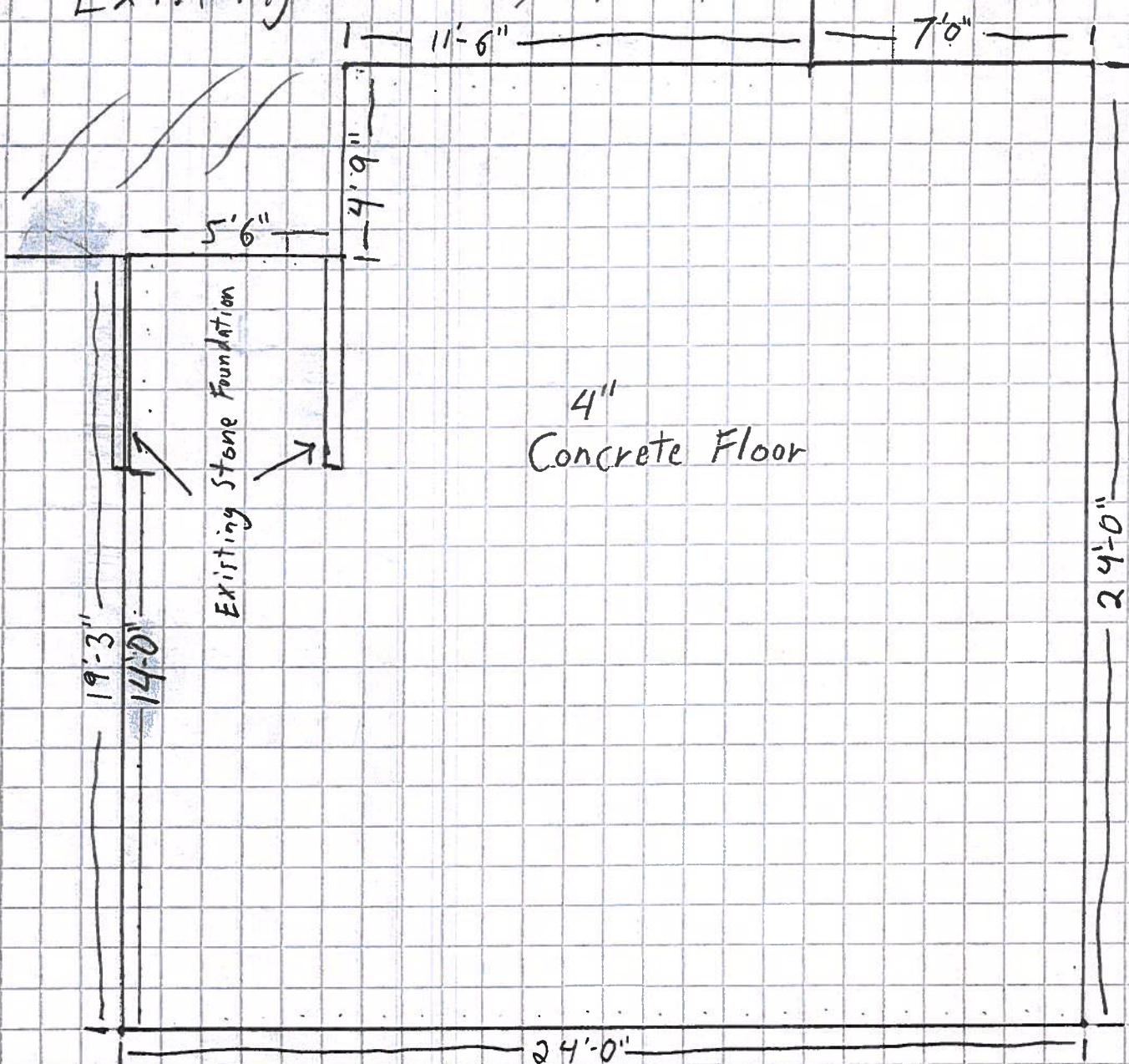
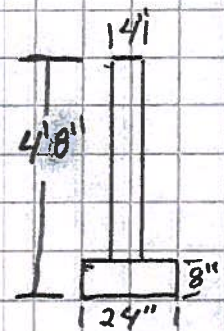
N 116 W 16033 Main St.
German town WI 53022
Steve Green

↑
North

4"
Concrete Floor

Existing Stone Foundation

Frost Wall
4" Poured Concrete
Footer 8" x 24"
4'8" deep



N116W16033 Main St
German Town WI 53022

Steve Green

Existing House

New

7'0"

North

Footer
Plan

Existing stone Foundation

4" Poured Concrete
Frost Wall
Footer 8'X24"
4'8" Deep

New

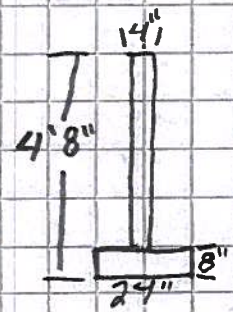
14'0"

New

24'0"

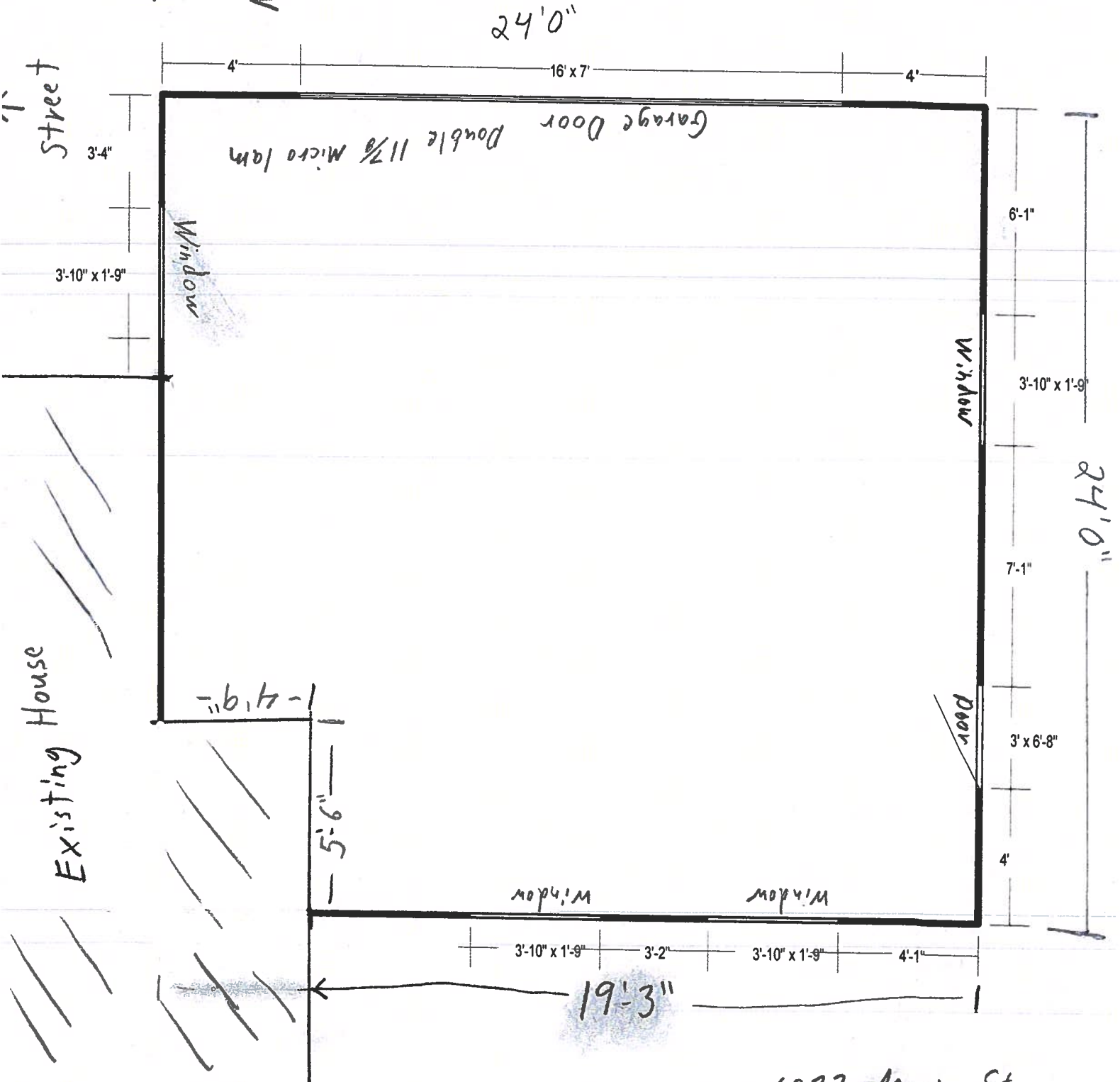
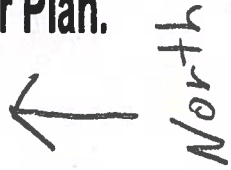
New

24'0"



*** Floor Plan.

Illustration May Not Depict All Options Selected



Building Size: 24 feet wide X 24 feet long X 9 feet high

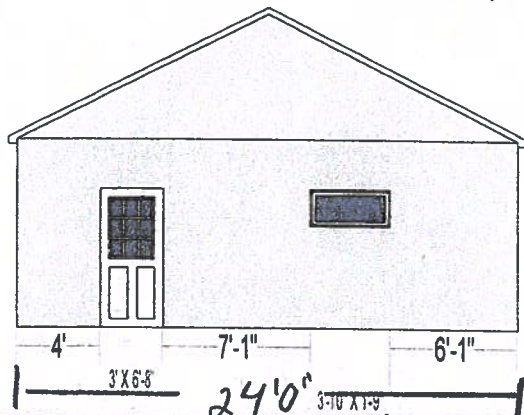
Note: Wall construction is 2x4 @ 16" on center

N116 W 16033 Main St
GermanTown WI 53022

STEVEN GREEN

*** Here are the wall configurations for your design.

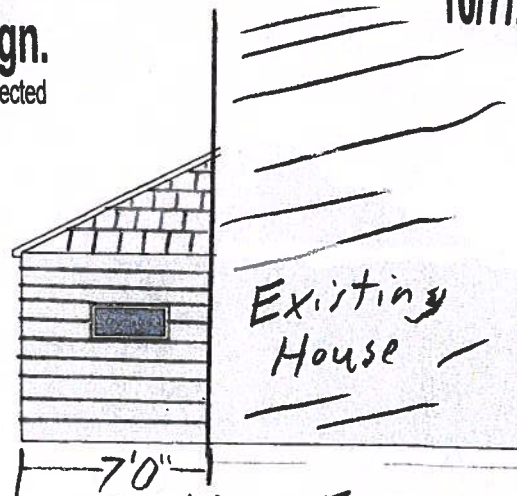
Illustration May Not Depict All Options Selected



Gable Front View

- (1) - MIDWEST STEEL C-4 9-LITE TRAD 2-PNL PH 36X80 LH SB
- (1) - RANCH - I. G. 43X20

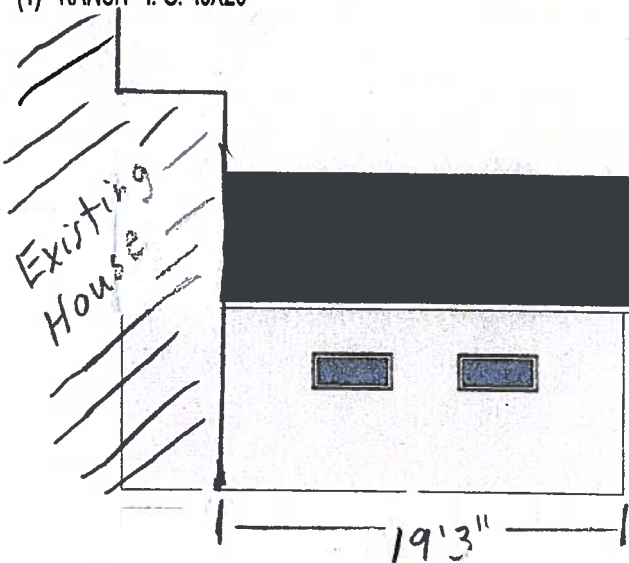
24'0" south side



Gable Back View

- (1) - RANCH - I. G. 43X20

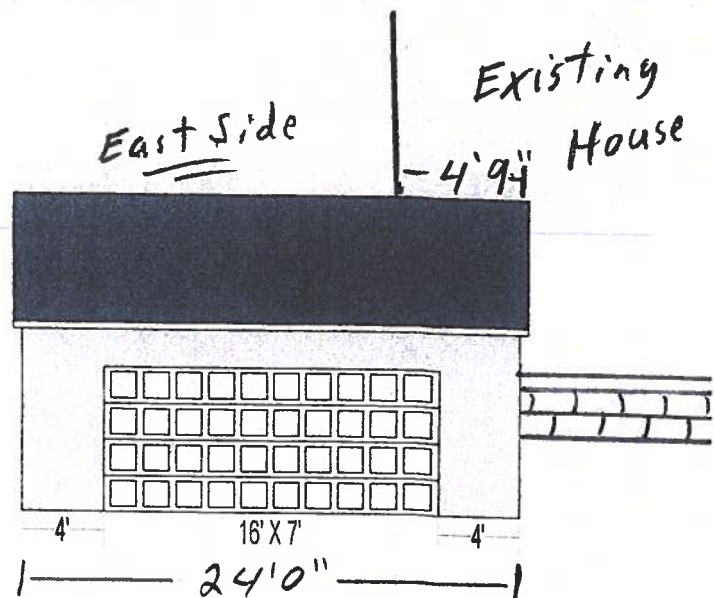
View From North side street



Eave Front View

- (2) - RANCH - I. G. 43X20

West side



Eave Back View

- (1) - GARAGE DOOR 16X7 WHITE NONINSL RAISED PNL EXTSP

Building Size: 24 feet wide X 24 feet long X 9 feet high

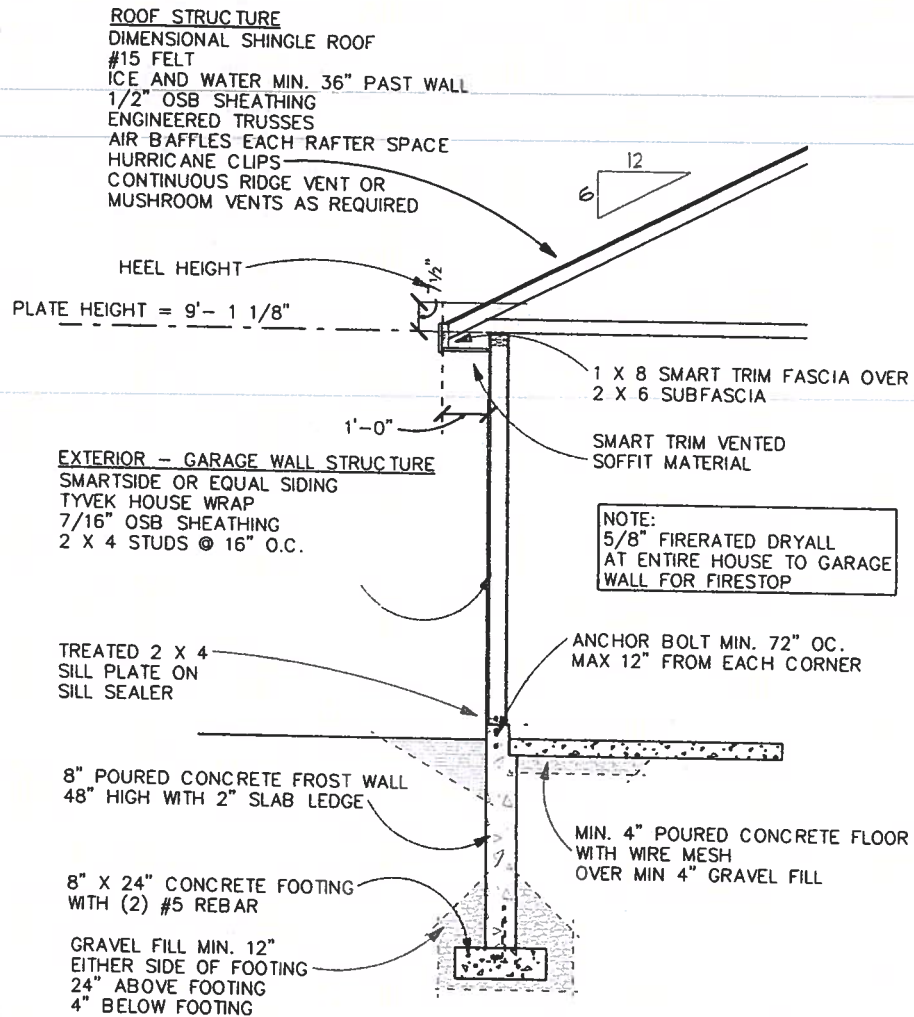
Approximate Peak Height: 15 feet 6 inches (185 inches)

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.

STEVE GREEN
GARAGE SECTION
10/11/19



W A L L S E C T I O N

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

150.08' (VEST

150.08' plat

pole

69.54'

lines

N88°37'44"E

69.43'

found
chisel cross

21.48'

21.69'

26.80'

25.02'

EXISTING
DWELLING

North
↑

11'-6"

7'0"

21'0"
21.50

New
Garage

19'-3"

24'0"

24'0"

5.00'

S0157°06'E

1 SOUTH

S089°

plat

27152'

Area of Property

17,784.9 Sq. Ft.

Estimate From **MENARDS®**

Estimate # 53157
Page 1 of 6

ESTIMATE FOR:

Green, Steve
n116w16033 Main St
Germantown, WI 53022

Ph: (262) 305-1243
PROJECT DESCRIPTION:
Garage

STORE # 3173 GMTN PHONE: (262) 502-1641
W186 N9754 Appleton Ave. FAX: (262) 502-7851
Germantown, WI 53022

ESTIMATE BY ESTIMATE DATE

JOSH L. 10/07/19

SKU NUMBER	DESCRIPTION		QTY TO ORDER		ADDITIONAL ITEM INFORMATION
102-1004	2X2-8' FURRING STRIP SOFFIT NAILER	S4S PINE/SPRUCE	15	EACH	
102-1101	2X4-8' STUD/#2+BTR SPF SOFFIT LOOKOUT	CONST./FRAMING	4	EACH	
102-1127	2X4-12' #2+BTR SPF LATERAL BRACING	CONST./FRAMING	2	EACH	
102-1130	2X4-14' #2+BTR SPF LATERAL BRACING	CONST./FRAMING	2	EACH	
102-1143	2X4-16' #2+BTR SPF GBL FLY RAFTER	CONST./FRAMING	4	EACH	
102-1143	2X4-16' #2+BTR SPF TOP PLATE	CONST./FRAMING	12	EACH	
102-1305	2X4-104 5/8" SPF WALL STUDS	STUD	102	EACH	
102-2016	2X10-8' #2+BTR FIR SRV DOOR HEADER	CONST./FRAMING	1	EACH	
102-2155	2X12-10' #2+BTR FIR WINDOW HEADER	CONST./FRAMING	4	EACH	
106-2115	1-3/4"X14"- 17' LVL OH DOOR HEADER	1.9E	2	EACH	
111-0818	2X4-8' AC2 GREEN TRTD SILL PLATE	GROUND CONTACT	4	EACH	ON SALE THRU 10/12/19
111-0850	2X4-16' AC2 GREEN TREATED SILL PLATE	GROUND CONTACT	3	EACH	
123-1085	1/2(15/32CAT)4X8 RTD SHTG3-PLY 3-BLK STR HEADER SPACERS		1	EACH	
124-2809	1/2(1/2CAT)4X8 OSB ROOF SHEATHING	2WH 1BK STRIPE	28	EACH	* Volume Pricing applied *
124-2809	1/2(1/2CAT)4X8 OSB WALL SHEATHING	2WH 1BK STRIPE	31	EACH	* Volume Pricing applied *

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PAGE 1 OF 6

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Estimate # 53157
Page 2 of 6

ESTIMATE FOR:

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n116w16033 Main St
Germantown, WI 53022

Ph: (262) 305-1243
PROJECT DESCRIPTION:
Garage

STORE # 3173 GMTN PHONE: (262) 502-1641
W186 N9754 Appleton Ave. FAX: (262) 502-7851
Germantown, WI 53022

ESTIMATE BY ESTIMATE DATE

JOSH L. 10/07/19

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
140-0270	1"X10' ALUMINUM DRIPCAP S WHITE DRIP CAP	2 EACH	** Special Order **
140-4082	TOUCH UP QT W/APPLICATORSS WHITE SAVANNAH WICKER Touch Up SW	1 EACH	** Special Order **
142-4176	3/8X6"X16' SMARTSIDE LAP S WHITE-30YR SMARTLAP SIDING	119 EACH	** Special Order ** ON SALE THRU 10/12/19
142-4550	1"X2"X16' SMART TRIM S WHITE-30YR SOFFIT MOULDING	8 EACH	** Special Order **
142-4596	1"X6"X16' SMART TRIM S WHITE-30YR SMRT TRM FASCIA	8 EACH	** Special Order **
142-4700	1-1/4"X4"X16' SMART TRIM S WHITE-30YR OUTSIDE CORNER	4 EACH	** Special Order **
142-4723	1-1/4"X6"X16' SMART TRIM S WHITE-30YR OH DOOR TRIM	2 EACH	** Special Order **
142-4723	1-1/4"X6"X16' SMART TRIM S WHITE-30YR OUTSIDE CORNER	4 EACH	** Special Order **
142-4863	3/8X12X16 VNTD SMRT SOFITS WHITE-30YR SMRT TRM SOFFIT	7 EACH	** Special Order **
146-1049	48" UNIVERSAL STARTER METAL STRIP STARTER STRIP	13 EACH	** Special Order **
146-1952	12'6"TIMBRCRST JTRIM 3/4"HERITAGE GRAY ACCENT J TRIM	9 EACH	
146-7617	HAND-SPLIT CEDAR SHK PNL HERITAGE GRAY ACCENT SIDING	41 EACH	** Special Order **
147-1396	UNIVERSAL MOUNTING BLOCK WHITE/SNOW 01-WHITE ACSRV BLOCK	2 EACH	
147-3081	16" ROUND GABLE VENT WHITE/SNOW 01-WHITE GABLE VENT	1 EACH	** Special Order **

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W186 N9754 Appleton Ave. FAX: (262) 502-7851
Germantown, WI 53022

ESTIMATE BY ESTIMATE DATE

JOSH L. 10/07/19

SKU NUMBER	DESCRIPTION		QTY TO ORDER		ADDITIONAL ITEM INFORMATION
147-4949	OC VENTSURE RIDGE VENT ROOF VENT	20' ROLL APPROX	2	EACH	
148-0026	1- 19 PPG TRIM BOARDS PF TRIM PK CHR	FLEET PACKAGE	1	EACH	** Special Order **
148-0028	9PCS TO FULL UNIT LAP PF PACK CHARGE	FLEET PACKAGE	1	EACH	** Special Order **
148-0035	PPG OSC PF OSC CHARGE	BCDC PACKAGE	1	EACH	** Special Order **
151-1802	#30 FELT HEAVY DUTY ROOFING FELT	3'X72' (2 SQ)	3	EACH	
151-1830	1.95 SQ ICE&WATER BARRIER GRAN ICE&WATER		2	EACH	
151-1909	SHINGLE STARTER STRIP SHINGLES	7"X33'4" ROLL	2	EACH	
151-2377	H&R PROEDGE OC 33 LF SHINGLES	PACIFIC WAVE	1	BNDL	** Special Order **
151-3193	DURATION DESIGNER SHINGLES	PACIFIC WAVE	25	BNDL	** Special Order ** ON SALE THRU 10/12/19
153-1248	.9GL WET OR DRY PLASTIC ROOF CEMENT	ROOF CEMENT	1	EACH	
157-1396	10' STYLE D ROOF EDGE ROOF EDGE	WHITE	13	EACH	
161-1602	3 1/2" X 50' SILL SEALER SILL SEAL	FOAM	2	EACH	
161-2996	9' X 75' BLOCK-IT HOUSE WRAP	HOUSE WRAP	2	EACH	
161-3222	1.88"X54.6 YARD RED HOUSE WRAP TAPE	SHEATHING TAPE	1	EACH	
188-6388	24' STD 6/12 62# 2'OC2' "TRUSS"	OHPREBUILT COMMON	11	EACH	** Special Order **

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Estimate From **MENARDS®**

ESTIMATE FOR:

Green, Steve
n116w16033 Main St
Germantown, WI 53022

Ph: (262) 305-1243
PROJECT DESCRIPTION:
Garage

STORE # 3173 GMTN PHONE: (262) 502-1641
W186 N9754 Appleton Ave. FAX: (262) 502-7851
Germantown, WI 53022

Estimate # **53157**
Page **4 of 6**

ESTIMATE BY ESTIMATE DATE

JOSH L. 10/07/19

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
ItemNum=C11761224			
188-6427	24' STD 6/12 END FRAME PREBUILT END "TRUSS" ItemNum=C11761224E	2 EACH	** Special Order **
191-1220	HOW TO BUILD GARAGES BOOK GARAGE PLAN	1 EACH	
227-1303	1/2"PLYWD CLIP STEEL 25/BPC12-BMC 10BGS/ H-CLIPS	5 EACH	
227-1507	1-1/2 JOIST HANGER NAIL HDG 1LB BOX 1# Tie Nails	3 EACH	
227-1647	RAFTER TIE RT15-TZ RAFTER TIES	22 EACH	
229-3672	1-1/2" VINYL SIDING NAIL 2LB BOX ACCENT NAILS	1 EACH	
229-3880	2-1/2" TRIM NAIL SN WHITE5LB M-61 CEM-8 SAVANNAH WICKER FASCIA NAILS	1 EACH	** Special Order **
229-3880	2-1/2" TRIM NAIL SN WHITE5LB M-61 CEM-8 SIDING NAILS	2 EACH	** Special Order **
229-5347	8D V.C. SINKER NAIL 5LB BOX SHEATHING NAILS	5 BOX	
229-5363	16D V.C. SINKER NAIL 5LB BOX FRAMING NAILS	4 BOX	
229-5457	6D HDG BOX NAIL 1LB BOX GALV BOX NAILS	1 BOX	
229-5570	16D HDG BOX NAIL 5LB BOX FRAMING NAILS	1 BOX	
229-5648	16D HDG CASING NAIL 1LB BOX CASING NAILS	1 BOX	
229-5703	2-1/2" EGALV ROOFING NAIL1LB BOX	1 EACH	

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Germantown, WI 53022

ESTIMATE BY ESTIMATE DATE

JOSH L. 10/07/19

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
	RDGEVNT NAILS		
229-5790	1-1/4" EGALV ROOFING NAIL5LB BOX ROOFING NAILS	3 BOX	
230-0106	FLATLOK 5" 50PK FMFL005-50 HEADER SCREWS	1 EACH	ON SALE THRU 10/12/19
231-2194	5/16" STAPLES 5010-C 5M HS WRAP STAPLE	1 EACH	
403-2140	RANCH - I. G. 43X20 WINDOW	4 EACH	
414-3390	C-4 9-LITE TRAD 2-PNL PH 36X80 LH SB SERVICE DOOR	1 EACH	
425-1030	1/2HP CHAIN (GOOD) AC C400 DOOR OPENER	1 EACH	ON SALE THRU 10/12/19
425-1088	REAR TRACK HANGING KIT IDEAL REAR HANGER KIT	1 EACH	
425-1091	SUPPORT STRUT 2''X16' #1007106 24G DR SUPORT STRUT	1 EACH	
425-1614	16X7 WHITE NONINSL RAISEDPNL EXTSP M5ST OVERHEAD DOOR	1 EACH	
431-1342	OPERATOR REINFORCEMENT KIT #3520081 OPENER BRACEKIT	1 EACH	
433-4222	PINE TAPERED SHIMS 12 CT 3/8X1-1/4X8'' PACKS OF SHIMS	1 EACH	
436-4500	4 "X33' ASPHALT TAPE TS433 OHDOOR FLASHING	1 EACH	
436-4500	4 "X33' ASPHALT TAPE TS433 WINDOW FLASHING	2 EACH	
436-4550	THRESHOLD TAPE - 42" TSFM42 SRVDOOR FLASHING	1 EACH	

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ESTIMATE BY ESTIMATE DATE

JOSH L. 10/07/19

SKU NUMBER	DESCRIPTION		QTY TO ORDER		ADDITIONAL ITEM INFORMATION
440-0206	SC ENTRY MADISON KNOB SRVDOOR LOCKSET	TRUBOLT 1736025	1	EACH	
563-9940	PS QUAD 004 WHITE CAULK	PPG SNOW WHITE	3	EACH	** Special Order **

*** If purchased today, you save \$357.44 ***

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TODAY'S SUB-TOTAL:	9,320.93
REGULAR SUB-TOTAL:	9,678.37

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PAGE 6 OF 6

SIGN REVIEW
12/9/19 Plan Commission Meeting

Sign Effectz, Inc./ Foxtown MBC, Inc.

Village Planner Report

Germantown, Wisconsin

Summary

Eric Rohs, Sign Effectz, Inc., agent for Foxtown MBC, Inc., is requesting approval of one (1) ground sign to be located at W194N11664 McCormick Drive in the Germantown Industrial Park.

Location: W194N11664 McCormick Drive

Agent/

Property Owners: Eric Rohs – Sign Effectz, Inc.
1827 W. Glendale Ave
Milwaukee, WI 53209

Foxtown MBC, Inc.
13145 N Green Bay Road
Mequon, WI 53097

Zoning: M-1: Limited Industrial District

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



Background

In July of 2017, a Zoning Compliance/Occupancy Permit was issued to Tom Nieman and Thomas and Susan Ducrest for packaging, warehouse, office, and brewery uses at the property located at W194N11664 McCormick Drive.

The offices are utilized by both Fromm Family Foods and Foxtown Brewing for up to 12 employees Monday through Friday 7am-5pm. Fromm Family Foods uses a portion of the building as a product packaging area, and Foxtown Brewing will use the remainder of the building for brewing beer Monday through Friday 6am-6pm. Foxtown will also have a tasting room open 5pm – 9pm Thursday through Saturday.

Proposal

Eric Rohs, Sign Effectz, Inc., agent for Foxtown MBC, Inc., is requesting approval of one (1) ground sign to be located at W194N11664 McCormick Drive in the Germantown Industrial Park. The proposed sign is detailed below.

Ground Signage

- 6'9" x 10' (approximately 68 square feet per side; 136 square feet total) double-sided, internally-illuminated cabinet with acrylic letters and logo mounted on an alum sheet stock. The sign will replace an existing sign base which is located at the southwest corner of the site, approximately 10' east of the McCormick Drive right-of-way line and 10' north of the existing access drive. A landscaping plan has been submitted and meets the requirements of Chapter 17.46 (7)(c).

Staff Comments

The proposed ground sign meets the requirements of the Village sign ordinance.

Village Planner Recommendation

APPROVE the proposed ground signage for Foxtown MBC, Inc for the property located at W194N11664 McCormick Drive.



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

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 Eric Rohs - Sign Effectz, Inc. 1827 W. Glendale Ave. Milwaukee, WI 53209 Phone (262) 220-9220 Fax () E-Mail <u>ericr@signeffectz.com</u>	PROPERTY OWNER Foxtown MBC, Inc. 13145 N. reen Bay Road Mequon, WI 53097 Phone (800) 325-6331
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2 PROPERTY ADDRESS OR GENERAL LOCATION

W194 N11664 McCormick Drive

3 SIGN INFORMATION

Sign Dimensions 6'-9 3/4" height x 10'-0" width Single Multi Tenant (circle one)
Number of Sides 2
Building Frontage SF 250 sq. ft.
Total Square Footage of Sign (include all sides) 136.25
Total height of the Sign 8'-10 1/4"
Is the Sign to be illuminated ☒ yes ☐ no
Type of Sign Construction Materials Aluminum, Acrylic plastic, Vinyl,
Distance to Closest Property Line 20"

Are there any existing signs on the property Yes
If yes, what is the total Square Footage of existing signs _____

What are the intentions for the existing signs: Take down ☒ Remain ☐

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

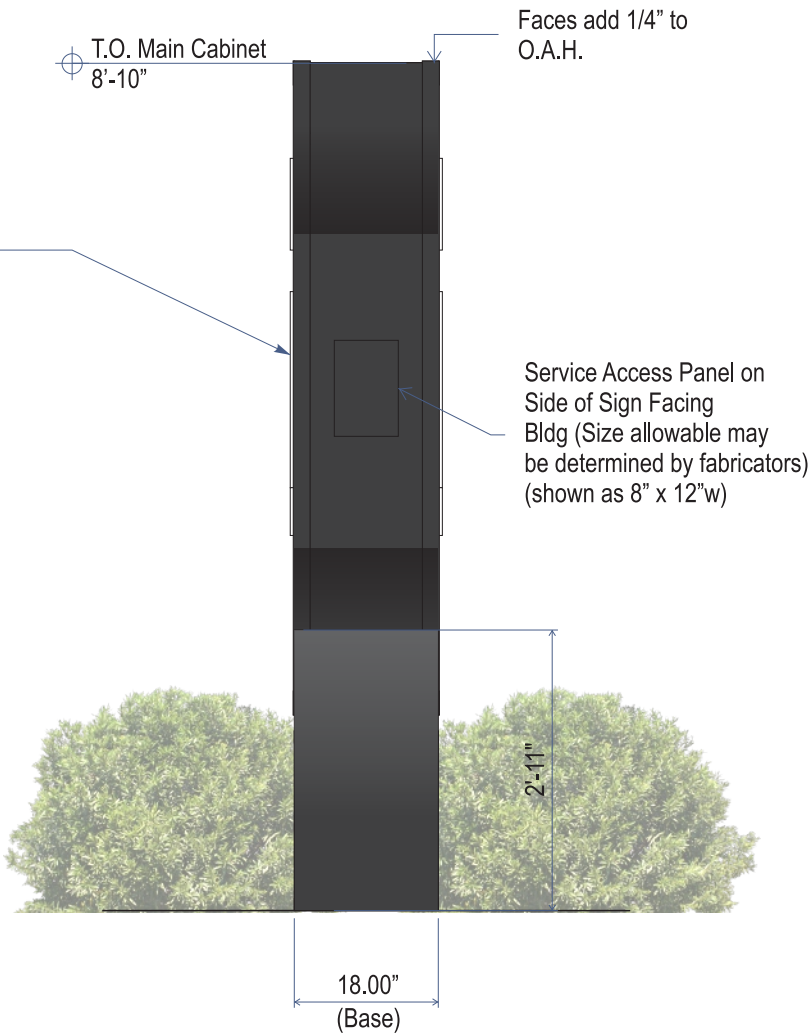
Eric Rohs Eric Rohs 10.30.19
Applicant Date

Tom Nieman 11/1/19
Owner Date



D/F Illuminated Monument - South Elevation View
(1) Req'd 1/2" = 1' - 0" SCALE

- Routed Copy Backed w/ White Poly "1857" and "2019"
- 0.50" thk Clear Acrylic Push-Thru, "Building, "FOXTOWN", and "BREWING" w/ small details in 3M 7725-22 Matte Black Vinyl Film
- Routed Border Backed w/ White Poly
- Routed Copy Backed w/ White Poly, "GERMANTOWN, WI"
- Formed Alum Reveal
- 3M 7725-20 'Matte White' Vinyl (Reflective White may be more effective, verify if possible)



East/West Elevation View
1/2" = 1' - 0" SCALE



Existing South Elevation - NTS



Proposed South Elevation - Simulated Night View - NTS

Color Schedule:

- 3M 7725-22 Matte Black Vinyl Film
- 3M 7725-20 Matte White Vinyl Film
- MAP Satin Black Painted Finish
- .177" thk White Polycarbonate Backer

SignEffecttz, Inc.™

SIGN / LIGHTING

www.signeffecttz.com

1827 W. GLENDALE AVE. MILWAUKEE, WI 53209
PH: 414.264.5504 FX: 414.264.5564



Project:
Thompson Project Management/
Foxtown Brewery
Project Location:
W194N11664 McCormick Dr.
Germantown, WI 53022
Billing Location:
221 13th Ave.
Racine, WI 53403

PRODUCTION RELEASE

Sales Rep: JCB **Date:** 10/16/19
Design: AAE

(1) D/F Illuminated Monument Sign
w/ Push-Thru and Routed/ Backed
Alum Copy & Alum Base.

Disclaimer:
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THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

Notes ☐ Survey Req'd ☐ Permit Req'd ☐ Need Prod. Art

Approved to Design as Symmetrical
Original Branding Asymmetrical.

Landscaping not Included.
Removal Existing Foam sign to grade and
footing Per LC Services.

REVISIONS:			
R1	5" tall address numerals / correct address	By AE	Date 11/19/19
R2		By -	Date
R3	-	By -	Date
R4	-	By -	Date
R5		By -	Date
R6		By -	Date

Scale: 1/2" = 1' - 0"
Original Page Size: 11" x 17"

25995949 P_01 R1
INS - PROJ NO. SHEET NO. REV.

1
PRODUCTION PKG NO.

12289
ESTIMATE NO.

Work Order #: 12360-01



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Foxtown Brewery

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REVISIONS:

R1		By		Date	
R2		By	-	Date	
R3	-	By	-	Date	
R4	-	By	-	Date	
R5		By		Date	
R6		By		Date	

Scale: 1/2" = 1' - 0"

Original Page Size: 11" x 17"

25995949

INS - PROJ NO.

P_02

SHEET NO.

REV.

1

PRODUCTION PKG NO.

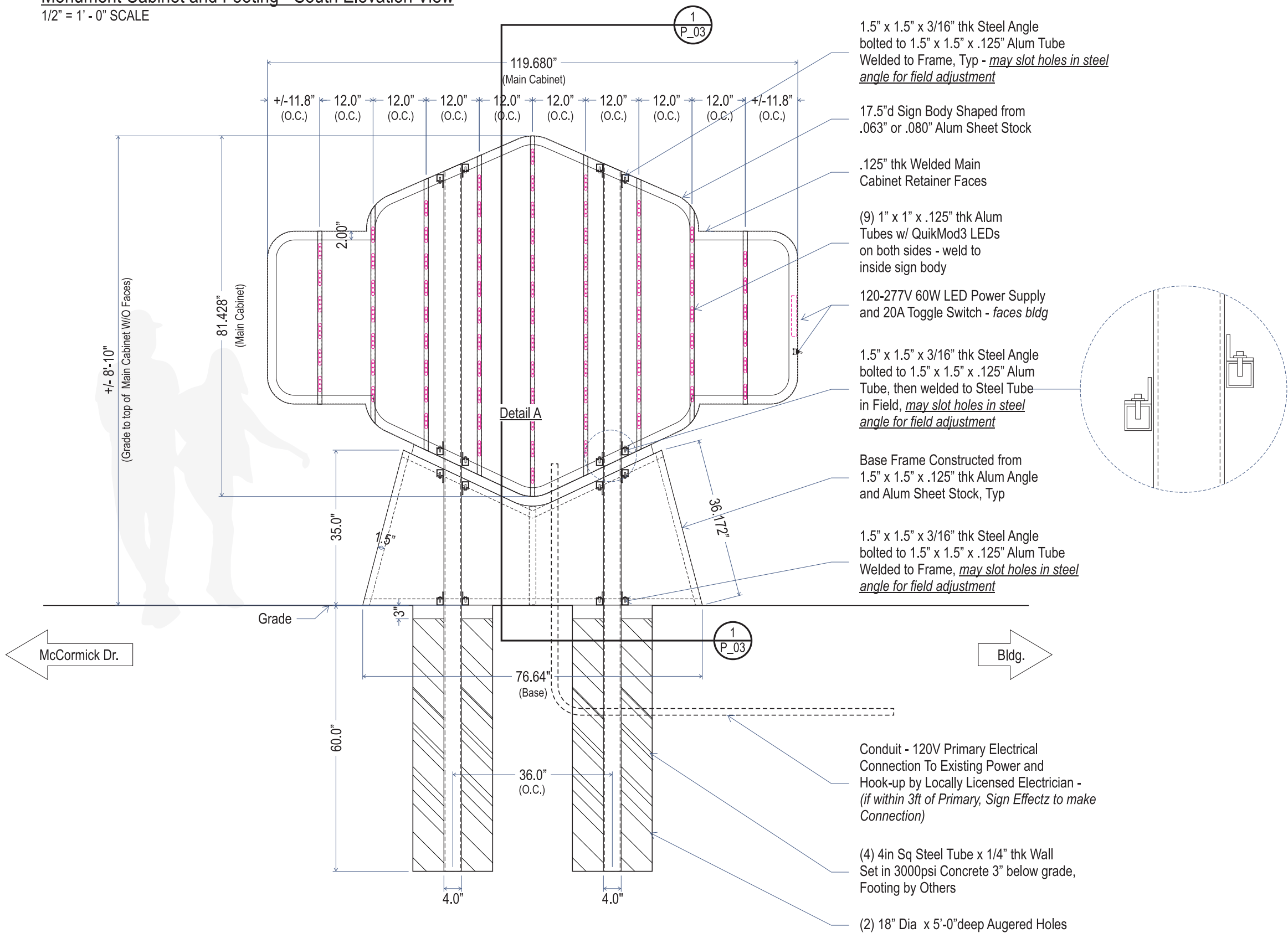
12289

ESTIMATE NO.

Work Order #: 12360-01

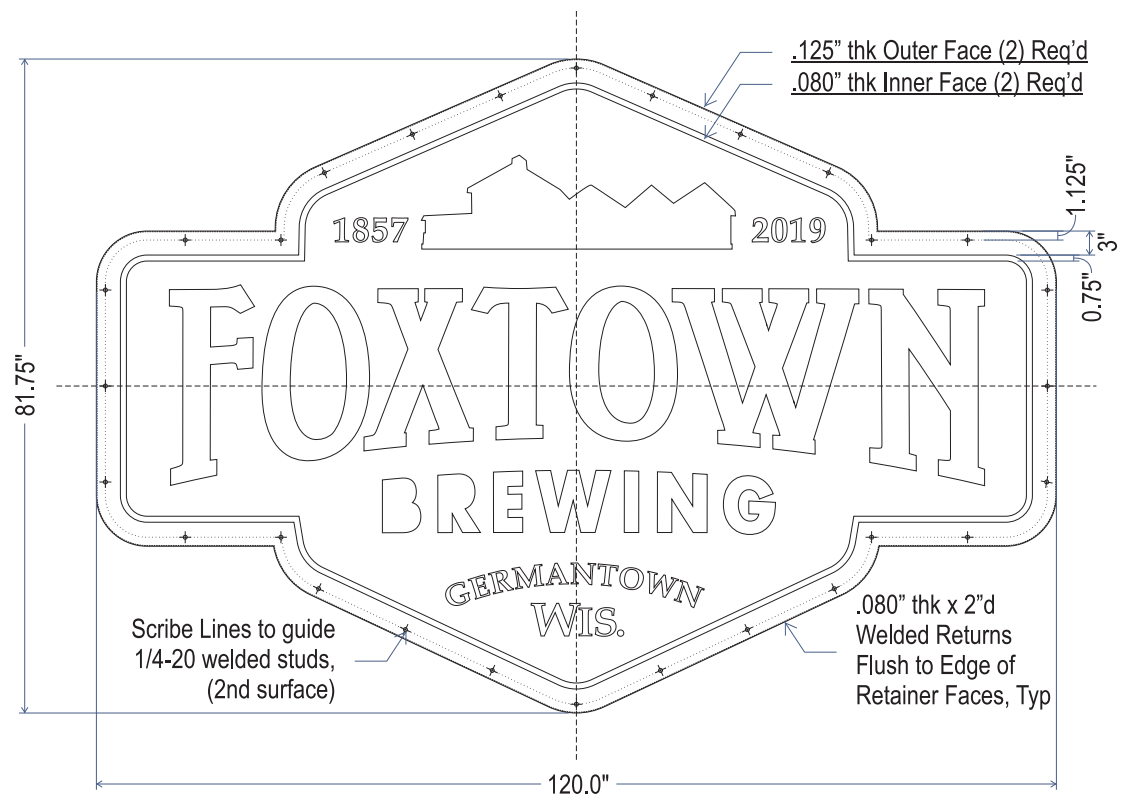
Monument Cabinet and Footing - South Elevation View

1/2" = 1' - 0" SCALE



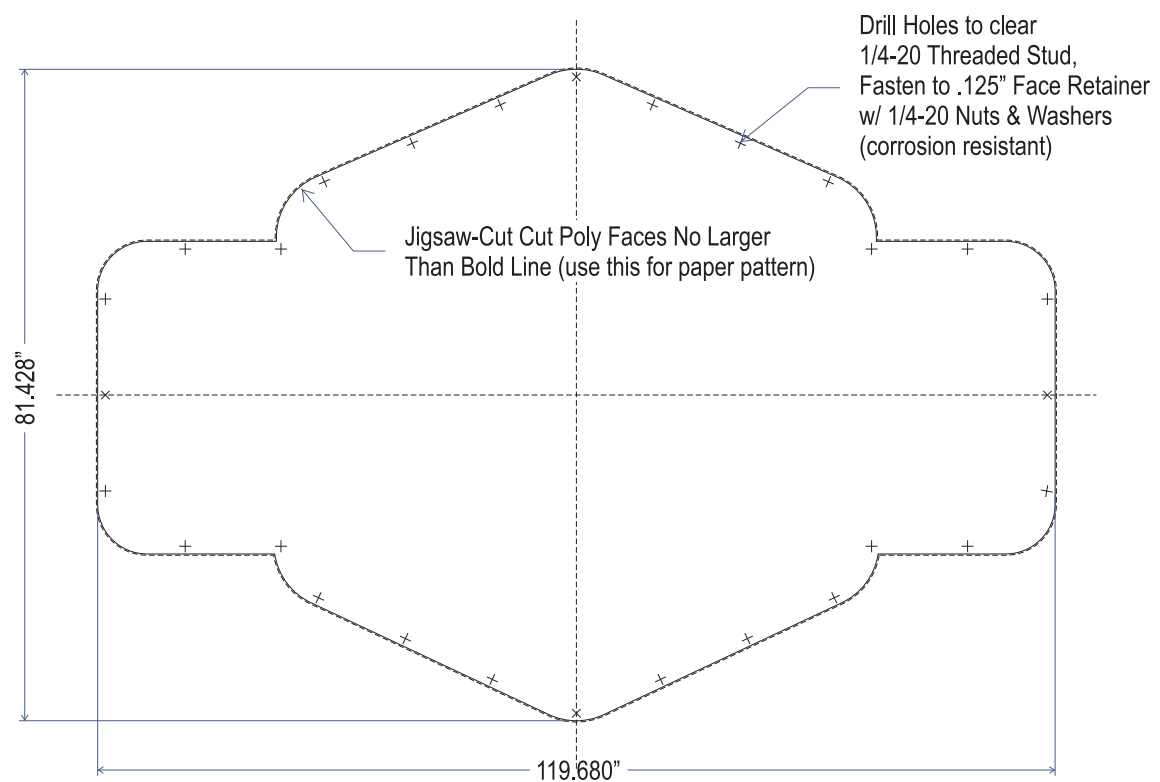
Monument Faces For Push-thru Acrylic And Poly Backers

(2) REQ'D 1/2" = 1' - 0" SCALE



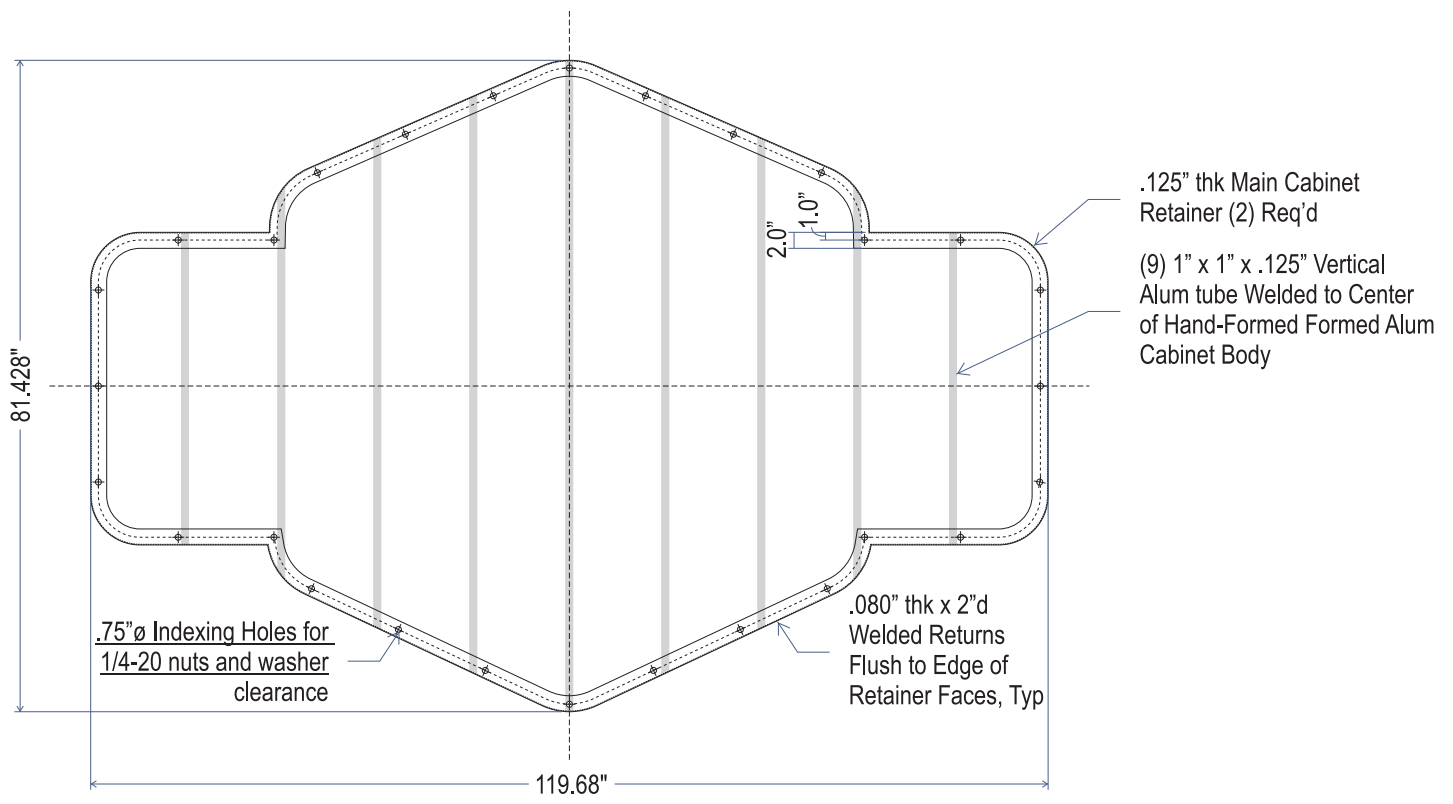
.177" thk Polycarbonate Backers

(2) REQ'D 1/2" = 1' - 0" SCALE



Main Cabinet Body Retainers - 125" thk Alum w/ .75"Ø Holes

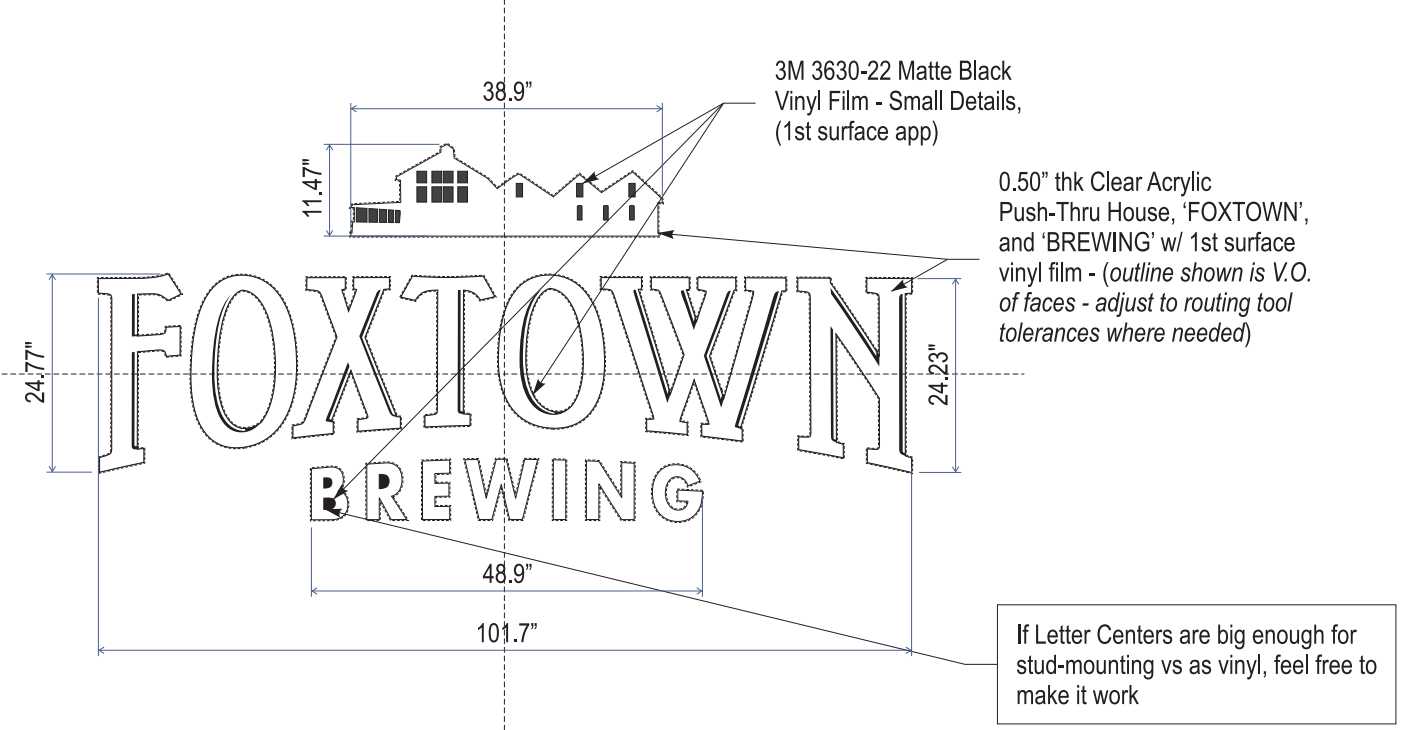
(2) REQ'D 1/2" = 1' - 0" SCALE



0.50" Push-thru Acrylic

(2) REQ'D 1/2" = 1' - 0" SCALE

NOTE: FLANGES OFFSETS TO BE ADDED PRIOR TO ROUTING ACRYLIC



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R2	By	Date
R3	By	Date
R4	By	Date
R5	By	Date
R6	By	Date

Scale: 1/2" = 1' - 0"

Original Page Size: 11" x 17"

25995949 P_04
INS - PROJ NO. SHEET NO. REV.

1
PRODUCTION PKG NO.

12289
ESTIMATE NO.

Work Order #: 12360-01

McCORMICK DRIVE

MONUMENT
SIGN

215.40

PARKING FENCE ENTRY

8' CONC. WALK

10'

HC
VAN
16'

HC
AUTO
12'

ASPHALT DRIVE & PARKING

8" CONC. RAMP

ASPHALT

58'-0"

24'-0"

70'-0"

56'-8"

20'-0"

15'-4"

PROPOSED BLDG.

80'-0"

47'-4"

4' CONC. WALK

276.30

275'-0"

16'-0"



233.51



NORTHERN EXPOSURE LANDSCAPING, INC.
9850 N. WASAUKEE RD. MEQUON, WI
262.242.3877

www.northernexposureid.com

PLANT LIST

COMMON NAME	SCIENTIFIC NAME	SIZE	QUAN
GLOW GIRL BIRCHLEAF SPIREA	SPIREA BETULIFOLIA 'GLOW GIRL'	24"	2
PALACE PURPLE CORAL BELLS	HEUCHERA MICRANTHA 'PAL. PURPLE'	1-9"	6



1/4" = 1'-0"



6 PALACE
PURPLE
CORAL
BELLS

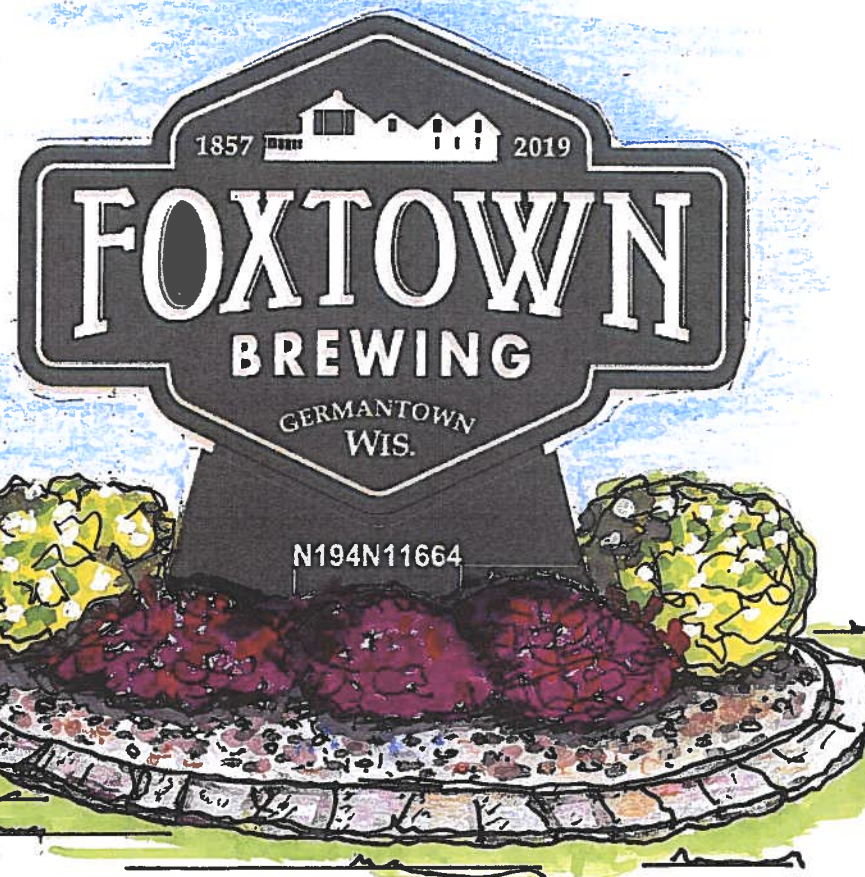
GRANITE PAVERS
± 10" x 4" x 4"

SIGN BASE
6'4" x 1'6"

PLANTING BED ± 12'4" x 7'6"

GLOW GIRL
2 BIRCHLEAF
SPIREA

MEDIUM MISSISSIPPI
STONE MULCH 2" OVER
WEED BARRIER



SIGN TREATMENT
FOR

FOXTOWN BREWING

11664 MCCORMICK DRIVE

GERMANTOWN, WISCONSIN

Plat Finder



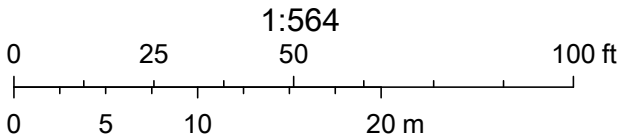
11/1/2019, 11:16:15 AM

LANDSCAPE PLAN:

Area surrounding the signage will be landscaped by Owner to conform with the ordinance.

Overall Landscape Area: 12'4" x 7'6" (Sign Base is 6'4" x 1'6")

The landscaping will be a minimum of 2' tall while maintaining clear visibility of the address numbers.



County of Washington, WI, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA