

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, JANUARY 13, 2020 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** December 9, 2019
- V. **NEW BUSINESS**
 - A. Nancy Boehlke Deptolla, Agent for the Boehlke Family Trust, Property Owner - W140 N10833 Country Aire Drive. Rezoning Application from A-2: Agricultural and Rs-3: Single Family Residential to the Rs-2: Single Family Residential Zoning District and 3-Lot Certified Survey Map (CSM) **[PUBLIC HEARING & ACTION]**
 - B. Zilber Property Group, Agent for TI Investors of Germantown II LLC, Property Owner - W210 N12805 & W210 N12855 Gateway Crossing. M-1 Planned Development District (PDD) Rezoning Application and 2-Lot Certified Survey Map (CSM) **[PUBLIC HEARING & ACTION]**
 - C. Steven & Elizabeth Green - N116 W16033 Main Street. Zoning Permit to construct an attached garage and detached accessory building. **[DISCUSSION & ACTION; continued from December 9, 2019]**
 - D. Neumann Development, Agent for Wrenwood LLC & Freistadt Land Development LLC, Property Owners - Lot 2 & 3 of CSM 6890; 67-acres located west of Country Aire Drive and north of Mequon Road; Final Subdivision Plat for Phase 1 (south 47 lots) of the Wrenwood Residential Subdivision. **[ACTION]**
 - E. Community Development Department – Introduction to the Village’s new ZoningHub Online Zoning Information and Development Application & Tracking Portal **[DISCUSSION]**
- 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
December 9, 2019

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

ROLL CALL: Chairman Dean Wolter, Trustee David Baum, Commissioners Peter Nilles, 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: Stephanie Kaiser, N116 W16009 Main Street asked that the Green agenda item be tabled so she has time to pull things together regarding the shared driveway document.

APPROVAL OF MINUTES:

MOTION Baum second Shadid to Approve the minutes from 11-11-19.

MOTION carried unanimously.

Paul & Katrina Abts - W141 N10580 Wooded Hills Drive. The property owners are seeking approval to install a fence within an existing drainage easement. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the zoning permit 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 W141 N10580 Wooded Hills Drive.

MOTION carried 6-1 (Laszewski).

Mark & Mary Lou Sevelis - N101 W15568 Starlite Drive. The property owners are seeking approval to construct a privacy fence in a front yard at a height of 6' on the residential lot. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the proposed installation fence 6' in height along the Pilgrim Road front yard for the residential lot located at N101 W15568 Starlite Drive.

Discussion followed.

MOTION carried unanimously.

Builders First Source - W186 N11676 Morse Drive. The request is for approval of a Site Development Plan for improvements including paving and enclosure of an outdoor storage area to be used for wood product storage. Associate Planner Zandt summarized the proposal.

MOTION Baum second Nilles to 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.***

Discussion followed. Commissioner Laszewski asked if there was a limit on how high the lumber could be stacked. Planner Retzlaff said there is no height limit in the code for an accessory use. He said typically the Fire Department may limit height, but that no concerns were received from them. Trustee Baum asked if the industrial park covenants addressed the issue of outside storage height. Planner Retzlaff said there were no covenants regarding height except for the M-1 Zoning restrictions. Chairman Wolter said he appreciates the additional landscaping that will be provided.

MOTION carried unanimously.

Steven & Elizabeth Green - N116 W16033 Main Street. The property owners are seeking approval of a Zoning Permit to construct a 24 x 24' (576 sqft) attached garage and a 16 x 32 (512 sqft) detached accessory storage building on their residential property. Planner Retzlaff summarized the proposal. He said Plan Commission review and approval is required because the property is located in the B-3:General Business Zoning District. Pre-existing residential uses are allowed in the B-3 District, but there is a lack of specific allowances and restrictions to guide improvements. Staff is recommending that the same allowances and limitations on residential parcels of the same size should apply.

The Green property has complications created by a shared driveway with their neighbor to the east. There is not a recorded access easement or agreement that addresses this issue. They also own an adjacent vacant parcel to the west that includes an access easement that cuts through the Green house property. Staff supports the idea of combining the two adjacent parcels owned by the Greens to eliminate some of the complications.

Steven Green said he doesn't have a problem combining the two lots, but he didn't want to pay the application fees. He asked if the fees could be waived because the lot combination would benefit

Germantown by saving the parking spaces on Main Street. Chairman Wolter stated the Village Board could consider his request but it would need to go through the process. He said the conditions of approval state that the Kaisers must agree to what is being done. Planner Retzlaff explained Condition #5 requires that the two parties come to an agreement over the driveway. Ms. Kaiser said she would still like the item tabled until she meets with her attorney.

MOTION Baum second Nilles to Table this item to the January 13th Plan Commission meeting.

MOTION withdrawn Baum

MOTION Baum second Nilles to Postpone this item to the January 13th Plan Commission meeting.

Chairman Wolter said the zoning is B-3 and he doesn't agree to consider it as residential zoning. Planner Retzlaff asked if the buildings should be required to have a Germanic theme. Chairman Wolter said they should match the existing home with a similar style and color. Trustee Baum agreed and said he would recommend approval with condition #4 regarding architecture materials to match the existing buildings.

MOTION to Postpone carried unanimously.

Foxtown MBC, Inc. - W194 N11664 McCormick Drive. Request for approval of a ground sign in the Germantown Industrial Park. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the proposed ground signage for Foxtown MBC, Inc. for the property located at W194 N11665 McCormick Drive.

MOTION carried unanimously.

ANNOUNCEMENTS: Associate Planner Zandt asked all residents to participate in the survey on communication techniques on the Village of Germantown website.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:28 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

CERTIFIED SURVEY MAP (CSM) & REZONING APPLICATION

1/13/20 Plan Commission Meeting

Boehlke Family Trust

Village Planner Report

Germantown, Wisconsin

Summary

Nancy Boehlke Deptolla, agent for Boehlke Family Trust, property owner of four (4) parcels totaling 35.29 acres located at W140N10833 Country Aire Drive, is seeking approval of a 3-lot Certified Survey Map (CSM) and Rezoning of proposed Lot 2 (3.947 acres) from A-2 Agricultural and Rs-3 Single-family Residential to the Rs-2 Single-family Residential to reconfigure the parcels.

Location: W140 N10833 Country Aire Drive

Applicant/

Property Owner: Nancy Boehlke Deptolla Boehlke Family Trust
Trustee Boehlke Family Trust N68W5693 Bridge Commons Ct
N68W5693 Bridge Commons Ct Cedarburg, WI
Cedarburg, WI

Current Zoning District: A-2: Agricultural & Rs-3 Single-family Residential
Proposed Zoning District: A-2: Agricultural, Rs-2: Single-family Residential and
Rs-3: Single-family Residential

Adjacent Land Uses		Zoning
North	Railroad ROW / Industrial	ROW/ M-1
South	Residential/Commercial	Rs-3/Rs-4/B-1
East	Agricultural/Residential	A-2/ Rs-3/Rs-4
West	Agricultural	A-2



Proposal

Nancy Boehlke Deptolla, agent for Boehlke Family Trust, property owner of 35.29 acres currently configured in 4 parcels located south of the Canadian National Railroad, east of Fond Du Lac Avenue and west of Country Aire Drive. The applicant is seeking approval of a 3-lot Certified Survey Map (CSM) and Rezoning of proposed Lot 2 (3.947 acres) from A-2 Agricultural and Rs-3 Single-family Residential to Rs-2 Single-family Residential. Proposed Lot 2 will contain the existing single-family dwelling and accessory structures and will be purchased by a sibling of the applicant.

Proposed Lot 1(1.004 acres) will remain zoned Rs-3 and the family intends to sell this as a lot buildable for a single-family dwelling. Proposed Lot 3 (28.879 acres) will remain zoned A-2 Agricultural.

Staff Comment

The Rs-2 Single-family Residential district allows up to two (2) detached accessory buildings, with a maximum square footage of 1.75% of the total are of the lot. In this case, two accessory buildings are permitted with maximum of 3,009 square feet total. There are three existing accessory structures on the property:

- 63' x 42' (2,646 square feet) Pole Building
- 24' x 24' (576 square feet) Garage
- 12' x 16' (192 square feet) Garage

Based on staff observation, the 24' x 24' garage is dilapidated and should be removed, which would bring the accessory structures into compliance with the Rs-2 district requirements. The applicant may also apply to the Board of Zoning Appeals for a variance to this requirement.

This area is designated as Low Density Residential on the 2020 Land Use Plan. The Low Density Residential designation includes single-family dwellings at a density of approximately one dwelling unit per ½ acre, with a minimum lot size of around 20,000 square feet. The proposed CSM shows an existing 60' wide road reservations that extends north and east from Fond Du Lac Avenue to proposed Lot 3. Any future development of proposed Lot 3 would require an additional rezoning and land division proposal, including a public hearing. At this time, no applications for rezoning or subdivision have been submitted for proposed Lot 3.

Wetlands have been identified on proposed Lot 3. The wetland delineation has been provided on the submitted CSM.

Soil evaluations for proposed Lot 1 indicate the parcel is suitable for the installation of a "mound" private on-site wastewater treatment system (POWTS). Soil evaluations will be required on proposed Lot 3 in the event future development with POWTS is proposed.

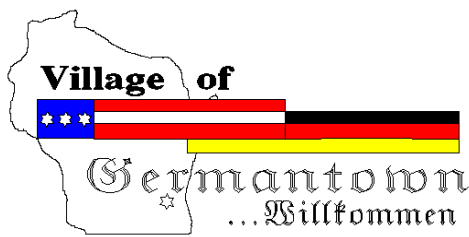
The Village Surveyor has identified technical corrections in a December 20, 2019 memo and a January 9, 2020 revised memo (copies attached). The corrections have been included as a condition of approval.

Village Planner Recommendation

APPROVE rezoning the 3.947-acre parcel from A-2: Agricultural and Rs-3 Single-family Residential to Rs-2: Single-Family Residential as proposed; and

APPROVE the proposed 3-lot Certified Survey Map (CSM) of the 35.29 acres owned by the Boehlke Family Trust located at W140 N10833 Country Aire Drive west of Country Aire Drive with the following conditions:

1. Within six (6) months of approval, the property owner shall come into compliance with the maximum square footage and number of accessory buildings on the property (proposed Lot 2) in the Rs-2 Single-family Residential District by removing one or more of the existing detached accessory buildings or by submitting an application for a variance to the Board of Zoning Appeals.
2. All technical issues and plan corrections identified by the Village Surveyor (see January 9, 2019 memo) shall be addressed and reflected in revised plans submitted and approved by Village Staff prior to recording the CSM.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: December 20, 2019

Revised 1/9/2020

Re: Boehlke CSM

Jeff,

Here are my review comments for the CSM received 12/5/2019. Additional comments for the CSM received 1/8/2020 are in red.

Certified Survey Map

Applicant or Owner: Boehlke Family Trust

Land Surveyor/Firm: Don Thoma, PLS – Accurate Survey and Engineering LLP

1. Graphically show and dimension building setback lines on all lots per current zoning code.
2. Proposed Lot 1 only encompasses or plats a portion of parcel now known as GTNV 261-993 which contains 22.51 acres. This proposed land division will create a remnant parcel with no valid or transferable legal description. The entire parcel is to be included in this Certified Survey Map and the 60' right of way dedication continued north along Country Aire Drive to the north line of parcel GTNV 261-993.

Surveyor has now included the remnant lands of the parcel now known as GTNV 261-993 and is showing the existing wetlands located on this property. The 25' wetland setback line needs to be added to the map.

3. A certificate of mortgagee is required in the land is mortgaged with a lender. The certificate of mortgagee requires the following information:
 - Complete statements per Chapter 236.21(2)(a)
 - Lending institution name, signature of bank officer and date.
 - Notary statement, seal, signature and date.

The mortgage certificate requirement is waived if owner can provide written proof of ownership that the property is free of mortgage from the lending institution.

4. The Surveyor is now using the new Wisconsin State Plane Coordinate System, South Zone, Grid and the NAD83, 2011 Adjustment which has been approved by Washington County, SEWRPC and the Village of Germantown Engineering Department.
5. Lot 3 needs soil borings as this is a buildable lot. This requirement has been waived with the understanding the following note is added to the map.

"Further development of Lot 3 will require a passing soil boring report before a building permit is issued."

6. Add the document number for the 60' road reservation and driveway easement located on Lot 3.
7. Should Lot 3 be further developed into a subdivision and as this property is located within the sanitary sewer service boundary, the developer would need to bring sewer service to this property.
8. The request for a second set of Grid coordinate vales has been waived until the municipal code has been updated this year.

No further review comments.

Document Approval and Recording

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

This includes the CADD file.

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

Document Submittals and Data Conversion

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

Prior to Recording the Certified Survey Map or Subdivision Plat, The professional land surveyor is responsible for submitting a copy of the AutoCad drawing file (.dwg) of the document in version 2019 on compact disk (CD) or via email to the Village Surveyor for mapping purposes.

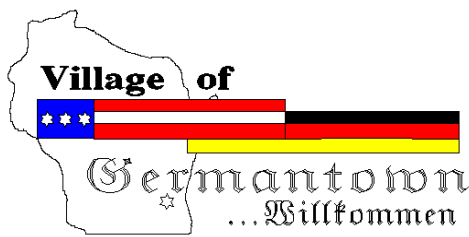
All digital professional land surveyor seals and signatures will be purged from the digital copy prior to submittal.

January 9, 2020

Note: In 2020, the Village will be upgrading its municipal code to recognize the NAD83 Datum, 2011 adjustment for horizontal control and NAVD88 for vertical control for mapping all land division documents and plan submittals for review.

There are new dossier sheets for all the Public Land Survey System monuments that contain the new coordinate positions and elevations available currently on the State Cartographer's website by using the Survey Control Finder application

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



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: December 20, 2019

Re: Boehlke CSM

Jeff,

Here are my review comments for the CSM received 12/5/2019.

Certified Survey Map

Applicant or Owner: Boehlke Family Trust

Land Surveyor/Firm: Don Thoma, PLS – Accurate Survey and Engineering LLP

1. Graphically show and dimension building setback lines on all lots per current zoning code.
2. Proposed Lot 1 only encompasses or plats a portion of parcel now known as GTNV 261-993 which contains 22.51 acres. This proposed land division will create a remnant parcel with no valid or transferable legal description. The entire parcel is to be included in this Certified Survey Map and the 60' right of way dedication continued north along Country Aire Drive to the north line of parcel GTNV 261-993.
3. A certificate of mortgagee is required in the land is mortgaged with a lender. The certificate of mortgagee requires the following information:
 - Complete statements per Chapter 236.21(2)(a)
 - Lending institution name, signature of bank officer and date.
 - Notary statement, seal, signature and date.

The mortgage certificate requirement is waived if owner can provide written proof of ownership that the property is free of mortgage from the lending institution.

4. Due to the issue outlined in Item No.2 above, I do not recommend approval of this CSM at this time.

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including

all original signatures of the owner and lending institution, original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

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Document Submittals and Data Conversion

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

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

Note: In 2020, the Village will be upgrading its municipal code to recognize the NAD83/2011 adjustment for horizontal control and NAVD88 for vertical control for mapping all land division documents and plan submittals for review.

There are new dossier sheets for all of the Public Land Survey System monuments that contain the new coordinate positions and elevations available currently on the State Cartographer's website by using the Survey Control Finder application

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



Village of



Germantown

...Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid 10/30/19 Date 10/30/19

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Nancy Boehlke Deptolla

Trustee Boehlke Family Trust

N68W5693 Bridge Commons Ct

Cedarburg, WI 53012

Phone (414) 915-4464

Fax ()

E-Mail nbdeptolla@sbcglobal.net

PROPERTY OWNER

Boehlke Family Trust

N68W5693 Bridge Commons Ct.

Cedarburg, WI 53012

Phone (414) 915-4464

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 W140 N10833 Country Air Drive, Germantown GTNV 261993 / GTNV261998

3 PURPOSE OF LAND SPLIT

Family member wishes to purchase only a portion of the property - house, outbuildings and immediately surrounding acreage, as his primary residence.

Will the land split require rezoning?

Yes

From A-2

To Rs-2

4 READ AND INITIAL THE FOLLOWING:

nbd I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

nbd I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

nbd I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

nbd I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

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

Nancy Boehlke Deptolla 10-29-19
Applicant Date

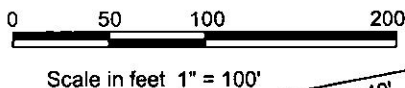
Nancy Boehlke Deptolla 10-29-19
Owner Date
for Boehlke Family Trust

Washington County Certified Survey Map

All of Certified Survey Map No. 239 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on pages 377-378 as Document No. 309708, and part of the NE 1/4 and SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 all in Section 26, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

(r.a.) - means "recorded as"

- - indicates 1.3" od iron pipe found unless noted.
- - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.
- - indicates soil test pit by others.

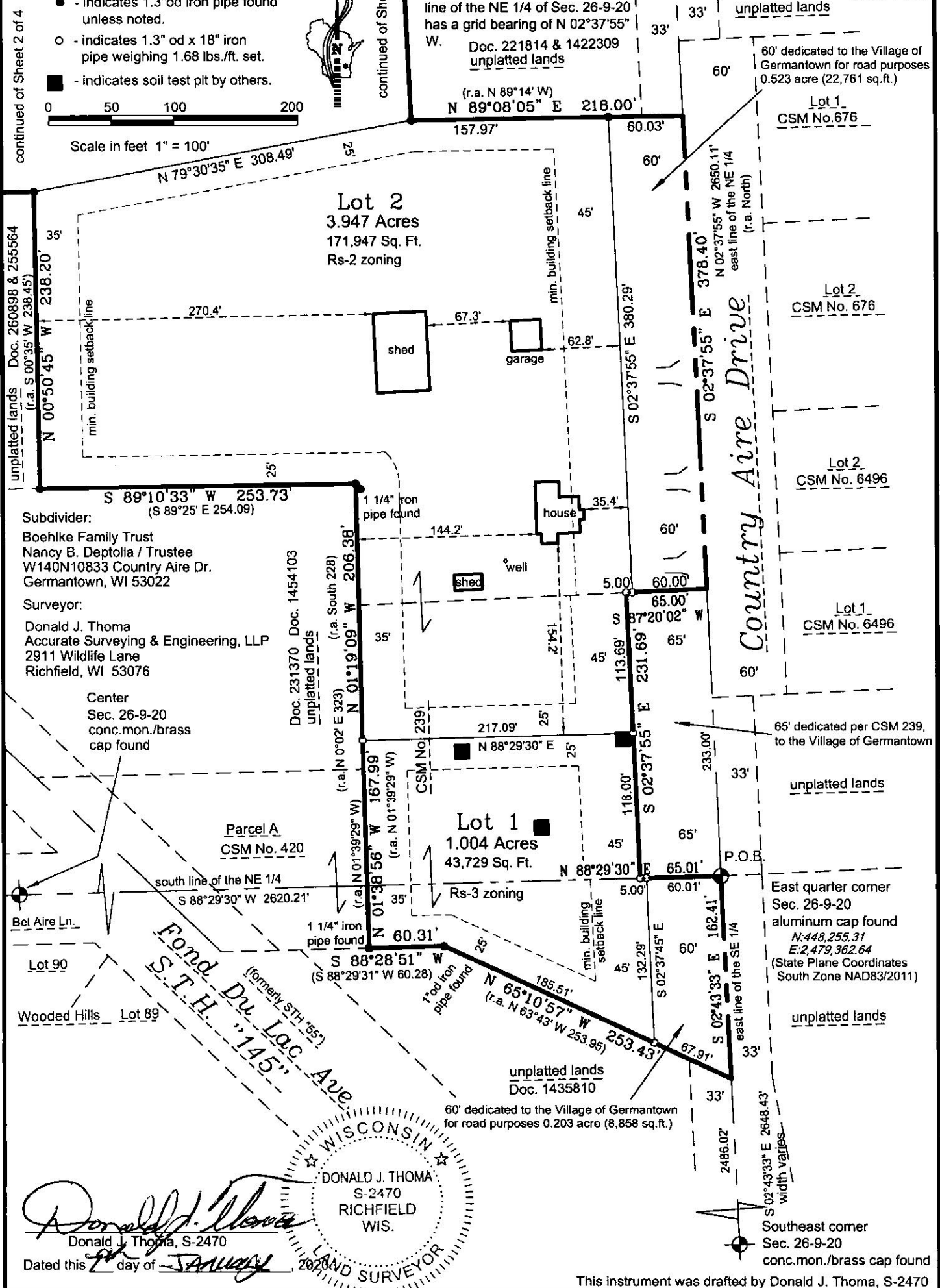


continued of Sheet 2 of 4

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD83/2011). The east line of the NE 1/4 of Sec. 26-9-20 has a grid bearing of N 02°37'55" W. Doc. 221814 & 1422309 unplatted lands

Northeast corner
Sec. 26-9-20
conc.mon./brass
cap found

Sheet 1 of 4



This instrument was drafted by Donald J. Thoma, S-2470

Northeast corner
Sec. 26-9-20
conc.mon./brass
cap found

(r.a.) - means "recorded as"

- - indicates 1.3" od iron pipe found unless noted.
- - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

Scale in feet
1" = 200'

Lot 1
CSM No. 6916

State of Wisconsin D.O.T.
00' Railroad right-of-way
S 63°28'27"

existing wetlands delineated by S.E.W.R.P.C. in 2019.

see Sheet 3 of
for curve data

Lot 3
28.879 Acres
1,257,986 Sq. Ft.
A-2 zoning

60' dedicated to the Village of
Germantown for road purposes
0.763 acre (33,254 sq.ft.)

existing wetlands delineated
by S.E.W.R.P.C. in 2019.

Lot 2
3.947 Acres
171,947 Sq. Ft.

DONALD J. THOMAS
S-2470
RICHFIELD
WIS.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD83/2011). The east line of the NE 1/4 of Sec. 26-9-20 has a grid bearing of N 02°37'55" W.

1310.105' south line of the NE 1/4

S 88°29'00" W 2620.21'


Donald J. Thomas, S-2470

Dated this 7th day of January, 2020.

East quarter corner
Sec. 26-9-20
aluminum cap found
N:448,255.31
E:2,479,362.64
(State Plane Coordinates
South Zone NAD83/2011)

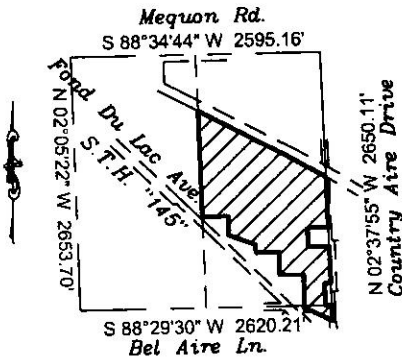
This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map

Sheet 3 of 4

Location Sketch

NE 1/4 Section 26-9-20
Scale: 1" = 2000'



All of Certified Survey Map No. 239 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on pages 377-378 as Document No. 309708, and part of the NE 1/4 and SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 all in Section 26, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Curve Data:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	TANGENT BEARING-IN	TANGENT BEARING-OUT
C-1	49.66'	130.00'	21°53'09"	49.36'	N 08°25'04" E	N 19°21'38" E	N 02°31'31" W
C-2	412.50'	9223.09'	2°33'45"	412.46'	S 61°52'03" E	S 63°08'55" E	S 60°35'10" E
C-3	341.88'	9223.09'	2°07'26"	341.86'	S 62°05'13" E	S 63°08'55" E	S 61°01'30" E
C-4	70.62'	9223.09'	0°26'19"	70.62'	S 60°48'20" E	S 61°01'30" E	S 60°35'10" E

Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Nancy Deptolla, I have surveyed, divided and mapped the land shown and described hereon, All of Certified Survey Map No. 239 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on pages 377-378 as Document No. 309708, and part of the NE 1/4 and SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 all in Section 26, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

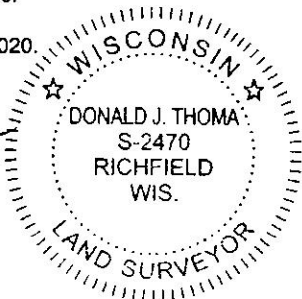
Beginning at the East Quarter corner of said Section 26; thence S 02°43'33" E, along the east line of said SE 1/4, 162.41 feet; thence N 65°10'57" W, along the northeasterly line of lands described in Document No. 1435810, recorded in the Washington County Registry, 253.43 feet, to a 1 inch od iron pipe found; thence S 88°28'51" W, along the northerly line of said Document No. 1435810, 60.31 feet, to a 1 1/4 inch iron pipe found marking the southeast corner of Parcel A of Certified Survey Map No. 420, as recorded in the Washington County Registry in Volume 2 of Certified Survey Maps on pages 307-308 as Document No. 324225; thence N 01°38'56" W, along the east line of said Parcel A and its northerly extension and along part of the east line of lands described in Document No. 1454103, recorded in the Washington County Registry, 167.99 feet; thence N 01°19'09" W, along the monumented east line of said Document No. 1454103, 206.38 feet, to a 1.3 inch od iron pipe found; thence S 89°10'43" W, along the monumented north line of said Document No. 1454103, 253.73 feet, to a 1.3 inch od iron pipe set over an old 1 inch od iron pipe found; thence N 00°50'33" W, along the monumented east line of lands described in Document No. 260898, recorded in the Washington County Registry, 238.20 feet, to a 1.3 inch od iron pipe found; thence S 88°11'31" W, along the monumented north line of said Document No. 260898, 185.31 feet; thence S 88°54'21" W, along the north line of Document No. 255564, recorded in the Washington County Registry, 59.28 feet; thence N 02°36'39" W, along the east line of Document No. 248256, recorded in the Washington County Registry, 83.80 feet; thence N 70°39'48" W, along the northerly line of said Document No. 248256, 301.49 feet, to a point in the easterly line of Document No. 231333, recorded in the Washington County Registry; thence northerly along said Document No. 231333 and along the arc of a curve to the left 49.66 feet, radius 130.00 feet, delta 21°53'09", chord N 08°25'04" E 49.36 feet; thence N 02°37'30" W, continuing along said east line of Document No. 231333, 151.56 feet; thence S 87°22'30" W, along the north line of said Document No. 231333, 267.22 feet, to a point in the west line of the E 1/2 of the NE 1/4; thence N 02°21'38" W, along said west line, 1109.66 feet, to the intersection of the southwesterly right-of-way line of a 100 foot wide Railroad right-of-way; thence S 63°28'27" E, along said southwesterly right-of-way line, 1082.90 feet; thence southeasterly, continuing along said southwesterly right-of-way line and along the arc of a curve to the right 412.50 feet, radius 9223.09 feet, delta 2°33'45", chord S 61°52'03" E 412.46 feet, to the intersection of the east line of said NE 1/4; thence S 02°37'55" E, along said east line of the NE 1/4, 536.48 feet; thence S 89°08'05" W, along the north line of lands described in Document No. 1422309, recorded in the Washington County Registry, 218.00 feet, to a 1.3 inch od iron pipe found; thence S 02°37'55" E, along the west line of said lands described in Document No. 1422309, 200.00 feet, to a 1.3 inch od iron pipe found; thence N 89°08'05" E, along the south line of said lands described in Document No. 1422309, 218.00 feet, to a point in the east line of said NE 1/4; thence S 02°37'55" E, along said east line of the NE 1/4, 378.40 feet; thence S 87°20'02" W, along the north line of said Certified Survey Map No. 239, 65.00 feet, to the west right-of-way line of Country Aire Drive; thence S 02°37'55" E, along said west right-of-way line, 231.69 feet, to a point in the south line of said Certified Survey Map No. 239; thence N 88°29'30" E, along said south line, 65.01 feet, to the point of beginning.

Containing 35.320 acres (1,538,535 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and the Village of Germantown Ordinance in surveying, dividing, and mapping said lands, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 15th day of January, 2020.

Donald J. Thoma



Washington County Certified Survey Map

Sheet 4 of 4

All of Certified Survey Map No. 239 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on pages 377-378 as Document No. 309708, and part of the NE 1/4 and SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 all in Section 26, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Owner's Certificate:

As owner of Lot 1, 2 and 3, I hereby dedicate that part of Country Aire Drive to the Village of Germantown for public road purposes as represented on Sheet 1 of 3 of this Certified Survey Map.

As owner of Lot 1, 2 and 3, I hereby certify that we caused the land shown and described herein to be surveyed, divided, and mapped as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Germantown Plan Commission

Village of Germantown Village Board

Boehlke Family Trust - Nancy Deptolla / Trustee

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 20____, the above named owner/trustee is to me known to be the same persons who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____, Notary Public, _____, Wisconsin.

My commission expires _____

Village of Germantown Plan Commission Approval:

This Certified Survey Map is hereby approved by the Planning Commission of the Village

of Germantown on this ____ day of _____, 20____.

Dean Wolter - Chairperson

Laura A. Johnson - Secretary

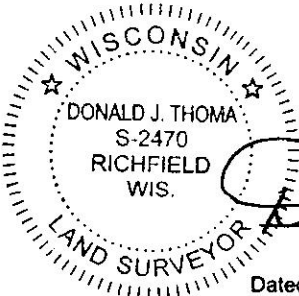
Village of Germantown, Village Board Approval:

This Certified Survey Map, being all of Certified Survey Map No. 239 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on pages 377-378 as Document No. 309708, and part of the NE 1/4 and SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 all in Section 26, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and (the dedication of that part of Country Aire Drive for public road purposes as shown on Sheet 1 of 3 is hereby) accepted by the Village Board of Trustees of the Village of Germantown on

this ____ day of _____, 20____.

Dean Wolter - Village President

Deanna Braunschweig - Village Clerk



Donald J. Thoma, S-2470

Dated this ____ day of January, 2020.



Village of

Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Nancy Boehlke Deptolla
N68 W5693 Bridge Commons
Cedarburg, WI 53012

Phone (414) 915-4464

Fax () _____

E-Mail n6deptolla@sbglobal.net

PROPERTY OWNER

Boehlke Family Trust
N68 W5693 Bridge Commons
Cedarburg WI 53012

Phone (414) 915-4464

2 PROPERTY ADDRESS OR GENERAL LOCATION

W140 N10833 County Ave Drive

TAX KEY NUMBER

GTNV 261 993

3 REZONING REQUEST

FROM

A-2

TO

Rs-2

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

Legal description attached.

PURPOSE OF REZONING REQUEST

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

A family member wishes to purchase a portion of the property as his primary residence. This parcel, "Lot 1", would include the house, outbuildings and some surrounding acreage. Most of this parcel is presently part of GTNV 261993. However, to create a buffer on the south edge of this parcel, we propose incorporating a portion of GTNV 261998 (approximately 1/2 acre) into Lot 1. In total, Lot 1 would be 3.967 acres, which we request be zoned Rs-2 to allow retention of two of the outbuildings presently located on Lot 1. GTNV 261993 is presently zoned A-2 and GTNV 261998 is presently zoned Rs-3. The remainder of GTNV 261993, not included in Lot 1, would retain its present A-2 zoning.

Further, we request that the that the remainder of GTNV 261998 be incorporated into GTNV 264985 to create "Lot 2" (1 acre), which we intend to sell, would retain the Rs-3 zoning that presently exists for both parcels

6 SUPPORTING DOCUMENTATION:

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

☒ Rezoning map

☒ Legal description of area to be rezoned

7 READ AND INITIAL THE FOLLOWING:

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Nancy Boebe Septella 10-29-19
Applicant Date
Trustee Boebe
Family Trust

Nancy Boebe Septella 10-29-19
Owner Date

Rezoning Map R-2

All of Certified Survey Map No. 239 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on pages 377-378 as Document No. 309708, and part of the SE 1/4 of the NE 1/4 and part of the NE 1/4 of the SE 1/4 all in Section 26, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone. The east line of the NE 1/4 of Sec. 26-9-20 has a grid bearing of N 02°37'45" W.

Northeast corner
Sec. 26-9-20
conc.mon./brass
cap found



Scale in feet 1" = 100'



A-2
BOEHLKE FAMILY
TRUST
W140N10833 COUNTRY
AIRE DR
GERMANTOWN WI 53022

R-4
AVN GROUP 109 LLC
108 S BROOM ST
MADISON WI 53703
unplatted lands

R-3
ROBERT W BROWN,
JANET R BROWN
W140N10910 COUNTRY
AIRE DR
GERMANTOWN WI 53022

unplatted lands

R-3
CAROL J SCHULTEIS,
JOHN M YUSKO
W140N10870 COUNTRY
AIRE DR
GERMANTOWN WI 53022

Lot 1
CSM No. 676

R-3
ROBERT CITOWITZ,
JUDITH L CITOWITZ
W140N10840 COUNTRY
AIRE DR
GERMANTOWN WI 53022

Lot 2
CSM No. 676

R-3
KEVIN L NASH, DONNA
NASH
W140N10828 COUNTRY
AIRE DR
GERMANTOWN WI 53022
Lot 2
CSM No. 6496

R-3
KEVIN L NASH, DONNA L
NASH
W140N10828 COUNTRY
AIRE DR
GERMANTOWN WI 53022
Lot 1
CSM No. 6496

R-3
DAVID A HACKER,
KAREN S HACKER
N96W14526 COUNTY
LINE RD
GERMANTOWN WI 53022

unplatted lands

East quarter corner
Sec. 26-9-20
aluminum cap found
N: 448,246.94
E: 2,510,900.31
(State Plane Coordinates
South Zone)

unplatted lands

EH
ANTON FRENZ TRUST,
BERTRAM A FRENZ
TRUST
108 S BROOM ST
MADISON WI 53703

Southeast corner
Sec. 26-9-20
conc.mon./brass cap found

unplatted lands

R-3

unplatted lands

R-3

R-3

R-3

R-3

R-3

R-3

R-3

R-3

R-3

R-3

R-3

R-3

R-3

Lot 1
proposed R-2
4.640 Acres
202140 Sq. Ft.



Lot 2
proposed

unplatted lands
Doc. 1435810

B-1
DAVID E EBERT,
DONNA L EBERT
6326 HILLTOP DR
ALLEN TON WI
53002-0000

Center
Sec. 26-9-20
conc.mon./brass
cap found

R-3
JOHN J NENNIG FAMILY
TRUST, MARCIA L
NENNIG FAMILY TRUST
W142N10862 FOND DU
LAC AVE
GERMANTOWN WI 53022

R-3
OSWALD P MARKELAND
W142N10838 FOND DU
LAC AVE
GERMANTOWN WI
53022-0000

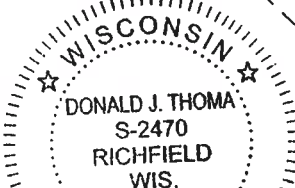
Fond Du Lac Ave.
S.T.H. "145"

Lot 90

Lot 89

Wooded Hills

Rs-5



Donald J. Thoma, S-2470
Dated this 28th day of October, 2019.

This instrument was drafted by Donald J. Thoma, S-2470

Accurate Surveying & Engineering LLP

Land Surveying, Developing and Consulting

2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

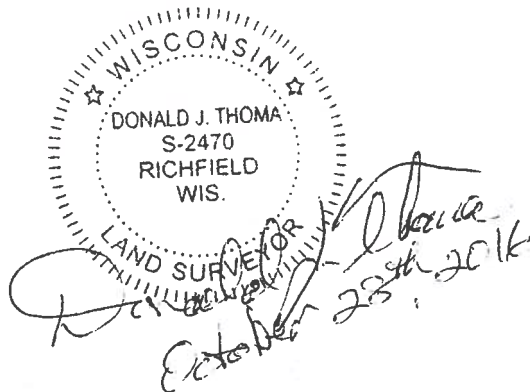
October 28, 2019

RE: Legal description of lands to be Rezoned to R-2.

Part of Certified Survey Map No. 239 as recorded in the Washington County Registry in Volume 1 of Certified Survey Maps on pages 377-378 as Document No. 309708, and part of the SE 1/4 of the NE 1/4 all in Section 26, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the East Quarter corner of said Section 26; thence N 02°37'45" W, along the east line of said NE 1/4, 118.00 feet, to the point of beginning of lands herein described; thence S 88°29'40" W, 282.10 feet, to a point in the west line of said Certified Survey Map No. 239, and along part of the east line of lands described in Document No. 1454103, recorded in the Washington County Registry; thence N 01°18'59" W, along the monumented east line of said Document No. 1454103, 206.38 feet, to a 1.3 inch od iron pipe found; thence S 89°10'43" W, along the monumented north line of said Document No. 1454103, 253.73 feet, to a 1.3 inch od iron pipe set over an old 1 inch od iron pipe found; thence N 00°50'35" W, along the monumented east line of lands described in Document No. 1116244, recorded in the Washington County Registry, 238.20 feet, to a 1.3 inch od iron pipe found; thence N 79°30'45" E, 308.49 feet, to a 1.3 inch od iron pipe found; thence N 89°08'15" E, along the south line of lands described in Document No. 1422309, recorded in the Washington County Registry, 218.00 feet, to a point in said east line of the NE 1/4; thence S 02°37'45" E, along said east line of the NE 1/4, 493.40 feet, to the point of beginning.

Containing 4.640 acres (202,140 square feet) more or less.





Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT

in accordance with Comm 85, Wis. Adm. Code

#4514
Page 1 of 3
Eric Schmitz Corporation

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m))

Property Owner Boehlke Family Trust - C/O Nancy Deptolia		Property Location Govt. Lot SE1/4, NE1/4, S26, T9N, R20E	
Property Owner's Mailing Address W140 N10833 Country Aire Drive		Lot # 2	Block # Subd. Name or CSM# Proposed Certified Survey Map
City Germantown	State WI	Zip Code 53022	Phone Number (414) 915-4464
☒ New Construction ☐ Replacement		Use: ☒ Residential / Number of bedrooms 4 ☐ Public or commercial - Describe: Code derived design flow rate 600 GPD	
Parent material Loess over Glacial Till		Flood plain elevation, if applicable NA ft	
General comments Site is suitable for a mound system (A-4). See Mound Component Manual for Septic Tank Effluent for Private Onsite Wastewater and recommendations: Systems.			

1	Boring #	☐ Boring ☒ Pit	Ground surface elev	97.5	ft	Depth to limiting factor	18	in	Soil Application Rate	GPD/ft ²	
	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	*Eff#1	*Eff#2
	A _p	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	3vf-f	0.6	0.8
	B ₁	8-14	7.5YR3/4	-	cl	2mabk	mfr	cw	3vf	0.4	0.6
	BC	14-18	10YR4/4	-	sl & gr	1fsbk	mfr	gw	1vf	0.4	0.7
					5-10%						
	C	18-48	10YR5/4	c-2-d 5YR5/8	sl & gr	1fpl	mfr	-	-	0.4	0.6
			bans of:	- 10YR6/2	sicl	1fsbk	mfr	-	-	0.2	0.3
			slightly	calcareous	5-10%						

2	Boring #	☐ Boring ☒ Pit	Ground surface elev	96.4	ft	Depth to limiting factor	20	in	Soil Application Rate	GPD/ft ²	
	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	*Eff#1	*Eff#2
	A _p	0-12	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8
	Bt ₁	12-20	7.5YR4/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6
	Bt ₂	20-28	7.5YR4/4	c-2-d 7.5YR5/8	cl	2mabk	mfr	gw	1vf	0.4	0.6
				silt coatings							
	C	28-42	10YR5/4	c-2-d 7.5YR5/8	sl & gr	1fpl	mfr	-	-	0.4	0.6
			bans of:	- 10YR6/2	sicl	1fsbk	mfr	-	-	0.2	0.3
			slightly	calcareous	5-10%						

* Effluent #1 = BOD₅ > 30 < 220 mg/L and TSS > 30 < 150 mg/L

* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print) Eric M. Schmitz	Signature 	CST Number 222021
Address Eric Schmitz Corporation 2334 Stonebridge Circle Unit A West Bend, WI 53095	Date Evaluation Conducted 10/1/2019	Telephone Number 262-338-6994

SBD-4330 (R 07/00)

Soil Test Site Plan

For: The Boehlke Family Trust

LOT 2 of a proposed Certified Survey Map. Part of the SE ¼ of the NE ¼ of Section 26, T9N, R20E, Village Of Germantown, Washington County, Wisconsin. Well

House

W140
N10833

Shed

102.5

101.5

380.29

5.00

113.68

Soils-BM

Hydrant Rim Bolt. (21" abv. grnd.),
assumed elevation 100.00

100.00

Country Aire Drive

Lot Lines Are
Only Estimated

B2

217.09

B1

231.69

96.4

96.5

97.0

97.5

97.5

98.0

98.0

98.5

B3

98.5

LOT 2
1.003 AC

vacant lot

5.00

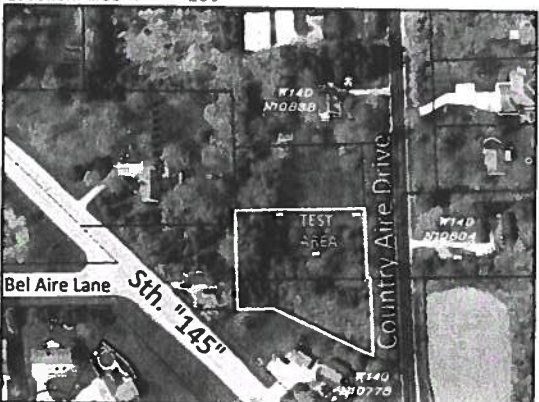
60.31

132.28

185.51

253.43

Location Map 1" = 250'



PLANNED DEVELOPMENT DISTRICT (PDD) REZONING & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

1/13/20 Plan Commission Meeting

Zilber Property Group / Germantown Gateway Corporate Park

Village Planner Report

Germantown, Wisconsin

Summary

Frank Dekan, agent for Zilber Property Group and ZPG Development, LLC, property owner, is requesting approval to create an M-1: Limited Industrial Planned Development District (M-1/PDD) for a 33.07-acre area within the Germantown Gateway Corporate Park and a 2-lot Certified Survey Map (CSM) to create two parcels.

Location: W210N12805 & W210N12855 Gateway Crossing

Applicant/

Property Owner: Frank Dekan ZPG Development LLC
Zilber Property Group 710 N. Plankinton Ave
710 N. Plankinton Ave Milwaukee, WI
Milwaukee, WI

Current Zoning: M-1: Neighborhood Business

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



Background/Proposal

Frank Dekan, agent for Zilber Property Group and ZPG Development, LLC, property owner, is requesting approval to create an M-1: Limited Industrial Planned Development District (M-1/PDD) for a 33.07-acre area within the Germantown Gateway Corporate Park and a 2-lot Certified Survey Map (CSM) to create two parcels each with an existing industrial building.

In April 2019, the Village approved a 4-lot CSM to re-divide the remaining undeveloped land in the Germantown Gateway Corporate Park located on Holy Hill Road east of US41. At that time, the PC also approved site development & building plans for two (2) multi-tenant industrial buildings known as Zilber 2 (198,766 sqft) and Zilber 3 (204,373 sqft) to be developed on the 33.07-acre parcel adjacent to Holy Hill Road at Gateway Crossing (Lot 3). Both buildings have been (or are nearly) constructed and ready for occupancy.

At this time, the Zilber Property Group Tom is requesting approval to create an M-1: Limited Industrial Planned Development District (M-1/PDD) for purposes of modifying the parking lot setback requirement in order for Lot 3 to be further divided into two lots (see proposed CSM). Because the two buildings were constructed in a “back-to-back” manner with a common driveway and paved truck dock “court” in between, the “standard” minimum 10 feet parking lot-to-property line setback requirement cannot be met if Lot 3 is divided with the common property line between the two buildings. The proposed PDD is intended to only modify the parking lot setback from 10 to 0 feet in order to accommodate the proposed division of Lot 3. No other changes to the basic M-1 District regulations are proposed.

Along with the PDD proposal, Zilber has submitted a 2-lot Certified Survey Map (CSM) to divide Lot 3 into two separate parcels each with an existing industrial building (Zilber 2 on proposed Lot 2 and Zilber 3 on proposed Lot 3). As shown on the proposed CSM, a 60' wide cross-access easement will be created over the common property line.

Staff Comment

As with two previously approved and similar proposals (Stonecast Concrete Products and ALDI's), a unique set of circumstances has required an element of “flexibility” in one or more zoning restrictions to accommodate additional development of those properties that could not be easily accommodated under the Zoning Code. While the Zoning Code allows multiple non-residential buildings to be constructed on a single parcel, there are no provisions in the Code that make it easy to divide a parcel with multiple buildings for purposes such as being able to sell a building and property separately.

We have learned that the only other alternatives to creating a PDD with unique zoning restrictions that “fit” the specific circumstances require an amendment to the Zoning Code in one form or another. In this case, those alternatives would be to:

1. Seek a variance from the Board of Zoning Appeals to reduce the minimum parking lot setback from 10' to 0' (which would affect only this parcel);
2. Propose an amendment to the M-1 Zoning District regulations to reduce the minimum parking lot setback from 10' to 0' (which would affect all M-1 zoned parcels in the Village); or
3. Create a new planned development district (PDD) for the property and create setbacks that are favorable to the specific circumstances (which would affect only this parcel)

Similar to the Stonecast Products and ALDI's proposals to create a PDD for purposes of reducing a setback requirement, Staff did not recommend pursuing the variance alternative given the stringent set of criteria needed to obtain a variance, including the burden of having to prove the property could not reasonably be used without the variance. *Because the Village Board did not agree with the Staff and Plan Commission recommendation to require Stonecast Products to first apply for a variance before considering the creation of a PDD, Staff will not make the same recommendation in this case.*

Surveyor

The Village Surveyor has reviewed and recommended approval of the proposed 2-lot Certified Survey Map (CSM).

Fire Department/Police Department

No comment.

VILLAGE PLANNER RECOMMENDATION:

Planned Development District (PDD) Proposal

APPROVE the request to create an M-1: Limited Industrial Planned Development District (M-1/PDD) for the 33.07-acre property located at W210 N12805 & N12855 Gateway Crossing to be known as the "Zilber PDD" subject to the following conditions:

1. The M-1: Limited Industrial 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 parking lot setback along the common property line between the Zilber 2 & Zilber 3 industrial buildings line from 10 to 0 feet

VILLAGE PLANNER RECOMMENDATION:

Certified Survey Map (CSM)

APPROVE the proposed 2-lot Certified Survey Map (CSM) for the 33.07 acres (Lot 3 of CSM 6898) owned by ZPG Development LLC located in the Germantown Gateway Corporate Park northwest corner of the Gateway Crossing and Holy Hill Road intersection.



Village of Germantown

Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

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

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Zilber Property Group

710 N. Plankinton Avenue

Milwaukee, WI 53203

Frank Dekan

Phone (414) 234-1100

Fax ()

E-Mail frank.dekan@zilber.com

PROPERTY OWNER

ZPG Development LLC

710 N. Plankinton Avenue

Milwaukee, WI 53203

John Kersey

Phone ()

2 PROPERTY ADDRESS OR GENERAL LOCATION

W210 N12805 & W210 N12855
Gateway Crossing
Richfield, WI 53076

TAX KEY NUMBER

GTNV_073986

3 REZONING REQUEST

FROM

N/A

TO

N/A

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Lot Three (3) of CERTIFIED SURVEY MAP NO. 6898, being a Redivision of Lot Two (2) of CERTIFIED SURVEY MAP NO. 6824, in the Southwest One-quarter (1/4) and Northwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Seven (7), and the Northeast One-quarter (1/4), Southeast One-quarter (1/4), Southwest One-quarter (1/4) and Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Seven (7), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, Washington County, Wisconsin, recorded in the Office of the Register of Deeds for Washington County on May 29, 2019 in Volume 53 of Certified Survey Maps, Pages 223 to 228 inclusive, as Document No. 1472573.

PURPOSE OF ~~REZONING~~ REQUEST PDD Request

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

The Owner of the property (ZPG Development LLC) would like the ability to sell off the buildings / properties individually if the opportunity arises. Being able to eliminate the side yard set back requirement would allow a new CSM splitting the properties into two separate CSM's. The side yard setback needs to be eliminated because the buildings currently share a driveway and truck court which is all paved with asphalt. The owner will also create a Cross Access Easement for both properties.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

 _____
Applicant

12/2/19
Date

 _____
Owner

12/2/19
Date



December 3, 2019

Village of Germantown
N112 W17001 Mequon Road
P.O. Box 337
Germantown, WI 53022-0337

RE: Planned Development District & Revised CSM Applications

Subject: Z2 & Z3 at Germantown Gateway Corporate Park
Gateway Crossing

ZPG Development LLC would like the ability to sell off the buildings / properties individually if the opportunity arises. Being able to eliminate the side yard setback requirement would allow a new CSM splitting the properties into two separate CSM's. The side yard setback needs to be eliminated because the buildings currently share a driveway and truck court which is all paved with asphalt.

The owner will also create a Cross Access Easement for both properties.

Please advise if you have any questions or need further information.

Thank you for your consideration.

CORPORATE

710 North Plankinton Avenue
Milwaukee, WI 53203
(414) 274-2623

KENOSHA

9560 58th Place, Suite 350
Kenosha, WI 53144
(262) 857-7600

CHICAGO

One Oakbrook Terrace, Suite 510
Oakbrook Terrace, IL 60181
(630) 576-0010

www.zilberpropertygroup.com



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid _____ Date _____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT	PROPERTY OWNER
<u>Zilber Property Group</u>	<u>ZPG Development LLC</u>
<u>710 N. Plankinton Ave</u>	<u>710 N. Plankinton Ave</u>
<u>Milwaukee, WI 53203</u>	<u>Milwaukee, WI 53203</u>
<u>Frank Dekan</u>	<u>John Kersey</u>
<u>Phone (414) 234-1100</u>	<u>Phone (414) 274-2509</u>
<u>Fax ()</u>	<u></u>
<u>E-Mail frank.dekan@zilber.com</u>	<u></u>

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2	W210 N12805 & W210 N12855 Gateway Crossing, Richfield, WI	GTNV_073986
----------	---	-------------

3	PURPOSE OF LAND SPLIT	Will the land split require rezoning?	
		NO	
		From	To
	Now that buildings are constructed on the property, the owner would like to ability to sell the buildings individually if the opportunity arises.	N/A	N/A

4 READ AND INITIAL THE FOLLOWING:

FM I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

FM I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

FM I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

FM I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

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

	<u>12/2/19</u>		<u>12/2/19</u>
Applicant	Date	Owner	Date

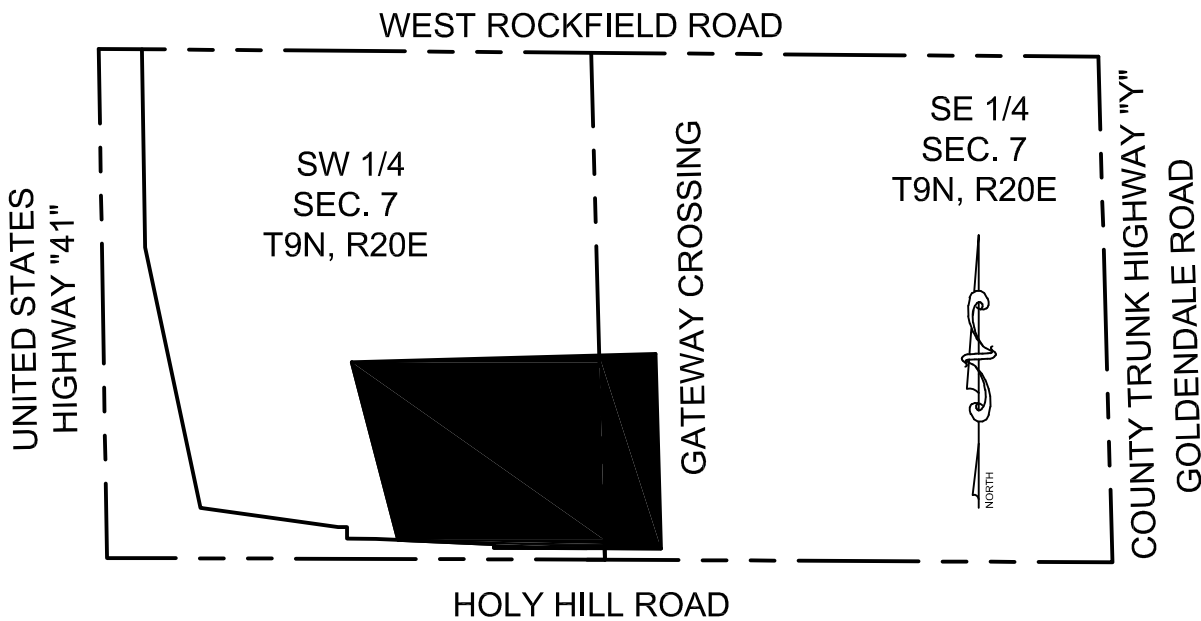
CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 3 of Certified Survey Map No. 6898, in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin




NOVEMBER 22, 2019

VICINITY MAP
SCALE 1":1000'



- NOTES:
- All measurements have been made to the nearest one-hundredth of a foot.
 - All angular measurements have been made to the nearest one second.
 - Right of way widths and locations based on Certified Survey Map No. 6898.
 - Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
 - The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55131C0268D dated NOVEMBER 20, 2013. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
 - Access Limitations to Holy Hill Road per Document No. 250846 and Document No. 306488.
 - Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southeast 1/4 of Section 7, Township 9 North, Range 20 East has a bearing of N89°41'41"W.

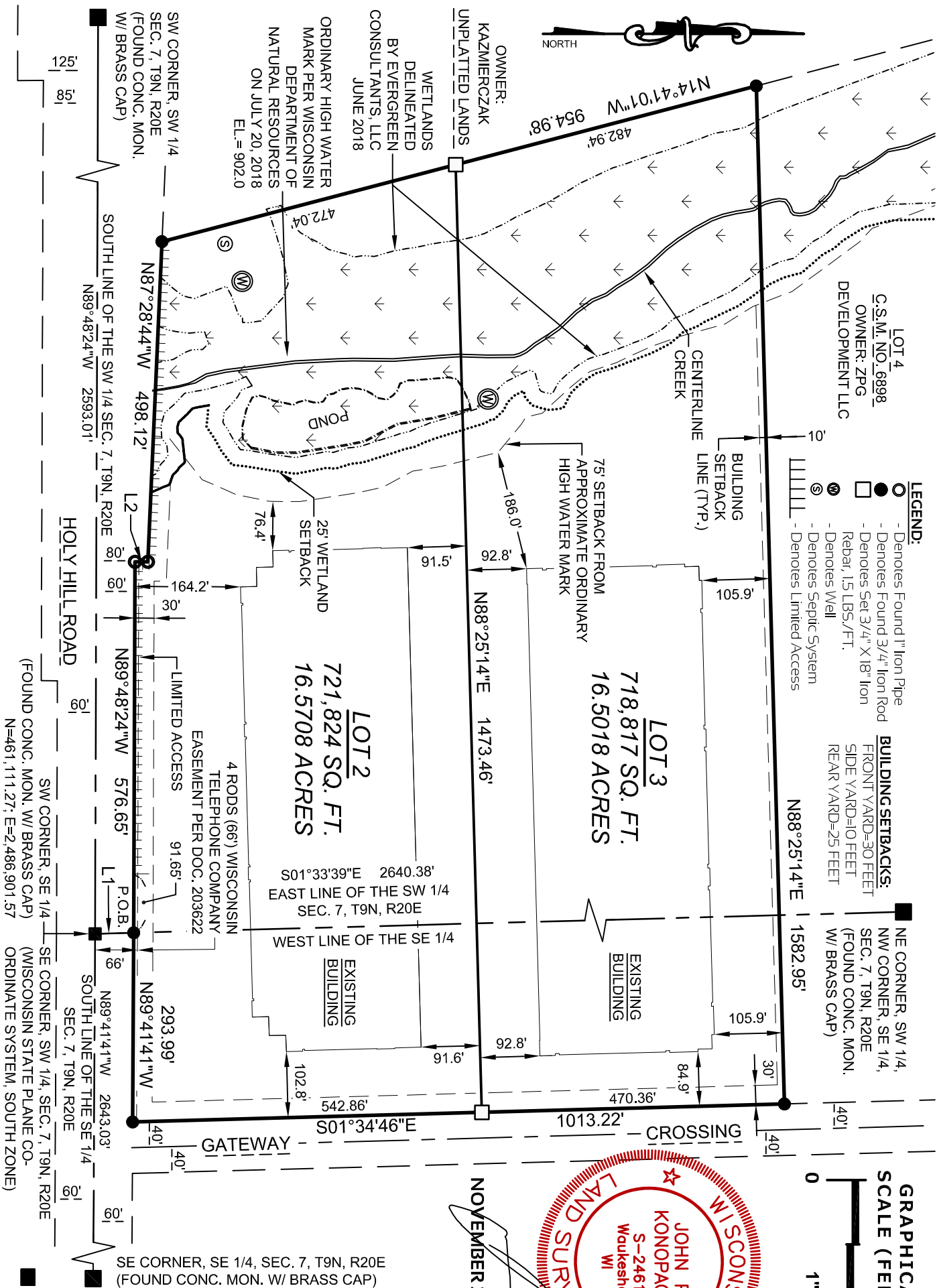
Prepared for:
ZPG Development LLC
710 N. Plankinton Ave.
Milwaukee, WI 53203

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 3 of Certified Survey Map No. 6898, in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

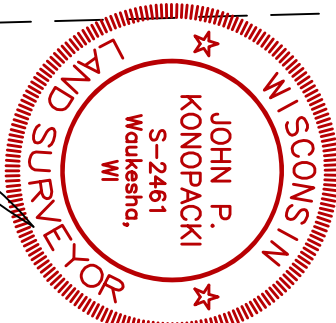


- LEGEND:**
- - Denotes Found 1" Iron Pipe
 - - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
 - ⊙ - Denotes Well
 - ⊙ - Denotes Septic System
 - ||||| - Denotes Limited Access

- BUILDING SETBACKS:**
- FRONT YARD=30 FEET
 - SIDE YARD=10 FEET
 - REAR YARD=25 FEET

GRAPHICAL SCALE (FEET)

0 1" = 200'



NOVEMBER 22, 2019

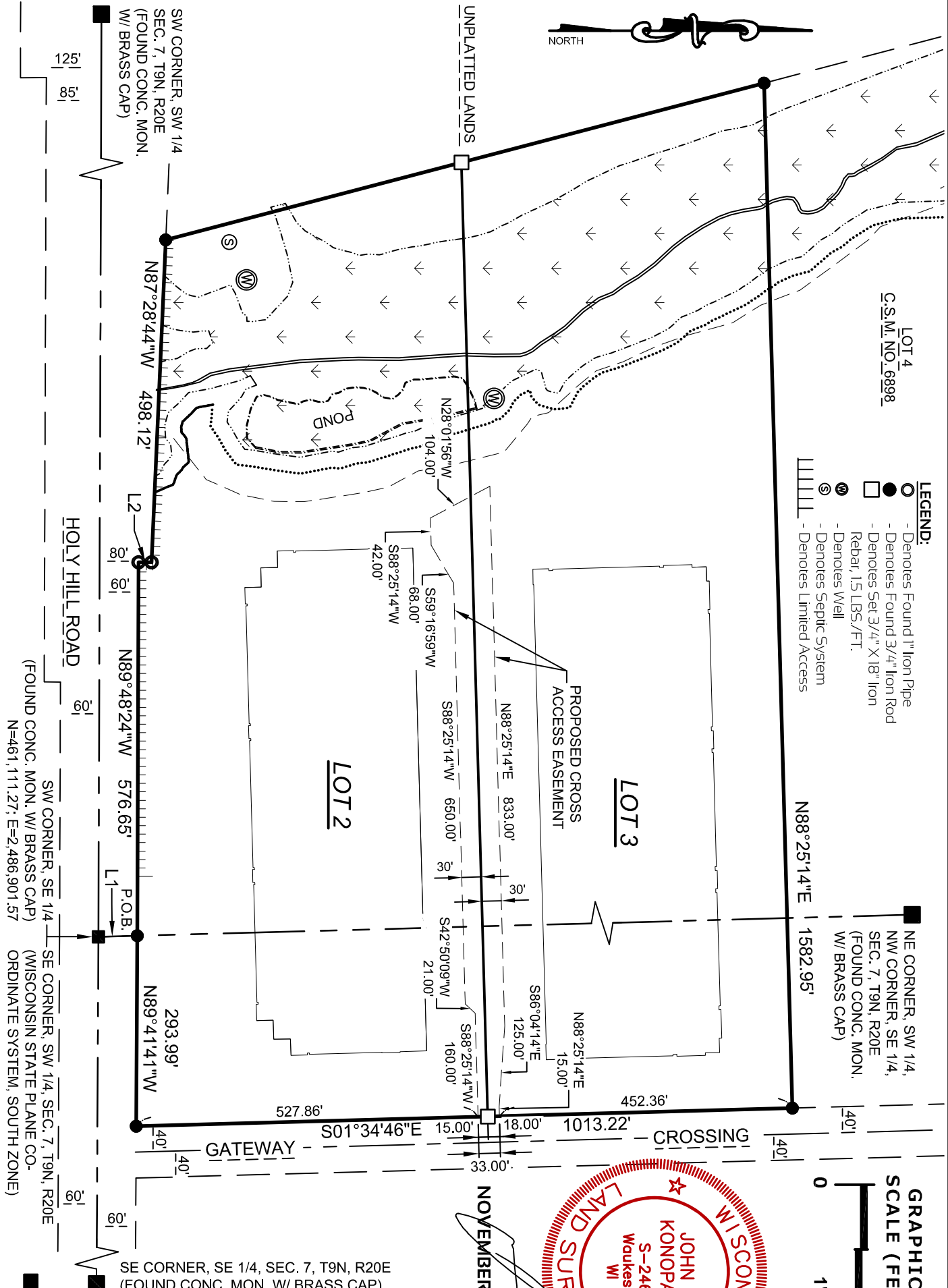
Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1296.00A
SHEET 2 OF 6

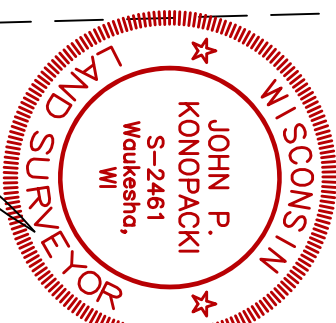
CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 3 of Certified Survey Map No. 6898, in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461



CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 3 of Certified Survey Map No. 6898, in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided Lot 3 of Certified Survey Map No. 6898, as recorded in the Register of Deeds office for Washington County as Document No. 1472573, in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 7;
Thence North 01°33'39" West along the east line of said Southwest 1/4, 60.03 feet to the north right of way line of Holy Hill Road and the Point of Beginning;

Thence North 89°48'24" West along said north right of way line, 576.65 feet;
Thence North 00°11'36" East along said north right of way 20.00 feet;
Thence North 87°28'44" West along said north right of way, 498.12 feet;
Thence North 14°41'01" West, 954.98 feet to the south line of Lot 4 of said Certified Survey Map No. 6898;
Thence North 88°25'14" East along said south line, 1582.95 feet to the west right of way line of Gateway Crossing;
Thence South 01°34'46" East along said west right of way line, 1013.22 feet to the aforesaid north right of way line of Holy Hill Road;
Thence North 89°41'41" West along said north right of way line, 293.99 feet to the Point of Beginning.

Containing 1,440,641 square feet (33.0726 acres) of land, more or less.

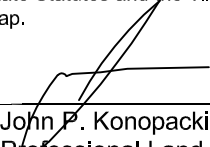
That I have made such survey, land division and map by the direction of ZPG Development LLC, owner of said land.

That such plat is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Germantown Land Division Ordinance in surveying, mapping and dividing the land with in this certified survey map.

Date: NOVEMBER 22, 2019





John P. Konopacki
Professional Land Surveyor S-2461

CONSENT OF CORPORATE MORTGAGEE

The undersigned, U.S. Bank National Association, a national banking association ("Mortgagee"), as Mortgagee under that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing encumbering the Property and recorded in the Office of the Register of Deeds for Washington County, Wisconsin, on November 9, 2018, as Document No. 1462579, hereby consents to the execution of the foregoing certified survey map.

IN WITNESS WHEREOF, Mortgagee has caused these presents to be signed by its duly authorized officers, and its corporate seal to be hereunto affixed.

Date (Name - Title)

STATE OF WISCONSIN)
_____ COUNTY) SS

On this, the _____ day of _____, 20____, before me, the undersigned, personally appeared _____, the _____ of U.S. Bank National Association, a national banking association, and acknowledged that (s)he executed the foregoing instrument on behalf of said corporation, by its authority and for the purposes therein contained.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 3 of Certified Survey Map No. 6898, in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

OWNER'S CERTIFICATE

ZPG Development LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

ZPG Development LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

- 1. Village of Germantown

IN WITNESS WHEREOF, the said ZPG Development LLC has caused these presents to be signed by John W. Kersey, Executive Vice President, AND Sandra J. Delisle, Assistant Secretary, at Milwaukee, Milwaukee County, Wisconsin, on this _____ day of _____, 20____.

In the presence of: ZPG Development LLC
By: Towne Realty, Inc., Manager

John W. Kersey, Executive Vice President

Sandra J. Delisle, Assistant Secretary

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

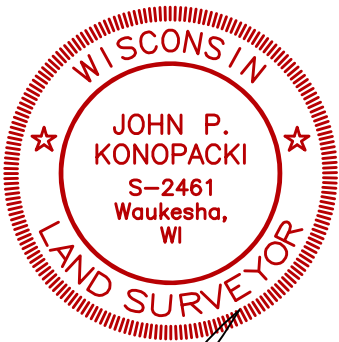
Personally came before me this _____ day of _____, 20____, John W. Kersey, Executive Vice President of Towne Realty, Inc. - Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Executive Vice President of Towne Realty, Inc. - Manager of said limited liability company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 20____, Sandra J. Delisle, Assistant Secretary of Towne Realty, Inc. - Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Assistant Secretary of Towne Realty, Inc. - Manager of said limited liability company, and acknowledged that she executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



NOVEMBER 22, 2019

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 3 of Certified Survey Map No. 6898, in the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

PLAN COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Plan Commission of the, Village of Germantown, on this _____ day of _____, 20____.

Date Dean Wolter, Chairman

Date Laura A. Johnson, Secretary

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 20____, (names) _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 20____.

Date Dean Wolter, Village President

Date Deanna Braunschweig, Village Clerk

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____, 20____, (names) _____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



NOVEMBER 22, 2019

ZONING PERMIT

1/13/20 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



Background

At the December 9 meeting, the PC postponed action on the Green request in order to give Green and the adjacent property owner, Kaiser, an opportunity to discuss entering into a shared driveway/access agreement as recommended by staff. At this time, we are not aware that an agreement has been reached.

The following report is the same presented by staff at the December 9 PC meeting.

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

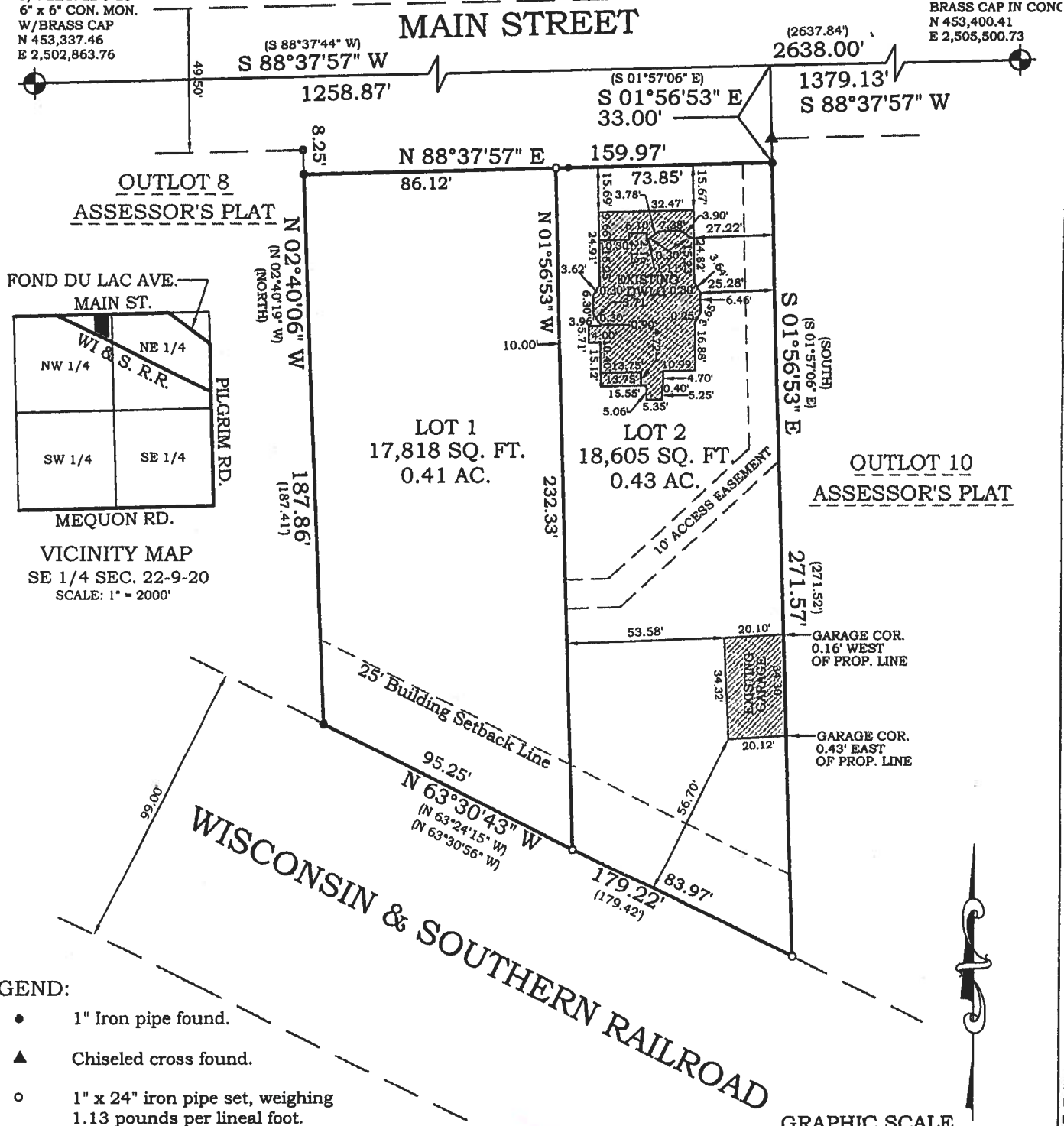
NOTES:

- 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



LEGEND:

- 1" Iron pipe found.
- ▲ Chiseled cross found.
- 1" x 24" iron pipe set, weighing 1.13 pounds per lineal foot.

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.

1" = 50'
Revised August 8, 2005
Revised March 4, 2005
December 13, 2004
SHEET 1 OF 3

MAP NO 5927 VOL 43 PAGE 300

DOC# 1099109



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

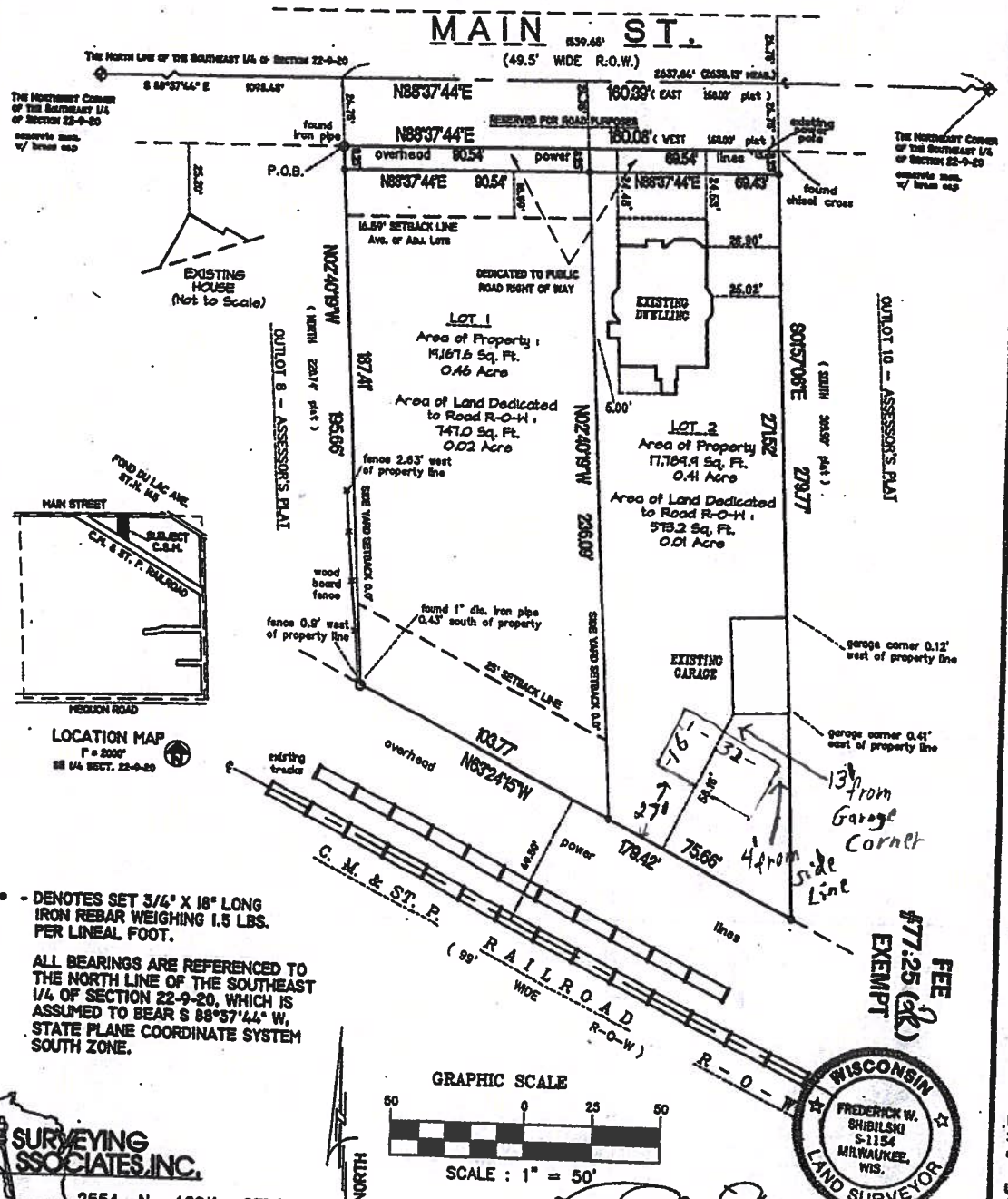
VILLAGE USE ONLY

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

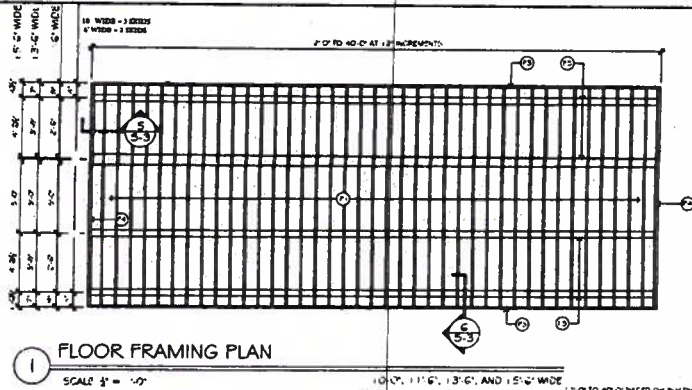
FREDERICK W. SHIBILSKI S - 1154

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

MAP NO. 5512 VOL. 39 PAGE 257

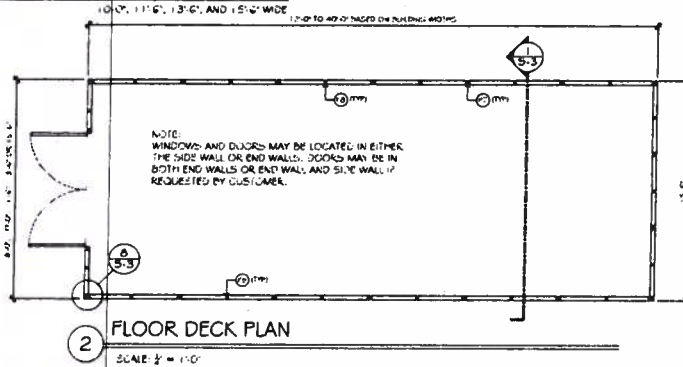
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GAMBREL SHED DESIGN

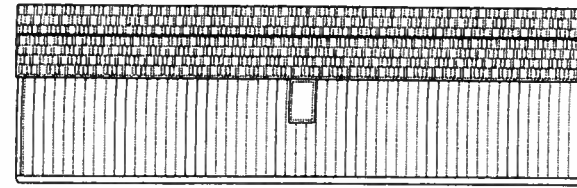


FLOOR FRAMING NOTES:

1. 2x12 SPP #2 JOISTS AT 12" O.C. MAY BE OPTIONAL.
2. 1x8 SPP #2 FLOOR JOISTS AT 12" O.C. MAY BE FOR 10'-0" WIDE.
3. 2x8 SPP #2 FLOOR JOISTS AT 12" O.C. MAY BE FOR 10'-0" WIDE.
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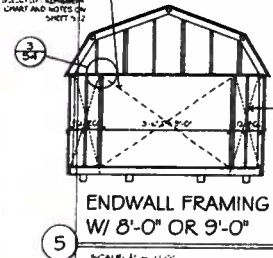
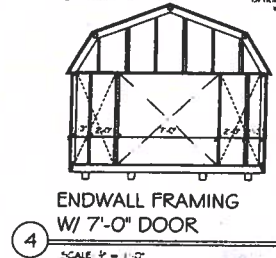
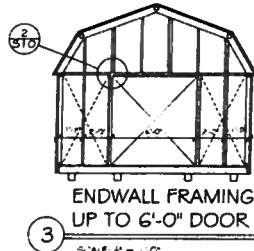
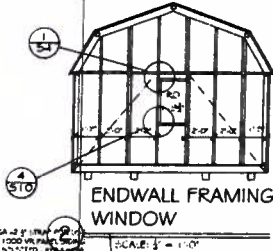
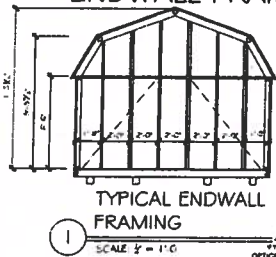


4 ENDWALL ELEVATION
SCALE: 1/4" = 1'-0"

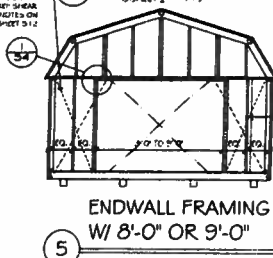
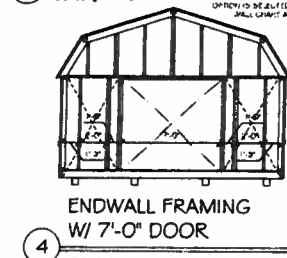
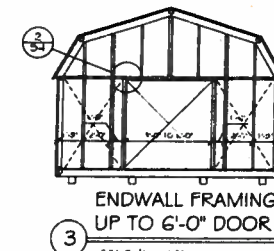
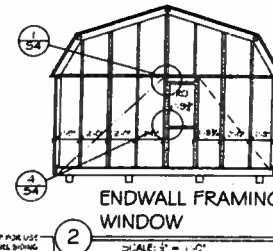
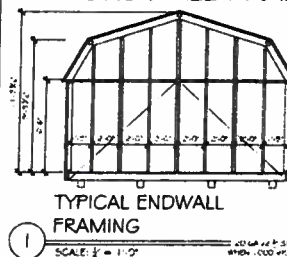


3 ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"

ENDWALL FRAMING ELEVATIONS - 13'-6" UNIT



ENDWALL FRAMING ELEVATIONS - 15'-6" UNIT



DONALD VAN GERVE, PE
SPECIALTY STRUCTURAL ENGINEER
UNIONVILLE, CT
978-543-6869
dvan@cmucan.net

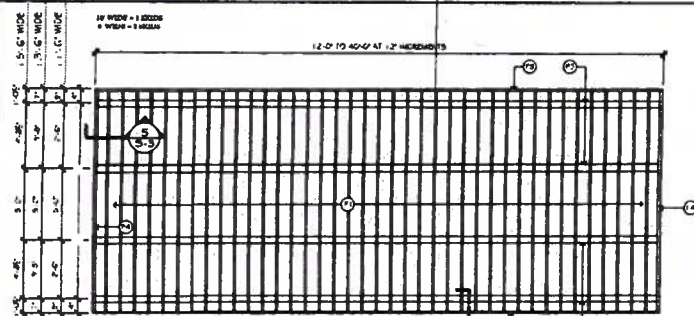
PREMIER PORTABLE BUILDINGS
BUILT BY MENNONITE CRAFTSMAN
120 BRETT CHASE, SUITE C
PADUCAH, KY 42003
(850) 377-4841



NO.	DATE	REVISIONS
1	10/10/2018	ISSUED FOR PERMIT
2	10/10/2018	REVISED FOR PERMIT
3	10/10/2018	REVISED FOR PERMIT
4	10/10/2018	REVISED FOR PERMIT
5	10/10/2018	REVISED FOR PERMIT
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7	10/10/2018	REVISED FOR PERMIT
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10	10/10/2018	REVISED FOR PERMIT

Permit Set:
GAMBREL

S-1

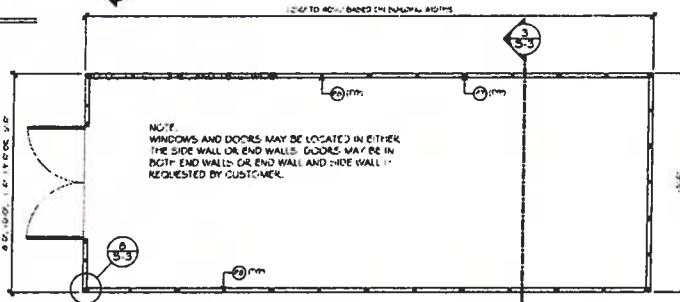


1 FLOOR FRAMING PLAN

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

F FLOOR FRAMING NOTES:

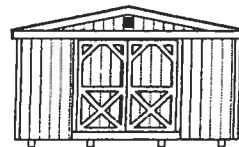
- F1: 2x4 SPP #2 FLOOR JOISTS AT 12" O.C. MAX. OPTIONAL.
- F2: 2x4 SPP #2 FLOOR JOISTS AT 16" O.C. MAX. FOR 8'-0" WIDE.
- F3: 2x4 SPP #2 FLOOR JOISTS AT 16" O.C. MAX. FOR 10'-0" WIDE.
- F4: 2x4 SPP #2 FLOOR JOISTS AT 16" O.C. MAX. FOR 12'-0" WIDE.
- F5: 2x4 SPP #2 FLOOR JOISTS AT 16" O.C. MAX. FOR 14'-0" WIDE.
- F6: 2x4 SPP #2 FLOOR JOISTS AT 16" O.C. MAX. FOR 16'-0" WIDE.
- F7: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
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- F67: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F68: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F69: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F70: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F71: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F72: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F73: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F74: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F75: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F76: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F77: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F78: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F79: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F80: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F81: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F82: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F83: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F84: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F85: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F86: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F87: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F88: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F89: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F90: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F91: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F92: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F93: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F94: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F95: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F96: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F97: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F98: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F99: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).
- F100: 2x4 SPP #2 STUDS AT 24" O.C. (FPP).



2 FLOOR DECK PLAN

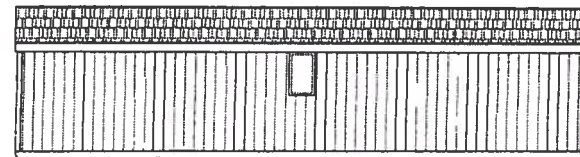
SCALE: 1/4" = 1'-0"

GABLE SHED DESIGN



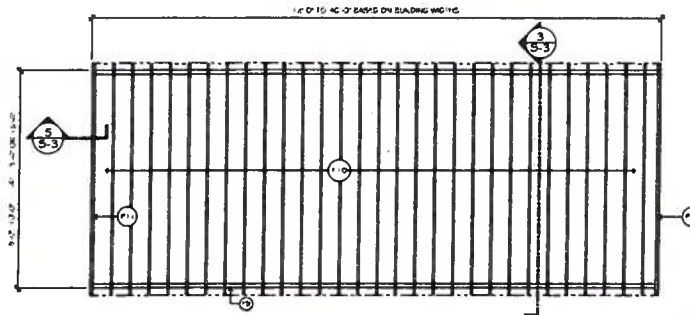
4 ENDWALL ELEVATION

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



5 SIDEWALL ELEVATION

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



3 ROOF FRAMING PLAN

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

ENDWALL FRAMING ELEVATIONS - 13'-6" UNIT



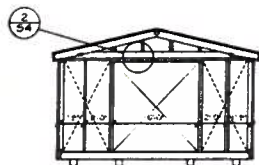
1 TYPICAL ENDWALL FRAMING

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



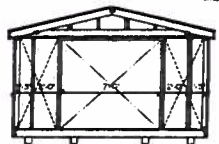
2 ENDWALL FRAMING WINDOW

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



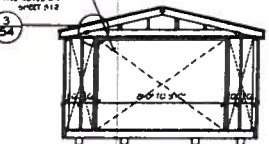
3 ENDWALL FRAMING UP TO 6'-0" DOOR

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



4 ENDWALL FRAMING W/ 7'-0" DOOR

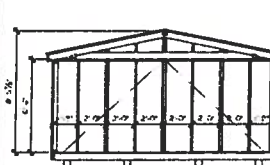
SCALE: 1/4" = 1'-0"



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

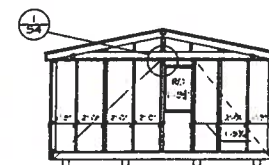
SCALE: 1/4" = 1'-0"

ENDWALL FRAMING ELEVATIONS - 15'-6" UNIT



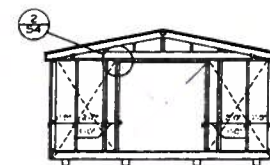
1 TYPICAL ENDWALL FRAMING

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



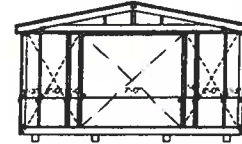
2 ENDWALL FRAMING WINDOW

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



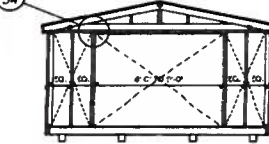
3 ENDWALL FRAMING UP TO 6'-0" DOOR

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



4 ENDWALL FRAMING W/ 7'-0" DOOR

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



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

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



DONALD VAN GERVE, PE
SPECIALTY STRUCTURAL ENGINEER
UNIONVILLE, CT
978-943-6669 dvg@comcast.net

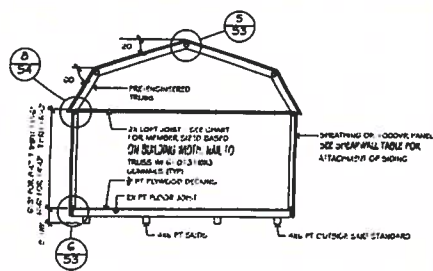
PREMIER PORTABLE BUILDINGS
BUILT BY MENNONITE CRAFTSMAN
120 BRETT CHASE, SUITE C
PADUCAH, KY 42003
(859) 327-4841



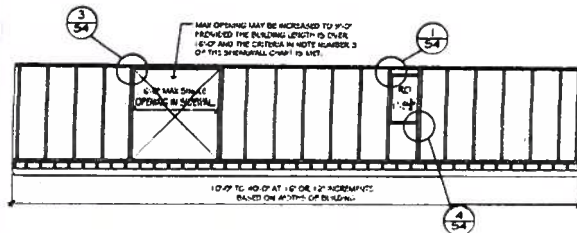
NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

Permit Set:
GABLE

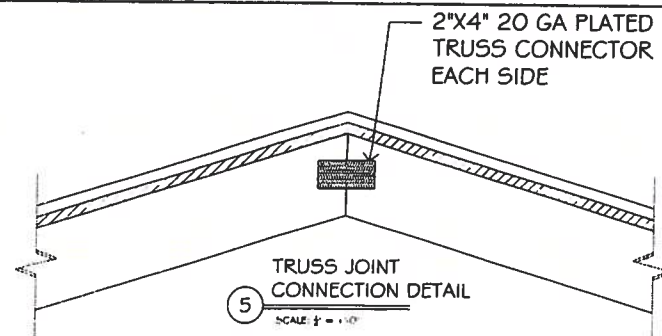
S-2



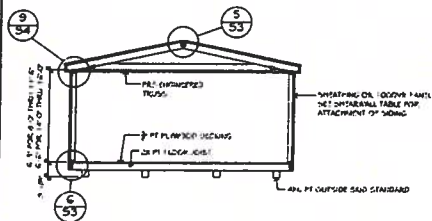
1 SECTION
SCALE: 3/4" = 1'-0"



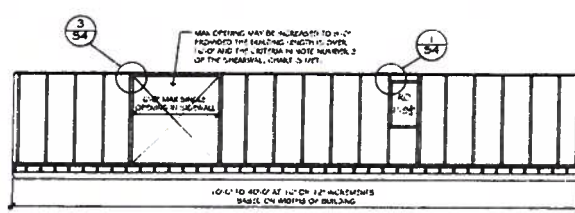
2 SIDEWALL FRAMING
SCALE: 3/4" = 1'-0"



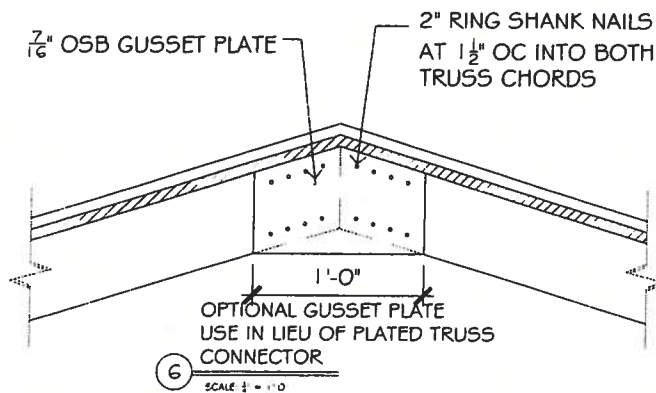
5 TRUSS JOINT CONNECTION DETAIL
SCALE: 3/4" = 1'-0"



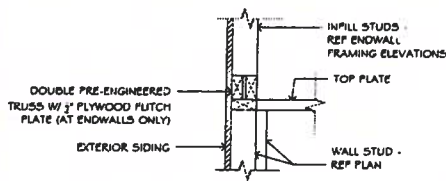
3 SECTION
SCALE: 3/4" = 1'-0"



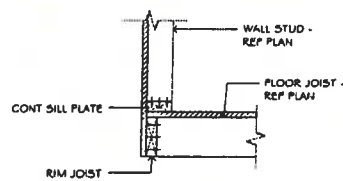
4 SIDEWALL FRAMING
SCALE: 3/4" = 1'-0"



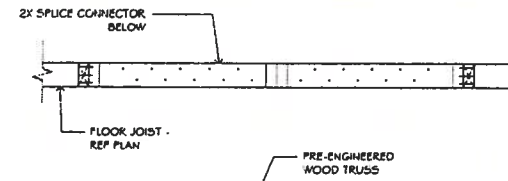
6 TRUSS JOINT CONNECTION DETAIL
SCALE: 3/4" = 1'-0"



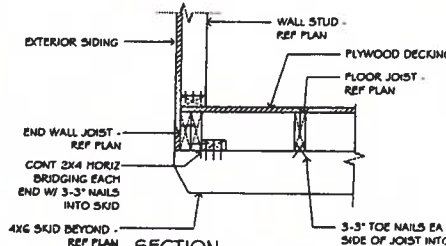
5 SECTION
SCALE: 3/4" = 1'-0"



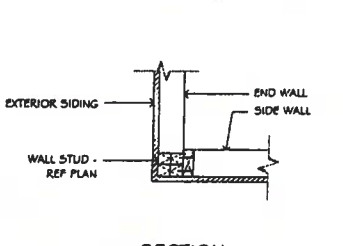
6 SECTION
SCALE: 3/4" = 1'-0"



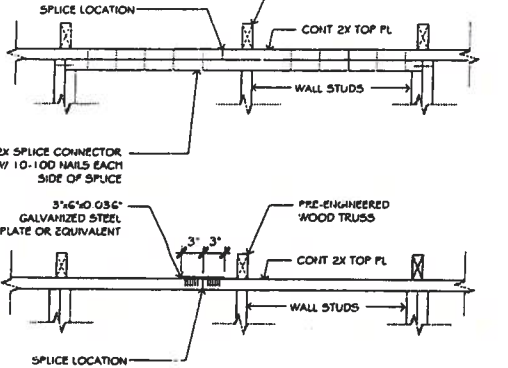
9 ALTERNATE PLAN VIEW
SCALE: 3/4" = 1'-0"



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 SPICE DETAIL
SCALE: 3/4" = 1'-0"

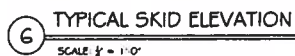
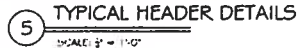
12345
WOODWORK
PROFESSIONAL ENGINEER
MR. DONALD VAN GERVE, PE
UNIONVILLE, CT
978-943-4869 dvgp@comcast.net

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
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**



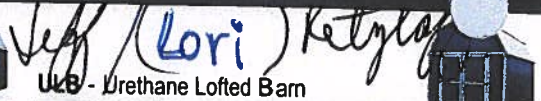
SIZE	3495	RTO 36M	RTO 48M
10x20	\$5,645.00	\$266.34	\$240.21
12x16	\$5,745.00	\$270.97	\$244.38
12x20	\$6,645.00	\$312.64	\$281.88
12x24	\$7,295.00	\$342.73	\$308.96
12x32	\$8,695.00	\$407.55	\$367.29
12x36	\$9,695.00	\$453.84	\$408.96
12x40	\$10,495.00	\$490.88	\$442.29
14x24	\$8,945.00	\$419.12	\$377.71
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



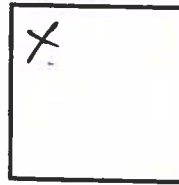
DERBY BROWN



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



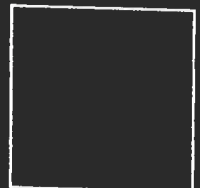
BLUE



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.

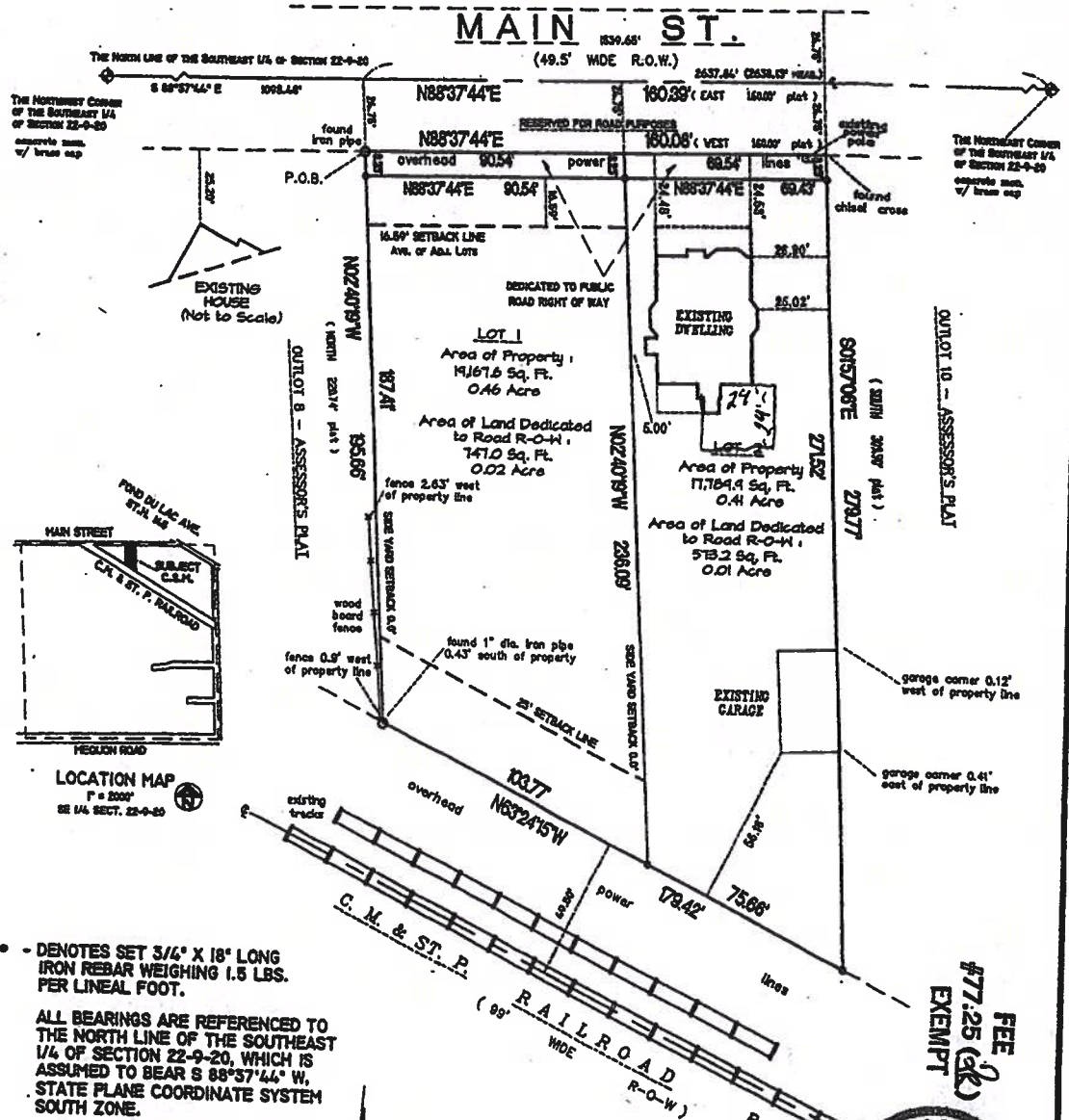
* 16' Wide Metal Upgrade only available in certain regions, ask dealer for details. Trim color matches Roof color. Actual colors may vary from those displayed.

COP.

Return to:
VILLAGE OF GERMANTOWN
N112 W17031 Mequon 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 22-9-20, 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

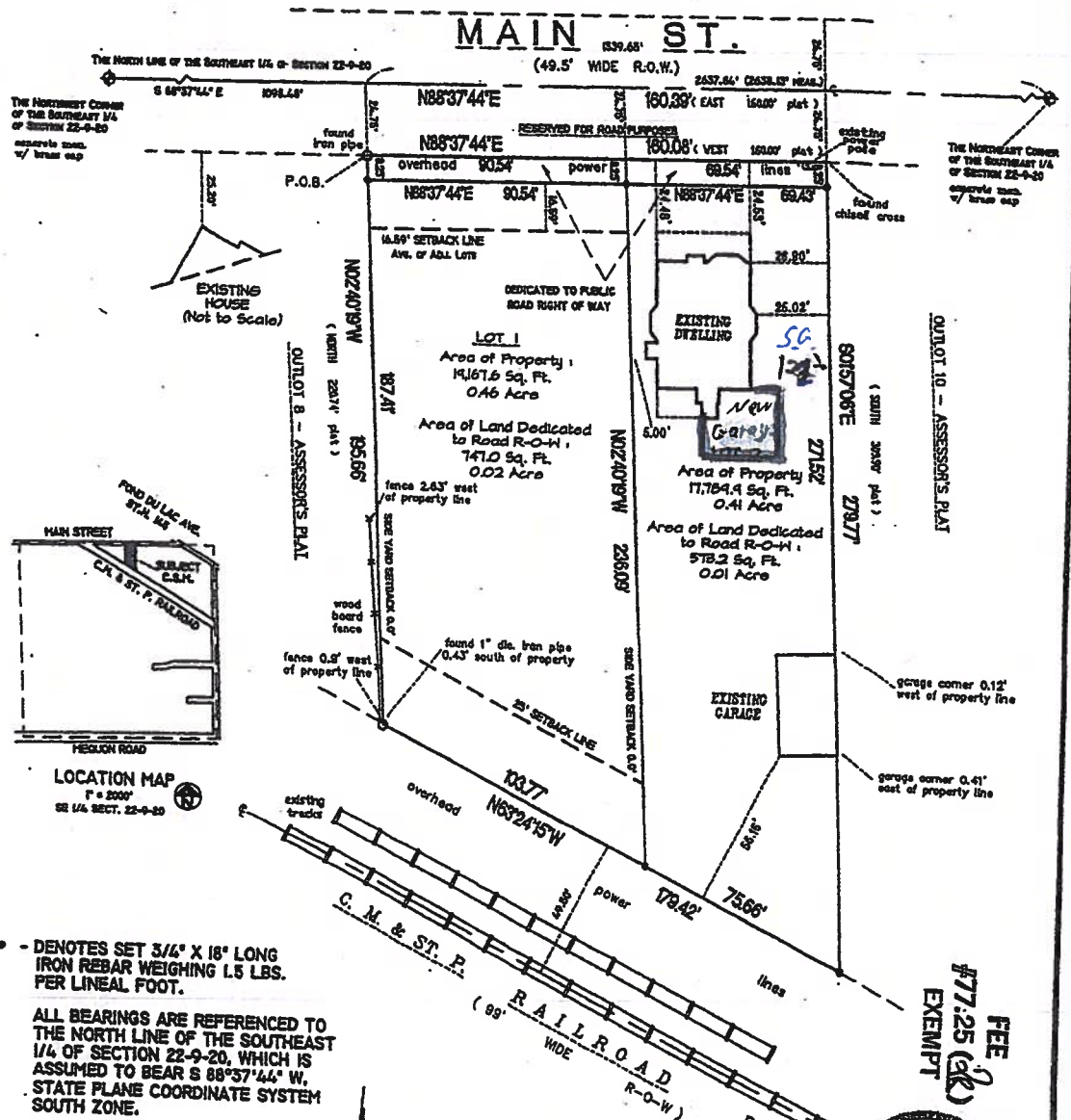
DOC# : 943516

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N112 W17031 Mequon Rd.
P.O. Box 837
Germantown, WI 53022-0837

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.

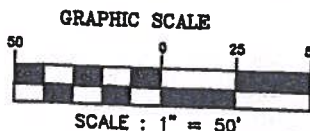


• - DENOTES SET 3/4" X 18" LONG IRON REBAR WEIGHING 1.5 LBS. PER LINEAL FOOT.

ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22-9-20, 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



FREDERICK W. SHIBILSKI S - 1154

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

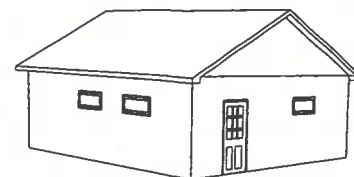
Items Selected:

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

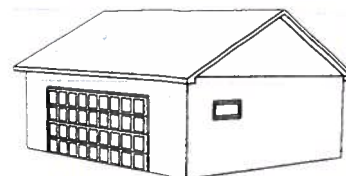
Options Selected:

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



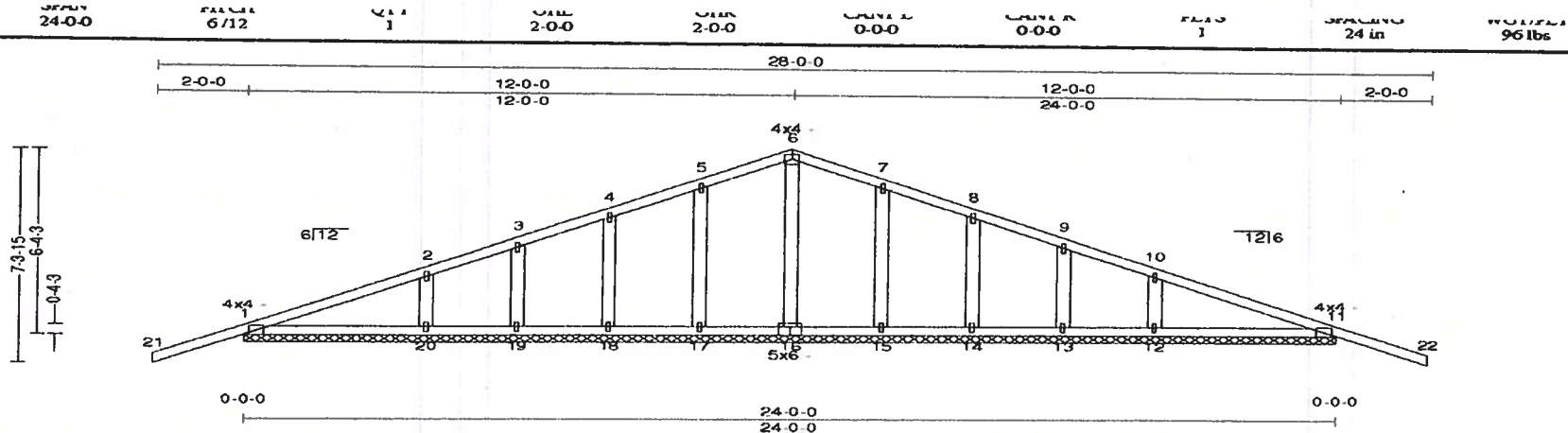
Estimated price: \$9,376.98*

*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 Upflr	Max MWFRS Upflr	Max C&C Upflr	Max Upflr	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 hip/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 (Factor 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.

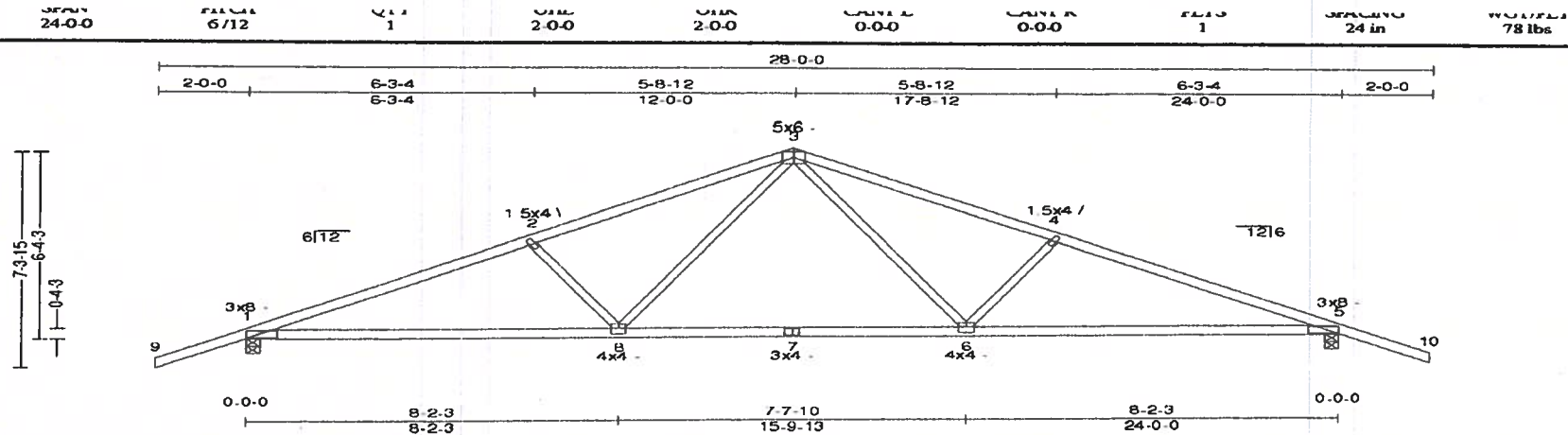
TC						
BC						
Webs	2-20	0.072	-308 lbs	7-15	0.168	-307 lbs
	4-18	0.117	-308 lbs	8-14	0.117	-308 lbs
	5-17	0.168	-307 lbs	10-12	0.072	-308 lbs

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	TP1 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", Purlin design by Others.
BC Bracing	Sheathed or Purlins at 10'-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	8-1	0.738	2,199 lbs
BC	2-3	0.784	-2,233 lbs	4-5	0.790	2,382 lbs	1-2	0.738	2,199 lbs
Webs	5-6	0.738	2,199 lbs	6-7	0.576	1,486 lbs	3-4	0.543	902 lbs
	7-8	0.542	-709 lbs	8-9	0.543	902 lbs	4-5	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 TP1 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

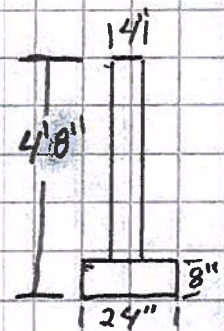
N116W16033 Main St.
German town WI 53022
Steve Green

↑
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

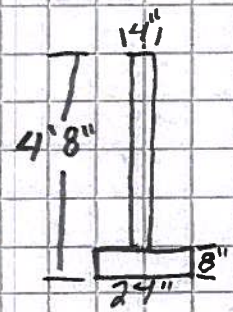
14'0"

New

24'0"

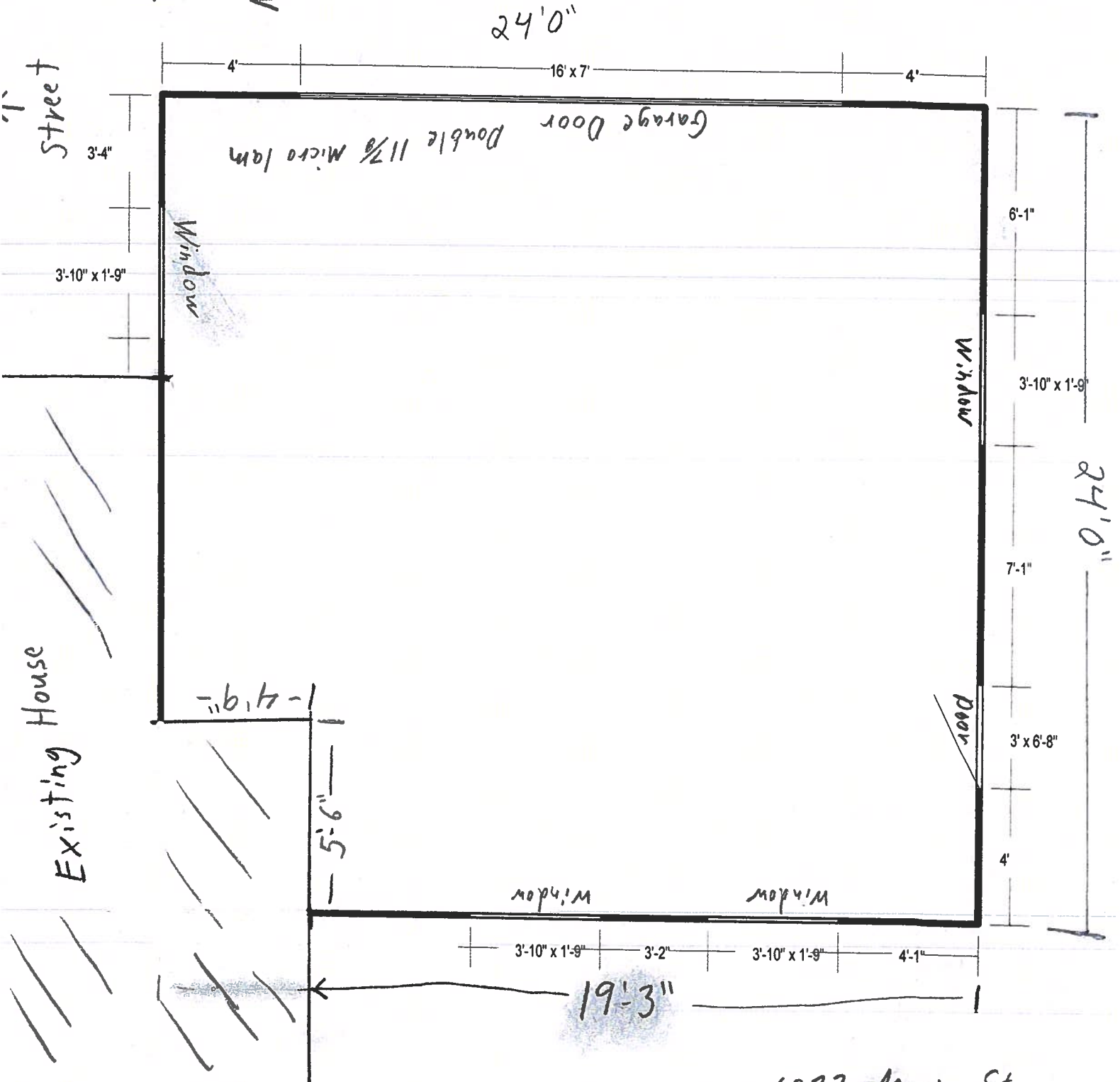
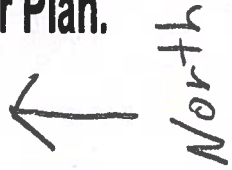
New

24'0"



*** Floor Plan.

Illustration May Not Depict All Options Selected



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

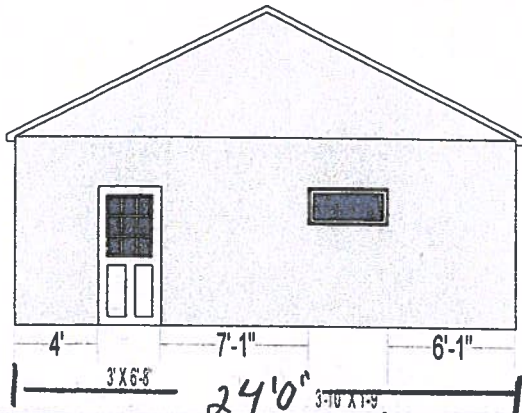
Note: Wall construction is 2x4 @ 16" on center

N116 W 16033 Main St
GermanTown WI 53022

STEVEN GREEN

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

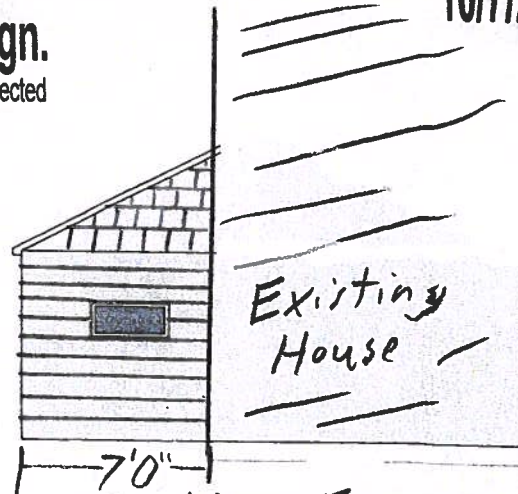
Illustration May Not Depict All Options Selected



Gable Front View

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

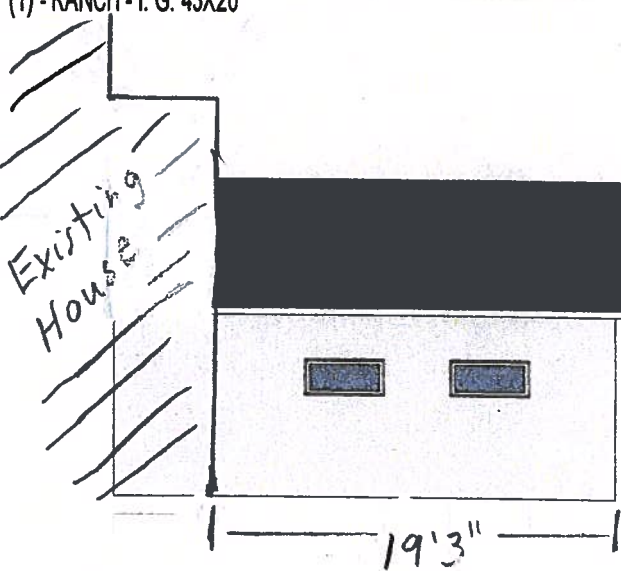
24'0" south side



Gable Back View

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

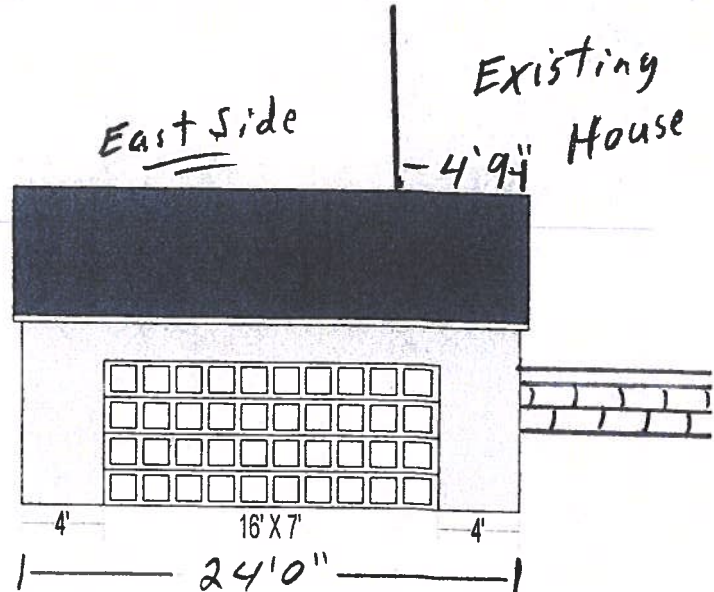
View From North side street



Eave Front View

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

West side



Eave Back View

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

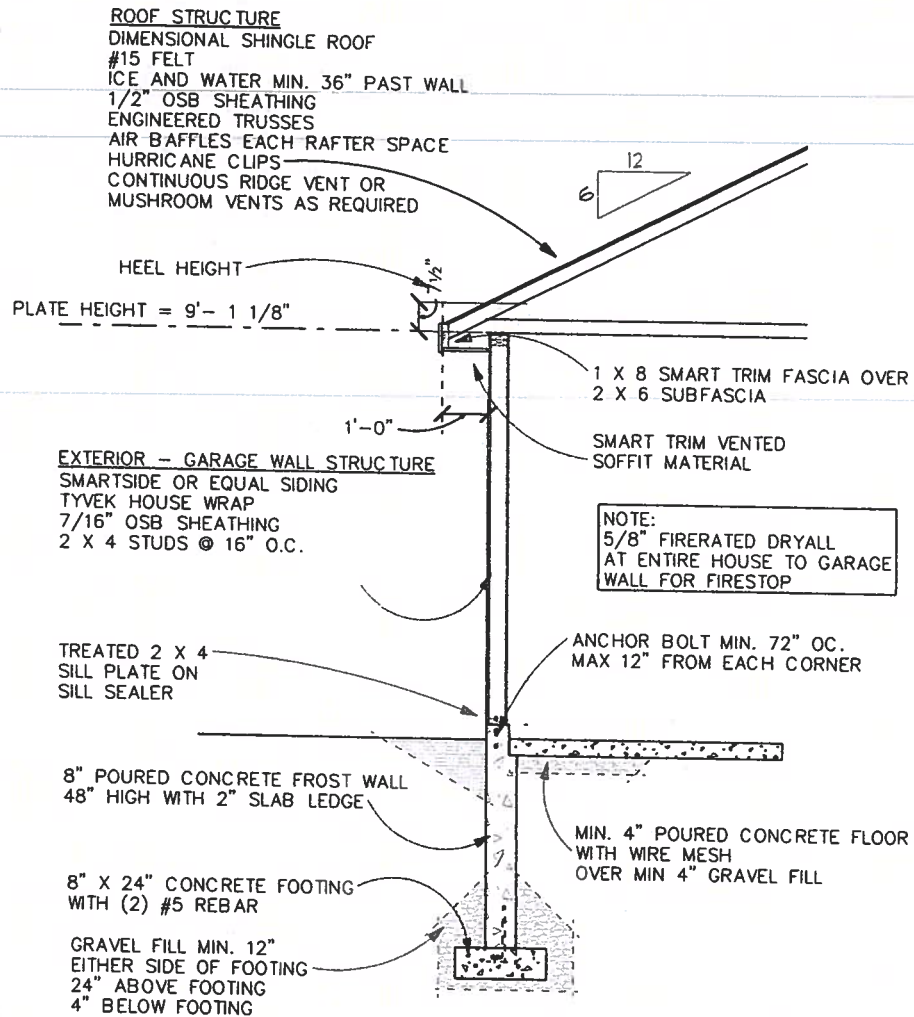
Building Size: 24 feet wide X 24 feet long X 9 feet high

Approximate Peak Height: 15 feet 6 inches (186 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



WALL SECTION

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

150.08' (VEST

150.08' plat

pole

69.54'

lines

N88°37'44"E

24.69'

69.43'

found
chisel cross

24.48'

26.80'

25.02'

EXISTING
DWELLING

North

11'-6"

7'0"

24'0"

21.50

New
Garage

19'-3"

24'0"

24'0"

5.00'

S0157°06'E

1 SOUTH

S089°

plat

LOT 2

Area of Property

17,784.9 Sq. Ft.

27152'

Estimate From **MENARDS®**

Estimate # 53157
Page 1 of 6

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

ESTIMATE FOR:

Green, Steve
n116w16033 Main St
Germantown, WI 53022

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

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

Estimate From **MENARDS®**

Estimate # 53157
Page 2 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
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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PAGE 2 OF 6

Estimate From **MENARDS®**

Estimate # 53157
Page 3 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
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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GUEST COPY
PAGE 3 OF 6

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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PAGE 4 OF 6

Estimate From **MENARDS®**

Estimate # 53157
Page 5 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
	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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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
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

FINAL SUBDIVISION PLAT

1/13/20 Plan Commission Meeting

Neumann Developments Inc. / Wrenwood LLC

Village Planner Report

Germantown, Wisconsin

Summary

Steve DeCleene, Neumann Developments Inc., agent for Wrenwood LLC, property owner, is requesting approval of a final subdivision plat for Phase 1 (47 single-family lots) in Wrenwood, a 145-acre residential development located north of Mequon Road and west of Country Aire Drive.

Property Location: Mequon Road @ Country Aire Drive

Applicant/

Property Owner: Steve DeCleene
Neumann Developments Inc.
N27W24025 Paul Ct
Pewaukee, WI

Wrenwood LLC
N27W24025 Paul Ct
Pewaukee, WI

Current Zoning: Rs-5: Single-Family w/ a Planned Development District (PDD) Overlay ("Wrenwood PDD")

Adjacent Land Uses		Zoning
North	Residential	Rs-1
South	Residential/Industrial	Rs-2/M-1
East	Residential/Agricultural	A-1/Rs-2
West	Residential/Agricultural/Industrial	Rs-5/A-1/M-2

Location Map



Proposal/Background

In August 2018, the Village approved the preliminary subdivision plat consistent with the Wrenwood Planned Development District (PDD) and General Development Plan with the following characteristics:

TABLE 1.
Wrenwood Preliminary Plat Summary

Gross Area (Ac)	145.36
Wetland Area (Ac)	20.69
Right-of-Way (Ac)	18.04
Net Density Area (Total Ac)	106.63
Net Density Area (SF Ac)	92.77
Net Density Area (MF Ac)	13.86
# Single-Family Lots/DU's	142
# Multi-Family Lots/DU's	60
SF Net Density (SF DU/Acre)	1.53
MF Net Density (MF DU/Acre)	4.33
Open Space (Outlot Total Ac)	59.88
SF Avg Lot Size (ac)	17,779 sqft
SF Lot Size Range (Ac)	15,005 to 26,507 sqft

At that time, the Developer indicated a desire to complete development in multiple phases beginning with the single-family area south of the “central park” environmental corridor as Phase 1 (with single-family Lots 2 through 48 and the multi-family condominium area). All roads, water & sewer utilities, landscaping and storm water management facilities for the south development area will be completed in Phase I.

In April 2019, the Plan Commission approved site development & building plans for the 13-acre, 44-unit multi-family component comprised of 44 condominium-style units in 2 and 4-unit buildings with a clubhouse and common open space (less than the maximum 60 units allowed under the PDD).

At this time, Steve DeCleene, Neumann Developments Inc., agent for Wrenwood LLC, property owner, is requesting approval of a final subdivision plat for the 47 single-family lots in Phase 1 (south).

Staff CommentsVillage Planner/Zoning Administrator

The Village Board approved the preliminary plat for Wrenwood with nine (9) conditions. With two exceptions, all of these conditions have been satisfied or have been included in the Development Agreement entered into between the Village and the Developer subsequent to preliminary plat approval (recorded in August 2019). The two outstanding conditions (that subdivision covenants be submitted with the final plat and that all WisDOT requirements in their May 24, 2018 “no objection” letter be reflected on the final plat) will be addressed prior to Village Board action on the final plat (tentatively set for January 20).

In order to be eligible for approval by the Village, Wis. Stats. 236.11(1)(b) requires a final plat to “substantially conform” to the approved preliminary plat. Staff has determined that this requirement has been met.

In accordance with the Village's Subdivision Code, the Plan Commission is responsible for reviewing the final plat and forwarding a recommendation to the Village Board along with comments received from the official "objecting agencies". A letter of “no objection” has been received from Washington County (see attached) but not from the Wisconsin Department of Administration (DOA). *NOTE: The DOA letter will include any comments and/or requirements from the WisDOT based on their initial May 24, 2018 preliminary plat review letter).*

A requirement that the Village receive DOA certification prior to recording the Wrenwood plat has been included as a staff-recommended condition of final plat approval.

At this time, not all of the water, lift station & sanitary sewer, street or landscaping improvements have been completed in Wrenwood. Ordinarily, the Village will not accept a subdivision final plat until all improvements are complete. Completion of all the required improvements is expected in the spring of 2020.

In this case, the Developer has requested that the Village modify its procedures to allow the final plat to be recorded to enable the developer to legally create and then transfer ownership of the single-family lots and multi-family condominium parcel to a partner company under the overall Neumann Companies “umbrella” (e.g. Tim O’Brien Homes). Doing so would enable the construction of a limited number of model homes in early 2020. Village staff and the Village Attorney have generally agreed to doing so, provided additional protection is added into the Development Agreement to ensure individual homes are not constructed and occupied prior to completion of the required improvements.

Public Works Department/Village Surveyor

The Village Surveyor has reviewed and recommended approval of the final plat subject to the receipt of all required as-built drawings and storm water pond certifications, as well as, installation of all statute-required lot boundary and corner monuments.

Village Planner Recommendation

APPROVE the Wrenwood final subdivision plat (Phase 1) as proposed subject to the following conditions:

1. The street trees, as specified in the approved Landscaping Plan, shall be planted prior to the recording of the Final Plat.
2. The Developer shall ensure the following items are addressed/completed to the satisfaction of the Public Works Department prior to the acceptance of all public improvements:
 - a. Complete and submit “as-built” data for the stormwater pond recertification
 - b. Complete clean-up/restoration of all road ditches and drainage easements
 - c. Complete final asphalt lift and road shouldering (as provided in the Developer’s Agreement)
 - d. Complete all public water, sanitary sewer & lift station improvements
 - e. Complete all street tree and common area landscaping improvements
3. The Developer shall submit the proposed subdivision deed restrictions and covenants to the Village Attorney for review and approval prior to Village Board approval of the final plat.
4. A Letter of “no objection” from the WI Department of Administration (DOA) shall be submitted prior to Village Board approval of the final plat.



Village of
Germantown
...Willkommen

Fee must accompany application
Preliminary & Final Plat Fees Combined
Under 10 lots \$4,575
11-25 lots \$5,600
26-50 lots \$6,625
Over 51 lots \$7,650

☐
☒
☐

SUBDIVISION PLAT APPLICATION

Pursuant to Section 18.04 and 18.05 of the Municipal Code

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

1

APPLICANT OR AGENT

Neumann Developments
Steve Belkone
N27 W2402S Paul Court
Pewaukee, WI 53072
Phone (262) 542 9200
Fax ()
E-Mail Steve@neumanncompanies.com

PROPERTY OWNER

Woodward LLC
N27 W2402S Paul Court
Pewaukee, WI 53072
Phone (262) 542 9200

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER(S)

<u>NW Corner of Mequon Rd and Country Aire</u>	<u>GTNV-234990</u>
--	--------------------

3

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that the Subdivision Plat is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- ☒ If technical corrections to the Plat are required, I understand that the document will not be recorded until all corrections are made and approved by the Village.
- ☒ I understand that all applicable impact fees must be paid prior to recording. Failure to pay fees will delay recording and may ultimately result in the revocation of Village approval. I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- ☒ I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.
- ☒ I understand that a Developer's Agreement will be required prior to recording of the plat.

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

1/8/20
Applicant Date

1/8/20
Owner Date



Planning and Parks Department

Jamie Ludovic, Central Services Director

Debora Sielski, Deputy Planning and Parks Administrator

Paul Sebo, County Conservationist

Phil Gaudet, Land Resources Manager

Public Agency Center
333 E. Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003
(262) 335-4445
Fax: (262) 335-6868
webplan@co.washington.wi.us
www.co.washington.wi.us/PPD

NOTIFICATION OF ACTION ON PROPOSED SUBDIVISION PLAT WASHINGTON COUNTY LAND USE & PLANNING COMMITTEE MEETING

11/25/2019

Department of Administration
Plat Review Unit
P O Box 1645
Madison WI 53701-1645

COPY

To Whom it May Concern:

This letter is to inform you that the Washington County Land Use & Planning Committee have considered the following subdivision plat pursuant to Wisconsin Statutes and applicable local Ordinances:

Date of Meeting: **11/25/2019**

Subdivision Name: **WRENWOOD SUBDIVISION**

// Pre-Preliminary Plat // Preliminary Plat /X/ Final Plat

Location: NW ¼, NE ¼, SE ¼ & SW ¼ OF SECTION, 23
Municipality: VILLAGE OF GERMANTOWN
Subdivider: WRENWOOD LLC
Surveyor: TRIO ENGINEERING

Action taken:

Land Use & Planning Committee stated no objection to the Final Plat for Wrenwood Subdivision.

If you have any questions regarding this subdivision plat, please do not hesitate to contact me.

Sincerely,

Phillip J. Gaudet, Land Resources Manager

cc: Municipal Clerk
Subdivider
Surveyor
Land & Water Conservation Division



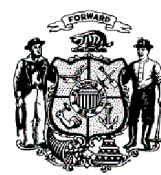
WRENWOOD

BEING A RE-DIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6890, BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

"OVERALL DETAIL SHEET"

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

Certified _____, 20____



Department of Administration

GENERAL NOTES:

- — Indicates Set 1.270" outside diameter x 18" long Reinforcing Bar weighing 4.303 lbs. per lineal foot. All other Lot and Outlot corners are staked with 0.750" outside diameter x 18" long Reinforcing Bar weighing 1.502 lbs. per lineal foot.
- — Indicates Found 0.75" outside diameter Reinforcing Bar, unless otherwise noted on plat.
- All linear measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to nearest second and computed to the nearest half-second.
- All bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone (NAD-27), in which the East line of the S.E. 1/4 of Section 23, Town 9 North, Range 20 East, bears North 02°04'59" West.
- The Easements for Sanitary Sewer, Utility, Storm Sewer and Drainage are herein granted to the Village of Germantown.
- The Owners of the residential Lots 1 through 48 within the "Wrenwood" Subdivision and any future additions to this subdivision, shall each own an equal undivided fractional interest in Outlots 1, 2, 3, and 4 of this Subdivision. Washington County shall not be liable for fees or special charges in the event they become the owner of any Lot or Outlot in the Subdivision by reason of tax delinquency.
- All wetland was delineated by STANTEC in 2017 and field located.
- Stormwater Management Facilities are located on Outlots 1 and 4 of this Subdivision. The Owners of the residential Lots within this Subdivision and owners of any future additions shall each be liable for an equal undivided fractional share of the cost to repair, maintain or restore said Stormwater Management Facilities within this Subdivision. Said repairs, maintenance and restoration shall be performed by the Owners of all Lots within this Subdivision.

DEVELOPMENT SUMMARY LOTS 2 - 48

DEVELOPMENT
RS-5 SINGLE FAMILY
RESIDENTIAL DISTRICT w/PDD
OVERLAY

RS-5 LOT REQUIREMENTS:

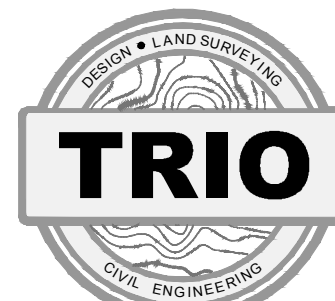
MIN. FRONT SETBACK: 35 FT.
MIN. REAR SETBACK: 35 FT.
MIN. SIDE SETBACK: 12 FT.

OWNER:

WRENWOOD, LLC
N27W24025 PAUL COURT, STE. 100
PEWAUKEE, WI 53072
PHONE: (262) 542-9200
FAX: (262) 349-9324

LINE TABLE

Line #	BEARING	LENGTH
L1	N02°04'59"E	135.37'
L2	S87°55'01"W	60.00'



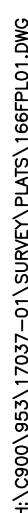
4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1460
Fax: (262) 790-1461

SW CORNER OF THE SE 1/4
SEC. 23-9-20
WIS. STATE PLANE COORD.
SYSTEM- SOUTH ZONE
FND. CONC. MON. w/BRASS CAP
N=450,829.88 E=2,508,185.26

--- INDICATES "NO ACCESS" TO S.T.H. 167
PER WisDOT PROJECT No. 1382-00-22

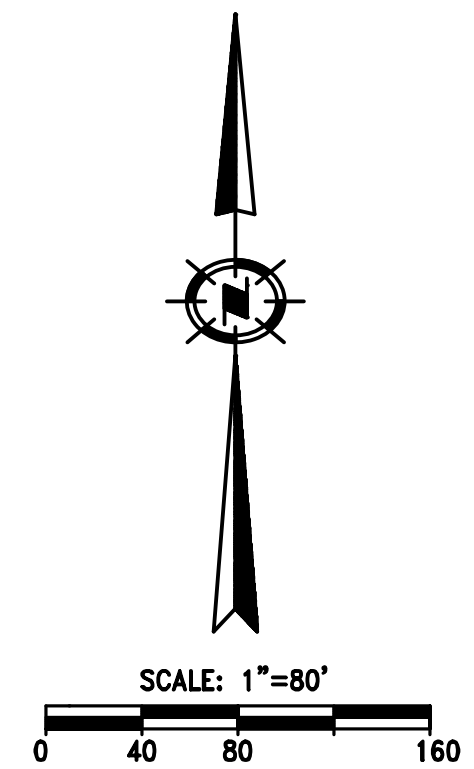
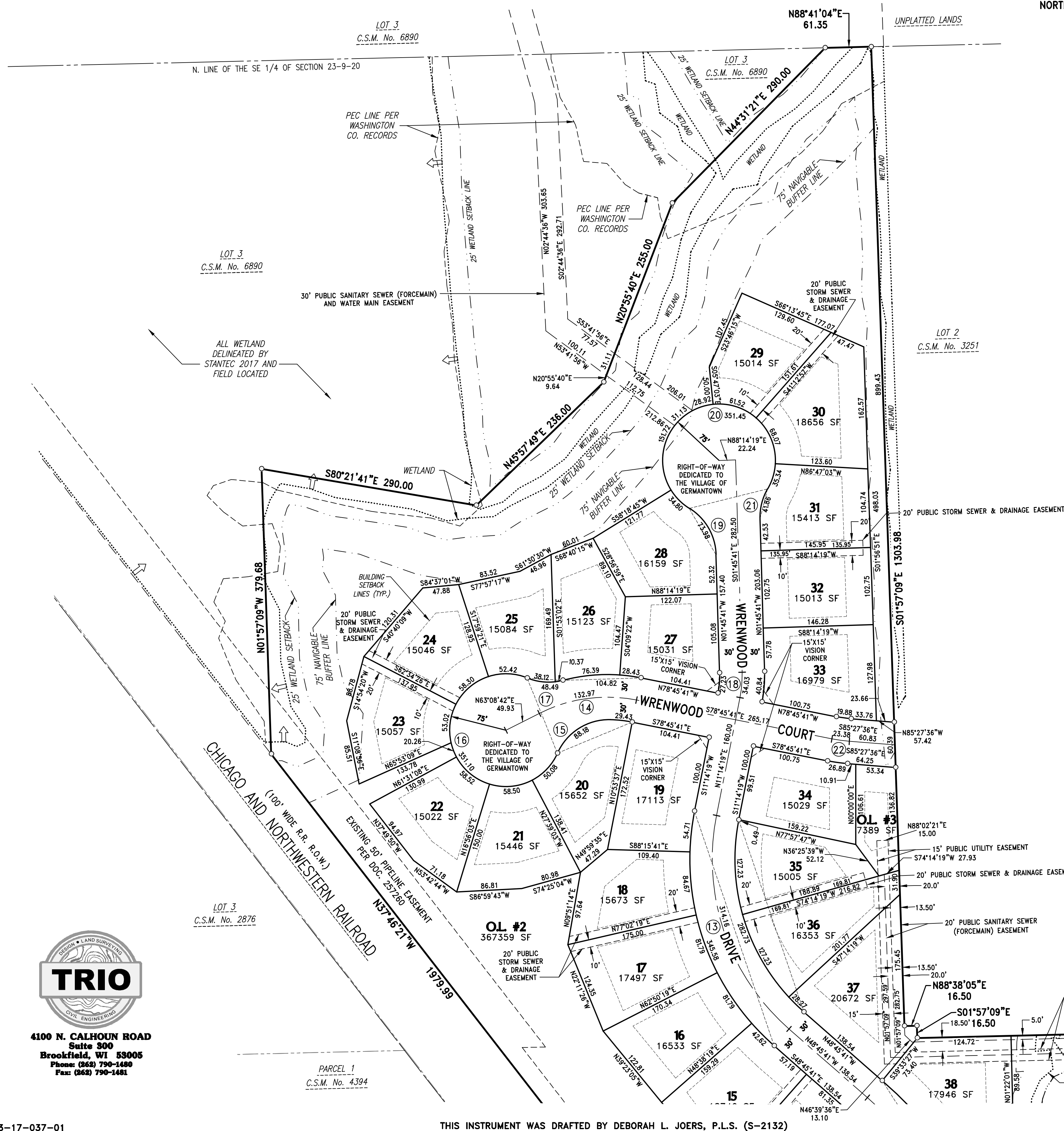
P.O.C.
SE CORNER OF THE
SE 1/4 SEC. 23-9-20
WIS. STATE PLANE COORD.
SYSTEM- SOUTH ZONE
FND. CONC. MON. w/BRASS CAP
N=450,893.94 E=2,510,779.26

BEING A RE-DIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6890, BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



WRENWOOD

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VILLAGE VISION CORNER EASEMENT DETAIL (V.C.E.)
V.C.E. APPLIES TO:
Lots 1, 2, 9, 19, 27, 33, 34 and 48 are herein subject to a Vision Corner Easement as shown on this plat in that nothing may be grown, stored or erected to a height more than two feet above the intersection elevation.

LEGEND:
■ - INDICATES Section Corner-6"x6"x36" Concrete Monument w/Washington County Brass Cap (unless otherwise noted)
○ - INDICATES "Set" 1.270" O.D. X 18" long reinforcing bar weighing 4.303 lbs. per lineal foot.
● - INDICATES "Found" 3/4" REBAR, unless noted otherwise.
IPF - INDICATES "Iron Pipe Found"

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

Certified _____, 20____
Department of Administration



4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

WRENWOOD

BEING A RE-DIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6890, BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CURVE TABLE:

NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C1	LOT 48	150.00	21°59'11"	57.56	57.21	S76°55'18.5"W	S87°54'54"W	S65°55'43"W
C2	LOT 2	150.00	21°59'11"	57.56	57.21	S81°05'30.5"E	S70°05'55"E	N87°54'54"E
C3	S. R.O.W.	125.00	21°59'11"	47.97	47.67	N81°05'30.5"W	N70°05'55"W	S87°54'54"W
	LOT 2	125.00	14°01'50"	30.61	30.53	N77°06'50"W	N70°05'55"W	N84°07'45"W
	LOT 3	125.00	7°57'21"	17.36	17.34	N88°06'25.5"W	N84°07'45"W	S87°54'54"W
C4	N. R.O.W.	125.00	21°59'11"	47.97	47.67	N76°55'18.5"E	N87°54'54"E	N65°55'43"E
	LOT 48	125.00	14°01'58"	30.62	30.54	N72°56'42"E	N79°57'41"E	N65°55'43"E
	LOT 47	125.00	7°57'13"	17.35	17.34	N83°56'17.5"E	N87°54'54"E	N79°57'41"E
C5	CENTERLINE	530.00	45°57'17"	425.09	413.79	S64°56'15.5"W	S87°54'54"W	S41°57'37"W
	N. R.O.W.	560.00	45°57'17"	449.17	437.21	S64°56'15.5"W	S87°54'54"W	S41°57'37"W
	LOT 46	560.00	5°48'29"	56.77	56.74	S85°00'39.5"W	S87°54'54"W	S82°06'25"W
	LOT 45	560.00	8°40'00"	84.71	84.63	S77°46'25"W	S82°06'25"W	S73°26'25"W
	LOT 44	560.00	8°40'00"	84.71	84.63	S69°06'25"W	S73°26'25"W	S64°46'25"W
	LOT 43	560.00	8°40'00"	84.71	84.63	S60°26'25"W	S64°46'25"W	S56°06'25"W
	LOT 42	560.00	8°40'00"	84.71	84.63	S51°46'25"W	S56°06'25"W	S47°26'25"W
	LOT 41	560.00	5°28'48"	53.56	53.54	S44°42'01"W	S47°26'25"W	S41°57'37"W
	S. R.O.W.	500.00	45°57'17"	401.03	390.37	S64°56'15.5"W	S87°54'54"W	S41°57'37"W
	LOT 4	500.00	8°40'00"	75.63	75.56	S83°34'54"W	S87°54'54"W	S79°14'54"W
	LOT 5	500.00	12°30'00"	109.08	108.87	S72°59'54"W	S79°14'54"W	S66°44'54"W
	LOT 6	500.00	12°30'00"	109.08	108.87	S60°29'54"W	S66°44'54"W	S54°14'54"W
	LOT 7	500.00	12°17'17"	107.24	107.03	S48°06'15.5"W	S54°14'54"W	S41°57'37"W
C6	CENTERLINE	300.00	48°00'00"	251.33	244.04	N65°57'37"E	N89°57'37"E	N41°57'37"E
	N. R.O.W.	270.00	48°00'00"	226.19	219.64	N65°57'37"E	N89°57'37"E	N41°57'37"E
	LOT 40	270.00	12°05'52"	57.01	56.90	N48°00'33"E	N54°03'29"E	N41°57'37"E
	LOT 39	270.00	35°54'08"	169.18	166.43	N72°00'33"E	N89°57'37"E	N54°03'29"E
	LOT 9	330.00	18°37'55"	107.31	106.84	N51°16'34.5"E	N60°35'32"E	N41°57'37"E
	LOT 1	330.00	18°56'11"	109.06	108.57	N80°29'31.5"E	N89°57'37"E	N71°01'26"E
C7	CENTERLINE	200.00	102°53'24"	359.15	312.80	S75°38'13"E	S24°11'31"E	N52°55'05"E
	N.E. R.O.W.	170.00	102°53'24"	305.28	265.88	S75°38'13"E	S24°11'31"E	N52°55'05"E
	S.W. R.O.W.	230.00	102°53'24"	413.03	359.72	S75°38'13"E	S24°11'31"E	N52°55'05"E
C8	N. R.O.W.	75.00	45°34'23"	59.65	58.09	N30°07'53.5"E	N52°55'05"E	N07°20'42"E
C9	S. R.O.W.	75.00	45°34'23"	59.65	58.09	S75°42'16.5"W	N81°30'32"W	S52°55'05"W
C10	CUL-DE-SAC	75.00	271°08'46"	354.93	105.00	N37°04'55"W	S81°30'32"E	S07°20'42"W
C11	CENTERLINE	100.00	73°24'28"	128.12	119.54	S53°20'09"E	S16°37'55"E	N89°57'37"E
	N.E. R.O.W.	70.00	73°24'28"	89.68	83.68	S53°20'09"E	S16°37'55"E	N89°57'37"E
	S.W. R.O.W.	130.00	73°24'28"	166.56	155.40	S53°20'09"E	S16°37'55"E	N89°57'37"E
	OUTLOT 1	130.00	55°34'22"	126.09	121.21	S62°15'12"E	S34°28'01"E	N89°57'37"E
	LOT 10	130.00	17°50'06"	40.47	40.30	S25°32'58"E	S16°37'55"E	S34°28'01"E
C12	CENTERLINE	600.00	32°07'46"	336.46	332.07	N32°41'48"W	N16°37'55"W	N48°45'41"W
	N.E. R.O.W.	630.00	32°07'46"	353.28	348.67	N32°41'48"W	N16°37'55"W	N48°45'41"W
	OUTLOT 4	630.00	20°07'46"	221.33	220.20	N26°41'48"W	N16°37'55"W	N36°45'41"W
	LOT 38	630.00	12°00'00"	131.95	131.71	N42°45'41"W	N36°45'41"W	N48°45'41"W
	S.W. R.O.W.	570.00	32°07'46"	319.64	315.46	N32°41'48"W	N16°37'55"W	N48°45'41"W
	LOT 11	570.00	3°37'46"	36.11	36.10	N18°26'48"W	N16°37'55"W	N20°15'41"W
	LOT 12	570.00	11°15'00"	111.92	111.74	N25°53'11"W	N20°15'41"W	N31°30'41"W
	LOT 13	570.00	11°15'00"	111.92	111.74	N37°08'11"W	N31°30'41"W	N42°45'41"W
	LOT 14	570.00	6°00'00"	59.69	59.66	N45°45'41"W	N42°45'41"W	N48°45'41"W

CURVE TABLE:

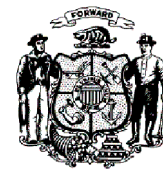
NO.	LOT(S)	RADIUS	CENTRAL ANGLE	ARC	CHORD	CHORD BEARING	TANGENT IN	TANGENT OUT
C13	CENTERLINE	300.00	60°00'00"	314.16	300.00	S18°45'41"E	S11°14'19"W	S48°45'41"E
	N.E. R.O.W.	270.00	60°00'00"	282.73	270.00	S18°45'41"E	S11°14'19"W	S48°45'41"E
	LOT 37	270.00	6°00'00"	28.27	28.26	S45°45'41"E	S42°45'41"E	S48°45'41"E
	LOT 36	270.00	27°00'00"	127.23	126.06	S29°15'41"E	S15°45'41"E	S42°45'41"E
	LOT 35	270.00	27°00'00"	127.23	126.06	S02°15'41"E	S11°14'19"W	S15°45'41"E
	S.W. R.O.W.	330.00	60°00'00"	345.58	330.00	S18°45'41"E	S11°14'19"W	S48°45'41"E
	LOT 15	330.00	7°24'00"	42.62	42.59	S45°03'41"E	S41°21'41"E	S48°45'41"E
	LOT 16	330.00	14°12'00"	81.79	81.58	S34°15'41"E	S27°09'41"E	S41°21'41"E
	LOT 17	330.00	14°12'00"	81.79	81.58	S20°03'41"E	S12°57'41"E	S27°09'41"E
	LOT 18	330.00	14°42'02"	84.67	84.44	S05°36'40"E	S01°44'21"W	S12°57'41"E
	LOT 19	330.00	9°29'58"	54.71	54.65	S06°29'20"W	S11°14'19"W	S01°44'21"W
C14	CENTERLINE	200.00	38°05'37"	132.97	130.54	S82°11'30.5"W	N78°45'41"W	S63°08'42"W
	N. R.O.W.	230.00	26°06'41"	104.82	103.91	S88°10'58.5"W	N78°45'41"W	S75°07'38"W
	LOT 26	230.00	19°01'44"	76.39	76.04	S84°38'30"W	N85°50'38"W	S75°07'38"W
	LOT 27	230.00	7°04'57"	28.43	28.41	N82°18'09.5"W	N78°45'41"W	N85°50'38"W
	S. R.O.W.	170.00	9°55'12"	29.43	29.40	N83°43'17"W	N78°45'41"W	N88°40'53"W
C15	LOT 20	75.00	67°21'55"	88.18	83.19	S57°38'09.5"W	N88°40'53"W	S23°57'12"W
C16	CUL-DE-SAC	75.00	268°13'08"	351.10	107.70	S21°56'14"E	N67°49'40"W	N23°57'12"E
	LOT 20	75.00	38°15'33"	50.08	49.16	N43°04'58.5"E	N62°12'45"E	N23°57'12"E
	LOT 21	75.00	44°41'37"	58.50	57.03	N84°33'33.5"E	S73°05'38"E	N62°12'45"E
	LOT 22	75.00	44°42'34"	58.52	57.05	S50°44'21"E	S28°23'04"E	S73°05'38"E
	OUTLOT 2	75.00	15°28'42"	20.26	20.20	S20°38'43"E	S12°54'22"E	S28°23'04"E
	LOT 23	75.00	40°30'03"	53.02	51.92	S07°20'39.5"W	S27°35'41"W	S12°54'22"E
	LOT 24	75.00	44°32'03"	58.30	56.84	S49°51'42.5"W	S72°07'44"W	S27°35'41"W
	LOT 25	75.00	40°02'36"	52.42	51.36	N87°50'58"W	N67°49'40"W	S72°07'44"W
C17	N. R.O.W.	75.00	37°02'42"	48.49	47.65	S86°21'01"E	S67°49'40"E	N75°07'38"E
	LOT 25	75.00	29°07'22"	38.12	37.71	S82°23'21"E	S67°49'40"E	N83°02'58"E
	LOT 26	75.00	7°55'20"	10.37	10.36	N79°05'18"E	N83°02'58"E	N75°07'38"E
C18	CENTERLINE	150.00	13°00'00"	34.03	33.96	N04°44'19"E	N11°14'19"E	N01°45'41"W
	W. R.O.W.	120.00	13°00'00"	27.23	27.17	N04°44'19"E	N11°14'19"E	N01°45'41"W
	E. R.O.W.	180.00	13°00'00"	40.84	40.75	N04°44'19"E	N11°14'19"E	N01°45'41"W
C19	LOT 28	75.00	56°30'47"	73.98	71.01	N30°01'05.5"W	N01°45'42"W	N58°16'29"W
C20	CUL-DE-SAC	75.00	268°29'26"	351.45	107.45	S75°58'14"W	N30°12'57"E	S58°16'29"E
	LOT 28	75.00	26°35'14"	34.80	34.49	S44°58'52"E	S31°41'15"E	S58°16'29"E
	OUTLOT 2	75.00	115°54'12"	151.72	127.14	S26°15'51"W	S84°12'57"W	S31°41'15"E
	LOT 29	75.00	47°00'00"	61.52	59.81	N72°17'03"W	N48°47'03"W	S84°12'57"W
	LOT 30	75.00	52°00'00"	68.07	65.76	N22°47'03"W	N03°12'57"E	N48°47'03"W
	LOT 31	75.00	27°00'00"	35.34	35.02	N16°42'57"E	N30°12'57"E	N03°12'57"E
C21	LOT 31	75.00	31°58'38"	41.86	41.32	S14°13'38"W	S30°12'57"W	S01°45'41"E
C22	CENTERLINE	200.00	6°41'55"	23.38	23.37	S82°06'38.5"E	S78°45'41"E	S85°27'36"E
	N. R.O.W.	170.00	6°41'55"	19.88	19.86	S82°06'38.5"E	S78°45'41"E	S85°27'36"E
	S. R.O.W.	230.00	6°41'55"	26.89	26.87	S82°06'38.5"E	S78°45'41"E	S85°27'36"E



4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

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

Certified _____, 20__



Department of Administration

WRENWOOD

BEING A RE-DIVISION OF LOTS 1 AND 2 OF CERTIFIED SURVEY MAP NO. 6890, BEING A PART OF THE NORTHWEST 1/4, SOUTHWEST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

I, Deborah L. Joers, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped lands being a Re-division of Lot 1 and Lot 2 of Certified Survey Map No. 6890 recorded on may 14, 2019 in Volume 53 of Certified Survey Maps, Pages 193-202 inclusive, as Document No. 1471674, as amended by Affidavit of Correction recorded May 21, 2019, as Document No. 1472115., being a part of the Northwest 1/4, Southwest 1/4 and Southeast 1/4 of the Southeast 1/4 of Section 23, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin

Said Land contains 2,342,205 Square Feet (or 53.7696 Acres) of land, more or less.

That I have made such survey, land division and map by the direction of WRENWOOD, LLC, owner of said lands.

That such map is a correct representation of all the exterior boundaries of the land surveyed and the land division thereof made.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and the Subdivision Regulations of the Village of Germantown, Washington County, Wisconsin in surveying, dividing and mapping the same.

Dated this 18th Day of October, 20 19.

Deborah L. Joers, P.L.S.
Professional Land Surveyor, S-2132
TRIO ENGINEERING, LLC
4100 N. Calhoun Road, Suite 300
Brookfield, WI 53005
Phone: (262)790-1480 Fax: (262)790-1481

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

WRENWOOD, LLC, a Wisconsin Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said Limited Liability Company has caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat. I also certify that this plat is required by S.236.10 or S.236.12 to be submitted to the following for approval or objection.

APPROVING AGENCIES:

1. Village of Germantown

AGENCIES WHO MAY OBJECT:

1. State of Wisconsin, Department of Administration
2. Washington County, Department of Parks and Land Use

Witness the hand and seal of said Owner this _____ day of _____, 20____.

WRENWOOD, LLC

Steve DeCleene, President of
Neumann Developments, its Sole Member

STATE OF WISCONSIN)
) SS
COUNTY OF WAUKESHA)

Personally came before me this _____ day of _____, 20____, the above named Steve DeCleene, President of Neumann Developments, its Sole Member of the above named Limited Liability Company, to me known to be the person who executed the foregoing instrument, and to me known to be such President of said Limited Liability Company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said Limited Liability Company, by its authority.

Print Name: _____
Public, Waukesha County, WI
My Commission Expires: _____

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL:

This Plat, known as "WRENWOOD", is hereby approved by the Village of Germantown Plan Commission as being in conformance with the Village's Subdivision Ordinance. The Village of Germantown Plan Commission also hereby approves and accepts all dedications shown thereon, this _____ day of _____, 20____.

APPROVED AND SIGNED:

Dean Wolter, Chairman

Dated this _____ Day of _____, 20____.

Lori Johnson, Secretary

VILLAGE BOARD APPROVAL:

Resolved, that the plat of "WRENWOOD", in the Village of Germantown having been recommended by the Plan Commission, and being the same, is hereby approved and the dedication herein accepted by the Village Board of Trustees of the Village of Germantown, on this _____ Day of _____, 20____.

Dean Wolter, Village President

I hereby certify that the foregoing is a copy of a resolution adopted by the Village Board of Trustees of the Village of Germantown.

Deanna Braunschweig, Village Clerk

CONSENT OF CORPORATE MORTGAGEE:

JOHNSON BANK, a corporation duly organized and existing by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing, mapping, and dedicating of the land described on this Plat, and does hereby consent to the above certificate of WRENWOOD, LLC, owner, this _____ day of _____, 20____.

JOHNSON BANK

Nick Lemke, Commercial Lender

STATE OF WISCONSIN)
) SS
COUNTY OF)

Personally came before me this _____ day of _____, 20____, the above named _____, Vice President Commercial Lending of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such Vice President Commercial Lending of said corporation, and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Print Name: _____
Public, _____ County, WI
My Commission Expires: _____

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

I, Kim Rath, being the duly appointed, qualified and acting Finance Director of the Village of Germantown, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or special assessments as of the _____ Day of _____, 20____ affecting the lands included in the plat of "WRENWOOD".

Dated this _____ Day of _____, 20____.

Kim Rath, Finance Director/Treasurer

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
) SS
WASHINGTON COUNTY)

I, Jane Merten, being the duly elected, qualified and acting Treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of the _____ Day of _____, 20____ affecting the lands included in the plat of "WRENWOOD".

Dated this _____ Day of _____, 20____.

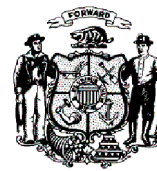
Jane Merten, County Treasurer



4100 N. CALHOUN ROAD
Suite 300
Brookfield, WI 53005
Phone: (262) 790-1480
Fax: (262) 790-1481

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

Certified _____, 20____



Department of Administration