

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, FEBRUARY 10, 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** January 27, 2020
- V. **NEW BUSINESS**
 - A. Edward J. Casper - W217 N9862 White Horse Drive. 2-Lot Certified Survey Map (CSM) **[ACTION]**
 - B. John & Ellen Kuber - W200 N14144 Rocky Lane -Town of Germantown - Extraterritorial Plat Review 2-Lot Certified Survey Map (CSM) **[ACTION]**
 - C. Steven & Elizabeth Green - N116 W16033 Main Street. Zoning Permit to construct an attached garage and detached accessory building. **[DISCUSSION & ACTION; continued from 1-13-20]**
 - D. Community Development Department – Future Land Use Discussion (Neighborhoods-Districts-Corridors) as part of the Germantown 2050 Comprehensive Plan. **[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
January 27, 2020

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 and Matt Kimmmler. Commissioner Bob Williams and Bill Shadid were absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES:

MOTION Baum second Laszewski to Approve the minutes from 1-13-20.

MOTION carried unanimously.

Community Development Department - Future Land Use Discussion as part of the Germantown 2050 Comprehensive Plan.

Planner Retzlaff explained tonight's meeting is designed as a workshop to discuss the future land use component. He explained Graef will introduce the proposed neighborhoods, districts and corridors they've created for the new plan. Craig Huebner and Larry Witzling, Graef, reviewed the corridors and draft boundaries adding that the names and lines could be moved around. He asked that Plan Commission members discuss which uses they would like to see for each area.

Discussion on DOA population growth estimate - 21,000 households by 2040. Mr. Huebner reviewed the City of South Milwaukee land use plan. He explained it provides a narrative description of the corridor and specific types of land uses (desirable, allowable or undesirable). He asked what Germantown wants to see in the specific districts. The description could be exactly where you want something to happen. He added if the Village gets a description wrong it could be changed - but the boundary would stay the same. The description could also be specific to an area.

Discussion on Neighborhood G and its uses followed. Trustee Zabel asked what happens with existing development that is there. He heard Waste Management wants to expand up to Donges Bay Road. Mr. Witzling said existing uses would be described in their exact location. Environmental concerns and impacts would be included. Chairman Wolter said some areas are already set with a use. He added that the dump is done in Germantown. Trustee Baum said use as a dump is undesirable but asked if an industrial use is acceptable for that area.

Planner Retzlaff said the main districts to discuss are the Village Center, Rural Preservation, Rural Transition and the Gateway District. Trustee Baum stated residents in his area do not want to see lots less than 1 acre in size and lots north of Freistadt Road should remain a minimum of 5 acres. Chairman Wolter commented that rule has stopped development in the past, but now that's been broken. Discussion on where to put higher density residential followed. Sewer extension has changed the area, but residents moved there to be in the country. Commissioner Kimmmler asked why smaller lots would be OK in his area but not for the Kinderberg subdivision that was denied based on smaller lot sizes. He said people want the country feel and to have horses. Trustee Baum commented that Commissioner Kimmmler's area is more of a transitional residential area.

Mr. Huebner asked Plan Commissioners do a little homework by drawing boundary lines on the map and completing the chart by filling in desirable, allowable and, undesirable uses. Planner Retzlaff said a discussion item would be added to the next Plan Commission meeting. Chairman Wolter said

he doesn't want to draw a line north of Freistadt Road requiring 5 acre lots. Trustee Zabel said there is a lot of wetland in the north part of the Village and that could be the dividing line. Discussion continued.

Planner Retzlaff said there are shortcomings on the current plan with the environmental corridor having no description. Chairman Wolter stated it makes sense to put multi-family where multi-family already is. He wants to support the Main Street area to keep the commercial there and not pull commercial to the north. Planner Retzlaff said Plan Commission has enough information to continue the thought process and refine the areas.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:27 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

CERTIFIED SURVEY MAP (CSM) APPLICATION

2/10/20 Plan Commission Meeting

Edward Casper

Village Planner Report

Germantown, Wisconsin

Summary

Edward J. Casper, property owner of a 1.24-acre lot located at W217N9862 White Horse Drive in Happy Hollow Estates Subdivision, is seeking approval of a 2-lot Certified Survey Map (CSM) to create one (1) additional residential lot.

Location: W217N9862 White Horse Drive

Applicant/

Property Owner: Edward J. Casper
W217N9862 White Horse Drive
Germantown, WI

Current Zoning District: Rs-4 Single-family Residential

Adjacent Land Uses		Zoning
North	Residential	Rs-1
South	Residential	Rs-4
East	Agricultural	A-2
West	Residential	Rs-4



Proposal

Edward J. Casper, property owner of a 1.24-acre lot located at W217N9862 White Horse Drive in Happy Hollow Estates Subdivision, is seeking approval of a 2-lot Certified Survey Map (CSM) to create one (1) additional residential lot.

Proposed Lot 1 will contain 0.48 acres and be considered buildable for a single-family dwelling. Lot 2 will include 0.76 acres and the existing single-family dwelling.

Staff Comment

The Rs-4 Single-family Residential district allows a minimum lot size of 20,000 square feet. The proposed division will create lots meeting this requirement.

Wetlands have been identified on proposed Lot 1. The wetland delineation has been provided on the submitted CSM. The 25' wetland setback line has not been included on the CSM. There is also a navigable stream located within the Indian Parkway right-of-way. All navigable streams require a 75' setback. The 25' wetland and 75' navigable stream setback lines must be added to the CSM on proposed Lot 1. The setback areas are "no touch" restrictions that prohibit any buildings, structures, grading, or other development activity.

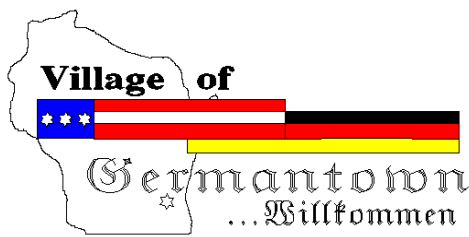
Soil evaluations for proposed Lot 1 indicate the parcel is suitable for the installation of a "mound" private on-site wastewater treatment system (POWTS).

The Village Surveyor has identified technical corrections in a January 10, 2020 memo (copy attached) including questions about the wetland delineation, the addition of the 25' wetland buffer and the addition of an unnamed stream. These items have been included as a condition of approval.

Village Planner Recommendation

APPROVE the proposed 2-lot Certified Survey Map (CSM) of the 1.24-acre parcel owned by Edward Casper located at W217N9862 White Horse Drive with the following conditions:

1. All technical issues and plan corrections identified by the Village Surveyor (see January 10, 2020 memo) shall be addressed and reflected in revised plans submitted and approved by Village Staff prior to review by the Village Board.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: January 10, 2020

Re: Casper CSM

Jeff,

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

Certified Survey Map

Applicant or Owner: Edward Casper

Land Surveyor/Firm: Phillip Landry, PLS – C3E Geomatics

1. Graphically show and dimension building setback lines on all lots per current zoning code.
2. This Certified Survey Map is a redivision of Lot 2 of Block 5 and should be stated as a Redivision on each sheet header, in the Professional Land Surveyor's certificate and in the Village Board's approval certificate
3. The wetland line shown on Lot 1 appears to stop in the middle of the north boundary line, but the documentation supplied by the DNR shows the wetland boundary continuing to the east boundary of the Lot and exiting south of the northeast corner of the Lot.

The question I have is did the DNR not complete the delineation on the property? Did the DNR issue a concurrence or approval letter stating they agreed with the mapping prepared by the surveyor.

4. The 25' wetland setback line needs to be added to the map
5. A certificate of mortgagee is required if 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.

6. There is an unnamed stream located in the unimproved right of way of Indian Parkway that needs to be added along with a 75' stream setback from the stream needs to be shown as well.

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.

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 updating 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 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

Date

12-12-19

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
EDWARD J. CASPER

Phone (262) 255-4180
Fax ()
E-Mail BJCASPER@WI.RR.COM

PROPERTY OWNER
EDWARD J. CASPER

Phone (262) 255-4180

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 W217 N9862 WHITE HORSE DR. GTNV 313043

3 PURPOSE OF LAND SPLIT

	Will the land split require rezoning?	
	From	To

4 READ AND INITIAL THE FOLLOWING:

EJC

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.

EJC

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.

EJC

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.

EJC

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

5 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER

Applicant

Date

Owner

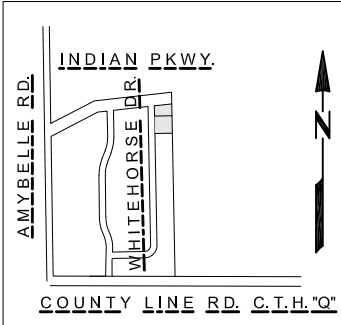
Date

Edward J. Casper 12/12/19

Edward J. Casper 12/12/19

Certified Survey Map

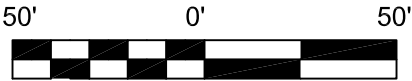
A Division of Lot 2, in Block 5, in Happy Hollow Estates, a subdivision being a part of the Southwest ¼ and Northwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



SW. ¼ SEC. 31, T9N, R20 E
1" = 2000'

LEGEND

- ⊕ SOIL BORING
 - 3/4"X18" IRON ROD SET
1.50Lbs./LINEAL FOOT
 - ⊙ MONUMENT FOUND AS NOTED
(Measured Outside Diam.)
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT

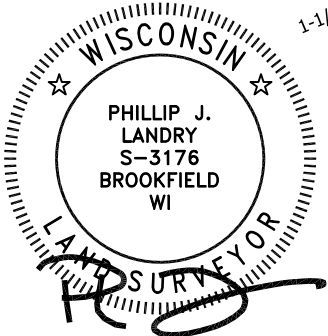
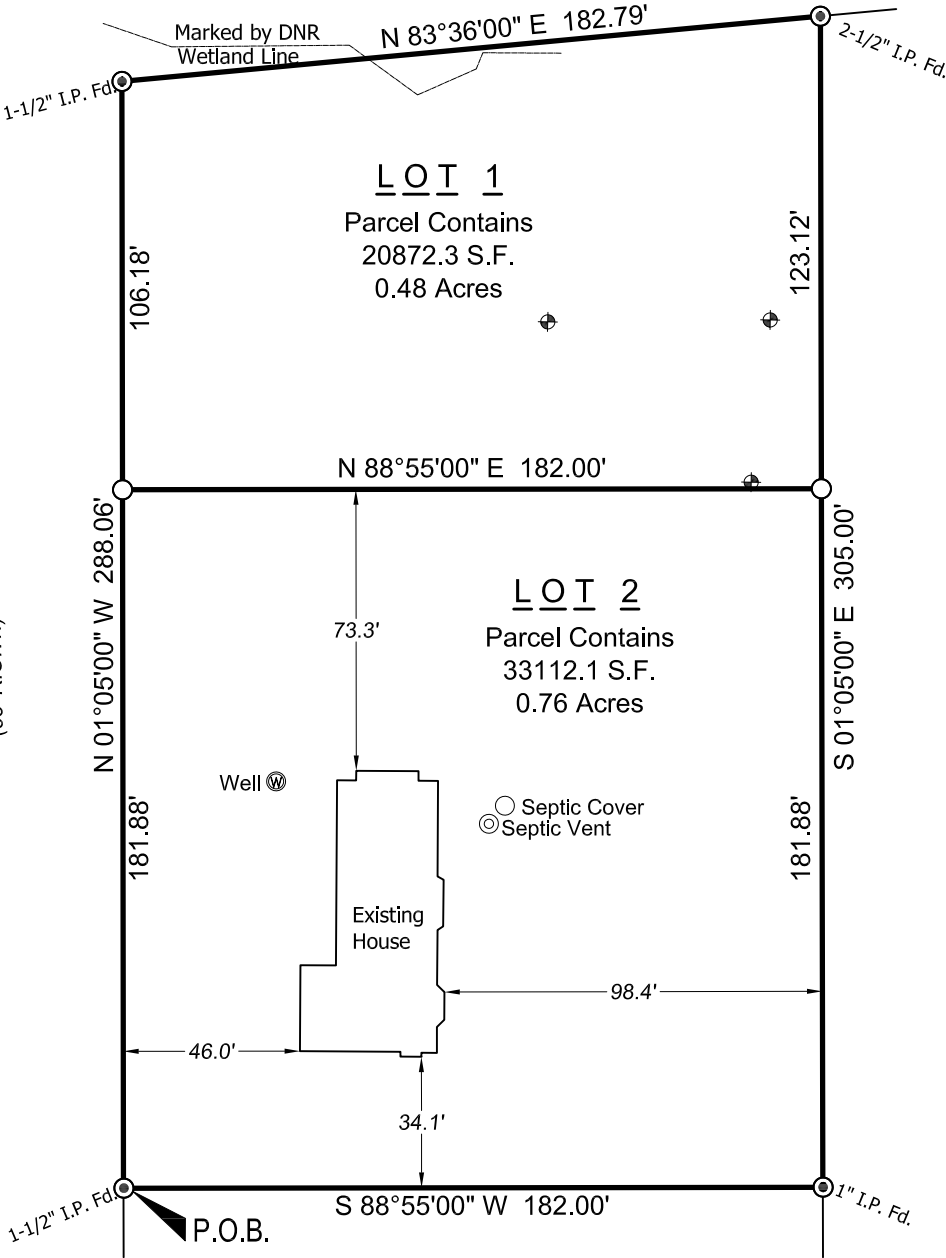


OWNER'S

Edward J. Casper
W217N9862 Whitehorse Dr.
Colgate, WI 53017

BEARINGS ARE REFERENCED TO
HAPPY HOLLOW ESTATES, WEST LINE
LOT 2, BLOCK 5 BEARS N 00°05'00" W

INDIAN PRKWY.
(120' R.O.W.)
Undeveloped

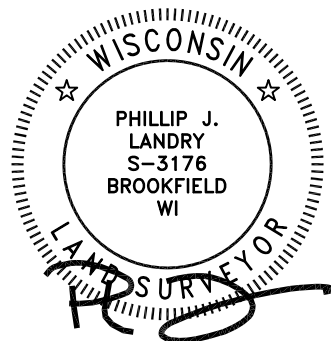


HAPPY HOLLOW ESTATES
BLOCK 5



18575 Brookfield Lake Drive • Unit 61
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

A Division of Lot 2, in Block 5, in Happy Hollow Estates, a subdivision being a part of the Southwest $\frac{1}{4}$ and Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 31, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



Edward J. Casper

Personally came before me this _____ day of _____, 20_____, the above named {Owner}, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

18575 Brookfield Lake Drive • Unit 61
Brookfield, WI 53045 • (262) 312-1034
c3egeomatics.com

Certified Survey Map_____

A Division of Lot 2, in Block 5, in Happy Hollow Estates, a subdivision
being a part of the Southwest ¼ and Northwest ¼ of the Southwest ¼ of
Section 31, Township 9 North, Range 20 East, in the Village of
Germantown, Washington County, Wisconsin.

Village of Germantown Planning Commission Approval

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

Dean Wolter, Chairman

Date

Laura A. Johnson, Secretary

Date

Village of Germantown Board Approval

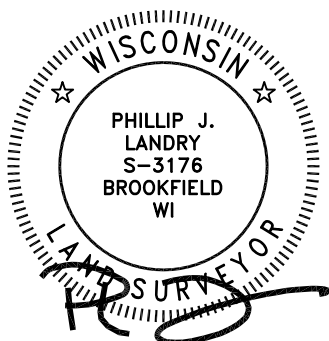
This Certified Survey Map, being a division of (Southwest ¼ Section 31, Township 9 North, Range 20 East, Village of
Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is
hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this __day of _____,
2018

Dean Wolter, Village President

Date .

Deanna Braunscheig, Village Clerk

Date .



Certified Survey Map_____

A Division of Lot 2, in Block 5, in Happy Hollow Estates, a subdivision
being a part of the Southwest ¼ and Northwest ¼ of the Southwest ¼ of
Section 31, Township 9 North, Range 20 East, in the Village of
Germantown, Washington County, Wisconsin.

MORTGAGE CERTIFICATE:

As mortgage holder of the herein described land, *(Bank Name)*_____, does hereby consent to the
surveying, dividing, and mapping of the lands described in this map and to the certificate of {owner}, as owner(s).

WITNESS the hand and seal of *(Bank Name)*_____, has caused this instrument to be executed by *(First*
*Name)*_____*(Last Name)*_____, **its** *(Title)*_____, and *(First*
*Name)*_____*(Last Name)*_____, **its** *(Title)*_____, in the *(Select One (1) City,*
Village or Town) of *(City Name)*_____, Wisconsin, this_____ day of _____, 20_____ .

In the presence of:

(Bank Name)

(Print - First Name, Last Name and Title)

(Signature)

(Print - First Name, Last Name and Title)

(Signature)

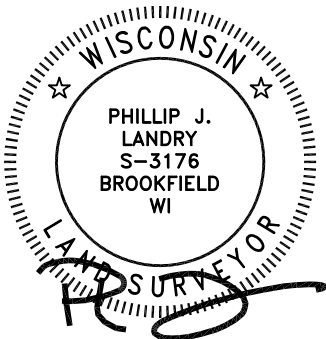
STATE OF WISCONSIN)
)ss.
County of _____)

Personally came before me this _____ day of _____, 20_____, *(First*
*Name)*_____*(Last Name)*_____, **its** *(Title)*_____, and *(First*
*Name)*_____*(Last Name)*_____, **its** *(Title)*_____, of the above named
corporation, to me known to be the person(s) who executed the foregoing instrument, and to me known to be the
*(Title)*_____ and *(Title)*_____ respectively of the corporation, and acknowledged that they,
he, or she executed the foregoing instrument and acknowledged the same.

Print Name_____

Notary Public, _____ County, WI.

My Commission Expires: _____



Division of Industry Services

In accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11" in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and % slope, scale or dimensions, north arrow, location & 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 EDWARD J. CASPER		Property Location NW 1/4, SW 1/4, S 31, T 9 N, R 20 E	
Property Owner's Mailing Address W217N9862 WHITE HORSE DR.		Lot # Blk Subd. Name or CSM# 2 5 HAPPY HOLLOW ESTATES	
City COLGATE, WI	State WI	Zip Code 53017	Phone Number
City COLGATE, WI		State WI	Zip Code 53017
City COLGATE, WI		State WI	Zip Code 53017

☒ New Construction	Use: ☒ Residential/No. bedrooms 4	Code derived design flow rate: 600 GPD
☐ Replacement	☐ Public or commercial. Describe: _____	
Parent Material: LOESS, GLACIAL TILL & LACUSTRINE Flood Plain elevation if applicable _____ ft.		
General comments and recommendations: STATE WASTEWATER SPECIALIST CONCURRENCE REQUIRED DUE TO FILL		
USE MIN. 12" MOUND SAND WITH 0.4 LOADING RATE. Fill placed in mid 1960s		
0.4 GPD/SQ. FT. LOADING RATE PROPOSED PARCEL SPLIT		

Boring		☐ Boring	From 14-26" one sq. ft. pocket of 3cpl compacted sil at 45 deg angle implying from fill source							
1	#	☒ Pit	Ground surface elev.	105.21'	Depth to limiting factor	N/A	Soil Application Rate			
Horizon	Depth	Dominant Color	Redox Description	Texture	Structure	Consistence	Roots	Boundary	GPD/ft ²	
	Inches	Munsell	Ox. Sz. Cont. Color		Gr. Sz. Sh.	(Moist)			*EFF#1	*EFF#2
FILL1	0-7	10YR3/3		sil	2mgr	fr	2fco	as	0.6	0.8
FILL2	7-36	10YR6/4,3/2 8U:2U mix		sil* /sil topsoil	2fabk mix 80:20	fr	2fm	as	0.6	0.8
A	36-48	10YR3/1		sil	1fsbk	fi		as	0.4	0.6
Bt	48-57	10YR4/4		cl	1fsbk	fi			0.2	0.3
				* = lacustrine source						

NO COMPACTED SOIL FOUND										
Boring		☐ Boring								
2	#	☒ Pk		Ground surface elev. 106.88'		Depth to limiting factor 38"		Soil Application Rate		
Horizon	Depth inches	Dominant Color Munsell	Redox Description Ox. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence (Moist)	Roots	Boundary	GPD/ft ²	
									*EFF#1	*EFF#2
FILL1	0-8	10YR3/3		sil	2mgr	fr	2fco	as	0.6	0.8
FILL2	8-23	10YR6/4,3/2 6U:4U mix		sil* /sil topsoil	2fabk mix 60:40	fr	2fco	as	0.6	0.8
A	23-28	10YR3/1		sil	1fsbk	fr	1fm	as	0.4	0.6
Bt	28-38	10YR4/4		cl	1fsbk	fi	1fm	cs	0.2	0.3
C	38-50	10YR5/3	c2d7.5YR5/8	fsl	1fpl	vfr			0.2	0.6
				* = lacustrine source						

*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 JEFFREY L. HAMMES	Signature: 	CST Number 223300
Address 820 WILLIAMSON ST., #401 MADISON, WI 53703	Date Evaluation Conducted: 8/19/19	Telephone No. (608) 233-9200

580-8330(R04/15)

Property Owner: EDWARD J. CASPER

Parcel ID: GTNV-313043

Page 2 of 3

Boring ☐ Boring

No compaction. Organic staining (distinct, c3p 5YR4/6) in A and Bt horizons

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
FILL1	0-8	10YR3/3		sil	2mgr	fr	2fco	as	0.6	0.8
FILL2	8-23	10YR5/4,3/2 60:40 mix		sil* /sil topsoil	2fsbk mix 60:40	fr	2fco	as	0.6	0.8
A	23-28	10YR3/1		sil	1fsbk	fr	1fm	as	0.4	0.6
Bt	28-38	10YR4/4		cl	1fsbk	fi	1fm	cs	0.2	0.3
C	38-50	10YR5/3	c2d7.5YR5/8	fsl	1fpl	vfr			0.2	0.6
* = lacustrine source										

Boring ☐ Boring

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2

Boring ☐ Boring

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2

*Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L*Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

JEFFREY L. HAMMES

CERTIFIED SOIL TESTING
CERTIFIED DESIGNING

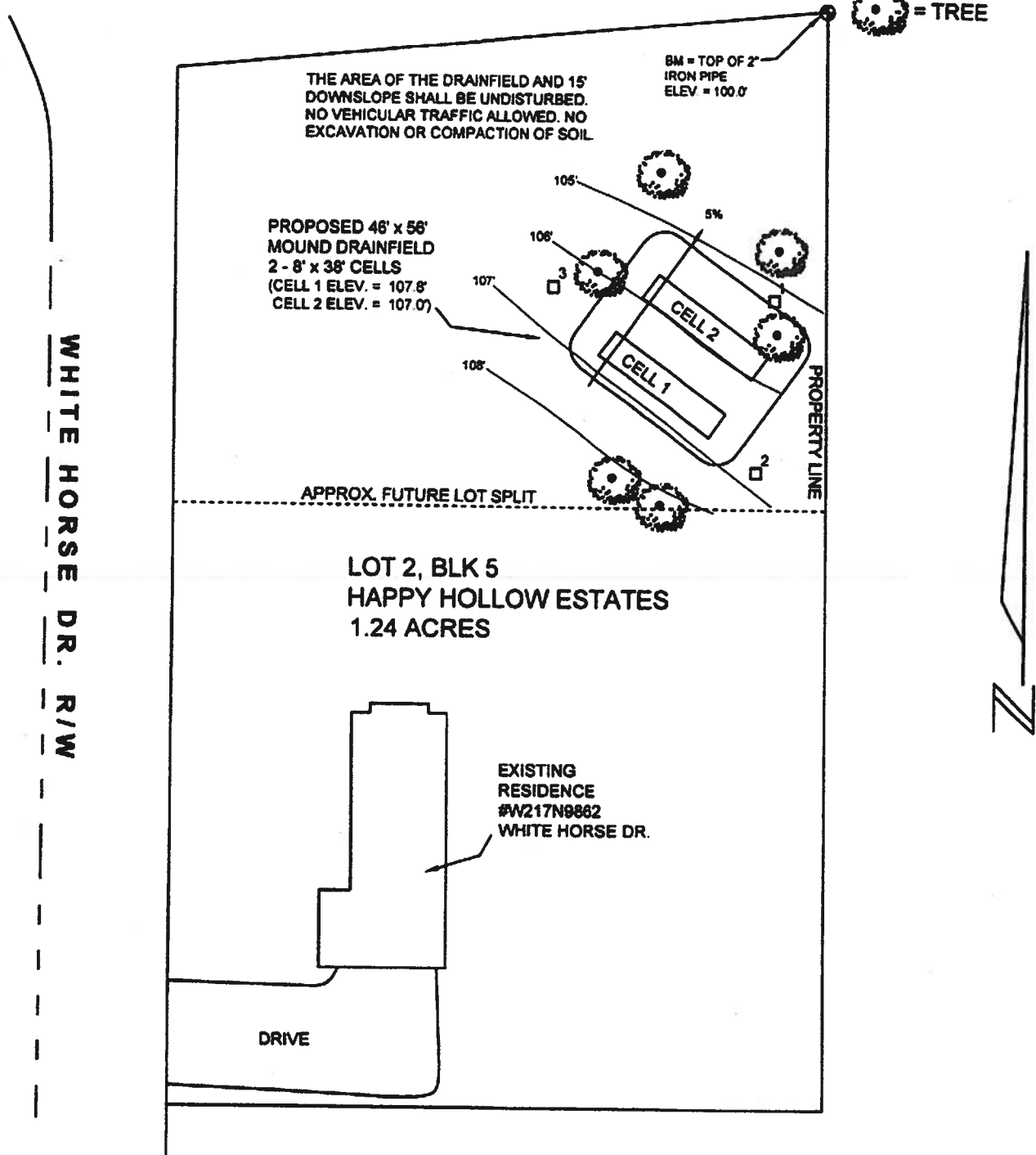
PAGE 3 OF 3

CLIENT: EDWARD J. CASPER

PLOT PLAN

ONE INCH
IF THIS BOX DOES
NOT EQUAL ONE INCH
ON ALL SIDES,
THEN THIS DRAWING
IS NOT TO SCALE

SCALE 1" = 40'
□ = SOIL BORING
⊗ = TREE



Subject: **RE: Edward Casper soil test mound on fill**
Date: 8/27/2019 9:02:42 AM Central Standard Time
From: **Mark.Finger@Wisconsin.gov**
To: **guymadison@aol.com**

Good Morning Jeff,

I have reviewed the Soil Evaluation Report for the Edward Casper property at W217N9862 White Horse Dr, Town of Germantown, Washington County, WI.

Per your Soil Evaluation Report, the test area was filled in the mid-1960's. Soil structural likely development as a result of freezing/ thawing and some root infiltration by surrounding trees. The original parent material appears to be loess over glacial deposits that are somewhat poorly drained.

I concur with your detail soil descriptions, site plan and recommendations. Your proposed individual site design of a mound with 12 inches of C-33 sand with a design basal loading rate of .4 gpd/ft² appears feasible. It is assumed that neighboring wells are at least 50 feet away from the proposed mound area.

Feel free to contact me with questions or concerns.

Respectfully,

Mark

Mark S. Finger, CPSS

Wastewater Specialist

Department of Safety & Professional Services | Division of Industry Services

P.O. Box 209 | Bear Creek, WI 54922

Tel: 608-574-1189 | Fax: 608-223-7733 | email: Mark.Finger@Wisconsin.gov



November 15, 2019

WIC-SE-2019-67-03731

Jim Casper
W217 N9862 Whitehorse Drive
Colgate, WI 53017

RE: Wetland Determination Results for property located in the NW1/4 of the SW1/4 of Section 31, Township 09 North, Range 20 East, Village of Germantown, Washington County

Dear Mr. Casper:

On October 29, 2019, Kara Kikkert Brooks conducted a wetland determination at the above-mentioned property. According to the request form you sent us, the reason for the wetland determination was to identify any wetlands located in the area in which you are hoping to sub-dividing the property into two lots with the ultimate goal of selling the northern lot for possible development.

Approximate wetland boundaries were identified following 1987 Wetland Delineation Manual and applicable regional supplement guidelines. Wetlands are defined by the 1987 Wetland Delineation Manual as areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. If any wetland areas were detected, their approximate boundaries were sketched onto an aerial photograph (see attached map).

Methods used to detect the presence of wetlands within the project area involved on-site and off-site techniques, including a field visit as well as a review of antecedent hydrologic conditions, recent aerial photography, Wisconsin Wetland Inventory (WWI) mapping, and NRCS Soil Survey mapping.

The following is a summary of the off-site review.

- Results of the antecedent hydrologic condition review indicate the site was likely experiencing normal conditions at the time of the field investigation.
- The WWI has a T3/E1K wetland mapped along the northern boundary of the Study Area.
- Soils mapped in the project area include soils with hydric inclusions with a 10 percent rating, (RaA) Radford silt loam.

Based on the data analyzed for the off-site review, as well as the field conditions observed during the October 29, 2019 field review, **one wetland is located in the reviewed area**. The following is a summary of the wetlands found within the reviewed area.

Wetland 1 is a forested wetland located along the northern boundary of the Study Area. Dominant vegetation includes green ash and common buckthorn. Three hydric soil field indicators were observed within the wetland. One primary and three secondary indicators of wetland hydrology were observed. Representative USACE wetland determination data forms are included in this report for reference.

The wetland boundaries depicted on the associated field sketch are approximate only and cannot be used for design purposes, such as set-back or permit requirements. The boundary of the wetland was flagged in the field. If flags are surveyed by certified surveyor, please send survey files to Kara Kikkert Brooks for review and confirmation. Alternatively, If wetlands are located on your property, we recommend that a wetland delineation be conducted on your property by a qualified wetland delineator. Wetlands are regulated by various state, federal, and local units of government. Prior to conducting any activities in or around wetlands, we recommend you contact the appropriate staff from Wisconsin Department of Natural Resources, U.S. Army Corps of Engineers and local County or municipal government agencies.

If you have any questions, please contact me at (414) 263-8500 or email kara.kikkert@wisconsin.gov.

Sincerely,

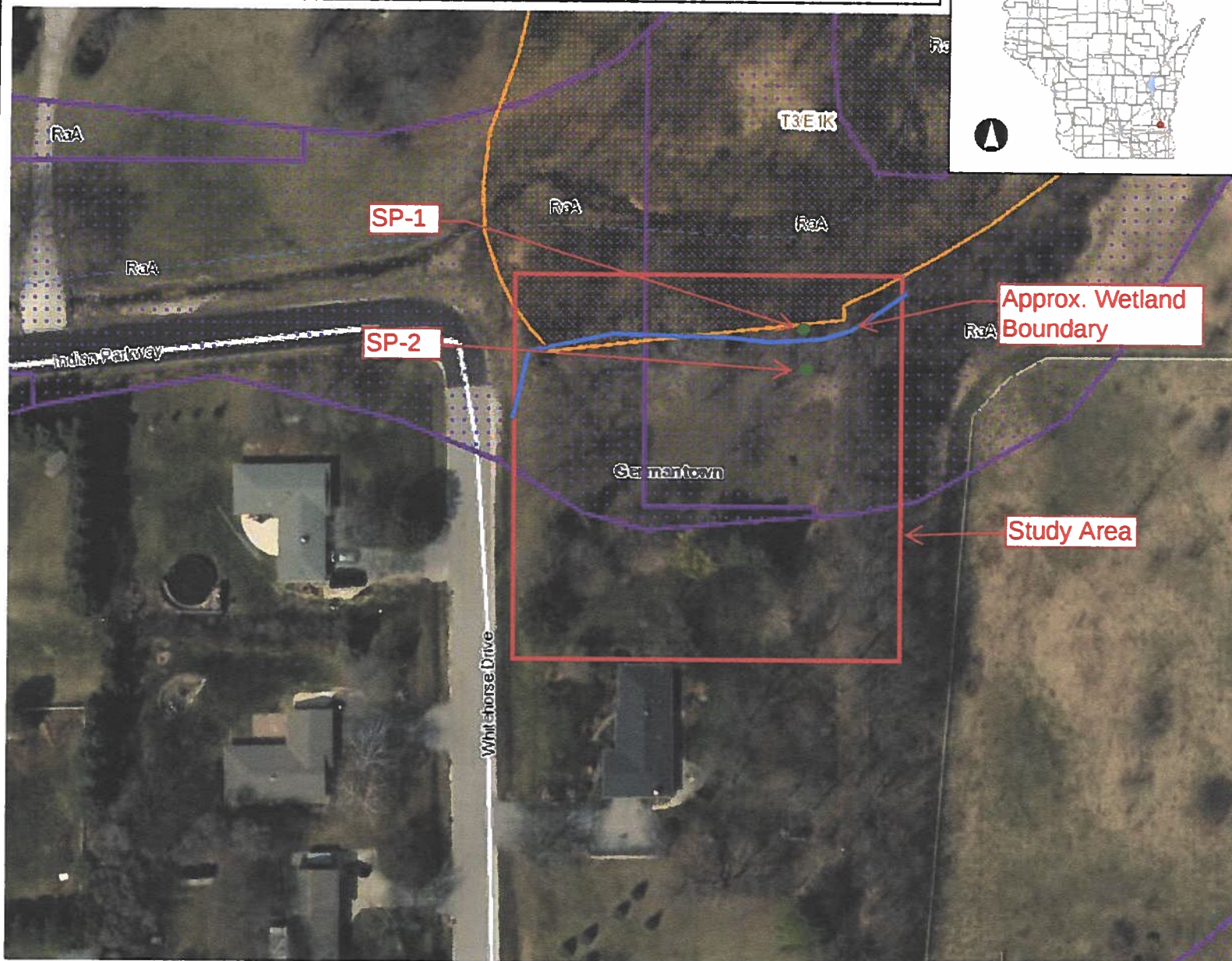


Kara Kikkert Brooks
Wetland Identification Specialist

Enc. Field Sketch and WWI Mapping
NRCS Soil Survey Mapping
USACE Wetland Determination Data Forms



Surface Water Data Viewer Map



Legend

Wetland Class Points

- Dammed pond
- Excavated pond
- Filled excavated pond
- Filled/draind wetland
- Wetland too small to delineate

Filled Points

Wetland Class Areas

- Wetland
- Upland

Filled Areas

Wetland Class Points

- Dammed pond
- Excavated pond
- Filled excavated pond
- Filled/draind wetland
- Wetland too small to delineate

Filled Points

Wetland Class Areas

- Wetland
- Upland

Filled Areas

- NRCS Wetspots
- Maximum Extent Wetland Indicators

Municipality

State Boundaries

County Boundaries

Major Roads

- Interstate Highway
- State Highway
- US Highway

County and Local Roads

- County HWY
- Local Road

Notes

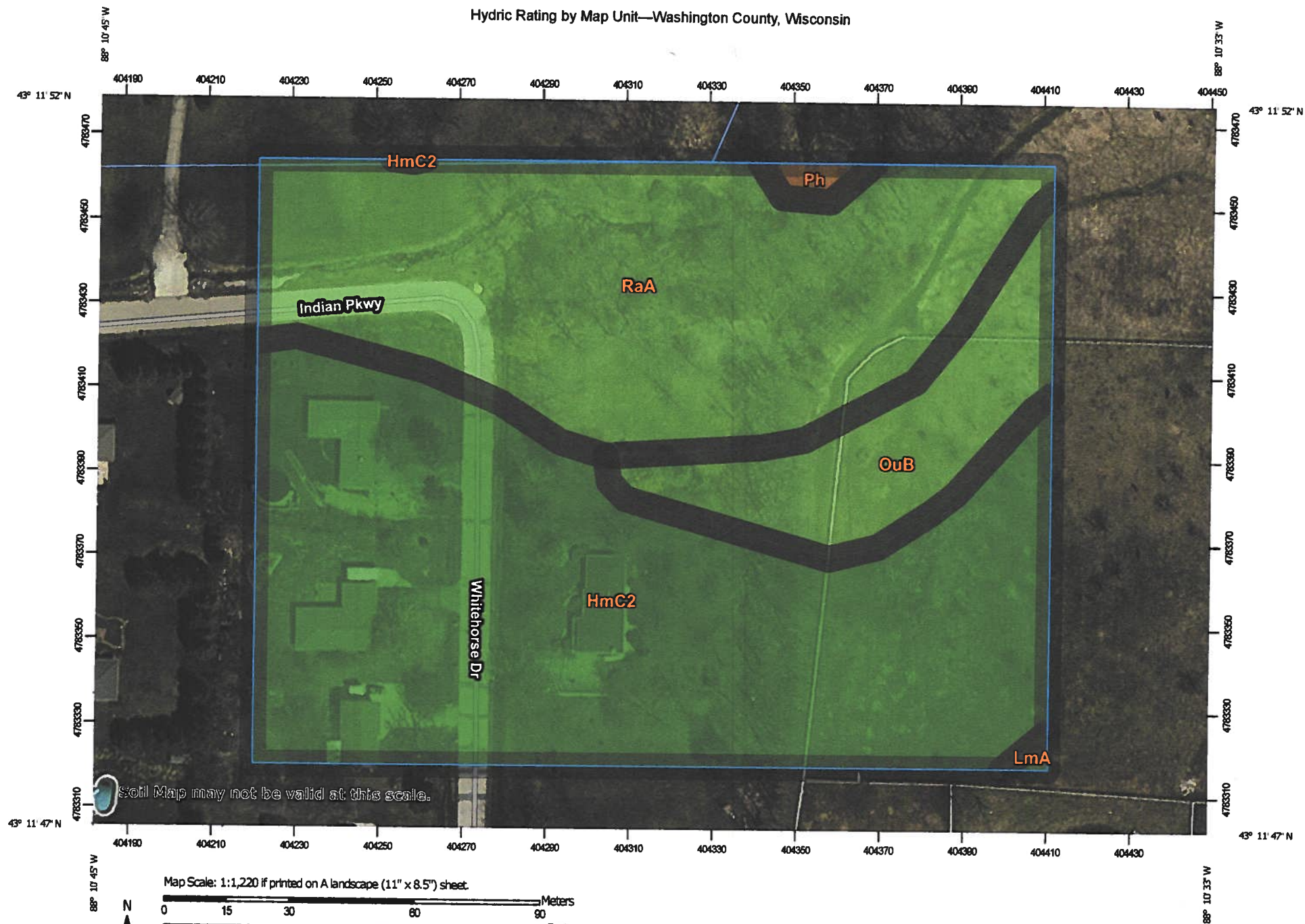
0.0 0 0.02 0.0 Miles

NAD_1983_HARN_Wisconsin_TM

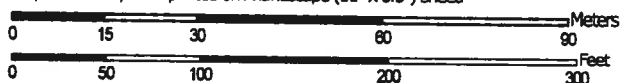
1: 990

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

Hydric Rating by Map Unit—Washington County, Wisconsin



Map Scale: 1:1,220 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 16N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

11/15/2019
Page 1 of 5

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Lines

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Soil Rating Points

-  Hydric (100%)
-  Hydric (66 to 99%)
-  Hydric (33 to 65%)
-  Hydric (1 to 32%)
-  Not Hydric (0%)
-  Not rated or not available

Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Washington County, Wisconsin

Survey Area Data: Version 19, Sep 14, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydric Rating by Map Unit

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	0	3.5	51.4%
LmA	Lamartine silt loam, 0 to 3 percent slopes	15	0.0	0.2%
OuB	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	2	0.8	11.1%
Ph	Pella silt loam, 0 to 2 percent slopes	87	0.0	0.6%
RaA	Radford silt loam, 0 to 3 percent slopes	10	2.5	36.7%
Totals for Area of Interest			6.8	100.0%

Description

This rating indicates the percentage of map units that meets the criteria for hydric soils. Map units are composed of one or more map unit components or soil types, each of which is rated as hydric soil or not hydric. Map units that are made up dominantly of hydric soils may have small areas of minor nonhydric components in the higher positions on the landform, and map units that are made up dominantly of nonhydric soils may have small areas of minor hydric components in the lower positions on the landform. Each map unit is rated based on its respective components and the percentage of each component within the map unit.

The thematic map is color coded based on the composition of hydric components. The five color classes are separated as 100 percent hydric components, 66 to 99 percent hydric components, 33 to 65 percent hydric components, 1 to 32 percent hydric components, and less than one percent hydric components.

In Web Soil Survey, the Summary by Map Unit table that is displayed below the map pane contains a column named 'Rating'. In this column the percentage of each map unit that is classified as hydric is displayed.

Hydric soils are defined by the National Technical Committee for Hydric Soils (NTCHS) as soils that formed under conditions of saturation, flooding, or ponding long enough during the growing season to develop anaerobic conditions in the upper part (Federal Register, 1994). Under natural conditions, these soils are either saturated or inundated long enough during the growing season to support the growth and reproduction of hydrophytic vegetation.

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric soil, however, more specific information, such as information about the depth and duration of the water table, is needed. Thus, criteria that identify those estimated soil properties unique to hydric soils have been established (Federal Register, 2002). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria used are selected estimated soil properties that are described in "Soil Taxonomy" (Soil Survey Staff, 1999) and "Keys to Soil Taxonomy" (Soil Survey Staff, 2006) and in the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

If soils are wet enough for a long enough period of time to be considered hydric, they should exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Hurt and Vasilas, 2006).

References:

Federal Register. July 13, 1994. Changes in hydric soils of the United States.

Federal Register. September 18, 2002. Hydric soils of the United States.

Hurt, G.W., and L.M. Vasilas, editors. Version 6.0, 2006. Field indicators of hydric soils in the United States.

Soil Survey Division Staff. 1993. Soil survey manual. Soil Conservation Service. U.S. Department of Agriculture Handbook 18.

Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.

Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.

Rating Options

Aggregation Method: Percent Present

Component Percent Cutoff: None Specified

Tie-break Rule: Lower

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: W217 N9862 Whitehorse Drive City/County: Colgate/ Washington Sampling Date: Oct 29, 19
 Applicant/Owner: Jim Casper State: WI Sampling Point: SP-1
 Investigator(s): Kara Kikkert Brooks Section, Township, Range: see map
 Landform (hillside, terrace, etc.): Footslope Local relief (concave, convex, none): Concave Slope %: 0-2
 Subregion (LRR or MLRA): LRR K Lat: See Map Long: See Map Datum:
 Soil Map Unit Name: RaA, Radford silt loam, hydric rating 10 NWI classification: T3/ E1K
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u></u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u></u> If yes, optional Wetland Site ID: <u></u>
Hydric Soil Present? Yes <u>X</u> No <u></u>	
Wetland Hydrology Present? Yes <u>X</u> No <u></u>	
Remarks: (Explain alternative procedures here or in a separate report.) Climate conditions are normal for this time of year.	

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)	
<u>Primary Indicators (minimum of one is required; check all that apply)</u>			
<u></u> Surface Water (A1)	<u>X</u> Water-Stained Leaves (B9)	<u>X</u> Surface Soil Cracks (B6)	
<u></u> High Water Table (A2)	<u></u> Aquatic Fauna (B13)	<u></u> Drainage Patterns (B10)	
<u></u> Saturation (A3)	<u></u> Marl Deposits (B15)	<u></u> Moss Trim Lines (B16)	
<u></u> Water Marks (B1)	<u></u> Hydrogen Sulfide Odor (C1)	<u></u> Dry-Season Water Table (C2)	
<u></u> Sediment Deposits (B2)	<u></u> Oxidized Rhizospheres on Living Roots (C3)	<u></u> Crayfish Burrows (C8)	
<u></u> Drift Deposits (B3)	<u></u> Presence of Reduced Iron (C4)	<u></u> Saturation Visible on Aerial Imagery (C9)	
<u></u> Algal Mat or Crust (B4)	<u></u> Recent Iron Reduction in Tilled Soils (C6)	<u>X</u> Stunted or Stressed Plants (D1)	
<u></u> Iron Deposits (B5)	<u></u> Thin Muck Surface (C7)	<u></u> Geomorphic Position (D2)	
<u></u> Inundation Visible on Aerial Imagery (B7)	<u></u> Other (Explain in Remarks)	<u></u> Shallow Aquitard (D3)	
<u></u> Sparsely Vegetated Concave Surface (B8)		<u></u> Microtopographic Relief (D4)	
		<u>X</u> FAC-Neutral Test (D5)	
Field Observations:			
Surface Water Present? Yes <u></u> No <u>X</u>	Depth (inches): <u></u>	Wetland Hydrology Present? Yes <u>X</u> No <u></u>	
Water Table Present? Yes <u></u> No <u>X</u>	Depth (inches): <u></u>		
Saturation Present? Yes <u></u> No <u>X</u>	Depth (inches): <u></u>		
(includes capillary fringe)			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: air photos, WWI, NRCS soil maps, land owner interview, etc.			
Remarks: The criterion for wetland hydrology is met.			

Sampling Point: SP-1

Northcentral and Northeast Region – Version 2.0

SOIL

Sampling Point SP-1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

☐ Histosol (A1)	☐ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
☐ Histic Epipedon (A2)	☐ Thin Dark Surface (S9) (LRR R, MLRA 149B)
☐ Black Histic (A3)	☐ High Chroma Sands (S11) (LRR K, L)
☐ Hydrogen Sulfide (A4)	☐ Loamy Mucky Mineral (F1) (LRR K, L)
☐ Stratified Layers (A5)	☐ Loamy Gleyed Matrix (F2)
☒ Depleted Below Dark Surface (A11)	☒ Depleted Matrix (F3)
☐ Thick Dark Surface (A12)	☒ Redox Dark Surface (F6)
☐ Sandy Mucky Mineral (S1)	☐ Depleted Dark Surface (F7)
☐ Sandy Gleyed Matrix (S4)	☐ Redox Depressions (F8)
☐ Sandy Redox (S5)	☐ Marl (F10) (LRR K, L)
☐ Stripped Matrix (S6)	
☐ Dark Surface (S7)	

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
☐ Polyvalue Below Surface (S8) (LRR K, L)
☐ Thin Dark Surface (S9) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: N/A

Depth (inches):

Hydric Soil Present?	Yes	No

Remarks:

The criterion for hydric soil is met.

WETLAND DETERMINATION DATA FORM – Northcentral and Northeast Region

Project/Site: W217 N9862 Whitehorse Drive City/County: Colgate/ Washington Sampling Date: Oct 29, 19
 Applicant/Owner: Jim Casper State: WI Sampling Point: SP-2
 Investigator(s): Kara Kikkert Brooks Section, Township, Range: See Map
 Landform (hillside, terrace, etc.): Hillside Local relief (concave, convex, none): Convex Slope %: 3-5%
 Subregion (LRR or MLRA): LRR K Lat: See Map Long: See Map Datum:
 Soil Map Unit Name: RaA, Radford silt loam, hydric rating 10 NWI classification: N/A
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation X, Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes No X
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u></u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u></u> No <u>X</u> If yes, optional Wetland Site ID: <u></u>
Hydric Soil Present?	Yes <u></u> No <u>X</u>	
Wetland Hydrology Present?	Yes <u></u> No <u>X</u>	
Remarks: (Explain alternative procedures here or in a separate report.) Climate conditions are normal for this time of year. Vegetation is actively managed via mowing.		

HYDROLOGY

Wetland Hydrology Indicators: <u>Primary Indicators (minimum of one is required; check all that apply)</u> ___ Surface Water (A1) ___ Water-Stained Leaves (B9) ___ High Water Table (A2) ___ Aquatic Fauna (B13) ___ Saturation (A3) ___ Marl Deposits (B15) ___ Water Marks (B1) ___ Hydrogen Sulfide Odor (C1) ___ Sediment Deposits (B2) ___ Oxidized Rhizospheres on Living Roots (C3) ___ Drift Deposits (B3) ___ Presence of Reduced Iron (C4) ___ Algal Mat or Crust (B4) ___ Recent Iron Reduction in Tilled Soils (C6) ___ Iron Deposits (B5) ___ Thin Muck Surface (C7) ___ Inundation Visible on Aerial Imagery (B7) ___ Other (Explain in Remarks) ___ Sparsely Vegetated Concave Surface (B8)		<u>Secondary Indicators (minimum of two required)</u> ___ Surface Soil Cracks (B6) ___ Drainage Patterns (B10) ___ Moss Trim Lines (B16) ___ Dry-Season Water Table (C2) ___ Crayfish Burrows (C8) ___ Saturation Visible on Aerial Imagery (C9) ___ Stunted or Stressed Plants (D1) ___ Geomorphic Position (D2) ___ Shallow Aquitard (D3) ___ Microtopographic Relief (D4) ___ FAC-Neutral Test (D5)
Field Observations: Surface Water Present? Yes <u></u> No <u>X</u> Depth (inches): <u></u> Water Table Present? Yes <u></u> No <u>X</u> Depth (inches): <u></u> Saturation Present? Yes <u></u> No <u>X</u> Depth (inches): <u></u> (includes capillary fringe)		Wetland Hydrology Present? Yes <u></u> No <u>X</u>
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: air photos, WWI, NRCS soil maps, land owner interview, etc.		
Remarks: The criterion for wetland hydrology is not met.		

VEGETATION – Use scientific names of plants.

Sampling Point: SP-2

Tree Stratum (Plot size: <u>30'r</u>)	Absolute % Cover	Dominant Species?	Indicator Status																	
1. <u>Acer saccharum</u>	<u>25</u>	<u>Yes</u>	<u>FACU</u>	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>25.0%</u> (A/B)																
2. <u>Populus deltoides</u>	<u>20</u>	<u>Yes</u>	<u>FAC</u>																	
3. <u>Prunus serotina</u>	<u>15</u>	<u>Yes</u>	<u>FACU</u>																	
4. <u>Pinus strobus</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
<u>65</u> =Total Cover																				
Sapling/Shrub Stratum (Plot size: <u>15'r</u>)																				
1. _____	_____	_____	_____	Prevalence Index worksheet: <table style="width:100%;"> <tr> <th style="text-align: left;">Total % Cover of:</th> <th style="text-align: left;">Multiply by:</th> </tr> <tr> <td>OBL species <u>0</u></td> <td>x 1 = <u>0</u></td> </tr> <tr> <td>FACW species <u>0</u></td> <td>x 2 = <u>0</u></td> </tr> <tr> <td>FAC species <u>20</u></td> <td>x 3 = <u>60</u></td> </tr> <tr> <td>FACU species <u>140</u></td> <td>x 4 = <u>560</u></td> </tr> <tr> <td>UPL species <u>0</u></td> <td>x 5 = <u>0</u></td> </tr> <tr> <td>Column Totals: <u>160</u> (A)</td> <td><u>620</u> (B)</td> </tr> <tr> <td colspan="2" style="text-align: center;">Prevalence Index = B/A = <u>3.88</u></td> </tr> </table>	Total % Cover of:	Multiply by:	OBL species <u>0</u>	x 1 = <u>0</u>	FACW species <u>0</u>	x 2 = <u>0</u>	FAC species <u>20</u>	x 3 = <u>60</u>	FACU species <u>140</u>	x 4 = <u>560</u>	UPL species <u>0</u>	x 5 = <u>0</u>	Column Totals: <u>160</u> (A)	<u>620</u> (B)	Prevalence Index = B/A = <u>3.88</u>	
Total % Cover of:	Multiply by:																			
OBL species <u>0</u>	x 1 = <u>0</u>																			
FACW species <u>0</u>	x 2 = <u>0</u>																			
FAC species <u>20</u>	x 3 = <u>60</u>																			
FACU species <u>140</u>	x 4 = <u>560</u>																			
UPL species <u>0</u>	x 5 = <u>0</u>																			
Column Totals: <u>160</u> (A)	<u>620</u> (B)																			
Prevalence Index = B/A = <u>3.88</u>																				
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
_____ =Total Cover																				
Herb Stratum (Plot size: <u>5'r</u>)																				
1. <u>Poa pratensis</u>	<u>90</u>	<u>Yes</u>	<u>FACU</u>	Hydrophytic Vegetation Indicators: <u>1</u> - Rapid Test for Hydrophytic Vegetation <u>2</u> - Dominance Test is >50% <u>3</u> - Prevalence Index is ≤3.0 ¹ <u>4</u> - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u>_____</u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.																
2. <u>Glechoma hederacea</u>	<u>5</u>	<u>No</u>	<u>FACU</u>																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
5. _____	_____	_____	_____																	
6. _____	_____	_____	_____																	
7. _____	_____	_____	_____																	
8. _____	_____	_____	_____																	
9. _____	_____	_____	_____																	
10. _____	_____	_____	_____																	
11. _____	_____	_____	_____																	
12. _____	_____	_____	_____																	
<u>95</u> =Total Cover																				
Woody Vine Stratum (Plot size: <u>15'r</u>)																				
1. _____	_____	_____	_____	Definitions of Vegetation Strata: Tree – Woody plants 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub – Woody plants less than 3 in. DBH and greater than or equal to 3.28 ft (1 m) tall. Herb – All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vines – All woody vines greater than 3.28 ft in height.																
2. _____	_____	_____	_____																	
3. _____	_____	_____	_____																	
4. _____	_____	_____	_____																	
_____ =Total Cover																				
Hydrophytic Vegetation Present? Yes _____ No <u>X</u>																				

Remarks: (Include photo numbers here or on a separate sheet.)

The criterion for hydrophytic vegetation is not met. The area is actively managed via mowing. Trees are likely planted.

SOIL

Sampling Point SP-2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

[illegible]

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- _____ Histosol (A1)
- _____ Histic Epipedon (A2)
- _____ Black Histic (A3)
- _____ Hydrogen Sulfide (A4)
- _____ Stratified Layers (A5)
- _____ Depleted Below Dark Surface (A11)
- _____ Thick Dark Surface (A12)
- _____ Sandy Mucky Mineral (S1)
- _____ Sandy Gleyed Matrix (S4)
- _____ Sandy Redox (S5)
- _____ Stripped Matrix (S6)
- _____ Dark Surface (S7)

- ___ Polyvalue Below Surface (S8) (LRR R, MLRA 149B)
- ___ Thin Dark Surface (S9) (LRR R, MLRA 149B)
- ___ High Chroma Sands (S11) (LRR K, L)
- ___ Loamy Mucky Mineral (F1) (LRR K, L)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)
- ___ Marl (F10) (LRR K, L)

Indicators for Problematic Hydric Soils³:

☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
☐ Coast Prairie Redox (A16) (LRR K, L, R)
☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
☐ Polyvalue Below Surface (S8) (LRR K, L)
☐ Thin Dark Surface (S9) (LRR K, L)
☐ Iron-Manganese Masses (F12) (LRR K, L, R)
☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
☐ Red Parent Material (F21)
☐ Very Shallow Dark Surface (F22)
☐ Other (Explain in Remarks)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: N/A

Depth (inches): _____

Hydric Soil Present? **Yes** **No** **X**

Remarks:

The criterion for hydric soil is not met.

Representative photos taken at upland sample point SP-2



CERTIFIED SURVEY MAP (CSM) APPLICATION

2/10/20 Plan Commission Meeting

John & Ellen Kuber

Village Planner Report

Germantown, Wisconsin

Summary

Tom Zernia, Boss Realty, Agent for John & Ellen Kuber, property owners of a 31.7-acre parcel on Rocky Lane in the Town of Germantown are seeking approval of a 2-lot Certified Survey Map (CSM). Village of Germantown review/approval is required under the Village's extraterritorial plat authority.

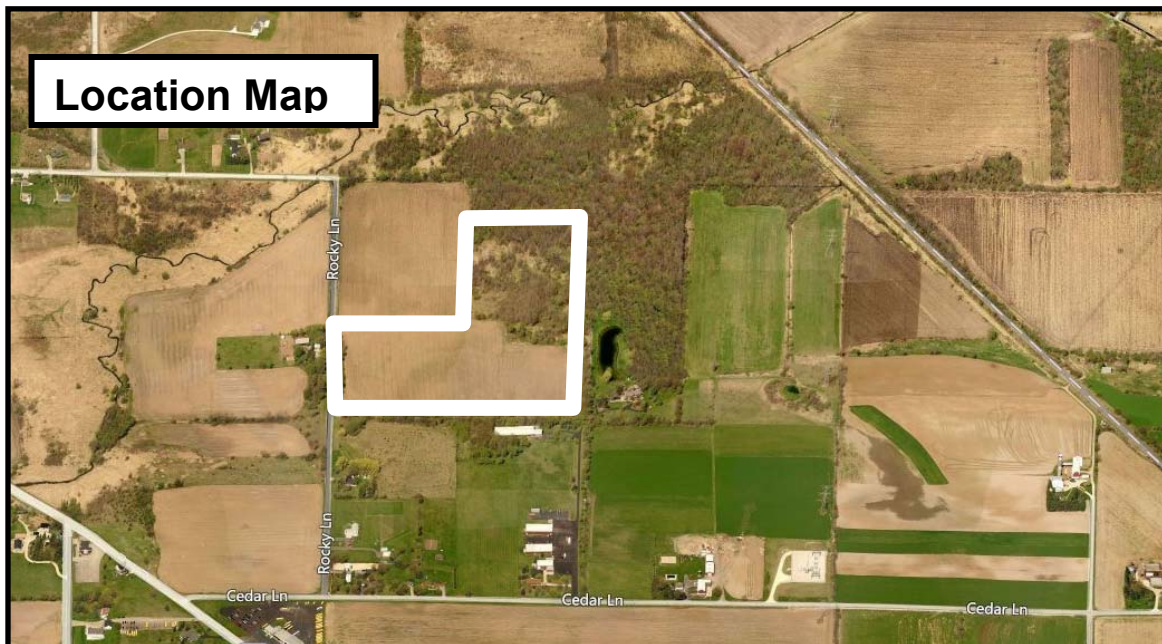
Location: W200 N14144 Rocky Lane (1/2 mile north of Cedar Lane)

Applicant/

Property Owner: John & Ellen Kuber
W200 N14144 Rocky Lane
Richfield, WI

Zoning District: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural (T. of Jackson)	A-1
South	Agricultural (T. of Germantown)	A-1
East	Agricultural (T. of Germantown)	A-1
West	Residential (T. of Germantown)	A-1



Proposal

Tom Zernia, Boss Realty, Agent for John & Ellen Kuber, property owners of a 31.7-acre parcel on Rocky Lane in the Town of Germantown are seeking approval of a 2-lot Certified Survey Map (CSM).

Staff Analysis

Village of Germantown review/approval is required under the Village's extraterritorial plat authority (where divisions of land in an adjacent town located within 1,000 feet of the common municipal boundary require Village Plan Commission and Board approval). Review and approval of the CSM by the Town of Germantown has been granted subject to Village Board review and action.

Soil evaluations have been completed and indicate that Lot 1 and Lot 2 are suitable for the installation of an on-site (mound-type) sanitary system.

All technical review comments and corrections identified by the Village Surveyor have already been made and are reflected in the proposed CSM.

Village Planner Recommendation

APPROVE the 2-lot Certified Survey Map land division of the 31.7-acre parcel owned by John and Ellen Kuber located off Rocky Lane (in the Town of Germantown) as proposed.



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid

Date

12-2-19

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

Tom Zernia

Boss Realty

135 North 6th Avenue

West Bend, WI 53095

Phone (262) 689-0022

Fax ()

E-Mail tom.zernia@bossrealtyllc.com

PROPERTY OWNER

John and Ellen Kuber

W200N14144 Rocky Lane

Richfield, WI 53076

Phone ()

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

Rocky Lane, Richfield, WI 53076

T5_013700C

3

PURPOSE OF LAND SPLIT

4 lot CSM to create three residential single-family lots.

Will the land split require rezoning?

No

From

To

4

READ AND INITIAL THE FOLLOWING:

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

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

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

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

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

12-2-15

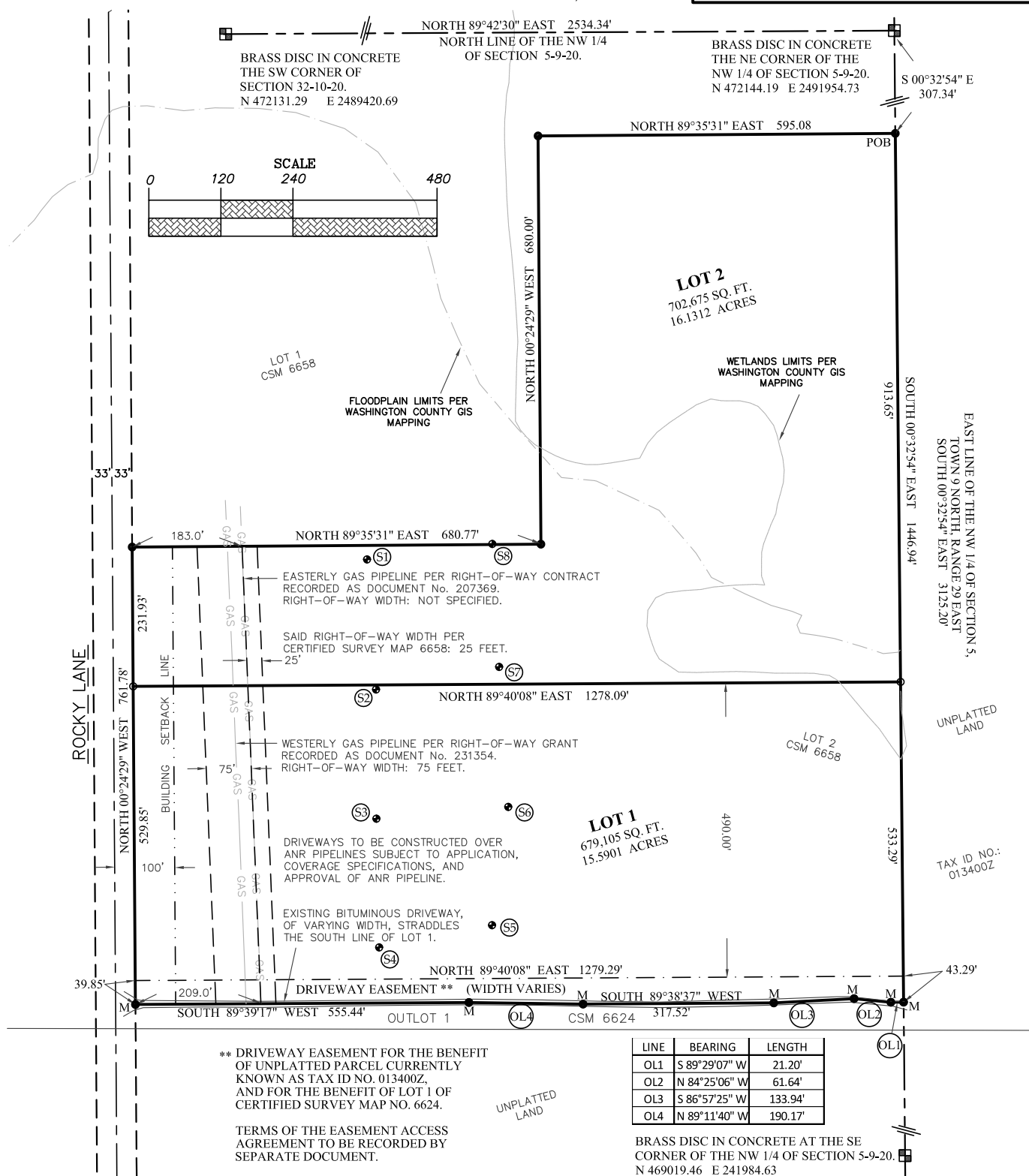
Owner

Date

12-2-19

**A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP 6658 RECORDED
AS DOCUMENT No. 1394142 BEING PART OF THE NE FRACTIONAL 1/4
OF THE NW FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 9 NORTH,
RANGE 20 EAST, IN THE TOWN OF GERMANTOWN, COUNTY OF
WASHINGTON, STATE OF WISCONSIN** OWNERS:

OWNERS:
JOHN C. and ELLEN M. KUBER
W200 N14144 ROCKY LANE
RICHFIELD, WI 53076



LINE	BEARING	LENGTH
OL1	S 89°29'07" W	21.20'
OL2	N 84°25'06" W	61.64'
OL3	S 86°57'25" W	133.94'
OL4	N 89°11'40" W	190.17'

BRASS DISC IN CONCRETE AT THE SE
CORNER OF THE NW 1/4 OF SECTION 5-9-20.
N 469019.46 E 241984.63



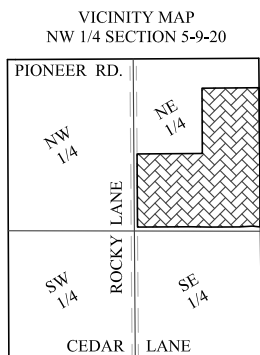
- 3/4" REBAR FOUND
- M● MAG NAIL FOUND
- 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.
- Ⓢ# SOIL TEST PITS

BEARINGS ARE REFERENCED TO THE WISCONSIN
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
THE EAST LINE OF NW 1/4 OF SECTION 5-9-20
BEARS NORTH 00°32'54" WEST. AS PUBLISHED BY SEWRPC.

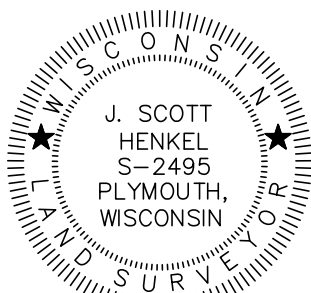
122 WISCONSIN ST., WEST BEND, WI, 53095
262-338-6641 www.quamengineering.com

PROJECT # TZ-15-19 Date: 11/19/19

REVISED 01/28/2020
REVISED 01/24/2020
REVISED 01/14/2020
REVISED 01/13/2020
REVISED 12/2/2019



SCALE 1" = 2000 FEET
SURVEYED AND MAPPED BY
J. SCOTT HENKEL, PLS



CERTIFIED SURVEY MAP # _____
A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP 6658 RECORDED
AS DOCUMENT No. 1394142 BEING PART OF THE NE FRACTIONAL 1/4
OF THE NW FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 9 NORTH,
RANGE 20 EAST, IN THE TOWN OF GERMANTOWN, COUNTY OF
WASHINGTON, STATE OF WISCONSIN

SURVEYOR’S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, JOHN C. and ELLEN M. KUBER:

LOT 2 OF CERTIFIED SURVEY MAP 6658, RECORDED AS DOCUMENT NO. 1394142 BEING PART OF THE NE FRACTIONAL 1/4 OF THE NW FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE TOWN OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 9 NORTH, RANGE 20 EAST;
THENCE SOUTH 00°32’54” EAST, 307.34 FEET, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 SECTION TO THE NORTHEAST CORNER OF SAID LOT 2 AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH 00°32’54” EAST, 1446.94 FEET, ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF OUTLOT 1 OF CERTIFIED SURVEY MAP 6624;
THENCE SOUTH 89°29’07” WEST, 21.20 FEET, ALONG THE NORTH LINE OF SAID OUTLOT 1;
THENCE NORTH 84°25’06” WEST, 61.64 FEET, ALONG SAID NORTH LINE;
THENCE SOUTH 86°57’25” WEST, 133.94 FEET, ALONG SAID NORTH LINE;
THENCE SOUTH 89°38’37” WEST, 317.52 FEET, ALONG SAID NORTH LINE;
THENCE NORTH 89°11’40” WEST, 190.17 FEET, ALONG SAID NORTH LINE;
THENCE SOUTH 89°39’17” WEST, 555.44 FEET, ALONG SAID NORTH LINE TO THE EAST LINE OF ROCKY LANE;
THENCE NORTH 00°24’29” WEST, 761.78 FEET, ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 6658;
THENCE NORTH 89°35’31” EAST, 680.77 FEET, ALONG THE SOUTH LINE OF SAID LOT 1;
THENCE NORTH 00°24’29” WEST, 680.00 FEET, ALONG THE EAST LINE SAID LOT 1;
THENCE NORTH 89°35’31” EAST, 595.08 FEET, ALONG THE NORTH LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

CONTAINING 1,381,780 SQUARE FEET / 31.7213 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL OF THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE TOWN OF GERMANTOWN SUBDIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495

OWNER’S CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS SHOWN HEREON. WE ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE TOWN OF GERMANTOWN REQUIREMENTS FOR CERTIFIED SURVEY MAPS.

JOHN C. KUBER and ELLEN M. KUBER

JOHN C. KUBER

ELLEN M. KUBER

STATE OF WISCONSIN
:
WASHINGTON COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2020.

_____, TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES: _____

QUAM ENGINEERING, LLC
122 WISCONSIN ST., WEST BEND, WI, 53095
262-338-6641 www.quamengineering.com
PROJECT # TZ-15-19 Date: 11/19/19

CERTIFIED SURVEY MAP # _____

A RE-DIVISION OF LOT 2 OF CERTIFIED SURVEY MAP 6658 RECORDED
AS DOCUMENT No. 1394142 BEING PART OF THE NE FRACTIONAL 1/4
OF THE NW FRACTIONAL 1/4 OF SECTION 5, TOWNSHIP 9 NORTH,
RANGE 20 EAST, IN THE TOWN OF GERMANTOWN, COUNTY OF
WASHINGTON, STATE OF WISCONSIN

TOWN OF GERMANTOWN TOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE TOWN BOARD OF THE TOWN OF GERMANTOWN ON
THIS _____ DAY OF _____, 2020.

PAUL METZ, TOWN CHAIRMAN

DEANNE R. HAPKA, TOWN CLERK

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GERMANTOWN ON
THIS _____ DAY OF _____, 2020.

DEAN WOLTER, PLAN COMMISSION CHAIRMAN

LORI JOHNSON, SECRETARY

VILLAGE OF GERMANTOWN VILLAGE BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN ON
THIS _____ DAY OF _____, 2020.

DEAN WOLTER, VILLAGE PRESIDENT

DEANNA BRAUNSCHWEIG, VILLAGE CLERK



Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT

in accordance with Comm 85, Wis. Adm. Code

#4552

Page 1 of 4
Eric Schmitz Corporation

Attach complete site plan on paper not less than 8½ 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)).

County	Washington
Parcel I.D.	T5 0137 00C
Reviewed By	Date

Property Owner John & Ellen Kuber	Property Location Govt. Lot NE1/4, NW1/4, S5, T9N, R20E
Property Owner's Mailing Address W200 N14144 Rocky Lane	Lot # 1 Block # Subd. Name or CSM# Proposed Certified Survey Map
City State Zip Code Phone Number Richfield WI 53076	☐ City ☐ Village ☒ Town Nearest Road Germantown See Drawing

☒ New Construction Use: ☒ Residential / Number of bedrooms 4 Code derived design flow rate 600 GPD
☐ Replacement ☐ Public or commercial - Describe: Flood plain elevation, if applicable NA ft.
Parent material Loess over Glacial Till
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.

imprint is in red
it is an original copy

3	Boring # ☐ Boring	☒ Pit	Ground surface elev. 108.4 ft.		Depth to limiting factor 22 in.			Soil Application Rate			
	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
										*Eff#1	*Eff#2
A p	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8	
B t	8-16	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6	
BC	16-22	10YR4/4	-	vfsi	1fsbk	mfr	gw	1vf	0.2	0.6	
C	22-48	10YR5/4	c-1-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2	0.5	
		some bans of:		sicl	1mabk	mfr	-	-	0.2	0.3	
			calcareous								

4	Boring # ☐ Boring ☒ Pit		Ground surface elev. 114.3 ft.		Depth to limiting factor 22 in.		Soil Application Rate				
	Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
										*Eff#1	*Eff#2
A p	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8	
B t	8-14	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6	
BC	14-22	10YR4/4	-	vfsi	1fsbk	mfr	gw	1vf	0.2	0.6	
C	22-48	10YR5/4	c-1-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2	0.5	

* 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 1/21/2020	Telephone Number 262-338-6994

SBD-8330 (R. 07/00)

Soil Test Location Map

For: John & Ellen Kuber
 A Proposed 3 Lot Certified Survey Map. Part of
 the NE Fractional ¼ of the NW Fractional ¼ of
 Section 5, T9N, R20E, Town Of Germantown,
 Washington County, Wisconsin.

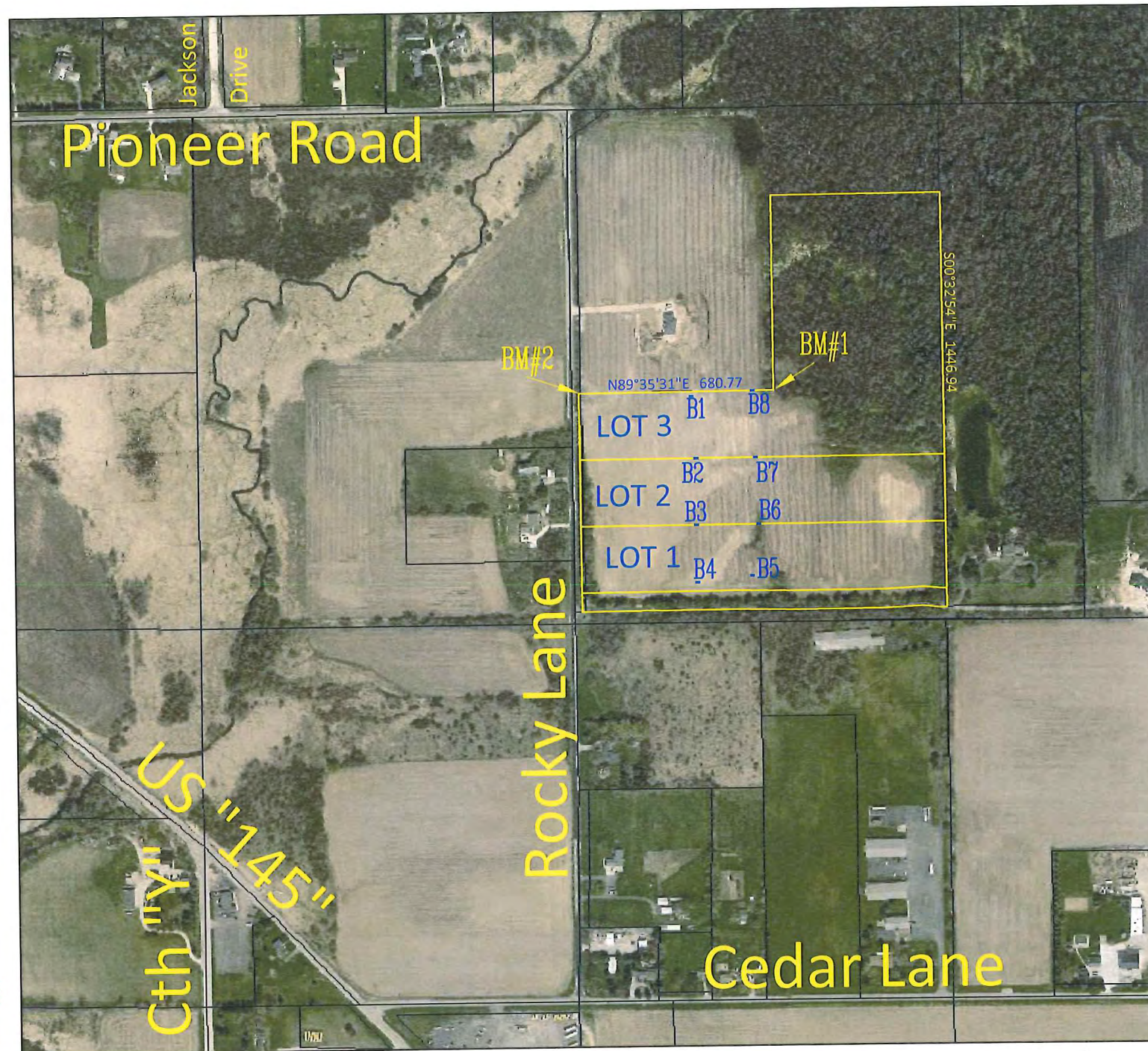
Soils Bench Marks:

Both BM's are Iron Rod Lot Corner Markers.

Assumed Elevations:

BM #1 = 100.00

BM #2 = 115.62



Soil Test Site Plan
For: John & Ellen Kuber

LOT 2

N89°44'46"E
1278.66

Lot 2 of a proposed Certified Survey Map. Part of the NE Fractional ¼ of the NW Fractional ¼ of Section 5, T9N, R20E, Town Of Germantown, Washington County, Wisconsin.

Utility Easement

LOT 1

5% ↑

B3

108.4

B6

101.7

B4

114.3

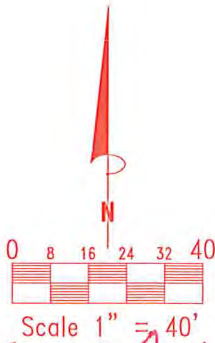
B5

105.8

556.18
S89°39'17"W

190.16
N89°11'40"W

OUTLOT 2



Eric Schmitz



Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT

in accordance with Comm 85, Wis. Adm. Code

#4553

Page 1 of 4
Eric Schmitz Corporation

Attach complete site plan on paper not less than 8½ 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)).

County	Washington
Parcel I.D.	T5 0137 00C
Reviewed By	Date

Property Owner John & Ellen Kuber		Property Location Govt. Lot NE1/4, NW1/4, S5, T9N, R20E	
Property Owner's Mailing Address W200 N14144 Rocky Lane		Lot # 2	Block # Subd. Name or CSM# Proposed Certified Survey Map
City Richfield	State WI	Zip Code 53076	Phone Number City ☐ Village ☐ Town ☒ Nearest Road Germantown See Drawing

☒ New Construction Use: ☒ Residential / Number of bedrooms 4 Code derived design flow rate 600 GPD
☐ Replacement ☐ Public or commercial - Describe: Flood plain elevation, if applicable NA ft.
 Parent material Loess over Glacial Till
 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.

2 Boring # ☐ Boring ☒ Pit Ground surface elev. 105.8 ft. Depth to limiting factor 36 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
A p	0-12	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8
E	12-16	10YR5/3	-	sil	2fsbk	mvfr	cw	2vf	0.6	0.8
Bt1	16-26	7.5YR3/4	-	cl	2mabk	mfr	cw	1vf	0.4	0.6
Bt2	26-36	7.5YR3/4	-	scl	2fsbk	mfr	gw	1vf	0.4	0.6
C	36-42	10YR5/4	f-1-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2	0.5

3 Boring # ☐ Boring ☒ Pit Ground surface elev. 108.4 ft. Depth to limiting factor 22 in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²	
									*Eff#1	*Eff#2
A p	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8
Bt	8-16	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6
BC	16-22	10YR4/4	-	vfsi	1fsbk	mfr	gw	1vf	0.2	0.6
C	22-48	10YR5/4	c-1-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2	0.5
		some bans of:		sicl	1mabk	mfr	-	-	0.2	0.3
		calcareous								

* 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 1/21/2020	Telephone Number 262-338-6994

SBD-8330 (R. 07/00)

6Boring # ☐ Boring
☒ PitGround surface elev. 101.7 ft. Depth to limiting factor 18 in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
A _p	0-12	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
Bt ₁	12-18	7.5YR4/4	-	cl	2mabk	mfr	gw	1vf	0.4	0.6
Bt ₂	18-26	7.5YR4/4	c-1-d 7.5YR5/8	cl	2mabk	mfr	gw	-	0.4	0.6
			silt coatings							
C	26-42	10YR5/4	c-2-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2	0.5
			- 10YR6/2							
		observed	HGW @ 38"							

7Boring # ☐ Boring
☒ PitGround surface elev. 100.6 ft. Depth to limiting factor 18 in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2
A _p	0-6	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8
B _t	6-12	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6
BC	12-18	10YR4/4	-	vfsi	1fsbk	mfr	gw	1vf	0.2	0.6
C	18-42	10YR5/4	c-2-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2	0.5
		some bans of:	- 10YR6/2	sicl	1mabk	mfr	-	-	0.2	0.3
			calcareous							

Boring # ☐ Boring
☐ Pit

Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									*Eff#1	*Eff#2

Note : Page 3 of 4 and Page 4 of 4 is attached location and detailed drawings.

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

Soil Test Location Map
For: John & Ellen Kuber
 A Proposed 3 Lot Certified Survey Map. Part of
 the NE Fractional $\frac{1}{4}$ of the NW Fractional $\frac{1}{4}$ of
 Section 5, T9N, R20E, Town Of Germantown,
 Washington County, Wisconsin.

Soils Bench Marks:

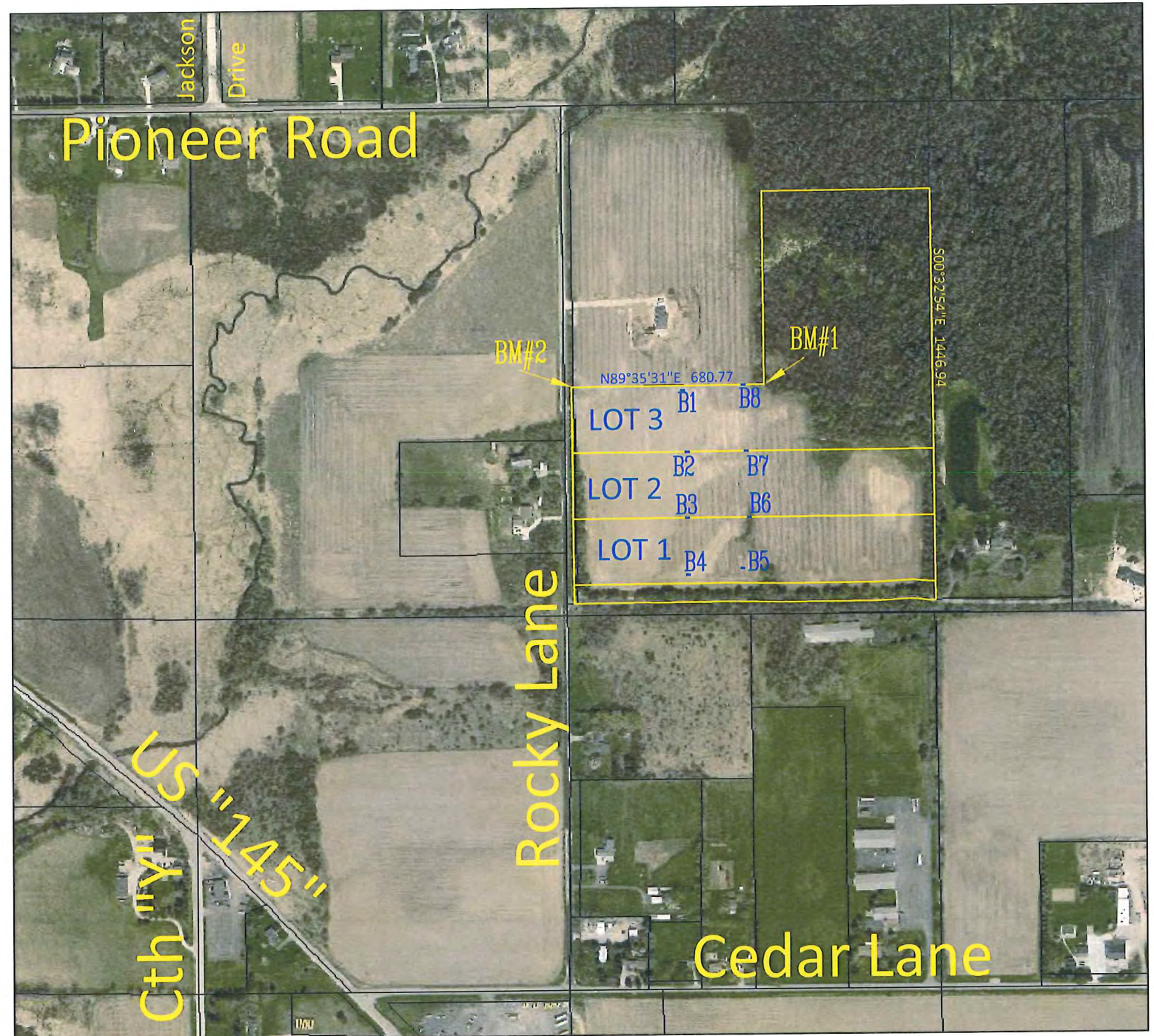
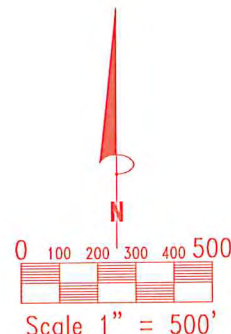
Both BM's are Iron Rod Lot Corner Markers.

Assumed Elevations:

BM #1 = 100.00

BM #2 = 115.62

Eric Schmitz



Soil Test Site Plan
For: John & Ellen Kuber

Lot 2 of a proposed Certified Survey Map. Part of the NE Fractional 1/4 of the NW Fractional 1/4 of Section 5, T9N, R20E, Town Of Germantown, Washington County, Wisconsin.

LOT 2

Utility Easement

LOT 3

B7
100.6

N89°40'08"E
1278.09

B2
105.8

106

104

102

101

4%

109

107

105

103

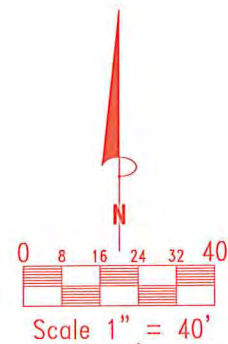
111

B3
108.4

B6
101.7

N89°44'46"E
1278.66

LOT 1



Eric Schmitz



Department of Commerce
Division of Safety and Buildings

SOIL EVALUATION REPORT

in accordance with Comm 85, Wis. Adm. Code

#4554

Page 1 of 4
Eric Schmitz Corporation

Attach complete site plan on paper not less than 8½ 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)).

County	Washington
Parcel I.D.	T5 0137 00C
Reviewed By	Date

Property Owner John & Ellen Kuber		Property Location Govt. Lot NE1/4, NW1/4, S5, T9N, R20E	
Property Owner's Mailing Address W200 N14144 Rocky Lane		Lot # 3	Block # Subd. Name or CSM# Proposed Certified Survey Map
City Richfield	State WI	Zip Code 53076	Phone Number
☐ City ☐ Village ☒ Town		Nearest Road Germantown See Drawing	

☒ New Construction Use: ☒ Residential / Number of bedrooms 4 Code derived design flow rate 600 GPD
☐ Replacement ☐ Public or commercial - Describe: _____

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.

It is an original copy

1 Boring # ☐ Boring ☒ Pit Ground surface elev. <u>106.6</u> ft. Depth to limiting factor <u>26</u> in. Soil Application Rate									
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²
A p	0-12	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6 0.8
B t	12-20	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4 0.6
BC	20-26	10YR4/4	-	vfsi	1fsbk	mfr	gw	1vf	0.2 0.6
C	26-42	10YR5/4	c-1-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2 0.5

2 Boring # ☐ Boring ☒ Pit Ground surface elev. <u>105.8</u> ft. Depth to limiting factor <u>36</u> in. Soil Application Rate									
Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft²
A p	0-12	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6 0.8
E	12-16	10YR5/3	-	sil	2fsbk	mvfr	cw	2vf	0.6 0.8
Bt1	16-26	7.5YR3/4	-	cl	2mabk	mfr	cw	1vf	0.4 0.6
Bt2	26-36	7.5YR3/4	-	scl	2fsbk	mfr	gw	1vf	0.4 0.6
C	36-42	10YR5/4	f-1-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2 0.5

* 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 1/21/2020 Telephone Number 262-338-6994

7 Boring # ☐ Boring ☒ Pit Ground surface elev. 100.6 ft. Depth to limiting factor 18 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*Eff#1	*Eff#2
A _p	0-6	10YR3/2	-	sil	2fsbk	mvfr	as	3vf	0.6	0.8
B _t	6-12	7.5YR3/4	-	cl	2mabk	mfr	cw	2vf	0.4	0.6
BC	12-18	10YR4/4	-	vfsi	1fsbk	mfr	gw	1vf	0.2	0.6
C	18-42	10YR5/4	c-2-d 7.5YR5/8	vfsi	0 m	mfr	-	-	0.2	0.5
		some bans of:	- 10YR6/2	sicl	1mabk	mfr	-	-	0.2	0.3
			calcareous							

8 Boring # ☐ Boring ☒ Pit Ground surface elev. 100.9 ft. Depth to limiting factor 16 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*Eff#1	*Eff#2
A _p	0-8	10YR3/2	-	sil	2fsbk	mvfr	as	2vf	0.6	0.8
B _t	8-16	7.5YR3/4	-	cl	2mabk	mfr	gw	1vf	0.4	0.6
BC	16-28	10YR4/4	c-2-d 7.5YR5/8	vfsi	0 m	mfr	gw	-	0.2	0.5
			- 10YR6/2							
C	28-42	10YR5/4	c-2-d 7.5YR5/8	sicl	1mabk	mfr	-	-	0.2	0.3
			- 10YR6/2							
			calcareous							

Boring # ☐ Boring ☐ Pit Ground surface elev. _____ ft. Depth to limiting factor _____ in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									*Eff#1	*Eff#2

Note : Page 3 of 4 and Page 4 of 4 is attached location and detailed drawings.

* Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS >30 ≤ 150 mg/L* Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

Soil Test Location Map
For: John & Ellen Kuber
 A Proposed 3 Lot Certified Survey Map. Part of
 the NE Fractional $\frac{1}{4}$ of the NW Fractional $\frac{1}{4}$ of
 Section 5, T9N, R20E, Town Of Germantown,
 Washington County, Wisconsin.

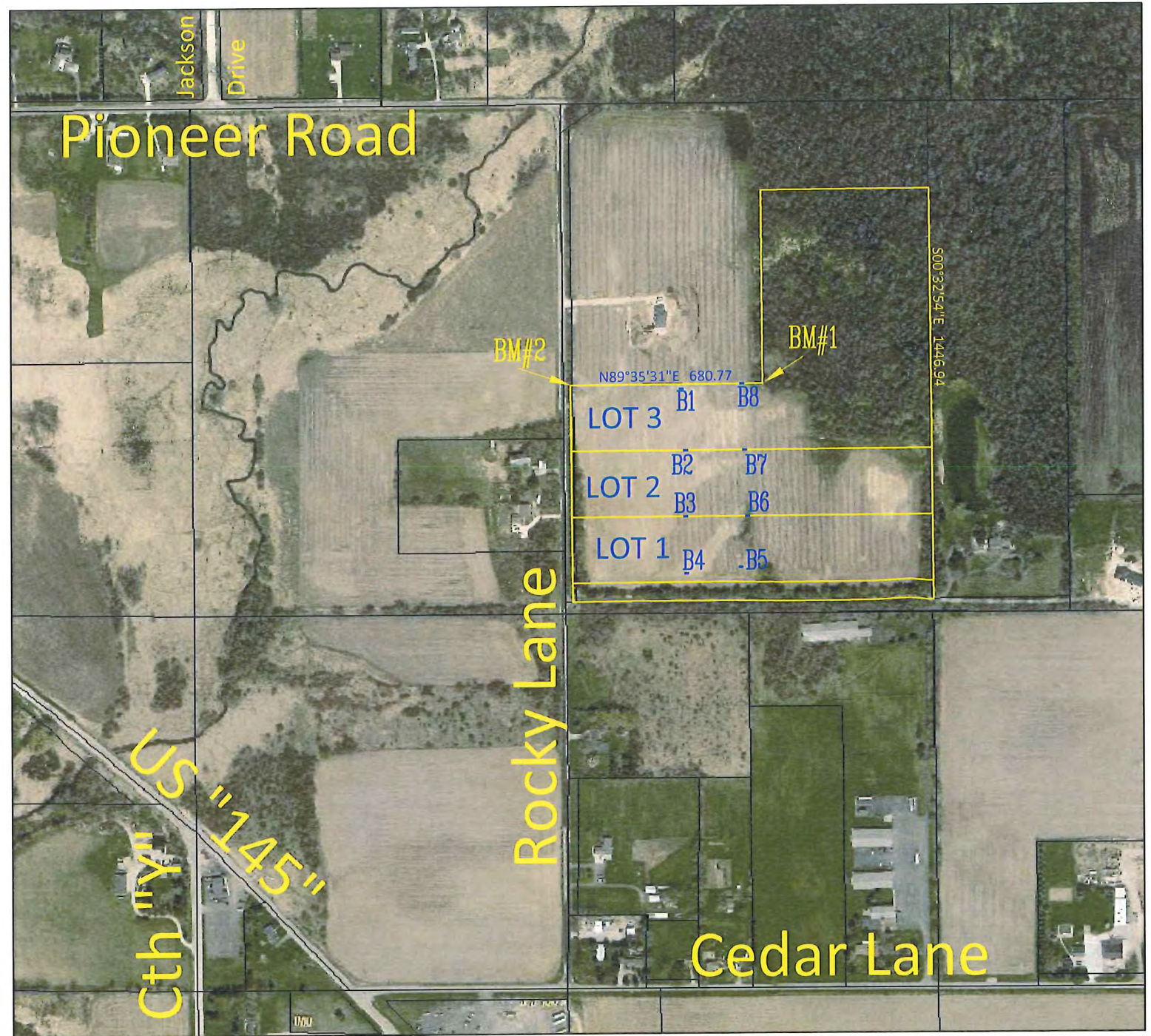
Soils Bench Marks:

Both BM's are Iron Rod Lot Corner Markers.

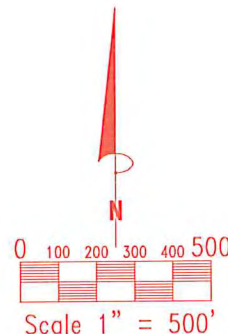
Assumed Elevations:

BM #1 = 100.00

BM #2 = 115.62



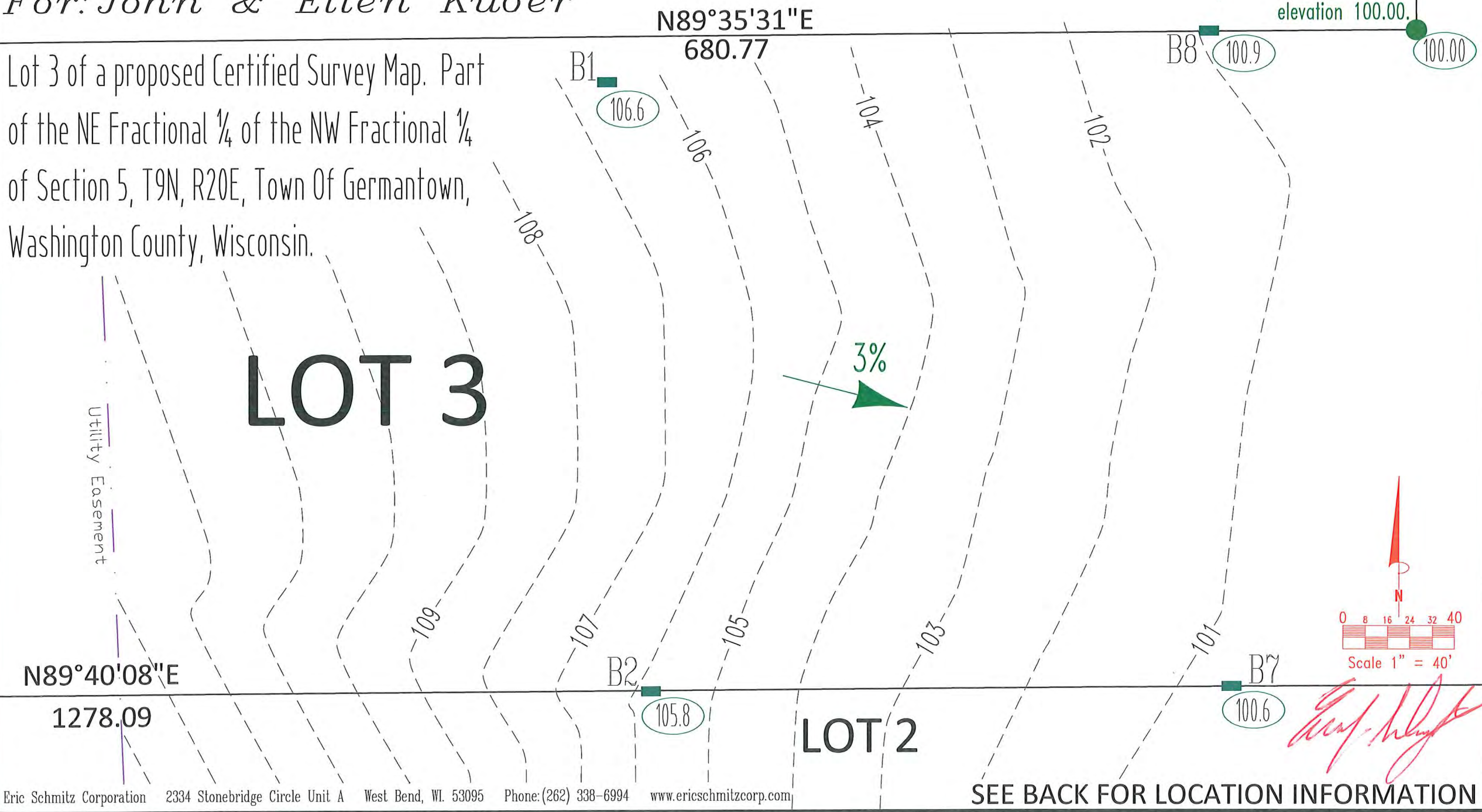
Eric Schmitz



Soil Test Site Plan
For: John & Ellen Kuber

Lot 3 of a proposed Certified Survey Map. Part of the NE Fractional 1/4 of the NW Fractional 1/4 of Section 5, T9N, R20E, Town Of Germantown, Washington County, Wisconsin.

Soils BM :
Top of Iron Rod, assumed
elevation 100.00.



ZONING PERMIT

2/10/20 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'x26' (624 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. As was the case last month, we are not aware that an agreement has been reached although one is being prepared by the Green's for consideration by Kaiser. We may have more information at the meeting.

In the meantime, the following report, originally prepared for the December 9 and January 13 PC meetings, has been revised to reflect the following changes in the Green proposal and actions taken by the Green's:

- Relocate the proposed attached garage doors from the east to the south elevation (as recommended by staff)
- Combine the two adjacent parcels owned by Green into one parcel as part of a separate CSM application to be processed independently from this Zoning Permit application (as recommended by staff)
- A shared driveway easement agreement is being prepared for consideration by the adjacent owner (Kaiser)

Proposal

Steven & Elizabeth Green, property owners, are seeking approval of a Zoning Permit to construct a 24'x26' (624 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'x26' (624 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 ~~south east~~ south 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).

NOTE: On February 5 Steve Green submitted a proposed certified survey map that combines the two adjacent parcels and eliminates the 10' access easement that is no longer needed once the parcels are combined.

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.

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 subject to reasonable minimum setback requirements. 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'x26' (624 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'x26' 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.~~
3. The architecture and exterior and roofing materials for the attached garage shall be the same or comparable to those of the primary dwelling.
4. 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, and the attached garage shall meet a minimum side yard building setback of 15 feet (19 feet is currently proposed) and the detached accessory building shall meet a minimum 25 feet rear yard setback and 5 feet side yard setback.
5. The Green's are strongly encouraged to negotiate a shared driveway/easement agreement with the adjacent property owner to clearly establish mutually-acceptable terms for the use, improvement and maintenance of the existing shared driveway that straddles their common property line.
6. The certified survey map (CSM) to combine the two adjacent parcels owned by Green shall be submitted to the Village for review/approval no later than April 1, 2020, and, shall include an access restriction prohibiting driveway access along Main Street in the vicinity of existing parking stalls on Main Street.
- ~~7. 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.~~



Village of

Germantown

Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 9-23-19

\$175 Application Fee Received By: J.

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

St Green
Applicant

9-23-19
Date

Property Owner

Date

VILLAGE USE ONLY

100.00' (VEST

160.00' plat

power pole

69.54'

lines

21.48'

N88°37'44"E

21.63'

69.43'

found
chisel cross

26.90'

25.02'

EXISTING
DWELLING

North

11'6" 9'0" 19'0"

14'9"

19'3"

26'0"

24'0"

12'0"
(of Asphalt)
existing

S0157°06'E

(SOUTH

308.90'

plat

271.52'

Area of Property

17,784.9 Sq. Ft.

LOT 2

2

Existing House

N116W16033 Main St
German Town WI 53022

Steve Green

New

9'-0"

North

Footer
Plan

Existing Stone Foundation

4" Poured Concrete
Front Wall
Footer 8" X 24"
4' 8" deep

New

14'-0"

New

2'-4'-0"

New

2'-6'-0"

4' 8"

14"

8"

24"

Existing House

N 116 W 16033 Main St.
Germantown WI 53022

Steve Green

11'-6"

9'-6"

4'-9"

Existing Stone Foundation

5'-6"

4"
Concrete Floor

North

24'-0"

First Wall
4" poured concrete
Footer 8" x 24"
4'-8" deep

19'-3"

26'-0"

4'

24" 8"

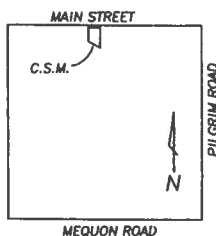
A REDIVISION OF CERTIFIED SURVEY MAP NO. 5927, BEING A REDIVISION OF CERTIFIED SURVEY MAP NO. 5512, BEING A DIVISION OF OUTLOT 9 OF "THE ASSESSOR'S PLAT OF THE VILLAGE OF GERMANTOWN", IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

- - DENOTES 1.315"X18" STEEL PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT (SET)
- - DENOTES 2.3" STEEL PIPE FOUND
- Ⓐ - DENOTES 1" MAG NAIL (SET)
- - DENOTES 3/4" STEEL REBAR FOUND
-) - DENOTES ALSO RECORDED AS DIRECTION OR DISTANCE

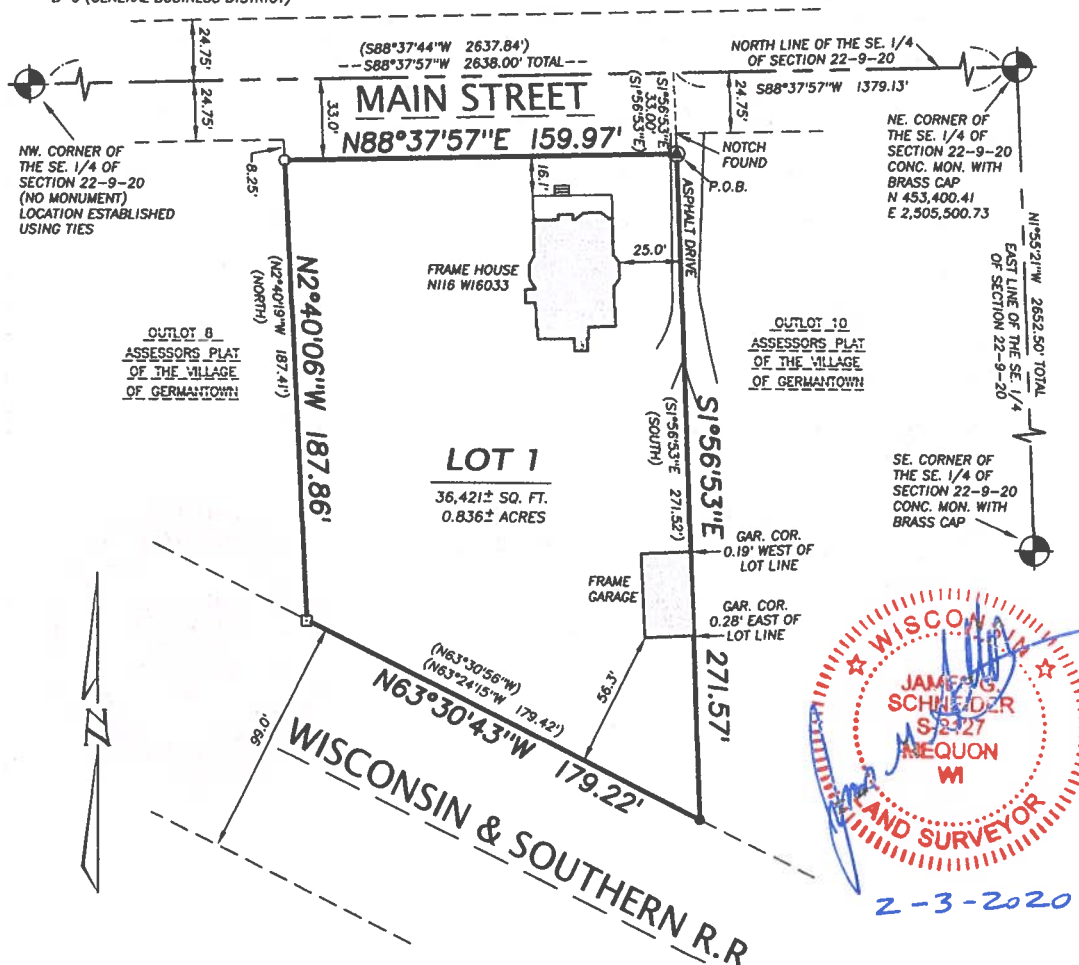
ALL BEARINGS REFERENCED TO GRID
NORTH OF THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE
(NORTH LINE OF THE SE. 1/4 OF SECTION
22-9-20, WHICH BEARS S88°37'57"W)

1. THIS PROPERTY IS ALSO SUBJECT TO EASEMENTS OF RECORD.
2. THIS PROPERTY IS PRESENTLY ZONED B-3 (GENERAL BUSINESS DISTRICT)

OWNERS:
STEVEN M. GREEN AND
ELIZABETH A. GREEN
N116 W16033 MAIN STREET
GERMANTOWN, WI 53022



SOUTHEAST 1/4 SEC. 22-9-20
(SCALE 1"=2000')



SCALE 1" = 60'

NSE

NORTH SHORE ENGINEERING, INC.
Consulting Engineers & Land Surveyors
11433 N. Port Washington Rd., Mequon, Wisconsin, 53092
(262) 241-9400 • FAX: (262) 241-6337
www.northshoreengineering.net

THIS INSTRUMENT DRAFTED BY JAMES G. SCHNEIDER

SHEET 1 OF 5 SHEETS

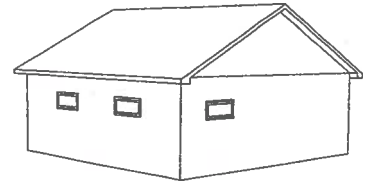
Items Selected:

Gable roof w/ 6/12 pitch, Standard Trusses 2' O.C.
Truss Design Location Zip Code: 53022
2x4 Wall Framing Material
26' Wide X 24' Deep X 9' High
Snow White 6" SmartLap Lap Siding
Combed Straight Fiber Cement Gable Siding
- Snow White
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, Estate Gray Shingles
O.C. Ventsure Ridge Vent
Smart Trim Soffit & Fascia
White Premium Roof Edge
1 - Garage Door Opener
Snow White Smart Trim Overhead Door Jamb

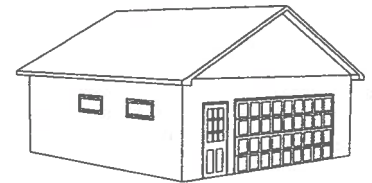
Options Selected:

The options you have selected are:
30 LB Roof Felt
2 Rows Granular Ice & Water Barrier
1 - Vinyl Gable Vent(s)
1 - 36x80 Service Door - 14 9-Lite 2-Panel LS
5 - 46x20-3/4 Window - Ranch Vinyl Single Pane
1 - 16x7 Overhead Door - Non-Insulated RP White

Front View



Back View



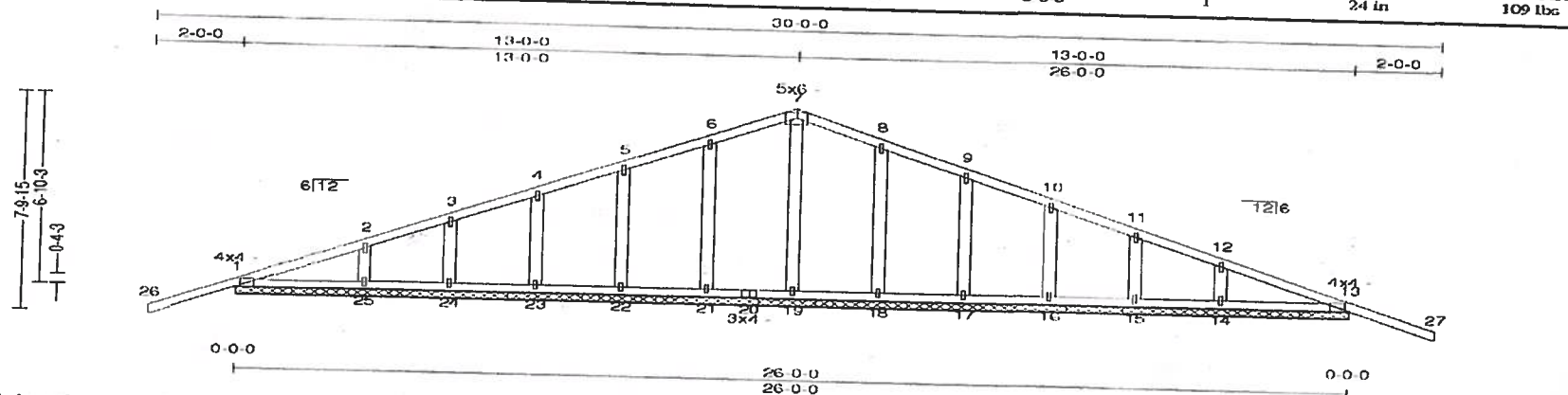
Estimated price: \$10,160.44*

*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 BLANK AND/OR DESIGN REQUIREMENTS



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf) TCLL: 42 Snow(Ps/Fg): 42/60 TCCL: 10 BCCL: 0 BCCL: 10	General Bldg Code: IRC 2012/ TPI 1-2007 Rep Mbr Increase: No Lumber D.O.L.: 115 %	CSI Summary TV: 0.79 (13-27) BC: 0.05 (14-15) Web: 0.20 (6-21)	Deflection Vert TL: 0 in Vert LL: 0 in Horiz TL: 0 in	L/ L/999 L/999	(loc) (25 ft) 14	Allowed L/180 L/240
---	--	--	---	-----------------------------	-------------------------------	----------------------------------

Reaction Summary							
Brg Combo	Brg Width	Max React	Ave React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Horiz
1		580 lbs	168 plf	-101 lbs	-8 lbs	-125 lbs	-125 lbs

Material Summary	

Material Summary

TC	SPF #2 2 x 4
BC	SPF #2 2 x 4
Webb	SPF 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

- 1) 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 ($C_e = 0.9$), Risk Category II ($I = 1.00$), Thermal Condition Cold ventilated ($C_t = 1.1$), DOL = 1.15. Ventilated. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.
- 2) This truss has been designed to account for the effects of ice dams forming at the eaves.
- 3) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 115 mph (Factored), Exposure B3, Enclosed, Gable/Hip, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, b = 15 ft, End Zone Truss, Both ends webs considered. DOL = 1.60
- Member Design**

Member Forces Summary

Table includes Member ID, max CSI, max axial force, (max compri. force if different from max axial force). Only forces greater than 300lbs are shown in this table.			
BC			
Web	5.22	0.141	-307 lbs
	6.21	0.203	-312 lbs
	8.18	0.203	-312 lbs

JSI Summary

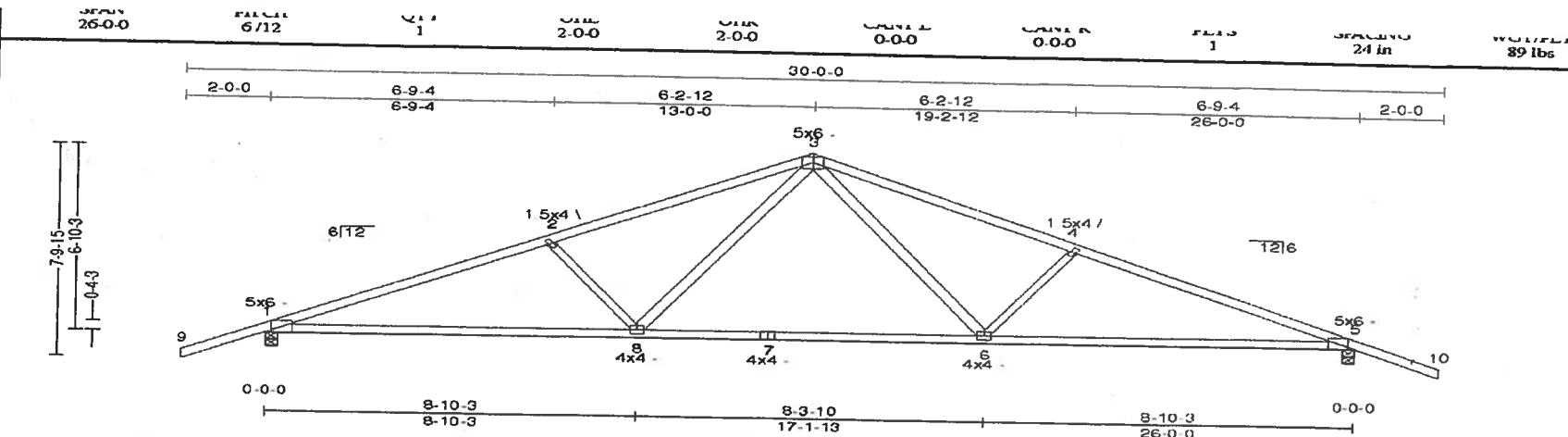
Notes

Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) Gable requires continuous bottom chord bracing.
- 3) Gable webs placed at 24" OC, U.N.C.
- 4) Attach gable webs with 1x4 20ga plates, U.N.C.
- 5) Bracing shown is for in-plane requirements. For out-of-plane requirements, refer to BCSI B3 published by the SB CA.
- 6) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
- 7) The fabrication tolerance for this roof truss is 10 % ($Cq = 0.90$).
- 8) Creep has been considered in the analysis of this truss.
- 9) Due to negative reactions in gravity load cases, special connections to the bearing surface at joints 14, 25 may need to be considered.
- 10) Listed wind uplift reactions based on MWFRS & C&C loading.

ALL PERSONS FABRICATING, HANDLING, ERECTING OR INSTALLING ANY TRUSS BASED UPON THIS TRUSS DESIGN DRAWING ARE INSTRUCTED TO REFER TO ALL OF THE INSTRUCTIONS, LIMITATIONS AND QUALIFICATIONS SET FORTH IN THE EAGLE METAL PRODUCT'S DESIGN NOTES ISSUED WITH THIS DESIGN AND AVAILABLE FROM EAGLE UPON REQUEST. DESIGN VALID ONLY WHEN EAGLE METAL CONNECTORS ARE USED.

TrueBuild® Software v5.5.2.240
Eagle Metal Products
Dallas, TX 75234



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI	Deflection	L/	(loc)	Allowed
TC: 12	Bldg Code: IRC 2015	TC: 0.96 (3-4)	Vert TL: 0.33 in	L/922	(5-6)	1.7/180
TC: 42	Rep Mbr Increases: Yes	BC: 0.84 (5-6)	Vert LL: 0.16 in	L/999	(5-6)	1.7/340
TC: 10	Lumber D.O.L.: 115%	Web: 0.42 (2-8)	Horiz TL: 0.09 in			
BC: 0						
BC: 10						

Reaction	Brig Combo	Brig Width	Rqd Brig Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	3.5 in	2.85 in	1,820 lbs			-291 lbs	-291 lbs	25 lbs
5	1	3.5 in	2.85 in	1,820 lbs			-291 lbs	-291 lbs	

Material

TC: SPF #2 2 x 4
BC: SPF #2 2 x 4
Web: SPF #2 2 x 4 except
SPF Stud 2 x 3: 2-8, 4-6

Bracing

TC: Sheathed
BC: Sheathed or Purlins at 10'-0"-0", Purlin design by Others

Loads

1) This truss has been designed for the effects of balanced (41.6 psf) and unbalanced sloped roof snow loads in accordance with ASCE 7 - 10 with the following user defined input: 60 psf GSI, Thermal B, Exposure (Ce = 0.9), Risk Category II (I = 1.00), Thermal (Ct = 1.10), DOL = 1.15. Unventilated. If the roof configuration differs from hipped, Building Designer shall verify snow loads.

2) This truss has been designed for the effects of wind loads in accordance with ASCE 7 - 10 with the following user defined input: 115 mph (Factored), Exposure B, Unenclosed, 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

3) Minimum storage attic loading has been applied in accordance with IRC 301.5

Member Forces

Member	ID	Max Force	Min Force	Max Force	Min Force	Max Force	Min Force	Max Force	Min Force
TC	1-2	0.923	-2,816 lbs	3-4	0.959	-2,441 lbs			
	2-3	0.959	-2,461 lbs	4-5	0.923	-2,816 lbs			
BC	5-6	0.837	-2,403 lbs	6-7	0.861	-1,616 lbs			
Web	2-8	0.416	-774 lbs	3-8	0.242	888 lbs	(-67 lbs)	3-4	0.242

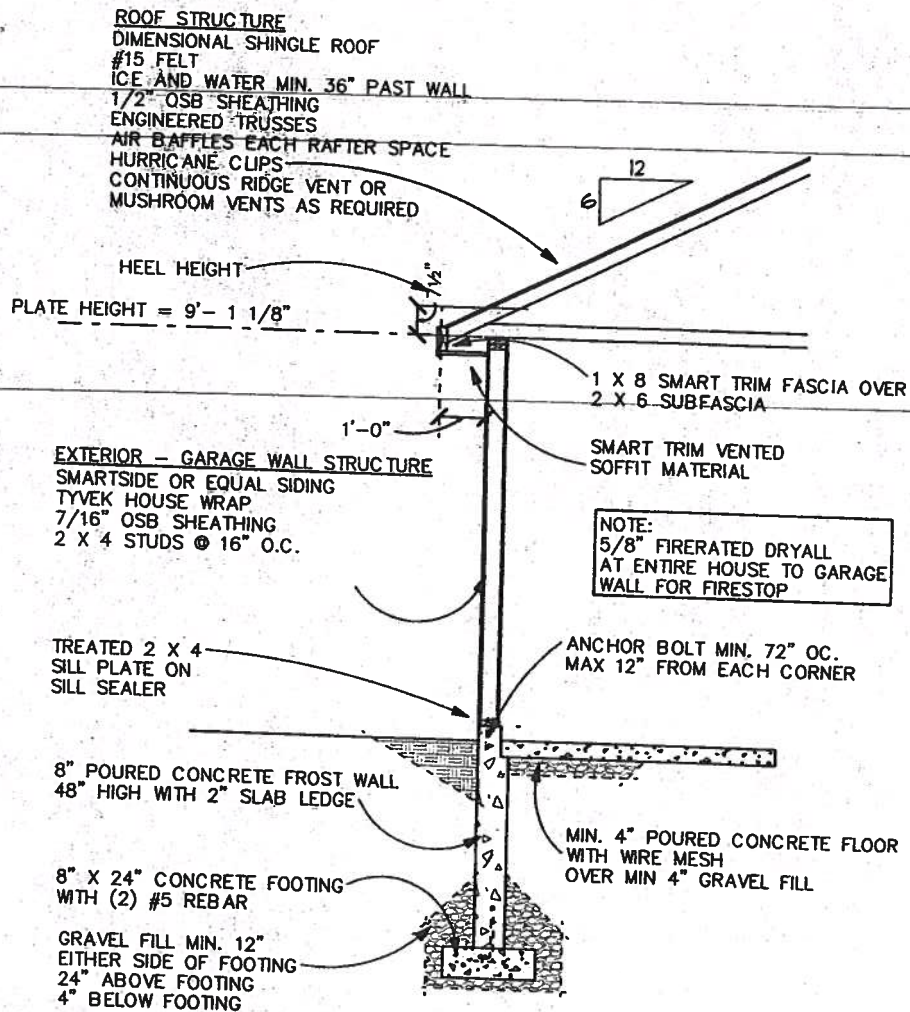
JSI

1 = 0.98, 2 = 0.52, 3 = 0.92, 4 = 0.52, 5 = 0.98, 6 = 0.78, 7 = 0.96, and 8 = 0.78

Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007 Chapter 3 shall be used.
- 3) The fabrication tolerance for this roof truss is 5% (Cg = 0.95).
- 4) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- 5) Creep has been considered in the analysis of this truss.
- 6) Listed wind uplift reactions based on MWFRS & C&C loading.

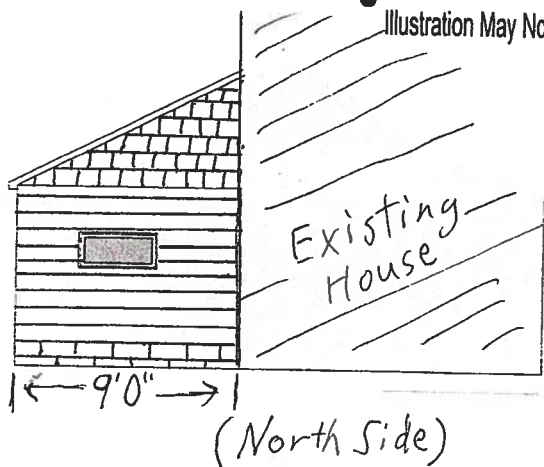
STEVE GREEN
GARAGE SECTION
10/11/19



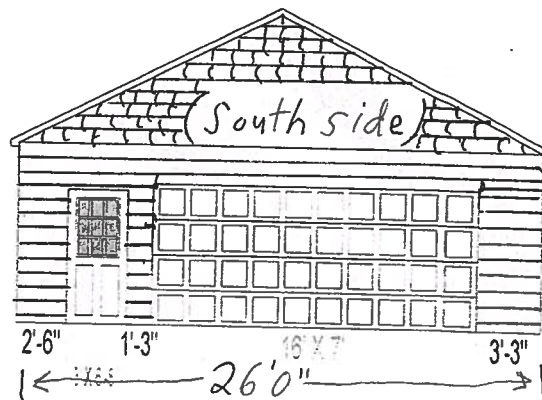
WALL SECTION
 SCALE: 1/4' = 1'-0"

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

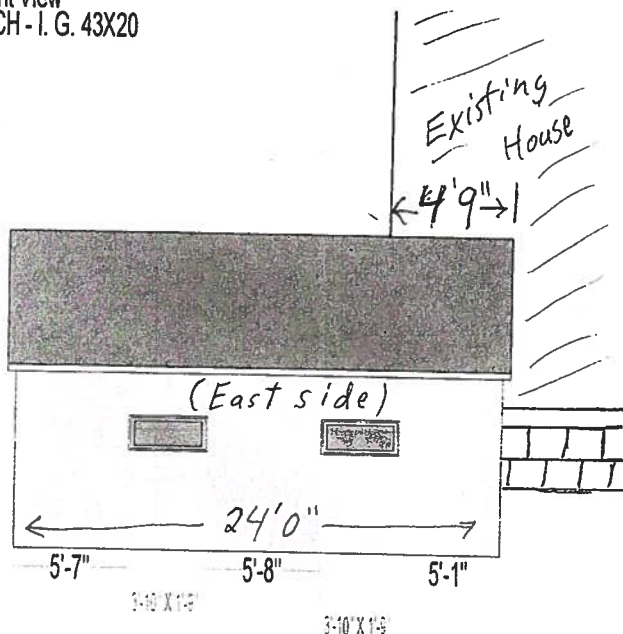
Illustration May Not Depict All Options Selected



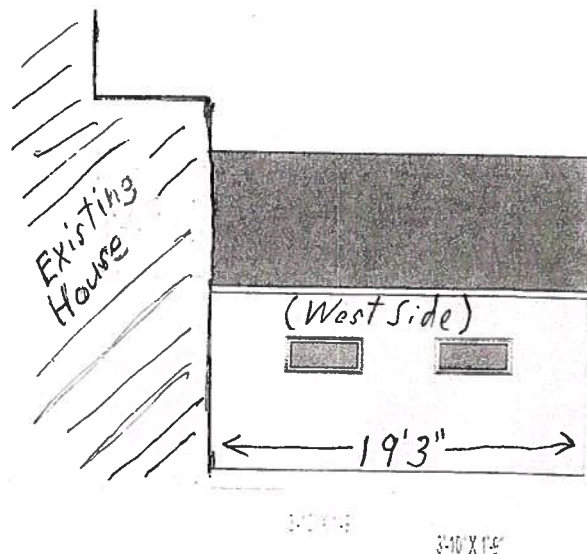
Gable Front View
(1) - RANCH - I. G. 43X20



Gable Back View
(1) - I-4 9-LITE TRAD 2-PNL PH 36X80 LH SN
(1) - GARAGE DOOR 16X7 WHITE NONINSL RAISED PNL EXTSP



Eave Front View
(2) - RANCH - I. G. 43X20



Eave Back View
(2) - RANCH - I. G. 43X20

Building Size: 26 feet wide X 24 feet long X 9 feet high
Approximate Peak Height: 16 feet 0 inches (191 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.

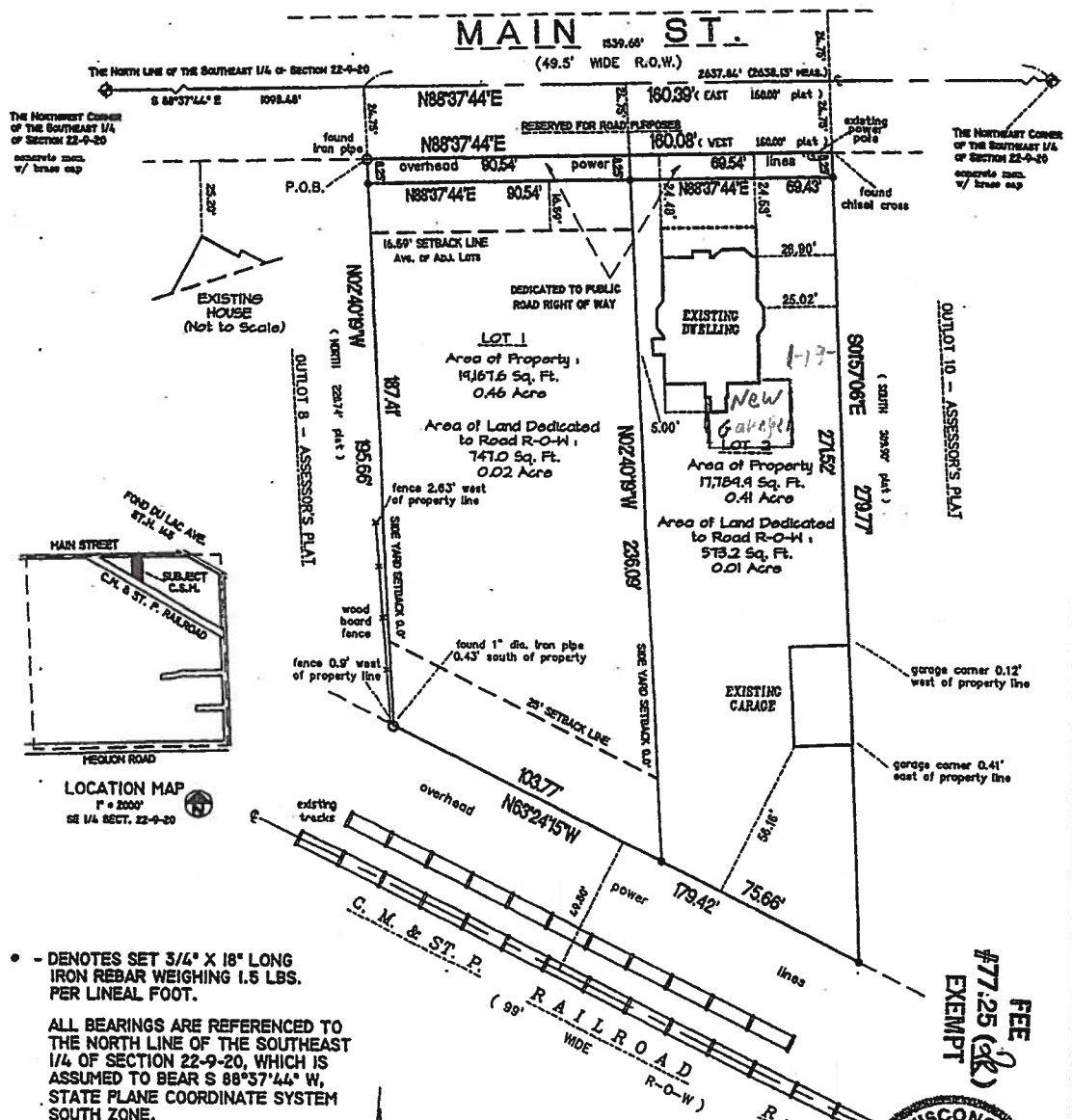
Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier 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.

COP.

Return to:
VILLAGE OF GERMANTOWN
N112 W17031 Jackson 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

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

Estimate From **MENARDS®**

Estimate # 66541
Page 1 of 6

ESTIMATE FOR:

Green, Steve
N116W16033 Main St
Germantown, WI 53022-2537

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

STORE # 3173 GMTN
W186 N9754 Appleton Ave.
Germantown, WI 53022

FAX: (262) 502-7851
EMAIL: GMTNBuildingMaterials@menards.com

ESTIMATE BY ESTIMATE DATE

NATHAN B. 02/03/20

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 TOP PLATE	CONST./FRAMING	4 EACH	
102-1127	2X4-12' #2&BTR SPF LATERAL BRACING	CONST./FRAMING	4 EACH	
102-1130	2X4-14' #2&BTR SPF TOP PLATE	CONST./FRAMING	4 EACH	
102-1130	2X4-14' #2&BTR SPF LATERAL BRACING	CONST./FRAMING	4 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	6 EACH	
102-1305	2X4-104 5/8" SPF WALL STUDS	STUD	110 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	5 EACH	
102-2197	2X12-18' #2&BTR FIR OH DOOR HEADER	CONST./FRAMING	2 EACH	
111-0818	2X4-8' AC2 GREEN TRTD SILL PLATE	GROUND CONTACT	2 EACH	
111-0821	2X4-10' AC2 GREEN TRTD SILL PLATE	GROUND CONTACT	1 EACH	
111-0834	2X4-12' AC2 GREEN TRTD SILL PLATE	GROUND CONTACT	1 EACH	

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PAGE 1 OF 6

Estimate From **MENARDS®**

Estimate # 66541
Page 2 of 6

STORE # 3173 GMTN
W186 N9754 Appleton Ave.
Germantown, WI 53022

FAX: (262) 502-7851
EMAIL: GMTNBuildingMaterials@menards.com

ESTIMATE FOR:

Green, Steve
N116w16033 Main St
Germantown, WI 53022-2537

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

ESTIMATE BY ESTIMATE DATE

NATHAN B. 02/03/20

SKU NUMBER	DESCRIPTION	QTY TO ORDER	ADDITIONAL ITEM INFORMATION
111-0847	2X4-14' AC2 GREEN TREATEDGROUND CONTACT SILL PLATE	1 EACH	
111-0850	2X4-16' AC2 GREEN TREATEDGROUND CONTACT SILL PLATE	2 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 2WH 1BK STRIPE ROOF SHEATHING	28 EACH	
124-2809	1/2 (1/2CAT) 4X8 OSB 2WH 1BK STRIPE WALL SHEATHING	33 EACH	
140-0270	1"X10' ALUMINUM DRIPCAP S WHITE DRIP CAP	2 EACH	** Special Order **
140-4007	COMBED STAGRD EDGE SHAKE S WHITE-15YR ACCENT SIDING	98 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	125 EACH	** Special Order **
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	8 EACH	** Special Order **

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PAGE 2 OF 6

Estimate From **MENARDS®**

Estimate # 66541
Page 3 of 6

ESTIMATE FOR:
Green, Steve N116w16033 Main St Germantown, WI 53022-2537
Ph: (262) 305-1243 PROJECT DESCRIPTION: garage

STORE # 3173 GMTN
W186 N9754 Appleton Ave.
Germantown, WI 53022

FAX: (262) 502-7851
EMAIL: GMTNBuildingMaterials@menards.com

ESTIMATE BY ESTIMATE DATE	
NATHAN B.	02/03/20

SKU NUMBER	DESCRIPTION		QTY TO ORDER		ADDITIONAL ITEM INFORMATION
	SMRT TRM SOFFIT				
147-0888	16" OCTAGON GABLE VENT 01-WHITE GABLE VENT	WHITE/SNOW	1	EACH	
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	PLEET PACKAGE	1	EACH	** Special Order **
148-0034	PPG SHAKES PACKAGE & HANDECDC PACKAGE PF SHAKE PK CHR		1	EACH	** Special Order **
148-0035	PPG OSC PF OSC CHARGE	ECDC 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 BARRIERGRANULAR FACE GRAN ICE&WATER		2	EACH	
151-1909	SHINGLE STARTER STRIP SHINGLES	7"X33'4" ROLL	2	EACH	
151-2368	H&R PROEDGE OC 33 LF SHINGLES	ESTATE GRAY	1	BNDL	
151-3180	DURATION SHINGLES	ESTATE GRAY	26	BNDL	
153-1248	.9GL WET OR DRY PLASTIC ROOF CEMENT	ROOF CEMENT	1	EACH	
157-1398	12' STYLE D ALM ROOF EDGEWHITE ROOF EDGE		11	EACH	
161-1602	3 1/2" X 50' SILL SEALER FOAM SILL SEAL		2	EACH	

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Estimate From **MENARDS®**

Estimate # 66541

Page 4 of 6

STORE # 3173 GMTN
W186 N9754 Appleton Ave.
Germantown, WI 53022

FAX: (262) 502-7851
EMAIL: GMTNBuildingMaterials@menards.com

ESTIMATE FOR:

Green, Steve
N116W16033 Main St
Germantown, WI 53022-2537

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

ESTIMATE BY ESTIMATE DATE

NATHAN B. 02/03/20

SKU NUMBER	DESCRIPTION		QTY TO ORDER		ADDITIONAL ITEM INFORMATION
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	
188-6566	26' STD 6/12 62# 2'OC2'OH PREBUILT COMMON "TRUSS" ItemNum=C11761226		11	EACH	** Special Order **
188-6605	26' STD 6/12 END FRAME PREBUILT END "TRUSS" ItemNum=C11761226E		2	EACH	** Special Order **
191-1220	HOW TO BUILD GARAGES GARAGE PLAN	BOOK	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 1# Tie Nails	HDG 1LB BOX	3	EACH	
227-1647	RAFTER TIE RAFTER TIES	RT15-TZ	22	EACH	
229-1200	8D V.C. SINKER NAIL SHEATHING NAILS	30 LB BUCKET	1	EACH	
229-1244	16D V.C. SINKER NAIL FRAMING NAILS	50LB BOX	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 **
229-3880	2-1/2" TRIM NAIL SN WHITE5LB M-61 CEM-8 ACCENT NAILS		2	EACH	** Special Order **
229-5457	6D HDG BOX NAIL GALV BOX NAILS	1LB BOX	1	BOX	

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PAGE 4 OF 6**

Estimate From **MENARDS®**

Estimate # 66541
Page 5 of 6

STORE # 3173 GMTN
W186 N9754 Appleton Ave.
Germantown, WI 53022

FAX: (262) 502-7851
EMAIL: GMTNBuildingMaterials@menards.com

ESTIMATE FOR:

Green, Steve
N116w16033 Main St
Germantown, WI 53022-2537

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

ESTIMATE BY ESTIMATE DATE

NATHAN B. 02/03/20

SKU NUMBER	DESCRIPTION		QTY TO ORDER	ADDITIONAL ITEM INFORMATION
229-5570	16D HDG BOX NAIL FRAMING NAILS	5LB BOX	1 BOX	
229-5648	16D HDG CASING NAIL CASING NAILS	1LB BOX	1 BOX	
229-5703	2-1/2" EGALV ROOFING NAIL RDGEVNT NAILS	1LB BOX	1 EACH	
229-5790	1-1/4" EGALV ROOFING NAIL ROOFING NAILS	5LB BOX	3 BOX	
230-0106	FLATLOK 5" 50PK HEADER SCREWS	FMFL005-50	1 EACH	
231-2194	5/16" STAPLES HS WRAP STAPLE	5010-C 5M	1 EACH	
403-2140	RANCH - I. G. WINDOW	43X20	5 EACH	
414-0357	I-4 9-LITE TRAD 2-PNL PH SERVICE DOOR	36X80 LH SN	1 EACH	
425-1030	1/2HP CHAIN (GOOD) DOOR OPENER	AC C400	1 EACH	
425-1088	REAR TRACK HANGING KIT REAR HANGER KIT	IDEAL	1 EACH	
425-1091	SUPPORT STRUT 2''X16' DR SUPORT STRUT	#1007106 24G	1 EACH	
425-1614	16X7 WHITE NONINSL RAISED OVERHEAD DOOR	PNL EXTSP M5ST	1 EACH	
431-1342	OPERATOR REINFORCEMENT OPENER BRACEKIT	KIT #3520081	1 EACH	
433-4222	PINE TAPERED SHIMS 12 CT PACKS OF SHIMS	3/8X1-1/4X8''	1 EACH	
436-4500	4"X33' ASPHALT TAPE OHDOOR FLASHING	TS433	1 EACH	

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon 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 and are not inclusive of taxes, delivery, packaging or any other charges which may or may not need to be added when ultimately purchasing products from this estimate. 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 OF THE MATERIALS STATED HEREIN.** All information on this form, other than price, has been provided by 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 WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.**

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PAGE 5 OF 6

Estimate From **MENARDS®**

Estimate # 66541
Page 6 of 6

STORE # 3173 GMTN
W186 N9754 Appleton Ave.
Germantown, WI 53022

FAX: (262) 502-7851
EMAIL: GMTNBuildingMaterials@menards.com

ESTIMATE FOR:

Green, Steve
N116w16033 Main St
Germantown, WI 53022-2537

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

ESTIMATE BY ESTIMATE DATE

NATHAN B. 02/03/20

SKU NUMBER	DESCRIPTION		QTY TO ORDER		ADDITIONAL ITEM INFORMATION
436-4500	4"X33' ASPHALT TAPE WINDOW FLASHING	TS433	2	EACH	
436-4550	THRESHOLD TAPE - 42" SRVDOOR FLASHING	TSFM42	1	EACH	
440-0207	SC COMBO MADISON /DB SNG TRUBOLT 1734365 SRVDOOR LOCKSET		1	EACH	
563-9940	PS QUAD 004 WHITE CAULK	PPG SNOW WHITE	3	EACH	** Special Order **
563-9940	PS QUAD 004 WHITE ACCENT CAULK	PPG SNOW WHITE	3	EACH	** Special Order **

This is an estimate. It is given only for general price information. This is not an offer and there can be no legally binding contract between the parties based upon 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 and are not inclusive of taxes, delivery, packaging or any other charges which may or may not need to be added when ultimately purchasing products from this estimate. 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 OF THE MATERIALS STATED HEREIN.** All information on this form, other than price, has been provided by 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 WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS.**

TODAY'S SUB-TOTAL: 10,160.44

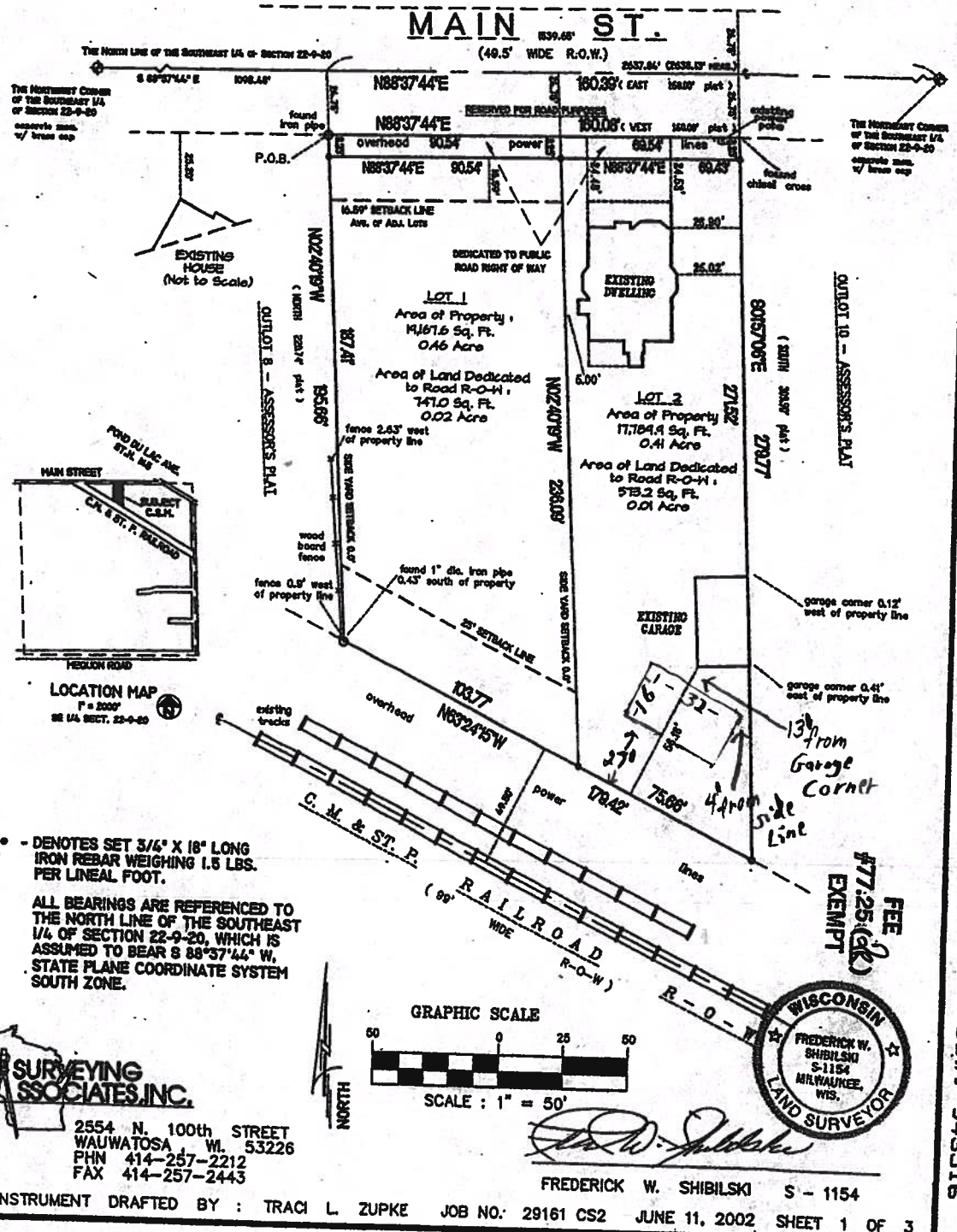
GUEST COPY
PAGE 6 OF 6

COP.

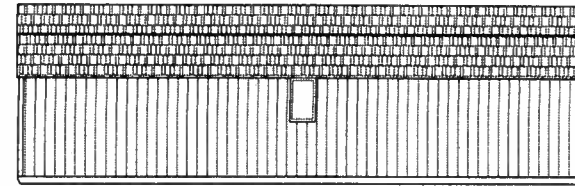
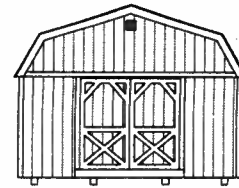
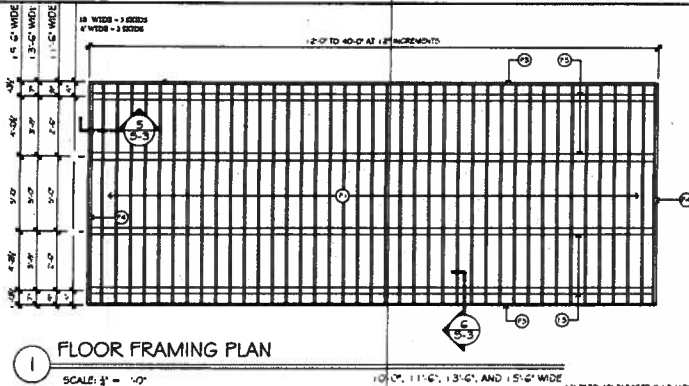
Return to:
VILLAGE OF GERMANTOWN
N112 W17001 Election Rd.
P.O. Box 337
Germantown, WI 53022-0337

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.

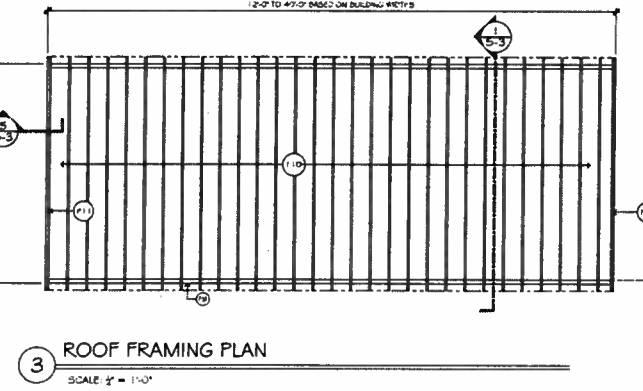
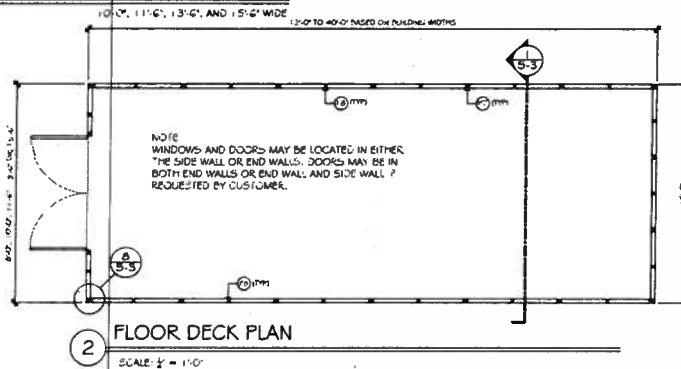


GAMBREL SHED DESIGN

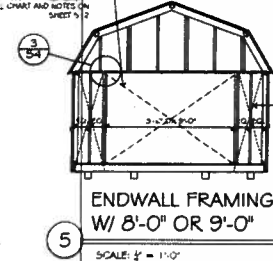
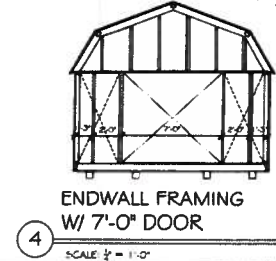
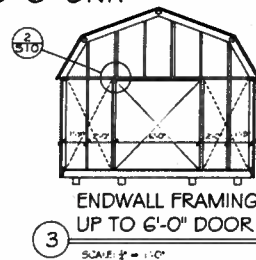
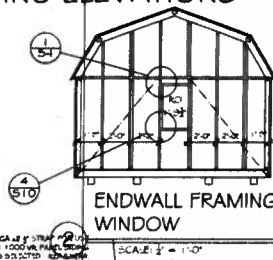
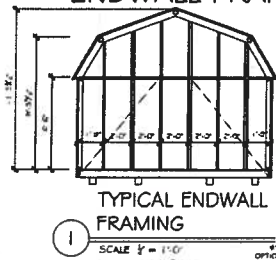


(F) FLOOR FRAMING NOTES:

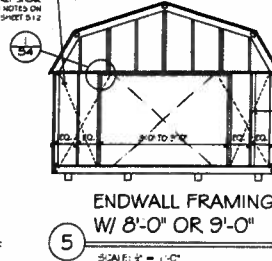
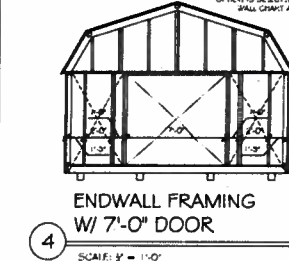
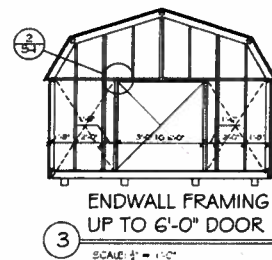
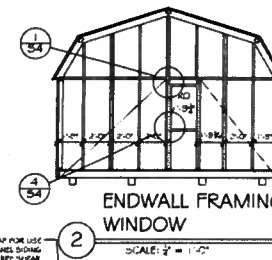
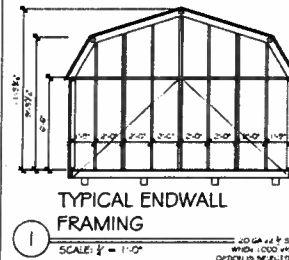
1. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. OPTIONAL.
2. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 18' WIDE.
3. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
4. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
5. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
6. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
7. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
8. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
9. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
10. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
11. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
12. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
13. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
14. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
15. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
16. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
17. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.
18. 2x6 SYP #2 FLOOR JOISTS AT 2' O.C. MAX. FOR 12' WIDE.



ENDWALL FRAMING ELEVATIONS - 13'-6" UNIT



ENDWALL FRAMING ELEVATIONS - 15'-6" UNIT



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(850) 327-4841

Frank Chasch
Structural Engineer
1000 N. 10th St.
PO Box 1000
Paducah, KY 42003
(270) 441-1111
frank@chasc.com

Permit Set:
GAMBREL

S-1

A simple line drawing of a wooden shed. It has a gabled roof with a small square vent in the center. The walls are made of vertical wooden planks. The front features a pair of double doors with an 'X' brace design. The shed is supported by four small legs.

A hand-drawn sketch of a rectangular structure, possibly a wall or a large box, with vertical lines indicating texture or siding. A small rectangular opening is visible near the top center.

Technical drawing of a rectangular wire mesh cage. The drawing includes the following details:

- Dimensions:**
 - Top horizontal dimension: 12'-0" TO 40'-0" AT 12" INCREMENTS
 - Left vertical dimension: 6' WIDE - 8 BARS
 - Right vertical dimension: 6' WIDE - 8 BARS
 - Bottom horizontal dimension: 12'-0" TO 40'-0" AT 12" INCREMENTS
- Labels:**
 - "A" at the top left corner.
 - "B" at the bottom left corner.
 - "C" at the top right corner.
 - "D" at the bottom right corner.
 - "E" at the center of the cage.
 - "F" at the bottom left corner, near the door.
 - "G" at the bottom left corner, near the door.
 - "H" at the bottom left corner, near the door.
 - "I" at the bottom left corner, near the door.
 - "J" at the bottom left corner, near the door.
 - "K" at the bottom left corner, near the door.
 - "L" at the bottom left corner, near the door.
 - "M" at the bottom left corner, near the door.
 - "N" at the bottom left corner, near the door.
 - "O" at the bottom left corner, near the door.
 - "P" at the bottom left corner, near the door.
 - "Q" at the bottom left corner, near the door.
 - "R" at the bottom left corner, near the door.
 - "S" at the bottom left corner, near the door.
 - "T" at the bottom left corner, near the door.
 - "U" at the bottom left corner, near the door.
 - "V" at the bottom left corner, near the door.
 - "W" at the bottom left corner, near the door.
 - "X" at the bottom left corner, near the door.
 - "Y" at the bottom left corner, near the door.
 - "Z" at the bottom left corner, near the door.
- Structural Features:**
 - A door is located on the left side of the cage, labeled "F".
 - The cage is constructed from a grid of horizontal and vertical bars.
 - There are small circles or fasteners at various points along the edges and corners.

(F) FLOOR FRAMING NOTES:

- [illegible]

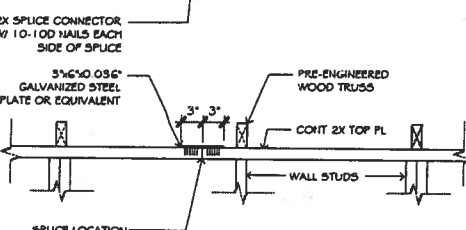
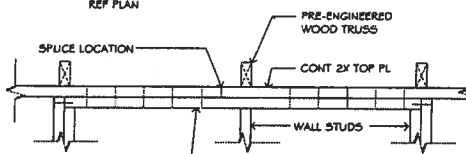
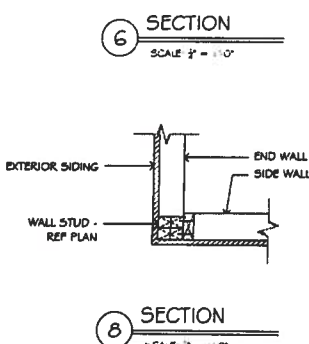
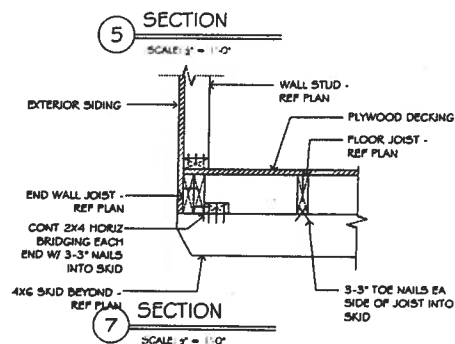
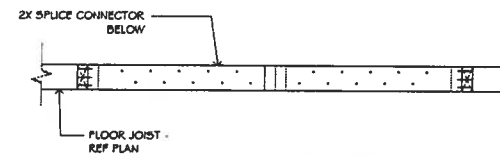
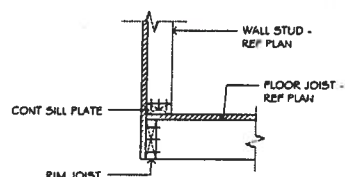
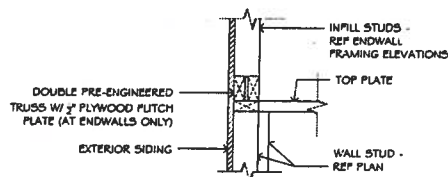
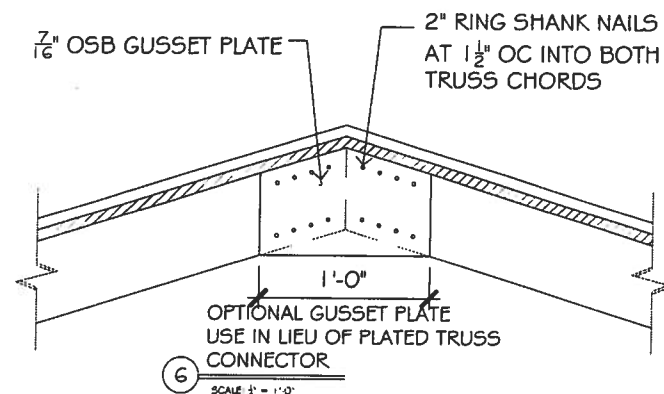
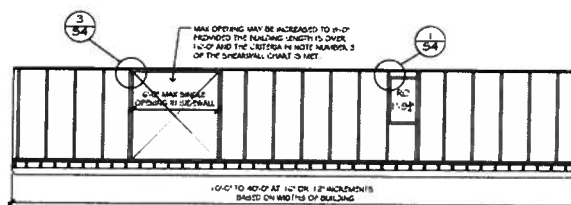
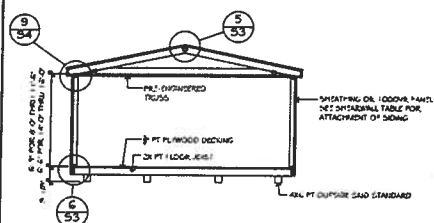
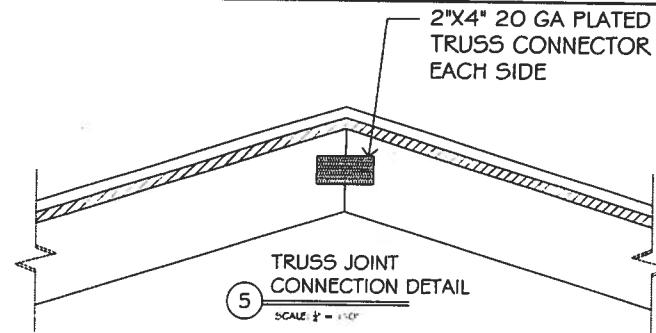
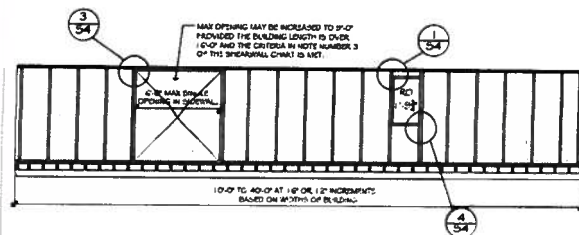
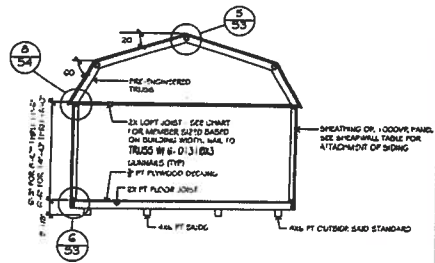
A diagram of a trapezoidal structure, possibly a roof or a cross-section of a building. It has a triangular gable at the top. The base is divided into three sections with dimensions 3.5, 7.5, and 5.5. The structure is supported by four columns.

A schematic diagram of a roof truss system. It features a gabled roof with a central ridge. The truss members are shown as solid lines, while the internal bracing is indicated by dashed lines. A circular callout is positioned on the left side of the truss, pointing to a specific joint or detail.

12/23/75
WINDHAM
PROFESSIONAL ENGINEER
NO. 46577 - 6
CONSOLE / VERMONT

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—120 BRETT-CHASE, SUITE C
PADUCAH, KY 42003
(850) 327-4841

S-2



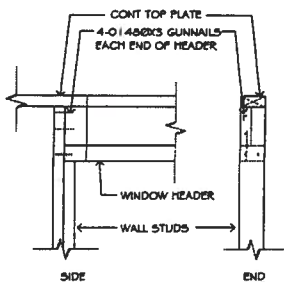
DONALD VAN GERVE, PE
SPECIALTY STRUCTURAL ENGINEER
UNIONVILLE, CT
978-943-6869 dvgspe@comcast.net

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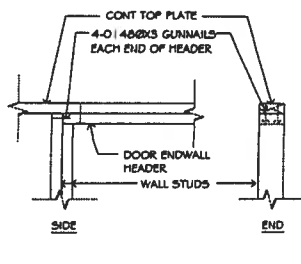
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Permit Set
DETAILS

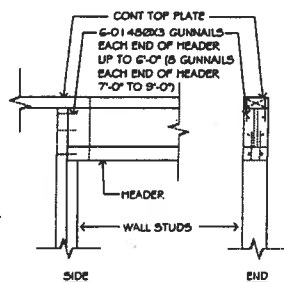
S-3



1 SECTION
SCALE: 1/2" = 1'-0"



2 SECTION
SCALE: 1/2" = 1'-0"

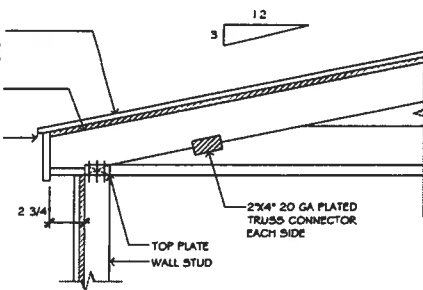


3 SECTION
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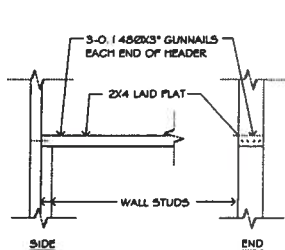
ASPHALT SHINGLES OVER UNDERLAYMENT
(29 GAUGE METAL ROOF PANEL OPTIONAL)
REF GENERAL NOTES

2" OSB SHEATHING ATTACHED USING
6D COMMON NAILS AT 6" OC EVERYWHERE

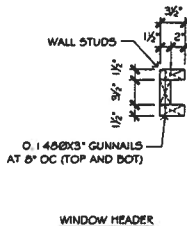
METAL DRIP EDGE



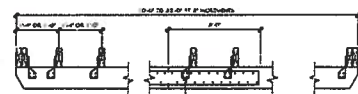
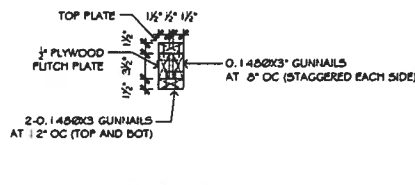
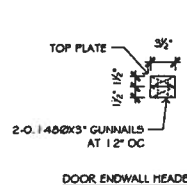
9 SECTION
SCALE: 1/2" = 1'-0"



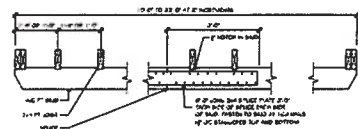
4 SECTION
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5 TYPICAL HEADER DETAILS
SCALE: 1/2" = 1'-0"

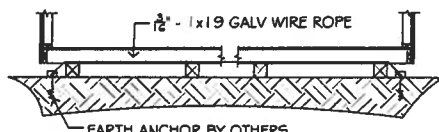


OPTIONAL



STANDARD

6 TYPICAL SKID ELEVATION
SCALE: 1/2" = 1'-0"



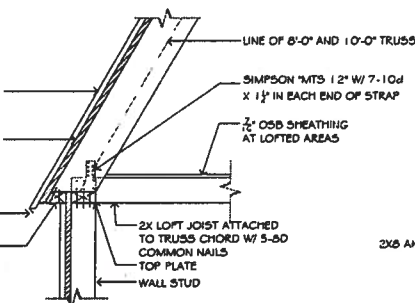
7 TYPICAL BUILDING ANCHORAGE DETAIL
SCALE: 1/2" = 1'-0"

ASPHALT SHINGLES OVER UNDERLAYMENT
(29 GAUGE METAL ROOF PANEL OPTIONAL)
REF GENERAL NOTES

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6D COMMON NAILS AT 6" OC EVERYWHERE

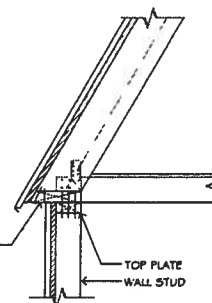
METAL DRIP EDGE

2X4 ANGLE CUT W/ 2-0 1312x3 NAILS
INTO EACH RAFTER



8 SECTION
SCALE: 1/2" = 1'-0"

2X8 ANGLE CUT W/ 2-0 1312x3
NAILS INTO EACH RAFTER



OPTIONAL

GROUND ANCHOR QUANTITY SCHEDULE LENGTH OF GABLE and GAMBREL SHED

LENGTH	TOTAL	# EA SIDE	SPACING	FT
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	



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Permit Set:
DETAILS

URETHANE COLOR OPTIONS (Colors may vary)



CHESTNUT
BROWN



DARK EBONY



MAHOGANY



CACTUS



SCARLET RED



DRIFTWOOD



OLIVE



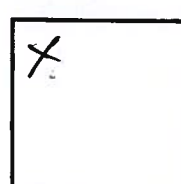
DERBY BROWN



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



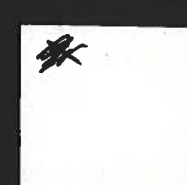
TAN



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.

**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**

(pictured in metal)



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



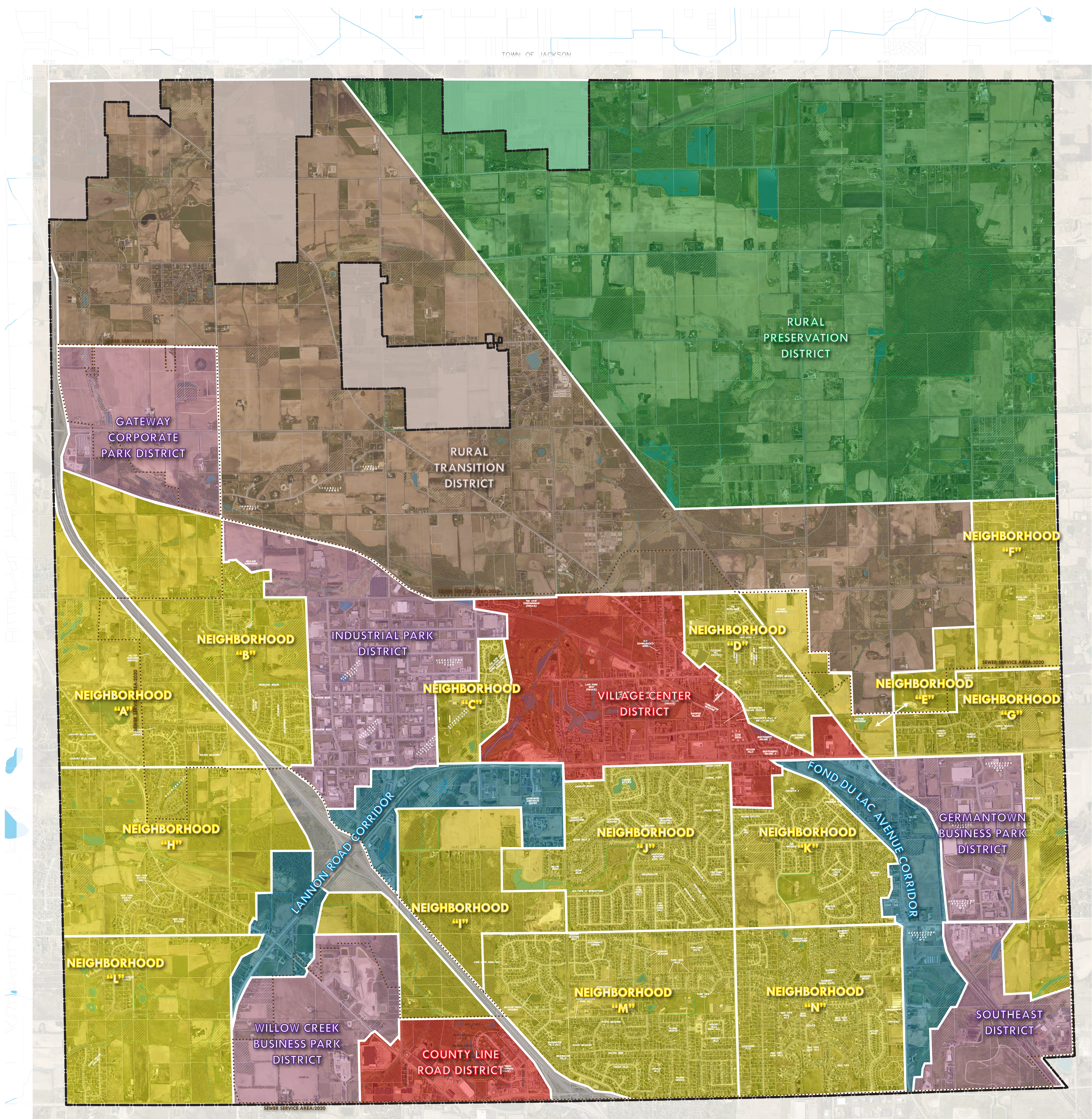
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In contrast to the parcel-by-parcel approach to future land use planning, this NDC approach enables a broader vision of how a community might develop through the decades (i.e. rather than prescribing a single future land use for a parcel, the NDC approach can describe a range of possible future land uses that might be desirable for an area). Thus, the NDC approach enables greater flexibility in future land use planning and avoids unnecessary administrative burdens, such as rezoning or comprehensive plan amendments.

January 27 Plan Commission Workshop

The planning team and Village Staff have recently developed initial drafts of the NDC Map and Table for Germantown (see attached exhibits). These drafts are intended to serve only as a starting point for the Plan Commission. During the January 27th meeting, you will be asked to work with the planning team and Village Staff to modify and enhance the draft maps and table, which will then be brought to the community for review at the next public meeting.

NEIGHBORHOODS, DISTRICTS, CORRIDORS



Places			Preferred General Character	Preferred Future Land Uses												SSA	Preferred Site Design				Density
Neighborhood District Corridor	Place Type	Place Name	Description	Existing Uses	Residential: Single Family	Residential: Two & Three Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural	Sewered? (Y/N)	Traditional Subdivision	Suburban Subdivision	Rural Estate Subdivision	Conservation Subdivision	Dwelling Units / Acre
District	Village Center	TBD		A	U	U	A	D	U	D	A	D	U	U	U						
District	Mixed-Use	County Line Road																			
District	Industrial / Commercial	Willow Creek Business Park		A			A		D					D							
District	Industrial / Commercial	Germantown Business Park																			
District	Industrial	Industrial Park																			
District	Industrial	Gateway Corporate Park District																			
District	Industrial	Southeast District																			
District	Agricultural	Rural Preservation District																			0.1 units/acre
District	Rural Transition	Rural Transition District																			
Corridor	Mixed-Use	Lannon Road																			
Corridor	Mixed-Use	Fond du Lac Avenue																			

A = Allowable
These uses are appropriate for the area, but may require additional consideration to fit the vision.

D = Desirable
These uses should be encouraged and support the desired character of the area.

U = Undesirable
Generally, these uses should not be encouraged, but may still be acceptable under special circumstances.

Places			Preferred General Character	Preferred Future Land Uses												SSA	Preferred Site Design				Density
Neighborhood District Corridor	Place Type	Place Name	Description	Existing Uses	Residential: Single Family	Residential: Two & Three Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural	Sewered? (Y/N)	Traditional Subdivision	Suburban Subdivision	Rural Estate Subdivision	Conservation Subdivision	Dwelling Units / Acre
Neighborhood	Residential Community	Neighborhood A																			
Neighborhood	Residential Community	Neighborhood B																			1 unit/acre
Neighborhood	Residential Community	Neighborhood C																			
Neighborhood	Residential Community	Neighborhood D																			
Neighborhood	Residential Community	Neighborhood E																			
Neighborhood	Residential Community	Neighborhood F																			
Neighborhood	Residential Community	Neighborhood G		A	D	U	U	U	U	U	U	D	U	U	U		U	U	D	A	
Neighborhood	Residential Community	Neighborhood H																			
Neighborhood	Residential Community	Neighborhood I																			
Neighborhood	Residential Community	Neighborhood J																			
Neighborhood	Residential Community	Neighborhood K																			
Neighborhood	Residential Community	Neighborhood L																			
Neighborhood	Residential Community	Neighborhood M																			
Neighborhood	Residential Community	Neighborhood N																			



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DATE: January 14, 2020

PROJECT NAME: Germantown Comprehensive Plan 2050

SUBJECT: "Future Land Use Discussion (Neighborhoods-Districts-Corridors)"

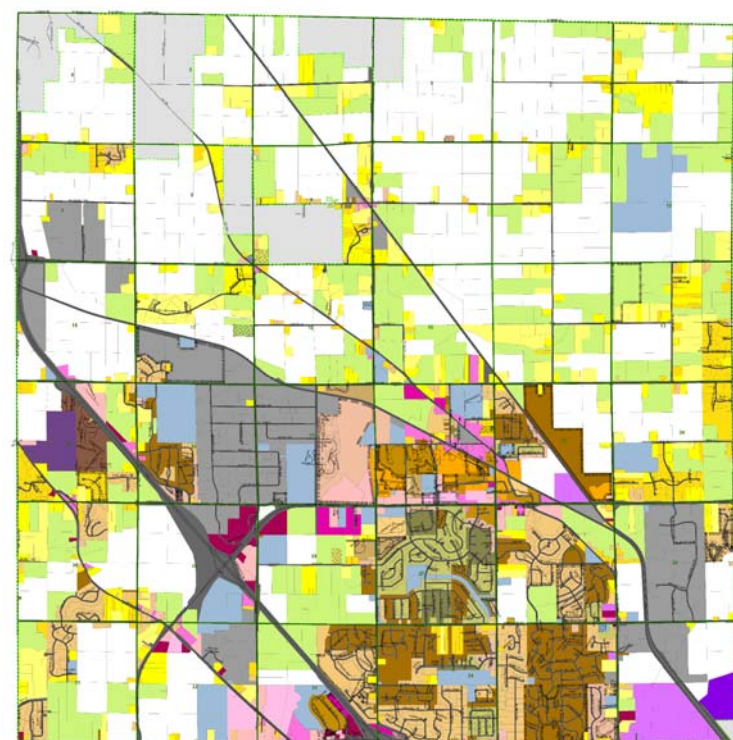
AGENDA

1. INTRODUCTIONS
2. FUTURE LAND USE PRESENTATION
3. NEIGHBORHOODS – DISTRICTS – CORRIDORS MAP DISCUSSION
4. SUB-AREA PLANNING

Village of Germantown

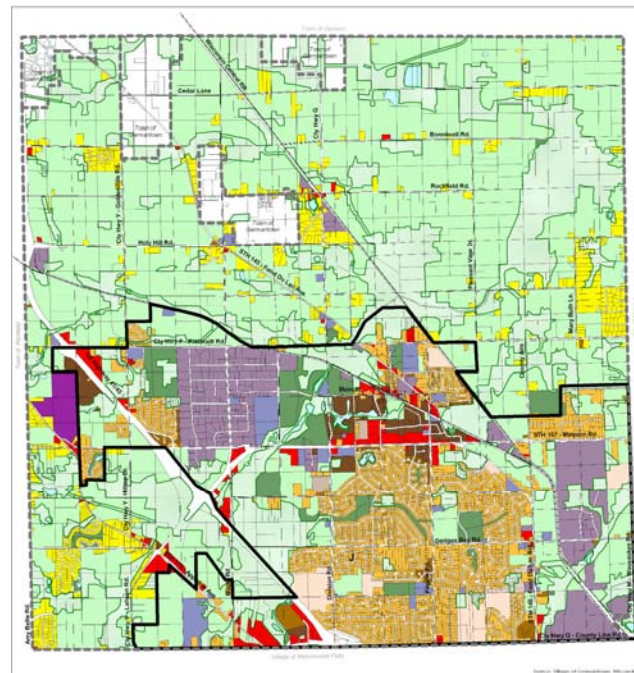
Future Land Use Planning:
Neighborhoods, Districts, and Corridors





**Village of Germantown
Proposed Zoning Map**

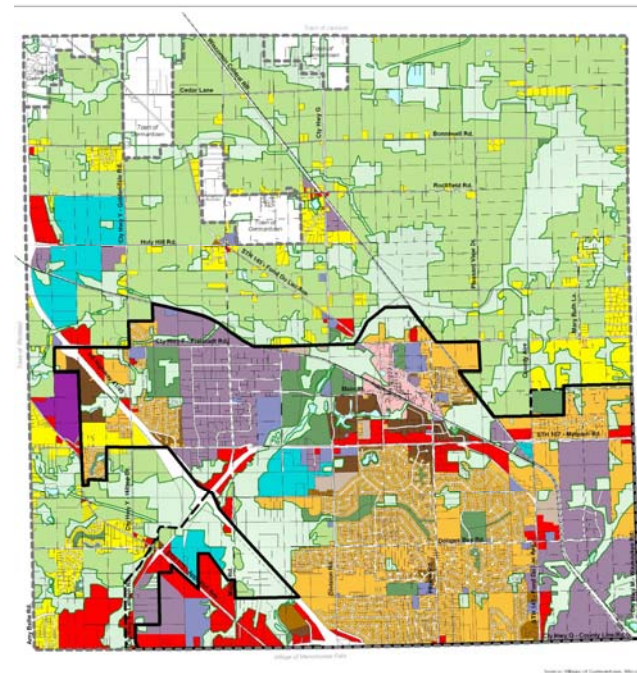
Zoning	Legend
A-1 Agricultural	RS-5 Single-Family Residential
A-2 Agricultural	RS-6 Single-Family Residential
RS-1 Single-Family Residential	RS-7 Single-Family Residential
RS-2 Single-Family Residential	RD-2 One-Family Residential
RS-3 Single-Family Residential	RM-1 Multiple-Family Residential
RS-4 Single-Family Residential	RM-2 Multiple-Family Residential
	RM-3 Multiple-Family Residential
	RM-4 Multiple-Family Residential
	RM-5 Multiple-Family Residential
	RM-6 Multiple-Family Residential
	RM-7 Multiple-Family Residential
	RM-8 Multiple-Family Residential
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	RM-93 Multiple-Family Residential
	RM-94 Multiple-Family Residential
	RM-95 Multiple-Family Residential
	RM-96 Multiple-Family Residential
	RM-97 Multiple-Family Residential
	RM-98 Multiple-Family Residential
	RM-99 Multiple-Family Residential
	RM-100 Multiple-Family Residential



Existing Land Use Categories

Agricultural/Open Space	Industrial/Office
Rural Residential	Mineral Extraction
Low Density Residential	Institutional/Governmental
Medium Density Residential	Park/Recreation Area
High Density Residential	Rivers, Lakes and Streams
Residential Under Development	Environmental Corridors/ Isolated Natural Areas
Elderly Residential	
Commercial	
	Municipal Boundary

Map 8 - 1 : Existing Land Use
Comprehensive Plan
Village of Germantown, Wisconsin



Future Land Use Categories

Agricultural/Conservation Residential (5 Acre lots)	Commercial	Environmental Corridors/ Isolated Natural Areas
Rural Residential (1 Ac. Min. Lot Size)	Village Mixed Use	2010 Sanitary Sewer Service Area
Low Density Residential (2 d.u./Acre)	Mixed Use	2020 Sanitary Sewer Service Area Extension
Medium Density Residential (4 d.u./Acre)	Industrial/Office	Municipal Boundary
High Density Residential (8 d.u./Acre)	Mineral Extraction	
Elderly Residential	Institutional/Governmental	
	Park/Recreation Area	
	Rivers, Lakes and Streams	

Map 8 - 3 : 2010-2020 Future Land Use
Comprehensive Plan
Village of Germantown, Wisconsin

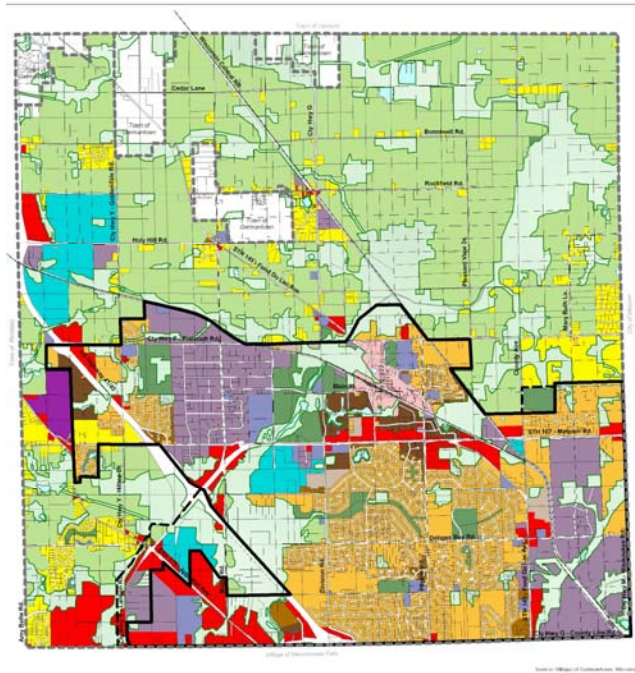
Existing Zoning
(as of 2019)

Existing Land Use
(as of 2004)

Future Land Use
(as envisioned in 2004)

FUTURE LAND USE

Scenario Planning



Future Land Use Categories

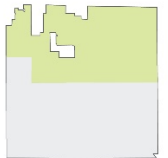


Map 8 - 3 : 2010-2020 Future Land Use
Comprehensive Plan
Village of Germantown, Wisconsin

By the year 2040, the Department of Administration (DOA) is projecting an additional **2,100** housing units for the village of Germantown. The village currently identifies five different residential densities in the Comprehensive Plan. To better understand land consumption realities, below are five land use scenarios based upon the projected growth:

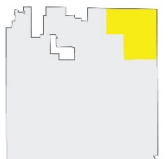
Agricultural/Conservation Residential (5 Acre lots)

consumes 10,500 acres
(2,100 UNITS EACH ON A 5 ACRE LOT)



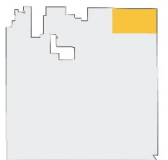
Rural Residential (1 Ac. Min. Lot Size)

consumes 2,100 acres
(2,100 UNITS EACH ON A 1 ACRE LOT)



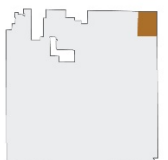
Low Density Residential (2 d.u./Acre)

consumes 1,050 acres
(2,100 UNITS EACH ON A 0.5 ACRE LOT)



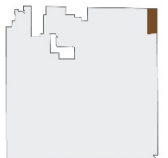
Medium Density Residential (4 d.u./Acre)

consumes up to 525 acres



High Density Residential (8 d.u./Acre)

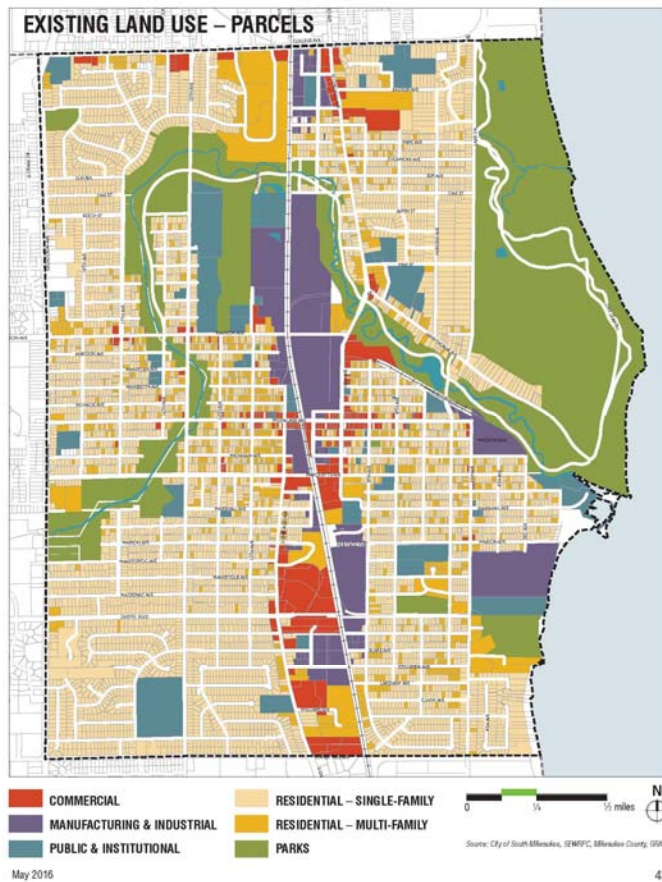
consumes up to 262 acres



NEIGHBORHOODS , DISTRICTS, and CORRIDORS

Example from City of South Milwaukee

2: NEIGHBORHOODS, DISTRICTS & CORRIDORS



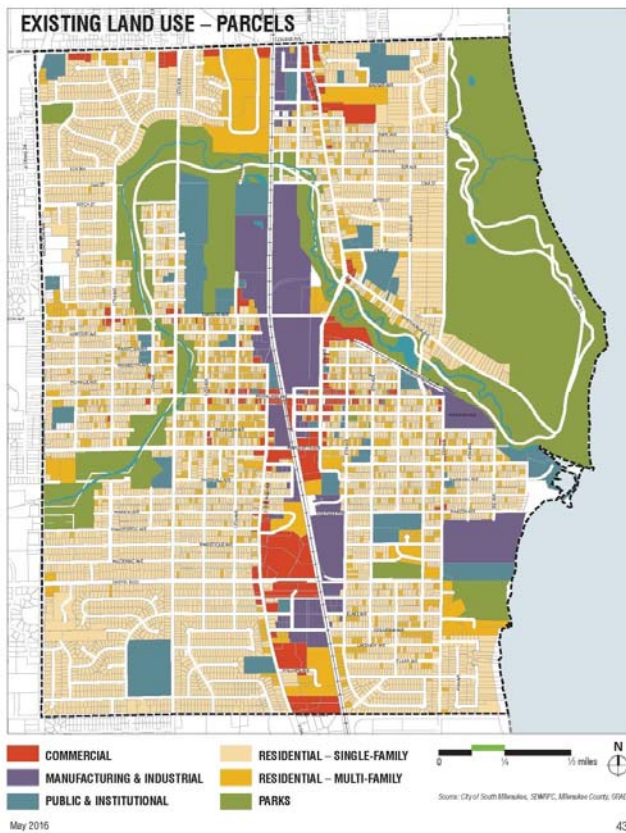
2: NEIGHBORHOODS, DISTRICTS & CORRIDORS



NEIGHBORHOODS , DISTRICTS, and CORRIDORS

Example from City of South Milwaukee

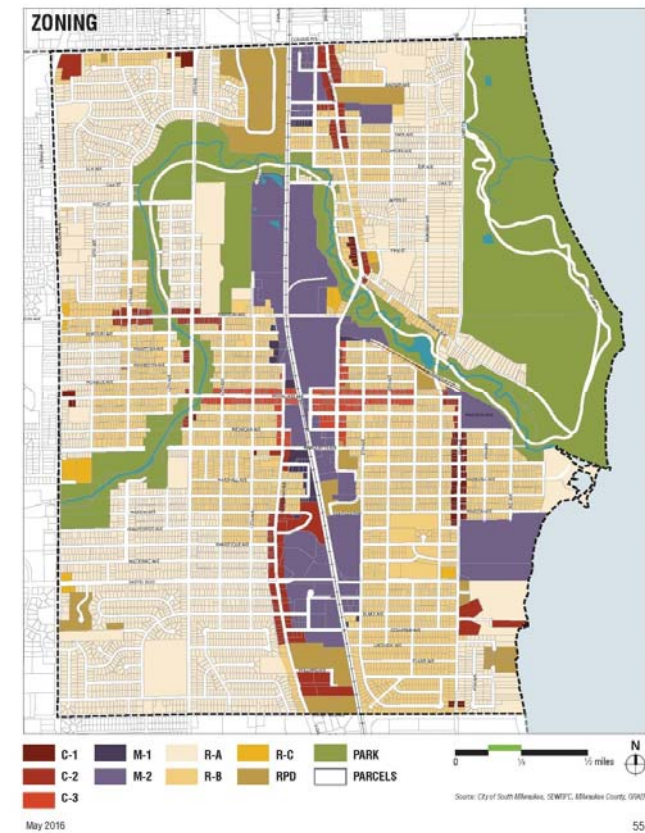
2: NEIGHBORHOODS, DISTRICTS & CORRIDORS



2: NEIGHBORHOODS, DISTRICTS & CORRIDORS



2: NEIGHBORHOODS, DISTRICTS & CORRIDORS



NEIGHBORHOODS , DISTRICTS, and CORRIDORS

Example from City of South Milwaukee

SoMKE 2035

2: NEIGHBORHOODS, DISTRICTS & CORRIDORS

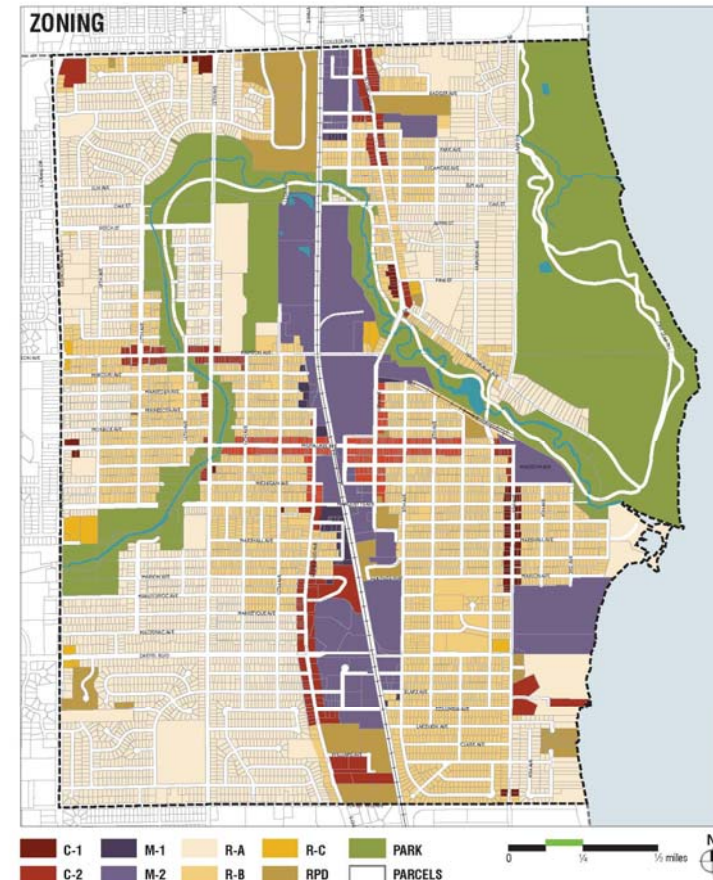
ZONING GUIDE FOR FUTURE LAND USE

HOW TO USE THIS MATRIX:

As the Neighborhoods, Districts, and Corridors chapter guides land use, it also appropriately locates development within South Milwaukee's zoning code. As the zoning code is expected to be updated in the near future, this matrix can be read with "Future Land Use" being the primary guide for development with "Zoning" then providing additional guidance.

		ZONING									
		Residential Zone	Residential Zone	Residential Zone	Residential Planned Development	Neighborhood Shopping Zone	Commercial Zone	Central Business Zone	Manufacturing Zone	Industrial Zone	Park
		R-A	R-B	R-C	RPD	C-1	C-2	C-3	M-1	M-2	P
FUTURE LAND USE	Residential: Single Family	C	C	C	C	i	i	i	i	i	i
	Residential: Two & Three Family	C	C	C	C	C	i	i	i	i	i
	Residential: Multi-family / Senior	i	C	C	C	C	C	C	i	i	i
	Mixed-Use: Commercial / Residential	i	i	C	C	C	C	C	i	i	i
	Mixed-Use: Commercial / Industrial	i	i	i	i	C	C	C	C	C	i
	Commercial	i	i	i	C	C	C	C	i	i	i
	Institutional: Governmental	i	i	i	C	C	C	C	i	i	i
	Institutional: Educational / Cultural	C	C	C	C	C	C	C	i	i	i
	Open Space & Recreational	C	C	C	C	C	i	C	i	i	C
	Industrial	i	i	i	i	i	i	i	C	C	i

C = Consistent
i = Inconsistent



May 2016

54

May 2016

55

NEIGHBORHOODS , DISTRICTS, and CORRIDORS

Example from City of South Milwaukee

SoMKE 2035

2: NEIGHBORHOODS, DISTRICTS & CORRIDORS

FUTURE LAND USE: DISTRICTS & CORRIDORS

Places			Preferred General Character of Neighborhood, District or Corridor
Neighborhood / District / Corridor	Place Type	Place Name	Description
District	City Center	Downtown District	Maintain and encourage a mixture of uses and activities to create a vibrant, pedestrian-friendly downtown. Uses should include higher-density, mixed-use commercial, residential, and institutional buildings. The district should include high quality pedestrian-oriented public space and amenities.
Corridor	Mixed-Use Corridor	North Chicago Avenue Corridor	Maintain and encourage mixed-use commercial and residential, as well as a potential increase in industrial. This high traffic corridor is attractive to retail uses, outlets, industrial, and large-scale retail. It also offers high quality residential neighborhoods and proximity to Oak Creek Parkway and Grant Park.
Corridor	Mixed-Use Corridor	South Chicago Avenue Corridor	This corridor has experienced steady growth and continues to support mixed-use commercial, residential, and industrial. It has some of the highest traffic counts in the city, which would strongly support retail. *
Corridor Overlay	Mixed-Use Corridor	South Chicago Avenue Overlay*	This overlay area allows for commercial uses within the residential fabric of this otherwise commercial district.
Corridor	Environmental Preserve & Recreation	Grant Park Corridor	The Grant Park Corridor features some of the most beautiful areas of the city, including Grant Park, the lakefront, pedestrian-friendly trails, and a golf course. Maintaining the park space is important to this area, as well as supporting existing residential. This corridor could also support educational/cultural institutions. **
Corridor Overlay	Environmental Preserve & Recreation	Oak Creek Parkway Corridor	This corridor extends throughout much of the city and consists primarily of park and open space. Maintaining the green space in this corridor is the top priority. It offers pedestrian-friendly parks and trails, as well as attractive water views. **
Overlay	Environmental Preserve & Recreation	Grant Park, Oak Creek & Lakeshore Overlay**	This overlay area includes all large parcels along the prominent natural features in South Milwaukee to ensure that future changes and proposed re/developments are sensitive to the immediate context of these renowned amenities. All proposed re/developments should maximize the social, economic and environmental value of these features.

Preferred Future Land Uses											Density	Preferred Community Design		
Existing Uses	Residential: Single Family	Residential: Two & Three Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial	Institutional: Governmental	Institutional: Educational / Cultural	Open Space & Recreational	Industrial		Traditional Neighborhood	Conservation Subdivision	Suburban Subdivision
A	A	A	A	D	D	D	A	A	A	u	15 dwelling units (DU) / acre minimum	A	u	u
A	A	A	A	A	D	D	u	A	u	D	15 DU / acre minimum	A	u	u
A	A	A	A	A	D	D	u	A	u	D	15 DU / acre minimum	A	u	u
A	A	A	D	D	u	D	u	A	u	u	15 DU / acre minimum	A	u	u
A	u	u	u	u	u	u	u	A	D	u	Not applicable	u	u	u
A	u	u	u	u	u	u	u	u	D	u	Not applicable	u	u	u
A	A	A	A	A	u	u	u	A	A	u	15 DU / acre minimum	A	A	u

D = Desirable – These uses should be encouraged and support the desired character of the area.
A = Allowable – These uses are appropriate for the area, but may require additional consideration to fit the vision.
u = Undesirable – Generally, these uses should not be encouraged, but may still be acceptable under special circumstances.

NEIGHBORHOODS , DISTRICTS, and CORRIDORS

Example from City of South Milwaukee

SoMKE 2035

2: NEIGHBORHOODS, DISTRICTS & CORRIDORS

FUTURE LAND USE: NEIGHBORHOODS

Places			Preferred General Character of Neighborhood or District
Neighborhood / District / Corridor	Place Type	Place Name	Description
Neighborhood	Residential Community	Parkway Heights Neighborhood	Parkway Heights is primarily residential with some commercial on College Avenue. The proximity to the parks, high school, and Oak Creek Parkway make this a stable and quality residential area. Residential and educational uses are preferred for this neighborhood.
Neighborhood	Residential Community	South Towne Neighborhood	South Towne consists mainly of single- and multi-family residential uses. Some commercial exists on the north end of the neighborhood along College Avenue. Commercial and mixed uses are ideal along College with residential properties being located within the neighborhood's interior.
Neighborhood	Residential Community	"M" District Neighborhood	The "M" District contains primarily single-family residences that benefit from proximity to the Oak Creek Parkway and Downtown. This area is higher in density creating pleasant architectural character as a traditional neighborhood.
Neighborhood	Residential Community	Drexel Highlands Neighborhood	Drexel Highlands contains primarily single-family residences that offer access to the Oak Creek Parkway. It is a short walking distance from Downtown and the South Chicago Avenue Corridor. The quiet neighborhood is ideal for people looking for unique single-family homes.
Neighborhood	Residential Lake Community & Recreation	Blakewood Neighborhood	Blakewood contains the largest collection of newer homes, closer in character to conventional suburbs. Yet this area still retains the feeling of an active, walkable urban neighborhood. It is one of the few neighborhoods not directly adjacent to the Oak Creek Parkway; however, it still retains a perception of higher value and desirability.

Preferred Future Land Uses & Activities											Density	Preferred Community Design		
Existing Uses	Residential: Single Family	Residential: Two & Three Family	Residential: Multi-Family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial	Institutional: Governmental	Institutional: Educational / Cultural	Open Space & Recreational	Industrial		Traditional Neighborhood	Conservation Subdivision	Suburban Subdivision
A	D	A	U	U	U	U	U	A	U	U	6-8 dwelling units (DU) / acre minimum	D	A	U
A	D	D	D	A	A	A	U	U	U	U	15 DU / acre minimum	D	A	U
A	D	A	U	U	U	U	A	A	U	U	6-8 DU / acre minimum	D	A	U
A	D	A	U	U	U	U	U	U	U	U	6-8 DU / acre minimum	D	A	U
A	D	A	U	U	U	U	U	A	U	U	6-8 DU / acre minimum	D	A	U

D = Desirable – These uses should be encouraged and support the desired character of the area.
A = Allowable – These uses are appropriate for the area, but may require additional consideration to fit the vision.
U = Undesirable – Generally, these uses should not be encouraged, but may still be acceptable under special circumstances.

NEIGHBORHOODS , DISTRICTS, and CORRIDORS

Example from City of South Milwaukee

SoMKE 2035

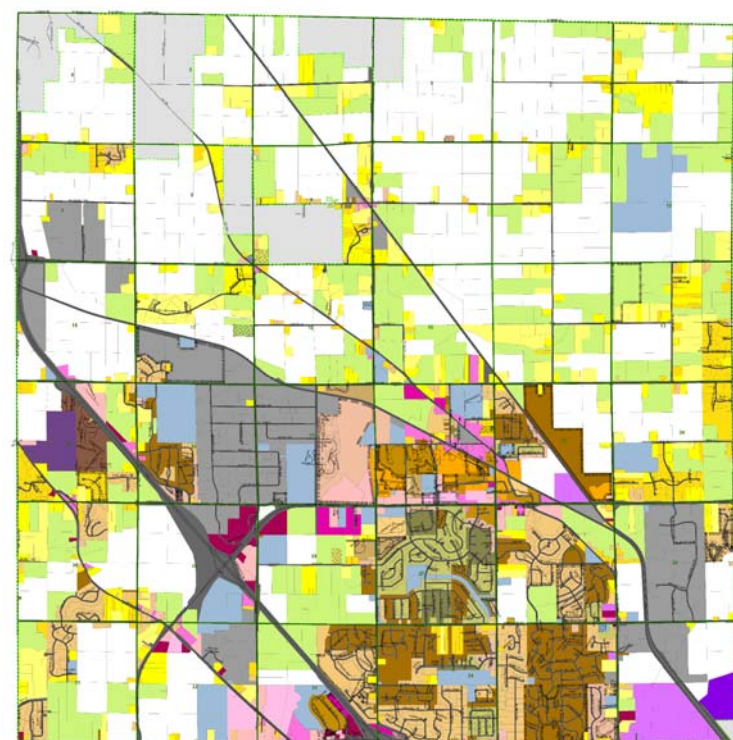
2: NEIGHBORHOODS, DISTRICTS & CORRIDORS

FUTURE LAND USE: NEIGHBORHOODS

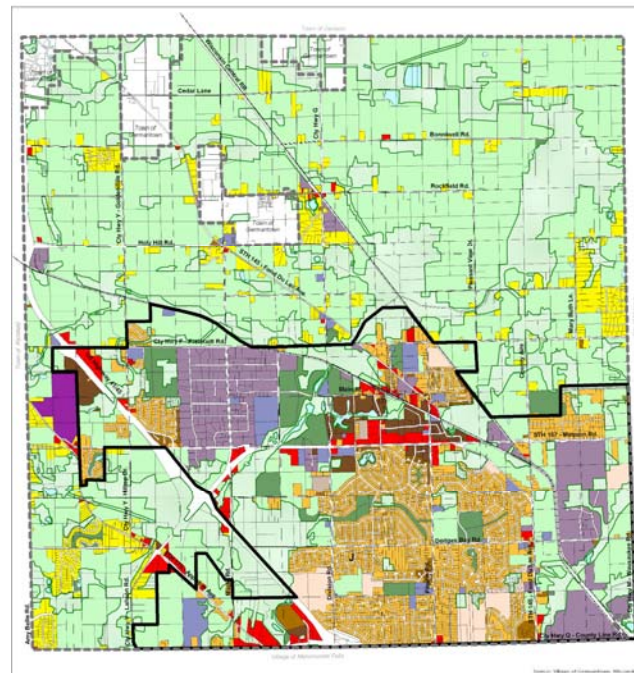
Places			Preferred General Character of Neighborhood or District
Neighborhood / District / Corridor	Place Type	Place Name	Description
Neighborhood	Residential Lake Community & Recreation	Historic Grant Park Neighborhood	This neighborhood is located closest to Grant Park and contains higher residential value due to its proximity to the Park and lake. It contains some of the city's oldest and most historic homes, which reinforce its strong identity.
Neighborhood	Residential Lake Community & Recreation	Historic Lakeview Neighborhood	The Historic Lakeview Neighborhood is mainly made up of pleasant and traditional single-family homes and duplexes. The neighborhood offers proximity to both Grant Park and the lakefront. It is also within walking distance of Downtown, which provides opportunities for a greater diversity of experiences.
Neighborhood	Residential Community	Lakeview Neighborhood	The Lakeview Neighborhood consists of single-family residences and rentals, including Parkcrest Housing. The proximity to the South Chicago Avenue Corridor provides numerous amenities to residents in the neighborhood.
Neighborhood	Residential Lake Community & Recreation	Lakeshore Neighborhood	The Lakeshore Neighborhood is known for its stunning lake views and diverse homes. Maintaining and increasing the single- and multi-family uses are important for the success of this corridor.**

Preferred Future Land Uses & Activities											Density	Preferred Community Design		
Existing Uses	Residential: Single Family	Residential: Two & Three Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial	Institutional: Governmental	Institutional: Educational / Cultural	Open Space & Recreational	Industrial		Traditional Neighborhood	Conservation Subdivision	Suburban Subdivision
A	D	A	u	u	u	u	u	A	u	u	6-8 dwelling units (DU) / acre minimum	D	A	u
A	D	A	u	u	u	u	u	A	u	u	6-8 DU / acre minimum	D	A	u
A	D	A	u	u	u	u	u	A	u	u	6-8 DU / acre minimum	D	A	u
A	A	A	A	u	u	A	u	u	u	u	6-8 DU / acre minimum on small lots, 15 DU / acre minimum on large parcels	D	A	u

D = **Desirable** – These uses should be encouraged and support the desired character of the area.
A = **Allowable** – These uses are appropriate for the area, but may require additional consideration to fit the vision.
u = **Undesirable** – Generally, these uses should not be encouraged, but may still be acceptable under special circumstances.



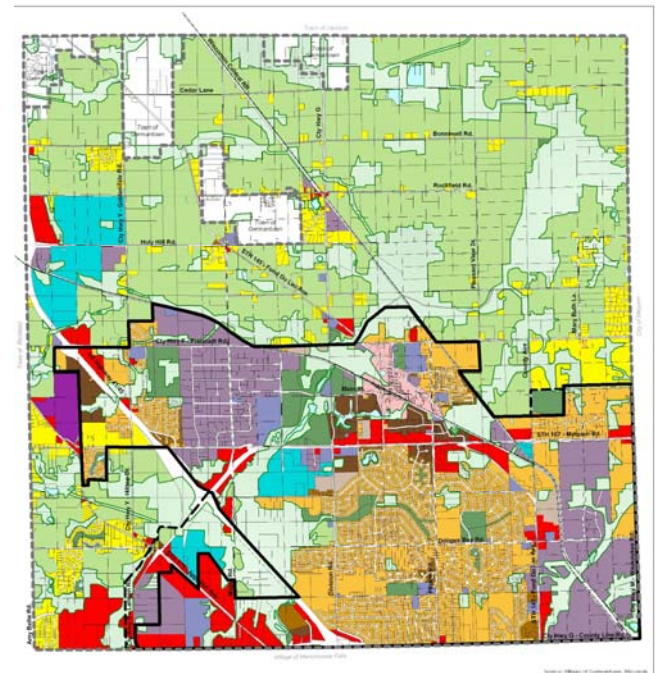
**Village of Germantown
Proposed Zoning Map**



Existing Land Use Categories



Map 8 - 1 : Existing Land Use
Comprehensive Plan
Village of Germantown, Wisconsin



Future Land Use Categories



Map 8 - 3 : 2010-2020 Future Land Use
Comprehensive Plan
Village of Germantown, Wisconsin



Existing Zoning
(as of 2019)

Existing Land Use
(as of 2004)

Future Land Use
(as envisioned in 2004)

NEIGHBORHOODS , DISTRICTS, and CORRIDORS

Worksheet

Places			Preferred General Character	Preferred Future Land Uses												Preferred Community Design			Density
Neighborhood District Corridor	Place Type	Place Name	Description	Existing Uses	Residential: Single Family	Residential: Two & Three Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Traditional Neighborhood	Conservation Subdivision	Suburban Subdivision	Dwelling Units / Acre	
District	Village Center	Historic Main Street																	
District	Industrial	Industrial Park																	
District	Industrial / Commercial	Willow Park																	
District	Mixed-Use	TBD																	
Corridor	Commercial	Mequon Road																	
Corridor	Mixed-Use	Fond Du Lac Avenue																	
Neighborhood	Residential Community A	TBD																	
Neighborhood	Residential Community B	TBD																	
Neighborhood	Residential Community C	TBD																	
Neighborhood	Residential Community D	TBD																	
Neighborhood	Residential Community E	TBD																	
Neighborhood	Residential Community F	TBD																	

A = Allowable
These uses are appropriate for the area, but may require additional consideration to fit the vision.

D = Desirable
These uses should be encouraged and support the desired character of the area.

U = Undesirable
Generally, these uses should not be encouraged, but may still be acceptable under special circumstances.



Updated 01/21/20

2020

Strategic Priorities



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DOCUMENT PREPARED BY

Paul Roback- Professor & Community Development Educator

333 E. Washington St., Suite 1200
PO Box 2003
West Bend, WI 53095
Phone: (262) 335-4480
paul.roback@wisc.edu
Web site: <http://washington.uwex.edu>

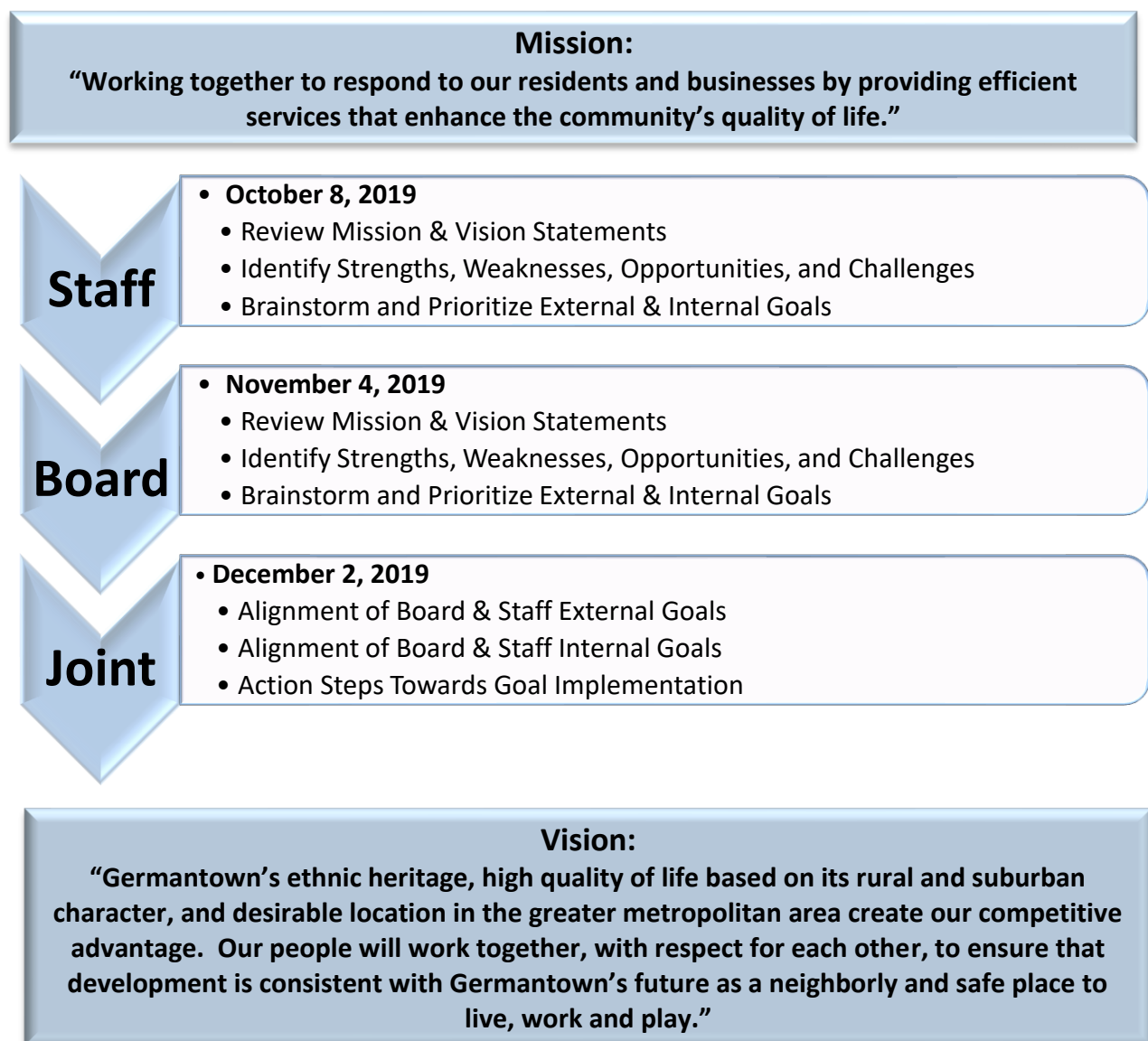


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BACKGROUND

The Village of Germantown contacted Paul Roback, Community Development Educator at UW-Madison Division of Extension Washington County, to facilitate a process to identify strategic priorities for the Village board and staff. A pre-planning meeting was held with Village Administrator and Support Services Manager. As a result of this conversation, a planning process was designed using the Village's existing mission and vision statements as a framework to identify goals that would provide direction for Village board members and staff in future decision-making.

PROCESS OUTLINE



SUMMARY OF STRATEGIC GOALS:

1. Planning- Complete the Comprehensive Planning process with public input that develops a unified community vision that addresses community growth (residential, commercial, and industrial), while balancing the desires of current residents and future generations.
2. Infrastructure- Develop a capital improvement plan for current and future infrastructure needs (e.g. roads, public works building, police department...).
3. Public Engagement- Build public trust through communication and transparency. Develop new strategies to engage the public; improve internal communications to create efficiencies and improved customer service.
4. Inter-Agency Relationships- Collaborate with civic groups, businesses, other government entities, including the Germantown School District, to provide community-focused services

STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND CHALLENGES IDENTIFICATION

A number of internal and external forces affect the ability of an organization to carry out its mission through action plans. Positive forces (strengths and opportunities) should be built upon and hindering forces (weaknesses and challenges) should be proactively addressed in action plans. A Strengths, Weaknesses, Opportunities & Challenges (SWOC) Identification is a participatory activity that assists in the identification of these forces.

On October 8, 2019, nine Village staff identified strengths, weaknesses, opportunities, and challenges within Village government and within the greater Germantown Community (outside of Village Government). On November 4, 2019, eight Village board members participated in a similar process. Responses are recorded in the tables below. For each table, an attempt was made to align similar staff and board responses in the same row. Generally, responses further down the table are less similar between board and staff. There were numerous responses that were consistent between the board and staff in each of the tables, except for the last table related to challenges within the community. Board and staff may want to discuss this table to understand each perspectives on community challenges.

STRENGTHS

Strengths within Village Government

Identified by Village Staff	Identified by Village Board
Collaborative environment	Collaborative Village Board
Employees- experienced staff with longevity, history, and knowledge	Employees- outstanding, longevity, good backgrounds/experience
In very good fiscal health with reserves	Board and staff understand conservative fiscal nature- all on the same page
Board is supporting staff more- they are respectful even if they disagree	Board's respect for each other
Leadership and becoming more professional	Financial background of Village Administrator
Village staff works together and communicates quickly	Board and staff commitment to public service
Communication	Strong contingency fund
Minimally political Village Board	Strength of Police and Fire services

Strengths within the Community

Identified by Village Staff	Identified by Village Board
Open space with room to grow	A lot of desirable land that could be developed
Service groups and organizations willingness to volunteer	Civic groups- Library (two groups), Chamber, Kiwanis, Historical Society
Good schools	High quality school system

Location- easy access to transportation and proximity to Milwaukee, Fox Valley, and Madison	Location for businesses- freeway access, access to Milwaukee, close to urban area
Shared vision and values for community	Likeminded individuals with a conservative mentality
Good mix of residential, commercial, and industry	Strong tax base
Community pride	Good German events
Friendly	Desired area to live and raise a family
Engagement- residents will come out on some issues	Closeness of many of the neighborhoods
Recreation and parks	Rural character
Safe / public safety	Business friendly

WEAKNESSES

Weaknesses within Village Government

Identified by Village Staff	Identified by Village Board
Growing pains- transitioning from small town to mid-size city	Infrastructure needs as community grows- public works building, police, fire, and library
Staff levels too low	Staff shortages in some departments- challenging to respond to residents in a timely fashion
Compensation	Keeping pace with staff salaries compared to neighboring communities
Budgeting challenges- competition for limited resources	Limited revenue sources, revenue doesn't match demand for services, and limited to how much budget can increase
Differing visions due to management and staff turnover	Not following Comprehensive Plan
Communication- different styles between staff and communication across village government buildings	Inability to share government information with all residents
Lack of knowledge transfer and succession planning	Infrastructure is aging
Location- in corner of four counties, difficult for communication with various entities	
Lack of employee engagement- trying to break down historical barriers	
Lack of written policies and code updates	
Systems- each department runs as separate entity on autopilot	

Lack of understanding of what staff do-between staff and between staff and Board	
Mentality of “we’ve always done it this way”	

Weaknesses within the Community

Identified by Village Staff	Identified by Village Board
Aging infrastructure	Continuing to fund road maintenance
Disconnect between Village Board and School Board	Not able to work with other public groups
Communication- people have opinions without the facts; trying to balance between the old and new ways to communicate (e.g. paper verses electronic)	No local paper reporting on a daily basis- lack of media focused on stories that are important to the residents
Reliance on other communities- need to leave the community for hospitals and restaurants	Inability to attract additional commerce, such as sit down restaurants
Lack of identity	Bedroom community- lack of a community identity and central downtown main street
Growing pains- differing ideas between long-term residents verses newer residents	Lack of some services- walking and biking lanes, a community center
Many levels of government- residents are unsure of where to go for services	Residents mistrust of the Village government
Lack treatment options for substance abuse and mental health issues	Difficult cell service in the Northeast portion of the Village
Tension between staying the same and the reality of change	

OPPORTUNITIES

Opportunities within Village Government

Identified by Village Staff	Identified by Village Board
Monumental development- hard to keep up; clashes with vision; good tax base	Developable land for business and residential growth
Expanding economy- business, sub-divisions, and residents	Favorable interest rates and bond ratings
Other communities are also expanding	Proximity to freeway and Milwaukee
New staff as people retire	2050 land use plan
Change of management styles	Lower tax rate compared to Milwaukee
People want to work here, which is a positive	To develop conservation subdivisions
Growing openness of Village Board to new ideas	Growth of multi-family housing
Intergovernmental Agreements with other communities	

School district has expanded facilities, which is an opportunity to collaborate	
---	--

Opportunities within the Community

Identified by Village Staff	Identified by Village Board
Housing market and new residential development- single family, retirement/senior, and hipster apartments	Residential growth- ability of families to grow here is a community asset
Amenities- parks, playgrounds, golf course, recreation department, schools	To take advantage of natural resources (e.g. Menomonee River), scenic areas, close proximity to Kettle Moraine State Forest
Room for growth and open space	Growth and land available for development
Growth of manufacturing in Southeastern Wisconsin	Share borders with communities that are also experiencing growth
Access to cultural attractions	Proximity to Menomonee Falls and their retail
Changing demographics (e.g. school referendum passed)	
Longevity of residents	

CHALLENGES

Challenges within Village Government

Identified by Village Staff	Identified by Village Board
Levy limits	State levy limits and mandates
Government mandates	State Government over-reach
State law changes	State eliminated home rule- impacted and limited our decisions by changing the rules
Shrinking labor force	Competing for talented staff with neighboring communities
Increase in demand for services	Balance growth with public service needs
Distrust of government	Current relationship with school district
Attracting businesses- restaurants and industry	Economy
Post office- new Briggs building has a Richfield address	Other taxing entities within the Village with differing goals
Reputation- perception that we may be anti-development	
Phone numbers have multiple exchanges	

Challenges within the Community

Identified by Village Staff	Identified by Village Board
Communicating (getting the word out) regarding new state laws	Getting people to participate in government
Potential for recession	Economic Development- competition with using incentives
Unrealistic expectations- want an immediate response to problems	Managing quality of life issues with growth and businesses near residential
Declining civility- more people having trouble working through issues with neighbors, level of anger	Keeping up with road repairs
Increasing diversity and number of people- some have difficulty with change (e.g. age, race, income)	Business competition from neighboring communities
Drugs	Managing emerald ash borer
Changing family structures- effects on schools and village government	
Aging demographics	

GOAL IDENTIFICATION & ALIGNMENT

Goals are broad statements of what the organization hopes to achieve in the next few years. They focus on outcomes or results and are qualitative in nature. Staff identified goals at the October 8th session and then grouped the goals into themes. A survey was sent to Village board members soliciting their response on the question, “What do we need to accomplish over the next 2-3 years in our community?” Staff and board goals are located in Appendix A. Similar responses were then grouped into common themes and the following four goals were presented to board and staff at the December 2nd Village board meeting.

Strategic Goal Alignment between Board and Staff:

5. Planning- Complete the Comprehensive Planning process with public input that develops a unified community vision that addresses community growth (residential, commercial, and industrial), while balancing the desires of current residents and future generations.
6. Infrastructure- Develop a capital improvement plan for current and future infrastructure needs (e.g. roads, public works building, police department...).
7. Public Engagement- Build public trust through communication and transparency.
8. Inter-Agency Relationships- Collaborate with civic groups, businesses, other government entities, including the Germantown School District, to provide community-focused services.

STRATEGIC QUESTIONS AND ACTIONS

At the December 2nd Village Board meeting, participants reviewed and discussed

1. Recognizing current fiscal constraints, how do you anticipate paying for infrastructure improvements?
 - a. Encourage development that helps pay for improved infrastructure?
 - b. Slow development and cut services?
 - c. Borrow more money than has occurred in the past?
 - d. Encourage infill development at sites with existing infrastructure?
 - e. Increase taxes through a referendum?
 - f. Use surplus reserves?

Action:

- Continue development and implementation of Affordability Model for the development of the capital improvement plan that prioritizes infrastructure needs and identifies funding strategies.
- Use common sense approach to each project to identify priorities and fund what is needed in order to reduce expenditures and redirect funds to other priority needs.

2. Recognizing current staff time and resource constraints, how do you anticipate addressing public engagement and inter-agency relationships?
 - a. Allow flexibility to redirect current resources to accomplish (this may require changing organizational structures and processes)?

Action:

- Research successful public engagement strategies used by other municipalities including the effectiveness (outcome measurements) of these strategies.
- Implement public engagement survey and promote with homeowner associations, library, and tax receipts.
- Continue to implement changes to public hearing process and notifications.
- Engage in proactive communication and shared decision-making with Washington County.

Additional Action Steps Identified by President Dean Wolter on 1/20/20

- Board and staff need to find ways to broadcast information out to the community, following the example of Community Development's recent efforts.
- Staff's primary focus needs to be on communication because other goals will become easier to meet once we have better communications internally, with the board and with the community.

3. Recognizing the Village is currently undertaking a Comprehensive Planning process, how do you anticipate balancing competing visions (e.g. growth vs. no growth)?

Action:

- Through public engagement process, provide rationale for decisions for infrastructure improvements and new developments.

Additional Action Steps Identified by President Dean Wolter on 1/20/20.

- Village Board reviews status of strategic priorities quarterly.

- Committees provide additional information at Board meetings (e.g. agenda items, major discussions, differing opinions, decisions...).
- Village Board is more specific with goals (e.g. which specific streets need to be a higher priority for repairs).

APPENDIX A: GOAL IDENTIFICATION

Staff Goal Identification (grouped into themes): October 8, 2019

Planning

- Create a plan to move forward with
- Community participation with comprehensive planning process
- Planning for next generations- we have been baby boomer centric
- Plan to update infrastructure and facilities
- More funding for services- more diversified funding sources
- Growing staff levels to meet current and future demands, and to sustain service levels
- Proactive planning for development- resistance to change has led to lack of planning, but development will occur anyway
- A more unified vision of who and what we are as a community (change vs. no change)

Collaboration

- Collaboration with other communities for shared resources- needs to be smart, responsible, and community focused. The process for collaboration is important. It needs to be community service focused, not money focused.
- Intergovernmental Agreements with school district needs to be more collaboratively-based (current agreement expires in two years)
- More diversity and involvement with government and civic groups
- More collaboration between government, business, and residents (e.g. Gehl, JW Speaker)
- A more unified vision of who and what we are as a community (change vs. no change)

Communication

- Better engagement and communication with public, build trust, and share challenges that we face
- A more unified vision of who and what we are as a community (change vs. no change)

Village Board Goal Identification Survey Responses: November 2019

A survey was sent to Village Board members on November 5, 2019 asking members to reflect on the Strengths, Weaknesses, Opportunities, and Challenges that were identified on November 4th and then respond to the following question: What do we need to accomplish over the next 2-3 years in our community?

The survey was closed on November 26th and had five (5) responses, for a response rate of 56%. In order to assist with prioritizing the identified goals, the responses have been grouped into themes.

Planning

- A primary focus on neighborhoods
- Complete and implement 2050 Plan
- Develop a comprehensive plan to address the large expense of near future infrastructure costs
- Stop industrial expansion into the downtown neighborhoods
- Designate Downtown area for entertainment or provide direction on Germantown identity
- Protect neighborhoods from crime, nuisances (noise, traffic, industrial activities, smells, etc.)
- Celebrate neighborhoods by highlighting unique characteristics and promoting each area

Infrastructure

- Better Roads
- Capital spending needs to be within our ability to pay
- New Police Station
- New Public Works building
- Accelerate road resurfacing in neighborhoods
- Infrastructure plan for long range build up & maintenance, sewer & water, streets

Public Engagement

- Provide more transparency to the public
- Need to listen and work with residents on the development of this Village
- Notify neighborhoods about plans under discussion for their area and the larger community
- Need to develop a method of communicating what is happening that reaches a minority of residents
- Need to be open and transparent

Fiscal

- We do not spend more than we take in
- Cultivate or maintain a cautious fiscal outlook especially as things are going very well
- More money for road repair coming from general fund & not borrowing
- More competitive salaries for Village employees

Inter-Agency Relationships

- Cooperation with the School District for the betterment of all residents
- Stop any “us v/s them” nonsense with the school board and start working together for Germantown

APPENDIX B: EVALUATIONS

October 8, 2019 ~ 9 Responses ~ 9 Participants

1. Conducting a SWOC Analysis assisted in the identification of internal strengths & weaknesses and external opportunities & challenges.

Average: 4.8

Comments:

- Required employee input and fleshing out problems and areas to be improved
- Very helpful to get everyone's input and ideas
- Paul is very professional and an excellent communicator, facilitator and presenter
- Good general collaborative process

Strongly Disagree		Neutral		Strongly Agree
1	2	3	4	5
0 (0%)	0 (0%)	0 (0%)	2 (22%)	7 (78%)

2. The process of identifying and prioritizing goals increased our ability to identify issues and set priorities.

Average: 4.8

Comments:

- Very useful

Strongly Disagree		Neutral		Strongly Agree
1	2	3	4	5
0 (0%)	0 (0%)	0 (0%)	2 (22%)	7 (78%)

3. Overall, how would you rate my facilitation of today's session?

Average: 4.9

Comments:

- Great job getting everyone involved
- Excellent job, repeat of number 1

Poor		Neutral		Excellent
1	2	3	4	5
0 (0%)	0 (0%)	0 (0%)	1 (11%)	8 (89%)

November 4, 2019 ~ 8 Responses ~ 8 Participants

1. Conducting a SWOC Analysis assisted in the identification of internal strengths & weaknesses and external opportunities & challenges.

Average: 3.8

Comments:

- Help to brainstorm for ideas

Strongly Disagree		Neutral		Strongly Agree
1	2	3	4	5
1 (13%)	0 (0%)	0 (0%)	6 (75%)	1 (13%)

2. Overall, how would you rate my facilitation of today's session?

Average: 4.5

Comments:

- Paul always does a great job facilitating

Poor		Neutral		Excellent
1	2	3	4	5
0 (0%)	0 (0%)	0 (0%)	4 (50%)	4 (50%)

3. Additional Remarks:

- Good start to the process. I look forward to the next step