

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

MEETING: **PLAN COMMISSION**

DATE AND TIME: **MONDAY, APRIL 13, 2020 6:30 p.m.**

LOCATION: **VIRTUAL WEBEX MEETING:**

Meeting Number: 293 191 150

Meeting Password: vqHZfxPT333

<https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m5aebc5ebb436e9c285583f466364ef44> or Call 408-418-9388.

NOTICE: Pursuant to the current recommendation of the Centers for Disease Control and Prevention limiting the size of public gatherings and the various federal and state orders implementing that recommendation, this meeting will be held virtually through the WebEx platform with each member accessing the meeting remotely. Citizens wishing to view the meeting are encouraged to watch the live broadcast of the meeting through Channel 25 on Spectrum cable, or on the Village's website.

Citizens wishing to submit any public comments should do so by sending an email to comments@village.germantown.wi.us by 4 p.m. on the day of the meeting so that it can be provided to the members for their consideration. Citizens wishing to present their comments verbally can join the WebEx meeting using their phone, computer or other internet-capable device and using the meeting number access code specified above.

To reasonably accommodate citizens who are unable to view or participate in another manner, the Village Board room will be open and set up with technology to access the meeting. Social distancing will be employed within the Board room so seating will be limited.

- 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. Written Public Comments should be directed to comments@village.germantown.wi.us by 4 p.m. on Monday, April 13 so that they can be provided to the members for the consideration.
- IV. **APPROVAL OF MINUTES** March 9, 2020
- V. **NEW BUSINESS**
 - A. David Gutbrod, Agent for the Gutbrod Family LLC, Property Owner - W202 N10246 Lannon Road. 2-Lot Certified Survey Map (CSM) **[ACTION]**
 - B. Paul Seul, Monches Construction Co., Agent for Steve Miller, Systems LLC and Store Master Funding XIII LLC, Property Owner - W194 N11481 McCormick Drive. Site Plan Review for an 8,763 SQFT Building Addition. **[ACTION]**
- VI. **ANNOUNCEMENTS**
- VII. **ADJOURNMENT**

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

PLAN COMMISSION MINUTES
March 9, 2020

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:31 pm.

ROLL CALL: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Matt Kimmler and Bill Shadid. Commissioner Bob Williams and Peter Nilles 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 Shadid to Approve the minutes from 2-24-20.

MOTION carried unanimously.

Veridian Homes, LLC, for the Germantown School District - N104 W14942 Donges Bay Road

The request is to rezone a 14.7- acre parcel located on Preserve Parkway north of Donges Bay Road from A-2: Agricultural to Rs-4: Single Family, and a concept plan for a 16-lot single-family residential subdivision. Planner Retzlaff summarized the proposal. Chairman Wolter stated that this proposal has come before the Plan Commission several times with multiple public hearings and anyone coming forward to speak for or against the zoning change should hold their comments to this proposal. He is not looking to go back on previous proposals, this is the one before us tonight. His wish is that those that are here to make comments are residents of Germantown and they will be considered first and foremost. Those who want to make comments in regard to or against Veridian will not be considered as much. Chairman Wolter stated that we're not here to discuss the positive or negatives aspects of Veridian as a company. We're here to discuss and hear a public hearing on the proposal for a zoning change and that's it, a zoning change.

Public Hearing opened at 6:42 pm.

- Dave Schornack, W151 N10798 Preserve Parkway. He thought the land was all wetlands and would not be developed but glad Plan Commission went to Rs-4 zoning like the Preserve, glad about 16 lots now, fairly consistent with his subdivision.
- Jan Miller, W151 N10297 Windsong Circle West. Spoke against the Rs-4 rezoning, disappointed by things going on, and lack of communication. 5 conditions of approval need to be addressed. The cul de sac is too long – no subdivision surrounding the park has a long cul de sac. Has met with Dean, David, Veridian, Bob Soderberg and Lester Spies. The land use plan says this is parkland. Veridian has been unsuccessful in coming up with a plan, that is suitable for the Village. Why are we trying to fit homes in a wetland? Chairman Wolter asked Ms. Miller to talk about the actual zoning itself, what she likes or doesn't like. She said she doesn't like that it's like trying fit a square peg in a round hole with 5 exceptions. Chairman Wolter said they are 5 conditions of approval that the developer must meet in order for the development to be acceptable as proposed. All development has conditions of approval. Veridian has come forward after hearing the concerns of the neighbors. The 2020 Land Use Plan has been changed to residential as an accepted use. Ms. Miller stated her wish is that the Veridian plan be denied.
- Nick Gearhard, N103 W17258 Pinewood Ct. Spoke in favor of the rezoning, coming from an economic standpoint. The 16 homes are set to be valued at \$450,000 and \$550,000 dollars.

The 16 homes will increase the valuation of the Village, he sees an advantage to building the subdivision. There are houses all over the place, heading east he sees an eyesore, invasive weeds and brush, this is a great opportunity, 16 lots fit in with the surrounding area. Trustees job is to generate property value and grow Germantown. There already is a park there – it's not a park.

- Brian Depies, W143 N9867 Ridgewood Lane. Somewhat in favor of the development, resident for 17 years. He proposed a development a year ago that was approved by the Plan Commission and Village Board. Bigger lot means bigger value is not always true. We are wasting lot development in this area – should have more lots. Make a positive recommendation, what did we lose out on tax base. This is where density should be.
- Tracy Pawlak, N118 W15462 Catherine Ct., candidate for seat #5 School Board, in favor of keeping the property natural. Go back to the 2020 plan, keep it as park, no development. He understands the arguments, need to find balance for green space. The property needs to be cleaned up a bit, not pretty. Ultimately the original plan was for a school or a park, the school won't happen, lets revert back to the park.
- Mary Hudson, W150 N10214 Windsong Circle West. Attracted to the open space in Germantown and great schools. Keep open land, disappointed in LUP change. Agrees to keep it as it is in the 2020 Smart Growth Plan, Kinderberg is a favorite place, great memories in the park. Listen to the citizens and uphold the 2020 plan, appreciate keeping promises made to the community.
- Kathleen Duffy, W156 N10739 Cobbler Lane. Hear to speak against the proposal. Duffy does not think there is enough information on the homes. Adult child looked in the area NE of Madison and Cottage Grove where there is a lot of Veridian Homes projects. Having seen homes in the Cottage Grove area, the homes are cookie cutter, garages in the back of homes, tend to build near parks so they don't need to provide yard space, there is a large turnover. Wish Plan Commission found out uses of homes, do research on the homes going in there.
- Lilibeth Yao, W150 N10296 Windsong Circle. Who will speak on behalf of the approximately 300 residents who spoke on behalf of not allowing Veridian? Preserve the land for public enjoyment, quality of life is a health value, Germantown has a vision beyond 16 homes. Keep the land open for public enjoyment and share the vision of the 300 residents who signed the petition. She is asking to deny the proposal and uphold the 2020 Plan.
- Terry Tschetter, N147 W10451 Wilson Drive. Participated in many discussions on land in Germantown. Underlying core in Germantown is to provide a rural community. Plan Commission is discussing how to preserve the rural feel on the north side of the Village. He supports the previous speakers' viewpoints. Tschetter asked about how much different the proposed plat could be from the concept plan. Chairman Wolter said Rs-4 zoning limits what can be done on the property. This is a conceptual plan – it will be pretty accurate to what is shown here. He requested to add an additional condition to the recommendation for a consistent landscape buffer on the east side of the property and remove the buckthorn and invasive species.
- Sandy Dobrogowski, N105 W14709 Wilson Drive. Said the comments are emotional, has lived in Heritage Hills for 20 years and has been to every meeting. If so many citizens are against a project, why would the Plan Commission pass the project or Veridian Homes come forward. She has never seen so many people come forward for a project.
- Steven Green, N116 W16003 Main Street. Most people who are for things don't speak up. Besides the tax money that will be generated, there are 16 houses that will probably generate

4 million dollars worth of products to build the houses. They should be glad there is not a school with buses every day and kids throwing trash. This is not a park property it is a school property. He is for the application.

- Lois Libby, N99 W15774 Bayberry Circle. Came here because of the people of Wisconsin. Wanted to hear both sides, it's not always about the money. Is it worth it to upset this many people? Don't think that 16 houses are worth upsetting that many people.
- Ralph Libby, N99 W15774 Bayberry Circle. Said a friend bought a 100-acre lot because he is not giving way to housing.
- Kristie Waldvogel, W148 N10024 Rimrock Road. Doesn't like it - thinks it should be parkland.
- Robert Bruno, W156 N10304 Pilgrim Road. Wife and him chose this location because of the park. The park is a meeting place, would like to see it as a park, incorporate the wetland, don't need any more houses, keep it green.
- George Liberatore, N101 W16325 Santa Fe Drive. Stated his daughter is running for the school board. Asked if traffic patterns have been considered. More houses will mean more students.
- Matt Cudney, Veridian Homes. Last Village Board meeting the members said they wanted to see Rs-4 zoning – so that's what they did. This development provides half the density allowed on the Comprehensive Plan with 23.5 percent open space. None of the surrounding subdivisions have that kind of open space.

Public Hearing closed at 7:29 pm.

MOTION Baum second Shadid to Approve the proposed rezoning of approximately 14.7 acres owned by the Germantown School District from the A-2: Agricultural to the Rs-4: Single-Family District and the proposed 16-lot concept plan dated January 31, 2020 subject to the following conditions:

- 1. The Developer shall install a visual landscaped buffer along the north property line on or adjacent to Lots #1 through #4. The Developer should work cooperatively with the Village to determine said landscaping buffer can be installed within the adjacent drainage easement and/or on the lots. If installed on the lots, said landscape buffer shall be installed within a landscape easement on such lots with a restriction that the landscape buffer shall be maintained and/or restored if removed due to regular and necessary maintenance.***
- 2. In addition to all required street trees, additional landscaping comprised of berms and/or plantings shall be installed: (a) along the back side of the lots that contain the 50' gas line easement (either within the easement with permission granted by WE Energies or along the back side of Lots #9 through #11); (b) along Preserve Parkway (within a landscape easement on Lots #1 & #16) and within the southwest open space outlot to buffer the back sides of Lots #11 through #16.***
- 3. A detailed landscaping & buffer plan shall be prepared and submitted to the Plan Commission for review and approval prior to or concurrent with submittal of a preliminary subdivision plat. Said landscaping & buffer plan shall include the requirements set forth under Conditions #1 & #2 above.***
- 4. The proposed emergency access path between Lots #10 and #11 shall be constructed within a 15-20' wide outlot (vs. easement) in accordance with the minimum pavement and other design standards recommended by the Fire Department requirements and subject to approval by WE Energies pursuant to the gas distribution easement agreement (Doc#1394627).***
- 5. The subdivision plat, development agreement and covenants & restrictions shall***

contain adequate notice to the future owners of Lots #9, #10, #11 and the southwest open space outlot that use of the area subject to the provisions of the gas distribution easement agreement (Doc#1394627).

Trustee Baum said he understands that we cannot talk about parkland. Chairman Wolter explained that we cannot talk about parkland and cautioned the board that what is before it and what is for consideration is the Rs-4 zoning application and the change of zoning from agricultural to residential in this area. It is not the consideration of can it be, should it be or will it be parkland because that is not part of this discussion. That is not this commission's purpose. It is the Commission's purpose to look at what the proposal is and see how it fits into the fabric of the area, does it meet the conditions of the zoning as proposed, does it meet the conditions of the surrounding neighborhood or within the fabric of the surrounding neighborhood. It is purely a zoning consideration. Trustee Baum stated he has fought for the Rs-4 zoning and he supports the proposal.

Commissioner Shadid asked if a landscaping plan will come forward and questioned if condition #3 requires the removal of buckthorn on the east property line. Planner Retzlaff said a landscaping plan will be submitted with the plat and added the tree line will be preserved as a buffer but Plan Commission could add additional language to address that concern.

Commissioner Laszewski asked if the end of the cul de sac will be plowed by the Village. Planner Retzlaff said that will be addressed in the development agreement. He said the Fire Department may require the homeowners association to keep the cul de sac open and accessible to emergency vehicles. Commissioner Kimmmler asked about the emergency access path and how close a building or trees could be, could equipment get through in the future. Planner Retzlaff said there will be setbacks that apply and that the access path will be an outlot and not an easement. The Fire Department will be included on the design review. It will be addressed through the preliminary plat process.

Chairman Wolter said he appreciated everyone that came forward and thanked them for coming to the meeting and expressed their opinions and needs and concerns. He explained this commission's duty is to look at the zoning as its proposed and see if it fits the criteria of Rs-4 within the fabric of the area that its being proposed within and then make a recommendation on the zoning change to the Village Board. He encouraged everyone to contact their trustees to make sure they know your concerns and wants. The rezoning will go to Village Board on March 16th. There is no public hearing. The opportunity to speak will be at the beginning of the meeting during public comment.

Mary Hudson said she was told the Village Board meeting would be April 6th. Dean stated it would be March 16 because April 6th is before the election and the Village Clerk has a fair amount of work before the election and sometimes that meeting is cancelled.

Trustee Baum asked if a super majority vote would still be in place. Planner Retzlaff explained that protest petition was against the previous proposal. We have not received a new protest petition concerning the Rs-4 rezoning proposal. He said there was a change to the protest petition section of the zoning code stating if a valid protest petition is filed and the adequate number of adjacent property owners file an objection, then it would require three quarters vote of the Village Board members present at the meeting when action is taken.

MOTION carried unanimously.

Steven & Elizabeth Green - N116 W16033 & N116 W16011 Main Street. The property owners are seeking approval of a Certified Survey Map to combine two parcels on Main Street and remove a 10' access easement on their property. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the 2-lot Certified Survey Map land combination for the Steven & Elizabeth Green property located at N116 W16033 Main Street as proposed.

MOTION carried unanimously.

North Shore Bank - N112 W15780 Mequon Road. Reinhold Signs, agent for North Shore Bank, is requesting approval for two wall signs and two directional signs for the bank. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the proposed wall signs and two proposed directional signs for the North Shore Bank property subject to the following condition:

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

MOTION carried unanimously.

Grand Appliance - W188 N10707 Maple Road. Signarama, agent for Anderson Brothers Construction and Appliance World, is requesting approval for wall signage for Grand Appliance. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed wall sign for Grand Appliance subject to the following conditions:

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

MOTION carried unanimously.

Community Development Department - Results from the 2019 Village Community Survey.

Associate Planner Zandt summarized the results. She said Planning staff had completed the results from the survey which are a draft at this time, and we want to work with you to identify questions or suggestions for improvements or additions to the document. She stated there were a total of 1819 respondents to the survey which is approximately 10 percent of the population over the age of 18 in the Village of Germantown. Some of the results are:

- Age of respondents was an even distribution in the last four age groups with little to no representation of age 24 and under.
- 40 percent of respondents have lived, worked or owned property in the village for 20 or more years and the majority of those live in the south-central area of the Village.
- 44 percent of respondents have children under 18 living in their household
- The three most important factors on quality of life were public services (police/fire), low crime and good neighbors.
- Least important factors on quality of life were diversity of age, diversity of race and mix of uses.
- 83 percent of Respondents said their quality of life in Germantown was good or excellent

- 75 percent of respondents supported single family detached homes should be developed,
- 45 percent of respondents 65 years and older agree multi-family condominiums should be developed
- 65 percent of respondents disagree that additional manufactured homes should be developed
- 47 percent of respondents believe more conservation subdivisions should be developed
- 10 percent of respondents believe only conventions subdivisions should be developed
- The Survey response showed a strong preference for owned or condo family housing rather than tenant or multi-family housing
- 66 percent of respondents agree hobby farms should be allowed to develop outside the urban service area.
- 71 percent disagree that multi-family residential should be developed outside the sewer service area.
- 85 percent of respondents agreed there is a need for additional sit down and family restaurants and 61 percent agreed that is a need for additional entertainment and attractions in the Village
- Most appropriate location for multi-family development - strongest support is near the 41/45 corridor - 30 percent of respondents supported multi-family housing anywhere in sewer and water.
- Question regarding attitude toward future rural development - the most supported statement was about allowing development as long as it preserves the rural character, less supported statement was for protecting undeveloped farm and other agricultural land from future development and the least supported statement was about allowing agricultural land to develop as the property owner chooses.
- 41 percent of respondents in rural areas support the idea that all existing undeveloped farm and ag land should be protected from future development and, 22 percent of respondents in suburban areas agreed with that
- Question regarding the Germantown Gateway Area: which types of development would be supported in that area: sit down and family restaurants, specialty retail, large lot single family residential and grocery stores; least supported development: multi family residential, big box retail, independent and assisted senior housing and offices, banks and financial institutions.
- Village Recycling Center question: 58 percent of respondents would prefer the recycling center be relocated within the Village if the existing operation needs to be modified in the future and 40 percent of respondents would prefer the recycling center be eliminated and an alternate service be provided.

Planner Retzlaff commented it was a good summary and we will be discussing it in more detail with the consultants to see how the information will be used with the plan. He explained we will be putting together a report that will include this type of summary, the raw data and the open-ended questions and answers. He encouraged the PC members to look at the information. Chairman Wolter said he liked the summary format and the visual helps to make it better understood. Planner Retzlaff said the final draft report is anticipated to be completed within the next month.

ANNOUNCEMENTS: Planner Retzlaff said there would be a special meeting in a couple weeks with the consultant to discuss the survey and the future land use plan and neighborhood district concept. Chairman Wolter added that this is an open meeting and residents are invited to join the meeting.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:19 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

CERTIFIED SURVEY MAP (CSM) APPLICATION

4/13/20 Plan Commission Meeting

David Gutbrod

Village Planner Report

Germantown, Wisconsin

Summary

Gutbrod Family LLC, property owner of a 6.538-acre lot located at W202N10246 Lannon Road is seeking approval of a 2-lot Certified Survey Map (CSM) to create one (1) additional commercial lot.

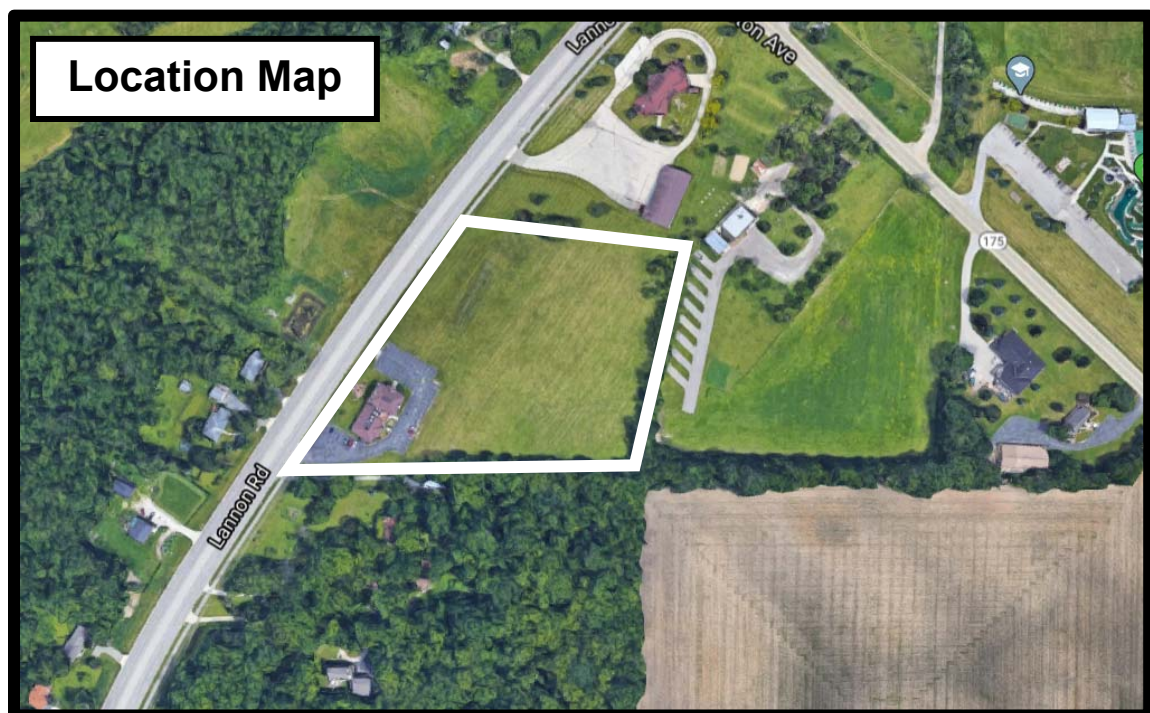
Location: W202N10246 Lannon Road

Applicant/

Property Owner: David Gutbrod Gutbrod Family LLC
5579 E. Waterford Road 5579 E. Waterford Road
Hartford, WI 53027 Hartford, WI 53027

Current Zoning District: B-4 Professional Office

Adjacent Land Uses		Zoning
North	Commercial	B-1
South	Residential	Rs-2
East	Commercial	B-2
West	Residential	Rs-1, Rs-2, Rs-4



Proposal

Gutbrod Family LLC, property owner of a 6.538-acre lot located at W202N10246 Lannon Road is seeking approval of a 2-lot Certified Survey Map (CSM) to create one (1) additional commercial lot.

Proposed Lot 1 will contain 4.262 acres and be considered buildable for a commercial building. Lot 2 will include 2.231 acres and the existing approximately 8,000-square foot commercial building. This property has been for sale and the owner believes it will be more easily sold without the additional acreage.

Staff Comment

The B-4 Professional Business district allows a minimum lot size of 10,000 square feet. The proposed division will create lots meeting this requirement.

The existing septic mound system for the existing commercial building is located to the northeast of the building, on proposed Lot 1. As such, soil testing has been completed on proposed Lot 2 in order to install a new septic system for the existing building. These soil evaluations indicate that the parcel is suitable for the installation of a mound private on-site wastewater treatment system (POWTS). Additional soil tests will need to be done in the future if the existing mound is not used or is planned to be moved to a new location for the construction of a new building (unless sanitary sewer is extended to the parcel from the existing terminus along Appleton Ave).

No wetlands or floodplain have been identified on this property.

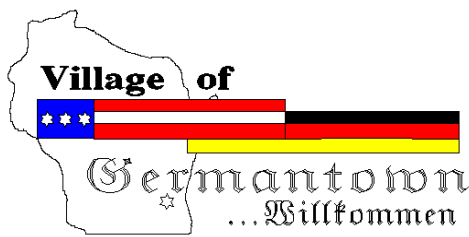
The Village Surveyor has identified technical corrections in a March 23, 2020 memo (copy attached) including a request for the required 15' building setback requirement from the existing mound system to be included on the CSM. The Surveyor has put this requirement in the notes of the CSM.

The portion of Lannon Road adjacent to the subject property is under Washington County highway jurisdiction. Therefore, a driveway permit is required from the County for any new or modified access driveway. Village Staff were informed by Washington County that there is an access policy that may impact the possibility of adding a new driveway or modifying the existing driveway. This requirement has been included in the recommended conditions of approval.

Village Planner Recommendation

APPROVE the proposed 2-lot Certified Survey Map (CSM) of the 6.538-acre parcel owned by Gutbrod Family LLC located at W202N10246 Lannon Road with the following conditions:

1. A note shall be added to the CSM that reads "Access Restriction: Access to Lot 1 and Lot 2 is restricted to one (1) shared access driveway unless a second, separate access driveway is allowed by Washington County.
2. The property owner shall obtain a driveway permit from Washington County within 30 days of CSM approval if an additional or modified access is desired.
3. A shared driveway/cross-access easement shall be created and recorded if a shared driveway is constructed.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: March 23, 2020

Re: Gutbrod CSM

Jeff,

Here are my review comments for the CSM received 2/28/2020.

Certified Survey Map

Applicant or Owner: Gutbrod Family LLC

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

1. Graphically show and dimension the mound 15' setback line per Washington County Park and Planning Department.

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.

January 9, 2020

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.

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

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

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



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid \$ Date 2-28-20

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

DAVID GUTBROD

Phone (262) 613-0778

Fax ()

E-Mail DAVEG@GOGIS.COM

PROPERTY OWNER

GUTBROD FAMILY LLC

DAVID & LORI GUTBROD

Phone (262) 644-8778

2

PROPERTY ADDRESS OR GENERAL LOCATION

W202 N10246 LANNON RD GERMANTOWN

TAX KEY NUMBER

GTNV 322961

3

PURPOSE OF LAND SPLIT

TO SELL BUILDING SEPERATE FROM
SURPLUS ACREAGE

Will the land split require rezoning?

NO

From

To

4

READ AND INITIAL THE FOLLOWING:

DG

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.

DG

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.

DG

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.

DG

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!

[Signature] 2-24-20
Applicant Date

[Signature] 2-24-20
Owner Date

Washington County Certified Survey Map

Part of the NE 1/4 and NW 1/4 of the NW 1/4 in Section 32, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Northwest corner
Sec. 32-9-20
conc.mon./brass cap
found 445,276.05
2,458,350.33
(State Plane Coordinate)
(NAD 1983/2011)

Outlot 1, CSM 6501

Lot 2, CSM 4416

B-1 zoning

(r.a. N 84°55'27" W) 449.16'
S 86°00'00" E 448.66'
(r.a. N 86°34'52" W 478.04 to CL)

Note: The existing mound system as shown has a building setback of 15 feet. This mound system may be modified, removed and or relocated if the owner chooses to do so, with the approval of Washington County. The setback lines will apply to the final system location.

Lot 1
4.262 Acres
185,635 Sq. Ft.

B-4 zoning
setback subject to change

Lot 2
2.231 Acres
97,168 Sq. Ft.

B1 B2 B3

unplatted lands
Rs-2 zoning
Doc. 1441968

Subdivider:
Gutbrod Family, LLC
David & Lori Gutbrod
W202N10246 Lannon Rd.
Germantown, WI 53022

Surveyor:
Donald J. Thoma
Accurate Surveying & Engineering, LLP
2911 Wildlife Lane
Richfield, WI 53076

Donald J. Thoma, S-2470

Dated this 27th day of February, 2020.
Revised this 25th day of March, 2020.

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

(r.a.) - means "recorded as" Sheet 1 of 3

P.O.B. - means "Point of Beginning"

▲ - indicates a masonry nail found.

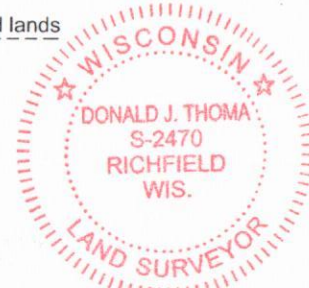
● - indicates 1.3" od iron pipe found unless noted.

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

■ - indicates soil test pit by others.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone, (NAD 1983/2011). The west line of the NW 1/4 of Sec. 32-9-20 has a grid bearing of S 00°52'28" E.

0 50 100 200
Scale in feet
1" = 100'



Washington County Certified Survey Map

Sheet 2 of 3

Part of the NE 1/4 and NW 1/4 of the NW 1/4 in Section 32, Township 9 North,
Range 20 East, Village of Germantown, Washington County, Wisconsin.

Curve Data:

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	TANGENT BEARING-IN	TANGENT BEARING-OUT
C-1	508.63'	6489.40'	4°29'27"	508.50'	S 34°10'02" W	N 31°55'19" E	N 36°24'46" E
C-2	233.50'	6489.40'	2°03'42"	233.49'	S 32°57'10" W	N 31°55'19" E	N 33°59'01" E
C-3	275.12'	6489.40'	2°25'45"	275.10'	S 35°11'53" W	N 33°59'01" E	N 36°24'46" E

Surveyor's Certificate:

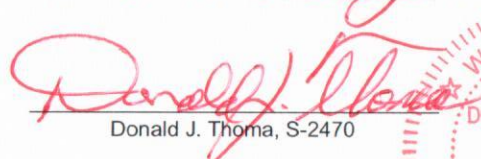
I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of David H. Gutbrod, I have surveyed, divided and mapped the land shown and described hereon, Part of the NE 1/4 and part of the NW 1/4 of the NW 1/4 in Section 32, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

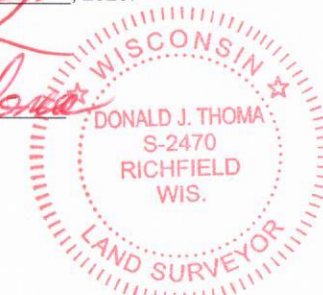
Commencing at the Northwest corner of said Section 32; thence S 00°52'28" E, along the west line of said NW 1/4, 1502.30 feet; thence N 89°07'32" E, at right angles, 467.83 feet, to the PT on a Reference Line for Lannon Road / C.T.H. "Y" as shown on State R/W Project No. 2777-02-20; thence N 31°55'19" E, along said Reference Line, 337.98 feet, to the PC; thence S 58°04'41" E, at right angles, 58.00 feet, to a point on the southeasterly right-of-way line of said Lannon Road / C.T.H. "Y" being the point of beginning of lands herein described; thence northeasterly along said right-of-way line and along the arc of a curve to the right 508.63 feet, radius 6489.40, delta 4°29'27", chord S 34°10'02" W 508.50 feet, to the intersection of the south line of Lot 2 of Certified Survey Map No. 4416 as recorded in the Washington County Registry in Volume 29 of Certified Survey Maps on pages 194-196 as Document No. 682410; thence S 86°00'00" E, along said south line of Lot 2, 448.66 feet, to the intersection of the easterly line of lands described in Document No. 332760, recorded in the Washington County Registry; thence S 11°53'42" W, along said easterly line of Document No. 332760 as monumented, 479.29 feet, to a 1.3 inch od iron pipe found; thence S 89°17'41" W, along the monumented northerly line of lands described in Document No. 1441968, recorded in the Washington County Registry, 675.01 feet, to a point in said southeasterly right-of-way line of Lannon Road / C.T.H. "Y"; thence N 31°55'19" E, along said right-of-way line, 21.10 feet; thence N 58°04'41" W, at right angles, 12.00 feet; thence N 31°55'19" E, along said right-of-way line, 74.95 feet, to the point of beginning.

Containing 6.493 acres (282,803 square feet) more or less.

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

Dated this 27th day of February, 2020.

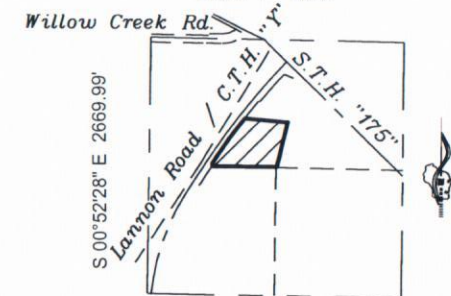

Donald J. Thoma, S-2470



Location Sketch

NW 1/4 Section 32-9-20

Scale: 1" = 2000'



Washington County Certified Survey Map

Sheet 3 of 3

Part of the NE 1/4 and NW 1/4 of the NW 1/4 in Section 32, Township 9 North,
Range 20 East, Village of Germantown, Washington County, Wisconsin.

Village of Germantown Plan Commission Approval:

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

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

Dean Wolter - Chairperson

Laura A. Johnson - Secretary

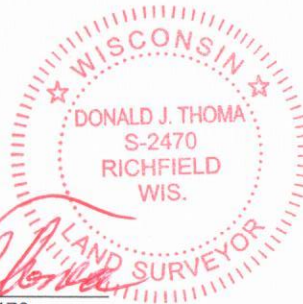
Village of Germantown, Village Board Approval:

This Certified Survey Map, being part of the NE 1/4 and part of the NW 1/4 of the NW 1/4 in Section 32, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on

this ____ day of _____, 20__.

Dean Wolter - Village President

Deanna Braunschweig - Village Clerk



Donald J. Thoma, S-2470

Dated this 27th day of February, 2020.

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

Corporate Owner's Certificate:

Gutbrod Family, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of Lots 1 and 2, does hereby certify that said corporation caused the land to be surveyed, divided and mapped as represented on this Certified Survey Map. Gutbrod Family, LLC, is aware that the land described in Document No. 767850 is not consistent with the descriptions of adjoining lands. This Certified Survey Map accepts all adjoining lands and makes no claim to any land adjoiner or calls in the legal description on this map.

Gutbrod Family, LLC, does further certify that this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval.

Village of Germantown Plan Commission

Village of Germantown Village Board

IN WITNESS WHEREOF, Gutbrod Family, LLC, has caused these presents

to be signed by David H. Gutbrod and Lori M. Gutbrod its Members,

at _____, Wisconsin,

and its corporate seal to be hereunto affixed this ____ day of _____, 2020.

In the presence of:

Gutbrod Family, LLC

Corporate Name

Officer

David H. Gutbrod

(Print)

Officer

Lori M. Gutbrod

(Print)

STATE OF WISCONSIN)

WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 2020, David H. Gutbrod and Lori M Gutbrod

Officers of the above named corporation, to me known to be the persons who executed the foregoing instrument, and to me known to be such Officers of said corporation, and acknowledge that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

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

My commission expires _____

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

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

☐ New Construction Use: ☐ Residential / Number of bedrooms _____ Code derived design flow rate _____ GPD
☒ Replacement ☒ Public or commercial - Describe: _____
 Parent material _____ Flood Plain elevation if applicable N/A ft.
 General comments and recommendations: _____

[illegible]

2

Boring # ☐ Boring
☒ Pit Ground surface elev. 98.5 ft. Depth to limiting factor 26 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ft²	
									*Eff#1	*Eff#2
1	0-10	10YR3/2	—	sil	2fgr	mfr	gs	2f-uf	0.6	0.8
2	10-19	7.5YR3/4	—	cl	2fshk	mfr	gw	1uf	0.4	0.6
3	19-26	10YR6/4	—	sicl	1fshk	mfr	gw	1uf	0.2	0.3
4	26-41	10YR6/4	fif 7.5YR5/8	sicl	1fpl	mfr			0.0	0.2

* Effluent #1 = ROD > 30 < 320 mg/L and TSS < 30 mg/L

* Effluent #1 = $\text{BOD}_5 > 30 \leq 220 \text{ mg/L}$ and $\text{TSS} > 30 \leq 150 \text{ mg/L}$

* Effluent #2 = $\text{BOD}_5 \leq 30 \text{ mg/L}$ and $\text{TSS} \leq 30 \text{ mg/L}$

CST Name (Please Print) <u>Darryl Voss</u>		Signature <u>Darryl Voss</u>		CST Number <u>221085</u>	
Address <u>3036 Willow Creek Rd Colgate 53017</u>		Date Evaluation Conducted <u>1-28-20</u>		Telephone Number <u>262-628-2034</u>	

Property Owner Guthrood Family LLCParcel ID # GTNV 322961Page 2 of 43

Boring #

☐ Boring☒ PitGround surface elev. 98.1 ft.Depth to limiting factor 25 in.

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	Soil Application Rate	
									GPD/ft ²	
									*Eff#1	*Eff#2
1	0-9	10YR3/2	—	sil	2fgr	mfr	as	2f-w	0.6	0.8
2	9-19	7.5YR3/4	—	cl	2fslk	mfr	gw	1uf	0.4	0.6
3	19-25	10YR4/4	—	scl	1fslk	mfr	gw	1uf	0.2	0.3
4	25-41	10YR6/4	fif 7.5YR5/8	scl	1fslk-pl	mfr	—	~	0.0	0.2

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	
									GPD/ft ²	
									*Eff#1	*Eff#2

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	
									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

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.

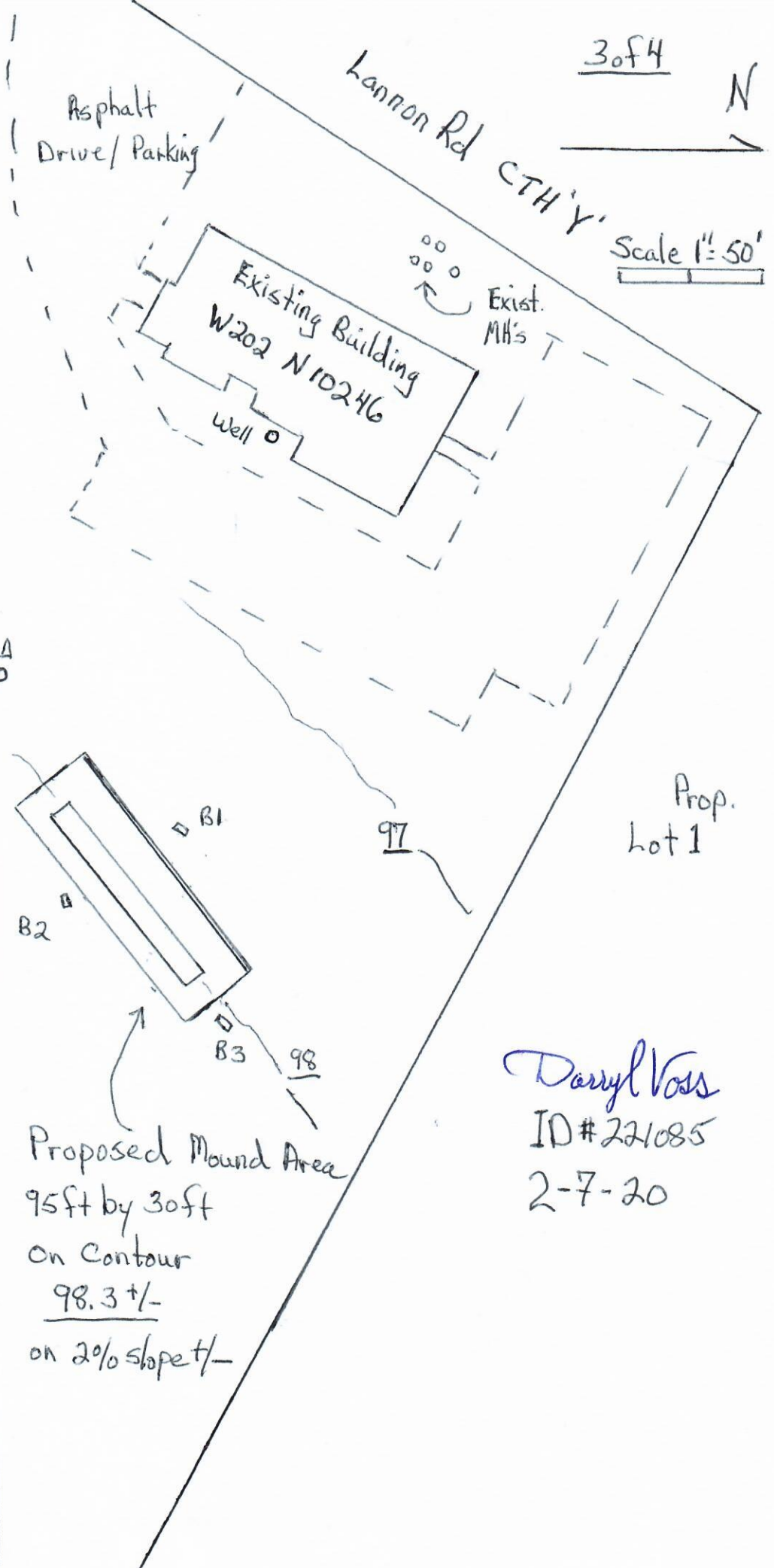
Site Plan

Gutbrod Family LLC

NE+NW of NW

Sec 32-9-20E

Village of Germantown
Washington County



Δ = BM
Assumed
100.0

Nail w/ribbon in
18" dia. tree
1ft above G.S.

Proposed Mound Area
95ft by 30ft
on Contour
98.3 +/-
on 2% slope +/-

Darryl Voss
ID # 221085
2-7-20

Washington County

Planning and Parks Department - Land Use Division

Public Agency Center - Suite 2300, 333 East Washington Street, P.O. Box 2003, West Bend, WI 53095-2003

Phone: (262) 335-4445, Toll Free: 800-616-0446 (Wisconsin Only), FAX: (262) 335-6868

PERMIT APPLICATION REVIEW

Date: 2-18-20 Tax Key # GTNV 322961
 Owners Name: DAVID GUTBRAD (GUTBRAD FAMILY LLC)
 Mailing Address: 5579 E WATERFORD RD
 Phone - Home: 262-644-8778 Work: 262-677-2530 CELL 262-677-2530
 Property Location's Address: W202 N10246 LANNON RD GERMANTOWN WI 53022
 Legal Description: _____ Section 32 Town/City/Village GERMANTOWN
 Lot _____ Block _____ Subdivision _____ CSM# _____
 Project for: [check appropriate boxes]

☒ Commercial	☐ Residential	☐ Detached accessory
☐ New	☒ Existing	☐ Other

Brief description of project: REQUEST TO SUBDIVIDE LAND FROM ONE INTO TWO SEPERATE PROPERTIES.

Following items must be submitted: Full legal description of the property, map, drawn to scale or showing dimensions, including boundaries and dimensions of the property, location and distances from existing and proposed buildings and/or grading/filling/excavating to lot lines, location and distances from private onsite wastewater treatment systems and wells to lot lines and buildings, and an arrow indicating north. If soil borings are required, the system may be condemned as a result of soil conditions observed.

*NOTICE TO APPLICANT: PERMITS MAY ALSO BE REQUIRED FROM OTHER AGENCIES
 INCLUDING COUNTY HIGHWAY DEPARTMENT, TOWN, VILLAGE, CITY,
 STATE DEPARTMENT OF NATURAL RESOURCES, AND/OR ARMY CORPS. OF ENGINEERS.

Please allow a minimum of 24 hours for processing.

(for office use - do not write below this line)

Permit Required Under Chapter 23 or 25	Yes	No	County Permit Issued	Date Issued
Sanitary - Chapter 25	☐	☒	No. _____	_____
Floodplain - Chapter 23	☐	☒	No. _____	_____
Shoreland/Wetland - Ch. 23	☐	☒	No. _____	_____

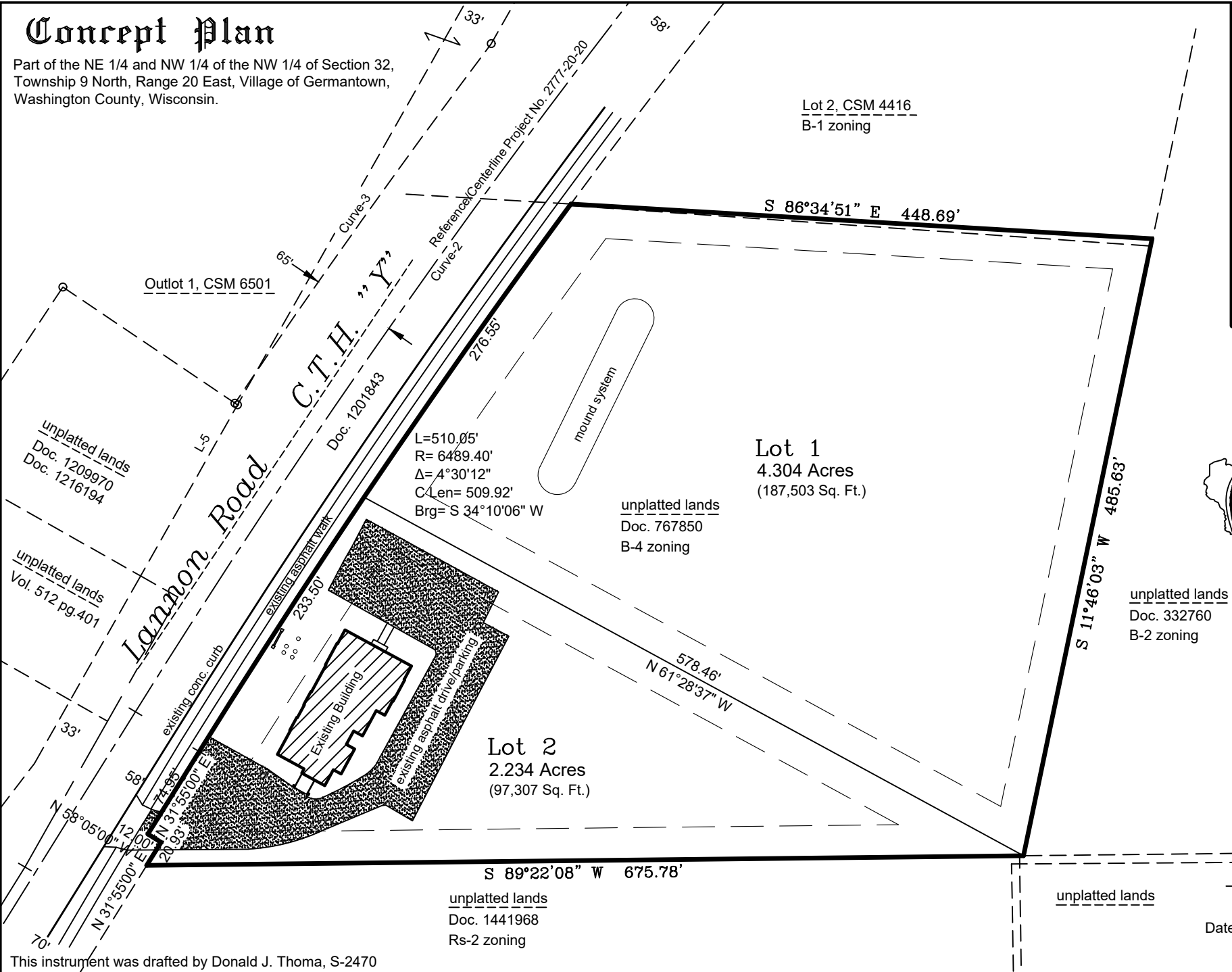
Under Chapter 17	Yes	No	Jurisdiction	
Erosion Control - Chapter 17 - Disturbs > 4,000 Sq. Ft.	☐	☒	County ☐	Town/Village ☐
Stormwater Management - Chapter 17 - Increases Impervious > 20,000 Sq. Ft.	☐	☒	County ☐	Town/Village ☐

Remarks: For Concept Plan for David Gutbrad - Lannon Rd. A soil test was conducted on 11/28/20 and an approved mound site was found for Lot 2. Lot 1 already has an approved mound on Lot 1. Both are suitable for building.

 Authorized Signature

Concept Plan

Part of the NE 1/4 and NW 1/4 of the NW 1/4 of Section 32,
Township 9 North, Range 20 East, Village of Germantown,
Washington County, Wisconsin.



- (r.a.) - means "recorded as"
(meas.) - means "measured as"
- - indicates 1.3"od iron pipe found unless noted.
 - - indicates 1.3" od x 18" iron pipe weighing 1.68 lbs./ft. set.

Bearings are referenced to the Wisconsin State Plane Coordinate System Grid, South Zone. The west line of the NW 1/4 of Sec. 32-9-20 has a grid bearing of N 00°52'46" W.

0 50 100 200
Scale in feet
1" = 100'

SITE PLAN REVIEW

4/13/20 Plan Commission Meeting

Systems Inc. / Monches Construction Co.

Village Planner Report

Germantown, Wisconsin

Summary

Monches Construction, agent for Store Master Fund LLC, property owner and Systems Inc., is seeking approval of site development & building plans for a 8,763 sqft expansion to the existing manufacturing facility located at W194 N11481 McCormick Drive in the Germantown Industrial Park and the construction of nineteen (19) additional parking spaces to the west of the facility.

Location: W194 N11481 McCormick Drive

**Applicant/
Owner:**

Monches Construction
N60W14361 Kaul Ave
Menomonee Falls, WI

STORE Master Funding LLC
W194N11481 McCormick Dr
Germantown, WI

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial	M-1
East	Industrial	M-1
West	Residential	Rs-4/Rd-2



Proposal

Monches Construction, agent for Store Master Fund LLC, property owner and Systems Inc., is seeking approval of site development & building plans for a 8,763 sqft expansion to the existing manufacturing facility located at W194 N11481 McCormick Drive in the Germantown Industrial Park. Nineteen (19) additional parking spaces are also proposed.

Systems Inc. is a leader in the design and manufacture of loading dock equipment. The Systems, Inc. facility in Germantown has been the corporate headquarters since 1979 with another manufacturing facility in Malvern, Arkansas. [Source: www.docksystemsinc.com]. Hours of operation are 6:00 am to 4:00 pm for production, and 8:00 am to 5:00 pm for business operations. Systems Inc. has 95 employees and operates a single shift.

The Systems Inc. site is 6.0 acres in area with an existing 63,704 sqft. manufacturing facility and offices. As presented in the site plans, the proposed expansion includes the following features:

- 8,763 sqft building expansion
- (2) 12'x14' overhead door
- Metal wall panels to closely match existing painted color scheme
- Nineteen (19) additional parking stalls

The additional area will be used for additional equipment fabrication and to improve efficiency. The architectural design and exterior metal wall panels will closely match the existing metal panels and color scheme.

Access to the facility will not change. Nineteen (19) additional parking spaces are proposed to be added to the west of the existing eleven (11) stalls. As a result of the proposed parking improvements, the Department of Public Works has identified a number of additional items that will be required as outlined in a February 27, 2020 memo from the Director of Public Works. A requirement to submit these items has been added as a condition of approval. They shall be submitted to Village Planning and/or Engineering staff for review and approval prior to commencing construction or the expanded parking area. Additional landscaping will be required to meet the requirements of Chapter 17.43(5) Site Plan Approval Requirements.

Staff Analysis/Comments

The Plan Commission approved a site plan for a 20,875 square foot expansion to the existing facility in July of 2014, which was not constructed. In 2017, the Plan Commission approved a 1,826-square foot expansion to the facility which was constructed thereafter.

The zoning for this parcel in the Industrial Park is M-1: Limited Industrial. Subject to the staff recommended conditions herein, the proposed development plans comply with the M-1: Limited Industrial Zoning district regulations.

As the proposed building addition will not include adding additional impervious surface to the site, Planning staff recommends approval of the proposed 8,763-square foot

expansion project and approval of the proposed nineteen (19) parking stalls with conditions to be met and submitted to Village Planning and/or Engineering staff for review and approval prior to occupancy.

The proposed nineteen (19) stall parking expansion is located within a 100'-wide gas pipeline easement owned by the ANR Pipeline Company. The property owner shall obtain approval from ANR Pipeline Company for the 19-stall parking area to be constructed within the existing easement prior to commencing construction of the parking lot expansion. This has been included as a condition of approval.

Public Works

1. Sample manhole will require a seal and a bolt down frame and lid per Village's standard detail.
2. Please refer to the Memo provided by the Director of Public Works dated February 27, 2020.

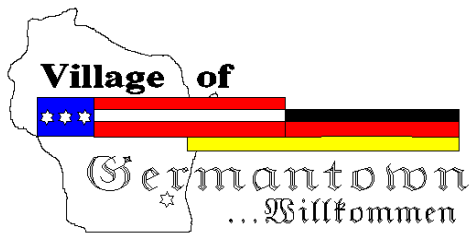
Inspection Services

Inspector services has indicated that the submission of state-approved plans may be required prior to issuing a building permit along with a \$20,000 occupancy bond.

Village Planner Recommendation

APPROVE the site development & building plans for the proposed 8,763 sqft expansion to the existing facility located at W194 N11481 McCormick Drive in the Germantown Industrial Park subject to the following conditions:

1. Approval is for the site development and building plan set dated January 10, 2020 (unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein or by the Plan Commission).
2. All information and additional materials including, but not limited to, the items identified in the Memo from the Public Works Director must be submitted to Village Planning and/or Engineering staff for review and approval prior to commencing construction of the proposed parking expansion (19 stalls).
3. A landscaping plan, meeting the requirements of Chapter 17.43(5) Site Plan Approval Requirements shall be submitted and approved by the Village Arborist and Planning Staff prior to commencement of construction to the expanded parking area.
4. The fire sprinkler system shall be extended to include the new addition unless building code-compliant fire walls separating the new addition are constructed.
5. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
6. State approved plans and a \$20,000 occupancy bond may be required by Inspection Services as part of the building permit application.
7. The property owner shall obtain approval of the 19-stall parking area to be constructed within the existing easement owned by ANR Pipeline Company prior to commencing construction of the parking lot expansion.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : February 27, 2020
Re : Systems inc. Site Plan Review

Items Reviewed:

1. S1.0 Dated: 01-10-20

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
4. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
5. Please add the disturbed area and additional impervious area being added to the table on the site plan.
6. When was the existing parking over the pipeline easement added? It does not appear in an aerial photo from 2018.
7. The proposed plan appears to add over 5,000 SF of additional impervious. Show how compliance with MMSD's green infrastructure requirements are being met.
8. Please provide the following plans for review
 - a. Dimensioned site plan showing parking space dimensions, drive aisle dimensions, paving types, signage, etc.
 - b. A grading plan showing existing and proposed topography
 - c. An erosion control plan
 - d. Construction details



Fee must accompany application

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

PAID

DATE

2-3-20

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

PAUL SEUL
MONCHES CONSTRUCTION CO.
N60 W14361 KAUL AVE
MENOMONEE FALLS, WI 53051

Phone (414) 254-1861

E-Mail paul@monchesconstruction.com

PROPERTY OWNER

STEVE MILLER
SYSTEMS
W194 N11481 McCORMICK DR
GERMANTOWN, WI 53022

Phone (262) 257-7320

E-Mail Steve Miller e Loading
Dock Systems.com

2 PROPERTY ADDRESS

W194 N11481 McCORMICK DRIVE

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

North	South	East	West
<u>HAMPEL CORP</u>	<u>PSM FOODS</u>	<u>NELCO ELECTRIC</u>	<u>RESIDENTIAL</u>

4 READ AND INITIAL THE FOLLOWING:

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

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

Paul Seul 2/3/20
Applicant Date

Steve Miller 2/3/20
Owner Date

MONCHES

Construction Co.

February 3, 2020

Village of Germantown Plan Commission
N112W1701 Mequon Road
Germantown, WI 53022

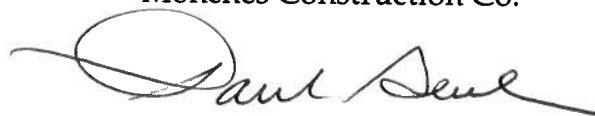
Regarding: Systems Inc., W194 N11481 McCormick Drive

Gentlemen,

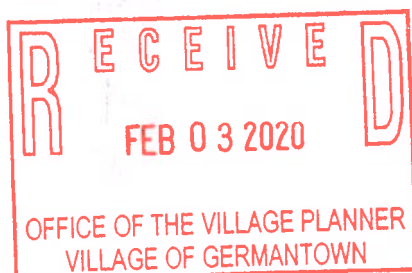
Systems Inc. is desirous of constructing an 8,763 square foot addition to the west side of their existing building. Materials/colors will be similar to the 2017 addition, as well as the height. The addition will allow additional equipment fabrication and efficiency. Additional parking will be added to the west.

Should you have any questions, please contact me.

Sincerely,
Monches Construction Co.



Paul Seul



RECEIVED
FEB 03 2020
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

[illegible]

Drawn By
PS
Date
01-10-20
Scale
1" = 30'-0"
Job Number

Sheet Name

SITE PLAN

Sheet Number

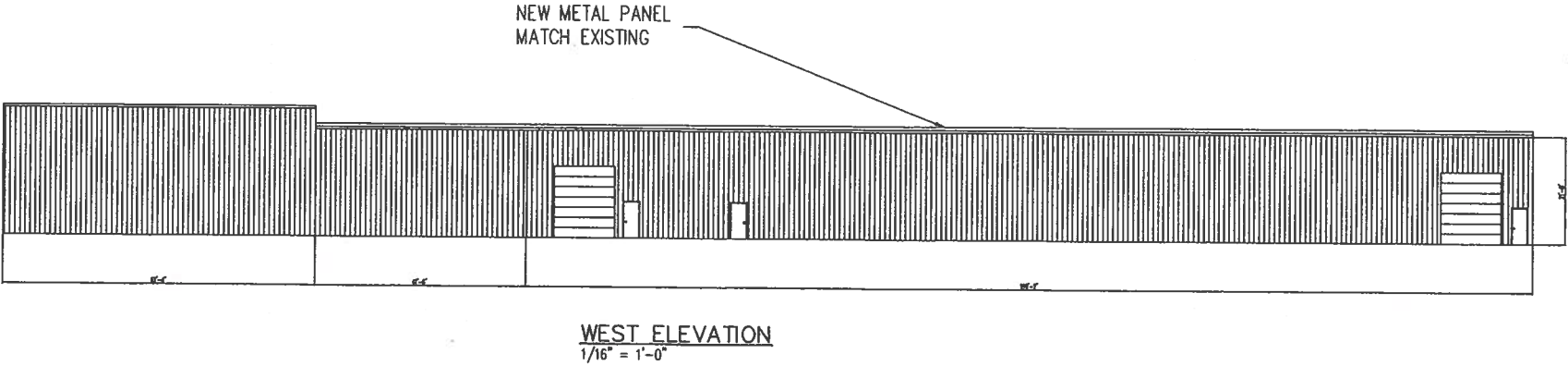
\$1.0

SHEET OF TOTAL SHEETS

"As Built" dimensions may vary slightly

MONCHES
Don't touch Don.
N60 WA361 Kaul Avenue • Meenopace Falls, WI 53051
Phone (414) 254-1861 • Fax (262) 252-4166

**SYSTEMS INC.
W194 N11481 MC CORMICK DRIVE
GERMANTOWN, WISCONSIN**



As Built dimensions may vary slightly

MONCHIES
Construction Co.
1600 WISCONSIN KOD Avenue • Menomonee Falls, WI 53051
Phone (414) 254-1061 • Fax (262) 252-4166

SYSTEMS INC
W194 N11481 MC CORMICK DR.
GERMANTOWN, WISCONSIN

REVISIONS			
Rev.	Date	Description	By
Drawn By PS			
Date 01-10-20			
Scale 1/16" = 1'-0"			
Job Number			
Sheet Name			
ELEVATIONS			
Sheet Number			
A2			
SHEET	OF	TOTAL SHEETS	