

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, JULY 13, 2020 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

NOTICE: Pursuant to the current recommendation of the Centers for Disease Control and Prevention limiting the size of public gatherings, capacity within the Board Room will be limited. Members of the body and citizens may also attend the meeting virtually through the WebEx platform, Meeting #: 126 866 2996 Password: sMD2ShXJx33 which can be accessed by phone at 408-418-9388 or by logging on at

<https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m8939b7add3d555787b7de16a6dbb25b7>

Citizens wishing to view the meeting are encouraged to watch the live broadcast of the meeting through Channel 25 on Spectrum cable, or the livestream on the Village's website. Citizens not wishing to attend the meeting personally or virtually may submit any public comments 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.

- 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, July 13th so that they can be provided to the members for the consideration.
- IV. **APPROVAL OF MINUTES** June 8, 2020
- V. **NEW BUSINESS**
 - A. Badger Lighting & Signs, Agent for Goldendale Road Germantown LLC, Property Owner, Illing Company - W204 N13125 Goldendale Road. Sign Review **[ACTION]**
 - B. Sanford and Sign, Agent for BA Goff LLC, Property Owner, Caliber Collision - W189 N11027 Kleinmann Drive. Sign Review **[ACTION]**
 - C. Veridian Homes, LLC, Agent for VHKE LLC, Property Owner - N104 W14942 Donges Bay Road. Preliminary Subdivision Plat for a 16-Lot Residential Subdivision. **[ACTION]**
 - D. MSI General Corporation, Agent for RA Resource Management LLP, Property Owner, Performance Alloys - N116 W18515 Morse Drive. Site Plan Review for a 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

June 8, 2020

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 pm. The meeting was held as a virtual WebEx meeting.

ROLL CALL: Chairman Dean Wolter, Trustee Rep David Baum, Commissioners Tony Laszewski, Bill Shadid, Bob Williams, Matt Kimmler and Peter Nilles were in attendance. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT: None

APPROVAL OF MINUTES:

MOTION Shadid second Baum to Approve the minutes from 5-11-20.

MOTION carried unanimously.

James & Maureen Dragich - W172 N13186 Division Road and N132 W17073 Rockfield Road, Dragich Auto Sales & Service. The request is for approval of a 2-lot Certified Survey Map, Land Use Plan Amendment from Agricultural/Conservation Residential to Commercial, Rezoning from B-3: General Business and A-2: Agricultural to B-3: General Business and Rs-1: Single-Family Residential and an amendment to CUP #01-76 for the continued operation of an existing auto sales and body shop. Associate Planner Zandt summarized the proposal.

Public Hearing opened at 6:39 pm.

Public Hearing closed at 6:41

MOTION Baum second Shadid to Approve the proposed 2-lot Certified Survey Map (CSM) to reconfigure the 9.23 acres owned by James Dragich located at W172N13186 Division Road and N132W17073 Rockfield Road with the following conditions:

- 1. All technical issues and plan corrections identified by the Village Surveyor (see May 27, 2020 memo) shall be addressed and reflected in revised plans submitted and approved by Village Staff prior to recording.***
- 2. The Zoning Districts listed on the plat shall be corrected to read B-3: General Business District and Rs-1: Single-family Residential District.***

MOTION carried unanimously.

MOTION Baum second Laszewski to Approve the proposed 2020 Land Use Plan (LUP) map amendment to change proposed Lot 1 (1.719 acres) from "Commercial" and "Agricultural/Conservation Residential" to "Commercial", as proposed.

MOTION carried unanimously.

MOTION Baum second Laszewski to Approve rezoning of proposed Lot 1 (1.719 acres) from B-3: General Business and A-2: Agricultural to B-3: General Business, and, proposed Lot 2 (7.090 acres) from A-2: Agricultural to Rs-1: Single-family Residential, as proposed.

MOTION carried unanimously.

MOTION Baum second Shadid to Approve a conditional use permit amendment for the operation of the existing auto sales and body shop located at W172N13186 Division Road to include all of proposed Lot 1 subject to all conditions of CUP #01-76 and the addition of the following conditions:

- 1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit (CUP) application and supporting documents dated May 18, 2020. The size and relative location of those areas within the property from which said uses and activities are permitted are limited to that presented in the site plan and description submitted with the supporting documents. Days and hours of operation shall be limited to those specified in the CUP application (Monday through Friday 8am to 8pm) and supporting documents submitted to the Village. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Planner.***
- 2. This business shall operate consistent with the requirements of Section 10.08 Junk and Junked Vehicles of the Village Code.***

MOTION carried unanimously.

Hampel Corporation - W194 N11551 McCormick Drive. The request is for approval of a conditional use permit and site development for an accessory storage area comprised of up to four 52-foot-high storage silos for the manufacturing facility. Planner Retzlaff summarized the proposal.

Public Hearing opened at 6:53 pm.

Chairman Wolter read an email from Megan Foley, W196 N11530 Shadow Wood Drive, into the record. She had several questions and concerns regarding the proposal.

Public Hearing closed at 6:57 pm.

MOTION Baum second Laszewski to Approve the conditional use permit (CUP) and site development plans for the proposed silo storage facility for the Hampel Corporation facility located at W194 N11551 McCormick Drive subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set with a date stamped as being received by the Village on June 1, 2020.***
- 2. All landscaping, screening, grading, paving, storm water management, utility and other improvements that are not fire-safety related as shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. All technical issues and plan corrections identified by the Public Works Department/Village Engineer in the April 20, 2020 review letter, including final approval of the grading and erosion control plans shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by the Public Works Department prior to issuance of a building permit (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS).***
- 4. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
- 5. The silos and all associated piping and support structures shall be painted to match or be compatible with the existing building.***
- 6. Operation of the silos shall be monitored with respect to noise and any complaints received by the Village concerning the silo filling & dispensing functions over a one (1) year period from the date of commencing operation. If necessary, the operation and***

CUP shall be reviewed for potential changes to the list of conditions including potential limits on the hours of operation (potentially 6:00am to 10:00pm only) and/or require other measures necessary to mitigate noise or other impacts as part of an amended conditional use permit.

- 7. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.***

Planner Retzlaff stated Hampel Corporation had replied to all Ms. Foley's questions and read their responses. Ms. Foley said she appreciated the time it took to answer the questions. Discussion followed. Planner Retzlaff stated staff is satisfied that concerns for the adjacent residential area have been addressed because the proposed silos location is about as far away as possible from the residential area. He stated Hampel had done a good job of mitigating any impact to the residential area.

Chairman Wolter asked if Hampel was required to report to the EPA or the State. Paul Lorge, Hampel Corporation, stated they are not required to report to the EPA, but they do file regular reports to the DNR regarding water flow on a quarterly basis. Ms. Foley asked if there was anything to be concerned about regarding polluting the water supply in the neighborhood. Chairman Wolter said they had not received any complaints or had been contacted by the DNR.

MOTION carried unanimously.

Menard Inc. - W186 N9754 Appleton Avenue. The property owner has submitted Rezoning, Conditional Use Permit and Site Development and Building Plan applications in support of a proposed storage yard expansion, warehouse addition, building addition and exterior remodeling to the existing store. The Rezoning and Conditional Use Permits were approved at the May 11th Plan Commission meeting and the Site Plan was tabled until revised plans for the shared entry drive were submitted. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the site development and building plans for the proposed storage yard expansion, warehouse addition, building addition & exterior remodeling to the existing Menards home improvement and retail store located at W186 N9754 Appleton Avenue subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the revised Site Plan (sheet CT1) dated May 21, 2020 and building plan set dated as set forth below unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission:***
 - Landscaping & Lighting Plans dated October 15, 2019***
 - Architecture & Building Elevation Plans dated October 3, 2019***
 - Engineering Site Plan dated February 24, March 5 & May 21, 2020***
- 2. All landscaping, screening, grading, paving, storm water management, utility and other improvements that are not fire-safety related as shown on the approved site plans shall***

be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.

- 3. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.*
- 4. All technical issues and plan corrections identified by the Public Works Department/Village Engineer in the June 4, 2020 November 11, 2019 review letter, including final approval of the engineering plans and stormwater management report, shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by the Public Works Department prior to issuance of a building permit (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS).*
- 5. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.*
- 6. Relocation of the storage yard access gate/canopy to the southeast side of the retail building shall include ~~requires the construction of a wall or fence between the existing building and the gate/canopy structure. Menards shall install the same 14' high wood "privacy" fence/wall that is installed around other portions of the storage yard. Menards shall be responsible for the installation and ongoing maintenance of the approved landscaping along the outside of the wall to ensure the appearance of the fence/wall does not become dilapidated or a visual eyesore (as a result of staining, mold, etc.).~~*

MOTION to Amend Baum second Shadid to add condition #7 that driveway striping be included as referenced in the Village Engineers comments.

MOTION to Amend carried 6-1 (Nilles).

MOTION to Amend Baum second Shadid to add condition #8 to add striping to replace the medium island.

MOTION to Amend carried 6-1 (Nilles).

Commissioner Nilles asked if Steins had been invited to the discussions with the engineer to figure out a solution or if they had hired a professional traffic engineer. Tyler Edward, Menards, said they had not talked to Steins or hired a professional engineer because the traffic is not changing at all. Planner Retzlaff explained the consulting Village Engineer was presented with the revised plans and reviewed the information with their staff and if further addressing by a traffic engineer was needed to advise that was needed. In response we got the comments we received. He said we could require, as a condition of approval, that Menards monitor the situation and if this fix does not work, they would need to come back with something different. Chairman Wolter stated if the conditions as presented are not a workable solution we will definitely hear about it and he would be curious if there are any known accidents over the next 3 to 5 years.

MOTION carried 6-1 (Nilles).

Kurt & Hannah Degner - W146 N10906 Heritage Parkway The request is for approval to construct a privacy fence in a front yard at a height of 6 feet on the residential lot. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed installation of a fence 6' in height along the Lincoln Drive front/street yard for the residential lot located at W146 N10906 Heritage Parkway.

Chairman Wolter asked the Degner's if they had talked to the neighbors about the fence. Ms. Degner said she had and that the neighbors were happy about it.

MOTION carried unanimously.

North Shore Environmental Construction - N117 W18493 Fulton Drive The request is for approval of site development and building plans for a 15,950 square foot expansion to the existing office/warehouse building. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the site development & building plans for North Shore Environmental for a 15,950- square foot expansion to the existing office/warehouse building located on a 2.6-acre parcel at N117W18493 Fulton Drive in the Germantown Industrial Park subject to the following (10) conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural and engineering plan set dated May 27, 2020 and supporting documents including a May 21, 2020 letter from Keith Hitzke, North Shore Environmental, unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission.***
- 2. All landscaping, screening, grading, paving, storm water management, utility and other improvements that are not fire-safety related as shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. All technical issues, corrections and plan requirements identified by the Public Works Department staff (see June 2, 2020 Memo from the Director of Public Works) shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of a building permit.***
- 4. Additional architectural detail should be added to the east façade of the building. The details shall be submitted and approved by the Village Planner prior to the issuance of a building permit.***
- 5. Two (2) additional street trees shall be installed along the north property line to provide a better visual screen from the street. A revised landscaping plan shall be prepared and submitted to the Village Planner for review and approval prior to issuance of a building permit.***
- 6. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application (in addition to the bonding requirements of Section 11.071).***
- 7. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
- 8. The Developer shall provide a detailed roof plan showing all rooftop mechanicals and screening to be added to the facility addition to the Village Planner for review and approval prior to issuance of a building permit.***
- 9. A new driveway permit for the widened driveway shall be obtained from the Department of Public Works prior to the issuance of a building permit.***
- 10. All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed***

and approved under a separate application by the Plan Commission.

Chairman Wolter said he appreciated North Shore Environmental staying in Germantown and expanding their company.

MOTION carried unanimously.

KwikTrip - W188 N10963 Maple Road The request is for approval of a revised monument sign and electronic message center for the convenience store.

MOTION Baum second Shadid to Approve the proposed monument sign revisions and electronic message center (EMC) for Kwik Trip located at W188 N10963 Maple Road subject to the following conditions:

- 1. A separate electrical permit shall be obtained from Inspection Services prior to installation.***
- 2. All electronic components shall be labeled by a licensed lab and inspected prior to or concurrent with installation.***
- 3. Kwik Trip shall provide written evidence to the Zoning Administrator from the sign manufacturer and/or installer that the electronic message board complies with the automatic light level adjustment and other operational requirements prior to issuance of an electrical permit as required under 17.46(7)(h)6. and (h)7. of the Zoning Code.***
- 4. Kwik Trip shall operate and maintain the electronic message board in compliance with the message display appearance, duration/timing and all other requirements under 17.46(7)(h) at all times.***

MOTION carried unanimously.

Dielectric Mfg - W206 N12865 Gateway Court The request is for approval for one wall sign and one ground sign. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the proposed wall and ground signs for Dielectric Manufacturing subject to the following conditions:

- 8. A landscaping plan (three feet on all sides of the ground sign) shall be submitted and approved by the Village Planner prior to the installation of the landscaping and within 60 days of building occupancy.***
- 9. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.***

MOTION approved unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:00 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

SIGN REVIEW

7/13/20 Plan Commission Meeting

Badger Lighting & Signs / Illing Company

Village Planner Report

Germantown, Wisconsin

Summary

Badger Lighting & Signs, agent for Illing Company, property owner, is requesting approval for two wall signs, two ground signs, and directional signage for the Illing Company property located at W204N13125 Goldendale Road.

Location: W204N13125 Goldendale Road

Agent/

Property Owners: Badger Lighting & Signs
16271 Lincoln Ave
New Berlin, WI 53151

Illing Company
W204N13125 Goldendale Road
Richfield, WI 53076

Zoning: M-1: Limited Industrial

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



Background/Proposal

Badger Lighting & Signs, agent for Illing Company, property owner, is requesting approval for two wall signs, two ground signs, and directional signage for the Illing Company property located at W204N13125 Goldendale Road.

Ground Signs

- 5' x 16' (80 square feet per side; 160 square feet total) double-sided, internally illuminated aluminum cabinet to be located in the northeast corner of the property. The sign cabinet will be placed on an approximately 3'4" tall brick layered base with concrete pad (total height of 8'8"). A Landscaping plan has been submitted and meets the required 3' minimum on all sides of the base of the sign. The white background on the sign is opaque and only the letters will be illuminated at night, per Village code. 5" address coordinates will be located on the base of the sign.
- 3'2" x 10' (32 square feet per side; 64 square feet total) double-sided, internally illuminated aluminum cabinet to be located along the east property line, just north of the driveway entrance off Goldendale Road. The sign cabinet will be placed on an approximately 2'8" tall brick layered base with concrete pad (total height of 6'1"). A Landscaping plan has been submitted and meets the required 3' minimum on all sides of the base of the sign. The white background on the sign is opaque and only the letters will be illuminated at night, per Village code. 5" address coordinates will be located on the base of the sign.

Wall Signs

- Two (2) 45-square foot, LED internally illuminated vinyl channel letters, attached with raceway mounts. The signs will be placed on the north and east elevations of the building.

Directional Signage

- Three (3) 4.92-square foot double-sided, non-illuminated aluminum post and panel signs to be installed with concrete footings.
- One (1) 5.74-square foot double-sided, non-illuminated aluminum post and panel signs to be installed with concrete footings.

Staff Comments

The proposed signs meet the Village's sign requirements. Electrical permits will be required from Inspection Services prior to the installation of electrical components.

Village Planning Staff Recommendation

APPROVE the proposed ground, wall, and directional signs for Illing Company subject to the following condition:

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



Village of



Germantown

...Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid ✓

Date 5-14-20

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Muntz W
Badger Lighting & Signs
16271 Lincoln Ave
New Berlin, WI 53151
Phone (262) 993-4076
Fax (262) 505-5375
E-Mail muntzwis@yahoo.com

PROPERTY OWNER

Illing Company
W204 N12125 Goldendale Road
Germantown, WI 53072
Phone (262) 253-4052 (Keith)

2 PROPERTY ADDRESS OR GENERAL LOCATION

W204 N12125 Goldendale Road

3 SIGN INFORMATION See attached

Sign Dimensions _____ height x _____ width
Number of Sides _____
Total Square Footage of Sign (include all sides) _____
Total height of the Sign _____
Is the Sign to be illuminated _____ yes _____ no
Type of Sign Construction Materials _____
Distance to Closest Property Line _____

Single/Multi Tenant (circle one)
Building Frontage SF _____

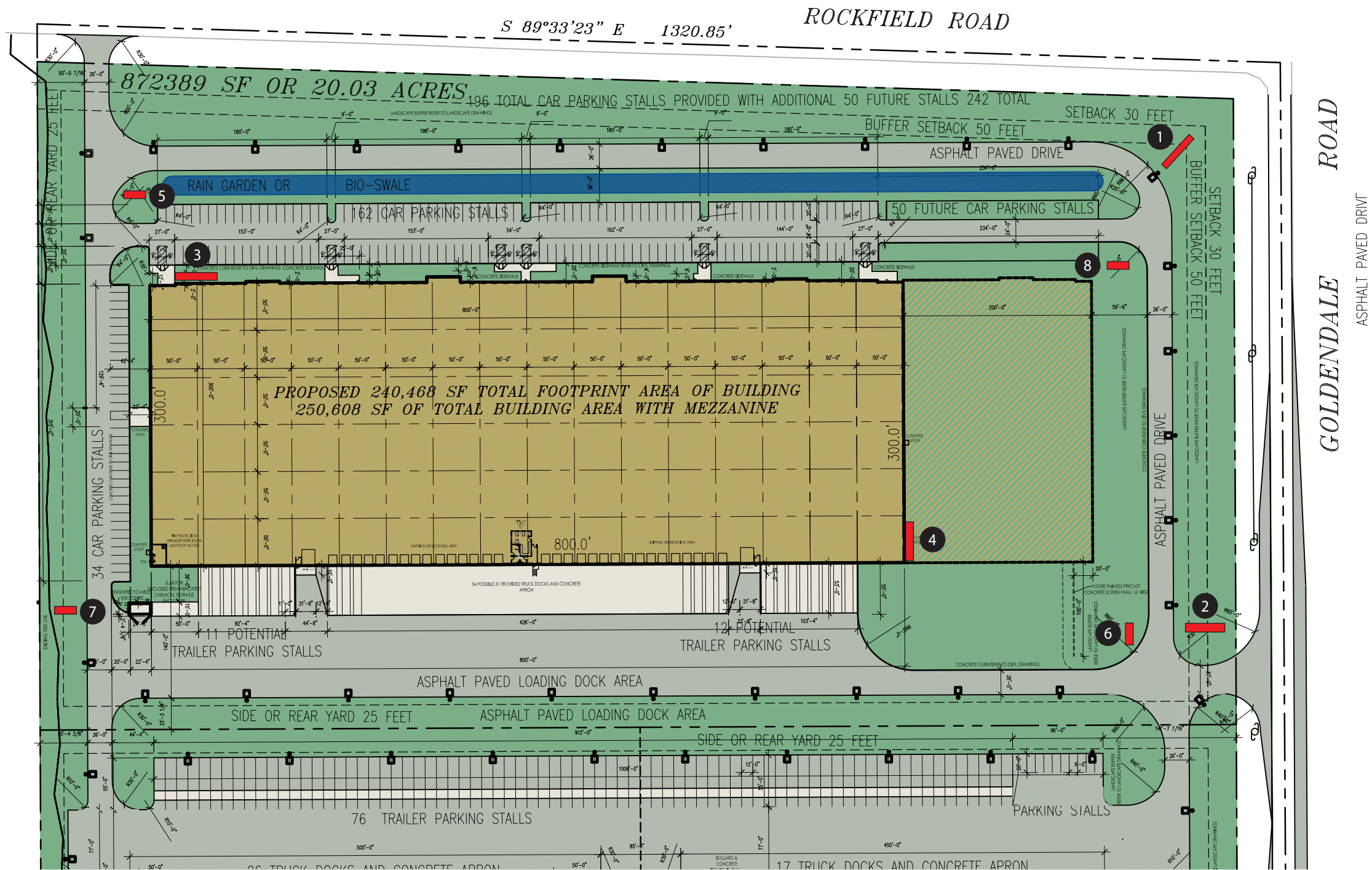
Are there any existing signs on the property NO
If yes, what is the total Square Footage of existing signs N/A

What are the intentions for the existing signs: Take down _____ Remain _____

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

Muntz W 5/12/2020
Applicant Date

Keith 5/14/20
Owner Date



GENERAL SPECIFICATIONS:

- 1 LARGE (ROUTED FACE) MONUMENT (DOUBLE SIDED)
- 2 SMALL (ROUTED FACES) MONUMENT(DOUBLE SIDED)
- 3 NORTH CHANNEL LETTERS
- 4 EAST CHANNEL LETTERS
- 5 STAFF POST N PANEL (DOUBLE SIDED)
- 6 TRUCK OFFICE POST N PANEL (DOUBLE SIDED)
- 7 TRUCK EXIT POST N PANEL (DOUBLE SIDED)
- 8 OFFICE POST N PANEL (DOUBLE SIDED)



ACCOUNT: ILLING COMPANY, INC. DESIGNER: LM
LOCATION: GERMANTOWN, WISCONSIN DATE: 06-23-2020
SALES REP: MARTY WESTBERG DRAWING: SITE PLAN_07
CUSTOMER APPROVAL: _____ NAME _____
AUTHORIZED SIGNATURE _____ DATE _____ **DRAWING NOT TO SCALE**



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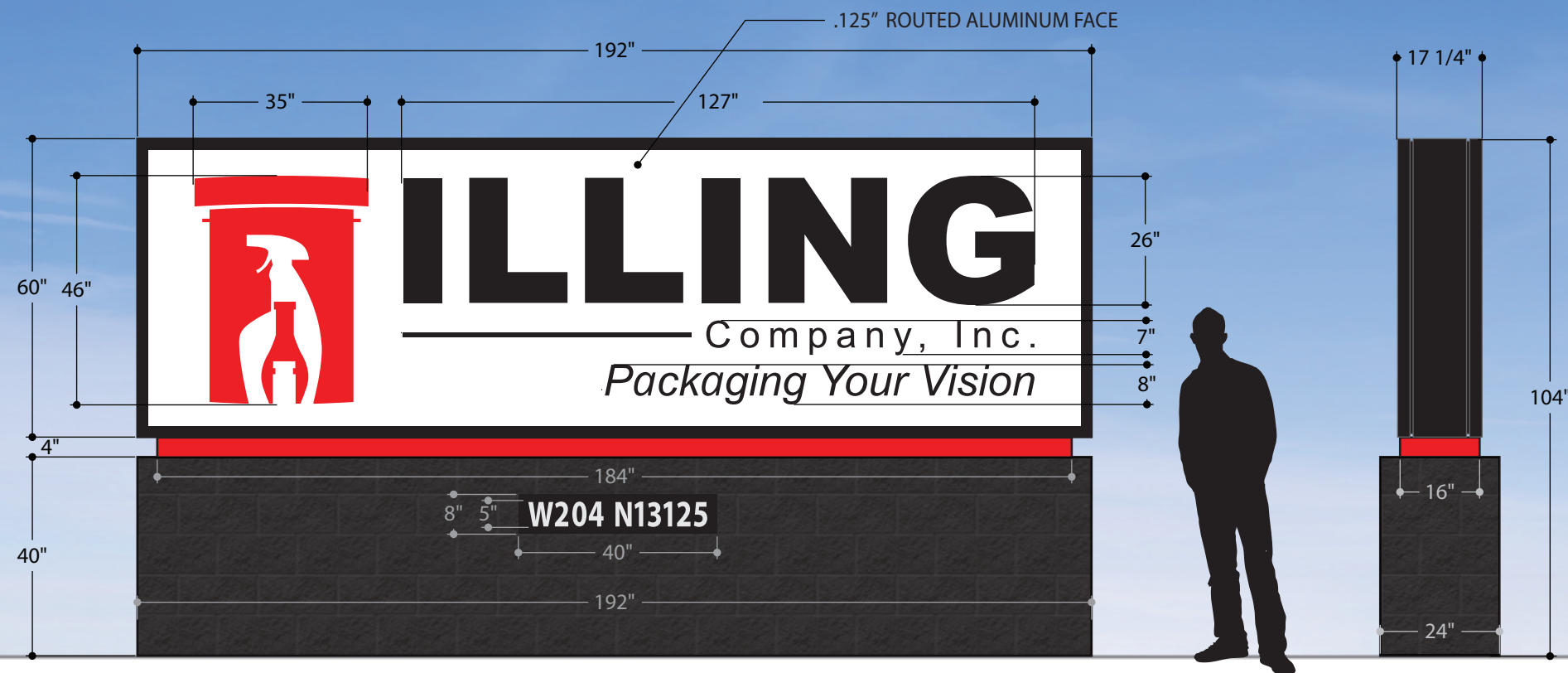


☐ READY FOR PRODUCTION ☐ MISSING INFORMATION: ☐ COLOR(S) ☐ ACCURATE SIZE(S) ☐ OTHER _____
☐ CORRECT COPY ☐ ARTWORK _____

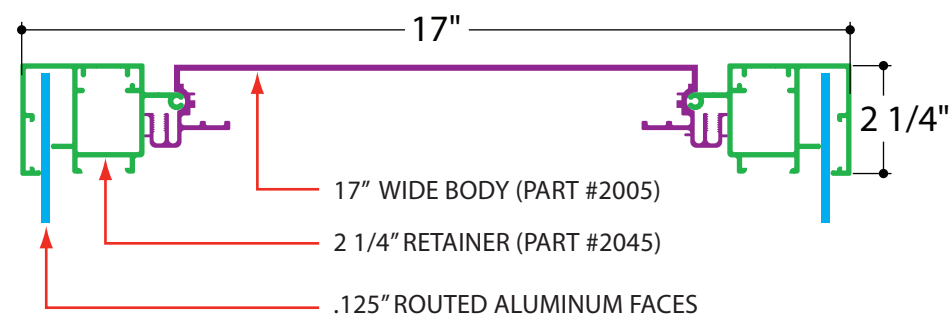
ELECTRICAL LOCATION:
☒ 120 V ☐ 277 V ☐ NON-ILLUMINATED ☐ LFT ☒ CTR ☐ RGT

NOTE: THE COLORS SHOWN IN THIS DRAWING ARE CONCEPTUAL ONLY AND DO NOT REPRESENT ACTUAL PAINT, VINYL, ACRYLIC OR LIGHTING COLORS. ACTUAL SAMPLES MAY BE PROVIDED UPON CUSTOMER'S REQUEST.

1 LARGE MONUMENT



WIDE BODY WITH 2 1/4" RETAINERS



NIGHT VIEW



GENERAL SPECIFICATIONS:

ONE (1) DOUBLE SIDED LED ILLUMINATED CABINET WITH ROUTED ALUMINUM FACES, ALUMINUM REVEAL & SPLIT FACE BLOCK BASE

EXTRUDED 17" DEEP ALUMINUM CABINET WITH 2.25" RETAINERS AND MAP SATIN BLACK PAINTED FINISH

.125" ROUTED ALUMINUM FACES TO BE PAINTED SATIN WHITE WITH .177" WHITE LEXAN BACKING AND 3M TRANSLUCENT RED AND BLACK DUAL COLOR VINYL

CABINET TO BE INTERNALLY ILLUMINATED WITH WHITE LED LIGHTING SYSTEM

ONE (1) 4" ALUMINUM REVEAL TO BE PAINTED MAP RED (PANTONE 1797C)

TWO (2 TOTAL) .125" DIBOND PANELS TO BE PAINTED SATIN BLACK WITH 3M REFLECTIVE WHITE VINYL OVERLAY

SPLIT FACE BLOCK BASE TO BE PAINTED CONCRETE BLACK TO BY BADGER LIGHTING & SIGNS

SIGN TO BE INSTALLED WITH ONE (1) 4" SQUARE STEEL POLE (SCHEDULE 40 - 1/4" WALL) & TYPICAL CONCRETE FOOTING

INSTALLATION ACCORDING TO NEC CODE #600

ELECTRICAL REQUIREMENTS: CUSTOMER TO PROVIDE FINAL ELECTRICAL CONNECTION

SQUARE FOOTAGE:

60"x 192": 80.00 SQ.FT.

- MAP SATIN BLACK PAINTED FINISH
- MAP SATIN WHITE PAINTED FINISH
- MAP RED (PANONE 1797C) PAINTED FINISH
- 3M DUAL- COLOR BLACK FILM (3635-222) VINYL
- 3M TRANSLUCENT RED (3630-33) VINYL PANTONE 1797C
- 3M REFLECTIVE WHITE (280-10) VINYL



ACCOUNT: ILLING COMPANY, INC. DESIGNER: LM
LOCATION: GERMANTOWN, WISCONSIN DATE: 6-24-2020
SALES REP: MARTY WESTBERG DRAWING: LARGE MONUMENT_05
CUSTOMER APPROVAL: _____ NAME
AUTHORIZED SIGNATURE DATE **DRAWING NOT TO SCALE**



New Berlin, Wisconsin
Phone: (262) 787-8000 Fax: (262) 787-8040
www.badgerlightingandsigns.com

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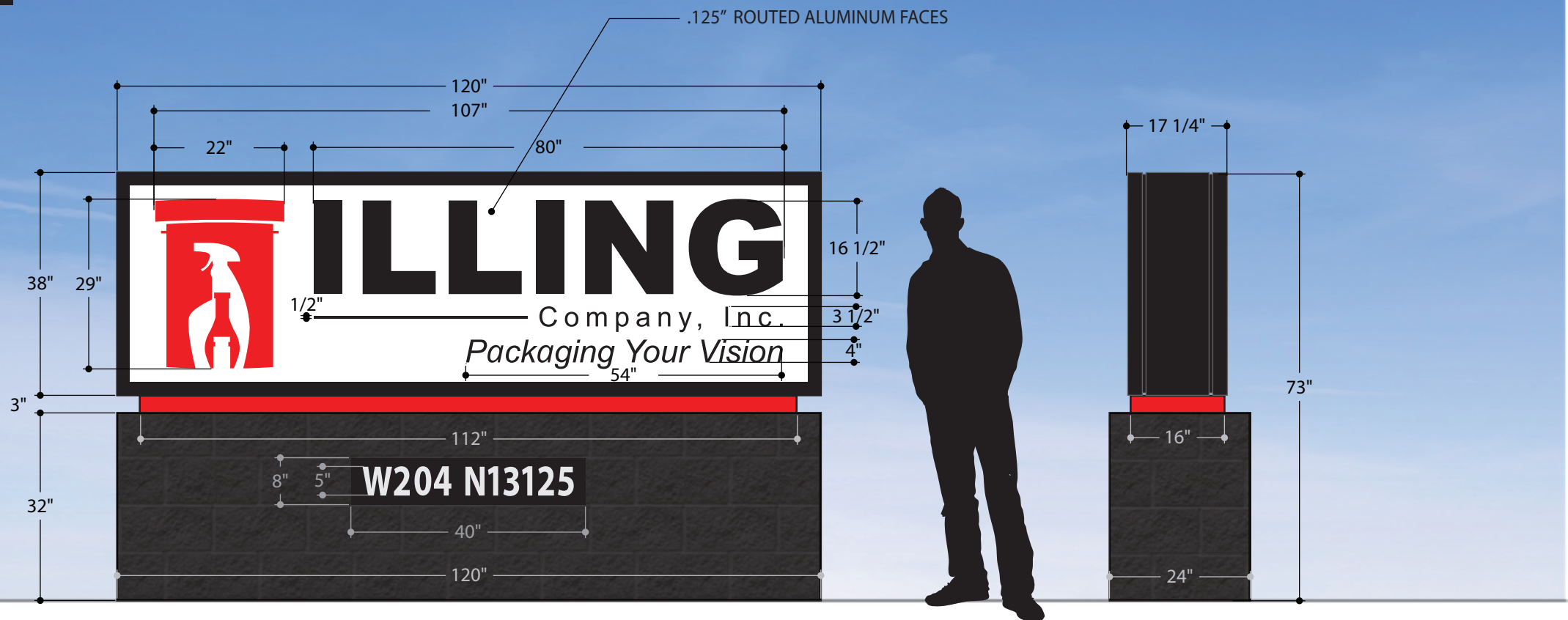


☐ READY FOR PRODUCTION ☐ MISSING INFORMATION: ☐ COLOR(S) ☐ ACCURATE SIZE(S) ☐ OTHER _____
☐ CORRECT COPY ☐ ARTWORK _____

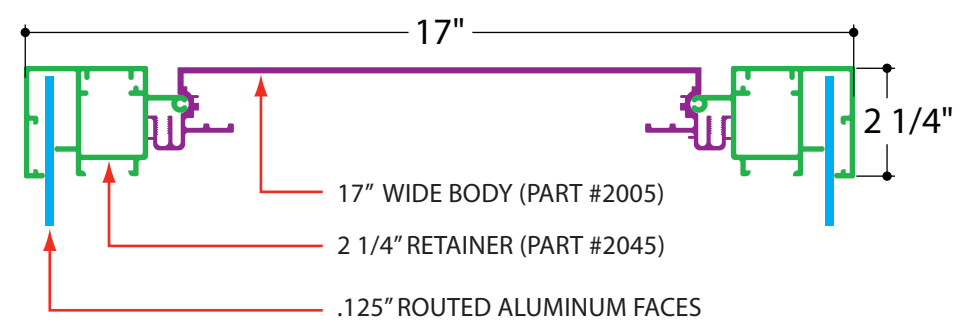
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2 SMALL MONUMENT



WIDE BODY WITH 2 1/4" RETAINERS



NIGHT VIEW



GENERAL SPECIFICATIONS:

- ONE (1) DOUBLE SIDED LED ILLUMINATED CABINET WITH ROUTED ALUMINUM FACES, ALUMINUM REVEAL & SPLIT FACE BLOCK BASE
- EXTRUDED 17" DEEP ALUMINUM CABINET WITH 2.25" RETAINERS AND MAP SATIN BLACK PAINTED FINISH
- .125" ROUTED ALUMINUM FACES TO BE PAINTED SATIN WHITE WITH .177" WHITE LEXAN BACKING AND 3M TRANSLUCENT RED AND BLACK DUAL COLOR VINYL
- CABINET TO BE INTERNALLY ILLUMINATED WITH WHITE LED LIGHTING SYSTEM
- ONE (1) 3" ALUMINUM REVEAL TO BE PAINTED MAP RED (PANTONE 1797C)
- ONE (1) .125" DIBOND PANEL TO BE PAINTED SATIN BLACK WITH 3M REFLECTIVE WHITE VINYL OVERLAY
- SPLIT FACE BLOCK BASE TO BE PAINTED CONCRETE BLACK TO BY BADGER LIGHTING & SIGNS
- SIGN TO BE INSTALLED WITH ONE (1) 4" SQUARE STEEL POLE (SCHEDULE 40 - 1/4" WALL) & TYPICAL CONCRETE FOOTING
- INSTALLATION ACCORDING TO NEC CODE #600

ELECTRICAL REQUIREMENTS: CUSTOMER TO PROVIDE FINAL ELECTRICAL CONNECTION

SQUARE FOOTAGE:

38" X 120": 31.67 SQ.FT.

- MAP SATIN BLACK PAINTED FINISH
- MAP SATIN WHITE PAINTED FINISH
- MAP RED (PANONE 1797C) PAINTED FINISH
- 3M DUAL- COLOR BLACK FILM (3635-222) VINYL
- 3M TRANSLUCENT RED (3630-33) VINYL PANTONE 1797C
- 3M REFLECTIVE WHITE (280-10) VINYL



ACCOUNT: ILLING COMPANY, INC. DESIGNER: LM

LOCATION: GERMANTOWN, WISCONSIN DATE: 6-16-2020

SALES REP: MARTY WESTBERG DRAWING: SMALL MONUMENT_05

CUSTOMER APPROVAL: _____ NAME _____

AUTHORIZED SIGNATURE _____ DATE _____

DRAWING NOT TO SCALE

☐ READY FOR PRODUCTION ☐ MISSING INFORMATION: ☐ COLOR(S) ☐ ACCURATE SIZE(S) ☐ OTHER _____

☐ CORRECT COPY ☐ ARTWORK _____

ELECTRICAL ☒ 120 V ☐ 277 V ☐ NON-ILLUMINATED LOCATION: ☐ LFT ☒ CTR ☐ RGT



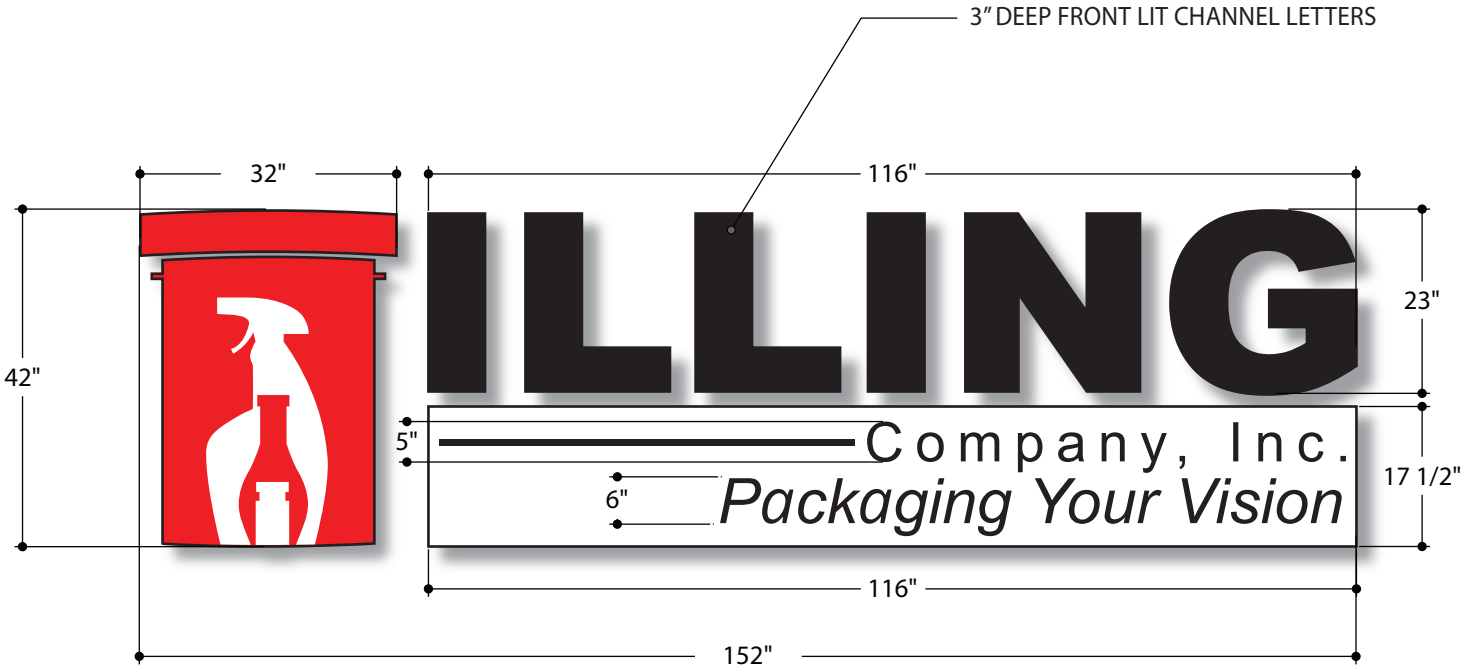
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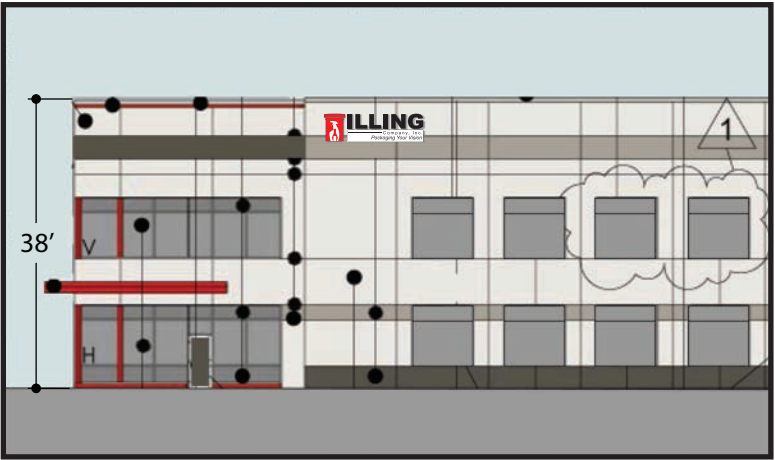
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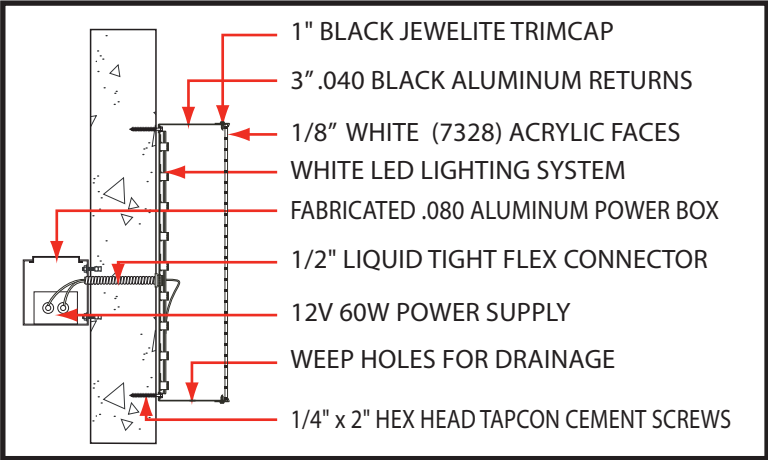
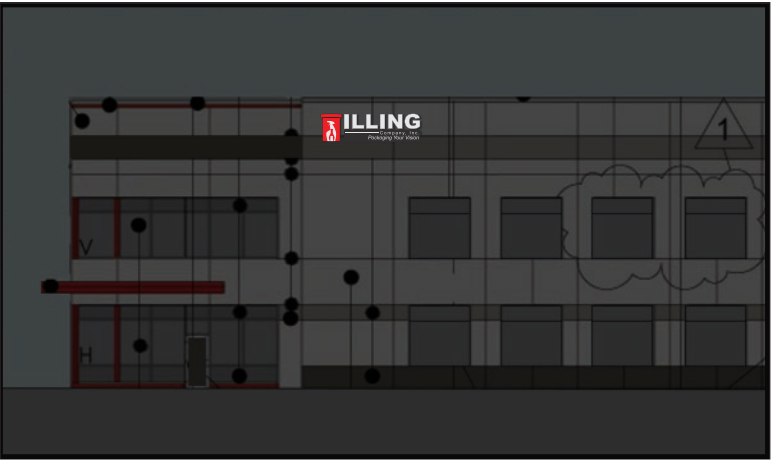
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DAYTIME VIEW



NIGHT VIEW



GENERAL SPECIFICATIONS:

ONE (1) SET OF INTERNALLY ILLUMINATED LED CHANNEL LETTERS FOR NORTH ELEVATION

FABRICATED 3" DEEP .040 BLACK ALUMINUM RETURNS

1/8" WHITE (#7328) ACRYLIC FACES WITH 1" BLACK JEWELITE TRIM CAP

3M TRANSLUCENT RED, WHITE MATTE BLOCKOUT FILM & DUAL-COLOR BLACK FILM OVERLAY

LETTERS TO BE INTERNALLY ILLUMINATED WITH WHITE LED LIGHTING SYSTEM

CHANNEL LETTERS TO BE FLUSH MOUNTED TO FACADE

***SURVEY NEEDED PRIOR TO PRODUCTION TO CONFIRM SIZES**

ELECTRICAL: LOCATION FOR POWER CONNECTION TO BE LOCATED MIDDLE BACK UNLESS OTHERWISE STATED BY CUSTOMER

ELECTRICAL REQUIREMENTS: CUSTOMER TO PROVIDE FINAL ELECTRICAL CONNECTION

SQUARE FOOTAGE:
42" x 152": 44.33 SQ.FT.

-  3" BLACK RETURNS & 1" JEWELITE TRIM CAP
-  1/8" WHITE (7328) ACRYLIC FACES
-  3M TRANSLUCENT RED (3630-33) VINYL PANTONE 1797C
-  3M WHITE MATTE BLOCKOUT FILM (3635-20B)
-  3M DUAL-COLOR FILM BLACK (3635-222) VINYL



ACCOUNT: ILLING COMPANY, INC. DESIGNER: LM

LOCATION: GERMANTOWN, WISCONSIN DATE: 6-15-2020

SALES REP: MARTY WESTBERG DRAWING: NORTH CHANNELS_05

CUSTOMER APPROVAL: _____ NAME _____

AUTHORIZED SIGNATURE _____ DATE _____

DRAWING NOT TO SCALE

☐ READY FOR PRODUCTION ☐ MISSING INFORMATION: ☐ COLOR(S) ☐ ACCURATE SIZE(S) ☐ OTHER _____

☐ CORRECT COPY ☐ ARTWORK _____

ELECTRICAL: ☒ 120 V ☐ 277 V ☐ NON-ILLUMINATED LOCATION: ☐ LFT ☒ CTR ☐ RGT



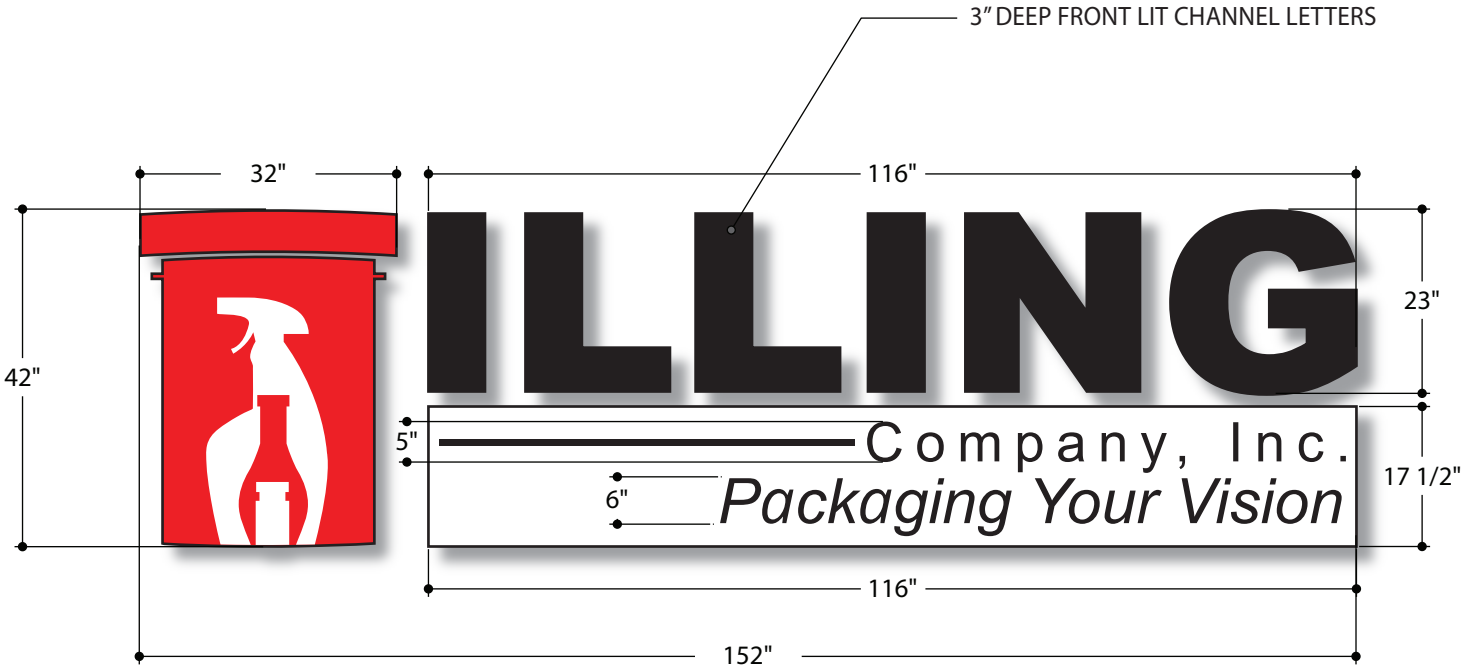
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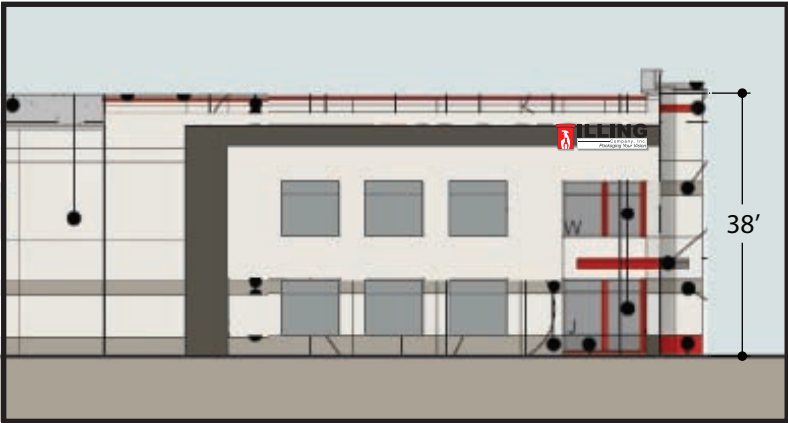
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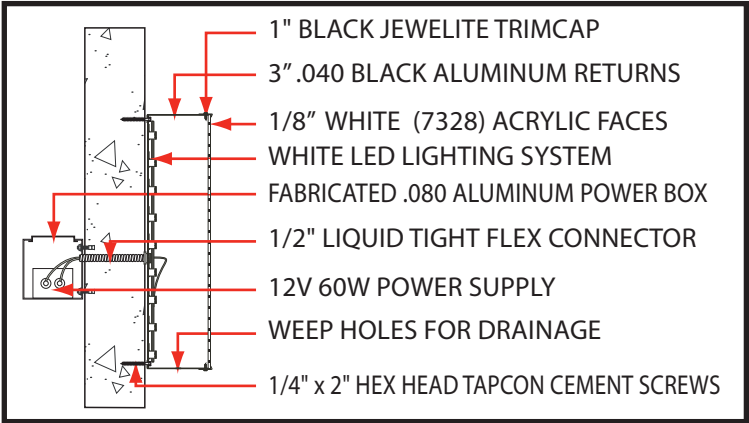
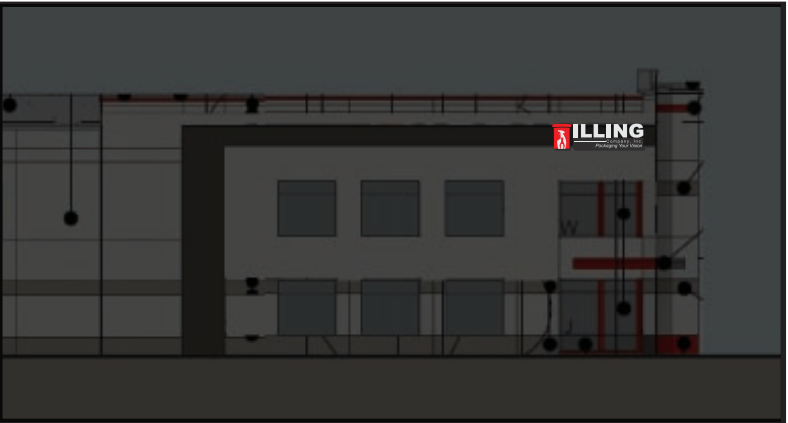
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DAYTIME VIEW



NIGHT VIEW



GENERAL SPECIFICATIONS:

ONE (1) SET OF INTERNALLY ILLUMINATED LED CHANNEL LETTERS FOR EAST ELEVATION

FABRICATED 3" DEEP .040 BLACK ALUMINUM RETURNS

1/8" WHITE (#7328) ACRYLIC FACES WITH 1" BLACK JEWELITE TRIM CAP

3M TRANSLUCENT RED, WHITE MATTE BLOCKOUT FILM & DUAL-COLOR BLACK FILM OVERLAY

LETTERS TO BE INTERNALLY ILLUMINATED WITH WHITE LED LIGHTING SYSTEM

CHANNEL LETTERS TO BE FLUSH MOUNTED TO FACADE

***SURVEY NEEDED PRIOR TO PRODUCTION TO CONFIRM SIZES**

ELECTRICAL: LOCATION FOR POWER CONNECTION TO BE LOCATED MIDDLE BACK UNLESS OTHERWISE STATED BY CUSTOMER

ELECTRICAL REQUIREMENTS: CUSTOMER TO PROVIDE FINAL ELECTRICAL CONNECTION

SQUARE FOOTAGE:
42" x 152": 44.33 SQ.FT.

- 3" BLACK RETURNS & 1" JEWELITE TRIM CAP
- 1/8" WHITE (7328) ACRYLIC FACES
- 3M TRANSLUCENT RED (3630-33) VINYL PANTONE 1797C
- 3M WHITE MATTE BLOCKOUT FILM (3635-20B)
- 3M DUAL-COLOR FILM BLACK (3635-222) VINYL



ACCOUNT: ILLING COMPANY, INC. DESIGNER: LM

LOCATION: GERMANTOWN, WISCONSIN DATE: 6-16-2020

SALES REP: MARTY WESTBERG DRAWING: EAST CHANNELS_06

CUSTOMER APPROVAL: _____ NAME _____

AUTHORIZED SIGNATURE _____ DATE _____ **DRAWING NOT TO SCALE**

☐ READY FOR PRODUCTION ☐ MISSING INFORMATION: ☐ COLOR(S) ☐ ACCURATE SIZE(S) ☐ OTHER _____

☐ CORRECT COPY ☐ ARTWORK _____

ELECTRICAL LOCATION:

☒ 120 V ☐ 277 V ☐ NON-ILLUMINATED ☐ LFT ☒ CTR ☐ RGT



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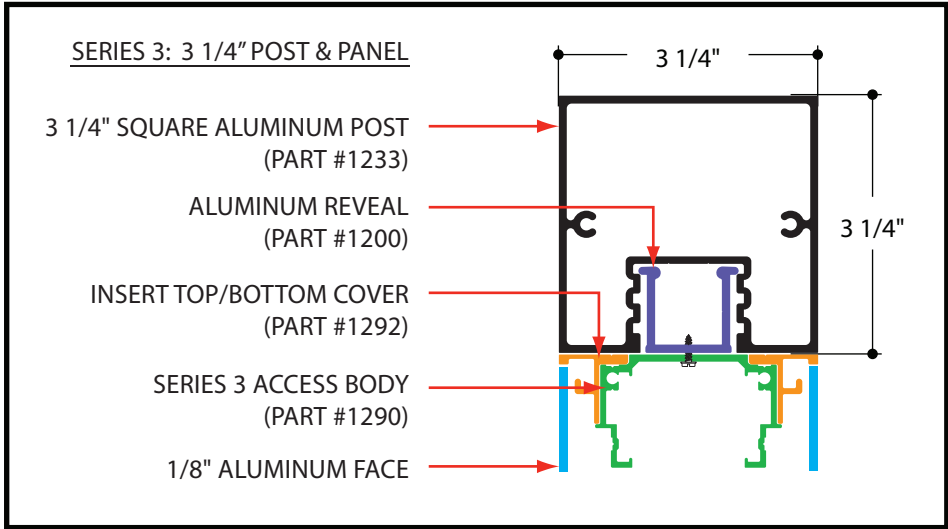
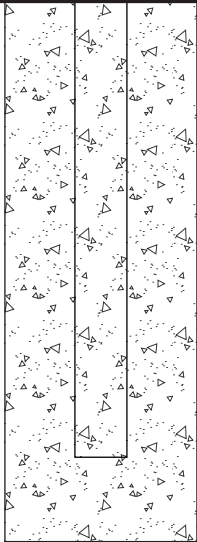
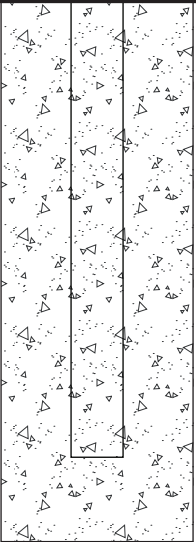
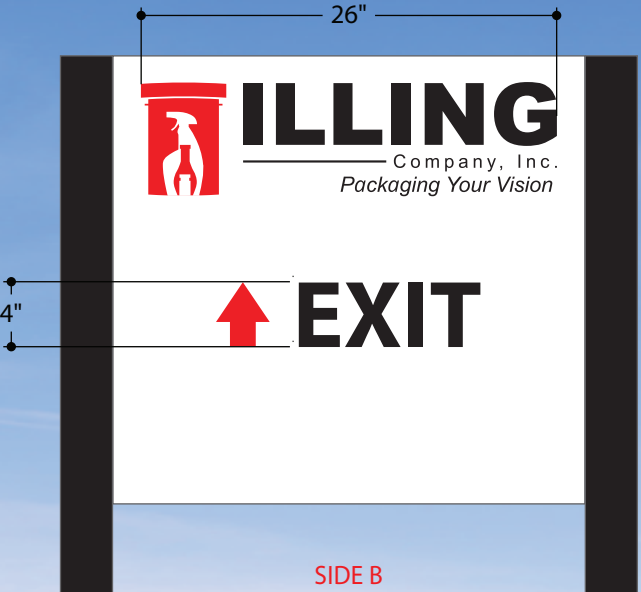
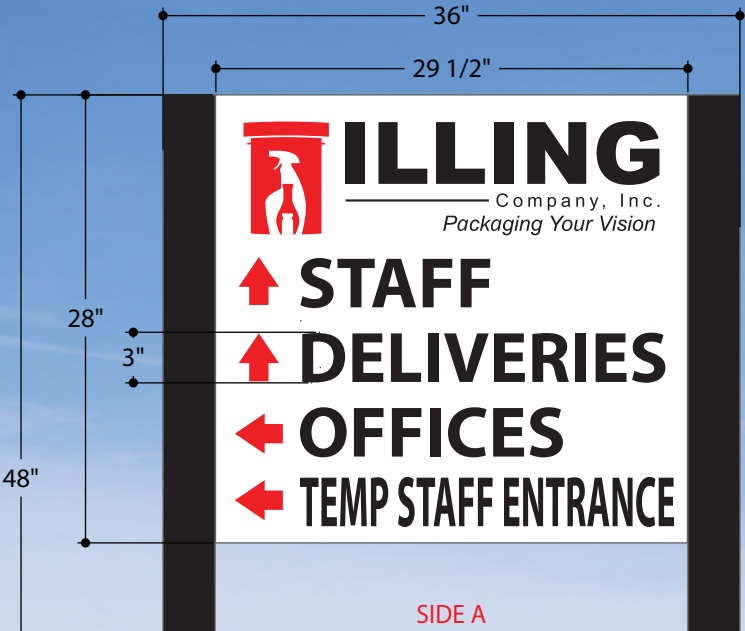
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5 STAFF POST N PANEL SIGN



GENERAL SPECIFICATIONS:

ONE (1) DOUBLE SIDED NON ILLUMINATED POST AND PANEL SIGN

EXTRUDED SERIES 3 ALUMINUM BLEED BODY WITH 3 1/4" SQUARE ALUMINUM POSTS TO BE PAINTED MAP SATIN BLACK

3M REFLECTIVE WHITE VINYL CUT OUT (VERBAGE TO BE MAP SATIN BLACK) WITH 3M REFLECTIVE RED LOGO

SIGN TO BE INSTALLED WITH TYPICAL CONCRETE FOOTING

SQUARE FOOTAGE:
28"X 29.5": 5.74 SQ.FT.

- MAP SATIN BLACK PAINTED FINISH
- 3M REFLECTIVE WHITE (280-10) VINYL
- 3M REFLECTIVE RED (280-72) VINYL



ACCOUNT: ILLING COMPANY, INC. DESIGNER: LM

LOCATION: GERMANTOWN, WISCONSIN DATE: 06-09-2020

SALES REP: MARTY WESTBERG DRAWING: STAFF POST N PANEL_02

CUSTOMER APPROVAL: _____ NAME _____

AUTHORIZED SIGNATURE _____ DATE _____

DRAWING NOT TO SCALE

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☐ CORRECT COPY ☐ ARTWORK _____

ELECTRICAL: ☐ 120 V ☐ 277 V ☒ NON-ILLUMINATED LOCATION: ☐ LFT ☐ CTR ☐ RGT



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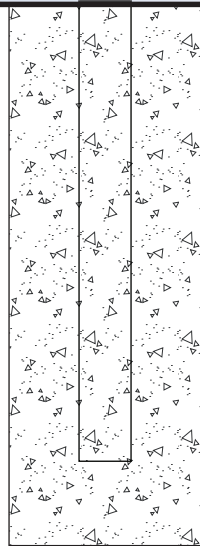
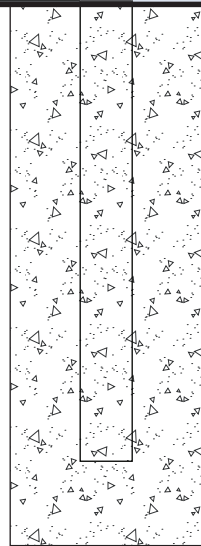
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6 TRUCK OFFICE POST N PANEL SIGN



SERIES 3: 3 1/4" POST & PANEL

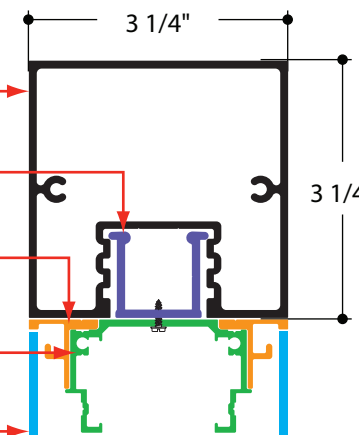
3 1/4" SQUARE ALUMINUM POST
(PART #1233)

ALUMINUM REVEAL
(PART #1200)

INSERT TOP/BOTTOM COVER
(PART #1292)

SERIES 3 ACCESS BODY
(PART #1290)

1/8" ALUMINUM FACE



GENERAL SPECIFICATIONS:

ONE (1) DOUBLE SIDED NON ILLUMINATED POST AND PANEL SIGN

EXTRUDED SERIES 3 ALUMINUM BLEED BODY WITH 3 1/4" SQUARE ALUMINUM POSTS TO BE PAINTED MAP SATIN BLACK

3M REFLECTIVE WHITE VINYL CUT OUT (VERBAGE TO BE MAP SATIN BLACK) WITH 3M REFLECTIVE RED LOGO

SIGN TO BE INSTALLED WITH TYPICAL CONCRETE FOOTING

SQUARE FOOTAGE:

24" X 29.5": 4.92 SQ.FT.

- MAP SATIN BLACK PAINTED FINISH
- 3M REFLECTIVE WHITE (280-10) VINYL
- 3M REFLECTIVE RED (280-72) VINYL



ACCOUNT: ILLING COMPANY, INC.

DESIGNER: LM

LOCATION: GERMANTOWN, WISCONSIN

DATE: 06-09-2020

SALES REP: MARTY WESTBERG

DRAWING: TRUCK OFFICE POST N PANEL 02
NAME

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE

DATE

DRAWING NOT TO SCALE

☐ READY FOR PRODUCTION ☐ MISSING INFORMATION: ☐ COLOR(S) ☐ ACCURATE SIZE(S) ☐ OTHER ☐ CORRECT COPY ☐ ARTWORK

ELECTRICAL: ☐ 120 V ☐ 277 V ☒ NON-ILLUMINATED LOCATION: ☐ LFT ☐ CTR ☐ RGT



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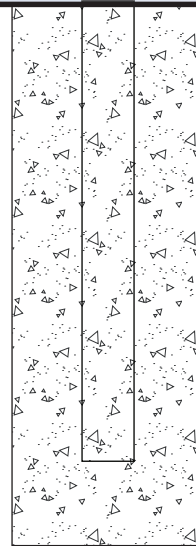
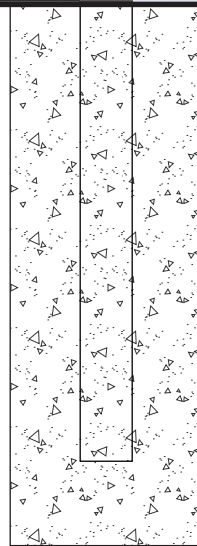
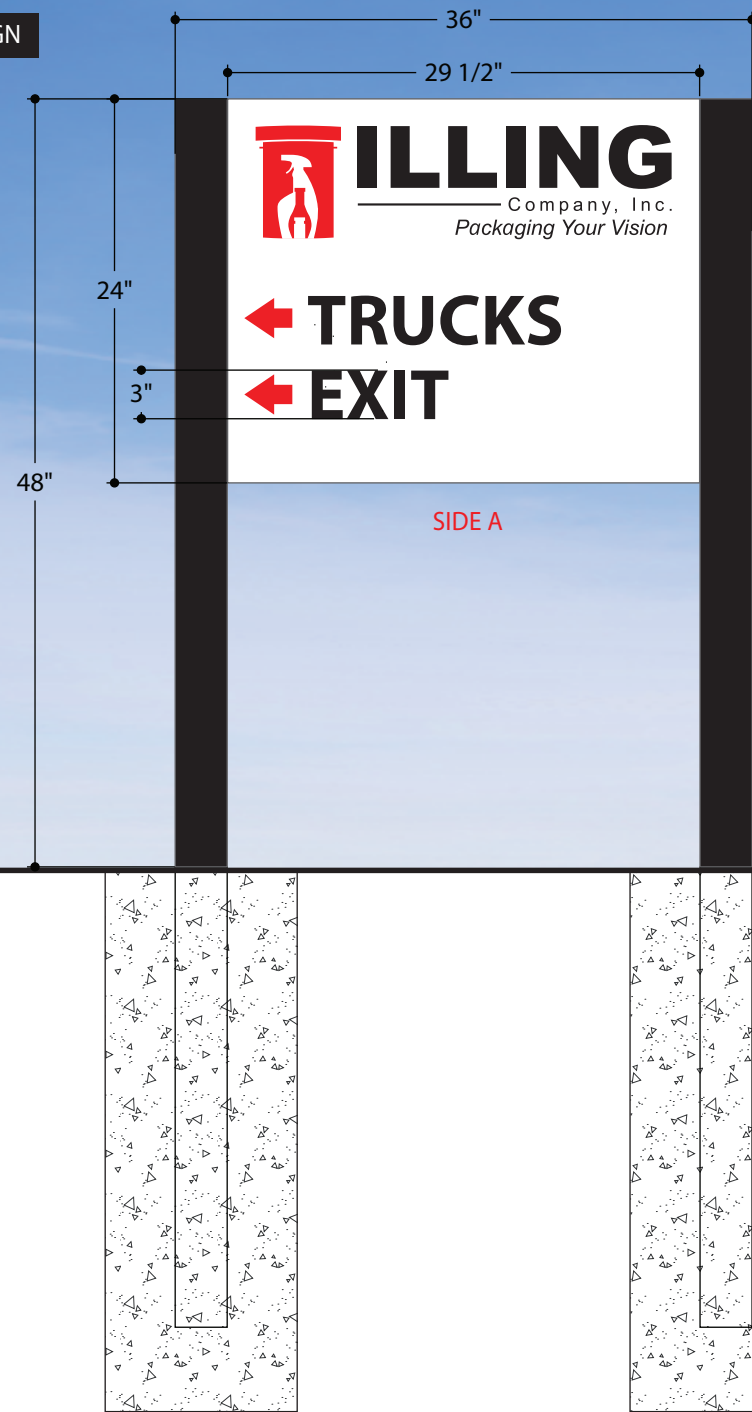
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7 TRUCK EXIT POST N PANEL SIGN



SERIES 3: 3 1/4" POST & PANEL

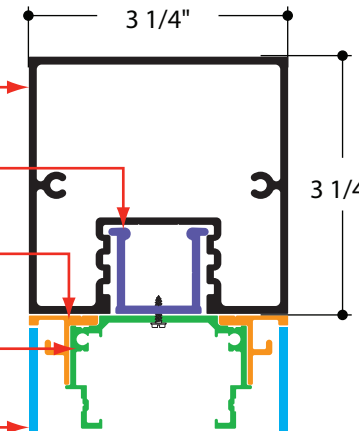
3 1/4" SQUARE ALUMINUM POST
(PART #1233)

ALUMINUM REVEAL
(PART #1200)

INSERT TOP/BOTTOM COVER
(PART #1292)

SERIES 3 ACCESS BODY
(PART #1290)

1/8" ALUMINUM FACE



GENERAL SPECIFICATIONS:

ONE (1) DOUBLE SIDED NON ILLUMINATED POST AND PANEL SIGN

EXTRUDED SERIES 3 ALUMINUM BLEED BODY WITH 3 1/4" SQUARE ALUMINUM POSTS TO BE PAINTED MAP SATIN BLACK

3M REFLECTIVE WHITE VINYL CUT OUT (VERBAGE TO BE MAP SATIN BLACK) WITH 3M REFLECTIVE RED LOGO

SIGN TO BE INSTALLED WITH TYPICAL CONCRETE FOOTING

SQUARE FOOTAGE:

24" X 29.5": 4.92 SQ.FT.

- MAP SATIN BLACK PAINTED FINISH
- 3M REFLECTIVE WHITE (280-10) VINYL
- 3M REFLECTIVE RED (280-72) VINYL



ACCOUNT: ILLING COMPANY, INC.

DESIGNER: LM

LOCATION: GERMANTOWN, WISCONSIN

DATE: 06-15-2020

SALES REP: MARTY WESTBERG

DRAWING: TRUCK EXIT POST N PANEL 03
NAME

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE

DATE

DRAWING NOT TO SCALE

☐ READY FOR PRODUCTION ☐ MISSING INFORMATION: ☐ COLOR(S) ☐ ACCURATE SIZE(S) ☐ OTHER ☐ CORRECT COPY ☐ ARTWORK

ELECTRICAL: ☐ 120 V ☐ 277 V ☒ NON-ILLUMINATED LOCATION: ☐ LFT ☐ CTR ☐ RGT



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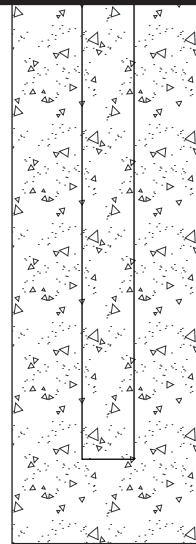
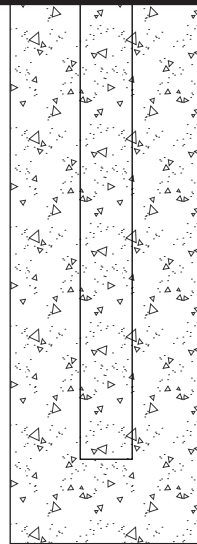
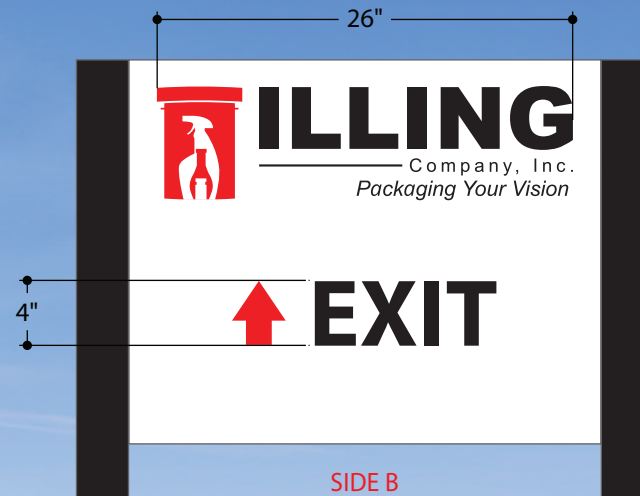
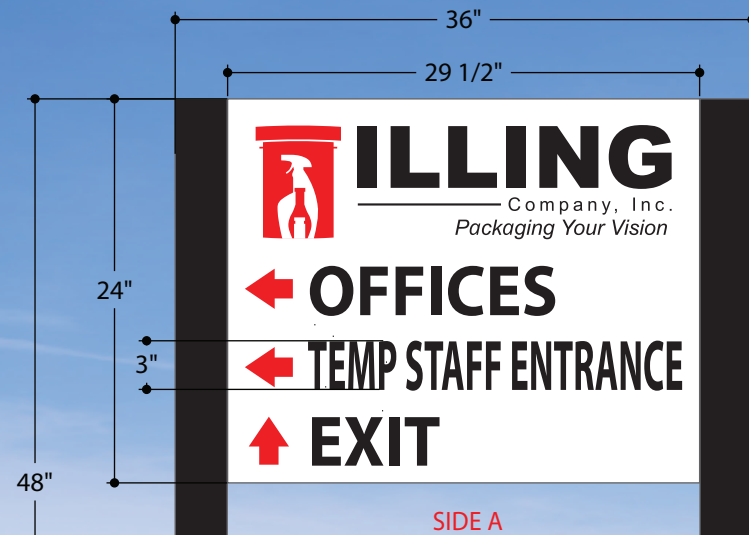
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8 OFFICE POST N PANEL SIGN



SERIES 3: 3 1/4" POST & PANEL

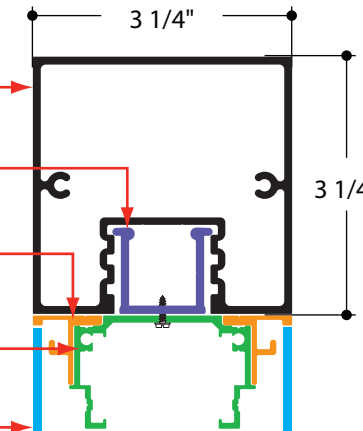
3 1/4" SQUARE ALUMINUM POST
(PART #1233)

ALUMINUM REVEAL
(PART #1200)

INSERT TOP/BOTTOM COVER
(PART #1292)

SERIES 3 ACCESS BODY
(PART #1290)

1/8" ALUMINUM FACE



GENERAL SPECIFICATIONS:

ONE (1) DOUBLE SIDED NON ILLUMINATED POST AND PANEL SIGN

EXTRUDED SERIES 3 ALUMINUM BLEED BODY WITH 3 1/4" SQUARE ALUMINUM POSTS TO BE PAINTED MAP SATIN BLACK

3M REFLECTIVE WHITE VINYL CUT OUT (VERBAGE TO BE MAP SATIN BLACK) WITH 3M REFLECTIVE RED LOGO

SIGN TO BE INSTALLED WITH TYPICAL CONCRETE FOOTING

SQUARE FOOTAGE:

24" X 29.5": 4.92 SQ.FT.

MAP SATIN BLACK PAINTED FINISH

3M REFLECTIVE WHITE (280-10) VINYL

3M REFLECTIVE RED (280-72) VINYL



ACCOUNT: ILLING COMPANY, INC.

DESIGNER: LM

LOCATION: GERMANTOWN, WISCONSIN

DATE: 06-15-2020

SALES REP: MARTY WESTBERG

DRAWING: OFFICE POST N PANEL 02
NAME

CUSTOMER APPROVAL:

AUTHORIZED SIGNATURE

DATE

DRAWING NOT TO SCALE

☐ READY FOR PRODUCTION ☐ MISSING INFORMATION: ☐ COLOR(S) ☐ ACCURATE SIZE(S) ☐ OTHER ☐ CORRECT COPY ☐ ARTWORK

ELECTRICAL ☐ 120 V ☐ 277 V ☒ NON-ILLUMINATED LOCATION: ☐ LFT ☐ CTR ☐ RGT



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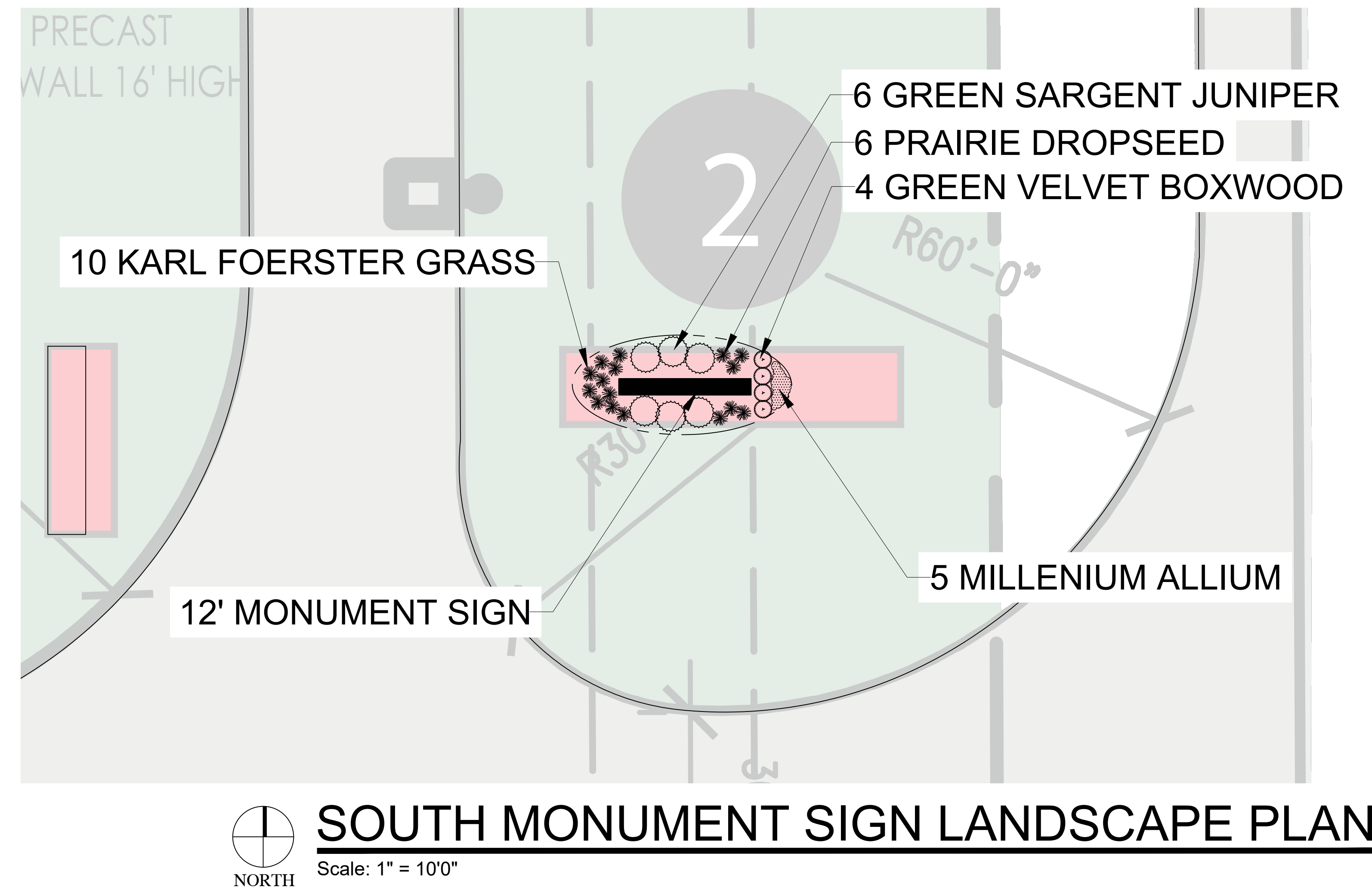
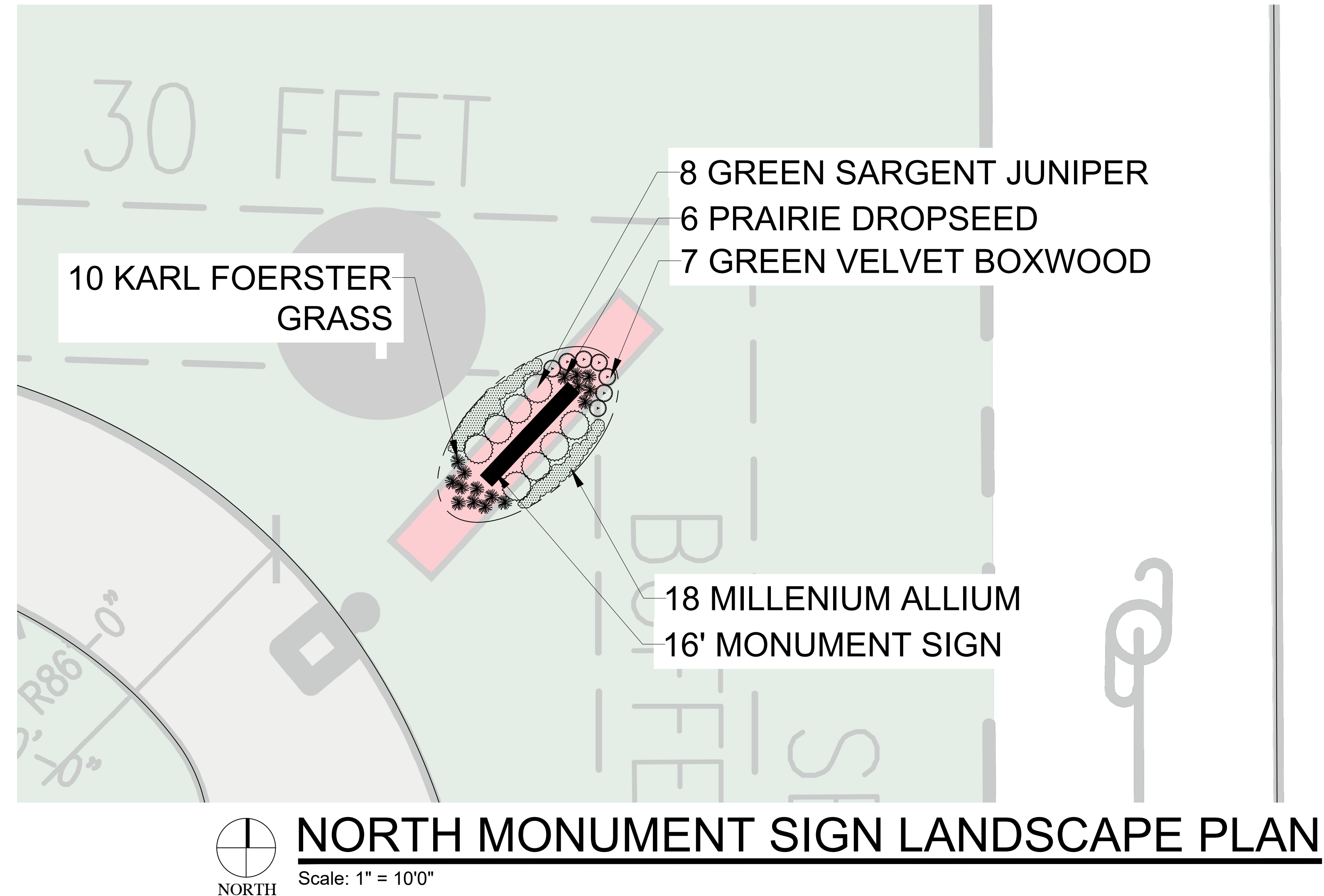
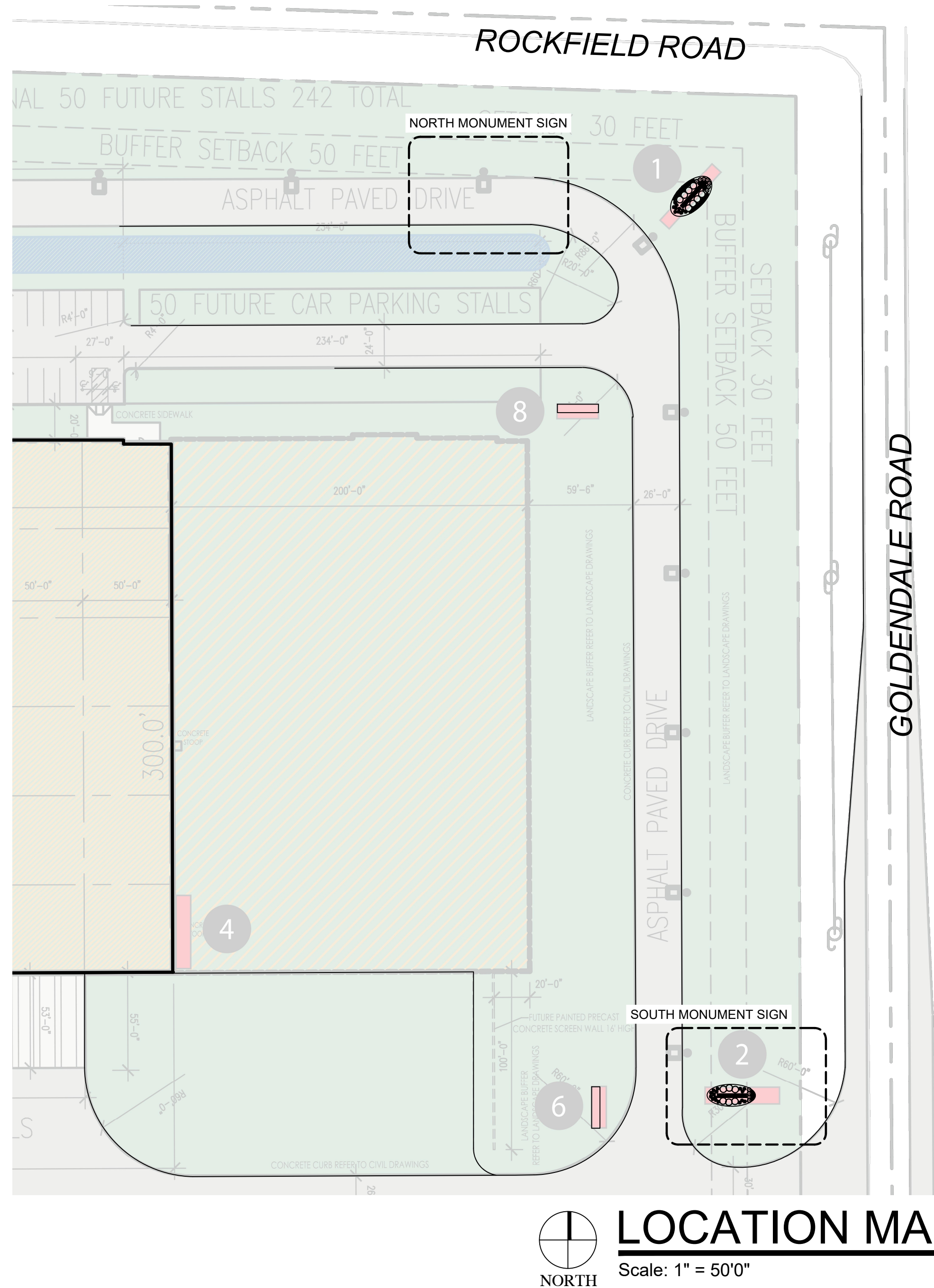
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NOTICE BEFORE YOU EXCAVATE



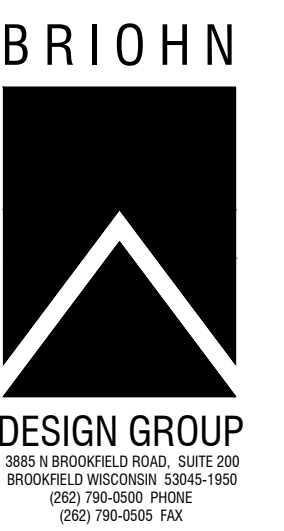
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
EVERGREEN SHRUBS							
GVB	11	Buxus 'Green Velvet'	Green Velvet Boxwood	24"	Cont.	Full rounded well branched shrub	24-30"
GSJ	14	Juniperus chinensis var. sargentii 'Viridis'	Green Sargent Juniper	24"w	Cont.	Full rounded well branched shrub	42"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
ORNAMENTAL GRASSES							
KFRG	20	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
PDS	12	Sporobolus heterolepis	Prairie Dropseed	#1	Cont.	Full, well rooted plant	18"
PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED		CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
		BOTANICAL NAME	COMMON NAME				
HERBACEOUS PERENNIALS							
MA	23	Allium 'Millenium'	Millenium Allium	#1	Cont.	Full, well rooted plant, evenly shaped	18"
Hardscape Materials							
	8.5	Shredded Hardwood Mulch (3" depth)	Area: 900 SF		CY	Bark Mulch; apply Preemergent after installation of mulch	
	6	Soil Amendments (2" depth)	Area: 900 SF		CY		
	6	Pulverized Topsoil (2" over bed areas)	Area: 900 SF		CY		

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.

PLANT & MATERIAL LIST



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



MONUMENT SIGNS LANDSCAPE PLAN

DO NOT CLOSE NEW MOVEMENTS UNTIL YOU HAVE REACHED THE END OF THE LINE.

ILLING SIGN CO.
GERMANTOWN, WISCONSIN

PROGRESS SET
NOT FOR CONSTRUCTION

DB:	
DRAWN:	PCA
CHECKED:	WDH
DATE:	06-24-2020
SHEET:	

1.0

SIGN REVIEW

7/13/20 Plan Commission Meeting

Sanford & Sign, Inc. / Caliber Collision

Village Planner Report

Germantown, Wisconsin

Summary

Sanford & Sign, Inc agent for BA Goff LLC, property owner, and Caliber Collision, is requesting approval for a ground sign for the Caliber Collision property located at W189N11027 Kleinmann Drive.

Location: W189 N11027 Kleinmann Drive

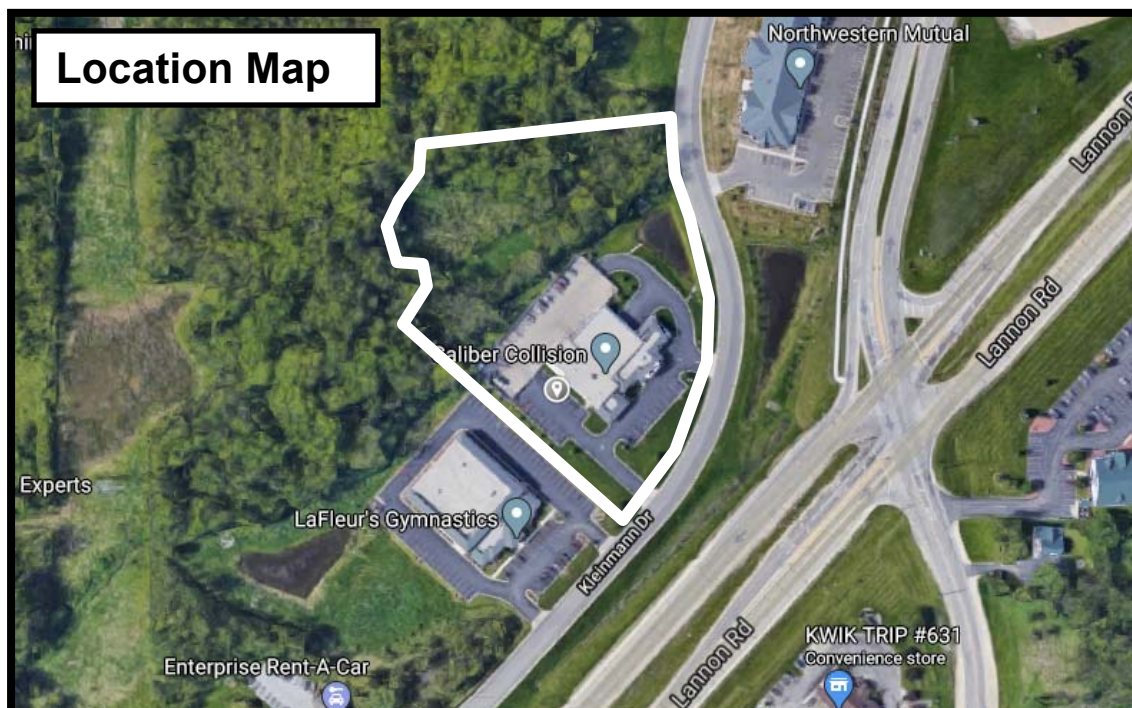
Agent/

Property Owners: Sanford & Sign, Inc.
1509 Musial Road
Twin Lakes, WI 53181

BA Goff LLC
W229N2591 Duplainville Road
Waukesha, WI 53186

Zoning: B-5: Highway Business

Adjacent Land Uses		Zoning
North	Commercial	B-5
Sout	Commercial	B-5
East	Commercial	B-5
West	Commercial	B-5



Background/Proposal

Sanford & Sign, Inc agent for BA Goff LLC, property owner, and Caliber Collision, is requesting approval for a ground sign for the Caliber Collision property located at W189N11027 Kleinmann Drive.

Ground Sign

- 3'2" x 6' (20 square feet per side; 40 square feet total) double-sided, internally illuminated aluminum cabinet to be located on the existing sign base, a split faced CMU base, with capstone. The total height of the sign and base will be 4'. A Landscaping plan has been submitted and shows the required 3' minimum on all sides of the base of the sign. The existing 5" address coordinates will remain on the base of the sign.

Staff Comments

The existing wall sign was previously approved, administratively, through a Face Replacement application.

The proposed ground sign meets the Village's sign requirements. Electrical permits will be required from Inspection Services prior to the installation of electrical components.

Village Planning Staff Recommendation

APPROVE the proposed ground sign for Caliber Collision subject to the following condition:

1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.
2. Landscaping should extend 3' from all sides of the proposed ground sign.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date 6-25-20

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 **APPLICANT OR AGENT**
Linell Mary Bailey
Sanford and Son
1509 Nussial Rd
Kenneshaw WI 53186
Phone (262) 448-1448
Fax () n-a
E-Mail linell@sanfordson.com

PROPERTY OWNER
BA Goff LLC
W229 N2591 Duplainville Rd
Waukesha WI 53186
Phone (414) 67-2740
angie@goffcorp.com

2 **PROPERTY ADDRESS OR GENERAL LOCATION**
W189 N11027 Kleinmann Drive

3 **SIGN INFORMATION**
(cabinet dimensions)
Sign Dimensions 3'2" height x 6'-0" width ☒ Single / Multi Tenant (circle one)
Number of Sides Two Building Frontage SF 14336
Total Square Footage of Sign (include all sides) 18.9 x 2 = 37.8
Total height of the Sign 5'2"
Is the Sign to be illuminated ☒ yes ☐ no
Type of Sign Construction Materials Aluminum face + cabinet w/white plastic
Distance to Closest Property Line 15'-6"

Are there any existing signs on the property Yes - 1 wall sign & 1 monument
If yes, what is the total Square Footage of existing signs wall = 61.62 (that will be removed)
monument is 55.78 = 117.40
What are the intentions for the existing signs: Take down ☒ monument ☒ wall sign ☐ Remain

4 **SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!**
Linell Mary Bailey Applicant Date 6.18.2020
please see letter attached. Owner Date _____

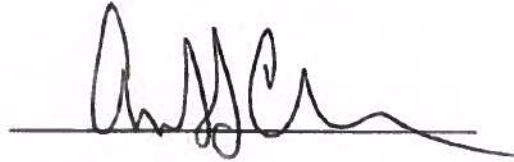
Letter of Authorization

This letter authorizes Cree Industrial Arts and its agents to act as my agent in obtaining the required and necessary permits, licenses and approvals, which may be required for the installation of said signage, including going before the Zoning Board and to proceed with the installation if in accordance with all governing laws, statutes and ordinances.

As owners agent, I hereby authorize CALIBER COLLISION, as tenant and/or lessee of property, to obtain new and/or change existing signage at the referenced address enclosed.

Tenant Name: CALIBER COLLISION
Address: W189 N11027 Kleinmann Drive, Germantown, WI 53022
Owner Name: BA Goff, LLC
Owner Address: W229N2591 Duplainville Road Waukesha, WI 53186
Phone: 414.617.2740
Email: angie@goffcorp.com

Signature of Owner: _____



STATE OF WISCONSIN

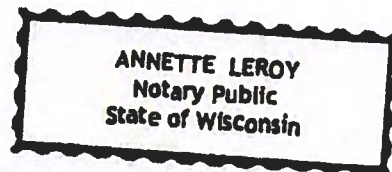
COUNTY OF

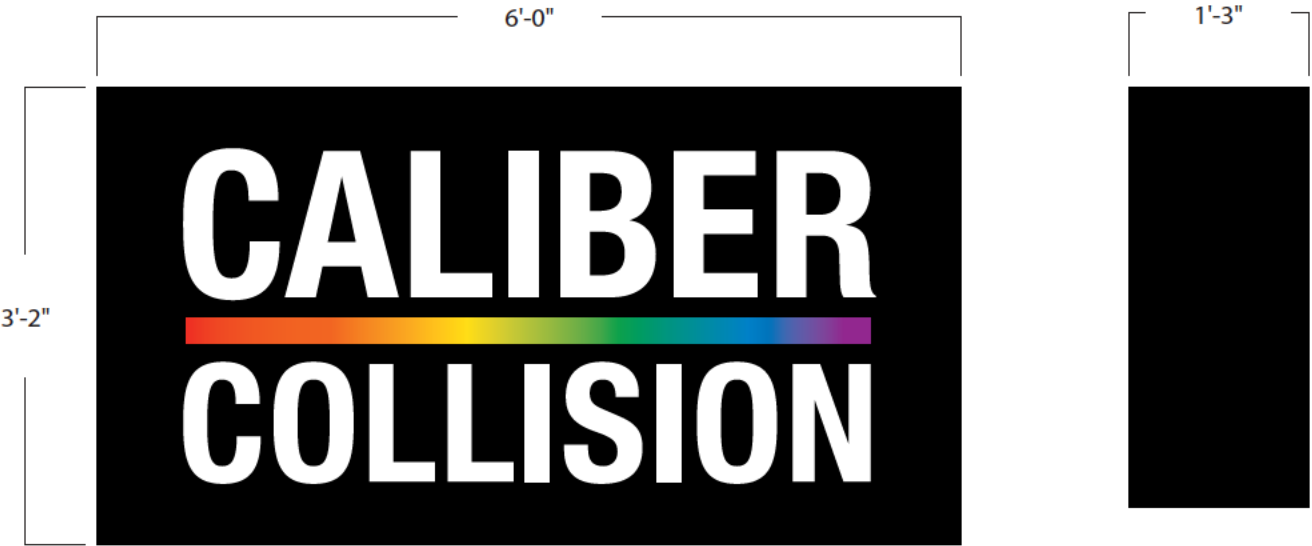
Before me, Annette LeRoy, on this day personally appeared Angie Goff Chmura, known to me and subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 23rd day of September 2019.

Annette LeRoy
Notary Public

My Commission Expires: 10/23/2022



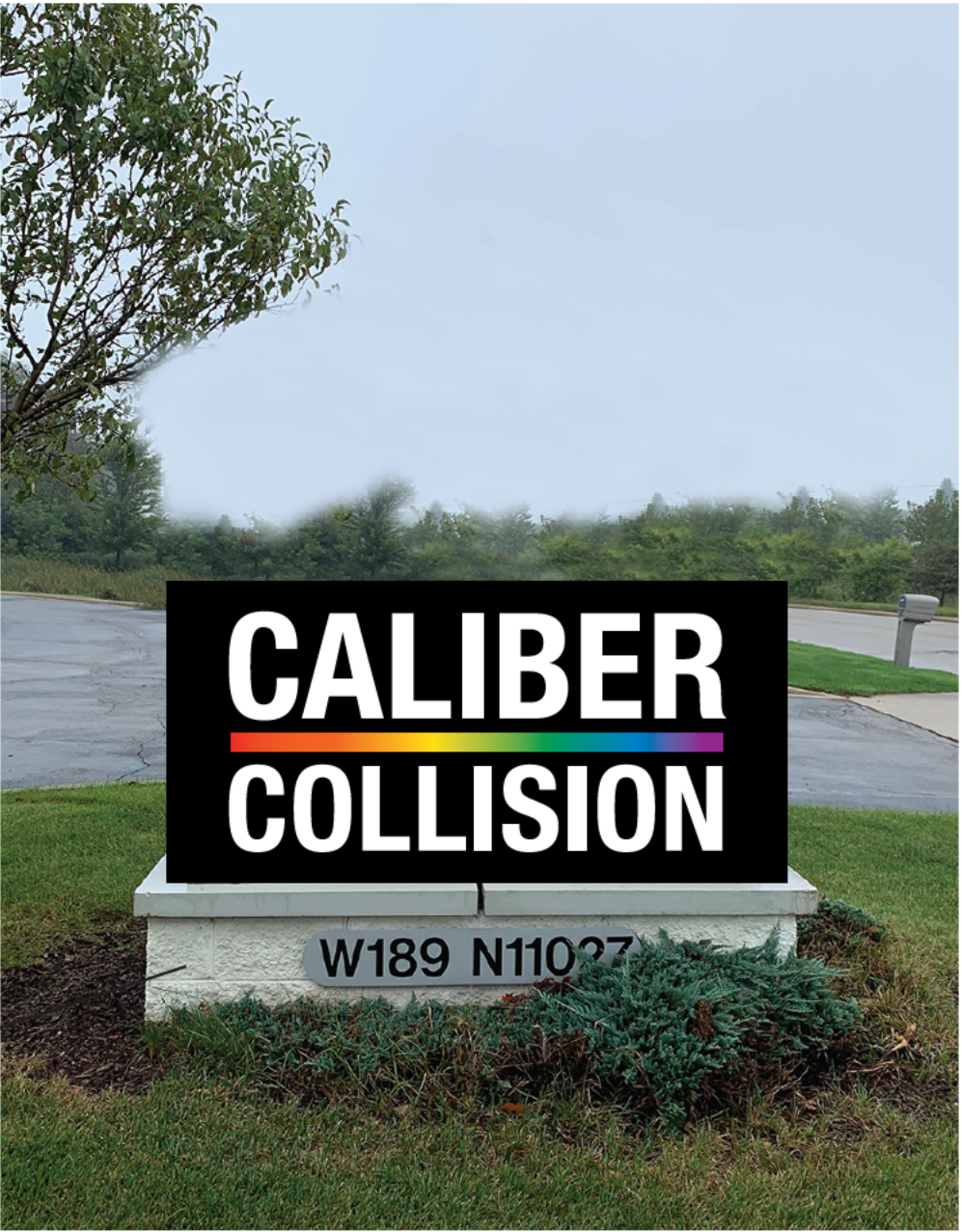


B MONUMENT
3/4" = 1'-0"

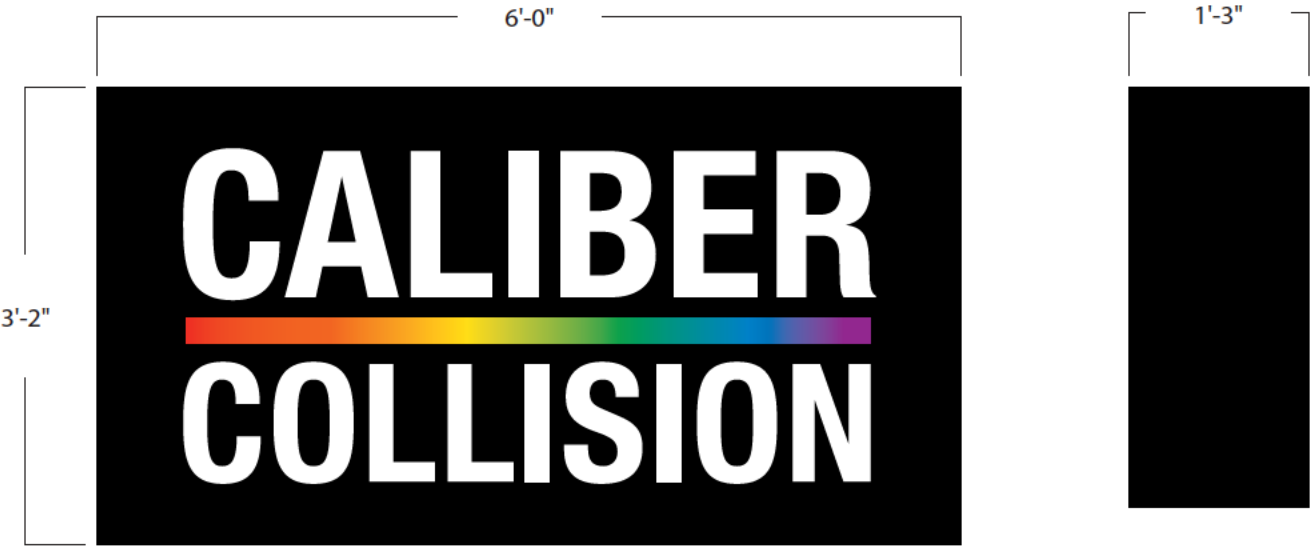
QUANTITY:	ONE (1)
Overall Height:	4'-0"
Cabinet Sq/Ft:	20 sf/ft
Cabinet Height:	3'-2"
Cabinet Length:	6'-0"
Cabinet Depth:	1'-3"

- Cabinet fabricated with aluminum square tubing and covered in .063" aluminum painted Matthews Black
- Faces are to be routed out and backed with 7238 white acrylic
- Digital Print for rainbow strip 3M High performance vinyl w/ a 3M 8518 overlay
- Pipe and pad as per engineering
- All structural systems are based on provided engineering and are to be implemented as such

Keep base:
split faced CMU/Captstone



B MONUMENT
3/8" = 1'-0"

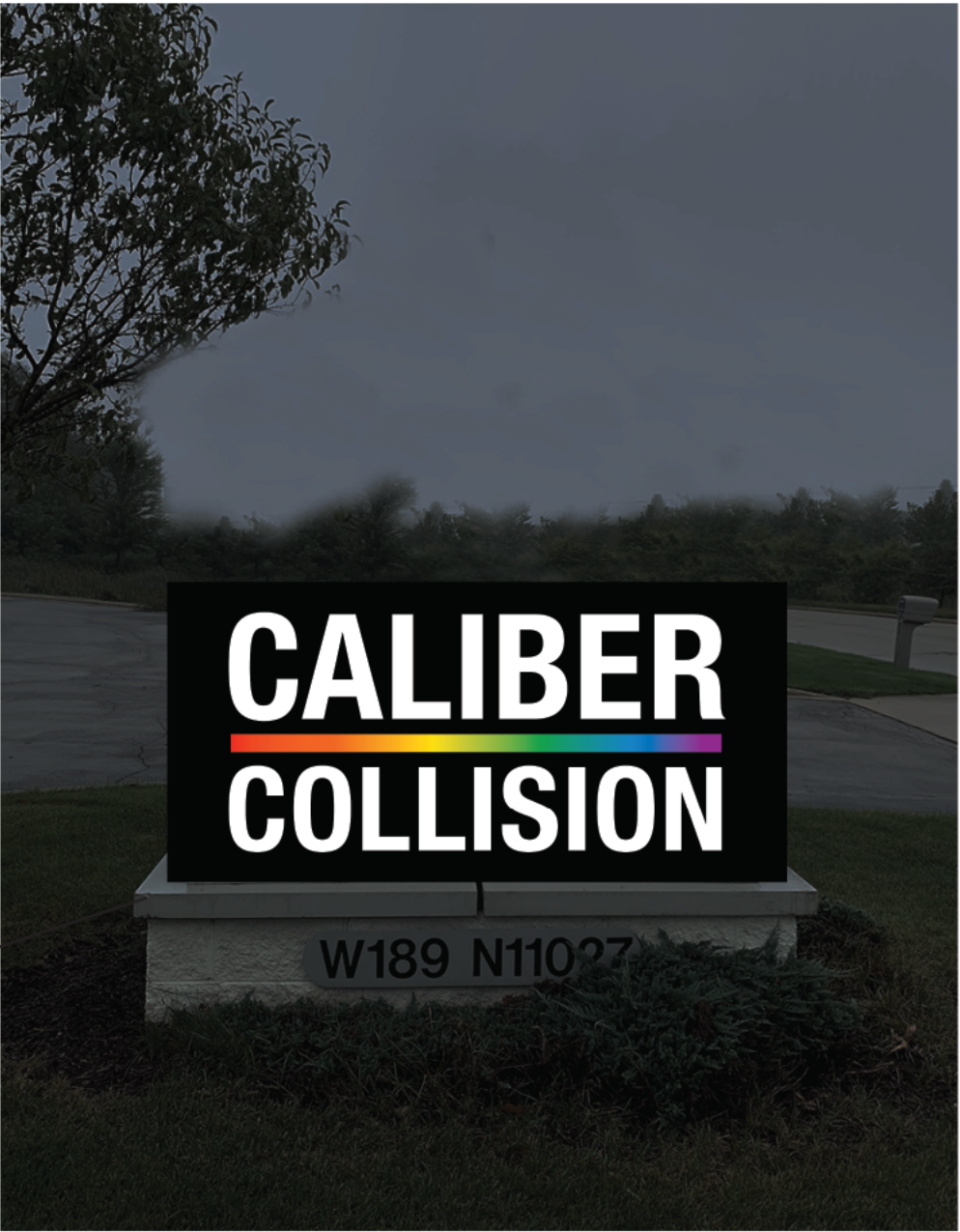


B MONUMENT
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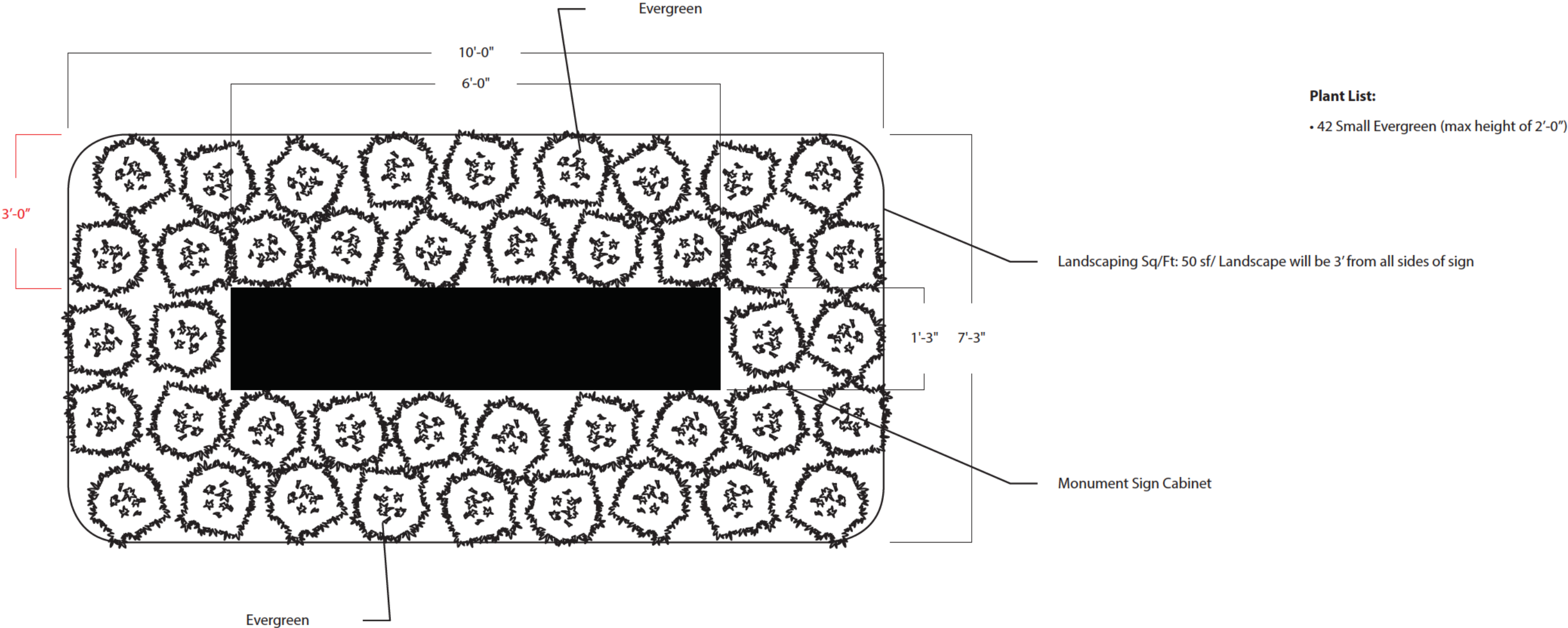
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Overall Height:	4'-0"
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Keep base:
split faced CMU/Capstone



B MONUMENT
3/8" = 1'-0"

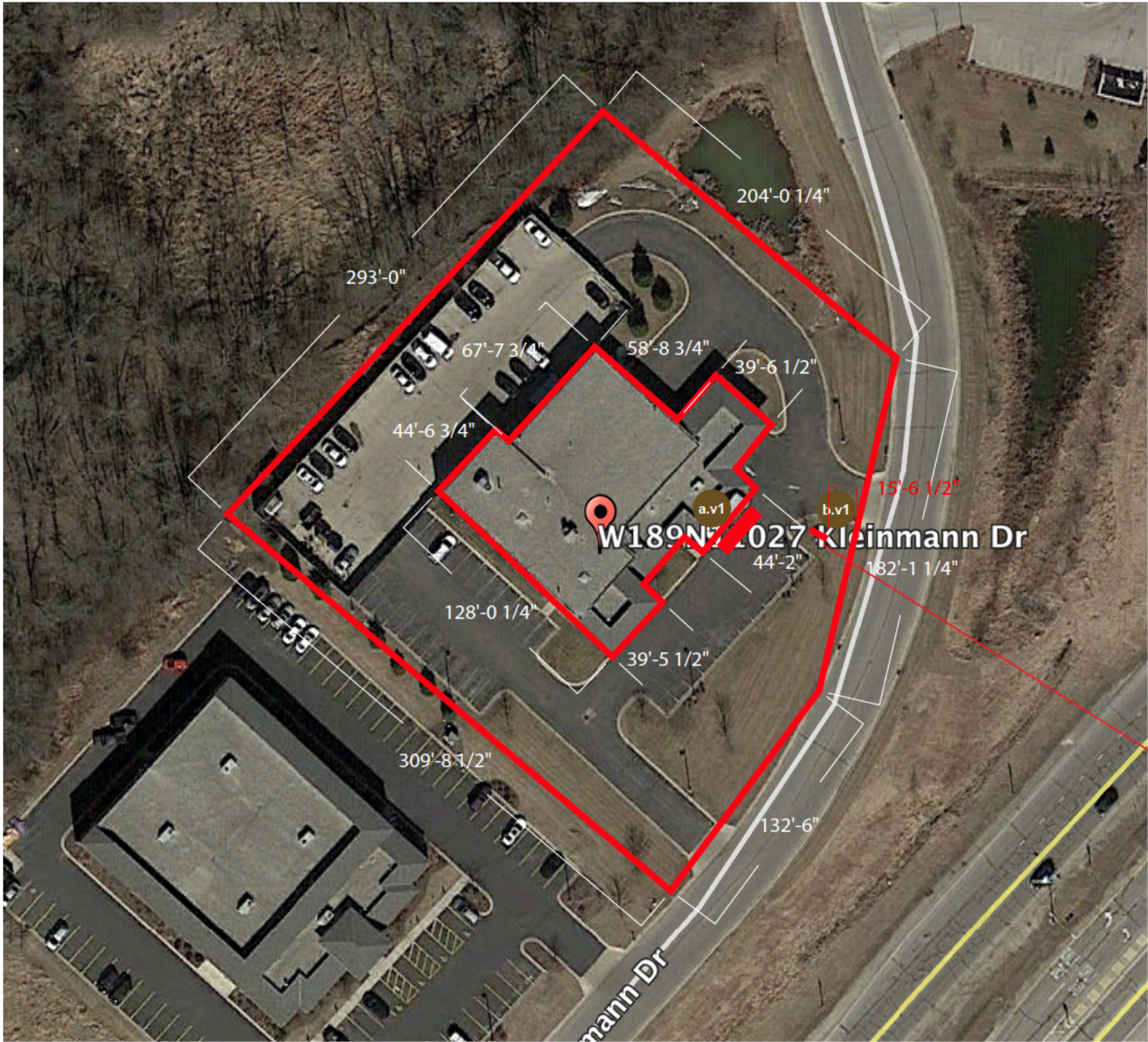


C MONUMENT SIGN LANDSCAPING - TOP VIEW
3/4" = 1'-0"

QUANTITY:	ONE (1)
Landscaping Sq/Ft:	50 sf/ft
Landscaping Length:	10'-0"
Landscaping Width:	5'-0"

NOTES:
.

SITEPLAN



1" = 80'-0"

WORK SCOPE

- a.v1 Face Lit Channel Letters
- c.v1 Monument Sign

CODE ALLOWANCE

Wall signs:

—

Freestanding Signs:

—

Setback 15'-6" outside the required 5' setback

PRELIMINARY SUBDIVISION PLAT

7/13/20 Plan Commission Meeting

Kinderberg Estates / Veridian Homes LLC

Village Planner Report

Germantown, Wisconsin

Summary

Matt Cudney, Veridian Homes LLC, agent for VHKE LLC, property owner, is requesting approval of a preliminary subdivision plat for a 16-lot, 14.7-acre single-family residential development called "Kinderberg Estates" located on Preserve Parkway north of Donges Bay Road.

Location: Preserve Parkway @ Donges Bay Road

Applicant/

Property Owner: Matt Cudney VHKE LLC

Veridian Homes LLC

N60W21555 Legacy Trail

Menomonee Falls, WI

N60W21555 Legacy Trail

Menomonee Falls, WI

Current Zoning: Rs-4: Single-Family

Adjacent Land Uses		Zoning
North	Institutional (Kinderberg Park)	I
South	Residential	Rs-5
East	Residential	Rs-4
West	Agricultural	A-2



Background/Proposal

Matt Cudney, Veridian Homes LLC, agent for the Germantown School District, property owner, is requesting approval of a preliminary subdivision plat for a 16-lot, 14.7-acre single-family residential development called “Kinderberg Estates” located on Preserve Parkway north of Donges Bay Road.

In March 2020, following a positive recommendation from the Plan Commission, the Village Board approved rezoning the 14.7-acre property into the Rs-4: Single-Family residential zoning district along with a 16-lot concept plan.

As summarized in Table 1, the proposed development has the following characteristics:

TABLE 1.

Gross Area (Ac)	14.70
Wetland Area (Ac)	0.10
Right-of-Way (Ac)	1.35
Net Density Area (Ac)	13.25
# Single-Family Lots/DU's	16
Gross Density (DU/acre)	1.09
Net Density (DU/net acre)	1.21
Open Space (Ac)	3.53 (24.0%)
Avg Lot Size	.44 ac (26,752 sqft)
Lot Size Range	.48 to .62 ac (20,771 to 37,250 sqft)

Staff Comments

Village Planner/Zoning Administrator

In accordance with the Village's Subdivision Code, the Plan Commission is responsible for reviewing the preliminary plat application and forwarding a recommendation to the Village Board along with comments received from the official "objecting agencies" (i.e. Washington County), as well as, all other review agencies to whom the plat has been submitted (e.g. Southeastern Wisconsin Regional Planning Commission/SEWRPC, Germantown School District, all utility companies, etc).

As required by the Plan Commission as part of the rezoning and concept plan approval, the Developer has submitted a street tree and landscaping plan for the common areas. Staff is concerned that the landscape plan is inadequate. In the landscape plan, the presentation shows trees at full growth and, as such, gives the appearance of there being more than enough trees to provide the desired buffering (when there really isn't enough since the planted size will be significantly smaller than at mature growth). Also, the way the plan is prepared, i.e. where the placement and shape of the species “call out” labels is co-mingled with the actual tree, it gives the appearance of more trees than there actually will be. For this reason, the plan looks sparse in terms of total quantity and especially evergreen trees for a plan that is supposed to be “heavy” on landscaping for visual buffering purposes.

Also, at the time the rezoning & concept plan were approved, the Plan Commission required landscape/buffering along the rear yard property lines of the lots around the Southwest storm basin in Outlot 3, but the proposal is to install landscaping in the open space area. While the Village does not have a prescribed standard or minimum design requirement for buffer areas, it is expected that such areas will include a combination of high-density deciduous and evergreen trees and shrubs (50/50%) along the side slopes of undulating berms. No berming is proposed in the plan and the number and type of trees does not appear to provide an acceptable level of visual buffering. Consequently, staff is recommending additional landscaping be installed in the following areas:

- Backs of Lots #12, #13, #14, #15 & #16
- Adjacent to the 15' vision corners at the road entrance on Lot #1 & #16
- The landscaping plan should include landscaping around the entrance sign and in the cul-de-sac island

Finally, notations or labels should be added to the plat that prohibit direct access to Donges Bay Road and Preserve Pkwy from Lots #1, #10, #11, #16 & Outlot 3.

Village Engineer/Public Works

The developer has submitted preliminary storm water management, grading, erosion control, and construction plans for the road improvements, water, sewer, and landscaping (street tree) plans.

However, in a review memo dated June 26, 2020 from the Public Works Director (copy attached), the Village Engineer has identified a series of technical issues and plan corrections recommended to the various plans that will need to be addressed and/or corrected in revised plans submitted for review and approval prior to or concurrent with executing a Development Agreement with the Village.

Village Surveyor

In a review memo dated June 24, 2020 (copy attached), the Village Surveyor identifies a series of issues that need to be addressed and/or corrected in a revised preliminary plat prior to the Village Board executing a Development Agreement with the Developer.

Parks & Recreation

In a February email from Park & Recreation Director Mark Schroeder (copy attached), the Village's Park & Recreation Commission reviewed the preliminary plat at their June 24 meeting. The Commission provided the following comments & recommendations:

1. The asphalt pathway to Donges Bay Road offers an important connection for the residents;
2. The commission recommended a connecting bridge be constructed on the north side of the development to connect to Kinderberg Park (it was noted that previous versions of the concept plan included a bridge);
3. Landscaping is not substantial enough on the east property line, additional landscaping needs to be added to help provide a buffer for the adjacent Heritage Hills subdivision;
4. Additional landscaping could be added to lots #5, 6, and 7.

Fire Department

Recommend approval.

Washington County

On June 25, 2020, the Washington County Land Use & Planning Committee met and determined that they have no objections to the preliminary plat (see attached letter).

Wisconsin Dept of Administration

The Village received a “no objection” email received May 29, 2020.

Southeastern Wisconsin Regional Planning Commission (SEWRPC)

In a June 20, 2020 letter from Kevin Muhs, Executive director, SEWRPC staff provide a list of recommendations for the proposed development, including:

1. *Developer should seek guidance and/or permits from the DNR and US Army Corp of Engineers for any wetland disturbance associated with the development;*
2. *Deed restrictions be against disturbance of wetlands within the subdivision be placed on the plat; and*
3. *Development be conducted in accordance with Village erosion control and post-construction storm water management regulations.*

WisDOT

Kinderberg Estates does not abut any highway under WisDOT jurisdiction. Therefore, no comments or objections have been received.

Germantown School District

No comments received.

Village Planner Recommendation

APPROVE the preliminary subdivision plat for the 16-lot, 14.7-acre single-family residential development called "Kinderberg Estates" located on Preserve Parkway subject to the following conditions:

1. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed plans for the installation of public utilities and improvements including, but not limited to public street improvements, water, sewer, storm water management facilities, master grading plan and erosion control, trails, landscaping & street trees, open space, lighting and signage.
2. The Developer shall submit a revised street tree and landscaping plan for the common area improvements to the Village Planner and Village Forester for final review and approval prior to or concurrent with execution of a Development Agreement with the Village. Said revised plan shall contain additional landscaping as follows: (a) along rear property lines and/or in the outlot area abutting Lots #12, #13, #14, #15 & #16; (b) adjacent to the 15' vision corners at the road entrance on Lot #1 & #16; (c) around the entrance sign and in the cul-de-sac island; (d) additional landscaping needs to be added to help provide a buffer for the adjacent Heritage Hills subdivision along the rear property lines or in the outlot area abutting Lots #5, 6, and 7.
3. Notations or labels shall be added to the plat that prohibit direct access to Donges Bay Road and Preserve Pkwy from Lots #1, #10, #11, #16 & Outlot 3.
4. The Developer shall address all the Village Surveyor comments contained in a review memo dated June 24, 2020 and revise the preliminary plat (if necessary) prior to or concurrent with execution of a Development Agreement with the Village.
5. The Developer shall address all the Village Engineer/Public Works comments contained in a review memo dated June 26, 2020 and revise the detailed construction plans prior to or concurrent with execution of a Development Agreement with the Village.
6. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to final plat submittal that include a requirement that each individual lot contain the minimum landscaping required under Section 17.43(5).



Community Development Department
Jeffrey W. Retzlaff, AICP, Director
Village Planner & Zoning Administrator
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
Telephone: (262) 250-4735 Website: www.village.germantown.wi.us
FAX: (262) 253-8255 E-mail: jretzlaff@village.germantown.wi.us

July 2, 2020

Matt Cudney
Veridian Homes LLC.
N60 W21555 Legacy Trail
Menomonee Falls, WI 53051

RE: Kinderberg Estates Preliminary Plat;
Staff Review Comments

Village Staff has reviewed the preliminary plat and landscaping plan and has the following outstanding items/issues that need to be addressed. Please provide the requested information, corrections, revisions, etc. as soon as possible.

Park Commission

1. The Park & Recreation Commission reviewed the preliminary plat for the Kinderberg Estates at the June 24th commission meeting. Following discussion, the commission offered the following comments:
 - a. The asphalt pathway to Donges Bay Road offers an important connection for the residents.
 - b. The commission recommended a connecting bridge be constructed on the north side of the development to connect to Kinderberg Park. It was noted that previous versions of the plan included a bridge.
 - c. Landscaping is not substantial enough on the east property line, additional landscaping needs to be added to help provide a buffer for the adjacent Heritage Hills subdivision.
 - d. Additional landscaping could be added to lots #5, 6, and 7.

Planning & Zoning

2. Can you confirm that WE Energies is aware of your plan to install landscaping and a paved pedestrian path across their gas line easement?
3. In the landscape plan, the presentation shows trees at full growth and, as such, gives the appearance of there being more than enough trees to provide the desired buffering (when there really isn't enough since the planted size is significantly smaller), and, the placement and shape of the species "call out" labels gives the appearance of more trees than there actually will be. For this reason, the plan looks sparse in terms of total quantity and especially evergreen trees for a plan that is supposed to be "heavy" on landscaping for visual buffering purposes.
4. As you are aware, rezoning & concept plan approval required landscape/buffering along the rear yard property lines of the lots around the SW storm basin, but you are proposing to install that landscaping in the open space area. While we do not have a standard or minimum design requirement for buffer areas, we expect that such areas will include a combination of high-density deciduous and evergreen trees and shrubs (50/50%) along side slopes of undulating berms (where possible given existing terrain or when constructing new buffer/screen areas). No berming is proposed and the number and type of trees do not

appear to provide an acceptable level of visual buffering. Additional landscaping should be installed in the following areas:

- a. Backs of Lots #12, #13, #14, #15 & #16
 - b. Adjacent to the 15' vision corners at the road entrance on Lot #1 & #16
5. The detailed landscaping plan should include landscaping around the entrance sign and in the cul-de-sac island
 6. Notations or labels need to be added to the plat that prohibit direct access to Donges Bay Road and Preserve Pkwy from Lots #1, #10, #11, #16 & Outlot 3
 7. The shape of the SW storm basin is almost too symmetrical; it does not look natural in any way. Given its prominence at the front of the subdivision, it may be more of a detraction than the eye-catching feature it could possibly be. Can you add some character to the shape?

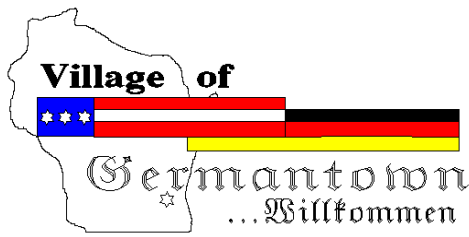
Public Works

8. Language needs to be included in the Developer's Agreement or other binding document assigning responsibility to the homeowner's association for the perpetual maintenance of any subdivision sign(s), all landscaping in private landscape easements, and the private drainage easements.
9. See June 26, 2020 review memo from Public Works Director with comments from Village Engineer (attached).
10. See Water Utility comments on attached plan mark-up (attached).
11. See June 24, 2020 review memo from Village Surveyor for additional comments (attached).

When submitting revised plans or additional information, please submit (1) digital set and three (3) full-size hard copy plan sets to the Community Development Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

Respectfully,


Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : June 26, 2020
Re : Kinderberg Estates

Items Reviewed:

- | | |
|-------------------------------|-----------------|
| 1. Civil Plan Set (14 pages) | Dated: 05-22-20 |
| 2. Stormwater Management Plan | Dated: 05-23-20 |

General Comments:

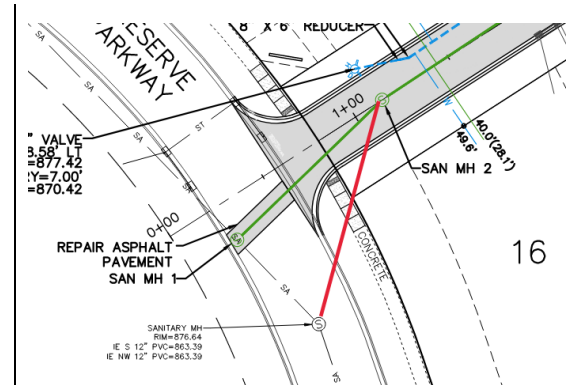
1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. 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. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
5. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
6. Contact Ryan Ehlerding, 262-250-4723 for a utility permit.

Water Utility Comments

1. Watermain is required to be a looped system and not a dead end.
2. Revise the connection in Donges Bay Road to provide a minimum of 12' separation from the centerline of the hydrant to the centerline of the tap.
3. Label connection as tapping saddle to spigot end to accommodate a standard MJ gate valve.

Waste Water Utility Comments

- 1 Revise sanitary sewer alignment as shown in red.



G-1 Grading and Erosion Control

- 1 Recommend separating out the erosion control plan and grading plan.
2. Add stabilization requirements including late season stabilization to the erosion control plan.
3. Add notes detailing erosion control inspection and documentation requirements.
4. Add notes to require stabilization within 7 days of reaching final grade or if an areas will be inactive for 14 or more days.
5. Show how runoff will be routed to the sediment basins during construction. Temporary swales / diversion berms are likely needed.
6. Silt fence location is difficult to see. Please make silt fence bold and easy to see on the erosion control plan.
7. Silt fence is shown across the outlets of the pipes at the perimeter of the site. Silt fence is not effective at pipe outlets. Revise plan to show other means of erosion control at pipe outlets.

G-2 Path, Intersection, and cul de sac details.

- 1 Revise the curb cut for the pathway to have truncated domes set in concrete at the cul de sac.

R-1 Road A – Roadway and Storm Sewer

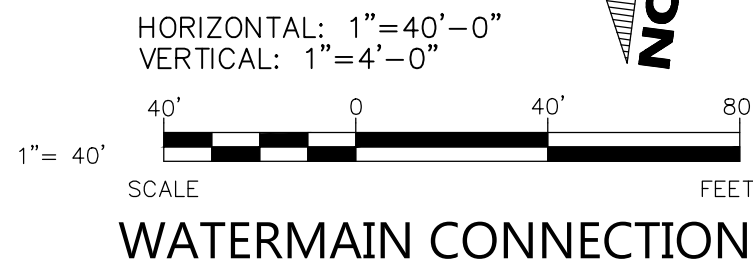
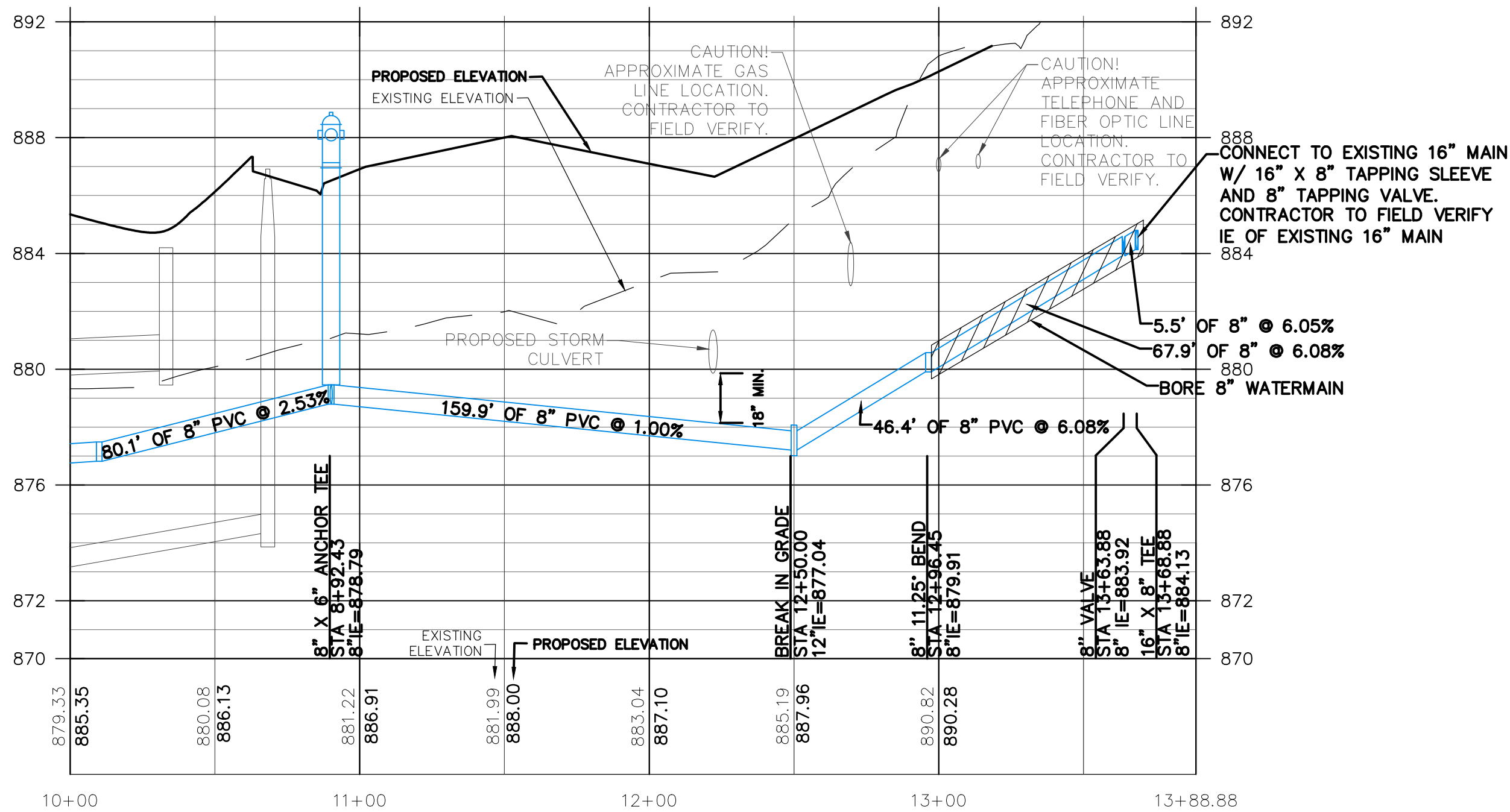
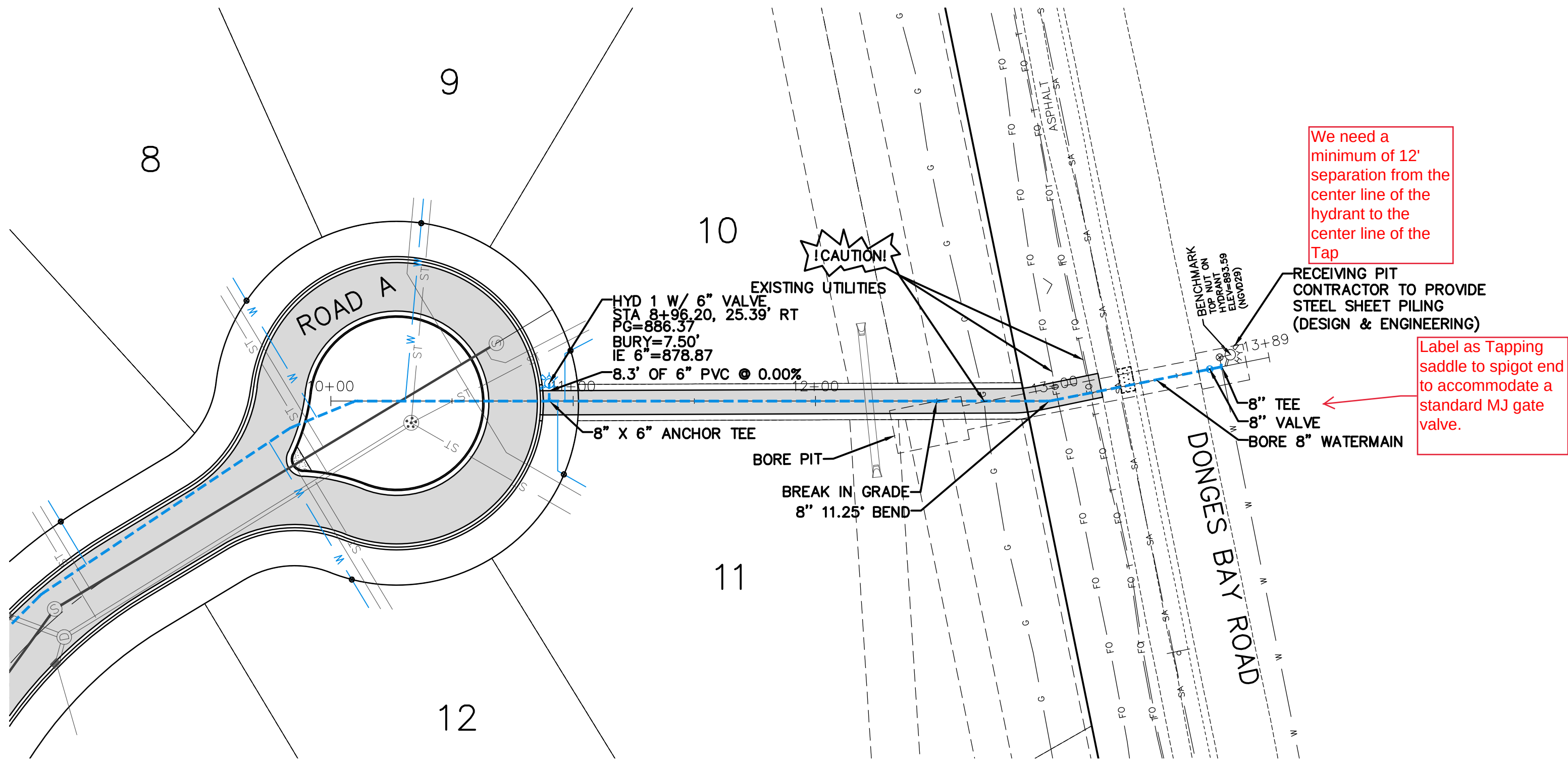
- 1 Add vertical curves to the grade breaks at stations 2+02 and 6+58
2. Village standards require 3' minimum cover. Revise manhole 1 to meet this requirement.

Stormwater Management Plan

1. The MMSD unit rate requirements apply to the entire project and do not allow offsite flows to be added to the allowed unit rate. For sites with offsite flows the volumetric procedure is recommended.
2. WDNR does not allow for treatment of offsite areas to provide credit towards meeting the water quality requirement. The volume of runoff must be accounted for in the model, but pollutant loading turned off. Revise calcs to follow WDNR guidance.
3. Provide additional topography in Donges Bay Road and offsite areas to east.

4. Provide information on assumptions made for impervious area for the lots and how it was broken down between rooftop, sidewalk, driveway, etc.
5. Soils borings show predominantly clay soils. Adjust SLAMM calcs to clay soils.
6. Provide additional information on how the grate capacities were calculated. Specifically, for the grates that are on grade and not in a sag condition.
7. Village standards require storm sewer mainline to be design to 25 year minimum.
8. Provide soil borings for pond areas

NOTES:
1. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE TO HAVE UNDERGROUND UTILITIES LOCATED PRIOR TO CONSTRUCTION.
2. SANITARY LATERAL LABEL KEY:
LATERAL LENGTH' (DISTANCE TO DOWNSTREAM MH')



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100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

COLLABORATION
VERIDIAN HOMES

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION
KINDERBERG ESTATES
PRESERVE PKWY • GERMANTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
MAY 22, 2020

NOT FOR CONSTRUCTION

JOB NUMBER
2005920

SHEET NUMBER

U2

PROJECT INFORMATION

PROPOSED RESIDENTIAL SUBDIVISION
KINDERBERG ESTATES
PRESERVE PKWY • GERMANTOWN, WI

PROFESSIONAL SEAL

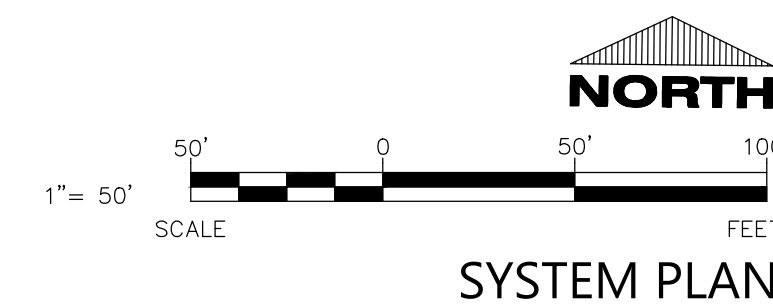
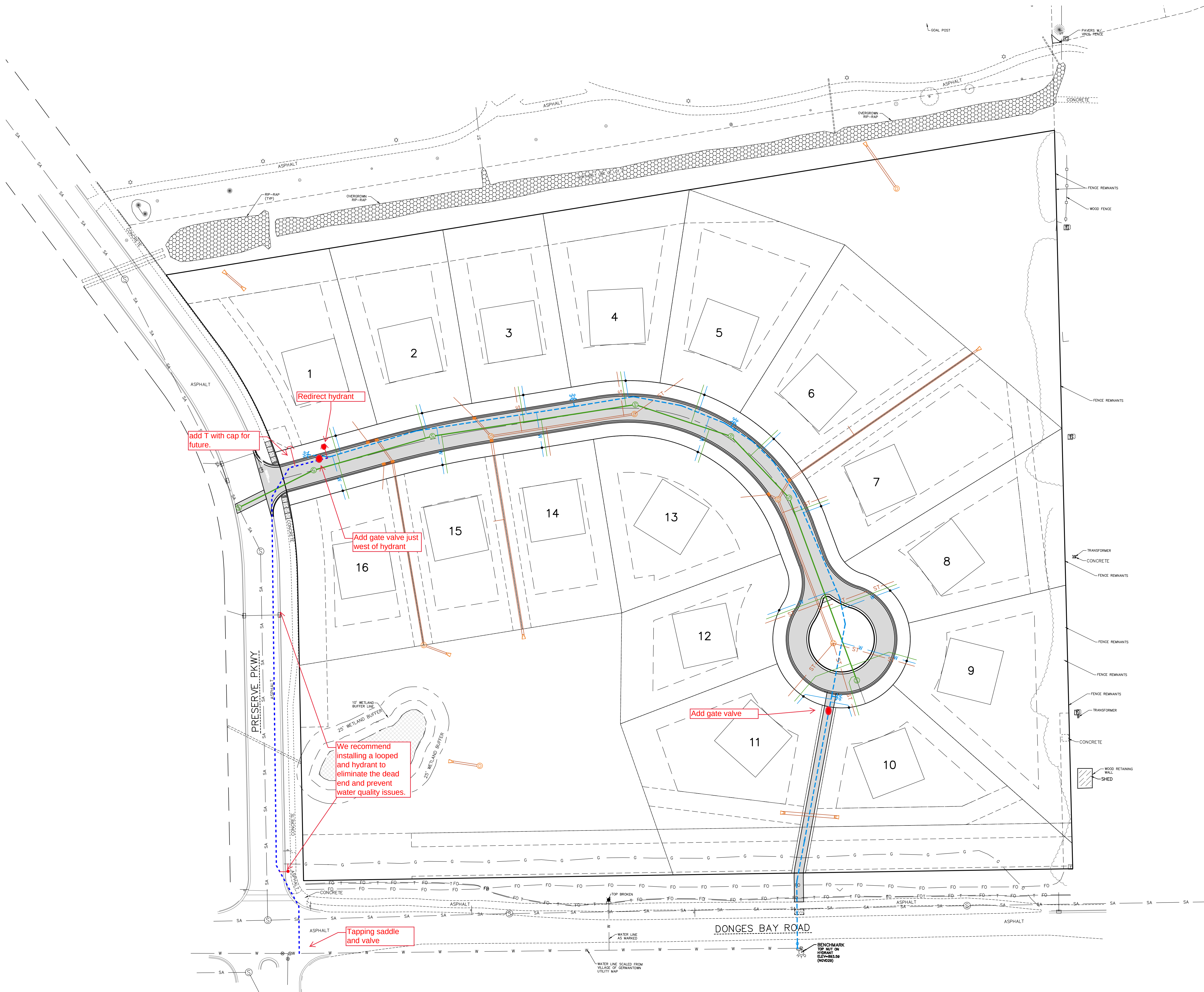
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MAY 22, 2020

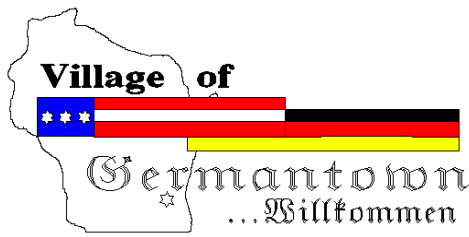
NOT FOR CONSTRUCTION

JOB NUMBER
2005920

SHEET NUMBER

S





Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
Lawrence Ratayczak, P.E., Director of Public Works

From : Bob Beilfuss, P.L.S., Village Surveyor/Civil Engineer III

Date : June 24, 2020

Re : Kinderberg Estates-Preliminary Plat Review

Items Reviewed:

1. Preliminary Plat Dated: 5/22/2020

Review Comments:

- As there will be a water main located in Outlot 2, there are some issues that need to be resolved. Our minimum public water main easement is 20'. Outlot 2 is only 15' wide and one of two things need to be performed.

First, Outlot 2 needs to be widened to 20' and a reference that the outlot is to be used for a public water main.

Or, the Outlot could be removed and in place a 20' Public Water Main and Ingress/Egress easement created that is centered on the common lot line between Lot 10 and Lot 11. The easement will contain language restricting the planting of vegetation, buildings, fences, changes in grade over the pipe etc. within the limits of the easement.

- Bearing basis: There is not one shown on the plat. As of January 1, 2020, all Certified Survey Maps and subdivision plats will be prepared using the NAD 83/2011 Datum for horizontal adjustment, and the NAVD88 Datum for vertical control.

These datums will be used for all site plans, construction plans and record drawings of all utility installations, grading and road certifications and pond certifications.

- I am waiting on the updated construction plans from the engineer of record to finalize my review comments for the preliminary plat. There is a proposed water main line going from Road A to Lincoln Drive and I am waiting to see the alignment of that water main as this will be a public water main.

No further comments at this time.



Village of



Fee must accompany application
Preliminary & Final Plat Fees Combined

Under 10 lots \$4,575
11-25 lots \$5,600
26-50 lots \$6,625
Over 51 lots \$7,650

PAID 5/26/20



SUBDIVISION PLAT APPLICATION

Pursuant to Section 18.04 and 18.05 of the Municipal Code

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

1

APPLICANT OR AGENT

Veridian Homes, LLC

Matt Cudney

N60W21555 Legacy Trail

Menomonee Falls, WI 53051

Phone (608) 220-9871

Fax ()

E-Mail mcudney@veridianhomes.com

PROPERTY OWNER

VHKE LLC

Matt Cudney

N60W21555 Legacy Trail

Menomonee Falls, WI 53051

Phone (608) 220-9871

mcudney@veridianhomes.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER(S)

N104 W14942 Donges Bay Road

Parcel GTNV_263988

3

READ AND INITIAL THE FOLLOWING:

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

MC If technical corrections to the Plat are required, I understand that the document will not be recorded until all corrections are made and approved by the Village.

MC I understand that all applicable impact fees must be paid prior to recording. Failure to pay fees will delay recording and may ultimately result in the revocation of Village approval. I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

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

MC I understand that a Developer's Agreement will be required prior to recording of the plat.

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date

May 22, 2020

Kinderberg Estates Subdivision
Cover Letter

Project: Veridian Homes – Kinderberg Estates
N104 W14942 Donges Bay Road
Germantown, WI 53022

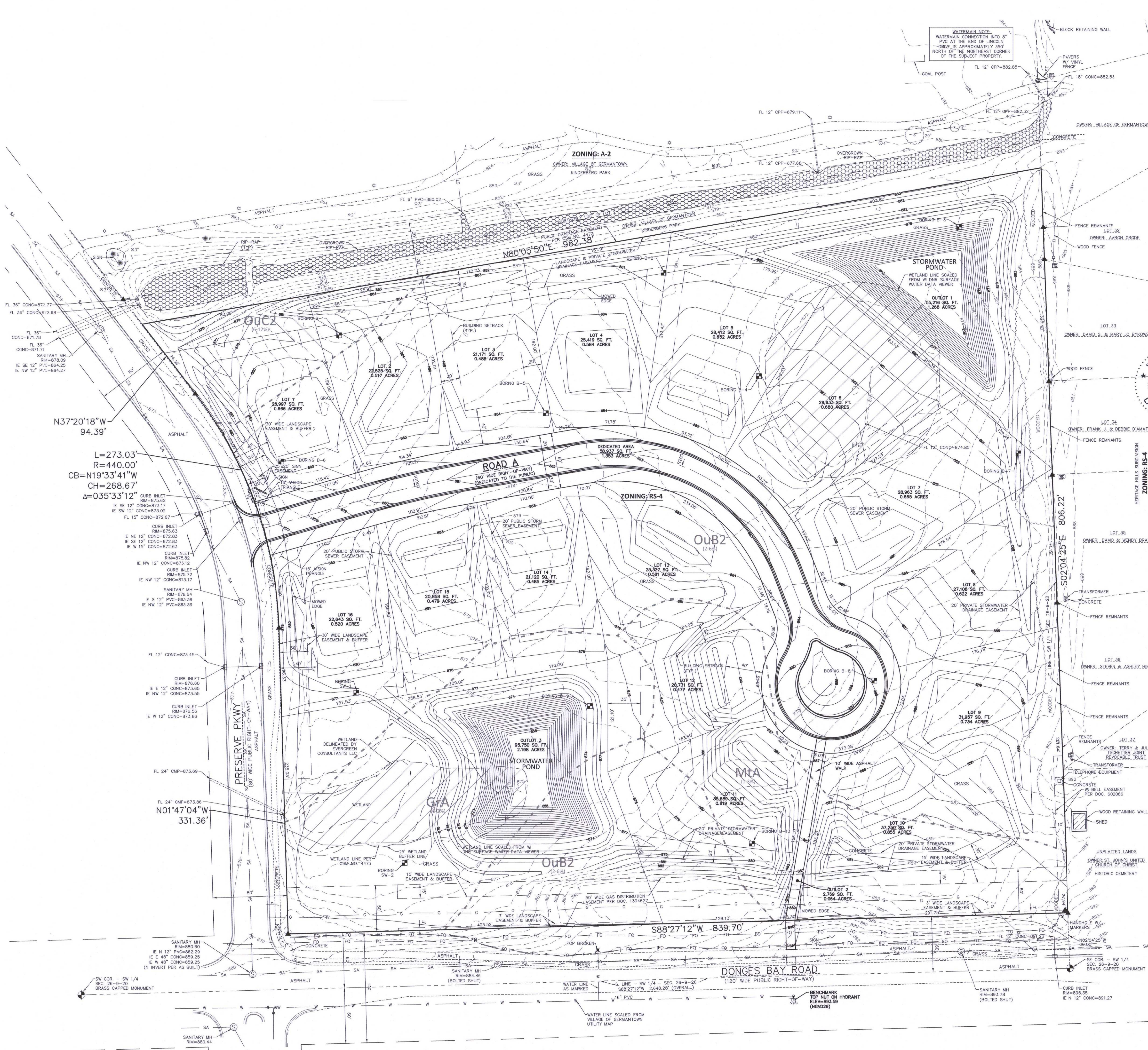
Re: Preliminary Plat, Construction Document Plan Set, & Stormwater Management
Plan Submittal

Veridian Homes as applicant and developer, is pleased to submit the Preliminary Plat, Construction Document Plan Set, and Stormwater Management Plan for the proposed Kinderberg Estates subdivision. The property is described as Parcel ID GTNV_263988, located at N104 W14942 Donges Bay Road, currently owned by VHKE LLC and has recently been rezoned from A-2 to Rs-4. The signed applications, application fees, and supporting documents are attached to complete the submittal.

The proposed subdivision neighborhood includes 16 single-family residential lots on a vacant in-fill development site of 14.70 acres. The surrounding properties to the east and south are also existing single-family residential neighborhoods, the adjoining property to the north is a Village Park and the property to the west across Preserve Parkway is a vacant parcel containing a large wetland complex owned by the Village adjacent to another vacant 38-acre parcel shown on the Village's 2020 Land Use Plan as a future residential area.

In addition to Village submittal, the preliminary plat will be submitted the State of Wisconsin DOA and Washington County for their review. Appropriate approvals from SEWRPC, MMSD, and WI DNR will be obtained concurrently with Village review for the development and construction of public utility infrastructure.

Veridian Homes is family owned and family driven and has been helping families experience the joy, beauty and fulfillment of home ownership for over 60 years. Rooted in Wisconsin, Veridian wears their local heritage with pride and continues their commitment to building award-winning homes that are good for the land and people. Veridian started their first neighborhood in the Milwaukee area in 2015 at Silver Spring Estates in Menomonee Falls across from Hamilton High School. Mequon and Franklin are also home to Veridian neighborhoods (please visit www.veridianhomes.com for additional information). This proposed single-family residential neighborhood will help meet local demand for residential housing in and around the Village of Germantown. The site is located near I-41 providing access to desired destinations in and around the Milwaukee Metropolitan Area. The proposed neighborhood will complement the surrounding land uses.



KINDERBERG ESTATES

LOT 2 OF CERTIFIED SURVEY MAP NO. 4473, RECORDED IN THE WASHINGTON COUNTY REGISTRY ON APRIL 6, 1995 IN VOLUME 30 OF CERTIFIED SURVEY MAPS ON PAGES, 24-27, AS DOCUMENT NO. 688873, AND BEING A PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN. EXCEPTING THEREFROM THE NORTHERLY 30 FEET THEREOF.

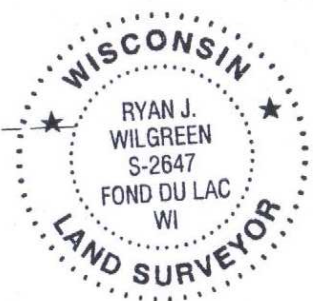
TOTAL AREA
14.704 ACRES
640,516 SQ. FT.

USE STATEMENT
RESIDENTIAL SINGLE FAMILY DEVELOPMENT
19 LOT SUBDIVISION
16 SINGLE FAMILY-ONE DWELLING LOTS
3 OUTLOT

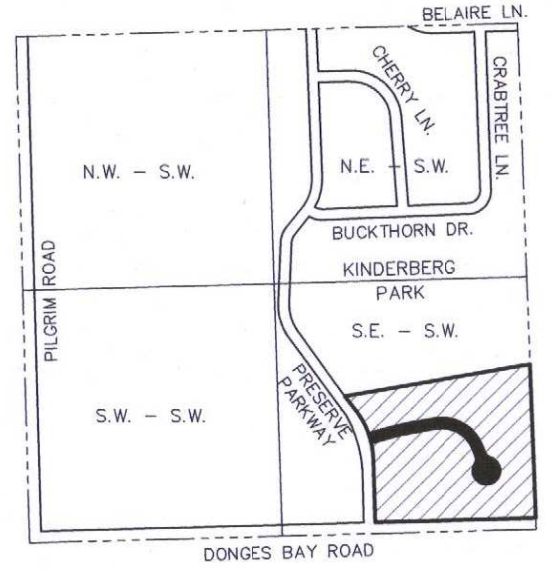
I, Ryan Wilgreen, Professional Land Surveyor, hereby certify that such preliminary plat is a correct representation of all existing land divisions and features.

That I have fully complied with the provisions of Chapter 236 of the Wisconsin Statutes and Chapter 18.04 of the Village of Germantown Code of Ordinances in surveying, dividing and mapping of the same.

Ryan Wilgreen, P.L.S. S-2647
Excel Engineering, Inc.
Fond Du Lac, Wisconsin 54935
Project No. 2005920

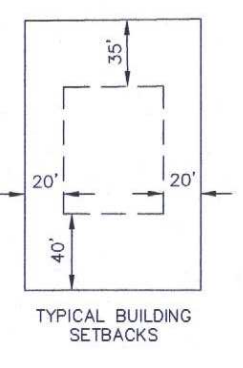


LOCATION MAP



SW 1/4 OF SECTION 26, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

SCALE: 1" = 1000'



EXISTING/PROPOSED ZONING

RS-4: SINGLE FAMILY RESIDENTIAL DISTRICT
PRINCIPAL BUILDING SETBACKS
FRONT 40 FEET
SIDE 20 FEET
REAR 35 FEET

NOTES

WATERMAIN
Watermain for this development will be provided from the 16" PVC watermain on the South side of Dongs Bay Road.

FLOODPLAIN
Based upon a review of the Federal Emergency Management Agency Flood Insurance Rate Map community panel 55131C0378D and 55131C0379D, each with an effective date of November 20, 2013, the property described hereon falls within Zone "X". Unshaded (areas determined to be outside the 0.2% annual chance floodplain)

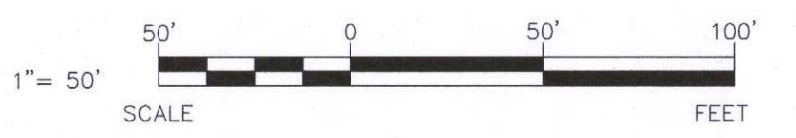
OUTLOTS
-Outlot 1 & Outlot 3 of the plat of Kinderberg Estates is owned and shall be maintained by the Kinderberg Estates Homeowners Association and each individual lot owner shall have an undividable fractional ownership of the outlots and that Washington County and the Village of Germantown shall not be liable for any fees or special assessments in the event Washington County or the Village of Germantown should become the owner of any lot in the subdivision by reason of delinquency. The Homeowners Association shall maintain said outlot in an unobstructed condition so as to maintain its intended purpose. Construction of any building, grading, or filling in said outlot is prohibited unless approved by the Village of Germantown. The Homeowners Association grants to the Village the right (but not the responsibility) to enter upon this outlot in order to inspect, repair or restore said outlot to its intended purpose. Expenses incurred by the Village for said inspection, repair or restoration of said outlot may be placed against the tax roll for said association and collected as a special charge by the Village.

LANDSCAPE BUFFERYARD
Landscape Buffer Easement: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited.

WETLANDS
The Wetland shown on this plat were delineated by Evergreen Consultants, LLC on May 07, 2018, as well as wetland lines shown on Certified Survey Map No. 4473, and wetland lines scaled from Wisconsin DNR Surface Water Data Viewer mapping application. Wetlands delineated by Evergreen Consultants, LLC on May 07, 2018 that have been Exempted per #EXE-SE-2018-67-02987 & #EXE-SE-2018-67-03552 and approved for Wetland Fill per GP-SE-2018-67-02321 have not been depicted on this survey.

LEGEND

- | | | |
|------------------------|--------|---------------------------------------|
| ⊗ WATER VALVE IN BOX | — SA — | EXISTING SANITARY SEWER AND MANHOLE |
| ⊗ WATER SERVICE VALVE | — T — | EXISTING UNDERGROUND TELEPHONE CABLE |
| ⊗ EXISTING CURB INLET | — FO — | EXISTING UNDERGROUND FIBER OPTIC LINE |
| ⊗ TELEPHONE PEDESTAL | — W — | EXISTING WATER LINE AND HYDRANT |
| ⊗ ELECTRIC TRANSFORMER | — ST — | EXISTING STORM SEWER |
| ⊗ CABLE TV PEDESTAL | — G — | EXISTING UNDERGROUND GAS LINE |
| ⊗ EXISTING LIGHT POLE | — | EXISTING CURB AND GUTTER |
| ⊗ EXISTING SIGN | — | PROPERTY LINE |
| ⊗ DECIDUOUS TREE | — | RIGHT-OF-WAY LINE |
| ⊗ CONIFEROUS TREE | — | ADJACENT PROPERTY LINE |
| ⊗ 1" IRON PIPE FOUND | — | EXISTING GROUND CONTOUR |
| ⊗ SOIL BORING | — | PROPOSED GROUND CONTOUR |
| ⊗ MONUMENT FOUND | — | WOODED AREA |



OWNER:
VHKE, LLC
6801 S. TOWNE DRIVE
MADISON, WI 53713

SUBDIVIDER:
VERDIAN HOMES, LLC
6801 S. TOWNE DRIVE
MADISON, WI 53713

ENGINEER & SURVEYOR:
EXCEL ENGINEERING, INC.
100 CAMELOT DR
FOND DU LAC, WI 54935

PRELIMINARY PLAT

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

PROJECT INFORMATION

PRELIMINARY PLAT
KINDERBERG ESTATES
DONGES BAY ROAD/PRESERVE PARKWAY • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE MAY 11, 2020

REVISIONS

NO.	DESCRIPTION

JOB NUMBER

2005920

SHEET NUMBER

PP



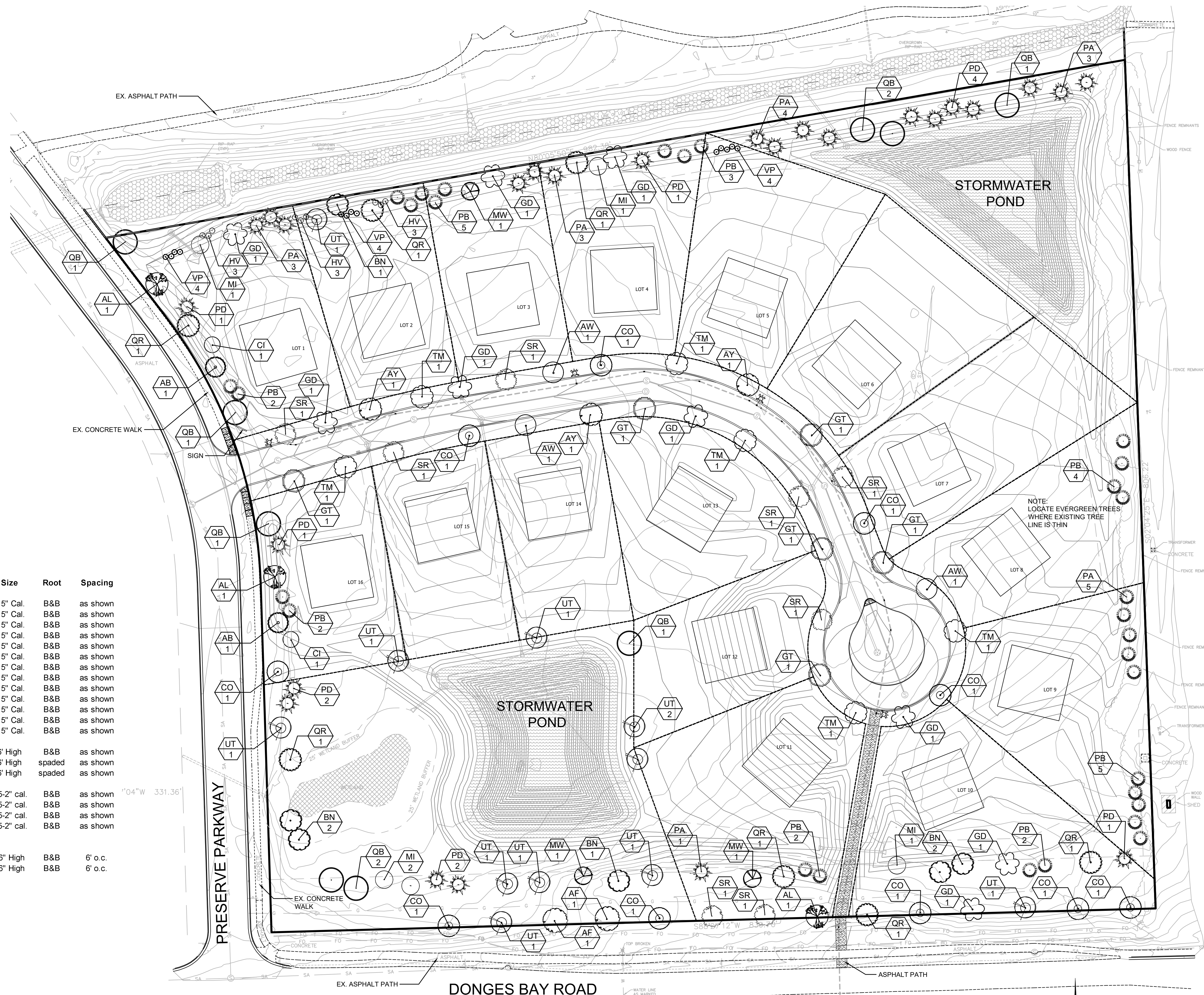
THIS DRAWING IS MADE SOLELY FOR THE INDIVIDUAL NAMES HEREIN AND IS PROPERTY OF TREES ON THE MOVE, INC. ANY UNAUTHORIZED USE OR DUPLICATION IS IN VIOLATION OF THE COPYRIGHT LAWS AND SUBJECT TO PROSECUTION

GENERAL NOTES:

1. THE FINAL LOCATION FOR ALL TREES SHALL BE BASED ON FIELD VERIFICATION AND CONDITIONS AND COMPLIANCE WITH THE VILLAGE TREE PLANTING STANDARDS.
2. ALL STREET TREES SHALL BE PLANTED MIDWAY BETWEEN THE ROW AND THE CURB.
3. NO TREE SHALL BE PLANTED CLOSER THAN 25' FROM ANY STREET CORNER, AS MEASURED FROM PROPERTY LINE.
4. NO TREE SHALL BE PLANTED CLOSER THAN 10' TO ANY LIGHT POLE.
5. NO TREE SHALL BE PLANTED CLOSER THAN 10' FROM A DRIVEWAY APPROACH.
6. NO TREE SHALL BE PLANTED CLOSER THAN 10' FROM A FIRE HYDRANT.
7. NO TREE SHALL BE PLANTED CLOSER THAN 5' FROM GAS, WATER VALVES AND SEWER LATERAL.
8. ALL TREES SHALL BE PLANTED WITH THE ROOT COLLAR LEVEL WITH GRADE OR SLIGHTLY ABOVE.
9. ALL TREES SHALL HAVE A 3" DEPTH MULCH TOPDRESSING CREATING A SAUCER EFFECT.

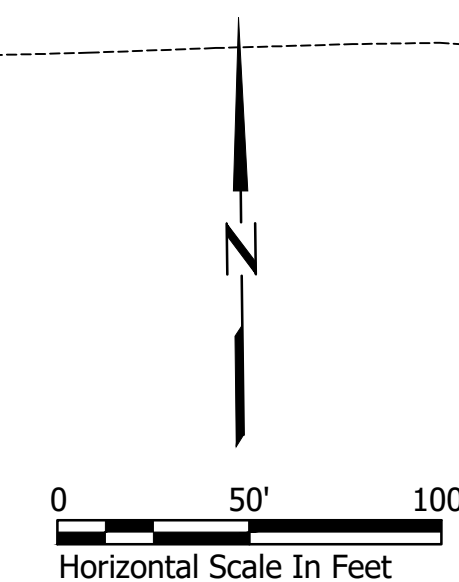
Plant Schedule

Plant Selection	Botanical Name	Common Name	Qty.	Size	Root	Spacing
SHADE TREES						
AY	Acer miyabei 'Morton' State Street	State Street Maple	3	2.5" Cal.	B&B	as shown
AW	Acer rubrum 'Northwood'	Northwood Red Maple	3	2.5" Cal.	B&B	as shown
AL	Acer saccharum 'Legacy'	Legacy Sugar Maple	3	2.5" Cal.	B&B	as shown
AF	Acer saccharum 'Baillita' Fiesta Fall	Fiesta Fall Sugar Maple	2	2.5" Cal.	B&B	as shown
AB	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	1	2.5" Cal.	B&B	as shown
BN	Betula nigra	River Birch (clump)	6	2.5" Cal.	B&B	as shown
CO	Celtis occidentalis	Common Hackberry	10	2.5" Cal.	B&B	as shown
GD	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	6	2.5" Cal.	B&B	as shown
GD	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee tree	9	2.5" Cal.	B&B	as shown
QR	Quercus bicolor	Swamp White Oak	9	2.5" Cal.	B&B	as shown
QR	Quercus rubra	Northern Red Oak	7	2.5" Cal.	B&B	as shown
TM	Tilia americana 'Sentry'	Sentry American Linden	6	2.5" Cal.	B&B	as shown
UT	Ulmus 'Triumph'	Triumph Elm	11	2.5" Cal.	B&B	as shown
EVERGREEN TREES						
PA	Picea abies	Norway Spruce	19	6' High	B&B	as shown
PD	Picea glauca 'Densata'	Black Hills Spruce	12	6' High	spaded	as shown
PB	Pinus strobus	Eastern White Pine	25	6' High	spaded	as shown
ORNAMENTAL TREES						
CI	Crataegus crusgalli var. Inermis	Thornless Cockspur Hawthorn	2	1.5-2" cal.	B&B	as shown
MI	Malus 'Indian Summer'	Indian Summer Crab	6	1.5-2" cal.	B&B	as shown
MW	Malus 'Spring Snow'	Spring Snow Crab	2	1.5-2" cal.	B&B	as shown
SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	8	1.5-2" cal.	B&B	as shown
SHRUBS						
HV	Hamelamel virginiana	Common Witchhazel	9	36" High	B&B	6' o.c.
VP	Viburnum plicatum	Blackhaw Viburnum	13	36" High	B&B	6' o.c.



Gerard A. Bewofinoh

LANDSCAPE PLAN



PLANTINGS, STRUCTURES AND OTHER REPRESENTATIONS SHOWN ON THIS PLAN ARE FOR THE PURPOSE OF CONVEYING LANDSCAPE DESIGN FEATURES. REFER TO PREPARED CONTRACT DOCUMENTS FOR SPECIFIC ITEMS INCLUDED IN ANY PARTICULAR PHASE OF LANDSCAPE CONSTRUCTION.



Premier Landscapes

LANDSCAPE DEVELOPMENT FOR

KINDERBERG ESTATES

PRESERVE PKWY & DONGES BAY ROAD
GERMANTOWN, WISCONSIN

LANDSCAPE
ARCHITECTURE

DESIGN BY: GAR

DRAWN BY: GAR

DATE: 5/28/2020

REVISÉ:

SCALE: 1"=50'-0"

SHEET: L100

TREES
ON THE MOVE

5611 S. Calhoun Road
New Berlin, WI 53151

Phone: (262) 679-5200

treesonthemove.com

SOUTHEASTERN WISCONSIN REGIONAL PLANNING COMMISSION

W239 N1812 ROCKWOOD DRIVE • PO BOX 1607 • WAUKESHA, WI 53187-1607 • **TELEPHONE (262) 547-6721**
FAX (262) 547-1103

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WASHINGTON
WAUKESHA



June 30, 2020

Ms. Lori Johnson
Planning Assistant
Village of Germantown
P. O. Box 337
Germantown, WI 53022

RE: Preliminary Plat/Kinderberg Estates Subdivision,
SW ¼, Section 26, T 9 N, R 20 E, Village of Germantown
SEWRPC No. CA-606-246

Dear Ms. Johnson:

This is to acknowledge receipt of your letter of May 28, 2020, concerning the above-captioned matter and to advise of the following Commission staff findings and recommendations relative thereto:

1. The proposed subdivision plat is to be developed with centralized sanitary sewer service and is located with a planned sewer service area as delineated in SEWRPC Community Assistance Planning Report No. 70, *Sanitary Sewer Service Area for the Village of Germantown*.
2. The subject subdivision plat abuts upon Donges Bay Road which is identified in the transportation element of VISION 2050 as a two-lane arterial along the development site. The existing right-of-way is adequate for the maintenance and improvement of this arterial facility.
3. The subject plat does not contain land delineated by the Commission as a primary or secondary environmental corridor, or isolated natural resource area.

The developer has identified wetland areas in Outlot 1, Outlot 3, and Lots 5-7. Disturbance of any wetlands on the site including earth moving activities adjacent to wetlands may require permits from the Wisconsin Department of Natural Resources and/or the U.S. Army Corps of Engineers. Commission staff recommends that the developer contact those agencies to determine if any permits are required and to apply for those permits. In addition, we recommend that deed restrictions against the disturbance or development of all identified wetland areas within the subject subdivision be placed on the face of the plat.





Planning and Parks Department

Jamie Ludovic, Director of Community

Development & Communications

Debora Sielski, Deputy Director Planning & Parks

Paul Sebo, County Conservationist

Phil Gaudet, Land Resources Manager

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

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

06/25/2020

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

To Whom it May Concern:

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

Date of Meeting: **06/25/2020**

Subdivision Name: **KINDERBERG ESTATES**

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

Location: PART OF THE SE 1/4 OF THE SW ¼ OF SECTION, 26
Municipality: VILLAGE OF GERMANTOWN
Subdivider: VERIDIAN HOMES LLC
Surveyor: RYAN WILGREEN, EXCEL ENGINEERING

Action taken:

Land Use & Planning Committee stated no objection to the Preliminary Plat for **Kinderberg Estates** Subdivision.

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

Sincerely,

Phillip J. Gaudet, Land Resources Manager

cc: Municipal Clerk
Subdivider
Surveyor
Land & Water Conservation Division

4. The subject plat is not located within an identified one-percent-annual-probability (100-year recurrence interval) flood hazard area as delineated in the Federal Flood Insurance Study (FIS) for Washington County.
5. The subject plat is located in the Menomonee River watershed. Runoff from the subject plat drains to the Upper Menomonee River. The regional water quality management plan recommends that nonpoint source pollution in this area be reduced. Adequate erosion control is necessary to reduce pollutant runoff from construction sites, and post-construction stormwater management would be needed to meet the nonpoint source pollution reduction requirements of the Village stormwater management ordinance. We would suggest that the subdivider call upon the Village Engineer for technical guidance in the attainment of sound erosion control management practices in connection with the development process, and that the post-construction stormwater management plan for the site comply with the requirements of the Village ordinance.

Should you have any questions concerning the foregoing, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin J. Muhs". The signature is fluid and cursive, with the first name "Kevin" and last name "Muhs" clearly distinguishable.

Kevin J. Muhs, PE, AICP
Executive Director

KJM/JED/FGF/mdj/cp
#254125 - KINDERBERG ESTATES PRELIMINARY PLAT

Lori Johnson

From: Mark Schroeder
Sent: Thursday, June 25, 2020 5:43 PM
To: Jeff Retzlaff; Emily Zandt; Lori Johnson
Cc: Scott Coulthurst
Subject: Kinderberg Estates Preliminary Plat

Jeff,

In response to the May 28th letter from Planning Assistant Lori Johnson, the Park & Recreation Commission reviewed the preliminary plat for the Kinderberg Estates Subdivision at the June 24th commission meeting. Following discussion the commission offered the following comments.

- The asphalt pathway to Donges Bay Road offers an important connection for the residents.
- The commission recommended a connecting bridge be constructed on the north side of the development to connect to Kinderberg Park. It was noted that previous versions of the plan included a bridge
- Landscaping is not substantial enough on the east property line, additional landscaping needs to be added to help provide a buffer for the adjacent Heritage Hills subdivision.
- Additional landscaping could be added to lots #5, 6, and 7.

If you have any questions, let me know.

Thanks,

Mark Schroeder, CPRP
Park & Recreation Director
Germantown Park & Recreation Department
Ph: (262) 250-4710 Fax: (262) 255-2920



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Discover. Play. Grow

Lori Johnson

From: Deanna Braunschweig
Sent: Friday, May 29, 2020 2:17 PM
To: Lawrence Ratayczak; Jeff Retzlaff; Lori Johnson; Janice Wick; Tim Zimmerman; Inspector
Subject: FW: Sewer for 28234 KINDERBERG ESTATES plat
Attachments: 28234_20200526_Plat.pdf

From: Bell, David P - DOA <David.Bell@wisconsin.gov> **On Behalf Of** DOA Dir Plat Review
Sent: Friday, May 29, 2020 1:35 PM
To: Deanna Braunschweig <dbraunschweig@village.germantown.wi.us>
Subject: Sewer for 28234 KINDERBERG ESTATES plat

Dear Clerk, VILLAGE OF GERMANTOWN:

KINDERBERG ESTATES subdivision plat has been submitted to the Wisconsin Department of Administration for review. One of the purposes of the review process is to ensure that provisions have been made for wastewater treatment. The surveyor indicated on the plat review submittal form that public sewer will be made available to all of the lots in this subdivision.

If private on-site wastewater treatment systems will be used instead of public sewer, the systems must comply with the requirements of the local ordinance and the rules of the Department of Safety and Professional Services.

There is no need to respond to this email. If you have any questions regarding this review, please contact our office using the contact information listed below. If you have any questions regarding private on-site wastewater treatment systems, please contact Mark Finger, Department of Safety and Professional Services, at (608) 574-1189 or mark.finger@wi.gov.

Plat Review
WI Dept of Administration
plat.review@wisconsin.gov
Phone: 608-266-3200
<https://doa.wi.gov/platreview>

SITE PLAN APPLICATION

7/13/20 Plan Commission Meeting

Performance Alloys/MSI General Inc.

Village Planner Report

Germantown, Wisconsin

Summary

MSI General, agent for the RA Resource Management, LLP, property owner, and Performance Alloys is seeking approval of a site development & building plans for a 17,193-square foot expansion to the existing warehouse and manufacturing building located on a 2.02-acre parcel at N116W18515 Morse Drive in the Germantown Industrial Park.

Property Location: N116W18515 Morse Drive

Applicant/

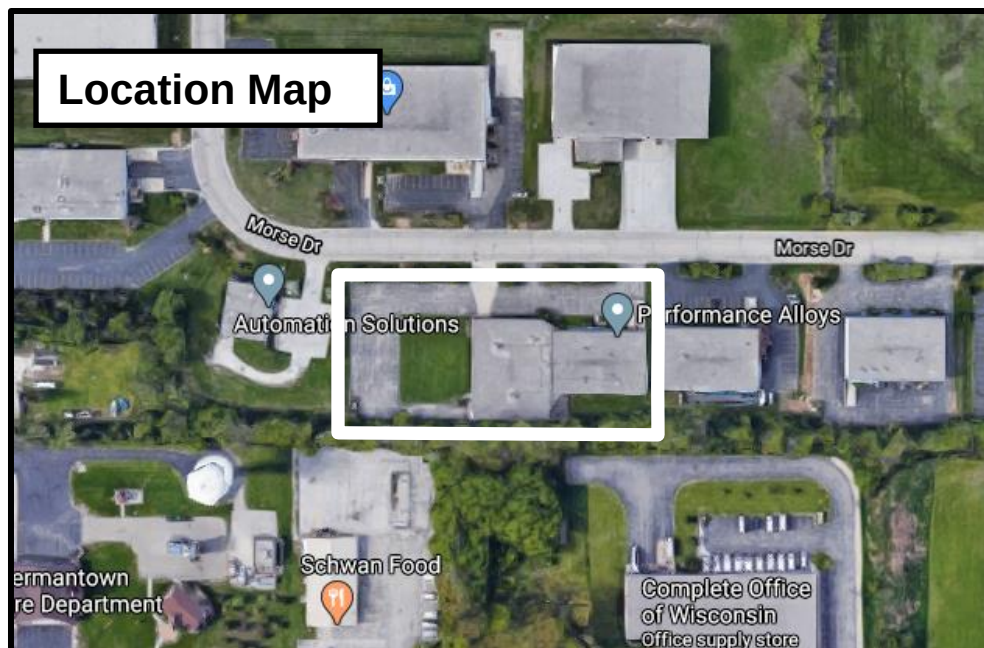
Property Owners:

Eric Neumann
MSI General
P.O. Box 7
Oconomowoc, WI

Cliff Moberg
RA Resource Management LLP
N116W18515 Morse Drive
Germantown, WI 53022

Current Zoning: M-1: Limited Industrial

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



Background

MSI General, agent for the RA Resource Management, LLP, property owner, and Performance Alloys is seeking approval of a site development & building plans for a 17,193-square foot expansion to the existing warehouse and manufacturing building located on a 2.02-acre parcel at N116W18515 Morse Drive in the Germantown Industrial Park.

Performance Alloys manufactures and distributes beryllium-free copper alloy materials and components. Currently, Performance Alloys employs 11 people, with hours of operation between 6am and 6pm Monday through Friday and on weekends, as needed. The proposed addition will initially provide for additional warehouse space and will provide for additional manufacturing space in the future. Performance Alloys is expecting to add 1-3 new employees over the next 1-2 years. There will be no changes to the existing operation.

The original building on the site (on the east side of the property) was constructed in 1990 and contained approximately 10,000 square feet. In 1994, an approximately 13,000-square foot addition was approved on the west side of the existing building, which resulted in the combination of two parcels into one. With the proposed 17,193-square foot addition, the building area will total 40,186 square feet.

Proposal

As presented in the site development and building plans, the proposed expansion of this facility includes the following features:

- 17,193-square foot Building Addition to be used for warehouse space and additional manufacturing space in the future
- New addition to match existing masonry building and Bar Joist/EPDM Flat Roof
- Two (2) additional overhead doors on the north elevation of the proposed addition
- One (1) additional overhead door on the north elevation near the east end of the existing building
- Addition of an access drive in the northwest corner of the property onto Morse Drive
- Prefinished aluminum frame windows to match existing
- Dumpster enclosure

Parking, Access & Traffic Circulation

The site currently has 55 parking spaces. With the proposed addition, 32 spaces will remain. Although this does not meet the recommended number of spaces under the Village Zoning Code, Performance Alloys currently has 11 employees working at this site. With the expansion, the number of employees is expected to increase by only 1-3 over the next 1-2 years. This will leave a sufficient number of parking spaces on the property. The three existing access drives onto Morse Drive will remain, with the addition of one drive near the northwest corner of the property. A driveway permit will be

required from the Public Works Department.

Storm Water Management

The proposed building addition and site improvements will increase the impervious surface on the site by approximately 9,685 square feet totaling 62,680 square feet of impervious surface. This is equivalent to 70.7% of this 2.02-acre site (vs. the 80% maximum allowed) leaving nearly 30 percent of the property as green/open space.

Utilities

The existing storm water run-off from the site drains both north, to the storm sewer along Morse Drive, and south toward a drainage swale. Although there is no space for green infrastructure near the proposed addition, there is space for a rain garden in the southeast corner of the property near the existing building. Approximately 10,785 square feet of the existing roof will be drained into the proposed 850-square foot rain garden. A sanitary sewer stub will be constructed on the north side of the proposed addition for future connection to the existing line, if necessary.

Landscaping & Lighting

Landscaping is proposed along a north elevation of the proposed building addition and along the west property line, west of the existing parking area. Proposed plan types include: Burning Bush, Common Boxwood, Japanese Barberry, Red Twig Dogwood, and Smooth Sumac. The Village Arborist has provided comments on the proposed landscape plan, which should be addressed by the applicant in an updated landscape plan.

Exterior lighting includes:

- (7) 73W 6,615 Lumen LED cut-off wall-mounted fixtures at a height of 18' on the north elevations of the existing building and proposed addition and on the west elevation of the proposed addition
- (1) 21W 2,310 Lumen LED cut-off wall-mounted fixtures at a height of 9' on the south elevation of the proposed addition, providing light for the man door
- (1) 13W 1,052 Lumen LED cut-off wall-mounted fixtures at a height of 9' on the west elevation of the proposed addition, providing light for the man door

Signage

The existing signage on the north façade of the building is proposed to be relocated on the north face of the building to accommodate the proposed additional overhead door on the east end of the building.

Staff Comments

Planning & Zoning

A portion of the existing building as well as a portion of the proposed addition is located within the Wisconsin Electric Power Company Easement. Written permission for the addition will be required prior to the issuance of building permits. This has been included as a condition of approval.

It has been noted that the Lighting Plan includes foot candles over .05 along the east property line. The lighting plan will need to be revised to meet Outdoor Lighting Guidelines.

Fire Department/Police Department

Access to the rear of the property is provided through the properties to the south. No concerns with the proposed addition.

Public Works Department/Engineering

The Public Works Department has identified issues and plan corrections (see June 23, 2020 review memo from Public Works Director, Larry Ratayczak).

NOTE: Revised plans addressing these issues were submitted in the revised plan set date stamped received by the Village on July 6, 2020. and are currently being reviewed by staff. We do not anticipate having a revised staff review completed before the July 13 Plan Commission meeting. Therefore, conditional approval is recommended subject to addressing all outstanding issues prior to issuing a building permit.

Inspection Services

The Building Inspection Department has indicated that the submission of state-approved plans and the standard \$20,000 occupancy bond will be required prior to issuing a building permit.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development and building plans for the proposed 17,193-square foot expansion to the existing warehouse and manufacturing building located at N116W18515 Morse Drive subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set with a date stamped as being received by the Village on June 6, 2020.
2. All landscaping, screening, grading, paving, storm water management, utility and other improvements that are not fire-safety related as shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. All technical issues and plan corrections identified by the Public Works Department/Village Engineer in the June 23, 2020 review letter, including final approval of the grading and erosion control plans shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by the Public Works Department prior to issuance of a building permit.
4. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.
5. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
6. A new driveway permit for the proposed driveway shall be obtained from the Department of Public Works prior to the issuance of a building permit.
7. Any new proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.
8. Revise the lighting plan so that the foot candles do not exceed 0.05 at the property line.
9. The applicant shall provide written approval from the Wisconsin Electric Power Company, for the construction of a portion of the addition in the Easement, prior to the issuance of any building permits.



To: Jeffrey W. Retzlaff, AICP, Director
Village Planner & Zoning Administrator
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022-0337

From: Brittany Holterman, P.E.
Project Engineer
20725 Watertown Road, Suite 100
Brookfield, WI 53186

Date: July 2, 2020

Subject: Performance Alloys Site Plan Review Application

Mr. Retzlaff,

Enclosed please find the updated plans per comments dated June 25, 2020. Below are responses to each comment. Please feel free to contact me at Brittany.holterman@pinnacle-engr.com with any questions or comments.

C-100 Existing Conditions

1. The existing underground utilities have been added. The additional utilities to the south will be added when Digger's marks them.
2. The existing utilities are shown and labeled – also see above.

C-101 Site Plan (responses for this sheet have been provided by MSI General, contact Eric Neumann at eric@msigeneral.com with and questions or comments)

1. The existing underground utilities have been added.
2. The disturbed area and the additional impervious area have been added to the site data table.
3. Dimensions have been added to the plan for parking spaces, drive aisles, and driveway entrances.
4. Proposed paving material has been noted and hatched to indicate concrete or asphalt.
5. Existing sewer and water laterals have been shown.
6. The rain garden has been adjusted so that it does not encroach on the existing WEPCO easement. The existing building currently encroaches on the easement; the addition is to align with the existing and therefore will encroach on the easement, but not any further than the existing building.
7. The existing sampling manhole has been shown, along with the new sampling manhole at the new sanitary lateral.

C-102 Grading and Erosion Control

1. The existing underground utilities have been added – also see above.
2. The storm sewer information has been added.
3. The storm sewer building connection details have been added.
4. The sanitary lateral information has been added.
5. The overland flow path has been shown with a big arrow. The overtopping points are 6" below first floor.

6. The county GIS shows a swale along the southern property lines of the businesses along Morse Road. The swale does have some depressions but the overall drainage path is to the east. The existing area draining to the south is approximately the same as is proposed and is almost entirely pervious surface. The proposed building addition will drain to a storm sewer to the north. In addition, the proposed rain garden will detain a portion of the existing runoff that is currently directed to the swale.
7. The rain garden details have been added.
8. The roof drains will be routed through the rain garden.
9. A spillway has been added to the rain garden.
10. The erosion control measures have been added to the plan.
11. The Stormwater Management Report is included in this submittal.



Community Development Department
Jeffrey W. Retzlaff, AICP, Director
Village Planner & Zoning Administrator
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
Telephone: (262) 250-4735 Website: www.village.germantown.wi.us
FAX: (262) 253-8255 E-mail: jretzlaff@village.germantown.wi.us

June 25, 2020

Eric Neumann
MSI General Corporation
P.O. Box 7
Oconomowoc, WI 53066

RE: Performance Alloys Site Plan Review Application
Staff Review Comments

Mr. Neumann,

Village Staff has reviewed the application, plan set and supporting materials submitted for the proposed addition to the building at N116W18515 Morse Drive. Below are the outstanding items/issues that need to be addressed before this item can be placed on the Plan Commission Agenda for review/approval. Please provide the requested information, corrections and/or revisions as soon as possible. If necessary, Village staff would be happy to meet with you to discuss or clarify any of these items.

Community Development Department

1. Please provide a written description of the addition including any changes in the operational characteristics as a result of the addition. What are the hours of operation? Will any employees be added to this site?
2. Please list parking stall size on the site plan. Village Code requires parking stalls to be at least 180 square feet in size.
3. Please label the width of the existing and proposed driveways onto Morse Drive.
4. Lighting level in the SW corner of the addition plan exceeds the maximum of 0.5 foot candles at the property line.
5. Please provide additional information on your plans for the existing/future wall signage? Will the existing be moved? Will new signage be added? Any new signage requires a Sign Permit Application to be reviewed and approved by the Village Plan Commission.
6. Confirm that the color scheme of the addition will be consistent with the existing building, or the existing building will be painted to match the addition. A color rendering is required as included in the Site Plan Application checklist.
7. A dumpster enclosure is required for all commercial and industrial properties. Please include this on the site plan and provide detailed drawings of the proposed enclosure. The Village Requirements for Dumpster Enclosures is attached.

Public Works/Village Engineer

8. Please refer to the Memo provided by the Director of Public Works dated June 23, 2020.
9. The discharge pipe for the rain garden shall be a minimum of 10 behind any property line per Chapter 15.08(4) of the Village Code.

10. The full reconstruction of the sample manhole is required due to root intrusions and infiltration in all barrel joints, chimney failure, lack of chimney seal, and incorrect frame and lid. Questions on this requirement can be directed to Tim Zimmerman at tzimmerman@village.germantown.wi.us or at 262-253-7765.

Village Arborist

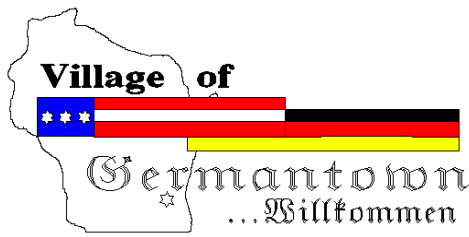
11. Please identify species and diameter of existing trees along Morse Road.
12. Provide a plant list for the proposed rain garden if plants are to be installed.
13. Substitute alternate species for Japanese Barberry and Burning Bush. These are both invasive species according to WDNR NR40.
14. A Colorado Spruce was listed on the first version of the landscape plan but removed on the second version. If a Spruce is proposed, change it to either a Norway or Serbian Spruce.

When submitting revised plans or additional information, please submit (1) digital plan set and three (3) full-size, hard-copy plan sets set to the Community Development Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

Respectfully,

A handwritten signature in cursive script that reads "Emily Zandt".

Emily Zandt, AICP
Associate Planner/Zoning Administrator



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : June 23, 2020
Re : Performance Alloys

Items Reviewed:

1. Civil Plan Set C0.1 – C5.3 (12 pages)

Dated: 07-11-19

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. The project will require DSPS plumbing system review and approval. Please provide a copy of the DSPS approval prior to engineering approval
4. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
5. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
6. Contact Ryan Ehlerding, 262-250-4723 for a utility permit.
7. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

C-100 Existing Conditions

1. Show existing underground utilities. (electric, gas, fiber, phone, etc)
2. Show and label existing storm sewer, sanitary sewer, and watermain

C-101 Site Plan

1. Show existing underground utilities. (electric, gas, fiber, phone, etc)
2. Add disturbed area and additional impervious area to the site data table.

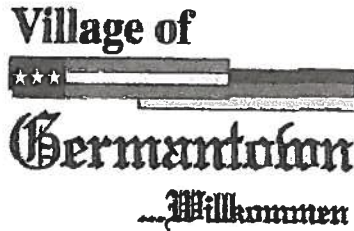
3. Add dimensions to the site plan for drive aisles, parking spaces, driveway, etc.
4. Show proposed paving materials. Concrete, asphalt, etc.
5. Show and label existing sewer and water laterals to the site.
6. Proposed building addition and rain garden encroach on the existing wepco easement. Provide documentation that the owner of the easement is approving of the encroachment.
7. Show existing sampling manhole and note the sampling manholes shall be reconstructed to match current village requirements. The western lateral does not have a sampling manhole, only a cleanout. If this lateral only has all domestic waste than a sampling manhole is not required and the frost sleeve on the cleanout shall be repaired.

C-102 Grading and Erosion Control Plan

1. Show existing underground utilities. (electric, gas, fiber, phone, etc)
2. Provide details on proposed storm sewer.
3. Provide details on storm sewer connection to building.
4. Provide details on proposed sanitary sewer lateral.
5. Show a safe overland flow path out to the ROW. Provide a minimum of 6" of freeboard between overflow elevation and finished floor elevation.
6. Is there existing storm sewer to drain the properties to the south? The existing contours show two depressed areas. How do those areas drain?
7. Provide details on the rain garden; outlet information, cross section, plantings, etc.
8. Clarify if existing roof drains will drain into the rain garden or be routed around it.
9. Provide an overflow weir for the rain garden.
10. Show erosion control measures. Tracking pad, silt fence, erosion matting, etc. Include notes on stabilization and inspection requirements.
11. Provide calculations showing the rain garden is appropriately sized for the runoff that will be routed to it.

TRASH/DUMPSTER & RECYCLING CONTAINER ENCLOSURES

1. The enclosure area shall be large enough to accommodate the dumpster and be located on the lot with adequate space for access and maneuverability by the collection service. Generally, an enclosure should be located in the rear or side yard of a lot. There shall not be any type of enclosure or container(s) stored in the front yard.
2. The enclosure shall be placed on a concrete pad with a minimum concrete depth of four inches (4").
3. The enclosure area shall be screened on three (3) sides by a wall from view from public streets and abutting properties.
4. The walls shall be constructed in a durable fashion of brick, stone or other masonry materials compatible with the principal building. The gate shall be an opaque type material of either wood, concrete, vinyl or chain link with privacy slats (wooden fencing must be of the "shadow box" design).
5. The height of the enclosure shall fully enclose the container(s) and should generally not exceed eight feet (8') in height (unless necessitated by the height of the container).
6. The enclosure shall be constructed in such a manner that all structural members, including braces, posts, poles and other projections, shall be on the interior side of the fence.
7. The gates shall be constructed with commercial grade hinges, poles and hasps.
8. The supporting poles at the gates shall be metal with the appropriate diameter to support the gate at least one and five-eighths inches (1-5/8") in diameter.
9. The gates shall have a closing latch and gates must remain closed at all times except during service.
10. Drains that connect to the sanitary system are not permitted within an enclosure area. Drains that connect to a storm water drainage system may be allowed; contact the Village Engineer.
11. All enclosure areas shall include landscaping comprised of evergreen and deciduous trees & shrubs. Said landscaping shall be integrated with landscaping of the entire lot and included in the overall landscape plan for the lot.



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 8 DATE 6-1-20

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

Eric Neumann
MSI General Corporation
P.O. Box 7
Oconomowoc, WI 53066

Phone (262) 367-3661
E-Mail eric@msigeneral.com

PROPERTY OWNER

Cliff Moberg
RA Resource Management LLP
N116 W18515 Morse Dr
Germantown, WI 53022

Phone (414) 491-3047
E-Mail nobecuco@aol.com

2 PROPERTY ADDRESS

N116 W18515 Morse Dr.
Germantown, WI. 53022

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

North <u>Home Decoration</u> <u>Accessories - IND</u>	South <u>Complete Office of</u> <u>Wisconsin- IND</u>	East <u>Jim Murray - IND</u>	West <u>Automation</u> <u>Solutions - IND</u>
--	--	------------------------------	--

4 READ AND INITIAL THE FOLLOWING:

- En I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- En I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- En 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!

Eric Neumann 6-1-2020
Applicant Date

Cliff Moberg 5/29/2020
Owner Date



To: Larry Ratayczak
Director of Public Works
Village of Germantown
N112 W117001 Mequon Road
Germantown, WI 53022

From: Brittany Holterman, P.E.
Project Engineer
20725 Watertown Road, Suite 100
Brookfield, WI 53186

Date: June 1, 2020

Subject: Performance Alloys

Mr. Ratayczak,

Performance Alloys is proposing a building addition over an existing parking lot and grass area. The added impervious surface will be more than 5,000 square feet, so Green Infrastructure will be required per MMSD Chapter 13.

The green space which will be converted to roof area is 9,990 square feet. The required detention volume is one-half inch multiplied by the new impervious surface with equates to 416 cubic feet or 3,114 gallons. The Green Infrastructure table specifies 4.4 gallons per square foot of rain garden area, which equates to 708 square feet needed for the rain garden.

The two possible areas for the Green Infrastructure area north of parking area or south of the existing building. The area north of the parking lot has very mature trees and a small berm. In an effort to preserve this landscaping, it is proposed to install the rain garden to the south of the existing building. A portion of the existing roof and the existing pavement currently drains to this area.

Please review the enclosed exhibit and plans and contact me at Brittany.holterman@pinnacle-engr.com with any comments or questions.

Thank you,

Brittany Holterman, P.E.
Project Engineer
Pinnacle Engineering

Project Name

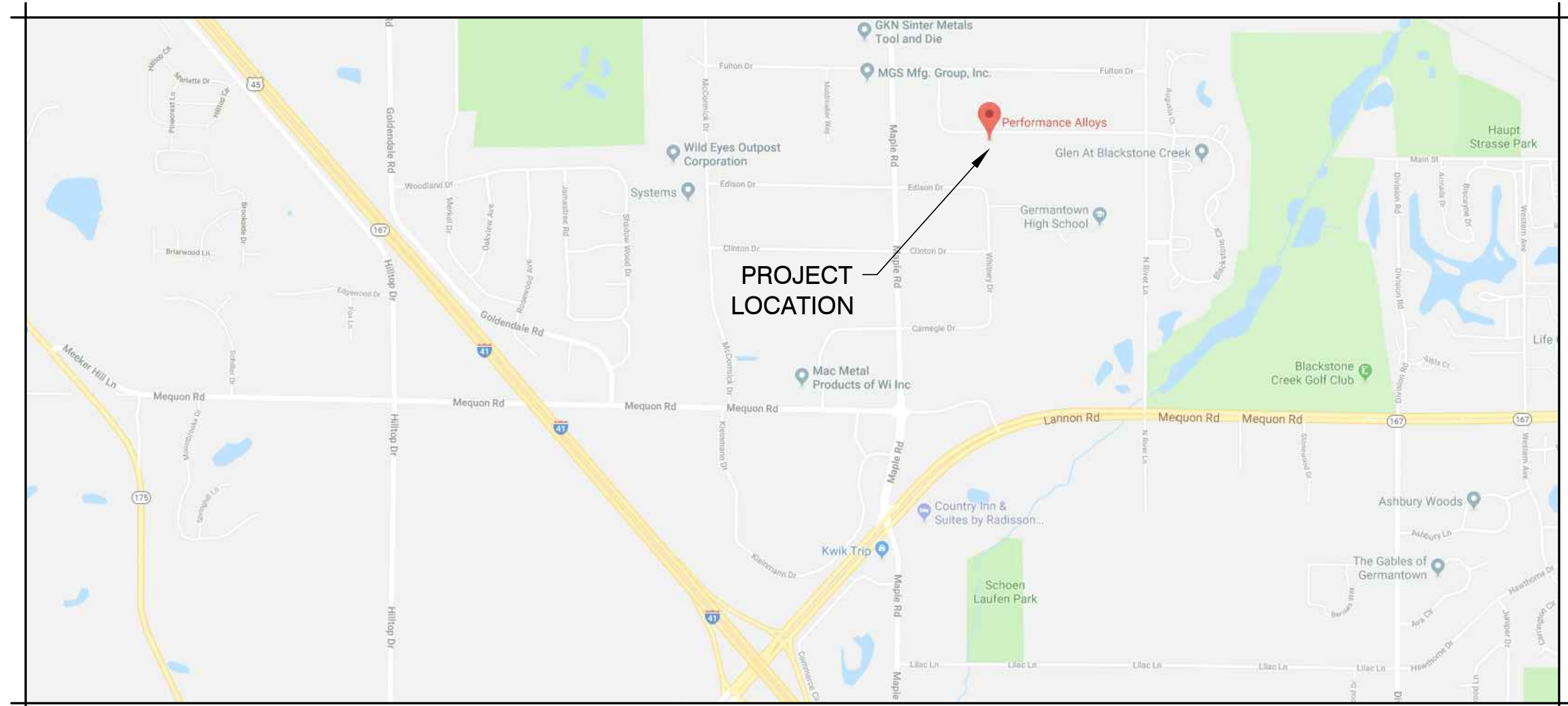
Performance Alloys

Project Address

N116 W18515 Morse Dr.

Germantown, WI 53022

Project Data	
Building	
Building Area:	
Existing Building:	22,993 SF
Proposed Addition:	17,193 SF
Total Building Area:	40,186 SF
Egress Width	
Required:	30.1"
Provided:	238"
Construction Type:	II-B
Building Classification	
Number of Stories:	1 (with 1,520 SF mezzanine)
Multiple Occupancies:	F-2, B
Separated Uses:	Yes, 1-hour
Non-separated Uses:	None
Allowable Area:	92,000 SF
Fire Protection:	NFPA 13 (fully sprinklered)
Exterior Wall Openings Permitted:	No limit along addition
Occupant Load:	151 (calculated)
	15 (actual)
Site	
Site Area:	88,000 SF
Total Building Foot Print Area:	40,186 SF
Hard Surface Area:	62,226 SF
Parking Requirements	
Number of Stalls Required:	80
Number of Stalls Provided:	32
Number of Employees:	15
Sanitary Facility Requirements	
Men Required	
Water Closet:	2
Urinal:	N/A
Lavatory:	2
Men Provided	
Water Closet:	3
Urinal:	2
Lavatory:	2
Women Required	
Water Closet:	2
Lavatory:	2
Women Provided	
Water Closet:	4
Lavatory:	2



Engineers Seal

Architects Seal

63
YEARS
OF
DESIGN
EXCELLENCE

SHEET INDEX

[illegible]

MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
BID SET:	3.07.2018
OWNER REVIEW:	3.20.2020
BID SET:	4.01.2020
Plan Commission submittal:	6.01.2020
Plan Commission (REV):	7.06.2020

[illegible]

PROJECT ADDRESS:

PROJECT NAME
Performance Alloys
STREET ADDRESS
N116 W18515 Morse Dr.
CITY/ STATE / ZIP
Germantown, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect:	Engineer:	Reviewed By:
BGK	AGR	BJZ
Sheet Title:		
COVER SHEET		
Sheet Number:		
G-001		
Project Number:		P12144
4494		

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

LEGAL DESCRIPTION:

AS DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NUMBER WB 55146 WITH AN EFFECTIVE DATE OF FEBRUARY 6, 1998.

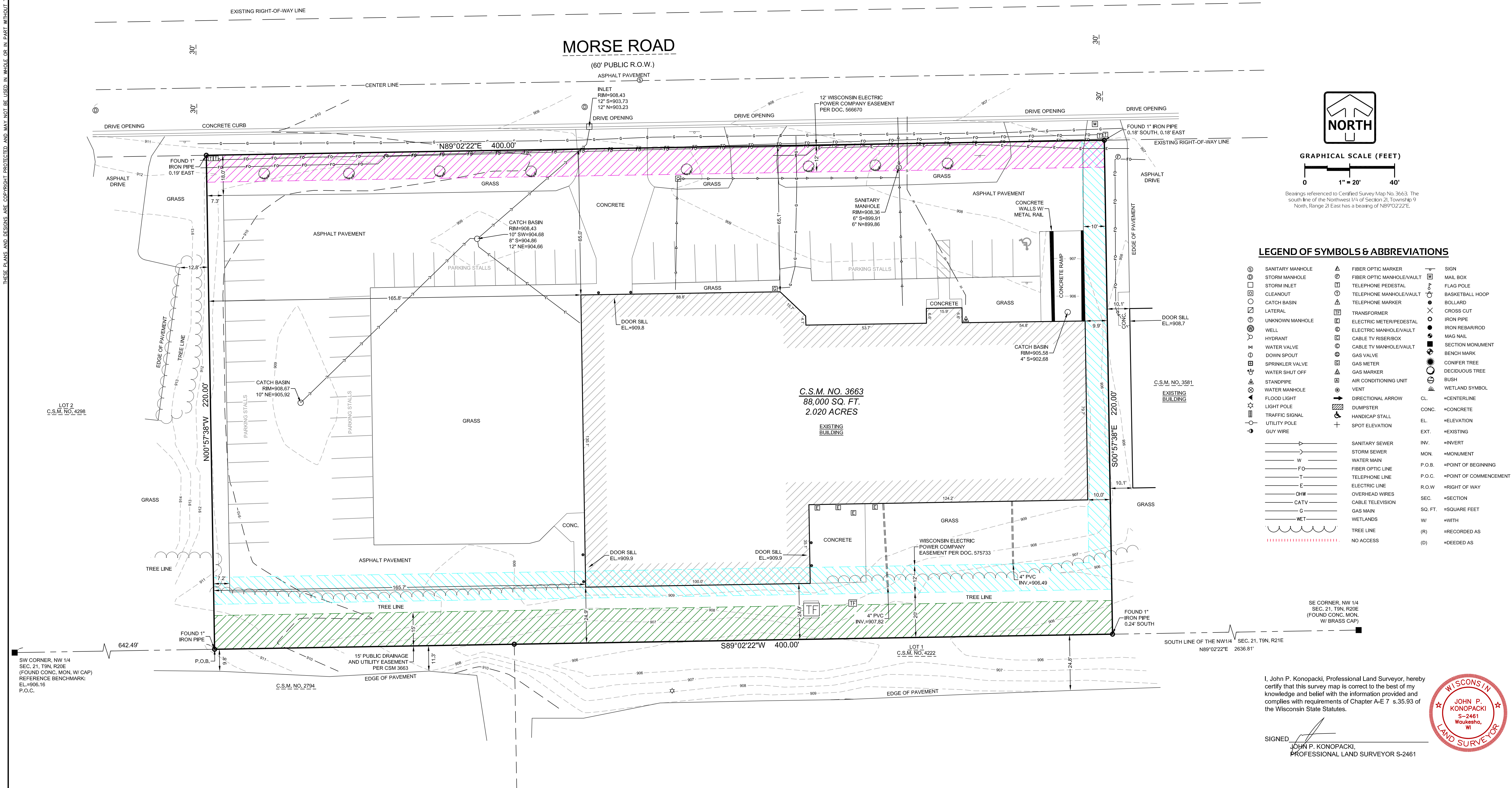
Certified Survey Map No. 3663, recorded in the Washington County Registry on February 22, 1991 in Volume 23 of Certified Survey Maps on pages 7-10, as Document No. 573177 and being a remapping of Certified Survey 3532 and a division of the Northwest 1/4 of Section 21, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

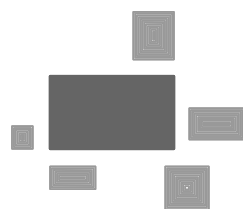
GENERAL NOTES

- Survey prepared for: MSI General Corporation - Performance Alloys.
- Field work completed on JUNE 1, 2020.
- Vertical Datum: National Geodetic Vertical Datum of 1929 (NGVD29). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. **Reference Benchmark:** Concrete monument with cap at the southwest corner of the Northwest 1/4 Section 21, Town 9 North, Range 20 East, Elevation = 906.16.
- Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20202206782 with a clear date of MAY 29, 2020. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

www.pinnacle-engr.com





PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

N116 W18515 MORSE DRIVE
C.S.M. NO. 3663 IN THE SW 1/4 OF THE NW 1/4 SEC. 21, T9N, R20E,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

PLAT OF SURVEY

REVISIONS	

REG. JOB NO. 12655.00
DATE 06/02/2020
SCALE 1"=20'
SHEET 1 of 1
© COPYRIGHT 2020
SURVEY

ARCHITECTS

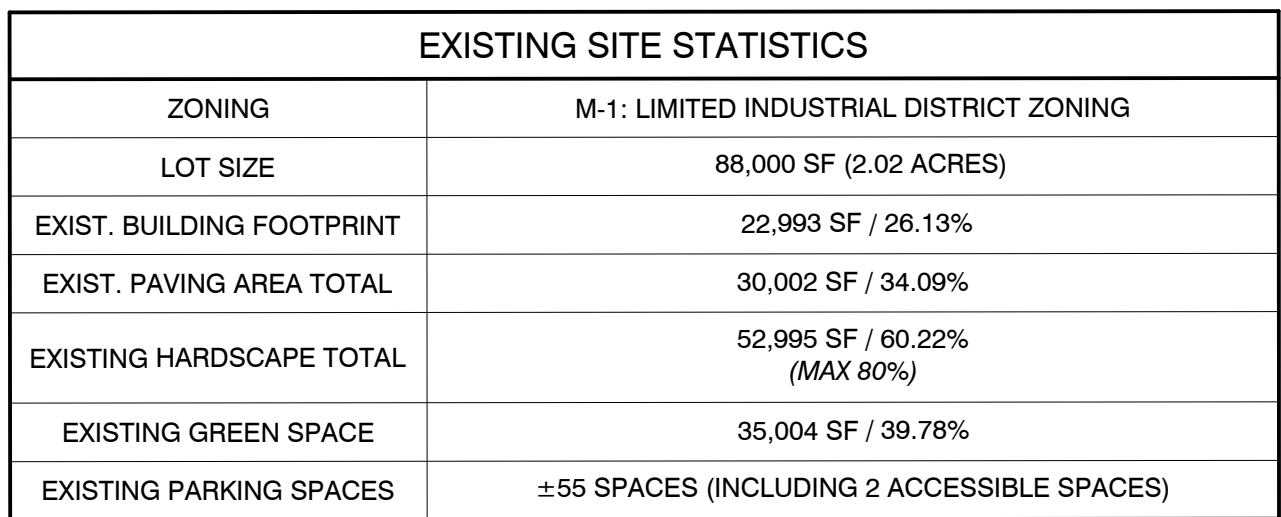


ENGINEERS

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CONTRACTORS

ARCHITECTS



1	REMOVE AND DISPOSE OF EXISTING CONCRETE PAVING	5	PARKING SPACES TO BE ELIMINATED
2	REMOVE AND DISPOSE OF EXISTING ASPHALT PAVING	6	REMOVE & RELOCATE EXISTING CATCH BASIN - ADJUST CB ELEVATION FOR NEW LOCATION - REMOVE SECTION OF STORM PIPE FOR NEW LOCATION
3	REMOVE AND DISPOSE OF EXISTING LANDSCAPING AS REQUIRED FOR NEW CONCRETE PAVING AND OVERHEAD DOOR (PART OF ALTERNATE #1)		
4	REMOVE EXISTING LANDSCAPING, REGRADE, AND CURB CUT FOR NEW ACCESS DRIVE		

DEMO SITE PLAN 1" = 20'-0"



ENGINEERS

CONTRACTORS

ARCHITECTS

SITE PLAN 1" = 20'-0"



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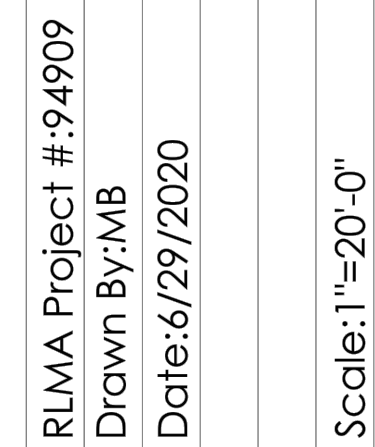
REVISIONS:

ENGINEERS

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

4494

ARCHITECTS



1. Standard Reflectance of 80/50/20 unless noted otherwise
2. Not a Construction Document, for Design purposes only
3. Standard indoor calc points @ 30' A.F.F. unless noted otherwise
4. Standard outdoor calc points @ Grade unless noted otherwise
5. Malzar Associates assumes no responsibility for installed light levels due to field conditions, etc.

PHOTOMETRIC SITE PLAN 1" = 20'-0"

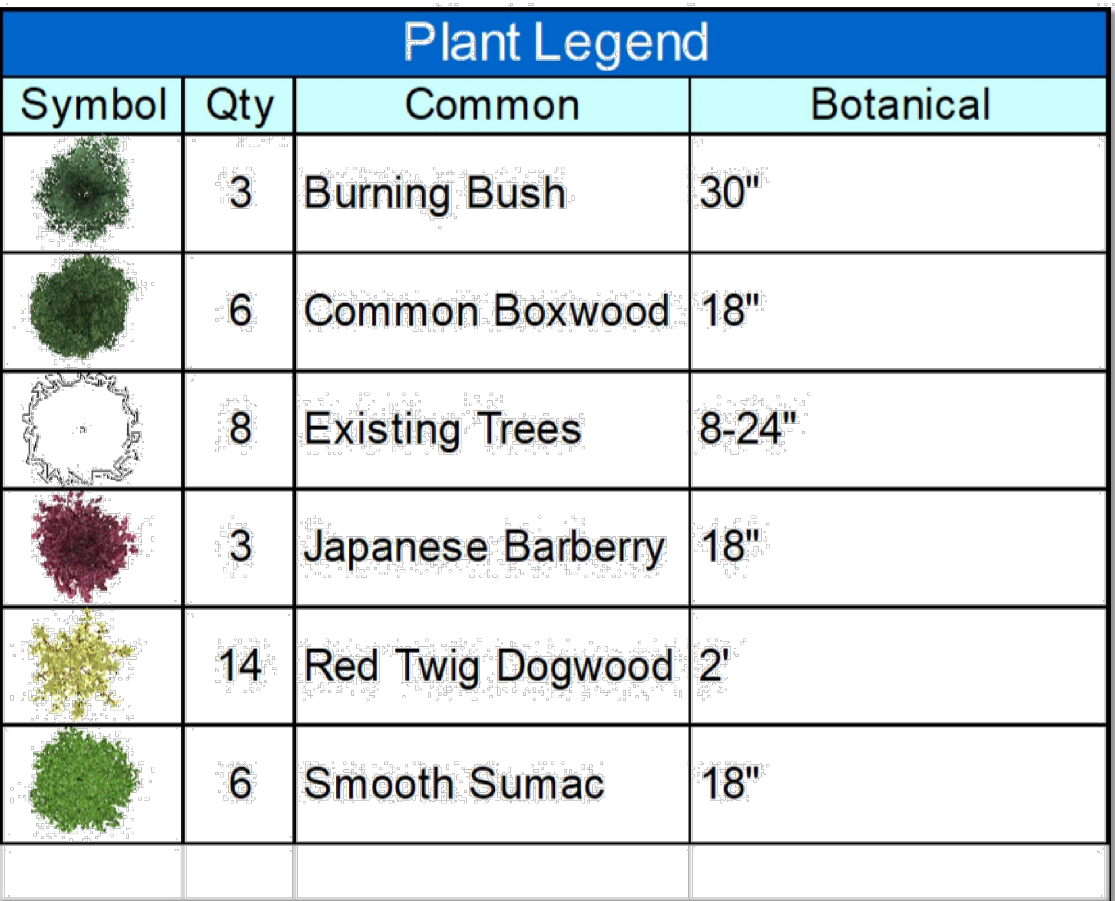


ENGINEERS

[illegible]

CONTRACTORS

ARCHITECTS





P12144

ENGINEERS

CONTRACTORS

ARCHITECTS



PLAN NOTES

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

ARCHITECTS



EXTERIOR MATERIAL KEY NOTES

- 1 CMU-1
12" D SHADOW STONE BLOCK
-PAINT TO MATCH EXISTING
- 2 CMU-2
12" D SPLIT FACE BLOCK
-PAINT TO MATCH EXISTING
- 3 CMU-3
12" D STANDARD SMOOTH FACE
-PAINT TO MATCH EXISTING
- 4 STONE SILL TO MATCH EXISTING
- 5 LAMB'S TONGUE FOR
OVERFLOW DRAIN
- 6 (NOT USED)
- 7 3/0 x 7/0 INSULATED HM DOOR
AND FRAME
- 8 PREFINISHED ALUMINUM FRAME
WINDOW w/ LOW-E INSULATED
GLAZING TO MATCH EXISTING
- 9 PREFINISHED METAL COPING
CAP TO MATCH EXISTING
- 10 10'-0"Wx12'-0"H OVERHEAD DOOR
-PROVIDE 6" DIA PIPE BOLLARDS
- 10A OWNER TO REVISE EXISTING
SIGNAGE AND RELOCATE
PORTION OF SIGNAGE
- 10B POSSIBLE LOCATION FOR
RELOCATED SIGNAGE
-VERIFY w/ OWNER
- 11 14'-0"Wx14'-0"H OVERHEAD DOOR
-PROVIDE 6" DIA PIPE BOLLARDS
- 12 12" D SPLIT FACE BLOCK
DUMPSTER ENCLOSURE WALL
-PAINT TO MATCH EXISTING
- 13 6" DUMPSTER GATE POST
-REFER TO C2/C-101 FOR
DUMPSTER GATE ELEVATION

GENERAL NOTES:

1. ALL NEW MASONRY TO MATCH EXISTING IN MATERIAL, DESIGN, AND PAINT COLOR
2. ALL NEW MASONRY TO BE PAINTED TO MATCH EXISTING COLOR

ALTERNATE #3: REPAINT EXTERIOR OF ENTIRE BUILDING



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:

BID SET:	3.07.2018
OWNER REVIEW:	3.20.2020
BID SET:	4.01.2020
Plan Commission submittal:	6.01.2020
Plan Commission (REV):	7.06.2020

REVISIONS:

[illegible]

PROJECT ADDRESS:

PROJECT NAME
Performance Alloys
STREET ADDRESS
N116 W18515 Morse Dr.
CITY/ STATE / ZIP
Germantown, WI 53022

ALL WORK TO BE COMPLETED AS SHOWN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE MSI GENERAL MASTER SPECIFICATION

Architect: **BGK** Engineer: **AGR** Reviewed By: **BJZ**

EXTERIOR ELEVATIONS

A-201

Project Number:

P12144

4494

P12144

EXTERIOR ELEVATIONS

$$1/8'' = 1'-0''$$

MANAGERS

ENGINEERS

CONTRACTORS

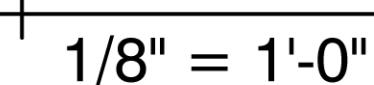
ARCHITECTS



GENERAL NOTES:

1. ALL NEW MASONRY TO MATCH EXISTING IN MATERIAL, DESIGN, AND PAINT COLOR
2. ALL NEW MASONRY TO BE PAINTED TO MATCH EXISTING COLOR

ALTERNATE #3: REPAINT EXTERIOR OF ENTIRE BUILDING



ARCHITECTS

STORMWATER MANAGEMENT PLAN

Performance Alloy

Germantown, Wisconsin

PEG Project Number: 1265.00-WI

June 30, 2020



PINNACLE ENGINEERING GROUP

15850 W. Bluemound Road | Suite 210 | Brookfield, WI 53005

www.pinnacle-engr.com

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PROPOSED DEVELOPMENT CONDITIONS	2
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- Vicinity Map
- Site Soils Map

APPENDIX 2 – POST-DEVELOPMENT CONDITIONS (RATE ATTENUATION)

- Hydrology Exhibit – Proposed Conditions
- Hydrographs

APPENDIX 3 – LONG-TERM MAINTENANCE AGREEMENT

- Stormwater Maintenance Agreement

Questions and comments can be directed to:

Aaron E. Koch, P.E.
Sr. Project Manager | Principal
Phone: 262.754.8888 | Fax: 262.754.8850
aaron.koch@pinnacle-engr.com



PINNACLE ENGINEERING GROUP
20725 Watertown Road | Suite 100
Brookfield, WI 53186
www.pinnacle-engr.com

INTRODUCTION

The proposed project consists of a redevelopment of an existing building and parking lot area. A building addition is proposed over a partially impervious and partially pervious area. The Village of Germantown and MMSD have jurisdiction over the stormwater on this site. PEG has prepared a plan to meet the requirements of the agencies.

DESIGN CRITERIA

The project will include a building addition that will result in approximately 10,431 square feet of new impervious surface. The total disturbed area will be approximately 33,000 square feet. Based on these parameters, the following goals will apply:

MMSDChapter 13

This is considered a redevelopment but the disturbed area is less than 2 acres, and therefore redevelopment criteria do not apply. The site will also result in less than 0.5 acres of net new impervious surface so peak flow attenuation is not required. The project will create more than 5,000 square feet of new impervious surface and thus Green Infrastructure rules will apply.

Wisconsin Department of Natural Resources:.....NR 216 & NR 151

Since the site will disturb less than one acre of land, NR 216/151 does not apply.

Village of GermantownChapter 27

Defers to the same criteria as MMSD and DNR.

EXISTING CONDITIONS

The site is currently developed with a building and parking lot. Drainage from the site is split into north and south. A portion of the runoff drains via storm sewer to Morse Road and the other portion drains south towards a swale. All runoff is ultimately tributary to the Menomonee River.

POST-DEVELOPMENT CONDITIONS

It is proposed to add a building addition over an existing greenspace. A rain garden will be constructed in the southeast corner of the property. The rain garden will be sized in accordance with MMSD GI rules and with DNR technical standards. The existing site layout does not allow for a rain garden near the proposed addition but there is a space to the south of the existing building. It is proposed to capture a portion of the existing roof in the rain garden in lieu of the proposed addition. 10,431 square feet of impervious surface will be added to the site so it is proposed that 10,485 square feet of existing roof be routed through the proposed rain garden to achieve the GI points.

ANALYSIS & RESULTS

Under the GI rules, 0.5 inches of rain over the new surface must be treated. MMSD guidelines state that a rain garden gets credit for treating 4.4 gallons per square foot of bottom area.

$$\text{Gallons Requiring Treatment} = 10,431 \text{ sf} * 0.5 \text{ in} * (1 \text{ ft}/12 \text{ in}) * (7.48 \text{ gallons}/1 \text{ cf})$$

$$\text{Gallons Requiring Treatment} = 3,250 \text{ gallons}$$

$$\text{Surface Area Required} = 3,250 \text{ gallons} / 4.4 \text{ gallons}$$

$$\text{Surface Area Required} = 739 \text{ sf}$$

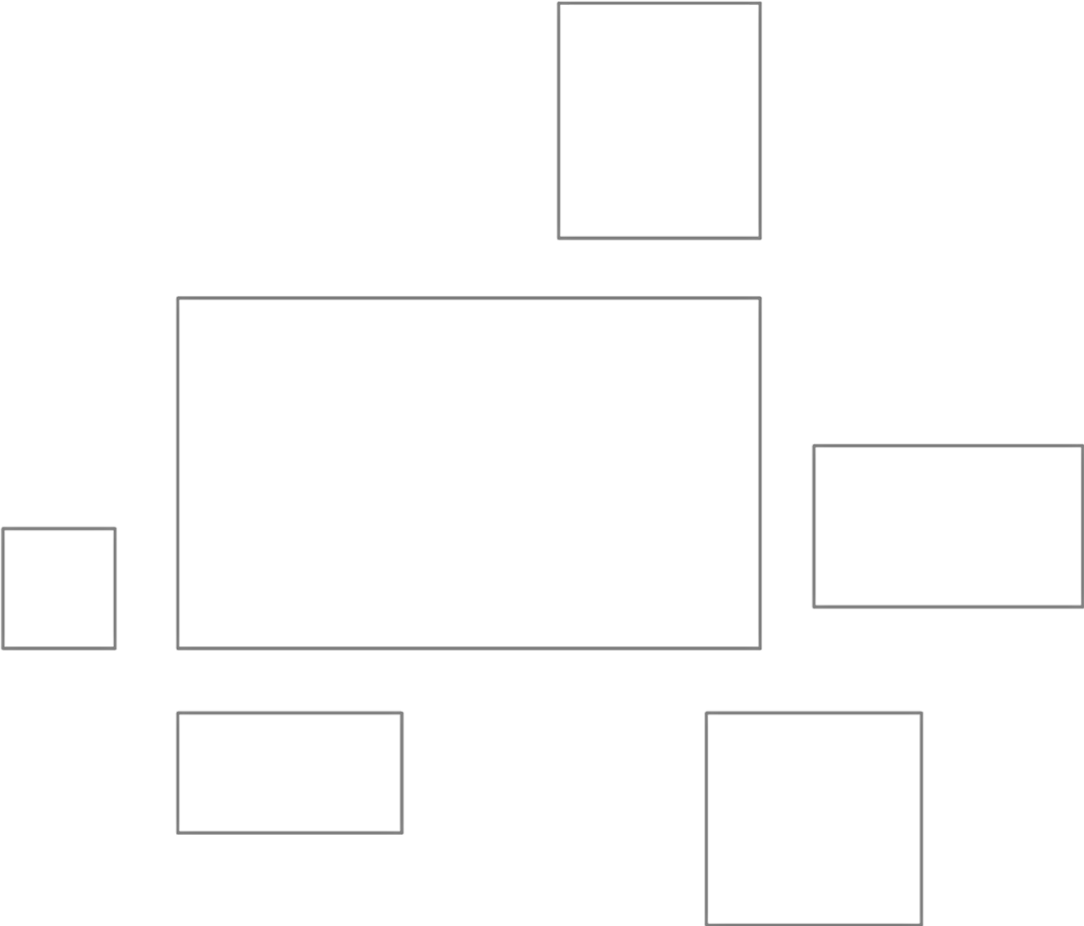
$$\text{Surface Area Provided} = 850 \text{ sf}$$

A summary of the rain garden under specific storm events is provided in the appendix.

CONCLUSION

This project is subject to Village of Germantown and MMSD regulations. The additional impervious surface will be treated via a rain garden to meet Green Infrastructure rules.

MAPS





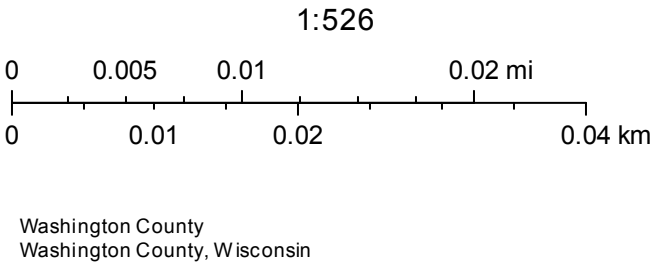
May 28, 2020

1' Contours

- <all other values>
- Index
- Intermediate
- Current Parcel
- PLSS Monument

- Road Centerline I, USH
Road Centerline STH, CTH
RoadCenterline TWN,CVS,PVT
- Landhook
 - Meander Line
 - PLSS Boundary

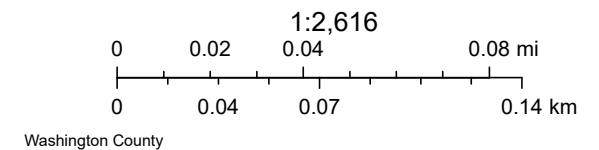
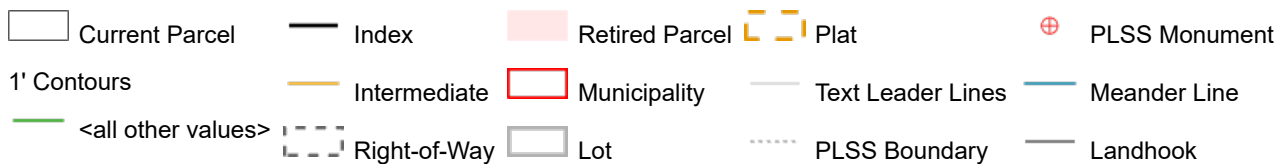
- Plat
- Lot
- Parcels
- Parcel Retired YTD
- Right-of-Way
- Text Leader Lines



Washington County, Wisconsin

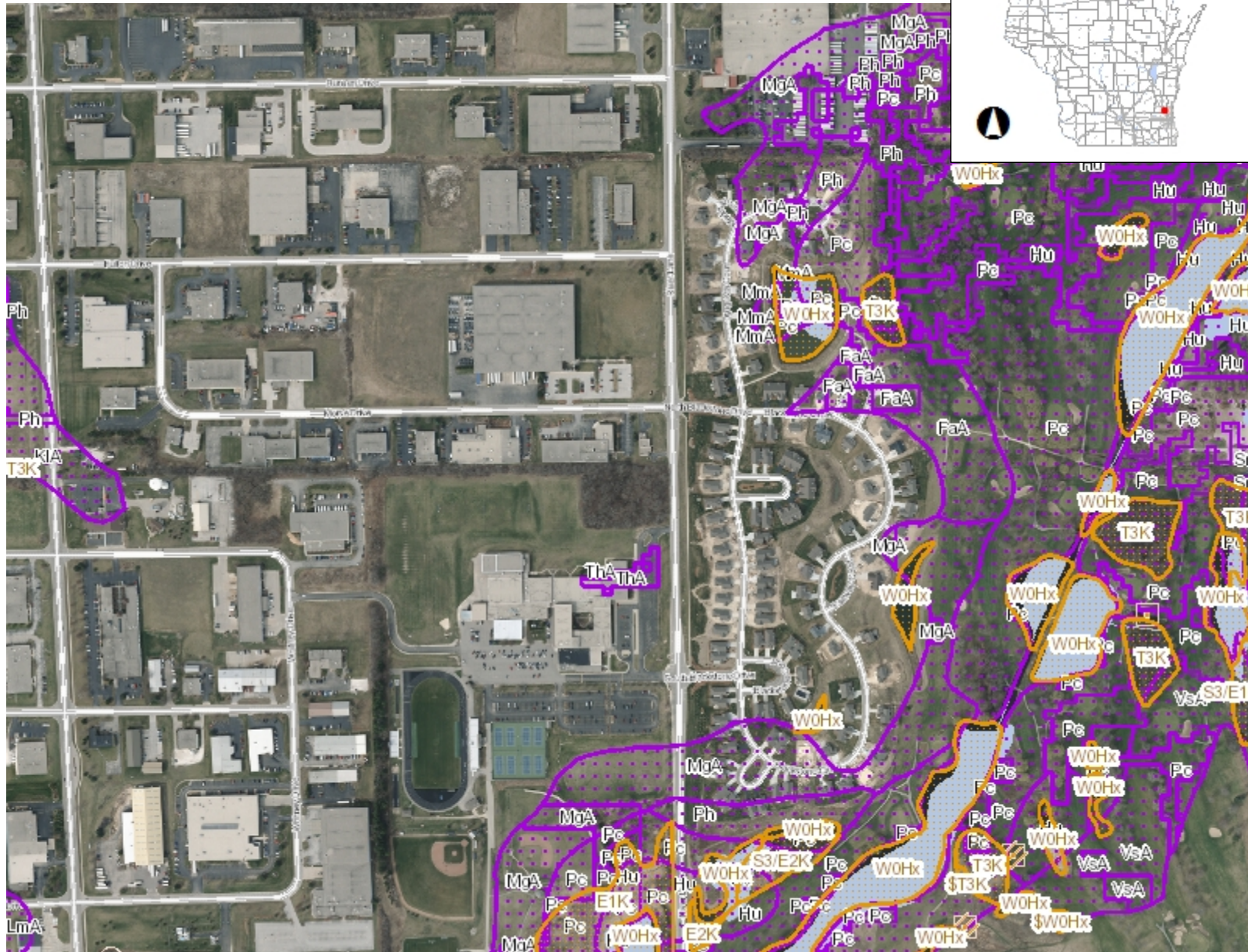


7/1/2020, 1:17:22 PM





Surface Water Data Viewer Map



Legend

- Wetland Identifications and Confirmations
- 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

0.2 0 0.12 0.2 Miles

NAD_1983_HARN_Wisconsin_TM

1: 7,610

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/>

Notes

Soil Map—Washington County, Wisconsin



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

7/2/2020
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

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 20, Jun 8, 2020

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

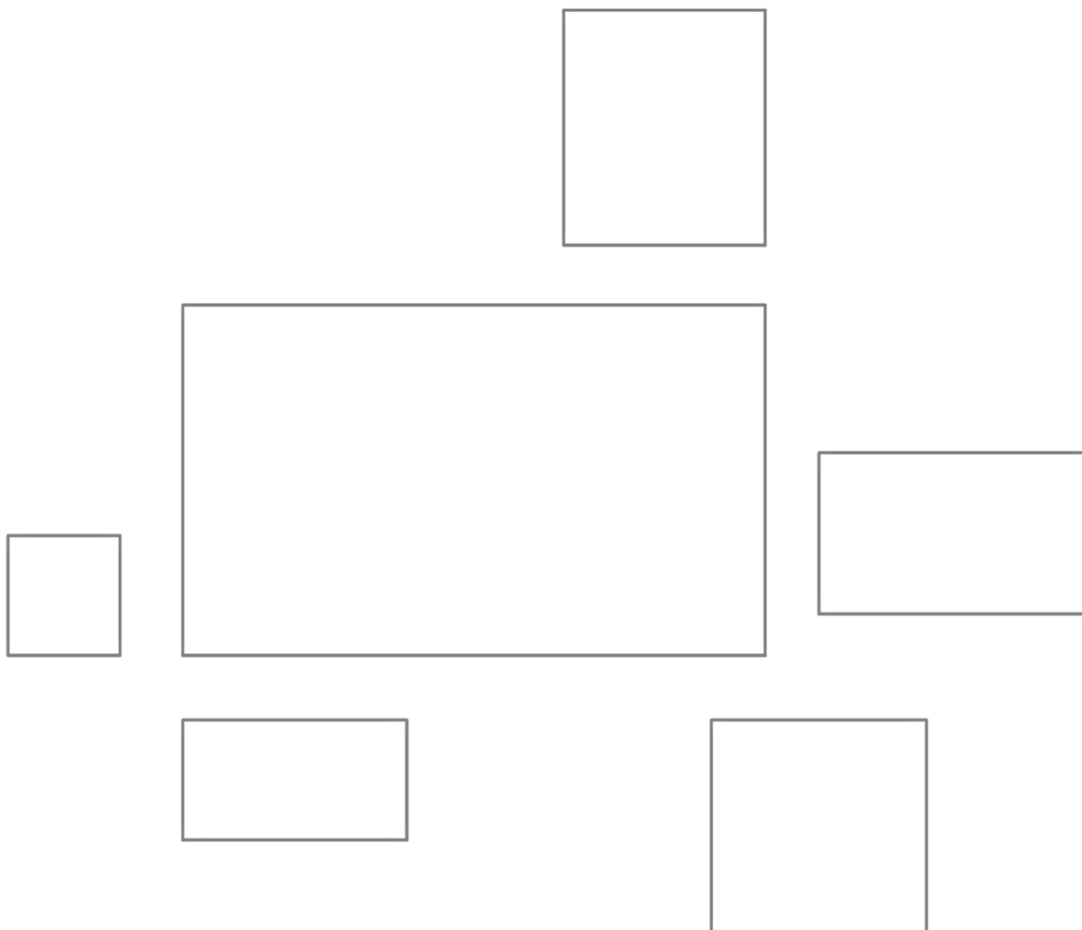
Date(s) aerial images were photographed: Aug 1, 2019—Oct 12, 2019

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.

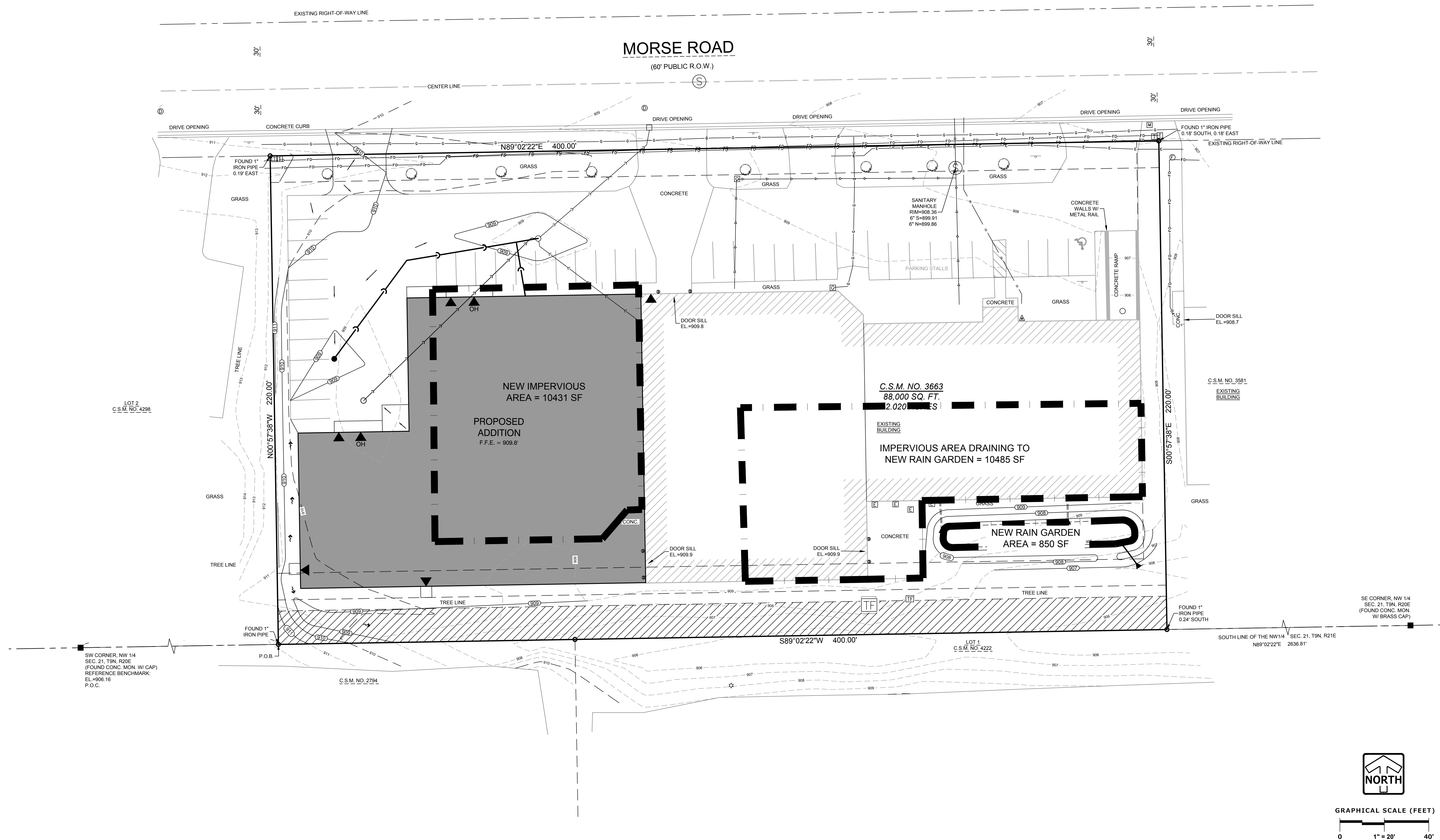
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HmB2	Hochheim loam, 2 to 6 percent slopes, eroded	0.0	1.8%
MoA	Mayville silt loam, 0 to 2 percent slopes	1.0	46.8%
ThA	Theresa silt loam, 0 to 2 percent slopes	1.0	51.3%
Totals for Area of Interest		2.0	100.0%

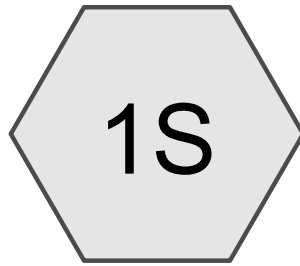
POST-DEVELOPED CONDITIONS PEAK FLOW



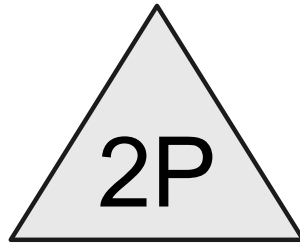
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Z:\PROJECTS\2018\1265.00-W\CAD\EXHIBITS\HYDROLOGY.DWG



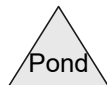
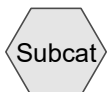
GRAPHICAL SCALE (FEET)
0 1" = 20' 40'



Area to RG



Rain Garden



Routing Diagram for Rain Garden

Prepared by Microsoft, Printed 7/2/2020

HydroCAD® 10.00-16 s/n 07894 © 2015 HydroCAD Software Solutions LLC

Rain Garden

Prepared by Microsoft

HydroCAD® 10.00-16 s/n 07894 © 2015 HydroCAD Software Solutions LLC

MSE 24-hr 3 2-Yr Rainfall=2.65"

Printed 7/2/2020

Page 2

Summary for Subcatchment 1S: Area to RG

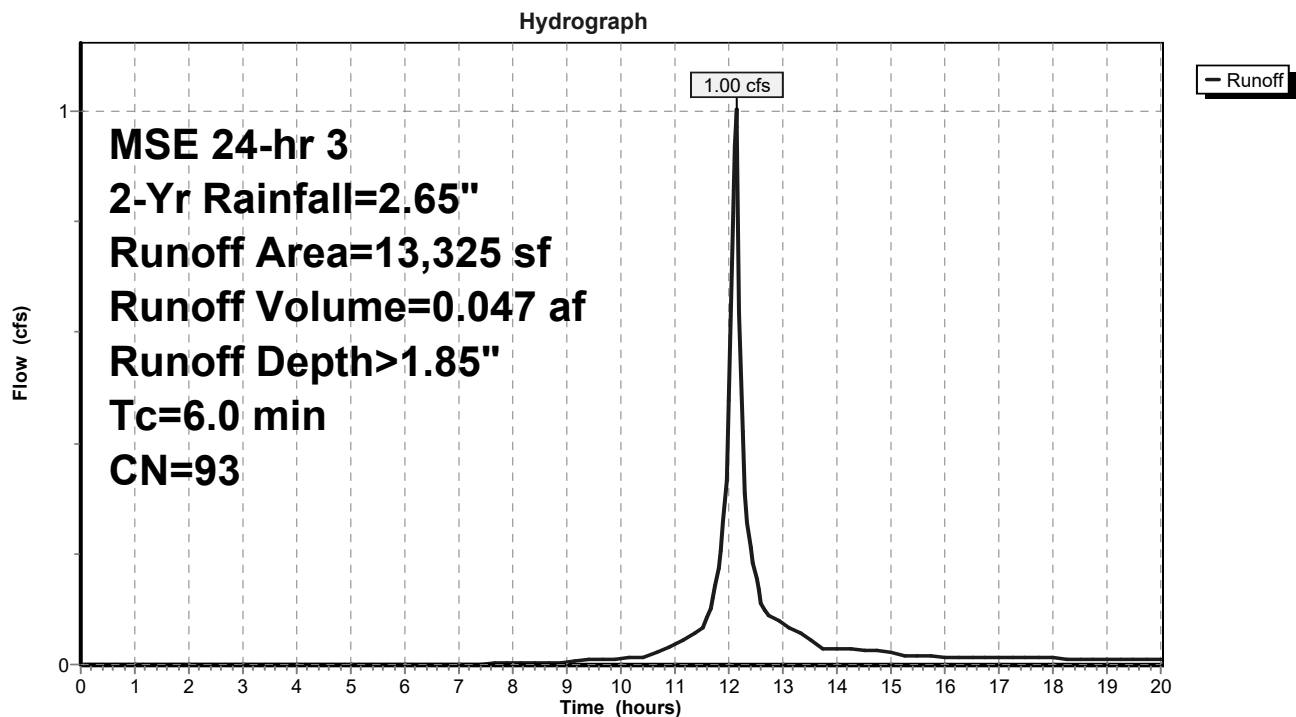
Runoff = 1.00 cfs @ 12.13 hrs, Volume= 0.047 af, Depth> 1.85"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 2-Yr Rainfall=2.65"

	Area (sf)	CN	Description
*	10,485	98	Roof and Concrete
	2,840	74	>75% Grass cover, Good, HSG C
	13,325	93	Weighted Average
	2,840		21.31% Pervious Area
	10,485		78.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed Min

Subcatchment 1S: Area to RG



Rain Garden

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MSE 24-hr 3 2-Yr Rainfall=2.65"

Printed 7/2/2020

Page 3

Summary for Pond 2P: Rain Garden

Inflow Area = 0.306 ac, 78.69% Impervious, Inflow Depth > 1.85" for 2-Yr event
Inflow = 1.00 cfs @ 12.13 hrs, Volume= 0.047 af
Outflow = 0.65 cfs @ 12.21 hrs, Volume= 0.046 af, Atten= 35%, Lag= 4.6 min
Primary = 0.65 cfs @ 12.21 hrs, Volume= 0.046 af

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 906.99' @ 12.21 hrs Surf.Area= 1,129 sf Storage= 484 cf

Plug-Flow detention time= 27.5 min calculated for 0.046 af (98% of inflow)
Center-of-Mass det. time= 19.2 min (784.2 - 765.1)

Volume	Invert	Avail.Storage	Storage Description
#1	906.50'	1,937 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
906.50	850	0	0
907.00	1,135	496	496
908.00	1,747	1,441	1,937

Device	Routing	Invert	Outlet Devices
#1	Primary	906.50'	8.0" Round Culvert L= 14.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 906.50' / 906.00' S= 0.0357 '/' Cc= 0.900 n= 0.012, Flow Area= 0.35 sf
#2	Primary	907.50'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.65 cfs @ 12.21 hrs HW=906.99' (Free Discharge)

1=Culvert (Inlet Controls 0.65 cfs @ 2.38 fps)

2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Rain Garden

Prepared by Microsoft

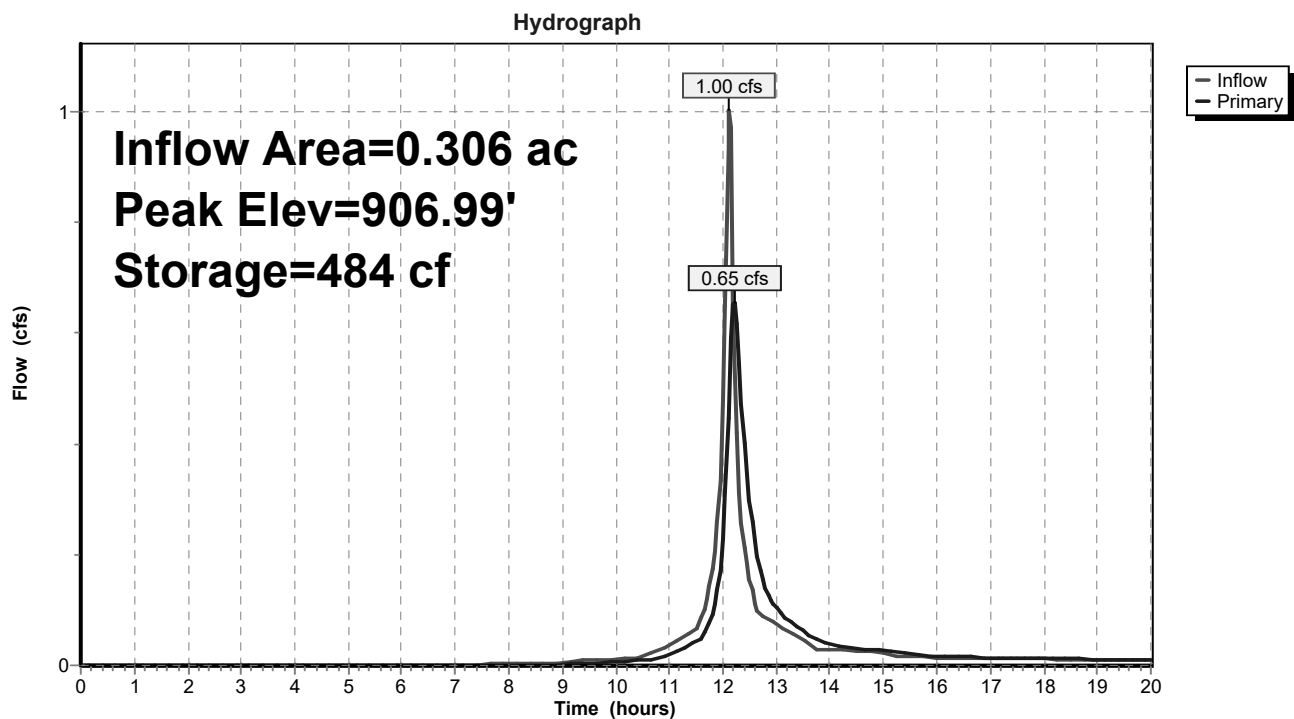
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MSE 24-hr 3 2-Yr Rainfall=2.65"

Printed 7/2/2020

Page 4

Pond 2P: Rain Garden



Rain Garden

Prepared by Microsoft

HydroCAD® 10.00-16 s/n 07894 © 2015 HydroCAD Software Solutions LLC

MSE 24-hr 3 10-Yr Rainfall=3.82"

Printed 7/2/2020

Page 5

Summary for Subcatchment 1S: Area to RG

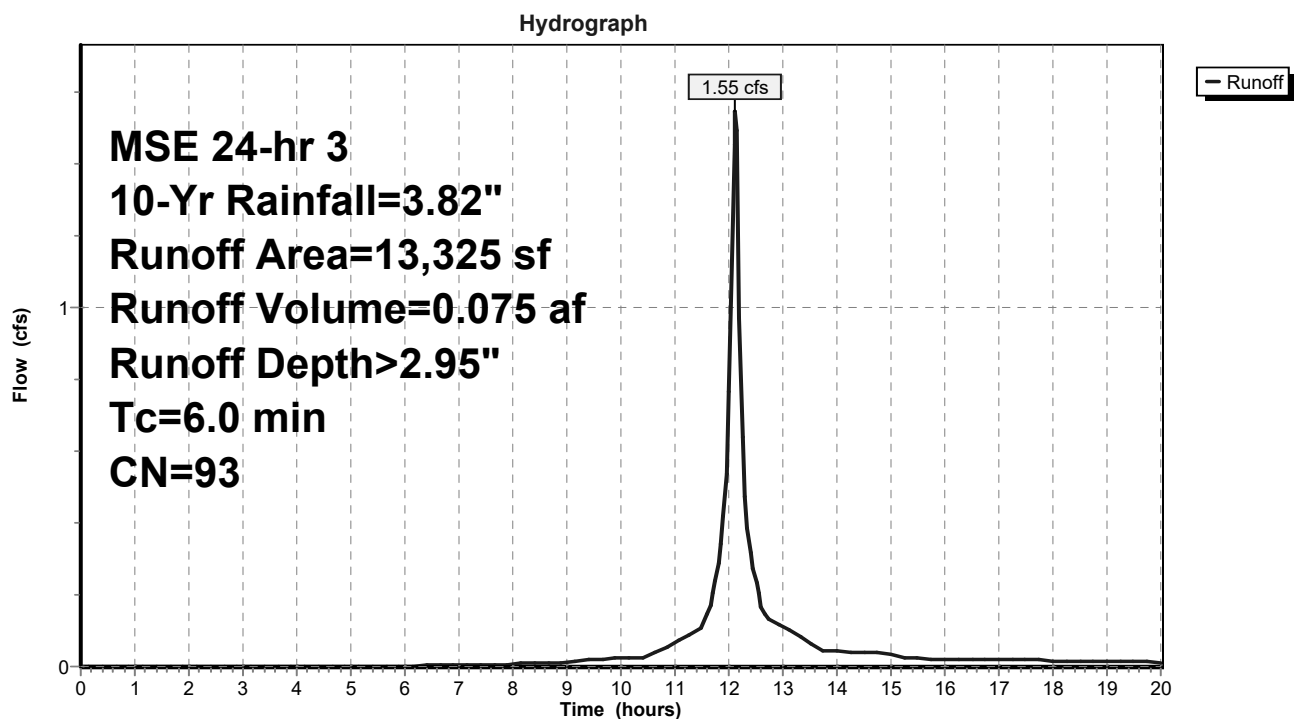
Runoff = 1.55 cfs @ 12.13 hrs, Volume= 0.075 af, Depth> 2.95"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 10-Yr Rainfall=3.82"

	Area (sf)	CN	Description
*	10,485	98	Roof and Concrete
	2,840	74	>75% Grass cover, Good, HSG C
	13,325	93	Weighted Average
	2,840		21.31% Pervious Area
	10,485		78.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed Min

Subcatchment 1S: Area to RG



Rain Garden

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MSE 24-hr 3 10-Yr Rainfall=3.82"

Printed 7/2/2020

Page 6

Summary for Pond 2P: Rain Garden

Inflow Area = 0.306 ac, 78.69% Impervious, Inflow Depth > 2.95" for 10-Yr event
Inflow = 1.55 cfs @ 12.13 hrs, Volume= 0.075 af
Outflow = 0.98 cfs @ 12.21 hrs, Volume= 0.074 af, Atten= 37%, Lag= 4.8 min
Primary = 0.98 cfs @ 12.21 hrs, Volume= 0.074 af

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 907.17' @ 12.21 hrs Surf.Area= 1,240 sf Storage= 699 cf

Plug-Flow detention time= 23.7 min calculated for 0.074 af (98% of inflow)
Center-of-Mass det. time= 17.1 min (774.1 - 757.0)

Volume	Invert	Avail.Storage	Storage Description
#1	906.50'	1,937 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
906.50	850	0	0
907.00	1,135	496	496
908.00	1,747	1,441	1,937

Device	Routing	Invert	Outlet Devices
#1	Primary	906.50'	8.0" Round Culvert L= 14.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 906.50' / 906.00' S= 0.0357 ' / Cc= 0.900 n= 0.012, Flow Area= 0.35 sf
#2	Primary	907.50'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=0.97 cfs @ 12.21 hrs HW=907.17' (Free Discharge)

1=Culvert (Inlet Controls 0.97 cfs @ 2.78 fps)

2=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

Rain Garden

Prepared by Microsoft

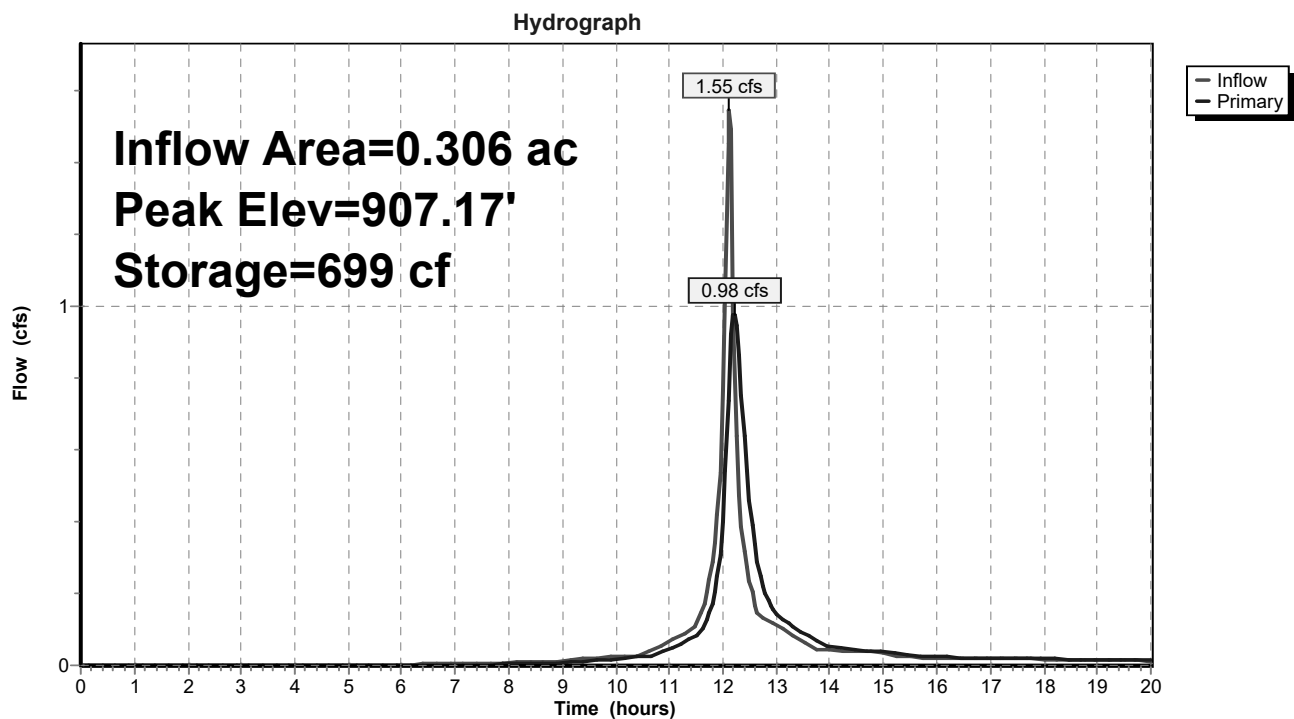
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MSE 24-hr 3 10-Yr Rainfall=3.82"

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Pond 2P: Rain Garden



Rain Garden

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MSE 24-hr 3 100-yr Rainfall=6.41"

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Page 8

Summary for Subcatchment 1S: Area to RG

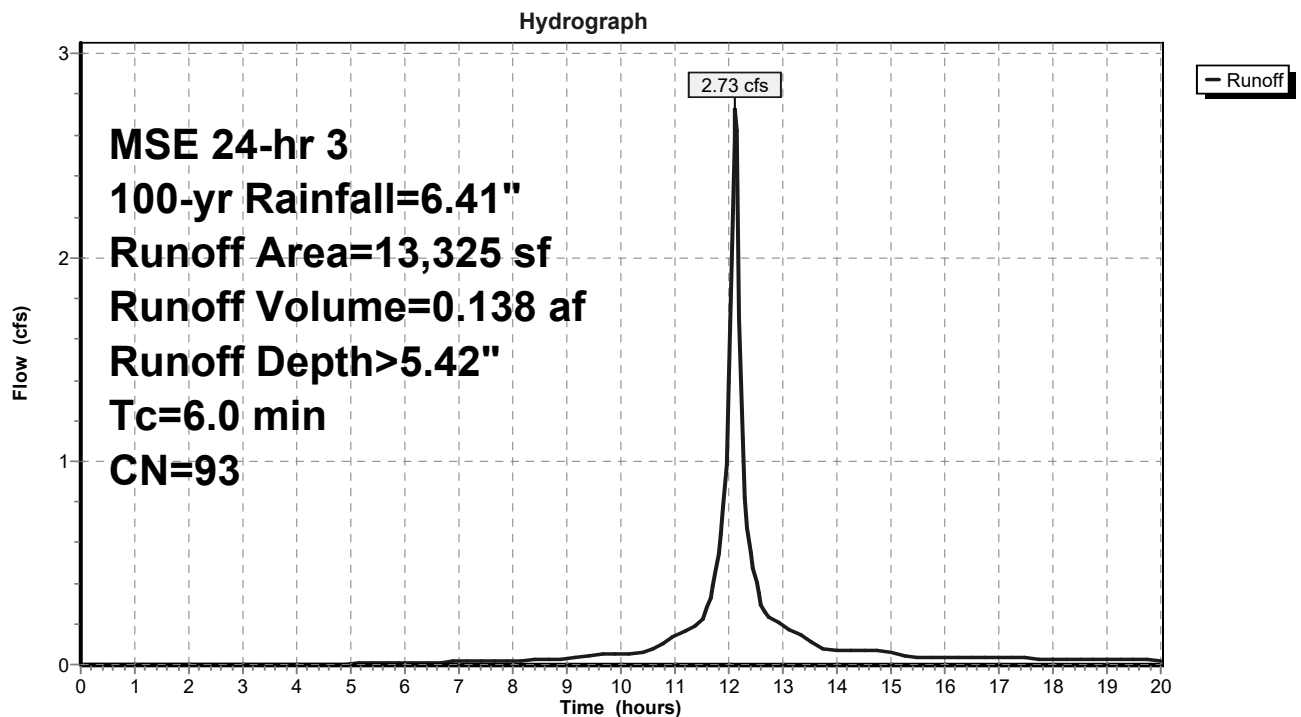
Runoff = 2.73 cfs @ 12.13 hrs, Volume= 0.138 af, Depth> 5.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.41"

	Area (sf)	CN	Description
*	10,485	98	Roof and Concrete
	2,840	74	>75% Grass cover, Good, HSG C
	13,325	93	Weighted Average
	2,840		21.31% Pervious Area
	10,485		78.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry, Assumed Min

Subcatchment 1S: Area to RG



Rain Garden

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MSE 24-hr 3 100-yr Rainfall=6.41"

Printed 7/2/2020

Page 9

Summary for Pond 2P: Rain Garden

Inflow Area = 0.306 ac, 78.69% Impervious, Inflow Depth > 5.42" for 100-yr event
Inflow = 2.73 cfs @ 12.13 hrs, Volume= 0.138 af
Outflow = 1.83 cfs @ 12.21 hrs, Volume= 0.137 af, Atten= 33%, Lag= 4.7 min
Primary = 1.83 cfs @ 12.21 hrs, Volume= 0.137 af

Routing by Stor-Ind method, Time Span= 0.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 907.56' @ 12.21 hrs Surf.Area= 1,480 sf Storage= 1,234 cf

Plug-Flow detention time= 20.3 min calculated for 0.137 af (99% of inflow)
Center-of-Mass det. time= 15.4 min (761.8 - 746.4)

Volume	Invert	Avail.Storage	Storage Description
#1	906.50'	1,937 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
906.50	850	0	0
907.00	1,135	496	496
908.00	1,747	1,441	1,937

Device	Routing	Invert	Outlet Devices
#1	Primary	906.50'	8.0" Round Culvert L= 14.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 906.50' / 906.00' S= 0.0357 ' S= 0.0357 ' Cc= 0.900 n= 0.012, Flow Area= 0.35 sf
#2	Primary	907.50'	10.0' long x 10.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64

Primary OutFlow Max=1.79 cfs @ 12.21 hrs HW=907.56' (Free Discharge)

1=Culvert (Inlet Controls 1.43 cfs @ 4.10 fps)

2=Broad-Crested Rectangular Weir (Weir Controls 0.35 cfs @ 0.60 fps)

Rain Garden

Prepared by Microsoft

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MSE 24-hr 3 100-yr Rainfall=6.41"

Printed 7/2/2020

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Pond 2P: Rain Garden

Hydrograph

