

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, SEPTEMBER 14, 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 #: 126 591 9853 Password: rXkNPG7mj25 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=mb73d0eab88711826297753a305b900c1> 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, September 14th so that they can be provided to the members for their consideration.
- IV. **APPROVAL OF MINUTES** July 13, 2020
- V. **NEW BUSINESS**
 - A. Christopher M. Voss, Property Owner - W168 N12340 Century Lane. Conditional Use Permit for "Horticultural Services" **[PUBLIC HEARING & ACTION]**
 - B. MSI General, Agent for Moldmakers Leasing & Investments LLP, Property Owner and MGS Manufacturing Group Inc.- W190 N11701 Moldmakers Way. Site Plan Review for a 121,191 SF Industrial Building Addition and a Certified Survey Map (CSM) Lot Combination & Street/ROW Vacation Request. **[ACTION]**
 - C. Bauer Sign & Lighting, Agent for Pfannerstill LLC, Property Owner of Toolcraft Machining Inc.- W194 N11092 Kleinmann Drive. Sign Review **[ACTION]**
 - D. Innovative Signs, Agent for JBJ Comm LP, Property Owner & Teriyaki Madness - W182 N9606 Appleton Avenue. Sign Review **[ACTION]**
 - E. Signworks, Agent for Heather Lake LLC, Property Owner of Glue Dots International - N117 W18711 Fulton Drive. Sign Review **[ACTION]**
 - F. Chaz Hastings, Agent for WI Piggy LLC, Property Owner of Jerry's Old Town Inn & Von Rothenburg Bier Stube - N116 W15841 & N116 W15863 Main Street. Certified Survey Map (CSM) Lot Combination **[ACTION]**

Village of Germantown Plan Commission

Meeting Agenda

Monday, September 14, 2020

#

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

July 13, 2020

CALL TO ORDER: Planning Assistant Lori Johnson called the meeting to order at 6:30 pm. The meeting was held as a virtual WebEx meeting.

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

MOTION Shadid second Kimmler to Appoint Trustee Baum Chairman Pro-Tem
MOTION carried unanimously.

PUBLIC INPUT:

- Jan Miller, W151 N10297 Windsong Circle West. Spoke regarding the Veridian Homes proposal and reiterated what was discussed at the 4/6/20 Village Board meeting: an extension of the buffer along the east side of the plat included removal of invasive species, add a language provision that any low density housing occurring does not exceed 16 homes, more trees should be added to the east side buffer between Veridian Homes and Heritage Hills, the developers agreement should include language the land will revert to A-2: Agricultural if development does not commenced by 4/6/2021 and the southwest retention should be natural looking.

- Phil Hudson, W150 N10214 Windsong Circle West. He spoke as a private citizen and said he strongly opposed the Veridian development but was glad they listened to the citizens. He believes the subdivision could be an asset to the community and asked for 2 modifications: a connecting walkable path to the park should be installed between lots 1 and 6 and substantial landscaping should be added to the retaining pond

- Christine Huber, N103 W14960 Windsong Circle East. Spoke regarding the Veridian Homes proposal. She said the storm water basin should be revised to be more natural looking.

APPROVAL OF MINUTES:

MOTION Shadid second Kimmler to Approve the minutes from 6-8-20.
MOTION carried unanimously.

Illing Company - W204 N13125 Goldendale Road. Badger Lighting & Signs, agent for the Illing Company, property owner, is requesting approval for two wall signs, two ground signs and directional signage. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Nilles to 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.**

MOTION carried unanimously.

Caliber Collision - W189 N11027 Kleinmann Drive. Sanford & Sign, agent for BA Goff LLC, property owner and Caliber Collision, is requesting approval for a ground sign. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Nilles to 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.
MOTION carried unanimously.

Veridian Homes/Kinderberg Estates - Preserve Parkway @ Donges Bay Road. 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. Planner Retzlaff summarized the proposal. He indicated staff received 2 emails in support of the subdivision plat from Sue Mac Gillis and Solomon and Cynthia Johnson, Christine Huber's email stated she supported the 6 conditions from staff and recommended the developer revise the southwest stormwater pond to be more natural looking, Bob Fitzgerald expressed concern with construction commencing but not completing in a timely manner, recommended additional conditions to extend east buffer, remove invasive species, housing does not exceed 16 homes, and land to revert back to A-2 agricultural zoning if development does not occur within 12 months.

Planner Retzlaff explained the development agreement is approved by the Public Works Committee and the Village Board. Any additional items as presented will be presented to staff and the Village Attorney to be added to the proposed developers agreement for approval including: language stating development will not have more than 16 homes, the land will revert to A-2 agricultural if not developed by 4/6/2021. The language will be discussed at the Public Works Committee meeting.

MOTION Shadid second Williams to 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).**

MOTION to Amend Baum second Kimmeler that the developer work with staff to add additional landscaping and remove invasive species to the northeast quadrant of the site plan east of the north east detention pond.

Matt Cudney stated there were not specific comments from the Village Board to require additional landscaping on lots 5, 6 and 7. Planner Retzlaff explained the only landscaping shown on the concept plan was along the far east side at the existing tree line and lots 1 to the north and lot 16 to the south at the main entry. One of the requirements was that the landscape plan be presented to the Plan Commission for review and approval and then Plan Commission would detail and discuss what was good and what needed to be changed. He said he did not take the Village Board direction or commentary as an exclusive list of what should be talked about. Plan Commission can make whatever recommendations to the landscape plan they feel are reasonable.

MOTION carried unanimously.

Mr. Cudney, Veridian Homes, said the existing tree line is full and already has significant buffering. He said it seems excessive to add additional buffering. Chairman Baum said when you start to remove the invasive species you get bare spots. Mr. Cudney said he would add additional trees where the gaps are spaced appropriately.

MOTION to Amend Baum second Shadid that the developer work with staff as the invasive species are removed additional trees are to be planted to enhance the thinned-up tree line strategically located to fill in the gaps.

Commissioner Kimmeler said the Village Arborist should decide the kind of trees to be planted. Chairman Baum agreed that the developer and staff should work together to decide which trees to use to fill in the gaps.

MOTION to Amend carried unanimously.

Discussion continued on the shape of the detention ponds. Mr. Cudney said he was limited with what he can do but the pond will look more rounded.

MOTION to Amend Baum second Shadid that the developer work with staff to augment the shape of the southwest detention pond to be a little more natural.

Chairman Baum said he understands there are limitations with wetlands, property lines and with requiring the trees on the south side.

MOTION carried 4-1 (Kimmeler)

Discussion continued regarding the connection from Donges Bay Road through to the park and a bridge that was once in the plan. Mr. Cudney said the path was a shortcut for the residents to get to the park and is not necessary when the sidewalk along Preserve Parkway is 200 feet away. The Commission members agreed it was not necessary.

Mr. Cudney stated the proposed landscape plan adheres to the Village Arborist guidelines and he had recommended approval. He said trees should not be planted too close together because over a period of time it will create problems. Planner Retzlaff said the principal goal of the landscape plan is

to create visual buffers and if the trees become too big in 35 years they can be trimmed.

Commissioner Kimmmler asked why trees needed to be added to the rear property lines along Donges Bay Road. Planner Retzlaff explained that because of a gas pipeline running along Donges Bay Road, a visual buffer of the backyards will be provided. Mr. Cudney said he would rather the trees be located at the street.

MOTION to Approve as Amended with Conditions #7 and #8 carried 4-1 (Williams)

Performance Alloys - N116 W18515 Morse Drive. MSI General, agent for the RA Resource Management LLP, property owner and Performance Alloys is seeking approval of site development and building plans for a 17,193 square foot expansion to the existing warehouse and manufacturing building located on a 2.02-acre parcel in the Germantown Industrial Park. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Nilles to 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.***

MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:40 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

CONDITIONAL USE PERMIT (CUP) APPLICATION

9/14/20 Plan Commission Meeting

Christopher Voss / A New Leaf Tree Services

Planning & Zoning Report

Germantown, Wisconsin

Summary

Christopher Voss, agent for A New Leaf Tree Services and property owner, is requesting approval of a Conditional Use Permit (CUP) to operate a Horticultural Services business on the 16.2-acre property located at W168N12340 Century Lane.

Location: W168N12340 Century Lane

Applicant/

Property Owner: Christopher Voss
W168N12340 Century Lane
Germantown, WI 53022

Zoning: A-2: Agricultural

Adjacent Land Uses		Zoning
North	Open Space / Residential	A-1 / Rs-3
South	Residential / Open Space	A-2 / A-1
East	Residential / Open Space	Rs-1 / A-1
West	Residential	Rs-1 / Rs-3

Location Map



History/Proposal

Christopher Voss, agent for A New Leaf Tree Services and property owner, is requesting approval of a Conditional Use Permit (CUP) to operate a Horticultural Services business on the 16.2-acre property located at W168N12340 Century Lane. This property contains a single-family dwelling, detached garage, and a 75' x 150' pole barn, which is intended to be used for the storage of A New Leaf Tree Services company vehicles.

A New Leaf Tree Service is an off-site tree removal service primarily serving Washington, Waukesha, Milwaukee, & Ozaukee counties. A New Leaf Tree Service currently has a total of 8 employees. Employees will arrive to the site at approximately 7am, Monday through Friday, park their personal vehicles, and take company vehicles to job sites. Employees will return to the site by 7pm to drop off work vehicles and pick up their personal vehicles. All company vehicles will be stored inside the 75' x 150' pole barn. Company vehicles include 2 bucket trucks, 2 chipper trucks, 3 pick-up trucks, 2 stump grinders, 2 chippers, 1 dump trailer and 2 mini-loaders with trailers. The applicant estimates that this equipment will take up about half of the space in the pole building. Tree material will be brought to and stored on the site, east of the 75' x 150' pole barn. Tree material will be ground into mulch semi-annually and hauled off site. There are no site or building improvements planned for the property at this time.

No retail or wholesale sales of mulch or other landscaping products from the subject property is proposed. A condition has been added prohibiting onsite retail or wholesale on the site in the future.

Staff CommentsPlanning and Zoning

Horticultural Services is permitted in the A-2 Agricultural District through an approved Conditional Use Permit. The 2020 Land Use Plan map designates this property as Rural Residential and Agricultural Conservation Residential.

The proposed outdoor storage of tree material, which is proposed to be brought back to the site from off-site jobs, is a concern for staff. Although the area on the east side of the pole building is well screened from the north, west, and east, the property owner to the south may be impacted by the outdoor storage. Staff suggests adding a condition of approval to screen the storage area from view of the neighbor to the south with evergreen trees in line with the existing pole barn. This planting will also help to contain the storage area to the area north and east of the pole barn.

The applicant plans to mulch the tree material stored on site semi-annually. Staff is proposing a condition that this mulching be completed during regular business hours Monday through Friday, 7am to 7pm and that the property owner provide written notice to property owners within 500 feet of the property. The recommended condition requires that if grinding or mulching will take place for three (3) or more consecutive of cumulative hours per day, a minimum three (3) day written notice indicating the

approximate days and times said grinding/shredding equipment will be operating. The operator is encouraged to communicate with the surrounding residents on a regular basis regarding activities to be conducted on-site that may create excessive noise and/or dust.

Staff also has concerns regarding the shared driveway with the property to the south. The proposed horticultural services business will bring additional traffic of large vehicles on the driveway at least twice per day. These vehicles may cause more damage to the driveway than the normal residential traffic anticipated when the driveway agreement was originally signed. Additional feedback from the other property owner may result in the need to further address future maintenance of the shared driveway.

Village Planning & Zoning Staff Recommendation

APPROVE a conditional use permit (CUP) for Christopher Voss and A New Leaf Tree Services to allow the operation of a horticultural services business at the 16.2-acre property located at W168N12340 Century Lane subject to 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 July 2, 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 detailed site plan and description submitted with the supporting documents. Days and hours of operation, including semi-annual mulching, shall be limited to those specified in the CUP application and supporting documents submitted to the Village (Monday through Friday, 7am to 7pm). 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. All company vehicles and equipment shall be stored within the existing 75' x 150' pole barn. There shall be no outdoor storage of company vehicles or equipment.
3. Onsite retail sales and/or wholesale of landscaping products or other products from this property is prohibited.
4. The property owner shall develop a landscape plan for screening the outdoor storage of tree material on the east side of the pole barn. This landscape plan shall be approved by Planning & Zoning staff prior to the recording of the CUP and shall be installed no later than June 1st, 2021.
5. The operator has indicated that trees and branches brought to the site will eventually be processed into mulch semi-annually. In the event heavy grinding/shredding equipment will be used on-site to process plant material into mulch for an extended period of time (i.e. defined herein as more than 3 consecutive or cumulative hours per day), the operator shall provide all residents living within 500 feet of the subject property a minimum three (3) day written notice indicating the approximate days and times said grinding/shredding equipment will be operating. The operator is encouraged to communicate with the surrounding residents on a regular basis regarding activities to be conducted on-site that may create excessive noise and/or dust.
6. In the event the Village receives complaints regarding outdoor storage, noise, dust, odor, vibration or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.
7. Site improvements, buildings, signage, exterior lighting and any other improvements on the property that are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
8. 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.



Village of
Germantown
Willkommen

Fee must accompany application

\$1460 Paid \$ Date 7-2-20

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Christopher M Voss

Phone (262) 370-5357
Fax ()
E-Mail anewleaffree@yahoo.com

PROPERTY OWNER

David C Kontz

Phone (414) 750-2714

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Christopher M Voss

3 PROPERTY ADDRESS

W168N12340 Century Ln
Germantown, WI 53022

TAX KEY NUMBER

GTNV153977

4 DESCRIPTION OF EXISTING OPERATION

Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages as necessary.

Off-site tree removal service primarily serving Washington, Waukesha, Milwaukee & Ozaukee counties. Currently 8 employees arrive at approximately 7 a.m. M-F, park their vehicles, and take work vehicles to jobsites and return by 7 p.m.. Operations are currently being done out of Wandsniders landscaping in Menomonee Falls on a rental basis. The Landlord charges the tenant a dumping fee for disposing of tree material returned to the site.

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code

(k) Horticultural services

Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.

Off-site tree removal service primarily serving Washington, Waukesha, Milwaukee & Ozaukee counties. Currently 8 employees arrive at approximately 7 a.m. M-F, park their vehicles, and take work vehicles to job sites and return by 7 p.m.. Tree material returned to the site, stored at the East side of the 75 x150 pole barn, which screens the view from Neighbor to the South as noted on the attached site plan. Tree material will be ground into mulch semi-annually and hauled off site. The vehicles will be stored and maintained inside the pole barn. All vehicles will exit and enter Century Ln to the South to minimize impact to the neighbors. The business owner plans to purchase and close on the property 8/28/20 and is requesting conditional use approval to operate the business as described above at this location.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Parcel One (1) of CERTIFIED SURVEY MAP No. 4821, recorded in the Washington County Registry on May 28, 1997 in Volume 33 of Certified Survey Maps on pages 14-18, as Document No. 747110 and being in part of the Northeast 1/4 of the Southwest 1/4 and part of the Northwest 1/4 of the Southeast 1/4 of Section 15, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Parcel ID#: GTNV153 977

7 SUPPORTING DOCUMENTATION:

- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☒ Photos of existing use and/or proposed use operating elsewhere
- ☒ Site plan for proposed operations
- ☐ _____

8 READ AND INITIAL THE FOLLOWING:

CMV I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

CMV I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

CMV I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

CMV I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Chris Van 7/2/20
Applicant Date

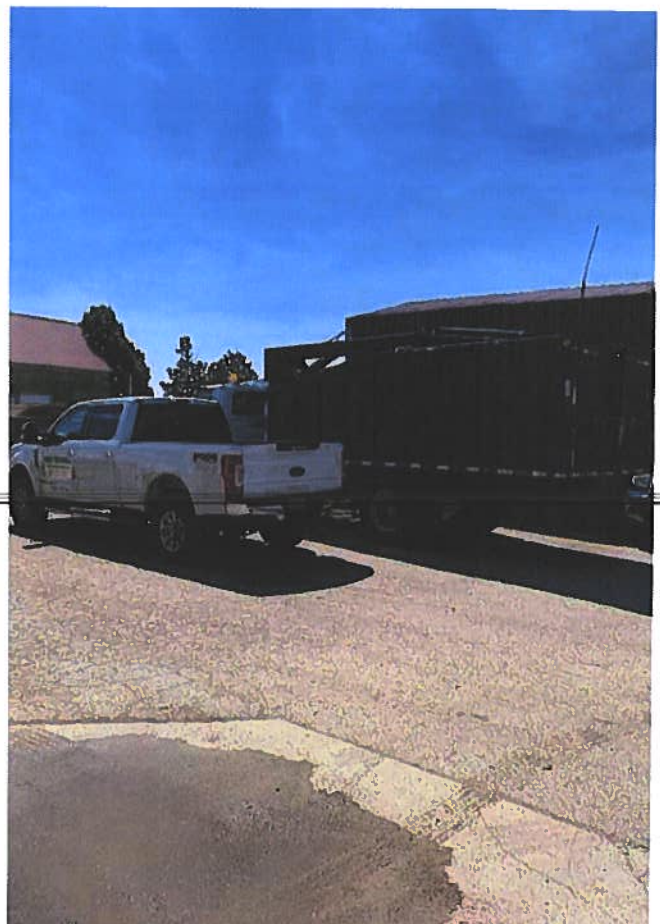
Owner Date

Proposed site plan for "A New Leaf Tree Service"
7/1/2020



* All vehicle storage will be done inside the large pole barn, which is 5 X larger than shop at Wandsnider Landscaping
Visit <http://anewleaftreeservice.com/> to view services and company information

7/1/2020 Photos of Existing Operation & Vehicals at Wandsnider Landscaping, Menomonee Falls



7/1/2020 Photos of Existing Operation & Vehicals at Wandsnider Landscaping, Menomonee Falls

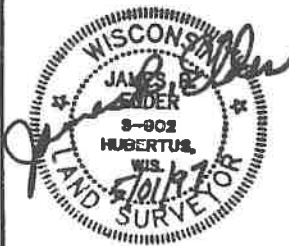


CERTIFIED SURVEY MAP

Being in part of the NE 1/4 of the SW 1/4 and part of the NW 1/4 of the SE 1/4 of Section 15, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

CENTURY LANE

W. LN., E 1/2, SW 1/4



CURVE DATA
RADIUS 482.06'
ARC 166.41'
CH BRG N86°47'43"W
CHORD 165.58'
DELTA 19°48'42"

CSM #191

SCALE 1"=200'

ALL BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE.

0 200 400 Feet

GRAPHIC SCALE

LEGEND

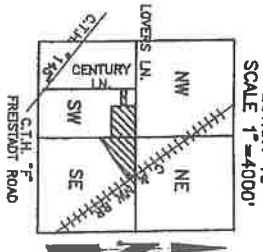
- Denotes an EXISTING Iron Pipe FOUND.
 - Denotes a 1"x24" Iron Pipe, weighing 1.13 lbs./lin. ft. PLACED.
 - ◆ Denotes PK Nail SET.
 - Denotes Soil Boring.
- 100 YR FLOOD EL: 849.5.

OWNERS:

Frederick E. & Elleen M. Gierach
W168 N12340 Century Lane
Germantown, WI 53022
(414)251-9043

SURVEYOR:

James R. Elder
3782 Overlook Drive West
Hubertus, WI 53033
(414)628-1409



N01°27'12"W
126.32'

N88°57'44"E
486.00'

N01°27'12"W
266.00'

S 88°57'32" W
836.97'

APPROX.
100 YEAR
FLOOD LINE

N01°27'12"W
266.00'

HOUSE & GAR.
DECK POOL

BARN
(REC. AS 837.58')

EXISTING STRUCTURES

300.00'

N 01°24'01" W
303.93'

PARCEL 2
12.9 AC

SETBACKS FOR
NEW STRUCTURES
60' FRONT
50' SIDE
50' REAR

PARCEL 1
16.2 AC

INTERIOR ANGLES	
1.	180°27'17"
2.	126°11'25"
3.	86°54'00"
4.	56°49'03"
5.	269°38'27"
6.	90°24'44"
7.	269°35'16"
8.	90°24'44"
9.	89°35'04"
10.	270°24'56"
11.	89°35'04"

1323.575'

N. LN., SW 1/4 OF SEC. 15

NW COR., SW 1/4
SECTION 15

N 88°57'44" E 2647.15'

N 88°57'44" E

UNPLATTED LANDS

CTR. OF SECTION
15-9-20.

N 88°30'27" E

EXEMPT

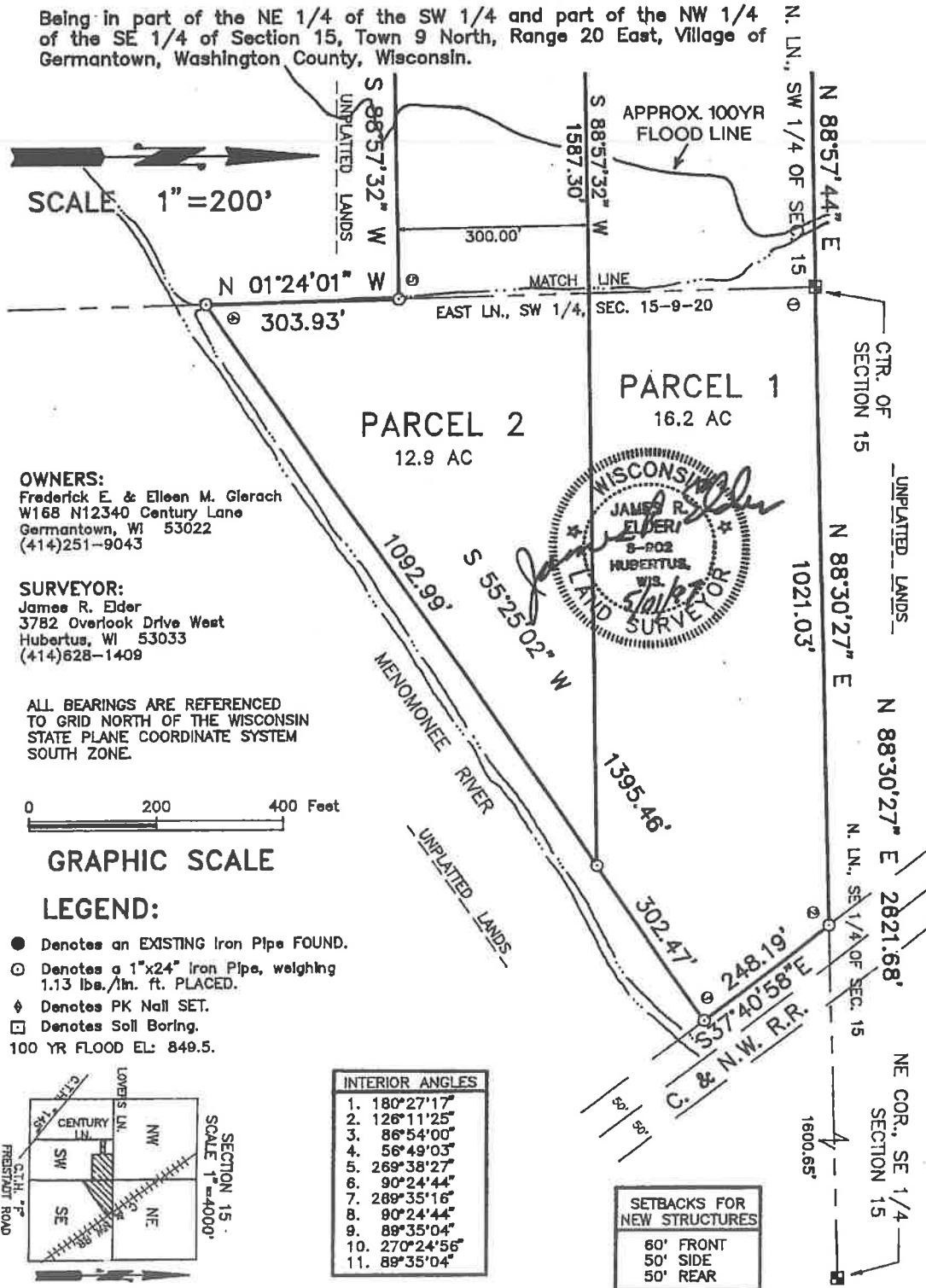
#77.25 (28)

747110

MAP NO. 4821 VOL 33 PAGE 14

CERTIFIED SURVEY MAP

Being in part of the NE 1/4 of the SW 1/4 and part of the NW 1/4 of the SE 1/4 of Section 15, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.



747110

MAP NO. 4821 VOL 33 PAGE 15

C E R T I F I E D S U R V E Y M A P

Part of the NE 1/4 of the SW 1/4 and part of the NW 1/4 of the SE 1/4 of Section 15, T9N, R20E, Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I, James R. Elder, Registered Land Surveyor, do hereby certify that I have surveyed, divided, and mapped part of the NE 1/4 of the SW 1/4 and part of the NW 1/4 of the SE 1/4 of Section 15, T9N, R20E, Village of Germantown, Washington County, Wisconsin, described as follows:

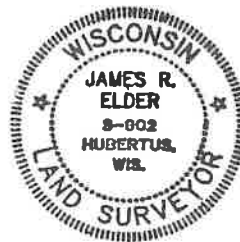
Beginning at the Center of said Section 15; thence N88°30'27"E, 1021.03 feet along the North line of the SE 1/4 of said Section 15; thence S37°40'58"E, 248.19 feet along the westerly right-of-way of the Central & Northwestern Railroad; thence S55°25'02"W, 1395.45 feet along the Northerly side of the Menomonee River; thence N01°24'01"W, 303.93 feet along the East line of the SW 1/4 of said Section 15; thence S88°57'32"W, 836.97 feet; thence N01°27'12"W, 266.00 feet along the East line of Certified Survey Map No. 191; thence S88°57'32"W, 486.00 feet along the North line of said CSM; thence N01°27'12"W, 126.32 feet along the West Line of the East 1/2 of said Section 15 and the centerline of Century Lane; thence N88°57'44"E, 486.00 feet; thence N01°27'12"W, 266.00 feet; thence N88°57'44"E, 837.575 feet along the North line of the SW 1/4 of said Section 15, to the point of beginning.

Said Parcel contains 29.31 Acres Gross and 29.17 Acres Net with 0.14 Acres dedicated for Road Purposes.

That I have made such survey, land division and this map by the order and direction of Frederick E. Gierach and Eileen M. Gierach, owners. That this map is a correct representation of all exterior boundaries of the land surveyed and the land division thereof made. That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision regulations of the Village of Germantown.

Dated this 1st Day of May, 1997.

James R. Elder
James R. Elder, R.L.S. #S-902 Ph. 628-1409
3782 Overlook Drive West
Hubertus, WI 53033



FEE
#77.25 (2r)
EXEMPT

REC'D
MAY 23 9 00 AM '97
County of Washington

RECORDED

747110

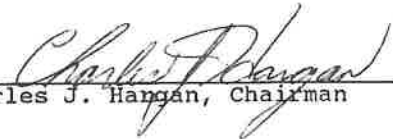
MAP NO. 4821 VOL 33 PAGE 16

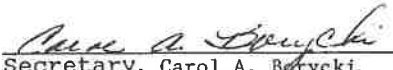
C E R T I F I E D S U R V E Y M A P

Part of the NE 1/4 of the SW 1/4 and part of the NW 1/4 of the SE 1/4 of Section 15, T9N, R20E, Village of Germantown, Washington County, Wisconsin.

PLANNING COMMISSION APPROVAL:

Approved by the Planning Commission of the Village of Germantown, on this 12th day of May, 1997.


Charles J. Hargan, Chairman


Secretary, Carol A. Borycki

VILLAGE BOARD APPROVAL:

Approved by the Germantown Village Board on this 19th day of May, 1997.

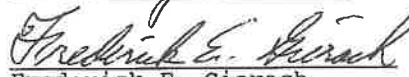

Charles J. Hargan, Village President

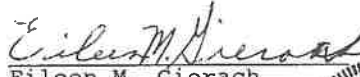
 CMC/AAC
Jane A. Wilms, Village Clerk

OWNER'S CERTIFICATE

We, Frederick E. Gierach and Eileen M. Gierach, as owners, do hereby certify that we caused the land described in the foregoing affidavit of James R. Elder, Surveyor, to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map.

WITNESS the hand and seal of said owners, this 23rd day of May, 1997.


Frederick E. Gierach
W168 N12340 Century Lane
Germantown, WI 53022
(414) 251-9043


Eileen M. Gierach
(Same)

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)



Personally came before me this 23 day of May, 1997, the above named Frederick E. Gierach and Eileen M. Gierach, to me known to be the persons who executed the foregoing instrument and acknowledged the same.


(Mark R. Besting)
Notary Public, State of Wisconsin
My commission expires: 4-16-2000

747110

MAP NO. 4821 VOL. 33 PAGE 17

C E R T I F I E D S U R V E Y M A P

Part of the NE 1/4 of the SW 1/4 and part of the NW 1/4 of the SE 1/4 of Section 15, T9N, R20E, Village of Germantown, Washington County, Wisconsin.

CONSENT OF MORTGAGEE:

I, KARAN SERCHEN A/P of First Financial Bank, Mortgagee of the above described land, do hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and I do hereby consent to the above certificate of Frederick E. Gierach and Eileen M. Gierach, owners of said land.

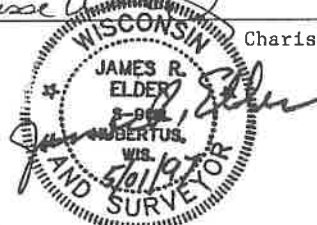
Witness the hand and seal of said Mortgagee this 15 Day of May, 1997.

Karan Serchen A/P
Bank Officer
First Financial Bank
1305 Main Street
Stevens Point, WI 54481

Witness

Charisse Wanta

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)



Personally came before me this 15th day of May, 1997, the above named KARAN SERCHEN, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Geri L. Mancel (Geri L. Mancel)
Notary Public, State of Wisconsin
My commission expires: 10-11-98

CONSENT OF MORTGAGEE:

I, ROCK R. BRANDNER SR. V.P. of Kilbourn State Bank, Mortgagee of the above described land, do hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and I do hereby consent to the above certificate of Frederick E. Gierach and Eileen M. Gierach, owners of said land.

Witness the hand and seal of said Mortgagee this 6 Day of MAY, 1997.

Rock R. Brandner
Bank Officer ROCK R. BRANDNER
SR. V.P.
Kilbourn State Bank
P.O. Drawer 700
Germantown, WI 53022

Witness

Connie J. Haevers

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 16th day of May, 1997, the above named Rock R. Brandner, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Gail M. Garton (Gail M. Garton)
Notary Public, State of Wisconsin
My commission expires: 12/28/97

747110

MAP NO 4821 VOL 33 PAGE 18

750444

VOL 1711 PAGE 248

SHARED DRIVEWAY AGREEMENT

Document Number

Document Title

RECORDED

JUL 1 1 30 PM '97

Portia C. Schmaus
REC'D

Recording Area

Name and Return Address

SCHMAUS LAW OFFICE
W182 N9606 APPLETON AVENUE
GERMANTOWN WI 53022

Parcel Identification Number (PIN)

✓
leg

This information must be completed by submitter: document title, name & return address, and PIN (if required). Other information such as the granting clause, legal description, etc. may be placed on this first page of the document or may be placed on additional pages of the document. Note. Use of this cover page adds one page to your document and \$2.00 to the recording fee. Wisconsin Statutes, §9.517. WRDA 2/96

18

SHARED DRIVEWAY AGREEMENT

THIS AGREEMENT made this 23rd day of June, A.D. 1997, by and between Frederick E. Gierach and Eileen M. Gierach, husband and wife, parties of the first part, and Craig D. Ostovich and Diana Jo Ostovich, husband and wife, parties of the second part

WITNESSETH:

WHEREAS, the parties of the first part are owners of real estate acquired by Warranty Deed and described as follows to-wit:

Parcel No.1 of Certified Survey Map No.4821 being described as follows:

Beginning at the Center of said Section 15; thence N 88 degrees 30' 27" E, 1021.03 feet along the North line of the SE 1/4 of said Section 15; thence S 37 degrees 40' 58" E, 248.19 feet along the westerly right-of-way of the Central & Northwestern Railroad; thence S 55 degrees 25' 02" W, 1395.45 feet along the Northerly side of the Menomonee River; thence N 01 degrees 24' 01" W, 303.93 feet along the East line of the SW 1/4 of said Section 15; thence S 88 degrees 57' 32" W, 836.97 feet; thence N 01 degrees 27' 12" W, 266.00 feet along the East line of Certified Survey Map No. 191; thence S 88 degrees 57' 32" W, 486.00 feet along the North line of said CSM; thence N 01 degrees 27' 12" W, 126.32 feet along the West line of the East 1/2 of said Section 15 and the centerline of Century Lane; thence N 88 degrees 57' 44" E, 486.00 feet; thence N 01 degrees 27' 12" W, 266.00 feet; thence N 88 degrees 57' 44" E, 837.575 feet along the North line of the SW 1/4 of said Section 15, to the point of beginning.

which property is located directly contiguous and joins a parcel of land owned by the parties of the second part, which is described as follows, to-wit:

Parcel No.2 of Certified Survey Map No.4821 being described as follows:

Beginning at the Center of said Section 15; thence N 88 degrees 30' 27" E, 1021.03 feet along the North line of the SE 1/4 of said Section 15; thence S 37 degrees 40' 58" E, 248.19 feet along the westerly right-of-way of the Central & Northwestern Railroad; thence S 55 degrees 25' 02" W, 1395.45 feet along the Northerly side of the Menomonee River; thence N 01 degrees 24' 01"

W, 303.93 feet along the East line of the SW 1/4 of said Section 15; thence S 88 degrees 57' 32" W, 836.97 feet; thence N 01 degrees 27' 12" W, 266.00 feet along the East line of Certified Survey Map No. 191; thence S 88 degrees 57' 32" W, 486.00 feet along the North line of said CSM; thence N 01 degrees 27' 12" W, 126.32 feet along the West line of the East 1/2 of said Section 15 and the centerline of Century Lane; thence N 88 degrees 57' 44" E, 486.00 feet; thence N 01 degrees 27' 12" W, 266.00 feet; thence N 88 degrees 57' 44" E, 837.575 feet along the North line of the SW 1/4 of said Section 15, to the point of beginning.

WHEREAS, there exists a common driveway on the boundary line between the subject properties, which driveway is bounded and described as follows:

That part of the NE 1/4 of the SW 1/4 of Section 15, T9N, R20E, in the Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the NW corner of Parcel 1 of Certified Survey Map No. 4821; thence S 01 degrees 27' 12" E, 63.58 feet along the East right-of-way line of Century Lane to the centerline of an 11' wide driveway easement, described as follows: N 88 degrees 38' 59" E, 60.44 feet; thence N 84 degrees 35' 10" E, 85.12 feet; thence N 83 degrees 19' 32" E, 143.00 feet; thence Southeasterly along the arc of a curve in a clockwise direction, 166.41 feet, with a Radius of 482.06 feet, a Delta of 19 degrees 46' 42" and a Chord Bearing S 86 degrees 47' 43" E, 165.58 feet; thence S 76 degrees 54' 19" E, 152.81 feet; thence N 88 degrees 57' 32" E, 32.66 feet. Said easement is for the purpose of ingress and egress on a shared common driveway between Parcel 1 and Parcel 2 of said Certified Survey Map.

NOW, THEREFORE, it is agreed as follows:

1. That the parties to this Agreement and their successors and assigns will have perpetual use of said shared driveway and that this Agreement will bind all their heirs, executors, administrators, successors and assigns.

2. That each of the parties agree to pay for the cost of repair, maintenance and replacement of said shared driveway. However, in the event either party desires to expand upon or permanently improve/finish said road, said parties shall obtain the written consent of the other party, and only in that event, shall

each party be responsible for one-half (1/2) the cost of same. In such regard, each of the parties convey and grant unto each other the right to come upon the premises of each other as necessary for the purpose of making such repairs and maintaining said driveway as from time to time may be necessary.

3. Neither party may expand said driveway beyond its current location, and in the event each party should obtain a private driveway to their property, this Agreement shall automatically terminate.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 23rd day of June, 1997.

Parties of the First Part:

Frederick E. Gierach
Frederick E. Gierach

Eileen M. Gierach
Eileen M. Gierach

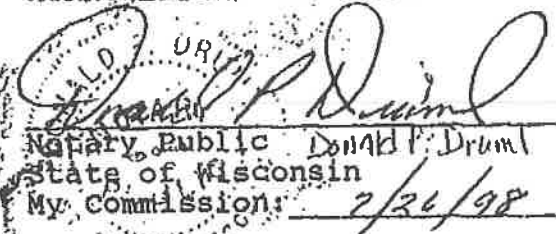
Parties of the Second Part:

Craig D. Ostovich
Craig D. Ostovich

Diana Jo Ostovich
Diana Jo Ostovich

STATE OF WISCONSIN }
SS
COUNTY OF WALKESHA }

Personally came before me this 23rd day of June, A.D. 1997, the above named Frederick E. Gierach, Eileen M. Gierach, Craig D. Ostovich and Diana Jo Ostovich TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.


Notary Public Donald P. Druml
State of Wisconsin
My Commission: 7/26/98

This instrument was drafted by:

Schmaus Law Office
Attorney Gary R. Schmaus
W182 N9606 Appleton Avenue
Germantown, WI 53022
(414) 251-3473

Return To:

Schmaus Law Office
W182 N9606 Appleton Avenue
Germantown, WI 53022

CERTIFIED SURVEY MAP (CSM) & SITE PLAN APPLICATIONS

9/14/19 Plan Commission Meeting

MSI General Corp. / The Sigma Group Inc. / MGS Mfg. Group Inc.
Village Planner Report *Germantown, Wisconsin*

Summary

John Kutz, MSI General, agent for Moldmaker Leasing & Investments LLP, property owner, and MGS Mfg. Group Inc., is requesting approval of a Certified Survey Map (CSM) to combine four parcels into one and vacate the Moldmakers Way right-of-way, and, site development and building plans for a 121,191 sqft industrial building expansion and related site improvements for the MGS Mfg campus located on Moldmakers Way in the Germantown Industrial Park.

Location: W190 N11701 Moldmakers Way & W188 N11707 Maple Road

Applicant/ Property Owner:

John Kutz
MSI General
W215 East Wisconsin
Nashotah, WI

Paul Manley
MGS Mfg Group Inc.
W190 N11701 Moldmakers Way
Germantown, WI

Current Zoning: M-1: Industrial

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

Location Map



Background/Proposal

John Kutz, MSI General, agent for Moldmaker Leasing & Investments LLP, property owner, and MGS Mfg. Group Inc., is requesting approval of a Certified Survey Map (CSM) to combine four parcels into one and vacate the Moldmakers Way right-of-way, and, site development and building plans for a 121,191 sqft industrial building expansion and related site improvements for the MGS Mfg campus located on Moldmakers Way in the Germantown Industrial Park.

MGS Mfg. Group Inc. is a world-wide provider of tooling, molding, and equipment technology for the manufacturing of plastic injected molded parts healthcare, automotive and consumer electronics markets. This project will provide additional warehouse space for raw material (plastic resin), finished goods (injected plastic molded parts) and additional distribution facilities that will enable MGS to consolidate operation in SE Wisconsin into one campus. Ten (10) additional employees are expected to be added as a result of the proposed expansion.

Certified Survey Map (CSM)

The proposed CSM combines four existing parcels (Lot Nos. 2, 3 4 and 5 of CSM #4408 from 1995) into one 24.02-acre parcel. In addition, the owner of all four parcels, Moldmaker Leasing & Investments LLP, has submitted a request to the Village to vacate the entire 1.37-acre right-of-way for Moldmaker Way (also shown on the proposed CSM). Both the parcel combination and ROW vacation will enable the existing building on the west side of Moldmaker Way to be expanded to the east as shown on the proposed site plans. At their meeting on August 26, the Village Board passed Resolution No. 53-20 expressing their intent to hold a public hearing of (and act on) the street vacation request at the October 5 Village Board meeting.

Site Development & Building Plans

Detailed site development and building plans have been prepared for the proposed 121,191 sqft addition to the existing 166,400 sqft “molding” building on the west side of the property (for a total area of 287,591 sqft). The plans also show a future 88,000-117,500 sqft addition that would complete a connection between the “molding” building and the existing 49,970 sqft “tooling” building.

This project will include demolition and removal of the existing Moldmaker Way pavement, portions of the existing parking lot, landscaping, and water and sewer laterals (see Sheet C002). As detailed in the plans, the site and building improvements will have the following characteristics:

Site Improvements

- Reconstruction of main parking area with new additional driveway on Fulton Drive (replacing Moldmaker Way access) with 355 proposed parking stalls in addition to existing 204 stalls (for total 559 stalls on-site)
- A new right-turn, exit-only driveway on Maple Road with signage to serve proposed loading dock/distribution facility on south side of building expansion
- Construction of on-site wet detention & infiltration stormwater basins in the southeast corner of site
- New 8” public water main w/ hydrants to be installed around south & west site perimeter to complete loop between Fulton Drive & Maple Road
- Installation of interior parking, building foundation and street tree landscaping
- Exterior silo storage on south side of proposed building addition (no details)

Building Improvements

- 121,191-square foot single-story warehouse addition (w/ 545 sqft mezzanine office area);
- Precast concrete wall panels which corduroy & towel-textured accents to match the existing building pre-cast concrete wall panels w/ painted accent banding (45' max wall height)
- Sixteen (16) elevated shipping docks and overhead doors (south elevation)
- Internal unit heaters will be installed; no roof-mounted mechanicals are proposed

Storm Water Management. A total of 128,024 square feet (2.9 acres) of additional impervious surfaces are proposed to be added to the site as part of the proposed site & building improvements. The total area of impervious surface on the site will be 15.8 acres or 689,109 sqft or 65.9% of the total 24.02 acres leaving 34.1% of the site as open/green space. Wet detention and infiltration basins are proposed in the southeast corner of the site along Maple Road. Storm sewer, catch basins, overflow routes, and outlet control are provided with connections to these basins with off-site drainage to the existing regional stormwater basin west of the property. The submitted Erosion Control Plan includes silt filter fence, erosion control matting in graded areas and swales, and soil stabilization.

Landscaping & Buffering. New or additional landscaping is minimal and limited new foundation plantings along the north side of the proposed building addition, south side near the loading docks, parking lot islands and replacement street trees in the vicinity of the Moldmaker Way intersection on Fulton Drive. To the extent possible existing trees within the reconfigured parking area will be maintained or relocated. Plantings include a variety of deciduous street and shade trees, ornamental trees, evergreen trees, deciduous and evergreen shrubs, perennial plantings and ornamental grasses.

Lighting. Additional exterior lighting of the site and building includes:

- (18) 100w 5000k LED cut-off style pole-mounted fixtures (one double fixture per 9 poles) mounted on a 20' pole with 3' base (total height: 23') for parking lot illumination
- (4) 11w 5000k LED cut-off style wall-pack fixtures illuminating the north and south sides of the building addition
- (3) 100w 5000k LED cut-off style wall-mounted illuminating the loading dock area on the south side of the building addition

Signage. No new signage is proposed. An existing monument sign near the "old" Moldmaker Way intersection may be relocated in the future. A separate sign permit application meeting the requirements of Chapter 17.46 will be required for any proposed signage.

Staff Comments**Community Development: Planning & Zoning**

As explained above, the proposed CSM reflects both combination of parcels and the vacation of the Moldmaker Way right-of-way. The Village Board passed Resolution No. 53-20 expressing their intent to hold a public hearing of (and act on) the street vacation at their October 5 meeting. However, Wis. Stats. currently require that the Plan Commission make a formal recommendation concerning the vacating of any public right-of-way.

As shown in the site plans and detailed in the delineation report, a total of five (5) wetland areas were found on the 24.02-acre property. Four of these wetlands totaling .72 acres are in the vicinity of the proposed building addition (Wetland #2, #3, #4 & #5) with the remaining wetland (Wetland #1) running the length of the south property line associated with the existing drainage ditch (that directs stormwater to the off-site regional basin located due west).

The DNR and Army Corp of Engineers (ACE) have determined that Wetlands #2, #3, #4 & #5 in the vicinity of the building addition and a two small sections of Wetland #1 are, in fact, “artificial wetlands” and not subject to regulation by the DNR, ACE or Village of Germantown (and can be filled). However, the remaining part of Wetland #1 that is not artificial is regulated and subject to the Village’s 25’ wetland setback.

While not clearly shown, portions of the proposed loading dock driveway, a small section of retaining wall and three (3) stormwater discharge pipes encroach into the 25’ wetland setback adjacent to Wetland #1. Consequently, no development activity can take place within the 25’ wetland setback unless/until a conditional use permit (CUP) is issued by the Village. To that end, a separate CUP application with proposed encroachment mitigation/compensation plan is being prepared and will be submitted for Plan Commission review and public hearing at the October 12 meeting. *NOTE: Direct encroachment of the stormwater discharge into wetland #1 will also require DNR approval.*

Current semi-truck traffic per day averages 6 to 8 trucks per day. With the additional loading docks and distribution capacity, truck traffic is expected to increase to a total of 18 to 24 trucks per day over a 24-hour period. As detailed in the site plans, the additional truck traffic will enter the site off Fulton Drive and exit the site to Maple Road via the new one-way “exit only” driveway in the southeast corner of the site.

Final specifications for the proposed silo storage system have not been submitted. This information must be submitted prior to installation and approval of a building permit for this equipment. Currently there is minimal screening proposed for this area just east of the loading docks. Additional screening may be required in the vicinity of the silo storage area.

No roof-top mechanicals are proposed as part of the building addition. If changes and RTU’s are proposed, screening may be required with a separate screening plan submitted for review/approval by the Plan Commission.

Public Works/ Village Engineer/Village Surveyor

Public Works Department and engineering staff have identified several technical issues and plan revisions that need to be resolved or otherwise addressed by the Developer prior to commencing construction activities and issuance of a building permit.

Consequently, Staff is recommending conditional approval of the site development and building plans subject to all of the outstanding items and issues identified in the following review memos being resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to commencing any site construction and prior to issuance of a building permit for the proposed MGS building expansion (except that an early start permit may be issued):

- August 18, 2020 memo from Village Surveyor
- September 11, 2020 memo from Public Works Director

Fire & Police Departments

All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access.

Community Development: Inspection Services

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

VILLAGE PLANNER RECOMMENDATION:*Certified Survey Map (CSM)*

APPROVE the Certified Survey Map (CSM) to combine four (4) parcels into one 24.02-acre parcel, and, to approve the necessary resolution to vacate the 1.317-acre right-of-way for Moldmaker Way subject to the following conditions:

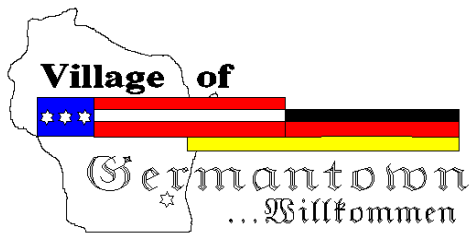
1. The CSM shall be revised to reflect the Village Surveyor comments contained in the August 18, 2020 review memo prior to recording the CSM.

VILLAGE PLANNER RECOMMENDATION:

Site Development & Building Plans

APPROVE the site development and building plans for a 121,191 sqft industrial building expansion and related site improvements for the MGS Mfg campus located on Moldmakers Way in the Germantown Industrial Park for the 7.8951-acre Ellsworth (Glue Dots International) property and the 68,387-square foot addition to the existing building located at N117 W18711 Fulton 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 following architectural and engineering plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
 - a. *Architectural plans dated September 3, 2020 (revision date);*
 - b. *Civil Engineering plans dated September 4, 2020 (revision date);*
 - c. *Landscaping plans dated September 1, 2020 (revision date);*
 - d. *Lighting plans dated June 26, 2020*
2. This approval is subject to final approval of the proposed Moldmaker Way street vacation and issuance of a 25' wetland setback encroachment conditional use permit by the Village Board.
3. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
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 outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to commencing construction or issuance of a building permit for the building addition (except that an early start footing & foundation permit may be issued):
 - a. *September 11, 2020 memo from Village Public Works Director*
 - b. *August 18, 2020 memo from Village Surveyor*
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. A final plan and specifications for the proposed silo storage system must be submitted to the Village Planner for review and approval prior to installation and approval of a building permit for this equipment. Additional screening may be required in the vicinity of the silo storage area.
7. In the event roof-top mechanicals are proposed for the building addition, screening may be required with a separate screening plan submitted to the Plan Commission for review and approval prior to installation of any RTU's.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator

From : Lawrence Ratayczak, P.E., Director of Public Works

Date : September 11, 2020

Re : MGS Warehouse Expansion

Items Reviewed:

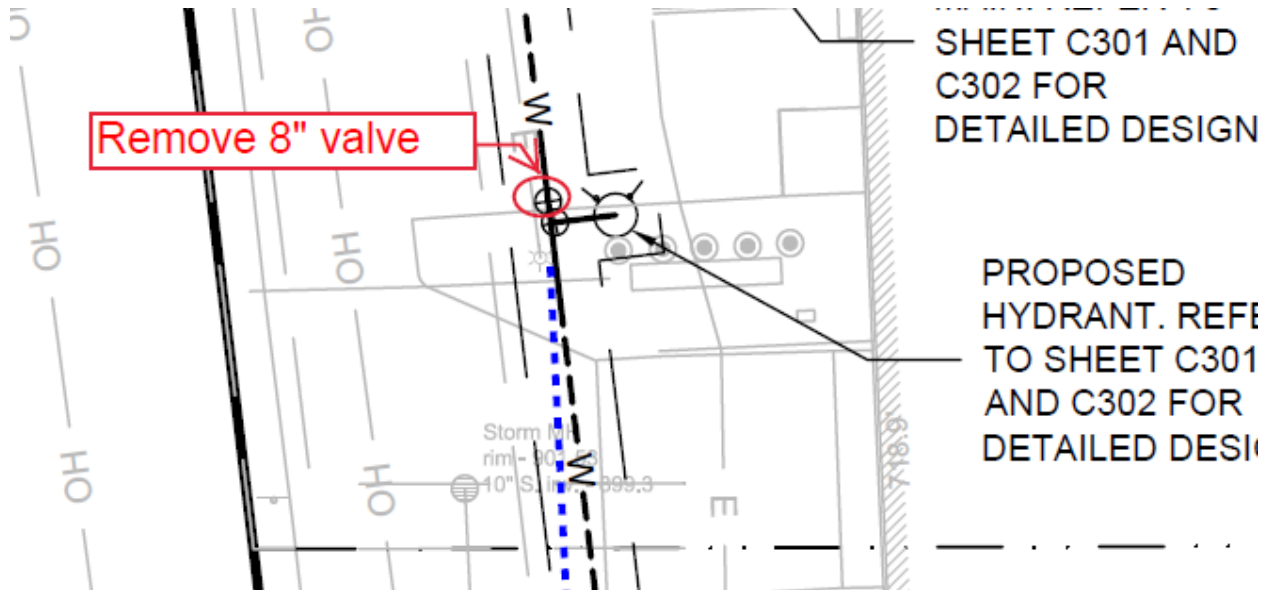
- | | |
|-------------------------------|-----------------|
| 1. Civil Plan Set (17 pages) | Dated: 09-04-20 |
| 2. Stormwater Management Plan | Dated: 09-04-20 |

General Comments:

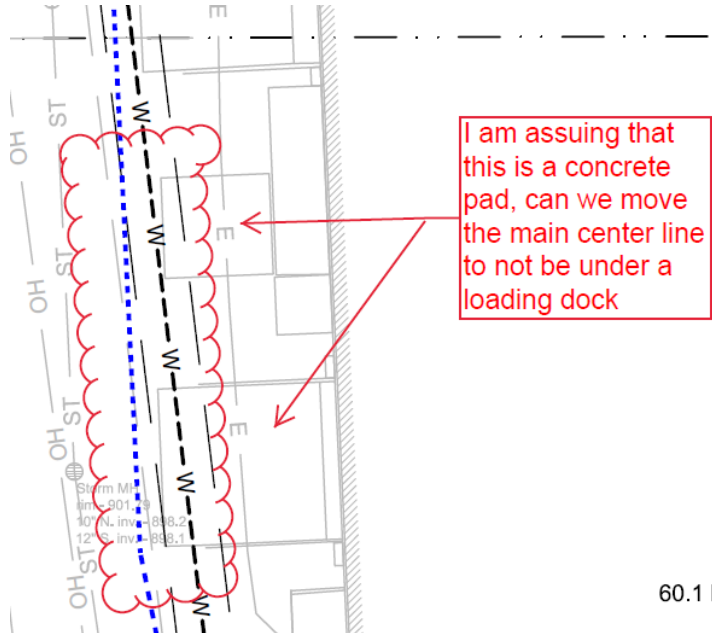
1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. 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. The project will require DSPS plumbing review and approval. Please provide a copy of the DSPS approval prior to engineering approval
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
7. Contact Ryan Ehlerding, 262-250-4723 for a utility permit.
8. Numerous wetlands were delineated on the site. All wetlands disturbed will need to be exempted and approved by the WDNR prior to approval of the plans. Any wetlands not exempted will need to adhere to the Village's setback requirements. **Revise plans to remove any wetlands that have been deemed artificial. Show village required setback for all remaining wetlands.**
9. Provide an erosion control plan with proposed site improvements. **Comment response letter said this was provided but it is not in the electronic copy of the plans submitted. Please provide.**

Water Utility Comments:

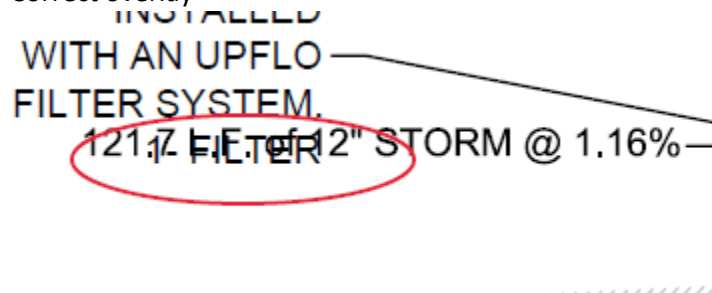
1. Corrections to sheet C300-Remove (2) valves per pdf mark ups



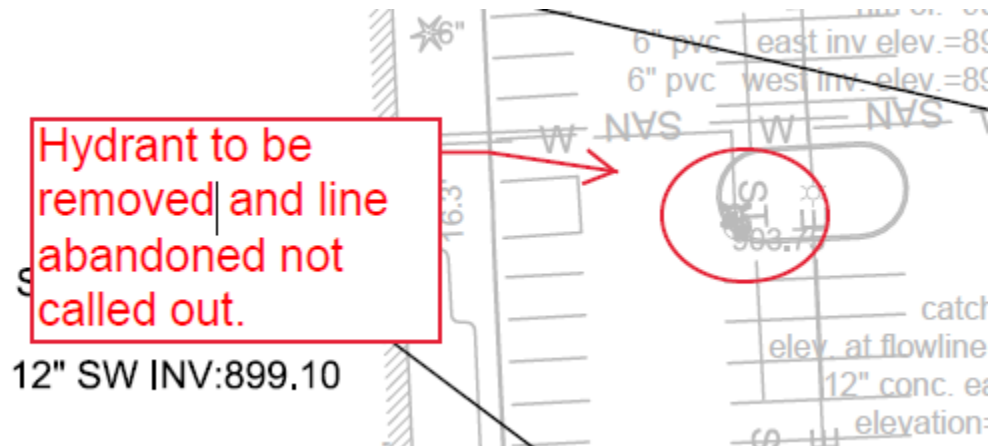
2. Relocate center line of main outside of concrete loading area-if possible.



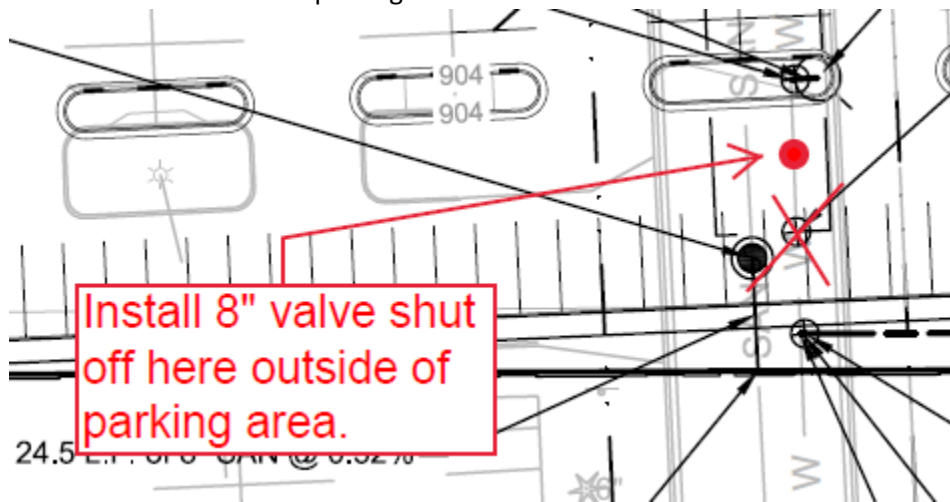
3. Correct overlay



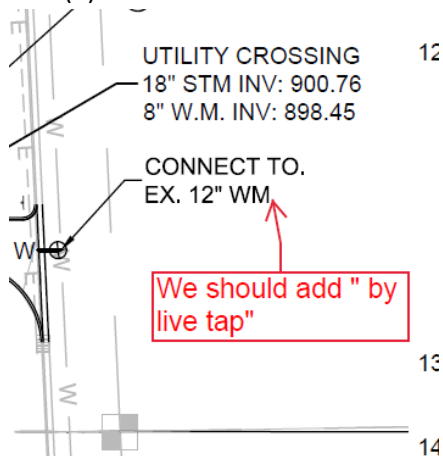
4. Hydrant and water main not called out on plan (from last review)



5. Relocate valve outside of parking area.



6. Add (2) location call outs



7. Add crushed concrete for backfill

Crushed concrete
for back fill in
paved areas

4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
 6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN
8. Corrections on sheets, C301 and C302
 9. Change on Hydrant detail-see PDF
 10. We need to add, update Hydraulic model in GIS.

Waste Water Utility Comments

1. *Revise sanitary manhole detail to the current version. Current version is available on the Village's website.*

C001 Site Survey

1. *Show all existing utilities on the site and in Mold makers way. Gas, electric, phone, fiber, etc.*

C100 Site Plan

1. *Pavement hatch is covering utilities. Adjust drawing*
2. *Review drive aisle dimensions. Why are some 25' and some 24'?*
3. *Add a site data table showing disturbance area, parking counts, impervious area added, etc.*
4. *Revise this area to include an island or striping to create a smooth transition between proposed and existing parking that doesn't align.*
5. *Is ADA access or egress from this building required? No ADA parking spaces or curb ramps are shown.*
6. *Are these areas where the existing islands are being removed going to be parking? Either stripe them for parking or stripe with cross hatch to denote no parking.*
7. **Show truck turn movements for proposed access to Maple Road. Turn movements still not shown.**
8. *Provide stop signs at proposed access locations.*
9. **Show village required wetland setback.**

C201 Detailed Grading Plan

1. *Review spot elevation.*
2. *Portions of the parking lot are less than 1% slope. Revise grading so all areas of the parking lot are greater than 1% slope.*

3. Review spot elevations. This appears to be creating a low point.
4. Provide additional spot elevations where the proposed pavement meets the existing on the west side of the parking lot.

C202 Detailed Grading Plan

1. Review spot elevations.
2. Site plan calls for an integral curb and sidewalk here, but spot elevations don't reflect a curb. Please clarify.
3. Plan notes a 10' emergency spillway at 900.50, but the contours don't show a spillway. In addition, the road is higher than the spillway. **WDNR technical standard 1003 requires infiltration basins to have an emergency spillway that can handle the 100 year event with 1' of freeboard. Revise basin to meet technical standard requirements.**

C203 Detailed Grading Plan

1. Proposed contours just end at the roadway. Show how contours will tie into existing.
2. Lower storm FES 11 to maintain 1% minimum slope on the existing swale.
3. There appears to be an existing catch basin in the curb line at the proposed access to Maple Road. How will this be addressed?
4. Adjust driveway entrance to create a high point at the property line to ensure stormwater remains in Maple Road and does not overflow into the MGS site.
5. Why is the roadway pitched to the south, instead of to the north where it could be treated by the stormwater basin?
6. Review elevations in the callout for the wet retention basin. NWL elevation appears wrong.
7. Plan proposes a retaining wall directly adjacent to the wetland. Add a note that no wetland disturbance is allowed without prior WDNR approval. Install orange construction fence at the wetland line to ensure no wetland disturbance during construction.

C300 Utility Plan

1. Plan is difficult to review with labels overlapping and many of them not legible.
2. Label this storm sewer. Provide info on how this will function. Existing swale drains south, but this storm sewer appears to drain north?
3. Label storm sewer slopes.
4. Provide storm sewer inverts.
5. Where does the building roof drain go?
6. 6" sanitary requires a minimum slope of 1.04%
7. What is this?
8. Storm CB2 shows a proposed 24" pipe going north, but the existing structure only has 18" downstream.

9. *Is this proposed storm sewer? Label it.*
- 10 *What material is proposed for the 24" storm sewer under the future building addition? HDPE pipe is not approved for use under buildings.*
11. Provide storm sewer calculations. **Storm sewer calcs have not been provided.**
- 12 Storm AD 1 will only have 4" of cover. Provide information on how this will be constructed.
13. Storm sewer outlets appear to require wetland disturbance. Provide WDNR approval of the wetland disturbance.
14. Show permeant erosion control measures for the storm sewer outlets. Provide calcs showing proposed measures are appropriate for the flow.
- 15 Storm FES 2 is shown lower than adjacent grading. Adjust to provide positive drainage.

C400 Erosion Control Details

1. Provide a construction sequence. Remove "place holder" note from sequence.
2. Revise inlet protection detail to show requirements for round inlets as well.

C401 Site Details

1. *Driveway detail does not match what is proposed on the plans. Revise detail to match plans.*
2. *Pavement details don't show any layer thicknesses.*
3. Upflow filter detail calls for outlet pipe diameters of 10", 12" or 15". Plans show a 24" outlet pipe. Provide information showing this filter can accommodate a 24" outlet pipe and the associated flow. **Dimensions shown on the detail do not match elevations shown on the plan.**

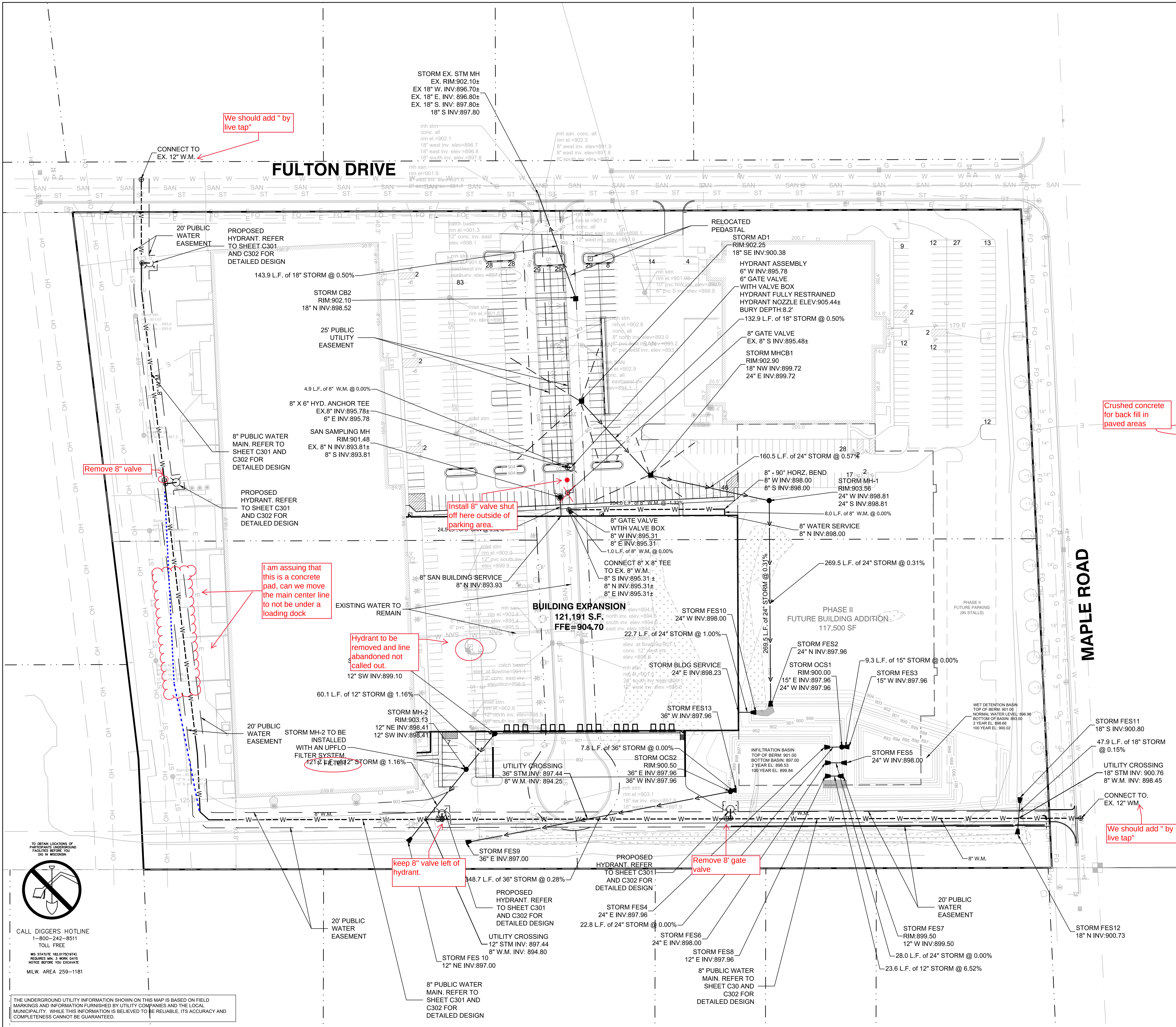
C403 Site Details

1. *Wet pond outlet control structure shows orifices on the structure, but the plan view shows the structure in the middle of the berm. How will this work? Additionally the section view calls for a 15" orifice and the plan view calls for a 8" orifice.*
2. Plan view shows invert elevations of 897.69, but section views list a NWL of 897.00. Contours in the plan view indicate a NWL of 898? **Plans still lists elevations and pipe sizes that do not match up. Section view lists two different 24" inverts and a different NWL. Raise to be consistent.**
3. Emergency spillway is lower than the road. How will this work? **The basin will now overflow east to the ditch along maple road. Revise grading to allow basin to overflow south.**
4. *Infiltration Basin outlet control structure does not match plan view.*
5. Infiltration basin outlet control structure shows 1.28' between the rim elevation and top of the weir. The frame called for is 10" tall and with a 8" thick concrete top this is not buildable.
6. Wet basin outlet structure is not buildable as shown. Top of 24" pipe will be above the rim elevation.
6. Infiltration basin design needs to meet the requirements of WDNR technical standard 1003
 - A draw down device is required
 - Emergency spillway with a minimum of 1' of freeboard
 - A 12' wide access route to the bottom of the basin with a 6:1 slope
 - 24" max ponding depth

- Pretreatment. Show that the wet basin meets the 80% TSS pretreatment requirement
- Provide construction note and sequencing. How will the basin be protected during construction?

Stormwater Management Plan

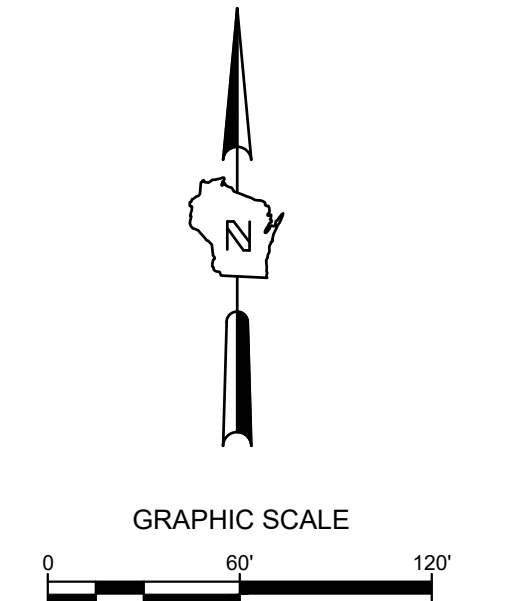
1. *Revise watershed boundaries to accurately reflect the boundaries. Specifically, "Existing North Pond Area" and "Watershed area A"*
2. *Stormwater management plan must include all disturbed areas. Specifically, the area east of the wet basin and south of the roadway.*
3. *Provide information on the roof drainage for the existing building on Lot 3. Where does this building roof drain to?*
4. Swale on the east side of the site will overtop to the wet pond in a 10 year event. Adjust grading to allow this area to overflow south, or account for this in the model. **Adjust berm to be higher than the roadway or provide calcs showing the culvert pipe will pass the 100 year event prior to the water overtopping the berm.**
5. The north parking lot area overflows to the north and the 100 year storm event will not be routed through the basin. Update the calculations to account for this or show how the 100 year event will be routed to the basin. **Reponses letter indicates that storm sewer has been designed for the 100 year event, but no calcs where provided.**
6. Provide information on the building roof drainage system. Is the system sized for the 100 year event or does it have overflow scuppers? If it's not sized for the 100 year event, update the calculations to account for this. **Show location of overflow drain outlet on the plans.**
7. *Provide a copy of the roof plan.*
8. *Provide information on the roof drains that will be used.*
9. Additional impervious area is being added to drainage area for the Wago pond to the North. Provide information showing that flow to the north is not increasing, or that the Wago pond has adequate capacity for the increase. **Provide information and a summary of the flows to the north in the report.**
10. The existing conditions summary list MOB and ThB2 soils are type D, but these are type C soils. **Revise calcs to account for portions of the site that are type C soils.**
11. There are numerous inconsistencies between the outlet control structures and normal water level in the model and the plans. Revise to be consistent. **Slope of 12" pipe does not match the plans.**
12. *Rainfall depths shall match Atlas 14 depths for Washington County*
13. *Volumes shown in the tables do not match the volumes in the calculations.*
14. *Why is the infiltration summary based on 8.18 acres but the hydroCAD models include 9.99 acres?*
15. *Type D soils should be modeled as clay soils in WinSLAMM.*
16. Wet pond outlet structure in WinSLAMM doesn't match hydrocad model. **Comment has not been addressed. WinSLAMM model and plans still do not match.**
17. Report lists a TSS removal percentage of 22.72% for the upflow filter system, but no information on how that was calculated is provided. **Comment has not been addressed. Still no info provided on this was modeled.**
18. The maintenance section lists orifices sizes that don't match the plans or models.
19. Provide information on the vegetation for the infiltration basin and required maintenance, mowing, etc. **Please include this information in the maintenance section.**
20. Stormwater report lists 8.37 acres of disturbance, site plan lists 5.97 acres. Revise to be consistent.
21. It appears the existing storm sewer on the east portion of the parking lot might overtop to the west, and storm CB 2 will overtop to the south. Provide spot elevations showing how these areas will overtop and account for them in the calcs if the 100 year event will overtop south instead of north.
22. Winslamm model shows 100% of the source area is treated by the catch basin practice. Revise this to accurately account for the areas treated.



LEGEND:

- W --- PROPOSED WATER SERVICE
- SAN --- PROPOSED SANITARY SERVICE
- S --- PROPOSED STORM SEWER
- D --- PROPOSED DRAIN TILE
- PROPOSED STORM INLET (A C401)
- PROPOSED STORM MANHOLE (D C401)
- PROPOSED SANITARY MANHOLE (C C401)
- PROPOSED HYDRANT (B C401)
- ⊕ PROPOSED WATER VALVE

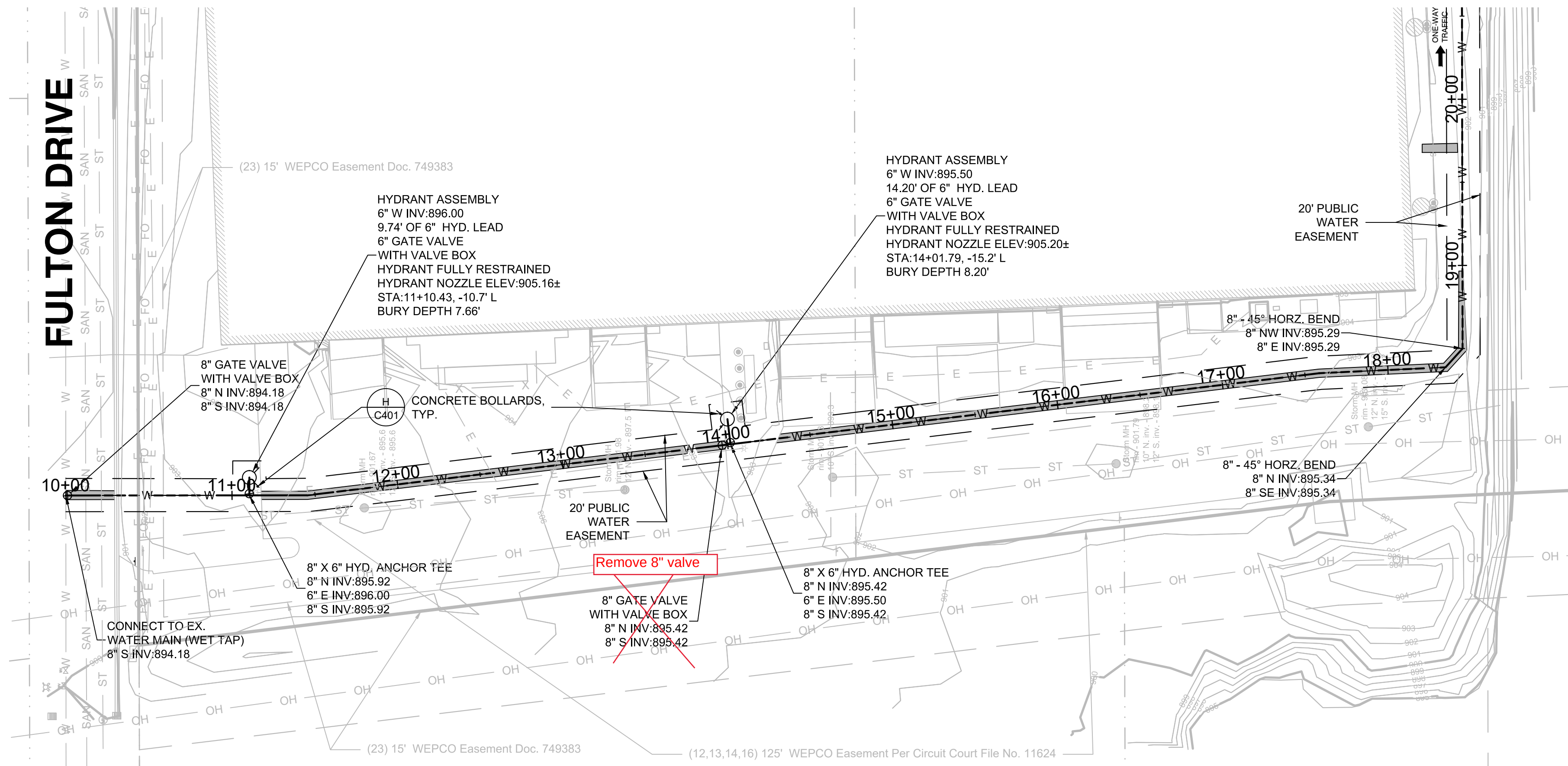
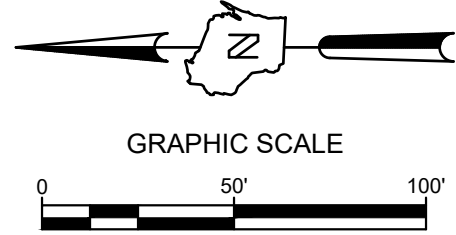
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 6. PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
 7. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
 8. PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 150 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
 9. COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
 10. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
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 15. TRACER WIRE SPECIFICATIONS SHALL FOLLOW THE GERMANTOWN SPECIFICATIONS.
 16. WATER MAIN EASEMENT WILL BE ADDED TO GIS HELD BY R/M RUEKERT AND MELKE ALONG WITH ALL THE ATTRIBUTE DATA, VALVES, HYDRANTS AND HYDRANT LOCATING BOXES.
 17. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO CONSTRUCTION. THE ONSITE INSPECTOR FOR THE VILLAGE MUST BE IN ATTENDANCE.
 18. PRIOR TO CONSTRUCTION PREAPPROVAL OF SUBMITTALS IS REQUIRED



**MGS WAREHOUSE EXPANSION
W190 N11701 MOLDBAKERS WAY
GERMANTOWN, WI**

UTILITY PLAN

PC RE-SUBMITTAL	09-04-20	TPM
NO. REVISION	DATE	BY
DRAWING NO.	19349-UTILITY PLAN.DWG	
DRAWN BY:	RT	
DATE:	07/06/2020	
PROJECT NO:	19349	
CHECKED BY:	TM	
APPROVED BY:	CTC	
SHEET NO:	C300	



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MGS WAREHOUSE EXPANSION
W190 N11701 MOLDBAKERS WAY
GERMANTOWN, WI

**PUBLIC WATER MAIN PLAN &
PROFILE**

PC RE-SUBMITTAL 09-04-20 TPM
NO. REVISION DATE BY

DRAWING NO. 19349-WM P&P.DWG

DRAWN BY: RT

DATE: 07/06/2020

PROJECT NO: 19349

CHECKED BY: TM

APPROVED BY: CTC

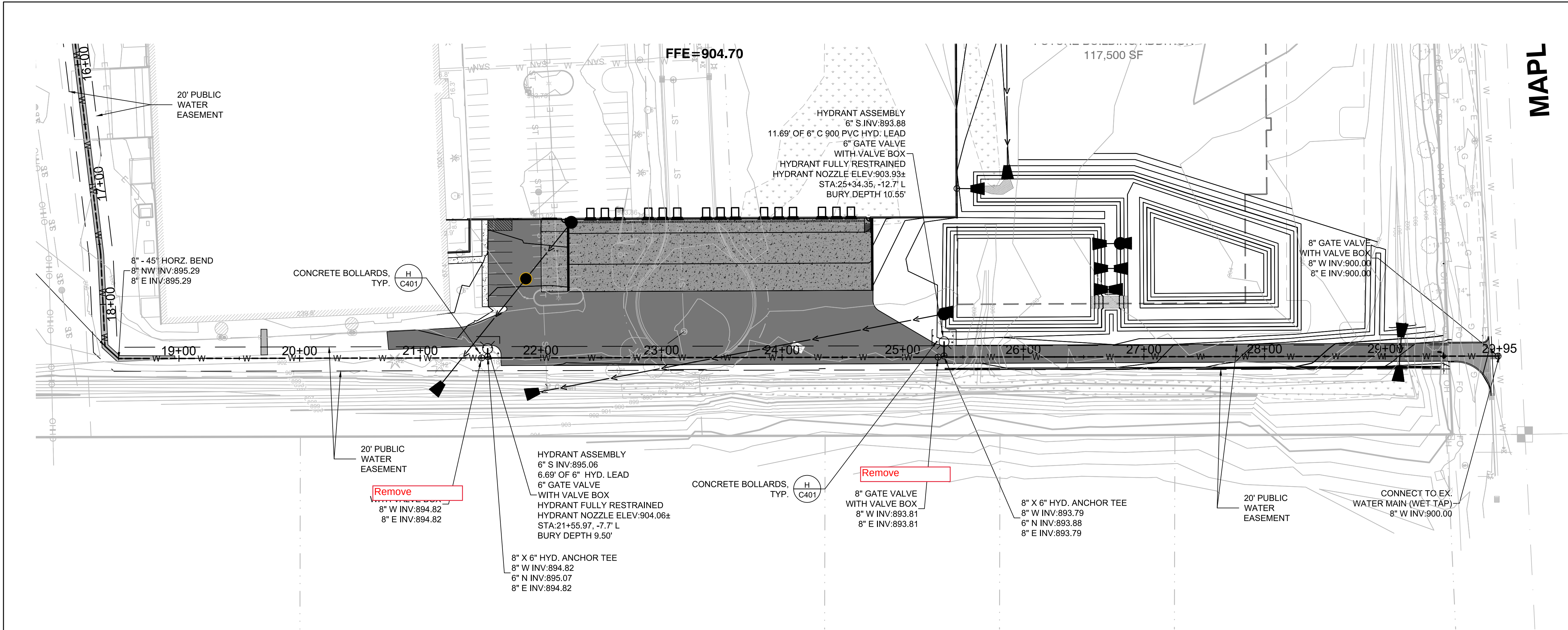
SHEET NO.:

C301



CALL DIGGERS HOTLINE
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TOLL FREE
WE STATE/UTE 182.0175019743
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

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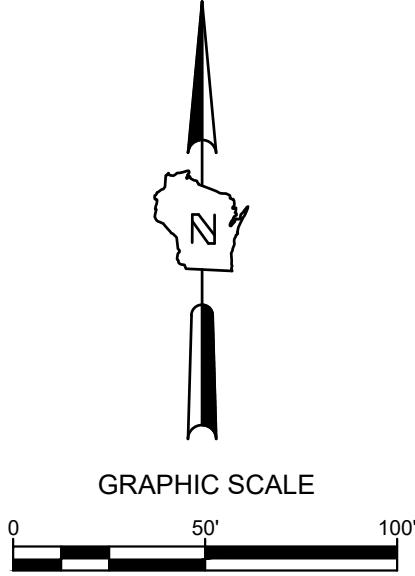


MAPL

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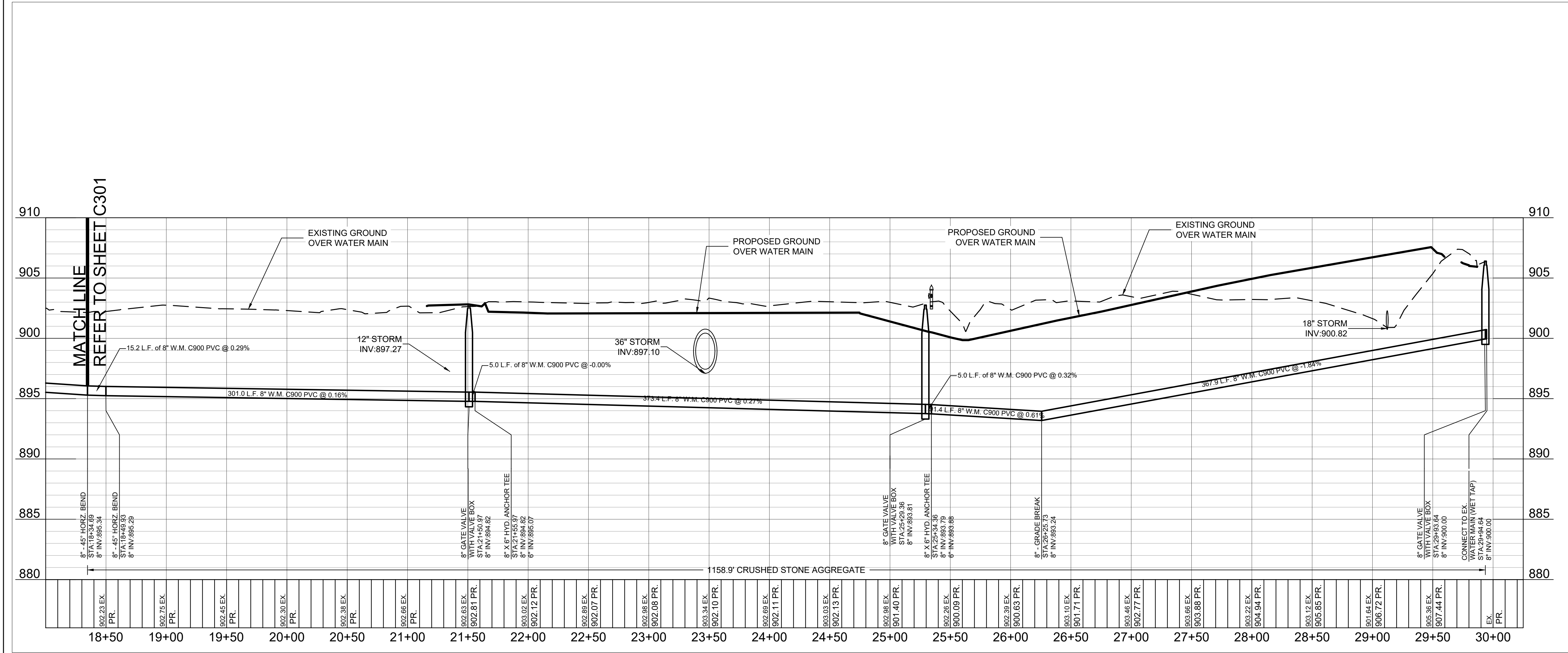
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13. INSTALL TRACER WIRE IN ACCORDANCE WITH GERMANTONW SPECIFICATIONS.
14. WATER MAIN EASEMENT WILL BE ADDED TO GIS HELD BY R/M RUEKERT AND MIELKE ALONG WITH ALL THE ATTRIBUTE DATA, VALVES, HYDRANTS AND HYDRANT LOCATING BOXES.
15. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO CONSTRUCTION. THE ONSITE INSPECTOR FOR THE VILLAGE MUST BE IN ATTENDANCE.
16. PRIOR TO CONSTRUCTION PREAPPROVAL OF SUBMITTALS IS REQUIRED

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



MGS WAREHOUSE EXPANSION
W190 N11701 MOLDBAKERS WAY
GERMANTOWN, WI

PUBLIC WATER MAIN PLAN &
PROFILE



SCALE: 1" = 50' HOR.
1" = 5' VER.

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.



CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WI STATUTE 182.07(1)(b)40
REQUIRES ALL 3 WORK DAYS
NOTICE BEFORE YOU DIG
MILWAU. AREA 259-1181

PC RE-SUBMITTAL 09-04-20 TPM
NO. REVISION DATE BY

DRAWING NO. 19349-WM P&P.DWG

DRAWN BY: RT

DATE: 07/06/2020

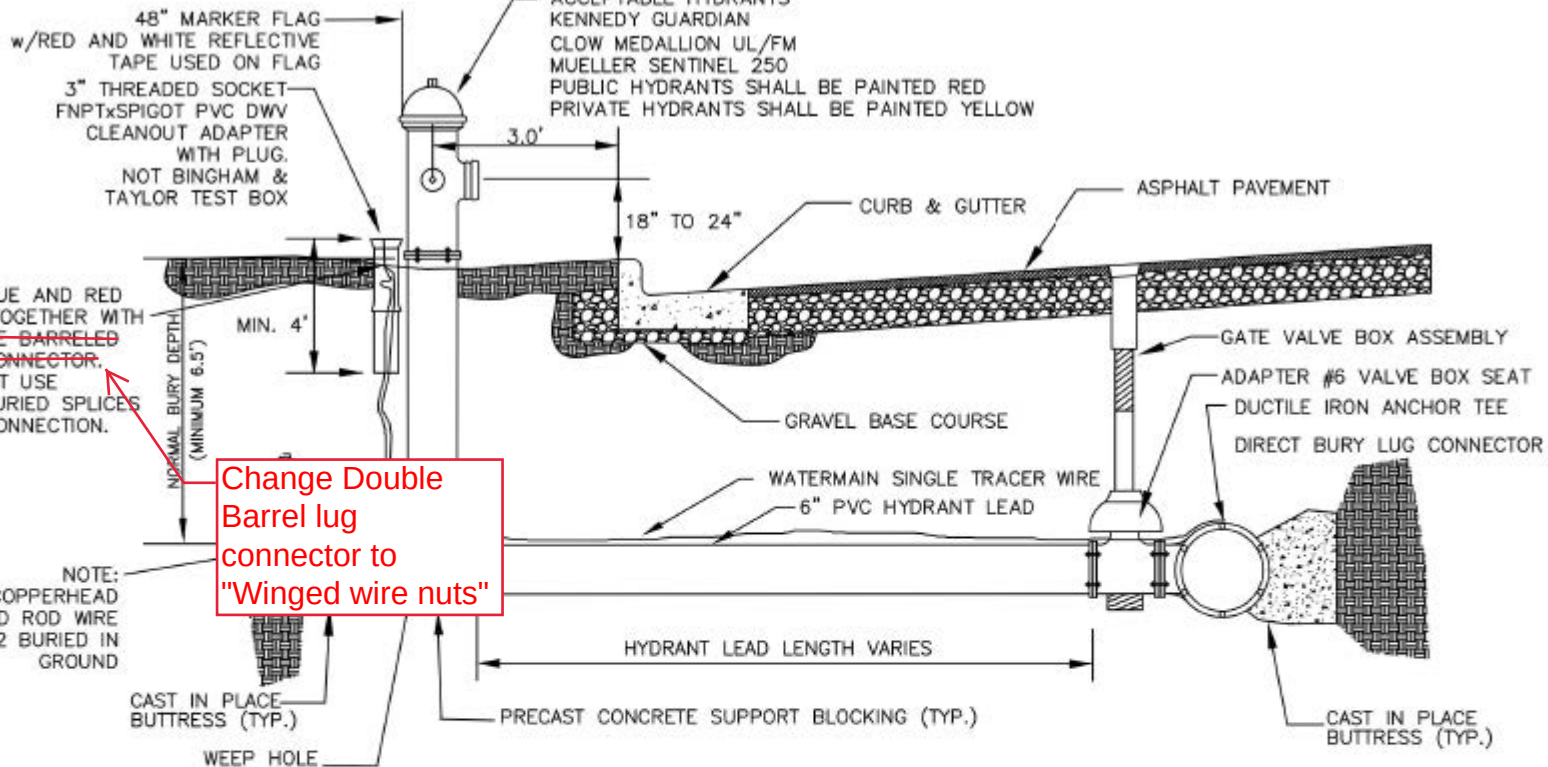
PROJECT NO: 19349

CHECKED BY: TM

APPROVED BY: CTC

SHEET NO.:

C302



1. HYDRANT LEADS SHALL BE INSTALLED WITH CLASS B BEDDING.
2. HYDRANT LEAD TRENCH SHALL BE BACKFILLED WITH GRANULAR MATERIAL.
3. ALL CONNECTIONS ON HYDRANT LEAD SHALL BE RESTRAINED MECHANICAL JOINTS WITH MEGA LUG.
4. ALL HYDRANT TO HAVE A 5-1/4 IN PUMPER NOZZLE AND TWO 2-1/2 IN HOSE NOZZLES
5. ALL HYDRANTS ASSEMBLY'S SHALL BE "LIVE TAPPED" TO THE EXISTING WATER MAIN..

PVC HYDRANT BRANCH DETAIL

N.T.S.





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

August 26, 2020

John Kutz
MSI General
W215 East Wisconsin Ave
Nashotah, WI 53058

RE: MGS Mfg. Site Plan, CSM & Street/ROW Vacation Applications;
Staff Review Comments

Mr. Kutz:

Village Staff has reviewed the applications, plan set and supporting materials submitted for the proposed expansion to the MGS Mfg. campus on Moldmaker Way. The following outstanding items/issues need to be addressed before this item can be placed on the Plan Commission Agenda for review/approval. Please provide the requested information, corrections and/or revisions as soon as possible. If necessary, Village staff would be happy to meet with you to discuss or clarify any of these items.

Community Development Department

1. Please submit complete the enclosed Zoning Permit application form and processing fee (\$175) for purposes of processing your street/right-of-way vacation request. You can simply reference your July 28 request letter that was submitted last month.
2. A separate driveway permit obtained from the Public Works Dept will be required for the new driveway on Fulton Drive.
3. Please provide a site statistic table indicating existing, proposed and totals for site area, impervious and open/green space area calculations. You can include this on a revised sheet in the site plan set or on a separate sheet.
4. Please supplement the site plan submittal with details of any new proposed dumpster enclosure(s), if applicable.
5. Additional street trees should be added to the landscaping plan along Fulton Drive where the Moldmaker Way ROW will be vacated.
6. The six (6) proposed Black Hill Spruce trees along the south property line are located in an existing 50' drainage easement and likely into the ditch. This easement area is heavily vegetated as it is; will this easement area be cleaned up to make room for the drainage improvements and/or these new trees? If not, it may be prudent to relocate these trees elsewhere on the site.
7. Will any of the existing trees along Moldmaker Way in the vicinity of the proposed building addition and parking expansion be relocated on the site?
8. Please provide additional information about the use of the building addition and any expected operational changes, e.g. increase in employees, truck traffic, etc.
9. What is the expected increase in vehicle and truck traffic associated with this expansion? (provide existing estimates and expected after completion).

10. What traffic control measures are proposed to ensure the new “right-turn exit only” functions as such? Will left-turn and right-turn in traffic movements be allowed or is it truly intended as an exit-only driveway?
11. What, if any, signage is proposed for the building addition? Details of any changes to the existing monument sign on Fulton Drive at the Moldmaker Way intersection and any other ground or wall signage will need to be provided in a separate Sign Permit Application reviewed by the Plan Commission (however, if the same monument sign is relocated we can process as a “sign replacement” reviewed by staff).
12. A copy of the wetland delineation report and DNR concurrence letter (if applicable) needs to be submitted.
13. According to the site plan, both the building addition and new driveway along the south side of the property encroach into delineated wetlands. Are you seeking approval of a wetland fill permit from the DNR & Village or are you seeking an artificial wetland determination? What is the status of your DNR application(s)?
14. Is the east elevation of the building addition an expansion wall? How soon do you expect that the Phase 2 building expansion will be proposed?
15. Do you expect to install roof-top HVAC mechanicals and/or other equipment that will have more than 3’ of vertical height above the roof elevation? If so, please indicate potential RTU locations on the roof plan (Sheet A-103). If RTU’s are proposed, a site vision analysis/diagram showing visibility of the RTU’s from Maple Road is required.
16. Is there any new construction or other encroachment into the 100’ wide power line easement proposed that would require ATC review/approval?

Fire Department

17. No review comments provided.

Public Works/Village Engineer

18. Please refer to the separate review memo from the Director of Public Works dated August 14, 2020 for additional comments regarding engineering, erosion control, storm water and public utilities.

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

Respectfully,

Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator





Design Build
Since 1957

September 8, 2020

Mr. Jeffrey W. Retzlaff, AICP, Director
Village Planner & Zoning Administrator
Community Development Department
N112 W17001 Mequon Road
PO Box 337
Germantown, WI 53022

RE: MSI General Responses to Germantown Development Review Comments

Dear Jeff:

In response to the Development Review comments, dated 8-26-2020, please see the following responses

Community Development Department comments

1. **Please submit complete the enclosed Zoning Permit application form and processing fee (\$175) for purposes of processing your street/right-of-way vacation request. You can simply reference your July 28 request letter that was submitted last month.**
 - a. The Zoning permit and processing fee for the street/right-of-way-vacation were submitted on 9/1/2020
2. **A separate driveway permit obtained from the Public Works Dept will be required for the new driveway on Fulton Drive.**
 - a. A driveway permit application was submitted on 9/1/2020
3. **Please provide a site statistic table indicating existing, proposed and totals for site area, impervious and open/green space area calculations. You can include this on a revised sheet in the site plan set or on a separate sheet.**
 - a. We have revised sheets C-101 and C-102 to show the site calculations. The updated sheets are attached for your review
4. **Please supplement the site plan submittal with details of any new proposed dumpster enclosure(s), if applicable.**
 - a. There is no proposed dumpster enclosure for the proposed development
5. **Additional street trees should be added to the landscaping plan along Fulton Drive where the Moldmaker Way ROW will be vacated.**
 - a. See attached revised Landscape Plan C-107. Additional trees have been added at the vacated Moldmaker Way along Fulton Drive

MSI General

Corporation

P.O. Box 7

Oconomowoc

Wisconsin

53066

262.367.3661

Fax 262.367.7390

www.msigeneral.com

6. **The six (6) proposed Black Hill Spruce trees along the south property line are located in an existing 50' drainage easement and likely into the ditch. This easement area is heavily vegetated as it is; will this easement area be cleaned up to make room for the drainage improvements and/or these new trees? If not, it may be prudent to relocate these trees elsewhere on the site.**
 - a. See attached revised Landscape Plan C-107. These trees were relocated on the site. (3) have been relocated along Fulton Drive and (3) have been relocated by the SE corner of the addition.
7. **Will any of the existing trees along Moldmaker Way in the vicinity of the proposed building addition and parking expansion be relocated on the site?**
 - a. No, not at this time
8. **Please provide additional information about the use of the building addition and any expected operational changes, e.g. increase in employees, truck traffic, etc.**
 - a. The building addition is to provide warehouse space for MGS MFG. They currently lease a similarly sized building in Oak Creek and they will be moving the warehousing operation to Germantown. There will be approximately ten employees that will be added to Germantown (total over three shifts) for the warehousing expansion along with minimal truck traffic changes (since they are already trucking back and forth to Oak Creek currently)
9. **What is the expected increase in vehicle and truck traffic associated with this expansion? (provide existing estimates and expected after completion).**
 - a. Please see letter from MGS MFG explaining the minimal truck traffic increase for the new expansion.
10. **What traffic control measures are proposed to ensure the new "right-turn exit only" functions as such? Will left-turn and right-turn in traffic movements be allowed or is it truly intended as an exit-only driveway?**
 - a. We have narrowed the drive to 15' wide for one-way traffic, and signage will be added to maintain right-turn exit only function. It is truly intended as an exit-only driveway
11. **What, if any, signage is proposed for the building addition? Details of any changes to the existing monument sign on Fulton Drive at the Moldmaker Way intersection and any other ground or wall signage will need to be provided in a separate Sign Permit Application reviewed by the Plan Commission (however, if the same monument sign is relocated we can process as a "sign replacement" reviewed by staff).**
 - a. No signage is proposed at this time and no changes to the existing monument sign is intended at this time
12. **A copy of the wetland delineation report and DNR concurrence letter (if applicable) needs to be submitted.**
 - a. This has been submitted to Germantown via Sigma Engineering
13. **According to the site plan, both the building addition and new driveway along the south side of the property encroach into delineated wetlands. Are you seeking approval of a wetland fill permit from the DNR & Village or are you seeking an artificial wetland determination? What is the status of your DNR application(s)?**
 - a. An artificial wetland determination and exemption has been granted. All paperwork from the DNR has been forwarded to Germantown via Sigma Engineering

14. Is the east elevation of the building addition an expansion wall? How soon do you expect that the Phase 2 building expansion will be proposed?

- a. There are future plans for another building expansion but the east elevation will remain in place when that expansion happens. Therefore, the wall is designed as a permanent exterior wall and will be full pre-cast to match the existing building. There is not a confirmed timetable for the phase two expansion at this time

15. Do you expect to install roof-top HVAC mechanicals and/or other equipment that will have more than 3' of vertical height above the roof elevation? If so, please indicate potential RTU locations on the roof plan (Sheet A-103). If RTU's are proposed, a site vision analysis/diagram showing visibility of the RTU's from Maple Road is required.

- a. The warehouse will have interior unit heaters only, there are no RTU's planned at this time.

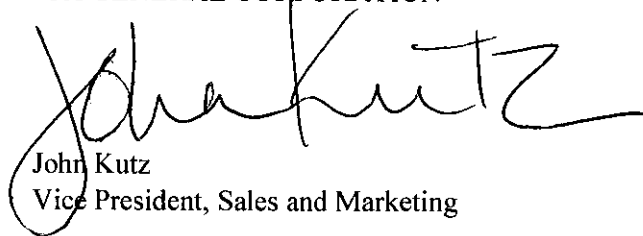
16. Is there any new construction or other encroachment into the 100' wide power line easement proposed that would require ATC review/approval?

- a. The only construction is the below grade new water main for the fire loop, we are not aware that the ATC would need to review this as it is below grade only

Please accept this letter as a formal response to your letter. We have also included the updated sheets C-101, C-102, and C-107 for your review as well as the letter from MGS MFG explaining the traffic impact.

Thank you,

MSI GENERAL CORPORATION



John Kutz
Vice President, Sales and Marketing

JDK:kf

**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 SF
- ☐ \$200 Plan Commission Consultation
- ☒ \$125 Fire Department Plan Review

PAID _____ DATE _____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENTJohn Kutz - MSI GeneralW215 East Wisconsin Ave.Nashotah, WI 53058Phone (920) 650-5032E-Mail john@msgeneral.com**PROPERTY OWNER**Paul Manley - MGS ManufacturingW190 N11701 Moldmakers WayGermantown, WI 53022Phone (414) 573-7048E-Mail paul.manley@mgsfmfg.com**2 PROPERTY ADDRESS**W190 N11701 Moldmakers Way**3 NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North Dynacast-Industrial Price Transport-Industrial GKN Sinter Metals Tool & Die-Industrial	South S&G Enterprises Inc.-Industrial Laser Finishing-Industrial	East Glue Dots International-Industrial	West Furey Partners-Industrial Village of Germantown
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4 READ AND INITIAL THE FOLLOWING: x I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction. x I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued. x 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!**John Kutz

Applicant

07-06-2020

Date

Paul Manley

Owner

7/6/20

Date



MGS Mfg. Group
W188 N11707 Maple Road
Germantown, WI 53022 USA
Phone: 262-255-5790 - Fax: 262-255-7206

August 18, 2020

**Village of Germantown
Attn: Jeff Retzlaff, Village Planner
N117 W17001 Mequon Road
Germantown, WI 53022**

RE: MGS Trucking at Germantown Campus

Dear Jeff,

With the expansion of MGS's campus in Germantown, we are expecting minimal impact to the site regarding trucking. MGS runs a 24/7 schedule and are planning for a total net increase of 12-18 trucks per day which is less than one truck per hour.

Please feel free to contact me if you have any questions.

Sincerely,

MGS MFG. GROUP, INC.

A handwritten signature in black ink, appearing to read "Paul Manley", written over a faint dotted line.

**Paul Manley
President & CEO**



Design Build
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July 6, 2020

RE: MGS MFG Warehouse Expansion

MGS MFG is planning on expanding it's existing Molding building, currently located on W190 N11701 Moldmakers Way to add on needed warehouse and distribution space. The planned addition will allow MGS to consolidate operations under one roof. The proposed submittal for review by the Village of Germantown, shows a consolidation of the site parcels into one parcel, an addition of 121,188 SF, and numerous site improvements. The existing Moldmaker's Way road extension would largely be vacated, and a new exit on to Maple Road is proposed on the southeast corner of the lot. Future expansion is also considered as MGS MFG is looking at bringing more manufacturing to this location in the near future. Parking, Landscaping, and utilities on the site would be re-worked to accommodate the addition of the site.

We look forward to future discussion during the review and approval process with Germantown on this exciting project.

MSI General

Corporation

P.O. Box 7

Oconomowoc

Wisconsin

53066

262.367.3661

Fax 262.367.7390

www.msigeneral.com

Thank you,

John Kutz,

Vice President, Sales and Marketing

MSI General Corporation

BUSINESS OF THE VILLAGE BOARD GERMANTOWN, WI

MEETING DATE: August 26, 2020

AGENDA ITEM: New Business **(RESOLUTION 53-2020)**

ITEM TITLE: Mgs Mfg. and Moldmaker Leasing & Investments LLP, Property Owner, W190N11701 Moldmaker Way; Request to Discontinue and Vacate Moldmaker Way Right-of-Way

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:

MGS Mfg., agent for Moldmaker Leasing & Investments LLP, property owners, is requesting that the Village discontinue and vacate the entire Moldmaker Way public street right-of-way in order to provide the area needed to construct a building and parking lot expansion (see attached). MGS wants to consolidate their operations in Germantown (by moving a component of their operation here from Franklin) and expand their production & shipping/warehouse facility over the next 1-3 years in two phases: Phase 1 will include a 121,000 sqft addition and Phase 2 another 118,000 sqft expansion. In order to accommodate the Phase 1 building and parking lot expansion, MGS is requesting that the Village vacate Moldmaker Way.

In order to help MGS achieve their goal (and maintain their aggressive schedule), the Village Board is being asked to initiate the street vacation process by passing Resolution No. 53-2020 so that the street vacation request, a certified survey map (CSM) and a Site Plan application for the 121,000 sqft expansion can be presented to the Plan Commission for consideration and approval at the September 14 meeting. Assuming those items are approved, a public hearing of and final resolution for the street vacation request will be presented to the Village Board at the October 5 Village Board meeting.

(NOTE: The requirements under Wis. Stats. Chapter 66.1003 (discontinuing and vacating public right-of-way) include a minimum 40-day period between the passing of the initial or authorizing resolution (proposed Res. No. 53-2020) and a public hearing of the final resolution).

PLAN COMMISSION RECOMMENDATION:

The Plan Commission recommendation will be adopted at the September 14 PC meeting and forwarded to the Village Board at the October 5 Village Board meeting.



Design Build
Since 1957

July 28, 2020

TO: Larry Ratayczak, Director of Public Works

Jeff Retzlaff, Village Planner

Village of Germantown

RE: Request for Vacation of Moldmakers Way, Germantown, WI

Larry,

MSI General Corporation, on behalf of MGS Mfg. and Moldmakers Leasing, submits this formal request to vacate Moldmakers Way in Germantown, WI. All three of the adjoining lots are currently owned by Moldmakers Leasing and there is a submittal in process with the Village of Germantown to combine those three lots into one CSM. There is also a submittal currently in process for a substantial addition to the existing building on the west side of the site, and this addition would cover a substantial portion of the existing Moldmakers Way.

We have included three exhibits, one showing the proposed CSM combination, one showing the current aerial view and one showing our proposed site adjustment with the new parking and building.

The road would be vacated back to Fulton Avenue and the subsequent property would be owned by Moldmakers Leasing.

Thank you for your consideration of this request.

Sincerely,

MSI GENERAL CORPORATION

John Kutz

Vice President, Sales and Marketing

MSI General

Corporation

P.O. Box 7

Oconomowoc

Wisconsin

53066

262.367.3661

Fax 262.367.7390

www.msigeneral.com

JDK:kf

Exhibit One – Proposed combined CSM

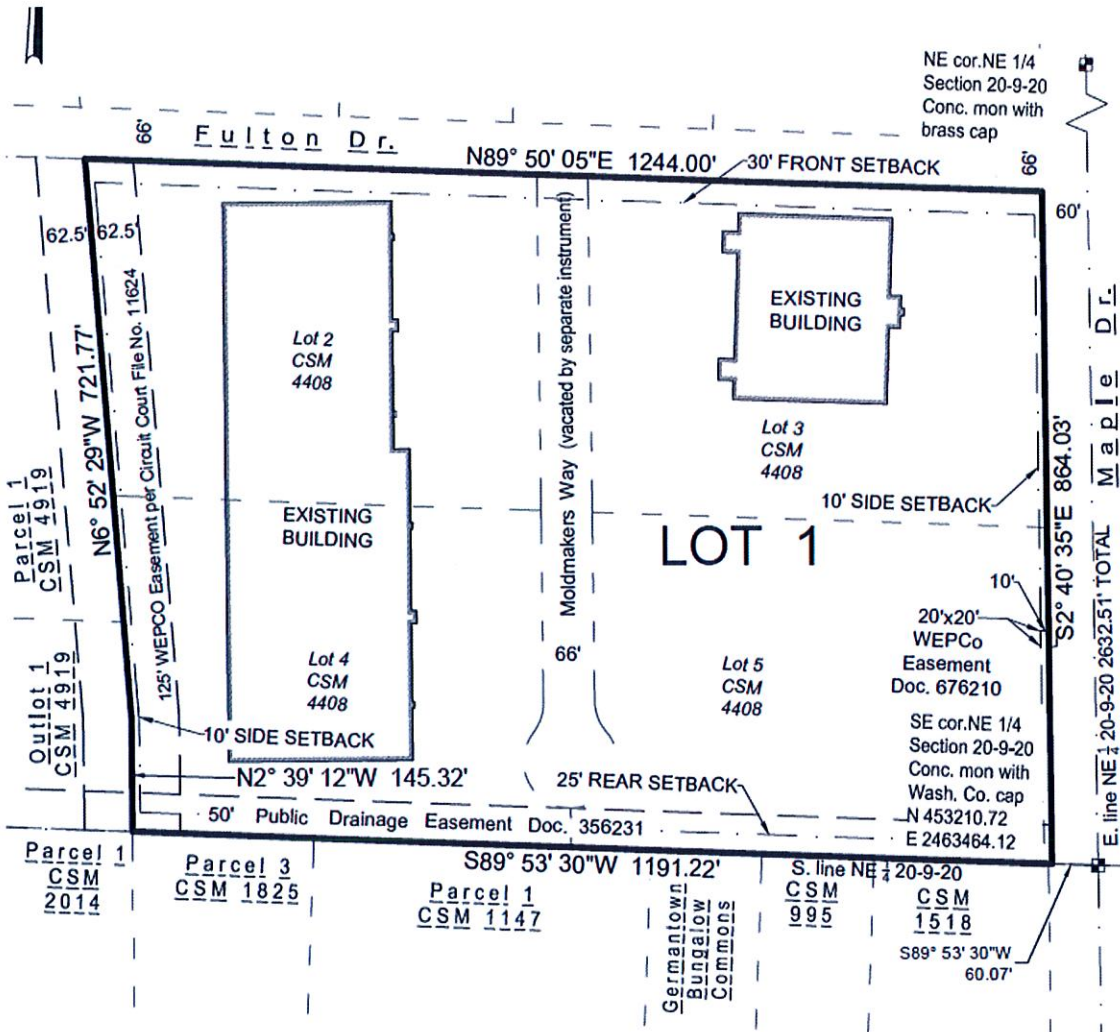


Exhibit Two – Aerial View

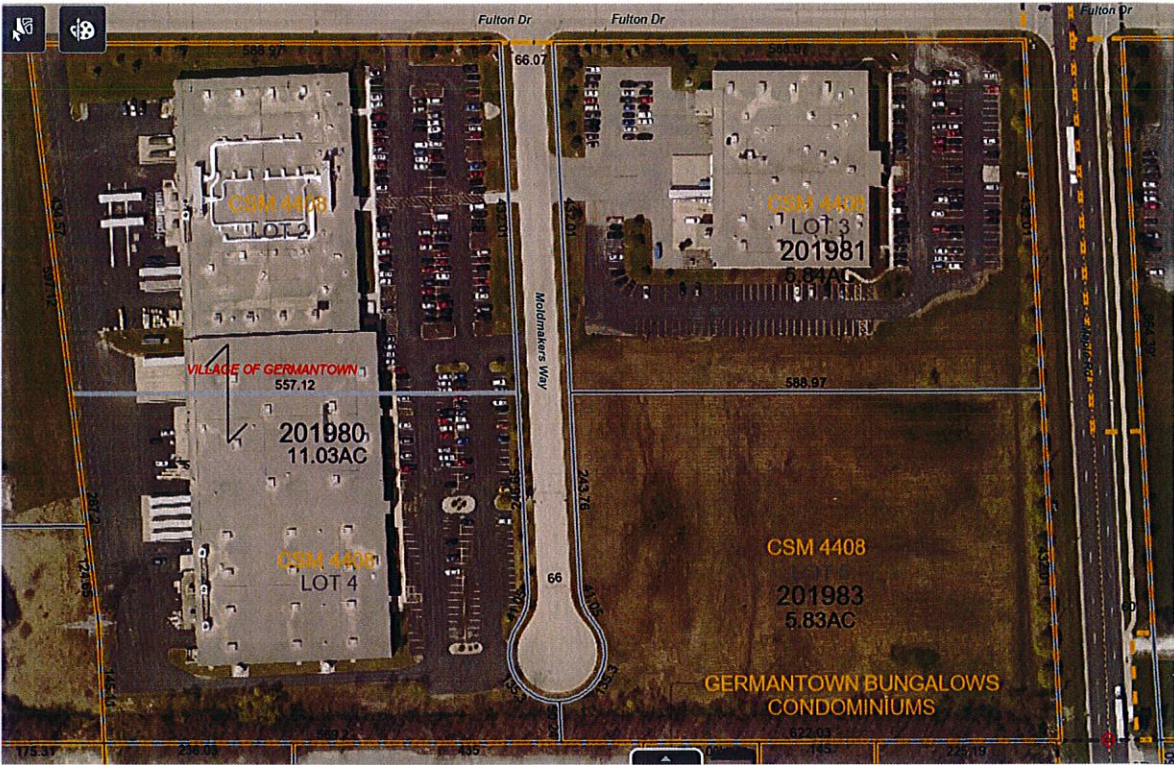
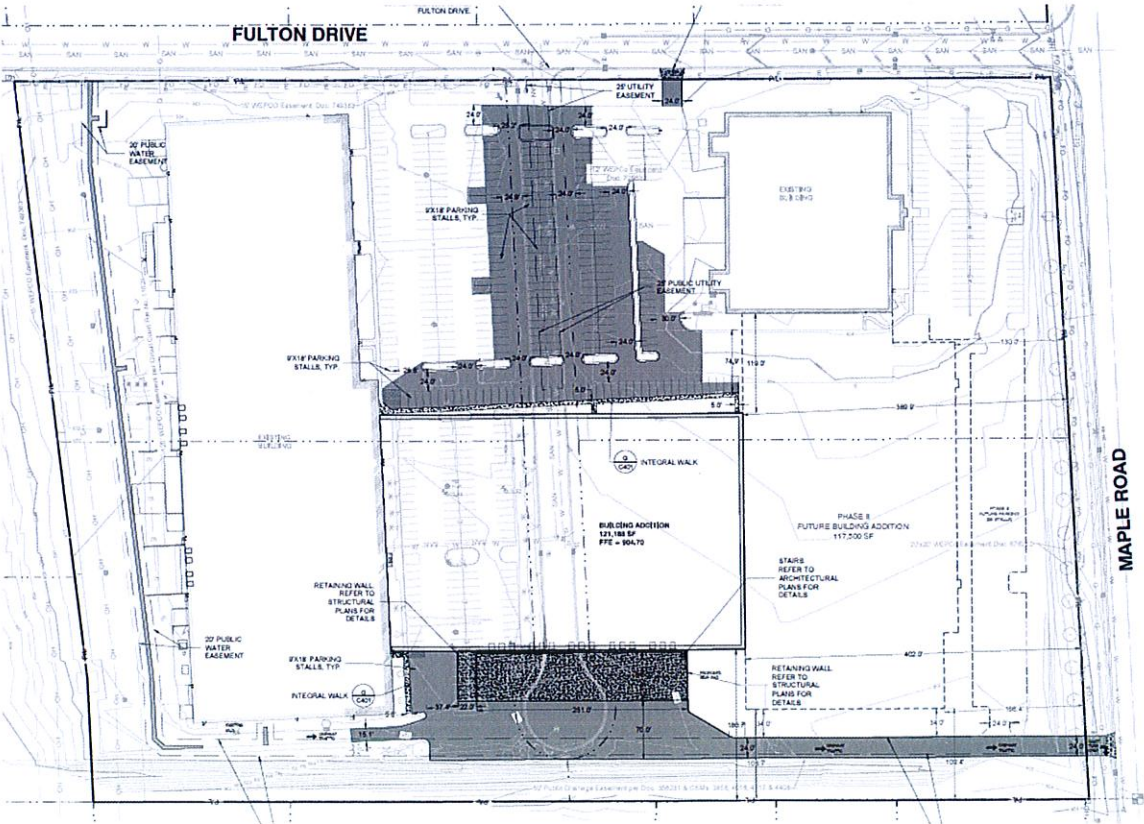


Exhibit Three – Proposed Site Adjustment



VILLAGE OF GERMANTOWN

OFFICIAL NOTICE

PROPOSED RESOLUTION VACATING A RIGHT OF WAY

On Monday, October 5, 2020, at 7 p.m. or as soon thereafter, as the matter may be heard, The Village Board of the Village of Germantown, will address a proposed Resolution Discontinuing the 66' Public Road Right of Way Reservation shown on Certified Survey Map (CSM) No. 4408.

The requested discontinuance is requested by MGS Mfg. and Moldmakers Leasing & Investments LLP. The area to be vacated is located adjacent to and between properties owned by Moldmakers Leasing and Investments LLP, with buildings occupied by MGS Mfg. located at W190 N11701 Moldmakers Way and W190 N11708 Moldmakers Way.

At the Village Board meeting all persons will be afforded an opportunity to be heard during the "Citizen Input/ Public Appearance" section of the Village Board Meeting where they can be heard in regard to discontinuing the right of way. Written comments may be delivered to the Village Clerk at the Germantown Village Hall, N112W17001 Mequon Road, Germantown WI or before the Village Board Meeting.

A copy of the map and proposed resolution are on file and available for inspection at the Village Clerk's Office during the hours of 8:00 a.m. to 4:00 p.m., Monday through Friday or on the Village's website under legal notices <http://www.village.germantown.wi.us/>.

Deanna Braunschweig
Village Clerk

Published on August 26, 2020

September 2, 2020 and September 9, 2020.

CERTIFIED SURVEY MAP

DRIVE

SE CORNER OF
NE 1/4 OF
SEC. 20-9-20

FEE
EXEMPT 77.25(2n)

CERTIFIED SURVEY MAP

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4018
& LOT 1 OF CERTIFIED SURVEY MAP NO. 4117, BEING A PART OF THE
SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, T9N, R20E, IN THE
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
)
WASHINGTON COUNTY)

681167
RECORDED
Nov 17 9 00 AM '94
REGISTER OF DEEDS
OF WASHINGTON COUNTY WI
Barth & Henning

I, Ronald H. Greve, a registered land surveyor, do hereby certify:

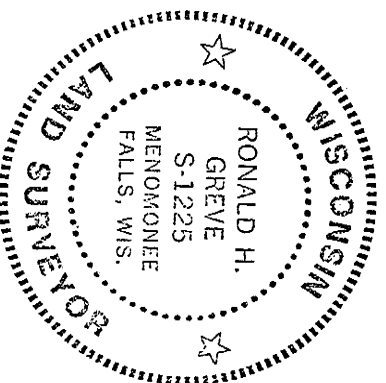
That I have surveyed, divided and mapped a part of the South 1/2 of the NE 1/4 of Section 20, Township 9 North, Range 20 East, in the Village of Germantown, County of Washington, and State of Wisconsin, which is bounded and described as follows, to wit:

Commencing at the Southeast corner of the Northeast 1/4 of Section 20, thence South 89° 53'44" West along the South line of said Northeast 1/4 section 60.06 feet to a point along the Westerly right-of-way line of Maple Road and also the point of beginning; thence continuing South 89°53'44" West, 1856.54 feet along the south line of said 1/4 Section; thence North 00°06'49" West, 1.34 feet; thence North 02°25'12" West, 324.95 feet; thence South 86°25'00" East, 276.30 feet; thence North 02°25'12" West, 553.51 feet; thence North 89°49'44" East, 1577.44 feet to a point along said Westerly right-of-way line of Maple Road; thence South 02°40'56" East along said Maple Road right-of-way line, 864.02 feet to the point of beginning. Said parcel contains 1,449,101 square feet or 33.2668 acres more or less.

That I have made this survey, land division and map by the direction of the Village of Germantown and Skyline Development Corporation, owners of said land.

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

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



Ronald H. Greve
Ronald H. Greve, R.L.S.
N88 W16752 Main Street
Menomonee Falls, WI 53051
(414) 251-8141

Date: 11/3/94

CERTIFIED SURVEY MAP

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4018
& LOT 1 OF CERTIFIED SURVEY MAP NO. 4117, BEING A PART OF THE
SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, T9N, R20E, IN THE
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OWNERS CERTIFICATE OF DEDICATION

As owners, we do hereby certify that we have caused the land described above to be surveyed,
divided and mapped as presented on this map in accordance with the requirements of the Village of
Germantown Subdivision Ordinance.

Village of Germantown

Charles J. Hargan
Charles J. Hargan, Village President

Jane A. Wilms
Jane A. Wilms, Village Clerk

PERSONALLY came before me this 16 day of November, 1994, the above named
Charles J. Hargan and Jane A. Wilms, to me known to be the same person who executed the foregoing
instrument and acknowledged the same.

Carol A. Spring

My Commission Expires 3/5/98

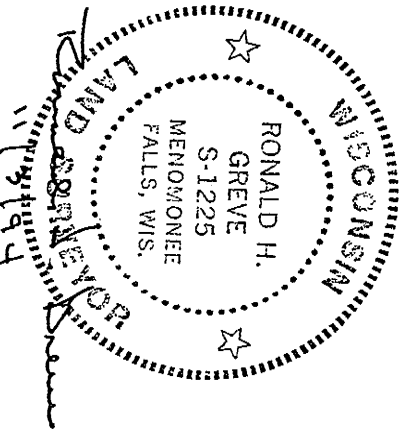
OWNERS CERTIFICATE OF DEDICATION

As owners, we do hereby certify that we have caused the land described above to be surveyed,
divided and mapped as presented on this map in accordance with the requirements of the Village of
Germantown Subdivision Ordinance.

Skyline Development Corporation

Allan W. Retzlaff
Allan W. Retzlaff, President

John Niebler
John Niebler, Secretary



PERSONALLY came before me this 16th day of November, 1994, the above named
Allan W. Retzlaff and John Niebler, to me known to be the same person who executed the foregoing
instrument and acknowledged the same.

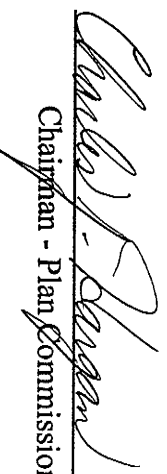
James Babiasz
James Babiasz, Notary
My Commission Expires: 2-18-96
Sheet 3 of 4

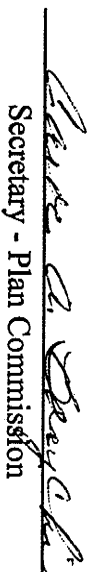
CERTIFIED SURVEY MAP

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP NO. 4018
& LOT 1 OF CERTIFIED SURVEY MAP NO. 4117, BEING A PART OF THE
SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, T9N, R20E, IN THE
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

PLANNING COMMISSION APPROVAL:

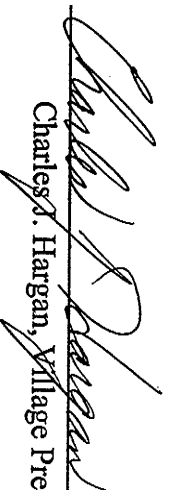
Approved by the Planning Commission of the Village of Germantown on this 12th day of
September _____, 1994.

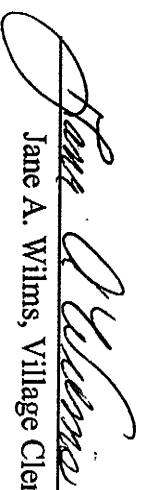

Chairman - Plan Commission

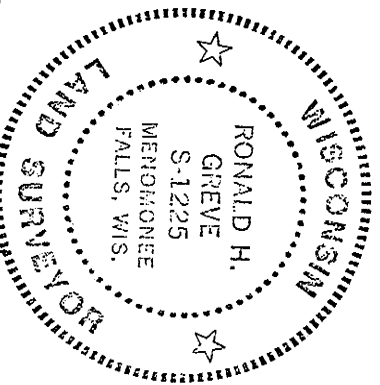

Secretary - Plan Commission

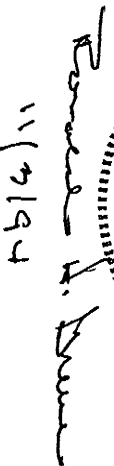
VILLAGE BOARD APPROVAL:

Approved by the Village Board of the Village of Germantown on this 19th day of
September _____, 1994.


Charles J. Hargan, Village President


Jane A. Wilms, Village Clerk




11/7/94

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY**

RESOLUTION NO. 53-2020

**RESOLUTION DISCONTINUING MOLDMAKER WAY AND THE 66' DEDICATED
PUBLIC STREET RIGHT-OF-WAY SHOWN ON CSM NO. 4408**

WHEREAS, Certified Survey Map No. 4408 Vol. 29 Page 169 Washington County Records dedicated 1.37-acres 66 feet in width for public street right-of-way purposes as depicted thereon; and,

WHEREAS, MGS Mfg. and Moldmakers Leasing & Investments LLP, the owner of all land abutting said right-of-way and said street known as "Moldmaker Way", has Petitioned for the vacation of said right-of-way; and,

WHEREAS, the Village Board has determined that the public interest requires the discontinuation of the following described public street right-of-way:

Dedicated right-of-way known as Moldmaker Way, being part of Certified Survey Map No. 4408, recorded on November 17, 1994 in Volume 29, on Page 169, as Document No. 681167, in of the Southeast 1/4 of the Northeast 1/4 of Section 20, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Beginning at the northwest corner of Lot 3 of said Certified Survey Map; thence South 2°40'56" East, 675.77 feet along the west lines of said Lot 3 and Lot 5 of said Certified Survey Map to the beginning of a 60.00 foot radius curve to the left whose chord bears South 22°16'56" East, 40.25 feet; thence southeasterly 41.05 feet along the arc of said curve and along the westerly line of said Lot 5 to the beginning of a 60.00 foot radius curve to the right whose chord bears South 22°43'04" West, 108.40 feet; thence southerly 135.30 feet along the arc of said curve and along the westerly line of said Lot 5; continuing along said 60.00 foot radius curve to the right whose chord bears North 28°04'56" West, 108.40 feet; thence northerly 135.30 feet along the arc of said curve and along the easterly line of Lot 4 of said Certified Survey Map to the beginning of a 60.00 foot radius curve to the left whose chord bears North 16°55'04" East, 40.25 feet; thence northerly 41.05 feet along the arc of said curve and along the easterly line of said Lot 4; thence North 2°40'56" West, 678.66 feet along the east lines of said Lot 4 and Lot 2 of said Certified Survey Map to the south line of Fulton Drive; thence North 89°49'44" East, 66.07 feet along said south line to the point of beginning. Said parcel contains 1.317 acres of land, more or less; and,

WHEREAS, the public street right-of-way which is hereby to be discontinued does not lie within one-quarter mile of any state trunk highway or connecting highway and does not contain a railroad crossing within its boundaries.

Resolution 53-2020

Discontinuing Moldmaker Way & 66' Dedicated Public Street Right-of-Way on CSM No. 4408

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Germantown, Wisconsin, do hereby vacate and discontinue the 66' public street right-of-way as shown on CSM 4408 known as "Moldmaker Way" and more specifically shown on the attached Exhibit A.

BE IT FURTHER RESOLVED, that the public street right-of-way so vacated and discontinued shall, upon passage and publication of this Resolution, forever vest in the owner of the lands of the abutting property contained in CSM No. 4408, and shall be annexed thereto, free and clear of any right, title or interest in the public as road right of way pursuant to the provisions of section 66.1003 of the Wisconsin Statutes.

Introduced by Trustee _____, at the Village Board Meeting of the Village of Germantown on August 26, 2020.

Adopted: August 26, 2020 _____

Vote: Ayes: ____ Nays: ____

Dean M. Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC
Village Clerk



DEPARTMENT OF THE ARMY
ST. PAUL DISTRICT, CORPS OF ENGINEERS
180 FIFTH STREET EAST, SUITE 700
ST. PAUL, MN 55101-1678

September 4, 2020

Regulatory File No. 2020-01582-AJK

James Leedom
Sigma Group, Inc.
1300 W. Canal Street
Milwaukee, WI 53233

Dear Mr. Leedom:

This letter regards an approved jurisdictional determination for the MGS building expansion site in the Town of Germantown. The project site is in Section 20, Township 9 North, Range 20 East, Washington County, Wisconsin. The review area for our jurisdictional determination is identified on the enclosed figures, labeled 2020-01582-AJK Figures 1-2 of 2.

The review area contains no waters of the United States subject to Corps of Engineers (Corps) jurisdiction. Therefore, you are not required to obtain Department of the Army authorization to discharge dredged or fill material within this area. The rationale for this determination is provided in the enclosed Approved Jurisdictional Determination form. This determination is only valid for the review area described. You are also cautioned that the area of waters described on the enclosed Jurisdictional Determination form is approximate and is not based on a precise delineation of aquatic resources.

If you object to this approved jurisdictional determination, you may request an administrative appeal under Corps regulations at 33 CFR 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and Request for Appeal (RFA) form. If you request to appeal this determination, you must submit a completed RFA form to the Mississippi Valley Division Office at the address shown on the form.

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR 331.5, and that it has been received by the Division Office within 60 days of the date of the enclosed NAP. It is not necessary to submit an RFA form to the division office if you do not object to the determination in this letter.

This approved jurisdictional determination may be relied upon for five years from the date of this letter. However, the Corps reserves the right to review and revise the determination in response to changing site conditions, information that was not considered during our initial review, or off-site activities that could indirectly alter the extent of wetlands and other resources on-site. This determination may be renewed at the end of the five year period provided you submit a written request and our staff are able to verify that the limits established during the original determination are still accurate.

Regulatory Branch (File No. 2020-01582-AJK)

If you have any questions, please contact A.J. Kitchen in our Brookfield office at (651) 290-5729 or anthony.j.kitchen@usace.army.mil. In any correspondence or inquiries, please refer to the Regulatory file number shown above.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Vesperman", with a long horizontal flourish extending to the right.

Todd M. Vesperman
Chief, WI East Branch

Enclosures

cc: Marty Dillenburg, WI DNR

2020-01582-AJK Figure 1

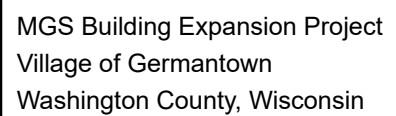
This topographic map displays the Dheinsville area in Wisconsin, showing the study area for the 2020-01582-AJK project. The map includes a legend, scale bar, north arrow, and various road names and section numbers.

Legend:

- Study Area (Blue outline)
- Section (Red outline)
- Road (Black line)

Map Features:

- Scale:** 0 to 4,000 Feet.
- North Arrow:** Points North.
- Roads:** Holy Hill Rd, Dandee Dr, Isabelle Farms Dr, Lovers Ln, Maple Rd, Freistadt Rd, Depert Rd, Hilltop Dr, Meeker Rd, Edgewood Dr, Oakview Dr, Rosewood Ave, Jamestown Rd, Mequon Rd W, Bunsen Dr, Fulton Dr, Morse Dr, Whitney Dr, Carnegie Dr, River Ln, Grace Way, Stonewood Dr, Virginia Ave, Lilac Ln, Division Rd, Harvest Ln, Pheasant Run, Deer Crossing, Western Ave, Century Ln, Zoar Ch, Town Hall, Sewage Disposal, Golf Course, Meeker Rd, Hilltop Dr, Meeker Rd, Edgewood Dr, Oakview Dr, Rosewood Ave, Jamestown Rd, Mequon Rd W, Bunsen Dr, Fulton Dr, Morse Dr, Whitney Dr, Carnegie Dr, River Ln, Grace Way, Stonewood Dr, Virginia Ave, Lilac Ln, Division Rd, Harvest Ln, Pheasant Run, Deer Crossing, Western Ave, Century Ln, Zoar Ch, Town Hall, Sewage Disposal, Golf Course.
- Sections:** T9N R20E Sec. 7, T9N R20E Sec. 8, T9N R20E Sec. 9, T9N R20E Sec. 10, T9N R20E Sec. 15, T9N R20E Sec. 16, T9N R20E Sec. 17, T9N R20E Sec. 18, T9N R20E Sec. 19, T9N R20E Sec. 20, T9N R20E Sec. 21, T9N R20E Sec. 22, T9N R20E Sec. 27, T9N R20E Sec. 28, T9N R20E Sec. 29, T9N R20E Sec. 30, T9N R20E Sec. 32, T9N R20E Sec. 33, T9N R20E Sec. 34.
- Other Features:** Dheinsville, Goldenthal, Meeker, Freistadt, Zoar Ch, Town Hall, Sewage Disposal, Golf Course, Meeker Rd, Hilltop Dr, Meeker Rd, Edgewood Dr, Oakview Dr, Rosewood Ave, Jamestown Rd, Mequon Rd W, Bunsen Dr, Fulton Dr, Morse Dr, Whitney Dr, Carnegie Dr, River Ln, Grace Way, Stonewood Dr, Virginia Ave, Lilac Ln, Division Rd, Harvest Ln, Pheasant Run, Deer Crossing, Western Ave, Century Ln, Zoar Ch, Town Hall, Sewage Disposal, Golf Course.



2020-01582-AJK Figure 2

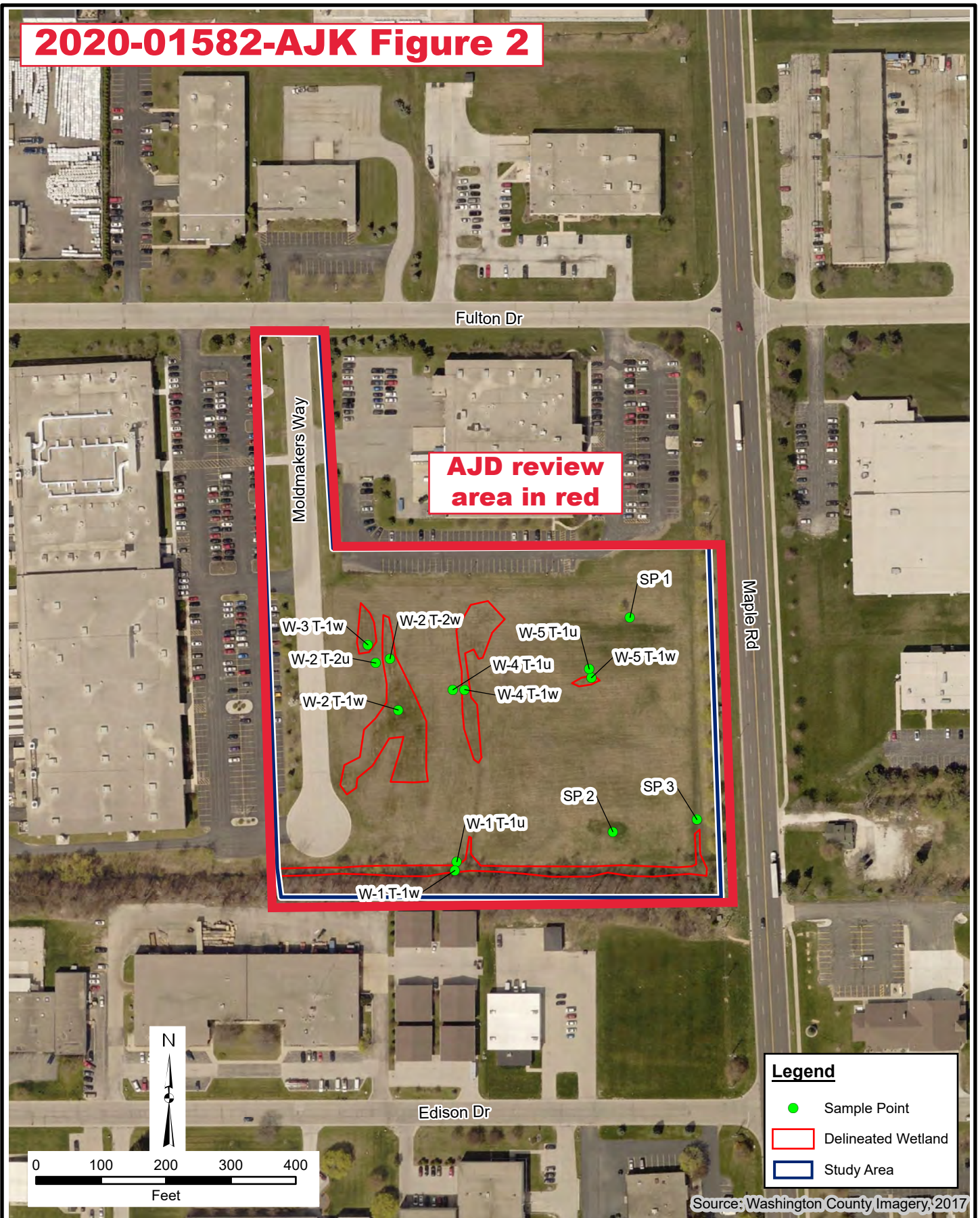


FIGURE 2a
STUDY AREA LIMITS

MGS Building Expansion Project
Village of Germantown
Washington County, Wisconsin



**U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE**

I. ADMINISTRATIVE INFORMATION

Completion Date of Approved Jurisdictional Determination (AJD): 9/4/2020

ORM Number: MVP-2020-01582-AJK

Associated JDs: N/A

Review Area Location¹: State/Territory: WI City: Germantown County/Parish/Borough: Washington

Center Coordinates of Review Area: Latitude 43.22918 Longitude -88.14430

II. FINDINGS

A. Summary: Check all that apply. At least one box from the following list MUST be selected. Complete the corresponding sections/tables and summarize data sources.

- ☐ The review area is comprised entirely of dry land (i.e., there are no waters or water features, including wetlands, of any kind in the entire review area). Rationale: N/A or describe rationale.
- ☐ There are "navigable waters of the United States" within Rivers and Harbors Act jurisdiction within the review area (complete table in Section II.B).
- ☐ There are "waters of the United States" within Clean Water Act jurisdiction within the review area (complete appropriate tables in Section II.C).
- ☒ There are waters or water features excluded from Clean Water Act jurisdiction within the review area (complete table in Section II.D).

B. Rivers and Harbors Act of 1899 Section 10 (§ 10)²

§ 10 Name	§ 10 Size	§ 10 Criteria	Rationale for § 10 Determination
N/A.	N/A.	N/A.	N/A.

C. Clean Water Act Section 404

Territorial Seas and Traditional Navigable Waters ((a)(1) waters): ³				
(a)(1) Name	(a)(1) Size	(a)(1) Criteria	Rationale for (a)(1) Determination	
N/A.	N/A.	N/A.	N/A.	

Tributaries ((a)(2) waters):				
(a)(2) Name	(a)(2) Size	(a)(2) Criteria	Rationale for (a)(2) Determination	
N/A.	N/A.	N/A.	N/A.	

Lakes and ponds, and impoundments of jurisdictional waters ((a)(3) waters):				
(a)(3) Name	(a)(3) Size	(a)(3) Criteria	Rationale for (a)(3) Determination	
N/A.	N/A.	N/A.	N/A.	

Adjacent wetlands ((a)(4) waters):				
(a)(4) Name	(a)(4) Size	(a)(4) Criteria	Rationale for (a)(4) Determination	
N/A.	N/A.	N/A.	N/A.	

¹ Map(s)/figure(s) are attached to the AJD provided to the requestor.

² If the navigable water is not subject to the ebb and flow of the tide or included on the District's list of Rivers and Harbors Act Section 10 navigable waters list, do NOT use this document to make the determination. The District must continue to follow the procedure outlined in 33 CFR part 329.14 to make a Rivers and Harbors Act Section 10 navigability determination.

³ A stand-alone TNW determination is completed independently of a request for an AJD. A stand-alone TNW determination is conducted for a specific segment of river or stream or other type of waterbody, such as a lake, where upstream or downstream limits or lake borders are established. A stand-alone TNW determination should be completed following applicable guidance and should NOT be documented on the AJD Form.



**U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE**

D. Excluded Waters or Features

Excluded waters ((b)(1) – (b)(12)): ⁴				
Exclusion Name	Exclusion Size		Exclusion ⁵	Rationale for Exclusion Determination
W-1	0.22	acre(s)	(b)(5) Ditch that is not an (a)(1) or (a)(2) water, and those portions of a ditch constructed in an (a)(4) water that do not satisfy the conditions of (c)(1).	W-1 is a ditch that was constructed sometime in the 1980s based on review of historic aerial photographs. The ditch carries no more than ephemeral flow and does not relocate a tributary, is not constructed in a tributary, and is not constructed in an adjacent wetland.
W-2 W-3 W-4 W-5	0.30 0.04 0.15 0.01	acre(s)	(b)(1) Non-adjacent wetland.	These aquatic resources are not connected to an (a)(1)-(a)(3) water and are surrounded by upland, based on review of aerial photos and topography. W-4 appears to drain south towards W-1, but any surface connection is through overland sheet flow. There are no culverts or other inlets/outlets in any of these aquatic resources. Based on elevation contours they would not be flooded by an (a)(1)-(3) water in a typical year. There are no natural berms, banks, dunes, or similar natural features physically separating them from a paragraph (a)(1)-(3) water. They are not physically separated from a paragraph (a)(1)-(3) by an artificial dike, barrier, or similar artificial structure. Therefore, these features do not fall under Corps jurisdiction.

III. SUPPORTING INFORMATION

A. Select/enter all resources that were used to aid in this determination and attach data/maps to this document and/or references/citations in the administrative record, as appropriate.

☒ Information submitted by, or on behalf of, the applicant/consultant: [Wetland Delineation Report by OTIE, August 5 2020](#)

This information is sufficient for purposes of this AJD.

Rationale: [N/A](#)

☐ Data sheets prepared by the Corps: [Title\(s\) and/or date\(s\)](#).

☒ Photographs: [Aerial and Other: Google Earth aerial photographs \(2000-2018\), historic aerial imagery \(1941-2017\), ground level site photos from delineation report](#)

☐ Corps site visit(s) conducted on: [Date\(s\)](#).

☐ Previous Jurisdictional Determinations (AJDs or PJDs): [ORM Number\(s\) and date\(s\)](#).

☐ Antecedent Precipitation Tool: [provide detailed discussion in Section III.B.](#)

⁴ Some excluded waters, such as (b)(2) and (b)(4), may not be specifically identified on the AJD form unless a requestor specifically asks a Corps district to do so. Corps districts may, in case-by-case instances, choose to identify some or all of these waters within the review area.

⁵ Because of the broad nature of the (b)(1) exclusion and in an effort to collect data on specific types of waters that would be covered by the (b)(1) exclusion, four sub-categories of (b)(1) exclusions were administratively created for the purposes of the AJD Form. These four sub-categories are not new exclusions, but are simply administrative distinctions and remain (b)(1) exclusions as defined by the NWPR.



**U.S. ARMY CORPS OF ENGINEERS
REGULATORY PROGRAM
APPROVED JURISDICTIONAL DETERMINATION FORM (INTERIM)
NAVIGABLE WATERS PROTECTION RULE**

- ☒ USDA NRCS Soil Survey: [Washington County](#)
- ☐ USFWS NWI maps: [Title\(s\) and/or date\(s\)](#).
- ☒ USGS topographic maps: [1-ft contours](#)

Other data sources used to aid in this determination:

Data Source (select)	Name and/or date and other relevant information
USGS Sources	N/A.
USDA Sources	N/A.
NOAA Sources	N/A.
USACE Sources	N/A.
State/Local wetland inventory maps	Wisconsin Wetland Inventory
Other Sources	N/A.

B. Typical year assessment(s): [N/A](#)

C. Additional comments to support AJD: [N/A](#)

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL**

Applicant: James Leedom (Sigma Group, Inc.)		File No.: 2020-01582-AJK	Date: 9/4/2020
Attached is:			See Section below
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
X	APPROVED JURISDICTIONAL DETERMINATION	D	
	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usace.army.mil/inet/functions/cw/cecwo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the district engineer. Your objections must be received by the district engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the district engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the district engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the district engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the division engineer. This form must be received by the division engineer within 60 days of the date of this notice.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

A.J. Kitchen
U.S. Army Corps of Engineers
Brookfield Field Office
250 N. Sunny Slope Road, Ste. 296
Brookfield, WI 53005
(651) 290-5729

If you only have questions regarding the appeal process you may also contact the Division Engineer through:

Administrative Appeals Review Officer
Mississippi Valley Division
P.O. Box 80 (1400 Walnut Street)
Vicksburg, MS 39181-0080
601-634-5820 FAX: 601-634-5816

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.

Date:

Telephone number:

ARCHITECTS

MGS WAREHOUSE EXPANSION

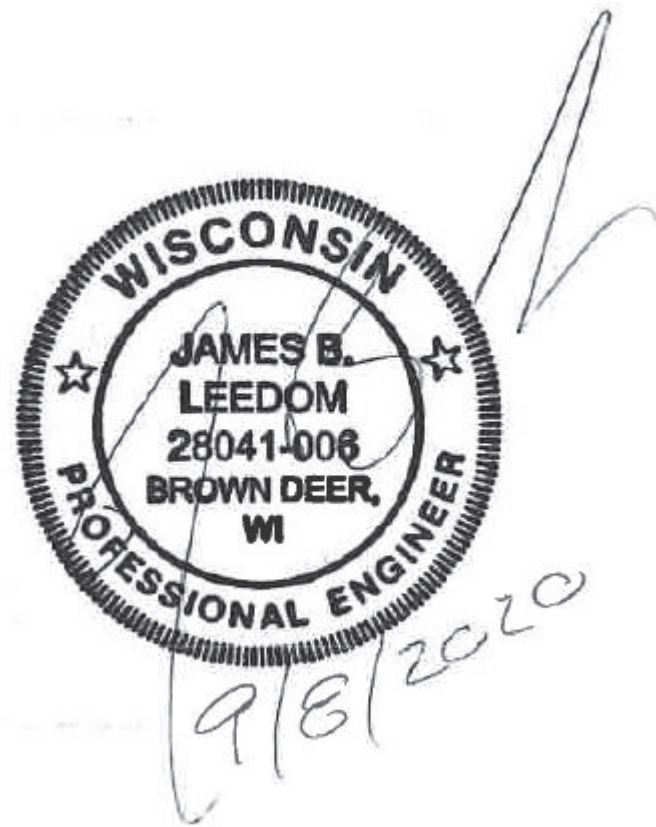
W 190 N111701 MOLDBMAKERS WAY

GERMANTOWN, WI

CIVIL ENGINEERING PLANS

PREPARED BY:

THE SIGMA GROUP
Single Source. Sound Solutions.
www.thesigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

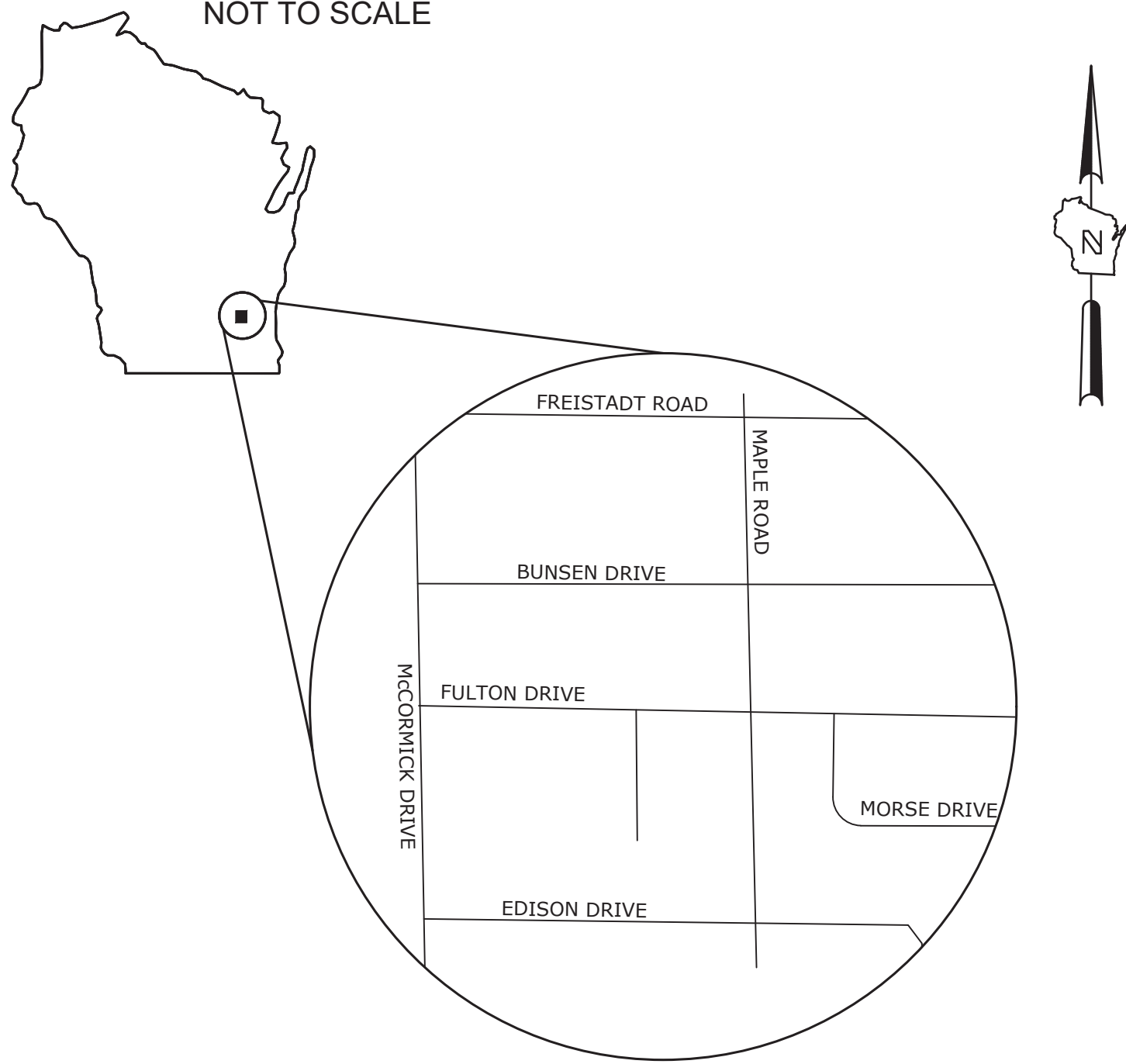


TO OBTAIN LOCATIONS OF
UNDERGROUND UTILITIES
CONTACT THE
CITY OF MILWAUKEE
OR THE
MILWAUKEE AREA
UTILITY DISTRICTS
BEFORE YOU
DIG.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WE EXIST! NO DITCHING
WITHOUT A 3 DAY DATE
NOTICE BEFORE YOU DIG!
MILWAUKEE AREA 259-1181

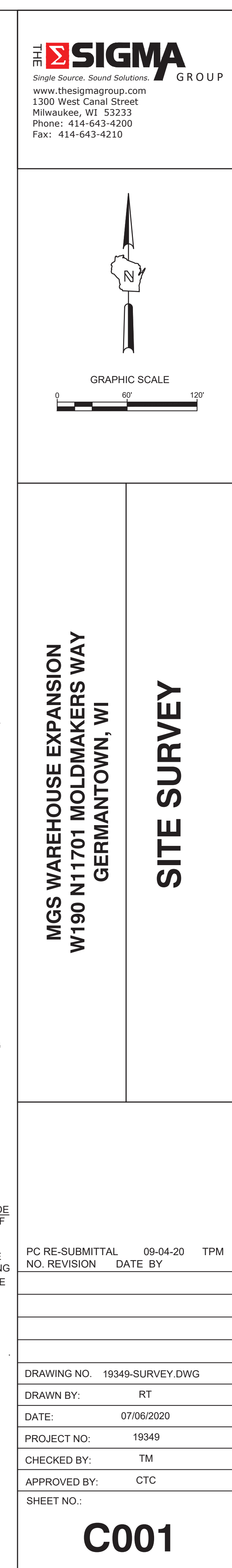
SITE LOCATION MAP:

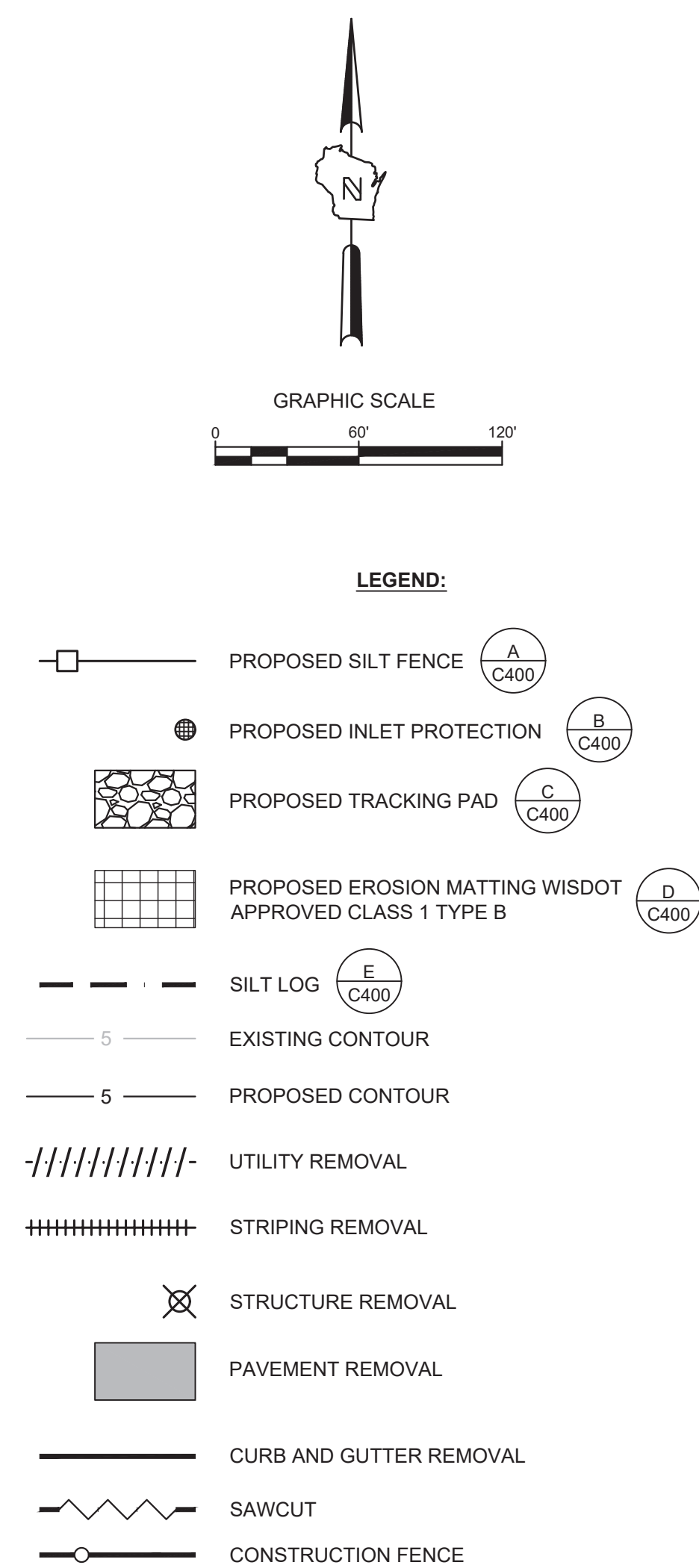
NOT TO SCALE



Sheet List Table	
Sheet Number	Sheet Title
C000	COVER SHEET
C001	SITE SURVEY
C002	SITE PREPARATION AND EROSION CONTROL PLAN
C100	SITE PLAN
C200	OVERALL GRADING PLAN
C201	DETAILED GRADING PLAN
C202	DETAILED GRADING PLAN
C203	DETAILED GRADING PLAN
C300	UTILITY PLAN
C301	PUBLIC WATER MAIN PLAN & PROFILE
C302	PUBLIC WATER MAIN PLAN & PROFILE
C400	EROSION CONTROL DETAILS
C401	SITE DETAILS
C402	SITE DETAILS
C403	SITE DETAILS
C500	TECHNICAL SPECIFICATIONS
C501	TECHNICAL SPECIFICATIONS

REVISED 09/04/2020
08/07/2020





1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND DEPTH OF UTILITIES CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POSSIBLE ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. SEE SHEET C400 FOR A COMPLETE LIST OF EROSION CONTROL MEASURES. DETAILED EROSION CONTROL MEASURES WILL BE INSTALLED PRIOR TO START OF LAND DISTURBING ACTIVITIES.
6. DO NOT BEGIN LAND DISTURBING ACTIVITIES UNTIL AN EROSION CONTROL PERMIT IS OBTAINED FROM LOCAL JURISDICTION.

MGS WAREHOUSE EXPANSION
W190 N11701 MOLDBAKERS WAY
GERMANTOWN, WI

SITE PREPARATION AND EROSION CONTROL PLAN

SHEET NO.:

C002

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE
WIS STATUTE 182.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

SITE INFORMATION:

TOTAL SITE = 1,046,299SF = 24.02 AC
EXISTING IMPERVIOUS AREA = 13.09 AC
EXISTING GREENSPACE AREA = 10.93 AC
PROPOSED PHASE 1 IMPERVIOUS AREA = 15.94 AC
PROPOSED PHASE 1 GREENSPACE AREA = 8.08 AC
PROPOSED PHASE 2 IMPERVIOUS AREA = 19.30 AC
PROPOSED PHASE 2 GREENSPACE AREA = 4.72 AC
DISTURBED AREA = 5.97 AC
ADDITIONAL PARKING SPACES: 185
EXISTING PARKING SPACE TO BE REUSED: 269
EXISTING ADA SPACES: 14
TOTAL PARKING SPACES: 468
ADA SPACES REQUIRED
BASED ON TOTAL PARKING STALLS : 9



CALL DIGGERS' HOTLINE
1-800-242-8511
TOLL FREE
WE STATUTE 182.07(5)(b)2
REQUIRES 90' X 90' SIGN
NOTICE BEFORE YOU EXCAVATE
MILW. AREA 259-1181

THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

File: I:\MSI\GENERAL\19349 MGS EXPANSION\060 CAD\IC - CIVIL\500 PRODUCTION - CIVIL PLANS\503-SITE DIMENSION PLAN\19349-SITE DIM PLAN.DWG

2020-9-4

THE SIGMA GROUP
Single Source. Sound Solutions.
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1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210

**MGS WAREHOUSE EXPANSION
W190 N11701 MOLDBAKERS WAY
GERMANTOWN, WI**

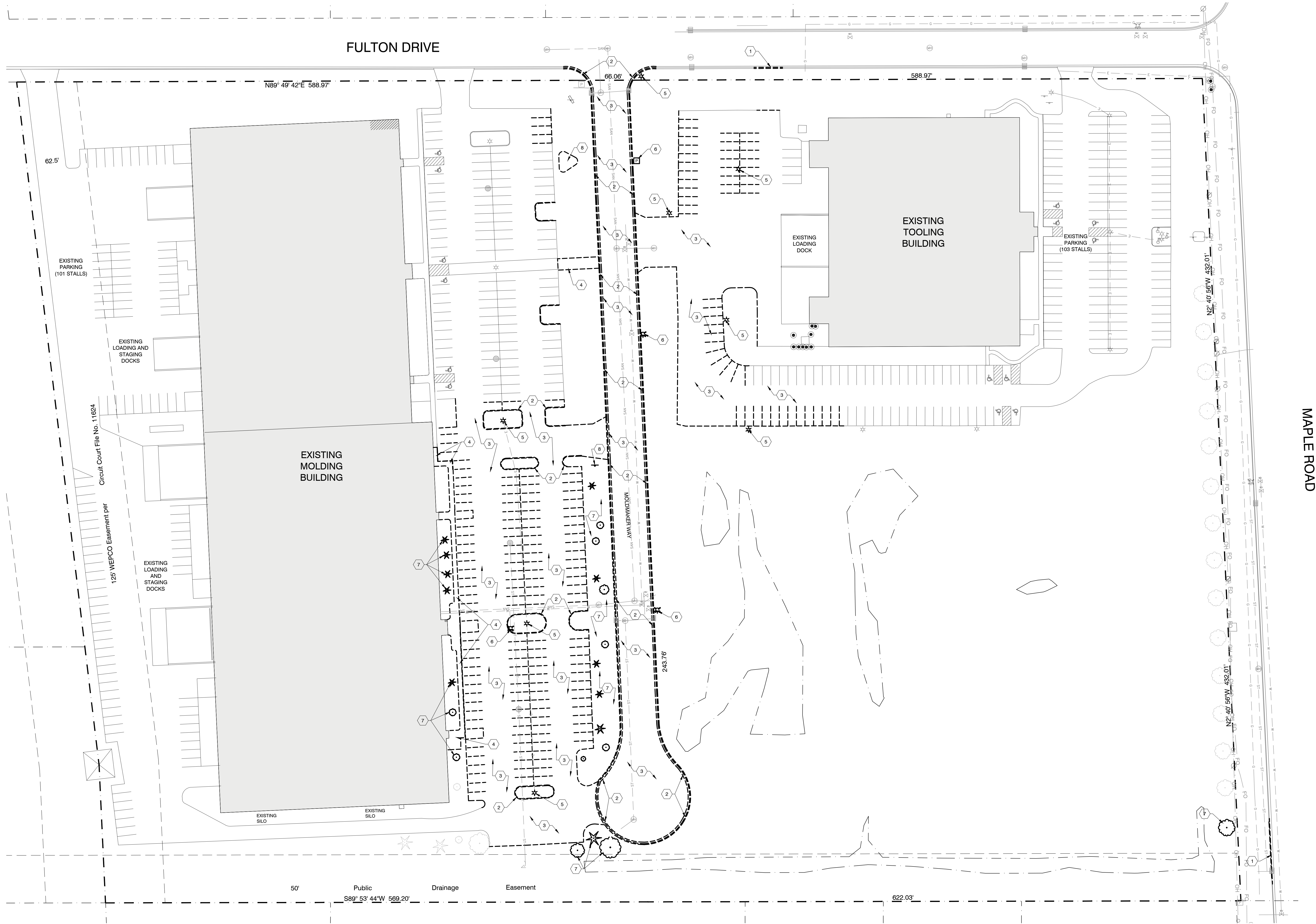
SITE PLAN

- LEGEND:**
- 5" THICK CONCRETE WALK (D C401)
 - CONCRETE PAVEMENT (C C401)
 - ASPHALT SURFACE (A C401)
 - ASPHALT SURFACE (HEAVY DUTY) (B C401)
 - ALTERNATE BID: 2" MILL AND OVERLAY
 - SYNTHETIC TURF, WISDOT CLASS III TYPE A ECRM
 - CURB & GUTTER (ACCEPT) (F C401)
 - CURB & GUTTER (REJECT) (F C401)

- GENERAL NOTES:**
- THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
 - VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
 - WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
 - ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
 - DIMENSIONS ARE FROM FACE OF CURB OR EDGE OF PAVEMENT.
 - WORK WITHIN THE PUBLIC RIGHT OF WAY, INCLUDING BUT NOT LIMITED TO DRIVEWAY OPENINGS, SIDEWALK AND RAMPS, PAVING, AND CURB AND GUTTER SHALL BE COMPLETED PER MUNICIPAL AND/OR COUNTY REQUIREMENTS AND STANDARDS.

PC RE-SUBMITTAL	09-04-20	TPM
NO. REVISION	DATE BY	
DRAWING NO.	19349-SITE DIM PLAN.DWG	
DRAWN BY:	RT	
DATE:	07/06/2020	
PROJECT NO:	19349	
CHECKED BY:	TM	
APPROVED BY:	CTC	
SHEET NO.:		

C100



EXISTING SITE STATISTICS	
ZONING	M-1: LIMITED INDUSTRIAL
LOT SIZE	±1,046,292 SF (±24.02 ACRES)
EXIST. BUILDING FOOTPRINT	166,098 SF (MOLDING BLDG.) + 49,970 SF (TOOLING BLDG.) = 216,068 SF / 20.65%
EXIST. PAVING AREA TOTAL	345,017 SF / 32.98%
EXISTING HARDSCAPE TOTAL	561,085 SF / 53.63%
EXISTING GREEN SPACE	485,205 SF / 46.37%
EXISTING PARKING SPACES	658 SPACES (INCLUDING 14 ACCESSIBLE SPACES)

SITE DEMO NOTES	
1 SAWCUT, REMOVE AND DISPOSE OF EXISTING CURB FOR NEW ACCESS DRIVE	6 REMOVE, DISPOSE OR RELOCATE EXISTING UTILITIES -COORDINATE w/ UTILITY COMPANIES
2 REMOVE AND DISPOSE OF EXISTING CURB	7 REMOVE AND DISPOSE OF EXISTING LANDSCAPING
3 REMOVE AND DISPOSE OF EXISTING PAVEMENT	8 REMOVE AND DISPOSE OF EXISTING SIGNAGE
4 REMOVE AND DISPOSE OF EXISTING SIDEWALK	
5 REMOVE AND SALVAGE EXISTING LIGHT POLE FOR POSSIBLE REUSE	
NOTE: MOLDMAKER WAY TO BE ABANDONED AND (2) ADJOINING PROPERTIES WILL BE COMBINED INTO ONE PARCEL.	

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



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-5661

WWW.MSIGENERAL.COM
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ISSUE DATES:	
Bid Set:	4.17.2020
Plan Commission Submittal:	7.06.2020
Contract Plans:	8.13.2020
State Submittal / Permit:	8.28.2020
Plan Commission Updates:	9.03.2020

REVISIONS:



PROJECT ADDRESS:

PROJECT NAME
MGS WAREHOUSE EXPANSION
STREET ADDRESS
W190 N11701 Moldmakers Way
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: AMH/BGK Engineer: AGR Reviewed By: BGK

Sheet Title:
ARCHITECTURAL
DEMO SITE PLAN

Sheet Number:

C-101

Project Number: P12766

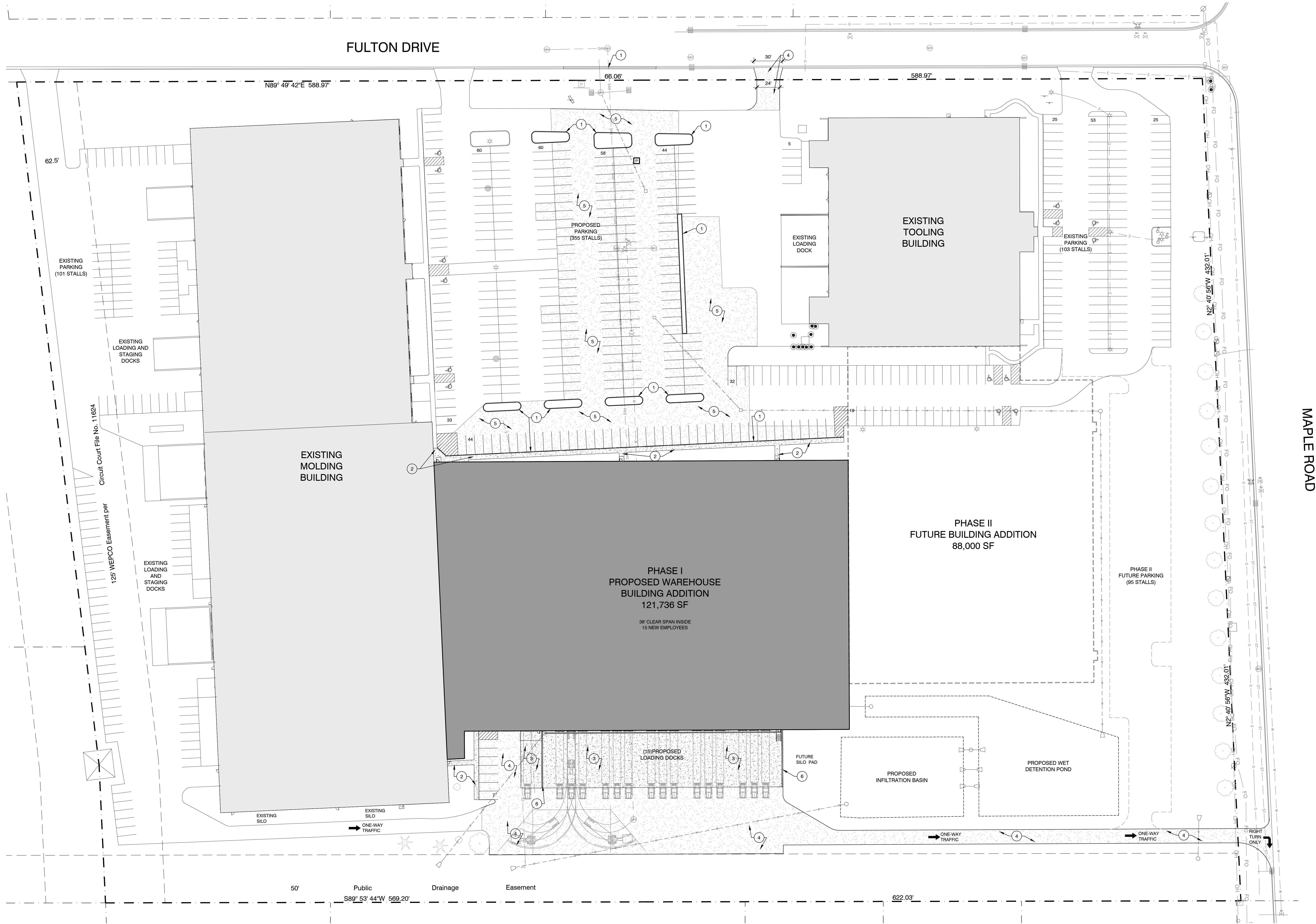
4498

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



FUTURE SITE STATISTICS	
ZONING	M-1: LIMITED INDUSTRIAL
LOT SIZE	±1,046,292 SF (±24.02 ACRES)
EXISTING BUILDING FOOTPRINTS WITH PROPOSED & FUTURE ADDITIONS	166,098 SF (MOLDING BLDG.) + 49,970 SF (TOOLING BLDG.) + 121,736 SF (BLDG. ADDITION) + 88,317 SF (FUTURE ADDITION) = 426,121 SF / 40.73%
PAVING AREA TOTAL	368,625 SF / 35.23%
HARDSCAPE TOTAL	794,747 SF / 75.96% (MAX 80%)
GREEN SPACE TOTAL	251,612 SF / 24.05% (MIN 20%)
PARKING SPACES	581 TOTAL STALLS (INCLUDING 14 ACCESSIBLE SPACES) THIS PROVIDES 1 SPACE / EMPLOYEE AT LARGEST SHIFT EVEN WITH OVERLAP OF ADDITIONAL SHIFT
EMPLOYEES	350 EMPLOYEES TOTAL : 1ST SHIFT OF 179 EMPLOYEES MAX, 2ND SHIFT OF 68 EMPLOYEES, 3RD SHIFT OF 61 EMPLOYEES

PROPOSED SITE STATISTICS	
ZONING	M-1: LIMITED INDUSTRIAL
LOT SIZE	±1,046,292 SF (±24.02 ACRES)
EXISTING BUILDING FOOTPRINTS WITH PROPOSED ADDITION	166,098 SF (MOLDING BLDG.) + 49,970 SF (TOOLING BLDG.) + 121,736 SF (BLDG. ADDITION) = 337,804 SF / 32.29%
PAVING AREA TOTAL	351,305 SF / 33.58%
HARDSCAPE TOTAL	689,109 SF / 65.86% (MAX 80%)
GREEN SPACE TOTAL	357,282 SF / 34.15% (MIN 20%)
PARKING SPACES	559 TOTAL STALLS (INCLUDING 14 ACCESSIBLE SPACES) THIS PROVIDES 1 SPACE / EMPLOYEE AT LARGEST SHIFT EVEN WITH OVERLAP OF ADDITIONAL SHIFT
EMPLOYEES	350 EMPLOYEES TOTAL : 1ST SHIFT OF 179 EMPLOYEES MAX, 2ND SHIFT OF 68 EMPLOYEES, 3RD SHIFT OF 61 EMPLOYEES

SITE PLAN NOTES

- 1 NEW CONCRETE CURB AND GUTTER TO MATCH EXISTING

2 NEW CONCRETE SIDEWALK

3 NEW HEAVY DUTY CONCRETE PAVING

4 NEW HEAVY DUTY ASPHALT PAVING

5 NEW STANDARD DUTY ASPHALT PAVING
- 6 NEW 12"W CONCRETE RETAINING WALLS

ALT. BID: MILL AND RE-PAVE EXISTING ASPHALT PAVEMENT ON EAST & WEST SIDES OF EXISTING MOLDING BUILDING

ARCHITECTURAL SITE PLAN 1" = 40'-0"



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PROJECT ADDRESS:

PROJECT NAME
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STREET ADDRESS
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CITY/ STATE / ZIP
GERMANTOWN, WI 53022

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Architect: AMH/BGK Engineer: AGR Reviewed By: BGK

Sheet Title:
ARCHITECTURAL
SITE PLAN
Sheet Number:

C-102
Project Number: P12766

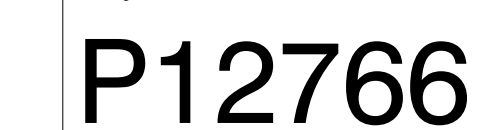
4498

MANAGERS

ENGINEERS

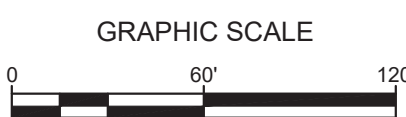
CONTRACTORS

ARCHITECTS



ARCHITECTS

7/1/2020 RVSD: 9/1/2020



**MGS WAREHOUSE EXPANSION
W190 N11701 MOLDBAKERS WAY
GERMANTOWN, WI**

OVERALL GRADING PLAN

PC RE-SUBMITTAL	09-04-20	TPM
NO. REVISION	DATE	BY

DRAWING NO. 19349-GRADING PLAN.DWG

DRAWN BY: RT

DATE: 07/06/2020

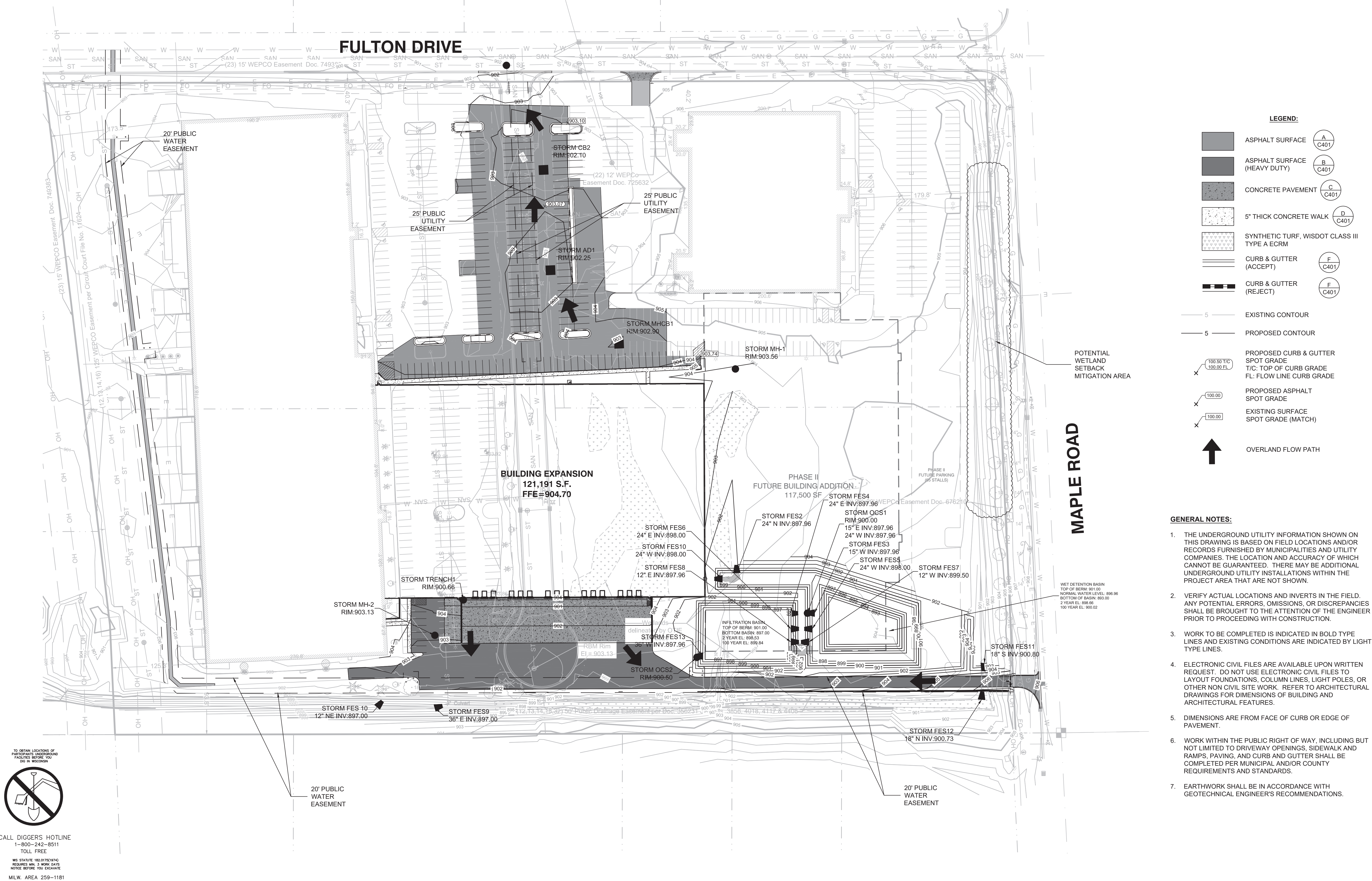
PROJECT NO: 19345

CHECKED BY: TM

APPROVED BY: CTC

SHEET NO.:

C200



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

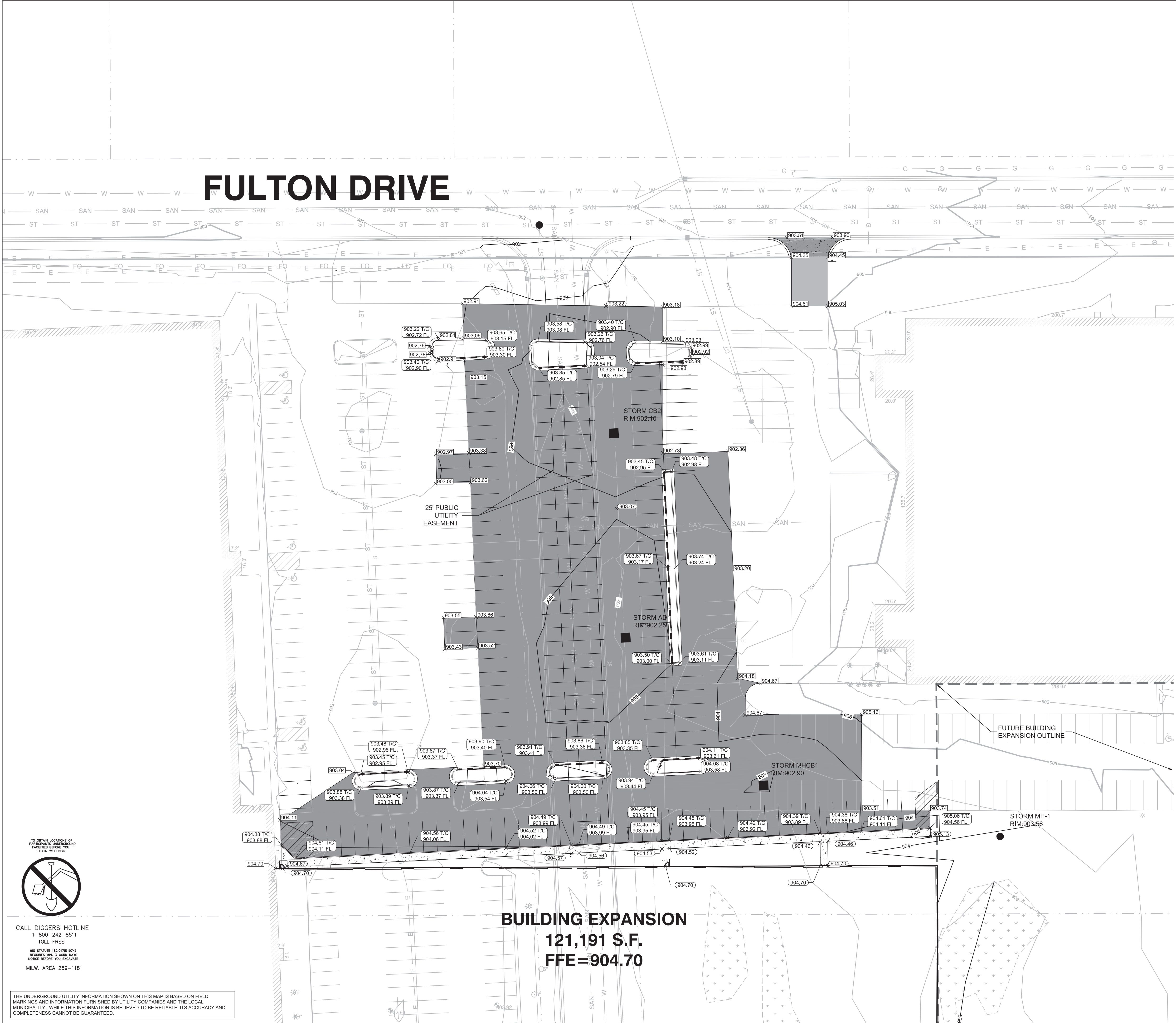


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1-800-242-8511
TOLL FREE

WIS STATUTE 162.0175(1974)
REQUIRES MIN. 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

MILW. AREA 259-1181

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LEGEND:

ASPHALT SURFACE (A C401)

ASPHALT SURFACE (HEAVY DUTY) (B C401)

CONCRETE PAVEMENT (C C401)

5" THICK CONCRETE WALK (D C401)

SYNTHETIC TURF, WISDOT CLASS III TYPE A ECRM

CURB & GUTTER (ACCEPT) (F C401)

CURB & GUTTER (REJECT) (F C401)

EXISTING CONTOUR

PROPOSED CONTOUR

PROPOSED CURB & GUTTER
SPOT GRADE
T/C: TOP OF CURB GRADE
FL: FLOW LINE CURB GRADE

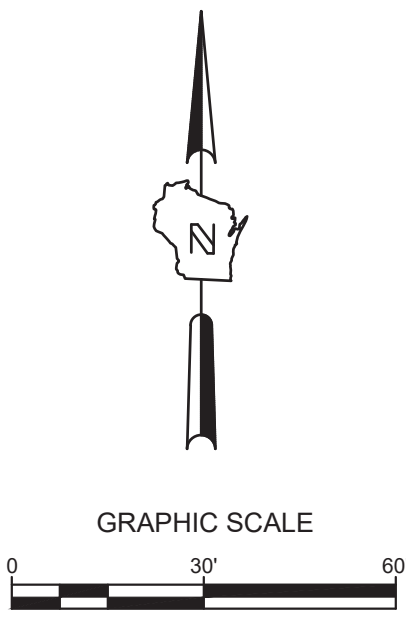
PROPOSED ASPHALT
SPOT GRADE

EXISTING SURFACE
SPOT GRADE (MATCH)

GENERAL NOTES:

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- EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

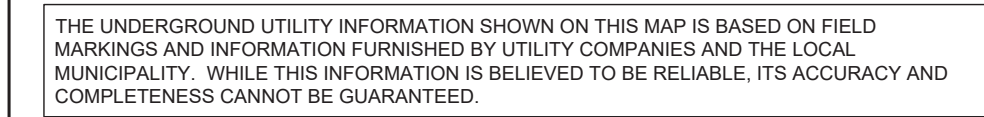
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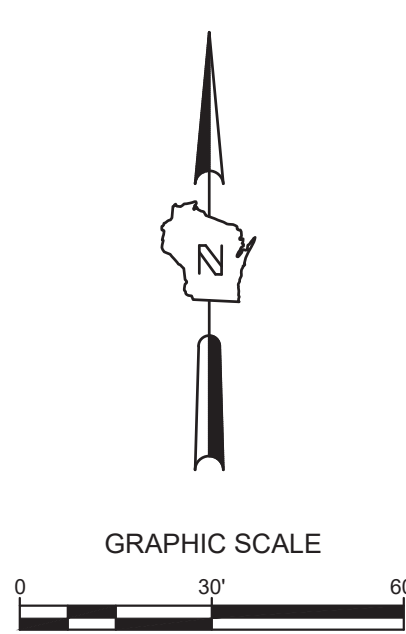
**MGS WAREHOUSE EXPANSION
W190 N11701 MOLDMAKERS WAY
GERMANTOWN, WI**

DETAILED GRADING PLAN

PC RE-SUBMITTAL	09-04-20	TPM
NO. REVISION	DATE BY	
DRAWING NO.	19349-GRADING PLAN.DWG	
DRAWN BY:	RT	
DATE:	06-17-2020	
PROJECT NO:	19349	
CHECKED BY:	TM	
APPROVED BY:	CTC	
SHEET NO.:		
	C201	



2020-9-4

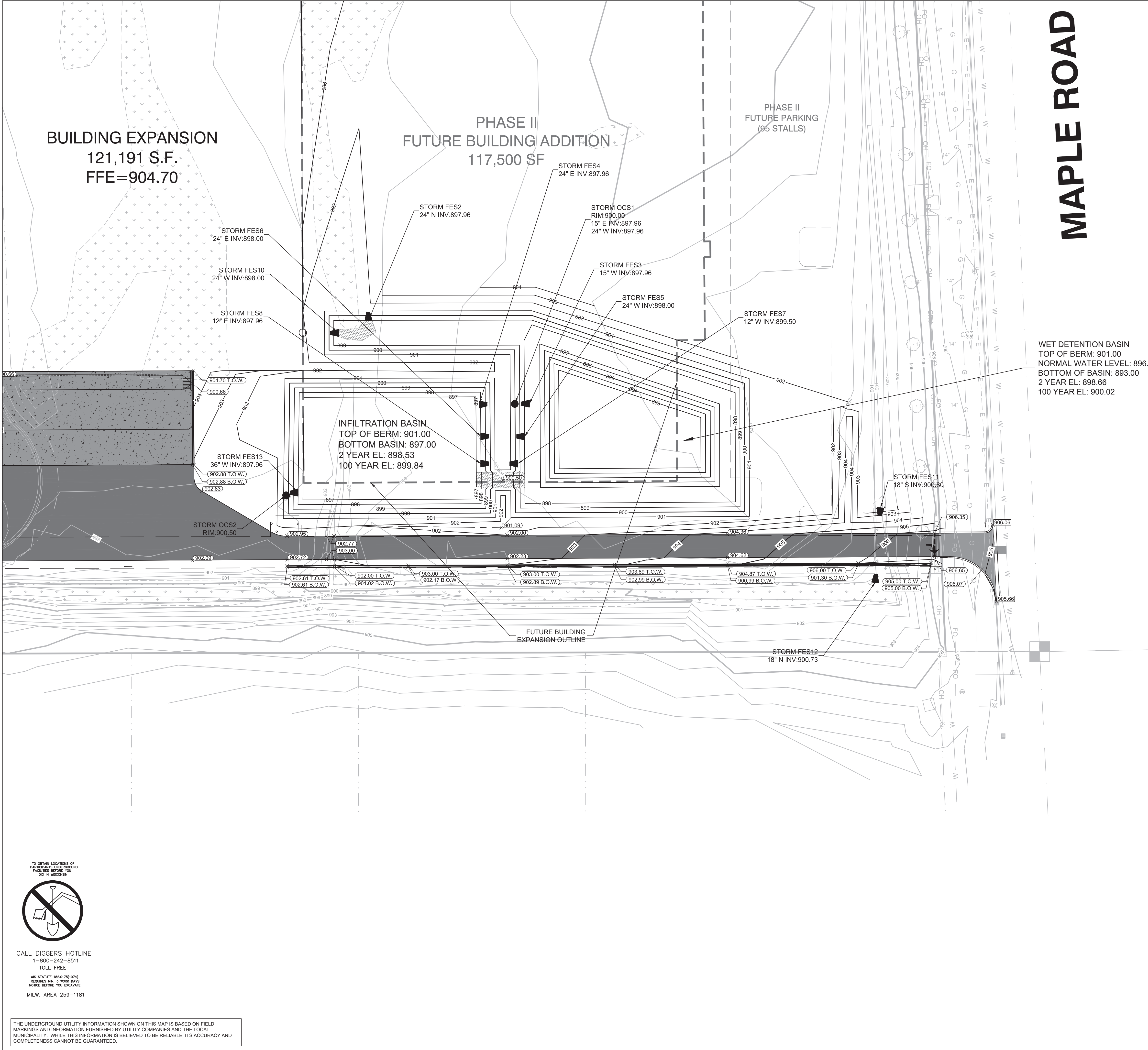


DETAILED GRADING PLAN

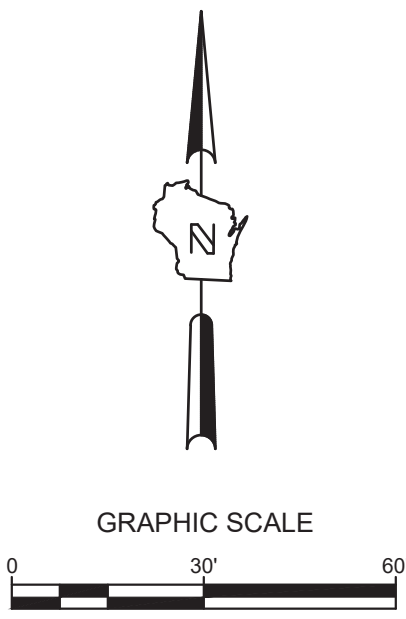
1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON ANY DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE LOCATION AND ACCURACY OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
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7. EARTHWORK SHALL BE IN ACCORDANCE WITH GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.

DRAWING NO.	19349-GRADING PLAN.DWG
DRAWN BY:	RT
DATE:	06-17-2020
PROJECT NO:	19349
CHECKED BY:	TM
APPROVED BY:	CTC
SHEET NO.:	

C202



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www.thisigmagroup.com
1300 West Canal Street
Milwaukee, WI 53233
Phone: 414-643-4200
Fax: 414-643-4210



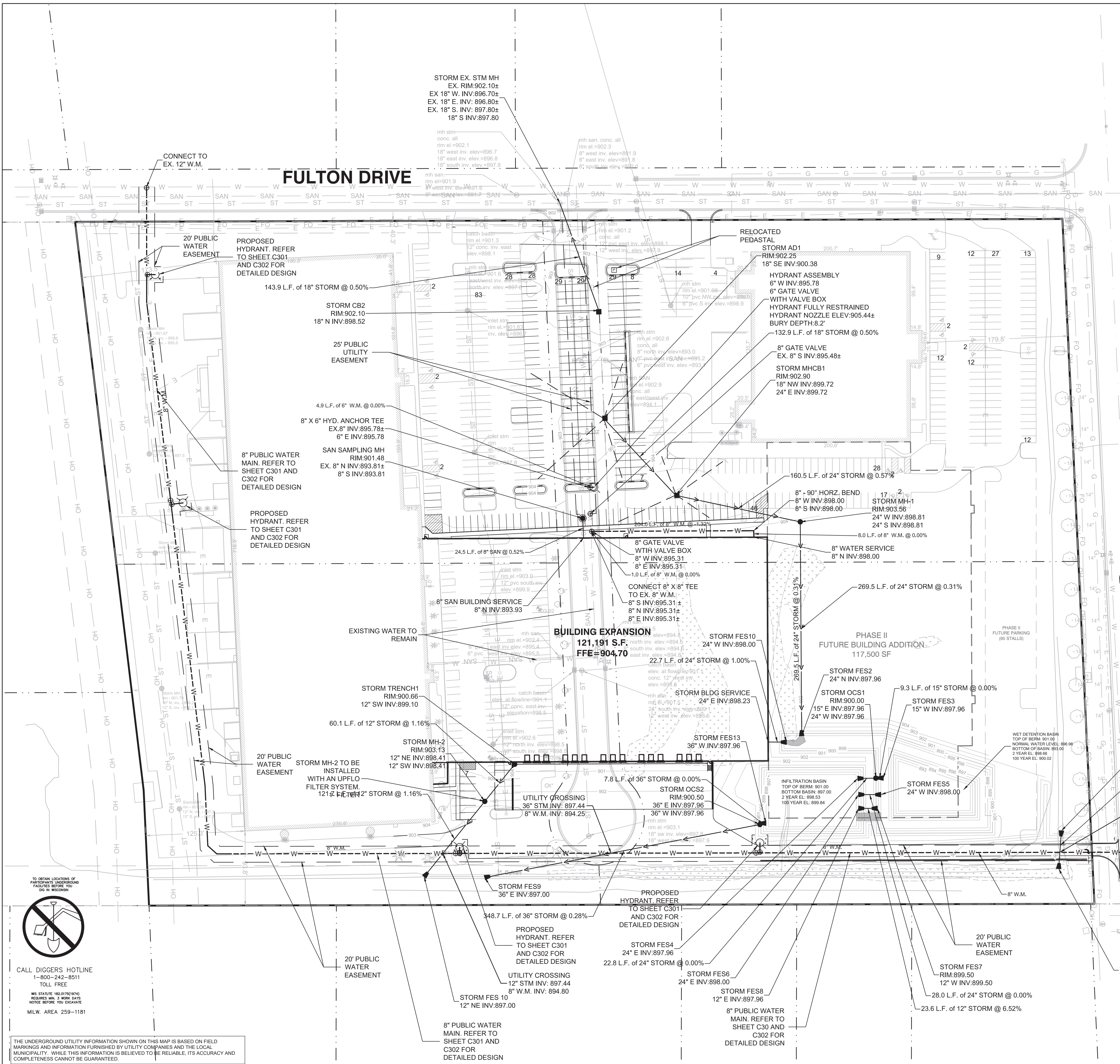
MGS WAREHOUSE EXPANSION
W190 N11701 MOLDMAKERS WAY
GERMANTOWN, WI

DETAILED GRADING PLAN

PC RE-SUBMITTAL 09-04-20 TPM
NO. REVISION DATE BY

DRAWING NO. 19349-GRADING PLAN.DWG
DRAWN BY: RT
DATE: 06-17-2020
PROJECT NO: 19349
CHECKED BY: TM
APPROVED BY: CTC
SHEET NO.:

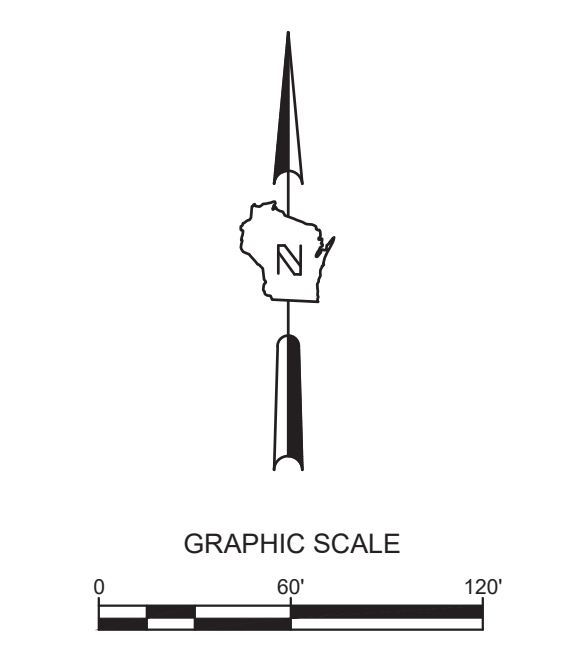
C203



- LEGEND:**
- W --- PROPOSED WATER SERVICE
 - SAN --- PROPOSED SANITARY SERVICE
 - S --- PROPOSED STORM SEWER
 - D --- PROPOSED DRAIN TILE
 - PROPOSED STORM INLET
 - PROPOSED STORM MANHOLE
 - PROPOSED SANITARY MANHOLE
 - PROPOSED HYDRANT
 - PROPOSED WATER VALVE

- GENERAL NOTES:**
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 - ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. SLURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
 - PRIVATE STORM INLETS IN PAVEMENT SHALL REQUIRE DRAIN TILE STUBS OF 10 FEET IN TWO DIRECTIONS FOR SUBDRAINAGE. RIM GRADE FOR STORM INLETS IN CURB AND GUTTER ARE FLOW LINE GRADES.
 - WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
 - PRIVATE STORM SEWER 12-INCH DIAMETER OR LARGER SHALL BE HDPE. BELOW 12-INCH DIAMETER SHALL BE PVC SDR-35 ASTM D3034. PRIVATE WATER MAIN SHALL BE CLASS 150 DR 18 PVC CONFORMING TO AWWA C-900. PRIVATE SANITARY SEWER SHALL BE PVC SDR-35 ASTM D3034.
 - COORDINATE FINAL LOCATION AND DESIGN OF PRIVATE UTILITY SERVICES (ELECTRIC, GAS, PHONE, CABLE) WITH UTILITY COMPANIES.
 - IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER DESIGN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
 - WATER MAIN CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
 - INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S 44.45.46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.
 - ALL NEW INFRASTRUCTURE WILL BE GPS AND INSPECTED WITH DAILY CONSTRUCTION NOTES.
 - FINAL AS-BUILT PLAN SET WILL SHOW THE PROFILE VIEW WITH CORRECTED FIELD INSPECTIONS NOTES. PLAN AND PROFILE CHANGES WILL BE UPDATED BASED ON THE INSPECTION NOTES AND NOT JUST A STRIKE THROUGH THE ORIGINAL DESIGN. THE ORIGINAL DESIGN WILL BE REMOVED AND REPLACED WITH THE AS-BUILT CONDITIONS.
 - TRACER WIRE SPECIFICATIONS SHALL FOLLOW THE GERMANTOWN SPECIFICATIONS.
 - WATER MAIN EASEMENT WILL BE ADDED TO GIS HELD BY R/M RUEKERT AND MELKE ALONG WITH ALL THE ATTRIBUTE DATA, VALVES, HYDRANTS AND HYDRANT LOCATING BOXES.
 - A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO CONSTRUCTION. THE ONSITE INSPECTOR FOR THE VILLAGE MUST BE IN ATTENDANCE.
 - PRIOR TO CONSTRUCTION PREAPPROVAL OF SUBMITTALS IS REQUIRED

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UTILITY PLAN

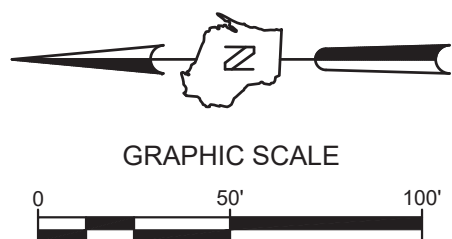
PC RE-SUBMITTAL	09-04-20	TPM
NO. REVISION	DATE	BY
DRAWING NO.	19349-UTILITY PLAN.DWG	
DRAWN BY:	RT	
DATE:	07/06/2020	
PROJECT NO:	19349	
CHECKED BY:	TM	
APPROVED BY:	CTC	
SHEET NO.:	C300	

TO DETERMINE LOCATION OF PARTICIPATING UNDERGROUND FACILITIES BEFORE YOU DIG, CALL 811.

CALL DIGGERS HOTLINE
1-800-242-8511
TOLL FREE

WE STATE (RS-0702) THAT WE BELIEVE THIS INFORMATION IS RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

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 6. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
 7. PRIVATE WATER MAIN SHALL BE CLASS 150 DR 18 PVC CONFORMING TO AWWA C-900.
 8. IF PROJECT IS DESIGN BUILD BIDD, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER SHEDDING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
 9. WATER MAIN BUILDING CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTION WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE RESTRAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINTS INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING CONTRACTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AND MEGA-LUG AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
 10. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD ENDS, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO'S 44.45.46 FROM THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT. CONTRACTOR TO SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.
 11. ALL NEW INFRASTRUCTURE WILL BE GPS AND INSPECTED WITH DAILY CONSTRUCTION NOTES.
 12. FINAL AS-BUILT PLAN SET WILL SHOW THE PROFILE VIEW WITH CORRECTED FIELD INSPECTIONS NOTES. PLAN AND PROFILE CHANGES WILL BE UPDATED BASED ON THE INSPECTION NOTES AND NOT JUST A STRIKE THROUGH THE ORIGINAL DESIGN. DESIGN CHANGES WILL BE REMOVED AND REPLACED WITH THE AS-BUILT CONDITIONS.
 13. INSTALL TRACER WIRE IN ACCORDANCE WITH GERMANTOWN SPECIFICATIONS.
 14. WATER MAIN EASEMENT WILL BE ADDED TO GIS HEAD BY RM RUCKERT AND MEELE ALONG WITH ALL THE ATTRIBUTE DATA, VALVES, HYDRANTS AND HYDRANT LOCATING BOXES.
 15. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO CONSTRUCTION. THE ONSITE INSPECTOR FOR THE VILLAGE MUST BE IN ATTENDANCE.
 16. PRIOR TO CONSTRUCTION PREAPPROVAL OF SUBMITTALS IS REQUIRED.

PC RE-SUBMITTAL	09-04-20	TPM
NO. REVISION	DATE	BY

DRAWING NO. 19349-WM P&P.DWG

DRAWN BY: RT

DATE: 07/06/2020

PROJECT NO: 19349

CHECKED BY: TM

APPROVED BY: CTC

SHEET NO.:

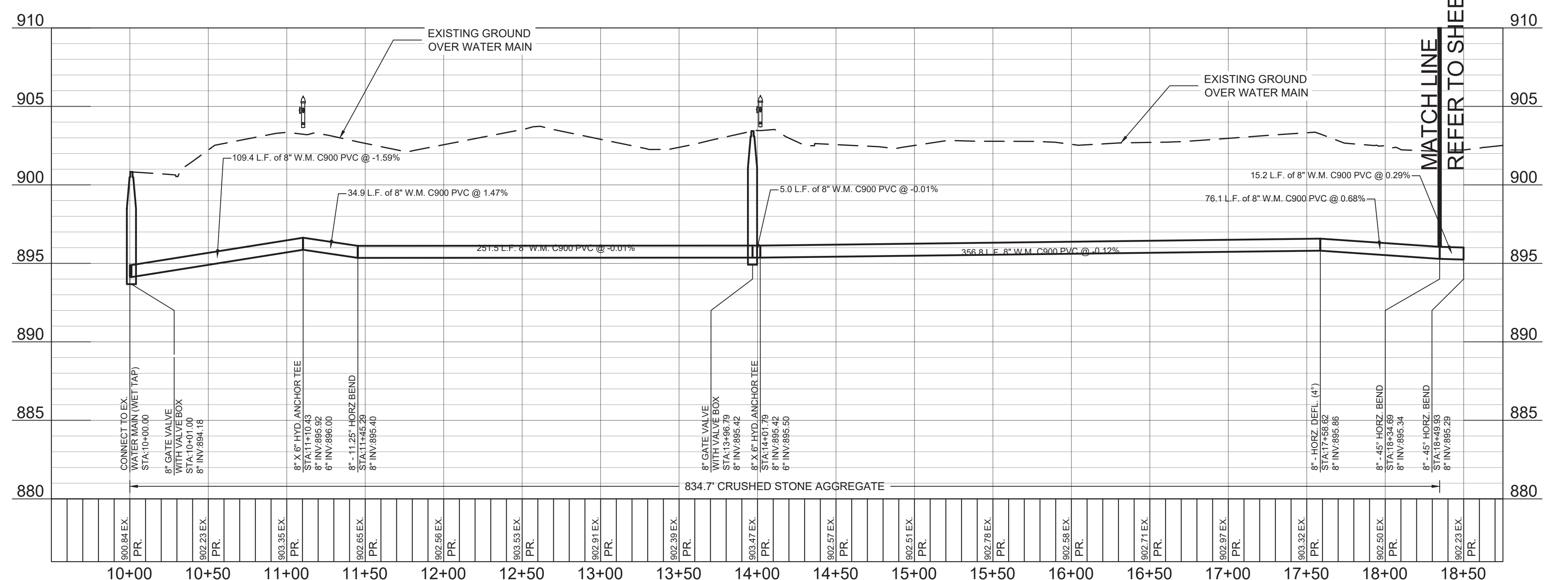
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THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS MAP IS BASED ON FIELD MARKINGS AND INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED.

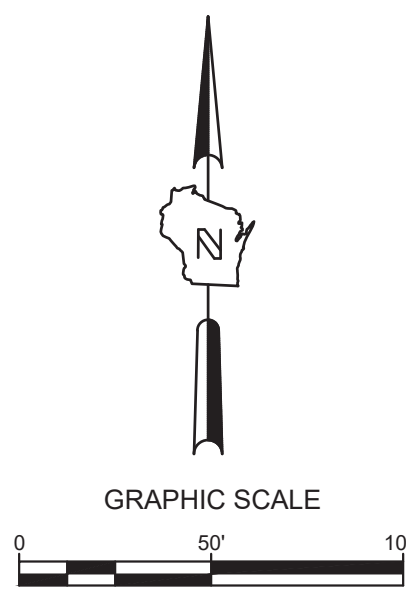


SCALE: 1" = 50' HOR.
1" = 5' VER.



GENERAL NOTES:

1. THE UNDERGROUND UTILITY INFORMATION SHOWN ON THIS DRAWING IS BASED ON FIELD LOCATIONS AND/OR RECORDS FURNISHED BY MUNICIPALITIES AND UTILITY COMPANIES. THE ACCURACY AND COMPLETENESS OF WHICH CANNOT BE GUARANTEED. THERE MAY BE ADDITIONAL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.
2. VERIFY ACTUAL LOCATIONS AND INVERTS IN THE FIELD. ANY POTENTIAL ERRORS, OMISSIONS, OR DISCREPANCIES SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. WORK TO BE COMPLETED IS INDICATED IN BOLD TYPE LINES AND EXISTING CONDITIONS ARE INDICATED BY LIGHT TYPE LINES.
4. ELECTRONIC CIVIL FILES ARE AVAILABLE UPON WRITTEN REQUEST. DO NOT USE ELECTRONIC CIVIL FILES TO LAYOUT FOUNDATIONS, COLUMN LINES, LIGHT POLES, OR OTHER NON CIVIL SITE WORK. REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS OF BUILDING AND ARCHITECTURAL FEATURES.
5. ALL UTILITIES WITHIN 5 FEET OF PAVED AREAS SHALL REQUIRE GRANULAR BACKFILL. CURRY BACKFILL IS REQUIRED FOR ALL WORK IN PUBLIC RIGHT OF WAY.
6. WORK IN PUBLIC RIGHT OF WAY SHALL FOLLOW MATERIAL AND INSTALLATION REQUIREMENTS PER MUNICIPAL AND/OR COUNTY.
7. PRIVATE WATER MAIN SHALL BE CLASS 150 DR 18 PVC CONFORMING TO AWWA C-900.
8. IF PROJECT IS DESIGN BUILD MEP, THE GENERAL CONTRACTOR IS REQUIRED TO PROVIDE FINAL SEWER AND WATER MAIN SHOWING LOCATION, INVERTS AND SIZES TO THE ENGINEER FOR FINAL REVIEW AND VERIFICATION PRIOR TO STARTING UNDERGROUND UTILITY CONSTRUCTION.
9. WATER MAIN BUILDING CONNECTION: TAP WATER MAIN WITH SIZE AND LOCATION INDICATED ON PLAN IN ACCORDANCE WITH LOCAL WATER UTILITY REQUIREMENTS. COORDINATE CONNECTIONS WITH LOCAL WATER UTILITY. ALL JOINTS SHALL BE OBTAINED FROM CONNECTION OF WATER MAIN TO BUILDING WALL. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS. INSTALL MEGA-LUG OR APPROVED EQUAL TIGHT TO WALL FOR RESTRAINT FOR ALL BUILDING WALL PENETRATIONS AS APPROVED BY LOCAL PLUMBING INSPECTOR AND WATER UTILITY. INSTALL THRUST BLOCKING AT BEND BELOW AT BEND BELOW FLOOR FOR ALL FLOOR PENETRATIONS.
10. INSTALL JOINT RESTRAINT AND CONCRETE THRUST BLOCKS AT ALL OFFSET FITTINGS (TEES, BENDS, DEAD END, VALVES, REDUCERS) USING MEGA-LUG OR APPROVED EQUAL. CONCRETE THRUST BLOCKS SHALL BE INSTALLED PER FILE NO.44.45.46 FROM THE STANDARD SPECIFICATIONS FOR STRUCTURAL WATER CONSTRUCTION IN WISCONSIN. SEE DETAIL FOR MINIMUM LENGTH OF RESTRAINED JOINT REQUIRED. SUBMIT JOINT RESTRAINT DETAILS FOR ALL JOINT TYPES INCLUDING PUSH-ON AND MECHANICAL CONNECTIONS.
11. ALL NEW INFRASTRUCTURE WILL BE GPS AND INSPECTED WITH DAILY CONSTRUCTION NOTES.
12. FINAL AS-BUILT PLAN SET WILL SHOW THE PROFILE VIEW WITH CORRECTED FIELD INSPECTIONS NOTES. PLAN AND PROFILE WILL BE REDESIGNED TO REFLECT THE FIELD INSPECTION NOTES AND NOT JUST A STRIKE THROUGH THE ORIGINAL DESIGN. THE ORIGINAL DESIGN WILL BE REMOVED AND REPLACED WITH THE AS-BUILT CONDITIONS.
13. INSTALL TRACER WIRE IN ACCORDANCE WITH GERMANTOWN SPECIFICATIONS.
14. WATER MAIN EASEMENT WILL BE ADDED TO G/S HELD BY RM RUERKERT AND ELMKE ALONG WITH ALL THE ATTRIBUTE DATA, VALVES, HYDRANTS AND HYDRANT LOCATING BOXES.
15. A PRECONSTRUCTION MEETING IS REQUIRED PRIOR TO CONSTRUCTION. THE ONSITE INSPECTOR FOR THE VILLAGE MUST BE IN ATTENDANCE.
16. PRIOR TO CONSTRUCTION PREAPPROVAL OF SUBMITTALS IS REQUIRED.



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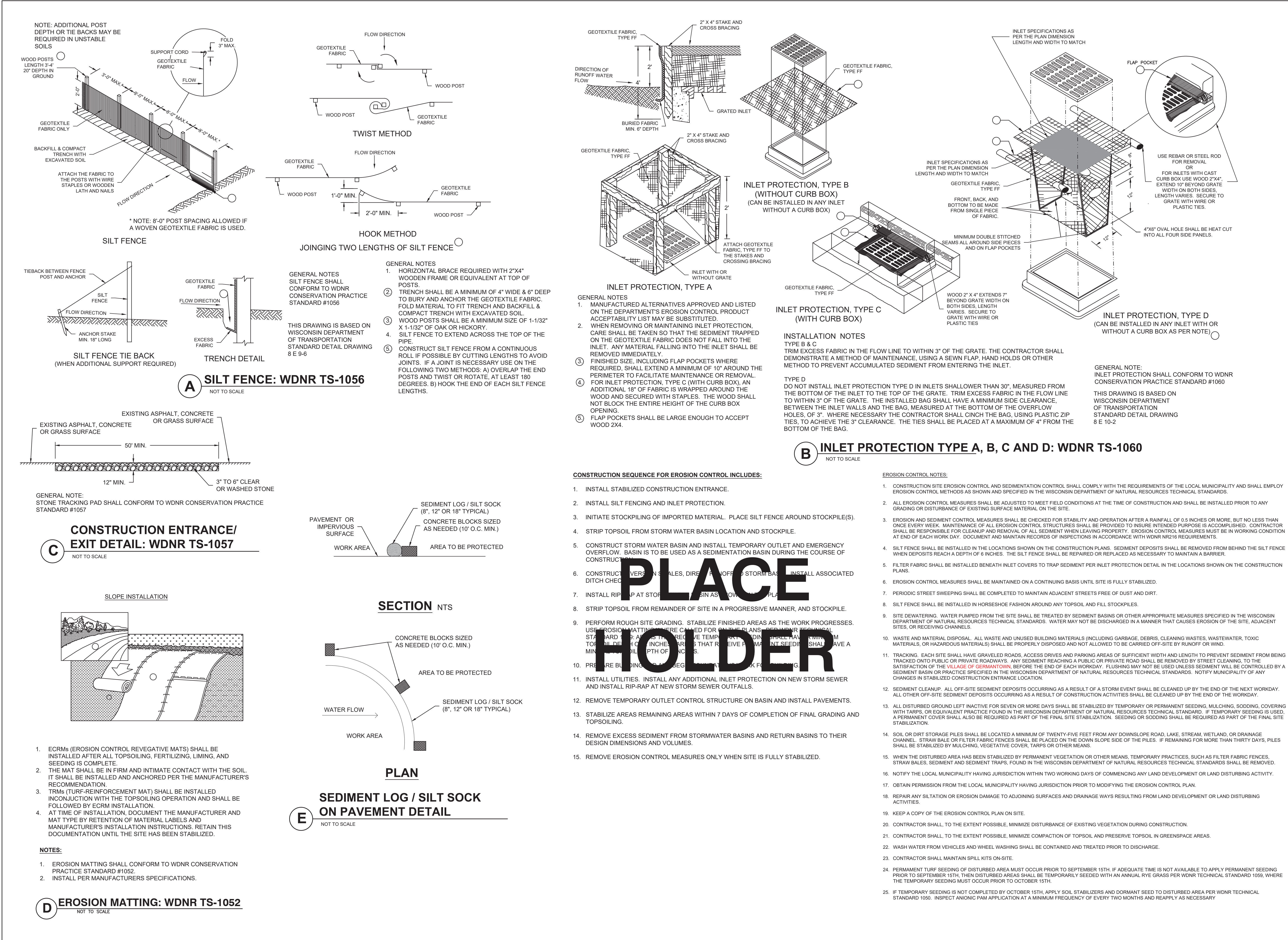
**PUBLIC WATER MAIN PLAN &
PROFILE**

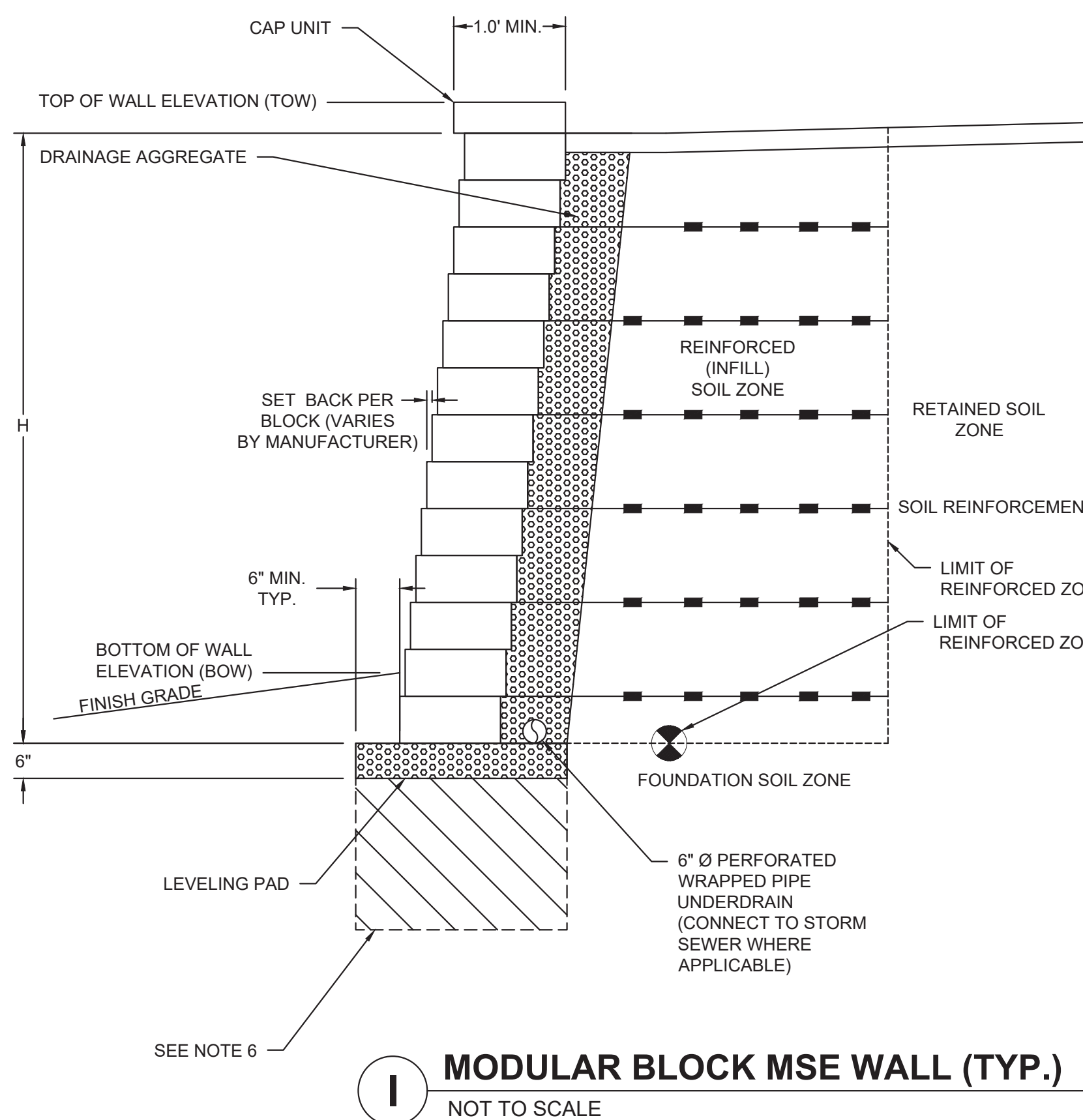
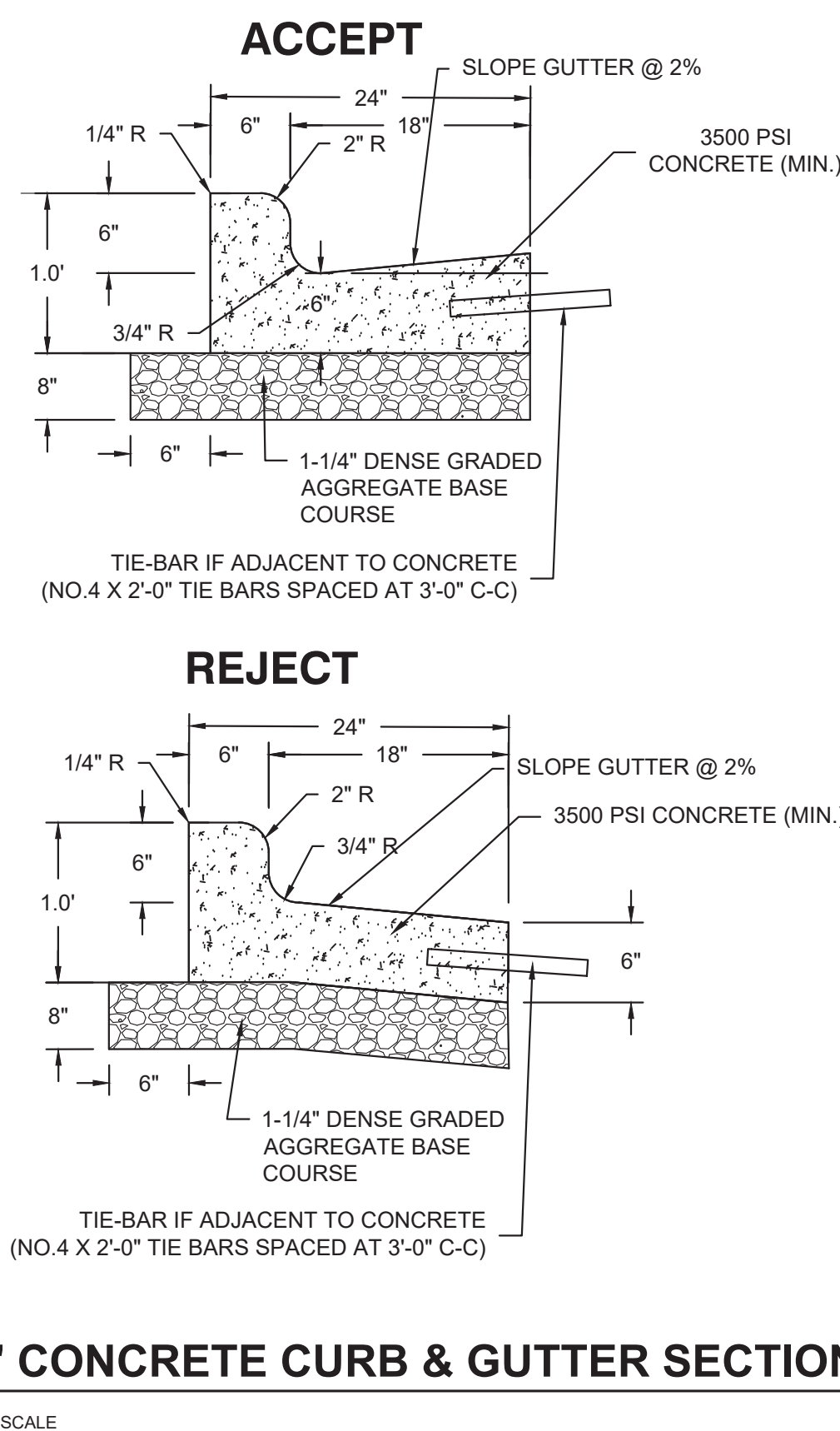
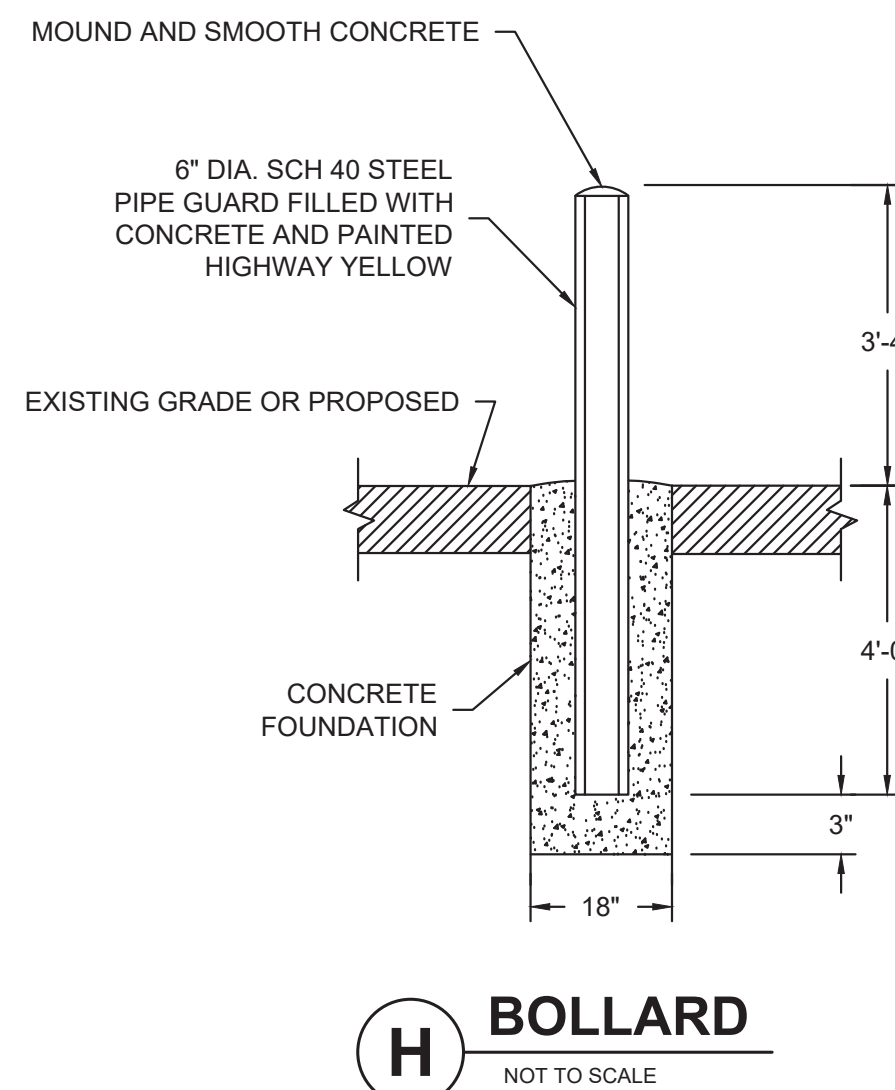
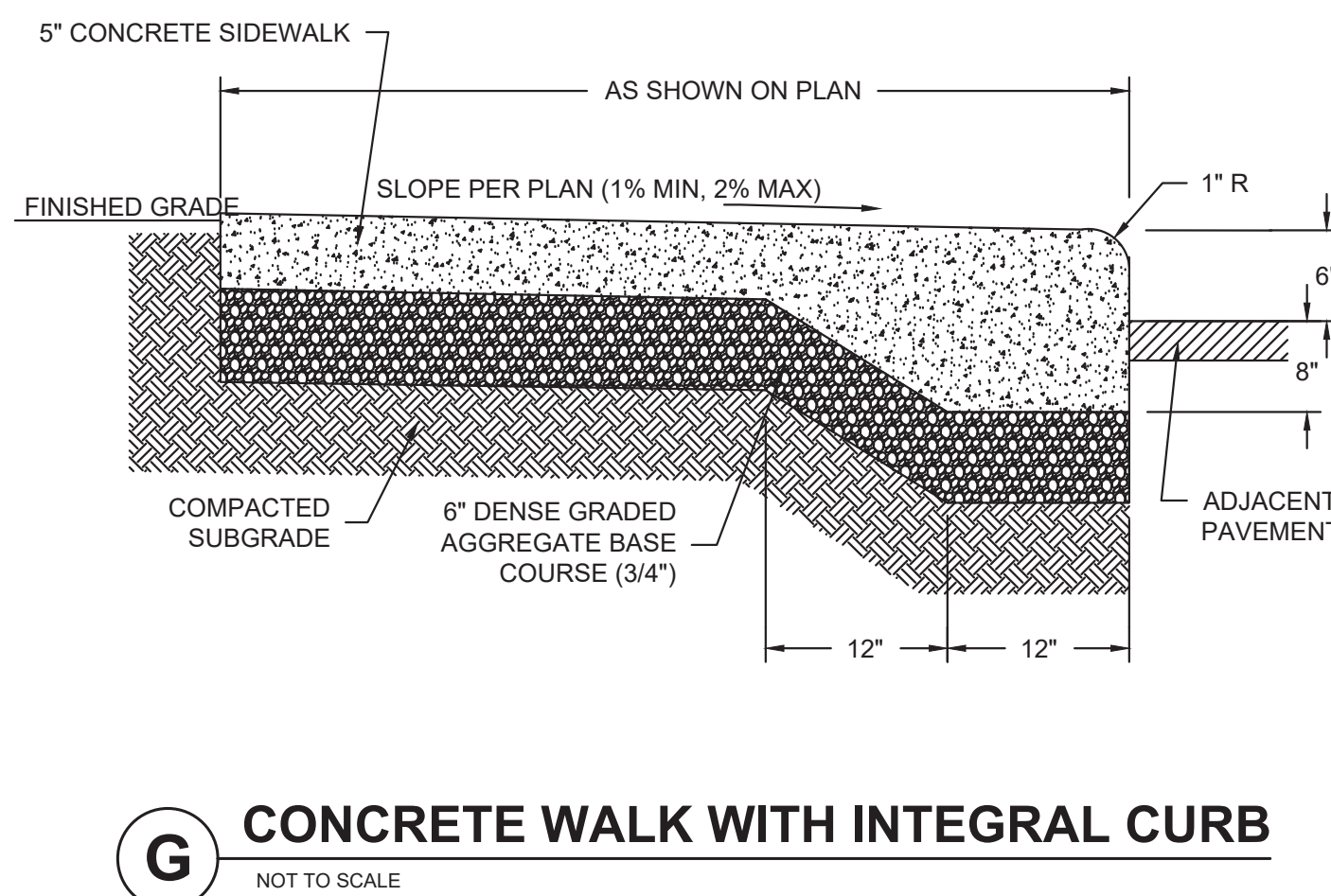
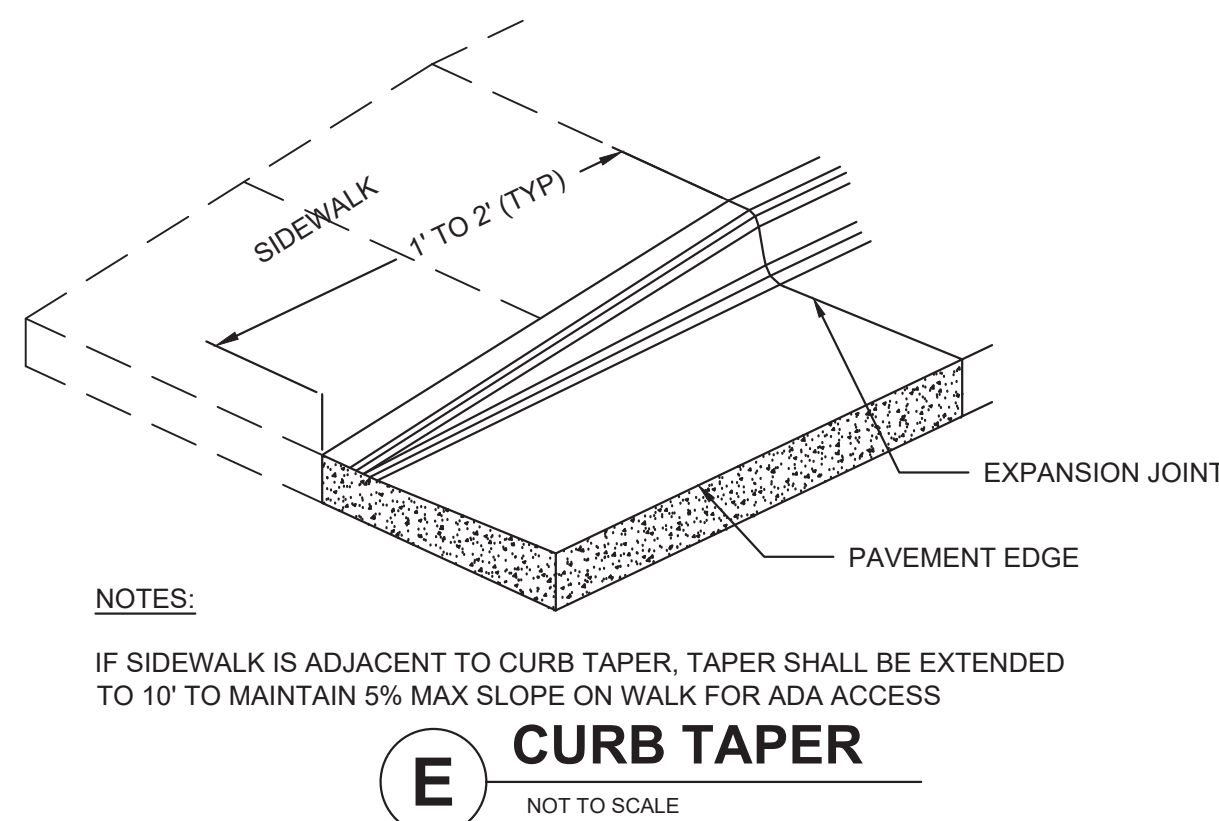
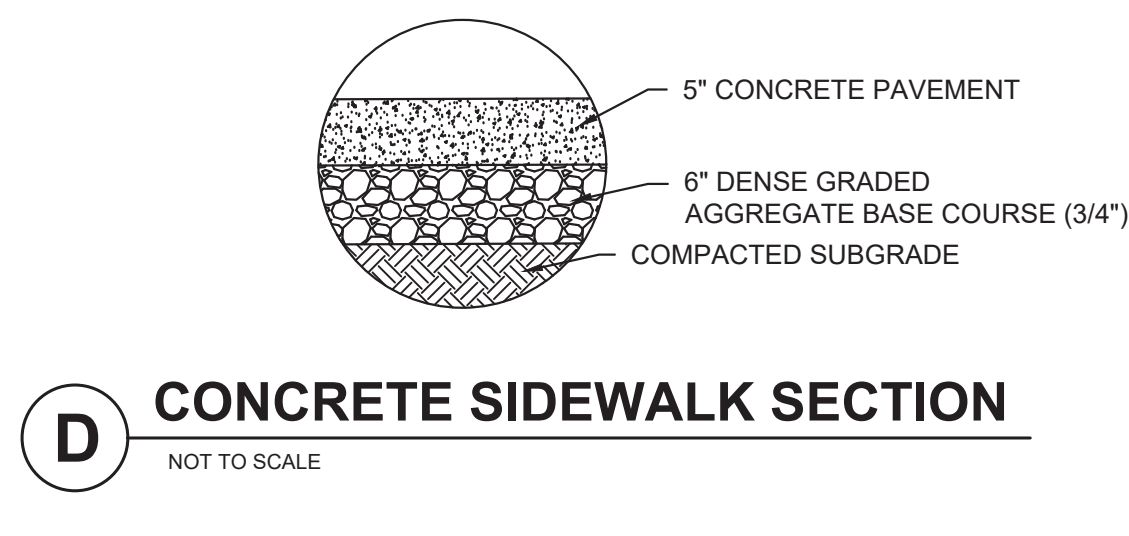
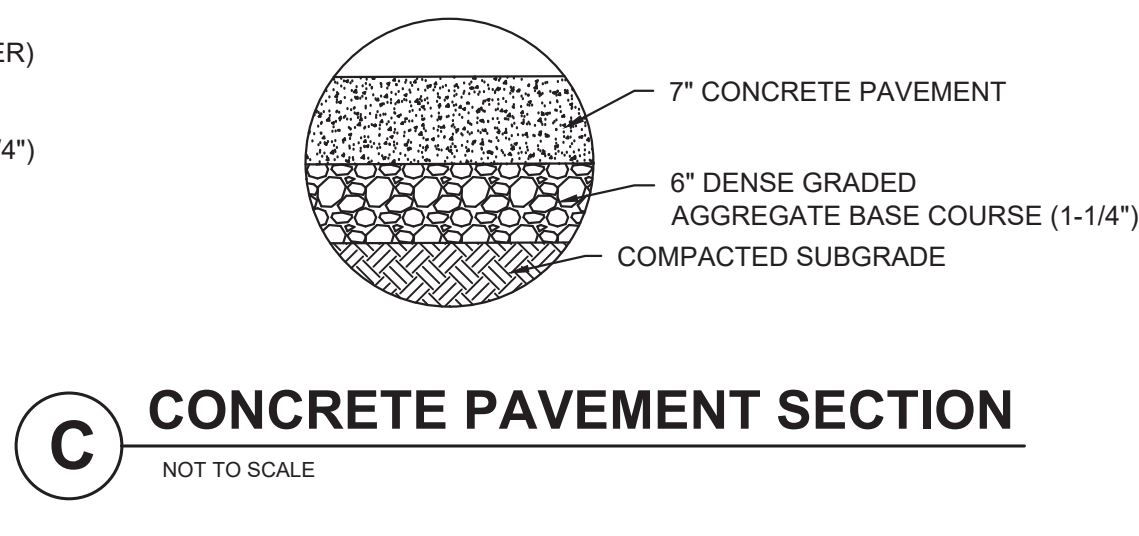
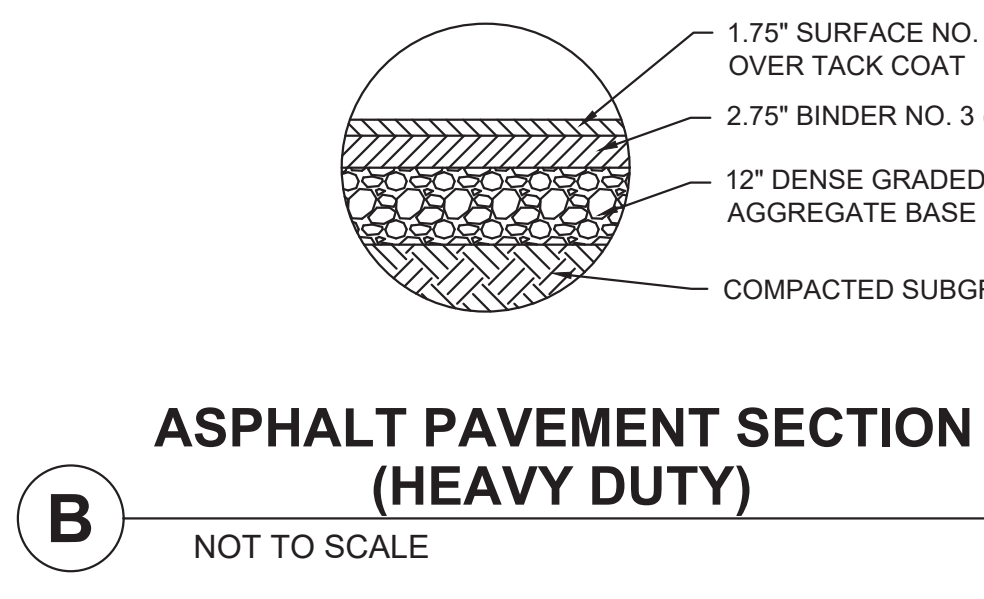
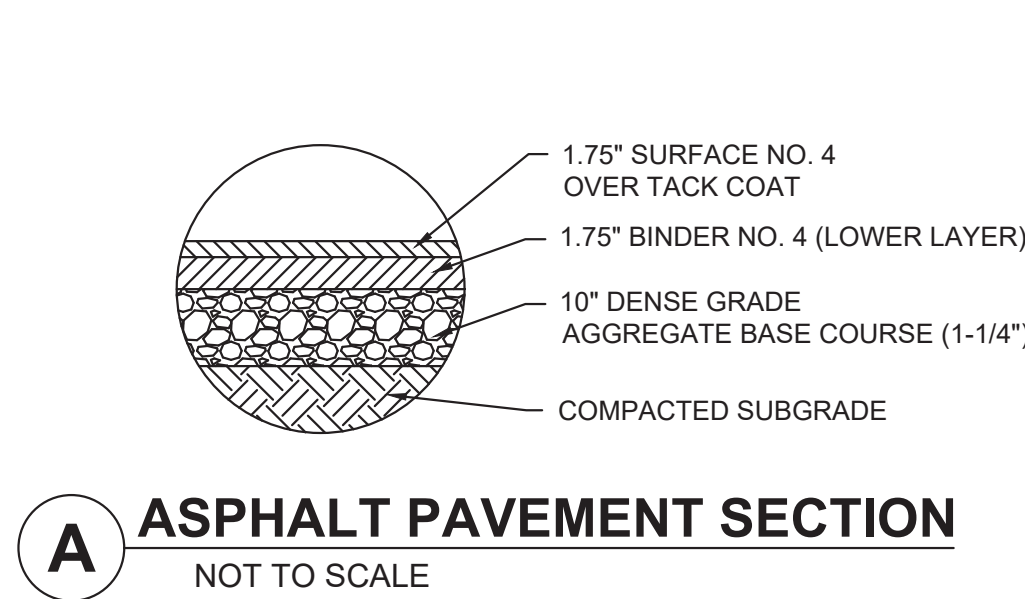


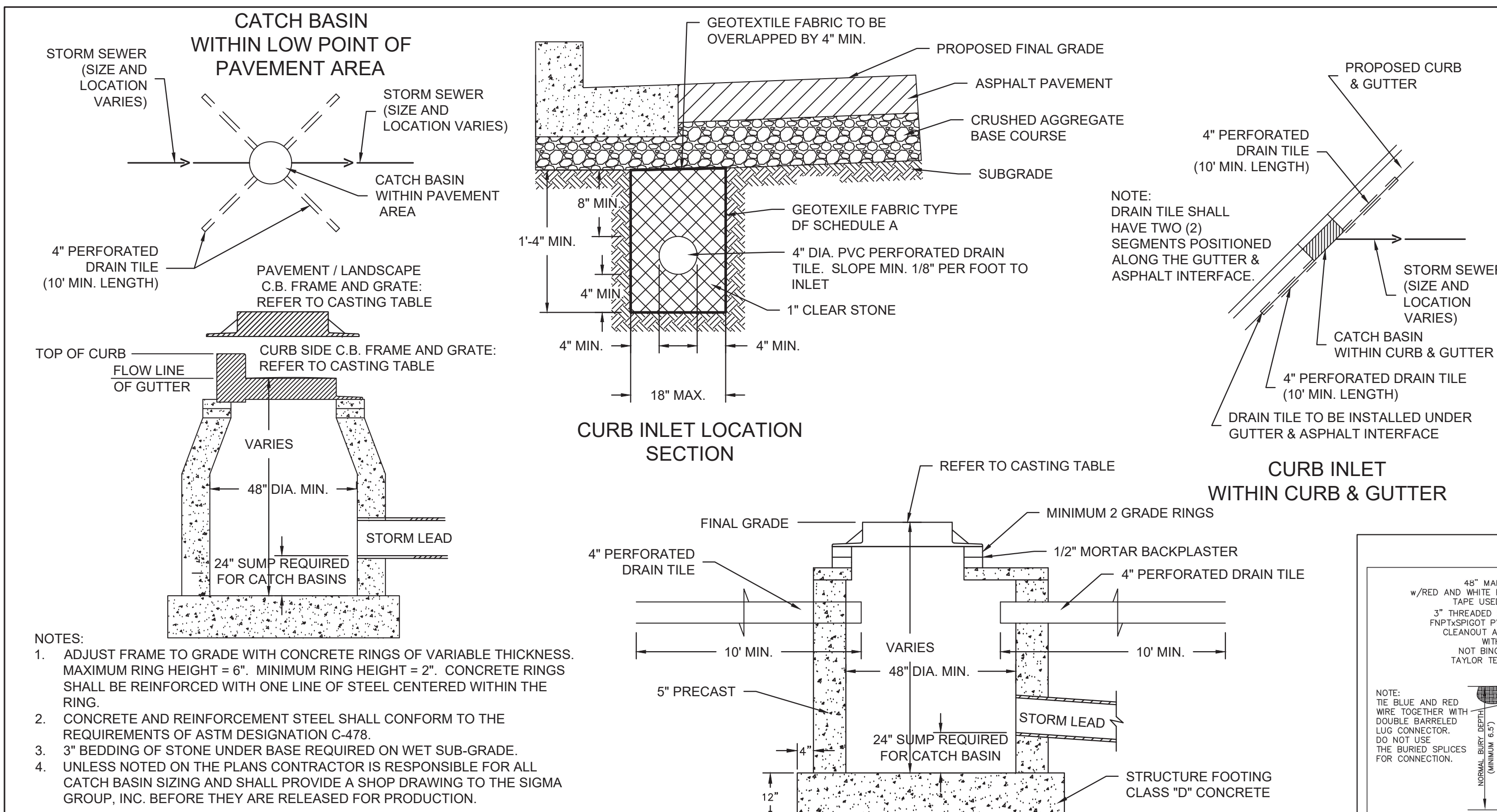
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SCALE: 1" = 50' HOR.
1" = 5' VER.

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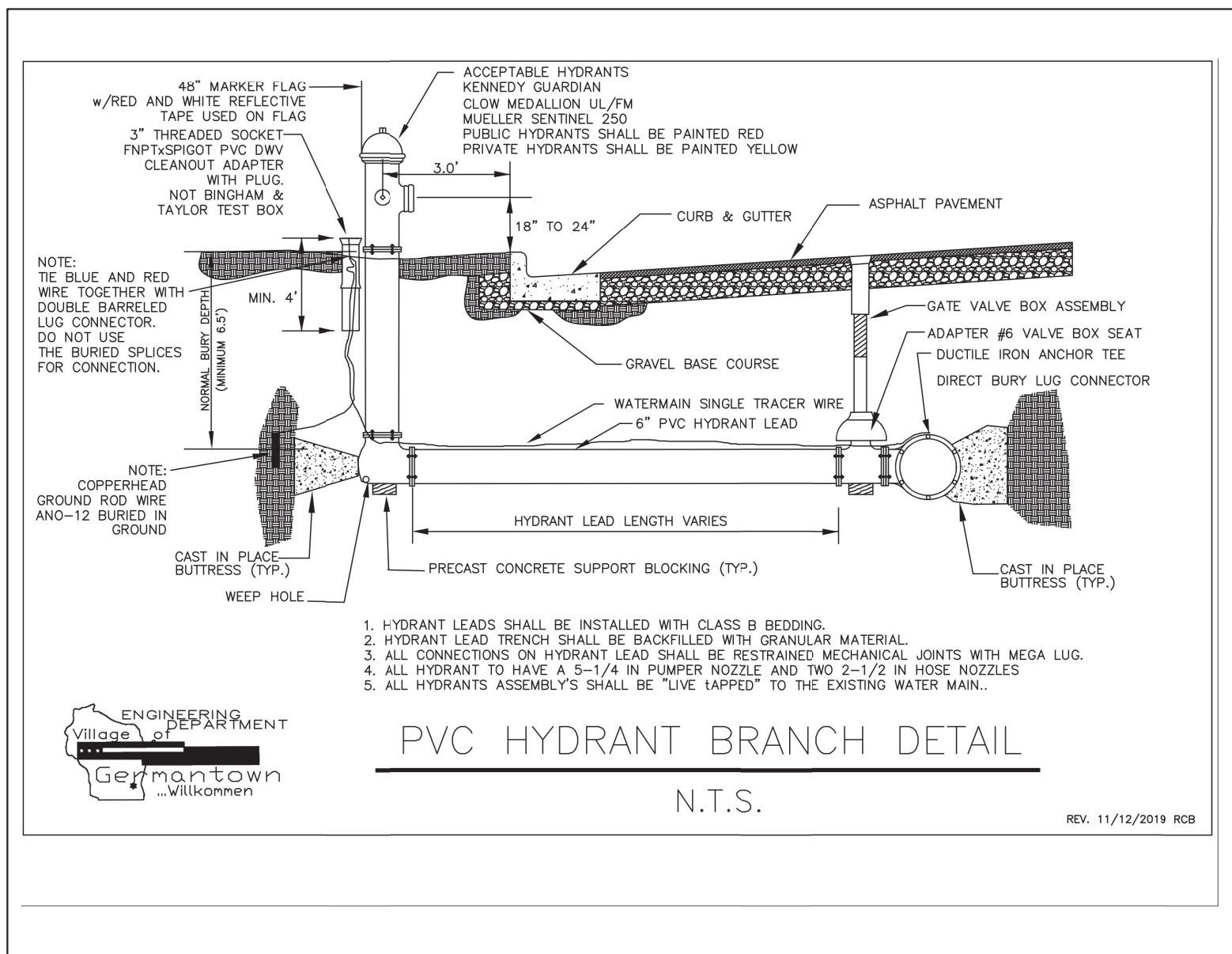




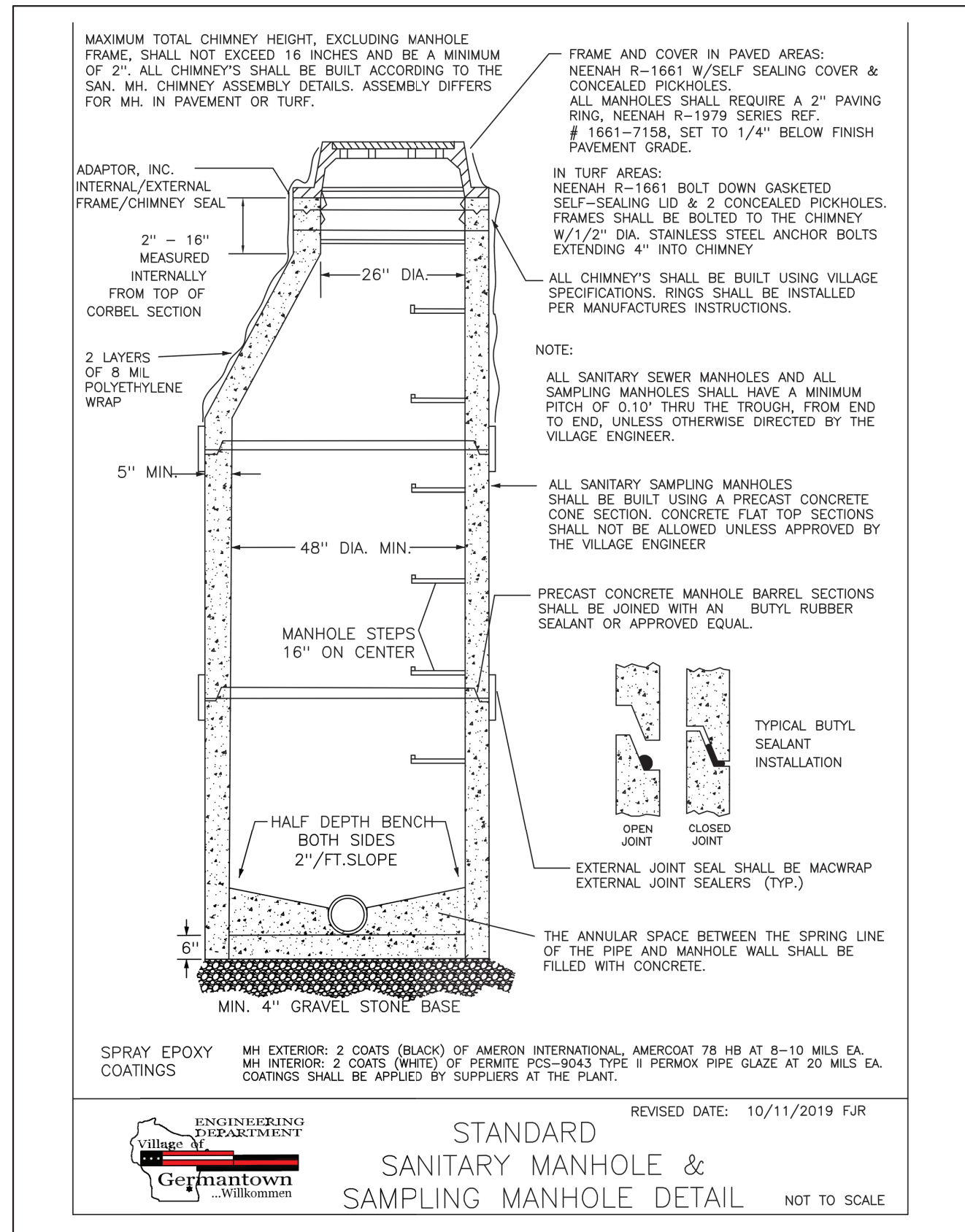


CATCH BASIN / INLET CASTING TABLE						
IF 18" CURB & GUTTER		IF 24" CURB & GUTTER			IF 30" CURB AND GUTTER	
CASTING	GRATE	CASTING	GRATE	CASTING	GRATE	
CURB INLET	NEENAH R-3170	B	NEENAH R-3087	A	NEENAH R-3228H	C
AREA INLET	NEENAH R-2050	C				

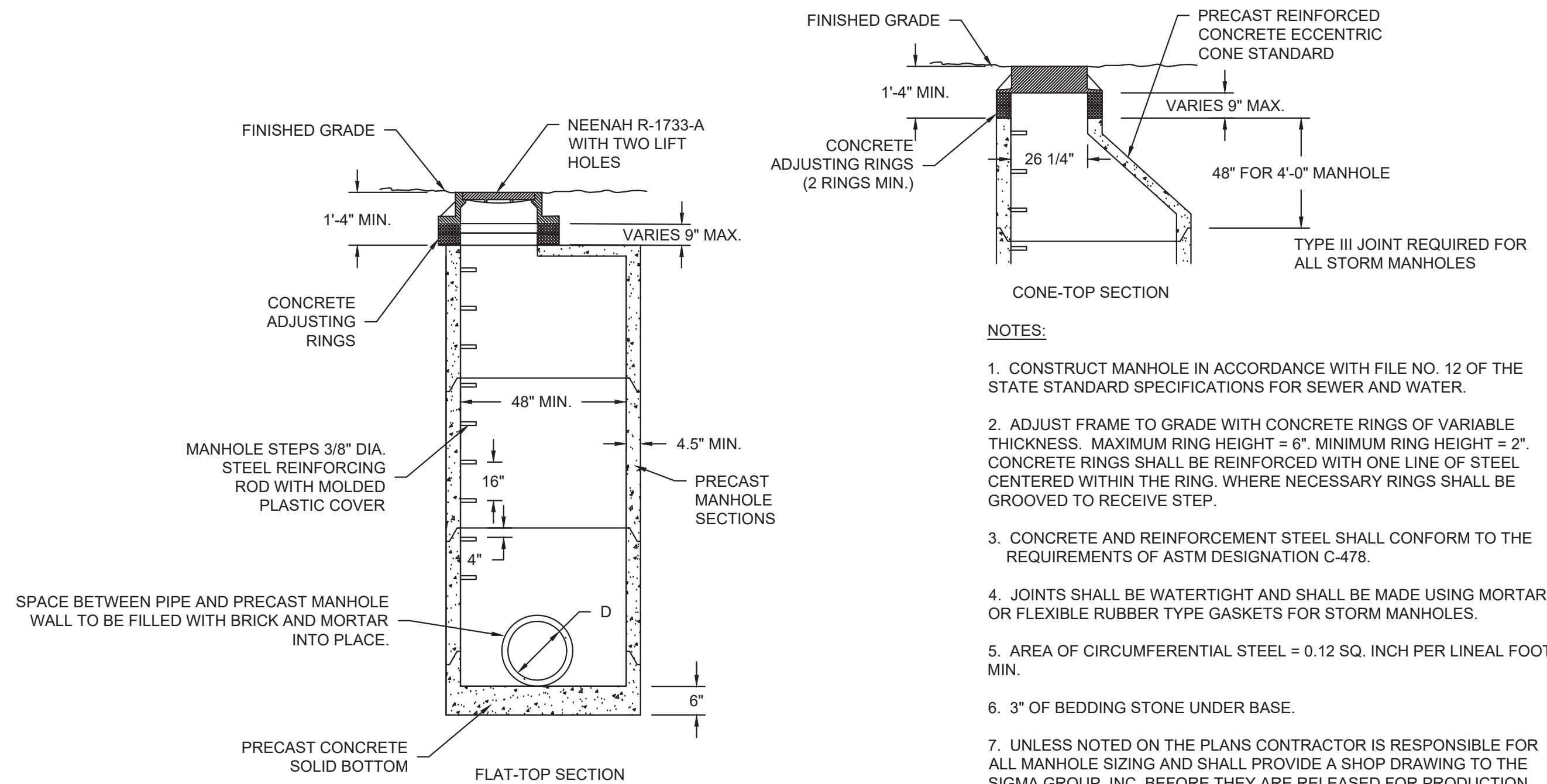
A INLET AND CATCH BASIN
NOT TO SCALE



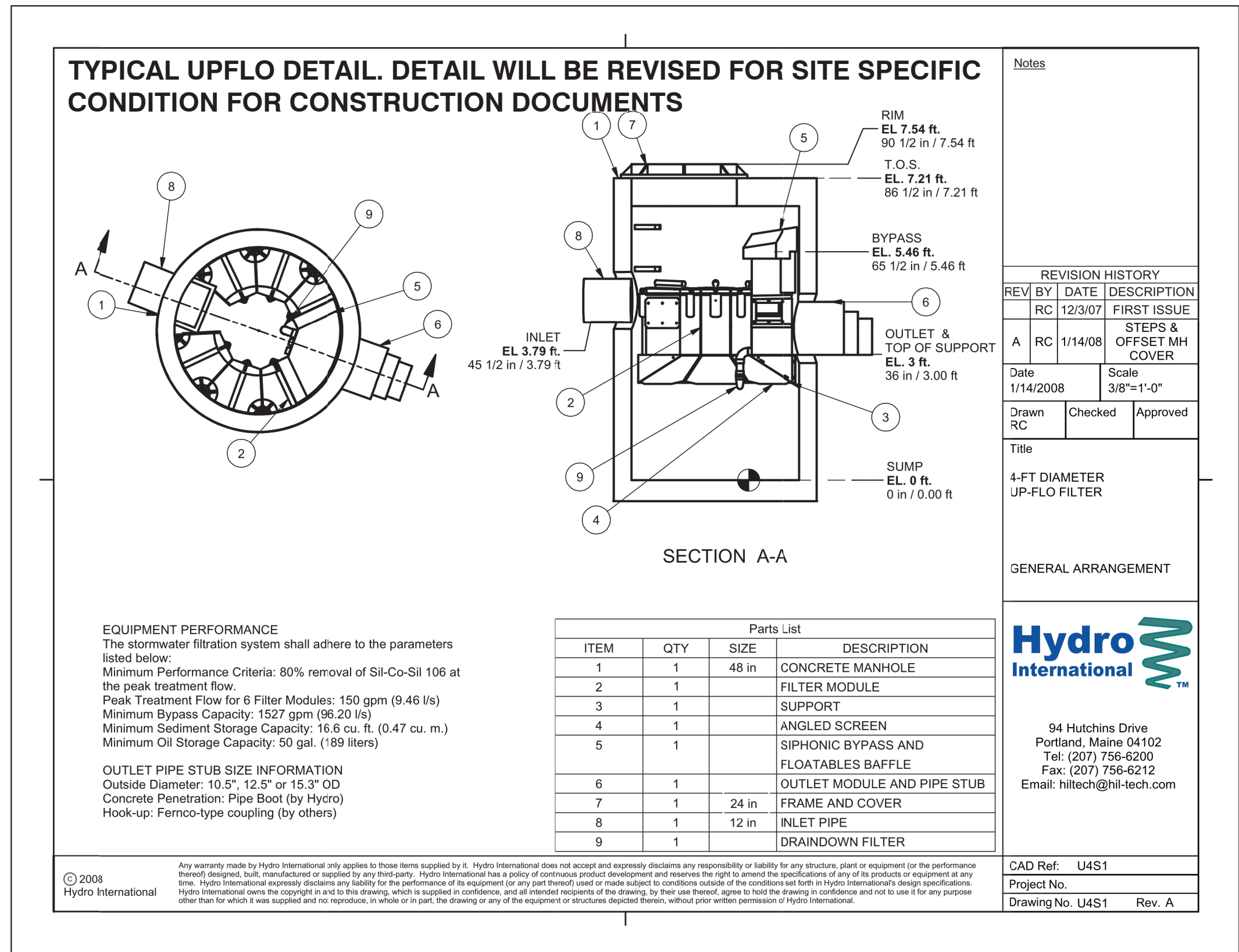
B TYPICAL HYDRANT SETTING
NOT TO SCALE



C SANITARY SAMPLING MANHOLE DETAIL
NOT TO SCALE



E PRECAST STORM MANHOLE
NOT TO SCALE



D UPFLO FILTER SYSTEM DETAIL
NOT TO SCALE

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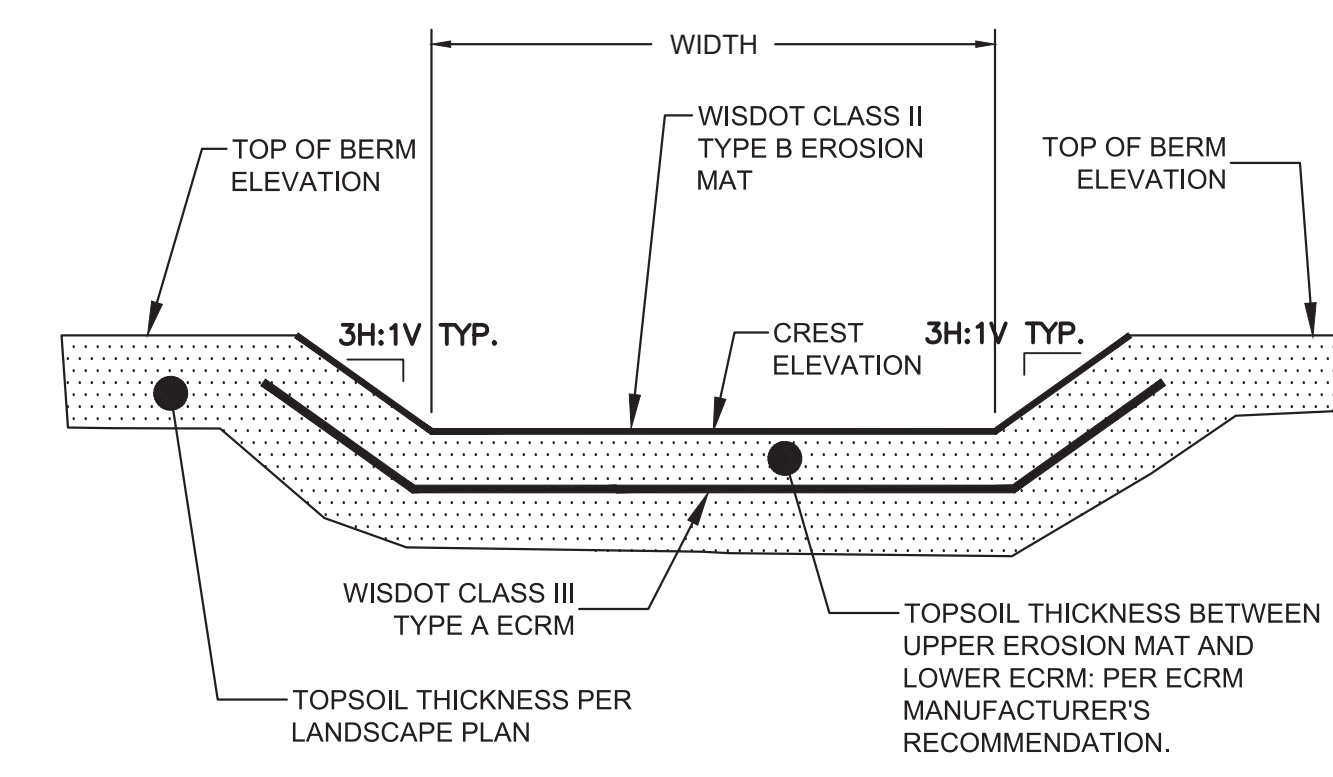
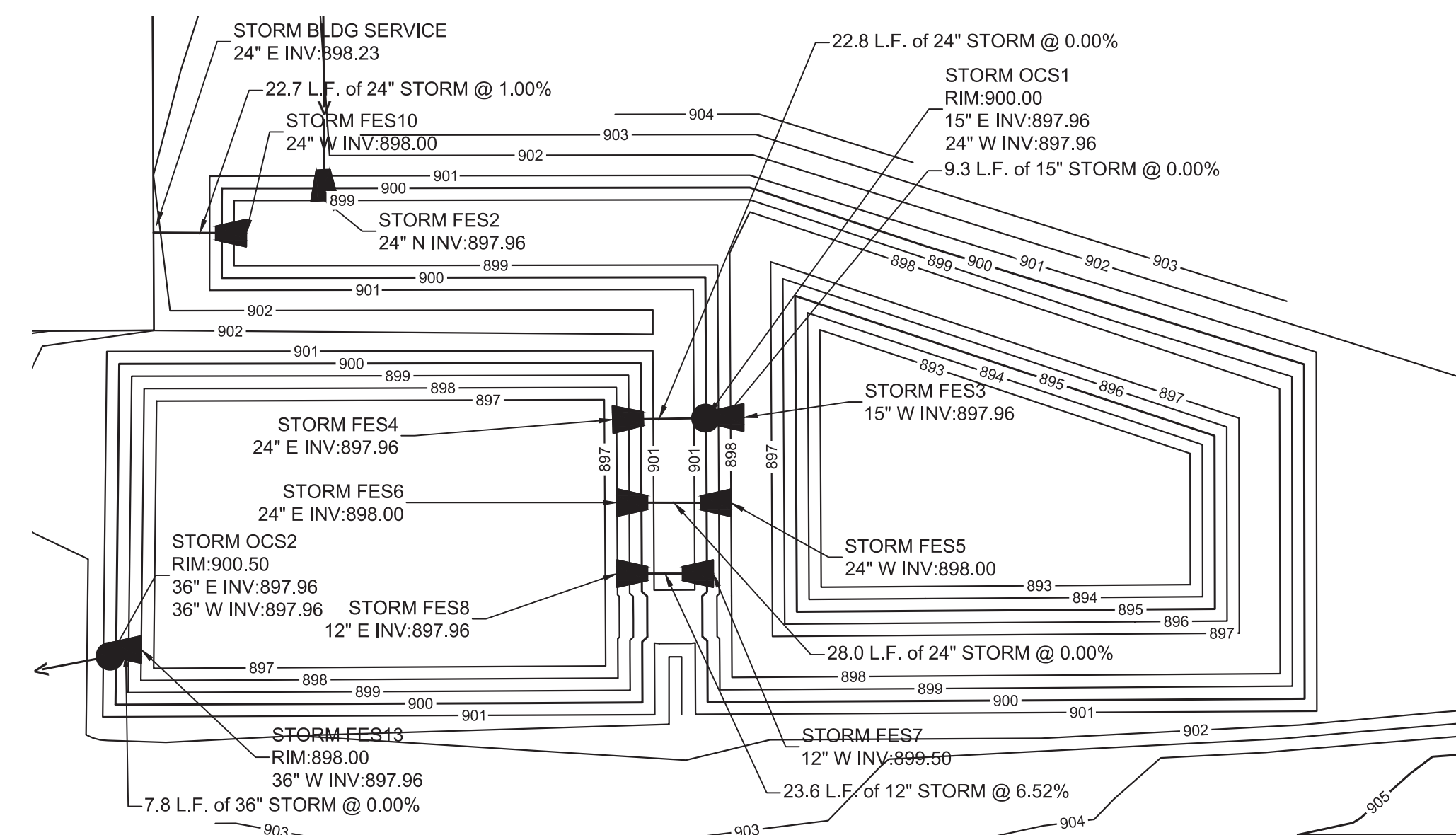
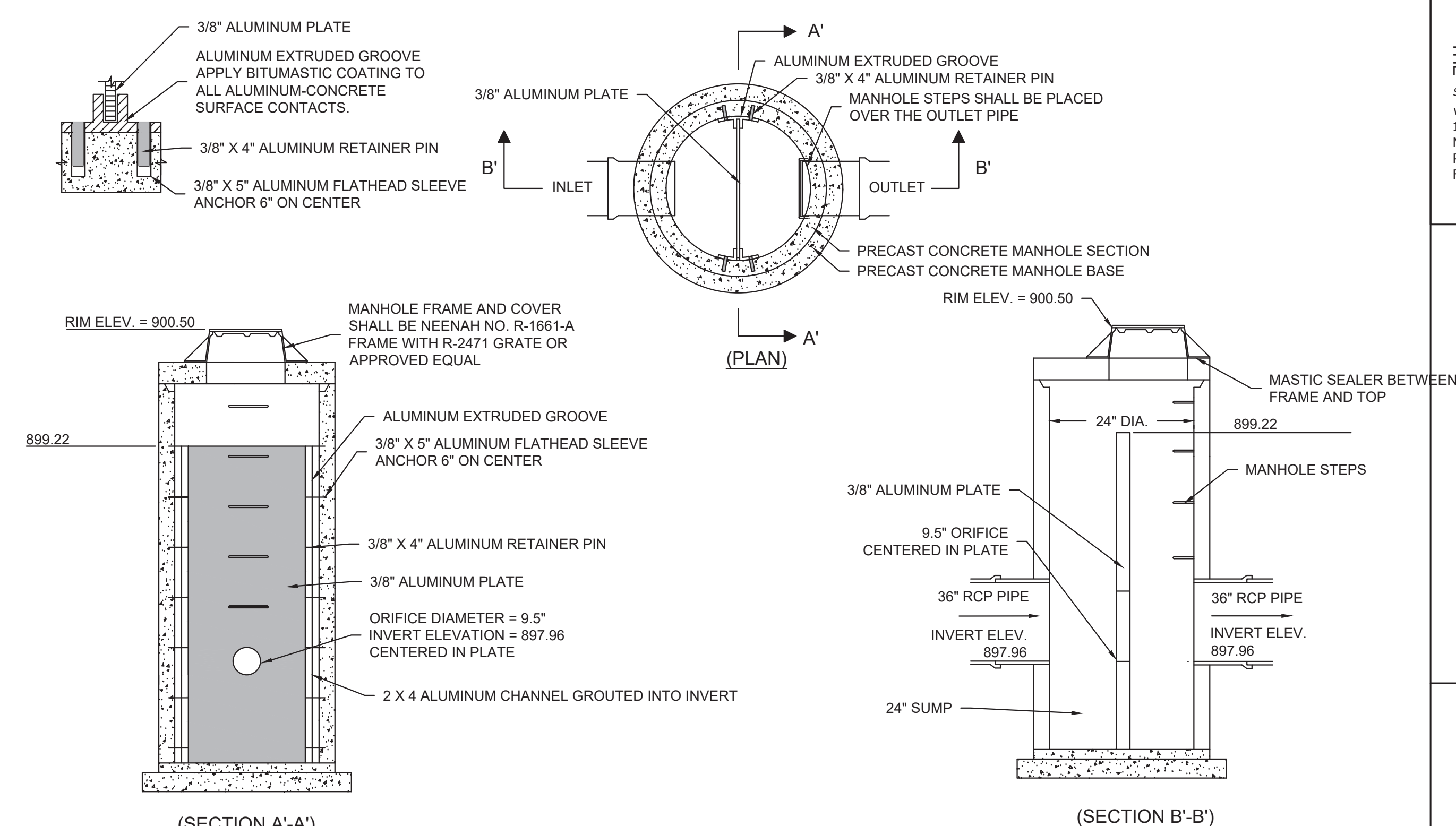
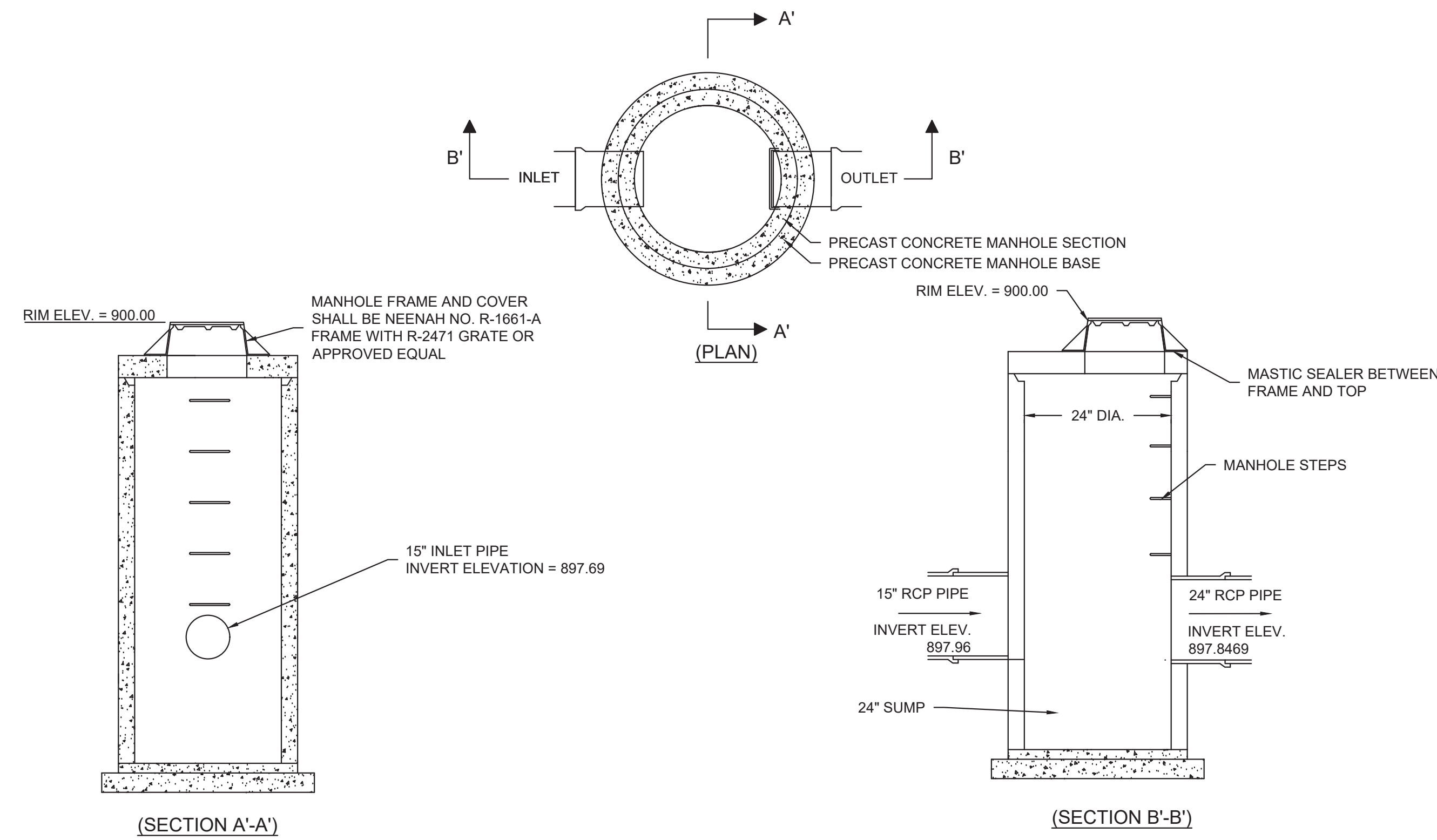
MGS WAREHOUSE EXPANSION
W190 N11701 MOLDBAKERS WAY
GERMANTOWN, WI

SITE DETAILS

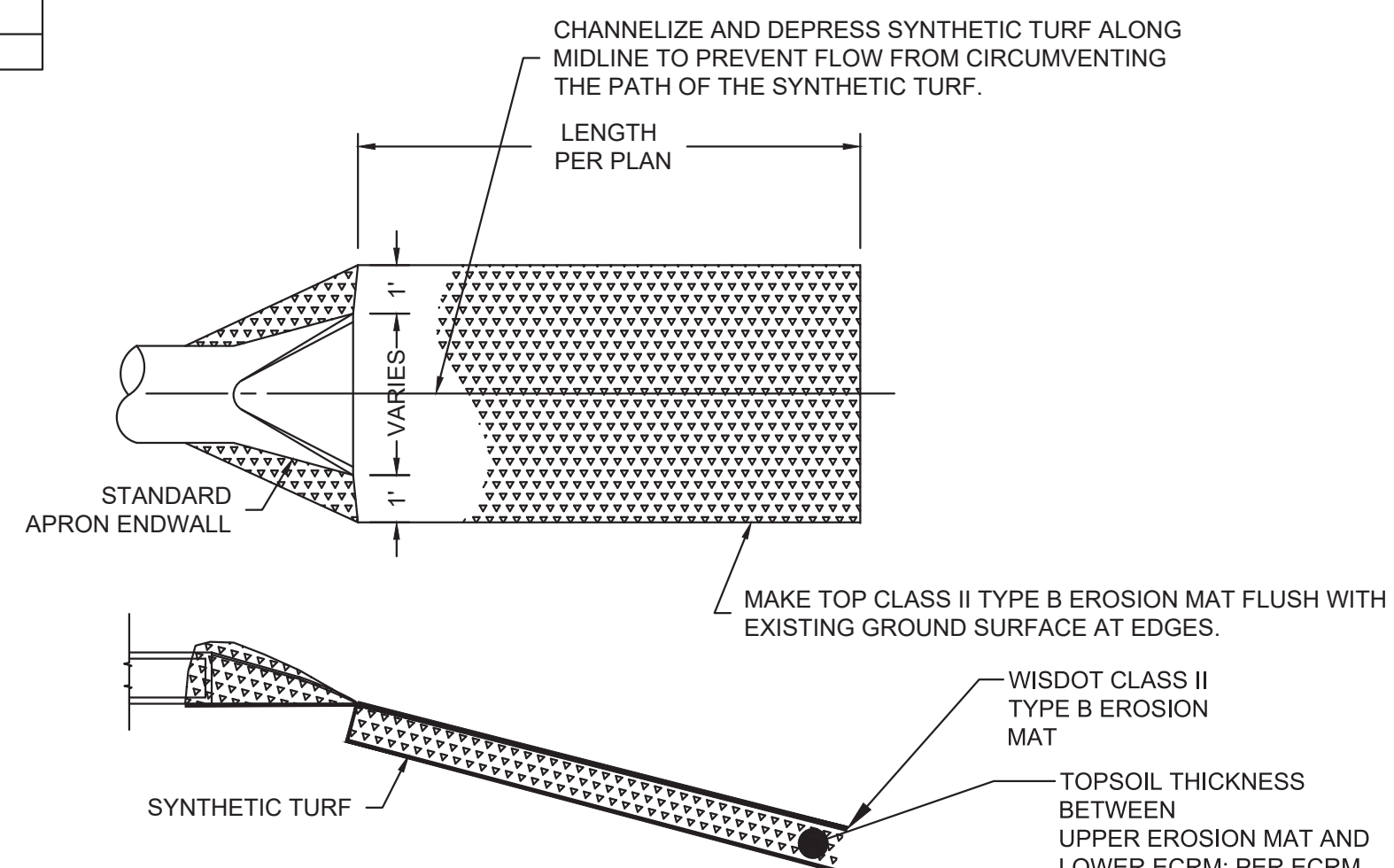
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NO. REVISION DATE BY

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DRAWN BY: RT
DATE: 07/06/2020
PROJECT NO: 19349
CHECKED BY: TM
APPROVED BY: CTC
SHEET NO.:

C402



EMERGENCY SPILLWAY CONSTRUCTION INFORMATION					
WET DETENTION POND	TOP OF BERM (FT)	CREST ELEVATION (FT)	WIDTH (FT)	HEIGHT (FT)(min.)	100-YEAR HWL (FT)
BASIN	901.00	900.50	10'	0.5'	900.02



NOTES:	RECOMMENDATION:
1. INSTALL SYNTHETIC TURF, WISDOT CLASS III TYPE A ECRM, WHERE SHOWN ON PLANS.	
2. FOR PERMANENT POOL (WET) DETENTION BASINS: EXTEND MATTING FROM OUTFALL TO AT LEAST 10 FEET BEYOND THE NORMAL WATER LEVEL.	
3. SYNTHETIC TURF SHALL BE CLASS III TYPE A ECRM PER WISDOT STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.	
4. INSTALL WISDOT CLASS II TYPE B EROSION MAT OVER TOPSOIL. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.	

TURF REINFORCEMENT DISCHARGE APRON

**MGs WAREHOUSE EXPANSION
W190 N11701 MOLDBAKERS WAY
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SITE DETAILS

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DATE:	07/06/2020
PROJECT NO:	19349
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SHEET NO :	

C403

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF CONCRETE PAVEMENTS SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTIONS 415, 416, 501, 601, AND 602 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS) AND LOCAL, MUNICIPAL REQUIREMENTS AND SPECIFICATIONS.
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH SPECIFIED PRODUCT INCLUDING - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES, JOB-MIX DESIGNS, AND CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS, AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER OF READY-MIXED CONCRETE PRODUCTS WHO COMPLIES WITH ASTM C 94/C 94M REQUIREMENTS FOR PRODUCTION FACILITIES AND EQUIPMENT AND APPROVED BY THE WISCONSIN DEPARTMENT OF TRANSPORTATION.
4. CONCRETE GRADE: GRADE A-2, OR A-FA CONFORMING TO SECTION 501.3.1.3 OF THE WISDOT STANDARD SPECIFICATIONS
5. AGGREGATES: CONFORM TO SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS. PROVIDE AGGREGATES FROM A SINGLE SOURCE.
6. WATER: ASTM C 94/C 94M AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
7. AIR-ENTRAINING ADMIXTURE: ASTM C 260 AND SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
8. CHEMICAL ADMIXTURES: PER SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
9. CURING MATERIALS IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
10. EXPANSION JOINT MATERIAL: CONFORM TO SECTION 415.2.3 OF THE WISDOT STANDARD SPECIFICATIONS.
11. MEASURE, BATCH, AND MIX CONCRETE MATERIALS AND CONCRETE IN ACCORDANCE WITH SECTION 501 OF THE WISDOT STANDARD SPECIFICATIONS.
12. GENERAL EXECUTION: CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS.
13. PROOFROLL SUBGRADE AND AGGREGATE BASE AS OUTLINED IN EARTH MOVING SPECIFICATION PRIOR TO PLACEMENT OF PAVEMENTS.
14. SET, BRACE, AND SECURE EDGE FORMS, BULKHEADS, AND INTERMEDIATE SCREED GUIDES FOR PAVEMENT TO REQUIRED LINES, GRADES, AND ELEVATIONS. INSTALL FORMS TO ALLOW CONTINUOUS PROGRESS OF WORK AND SO FORMS CAN REMAIN IN PLACE AT LEAST 24 HOURS AFTER CONCRETE PLACEMENT.
15. CLEAN FORMS AFTER EACH USE AND COAT WITH FORM-RELEASE AGENT TO ENSURE SEPARATION FROM CONCRETE WITHOUT DAMAGE.
16. JOINTS GENERAL: FORM CONSTRUCTION, ISOLATION, AND CONTRACTION JOINTS AND TOOL EDGINGS TRUE TO LINE WITH FACES PERPENDICULAR TO SURFACE PLANE OF CONCRETE. CONSTRUCT TRANSVERSE JOINTS AT RIGHT ANGLES TO CENTERLINE, UNLESS OTHERWISE INDICATED. CONFORM TO SECTION 415 OF THE WISDOT STANDARD SPECIFICATIONS
17. CONTRACTION JOINTS: SET CONTRACTION JOINTS AT SIDE AND END TERMINATIONS OF PAVEMENT AND AT LOCATIONS WHERE PAVEMENT OPERATIONS ARE STOPPED FOR MORE THAN ONE-HALF HOUR UNLESS PAVEMENT TERMINATES AT ISOLATION JOINTS.
18. ISOLATION JOINTS: FORM ISOLATION JOINTS OF PREFORMED JOINT-FILLER STRIPS ABUTTING CONCRETE CURBS, CATCH BASINS, MANHOLES, INLETS, STRUCTURES, WALKS, OTHER FIXED OBJECTS, AND WHERE INDICATED.
19. CONTRACTION JOINTS: FORM WEAKENED-PLANE CONTRACTION JOINTS, SECTIONING CONCRETE INTO AREAS AS INDICATED. CONSTRUCT CONTRACTION JOINTS FOR A DEPTH EQUAL TO AT LEAST ONE-FOURTH OF THE CONCRETE THICKNESS TO MATCH JOINTING OF EXISTING ADJACENT CONCRETE PAVEMENT.
20. EDGING: TOOL EDGES OF PAVEMENT, GUTTERS, CURBS, AND JOINTS IN CONCRETE AFTER INITIAL FLOATING WITH AN EDGING TOOL TO A 1/4-INCH RADIUS. REPEAT TOOLING OF EDGES AFTER APPLYING SURFACE FINISHES. ELIMINATE TOOL MARKS ON CONCRETE SURFACES.
21. CURBING: COMPLY WITH SECTION 601 OF THE WISDOT STANDARD SPECIFICATIONS.
22. SIDEWALKS: COMPLY WITH SECTION 602 OF THE WISDOT STANDARD SPECIFICATIONS.
23. MOISTEN AGGREGATE TO PROVIDE A UNIFORM DAMPENED CONDITION AT TIME CONCRETE IS PLACED.
24. FINISH CURBING IN ACCORDANCE WITH SECTION 601.3.5 OF THE WISDOT STANDARD SPECIFICATIONS.
25. FINISH SIDEWALK AND PATIO IN ACCORDANCE WITH SECTION 602.3.2.3 OF THE WISDOT STANDARD SPECIFICATIONS (LIGHT BROOM FINISH).
26. FINISH CONCRETE VEHICULAR PAVEMENTS AND PADS IN ACCORDANCE WITH SECTION 415.3.8 OF THE WISDOT STANDARD SPECIFICATIONS (ARTIFICIAL TURF DRAG FINISH).
27. PROTECT AND CURE SIDEWALK IN ACCORDANCE WITH SECTION 602.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
28. PROTECT AND CURE CURBING IN ACCORDANCE WITH SECTION 601.3.7 OF THE WISDOT STANDARD SPECIFICATIONS.
29. PROTECT AND CURE VEHICULAR CONCRETE PAVING IN ACCORDANCE WITH SECTION 415.3.12 OF THE WISDOT STANDARD SPECIFICATIONS.
30. REMOVE AND REPLACE CONCRETE PAVEMENT THAT IS BROKEN, DAMAGED, OR DEFECTIVE OR THAT DOES NOT COMPLY WITH REQUIREMENTS IN THIS SECTION.
31. PROTECT CONCRETE FROM DAMAGE. EXCLUDE TRAFFIC FROM PAVEMENT FOR AT LEAST 7 DAYS AFTER PLACEMENT.
32. MAINTAIN CONCRETE PAVEMENT FREE OF STAINS, DISCOLORATION, DIRT, AND OTHER FOREIGN MATERIAL. SWEEP CONCRETE PAVEMENT NOT MORE THAN TWO DAYS BEFORE DATE SCHEDULED FOR SUBSTANTIAL COMPLETION INSPECTIONS.

1. THE COMPOSITION, PLACING AND CONSTRUCTION OF ASPHALTIC PAVEMENTS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460, 465, AND 475 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION (WISDOT STANDARD SPECIFICATIONS).
2. CONTRACTOR SHALL PROVIDE PRODUCT DATA FOR EACH TYPE OF PRODUCT INDICATED - INCLUDE TECHNICAL DATA AND TESTED PHYSICAL AND PERFORMANCE PROPERTIES, JOB-MIX DESIGNS, CERTIFICATION THAT MIX MEETS OR EXCEEDS WISDOT STANDARD SPECIFICATIONS; AND MATERIAL CERTIFICATES CERTIFYING COMPLIANCE WITH WISDOT STANDARD SPECIFICATIONS.
3. MANUFACTURER QUALIFICATIONS: MANUFACTURER SHALL BE REGISTERED WITH AND APPROVED BY THE DOT OF THE STATE IN WHICH PROJECT IS LOCATED.
4. ENVIRONMENTAL LIMITATIONS: DO NOT APPLY ASPHALT MATERIALS IF BASE COURSE IS WET OR EXCESSIVELY DAMP OR IF THE FOLLOWING CONDITIONS ARE NOT MET: APPLY TACK COAT WHEN AMBIENT TEMPERATURE IS ABOVE 90 DEGREES FAHRENHEIT AND WHEN TEMPERATURE HAS NOT BEEN BELOW 30 DEGREES FAHRENHEIT FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION; PLACE ASPHALTIC CONCRETE SURFACE COURSE WHEN TEMPERATURE IS ABOVE 40 DEGREES FAHRENHEIT; BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30 DEGREES FAHRENHEIT AND RISING. PROCEED WITH PAVEMENT MARKING ONLY ON CLEAN, DRY SURFACES. DO NOT APPLY BELOW THE MINIMUM PAVEMENT TEMPERATURE AS RECOMMENDED BY THE MANUFACTURER.
5. AGGREGATES SHALL BE IN ACCORDANCE WITH SECTION 460.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.
6. ASPHALT MATERIALS SHALL BE IN ACCORDANCE WITH CHAPTER 455 OF THE WISDOT STANDARD SPECIFICATIONS.
7. PAVEMENT MARKING PAINT: PROVIDE PAINT FROM THE WISCONSIN DEPARTMENT OF TRANSPORTATION'S APPROVED PRODUCTS LIST. COLOR SHALL BE WHITE UNLESS OTHERWISE NOTED.
8. HOT MIX ASPHALT: ASPHALT BINDER COURSE AND SURFACE COURSE SHALL BE MIXTURE LT FOR REGULAR DUTY PAVEMENT AND LT FOR HEAVY DUTY PAVEMENT COMPLYING WITH THE WISDOT STANDARD SPECIFICATIONS. ASPHALTIC BINDER SHALL BE 58-28 UNLESS NOTED.
9. AGGREGATE BASE COURSE BENEATH PAVEMENTS: SHALL BE 1-1/4" DENSE GRADED BASE COURSE CONFORMING TO SECTION 305 OF THE WISDOT STANDARD SPECIFICATIONS.
10. PAVEMENT PLACEMENT GENERAL: ASPHALT CONCRETE PAVING EQUIPMENT, WEATHER LIMITATIONS, JOB-MIX FORMULA, MIXING, CONSTRUCTION METHODS, COMPACTION, FINISHING, TOLERANCE AND PROTECTION SHALL CONFORM TO THE REQUIREMENTS OF THE APPROPRIATE SECTIONS OF THE WISDOT STANDARD SPECIFICATIONS.
11. PREPARE AND PROOFROLL SUBGRADES AND AGGREGATE BASE COURSE AS OUTLINED IN EARTH MOVING SPECIFICATIONS PRIOR TO PLACEMENT OF ASPHALT.
12. SWEEP LOOSE GRANULAR PARTICLES FROM SURFACE OF AGGREGATE BASE COURSE PRIOR TO PAVEMENT PLACEMENT. DO NOT DISLodge OR DISTURB AGGREGATE EMBEDDED IN COMPACTED SURFACE OF BASE COURSE.
13. SPREAD AND FINISH ASPHALTIC MIXTURE IN ACCORDANCE WITH SECTION 450.3.2.5 OF THE WISDOT STANDARD SPECIFICATIONS. PAVEMENT THICKNESSES SHALL BE AS INDICATED ON THE PLANS.
14. PROMPTLY CORRECT SURFACE IRREGULARITIES IN PAVING COURSE BEHIND PAYER. USE SUITABLE HAND TOOLS TO REMOVE EXCESS MATERIAL, FORMING HIGH SPOTS. FILL DEPRESSIONS WITH HOT-MIX ASPHALT TO PREVENT SEGREGATION OF MIX. USE SUITABLE HAND TOOLS TO SMOOTH SURFACE.
15. COMPACT ASPHALTIC PAVEMENT IN ACCORDANCE WITH SECTION 450.3.2.6 OF THE WISDOT STANDARD SPECIFICATIONS.
16. PROTECTION: AFTER FINAL ROLLING, DO NOT PERMIT VEHICULAR TRAFFIC ON PAVEMENT UNTIL IT HAS COOLED AND HARDENED. ERECT BARRICADES TO PROTECT PAVING FROM TRAFFIC UNTIL MIXTURE HAS COOLED ENOUGH NOT TO BECOME MARKED.
17. FINISH AND TRIM: COMPACT EACH COURSE TO PRODUCE THE THICKNESS INDICATED WITHIN PLUS/MINUS 1/4 INCH FOR BINDER COURSE AND 1/8 INCH FOR SURFACE COURSE, NO MINIMUM.
18. SURFACE SMOOTHNESS TOLERANCE: COMPACT EACH COURSE TO PRODUCE A SURFACE SMOOTHNESS WITHIN THE FOLLOWING TOLERANCES AS DETERMINED BY USING A 10-FOOT STRAIGHTEDGE APPLIED TRANSVERSELY OR LONGITUINALLY TO PAVED AREAS: BINDER COURSE: 1/4 INCH; SURFACE COURSE: 1/8 INCH. REMOVE AND REPLACE ALL HUMPS OR DEPRESSIONS EXCEEDING THE SPECIFIED TOLERANCES.
19. DO NOT APPLY PAVEMENT-MARKING PAINT UNTIL LAYOUT, COLORS, AND PLACEMENT HAVE BEEN VERIFIED WITH ENGINEER.
20. APPLY MARKINGS TO A DRY SURFACE FREE FROM FROST. REMOVE DUST, DIRT, OIL, GREASE, GRAVEL, DEBRIS OR OTHER MATERIAL THAT MAY PREVENT BONDING TO THE PAVEMENT.
21. APPLY PAINT AS THE MANUFACTURER SPECIFIES WITH MECHANICAL EQUIPMENT TO PRODUCE PAVEMENT MARKINGS, OF DIMENSIONS INDICATED, WITH UNIFORM STRAIGHT EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES AT A MINIMUM RATE OF 17.6 GALLONS/MILE FOR A CONTINUOUS 4" LINE.
22. TESTING AGENCY: CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS AND TO PREPARE TEST REPORTS.

WORK SHALL CONSIST OF FURNISHING DETAILED DESIGN, MATERIALS, LABOR, EQUIPMENT AND SUPERVISION TO INSTALL A SEGMENTAL RETAINING WALL SYSTEM IN ACCORDANCE WITH PLANS AND SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES, DESIGN AND DIMENSIONS SHOWN ON PLANS.

2. MATERIALS SUBMITTALS: THE CONTRACTOR SHALL SUBMIT MANUFACTURERS' CERTIFICATIONS TWO WEEKS PRIOR TO START OF WORK STATING THAT THE SRW UNITS AND GEOSYNTHETIC REINFORCEMENT MEET THE REQUIREMENTS OF THE DESIGN.

3. DESIGN SUBMITTAL: THE CONTRACTOR SHALL SUBMIT TWO SETS OF DETAILED DESIGN CALCULATIONS AND FINAL RETAINING WALL PLANS FOR APPROVAL AT LEAST TWO WEEKS PRIOR TO THE BEGINNING OF WALL CONSTRUCTION. ALL CALCULATIONS AND DRAWINGS SHALL BE PREPARED AND SEALED BY A PROFESSIONAL CIVIL ENGINEER (P.E.) (WALL DESIGN ENGINEER) EXPERIENCED IN SRW DESIGN AND LICENSED IN THE STATE WHERE THE WALL IS TO BE BUILT.

4. SEGMENTAL RETAINING WALL (SRW) UNITS SHALL BE MACHINE FORMED, PORTLAND CEMENT CONCRETE BLOCKS SPECIFICALLY DESIGNED FOR RETAINING WALL APPLICATIONS. SRW UNITS SHALL BE VERSALOK STANDARD RETAINING WALL UNITS, KEYSTONE RETAINING WALL UNITS, ROCKWOOD RETAINING WALL UNITS OR APPROVED EQUAL.

5. COLOR AND STYLE OF SRW UNITS SHALL BE AS SELECTED BY ARCHITECT AND OWNER FROM MANUFACTURER'S FULL RANGE.

6. SRW UNITS SHALL BE CAPABLE OF BEING ERECTED WITH THE HORIZONTAL GAP BETWEEN ADJACENT UNITS NOT EXCEEDING 1/8 INCH.

7. SRW UNITS SHALL BE SOUND AND FREE OF CRACKS OR OTHER DEFECTS THAT WOULD INTERFERE WITH THE PROPER PLACING OF THE UNIT OR SIGNIFICANTLY IMPAIR THE STRENGTH OR PERMANENCE OF THE STRUCTURE. ANY CRACKS OR CHIPS OBSERVED DURING CONSTRUCTION SHALL FALL WITHIN THE GUIDELINES OUTLINED IN ASTM C 1372.

8. CONCRETE SRW UNITS SHALL CONFORM TO THE REQUIREMENTS OF ASTM 1372 AND HAVE A MINIMUM NET AVERAGE 28 DAYS COMPRESSIVE STRENGTH OF 3000 PSI. COMPRESSIVE STRENGTH TEST SPECIMENS SHALL CONFORM TO THE SAW-CUT COUPON PROVISIONS OF ASTM C140.

9. SRW UNITS' MOLDED DIMENSIONS SHALL NOT DIFFER MORE THAN + 1/8 INCH FROM THAT SPECIFIED, AS MEASURED IN ACCORDANCE WITH ASTM C 140. THIS TOLERANCE DOES NOT APPLY TO ARCHITECTURAL SURFACES, SUCH AS SPLIT FACES.

10. SRW UNITS SHALL BE INTERLOCKED WITH CONNECTION PINS. THE PINS SHALL CONSIST OF GLASS-REINFORCED NYLON MADE FOR THE EXPRESSED USE WITH THE SRW UNITS SUPPLIED.

11. GEOSYNTHETIC REINFORCEMENT SHALL CONSIST OF HIGH-TENACITY PET GEOGRIDS, HDPE GEOGRIDS, OR GEOTEXTILES MANUFACTURED FOR SOIL REINFORCEMENT APPLICATIONS. THE TYPE, STRENGTH AND PLACEMENT OF THE GEOSYNTHETIC REINFORCEMENT SHALL BE DETERMINED BY PROCEDURES OUTLINED IN THIS SPECIFICATION AND THE NCMCA DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS (8RD EDITION 2009) AND MATERIALS SHALL BE SPECIFIED BY WALL DESIGN ENGINEER IN THE FINAL WALL PLANS AND SPECIFICATIONS. THE MANUFACTURERS/SUPPLIERS OF THE GEOSYNTHETIC REINFORCEMENT SHALL HAVE DEMONSTRATED CONSTRUCTION OF SIMILAR SIZE AND TYPES OF SEGMENTAL RETAINING WALLS ON PREVIOUS PROJECTS.

12. THE TYPE, STRENGTH AND PLACEMENT OF THE REINFORCING GEOSYNTHETIC SHALL BE AS DETERMINED BY THE WALL DESIGN ENGINEER, AS SHOWN ON THE FINAL P.E.-STAMPED RETAINING WALL PLANS.

13. MATERIAL FOR LEVELING PAD SHALL CONSIST OF COMPACTED SAND, GRAVEL, OR COMBINATION THEREOF (USCS SOIL TYPES GP, GW, SP, GM, SW, SM) WITH A MINIMUM OF 6 INCHES DEPTH. CLEAN CONCRETE WITH A STRENGTH OF 200-350 PSI AND 3 INCHES THICK MAXIMUM MAY ALSO BE USED AS A LEVELING PAD MATERIAL. THE LEVELING PAD SHOULD EXTEND Laterally AT LEAST A DISTANCE OF 6 INCHES FROM THE TOE AND HEEL OF THE LOWERMOST SRW UNIT.

14. DRAINAGE AGGREGATE SHALL BE ANGULAR, CLEAN STONE OR GRANULAR FILL MEETING THE FOLLOWING GRADATION AS DETERMINED IN ACCORDANCE WITH ASTM D422:

SIEVE SIZE	PERCENT PASSING
1 INCH	100
3/4 INCH	75-100
NO. 4	0-60
NO. 40	0-50
NO. 200	0-5

15. THE DRAINAGE COLLECTION PIPE SHALL BE A PERFORATED OR SLOTTED PVC, OR CORRUGATED HDPE PIPE. THE DRAINAGE PIPE MAY BE WRAPPED WITH A GEOTEXTILE TO FUNCTION AS A FILTER. DRAINAGE PIPE SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM F 405 OR ASTM 758.

16. THE REINFORCED SOIL MATERIAL SHALL BE FREE OF DEBRIS. UNLESS OTHERWISE NOTED ON THE FINAL P.E.-SEALED, RETAINING WALL PLANS PREPARED BY THE WALL DESIGN ENGINEER, THE REINFORCED MATERIAL SHALL CONSIST OF THE INORGANIC USCS SOIL TYPES GP, GW, SW, SP, SM, MEETING THE FOLLOWING GRADATION, AS DETERMINED IN ACCORDANCE WITH ASTM D422:

<u>SIEVE SIZE</u>	<u>PERCENT PASSING</u>
1 INCH	100
NO. 4	20-100
NO. 40	0-60
NO. 200	0-35

- SEGMENTAL RETAINING WALL CONT.:**

- CONNECTION PINS SHALL BE INSERTED THROUGH THE PIN HOLES OF EACH UPPER-COURSE UNIT INTO RECEIVING SLOTS IN LOWER-COURSE UNITS. PINS SHALL BE FULLY SEATED IN THE PIN SLOT BELOW. UNITS SHALL BE PUSHED FORWARD TO REMOVE ANY LOOSENESS IN THE UNIT-TO-UNIT CONNECTION.
35. PRIOR TO PLACEMENT OF NEXT COURSE, THE LEVEL AND ALIGNMENT OF THE UNITS SHALL BE CHECKED AND CORRECTED WHERE NECESSARY.
36. LAYOUT OF CURVES AND CORNERS SHALL BE INSTALLED IN ACCORDANCE WITH THE WALL PLAN DETAILS OR IN GENERAL ACCORDANCE WITH SRW MANUFACTURER'S INSTALLATION GUIDELINES. WALLS MEETING AT CORNERS SHALL BE INTERLOCKED BY OVERLAPPING SUCCESSIVE COURSES.
37. PROCEDURES ABOVE SHALL BE REPEATED UNTIL REACHING TOP OF WALL UNITS, JUST BELOW THE HEIGHT OF THE CAP UNITS. GEOSYNTHETIC REINFORCEMENT, DRAINAGE MATERIALS, AND REINFORCED BACKFILL SHALL BE PLACED IN SEQUENCE WITH UNIT INSTALLATION.
38. ALL GEOSYNTHETIC REINFORCEMENT SHALL BE INSTALLED AT THE PROPER ELEVATION AND ORIENTATION AS SHOWN ON THE FINAL P.E.-SEALED RETAINING WALL PLAN PROFILES AND DETAILS, OR AS DIRECTED BY THE WALL DESIGN ENGINEER.
39. AT THE ELEVATIONS SHOWN ON THE FINAL PLANS, (AFTER THE UNITS, DRAINAGE MATERIAL AND BACKFILL HAVE BEEN PLACED TO THIS ELEVATION) THE GEOSYNTHETIC REINFORCEMENT SHALL BE LAID HORIZONTALLY ON COMPACTED INFILL AND ON TOP OF THE CONCRETE SRW UNITS, TO WITHIN 1 INCH OF THE FRONT FACE OF THE UNIT BELOW. EMBEDMENT OF THE GEOSYNTHETIC IN THE SRW UNITS SHALL BE CONSISTENT WITH SRW MANUFACTURER'S RECOMMENDATIONS. CORRECT ORIENTATION OF THE REINFORCED BACKFILL SHALL BE VERIFIED BY THE CONTRACTOR TO BE IN ACCORDANCE WITH THE GEOSYNTHETIC MANUFACTURER'S RECOMMENDATIONS. THE HIGHEST-STRENGTH DIRECTION OF THE GEOSYNTHETIC MUST BE PERPENDICULAR TO THE WALL FACE.
40. GEOSYNTHETIC REINFORCEMENT LAYERS SHALL BE ONE CONTINUOUS PIECE FOR THEIR ENTIRE EMBEDMENT LENGTH. SPLICING OF THE GEOSYNTHETIC IN THE DESIGN-STRENGTH DIRECTION (PERPENDICULAR TO THE WALL FACE) SHALL NOT BE PERMITTED. ALONG THE LENGTH OF THE WALL, THE GEOSYNTHETIC ADJACENT SECTIONS OF GEOSYNTHETIC REINFORCEMENT SHALL BE BUTTED IN A MANNER TO ASSURE 100% COVERAGE PARALLEL TO THE WALL FACE.
41. TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY ON THE GEOSYNTHETIC REINFORCEMENT. A MINIMUM OF 6 INCHES OF BACKFILL IS REQUIRED PRIOR TO OPERATION OF TRACKED VEHICLES OVER THE GEOSYNTHETIC. TURNING SHOULD BE KEPT TO A MINIMUM. RUBBER-TIRED EQUIPMENT MAY PASS OVER THE GEOSYNTHETIC REINFORCEMENT AT SLOW SPEEDS (LESS THAN 5 MPH).
42. THE GEOSYNTHETIC REINFORCEMENT SHALL BE FREE OF WRINKLES PRIOR TO PLACEMENT OF SOIL FILL. THE NOMINAL TENSION SHALL BE APPLIED TO THE REINFORCEMENT AND SECURED IN PLACE WITH STAPLES, STAKES OR BY HAND TENSIONING UNTIL REINFORCEMENT IS COVERED BY 6 INCHES OF FILL.
43. DRAINAGE AGGREGATE SHALL BE INSTALLED TO THE LINE, GRADES AND SECTIONS SHOWN ON THE FINAL P.E.-SEALED RETAINING WALL PLANS. DRAINAGE AGGREGATE SHALL BE PLACED TO THE MINIMUM THICKNESS SHOWN ON THE CONSTRUCTION PLANS. DRAINAGE AGGREGATE SHALL BE PLACED AT A MINIMUM OF 100 CUBIC FOOT FOR EACH EXPOSED SQUARE FOOT OF WALL FACE UNLESS OTHERWISE NOTED ON THE FINAL WALL PLANS.
44. DRAINAGE COLLECTION PIPES SHALL BE INSTALLED TO MAINTAIN GRAVITY FLOW OF WATER OUTSIDE THE REINFORCED-SOIL ZONE. THE DRAINAGE COLLECTION PIPE SHALL BE INSTALLED AT THE LOCATIONS SHOWN ON THE FINAL CONSTRUCTION DRAWINGS. THE DRAINAGE COLLECTION PIPE SHALL DAYLIGHT INTO A STORM SEWER OR ALONG A SLOPE, AT AN ELEVATION BELOW THE LOWEST POINT OF THE PIPE WITHIN THE AGGREGATE DRAIN. DRAINAGE LATERALS SHALL BE SPACED AT A MAXIMUM OF 50-FOOT SPACING ALONG THE WALL FACE.
45. THE REINFORCED BACKFILL SHALL BE PLACED AS SHOWN IN THE FINAL WALL PLANS IN THE MAXIMUM COMPACTED LIFT THICKNESS OF 8 INCHES AND SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY (ASTM D 698) AT A MOISTURE CONTENT WITHIN +1% POINT TO -3% POINTS OF OPTIMUM. THE BACKFILL SHALL BE PLACED AND SPREAD IN SUCH A MANNER AS TO ELIMINATE WRINKLES OR MOVEMENT OF THE GEOSYNTHETIC REINFORCEMENT AND THE SRW UNITS.
46. ONLY HAND-OPERATED COMPACTION EQUIPMENT SHALL BE ALLOWED WITHIN 3 FEET OF THE BACK OF THE WALL UNITS. CONSTRUCTION OF THE WALL UNITS SHALL BE ACHIEVED BY AT LEAST THREE PASSES OF A LIGHTWEIGHT MECHANICAL TAMP, PLATE, OR ROLLER.
47. AT THE END OF EACH DAY'S OPERATION, THE CONTRACTOR SHALL SLOPE THE LAST LEVEL OF BACKFILL AWAY FROM THE WALL FACING AND REINFORCED BACKFILL TO DIRECT WATER RUNOFF AWAY FROM THE WALL FACE.
48. AT COMPLETION OF WALL CONSTRUCTION, BACKFILL SHALL BE PLACED LEVEL WITH FINAL TOP OF WALL ELEVATION. IF FINAL GRADING, PAVING, LANDSCAPING AND/OR STORM DRAINAGE INSTALLATION ADJACENT TO THE WALL IS NOT PLACED IMMEDIATELY AFTER COMPLETION OF THE CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO ENSURE WATER RUNOFF IS NOT DIRECTED AT THE WALL NOR ALLOWED TO COLLECT OR POND BEHIND THE WALL UNTIL FINAL CONSTRUCTION ADJACENT TO THE WALL IS COMPLETED.
49. SRW CAPS SHALL BE PROPERLY ALIGNED AND GLUED TO UNDERLYING UNITS WITH VERSA-LOK ADHESIVE, A FLEXIBLE, HIGH-STRENGTH CONCRETE ADHESIVE. RIGID ADHESIVE OR MORTAR ARE NOT ACCEPTABLE.
50. CAPS SHALL OVERHANG THE TOP COURSE OF UNITS BY 3/4 INCH TO 1 INCH. SLIGHT VARIATION IN OVERHANG IS ALLOWED TO CORRECT ALIGNMENT AT THE TOP OF THE WALL.
51. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT CONSTRUCTION BY OTHERS ADJACENT TO THE WALL DOES NOT EXCEED THE DESIGN LOADS. EXCESSIVE CONSTRUCTION LOADS ON THE WALL THAT EXCEED DESIGN LOADS, INCLUDING LOADS SUCH AS WATER PRESSURE, TEMPORARY GRADES, OR EQUIPMENT LOADING. HEAVY PAVING OR GRADING EQUIPMENT SHALL BE KEPT A MINIMUM OF 3 FEET BEHIND THE BACK OF THE WALL FACE. EQUIPMENT WITH WHEEL LOADS IN EXCESS OF 150 PSF LIVE LOAD SHALL NOT BE OPERATED WITHIN 10 FEET OF THE FACE OF THE RETAINING WALL DURING CONSTRUCTION. AFTER COMPLETION OF THE WALL, THE GENERAL CONTRACTOR TO ENSURE WATER RUNOFF IS DIRECTED AWAY FROM THE WALL STRUCTURE UNTIL FINAL GRADING AND SURFACE DRAINAGE COLLECTION SYSTEMS ARE COMPLETED.

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**MGS WAREHOUSE EXPANSION
W190 N11701 MOLDBAKERS WAY
GERMANTOWN, WI**

TECHNICAL SPECIFICATIONS

PC RE-SUBMITTAL NO. REVISION	09-04-20 DATE BY	TPM
DRAWING NO. 19349-SPECS.DWG		
DRAWN BY: RT		
DATE: 06-17-2020		
PROJECT NO: 19349		
CHECKED BY: TM		
APPROVED BY: CTC		
SHEET NO.:		

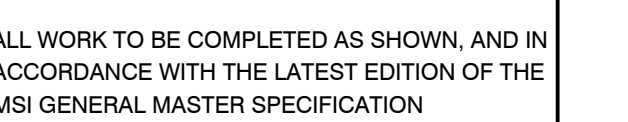
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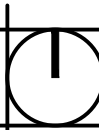
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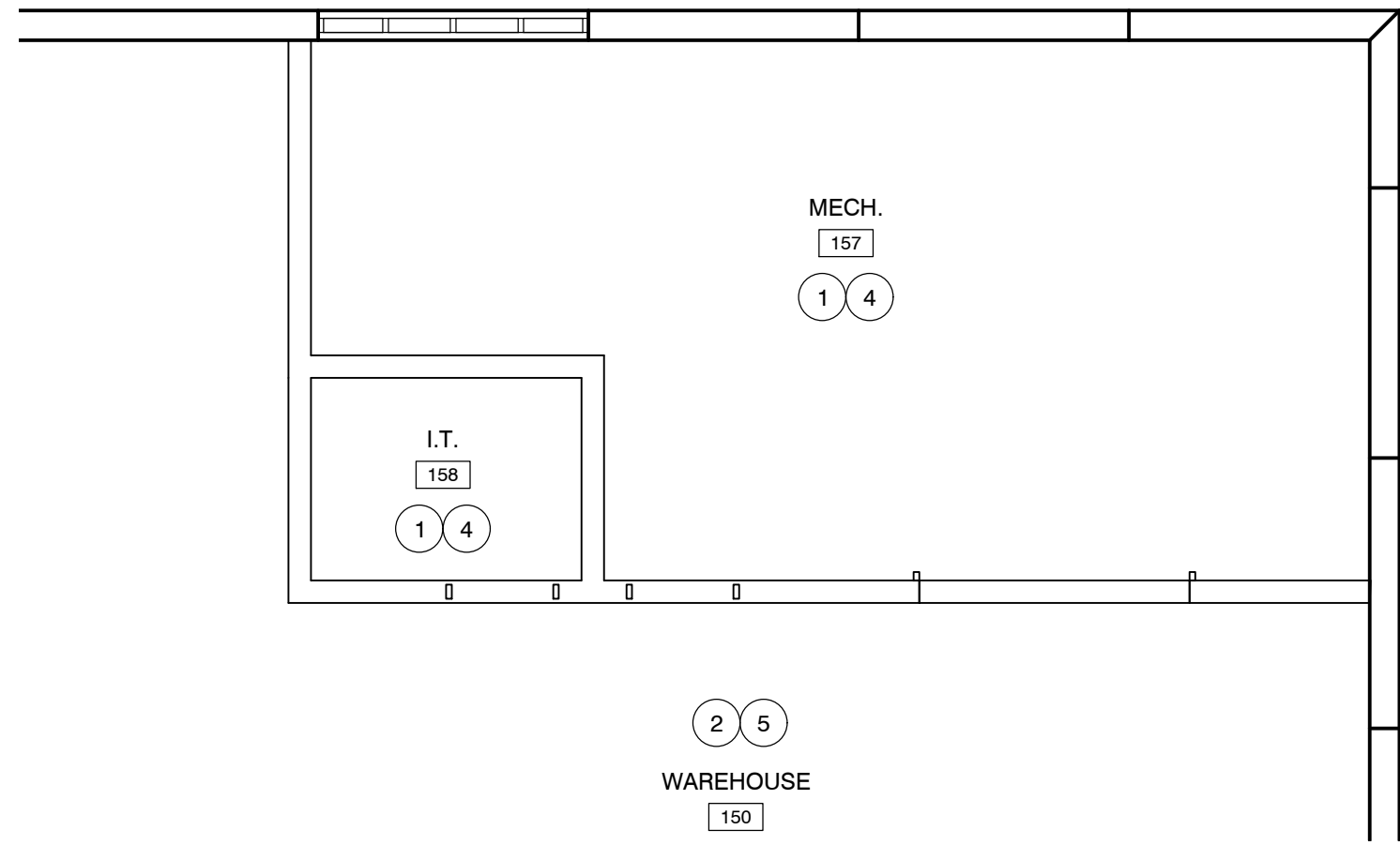
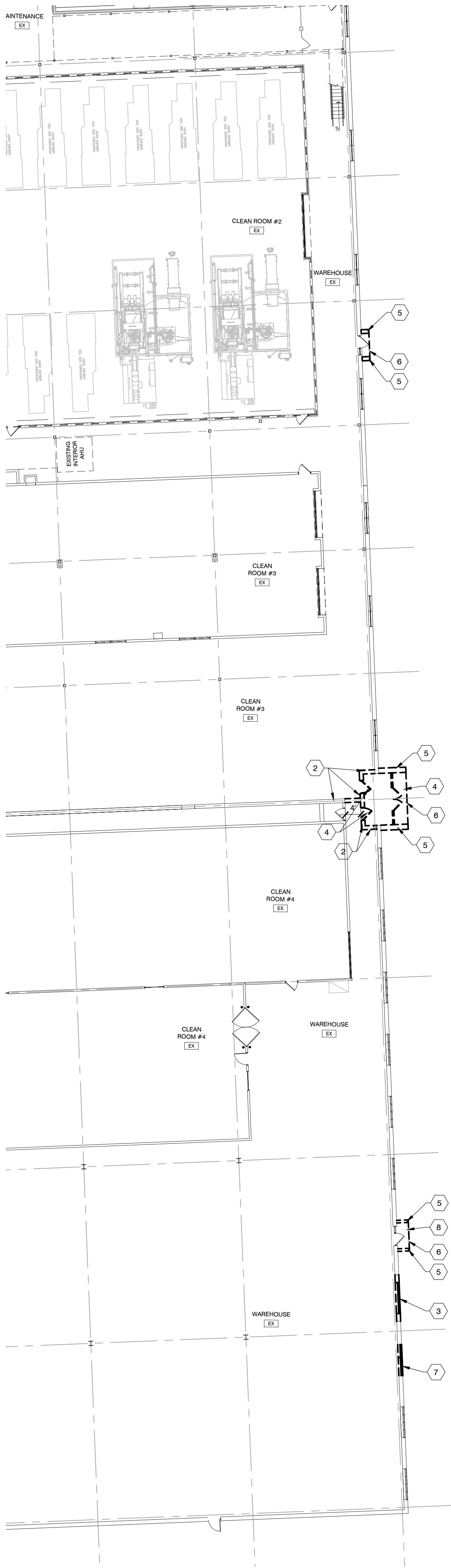
CONTRACTORS

ARCHITECTS

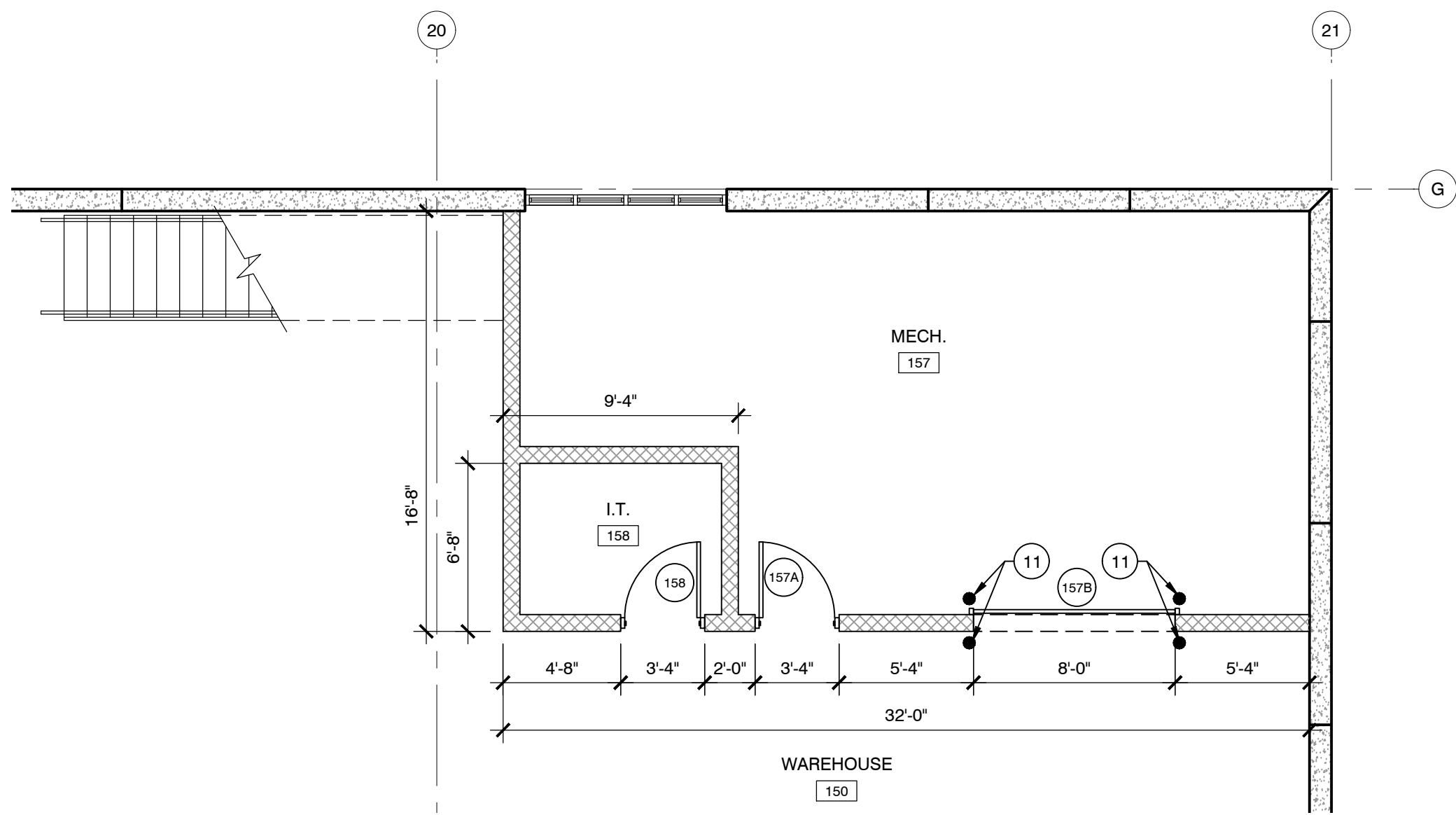
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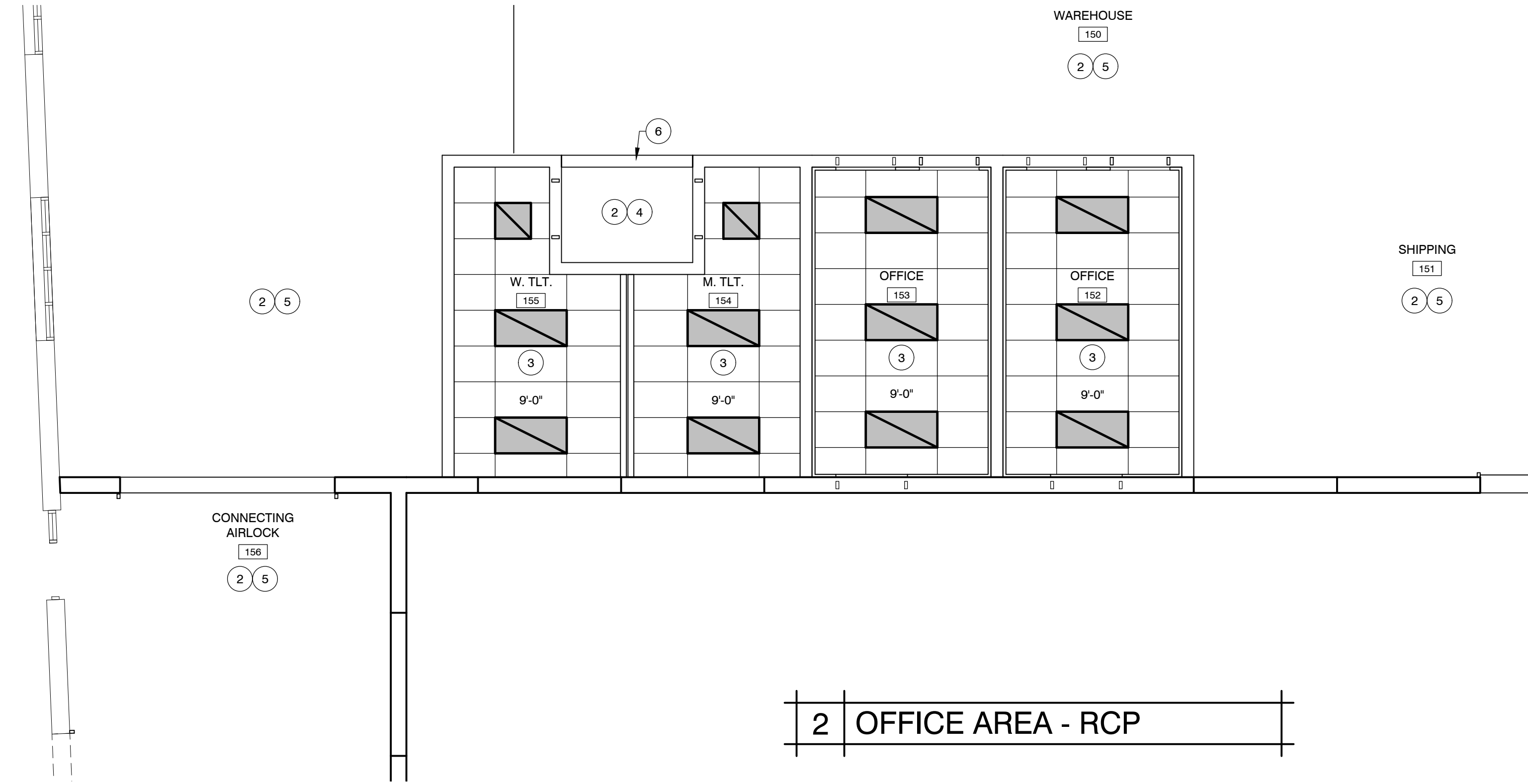

$$\overline{1/32'' = 1'-0'}$$



4 MECH. ROOM - RCP

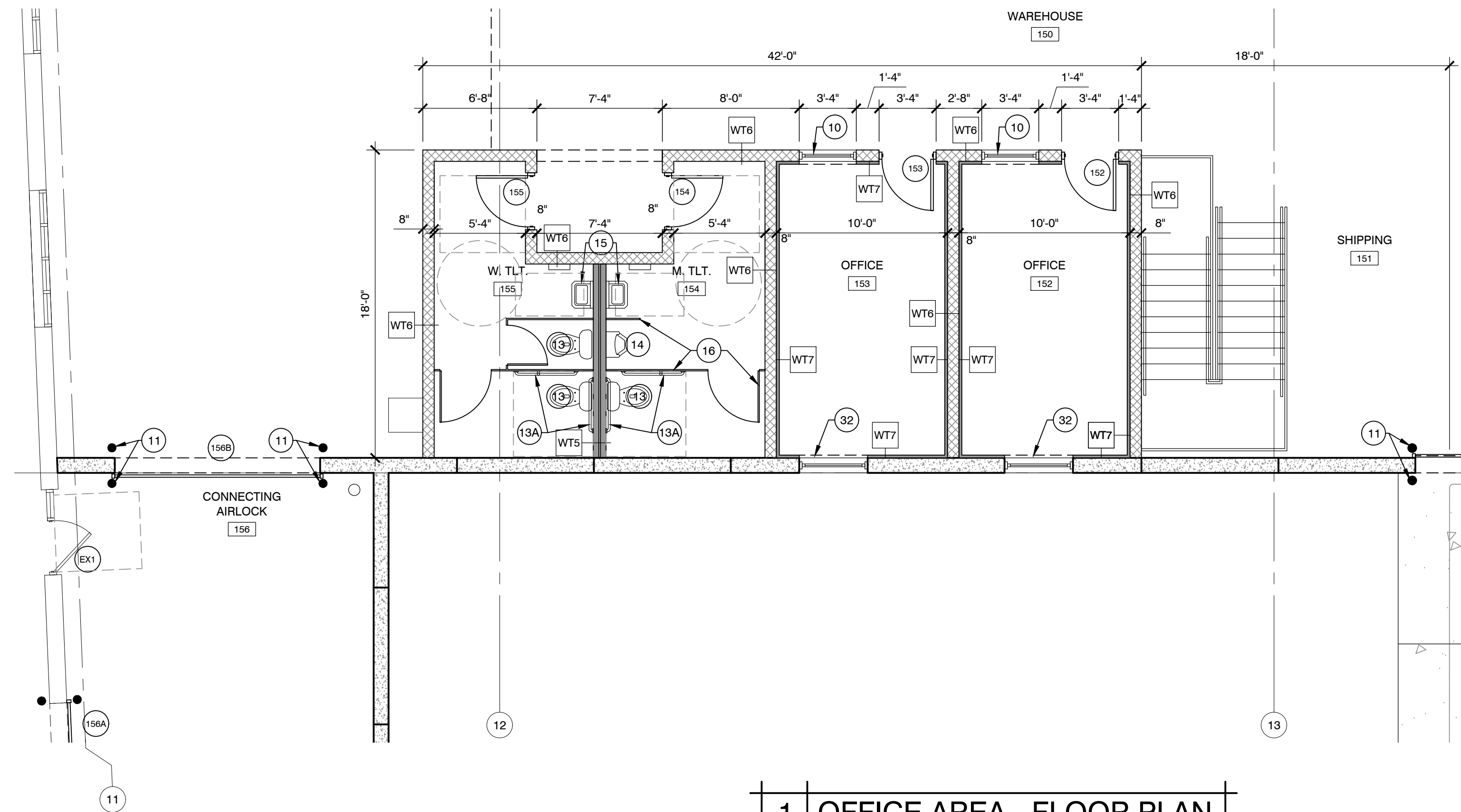


3 MECH. ROOM - FLOOR PLAN



2 OFFICE AREA - RCP

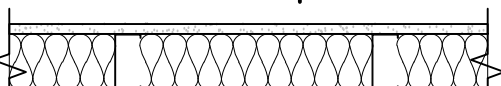
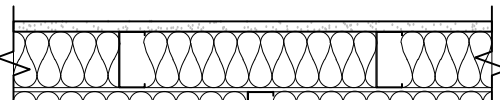
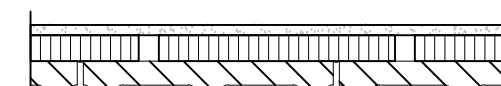
CEILING PLAN NOTES	
1	EXPOSED STRUCTURE - NO CEILING
2	DRYFALL PAINT EXPOSED STRUCTURE
3	2"x4" LAY-IN ACOUSTICAL CEILING w/ LAY-IN LED LIGHTING
4	SURFACE MOUNTED LED LIGHTING
5	HIGH-BAY LED LIGHTING
6	PAINTED STEEL LINTEL

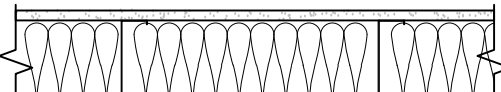
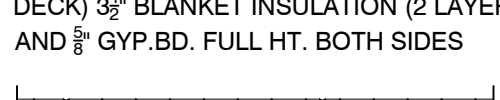


1 OFFICE AREA - FLOOR PLAN

DEMOLITION NOTES					
1	REMOVE AND DISPOSE PORTION OF EXISTING PRECAST WALL PANEL UP TO APPROX. 15'-1½' AFF (AT LINE OF PANEL FINISH CHANGE)	4	REMOVE AND DISPOSE OF EXISTING DOOR, FRAME, AND SIDELITE	7	REMOVE AND DISPOSE OF EXISTING LOWER WINDOW UNIT - UPPER WINDOW TO REMAIN -REMOVE AND DISPOSE PORTION OF PRECAST PANEL BELOW WINDOW AND PREP FOR NEW WINDOW UNIT AND DOOR
2	REMOVE AND DISPOSE OF EXISTING CMU WALL UP TO BOTTOM OF EXISTING STEEL BEAM -PROVIDE SHORING AS REQUIRED	5	REMOVE AND DISPOSE OF EXISTING PRECAST WALL PANEL, FULL HEIGHT	8	REMOVE AND DISPOSE OF EXISTING STOOP SLAB AND FOUNDATION
3	REMOVE AND DISPOSE OF EXISTING LOWER WINDOW UNIT - UPPER WINDOW TO REMAIN -REMOVE AND DISPOSE OF PRECAST PANEL BELOW WINDOW	6	REMOVE AND DISPOSE OF EXISTING PRECAST WALL PANEL ABOVE, FULL HEIGHT		

FLOOR PLAN NOTES		WALL TYPES	
10	3'-4"W x 4'-8"H FM FRAMED BORROWED LITE		
11	6" DIA STEEL PIPE BOLLARD SET IN CONCRETE		
12	INFILL WINDOW OPENING w/ WALL TYPE: WT7	WT3	3" METAL STUDS FROM FLOOR TO 4' ABOVE CEILING, 3" BATT INSULATION, 1/2" GYP.BD. FULL HT. BOTH SIDES
13	FLOOR MOUNTED TOILET		
13A	ADA GRAB BARS - (2) HORIZONTAL & (1) VERTICAL		
14	WALL MOUNTED URINAL w/ FLUSH/VALVE	WT4	6" METAL STUDS FROM FLOOR UP TO 12'-0" ABOVE MEZZ FLOOR, 6" BATT INSULATION, 1/2" GYP.BD. FULL HT. BOTH SIDES
15	WALL MOUNTED SINK w/ FAUCET		
16	TOILET PARTITIONS, DOORS, AND URINAL SCREEN		
17			
18			
19			
20			
21			
22			
23			
24			
25			
26			
27			
28			
29			
30			
31			
32	PLAM WINDOW SILL		

		
PLUMBING WALL: DOUBLE 3" METAL STUDS FROM FLOOR TO MEZZANINE DECK - (SLIP JOINT AT DECK) 3" BLANKET INSULATION (2 LAYERS) AND 1/2" GYP.BD. FULL HT. BOTH SIDES		1-1/2" METAL STUDS OVER CMU AND PRECAST WALLS w/ 1-1/2" RIGID INSULATION AND 1/2" GYP. BOARD UP TO 4' ABOVE FINISHED CEILING

	
6" METAL STUDS FROM FLOOR UP TO 12'-0" ABOVE MEZZ FLOOR, 6" BATT INSULATION, 1/2" GYP.BD. FULL HT. BOTH SIDES	8" INTERIOR CMU WALL UP TO 10'-8" -MEZZANINE ABOVE w/ PRECAST PLANK DECK -SEE SECTIONS FOR ADDITIONAL INFORMATION

GENERAL WALL TYPE NOTES:	
1. MOISTURE RESISTANT GWB AT ALL LOCATIONS EXPOSED TO MOISTURE	
2. ALL WALLS ARE DRAWN AT NOMINAL WIDTHS ON FLOOR PLANS	
3. ALL DIMENSIONS ARE TO FINISHED FACE OF WALL UNLESS NOTED OTHERWISE	

ENLARGED PLANS 3/16" = 1'-0"



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ISSUE DATES:
Bid Set: 4.17.2020
Plan Commission Submittal: 7.06.2020
Contract Plans: 8.13.2020
State Submittal / Permit: 8.28.2020

REVISIONS:



PROJECT ADDRESS:

PROJECT NAME
MGS WAREHOUSE EXPANSION
STREET ADDRESS
W190 N11701 Moldmakers Way
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:
AMH/BGK AGR BGK

Sheet Title:
DEMO PLAN AND ENLARGED PLANS
Sheet Number:

A-001
Project Number: P12766

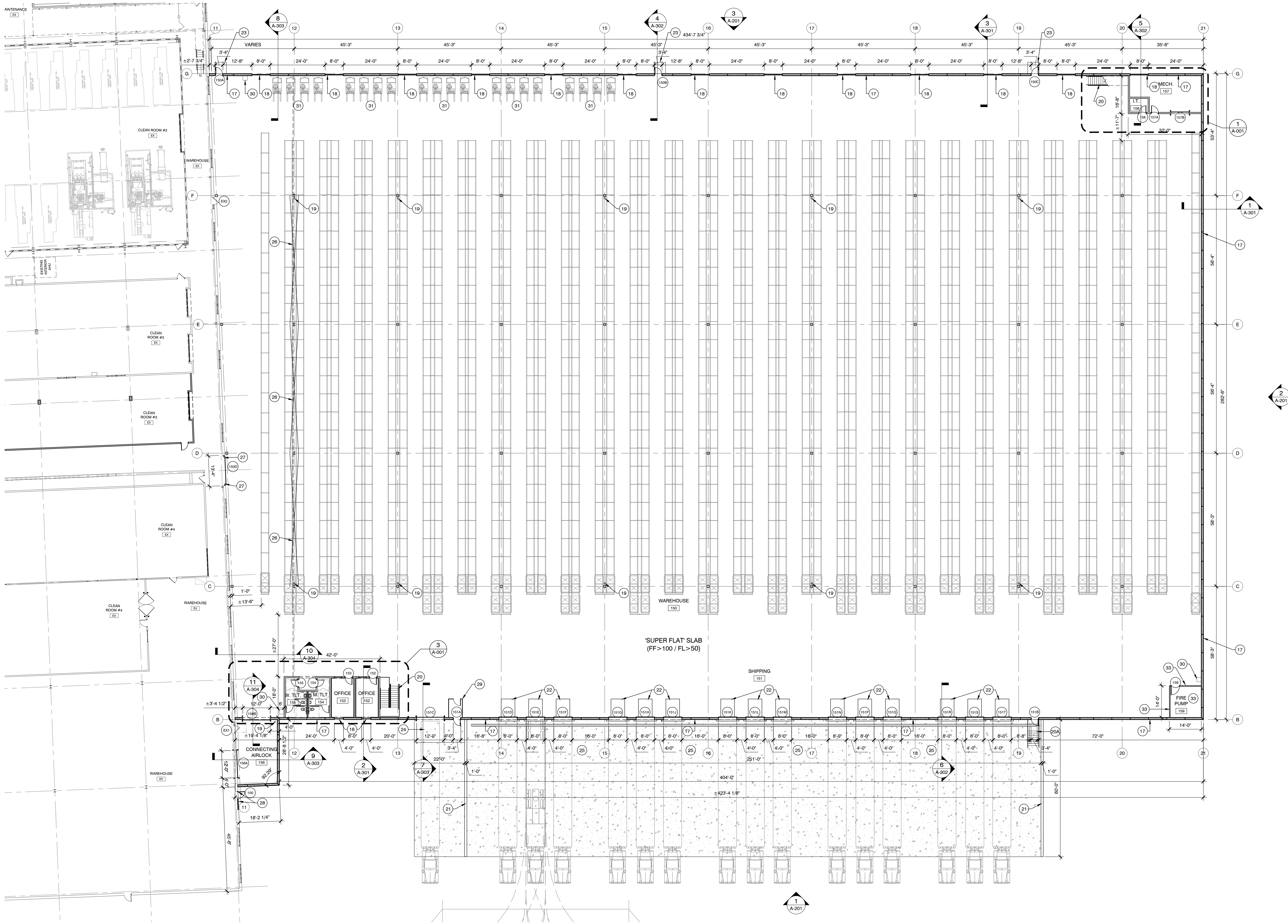
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MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS



FLOOR PLAN NOTES

- | | | | | | | | |
|-----|--|----|---|----|---|----|---|
| 17 | 10-1/2" THICK PRECAST, INSULATED, CONCRETE WALL PANEL - TO MATCH EXISTING | 21 | 12"W CONCRETE RETAINING WALL - SEE CIVIL DRAWINGS | 26 | TWO LEVELS OF STRUCTURAL X-BRACING - SEE STRUCTURAL DRAWINGS | 31 | FORKLIFT CHARGING STATIONS - (20) TOTAL |
| 18 | PREFINISHED ALUMINUM FRAMED WINDOWS w/ LOW-E INSULATED GLAZING - TO MATCH EXISTING | 22 | DOCK LEVELER AND DOCK SEALS - VERIFY REQUIREMENTS w/ OWNER | 27 | INFILL OPENING w/ METAL STUD WALL (SIMILAR TO WALL TYPE WT4) FOR NEW HIGH-SPEED OVERHEAD DOOR | 32 | PLAM WINDOW SILL |
| 19 | ROOF DRAIN FROM ABOVE - CONNECT TO EXISTING STORM | 23 | CONCRETE STOOP AND FOUNDATION | 28 | NEW ALUMINUM FRAMED WINDOW AND DOOR UNIT TO MATCH EXISTING, WITHIN EXISTING OPENING | 33 | 1-HR FIRE BARRIER WALL & 1-HR DUST CAP WALLS: 3-5/8" METAL STUDS 16" O.C. UP TO 12'-0"; 5/8" TYPE 'X' GYP. BOARD BOTH SIDES FULL HEIGHT |
| 20 | STEEL STAIRS, RAILING & GUARDRAIL - PAINTED | 24 | CONCRETE APRON - SEE CIVIL DRAWINGS | 29 | SECURITY ACCESS CAGE w/ GATE | | 12" METAL STUD JOISTS 16" O.C., 5/8" TYPE 'X' OR TYPE 'C' GYP. BOARD BOTH SIDES |
| 20A | GALVANIZED GRIP STRUT STAIRS, RAILING & GUARDRAIL | 25 | CONCRETE APRON & RECESSED LOADING DOCK - SEE CIVIL DRAWINGS | 30 | LOCATION FOR NETWORK BOX | | - FIRE CAULK ALL PENETRATIONS, AND FIRE CAULK GYP. BOARD TO PRECAST WALL |
| | | | | | | | - NOT FOR STORAGE |

FLOOR PLAN 1/16" = 1'-0"



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Architect: AMH/BGK Engineer: AGR Reviewed By: BGK

FLOOR PLAN

Sheet Number:
A-101
Project Number: P12766

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MANAGERS

ENGINEERS

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

ARCHITECTS



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REVISIONS:

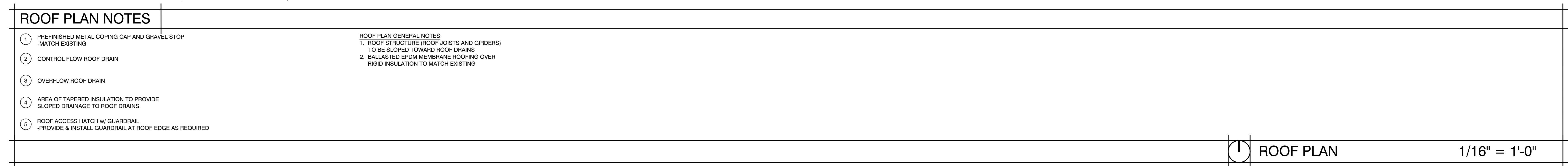
ENGINEERS



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

4498

ARCHITECTS





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REVISIONS:

ENGINEERS



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

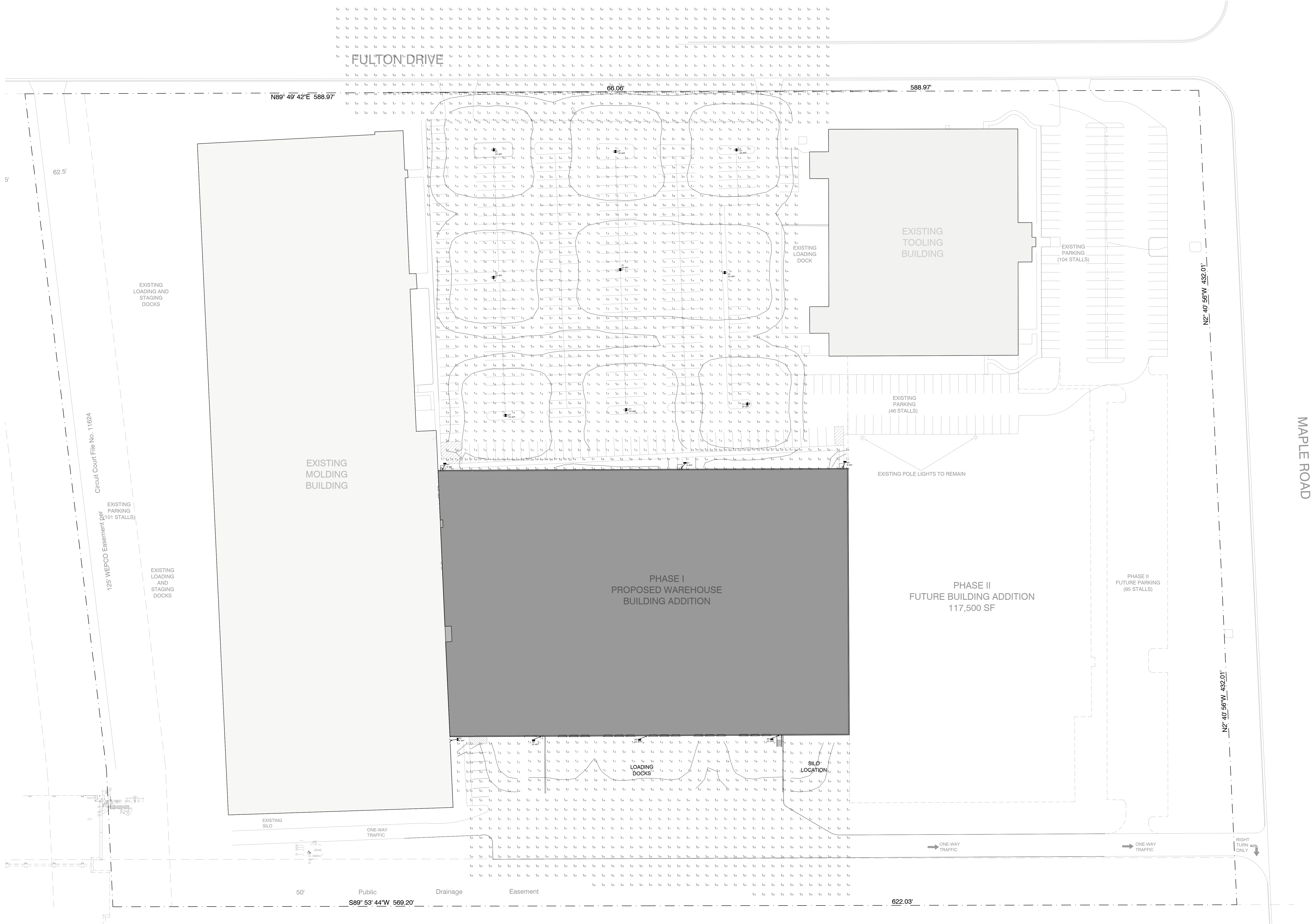
ARCHITECTS

- 1 PRECAST CONCRETE WALL PANEL w/
CORUDORY TEXTURE & TOWELED TEXTURE
-MATCH EXISTING
- 2 PRE-FINISHED METAL COPING CAP
-MATCH EXISTING
- 3 PRE-FINISHED ALUMINUM FRAMED WINDOW
w/ LOW-E INSULATED GLAZING
-MATCH EXISTING
- 4 INSULATED HM DOOR & FRAME w/
INSULATED HM TRANSOM PANEL
-MATCH EXISTING
- 5 12" THICK RETAINING WALL AT RECESSED
LOADING DOCK

- 6 42" HIGH GUARDRAIL - PAINT
- 7 6" DIA CONCRETE FILLED PIPE BOLLARD -PAINT
- 8 DOCK LEVELER AND DOCK SEALS
- 9 8W x 10'H OVERHEAD DOOR
- 10 12W x 12'H OVERHEAD DOOR
- 11 GALVANIZED GRIP STRUT STAIRS w/ HANDRAIL & GUARDRAIL

12 PAINTED ACCENT BAND BETWEEN
CORDUROY TEXTURE - 'MGS BLUE'

ELEVATIONS $3/32'' = 1'-0''$



SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1"=40'-0"

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LOADING DOCK AREA	Illuminance	Fc	1.31	2.5	0.4	3.28	6.25
LOADING DOCK SPILL	Illuminance	Fc	0.20	2.2	0.0	N.A.	N.A.
MANDOORS BACK	Illuminance	Fc	0.69	4.9	0.1	6.90	49.00
MANDOORS FRONT	Illuminance	Fc	0.90	7.3	0.1	9.00	73.00
PARKING LOT	Illuminance	Fc	1.19	2.4	0.3	3.97	8.00
PARKING SPILL	Illuminance	Fc	0.25	2.0	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.29	0.5	0.0	N.A.	N.A.

LIGHT FIXTURE SCHEDULE										
FIXTURE ID	DESCRIPTION	MODEL NUMBER	LAMP TYPE	LAMP COLOR TEMPERATURE	LAMP QUANTITY	VOLTAGE	WATTAGE	MOUNTING	NOTES	
W1	SMALL EXTERIOR WALLPACK FIXTURE	HUBBELL SG1-10-SK7-FT-UNV-DBT	LED	5000K	-	277V	11W	SURFACE/WALL	SEE GENERAL NOTES ON PLAN SHEET E0.3 FOR INSTALLATION AND WIRING INFORMATION.	
W2	LARGE EXTERIOR WALLPACK FIXTURE	HUBBELL RAR1-160L-100-SK7-4W-UNV-ASQ-WB-DBT	LED	5000K	-	277V	100W	SURFACE/WALL	SEE GENERAL NOTES ON PLAN SHEET E0.3 FOR INSTALLATION AND WIRING INFORMATION. INCLUDE WALL MOUNT BRACKET TO INSTALL FIXTURE DIRECTLY TO BUILDING WALL.	
Z1	DOUBLE HEADED POLE MOUNTED EXTERIOR FIXTURE	HUBBELL RAR1-160L-100-SK7-4W-UNV-ASQ-DBT FIXTURE HEADS (2 TOTAL PER POLE) AND SSSH20-40A-2-B3-DB POLE	LED	5000K	-	277V	100W X 2	POLE MOUNTED ON 20' HIGH POLE	SEE GENERAL NOTES AND POLE BASE DETAIL ON PLAN SHEET E0.3 FOR INSTALLATION AND WIRING INFORMATION.	

STEINER

ELECTRIC

DELIVERING POWER WITH PRIDE

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Revisions		
No.	Description	Date

MGS MANUFACTURING
BUILDING ADDITION
W190 N11701 MOLDBAKERS WAY
GERMANTOWN, WI 53022

Sheet Title
SITE PHOTO

Drawn By:
KMF

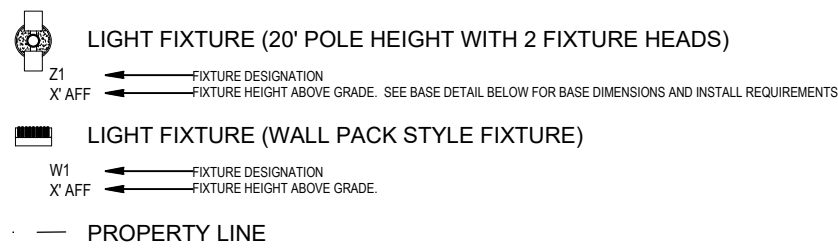
Date :
6-26-20

Appd By:

E Sheet
1 of 2

Sheet
E0.2

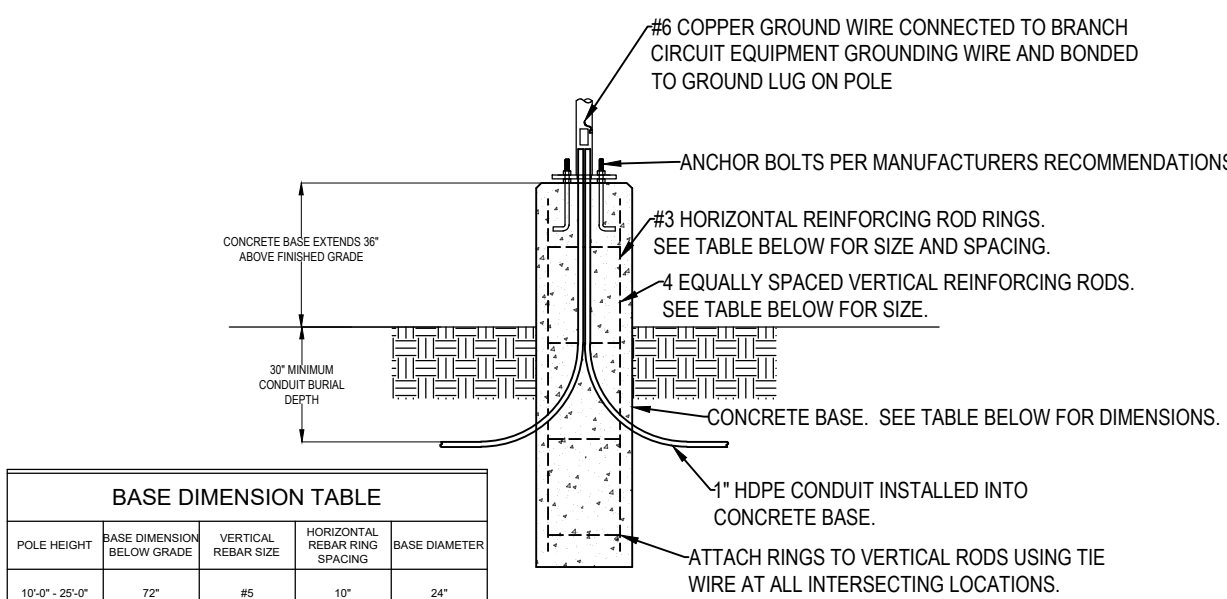
ELECTRICAL SYMBOLS



GENERAL PLAN NOTES

- ALL CONCRETE POLE BASES SHALL BE INSTALLED PER THE BELOW DETAIL.
- ALL WIRING TO FIXTURE TYPES Z1 SHALL BE #6 COPPER INSIDE A 1" CONDUIT.
- ALL WIRING TO BUILDING MOUNTED FIXTURE TYPES W1 AND W2 SHALL BE #10 COPPER.
- ALL WIRING FOR TYPE W1, W2, AND Z1 FIXTURES SHALL BE TERMINATED ON A LIGHTING CONTROL PANEL INSTALLED IN THE NEW ADDITION.

POLE BASE DETAIL (TYP. OF ALL POLES)



POLE HEIGHT	BASE DIMENSION TABLE	BASE DIMENSION TABLE	BASE DIMENSION TABLE
18'-0" - 20'-0"	12"	48"	10"
20'-0" - 22'-0"	12"	48"	10"
22'-0" - 24'-0"	12"	48"	10"
24'-0" - 26'-0"	12"	48"	10"
26'-0" - 28'-0"	12"	48"	10"

LCP-1 LIGHTING CONTROL PANEL SCHEDULE

AREA DESCRIPTION	RELAY #	PANEL CIRCUIT	LOW VOLTAGE WALL STATION OR OCCUPANCY SENSOR CONTROLLING RELAY	PROGRAM DESCRIPTION
PARKING LOT POLE LIGHTING (FIXTURE TYPE Z1)	R-1	TBD	ASTRONOMICAL TIME CLOCK IN LIGHTING CONTROL PANEL	ASTRONOMICAL TIME ON/OFF AT DUSK AND DAWN DUE TO 24 HOUR FACILITY OPERATION.
NEW ADDITION EXTERIOR BUILDING WALL LIGHTING (FIXTURE TYPE W1 AND W2)	R-2	TBD	ASTRONOMICAL TIME CLOCK IN LIGHTING CONTROL PANEL	ASTRONOMICAL TIME ON/OFF AT DUSK AND DAWN DUE TO 24 HOUR FACILITY OPERATION.
SPARE	R-3	TBD	TBD	TBD
SPARE	R-4	TBD	TBD	TBD

HUBBELL **OUTDOOR Lighting**

RATIO Series
ARCADE LIGHTER

DATE: _____ LOCATION: _____
TIME: Z1 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

FEATURES

- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.
- Featuring a sleek, modern design with a wide range of mounting options, including wall, pole and ground.
- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.
- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.

CONTROL TECHNOLOGY

SiteSpecs **NX DISTRIBUTED INTELLIGENCE** **WISCAPE**

CONTROL TECHNOLOGY

SiteSpecs **NX DISTRIBUTED INTELLIGENCE** **WISCAPE**

SPECIFICATIONS

CONSTRUCTION

- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.
- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.

ELECTRICAL

- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.
- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.

CONTROL CONTROLS

- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.
- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.

RELATED PRODUCTS

RAR-160-100-SKT-4W-UNV-ASQ-DBT

HUBBELL **OUTDOOR Lighting**

RATIO Series
ARCADE LIGHTER

DATE: _____ LOCATION: _____
TIME: Z1 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

ORDERING GUIDE

Example: RAR-160-100-SKT-4W-UNV-ASQ-DBT

ORDERING INFORMATION

Example: RAR-160-100-SKT-4W-UNV-ASQ-DBT

ASQ

ASQ-1: 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.

DBT

DBT-1: 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.

STOCK ORDERING INFORMATION

Part Number	Quantity	Unit Price	Total Price
RAR-160-100-SKT-4W-UNV-ASQ-DBT	1	\$1,000.00	\$1,000.00

HUBBELL **OUTDOOR Lighting**

RATIO Series
ARCADE LIGHTER

DATE: _____ LOCATION: _____
TIME: Z1 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

PERFORMANCE DATA

Part Number	Quantity	Unit Price	Total Price
RAR-160-100-SKT-4W-UNV-ASQ-DBT	1	\$1,000.00	\$1,000.00

HUBBELL **OUTDOOR Lighting**

RATIO Series
ARCADE LIGHTER

DATE: _____ LOCATION: _____
TIME: Z1 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

DIMENSIONS

10" (254mm) x 10" (254mm) x 10" (254mm)

ADDITIONAL INFORMATION

10" (254mm) x 10" (254mm) x 10" (254mm)

HUBBELL **OUTDOOR Lighting**

SSS-H SERIES
POLES

DATE: _____ LOCATION: _____
TIME: Z1 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

APPLICATIONS

- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.
- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.

CONTROL CONTROLS

- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.
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RELATED PRODUCTS

RAR-160-100-SKT-4W-UNV-ASQ-DBT

HUBBELL **OUTDOOR Lighting**

SSS-H SERIES
POLES

DATE: _____ LOCATION: _____
TIME: Z1 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

ORDERING INFORMATION (Continued)

Part Number	Quantity	Unit Price	Total Price
RAR-160-100-SKT-4W-UNV-ASQ-DBT	1	\$1,000.00	\$1,000.00

HUBBELL **OUTDOOR Lighting**

SSS-H SERIES
POLES

DATE: _____ LOCATION: _____
TIME: Z1 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

PERFORMANCE DATA

Part Number	Quantity	Unit Price	Total Price
RAR-160-100-SKT-4W-UNV-ASQ-DBT	1	\$1,000.00	\$1,000.00

HUBBELL **OUTDOOR Lighting**

SSS-H SERIES
POLES

DATE: _____ LOCATION: _____
TIME: Z1 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

PERFORMANCE DATA

Part Number	Quantity	Unit Price	Total Price
RAR-160-100-SKT-4W-UNV-ASQ-DBT	1	\$1,000.00	\$1,000.00

HUBBELL **OUTDOOR Lighting**

SLING Series
ARCADE LIGHTER

DATE: _____ LOCATION: _____
TIME: W2 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

FEATURES

- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.
- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.

CONTROL TECHNOLOGY

SiteSpecs **NX DISTRIBUTED INTELLIGENCE** **WISCAPE**

CONTROL TECHNOLOGY

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CONTROL CONTROLS

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- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.

RELATED PRODUCTS

RAR-160-100-SKT-4W-UNV-ASQ-DBT

HUBBELL **OUTDOOR Lighting**

SLING Series
ARCADE LIGHTER

DATE: _____ LOCATION: _____
TIME: W2 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

ORDERING GUIDE

Example: RAR-160-100-SKT-4W-UNV-ASQ-DBT

ORDERING INFORMATION

Example: RAR-160-100-SKT-4W-UNV-ASQ-DBT

ASQ

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STOCK ORDERING INFORMATION

Part Number	Quantity	Unit Price	Total Price
RAR-160-100-SKT-4W-UNV-ASQ-DBT	1	\$1,000.00	\$1,000.00

HUBBELL **OUTDOOR Lighting**

SLING Series
ARCADE LIGHTER

DATE: _____ LOCATION: _____
TIME: W2 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

PERFORMANCE DATA

Part Number	Quantity	Unit Price	Total Price
RAR-160-100-SKT-4W-UNV-ASQ-DBT	1	\$1,000.00	\$1,000.00

HUBBELL **OUTDOOR Lighting**

SLING Series
ARCADE LIGHTER

DATE: _____ LOCATION: _____
TIME: W2 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

PERFORMANCE DATA

Part Number	Quantity	Unit Price	Total Price
RAR-160-100-SKT-4W-UNV-ASQ-DBT	1	\$1,000.00	\$1,000.00

HUBBELL **OUTDOOR Lighting**

RATIO Series
ARCADE LIGHTER

DATE: _____ LOCATION: _____
TIME: W2 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

FEATURES

- 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.
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RELATED PRODUCTS

RAR-160-100-SKT-4W-UNV-ASQ-DBT

HUBBELL **OUTDOOR Lighting**

RATIO Series
ARCADE LIGHTER

DATE: _____ LOCATION: _____
TIME: W2 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

ORDERING GUIDE

Example: RAR-160-100-SKT-4W-UNV-ASQ-DBT

ORDERING INFORMATION

Example: RAR-160-100-SKT-4W-UNV-ASQ-DBT

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ASQ-1: 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.

DBT

DBT-1: 100% steel construction available with a variety of LED configurations for lighting applications such as retail, commercial and campus parking lots.

STOCK ORDERING INFORMATION

Part Number	Quantity	Unit Price	Total Price
RAR-160-100-SKT-4W-UNV-ASQ-DBT	1	\$1,000.00	\$1,000.00

HUBBELL **OUTDOOR Lighting**

RATIO Series
ARCADE LIGHTER

DATE: _____ LOCATION: _____
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CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

PERFORMANCE DATA

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HUBBELL **OUTDOOR Lighting**

RATIO Series
ARCADE LIGHTER

DATE: _____ LOCATION: _____
TIME: W2 PROJECT: _____
CONTRACT: RAR-160-100-SKT-4W-UNV-ASQ-DBT

DIMENSIONS

10" (254mm) x 10" (254mm) x 10" (254mm)

ADDITIONAL INFORMATION

10" (254mm) x 10" (254mm) x 10" (254mm)

STEINER ELECTRIC

DELIVERING POWER WITH PRIDE

2323 Sylvan Way
West Bend, WI 53095

Revisions

No. Description Date

Sheet Title
SITE CUTS

Drawn By:
KMF

Date:
6-26-20

Appd By:

E Sheet
2 of 2

Sheet
E0.3

SIGN REVIEW

9/14/20 Plan Commission Meeting

Bauer Sign & Lighting / Toolcraft Machining

Planning & Zoning Report

Germantown, Wisconsin

Summary

Bauer Sign & Lighting, agent for Pfannerstill LLC, property owner, and Toolcraft Machining is requesting approval for a ground sign for the property located at W194N11092 Kleinmann Drive.

Location: W194N11092 Kleinmann Drive

Agent/

Property Owners: Bauer Sign & Lighting
2500 S 170th Street
New Berlin, WI 53151

Pfannerstill LLC
W194N11092 Kleinmann Drive
Germantown, WI 53022

Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Commercial	B-5
East	Commercial / Industrial	B-5 / M-1
West	Industrial	M-1



Background/Proposal

Bauer Sign & Lighting, agent for Toolcraft Machining, property owner, is requesting approval for a ground sign for the property located at W194N11092 Kleinmann Drive.

Ground Sign

- 4'6" x 6' (27 square feet per side; 54 square feet total) double-sided, internally illuminated aluminum cabinet to replace the existing ground sign on the west side of the building. The sign cabinet will be placed on an approximately 16" tall base (total height of 5'8"). 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.

Staff Comments

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

Village Planning & Zoning Staff Recommendation

APPROVE the proposed ground sign for Toolcraft Machining 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 h Date 5-4-20

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** Paul Butler **PROPERTY OWNER** Kathy Pfannerstill
Bauer Sign & Lighting W 194 N 11092 Kleinmann Drive
2500 S 170th Street Germantown, Wisc.
New Berlin, Wisc. 53151
Phone (414) 810-8117 Phone (262) 437-2166
Fax ()
E-Mail Pbutler@bauerSignUSA.com

2 **PROPERTY ADDRESS OR GENERAL LOCATION**

W 194 N 11092 Kleinmann Drive, Germantown

3 **SIGN INFORMATION**

Sign Dimensions 4' height x 11.4" width Single Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 45.3
Total height of the Sign 48"
Is the Sign to be illuminated yes no
Type of Sign Construction Materials Aluminum 1.25
Distance to Closest Property Line _____

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

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

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

Applicant

Date

Owner

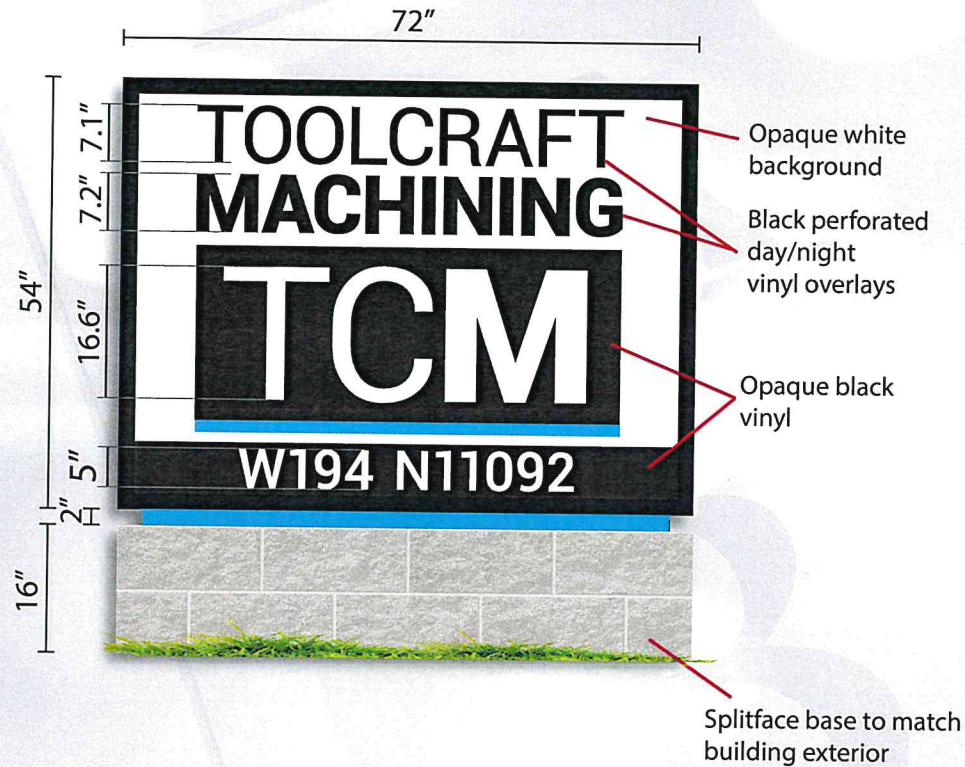
Date



2500 South 170th
New Berlin, Wisconsin
Proudly Made in the USA!

Web: www.bauersignusa.com
Phone: 262-784-0500
Fax: 262-787-6675

File	Toolcraft Machining
Location	Germantown, WI
Client	Kathy
Sales rep	Paul Butler
Date	cb 03/19/20
Revision	cb 04/06/20, cb 06/16/20, cb 06/23/20, cb 07/09/20, cb 07/13/20, cb 07/15/20, cb 09/04/20



Toolcraft Machining
internally illuminated double sided monument sign
Opaque white background
Sign to have 45' setback from lot line



****Vector art not provided, artwork is re-creation of logo**

**IMAGE FOR ILLUSTRATIVE PURPOSES ONLY,
SIZING SUBJECT TO FIELD VERIFICATION**

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.
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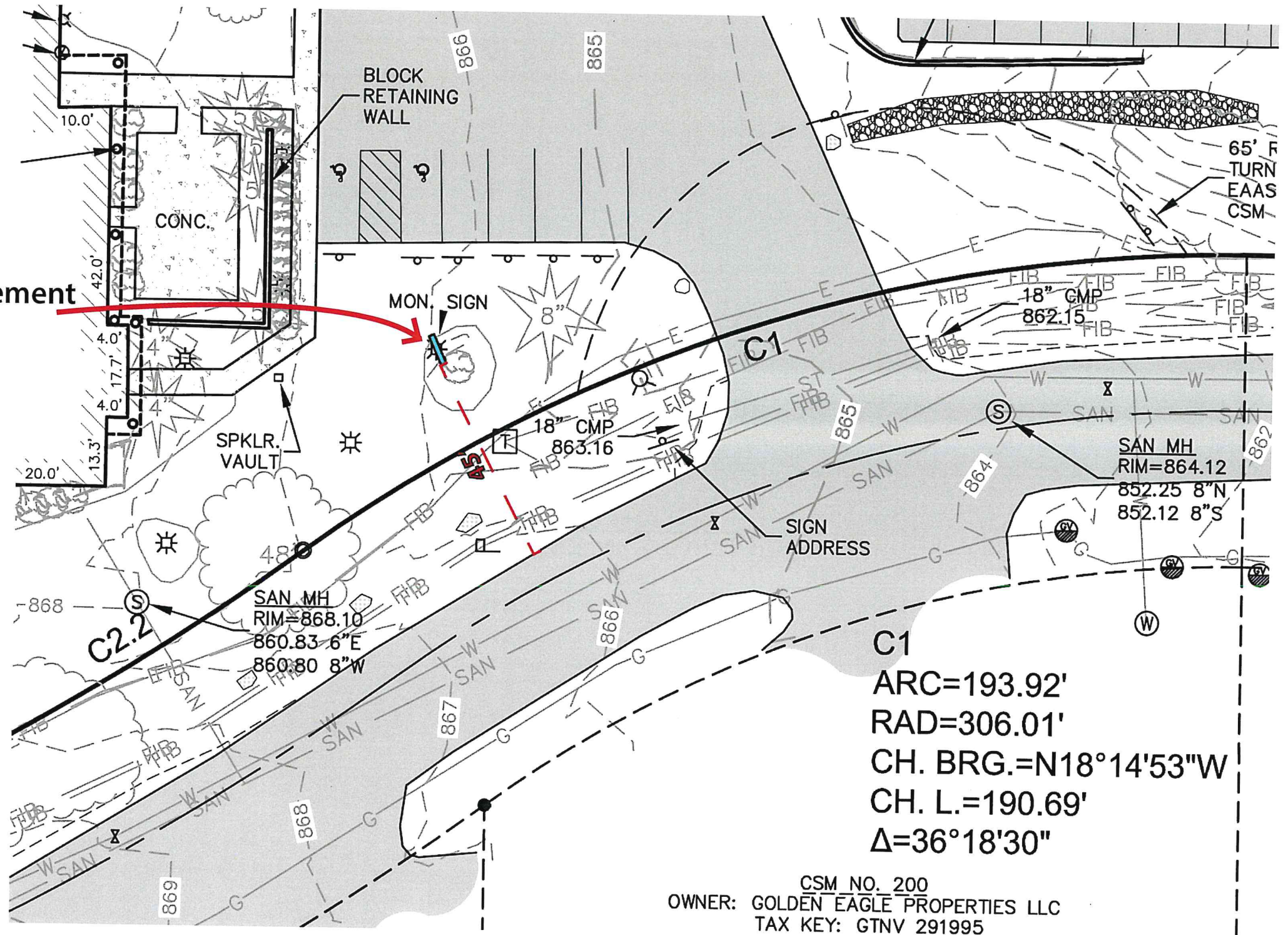
FINAL ELECTRICAL
CONNECTION IS CLIENT'S
RESPONSIBILITY

our products are certified by:
UL Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with the Article 600 of the National Electrical Code and/or the applicable local codes. This includes proper grounding and bonding of the sign. Sign shall bear correct UL Labels.

Scale: 1/2" - 1'

**Toolcraft
monument sign placement
45' setback**

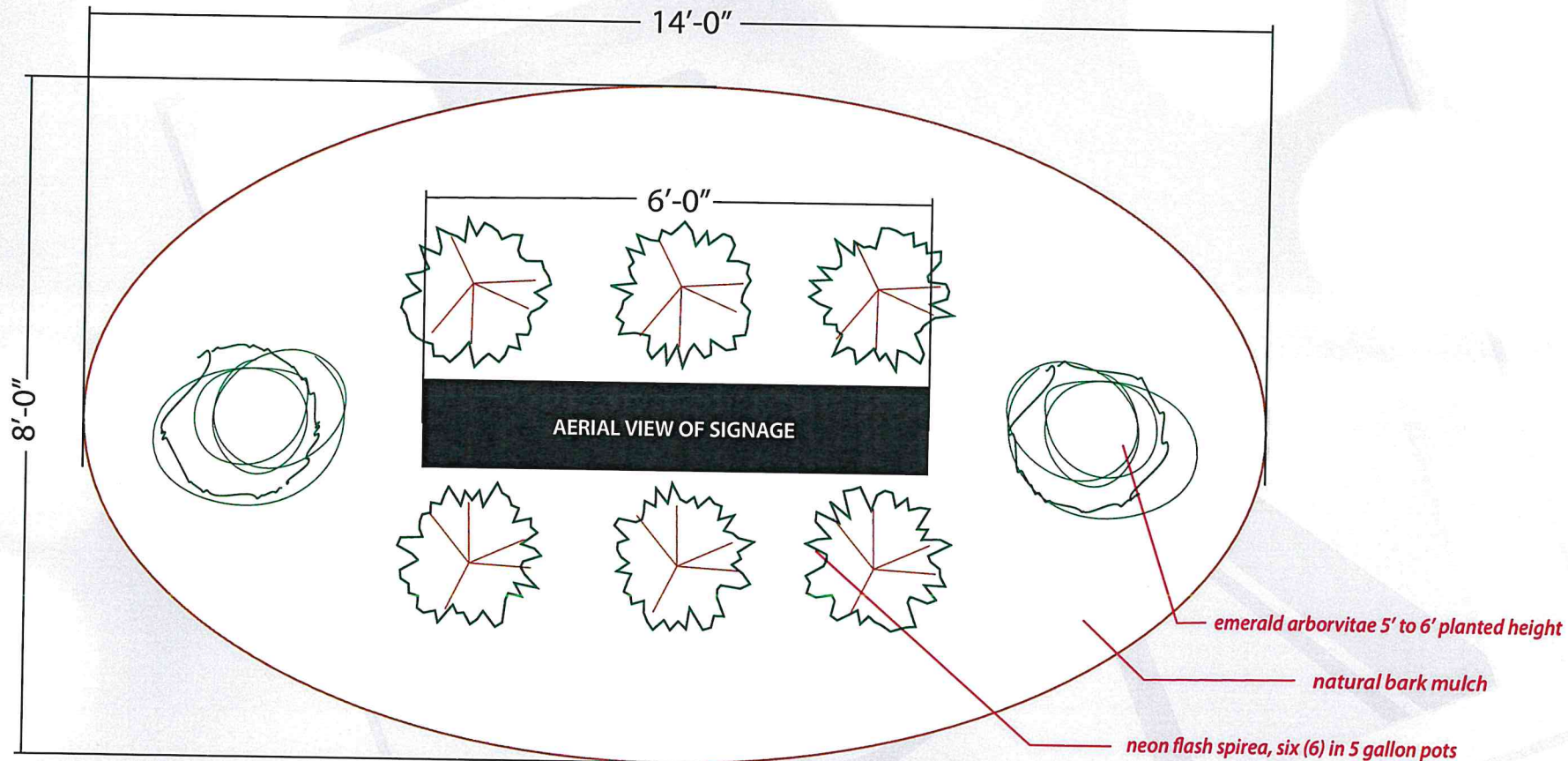




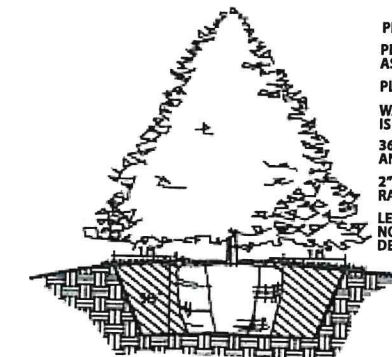
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Phone: 262-784-0500
Fax: 262-787-6675

File	Toolcraft Machining
Location	Germantown, WI
Client	Kathy
Sales rep	Paul Butler
Date	cb 07/29/20
Revision	cb 09/04/20



Toolcraft Machining Germantown, Wi
landscape design
AERIAL VIEW



PRUNE OUT ANY DEAD OR BROKEN BRANCHES
PLANT SHOULD BEAR SAME RELATIONSHIP TO GRADE
AS IN NURSURY
PLACE BALL ON COMPACTED EXISTING SUBGRADE
WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND
IS SATURATED
36" DEPTH OF SOIL IS TO BE REMOVED FROM PLANT PIT
AND IS TO BE AMENDED AND USED AS BACKFILL
2" TO 3" MULCHED SAUCER AROUND TREE AT 4' DIAMETER
RAISED 2" AT EDGE
LEAVE BURLAP ON BALL FOR PURCHASED ROOT STABILITY.
NON GALVANIZED BASKETS ONLY. IF USED, NON BIO-
DEGRADABLE ROPE SHOULD BE REMOVED.

1 **DETAIL** **EVERGREEN TREE PLANTING**



PRUNE PLANTS AFTER PLANTING
PLANT SHOULD BEAR SAME RELATIONSHIP TO GRADE
AS IN NURSURY
WATER IMMEDIATELY AFTER PLANTING UNTIL GROUND
IS SATURATED
24" DEPTH OF SOIL IS TO BE REMOVED FROM PLANT PIT
AND IS TO BE AMENDED EQUALLY WITH COMPOST AND TOPSOIL
AND USED AS BACKFILL
2" LAYER OF FINELY SHREDDED BARK MULCH WITH RAISED
SAUCER LIP
ROUGH EDGES ON PLANT PIT
LEAVE BURLAP ON BALL FOR INCREASED ROOT STABILITY.
NON BIO- DEGRADABLE ROPE SHOULD BE REMOVED.

2 **DETAIL** **SHRUB PLANTING**

Printed artwork colors are not always representative of final product colors. Please refer to specifications for call out or salesman for samples.
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FINAL ELECTRICAL
CONNECTION IS CLIENT'S
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our products are certified by:
Underwriters Laboratories, Inc.

This sign shall be manufactured in accordance with
the Article 600 of the National Electrical Code and/or
the applicable local codes. This includes proper
grounding and bonding of the sign. Sign shall bear
correct UL Labels.

SCALE: 1/2" - 1'

SIGN REVIEW

9/14/20 Plan Commission Meeting

Innovative Signs / Teriyaki Madness

Planning & Zoning Report

Germantown, Wisconsin

Summary

Innovative Signs, agent for JBJ Companies, property owner, and Teriyaki Madness, is requesting approval for a wall sign and a sign face replacement for the property located at W182 N9606 Appleton Avenue.

Location: W182N9606 Appleton Avenue

Agent/

Property Owners: Innovative Signs JBJ Companies, L.P.
21795 Doral Road W178NN9912 Rivercrest Drive, Ste101
Waukesha, WI 53186 Germantown, WI 53022

Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Commercial	B-3
South	Commercial	B-3 / PDD
East	Commercial	B-3
West	Commercial	B-1 / PDD



Background/Proposal

Innovative Signs, agent for JBJ Companies, property owner, and Teriyaki Madness, is requesting approval for a wall sign and a sign face replacement for the property located at W182 N9606 Appleton Avenue.

Wall Sign

- 3'8" x 10' (35 square feet) LED internally illuminated vinyl channel letters, attached with raceway mounts. The signs will be placed on the west elevation of the building, over the entrance.

Face Replacement

- 4" x 8' (32 square feet per side; 64 square feet total) double-sided, internally illuminated acrylic and vinyl sign to be located on the existing pylon sign base.

Staff Comments

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

Village Planning & Zoning Staff Recommendation

APPROVE the proposed wall sign and sign face replacement for Teriyaki Madness subject to the following condition:

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



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 8-10-20

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

Innovative Signs / Justin Silva P.M.

21795 Doral Rd.

Waukesha, WI 53186

Phone (262) 432-1330

Fax ()

E-Mail jsilva@innovative-signs.com

PROPERTY OWNER

JBj Companies, L.P.

W178 N9912 Rivercrest Drive, Suite 101

Germantown, WI 53022-4645

Phone (262) 345-5421

Scott@bjcompanies.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

W182 N9606 Appleton Avenue

3

SIGN INFORMATION

Sign Dimensions 44.3" height x 120" width Single Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 33.23ft2
Total height of the Sign 46.8"
Is the Sign to be illuminated x yes _____ no
Type of Sign Construction Materials Aluminum Cans, Acrylic Faces, LEDs
Distance to Closest Property Line 75.95'

Are there any existing signs on the property No

If yes, what is the total Square Footage of existing signs Not available

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

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

6/21/2020

Date

Owner

JBj Companies, L.P.

Date

7-28-2020



Village of

Germantown
Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid h Date 8-10-20

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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Waukesha, WI 53186

Phone (262) 432-1330

Fax ()

E-Mail jsilva@innovative-signs.com

PROPERTY OWNER

JBJ Companies, L.P.

W178 N9912 Rivercrest Drive, Suite 101

Germantown, WI 53022-4645

Phone (262) 345-5421

Scott@bjcompanies.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

W182 N9606 Appleton Avenue

3 SIGN INFORMATION

Sign Dimensions 48" height x 96" width Single Multi Tenant (circle one)
Number of Sides Qty. 2 Single Sided
Total Square Footage of Sign (include all sides) 64ft²
Total height of the Sign Existing
Is the Sign to be illuminated X yes no
Type of Sign Construction Materials White Acrylic and Vinyl
Distance to Closest Property Line N/A

Are there any existing signs on the property No

If yes, what is the total Square Footage of existing signs Not available

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

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

Applicant

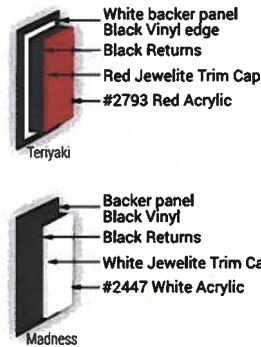
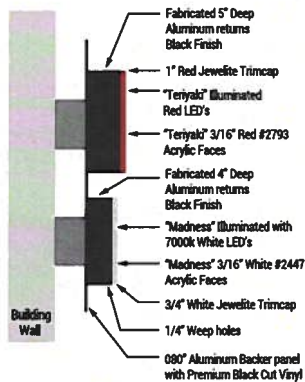
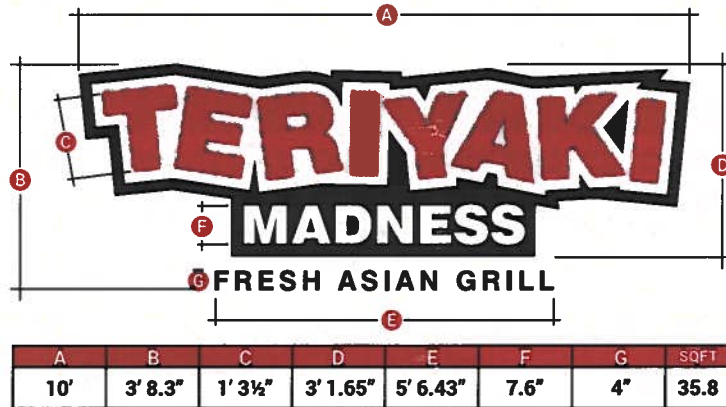
6/21/2020

Date

Owner

Date

7-25-2020



Client

Teriyaki Madness
Germantown

EST/ORD #

EST - 5019

Size

See Above

Quantity

■ 1 □ 2 □ 3 □ 4 □ 5 □ 88

Materials & Specs

**Face Lit Channel Letters
On Painted Backer**

- Routed White .080 Aluminum, Backer Panel
- Premium Black Vinyl on Backer Panel
- 7000k White LED, Face Lit Channel Letters
- Letters fastened to backer & raceway
- Raceway mounted to building

**1/4" Flat Cut Black
Aluminum Letters**

- Pin Mounted to Building

Colors

- #2793 Red Acrylic
- #2447 White Acrylic
- Black Returns
- 1" Red Jewelite Trim Cap
- 3/4" White Jewelite Trim Cap
- Premium Black Vinyl

Project Manager

Justin S.

Designer

Brian Harrigan
Date: 05/19/2020



Qty: 2

48.0"



96.0"



Channel Letter Set Sign Location



SIGN REVIEW
9/14/20 Plan Commission Meeting

Signworks of WI / Glue Dots International

Planning & Zoning Report

Germantown, Wisconsin

Summary

Signworks, agent for Heather Lake LLC, property owner, and Glue Dots International, is requesting approval for two wall signs, two ground signs, and two directional signs for the Glue Dots property located at N117W18711 Fulton Drive.

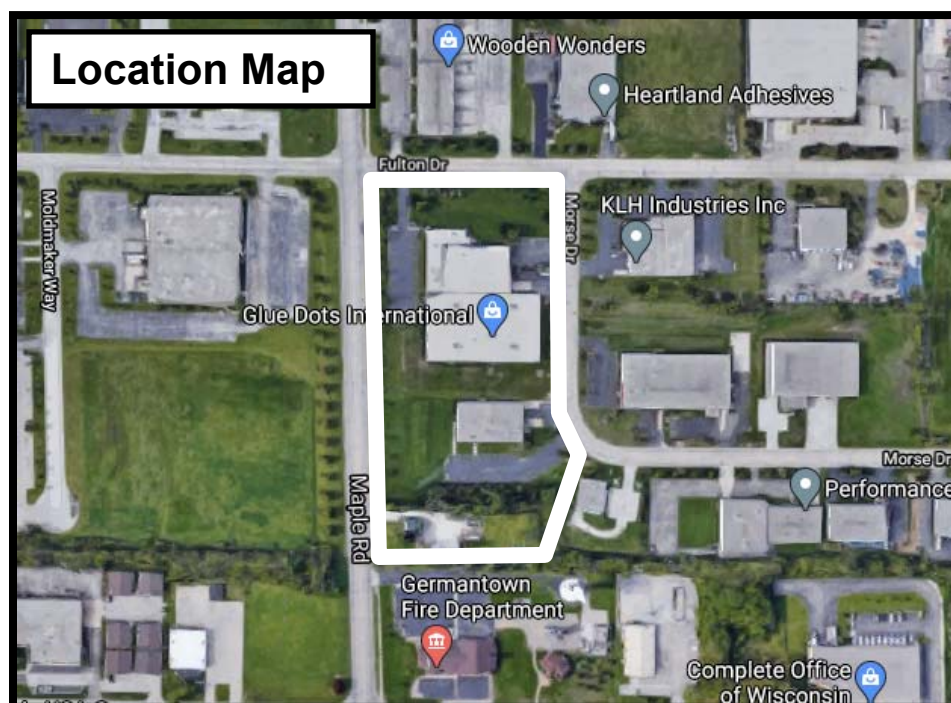
Location: N117W18711 Fulton Drive

Agent/

Property Owners:	Signworks of Wisconsin 501 W. Sumner Street Hartford, WI 53027	Heather Lake LLC W192N10825 Washington Drive Germantown, WI 53022
-------------------------	--	---

Zoning: M-1: Limited Industrial

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



Background/Proposal

Signworks, agent for Heather Lake LLC, property owner, and Glue Dots International, is requesting approval for two wall signs, two ground signs, and two directional signs for the Glue Dots property located at N117W18711 Fulton Drive.

Ground Sign

- 5' x 8.5' (42.5 square feet per side; 85 square feet total) double-sided, ribbed metal panel cabinet (same panels used on building) to be located in the northwest corner of the property. The sign cabinet will be placed on 2' tall concrete base (total height of 7'). The proposed sign will not be illuminated. 5" address coordinates will be located on the base of the sign.

Wall Signs

- Two (2) 25-square foot, nonilluminated aluminum pan signs attached with blind mounting. The signs will be placed on the west and south elevations of the recent building addition.

Directional Signage

- Two (2) 6-square foot double-sided, non-illuminated aluminum post and panel signs to be located on the north side of the west driveway, and the north side of the east driveway.

Staff Comments

The proposed signs meet the Village's sign requirements. A landscape plan is required to be submitted for the ground sign, which meets the 3' of landscaping on all sides of the sign.

Village Planning & Zoning Staff Recommendation

APPROVE the proposed ground, wall, and directional signs for Glue Dots International subject to the following condition:

1. A landscaping plan (three feet on all sides of the ground sign) shall be submitted and approved by the Community Development Department.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid 8/3/20 Date 8-3-20

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

Signworks - Dan
501 W. Sumner St.
Hartford, WI. 53027
Phone () 673-7318
Fax ()
E-Mail dan@signworkswi.com

PROPERTY OWNER

Glue Dots International
N117 W18711 Fulton Dr.
Germantown, WI. 53022
Phone (262) 422-3833

2 PROPERTY ADDRESS OR GENERAL LOCATION

N117 W18711 Fulton Dr., Germantown, WI. 53022

3 SIGN INFORMATION

Sign Dimensions 60 height x 60 width ☒ Single / Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF 9355
Total Square Footage of Sign (include all sides) 25
Total height of the Sign 24'
Is the Sign to be illuminated yes ☒ no
Type of Sign Construction Materials Aluminum
Distance to Closest Property Line 100'

Are there any existing signs on the property Yes

If yes, what is the total Square Footage of existing signs 32

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

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

Signworks 8/3/20
Applicant Date

Glue Dots International 8/3/20
Owner Date



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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1 APPLICANT OR AGENT

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501 W. Sumner St.

Hartford, WI. 53027

Phone () 673-7318

Fax ()

E-Mail dan@signworkswi.com

PROPERTY OWNER

Glue Dots International

N117 W18711 Fulton Dr.

Germantown, WI. 53022

Phone (262) 422-3833

2 PROPERTY ADDRESS OR GENERAL LOCATION

N117 W18711 Fulton Dr., Germantown, WI. 53022

3 SIGN INFORMATION

Sign Dimensions 60 height x 102 width Single Multi Tenant (circle one)

Number of Sides 2 Building Frontage SF 9355

Total Square Footage of Sign (include all sides) 85

Total height of the Sign 84"

Is the Sign to be illuminated yes X no

Type of Sign Construction Materials Aluminum and premium vinyl - concrete base

Distance to Closest Property Line 6'

Are there any existing signs on the property Yes

If yes, what is the total Square Footage of existing signs 32

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

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

Dan Sign 8/3/20
Applicant Date

Cara Kloft 8/3/20
Owner Date



Village of

Germantown
Willkommen

Fee must accompany a application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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501 W. Sumner St.
Hartford, WI. 53027
Phone () 673-7318
Fax ()
E-Mail dan@signworkswi.com

PROPERTY OWNER

Glue Dots International
N117 W18711 Fulton Dr.
Germantown, WI. 53022
Phone (262) 422-3833

2 PROPERTY ADDRESS OR GENERAL LOCATION

N117 W18711 Fulton Dr., Germantown, WI. 53022

3 SIGN INFORMATION

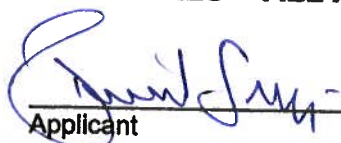
Sign Dimensions 24 height x 36 width ☒ Single / Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF 9355
Total Square Footage of Sign (include all sides) 6
Total height of the Sign 48"
Is the Sign to be illuminated yes ☒ no
Type of Sign Construction Materials Aluminum and premium vinyl
Distance to Closest Property Line 6'

Are there any existing signs on the property Yes

If yes, what is the total Square Footage of existing signs 32

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

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

 8/3/20
Applicant Date

 8/3/20
Owner Date



Village of



Germantown

Willkommen

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\$275 Sign Review Fee

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Paid _____ Date _____

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501 W. Sumner St.
Hartford, WI. 53027
Phone () 673-7318
Fax ()
E-Mail dan@signworkswi.com

PROPERTY OWNER

Glue Dots International
N117 W18711 Fulton Dr.
Germantown, WI. 53022
Phone (262) 422-3833

2 PROPERTY ADDRESS OR GENERAL LOCATION

N117 W18711 Fulton Dr., Germantown, WI. 53022

3 SIGN INFORMATION

Sign Dimensions 24 height x 36 width ☒ Single / Multi Tenant (circle one)
Number of Sides 2
Total Square Footage of Sign (include all sides) 6
Total height of the Sign 48"
Is the Sign to be illuminated yes ☒ no
Type of Sign Construction Materials Aluminum and premium vinyl
Distance to Closest Property Line 6'

Are there any existing signs on the property Yes
If yes, what is the total Square Footage of existing signs 32

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

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

[Signature] 8/3/20
Applicant Date

[Signature] 8/3/20
Owner Date



Village of

Germantown
Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

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Fax ()
E-Mail dan@signworkswi.com

PROPERTY OWNER

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Germantown, WI. 53022
Phone (262) 422-3833

2 PROPERTY ADDRESS OR GENERAL LOCATION

N117 W18711 Fulton Dr., Germantown, WI. 53022

3 SIGN INFORMATION

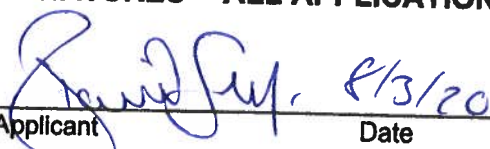
Sign Dimensions 60 height x 60 width ☒ Single / Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF 9355
Total Square Footage of Sign (include all sides) 25
Total height of the Sign 24'
Is the Sign to be illuminated yes ☒ no
Type of Sign Construction Materials Aluminum
Distance to Closest Property Line 25'

Are there any existing signs on the property Yes

If yes, what is the total Square Footage of existing signs 32

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

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


Applicant Date

 8/3/20
Owner Date



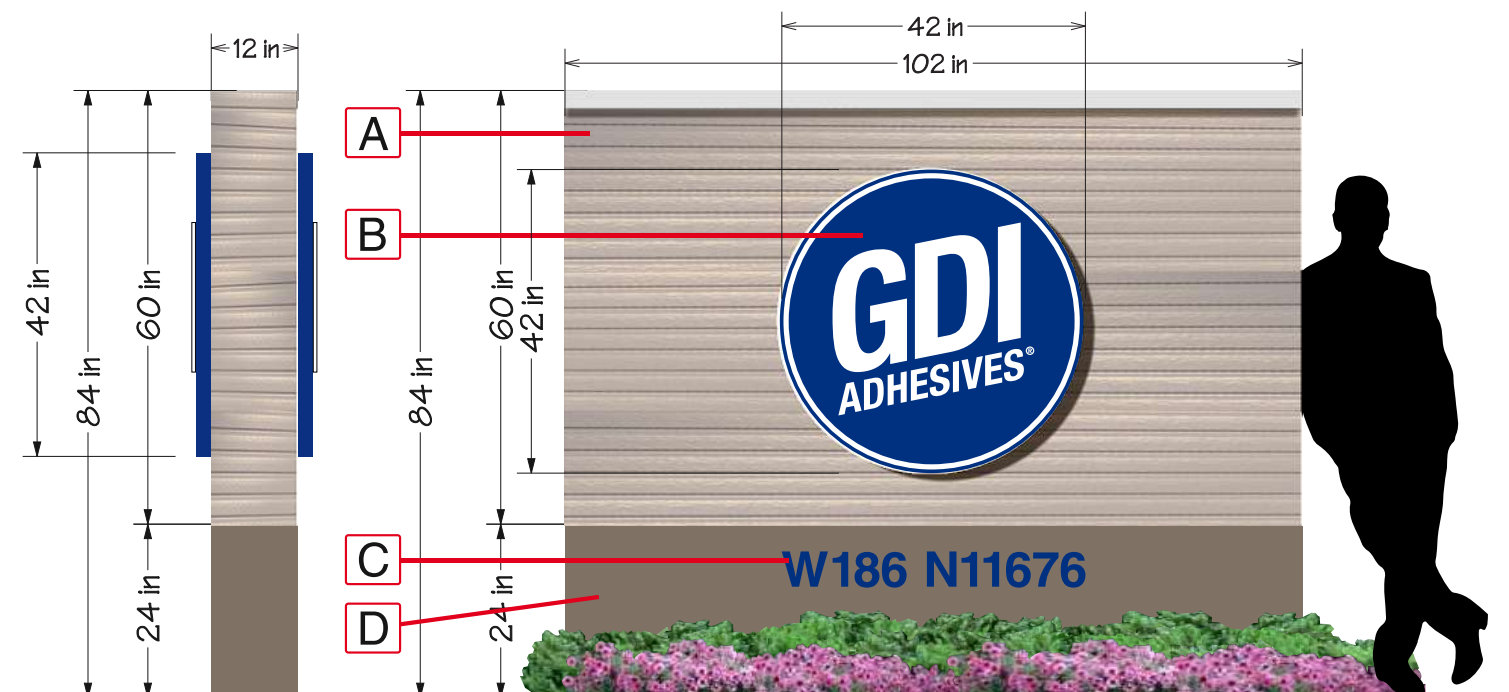
SIGNworks

CUSTOM SIGNS & DIGITAL GRAPHICS

signworkswi.com 262-673-7318

Monument Sign

35
years
1985 - 2020



JOB DETAILS:

- A) Ribbed metal panels & flashing furnished by others - panels are same panels as used on building.
- B) Two Aluminum Pan Signs (One Per Side) With Raised Copy - "GLUE DOTS" Outline, Registration & "ADHESIVES" Painted White Installed by Sign works
- C) Raised Aluminum Letters
- D) Base to match building materials.

 PMS 288C

 White

- ☐ Customer Pickup
- ☐ Signworks Deliver
- ☒ Signworks Install
- ☐ Other _____

Customer Name: Ellsworth - Glue Dots

Sales Representative: Heidi

Designer: Jim

Customer Address: On File

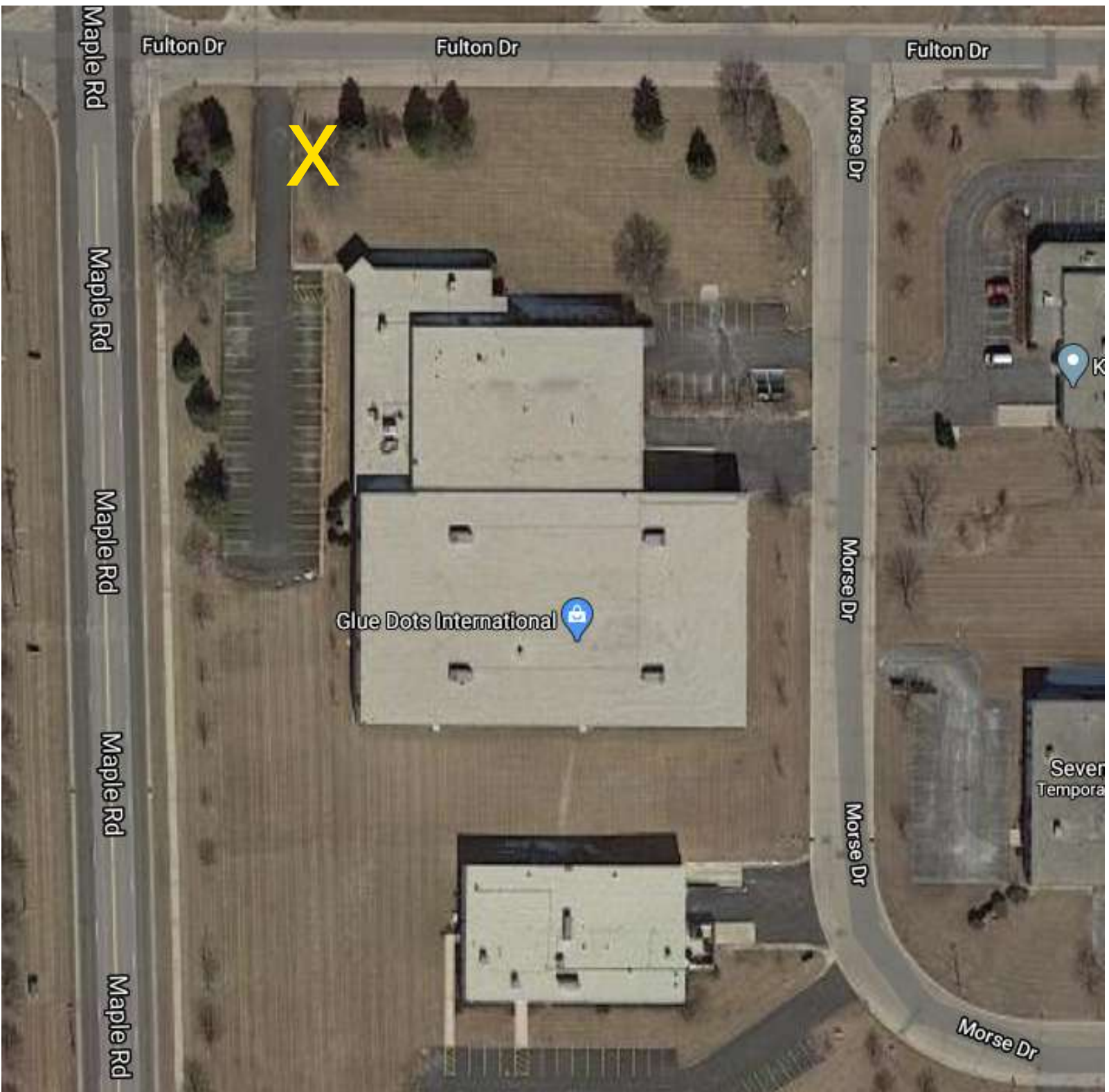
Job Location: Germantown

File: 2020 Sketches/By Name/Glue Dots/Monument Sign - Final

R2 08/03/20

Quote Number:
TBD

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.





SIGNworks
A SIGN OF QUALITY SINCE 1985
CUSTOM SIGNS & DIGITAL GRAPHICS

signworkswi.com 262-673-7318

Building Signs

ITEM
1

35
years
1985 - 2019

2" Deep Aluminum Pan
Blind Mount



**2nd Elevation Location - Not Shown



JOB DETAILS:

Qty Two
Non-illuminated
Pan Signs - Aluminum
- 2" deep
- painted background
and painted copy.
- Blind mounting.

 Exact Color TBD
SW6524 Commodore
(Match PMS 288C)

 White



**Actual Colors
Needed**

- ☐ Customer Pickup
☐ Signworks Deliver
☒ Installed
☐ Other _____
☐ Ship To _____

R2 08-03-2020

Quote Number:
TBD

Customer Name: Glue Dots

Sales Representative: Dan

Customer Address: On File - Germantown

Designer: Jim

Job Location: Same

File: By Name: Glue Dots/Building Signs

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.





Post and Panel Signs

ITEM
B

35
years
1985 - 2019



JOB DETAILS:

Qty Two - Double Sided
Post and Panel Directional
Signs.

Aluminum construction. Painted
background and lettered
with premium vinyl graphics.

Paint:

 TBD

Vinyl:

 TBD

 White



**Actual Colors
Needed**

Vinyl to Match PMS 288C

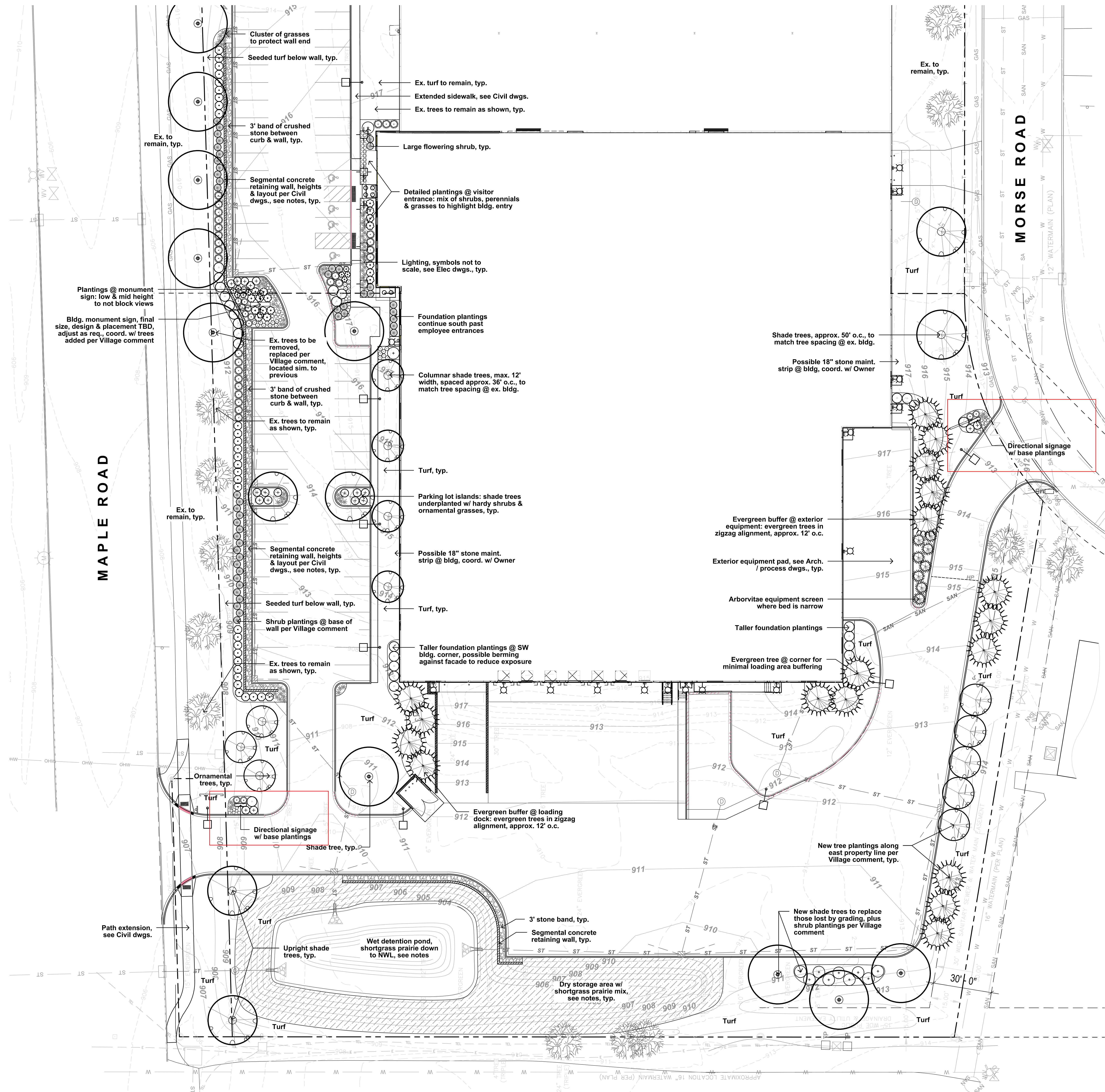
- ☐ Customer Pickup
- ☐ Signworks Deliver
- ☒ Installed
- ☐ Other _____
- ☐ Ship To _____

R2 08/03/2020

Quote Number:
TBD

Customer Name: Glue Dots	Sales Representative: Dan
Customer Address: On File - Germantown	Designer: Jim
Job Location: Same	File: By Name: Glue Dots/Dock Signs

These conceptual designs are the property of Signworks of Wisconsin, Inc. The drawing is for presentation only - actual colors may vary on the finished sign.



CONSULTANT

PROJECT INFORMATION:

GLUE DOTS
INTERNATIONAL
BUILDING EXPANSION

W186N11676 MORSE DR
GERMANTOWN, WI
53022

DRAWING ISSUANCE:

STATE PLAN REVIEW
SUBMITTAL

REVISIONS

#	DATE	DESCRIPTION

8 NOVEMBER 2019

PROJECT NUMBER PROJECT MANAGER

LANDSCAPE
PLAN

SCALE: 1" = 20'

L1.00

© JAKnetter Architects

CERTIFIED SURVEY MAP (CSM) APPLICATION

9/14/20 Plan Commission Meeting

Chaz Hastings / WI Piggy LLC

Village Planner Report

Germantown, Wisconsin

Summary

Chaz Hastings, agent for WI Piggy LLC, property owner of the VonRothenburg Bier Stube and the Old Town Inn properties, is seeking approval of a 1-lot Certified Survey Map (CSM) to combine the two parcels located at N116 W15841 & W15863 Main Street.

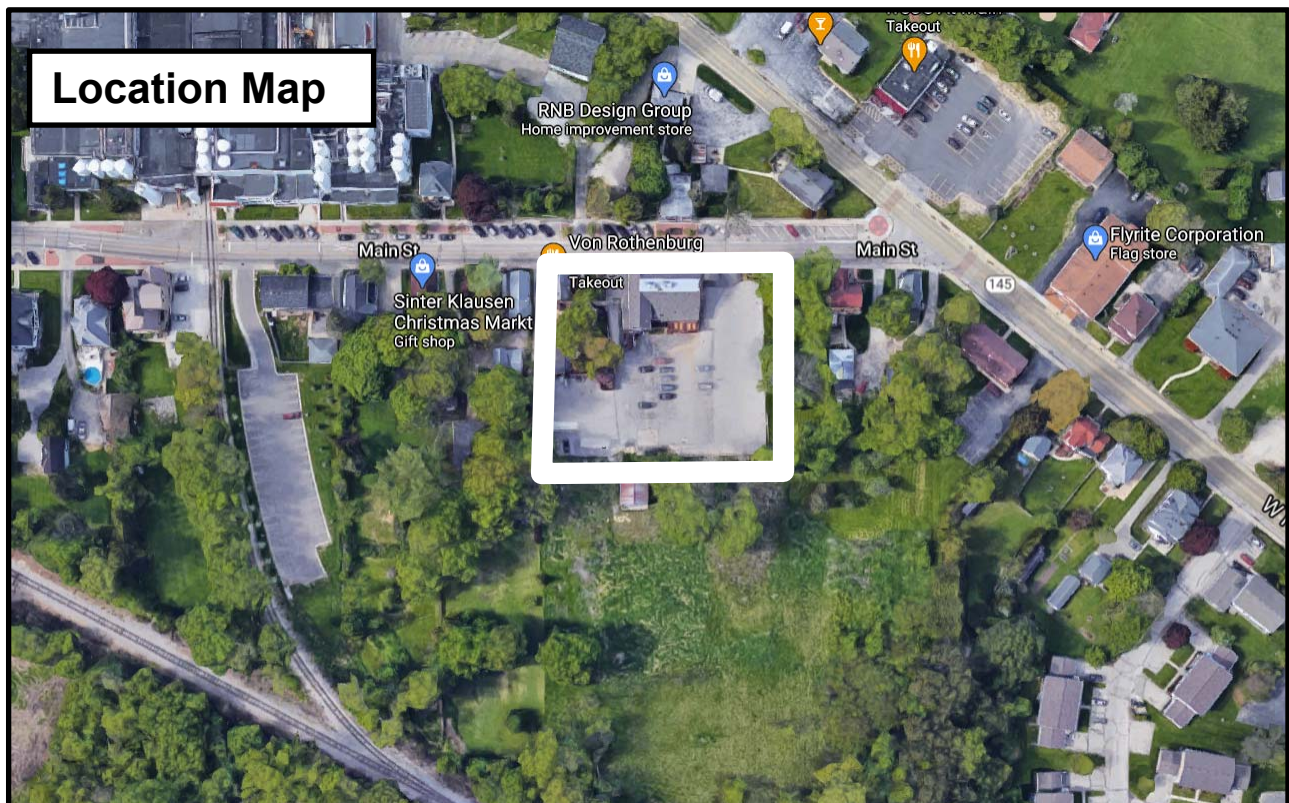
Property Location: N116 W15841 & W15863 Main Street

Applicant/

Property Owner: Chaz Hastings
N116 W15841 Main Street
Germantown, WI 53022

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Residential	B-3
East	Residential	B-3
West	Residential	B-3



Background/Proposal

Chaz Hastings, agent for WI Piggy LLC, property owner of the VonRothenburg Bier Stube and the Old Town Inn properties, is seeking approval of a 1-lot Certified Survey Map (CSM) to combine the two parcels located at N116 W15841 & W15863 Main Street.

Staff Comment

In early 2020, Chaz Hastings approached Village Staff with a proposal to permanently expand the enclosed outdoor “bier garden” at the Bier Stube. Because the proposed expansion encroached over the common property line and onto the adjacent Old Town Inn parcel, the only way the expansion proposal can move forward is for the two parcels to be combined (or property line relocated). As shown in the preliminary CSM (copy attached), the two parcels are proposed to be combined into one parcel .764 acres in area with three (3) existing buildings.

NOTE: In an effort to accommodate the owner's desire to benefit from an expanded outdoor bier garden during the summer months in 2020, a temporary use permit was granted to the Bier Stube that allowed the bier garden to be expanded into the existing parking lot to the south as shown in the attached site plan (see approved Zoning Permit with site plan).

Another prerequisite for permanently expanding the bier garden that was discussed with the owner is the need to create a Planned Development District (PDD) for the property. Because the property is too small to accommodate all of the parking necessary to support the two businesses, and given the non-conforming characteristics of the existing buildings and overall site improvements (primarily due to inadequate parking and setback issues), the expanded operation cannot comply with the current B-3: General Business Zoning District within which the parcels are located. To that end, Staff will be working with Hastings to develop a planned development district with specific allowances and restrictions for the two businesses.

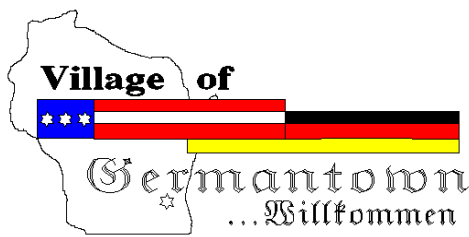
As shown on the proposed CSM, there is an existing 10' wide ingress/egress easement running north-to-south across the parcel. This easement is for the benefit of the land owner to the south to provide a secondary means of access to the undeveloped 5.2 acre parcel to the south (and small shed). *NOTE: it's unclear if the 10' wide easement is still being used or even necessary. Staff has reached out to the current owner of the 5.2-acre parcel, Jerry Grosenick, but had not received a reply at the time this report was prepared.*

The Village Surveyor has identified a few technical corrections in an August 31, 2020 memo (copy attached) that will need to be addressed/corrected prior to recording the CSM.

Village Planner Recommendation

APPROVE the proposed 1-lot Certified Survey Map (CSM) to combine the two parcels owned by WI Piggy LLC located at N116 W15841 & W15863 Main Street with the following conditions:

1. All technical issues and plan corrections identified by the Village Surveyor (see August 31, 2020 memo) shall be addressed and reflected in a revised CSM submitted and approved by the Village Surveyor prior to recording the CSM.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: August 31, 2020

Re: Hastings CSM

Jeff,

Here are my review comments for the CSM received 6/24/2020.

Certified Survey Map

Applicant or Owner: Chaz Hastings

Land Surveyor/Firm: Marc Passarelli, PLS – Key Engineering LLP

1. The submitted document is not the required sheet size (8-1/2" x 14") per Chapter 236 of the Wisconsin Statutes.
2. The map on Sheet 1 of 4 does not scale.
3. Bearing basis noting the grid bearing of a designated USPLSS line. Per Chapter 18 of the Village Land Division Ordinance, all subdivision and Certified Survey Maps will be referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1983-2011 datum) grid bearings for the bearing basis.
4. Mapping will be provided using the Wisconsin State Plane Coordinate System, South Zone (NAD 1983 datum, 2011 Adjustment).
5. Revise coordinate values for the two PLSS corners to NAD 83, 2011 Adjustment
6. Graphically show and dimension building setback lines on Lot 1 per current zoning code.
7. Dimension the depth and type of easement located at the NE corner of proposed Lot 1.
8. Revise Village of Germantown Board Approval Certificate to the following:

Village of Germantown Board Approval

This Certified Survey Map, being a division of (¼ ¼ Section __, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and *(the dedication of that part of*

August 31, 2020

(insert street name) for public road purposes as shown on Sheet ___ of ___ is hereby accepted by the Village Board of Trustees of the Village of Germantown on this ___ day of _____, 2020.

Dean Wolter, Village President

Date

Deanna Braunschweig, Village Clerk

Date

- ☐ Include text in red italics for Certified Survey Maps which require road right of way dedication to the Village.

9. Show the original lot lines of the lots being combined from CSM No. 5668

No further review comments.

Document Approval and Recording

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

This includes the CADD file of the Certified Survey Map from the professional land surveyor.

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

Document Submittals and Data Conversion

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

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

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

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

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

August 31, 2020

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



Village of



Germantown

Willkommen

Fee must accompany application

- ☐ \$2,900 with public improvements
☒ \$1,960 without public improvements

Paid _____ Date 6-24-20

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Chaz Hastings

1116 W15841 Main Street

Germantown WI 53022

Phone (414) 334-9363

Fax ()

E-Mail chaz@hastingswi.com

PROPERTY OWNER

1

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

1116 W15841 Main Street 1116 W15863 Main St
Germantown WI 53022

3

PURPOSE OF LAND SPLIT

Combine lots

Will the land split require rezoning?

From

To

4

READ AND INITIAL THE FOLLOWING:

X

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

X

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

X

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.

X

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

SIGNATURES — ALL APPLICATIONS MUST BE SIGNED BY OWNER!

5

Chaz Hastings
Applicant

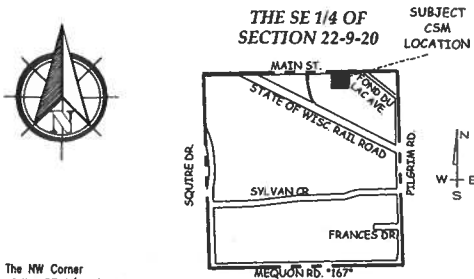
3/5/20
Date

Chaz Hastings
Owner

3/5/20
Date

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

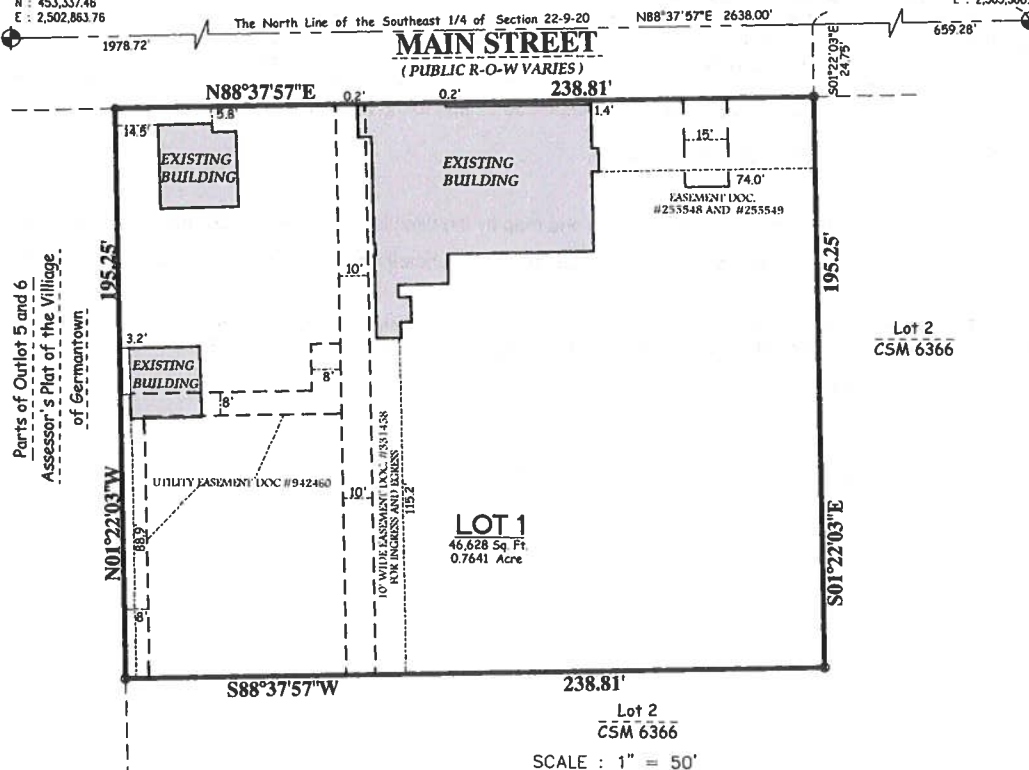
BEING A RE-DIVISION OF LOT 1 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 5668, RECORDED DECEMBER 4, 2003, IN VOLUME 41 OF CERTIFIED SURVEY MAP ON PAGES 120 TO 123 AS DOCUMENT NO. 1029164 AND CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED NOVEMBER 20, 2006 AS DOCUMENT NO. 1144759. BEING A REDIVISION OF OUTLOTS 7, 8, 9 AND 10, IN ASSESSOR'S PLAT VILLAGE OF GERMANTOWN, BEING A PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.



The NW Corner of the SE 1/4 of Section 22-9-20 Concrete Monument with Brass Cap
N : 453,337.46
E : 2,502,863.76

ALL BEARINGS ARE REFERENCED TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 22-9-20, WHICH IS ASSUMED TO BEAR S 89°37'57" W. W.1. STATE PLANE COORDINATE SYSTEM SOUTH ZONE PER APR. 2018 C.S.S.D.

The NE Corner of the SE 1/4 of Section 22-9-20 Concrete Monument with Brass Cap
N : 453,400.41
E : 2,505,500.73



- - DENOTES FOUND 1" IRON PIPE
- - DENOTES FOUND 5/8" REBAR WITH CAP



735 NORTH WATER STREET, SUITE 510
MILWAUKEE, WI 53202
414.224.8300 (tel) - 414.224.8383 (fax)

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 1 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 5668, RECORDED DECEMBER 4, 2003, IN VOLUME 41 OF CERTIFIED SURVEY MAP ON PAGES 120 TO 123 AS DOCUMENT NO. 1029164 AND CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED NOVEMBER 20, 2006 AS DOCUMENT NO. 1144759. BEING A REDIVISION OF OUTLOTS 7, 8, 9 AND 10, IN ASSESSOR'S PLAT VILLAGE OF GERMANTOWN, BEING A PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE
STATE OF WISCONSIN
MILWAUKEE COUNTY)SS

I, Marc C. Passarelli, a Professional land surveyor do hereby certify:

That I have surveyed, divided and mapped a division of a re-division of Lot 1 of Certified Survey Map No. 5668, recorded December 4, 2003, as Document No. 1029164 and corrected by Affidavit of Correction recorded November 20, 2006 as Document No. 1144759, being a re-division of Outlots 7, 8, 9 and 10, in Assessor's Plat Village of Germantown, being a part of Northeast ¼ of the Southeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, State of Wisconsin, bounded and described as follows: Commencing at the Northeast Corner of the Southeast ¼ of Section 22; thence South 88° 37' 57" West along the North line of the Northeast ¼ of Section 22, 659.28 feet; thence South 01° 22' 03" West, 24.75 feet to the point of beginning of the lands to be described; thence South 01° 22' 03" West, 195.25 feet; thence South 88° 37' 57" West, 238.81 feet; North 01° 22' 03" East, 195.25 feet to the Southerly right-of-way line of Main Street; thence North 88° 37' 57" East along the Southerly right-of-way Main Street, 238.81 feet to the point of beginning .

Containing 46,628 square feet of land (0.764 acres).

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

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and the Subdivision regulations of the Village of Germantown in surveying, dividing, and mapping the same.

Dated this 16th day of April, 2020.

Marc C. Passarelli S-2817
Wisconsin Professional Land Surveyor

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 1 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 5668, RECORDED DECEMBER 4, 2003, IN VOLUME 41 OF CERTIFIED SURVEY MAP ON PAGES 120 TO 123 AS DOCUMENT NO. 1029164 AND CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED NOVEMBER 20, 2006 AS DOCUMENT NO. 1144759. BEING A REDIVISION OF OUTLOTS 7, 8, 9 AND 10, IN ASSESSOR'S PLAT VILLAGE OF GERMANTOWN, BEING A PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

CORPORATE OWNERS CERTIFICATE:

WI Piggy, LLC, as owner, does hereby certify that said company has caused the land described to be surveyed, divided, and mapped represented on this map.

IN WITNESS WHEREOF, the said WI Piggy, LLC has caused these presents to be signed by Scott Michael Carleton, on this _____ day of _____, 2020.

WI Piggy, LLC

Scott Michael Carleton

STATE OF WISCONSIN)
COUNTY OF _____)SS

Personally came before me this _____ day of _____, 2020, the above named Scott Michael Carleton, of the above named WI Piggy, LLC, to me known to be the person who executed the foregoing instrument and to me known to be such representative of said company and acknowledged that he executed the foregoing instrument as such president as the deed of said by its authority.

Notary Public, State of Wisconsin
My Commission expires _____

CONSENT OF MORTGAGEE:

Byline Bank, duly organized and existing under and by virtue of the laws of the United States, mortgagor of the above described land, hereby consent to the surveying, dividing, and mapping of the land described in the foregoing affidavit of Marc C. Passarelli, surveyor and does hereby consent to the above certificate of WI Piggy, LLC, owner.

In Witness Whereof, Byline Bank, has caused these presents to be signed by _____, it's Representative, at _____, this _____ day of _____, 2020.

Byline Bank

STATE OF WISCONSIN)
COUNTY)SS

Personally came before me this _____ day of _____, 2020, the above named _____ of the above named bank, to me known to be the person who executed the foregoing instrument and to me known to be such Representative and acknowledged that he executed the foregoing instrument as such officer as the deed of said bank by its authority.

Notary Public, State of _____
My Commission expires _____

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

BEING A RE-DIVISION OF LOT 1 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 5668, RECORDED DECEMBER 4, 2003, IN VOLUME 41 OF CERTIFIED SURVEY MAP ON PAGES 120 TO 123 AS DOCUMENT NO. 1029184 AND CORRECTED BY AFFIDAVIT OF CORRECTION RECORDED NOVEMBER 20, 2006 AS DOCUMENT NO. 1144759. BEING A REDIVISION OF OUTLOTS 7, 8, 9 AND 10, IN ASSESSOR'S PLAT VILLAGE OF GERMANTOWN, BEING A PART OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 22, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

PLAN COMMISSION APPROVAL

Approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 2020.

Dean Wolter, Chairman

Lori Johnson, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL

Approved AND ACCEPTED BY THE Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2020.

Dean Wolter, Village President

Deanna Braunschweig, Village Clerk



Village of Germantown

Willkommen

Community Development Department

Jeffrey W. Retzlaff, AICP, Director

Village Planner & Zoning Administrator

N112 W17001 Mequon Road P.O. Box 337

Germantown, WI 53022-0337

Telephone: (262) 250-4735

FAX: (262) 253-8255

Website: www.village.germantown.wi.us

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

July 28, 2020

Chaz Hastings
Von Rothenburg Bier Stube
N116 W15841 Main Street
Germantown, WI 53022

RE: Von Rothenburg Bier Stube N116 W15841 Main Street;
Temporary Beer Garden Expansion

A temporary use permit has been approved for the expansion of the beer garden as outlined in your application dated July 24, 2020 and site plan (with a revised date October 31, 2019) subject to the following conditions:

CONDITIONS OF APPROVAL:

1. This permit is valid for the period from July 27 through January 27, 2020 (maximum 6 months).
2. This permit is intended to allow the expansion of the beer garden as described in the July 24 application and site plan (copy attached). No changes to the current operational characteristics of the overall business are approved or allowed under this permit other than to enlarge the enclosed area within which food/drink service is permitted as shown on the site plan.
3. The owner is responsible for obtaining any additional or amended liquor license approvals (if any) needed from the Village of Germantown. Contact the Village Clerk for information.
4. The owner is put on notice that any/all improvements to be made as part of the proposed garden expansion, e.g. relocated and additional fencing, stage re-location, 6 to 8 additional tables, are approved on a temporary basis and may be required to be removed and the area within which the expansion occurs restored to the previous condition unless a permanent expansion plan is subsequently approved by the Village (or an additional temporary use permit is issued that specially allows said expansion). At the time of this approval, the owner did submit plans and a proposal to create a special zoning district (i.e. Planned Development District) to address the issues of inadequate parking, impervious area and setback requirements.
5. The owner shall work with the Village to complete the land combination process that was initiated by the owner through the submission of a certified survey map (CSM) to combine the Bier Stube and Old Town parcels into one parcel. Said land combination is critical to the process of expanding the garden area because said expansion encroaches onto the Old Town parcel and a pre-existing access easement. It is anticipated that the CSM application will be reviewed by the Village in the fall, 2020.
6. The property owner shall continue to maintain the premises in a clean and orderly manner, including daily inspection and clean-up of any trash, etc.

Chaz Hastings
Von Rothenburg Bier Stube
N116 W15841 Main Street, Germantown, WI 53022
Temporary Use Permit; Beer Garden Expansion
July 28, 2020
Page 2 of 2

7. The property owner shall provide adequate security and sanitary facilities to serve the additional garden area and expected patrons.
8. The owner shall coordinate with the Germantown Fire Department for a pre-occupancy inspection of the expanded garden for purposes of ensuring adequate and safe access and exiting for patrons and emergency personnel is provided. The owner shall make any/all improvements or install any/all safety measures recommended by the Fire Department.
9. The property owner should follow the Washington Ozaukee Public Health Department Blueprint for Reopening Entertainment and Food Service guidelines to prevent the spread of COVID-19, including but not limited to the following:
 - a. Provide signage at entrance and throughout the site informing attendees of ways to prevent the spread of Covid-19, as well as hand sanitizing stations and free cloth masks for attendees.
 - b. Staff serving food shall wear face masks and gloves and wash their hands often with soap and water.
 - c. All frequently touched surfaces shall be cleaned and disinfected regularly.
 - d. The property owner should consult an attorney and/or insurance provider to discuss potential liabilities.

If you have any questions or concerns regarding this matter, feel free to contact me at (262) 250-4735.

Respectfully,



Jeffrey W. Retzlaff, AICP
Director, Community Development Department
Village Planner & Zoning Administrator

Copies: Steve Kreklow, Administrator

Village of



Fee Must Accompany Application

☒ \$210

Date Paid

7/27/20 Received By: *[Signature]*

TEMPORARY USE PERMIT APPLICATION

Please read and complete this application carefully (please write legibly). All applications must be signed and dated. Attach additional sheets or include supplemental information as necessary to further explain and support your application.

APPLICANT OR AGENT:

Chaz Hastings

Address: 1116 W15841 Main Street

Germantown

Phone: 414-334-9363

FAX:

E-Mail: Chaz@hastingswi.com

PROPERTY OWNER(S):

Chaz Hastings

Address: 1116 W15841 Main Street

Germantown

Phone: 414-334-9363

FAX:

E-Mail: Chaz@hastingswi.com

Address of Property, Parcel ID Number(s) or General Location of Proposed Temporary Use:

1116 W15841 Main Street Germantown

DESCRIPTION OF TEMPORARY USE:

Temporary beer garden expansion per site plan
(attach plans and/or separate pages as necessary)

Temporary Use(s), Buildings, Structures, etc: Expansion of fence line - detailed on attached plan

Proposed Starting and Ending Dates: ~~7/27~~ - Start 7/27 End 7/29

Days and Hours of Activities (if any): 7 days 11am - close (9-12pm)

Type of Activities and/or Products: Restaurant

Sanitary Facilities (trash, toilets, etc): N/A

Security Measures and/or Emergency Services Provided: N/A

Temporary Use Permit Application

Page 2 of 2

Utility or Services (sanitary, water, electrical, etc.): N/A

Parking and loading: N/A

Describe any noise, lighting, smell/odor, dust, etc. associated with the Temporary Use:
Temporary Signage (requires separate fee): very limited noise - saw, truck
dropping off clean fill & mulch

APPLICATION SUBMITTAL REQUIREMENTS (to be submitted at time of application):

All Amendment Applications:

- ☐ Complete Application Form (Affidavit of Understanding and signatures required)
- ☐ Application Fee
- ☐ Additional Sheet(s) needed to discuss and/or explain the temporary use being proposed
- ☐ Detailed Plat of Survey or Site Plan of the land upon which the temporary use is proposed at a scale of 1" = 50' or other suitable scale necessary to accurately present:
 - o Exterior boundary of the land subject of the permit
 - o Concept plan showing the general size and location of the proposed temporary use in relationship to existing property lines, buildings or structures, natural features, etc. as may be necessary to further explain and/or support the proposed temporary use.

AFFIDAVIT OF UNDERSTANDING & INTENT TO COMPLY

Please read and indicate that you understand and agree to the following (initial in box):

☒ I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;

☒ I understand that, regardless of the justification and/or information provided in support of my application, the Village is under no obligation to approve my application as requested;

☒ I am aware that I am obligated to fulfill and continually be in compliance with any/all conditions of approval for this temporary use permit, and, that failure to do so may constitute a violation of the Village's Zoning Code and may result in the issuance of a municipal citation among other remedies.

ALL APPLICATIONS MUST BE SIGNED/DATED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)

Chris Heston 7/24/20
Applicant/Agent Date

Applicant/Agent Date

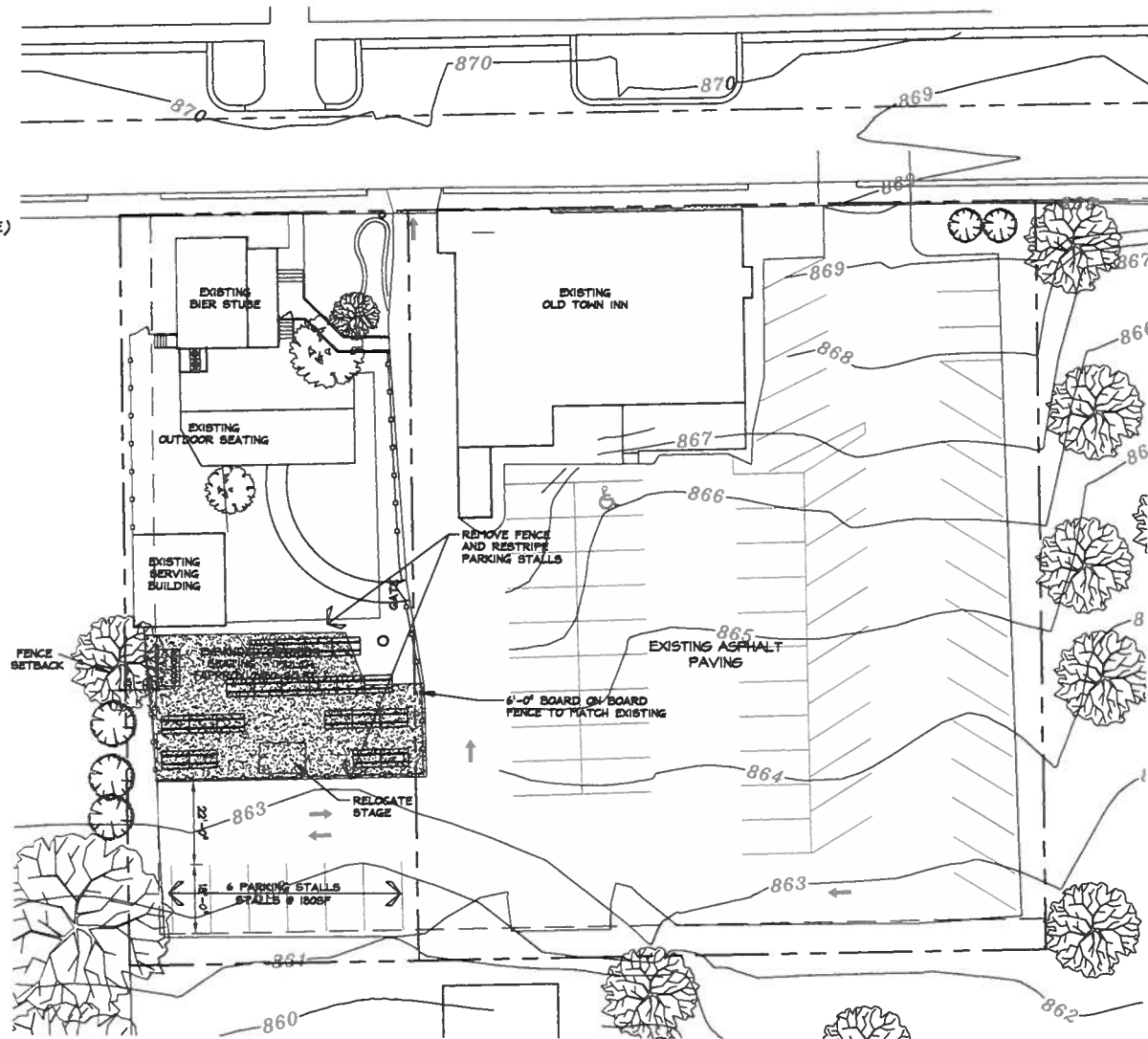
Chris Heston 7/24/20
Property Owner Date

Property Owner Date

The proposed garden expansion will make the garden about 20% larger than its current size. As the site plan indicates we will be moving the fence to the south. The size increase will allow for an additional 6-8 tables, which will include a designated area for customers to come in with their pets. The plan also shows the stage being relocated to the South fence line. The stage moving will be appreciated by our neighbor which should eliminate the complaints to the Police department.

SITE DATA (FOR COMBINED SITES OF OLD
OLD GERMAN BEER HALL, BIER STUBE)

PAVING	.63 Acres	27,437 SF	58.8%
BUILDING	.13 Acres	5,590 SF	11.9%
GREENSPACE	.31 Acres	13,601 SF	29.3%
TOTAL	1.07 Acres	46,628 SF	100%



SITE DEVELOPMENT PLAN

1" = 30'-0"

**THE
CUSTOM
HOUSE LLC**
ARCHITECTURE UNLIMITED

RESIDENTIAL-COMMERCIAL
1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Bier Stube
Bier Garden Addition
N116 W5841 Main Street
Germantown, WI

All Rights Reserved

OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of The Custom House LLC, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of The Custom House LLC.
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Sheet Contents
SITE PLAN

Issued For:	Date
Project 1	24 Feb. 2016
Project 2	26 March 2016
Project 3	04 May 2016
Project 4	22 June 2016
Plan Comm.	30 June 2016
Plan Comm. 2	31 Oct. 2016

Drawn By: DG
Checked By: DG

Date: 24 Feb. 2016

Job Number: 15.011

Sheet Number:

C 1