

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, OCTOBER 12, 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 #: 126 092 0371 Password: kwEPzNpg333 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=mfc43587e4a435a14f6a6bde72a038e8d> 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, October 12th so that they can be provided to the members for their consideration.
- IV. **APPROVAL OF MINUTES** September 14, 2020
- V. **NEW BUSINESS**
 - A. MSI General, Agent for Moldmakers Leasing & Investments LLP, Property Owner and MGS Manufacturing Group Inc.- W190 N11701 Moldmakers Way. Conditional Use Permit Application to Encroach into the 25' Wetland Setback Pursuant to Section 24.04(5) of the Shoreland-Wetland Zoning District. **[PUBLIC HEARING & ACTION]**
 - B. Neumann Developments, Inc. Agent for Wrenwood LLC, Property Owner - Outlot 2 of Wrenwood Subdivision. Conditional Use Permit Application to Encroach into the 25' Wetland Setback and 75' Navigable Water Setback Areas Pursuant to Section 24.04(3)(c)5 of the Shoreland Wetland Zoning District. **[PUBLIC HEARING & ACTION]**
 - C. Steven Buck, Gehl Foods LLC, Agent for AGNL Dairy LLC, Property Owner - N116 W15970 Main Street. Planned Development District (PDD) Amendment to Include a Nitrogen Generator Unit; Conditional Use Permit Application for a 52-foot Nitrogen Storage Tank; Site Plan Review for Installation of Equipment. **[PUBLIC HEARING & ACTION]**
 - D. Community Development Department - 2050 Comprehensive Plan (Reboot); Status Report and Discussion Items:
 1. Project Timeline & Upcoming Activities (Tentative)
 2. Community Survey Results
 3. Neighborhoods-Districts-Corridors (NDC) Land Use Mapping
- 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

September 14, 2020

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

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

PUBLIC INPUT: None

APPROVAL OF MINUTES:

MOTION Baum second Laszewski to Approve the minutes from 7/13/20.

MOTION carried unanimously.

Christopher M. Voss - W168 N12340 Century Lane. The property owner of A New Leaf Tree Service is requesting approval of a Conditional Use Permit (CUP) to operate a horticultural services business on the 16.2-acre property. Associate Planner Zandt summarized the proposal.

Chairman Wolter opened the Public Hearing at 6:40 pm.

- Chairman Wolter read an email into the record from Gail Luedtke and Diane Takala, W168 N12350 Century Lane. They cited noise concerns with the business, increased traffic and reduced property value.
- Aaron Diener, W168 N12330 Century Lane was concerned with noise, mainly from the chipper. He was also concerned how much damage the extra traffic will have on the new road.
- Christopher Voss, W168 N12340 Century Lane explained he plans on getting rid of as much wood and brush as he can and will only bring back what is left to turn into mulch. He said they leave in the morning at 7:30-8:00 and get back around 3:00 or 4:00. He does not do snow removal. He said the tub grinding will only happen a couple times a year. He rents the chipper.
- Jim Schwefel, W168 N12438 Century Lane was concerned with noise. He said it's a quiet area and doesn't want to hear a grinder. He's not concerned with the traffic.
- Aaron Diener, W168 N12330 Century Lane asked if the grinding would only be done during the week and not on Saturday. Voss confirmed not on Saturday but said he has a lot of cleanup to do on the property.
- Doug Larson, First Weber Realty, said he has known Chris for 5 years and he is a responsible business owner, follows rules, is hard working, has a well-run business and has been looking for the right property.

Trustee Baum explained he has a landscape company in his district and rules were setup not to do any work on the property. But that property owner has been cleaning up his property cutting trees and the neighbors have been calling him complaining about the noise and what can be done about it. He knows Mr. Voss will be cutting dead elm and box elder on his property and he wants to warn the neighbors about the noise from the chainsaws and chipper. Mr. Voss said the property is overgrown and he will get the tree work done quickly. Planner Retzlaff added that a property owner has a certain amount of maintenance they can do on their property.

Public Hearing was closed at 7:00 pm.

MOTION Baum second Shadid to Approve the Conditional Use Permit (CUP) for Christopher Voss and A New Leaf Tree Service to allow the operation of a horticultural services business

at the 16.2-acre property located at W168 N12340 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.**

MOTION to Amend Baum second Kimmler to add Condition #9 that the business traffic is to be routed south from the residence down Century Lane and not go north and west.

MOTION to Amend carried unanimously.

MOTION to Amend Baum second Kimmler to add to Condition #5 that the use of the tub grinder be limited to 2 times per year with a maximum extent of 5 consecutive days each time during the hours of 8:00 to 5:00 pm, Monday to Friday. Semi-Annual mulching should be removed from Condition #1

Mr. Voss asked if there was a preference where he stores the trees to be chipped. Trustee Baum said his preference would be in the area north of the barn. Mr. Voss asked if wood is stored in the north area and not exposed, will he still need to plant trees to block that area. Associate Planner Zandt stated if storage is moved to the north side of the pole building Condition #4 can be eliminated.

MOTION to Amend carried unanimously.

Trustee Baum explained if material is stored to the north of the barn, then Condition #4 will not be required. But if sometime in the future it spews out of there and goes out of that area then Condition #4 comes into play. If the pile moves to the east, Mr. Voss will need to talk to Planning about a screening plan. He also stated that Mr. Voss can cut and chip his own trees, subject to the noise ordinance after 10 pm.

MOTION to Approve as Amended carried unanimously.

MGS Manufacturing - W190 N11701 Moldmakers Way. Request for 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 Manufacturing campus in the Industrial Park. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to 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 Moldmakers 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.***

MOTION carried unanimously.

MOTION Baum second Kimmler to 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 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.**
- 4. 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.**
- 5. 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**
- 6. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.**
- 7. 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.**
- 8. 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.**

Commissioner Laszewski commented on the number of parking spaces on site. Planner Retzlaff stated that only 10 additional employees will be added and that the parking proposed is sufficient to accommodate the expansion.

MOTION carried unanimously.

Toolcraft Machining - W194 N11092 Kleinmann Drive. The request is for approval of a ground sign for the property. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to 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.**

MOTION carried unanimously.

Teriyaki Madness - W182 N9606 Appleton Avenue. The request is for approval of a wall sign and sign face replacement for the property. Associate Planner Zandt summarized the proposal.

MOTION Baum second Kimmler to Approve the proposed wall 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.***

MOTION carried unanimously.

Glue Dots International - N117 W18711 Fulton Drive. The request is for approval of one ground signs, two wall signs and two directional signs for the property. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Baum to 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.***

MOTION carried unanimously.

Chaz Hastings, Agent for Jerry's Old Town Inn & Von Rothenburg Bier Stube - N116 W15841 & N116 W15863 Main Street. The request is for approval of a 1-lot Certified Survey Map (CSM) to combine the two parcels. Planner Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed 1-lot Certified Survey Map (CSM) to combine the two parcels owned by WI Piggy LLC located at N116 W15841 & N116 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.***

Discussion followed regarding the access easement that runs through the property to get to the Grosenick property on the south.

MOTION carried unanimously.

ANNOUNCEMENTS: Planner Retzlaff said there would be a special meeting on 9-28-20 to restart the 2050 Land Use Plan discussions.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:50 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

CONDITIONAL USE PERMIT (CUP)

10/12/20 Plan Commission Meeting

MSI General / MGS Manufacturing

Village Planner Report

Germantown, Wisconsin

Summary

MSI General, agent for MGS Mfg., property owner, is requesting approval of a conditional use permit (CUP) to allow development within a 25' wetland setback on the 24-acre property on Maple Road (formerly W190 N11707 Moldmakers Way).

Location: W190 N11707 Moldmakers Way

Applicant/ Property Owner:

John Kutz
MSI General
Oconomowoc, WI

Paul Manley
MGS Mfg.
Germantown, WI

Zoning: M-1: Limited Industrial

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

Location Map



Background

Last month, the Plan Commission conditionally approved site development & building plans for a 121,191 sqft industrial building expansion and related improvements for the MGS Mfg. campus on Maple Road (formerly Moldmakers Way... a street that was recently vacated as part of the overall campus expansion). While preparing those plans, MGS discovered that there are five (5) small wetland areas located on the property; including a wetland associated with the drainage ditch running east-west along the south property line. Except for the drainage ditch wetland, the other wetlands were determined by the DNR to be “artificial” wetlands that are not subject to DNR, Army Corp or Village of Germantown regulation. Because of planned improvements in the vicinity of the drainage ditch wetland, including the construction of a service road providing both convenient and emergency vehicle access to the building expansion to/from Maple Road and a water main loop from Maple Road to Fulton Drive, MGS is proposing a limited amount of development encroachment into the 25’ wetland setback area. One of the conditions of approval for the site development & building plans is that MGS Mfg. obtain a conditional use permit (CUP) to allow said encroachment.

Proposal

At this time, MSI General, agent for MGS Mfg., property owner, is requesting approval of a conditional use permit (CUP) to allow development within a 25’ wetland setback on the 24-acre property on Maple Road.

Although the Village’s Shoreland-Wetland Code requires a 25’ setback from all DNR-approved delineated wetlands (regardless of size or location), the Village may allow development within a 25’ wetland setback with a CUP. However, Section 24.04 of the Code only allows development within this setback area if additional protection and/or compensation for the affected area(s) is provided at a 1:1 ratio (for “horizontal” development) and a 2:1 ratio (for “vertical” development having impervious surface or a grade change greater than 3’ height). Said protection and compensation is typically provided in the form of additional vegetative buffering, invasive species removal, or other measures that are intended to provide additional protection to the actual wetland areas and/or navigable waterway to/from which the setbacks apply.

As detailed in the Wetland Setback Compensation Plan (dated October 6, 2020), the proposed “development activity” within the 25’ wetland setback includes:

- Construction/installation of a water main loop from Maple Road to Fulton Drive
- Construction of a new service road providing access to the expansion building loading docks and warehouse area to/from Maple Road
- Construction of a new loading dock and staging area

Detailed in the narrative and exhibits, three (3) “Disturbance Areas” are identified with the total amount of setback area encroachment is approximately 25,870 sqft (.6 acres) shown in Exhibit 1, including:

- 24,070 sqft with < 3’ of grade change (horizontal development)
- 1,800 sqft with > 3’ of grade change (vertical development)

Compensation will be provided in three (3) “Encroachment Areas” totaling 27,670 sqft shown in Exhibit 1. Compensation will be provided in the form of planting a native prairie seed mix as described in the Planting & Maintenance component of the Compensation Plan.

Staff Comments

Staff supports approving the CUP and the proposed Wetland Setback Compensation Plan that includes stabilizing and restoring the disturbed areas with the planting of native prairie grasses. However, success of the native grass plantings depends on monitoring of the actions taken. Consequently, the owner should be required to prepare and submit an annual monitoring report to the Village documenting all management activities, the success of those management activities, and any corrective actions needed to ensure success of the mitigation plan for a minimum of three (3) years after initial implementation.

VILLAGE PLANNER RECOMMENDATION

APPROVE a Conditional Use Permit to MGS Mfg. to allow development within the 25’ wetland setback areas and the proposed compensation as presented in the Wetland Setback Compensation Plan (dated October 6, 2020) pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:

1. The Property Owner shall prepare and submit an annual monitoring report to the Village and local DNR staff concerning the various management activities proposed in the plan, including the prairie grass planting and restoration. Said report shall, at a minimum, detail the type and amount of plantings, all activities carried out in the previous year and the observed success of all previous activities, recommendations for new or different activities needed to ensure success of the mitigation measures and management activities to be carried out, and a list of planned activities for the upcoming year. Said report shall be submitted annually at the end of each year beginning in 2021 for a period of three (3) years.



Village of

Germantown
Willkommen

Fee must accompany application

☐ \$1460 Paid _____ Date _____

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

John Kutz
MSI General
P.O. Box 7
Oconomowoc, WI 53066
Phone (920) 650-5032
Fax ()
E-Mail john@msigeneral.com

PROPERTY OWNER

Mark Sellers
Moldmakers Leasing
W190N11701 Moldmaker's Way
Germantown, WI 53022
Phone

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

MSI General Corporation

3 PROPERTY ADDRESS

W190N11701 Moldmaker's Way

TAX KEY NUMBER

201983

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.

MGS Is a plastic injection molding manufacturer that produces various parts needed in the automotive and medical industries

5 DESCRIPTION OF PROPOSED OPERATION

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

24.04 (3) (c) 5: Development within the minimum required wetland and navigable water setback areas

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

We have approximately 700' of new road construction that will encroach on the 25' setback to a delineated wetland. We plan to protect the wetland through landscaping and mitigation elsewhere on site. There will be a buffer of approx 5-10' between the wetland delineation and the edge of our road. Storm water management practices and methods are shown on our site plans to protect the wetland

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Civil Plans Attached

7 SUPPORTING DOCUMENTATION:

☒ Site Plan and elevations for new construction (can be conceptual)

☐ Photos of existing use and/or proposed use operating elsewhere

☐ _____

☐ _____

8 READ AND INITIAL THE FOLLOWING:

JK 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.

JK 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.

JK 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.

JK 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.

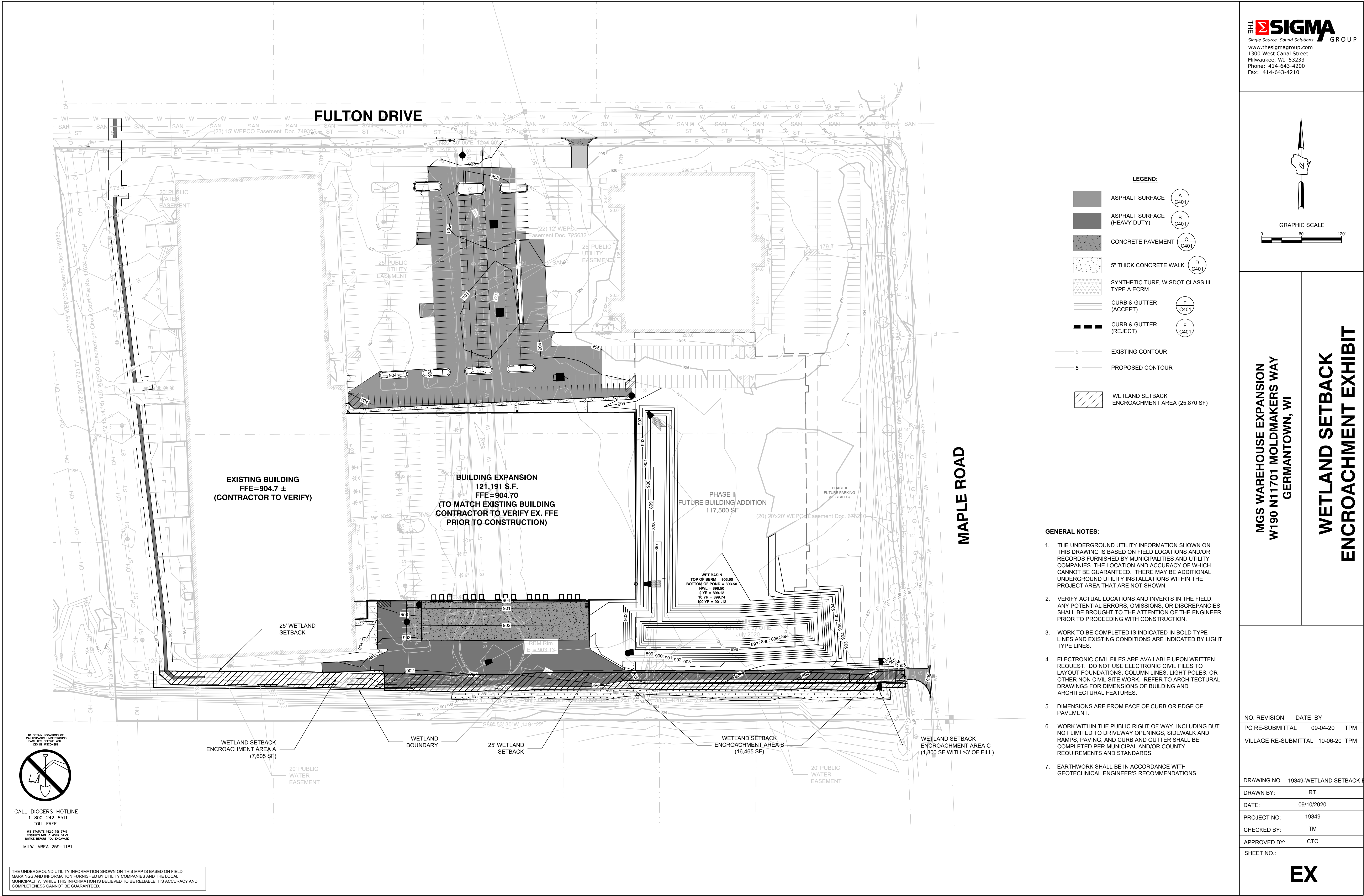
9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

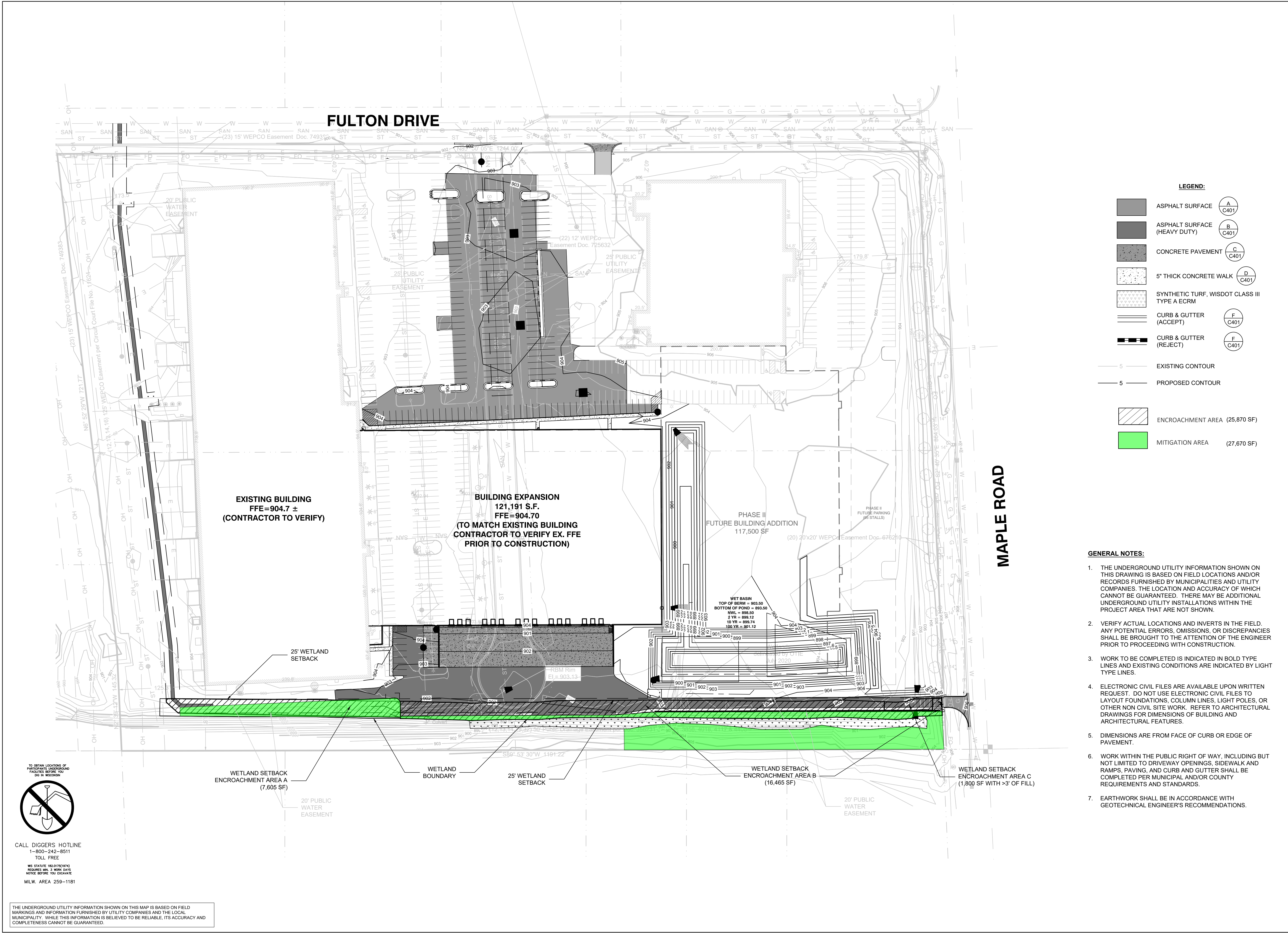
JK JK
Applicant

9/9/2020
Date

Owner

Date





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

GRAPHIC SCALE
0 60' 120'

MGS WAREHOUSE EXPANSION
W190 N11701 MOLDBAKERS WAY
GERMANTOWN, WI

WETLAND SETBACK ENCROACHMENT
MITIGATION EXHIBIT

NO. REVISION	DATE BY
PC RE-SUBMITTAL	09-04-20 TPM
VILLAGE RE-SUBMITTAL	10-06-20 TPM
DRAWING NO. 19349-WETLAND SETBACK ENCROACHMENT	
DRAWN BY:	RT
DATE:	09/10/2020
PROJECT NO:	19349
CHECKED BY:	TM
APPROVED BY:	CTC
SHEET NO:	

EX

MITIGATION AREA SEED MIX

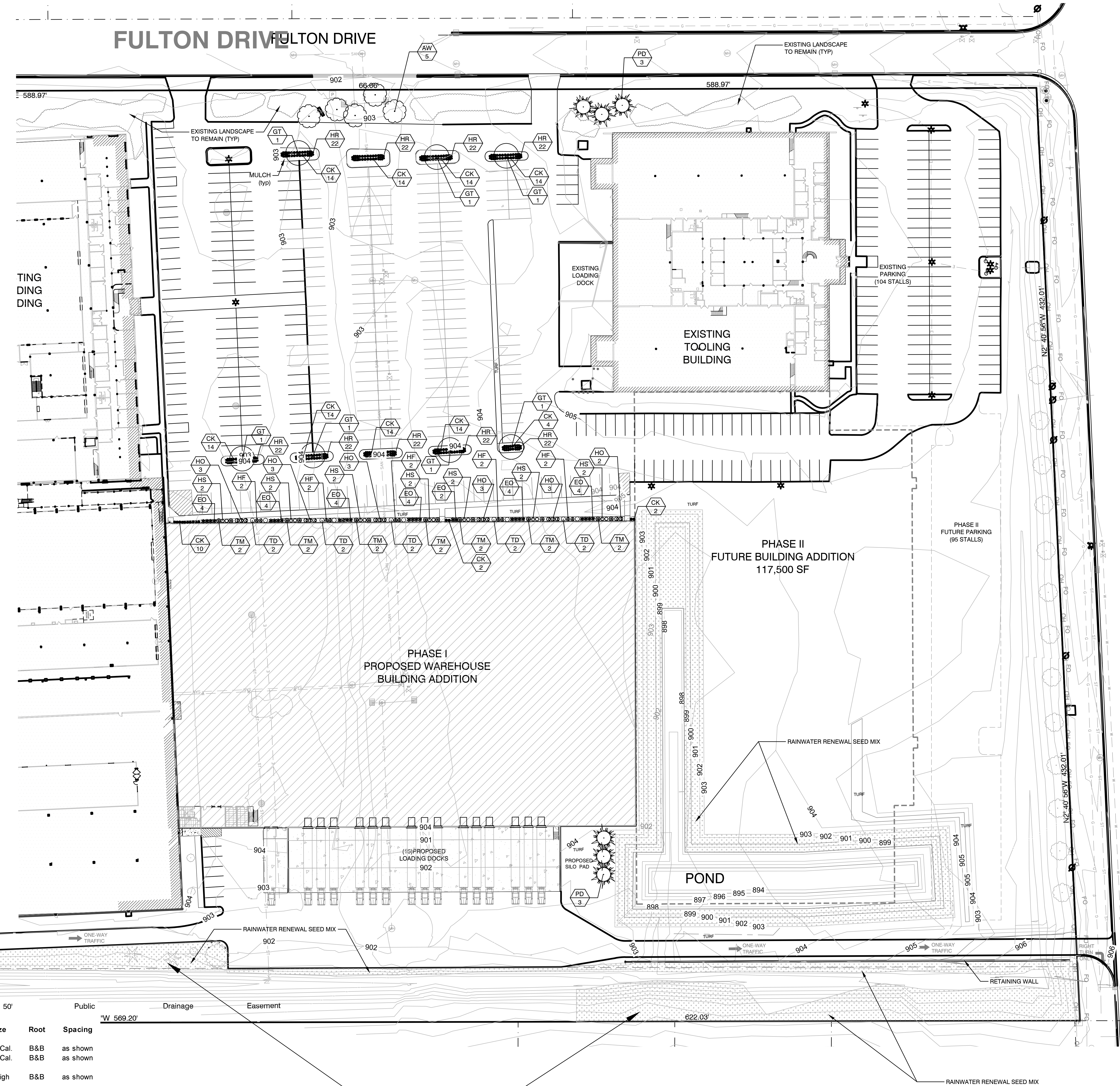
Rainwater Renewal

Our most popular rain garden seed mix for detention basins and bioretention areas. The extensive root systems of these plants will increase infiltration rates, reduce erosion, and manage rainwater while creating an attractive native plant community. Best if planted in engineered soils or basins that drain within 48 hours.

#RNR Wet Mesic to Dry Mesic Full Sun to Part Sun 8.00 PLS LBS/Acre 94.00 Seeds/ Sq. Ft

Wildflowers		Oz/Acre
Asclepias incarnata	Marsh (Red) Milkweed	3.00
Aster ericoides	Heath Aster	0.10
Aster novae-angliae	New England Aster	1.50
Baptisia leucantha (alba)	White Wild Indigo	4.00
Eupatorium maculatum	Spotted Joe Pye Weed	0.80
Eupatorium perfoliatum	Boneset	0.50
Liatris pycnostachya	Prairie Blazing Star	2.50
Liatris spicata	Marsh Blazing Star	5.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.50
Monarda fistulosa	Wild Bergamot	1.50
Physostegia virginiana	Obedient Plant	1.50
Pycnanthemum virginianum	Mountain Mint	0.30
Ratibida pinnata	Yellow Coneflower	2.25
Rudbeckia hirta	Black Eyed Susan	2.00
Rudbeckia subtomentosa	Sweet Black Eyed Susan	2.00
Solidago ohioensis	Ohio Goldenrod	0.50
Tradescantia ohioensis	Ohio Spiderwort	1.25
Verbena hastata	Blue Vervain	1.00
Vernonia fasciculata	Ironweed	1.00
Grasses, Sedges, & Rushes		Oz/Acre
Bromus ciliatus	Fringed Brome	20.00
Calamagrostis canadensis	Blue Joint Grass	1.00
Carex bebbii	Bebb's Oval Sedge	2.00
Carex crawfordii	Crawford's Sedge	1.00
Carex crinita	Fringed Sedge	0.75
Carex stipata	Common Fox Sedge	1.50
Carex vulpinoidea	Brown Fox Sedge	1.00
Elymus canadensis	Canada Wild Rye	24.00
Elymus virginicus	Virginia Wild Rye	32.00
Glyceria grandis	Reed Manna Grass	1.00
Panicum virgatum	Switchgrass	3.50
Scirpus atrovirens	Dark-Green Bulrush	0.50
Scirpus cyperinus	Wool Grass	0.30
Sorghastrum nutans	Indian Grass	5.00
Spartina pectinata	Prairie Cordgrass	3.00

Key	Botanical Name	Common Name	Qty.	Size	Root	Spacing
SHADE TREES						
AW	Acer rubrum 'Northwood'	Northwood Red Maple	5	2.5" Cal.	B&B	as shown
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	7	2.5" Cal.	B&B	as shown
EVERGREEN TREES						
PD	Picea glauca 'Densata'	Black Hills Spruce	6	6' High	B&B	as shown
DECIDUOUS SHRUBS						
EO	Euonymus alatus Odom 'Little Moses'	Little Moses Dwarf Burning Bush	26	18" High	Cont.	42" o.c.
HO	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	17	18" High	Cont.	48" o.c.
EVERGREEN SHRUBS						
TD	Thuja occidentalis 'Golden Globe'	Golden Globe Arborvitae	10	15" High	Cont.	as shown
TM	Thuja occidentalis 'Hetz Midget'	Hetz Midget Arborvitae	14	15" High	Cont.	as shown
PERENNIALS EVERGREEN SHRUBS						
CK	Calamagrostis acutiflora 'Karl Foerster'	Feather Reed Grass	130	1 Gal.	Cont.	20" o.c.
HR	Heimerocallis 'Happy Returns'	Happy Returns Daylily	198	1 Gal.	Cont.	20" o.c.
HS	Hosta seiboldiana 'Elegans'	Blue Giant Hosta	14	1 Gal.	Cont.	30" o.c.
HF	Hosta seiboldiana 'Frances Williams'	Frances Williams Hosta	10	1 Gal.	Cont.	30" o.c.



LANDSCAPE PLAN PREPARED BY TREES ON THE MOVE: 5611 S. CALHOUN ROAD: NEW BERLIN, WI 53151: 262-679-5200



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
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WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:
Bid Set: 4.17.2020
Plan Commission Submittal: 7.06.2020

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: -- Reviewed By: BJZ

Sheet Title:
LANDSCAPE PLAN

Sheet Number:
C-107
Project Number: P12766

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

WETLAND SETBACK COMPENSATION PLAN

SITE LOCATION:

MGS Warehouse Building Expansion
W188 N11707 Maple Road
Germantown, WI

PREPARED FOR:

MGS Manufacturing Group, Inc.
W188 N11707 Maple Road
Germantown, WI

PREPARED BY:

The Sigma Group, Inc.
1300 West Canal Street
Milwaukee, WI 53233
414-643-4200

September 23, 2020
Rev. October 6, 2020

PROJECT SUMMARY

Grading, filling, water main installation and new paving within 25-foot wetland setback along southern boundary of Lots 4 and 5 of CSM No. 4408 for the proposed MGS Warehouse Building Expansion project.

PREPARED FOR

Mark Sellers
Moldmakers Leasing and Investments, LLP
W190 N11701 Moldmakers Way
Germantown, WI 53022
262-227-7443

PREPARED BY

The Sigma Group, Inc.
James Leedom, P.E.
1300 W. Canal Street
Milwaukee, WI 53233
414-643-4200
jleedom@thesigmagroup.com

Trees on the Move
Gerard Rewolinski
5611 S. Calhoun Road
New Berlin, WI 53151
262-679-5200
gerard@treesonthemove.com

DESCRIPTION

In general, the project involves the construction of an approximate 121,000 square foot warehouse building addition to the existing MGS warehouse building located on Parcels 4 and 5 of CSM 4408. Project elements include the vacation of existing Moldmakers Way, combining of existing parcels by CSM, construction of new warehouse building addition with truck docks in rear (south), construction of public water main loop from Fulton Drive south down the west side of the project site and then east to the north of the delineated wetlands in the existing ditch along the southern boundary of the site, construction of a new access road to Maple Drive north of the existing wetlands/ditch and construction of storm water management basins.

Construction of the water main, new truck docks for the building addition and the access drive to Maple Drive will encroach into the 25-foot setback from the wetlands delineated in the ditch along the southern property line. Compensation is required when filling and grading occurs within the 25' wetland setback. The applicable compensation ratios are 1:1 for grading less than 3 feet in height (horizontal development) and 2:1 where grading exceeds 3 feet (vertical development).

Based on the proposed grading plan, the total development area within the wetland setback is 25,870 square feet. The majority of the development, 24,070 square feet, is less than 3 feet in height and will be compensated at a ratio of 1:1. Approximately 1,800 square feet of the development within the wetland setback area is greater than 3 feet in height and will be compensated at a ratio of 2:1. The total required wetland setback mitigation area is 27,670 square feet. See attached Exhibit 1 showing 25-foot wetland setback and setback encroachment areas. Wetland setback encroachment areas are summarized below.

Proposed Wetland Setback Encroachment Area A (7,605 S.F.; < 3 feet)

This area will be disturbed for installation of the proposed public water main loop through the site. Little to no grading will occur in this area and heights will be less than 3 feet. This area will be compensated for on a 1:1 basis.

Proposed Wetland Setback Encroachment Area B (16,465 S.F.; < 3 feet)

This area will be disturbed for installation of the proposed public water main loop, construction of the proposed truck docks and construction of the proposed access road to Maple Drive. Proposed heights in this area are less than 3 feet. This area will be compensated for on a 1:1 basis.

Proposed Wetland Setback Encroachment Area C (1,800 S.F.; > 3 feet)

This area will be disturbed for installation of the proposed public water main loop and construction of the proposed access road to Maple Drive. through the site. Proposed heights in this area range from 3 to approximately 4 feet. This area will be compensated for on a 2:1 basis.

Area	Encroachment Area	Ratio	Mitigation Area Required
A	7,605 S.F.	1:1	7,605 S.F.
B	16,465 S.F.	1:1	16,465 S.F.
C	1,800 S.F.	2:1	3,600 S.F.
Total:	25,870 S.F.		27,670 S.F.

WETLAND SETBACK ENCROACHMENT MITIGATION PLAN

Exhibit 2 highlights in green the areas that are proposed for wetland setback mitigation. The areas will be restored with native Wisconsin seed mixes summarized below and shown on the site landscape plan. The proposed seed mix will enhance the wetlands along the existing ditch. The total area of proposed compensation 27,670 square feet.

PLANTING AND MAINTENANCE PLAN

Proposed seed mix:

Rainwater Renewal

Our most popular rain garden seed mix for detention basins and bioretention areas. The extensive root systems of these plants will increase infiltration rates, reduce erosion, and manage rainwater while creating an attractive native plant community. Best if planted in engineered soils or basins that drain within 48 hours.

#RNR Wet Mesic to Dry Mesic Full Sun to Part Sun 8.00 PLS LBS/Acre 94.00 Seeds/ Sq. Ft

Wildflowers		Oz/Acre
Asclepias incarnata	Marsh (Red) Milkweed	3.00
Aster ericoides	Heath Aster	0.10
Aster novae-angliae	New England Aster	1.50
Baptisia leucantha (alba)	White Wild Indigo	4.00
Eupatorium maculatum	Spotted Joe Pye Weed	0.80
Eupatorium perfoliatum	Boneset	0.50
Liatris pycnostachya	Prairie Blazing Star	2.50
Liatris spicata	Marsh Blazing Star	5.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue Lobelia	0.50
Monarda fistulosa	Wild Bergamot	1.50
Physostegia virginiana	Obedient Plant	1.50
Pycnanthemum virginianum	Mountain Mint	0.30
Ratibida pinnata	Yellow Coneflower	2.25
Rudbeckia hirta	Black-Eyed Susan	2.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	2.00
Solidago ohioensis	Ohio Goldenrod	0.50
Tradescantia ohiensis	Ohio Spiderwort	1.25
Verbena hastata	Blue Vervain	1.00
Vernonia fasciculata	Ironweed	1.00
Grasses, Sedges, & Rushes		Oz/Acre
Bromus ciliatus	Fringed Brome	20.00
Calamagrostis canadensis	Blue Joint Grass	1.00
Carex bebbii	Bebb's Oval Sedge	2.00
Carex crawfordii	Crawford's Sedge	1.00
Carex crinita	Fringed Sedge	0.75
Carex stipata	Common Fox Sedge	1.50
Carex vulpinoidea	Brown Fox Sedge	1.00
Elymus canadensis	Canada Wild Rye	24.00
Elymus virginicus	Virginia Wild Rye	32.00
Glyceria grandis	Reed Manna Grass	1.00

Panicum virgatum	Switchgrass	3.50
Scirpus atrovirens	Dark-Green Bulrush	0.50
Scirpus cyperinus	Wool Grass	0.30
Sorghastrum nutans	Indian Grass	5.00
Spartina pectinata	Prairie Cordgrass	3.00

Planting the Seeds:

Plant the seed mix after October 15th (and before June 15th) for the best results. Soil seed contact is necessary for seeds to germinate; do not roller compact the topsoil fill. For best results incorporate soil amendments (lime, fertilizer, organic matter) before planting. After planting, mulch and install erosion matting on steep slope areas. If watering, do it consistently until germination is complete (usually less than 3 weeks). Soil-seed contact is critical however; do not plant the seed any deeper than ¼ inch or it will not survive.

Maintenance:

Years 1 & 2: Controlling Weeds by Mowing Back the Site

Mowing the site for the first two years is required to control weeds. Mow at a 6-12" height just as the weeds flower or when they exceed three feet in height. Mowing too often or too short can be hard on the prairie plants. Mowing too often also trains the weeds to grow short and busy – even worst for the native plants.

Long Term Maintenance (Year 3 & Beyond): Mow/Cut Back and Remove or Burn Dead Vegetation

After two growing seasons, consider burning the planted area to help control weeds. Burn as late in the spring as possible for maximum destruction of weeds (late April). An alternate technique can include mowing, trimming or clipping weeds and seed heads and raking them away from the native prairie area. In the fall or spring, it is good to either cut back or burn the dead vegetation. Most times this is best done in the spring to preserve winter nesting. This will help the perennials come back faster and stronger in the spring.

Spot-mowing only the areas with invasive or noxious plants can be used to slow some aggressive and fast growing invasive plants will allowing the native species to become established. Mow height should be 6" to avoid target the invasives without damaging the native plants. Care should be taken to avoid mowing too short or too frequently.

Spot-spraying can be considered to target only noxious/invasive weed species. A licensed applicator should be hired to apply the appropriate selective herbicide to avoid damage to the prairie plants.

Haying/Mowing by cutting the prairie area to a 6" – 12" height (best in spring). Remove the cut vegetation to avoid smothering new growth. Haying or mowing of an area may be done every two years.

CONDITIONAL USE PERMIT (CUP)

10/12/20 Plan Commission Meeting

Neumann Developments Inc. / Wrenwood LLC

Village Planner Report

Germantown, Wisconsin

Summary

Neumann Developments Inc., agent for Wrenwood LLC, developer/property owner, is requesting approval of a conditional use permit (CUP) to allow development within a 25' wetland and 75' navigable waterway setback in the 145-acre Wrenwood subdivision on Country Aire Drive north of Mequon Road.

Location: Wrenwood Subdivision: Country Aire Drive @ Mequon Road

Applicant/

Property Owner: Ryan Fritsch
Neumann Developments Inc.
N27 W24025 Paul Ct
Pewaukee, WI

Wrenwood LLC

Zoning: Rs-5/PDD: Single-family Residential w/ Wrenwood PDD

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

Location Map



Background

In 2018, the Village approved the Wrenwood Planned Development District (PDD) and General Development Plan for residential development in two phases with the following characteristics:

TABLE 1.
Wrenwood Preliminary Plat Summary

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

At that time, the Developer indicated a desire to complete Phase 1 of the development beginning with the single-family area south of the “central park” environmental corridor with 47 single-family lots and the 13-acre, 44-unit, multi-family condominium area with 2 and 4-unit buildings and a clubhouse. Phase 1 development is underway with both single-family and multi-family units under construction.

Proposal

At this time, Neumann Developments Inc., agent for Wrenwood LLC, developer/property owner, is requesting approval of a conditional use permit (CUP) to allow development within a 25' wetland and 75' navigable waterway setback within Outlot 2 and along the southern edge of the “central park” environmental corridor (adjacent to the lots on the north side).

Although the Village's Shoreland-Wetland Code requires a 25' setback from all DNR-approved delineated wetlands (regardless of size or location), the Village may allow development within the 25' wetland and 75' waterway setbacks with a CUP. However, Section 24.04 of the Code only allows development within these setback areas if additional protection and/or compensation for the affected area(s) is provided at a 1:1 ratio (for “horizontal” development) and a 2:1 ratio (for “vertical” development having impervious surface or a grade change greater than 3' height). Said protection and compensation is typically provided in the form of additional vegetative buffering, invasive species removal, or other measures that are intended to provide additional protection to the actual wetland areas and/or navigable waterway to/from which the setbacks apply.

As detailed in the Wetland Setback Compensation Plan (dated August 31, 2020), all of the proposed “development activity” within the 25’ wetland and 75’ waterway setback areas includes the placement of excess topsoil generated during construction that will be graded with gently rolling berms and integrated into the abutting topography (see Exhibit 1 of the Compensation Plan).

Detailed in the narrative and exhibits, four (4) “Disturbance Areas” are identified with the total amount of setback area encroachment is approximately 78,367 sqft (1.8 acres) shown in Exhibit 1, including:

- 62,165 sqft with < 3’ of grade change (horizontal development)
- 16,202 sqft with > 3’ of grade change (vertical development)

Compensation will be provided in three (3) “Compensation Areas” totaling 87,191 sqft shown in exhibit 2. Compensation will be provided in the form of planting a native prairie seed mix as described in the Planting & Maintenance component of the Compensation Plan.

Staff Comments

Staff supports approving the CUP and the proposed Wetland Setback Compensation Plan that includes stabilizing and restoring the disturbed areas with the planting of native prairie grasses. However, success of the native grass plantings depends on monitoring of the actions taken. Consequently, the owner should be required to prepare and submit an annual monitoring report to the Village documenting all management activities, the success of those management activities, and any corrective actions needed to ensure success of the mitigation plan for a minimum of three (3) years after initial implementation.

VILLAGE PLANNER RECOMMENDATION

APPROVE a Conditional Use Permit to Wrenwood LLC to allow development within the 25’ wetland and 75’ waterway setback areas and the proposed compensation as presented in the Wetland Setback Compensation Plan (dated August 31, 2020) pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:

1. The Developer or Homeowner’s Association (or other subsequent owner of Outlot 2) shall prepare and submit an annual monitoring report to the Village and local DNR staff concerning the various management activities proposed in the plan, including the prairie grass planting and restoration. Said report shall, at a minimum, detail the type and amount of plantings, all activities carried out in the previous year and the observed success of all previous activities, recommendations for new or different activities needed to ensure success of the mitigation measures and management activities to be carried out, and a list of planned activities for the upcoming year. Said report shall be submitted annually at the end of each year beginning in 2021 for a period of three (3) years.



Village of



Fee must accompany application

☐ \$1460 Paid _____ Date _____

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

Ryan Fritsch - Neumann Developments, Inc.
N27 W24025 Paul Ct. Ste 100
Pewaukee, WI 53072

Phone (262) 542-9200

Fax ()

E-Mail rfritsch@neumanndevelopments.com

PROPERTY OWNER

Wrenwood, LLC
N27 W24025 Paul Ct. Ste 100
Pewaukee, WI 53072

Phone (262) 542-9200

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Wrenwood, LLC

3 PROPERTY ADDRESS

Wrenwood Ct.

TAX KEY NUMBER

234050

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.

Undisturbed former farmland between development and wetland area.

5 DESCRIPTION OF PROPOSED OPERATION

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

24.04(3)(c) 5: Development within the minimum required wetland and navigable water setback areas.

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

Place excess topsoil within setbacks and restore with prairie mix. Approx. 8,000
CY of material to be strategically placed and graded to minimize disturbance while
continuing to ensure proper drainage. Compensation plan will restore more than 11% the
minimum requirement by code.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attachment.

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

- RF* 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.
- RF* 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.
- RF* 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.
- RF* 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!

[Signature]
Applicant

8/28/2020
Date

[Signature]
Owner

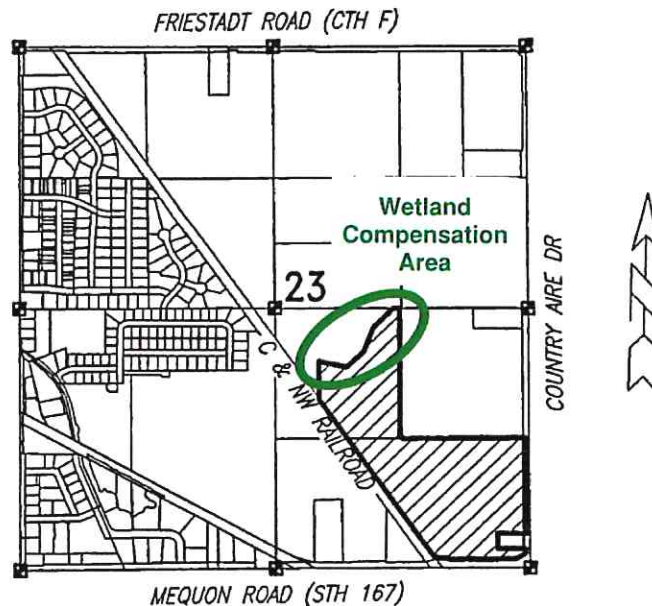
8/28/2020
Date

Wetland Setback Compensation Plan

Outlot 2

Wrenwood Subdivision

Village of Germantown, Washington County, Wisconsin



LOCALITY MAP.

SECTION 23,
T 9 N, R 20 E



GARLAND ALLIANCE LANDSCAPE ARCHITECTS

5707 6th Avenue
Kenosha, WI 53140
(414) 688-1641 garlandalliance@gmail.com



4100 N Calhoun Road
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CONSULTING ENGINEERING

LAND SURVEYING

LAND PLANNING

Trio Engineering, LLC • 4100 N Calhoun Road • Brookfield, WI 53005 • t: 262.790.1480 • f: 262.790.1481 • jpudelfko@trioeng.com

Project Information

Project Summary: Grading, filling & restoration of former farmland area within the 25' wetland setback and 75' navigable water buffer in Outlot 2 of the Wrenwood Subdivision.

Prepared for: Wrenwood, LLC
N27 W24025 Paul Court, Ste 100
Pewaukee, WI 53072
262.542.9200

Prepared by:	Garland Alliance	Trio Engineering
	5707 6 th Avenue	4100 N Calhoun Road
	Kenosha, WI 53140	Brookfield, WI 53005
	141.688.1641	262.790.1480
	garlandalliance@gmail.com	info@trioeng.com

Description

The Wrenwood Subdivision was designed and developed in conformance with the Village of Germantown Municipal Code. Residential lots and development respected the 25' wetland setback and 75' navigable water buffer around the northern perimeter of the subdivision. This created a 50' – 75' wide area of undisturbed former farmland between the development and wetland area. This plan proposes to use surplus topsoil generated during construction of the subdivision to artfully fill and grade within this setback area. The disturbed areas will be restored with a shortgrass prairie mix containing many Asters and Coneflowers that provide summer and fall wildflower blooms above the shorter grasses.

Compensation is required when filling and grading occurs within the 25' wetland setback and 75' navigable setback (buffer) per Ordinance No. 23-07 and Section 24.04 of the Village of Germantown Municipal Code. The applicable compensation ratios are 1:1 for grading less than 3' in height (horizontal development) and 2:1 where grading and filling exceeds 3' (vertical development). A majority of the proposed project involves fill grading less than 3' in height (0' – 2.9'), compensated at a 1:1 ratio. Two small undulating berms located behind lots 24 – 28 require >3' of fill and will be compensated at a 2:1 ratio.

This proposed work will provide benefits to the subdivision and Village, including:

- Utilizing all excess topsoil within the project area. This avoids having to truck off the topsoil stockpiled within the subdivision.
- Converting fallow farmland area into native prairie.
- Improved slopes along the yards of Lots 24 – 26, 28 & 29.

25' Wetland Setback & 75' Navigable Water (Shoreland) Setback Disturbance

Exhibit 1 identifies the areas of disturbance within both the 25' wetland setback and/or 75' navigable water (shoreland) setback around the northern extents of the Wrenwood Subdivision. This work consists of placing topsoil within a 25' to 75' wide area (50' average width) between the wetland and development construction limits. The setback area is currently fallow farmland; all work will be protected by silt fence installed between the wetland and filling limits.

The following four (4) areas describe the proposed work. *Red areas on the exhibit illustrate fill placed at a thickness of 0' – <3' from existing grade. Orange areas illustrate berm filling with a thickness of >3' from existing grade.*

Proposed Setback Disturbance Area 1 (4,986 sf)

- ~500 cy of fill placed outside of the storm water pond berm slopes in the northwest corner of the site at a height of 0 – 2.8' above existing grade.
- Benefit: Results in an additional ~15' of width and provides a more gradual slope to the berm.

Proposed Setback Disturbance Area 2 (20,505 sf (1:1) + 16,202 sf (2:1) = 36,707 sf)

- ~5,300 cy of fill placed within an approximately 50' wide area north of Lots 24, 25, 26 and 28. Red areas illustrate <3' of fill thickness; orange highlights the two undulating berm areas with fill thickness of 3' – 7'. Grading will match to the 4:1 slopes that exist along the residential lot lines.
- Benefit: Provides more gradual slopes along the residential lot lines and visual interest to the outlot area.

Proposed Setback Disturbance Area 3 (13,905 sf)

- ~1,500 cy of fill placed within an approximately 50' – 60' wide area east of Lot 29 and the northeast pond at a height of 0 – 2.8' above existing grade.
- Benefit: Provides more level area along the lot 29 side lot line and increases the width of the berm of the northeast pond.

Proposed Setback Disturbance Area 4 (6,567 sf)

- ~700 cy of fill placed within an approximately 50' wide area west of the northeast pond at a height of 0 – 2.8' above existing grade.
- Benefit: Increases the width of the berm of the northeast pond.

Total Wetland Setback Disturbance Area (to be compensated)

Description	Ratio	Area
Area 1	1:1	4,986 sf
Area 2 Fill	1:1	20,505 sf
Area 2 Berm	2:1	16,202 x 2 = 32,404 sf
Area 3	1:1	13,905 sf
Area 4	1:1	6,567 sf
TOTAL		78,367 sf (1.8 ac)



Wetland Setback Compensation Plan

Exhibit 2 highlights in green the areas within the 25' wetland setback and/or 75' navigable water (shoreland) setback that will be permanently stabilized and restored with a native prairie seed mix comprised of shorter grasses and wildflowers to provide summer and fall color. The total area of compensation equals 87,191 sf, which is 11% more than the minimum required. All fill grading areas will be restored with this native prairie mix. In addition, the undisturbed areas behind lots 30 – 33 on the east side of the development, plus the areas downslope of the pond outlet pipes, will be seeded and planted as native prairie to achieve the total compensation area.

The following describes the three (3) compensation areas:

Wetland Setback Compensation Area 1 (46,424 sf)

- Includes disturbance areas 1 and 2 plus the fallow farmland northwest of the pond.

Wetland Setback Compensation Area 2 (24,274 sf)

- Includes disturbance areas 3 and 4 plus the fallow farmland downslope of the pond outlet pipe.

Wetland Setback Compensation Area 3 (16,493 sf)

- Fallow farmland within Outlot 2 between Lots 30 – 33 and a narrow wetland to the east that will be restored as native prairie.

Total Wetland Compensation Area

<u>Description</u>	<u>Area</u>
Area 1	46,424 sf
Area 2	24,274 sf
Area 3	16,493 sf
TOTAL	87,191 sf (2.0 ac)

Total Compensation = 87,191 sf / 78,367 sf* = 1.11:1

* Accounts for 2:1 compensation ratio required for fill >3' in thickness.

Planting & Maintenance Plan

Proposed Seed Mix (Agrecol Native Seed & Plant Nursery):

Shortgrass Prairie for Medium Soils

This favorite shortgrass mix contains many Asters and Coneflowers that provide showy summer and fall color! Enjoy the unobstructed view as the wildflowers bloom above the shorter grasses.

#SPM Wet Mesic to Dry Mesic Full Sun 13.50 PLS LBS/Acre 83.00 Seeds/ Sq. Ft

Wildflowers		Oz/Acre
Allium cernuum	Nodding Onion	6.00
Amorpha canescens	Leadplant	2.50
Asclepias tuberosa	Butterfly Weed	1.50
Aster azureus	Sky Blue Aster	1.50
Aster laevis	Smooth Blue Aster	2.00
Aster novae-angliae	New England Aster	0.50
Chamaecrista fasciculata	Partridge Pea	10.00
Coreopsis palmata	Prairie Coreopsis	6.00
Dalea candida	White Prairie Clover	4.00
Dalea purpurea	Purple Prairie Clover	3.00
Echinacea pallida	Pale Purple Coneflower	2.50
Echinacea purpurea	Purple Coneflower	6.00
Eryngium yuccifolium	Rattlesnake Master	3.00
Heliopsis helianthoides	Early Sunflower	10.00
Liatris pycnostachya	Prairie Blazing Star	2.50
Monarda fistulosa	Wild Bergamot	1.50
Penstemon digitalis	Foxglove Beard Tongue	0.50
Potentilla arguta	Prairie Cinquefoil	0.20
Pycnanthemum virginianum	Mountain Mint	0.20
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	2.50
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	2.00
Silphium laciniatum	Compass Plant	0.50
Solidago speciosa	Showy Goldenrod	1.00
Tradescantia ohimensis	Ohio Spiderwort	1.50
Veronicastrum virginicum	Culver's Root	0.10
Grasses, Sedges, & Rushes		Oz/Acre
Bouteloua curtipendula	Side Oats Grama	42.00
Carex bicknellii	Copper-Shouldered Oval Sedge	1.00
Elymus canadensis	Canada Wild Rye	32.00
Elymus virginicus	Virginia Wild Rye	32.00
Koeleria cristata (macrantha)	June Grass	2.00
Schizachyrium scoparium	Little Bluestem	32.00

Planting the seeds:

Plant the seed mix after October 15th (and before June 15th) for the best results. Soil seed contact is necessary for seeds to germinate; do not roller compact the topsoil fill. For best results incorporate soil amendments (lime, fertilizer, organic matter) before planting. After planting, mulch and install erosion matting on steep slope areas. If watering, do it consistently until germination is complete (usually less than 3 weeks). Soil-seed contact is critical however; do not plant the seed any deeper than ¼ inch or it will not survive.

Maintaining the native prairie areas:**Years 1 & 2: Controlling Weeds by Mowing Back the Site**

Mowing the site for the first two years is required to control weeds. Mow at a 6-12" height just as the weeds flower or when they exceed three feet in height. Mowing too often or too short can be hard on the prairie plants. Mowing too often also trains the weeds to grow short and busy – even worst for the native plants.

Long Term Maintenance (Year 3 & Beyond): Mow/Cut Back and Remove or Burn Dead Vegetation

After two growing seasons, consider burning the planted area to help control weeds. Burn as late in the spring as possible for maximum destruction of weeds (late April). An alternate technique can include mowing, trimming or clipping weeds and seed heads and raking them away from the native prairie area. In the fall or spring, it is good to either cut back or burn the dead vegetation. Most times this is best done in the spring to preserve winter nesting. This will help the perennials come back faster and stronger in the spring.

Spot-mowing only the areas with invasive or noxious plants can be used to slow some aggressive and fast growing invasive plants will allowing the native species to become established. Mow height should be 6" to avoid target the invasives without damaging the native plants. Care should be taken to avoid mowing too short or too frequently.

Spot-spraying can be considered to target only noxious/invasive weed species. A licensed applicator should be hired to apply the appropriate selective herbicide to avoid damage to the prairie plants.

Haying/Mowing by cutting the prairie area to a 6" – 12" height (best in spring). Remove the cut vegetation to avoid smothering new growth. Haying or mowing of an area may be done every two years.

Sincerely,



Josh Pudelfko, M.S., P.E.

President

Trio Engineering

Attachments: Exhibit 1 Wetland Setback Disturbance Plan
Exhibit 2 Wetland Compensation Plan

wetland setback compensation-wrenwood_2020-08-31.doc

DATE: 08-31-2020

PROPOSED WETLAND COMPENSATION

AREA 1 = 46,424 SF
AREA 2 = 24,274 SF
AREA 3 = 16,493 SF
TOTAL AREA = 87,191 SF

DESCRIPTION:

Proposed native prairie restoration within
25' wetland setback and 75' navigable
water setback (improvement from farmland)

WETLAND SETBACK
COMPENSATION AREA 2
(24,274 SF)

WETLAND SETBACK
COMPENSATION AREA 3
(16,493 SF)

WETLAND SETBACK
COMPENSATION AREA 1
(46,424 SF)



12640 W. North Avenue, Brookfield, Wisconsin



Developed By:

N27 W24025 Paul Court
Pewaukee, WI 53072

EXHIBIT 2
WETLAND COMPENSATION PLAN

Wrenwood Phase 1
Village of Germantown, Wisconsin



DATE: 08-31-2020



Photos of Existing Use



Existing navigable water buffer/wetland setback, facing northeast. Vegetative growth seen on undisturbed former farmland within setback limits; extent of current development and recent grading work visible.



Existing navigable water buffer/wetland setback, facing southwest.

EXHIBIT A

Legal Description of the Subdivision

1. The Subdivision, being located in a part of the southeast $\frac{1}{4}$ of the southwest $\frac{1}{4}$ of section 11, in Town 7 North, Range 17 East, in the Village of Germantown, Washington County, Wisconsin.
2. Consisting of the following portions of the Subdivision:
Lots 2 thru 48 and Outlots 1 ,2, 3 and 4
Specifically excluding: Lot 1

PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT, CONDITIONAL USE PERMIT (CUP) & SITE PLAN APPLICATIONS

10/12/20 Plan Commission Meeting

Gehl Foods LLC / AGNL DAIRY LLC

Planning & Zoning Report

Germantown, Wisconsin

Summary

Steven Buck, agent for Gehl Foods LLC, and AGNL Dairy LLC, property owner, is seeking approval for an amendment to the "Gehl Foods Planned Development District" (PDD), site development and building plans for a proposed Nitrogen Generation Facility, and a Conditional Use Permit (CUP) for an accessory structure over 45' in height, located at N116 W15970 Main Street.

Property Location: N116 W15970 Main Street (Food Production Facility)

Property Owners:

Gehl Foods LLC	AGNL Dairy LLC
N116 W15970 Main Street	245 Park Ave., 24th Floor
Germantown, WI 53022	New York, NY 10167

Current Zoning: N116 W15970 Main Street: Gehl Foods PDD

Adjacent Land Uses		Zoning
North	Business/Institutional	B-3 / M-1 PDD
South	Business/Residential	B-3
East	Business/Residential	B-3 / M-1 PDD
West	Business/Residential	B-3 / Rs-6 & 7



Background/Proposal

Steven Buck, agent for Gehl Foods LLC, and AGNL Dairy LLC, property owner, is seeking approval for an amendment to the “Gehl Foods Planned Development District” (PDD), site development and building plans for a proposed Nitrogen Generation Facility, and a Conditional Use Permit (CUP) for an accessory structure over 45’ in height, located at N116 W15970 Main Street.

As a part of the Gehl Foods PDD (Resolution No. 55-2019) approved last year, several improvement/commitments were made by Gehl Foods for their property:

- a. Dedication/donation of the corner parcel located at the Main Street @ Fond du Lac Avenue intersection (.33-acres Tax Parcel #221-073) to the Village of Germantown for possible realignment of the Main Street intersection and/or use as a community green space (consistent with recommendations in the Village’s “Main Street-Saxony Village Connectivity” Plan);
- b. Enhanced pedestrian-friendly sidewalk, streetscape and other site-related improvements along Main Street @ Church Street (as detailed in the site development & building plans subject to Plan Commission approval);
- c. Building design, architecture and exterior materials for the proposed 22,500 sqft facility expansion & parking lot expansion consistent with the design collaboration workshops conducted by Gehl Foods with Main Street “stakeholders” (as detailed in the site development & building plans subject to Plan Commission approval);
- d. Operational, equipment and/or other facility changes to reduce the current level of noise associated with the process of receiving or generating nitrogen (est. cost approximately \$600,000);**
- e. Increases in Village property taxes, impact fees and water/sanitary usage fees/revenue paid to the Village associated with the proposed facility expansion and continued operations;
- f. Increased employment opportunities (30-35 new positions tentatively expected as a result of the proposed facility expansion)
- g. Improved sight vision @ Church Street @ Main Street intersection
- h. Possible public/shared use of the parking lot located on the office building property
- i. Continued involvement and collaboration with the Village and Main Street “stakeholders”, including residents and business owners, regarding future enhancement and improvements to the Main Street area

This proposal is to accomplish item letter d (in bold above). In order to reduce onsite noise, Gehl Foods committed to the installation of a Nitrogen Generation Unit at their Main Street facility. Currently, nitrogen is delivered to onsite storage tanks by tanker truck. Gehl Foods uses nitrogen to power the production lines in the plant.

The overall proposal requires the three applications submitted (PDD Amendment, Site Plan & CUP) and includes the following actions:

1. An amendment to the Gehl Foods PDD to allow “Nitrogen Generation Facility” to the list of permitted accessory uses.
2. Construction of an approximately 4,050-square foot Nitrogen Generation Facility to be located on the east end of the property, near Fond du Lac Avenue (Hwy 145) [see Site Plan detail below].
3. Conditional Use Permit (CUP) to allow a component of the Nitrogen Generation Facility, the “cold box”, to be installed to a height of 52 feet above grade, which exceeds the 45-foot maximum height permitted in the M-1 Limited Industrial District.

PDD Amendment

The purpose of the PDD Amendment is to specifically permit the Nitrogen Generation Facility as a permitted accessory use for the food production plant located at N116 W15970 Main Street. “Nitrogen Generation Facility” will be added to the list of permitted accessory uses included in the Gehl Foods PDD for the food production facility located at N116 W15970 Main Street.

The Nitrogen Generation Facility will deliver a sufficient quantity of nitrogen to meet normal operating demand. There are some occasions, however, where additional liquid nitrogen will need to be delivered, including the occasional maintenance or repair of the generation facility, and a temporary increase in the demand for production purposes. Gehl Foods would need to rely on the tanker delivery as a backup supply of liquid nitrogen in these situations. The existing nitrogen storage tanks will remain in place as a backup supply for operations.

Delivery of liquid nitrogen to the site by tanker truck will be significantly reduced. Gehl Foods anticipate approximately one truck delivery per week. Currently, there are approximately 2-3 tanker truck deliveries per day.

Site Plan

The proposed Nitrogen Generation Facility will be located in an existing parking lot on the east side of the property, south of Fond Du Lac Avenue. The closest portion of the proposed fencing will be located 25.4’ from the road right-of-way line, meeting the required front yard/street setback requirement in the Gehl Foods PDD of 24’. The proposed location is buffered from Fond Du Lac Avenue by limestone cliffs and mature trees.

As shown on Sheet C1.0 Site Plan, the proposed Nitrogen Generation Facility will include:

- Three (3) storage vessels
- One (1) vaporizer
- Three (3) compressors
- Enclosed equipment building
- Switchboard

-
- Dryer Purification
 - Control Room
 - Cold Box

Equipment will be enclosed on four sides with a 6' tall security fence with barbed wire at the top. Safety bollards (42" in height) will be located outside the fencing on the north/west sides of the project for protection from onsite traffic.

Gehl Foods is still working with Airgas to iron out the details of piping the liquid nitrogen from the generation facility to the production facility. Currently, the plan is to either run the pipes underground the entire way to the entry point into the building, or run the pipes underground to the east side of the building, and continue the pipes along the roof to the entry point into the building.

Lighting.

Lighting for the Nitrogen Generation Facility will include:

- Four (4) 71W LED Area Lights, Pole Mounted at a height of 14 feet around the perimeter of the project
- Six (6) 27W LED Wall Pack Lights, mounted on equipment within the fenced area, at a height of 7.5 feet

Storm Water Management. This project will be located on existing impervious surface, a portion of the existing pavement will be replaced with topsoil, seed, and mulch decreasing the total impervious surface of the site by 1,400 square feet.

Parking.

The proposed improvements will eliminate approximately 15 standard parking spaces from this area. However, the proposed enlargement of the parking area to the south, as approved as a part of the site plan in 2019, will include a total of 49 parking spaces.

Conditional Use Permit

The proposed Nitrogen Generation Facility requires the use of a cold box, which extends 52' above grade. A conditional use permit is required in the M-1 Limited Industrial District in order for an accessory structure to exceed 45' in height.

Staff inquired with Gehl Foods representatives about an alternative option for this structure. Airgas does not offer an alternative that can meet the routine nitrogen demands for Gehl Foods.

Staff Comment

Community Development Department

The proposed Nitrogen Generation Facility is consistent with the commitments made as a part of the Gehl Foods PDD and expansion plans approved in 2019. Noise was a common complaint from many of the residential neighbors during the 2019 public hearings for the expansion of the Gehl Facility. The proposed improvements will

minimize the number of tanker truck deliveries of liquid nitrogen to the site from 2-3 deliveries per day to about one delivery per week. With this decrease in traffic, the noise associated with the tanker trucks and the delivery will also decrease significantly.

The loudest element of the proposed generation system is the air compressors which will have a noise level of about 83 dB at three feet from the unit, but will be approximately 55dB at the property line.

Staff feels that the proposed location of the project is well screened and buffered from Main Street and Fond du Lac Avenue. Although the 52' cold box will extend beyond the height of the trees and will be visible from surrounding properties, its diameter (6') is significantly smaller than the diameter of many of the existing silos on site (14'). Further, the project will be located approximately 225' north of Main Street, minimizing the visual impact on Main Street. See photos provided with application materials showing the location of the cold box along Fond Du Lac Avenue.

Fire Department

The Fire Chief has indicated that the Fire Department has the correct equipment to respond in the case of an emergency with the Nitrogen Generation Facility. The major concern related to nitrogen generation is oxygen deficiency, which can be negated with the breather apparatus owned by the department. If needed, the Fire Department has additional resources available for Hazardous Material response from Washington County and Milwaukee.

As a part of the site plan approved in 2019, a fire access was required onto Fond Du Lac Avenue. The proposed Nitrogen Generation Facility, located to the north of the proposed access, does not interfere with Gehl Foods meeting this requirement, nor will it modify onsite traffic circulation.

PLANNING & ZONING RECOMMENDATION:

PDD AMENDMENT

APPROVE the amendment to the "Gehl Foods" Planned Development District (PDD) to include "Nitrogen Generation Facility" as a permitted accessory use for the property located at N116 W15970 Main Street.

PLANNING & ZONING RECOMMENDATION:*SITE PLAN*

APPROVE the site development and building plans for the proposed Nitrogen Generation Facility addition to the Gehl Foods food production plant located at N116 W15970 Main Street 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 dated September 11, 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. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.
4. No signage, other than the tank manufacturer's name and Gehl Foods, shall be displayed on the tank/cold box.

PLANNING & ZONING RECOMMENDATION:*CONDITIONAL USE PERMIT (CUP)*

APPROVE the Conditional Use Permit (CUP) for the proposed 52' tall cold box silo for the proposed Nitrogen Generation Facility addition to the Gehl Foods food production plant located at N116 W15970 Main Street subject to the following conditions:

1. 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



Fee Must Accompany Application

☒ \$820 Paid h Date 8-3-20

☐ \$200 PC Consultation Only
Paid _____ Date _____

PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT APPLICATION

Applications NOT signed by the Property Owner(s) will not be accepted. Attach additional sheets and/or include supplemental information in support of your application.

APPLICANT OR AGENT:

Steven Buck, PMP

C/O Gehl Foods, LLC

Address: N116W15970 Main St.
Germantown, WI 53022

Phone: (262) 735-7219

FAX: _____

E-Mail: sbuck@gehlfoods.com

PROPERTY OWNER(S):

AGNL Dairy, LLC

Address: 245 Park Avenue, 24th Floor
New York, NY 10167

Phone: (212) 883-2486

FAX: _____

E-Mail: ispeltz@angelogordon.com

PDD Name & Resolution No.:

Gehl Foods Planned Development District ("Gehl Foods District")

Resolution 55-2019

Legal Description of Property or Area (metes and bounds description):

Attach separate legal description if necessary

See Attached

Check all that apply:

- ☐ REQUEST TO AMEND PDD ZONING
☐ REQUEST TO AMEND PDD GENERAL DEVELOPMENT PLAN
☒ REQUEST TO AMEND PDD CONDITIONS & RESTRICTIONS

List of Proposed Amendment(s) (include Resolution # and Condition #):

Attach Revised Plan(s) or Separate Pages as Necessary

Resolution 55-2019 Condition 5

Amend lot, setback, building, and other "bulk" requirements established that supersede those set forth in the underlying M-1 Zoning District regulations for the parcel located at N116W15960 Main Street; M-1: Limited Industrial District to add an increase of the maximum height of accessory structures from 45 ft. to 52 ft.

Detailed Explanation and Justification for Proposed Amendment(s):

Attach Revised Plan(s) or Separate Pages as Necessary

Gehl Foods committed to making operational, equipment, and/or other facility changes to reduce the current level of noise associated with the process of receiving or generating nitrogen as part of the conditions for creation of the Gehl Foods Planned Development District. To fulfill this commitment to the Village and its residents, Gehl Foods made an agreement with Airgas to install a Nitrogen Generation Unit at our Main Street facility. This unit can generate a sufficient quantity of nitrogen to meet the routine needs of Gehl Foods' production equipment.

The Nitrogen Generation Unit is made up of several pieces of equipment, one of which is a cylindrical tank structure known as a "cold box" with dimensions of 51 ft tall and 6 ft in diameter. All of the other equipment associated with the Nitrogen Generation Equipment is well under the 45 ft height restriction for the M-1 zoning district.

The cold box is a standard piece of equipment for Airgas and can not be altered to meet the 45 ft requirement. Additionally, Airgas does not offer an alternative that can meet the routine nitrogen demands for Gehl Foods.

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

All Amendment Applications:

- ☒ Complete Application Form (Affidavit of Understanding and signatures required)
- ☒ Application Fee
- ☒ Detailed explanation of and justification for proposed amendment(s)
- ☒ Detailed explanation of if and how the proposed amendment(s) will affect other aspects of the development included within the PDD

General Development Plan Amendment Only:

- ☐ Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- ☐ Revised or New General Development Plan at a scale of 1" = 50' or other suitable scale necessary to accurately present:
 - o Exterior boundary of the land subject of the map amendment
 - o All existing and/or proposed features to be included in the development

AFFIDAVIT OF UNDERSTANDING

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

603

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;

603

I understand that, regardless of the justification and/or information provided in support of my application, the Village is not obligated to approve my application nor amend the PDD as requested;

603

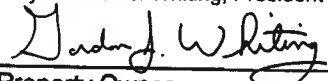
I am aware that the approval of an application to amend a PDD only amends the General Development Plan and/or conditions & Restrictions Resolution and does not otherwise revise or change the zoning of the land affected by the amendment(s), and, I may be required to obtain separate permits and/or approvals (e.g. site plan, building permits, etc.) from the Village or other agencies as a prerequisite to actual or continued development of such land.

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


Applicant/Agent 08-03-2020
Steve Buck - Sr. Project Leader
Behl Foods, LLC

Applicant/Agent _____ Date _____

AGNL Dairy, L.L.C., a Delaware limited liability company
By: AGNL Manager III, Inc., its Manager
By: Gordon J. Whiting, President


Property Owner 7/29/2020

Property Owner _____ Date _____



Village of
★★★
Germantown
Willkommen

Fee must accompany application

☒ \$1460 Paid h Date 8-3-20

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

Steven Buck, PMP

C/O Gehl Foods, LLC

N116W15970 Main St.

Germantown, WI 53022

Phone (262) 735-7219

Fax ()

E-Mail sbuck@gehlfoods.com

PROPERTY OWNER

AGNL Dairy, LLC

245 Park Avenue, 24th Floor

New York, NY 10167

Phone (212) 883-2486

ispeltz@angelogordon.com

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Gehl Foods, LLC

3 PROPERTY ADDRESS

N116W15970 Main St.

TAX KEY NUMBER

GTNV 221-964-001

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.

Nitrogen is delivered by tanker truck to outdoor storage tanks.

5 DESCRIPTION OF PROPOSED OPERATION

Write the name of the proposed conditional use exactly as it appears in the Municipal Code.
Agricultural and dairy product silos, cooling towers, and other accessory structures whose height exceeds 45 feet.
(Cr. Ord. #23-03; Am. Ord. #31-07)

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

Nitrogen will be generated on-site by a Nitrogen Generation Unit supplied by Airgas. One component will be 52 ft. high as measured from grade.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See Attached.

7 SUPPORTING DOCUMENTATION:

☒ Site Plan and elevations for new construction (can be conceptual)

☒ Photos of existing use and/or proposed use operating elsewhere

☐

☐

8 READ AND INITIAL THE FOLLOWING:

603 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.

603 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.

603 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.

603 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!

AGNL Dairy, L.L.C., a Delaware limited liability company

By: AGNL Manager III, Inc., its Manager

By: Gordon J. Whiting, President

Steve Buck 08-03-2020
Applicant Date

Steve Buck - Sr. Project Leader
Gehl Foods, LLC

Gordon J. Whiting 7/29/2020
Owner Date



Jeffrey W. Retzlaff, AICP - Director, Community Development Department
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

August 3, 2020

Mr. Retzlaff

Gehl Foods is applying for a PDD Amendment and Conditional Use Permit for our property located at N116 W15970 Main St. The purpose of these applications is to install a nitrogen generation facility.

Project Description:

Gehl Foods committed to making operational, equipment, and/or other facility changes to reduce the current level of noise associated with the process of receiving or generating nitrogen as part of the conditions for creation of the Gehl Foods Planned Development District. To fulfill this commitment to the Village and its residents, Gehl Foods made an agreement with Airgas to install a Nitrogen Generation Unit at our Main Street facility. This unit can generate a sufficient quantity of nitrogen to meet the routine needs of Gehl Foods' production equipment. Installation of the equipment will be on the North portion of our property, directly across Fond Du Lac Ave. (Hwy 145) from our Crusader Ct. warehouse facility.

The Nitrogen Generation Unit is made up of several pieces of equipment, one of which is a cylindrical tank structure known as a "cold box" with dimensions of 52 ft tall and 6 ft in diameter. All the other equipment associated with the Nitrogen Generation Equipment is well under the 45 ft height restriction for the M-1 zoning district. The equipment will be installed on a concrete pad constructed for this purpose and will occupy space that is currently impervious parking lot area.

The "cold box" is a standard piece of equipment for Airgas and cannot be altered to meet the 45 ft requirement. Additionally, Airgas does not offer an alternative that can meet the routine nitrogen demands for Gehl Foods. Therefore, we are respectfully requesting an amendment to the PDD and a Conditional Use Permit to allow installation of the Nitrogen Generation Unit to proceed.

If there are any questions or more information required, please feel free to contact me.

Thank You,

Steve Buck, PMP – Sr. Project Leader
Gehl Foods, LLC
262-735-7219



Attachment to PDD Amendment Application

Metes and Bounds Descriptions:

Metes and Bounds Description of N116W15970 Main Street (Tax ID 221964001):

Being a redivision of Lot 1 of Certified Survey Map No. 6802, Outlot 19 and Outlot 20 of Assessor's Plat (SW $\frac{1}{4}$ NE $\frac{1}{4}$) in the Village of Germantown, in the SW $\frac{1}{4}$ of the NE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 22, Town 9 North, Range 20 East, Washington County, Wisconsin.

From: Steven Buck <sbuck@gehlfoods.com>
Date: October 8, 2020 at 4:40:56 PM CDT
To: Emily Zandt <ezandt@village.germantown.wi.us>
Cc: Adam Konitzer <AKonitzer@gehlfoods.com>
Subject: RE: Fence/Bollard Height

Emily:

The nitrogen entry point will be the same as it is now – where the existing nitrogen silos are off HWY 145.

Regards,

Steve Buck, PMP | VI Sr. Project Leader

O: 262.735.7219 | C: 262.331.0612 | email: sbuck@gehlfoods.com
Gehl Foods, LLC. | N116 W15970 Main St. | PO Box 1004 | Germantown, WI 53022



www.gehlfoods.com

From: Emily Zandt <ezandt@village.germantown.wi.us>
Sent: Thursday, October 8, 2020 3:20 PM
To: Steven Buck <sbuck@gehlfoods.com>
Subject: RE: Fence/Bollard Height

Thank you, Steve!
One more question... Where is the nitrogen entry point for the facility?
Thanks!
Emily

From: Steven Buck <sbuck@gehlfoods.com>
Sent: Thursday, October 8, 2020 2:32 PM
To: Emily Zandt <ezandt@village.germantown.wi.us>
Cc: Adam Konitzer <AKonitzer@gehlfoods.com>
Subject: RE: Fence/Bollard Height

Emily:

Please see below for our responses to your questions in [blue text](#):

Does the onsite nitrogen generation facility completely eliminate the need for tanker trucks to be delivering nitrogen?

[Not entirely. The generation facility will deliver a sufficient quantity of nitrogen for our normal operations, however there are a few occasions where delivered liquid nitrogen will be required. Occasional maintenance of the generation facility will reduce the amount available to the plant, requiring the use of supplemental delivered nitrogen. Also, there are occasions where we may temporarily exceed the capacity of the generation facility to supply nitrogen and we will rely on a standby supply of liquid nitrogen to make up the difference.](#)

[The amount of liquid nitrogen delivery will be greatly reduced. We anticipate that about one truck per week could be required, with half of this delivered to a storage tank that is part of the new generation facility. This is much less than the current situation. Looking back at the last 12 months, we have had over 730 tanker truck deliveries – 2-3 trucks per day.](#)

If there was an unanticipated shutdown of the generation facility, we would need to supply nitrogen by tanker truck until the system was back up and running. Airgas will be monitoring the system 24/7 and can mobilize repair crews quickly, so this situation would be infrequent and of a limited duration.

What sort of noise impact does the generation facility have?

The loudest element of the generation facility is the air compressors – these have a noise level of 83 dB at 3 ft from the equipment. The compressors will be at least 90 ft from the property line, which should have a sound level of about 55 dB at the property line.

Does the proposed facility replace the need for the existing equipment? Will this the old equipment (i.e. old storage tanks) be removed?

No, the existing storage tanks will remain as a backup supply. This is where nitrogen for peak demand and maintenance periods will be supplied from.

How will the nitrogen be brought into the building? Piping? Above ground? Underground?

We are still working with Airgas on the details on this. My strong desire is to have the supply piping completely underground from the nitrogen generation unit to the entry point into the building. If this is not possible, the next best option would be to run supply piping underground between the generation facility and the East side of our building, then have the piping come up to the roof and route the remaining pipe over the roof to the facility entry point.

Please let me know if you have any additional questions or need more information.

Regards,

Steve Buck, PMP | VI Sr. Project Leader

O: 262.735.7219 | C: 262.331.0612 | email: sbuck@gehlfoods.com

Gehl Foods, LLC. | N116 W15970 Main St. | PO Box 1004 | Germantown, WI 53022



www.gehlfoods.com

From: Emily Zandt <ezandt@village.germantown.wi.us>

Sent: Thursday, October 8, 2020 1:37 PM

To: Steven Buck <sbuck@gehlfoods.com>

Subject: RE: Fence/Bollard Height

Hi Steve,

A few more questions for you:

Does the onsite nitrogen generation facility completely eliminate the need for tanker trucks to be delivering nitrogen?

What sort of noise impact does the generation facility have?

Does the proposed facility replace the need for the existing equipment? Will this the old equipment (i.e. old storage tanks) be removed?

How will the nitrogen be brought into the building? Piping? Above ground? Underground?

Thank you!

Emily

From: Steven Buck <sbuck@gehlfoods.com>
Sent: Wednesday, October 7, 2020 12:21 PM
To: Emily Zandt <ezandt@village.germantown.wi.us>
Subject: RE: Fence/Bollard Height

Emily:

The fence will be 72" high, with three strands of barbed wire above the top of the fence. The bollards will be 42" high.

Let me know if you need any additional information.

Regards,

Steve Buck, PMP | VI Sr. Project Leader

O: 262.735.7219 | C: 262.331.0612 | email: sbuck@gehlfoods.com
Gehl Foods, LLC. | N116 W15970 Main St. | PO Box 1004 | Germantown, WI 53022



www.gehlfoods.com

From: Emily Zandt <ezandt@village.germantown.wi.us>
Sent: Wednesday, October 7, 2020 11:32 AM
To: Steven Buck <sbuck@gehlfoods.com>
Subject: Fence/Bollard Height

Hi Steve,

I want to include some detail about the fence enclosure and the safety bollards for the Nitrogen Generation Facility in the staff report.

Can you verify the height of each?

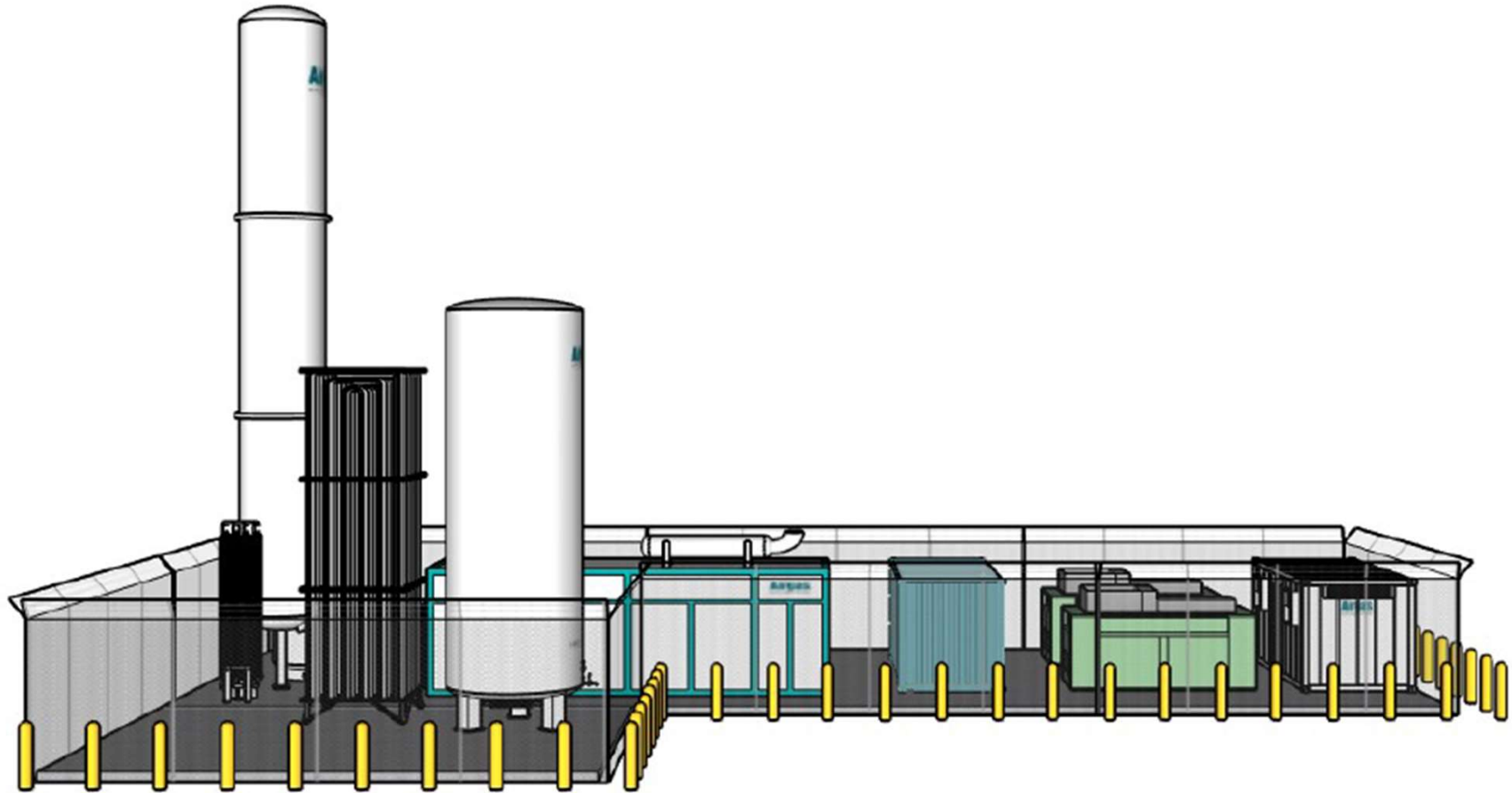
Thank you,

Emily

Emily Zandt, AICP
Associate Planner/Zoning Administrator
Village of Germantown
(262)-250-4735

Gehl Foods Nitrogen Generator

Elevation View



Gehl Foods Nitrogen Generator

Hwy. 145@ Crusader Ct. Looking SE



Equipment Is Hidden
Behind Trees, Shown
Here For Location



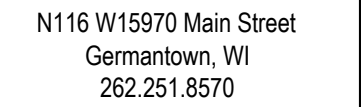
Gehl Foods Nitrogen Generator

Hwy. 145 @ Main St. Looking NW



Equipment Is Hidden
Behind Trees, Shown
Here For Location





Author: SDB

Edited By:

ate Created:

Type: _____

PRELIMINARY
NOT FOR
CONSTRUCTION



AREA OF WORK

MAIN ST.

CHURCH ST.

SITE PLAN

SCALE: $\frac{1}{64}" = 1'-0"$

Sheet Title: **NITROGEN GENERATION SITE PLAN**

Correcting this

10/20/2017

△

Datastream ID:	Datastream Description:
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Credit Time:

Version Editor:

Drawing No.



N116 W15970 Main Street
Germantown, WI
262.251.8570

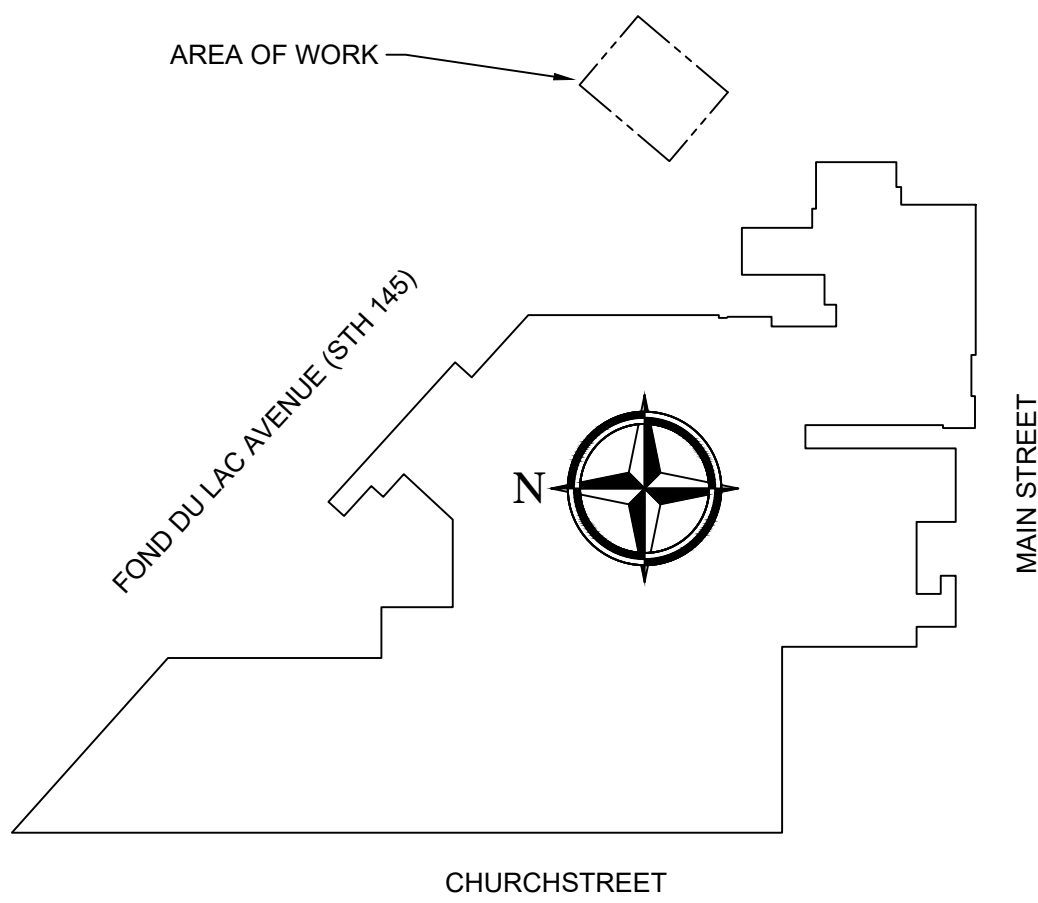
Author: SDB

Edited By:

Date Created:

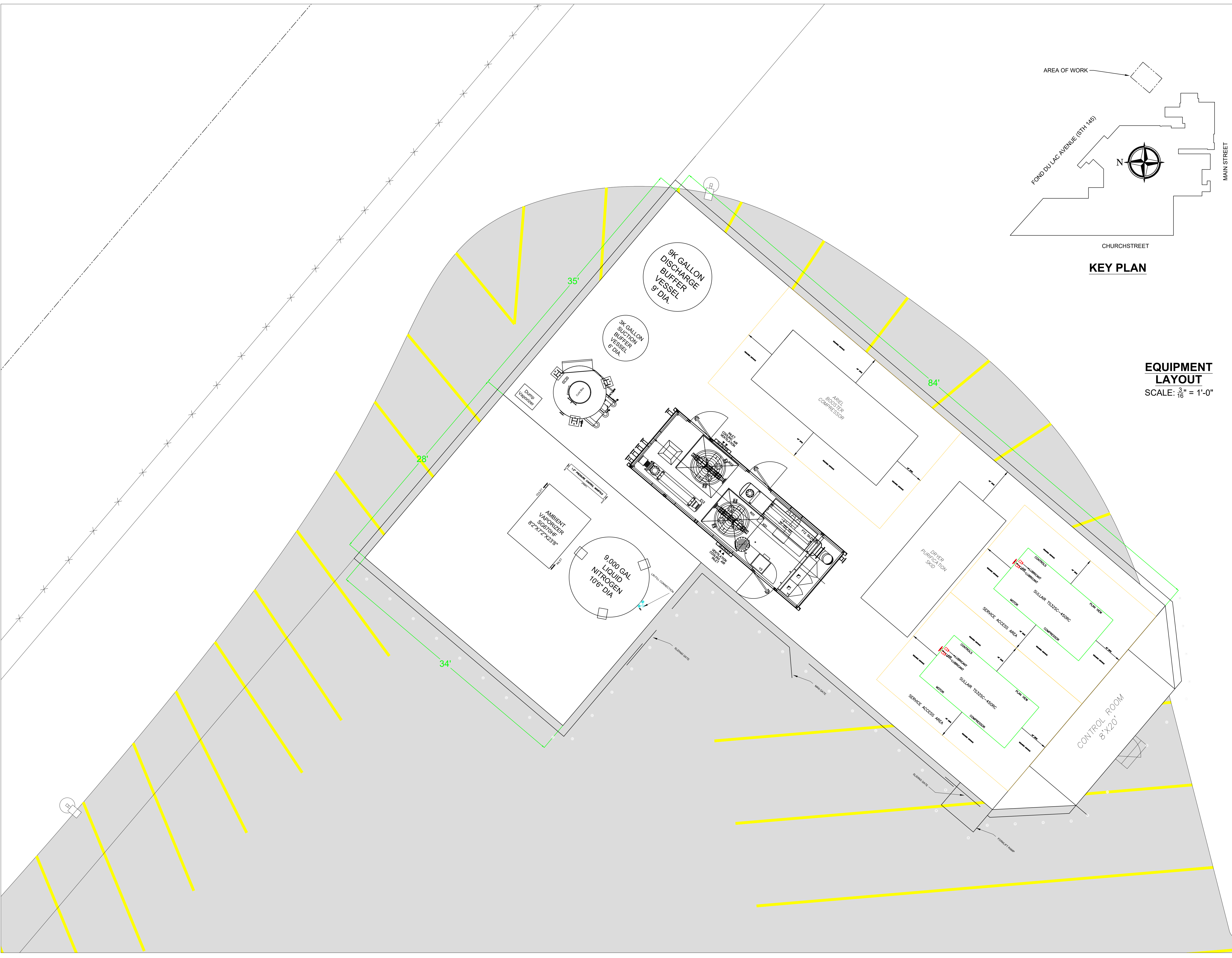
Type:

Notes:
**PRELIMINARY
NOT FOR
CONSTRUCTION**



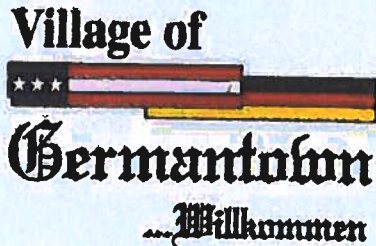
KEY PLAN

EQUIPMENT LAYOUT
SCALE: $\frac{3}{16}" = 1'-0"$



NITROGEN GENERATION EQUIPMENT LAYOUT

Sheet Title:	
Edit Date:	
Edit Time:	
Version Author:	
Version Editor:	
Drawing No.	

**Fee must accompany application**

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

PAID \$DATE 9-17-20

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1**APPLICANT OR AGENT**Steve BuckGehl Foods, LLCN116W15970 Main St.Germantown, WI 53022Phone (262) 735-7219E-Mail sbuck@gehlfoods.com**PROPERTY OWNER**AGNL Dairy, LLC245 Park Avenue, 24th FloorNew York, NY 10167Phone (212) 883-2486E-Mail ispeltz@angelogordon.com**2****PROPERTY ADDRESS**N116W15970 Main St.**3****NEIGHBORING USES** - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North	South	East	West
Buisness / Residential	Buisness / Residential	Buisness / Residential	Buisness / Residential

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!**

AGNL Dairy, L.L.C., a Delaware limited liability company
By: AGNL Manager III, Inc., its Manager
By: Gordon J. Whiting

[Signature] 09-17-2020

Applicant

Date

[Signature]

Owner

9/15/2020

Date



Jeffrey W. Retzlaff, AICP - Director, Community Development Department
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

September 17, 2020

Mr. Retzlaff

Gehl Foods is applying for a Site Plan Review for our property located at N116 W15970 Main St. The purpose of this application is to install a nitrogen generation facility.

Project Description:

Gehl Foods committed to making operational, equipment, and/or other facility changes to reduce the current level of noise associated with the process of receiving or generating nitrogen as part of the conditions for creation of the Gehl Foods Planned Development District. To fulfill this commitment to the Village and its residents, Gehl Foods made an agreement with Airgas to install a Nitrogen Generation Unit at our Main Street facility. This unit can generate a sufficient quantity of nitrogen to meet the routine needs of Gehl Foods' production equipment. Installation of the equipment will be on the North portion of our property, directly across Fond Du Lac Ave. (Hwy 145) from our Crusader Ct. warehouse facility. The Nitrogen Generation Unit is made up of several pieces of equipment and will be installed on a concrete pad constructed for this purpose and will occupy space that is currently impervious parking lot area.

If there are any questions or more information required, please feel free to contact me.

Thank You,

A handwritten signature in blue ink, appearing to read 'Steve Buck', written over a light blue horizontal line.

Steve Buck, PMP – Sr. Project Leader
Gehl Foods, LLC
262-735-7219

SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

This checklist provides a summary of requirements found in the Municipal Code. It is intended purely as a guide for developers and should not substitute for a full review of the Code and applicable regulations. (Revised 1/02)

GENERAL INFORMATION

- ☒ Provide Completed Checklist with submittal
- ☒ Names and addresses of owner/developer/designer
- ☒ Graphic scale, north arrow
- ☒ Location sketch
- ☒ Size of site (gross and net acreage)
- ☒ Existing zoning
- ☒ Adjacent zoning and uses
- ☒ Number of residents (subdivisions)
- ☒ Number of employees

EXISTING SITE INFORMATION

- ☒ Dimensions of site and lot lines (pipes found, pipes set, monuments)
- ☒ Existing grades (2' contours minimum)
- ☒ Adjacent property grades (within 10' minimum of property lines)
- ☒ Adjacent structures (within 20' minimum of property lines)
- ☒ Drainage systems and structures
- ☒ Natural features (woods, streams, lakes, ponds, outcroppings)
- ☒ Wetland boundaries (provide date of staking)
- ☒ Floodplain elevation and boundaries
- ☒ Environmental concerns (underground tanks, etc.)
 - ☒ Roads, curbs, parking lots, pavement areas
 - ☒ Structures (location, size)
- ☒ Rights-of-Way (existing/ultimate)
- ☒ Easements (drainage, utility)
- ☒ Existing utilities (sanitary, water, electric, gas, telephone)
 - ☒ Benchmark locations and elevations
 - ☒ Location of fences, wells, borings, etc.

ARCHITECTURAL PLANS

- ☒ Existing building location
- ☒ Existing building elevations/materials
- ☒ Proposed use (use list from Section 17.45)
- ☒ Statement of design intent (narrative)
- ☒ Proposed floor plans (dimension)
 - ☒ Square footage (total and individual rooms/stores)
 - ☒ Proposed elevations (dimension)
- ☒ Proposed building height

- ☒ Proposed materials and colors (material sample board required for new construction)
- ☒ Proposed signage (elevations, color, square footage, height, construction material, lighting)
- ☒ Details of any special features

PROPOSED SITE PLAN

- ☒ Grading and spot elevations
- ☒ Erosion control measures (silt fencing, hay bales, rip-rap, tracking mat, stockpile locations)
- ☒ Stormwater management
 - stormwater management design report
 - general drainage pattern
 - swales w/ arrows for direction of flow
 - pond design with outfalls
 - culverts (location/size)
- ☒ Utilities (size, invert elevations, length, slope, etc.)
 - sanitary
 - water
 - stormsewer
- ☒ Building location (dimension)
- ☒ Building elevation (finished grade)
- ☒ Location of proposed signage
- ☒ Details of outside storage (including trash receptacles)
- ☒ Setbacks (clearly marked and dimensioned)
- ☒ Vehicular entrances (dimension to centerline of nearest intersection)
- ☒ Streets (dimension and direction for one-ways)
- ☒ Curve radii
- ☒ Sidewalks (dimension)
- ☒ Parking areas (show striping/spot elevations)
- ☒ Parking setback from property line
- ☒ Loading areas (dimension)
- ☒ Lot coverage
 - Square footage total
 - Impervious surfaces total (%)
 - Green space total (%)
 - Percent permitted (over/under %)
- ☒ Municipal utility connections
 - Sanitary sewer (pipe size/elevations)
 - Water (size, valve location, elevations)
 - Location of hydrants
- ☒ Easement for public water mains

LIGHTING PLAN

- ☒ Major improvements for context
- ☒ Location/nature of existing fixtures
- ☒ Location of proposed fixtures
- ☒ Photometric report (to scale on plan)
- ☒ Manufacturers cut-sheets of all fixtures
- ☒ Lighting schedule
 - key to plan
 - number/type of fixtures
 - output (wattage)
- ☒ Installation details as appropriate

LANDSCAPING PLAN

- ☒ Major improvements for context (building, drives, walks)
- ☒ Proposed outdoor amenities (benches, paths, etc.)
- ☒ Existing vegetation
 - Species
 - Size
 - Approximate canopy in plan
- ☒ Vegetation to be destroyed
 - List and show location
- ☒ Proposed method of saving existing vegetation during construction
- ☒ Proposed landscape features (berms, fountains)
- ☒ Existing/proposed lighting
- ☒ Irrigation/watering systems (locate outlets)
- ☒ Plant lists or schedules
 - Keyed to plan
 - Number of each species
 - Size when planted (caliper)
- ☒ Installation details/staking

MODEL SUBMITTAL INCLUDES THE FOLLOWING PLANS:

1. Cover / Title Page
2. Existing Conditions Survey
3. General Site Plan
4. Grading, Paving & Erosion Control Plan
5. Utility Plan
6. Site Details (curbing, catch basins, detention ponds, pavement, erosion control and sign details)
7. Landscape Plan
8. Landscape details (planting schedule, berming cross-sections, method of installation)
9. Lighting Plan
10. Floor Plan
11. Exterior Building Elevations
12. Building Material Sample Board

In addition to the items on this list, Village Staff and/or the Plan Commission may require additional drawings and data to be submitted for approval.

If any public improvements or work is to be done in the Public Right-of-Way, the Village will require that a Developer's Agreement be submitted and approved by the Village Board.

NITROGEN GENERATION SYSTEM

Gehl Foods, Inc.

N116 W15970 Main Street
Germantown, WI 53022

September, 2020

CIVIL ENGINEER

CJ Engineering
830 North 109th Street, Suite 1
Wauwatosa, WI 53226
(414) 453-9496

SURVEYOR

Capitol Survey Enterprises
220 Regency Ct. Ste. 210
Brookfield WI 53045
(262) 786-6600

ELECTRICAL ENGINEER

Donohue & Associates, Inc
3311 Weeden Creek Rd.
Sheboygan, WI 53081
(920) 208-0296

SYSTEM ENGINEER

Airgas, an Air Liquide Company
21610 Alexander Rd.
Oakwood Village, OH 44146
(440) 232-7720

SHT. NO.	SHEET TITLE
T1.0	TITLE SHEET
EC-0	EXISTING CONDITIONS SURVEY
C1.0	SITE PLAN & EROSION CONTROL
A1.0	SITE ELEVATION
002E1	ELECTRICAL SITE PLAN
002EL1	SITE LIGHTING PHOTOMETRIC PLAN
100EL1	GRADE PLAN - LIGHTING



N116 W15970 Main Street
Germantown, WI
262.251.8570

Author: SDB

Edited By:

Date Created: 09-15-2020

Type:

Notes:

Sheet Title:	Project:	Description:	Drawstream ID:	Drawstream Description:
TITLE SHEET	NITROGEN GENERATION SYSTEM			

Edit Date:

Edit Time:

Version Author:

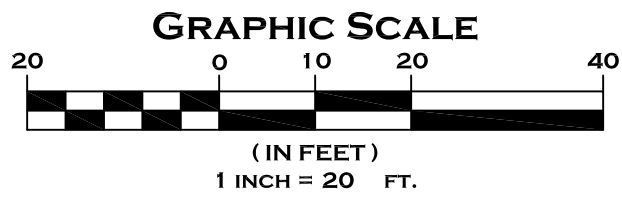
Version Editor:

Drawing No.



- NOTES
1. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 2. SITE BENCHMARK - EXISTING FLOOR AT DOOR = 870.49. (AS SHOWN).
 3. ELEVATIONS BASED ON INFORMATION FROM THE CLIENT.

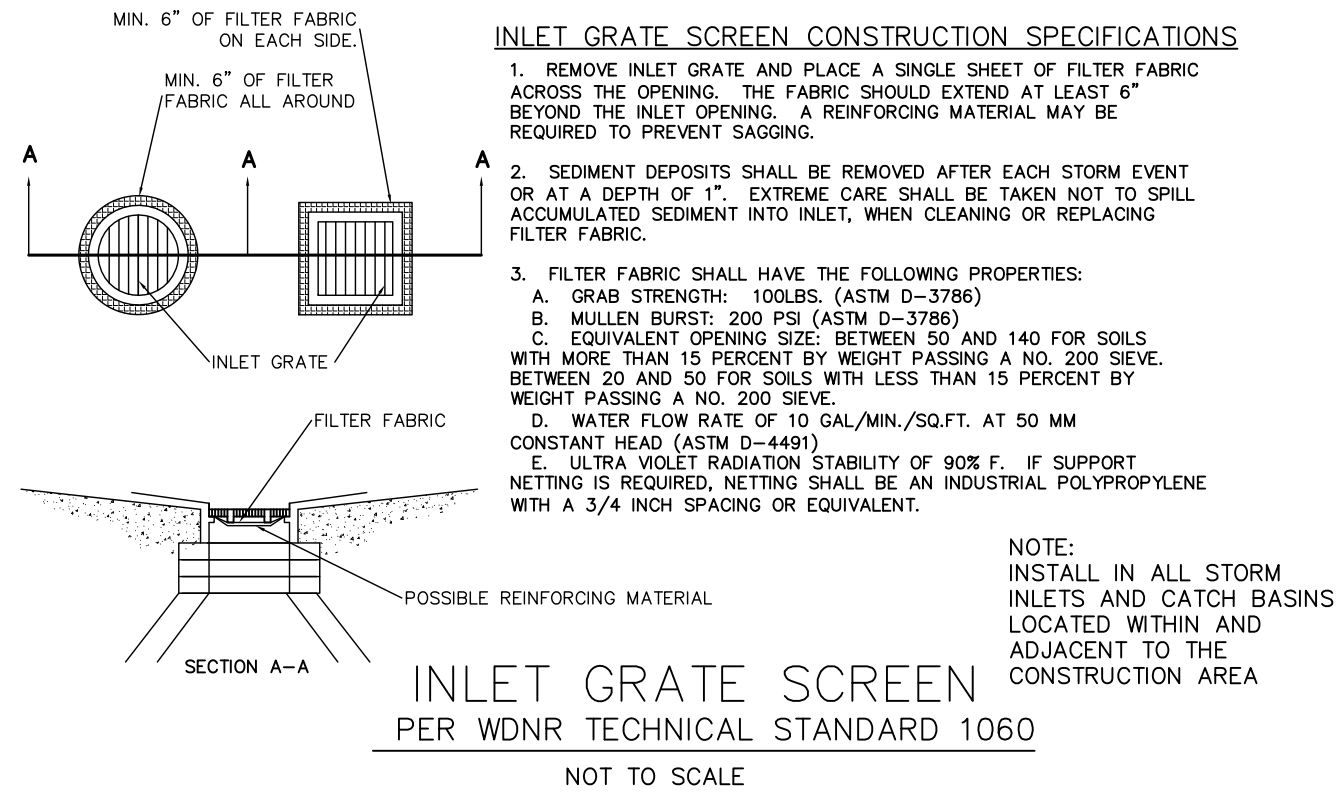
LEGEND	
— SAN —	SANITARY SEWER
— ST —	STORM SEWER
— W —	WATER MAIN
— G —	BURIED GAS LINE
— TEL —	BURIED TELEPHONE LINE
— E —	BURIED ELECTRIC LINE
— FO —	BURIED FIBER OPTIC LINE
— CATV —	BURIED CABLE TELEVISION LINES
— COMB —	COMBINATION SEWER
— WOOD FENCE —	WOOD FENCE
— METAL FENCE —	METAL FENCE
— 994.32 DS —	EDGE OF TREES AND BRUSH
— 994.32 DS —	DOOR SILL ELEVATION
— 994.32 DS —	FIRE DEPARTMENT CONNECTION
— 994.32 DS —	ELECTRIC TRANSFORMER
— 994.32 DS —	ELECTRIC METER
— 994.32 DS —	ELECTRIC PEDESTAL
— 994.32 DS —	ELECTRIC BOX AT GRADE
— 994.32 DS —	TELEPHONE BOX AT GRADE
— 994.32 DS —	TELEPHONE PEDESTAL
— 994.32 DS —	TV PEDESTAL
— 994.32 DS —	GAS METER
— 994.32 DS —	AIR CONDITIONER
— 994.32 DS —	UTILITY POLE
— 994.32 DS —	WOOD SIGN
— 994.32 DS —	METAL SIGN
— 994.32 DS —	FLAG POLE
— 994.32 DS —	BOLLARD
— 994.32 DS —	BOLLARD LIGHT
— 994.32 DS —	YARD LIGHT
— 994.32 DS —	HYDRANT
— 994.32 DS —	WATER VALVE
— 994.32 DS —	GAS VALVE
— 994.32 DS —	MANHOLE
— 994.32 DS —	STORM MANHOLE
— 994.32 DS —	CATCH BASIN
— 994.32 DS —	CURB INLET
— 994.32 DS —	METAL LIGHT POLE
— 994.32 DS —	CONCRETE LIGHT POLE
— 994.32 DS —	WOOD LIGHT POLE
— 994.32 DS —	MAIL BOX
— 994.32 DS —	FIBER OPTIC MARKER
— 994.32 DS —	QUY WIRE



EXISTING CONDITIONS SURVEY
FOR

GEHL FOODS
N116 W15970 MAIN ST.
GERMANTOWN, WI

DRAWN BY:	RAP	DATE:	09/05/2020
CHECKED BY:	MJB	DRAWING NO.	EC - 0
CSE Job No.:	20 - 066	SHEET	1 OF 1

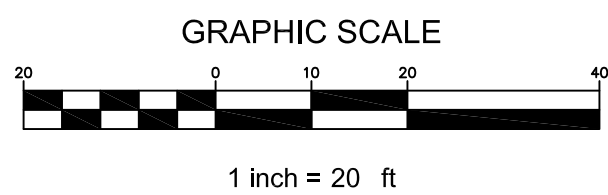


EXISTING MANUFACTURING PLANT



LEGEND	
--- 870 ---	EXISTING CONTOUR
--- 878 ---	PROPOSED CONTOUR
x 877.7	PROPOSED ELEVATION
x x x x x x x x x x x x x x	PROPOSED SAWCUT
o o o o o o o o o o o o	PROPOSED FENCE

- NOTES:
1. SEE PLANS BY OTHERS FOR THE DETAILS OF THE NEW CONCRETE EQUIPMENT PAD, EQUIPMENT LOCATION AND ELECTRIC SERVICE TO THE PAD AREA.
 2. THIS PROJECT WILL RESULT IN A DECREASE OF IMPERVIOUS SURFACE BY 1400 SQ. FT.
 3. TOP SOIL, SEED AND MULCH ALL DISTURBED AREA SOUTHEAST OF THE NEW CONCRETE PAD.
 4. DISTURBED AREA = 6,700 S.F.
 5. EROSION CONTROL SHALL CONSIST OF PLACING INLET PROTECTION GRADE SCREENS IN THE EXISTING ON SITE STORM CATCH BASINS IN THE PARKING LOT AREA TO THE NORTHWEST. THIS SHALL BE DONE PRIOR TO ANY CONSTRUCTION

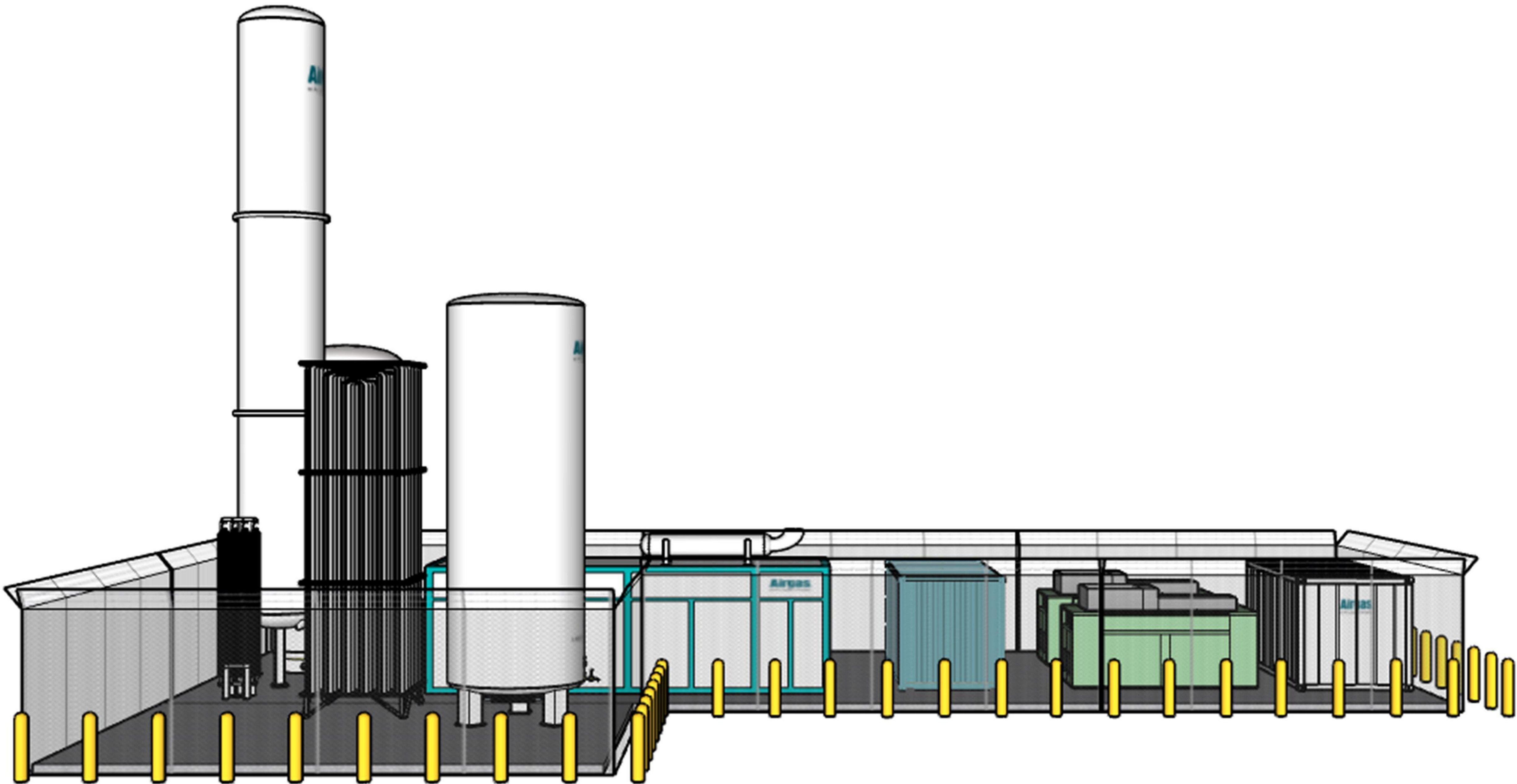


SITE PLAN WITH PROPOSED GRADING AND EROSION CONTROL

CJE NO.: 2045RI
SEPTEMBER II, 2020

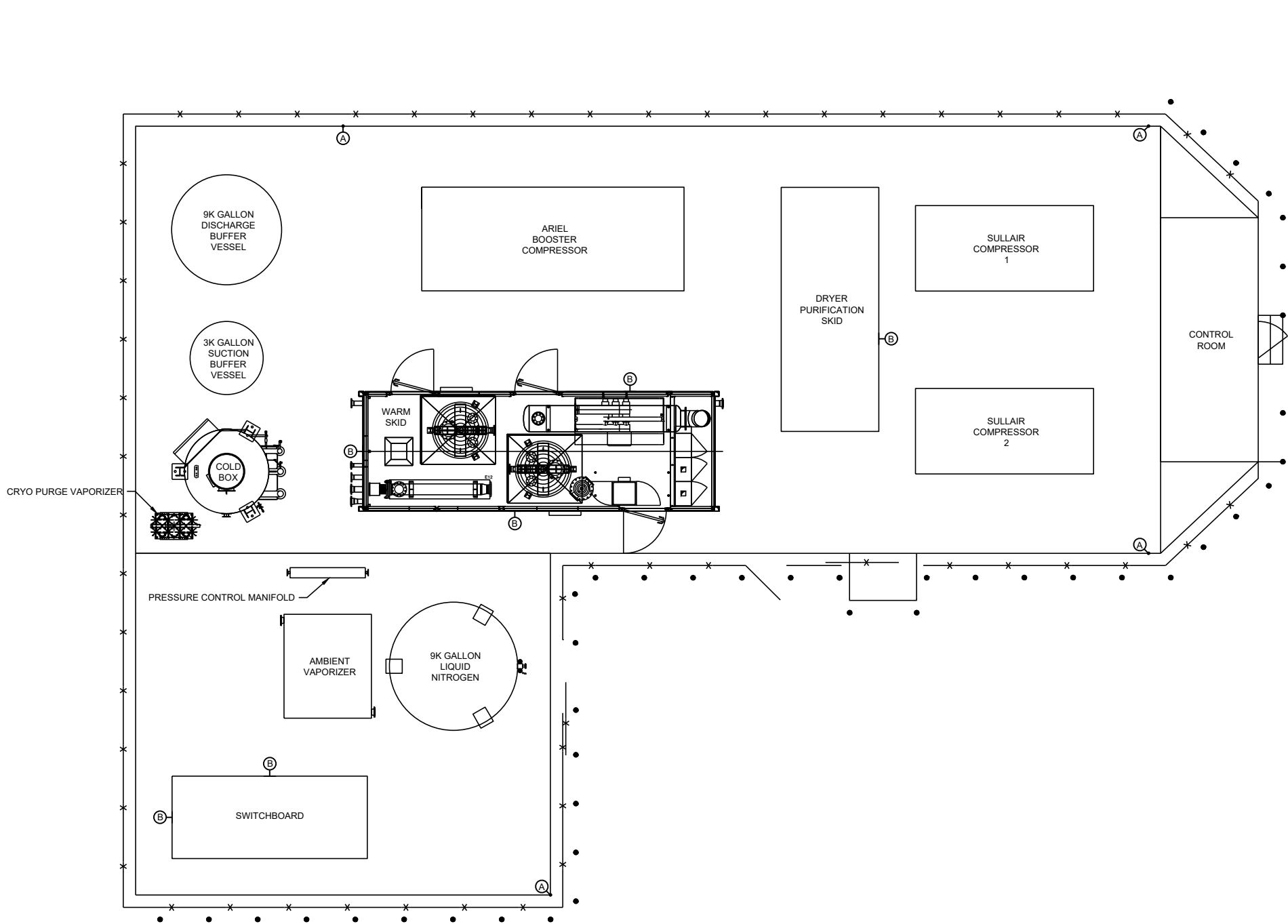
C1.0

GEHLS - NITROGEN GENERATION SYSTEM
N116 W15970 MAIN ST. GERMANTOWN, WI



ELEVATION VIEW				
Project:	NITROGEN GENERATION SYSTEM			
Description:				
Diagram ID:				
Diagram Description:				

Edit Date:	
Edit Time:	
Version Author:	
Version Editor:	
Drawing No.	



GRADE PLAN - LIGHTING

0 3' 16'

FIXTURE SCHEDULE						
TYPE	DESCRIPTION	LAMPS		MANUFACTURER	CATALOG NUMBER	REMARKS
		NO	ORD ABB			
A	LED AREA LIGHT	1	71W	LITHONIA	DSX0_LED_P3_40K_T3M_MVOLT	NO SUBSTITUTIONS POLE MOUNTED SQUARE ALUMINUM POLE, BLACK
B	LED WALL PACK	1	27W	LITHONIA	DSXW1_LED_10C_700_40K_T3M_MVOLT	NO SUBSTITUTIONS WALL MOUNTED

Revision Number	Revision Description	Drawn By	Checked By	Date

Designed By	JTB
Drawn By	JTB
Checked By	MBS
Approved By	MBS
Filename	100EL1.DWG
Project No.	13798
Project Date	9/2020

GEHL FOODS
NITROGEN GENERATOR
ELECTRICAL DESIGN
GERMANTOWN, WISCONSIN

NITROGEN GENERATION SKID
GRADE PLAN - LIGHTING



D-Series Size 0 LED Area Luminaire



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Specifications

EPA: 0.95 ft²
(.09 m²)

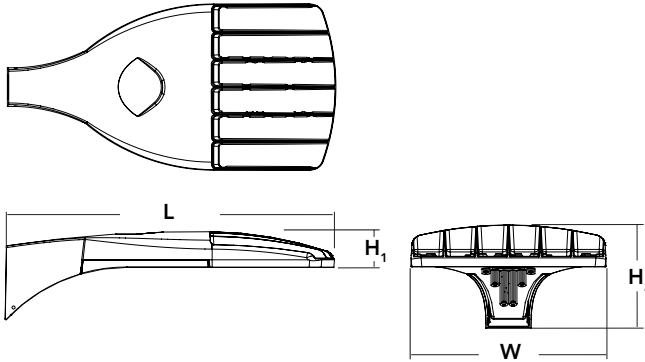
Length: 26"
(66.0 cm)

Width: 13"
(33.0 cm)

Height₁: 3"
(7.62 cm)

Height₂: 7"
(17.8 cm)

Weight (max): 16 lbs
(7.25 kg)



Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	Forward optics P1 P4 ¹ P7 ¹ P2 P5 P3 P6 Rotated optics P10 ² P12 ² P11 ² P13 ^{1,2}	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium TSVS Type V very short ³	T5S Type V short ³ T5M Type V medium ³ T5W Type V wide ³ BLC Backlight control ⁴ LCCO Left corner cutoff ⁴ RCCO Right corner cutoff ⁴	MVOLT ^{5,6} 120 ⁶ 208 ⁶ 240 ⁶ 277 ⁶ 347 ⁶ 480 ⁶
				Shipped included SPA Square pole mounting RPA Round pole mounting ⁷ WBA Wall bracket ³ SPUMBA Square pole universal mounting adaptor ⁸ RPUMBA Round pole universal mounting adaptor ⁸ Shipped separately KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁹	

Control options	Other options	Finish (required)
Shipped installed NLTAIR2 nLight AIR generation 2 enabled ^{10,11} PIRHN Network, high/low motion/ambient sensor ¹² PER NEMA twist-lock receptacle only (control ordered separate) ¹³ PER5 Five-pin receptacle only (control ordered separate) ^{13,14} PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) ^{13,14} DMG 0-10V dimming extend out back of housing for external control (control ordered separate) ¹⁵	Shipped installed HS House-side shield ¹⁹ SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240, 480V) ⁶ L90 Left rotated optics ² R90 Right rotated optics ² DDL Diffused drop lens ¹⁹ HA 50°C ambient operations ¹ Shipped separately BS Bird spikes ²⁰ EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX0-LED
Rev. 07/30/20
Page 1 of 8

Ordering Information

Accessories

Ordered and shipped separately.

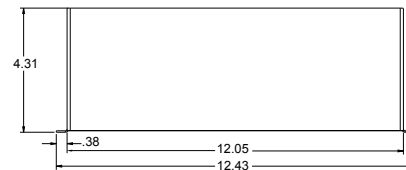
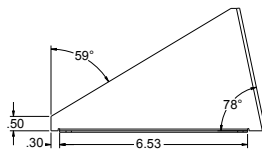
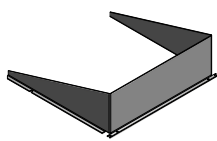
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²¹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²¹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²¹
DSHORT SBK U	Shorting cap ²¹
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 ¹⁹
DSX0HS 30C U	House-side shield for P10,P11,P12 and P13 ¹⁹
DSX0HS 40C U	House-side shield for P5,P6 and P7 ¹⁹
DSX0DDL U	Diffused drop lens (polycarbonate) ¹⁹
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) ²²
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ¹
DSX0EGS (FINISH) U	External glare shield

For more control options, visit [DTL](#) and [ROAM](#) online.
Link to [nLight Air 2](#)

NOTES

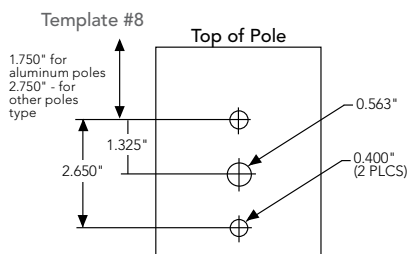
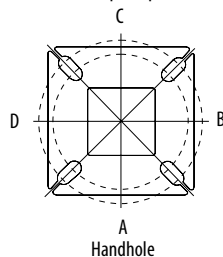
- HA not available with P4, P7, and P13.
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
- Suitable for mounting to round poles between 3.5" and 12" diameter.
- Universal mounting brackets intended for retrofit on existing pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. Only usable when pole's drill pattern is NOT Lithonia template #8.
- Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" diameter mast arm (not included).
- Must be ordered with PIRHN.
- Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- Must be ordered with NLTAIR2. For more information on nLight Air 2 visit [this link](#).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
- If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
- DMG not available with PIRHN, PER5, PER7, PIR, PIRH, PIR1FC3V or PIRH1FC3V, FAO.
- Reference Controls Options table on page 4.
- Reference Motion Sensor Default Table on page 4 to see functionality.
- Not available with other dimming controls options.
- Not available with BLC, LCCO and RCCO distribution.
- Must be ordered with fixture for factory pre-drilling.
- Requires luminaire to be specified with PER, PER5 or PER7 option. See Controls Table on page 4.
- For retrofit use only. Only usable when pole's drill pattern is NOT Lithonia template #8

EGS – External Glare Shield



Drilling

HANDHOLE ORIENTATION (from top of pole)



Tenon Mounting Slipfitter

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 90°	3 at 120°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-390	AST20-320	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-390	AST25-320	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-390	AST35-320	AST35-490

Mounting Option	Drilling Template	Single	2 @ 180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS
Minimum Acceptable Outside Pole Dimension							
SPA	#8	2-7/8"	2-7/8"	3.5"	3.5"		3.5"
RPA	#8	2-7/8"	2-7/8"	3.5"	3.5"	3"	3.5"
SPUMBA	#5	2-7/8"	3"	4"	4"		4"
RPUMBA	#5	2-7/8"	3.5"	5"	5"	3.5"	5"

DSX0 Area Luminaire - EPA

*Includes luminaire and integral mounting arm. Other tenons, arms, brackets or other accessories are not included in this EPA data.

Fixture Quantity & Mounting Configuration	Single DM19	2 @ 180 DM28	2 @ 90 DM29	3 @ 90 DM39	3 @ 120 DM32	4 @ 90 DM49
Mounting Type						
DSX0 LED	0.950	1.900	1.830	2.850	2.850	3.544



COMMERCIAL OUTDOOR

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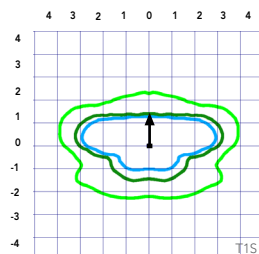
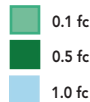
DSX0-LED
Rev. 07/30/20
Page 2 of 8

Photometric Diagrams

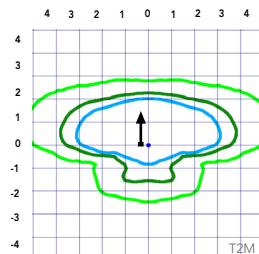
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 0 homepage](#).

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').

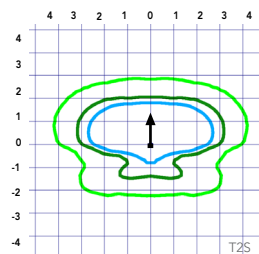
LEGEND



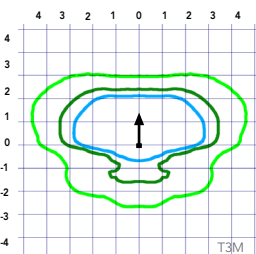
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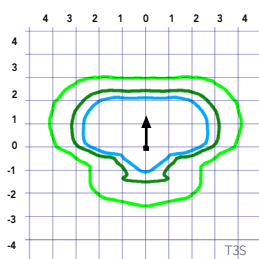
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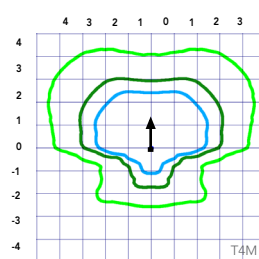
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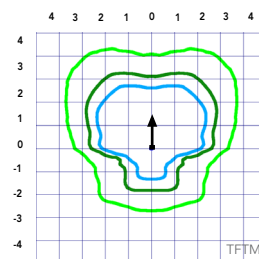
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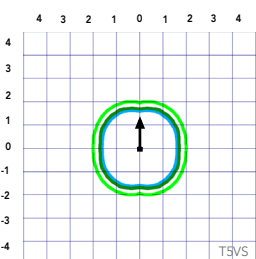
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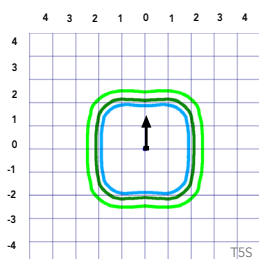
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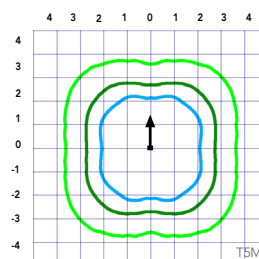
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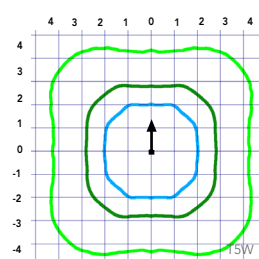
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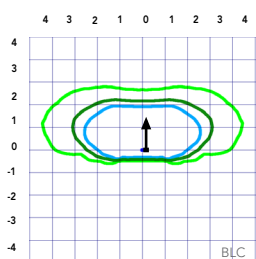
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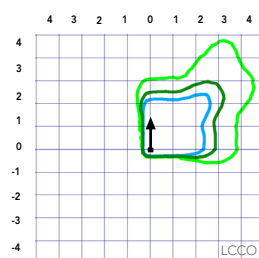
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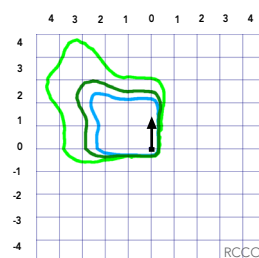
Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



Test No.



Test No.



Test No.

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor
25,000	0.96
50,000	0.92
100,000	0.85

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with separate Dusk to Dawn or timer.

Controls Options

Nomenclature	Description	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the luminaire; wired to the driver dimming leads.	Allows the luminaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independently for 50/50 luminaire operation	The luminaire is wired to two separate circuits, allowing for 50/50 operation.	Independently wired drivers	Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.
PERS or PER7	Twist-lock photocell receptacle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBGR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclipse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics

Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P1	20	530	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126
				TSVS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131
				TSS	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131
				TSM	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130
				TSW	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77
P2	20	700	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124
				TSVS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129
				TSS	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129
				TSM	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129
				TSW	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76
P3	20	1050	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120
				TSVS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125
				TSS	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125
				TSM	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125
				TSW	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73
P4	20	1400	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116
				TSVS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121
				TSS	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121
				TSM	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121
				TSW	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71
				RCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Forward Optics																			
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P5	40	700	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133
				TSVS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138
				TSS	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138
				TSM	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138
				TSW	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81
P6	40	1050	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121
				TSVS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125
				TSS	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126
				TSM	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125
				TSW	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74
P7	40	1300	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112
				TSVS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116
				TSS	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117
				TSM	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116
				TSW	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68
				RCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Rotated Optics																			
Power Package	LED Count	Drive Current	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
P10	30	530	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141
				TSVS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142
				TSS	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141
				TSM	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141
				TSW	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83
P11	30	700	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133
				TSVS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134
				TSS	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132
				TSM	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132
				TSW	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78
P12	30	1050	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130
				TSVS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131
				TSS	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130
				TSM	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130
				TSW	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76
P13	30	1300	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125
				TSVS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126
				TSS	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125
				TSM	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125
				TSW	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124
				BLC	7,919	3	0	3	62	8,531	3	0	3	67	8,639	3	0	3	67
				LCCO	5,145	1	0	2	40	5,543	1	0	2	43	5,613	1	0	2	44
				RCCO	5,139	3	0	3	40	5,536	3	0	3	43	5,606	3	0	3	44

FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

STANDARD CONTROLS

The DSX0 LED area luminaire has a number of control options. DSX Size 0, comes standard with 0-10V dimming driver. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programming and are suitable for mounting heights up to 30 feet.

nLIGHT AIR CONTROLS

The DSX0 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaires can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclipse. Additional information about nLight Air can be found [here](#).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C to 50°C ambient with HA option. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



COMMERCIAL OUTDOOR

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D-Series Size 1 LED Wall Luminaire



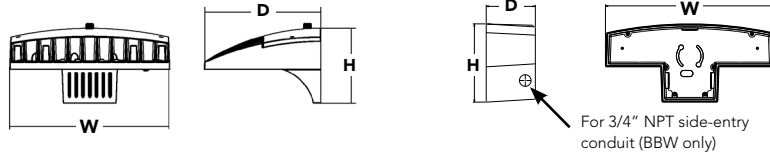
d^{series}

Specifications Luminaire

Width:	13-3/4" (34.9 cm)	Weight:	12 lbs (5.4 kg)
Depth:	10" (25.4 cm)		
Height:	6-3/8" (16.2 cm)		

Back Box (BBW, ELCW)

Width:	13-3/4" (34.9 cm)	BBW Weight:	5 lbs (2.3 kg)
Depth:	4" (10.2 cm)	ELCW Weight:	10 lbs (4.5 kg)
Height:	6-3/8" (16.2 cm)		



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

DSXW1 LED							
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000 K	T2S Type II Short	MVOLT ²	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ⁵	Shipped installed PE Photoelectric cell, button type ⁶ DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht ^{1,7} PIRH 180° motion/ambient light sensor, 15-30' mtg ht ^{1,7} PIR1FC3V Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{1,7} PIRH1FC3V Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{1,7} ELCW Emergency battery backup (includes external component enclosure), CA Title 20 Noncompliant ^{8,9}
	20C 20 LEDs (two engines) ¹	530 530 mA	40K 4000 K	T2M Type II Medium	120 ³		
		700 700 mA	50K 5000 K	T3S Type III Short	208 ³		
		1000 1000 mA (1 A) ¹	AMBPC Amber phosphor converted	T3M Type III Medium	240 ³		
				T4M Type IV Medium	277 ³		
				TFTM Forward Throw Medium	347 ^{3,4}		
					480 ^{3,4}		

Other Options		Finish (required)			
Shipped installed		Shipped separately ¹¹			
SF	Single fuse (120, 277 or 347V) ^{3,10}	BSW	Bird-deterrent spikes	DDBXD	Dark bronze
DF	Double fuse (208, 240 or 480V) ^{3,10}	VG	Vandal guard	DBLXD	Black
HS	House-side shield ¹¹	DDL	Diffused drop lens	DNAXD	Natural aluminum
SPD	Separate surge protection ¹²			DWHXD	White
				DSSXD	Sandstone
				DDBTXD	Textured dark bronze
				DBLBXD	Textured black
				DNATXD	Textured natural aluminum
				DWHGXD	Textured white
				DSSTXD	Textured sandstone

Accessories

Ordered and shipped separately.

DSXWHS U	House-side shield (one per light engine)
DSXWBSW U	Bird-deterrent spikes
DSXWTVG U	Vandal guard accessory

NOTES

- 20C 1000 is not available with PIR, PIRH, PIR1FC3V or PIRH1FC3V.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRH.
- Back box ships installed on fixture. Cannot be field installed. Cannot be ordered as an accessory.
- Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
- Reference Motion Sensor table on page 3.
- Cold weather (-20C) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with fusing. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com
- Not available with SPD.
- Not available with ELCW.
- Also available as a separate accessory; see Accessories information.
- Not available with ELCW.



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DSXW1-LED
Rev. 2/05/20

COMMERCIAL OUTDOOR

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 70CRI)					40K (4000 K, 70CRI)					50K (5000 K, 70CRI)					AMBPC (Amber Phosphor Converted)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
10C (10 LEDs)	350mA	13W	T2S	1,415	0	0	1	109	1,520	0	0	1	117	1,530	0	0	1	118	894	0	0	1	69
			T2M	1,349	0	0	1	104	1,448	0	0	1	111	1,458	0	0	1	112	852	0	0	1	66
			T3S	1,399	0	0	1	108	1,503	0	0	1	116	1,512	0	0	1	116	884	0	0	1	68
			T3M	1,385	0	0	1	107	1,488	0	0	1	114	1,497	0	0	1	115	876	0	0	1	67
			T4M	1,357	0	0	1	104	1,458	0	0	1	112	1,467	0	0	1	113	858	0	0	1	66
			TFTM	1,411	0	0	1	109	1,515	0	0	1	117	1,525	0	0	1	117	892	0	0	1	69
			ASYDF	1,262	1	0	1	97	1,354	1	0	1	104	1,363	1	0	1	105	797	0	0	1	61
	530 mA	19W	T2S	2,053	1	0	1	108	2,205	1	0	1	116	2,220	1	0	1	117	1,264	0	0	1	67
			T2M	1,957	1	0	1	103	2,102	1	0	1	111	2,115	1	0	1	111	1,205	0	0	1	63
			T3S	2,031	1	0	1	107	2,181	1	0	1	115	2,194	1	0	1	115	1,250	0	0	1	66
			T3M	2,010	1	0	1	106	2,159	1	0	1	114	2,172	1	0	1	114	1,237	0	0	1	65
			T4M	1,970	1	0	1	104	2,115	1	0	1	111	2,129	1	0	1	112	1,212	0	0	1	64
			TFTM	2,047	0	0	1	108	2,198	1	0	1	116	2,212	1	0	1	116	1,260	0	0	1	66
			ASYDF	1,831	1	0	1	96	1,966	1	0	1	103	1,978	1	0	1	104	1,127	0	0	1	59
	700 mA	26W	T2S	2,623	1	0	1	101	2,816	1	0	1	108	2,834	1	0	1	109	1,544	0	0	1	59
			T2M	2,499	1	0	1	96	2,684	1	0	1	103	2,701	1	0	1	104	1,472	0	0	1	57
			T3S	2,593	1	0	1	100	2,785	1	0	1	107	2,802	1	0	1	108	1,527	0	0	1	59
			T3M	2,567	1	0	1	99	2,757	1	0	1	106	2,774	1	0	1	107	1,512	0	0	1	58
			T4M	2,515	1	0	1	97	2,701	1	0	1	104	2,718	1	0	1	105	1,481	0	0	1	57
			TFTM	2,614	1	0	1	101	2,808	1	0	1	108	2,825	1	0	1	109	1,539	0	0	1	59
			ASYDF	2,337	1	0	1	90	2,510	1	0	1	97	2,525	1	0	1	97	1,376	1	0	1	53
	1000 mA	39W	T2S	3,685	1	0	1	94	3,957	1	0	1	101	3,982	1	0	1	102	2,235	1	0	1	57
			T2M	3,512	1	0	1	90	3,771	1	0	1	97	3,794	1	0	1	97	2,130	1	0	1	55
			T3S	3,644	1	0	1	93	3,913	1	0	1	100	3,938	1	0	1	101	2,210	1	0	1	57
			T3M	3,607	1	0	1	92	3,873	1	0	1	99	3,898	1	0	1	100	2,187	1	0	1	56
			T4M	3,534	1	0	2	91	3,796	1	0	2	97	3,819	1	0	2	98	2,143	1	0	1	55
			TFTM	3,673	1	0	1	94	3,945	1	0	1	101	3,969	1	0	1	102	2,228	1	0	1	57
ASYDF			3,284	1	0	2	84	3,527	1	0	2	90	3,549	1	0	2	91	1,992	1	0	1	51	
20C (20 LEDs)	350mA	23W	T2S	2,820	1	0	1	123	3,028	1	0	1	132	3,047	1	0	1	132	1,777	1	0	1	77
			T2M	2,688	1	0	1	117	2,886	1	0	1	125	2,904	1	0	1	126	1,693	1	0	1	74
			T3S	2,789	1	0	1	121	2,994	1	0	1	130	3,014	1	0	1	131	1,757	0	0	1	76
			T3M	2,760	1	0	1	120	2,965	1	0	1	129	2,983	1	0	1	130	1,739	1	0	1	76
			T4M	2,704	1	0	1	118	2,905	1	0	1	126	2,922	1	0	1	127	1,704	1	0	1	74
			TFTM	2,811	1	0	1	122	3,019	1	0	1	131	3,038	1	0	1	132	1,771	0	0	1	77
			ASYDF	2,514	1	0	1	109	2,699	1	0	1	117	2,716	1	0	1	118	1,584	1	0	1	69
	530 mA	35W	T2S	4,079	1	0	1	117	4,380	1	0	1	125	4,407	1	0	1	126	2,504	1	0	1	72
			T2M	3,887	1	0	1	111	4,174	1	0	1	119	4,201	1	0	1	120	2,387	1	0	1	68
			T3S	4,033	1	0	1	115	4,331	1	0	1	124	4,359	1	0	1	125	2,477	1	0	1	71
			T3M	3,993	1	0	2	114	4,288	1	0	2	123	4,315	1	0	2	123	2,451	1	0	1	70
			T4M	3,912	1	0	2	112	4,201	1	0	2	120	4,227	1	0	2	121	2,402	1	0	1	69
			TFTM	4,066	1	0	2	116	4,366	1	0	2	125	4,394	1	0	2	126	2,496	1	0	1	71
			ASYDF	3,636	1	0	2	104	3,904	1	0	2	112	3,928	1	0	2	112	2,232	1	0	1	64
	700 mA	46W	T2S	5,188	1	0	1	113	5,572	1	0	1	121	5,607	1	0	1	122	3,065	1	0	1	67
			T2M	4,945	1	0	2	108	5,309	1	0	2	115	5,343	1	0	2	116	2,921	1	0	1	64
			T3S	5,131	1	0	2	112	5,510	1	0	2	120	5,544	1	0	2	121	3,031	1	0	1	66
			T3M	5,078	1	0	2	110	5,454	1	0	2	119	5,487	1	0	2	119	3,000	1	0	1	65
			T4M	4,975	1	0	2	108	5,343	1	0	2	116	5,376	1	0	2	117	2,939	1	0	1	64
			TFTM	5,172	1	0	2	112	5,554	1	0	2	121	5,589	1	0	2	122	3,055	1	0	1	66
			ASYDF	4,624	1	0	2	101	4,965	1	0	2	108	4,996	1	0	2	109	2,732	1	0	1	59
	1000 mA	73W	T2S	7,204	1	0	2	99	7,736	2	0	2	106	7,784	2	0	2	107	4,429	1	0	1	61
			T2M	6,865	1	0	2	94	7,373	2	0	2	101	7,419	2	0	2	102	4,221	1	0	1	58
			T3S	7,125	1	0	2	98	7,651	1	0	2	105	7,698	1	0	2	105	4,380	1	0	1	60
			T3M	7,052	1	0	2	97	7,573	2	0	2	104	7,620	2	0	2	104	4,335	1	0	2	59
			T4M	6,909	1	0	2	95	7,420	1	0	2	102	7,466	1	0	2	102	4,248	1	0	2	58
			TFTM	7,182	1	0	2	98	7,712	1	0	2	106	7,761	1	0	2	106	4,415	1	0	2	60
ASYDF			6,421	2	0	2	88	6,896	2	0	3	94	6,938	2	0	3	95	3,947	1	0	2	54	

Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the **DSXW1 LED 20C 1000** platform in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.95	0.93	0.88

Electrical Load

LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
10C	350	14 W	0.13	0.07	0.06	0.06	-	-
	530	20 W	0.19	0.11	0.09	0.08	-	-
	700	27 W	0.25	0.14	0.13	0.11	-	-
	1000	40 W	0.37	0.21	0.19	0.16	-	-
20C	350	24 W	0.23	0.13	0.12	0.10	-	-
	530	36 W	0.33	0.19	0.17	0.14	-	-
	700	47 W	0.44	0.25	0.22	0.19	0.15	0.11
	1000	74 W	0.69	0.40	0.35	0.30	0.23	0.17

Motion Sensor Default Settings

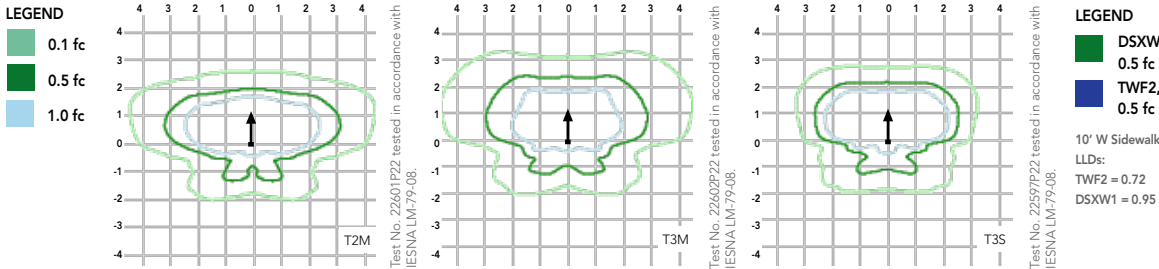
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with site wide Dusk to Dawn control

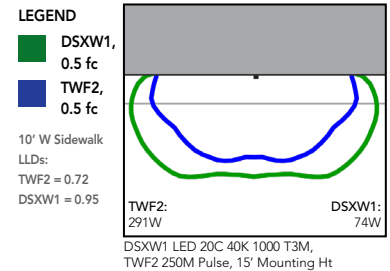
Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Wall Size 1 homepage](#).

Isfootcandle plots for the DSXW1 LED 20C 1000 40K. Distances are in units of mounting height (15').



Distribution overlay comparison to 250W metal halide.



Options and Accessories



T3M (left), ASYDF (right) lenses



HS - House-side shields



BSW - Bird-deterrent spikes



WG - Wire guard



VG - Vandal guard



DDL - Diffused drop lens

FEATURES & SPECIFICATIONS

INTENDED USE

The energy savings, long life and easy-to-install design of the D-Series Wall Size 1 make it the smart choice for building-mounted doorway and pathway illumination for nearly any facility.

CONSTRUCTION

Two-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance. The LED driver is mounted to the door to thermally isolate it from the light engines for low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65).

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses provide multiple photometric distributions tailored specifically to building mounted applications. Light engines are available in 3000 K (70 min. CRI), 4000 K (70 min. CRI) or 5000 K (70 min. CRI) configurations.

ELECTRICAL

Light engine(s) consist of 10 high-efficacy LEDs mounted to a metal-core circuit board to maximize heat dissipation and promote long life (L88/100,000 hrs at 25°C). Class 1 electronic drivers have a power factor >90%, THD <20%, and a minimum 2.5KV surge rating. When ordering the SPD option, a separate surge protection device is installed within the luminaire which meets a minimum Category C Low (per ANSI/IEEE C62.41.2).

INSTALLATION

Included universal mounting bracket attaches securely to any 4" round or square outlet box for quick and easy installation. Luminaire has a slotted gasket wireway and attaches to the mounting bracket via corrosion-resistant screws.

LISTINGS

CSA certified to U.S. and Canadian standards. Rated for -40°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/support/customer-support/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSXW1-LED
Rev. 2/05/20

2019 Community Survey Results

Survey Timeline:

September 9, 2019-
November 1, 2019

TOTAL SURVEY
RESPONDENTS

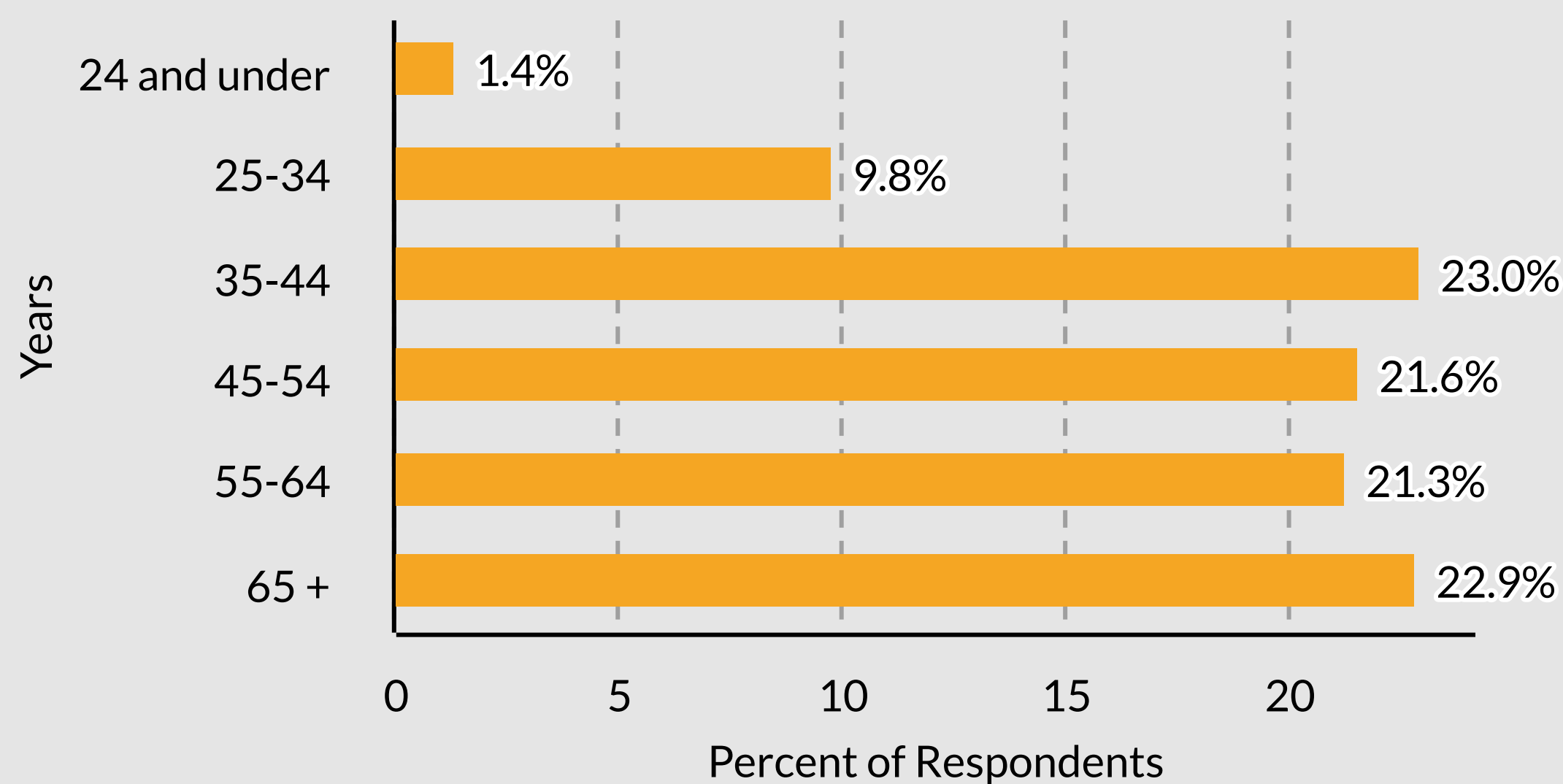
1,819

AVERAGE RESPONSES
PER QUESTION

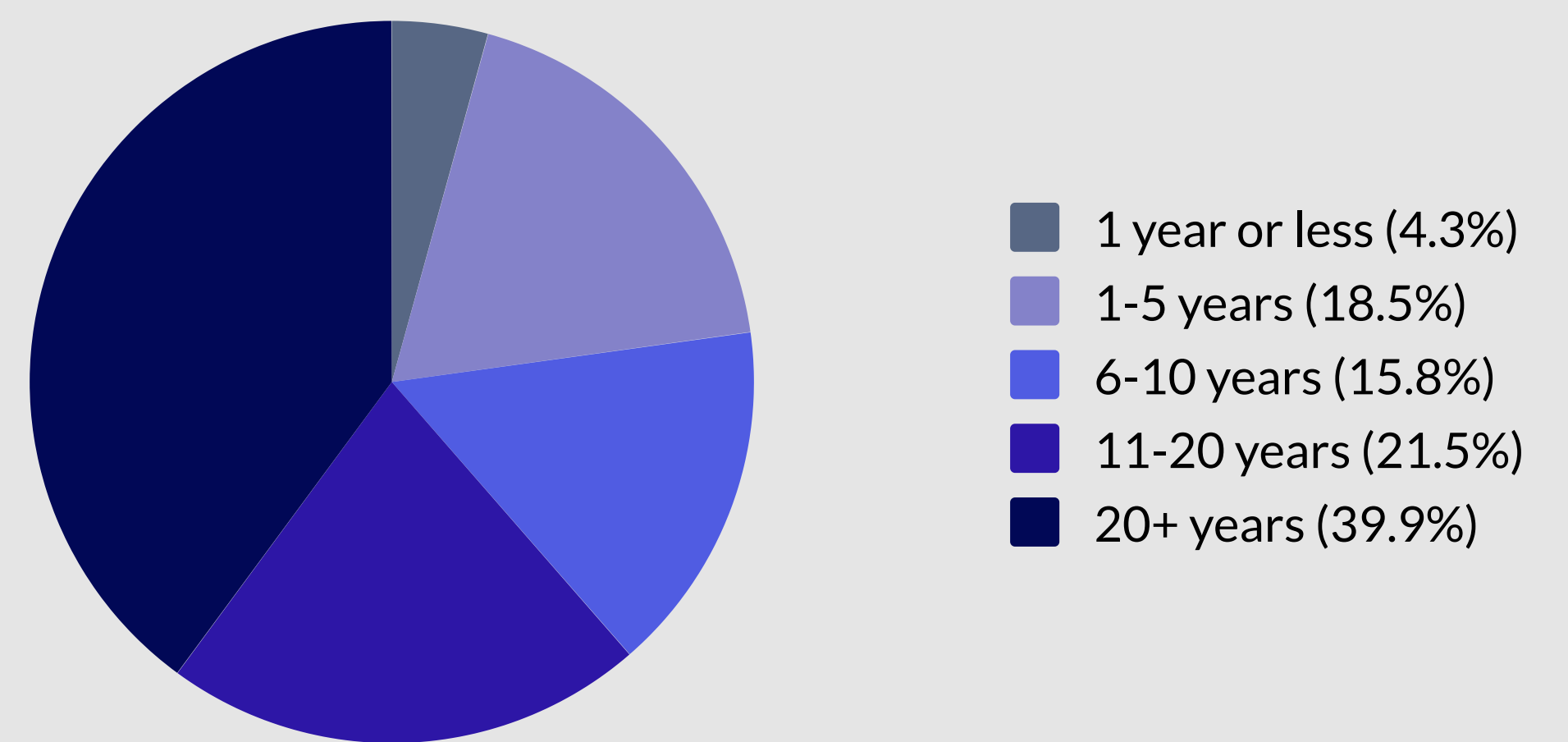
1,633

BACKGROUND

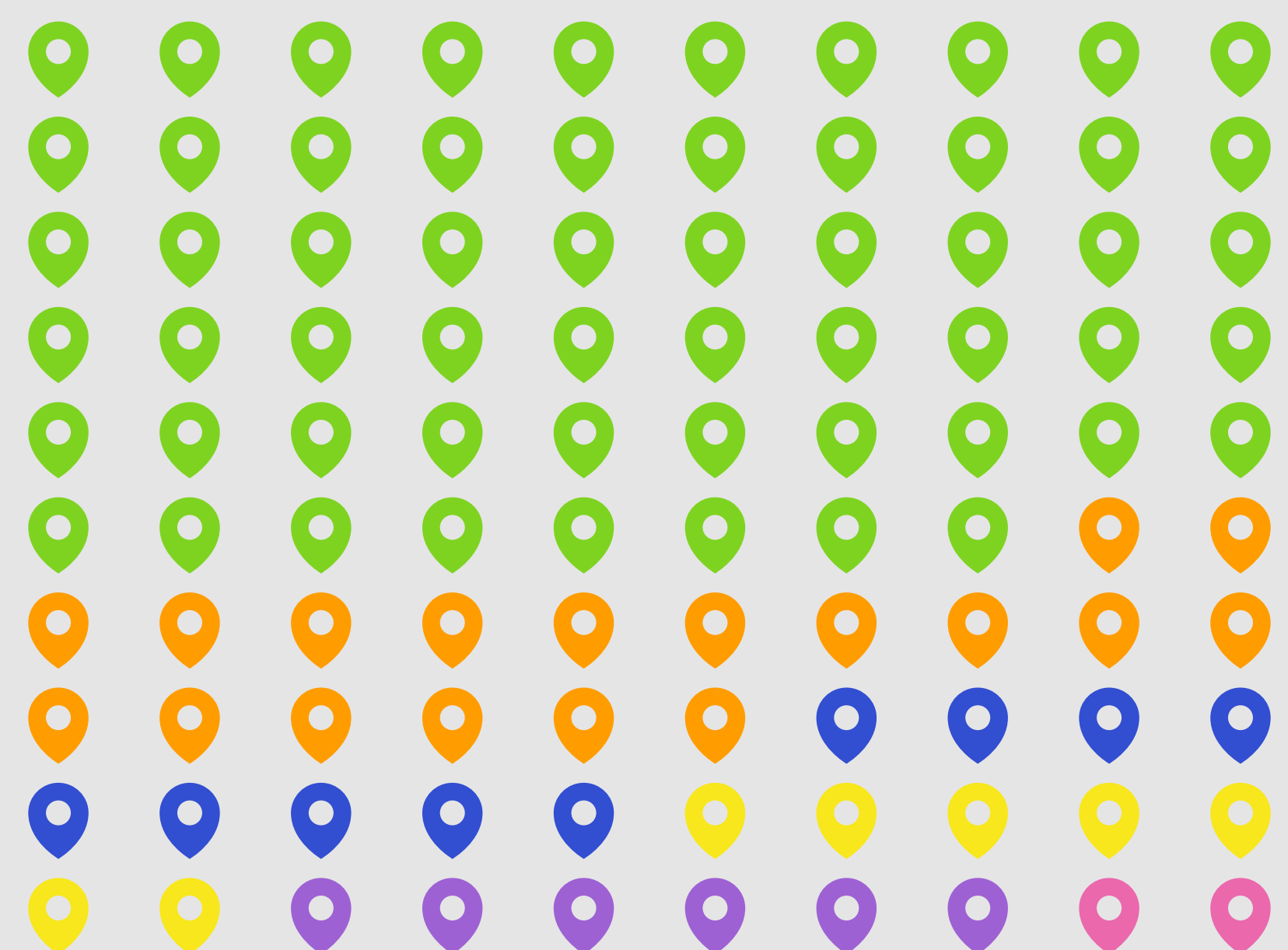
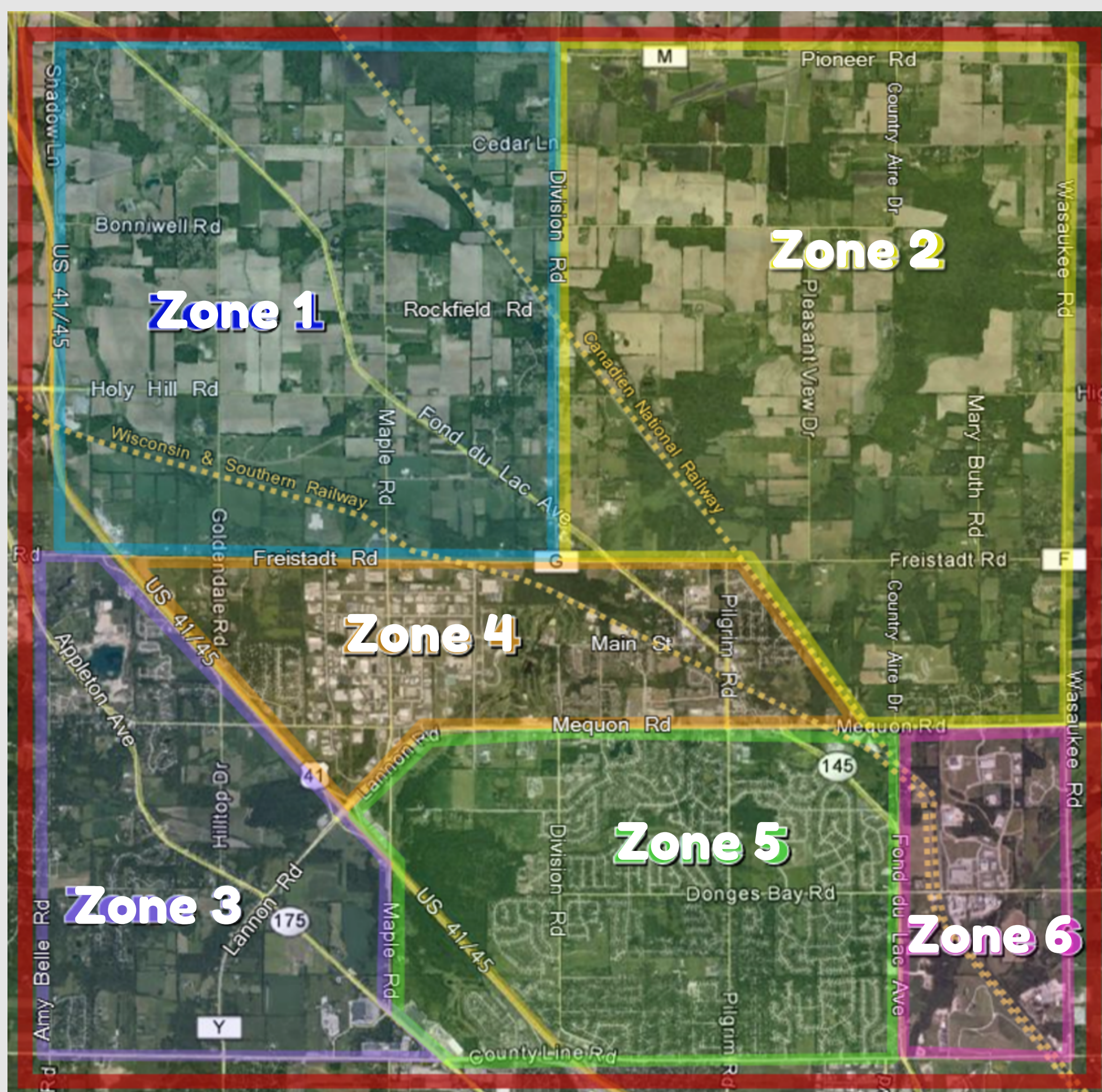
What is your age?



How long have you lived, worked, or owned property in the Village of Germantown?



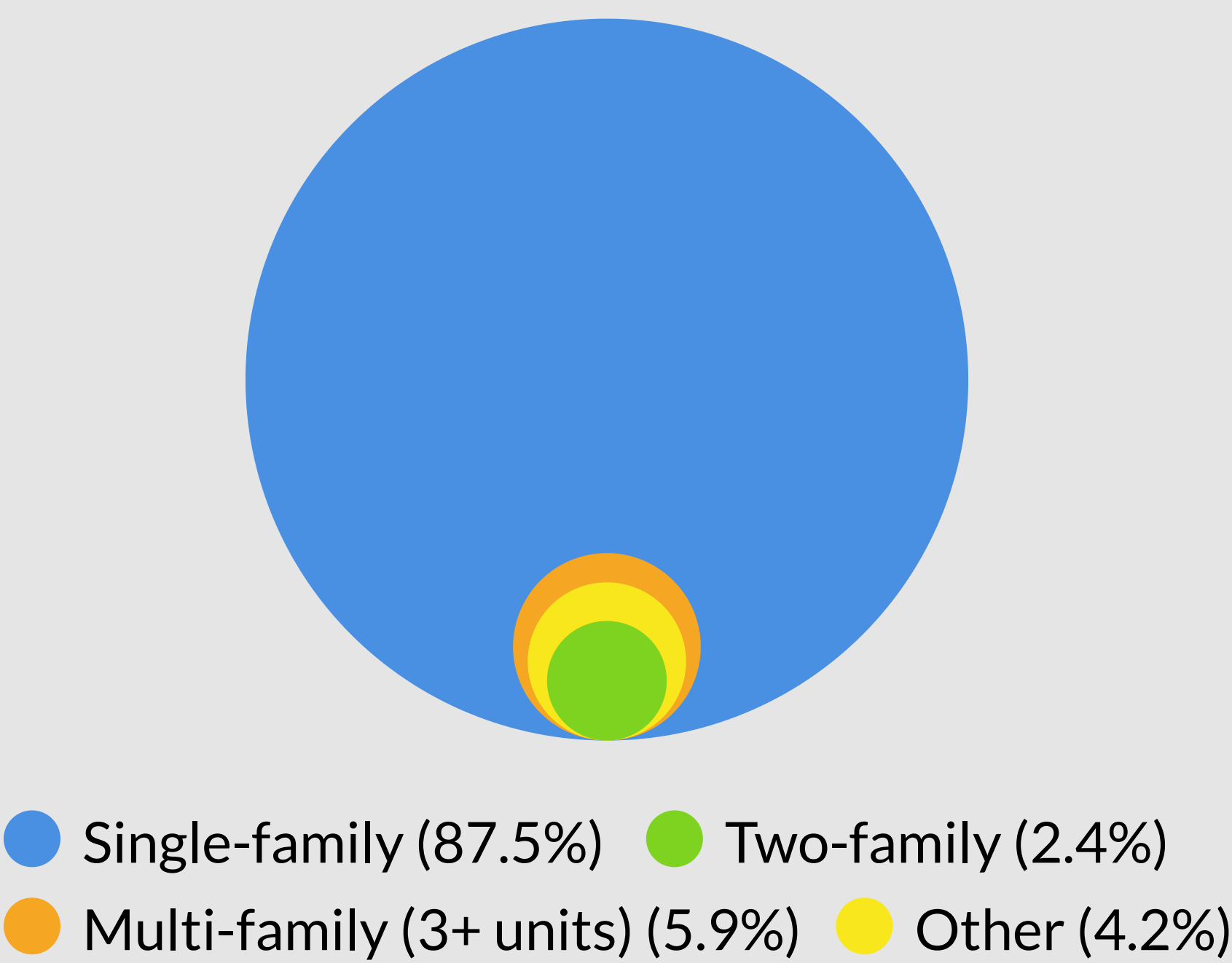
Where in the Village do you live, work, or own property?



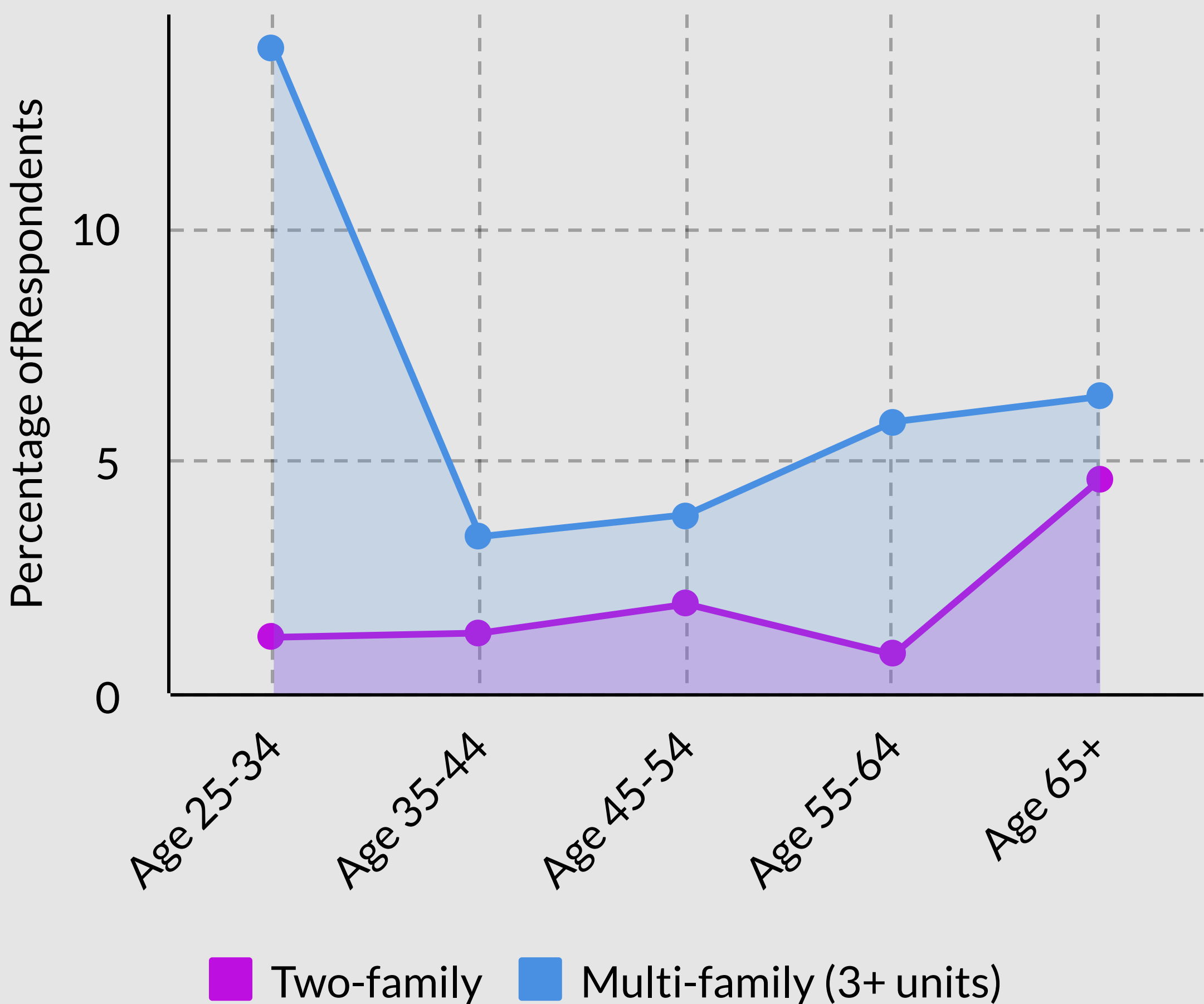
Zone 5 (Green) (57.9%) Zone 4 (Orange) (18.3%)
 Zone 1 (Blue) (9.2%) Zone 2 (Yellow) (7.3%)
 Zone 3 (Purple) (5.8%) Zone 6 (Pink) (1.5%)

BACKGROUND

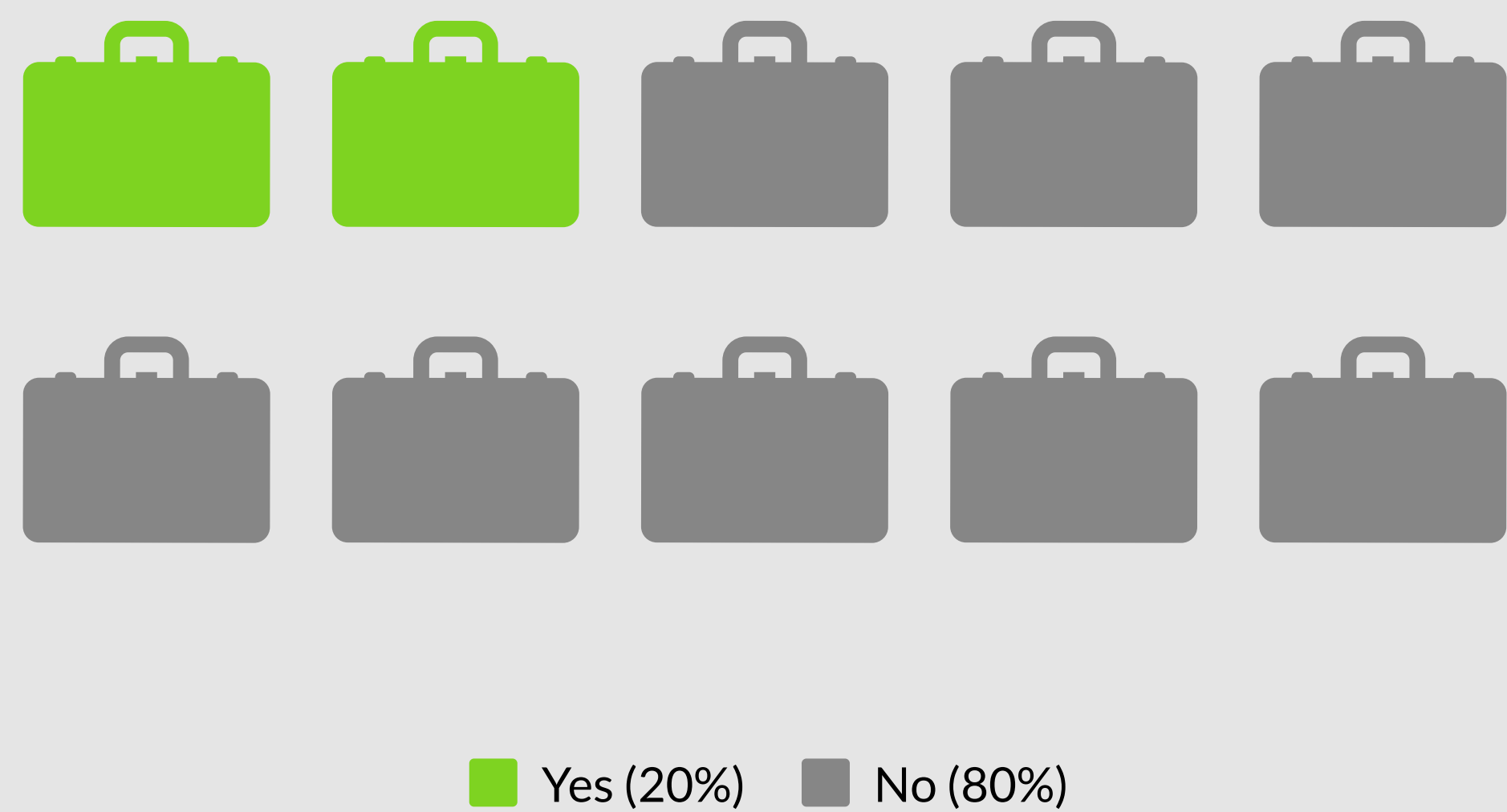
In which residential building type do you live?



Age and Multi-family Housing Type



Do you work in Germantown?



44% of respondents have children under 18 living in their household.

QUALITY OF LIFE

Three Most Important Factors on Quality of Life

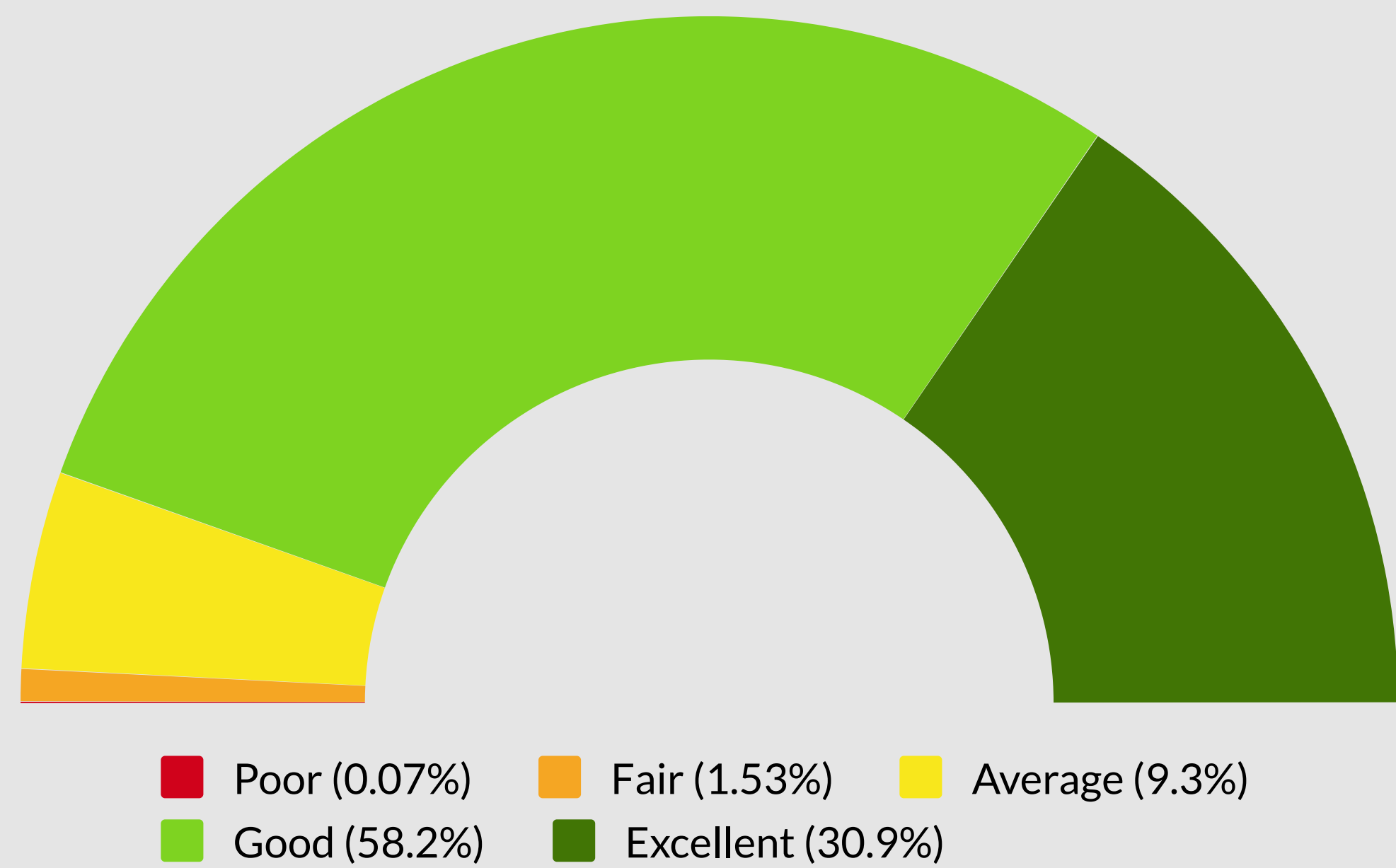
Public Services
(Police/Fire)

Low Crime

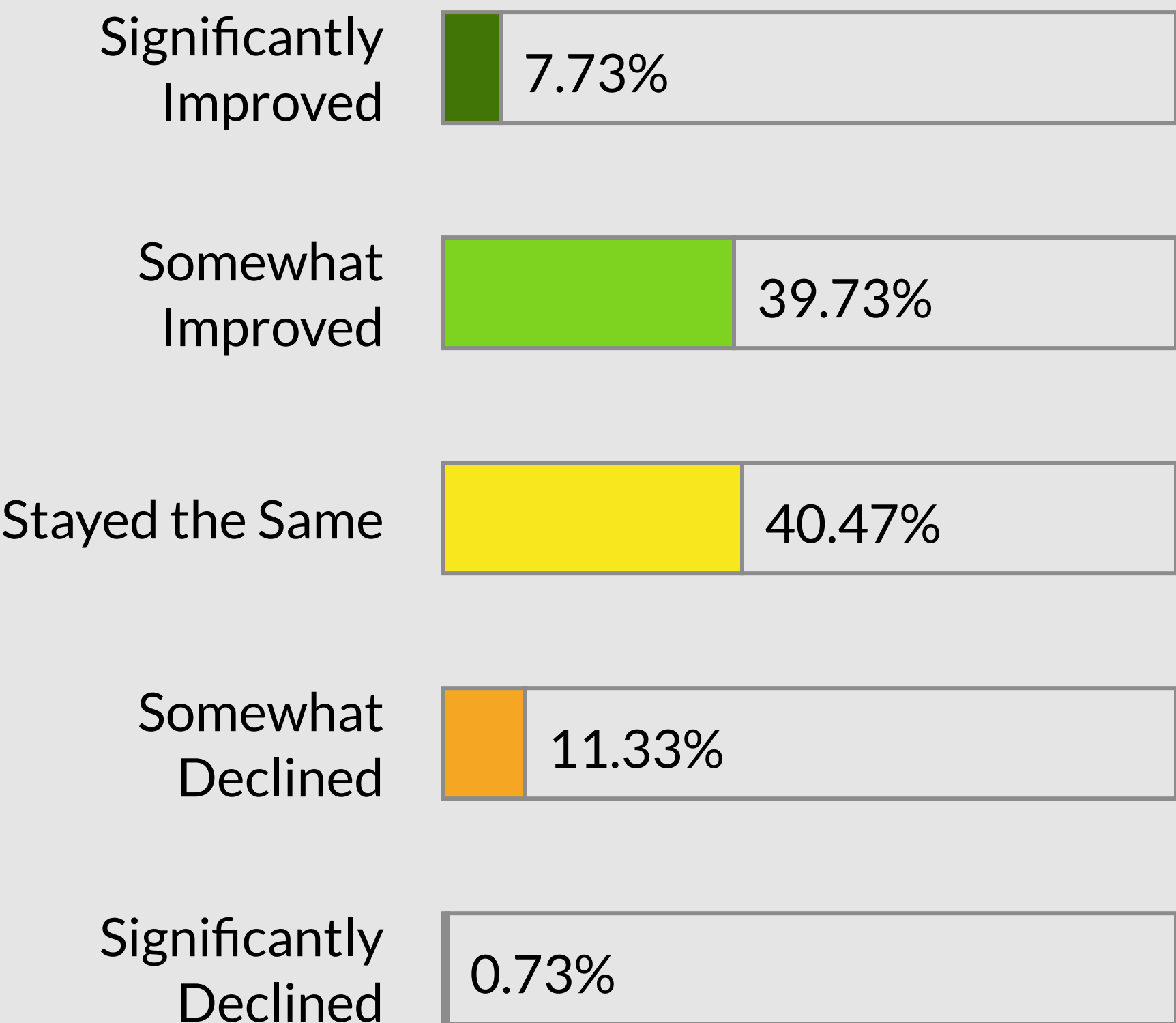
Good Neighbors

2015
RESULTS

Quality of Life in Germantown 2015



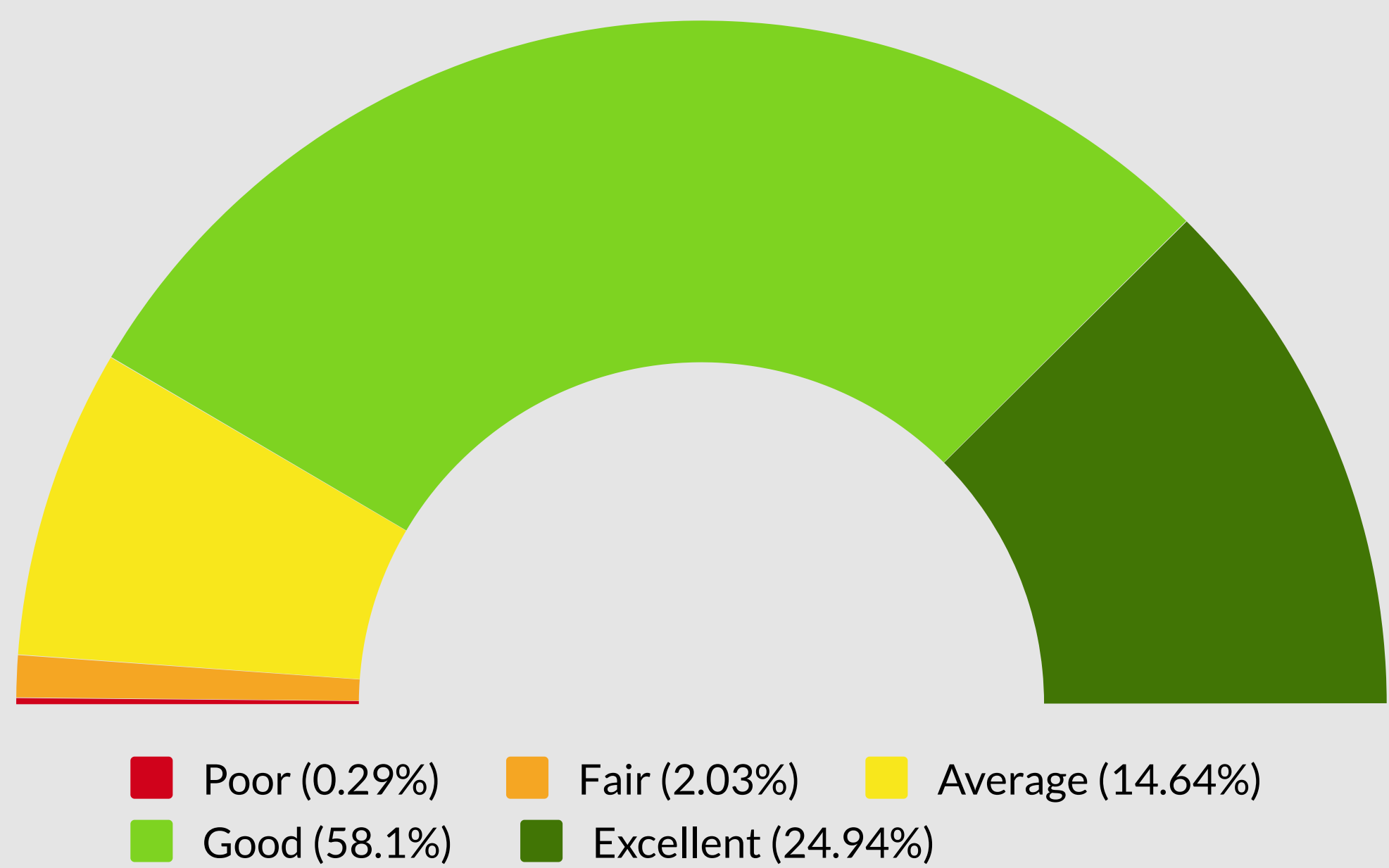
How has the quality of life changed over your time in the Village?



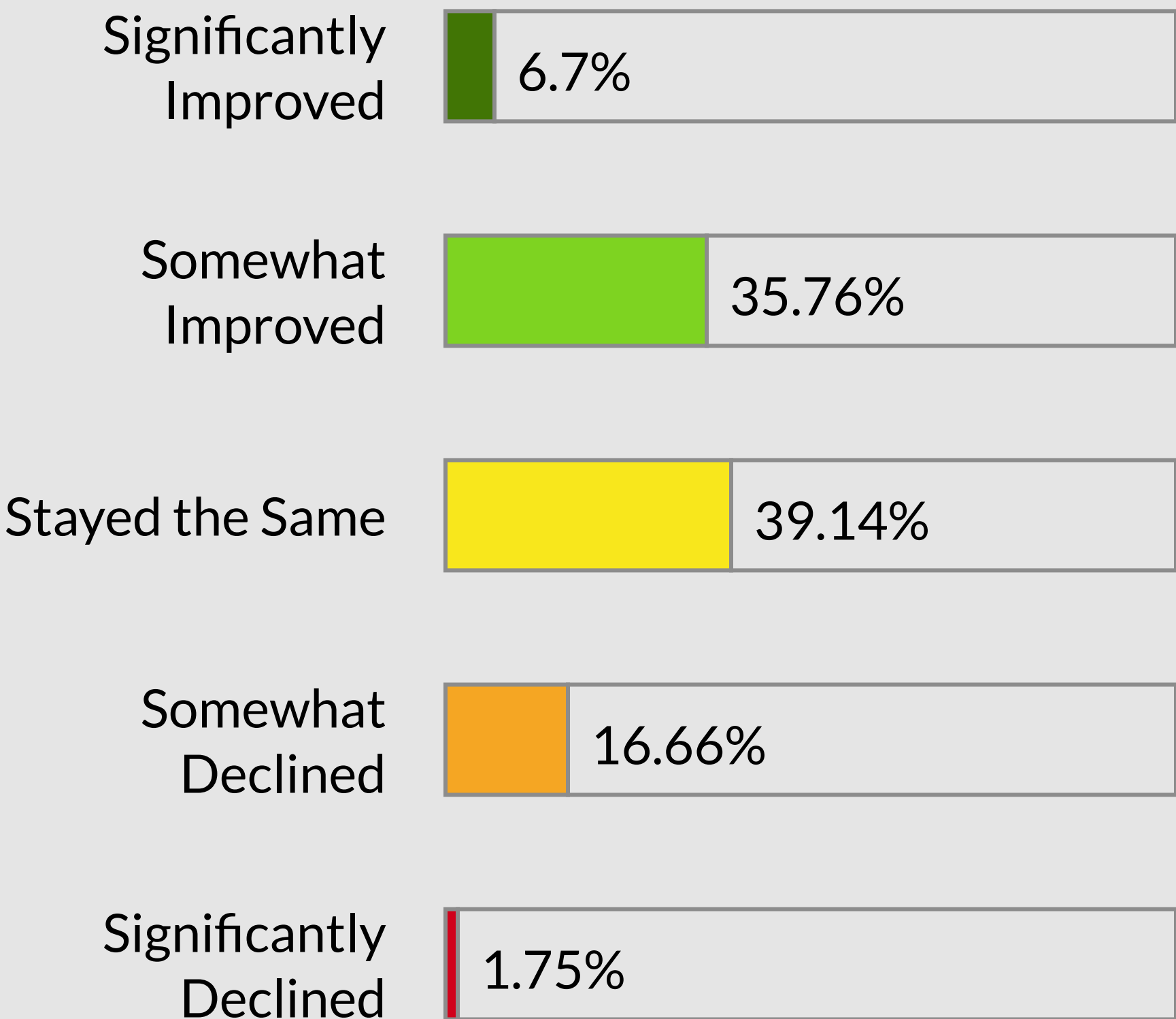
VS.

2019
RESULTS

Quality of Life in Germantown 2019



How has the quality of life changed over your time in the Village?



FUTURE DEVELOPMENT

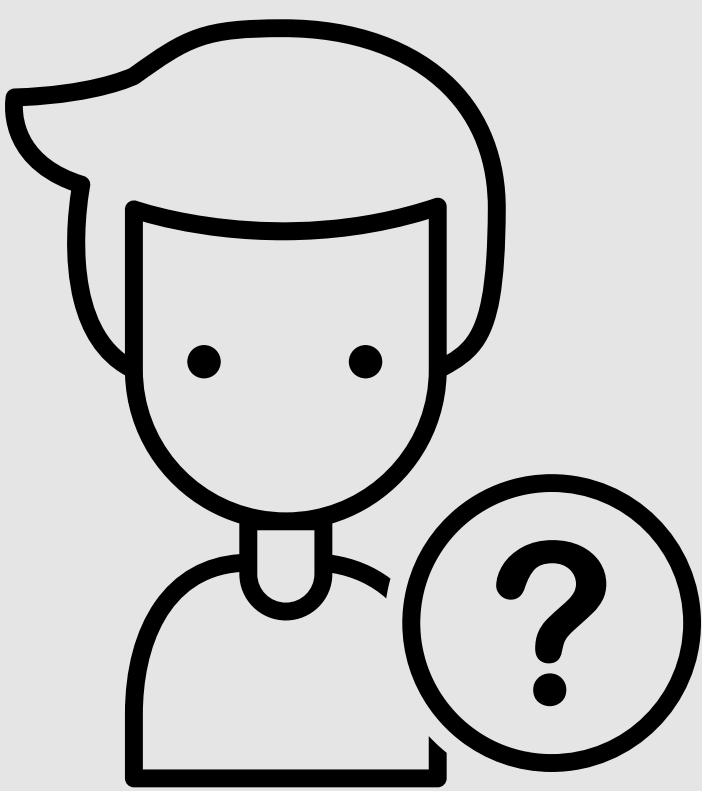
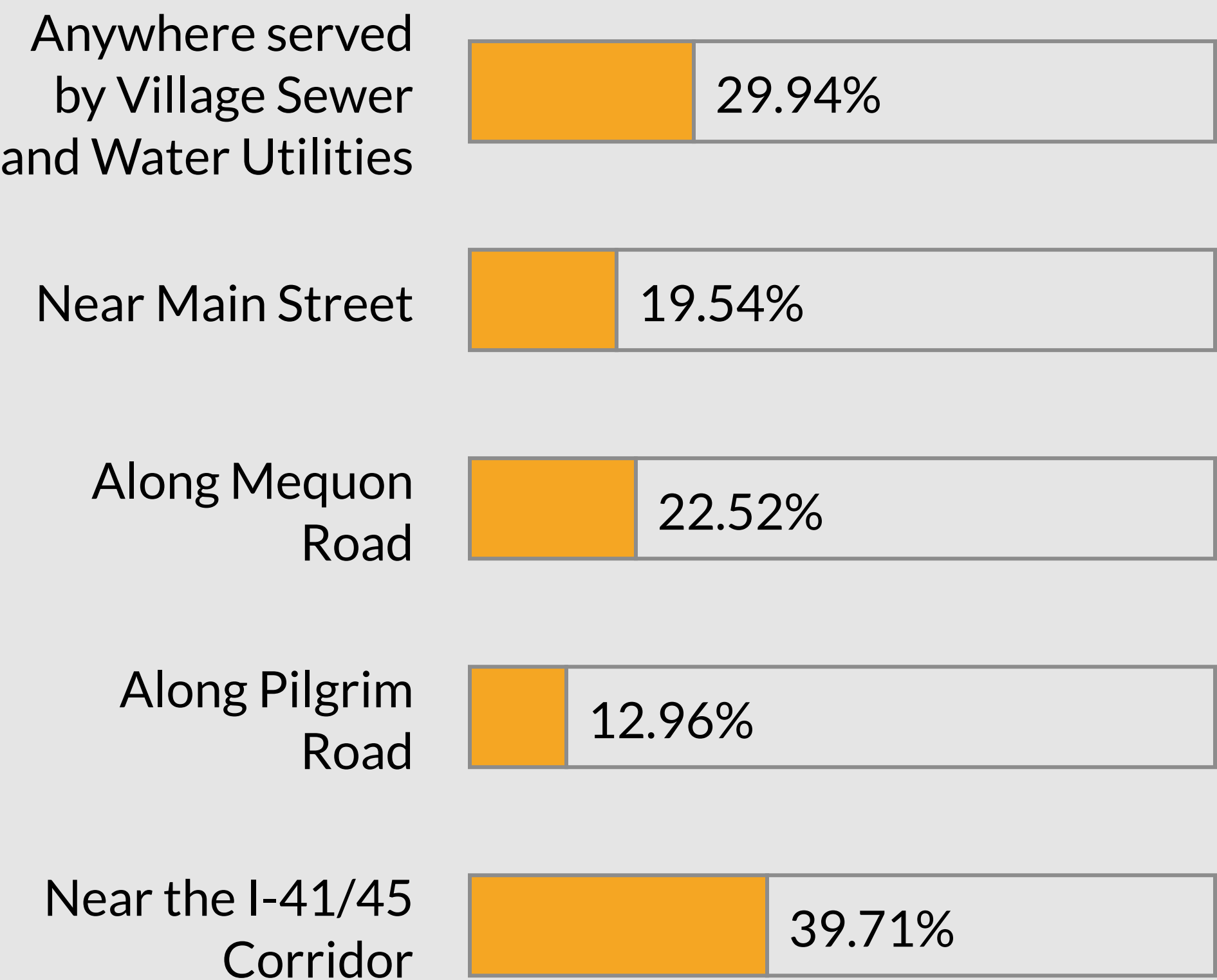
85%

of respondents agree that there is a need for additional Sit-down & Family Restaurants in Germantown.

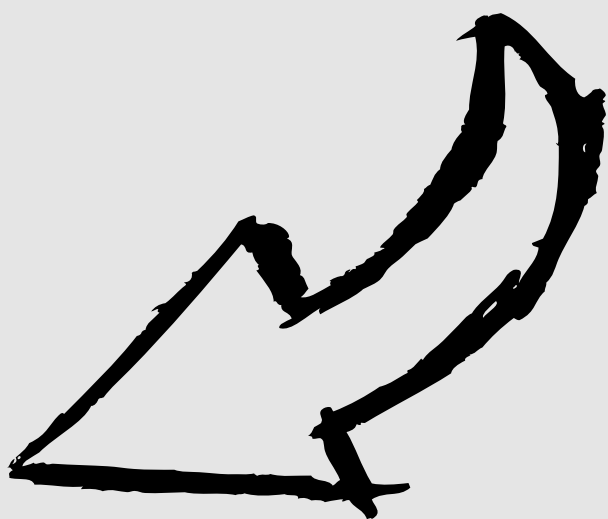
61%

of respondents agree there is a need for additional Entertainment and Attractions in Germantown.

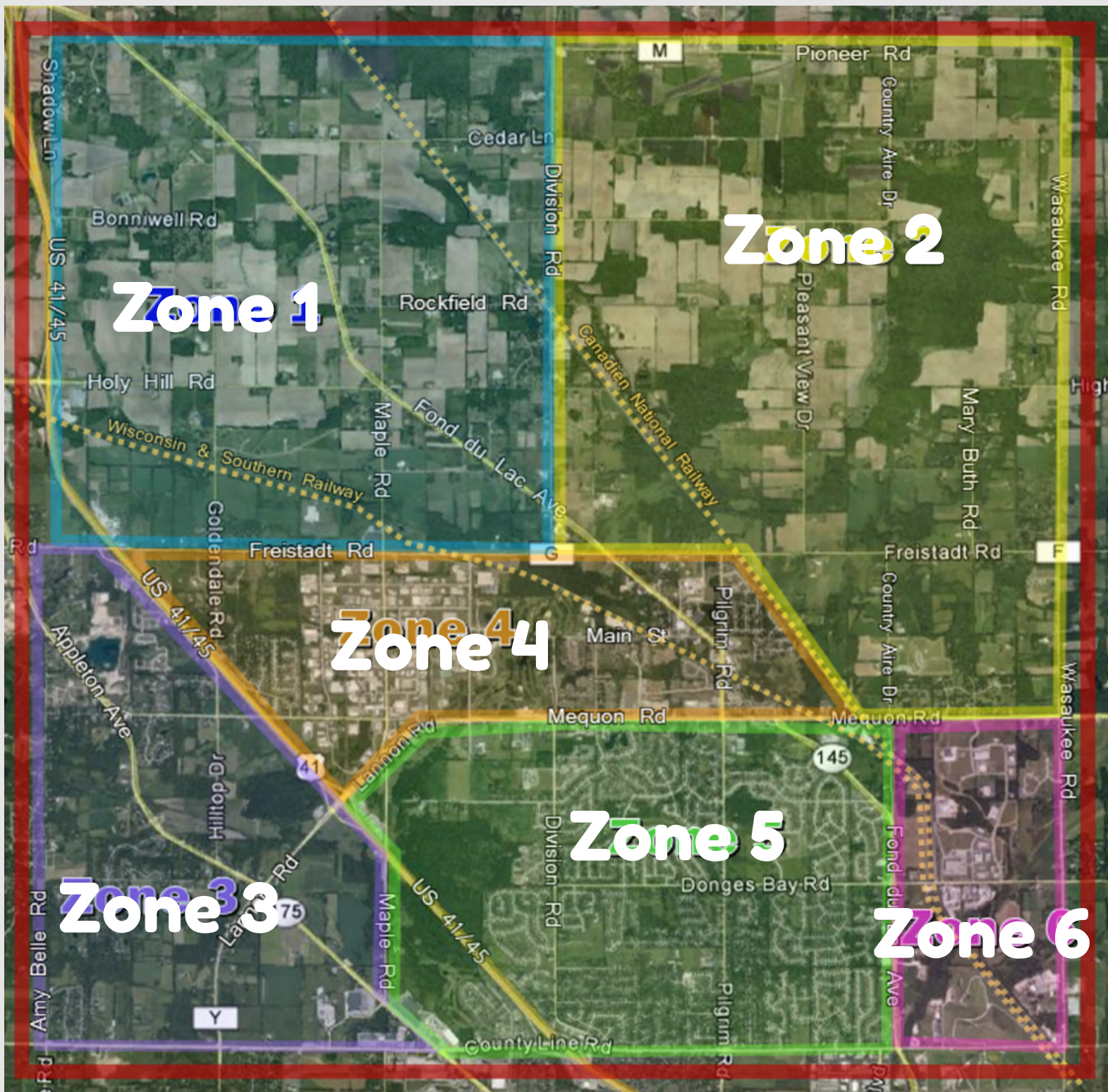
Which areas of the Village are the most appropriate for multi-family development?



"How were these results influenced by where a respondent lives in the Village?"



Most appropriate areas for multi-family housing by location in Village



	Anywhere served by sewer and water	Near Main Street	Along Mequon Road	Along Pilgrim Road	Near the 1-41/I-45 Corridor
Zone 1 (Blue) Northwest	26.12%	<u>32.09%</u>	<u>32.09%</u>	28.36%	19.40%
Zone 2 (Yellow) Northeast	26.17%	15.89%	29.91%	14.02%	<u>48.60%</u>
Zone 3 (Purple) Southwest	<u>35.62%</u>	20.55%	19.18%	26.03%	20.55%
Zone 4 (Orange) Central	33.46%	17.47%	18.59%	14.87%	<u>41.64%</u>
Zone 5 (Green) South Central	29.68%	18.71%	21.69%	8.58%	<u>42.55%</u>
Zone 6 (Pink) Southeast	19.05%	14.29%	19.05%	14.29%	<u>52.38%</u>

FUTURE RESIDENTIAL DEVELOPMENT



What type of residential housing do you think the Village should allow to develop?

✔ **Single-family Detached**

75% of respondents agree Single-family detached homes should be encouraged to develop.

✔ **Multi-family Condominium**

45% of respondents 65 years and older agree multi-family condominiums should be developed.

✔ **Conservation Subdivisions**

47% of respondents believe that more Conservation Subdivisions should be encouraged to develop.

✘ **Manufactured Homes**

65% of respondents disagree that additional manufactured homes should be developed.

✘ **Conventional Subdivisions**

10% of respondents believe that only more conventional subdivisions should be encouraged to develop.



FUTURE RURAL DEVELOPMENT



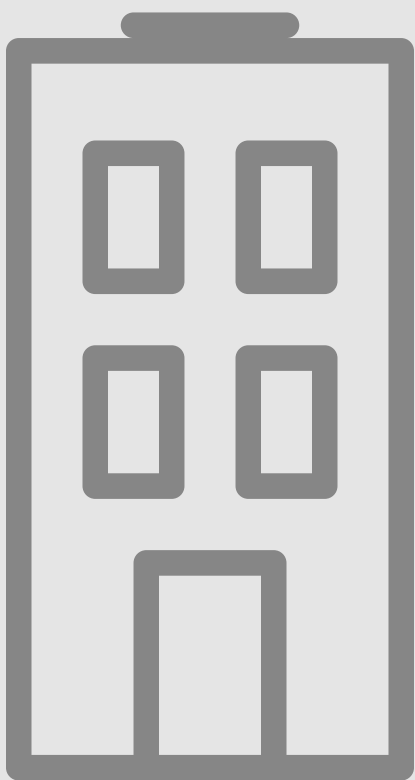
What type of land uses should be allowed in the undeveloped rural areas outside of the "Urban Service Area"?

✔ **Hobby Farms (10+ acres)**

66% agree Hobby Farms should be allowed to develop outside the "Urban Service Area".

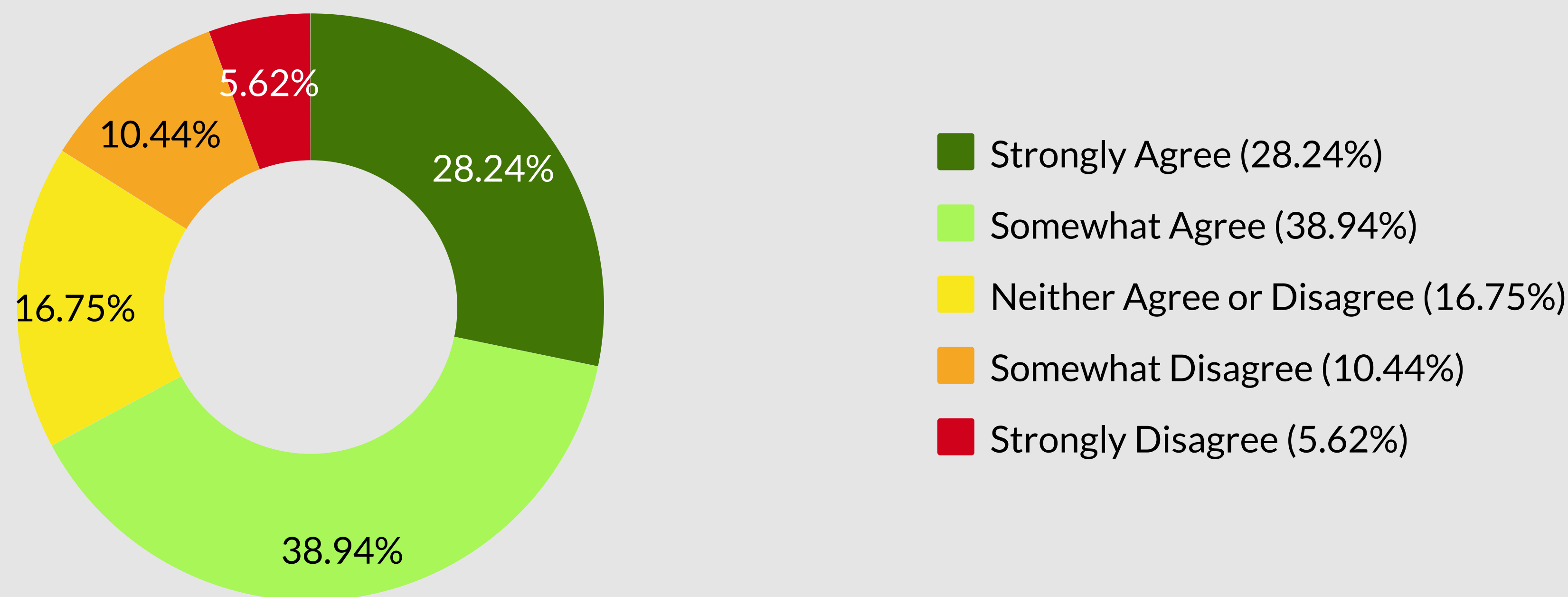
✘ **Multi-family Residential**

71% disagree that multi-family residential development should be developed outside the "Urban Service Area".

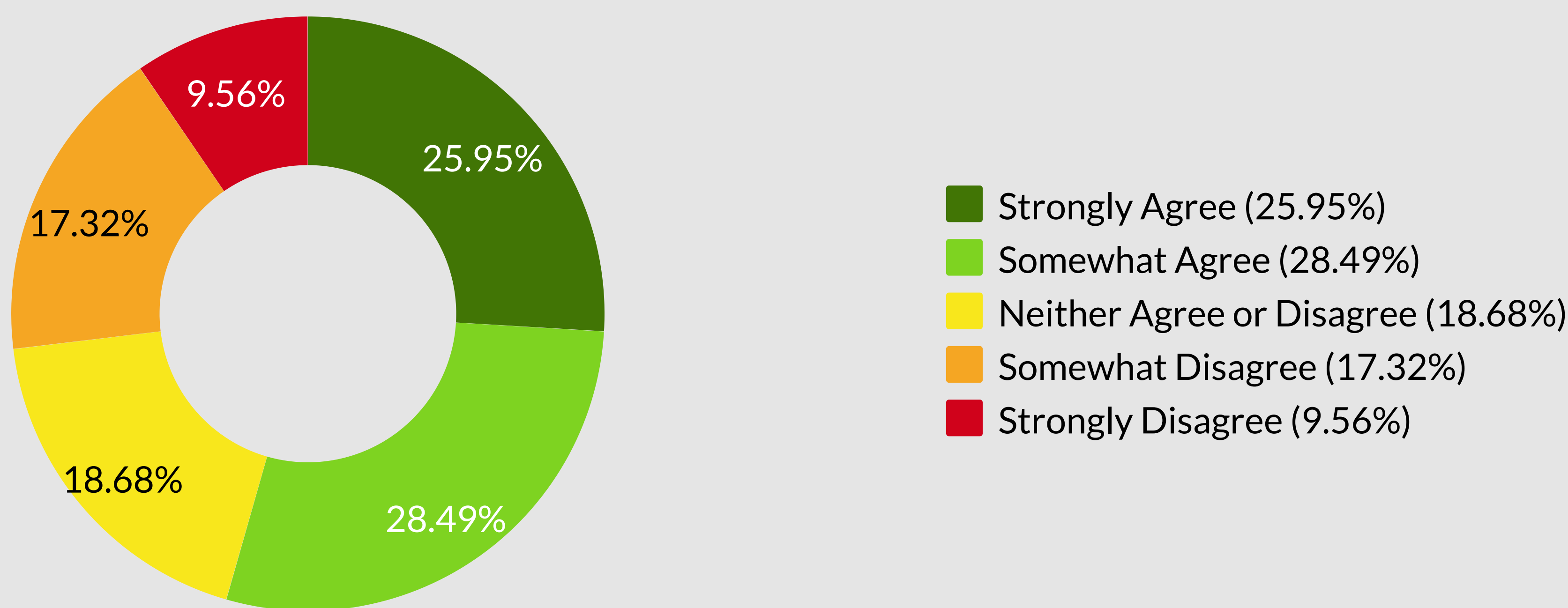


ATTITUDES TOWARD FUTURE RURAL DEVELOPMENT

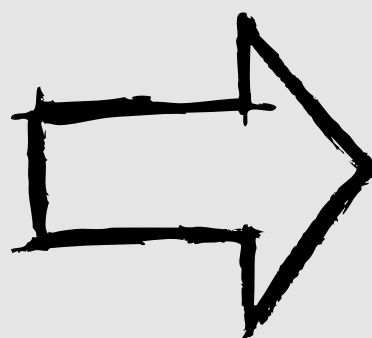
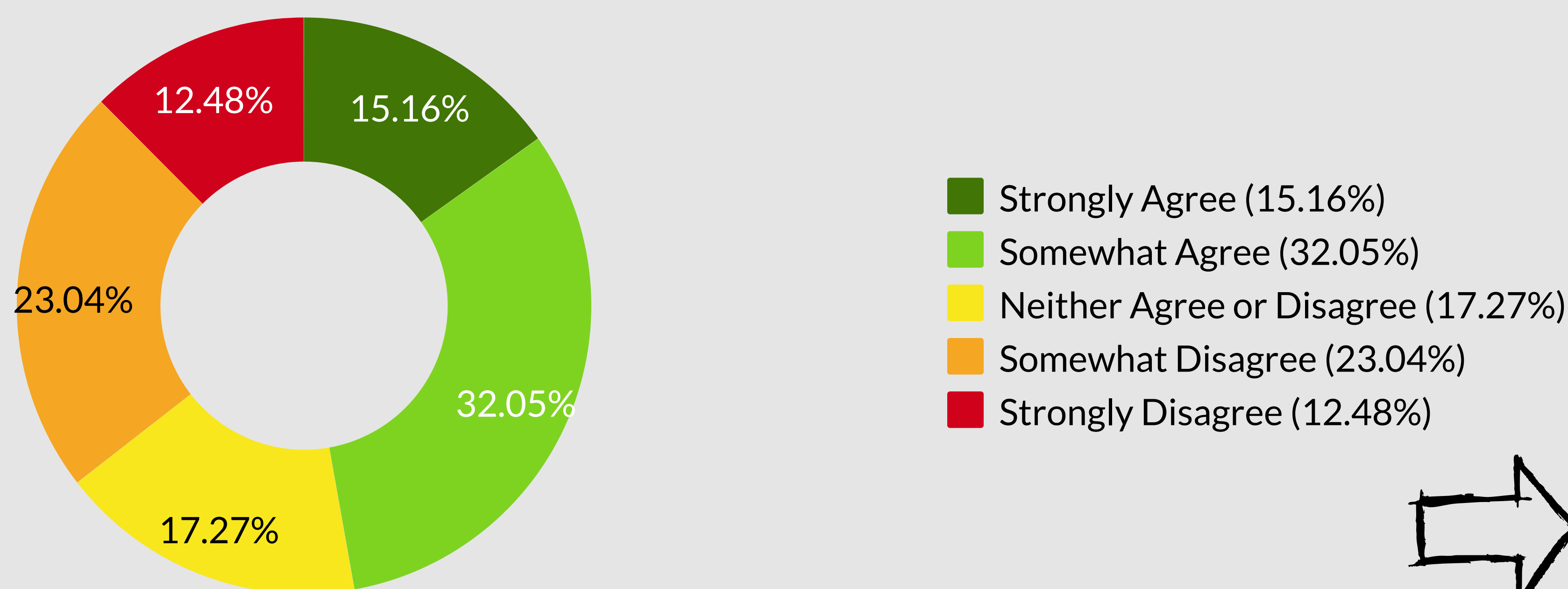
Existing undeveloped farm and other agricultural land anywhere in the Village should be allowed to develop, but only in a way that preserves the rural character.



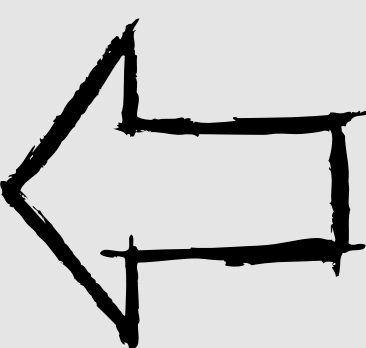
The Village should protect ALL existing undeveloped farm and other agricultural land from future development.



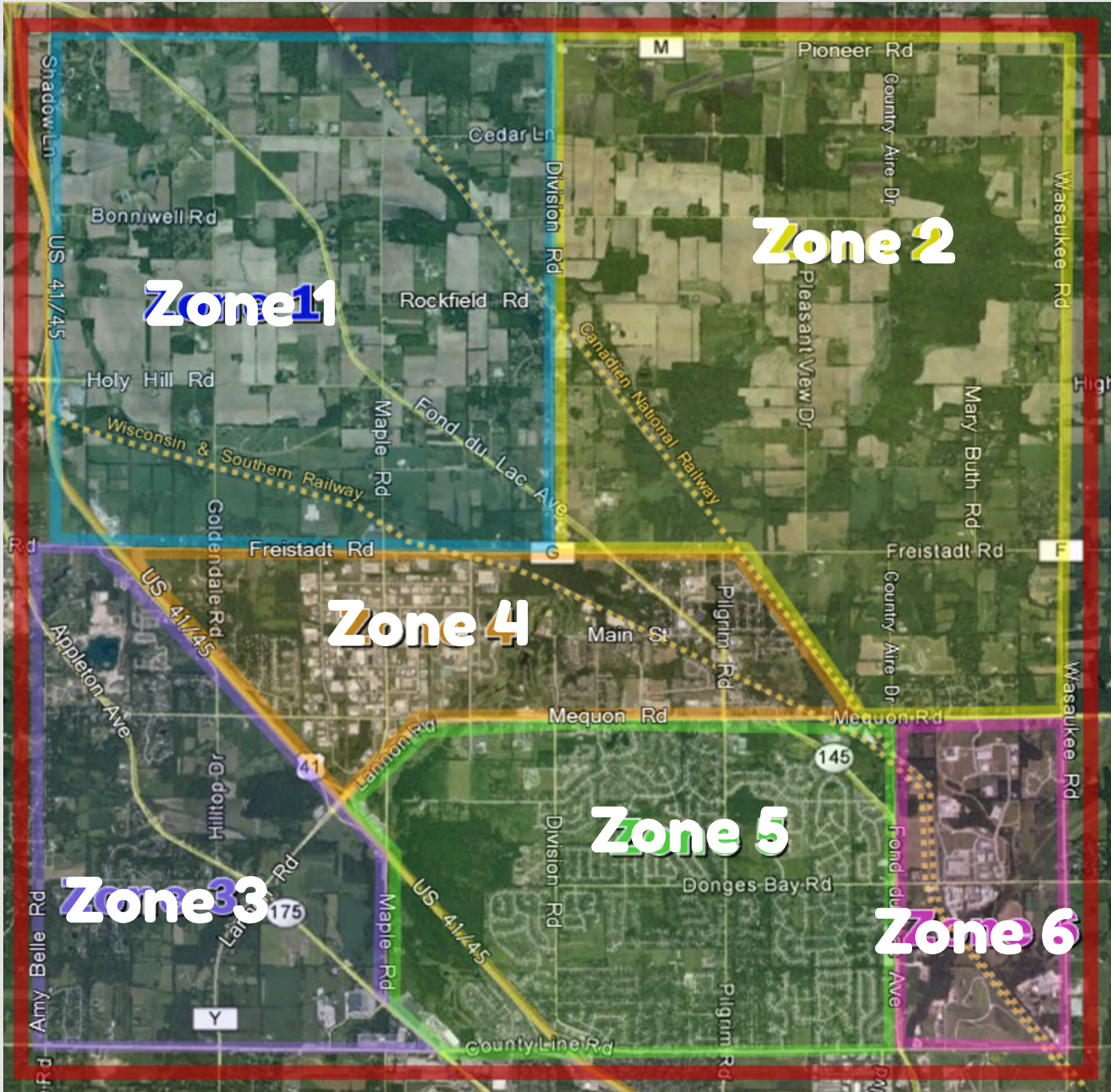
Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose.



ATTITUDES TOWARD FUTURE RURAL DEVELOPMENT



"Do attitudes change based on where a respondent lives in the Village?"



Rural Areas

Zone 1, 2, 3

33%
STRONGLY AGREE

41%
STRONGLY AGREE

12%
STRONGLY AGREE

VS

Suburban Areas

Zone 4, 5, 6

26%
STRONGLY AGREE

22%
STRONGLY AGREE

16%
STRONGLY AGREE

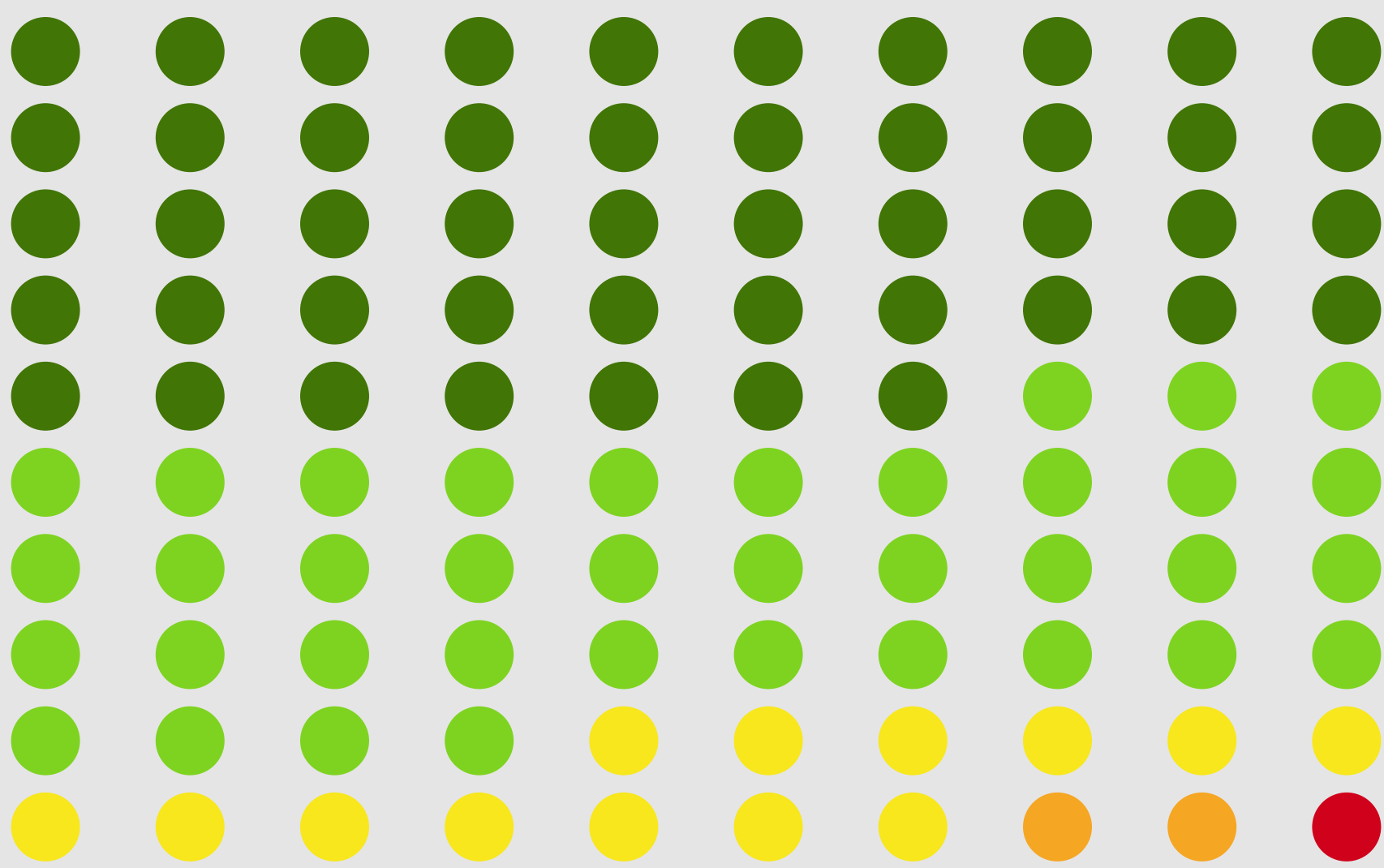
Existing undeveloped farm and other agricultural land anywhere in the Village should be allowed to develop, but only in a way that preserves the rural character.

The Village should protect ALL existing undeveloped farm and other agricultural land from future development.

Existing undeveloped farm and other agricultural land should be allowed to develop as the property owners choose.

PARKS, RECREATION & OPEN SPACE

Overall, how satisfied are you with the quality of Germantown's parks?



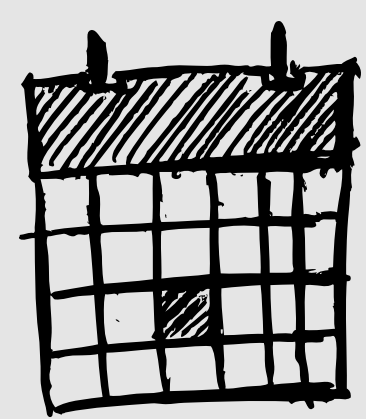
Very Satisfied (47%) Somewhat Satisfied (37%)
Neutral (13%) Somewhat Disappointed (2%)
Very Disappointed (1%)



73%

of respondents think it is important that the Village of Germantown acquires land for linear parks along the Menomonee River and other environmental corridors with paths for walking, hiking, biking, nature observation, and water access, where appropriate.





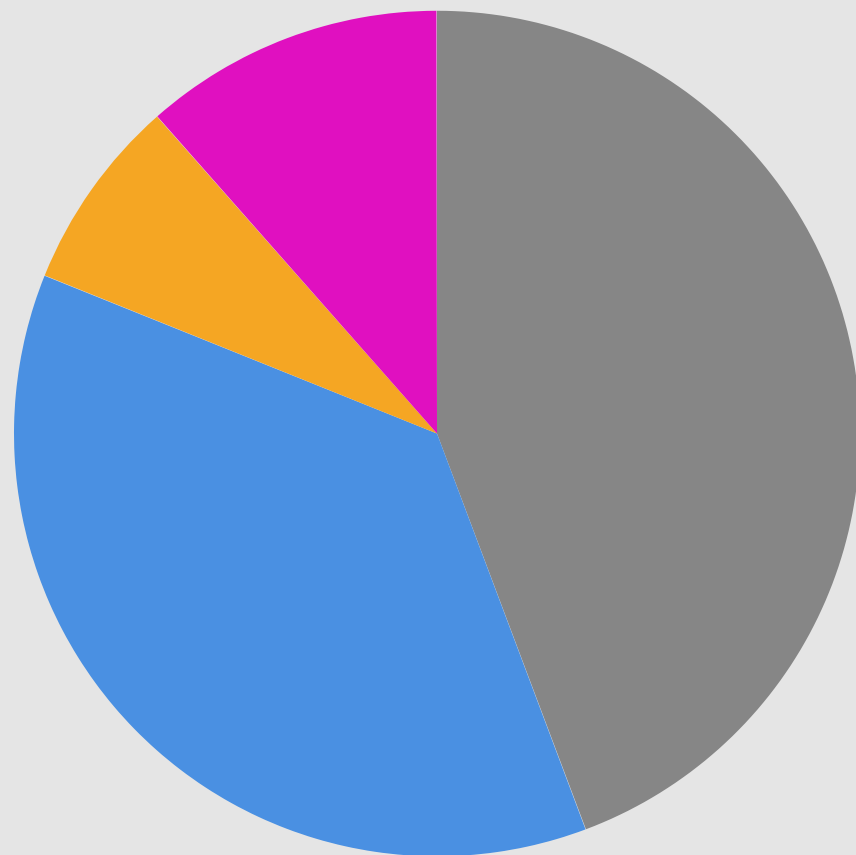
In the past year, how many times have you or members of your household...

Visited any of the Parks in the Village of Germantown?



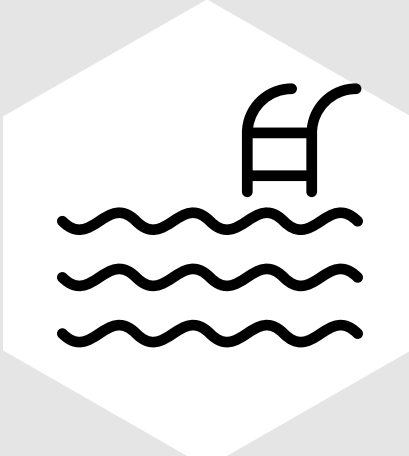
Not at All (6.78%) 1-5 Times (30.53%)
6-10 Times (15.78%)
More than 10 Times (46.91%)

Participated in any of the Recreational Programs offered by the Village of Germantown?



Not at All (44.28%) 1-5 Times (36.82%)
6-10 Times (7.4%)
More than 10 Times (11.49%)

Top Parks Amenities desired by Respondents

- 1  Paved Trails
- 2  Concessions/Beer Garden
- 3  Outdoor Pool/Aquatic Center
- 4  Canoe/Kayak Launch
- 5  Unpaved Trails

73%

of respondents think Germantown has enough public "active recreation" land such baseball diamonds, soccer fields, tennis courts, basketball courts, etc.

46%

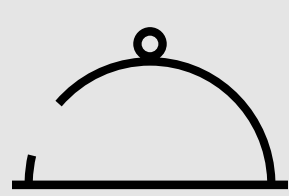
of respondents think Germantown could use more "passive recreation" land such as walking trails, wildlife observation, canoeing, kayaking, bird watching, bicycling, picnicking, etc.

SUPPORTED DEVELOPMENT TYPES

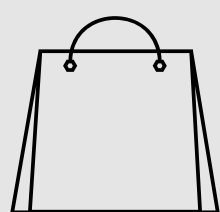
"Germantown Gateway" Area



Most Supported
Types of Development



Sit-down & Family
Restaurants



Specialty Retail &
Boutiques



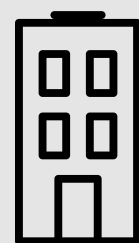
Large-Lot Single-family
Residential



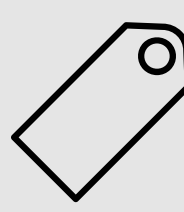
Grocery Stores



Least Supported
Types of Development



Multi-family Residential
(apartments & condos)



"Big Box" Retail/
Department Stores



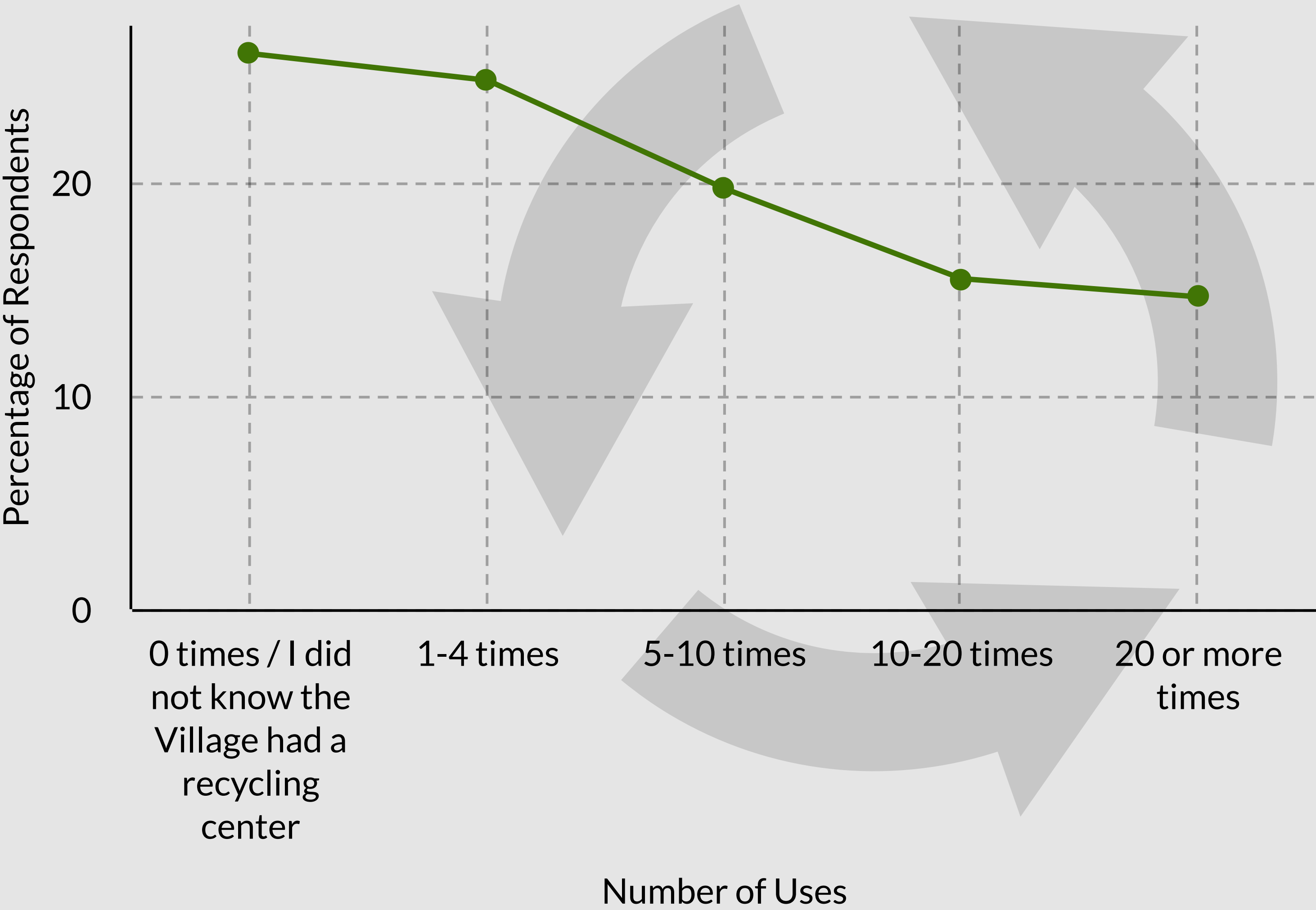
Independent & Assisted
Senior Housing



Offices, Banks & Financial
Institutions

VILLAGE SERVICES

Over the past year, how many times have
you used the Village's Recycling Center?



58%

of respondents would prefer the Village's Recycling Center be relocated within Germantown, if the existing operation needs to be modified in the future.

40%

of respondents would prefer the Village's Recycling Center be eliminated and an alternate recycling service be provided, if the existing operation needs to be modified in the future.

PLAN COMMISSION MINUTES

February 24, 2020

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

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

PUBLIC INPUT: None

APPROVAL OF MINUTES:

MOTION Baum second Shadid to Approve the minutes from 2-10-20.

MOTION carried unanimously.

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

Planner Retzlaff said at the last meeting there was discussion about several of the neighborhoods, districts and corridors. Part of that discussion included how best to preserve the rural preservation district. He reviewed boundary changes he incorporated onto the neighborhood map as was discussed and said Plan Commission members need to define the future land uses in the table for these areas. He added that one large environmental corridor overlay could be created. Discussion followed.

Craig Huebner, Graef, asked what is the definition of rural, what lot size is that, and how should we guide development in the rural preservation area. Discussion followed regarding the concept of requiring conservation subdivisions to maintain open space. Other comments included tapping into bike and hiking trails to connect with other communities and to get people to the downtown area. Commissioner Williams arrived at 7:00 pm. Discussion continued regarding land owned by MMSD and how to best to classify it. Planner Retzlaff said conservation subdivisions could be defined in the code along with other parameters for dividing land including requiring a certain density and lot size. Chairman Wolter said the Village survey shows people want to retain a rural feel and allowing 5 acre lots won't do that. Commissioner Shadid asked how rural was defined on the survey and said it could be looked at differently.

Discussion continued regarding the Gateway Corporate Park district boundary lines. Comments included: did not agree with extending the boundary to Maple Road, should be smaller sized industrial, and talk to the Town about incorporating into the Village.

Discussion continued on the rural transition district and what land uses are desirable and undesirable. Mr. Huebner said it sounded like single-family is desirable but multi-family allowable. High density multi-family condos or townhouses around industrial could be a buffer.

Discussion continued regarding the triangle parcel west of 41 north of Holy Hill Road. There wasn't a huge preference for this area, residential is acceptable use, but commercial allowable.

Mr. Huebner said he would update the map to include what was discussed and asked Commissioners to complete the table.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:00 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant



collaborāte / formulāte / innovāte

DATE: January 23, 2020

PROJECT NAME: Germantown Comprehensive Plan 2050

SUBJECT: Future Land Use Planning – Neighborhoods, Districts & Corridors (NDC)

A New Approach to Future Land Use Planning

The planning team will be adopting a fresh approach to future land use planning for the Germantown Comprehensive Plan 2050 – this approach is referred to as “Neighborhoods, Districts & Corridors” (NDC). The NDC approach is slightly different than how Germantown has approached future land use planning in the past, which has focused on prescribing future land uses on a parcel-by-parcel basis. In contrast, the NDC approach takes a higher-level look at how the community might develop over the next 20 years and provides greater flexibility in accommodating future uses with less administrative burden. Rather than focusing on planning for individual parcels, the NDC approach focuses on the different “places” that define a community: its neighborhoods, its districts, and its corridors.

How the NDC Approach Operates

The NDC approach to future land use planning involves two different tools: the NDC Map and the NDC Table. These two tools work in tandem to describe the physical qualities and types of land uses that are envisioned for a particular area. On the NDC Map, a community is separated into different neighborhoods, districts, and corridors; on the NDC Table, each neighborhood, district, and corridor is evaluated in terms of the types of uses, density requirements, and physical characteristics that should be encouraged or discouraged. Below is an example of how this works, taken from South Milwaukee.

NDC Map (South Milwaukee):



NDC Table (South Milwaukee):

Places			Preferred General Character of Neighborhood, District or Corridor	Preferred Future Land Uses										Density	Preferred Community Design
Neighborhood / District / Corridor	Place Type	Place Name	Description	Community Center	Employment	Residential	Commercial	Industrial	Public	Recreation	Transportation	Utilities	Other	Density	Preferred Community Design
1st Street	City Center	1st Street	A vibrant, walkable, and diverse place with a mix of uses, including residential, commercial, and public. The place is characterized by its historic architecture and proximity to the waterfront.	A	A	A	A	A	A	A	A	A	A	1st Street	A
2nd Street	City Center	2nd Street	A vibrant, walkable, and diverse place with a mix of uses, including residential, commercial, and public. The place is characterized by its historic architecture and proximity to the waterfront.	A	A	A	A	A	A	A	A	A	A	2nd Street	A
3rd Street	City Center	3rd Street	A vibrant, walkable, and diverse place with a mix of uses, including residential, commercial, and public. The place is characterized by its historic architecture and proximity to the waterfront.	A	A	A	A	A	A	A	A	A	A	3rd Street	A
4th Street	City Center	4th Street	A vibrant, walkable, and diverse place with a mix of uses, including residential, commercial, and public. The place is characterized by its historic architecture and proximity to the waterfront.	A	A	A	A	A	A	A	A	A	A	4th Street	A
5th Street	City Center	5th Street	A vibrant, walkable, and diverse place with a mix of uses, including residential, commercial, and public. The place is characterized by its historic architecture and proximity to the waterfront.	A	A	A	A	A	A	A	A	A	A	5th Street	A
6th Street	City Center	6th Street	A vibrant, walkable, and diverse place with a mix of uses, including residential, commercial, and public. The place is characterized by its historic architecture and proximity to the waterfront.	A	A	A	A	A	A	A	A	A	A	6th Street	A
7th Street	City Center	7th Street	A vibrant, walkable, and diverse place with a mix of uses, including residential, commercial, and public. The place is characterized by its historic architecture and proximity to the waterfront.	A	A	A	A	A	A	A	A	A	A	7th Street	A
8th Street	City Center	8th Street	A vibrant, walkable, and diverse place with a mix of uses, including residential, commercial, and public. The place is characterized by its historic architecture and proximity to the waterfront.	A	A	A	A	A	A	A	A	A	A	8th Street	A
9th Street	City Center	9th Street	A vibrant, walkable, and diverse place with a mix of uses, including residential, commercial, and public. The place is characterized by its historic architecture and proximity to the waterfront.	A	A	A	A	A	A	A	A	A	A	9th Street	A
10th Street	City Center	10th Street	A vibrant, walkable, and diverse place with a mix of uses, including residential, commercial, and public. The place is characterized by its historic architecture and proximity to the waterfront.	A	A	A	A	A	A	A	A	A	A	10th Street	A

On the left, the NDC Map delineates boundaries of the unique neighborhoods, districts, and corridors in South Milwaukee. On the right, each of these unique places is placed on a row of the table and is evaluated in the following manner:

- The preferred general character of the place is described in a few sentences
- The preferred future land uses of the place are categorized as desired, allowed, or undesirable
- The preferred density requirements of the place are listed
- The preferred community design of the place is categorized as desired, allowed, or undesirable



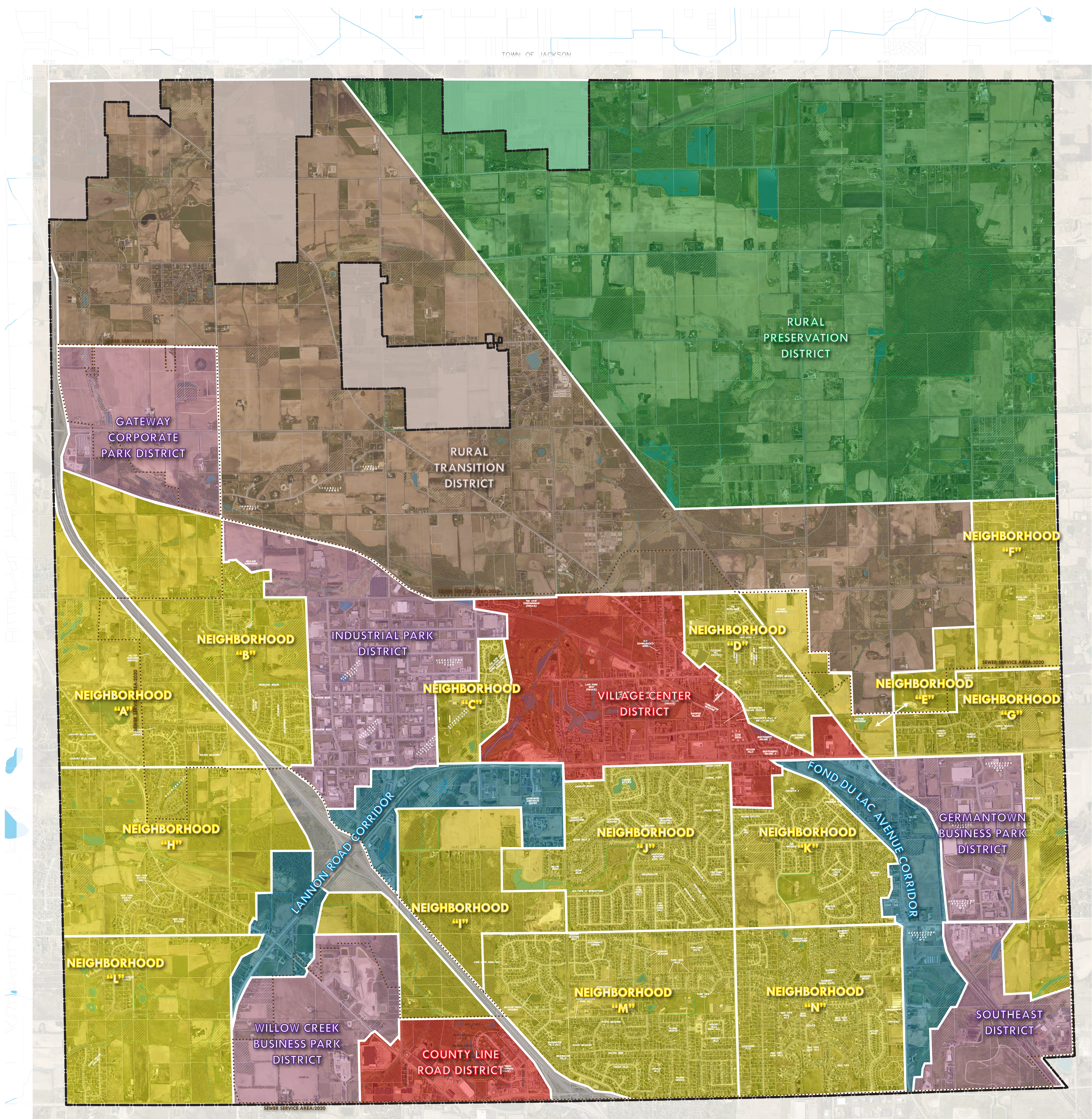
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In contrast to the parcel-by-parcel approach to future land use planning, this NDC approach enables a broader vision of how a community might develop through the decades (i.e. rather than prescribing a single future land use for a parcel, the NDC approach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

January 27 Plan Commission Workshop

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

NEIGHBORHOODS, DISTRICTS, CORRIDORS



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

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

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

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

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