

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, DECEMBER 14, 2020 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

NOTICE: Pursuant to the current recommendation of the Centers for Disease Control and Prevention limiting the size of public gatherings, capacity within the Board Room will be limited. Members of the body and citizens may also attend the meeting virtually through the WebEx platform, Meeting # 126 214 7144 Password: s8pQSpCAb46 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=m2e25ccd0168a66366c8c5c17327d7854> 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, December 14th so that they can be provided to the members for their consideration.
- IV. **APPROVAL OF MINUTES** November 9, 2020 and November 30, 2020
- V. **NEW BUSINESS**
 - A. Sundance, Inc., Agent for Marshall & Diane Peebles, Property Owners - N96 W18058 County . [ACTION]
Line Road. Rezoning (B-1: Neighborhood Business Zoning District to the B-5: Highway Business Zoning District), Conditional Use Permit (CUP) for a 25' Wetland & 75' Navigable Water Setback Encroachment, and Site Plan Review for a 1,786 SQFT Taco Bell Restaurant. **[PUBLIC HEARING & ACTION]**
 - B. Kevin H. Behnke, Agent and Property Owner of the Apple Works Winery LLC - W179 N12536 Fond du Lac Avenue. Amendment to Conditional Use Permit No. 01-13 to allow an expansion of the existing business to and use of the property as a venue for weddings and other events including: a 5,150 sqft building with seating capacity of 125 persons; an outdoor patio with 900-1080 sqft covered shelter and outdoor fireplace; and a 35-50 vehicle parking lot. **[PUBLIC HEARING & ACTION]**
 - C. Keller Inc., Agent for Ashbury Woods Condo Association, Property Owners - W172 N11000 Division Road & Ashbury Lane. Site Plan and Amendment to Conditional Use Permit 4-87 for additional recreational amenities to the Ashbury Woods Condominium common area, including pavilion, dog walk area and improved basketball court and playground. **[PUBLIC HEARING & ACTION]**
 - D. Community Development Department - Text Amendment to the Village of Germantown Municipal Code-Chapter 17.48(3) Nonconforming Structures. **[PUBLIC HEARING & ACTION]**

Village of Germantown Plan Commission
Meeting Agenda
December 14, 2020

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- E. Gehl Foods, LLC, Agent for AGNL Dairy, LLC, Property Owner - N116 W15970 Main Street. Site Plan Review for a Nitrogen Generation Facility Addition. **[ACTION]**
- F. Arcvision, Agent for ARC Café USA001 LLC, Property Owner of Kentucky Fried Chicken - N96 W17860 County Line Road. Site Plan Review for Outside Building Renovations. **[ACTION]**
- G. Veridian Homes, LLC, Agent for VHKE LLC, Property Owner - N104 W14942 Donges Bay Road Final Plat for a 16-Lot Residential Subdivision called Kinderberg Estates. **[ACTION]**
- H. Vital Signs, Agent for Veridian Homes, Property Owner - N104 W14942 Donges Bay Road. Sign Review for Kinderberg Estates Subdivision. **[ACTION]**
- I. Aimee L. Powell, Property Owner - W204 N11981 Goldendale Road. Zoning Permit for a 6' Fence. **[ACTION]**
- J. Community Development Department - Future Land Use Discussion as part of the Germantown 2050 Comprehensive Plan. **[DISCUSSION]**

VI. **ANNOUNCEMENTS**

VII. **ADJOURNMENT**

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

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PLAN COMMISSION MINUTES

November 9, 2020

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

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

PUBLIC INPUT: None

APPROVAL OF MINUTES:

MOTION Shadid second Nilles to Approve the minutes from 10/12/20.

MOTION carried unanimously.

Woodland Ponds Estates - Elm Lane west of Wasaukee Road. David Leszczynski for Germantown Acquisitions LLC, property owner of 4.58 acres known as Phase II of Woodland Ponds Estates is requesting approval of a 4-Lot Certified Survey Map for Outlot 4. Planner Retzlaff summarized the proposal.

Commissioner Nilles questioned if a condition should be added regarding the referenced payment for the reconstruction of Elm Lane. Planner Retzlaff said he had received information from the developer that payment for his proportionate share for reconstruction of Elm Lane had been made but will need to be confirmed. Commissioner Williams asked if the developer had adopted the Woodland Ponds Homeowners Covenants and agree to work with the architectural control committee. Planner Retzlaff confirmed the Covenants and Deed Restrictions were adopted for the lots accessed through Woodland Ponds and are equivalent to the same restrictions that are usually included. Dave Leszczynski confirmed the Covenants and Deed Restrictions had been adopted were recorded adding Woodland Ponds Estates will have their own architectural control committee but will follow the same rules as Woodland Ponds. The 7 lots off Forest Hill Road will follow the covenants for Woodland Ponds subdivision and the 3 lots accessed through Taylor Trail will follow the covenants for Harvest Hills subdivision.

MOTION Shadid second Laszewski to Approve the proposed 4-lot Certified Survey Map (CSM) land division of Outlot 4 in the Woodland Ponds Estates subdivision subject to the following conditions:

- 1. Developer shall enter into a Development Agreement with the Village pursuant to Section 18 of the Village Code (Subdivision and Platting), as well as, the preparation of detailed plans for the installation of public utilities and improvements including, but not limited to public street improvements for proposed Elm Court, storm water management facilities, master grading plan and erosion control, landscaping & street trees, open space, lighting and signage.***
- 2. The Development Agreement shall include a requirement that subdivision deed restrictions and covenants be submitted to the Village prior to CSM approval by the Village Board and include provisions for: (a) the maintenance responsibility for Outlot 5 and the private drainage easements; and (b) a requirement that each individual lot contain the landscaping required under Section 17.43(5).***
- 3. Prior to recording the CSM, the Developer shall prepare and submit a street tree landscape plan for approval by the Village Forester and Village Planner. Street trees shall be installed consistent with the Village's street tree requirements. The timing of***

installation of the street trees and common open space landscaping shall be determined as set forth in the Development Agreement. The Developer shall include street trees along Wasaukee Road, Elm Lane, and Elm Court.

- 4. All landscaping, screening, grading, paving, storm water management, utility and other improvements shown on the approved construction and landscaping plans shall be installed prior to issuance of the first building 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 to ensure installation/completion of the proposed improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 5. All the comments and outstanding issues identified by the Village Surveyor in an October 12, 2020 review memo shall be addressed prior to recording the CSM.***
- 6. Direct access to Elm Lane and Wasaukee Road shall be prohibited. Notations containing these access restrictions shall be added to the CSM prior to recording.***

MOTION carried unanimously.

Christie Peterson & Chad Huibregtse, agents for Paws and Reflect Holdings - N112 W15490

Mequon Road. The applicants are seeking approval of site development & building plans to operate a Pet Grooming Business at the .644-acre property. Associate Planner Zandt summarized the proposal.

Commissioner Williams questioned if there was sufficient parking and if nighttime lighting was required. Ms. Peterson said she had reviewed the outdoor lighting guidelines that indicate additional lighting is not required. Planner Retzlaff confirmed there are no specific requirements for parking lot lighting. Mr. Huibregtse explained no more than 3 parking spots would be taken by employee vehicles at a time.

MOTION Shadid second Williams to Approve the site development and building plans for the proposed Pet Grooming Business at the 0.644-acre property at N112W15490 Mequon Road subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the site development and building plan set with a date stamped as being received by the Village on November 5, 2020.***
- 2. All landscaping, screening, grading, paving, storm water management, utility and other improvements that are not fire-safety related as shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
- 3. All technical issues and plan corrections identified by the Public Works Department/Village Engineer in the November 3, 2020 review letter, including final approval of the grading and erosion control plans shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by the Public Works Department prior to issuance of a building permit.***
- 4. A landscape plan to include screening on the east and south sides of the proposed parking area shall be submitted to and approved by the Planning and Zoning***

Department. Installation of the landscaping shall be completed within 60 days of occupancy.

- 5. State approved plans and a \$20,000 occupancy bond are required by the Building Inspection Department as part of the building permit application.***
- 6. A new driveway permit for the proposed driveway location shall be obtained from the Department of Public Works prior to the issuance of a building permit.***
- 7. Any new proposed exterior signage, including monument and wall-mounted signs, or exterior lighting shall be reviewed and approved under a separate application by the Plan Commission.***

MOTION carried unanimously.

William & Andrea Aberman - W125 N11011 Strawgrass Lane. The property owners are seeking approval to install a fence within an existing stormwater drainage easement on the residential lot located in the Prairie Glen II Subdivision. Associate Planner Zandt summarized the proposal.

Chairman Wolter asked if the property owner had received approval from the homeowner's association and if he had discussed the fence with his neighbors. Mr. Aberman confirmed he had approval from both.

MOTION Shadid second Williams to Approve the zoning permit application to install a 4' fence to be located approximately 21' into the existing 35'-wide drainage easement on the west side of the property located at W125 N11011 Strawgrass Lane with the following conditions:

- 1. It shall be the responsibility of the homeowner to maintain a free flow of water within the drainage easement at all times.***

MOTION carried 4-1 (Laszewski).

Kentucky Fried Chicken - N96 W17860 County Line Road The applicant, Tammy Korte, Arcvision, has submitted remodeling plans for the existing KFC restaurant. Planner Retzlaff summarized the proposal. He explained the previous owner had submitted remodeling plans in 2017, but Plan Commission had some objections to removing the tower cap feature and a request for additional information with exterior signage. The application was tabled pending submission of additional details and shortly after that the application was withdrawn and the property was sold. In October, staff was made aware of exterior painting that was going on and ultimately issued a code violation notice to the owner and franchisee. This proposal is very similar to the proposal submitted in 2017. There was no representation from KFC at the meeting.

Commissioner Shadid asked if all KFC restaurants are doing the same remodeling. He was not against the store keeping up with the national branding of the chain, but he would like some input from the owners. Chairman Wolter also wanted to know if this was a straight branding remodel saying this type of situation has come up before citing McDonalds as an example. He questioned if removing the pyramid cap would make the building any less dramatic. Planner Retzlaff said McDonalds has just remodeled going with a more boxy look. He commented the rear elevation needs something more than what is presented by possibly repeating the white stripes. Commissioner Laszewski commented the red and white striping is too in your face asking if it should be muted more. He asked

if that is what we want to see coming off County Line Road. He liked the old look better but would like to hear from the franchisee and ask if a less obtrusive color scheme could be used.

MOTION Shadid second Laszewski to Table pending more information from the applicant.

MOTION carried unanimously.

ANNOUNCEMENTS: Planner Retzlaff said a Special Plan Commission meeting has been scheduled for November 30th to discuss the 2050 LUP update and will be held virtually.

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:27 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

PLAN COMMISSION MINUTES

November 30, 2020

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

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

MOTION Shadid second Nilles to appoint Trustee Baum as Chairman Pro Tem.

MOTION carried unanimously.

PUBLIC INPUT: None

Future Land Use Plan Discussion: Planner Retzlaff gave background information on the progress of the 2050 Land Use Plan update so far. Craig Huebner and Danya Littlefield, Graef, reviewed the Neighborhood, District and Corridor Maps including 13 different neighborhoods, 11 districts, 2 corridors and 1 environmental overlay. The NDC table describes and quantifies the map. Neighborhoods have been tentatively named and include a narrative, map and table listing of preferred future land use, density, design standards. He said the presentation is a draft for discussion purposes.

Discussion followed with the following comments:

- The Gateway Corporate Park boundary was expanded since the last meeting. With the extension of utilities, an effort to not waste the capacity of the area, discussion on expanding the TIF area boundary along with higher intensity of residential uses ensued.
- Will the current 5-acre minimum lot size boundary remain the same
- Looking for comments from Plan Commission on how the NDC will work.
- Gateway Corporate Park area discussion - different types of industrial could be allowed there. Should there be different types or size limitations. Could prepare a concept NDC for this area with scenario for different types of development. Just because the area shows industrial for future use doesn't mean it can happen - sewer and water is not available in all areas yet. The plan is a 2050 buildout. Discussion on the boundary for the Gateway Corporate park area south of Holy Hill Road and east of Goldendale and in the rural transition district. Commissioner Kimmmler was asked what type of development he wants in this area.
- Question asking why are we reaching out to Richfield to extend the sewer service area instead of extending in Germantown. The map shows possible expansion based on water flow by gravity. Its not an absolute line. Our water tower has the ability to reach out to Richfield, but the Village Board has not agreed to extend water to Richfield.
- Support for rural conservation subdivisions.
- County Line Road neighborhood west of Appleton Avenue discussion - retail is gone in this area. Discussed possible industrial uses but does Chilis want to be next to industrial. Industrial will impact the entire area affecting the existing commercial uses. Could list industrial as allowable but Plan Commission would discuss if deemed allowable. Future discussion could determine use in the future.
- Rural Preservation District - how can we transition from rural preservation to industrial.
- Should there be regulations on how to develop environmental corridors.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:18 pm

Respectfully submitted,

Lori Johnson

Planning Assistant

REZONING & CONDITIONAL USE PERMIT (CUP) APPLICATIONS & SITE PLAN REVIEW

12/14/20 Plan Commission Meeting

Taco Bell Restaurant / Sundance Inc.

Village Planner Report

Germantown, Wisconsin

Summary

Sundance Inc., agent for Marshall Peebles, property owner has submitted rezoning and Conditional Use Permit (CUP) applications, and, site development and building plans for redevelopment of the existing multi-tenant retail building located at N96 W18058 County Line Road with a new Taco Bell restaurant (relocating from current site east on County Line Road).

Property Location: N96 W18058 County Line Road

Applicant/

Property Owners:

Tim Krause
Sundance Inc.
7915 Kensington Ct
Brighton, MI

Marshall Peebles
P.O. Box 105
Butler, WI

Current Zoning: B-1: Neighborhood Business

Proposed Zoning: B-5: Highway Business

Adjacent Land Uses		Zoning
North	Open Space (former golf course)	I
South	Commercial (Meno Falls)	N/A
East	Commercial (Buffalo Wild Wings)	B-5/PDD
West	Commercial (Fleet Farm)	B-3



Proposal

Sundance Inc., agent for Marshall Peebles, property owner has submitted rezoning and Conditional Use Permit (CUP) applications, and, site development and building plans for redevelopment of the existing multi-tenant retail building located at N96 W18058 County Line Road with a new “quick serve” Taco Bell sit-down and drive-through restaurant (which will be relocating from the current location ¼-mile east of this parcel on County Line Road).

Rezoning Application

The subject parcel is 4.91 acres straddling both sides of the Menomonee River. Approximately 1.1 acres lies west of the river with .83 acres of the site to be disturbed by redevelopment. The entire parcel is currently zoned B-1: Neighborhood Business and contains a 3,925 sqft multi-tenant retail center and a 1,200 sqft detached accessory storage building. Because the proposed Taco Bell restaurant caters to both local and highway-oriented traffic, and, requires a drive-through facility, the owner is proposing to rezone the property from the B-1 District to the B-5: Highway Business District.

Conditional Use Permit (CUP)

The parcel abuts the Menomonee River and contains both wetlands and floodplain along the west side of the river (see civil sheets C1.0 to C1.3). Re-development activities are affected by both the 25’ wetland and 75’ navigable waterway setback boundaries. While no actual development is proposed (nor allowed) in any part of the wetland or floodplain, development disturbance will encroach into the 75’ navigable waterway setback area, and, into the 25’ wetland setback area. All of the disturbed area will be subject to minimal filling and/or grading with portions of the paved parking lot, drive-through lane, and dumpster pad & enclosure proposed within the 75’ waterway setback.

Under the Village’s Shoreland-Wetland Code, development may be permitted within a 75’ waterway setback provided that additional buffering and/or other compensation for the affected area is provided on the property. The ratio of compensation required is based on a 1:1 ratio for any “horizontal” development (grading with <3’ of elevation change) or a 2:1 ratio for “vertical” development (any structural improvements or grading with >3’ of elevation change).

As presented in the Applicant’s Stormwater, Erosion Control & Wetland Setback Mitigation Narrative (dated October 5, 2020), approximately 690 sqft of 25’ wetland setback will be disturbed with 2,150 sqft of a vegetated filter strip provided as compensation.

Site Development & Building Plans

Detailed site development and building plans have been prepared for the proposed 1,786 sqft building and site redevelopment. As detailed in the plans, the following is proposed:

Site Improvements

- Sawcut, remove and replace all existing asphalt parking and drives; demo and remove both buildings, existing utilities, light poles and signs;
- Install new curbing, asphalt driveway, drive-through lanes and parking area w/ 22 parking stalls; install new exterior light poles & fixtures;
- Install new sanitary sewer and water laterals from County Line Road to the new 1,786 sqft. building;
- Install on-site storm sewer and swales draining to vegetated filter strip along west side of the river (east side of property);
- Install new landscaped areas along the south property line and plantings around the north & south side of the building, driveway entrance, dumpster enclosure;
- The one (1) existing driveway will be re-constructed in the same location; the existing monument sign will be replaced in the same location at the driveway entrance

Building Improvements

- 1,786 sqft single-story building w/ flat roof w/ parapet walls to hide roof-mounted mechanicals and served by a single drive-through service lane and outdoor dining patio w/ railing;
- Brick veneer in multiple earth-tone colors comprise the majority of the exterior finishes with pre-finished rust wall panels on the corner tower feature; brightly colored art panels are proposed to be installed on the east (entrance) and west (drive-through) elevations;
- aluminum storefront window systems throughout

Storm Water Management. Total impervious area will be reduced by 3,000 sqft to 24,905 sqft or 68% of the .83-acre disturbed area on the site (12% of the entire 4.91 ac parcel). The proposed site development will match the existing drainage patterns by draining toward the Menomonee River via sheet drainage and storm sewer.

Because less than 1-acre of disturbance is proposed and the total impervious area is being reduced, the re-development is exempt from MMSD Chapter 13 post-construction surface3 water & storm water run-off requirements. However, as indicated in the Applicant's Stormwater, Erosion Control & Wetland Setback Mitigation Narrative (dated October 5, 2020) "...Best Management Practices (BMPs) will be implemented to the maximum extent practical to improve the quality of the stormwater runoff prior to it entering the Menomonee River. The curb inlet structures onsite will be equipped with two-foot sumps below the outlet elevations to help settle solids out of the stormwater prior to discharge. In addition, a vegetated filter strip will be provided down gradient of the development such that pollutants can be filtered out of the stormwater prior to entering the Menomonee River."

Landscaping & Buffering. Landscaping is proposed in select areas around the site along the south property line abutting County Line Road, integrated into and around the parking lot, and around the dumpster enclosure. Plantings include deciduous trees, ornamental trees, evergreen trees, deciduous shrubs and turf grass. Street trees along County Line Road are NOT proposed (see Sheet C1.4). An existing retaining wall and split-rail fence will be retained abutting County Line Road.

Lighting. Exterior lighting of the site and building includes:

- (2) 36W LED wall pack and sconce building-mounted on the west (drive-through) and east (entrance) elevations;
- (4) 182W 48 LED 400k (warm white) cut-off style, pole-mounted fixtures mounted on a 22' pole and 3' base (25' total height) in the parking and drive-through

Signage. Details any proposed wall and monument signs will be provided as part of a separate and future sign permit application. *NOTE: The Applicant proposes to install brightly colored, decorative art panels on the east and west elevations w/ minimal down lighting. Provided these panels are not used for advertising, they can be considered part of the exterior finishes (vs. additional signage).*

Staff Comments

Community Development: Planning & Zoning

The proposed rezoning of the entire property to B-5: Highway Business is appropriate and consistent with the "Commercial" classification of the parcel on the 2020 Land Use Plan map.

Staff has raised a number of issues and concerns with the proposed re-development (see November 25 memo attached), including concerns with re-using the existing driveway given increased traffic generation to/from the site and the poor sign vision looking west along County Line Road from the driveway entrance.

This segment of County Line Road falls under the jurisdiction of Washington County. The Highway Commission has expressed similar concerns and has required a detailed traffic impact analysis (TIA) of the proposed Taco Bell re-development proposal. The TIA has not been completed as of this date. Responses to Staff's issues and concerns are also being completed and not yet available. The Applicant has requested that the applications be continued to the January PC meeting in order to complete the TIA and submit results to both Village and County Highway Department Staff for review and recommendation. Responses to the other Staff concerns will be provided at that time, too.

For these reasons, Staff is recommending that the public hearing of the rezoning and conditional use permit applications be opened and continued until the January PC meeting. Likewise, Staff is recommending that review and action on the Site Plan application be continued until January.

Community Development: Inspection Services

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

Public Works/ Village Engineer/Village Surveyor

The Village Engineer and Public Works Department staff has identified several technical issues and plan revisions that need to be resolved or otherwise addressed by the Developer prior to commencing construction activities (see October 20 memo attached)

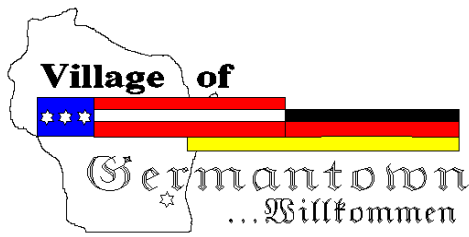
Fire & Police Departments

No comment received.

Village Planner Recommendation

TABLE the review of and action on the rezoning, conditional use permit and site development and building plans for the proposed Taco Bell restaurant re-development located at N96 W18058 County Line Road no sooner than the January 2021 Plan Commission meeting pending submission of the traffic impact analysis (TIA) report and other responses, revised plans, and/or supplemental information.

Due to the publication and distribution of public hearing notices concerning the proposed rezoning and conditional use permit, Staff recommends that the public hearing be opened and continued until the Plan Commission meeting date at which these applications will be presented to and considered for action by the Plan Commission.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : October 20, 2020
Re : Sundance – Taco Bell

Items Reviewed:

1. Civil Plan Set C0.1 – C2.1

Dated: 10-05-20

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. The project will require DSPS plumbing system review and approval. Please provide a copy of the DSPS approval prior to engineering approval
4. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
5. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
6. Contact Ryan Ehlerding, 262-250-4723 for a utility permit.
7. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

Water Utility Comments

1. Include submittals for all materials used in the water lateral installation. Prior approval by the utility required.
2. Poly wrap all brass, tapping saddle and curb stop.
3. Chip stone for bed and cover over water main. Slurry back fill in the ROW.
4. Include schematic of Tracer wire per village spec.
5. Inspection of the water lateral and live tested will be required prior to back fill.
6. Show on plan and abandon the existing (2) water laterals onsite. (2) day notice for shutting down the distribution main for the removal of the corps and repair sleeving main. Shutting down the distribution will not be on a Monday or Friday.
7. Provide GPS points for the tap, curb stop and up to the bend as it goes into the building.

8. Provide the GPS coordinates to Kevin Korth of Ruekert & Mielke (262-542-5733) Cost to populate the Villages GIS dash board layers will be borne by this project.

Wastewater Utility Comments.

1. Existing sampling manhole may be reused with the following modifications. Install 2' barrel section below the cone and reconstruct the chimney to current Village standards.

C1.1 Civil Site Plan

- 1 Provide an accessible route to the public sidewalk.
2. Driveway to the site provides for difficult ingress and egress with minimal throat length and stacking distance. Any other alternatives to improve this condition?

C1.2 Grading and Erosion Control Plan

- 1 Show construction entrance location
2. Provide erosion control notes. Sequence, inspection requirements, stabilization timeframes, late season stabilization requirements, etc.
3. Silt fence does not work well for erosion control at pipe outlets. Provide alternate erosion control method at the storm sewer outfall. Show silt fence in a "U" shape to contain sediment.

Village of

Germantown
 Willkommen

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 10-5-20

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

Sundance, Inc.
 Tim Krause
 7915 Kensington Court
 Brighton, MI 48116
 Phone (248) 563-8016
 E-Mail Tim.Krause@teamlyders.com

PROPERTY OWNER

Future property owner - same as applicant
Diane & Marshall Peebles
P.O. Box 105
Butler, WI 53007
 Phone ()
 E-Mail

2 PROPERTY ADDRESS

N96W19058 County Line Rd

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

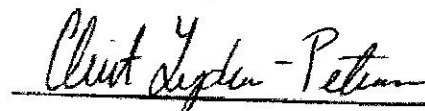
North	South	East	West
Menomonee River/Vacant NW - Fleet Farm - Commerical	Tri-City National Bank, Kohls - Commercial	Menomonee River/Vacant	Fleet Farm - Commercial

4 READ AND INITIAL THE FOLLOWING:

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

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!


 Applicant
 Date 10/2/2020


 Owner - Future
 Date 10/2/2020

 Date 12/1/2020



Village of
★★★
Germantown
Willkommen

Fee must accompany application

\$1460 Paid ff Date 10-5-20

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

Sundance, Inc.

Tim Krause

7915 Kensington Court

Brighton, MI 48116

Phone (248) 563-8016

Fax ()

E-Mail Tim.Krause@teamlyders.com

PROPERTY OWNER

Future property owner - same as applicant

Marshall + Diane Peebles

P.O. Box 105

Butler, WI 53007

Phone (262) 790-1358

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Sundance, Inc.

3 PROPERTY ADDRESS

N96W19058 County Line Rd

TAX KEY NUMBER

GTNV_333999

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.

See project narrative

5 DESCRIPTION OF PROPOSED OPERATION

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

See project narrative

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

See project narrative

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

See attached legal description

7 SUPPORTING DOCUMENTATION:

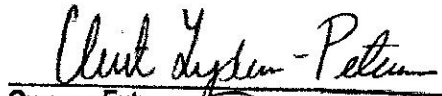
- ☒ Site Plan and elevations for new construction (can be conceptual)
- ☒ Photos of existing use and/or proposed use operating elsewhere - Colored Perspectives
- ☐ _____
- ☐ _____

8 READ AND INITIAL THE FOLLOWING:

- ☒ 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.
- ☒ 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.
- ☒ 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.
- ☒ 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!


Applicant
10/24/2020
Date


Owner - Future
10/21/2020
Date

12/1/2020
Date

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.



Village of
★★★
Germantown
...Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

\$200 Plan Commission Consultation
\$1,085 Rezoning
\$1,240 PDD < 5 acres
\$2,095 PDD 5-20 acre site
\$3,460 PDD > 20 acre site

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

Sundance, Inc.

Tim Krause

7915 Kensington Court

Brighton, MI 48116

Phone (248) 563-8016

E-Mail Tim.Krause@teamlayers.com

PROPERTY OWNER

Marshall Peebles

PO Box: ~~555~~ 105

Butler, WI 53007

Phone (762) 790 - 1358

E-Mail Peeblescarwash@aol.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

N96W19058 County Line Rd	GTNV_333999
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3

REZONING REQUEST

FROM B-1	TO B-5
-------------	-----------

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attached

5**PURPOSE OF REZONING REQUEST**

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

See attached narrative

6**SUPPORTING DOCUMENTATION:**

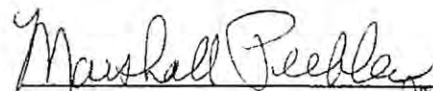
- ☒ Plat of Survey (1:100) - Rezone Exhibit
- ☒ Site Plan and elevations for new construction (can be conceptual)

7**READ AND INITIAL THE FOLLOWING:**

- ☒ I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.
- ☒ I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- ☒ I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance
- ☒ 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 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 time frame.

8**SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

 02/15/2020
Applicant Date

 10/2/2020
Owner Date

October 5, 2020

Project Narrative

Project: Taco Bell
N96W18058 County Line Rd
Germantown, WI 53022
Excel Project No: 2005200

Sundance, Inc. is requesting a rezone, conditional use permit, site plan review and Architectural Review Board review and approval for a Taco Bell quick-serve restaurant with drive-through located at N96W18058 County Line Rd. The property is currently zoned B-1, Neighborhood Business. Rezoning is proposed to B-5; a drive-through associated with a restaurant is permitted in the B-5 zoning district. The B-5 rezone will also be consistent with the Village Land Use Plan. The Menomonee River runs through the property and a Conditional Use Permit is required for development within 75' of the ordinary highwater mark. The existing land use is a multi-tenant building/salon; this building will be demolished for the proposed development.

The overall parcel is 4.91 acres, and the proposed site disturbance is 0.83 acres; all disturbance is occurring on that part of the property located west of the Menomonee River. Surrounding land uses include commercial developments. Wetlands located on the property were delineated by Evergreen Consultants, LLC, Wisconsin DNR Certified Assured Delineators. The proposed site improvements will not encroach into the 25-foot wetland setback required by Section 24.04 (3) (c) (5) of the Village of Germantown Municipal Code, however, minor site disturbance will be required in a small portion of the setback area. This area of disturbance will be compensated for by providing a vegetated filter strip suited to a wet mesic soil site. No filling is proposed within the mapped floodplain area on site.

The existing and proposed development encroaches into the 75-foot development setback from the ordinary high water mark required by Section 24.04 (3) (c) (5) of the Village of Germantown Municipal Code. To mitigate the impacts of this encroachment, the total area of impervious surface on the developed area of the subject property will be reduced from 27,908 square feet to 24,904 square feet, a vegetated filter strip suited to a wet mesic soil site will be provided between the developed area and the undisturbed wooded area east of the development as noted above, and two foot (2') deep sumps will be provided in the storm sewer catch basins to allow for settlement of sediment prior to discharge to the Menomonee River.

The proposed Taco Bell will be single-story, and the building footprint will be 1,786 square feet. An outdoor dining patio with railing system is proposed on the south end of the building. The new building will be in the approximate same location as the existing salon building and a new waste enclosure is proposed to the east of the building. The drive through is proposed on the west side of the building. The facility will be in operation from 7 AM to 3 AM, 7 days per week. The anticipated number of employees is 25.

The building design represents Taco Bell's newest concept restaurant consisting of simple massing and crisp material lines. Tower elements accent the main entrance and building corner.

The main entrance tower provides an inviting entry to the restaurant. The corner tower in prefinished rust wall panels provides a contemporary signature element unique to Taco Bell. Brick veneer in earth tone colors creates a warm appearance that blends with the surrounding development. In keeping with previous Taco Bell designs, vibrantly colored artwork panels provide accents on the walk-up and drive-thru sides of the building. Exterior materials are represented in the attached color elevations and renderings. Building signage is proposed approximately as illustrated in the attached elevations and renderings. A pylon sign is also proposed on the side of the site. Official sign submittals for permitting will be provided at a later date by the tenant.

Access to the site will remain in the existing location off County Line Rd. Proposed parking includes 22 spaces, including two (2) handicap stalls. New water and sanitary services are proposed for the site. Stormwater from the proposed site will be conveyed via sheet drainage and storm sewer to the Menomonee River directly east of the development. Stormwater drainage for the site will match the current drainage patterns. Post-construction stormwater management requirements do not apply to this site due to it being less than 1 acre of site disturbance while also reducing overall impervious land cover on the site.

Landscaping will be provided in accordance with the Village ordinance, in an approach which ensures species resiliency and complimentary aesthetics. Additional landscaping has been provided along the frontage of County Line Road per Village requests. New site lighting will also meet the Village ordinance in a fashion that provides appropriate foot candles for safety and cut-off fixtures for minimal light trespass. Building sconces are also proposed in a decorative style that compliments the development and building architecture.

LEGAL DESCRIPTION

PARCEL A:

A part of the Southwest 1/4 of Section 33, in Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin, described as follows:

Beginning at the Southeast corner post of the Southwest 1/4 of Section 33, Township 9 North, Range 20 East, on the County line between Waukesha and Washington Counties; thence North 40 rods; thence West far enough to make 5 1/4 acres; thence South 40 rods to the county line; thence East on said line to the place of beginning.

EXCEPTING therefrom that part conveyed to the State of Wisconsin, Department of Transportation, Division of Highways, by Deed recorded as Document No. 304757, also excepting that part taken for highway by Award of Damages recorded in Volume 476, Page 542, as Document No. 312605, also excepting that part conveyed to the Wisconsin Department of Transportation by Deed recorded March 26, 1990, in Volume 1064, Page 61, as Document No. 557015 and excepting that part conveyed to the State of Wisconsin, Department of Transportation, by Deed recorded in Volume 1545, Page 224, as Document No. 703241.

PARCEL B:

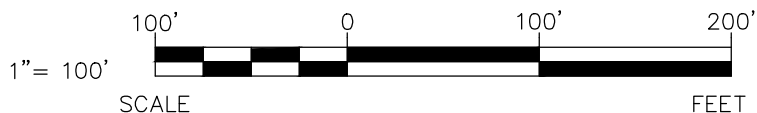
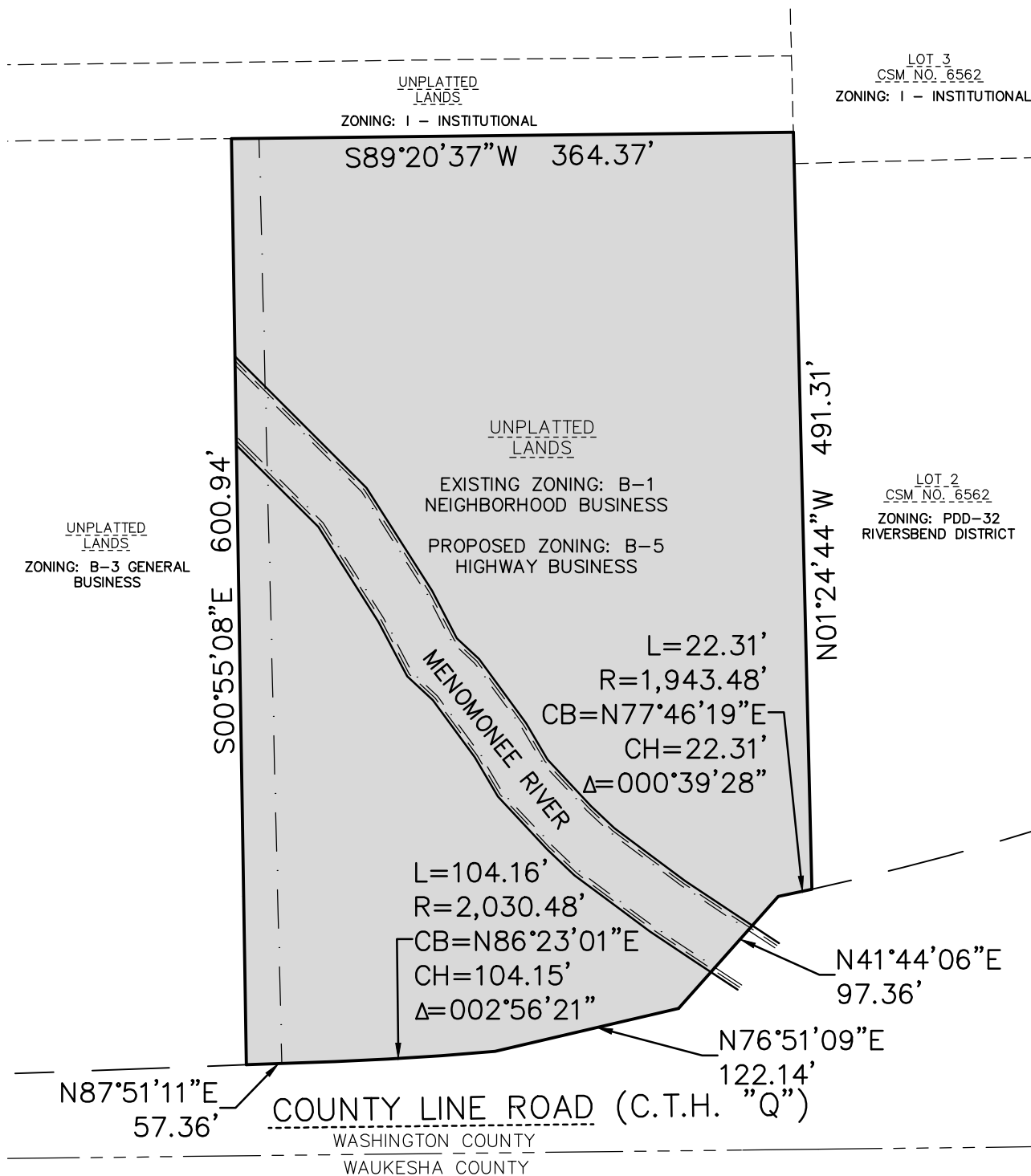
All that part of the Southwest 1/4 of Section 33, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said Section 33; thence N 01 degrees 24 minutes 44 seconds W along the East line of said Southwest 1/4 Section, 660.00 feet; thence S 89 degrees 20 minutes 37 seconds W, 346.50 feet to the point of beginning of the land to be described; thence S 01 degrees 24 minutes 44 seconds E, 600.38 feet to the North right-of-way line of C.T. H. "Q"; thence S 87 degrees 51 minutes 12 seconds W along said right-of-way line 23.04 feet; thence N 0 degrees 55 minutes 08 seconds W, 600.94 feet; thence N 89 degrees 20 minutes 37 seconds E, 17.87 feet to the point of beginning.

Tax Key No. GTNV 333999

Address: N96 W18058 County Line Road

ZONING EXHIBIT





EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan

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

JOB NO. 2005200

PROJECT INFORMATION

NEW BUILDING FOR:
SUNDANCE - TACO BELL
N96W18058 COUNTY LINE ROAD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE OCT. 5, 2020

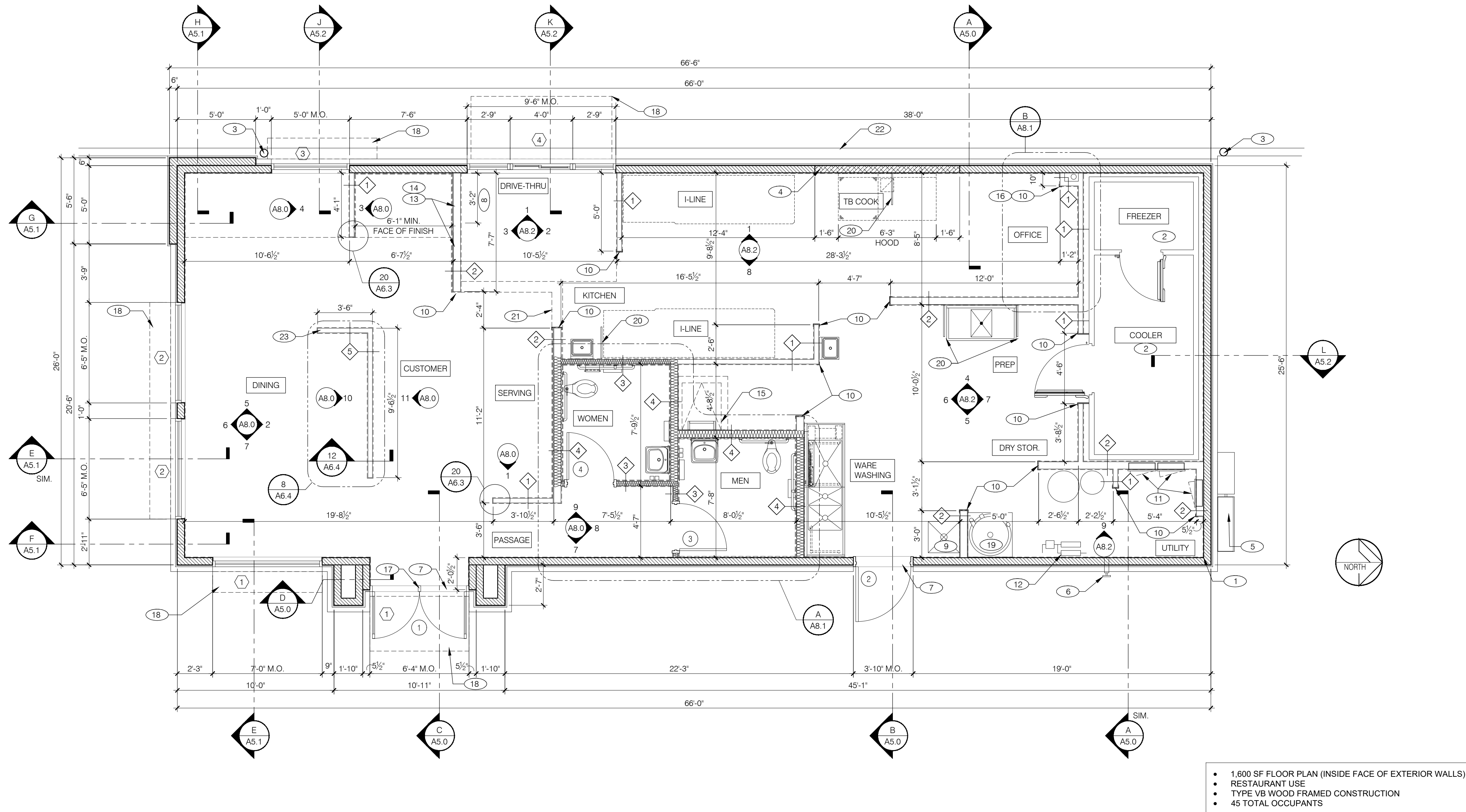
REVISIONS

JOB NUMBER

2005200

SHEET NUMBER

A1.0



FLOOR PLAN 1/4"=1'-0"

A

- EXTERIOR WALLS:**
BRICK WITH AIR SPACE OVER
- "TYVEK COMMERCIAL WRAP" WEATHER BARRIER OVER
- 15/32" EXPOSURE 1, APA RATED SHEATHING OVER
- 2x6 WOOD STUDS AT 16" O.C. OVER
- R-19 FIBERGLASS BATT INSULATION U.O.N. (USE FSK-25 FLAME-RESISTANT FIBERGLASS BATT INSULATION WHERE EXPOSED TO THE INTERIOR OF THE BUILDING).
- INTERIOR SURFACES:**
- 1/2" GWB @ DINING ROOM.
- 15/32" APA RATED SHEATHING @ B.O.H. & OFFICE.
- 1/2" CEMENT BOARD @ RESTROOM WALLS.
- NOTE:**
SEE STRUCTURAL DRAWINGS FOR SHEAR WALL MATERIAL AND NAILING REQUIREMENTS. IF STRUCTURAL WOOD SHEATHING OCCURS, GYPSUM BOARD AND OTHER FINISHES SHALL BE APPLIED OVER STRUCTURAL WOOD SHEATHING.

HOODWALL:
STAINLESS STEEL PANEL OVER 1/2" CEMENT BOARD OVER 20 GAGE 6" METAL STUDS @ 16" O.C. PANEL TO COVER ENTIRE WALL FROM 18" ABOVE TOP OF HOOD DOWN TO TOP OF BASE TILE. PANEL TO EXTEND 18" BEYOND EACH SIDE OF HOOD. NO EXPOSED SCREWS OR ATTACHMENTS. REFER TO MECHANICAL DRAWINGS.

- 1 2x4 WOOD STUDS
2 2x6 WOOD STUDS
3 2x4 WOOD STUDS
4 2x6 WOOD STUDS
5 2x4 WOOD STUDS

TYPICAL INTERIOR WALL:
2x4 WOOD STUDS AT 16" O.C. (2x6, 2x8 OR 2x10 WHERE NOTED).
FRONT OF HOUSE: W/ 1/2" GYP. BOARD. SUBSTRATE U.O.N. USE CEMENT BOARD BEHIND ALL CERAMIC WALL TILE.
BACK OF HOUSE: 15/32" APA RATED SHEATHING.

INTERIOR SOUND-RATED WALL:
CONSTRUCT TYPICAL INTERIOR WALL W/ UN-FACED FIBERGLASS BATT INSULATION TO FILL STUD CAVITY.

LOW WALL:
2x4 WOOD STUDS AT 16" O.C. WITH 1/2" PLYWOOD SHEATHING ON BOTH SIDES - 4'-0" TALL.

DASHED LINE INDICATES SUBSTRATE LOCATION.
ALL WALLS SHALL BE AS INDICATED EXCEPT FROM TOP OF SLAB TO 12" ABOVE SLAB SHALL BE 1/2" CEMENT BOARD, U.O.N. THIS NOTE DOES NOT APPLY TO EXTERIOR FACE OF EXTERIOR WALLS, AND PLYWOOD SHEAR CONDITIONS.

WALL LEGEND

E

- DIMENSIONS:**
A. ALL DIMENSIONS ARE TO FACE OF STUD U.O.N. REFER TO FOUNDATION PLAN FOR FACE OF CONCRETE DIMENSIONS.
B. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MIN. REQUIRED NET CLEARANCE FROM FACE OF WALL / WAINSCOT FINISH. VERIFY FINAL EQUIPMENT SIZES W/ VENDOR PRIOR TO INTERIOR WALL FRAMING.
- WINDOWS / DOORS:**
A. SEE SHEET A1.1 FOR WINDOW TYPES AND DOOR SCHEDULE.
B. ALL DOOR AND WINDOW OPENING DIMENSIONS ARE TO ROUGH OPENING.
- FINISH SUBSTRATES:**
A. PROVIDE 1/2" THICK CEMENTITIOUS BOARD FROM FLOOR SLAB TO 12" A.F.F. MIN. IN LIEU OF GYP. BOARD AT ALL WALLS EXCEPT SHEARWALL SURFACES, U.O.N.
B. ALL JOINTS, GAPS OR SPACES LEADING TO ALL HOLLOW OR INACCESSIBLE SPACES SHALL BE SEALED WITH "NSF INTERNATIONAL" APPROVED SEALANTS.
C. ALL BACK OF HOUSE AND OFFICE WALLS SHALL HAVE 1/2" CDX PLYWOOD SUBSTRATE, U.O.N.
- DECOR:**
A. SEE A2.0 FOR SEATING PLAN AND DETAILS.
B. SEE A7.0 FOR FLOOR FINISHES.
C. SEE A8.0 - A8.3 FOR WALL FINISHES.
D. SEE A7.1 FOR CEILING FINISHES.
- GENERAL:**
A. PROVIDE (1) K EXTINGUISHER WITHIN 30 FEET OF THE COOKING EQUIPMENT IN THE KITCHEN. PROVIDE AT LEAST (2) ABC EXTINGUISHERS IN THE BUILDING LOCATED WITHIN 50 FEET FROM ANY POINT WITHIN THE BUILDING. PLEASE CONFIRM QUANTITIES AND LOCATIONS WITH THE LOCAL FIRE MARSHALL.
B. DRAWINGS ARE BASED UPON WOOD FRAMING. UTILIZATION OF METAL STUDS ON NON-BEARING INTERIOR PARTITIONS, BULKHEADS AND SOFFITS IS ACCEPTABLE.

FLOOR PLAN NOTES

D

- STARTING POINT. ALL SUB-TRADES SHALL USE THIS POINT AS A BEGINNING LAY-OUT (INSIDE FACE OF EXTERIOR WALL STUDS).
- NO FRP BEHIND WALK-IN COOLER/FREEZER.
- PIPE BOLLARD. SEE CIVIL DRAWINGS.
- METAL STUD HOOD WALL. SEE WALL LEGEND.
- ELECTRICAL MAIN SWITCH BOARD. SEE ELECTRICAL DRAWINGS.
- CO2 FILL BOX LOCATION.
- METAL THRESHOLD.
- KEEP CLEAR SPACE FOR UTILITIES & SYRUP LINES INSTALLED IN FINISH AREA.
- MOP SINK.
- S.S. CORNER GUARD / WALL CAP TYP. ALL CORNERS IN BACK-OF-HOUSE FROM REAR WALL TO THE KITCHEN SIDE OF THE SERVICE COUNTER. SEE DETAIL 19/A6.3.
- ELECTRICAL PANELS RECESSED IN 2x6 WALL.
- WATER METER AND VALVING - SEE PLUMBING DRAWINGS.
- SYRUP LINE CHASE (ABOVE). SEE DETAIL 15/A6.3 AND 16/A6.3.
- 14"x14" HORIZONTAL OPENING FOR SYRUP TUBES. COORDINATE WALL PENETRATION WITH COUNTER INSTALLER. SEE DETAIL 13/A6.3.

- ROOF LADDER AND HATCH. SEE DETAILS 16/A6.0, 18/A6.0, AND B/A8.3.
- DO NOT INSULATE.
- REMOVABLE MULLION FROM INSIDE ONLY.
- LINE OF CANOPY ABOVE.
- WATER HEATER PLATFORM - SEE DETAIL 3/A6.4.
- SPLASH GUARD. SEE DETAIL 5/A6.3.
- MENU BOARD BULKHEAD - SEE DETAILS 2/A6.4 AND 4/A6.4.
- CONCRETE CURB, SEE CIVIL DRAWINGS.
- LOW WALL BY G.C. SEE DETAIL 8/A6.4.

KEY NOTES

XX

B

PROJECT INFORMATION

NEW BUILDING FOR:
SUNDANCE - TACO BELL
N96W18058 COUNTY LINE ROAD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE OCT. 5, 2020

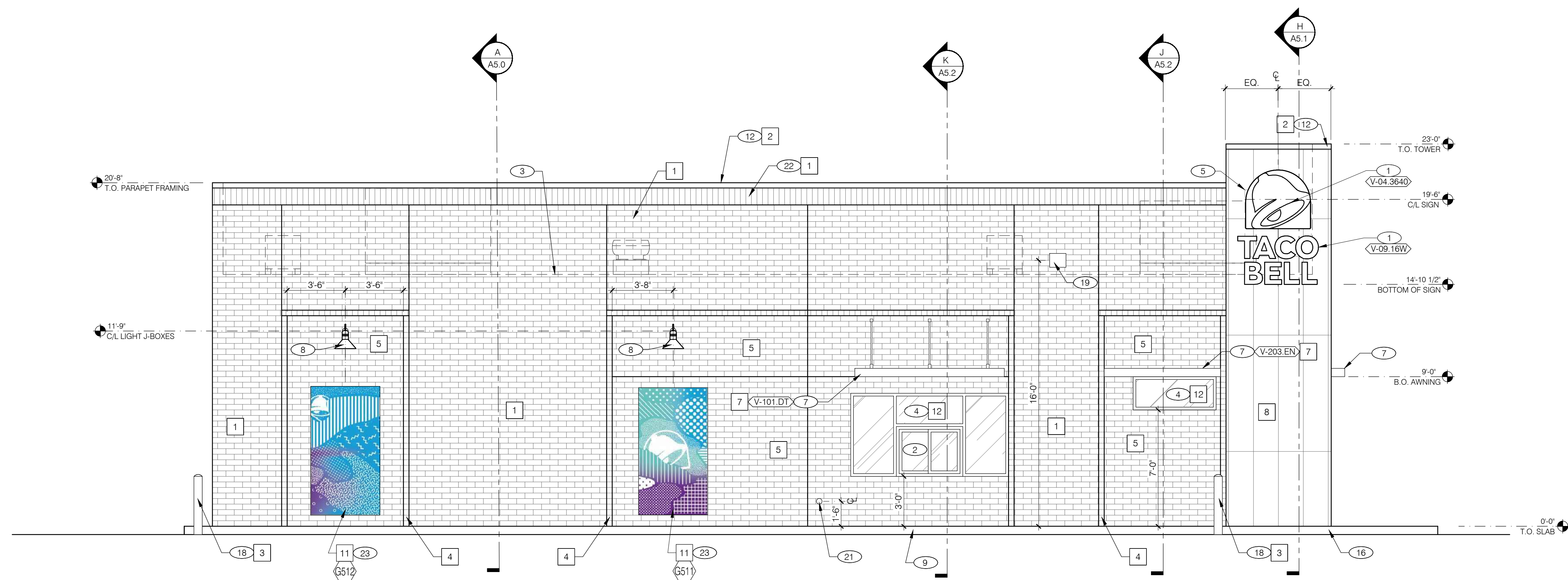
REVISIONS

JOB NUMBER

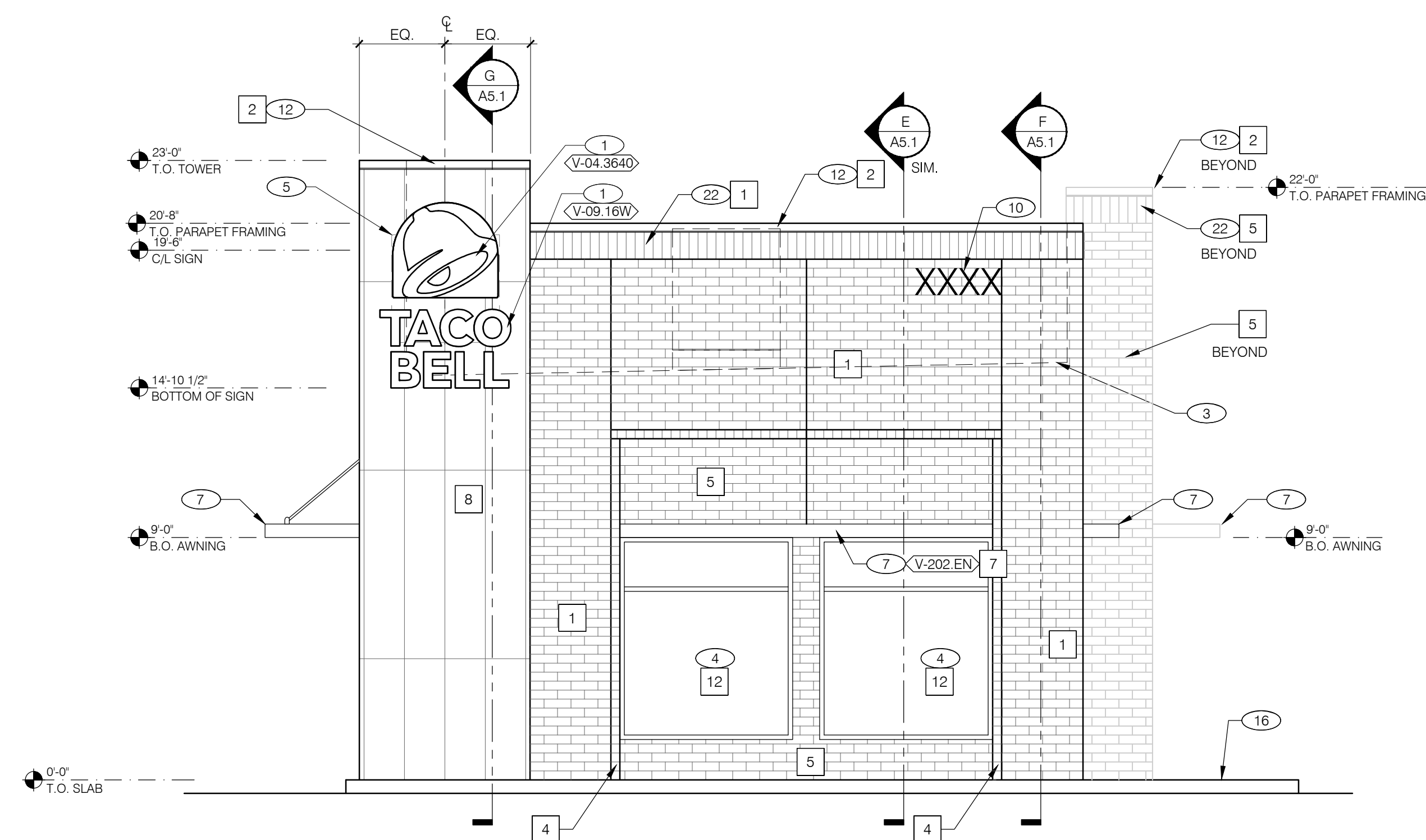
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SHEET NUMBER

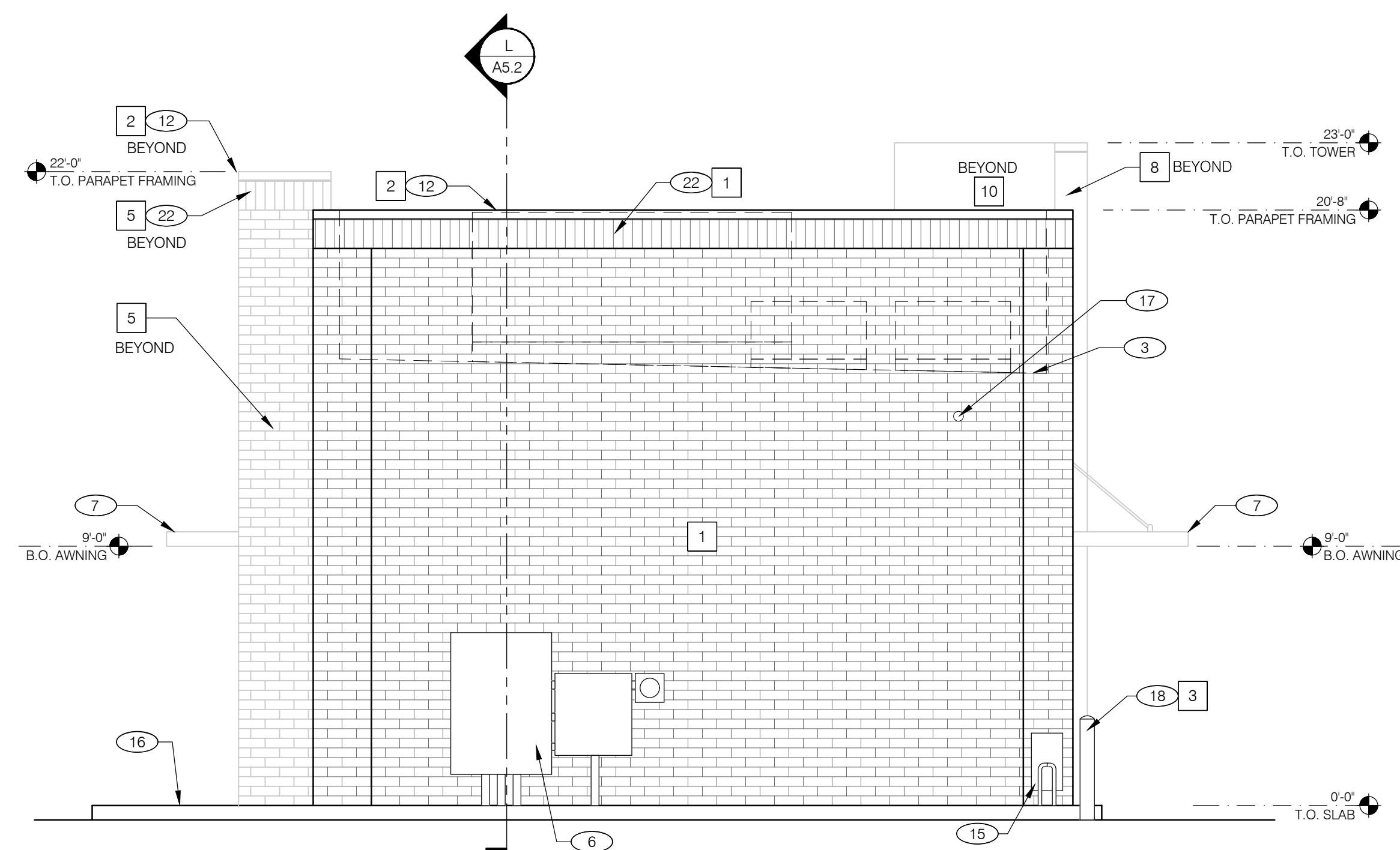
A4.1



DRIVE THRU ELEVATION 1/4" = 1'-0" A



FRONT ELEVATION 1/4" = 1'-0" C



REAR ELEVATION 1/4" = 1'-0" B

PROJECT INFORMATION

NEW BUILDING FOR:
SUNDANCE - TACO BELL
N96W18058 COUNTY LINE ROAD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

SHEET DATES

ISSUE DATE OCT. 5, 2020

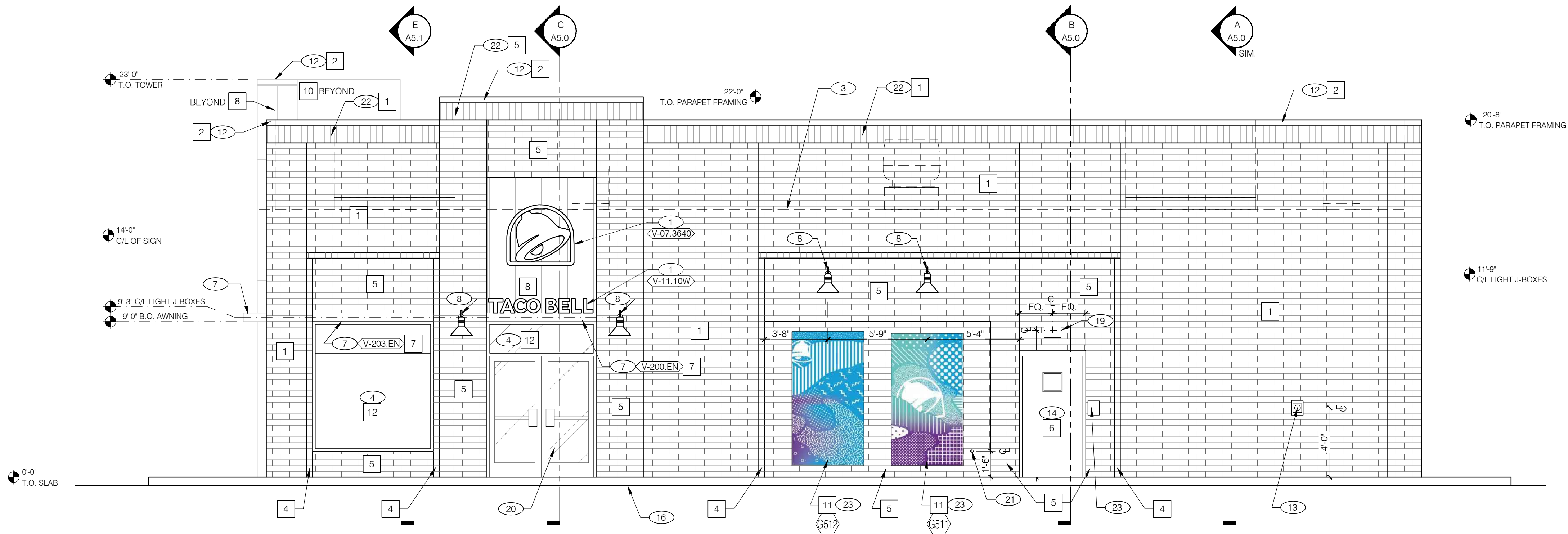
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JOB NUMBER

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SHEET NUMBER

A4.0



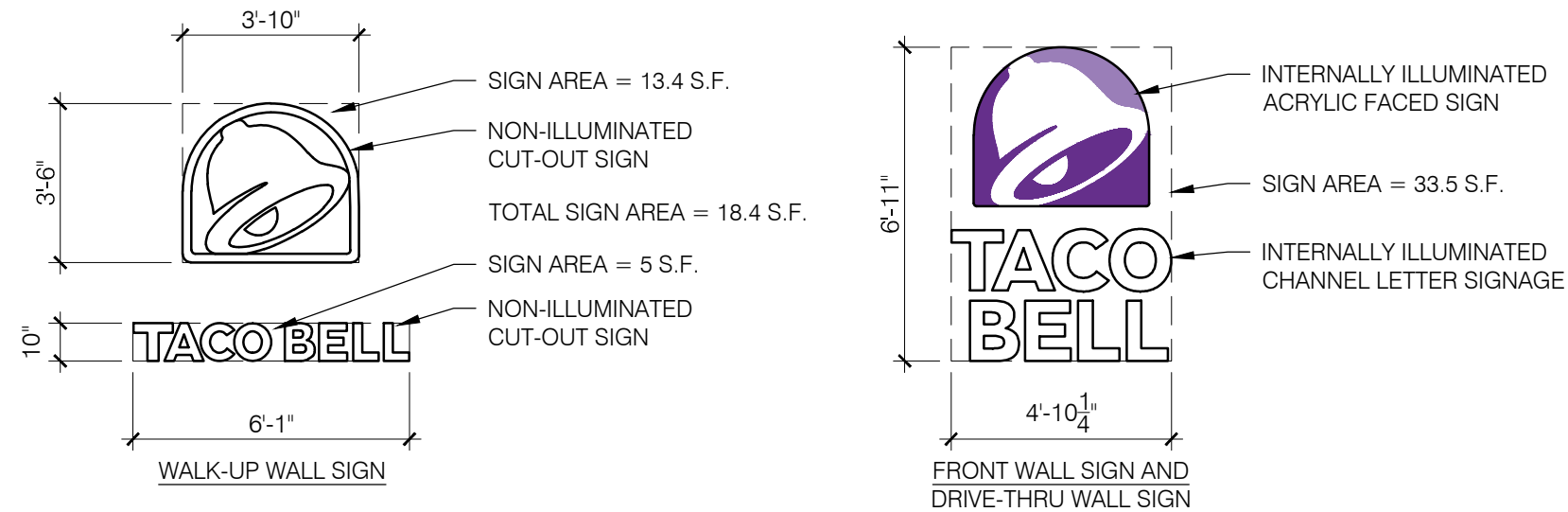
WALK UP ELEVATION

1/4"=1'-0"

A

BUILDING SIGNAGE REGULATIONS:

WALL SIGNS SHALL NOT EXCEED 1.5 SQUARE FEET OF SIGNAGE PER ONE LINEAR FOOT OF BUILDING FRONTAGE, UP TO 300 SQUARE FEET FOR ANY INDIVIDUAL USE. SIGNAGE IS ONLY PERMITTED ON BUILDING FRONTAGE. HOWEVER, THE PLAN COMMISSION MAY APPROVE SIGNAGE ON ANY FACADE OF A BUILDING WHEN DEEMED APPROPRIATE FOR THE USE. IN ADDITION TO SIGNAGE ON A BUILDING FRONTAGE, THE PLAN COMMISSION MAY ALSO PERMIT DIRECTIONAL WALL SIGNAGE ON ANY FACADE OF A BUILDING WHEN IT IS NECESSARY AND APPROPRIATE FOR THE USE. WALL SIGNS SHALL NOT EXTEND ABOVE THE CEILING LEVEL OF THE TOP FLOOR OF THE BUILDING UPON WHICH THEY ARE LOCATED.



WALL SIGNAGE REGULATIONS

E

MISCELLANEOUS

A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

GENERAL NOTES:

- A. ALL ROOF TOP MECHANICAL EQUIPMENT ARE SHIELDED FROM VIEW BY THE PARAPET WALLS.
B. ALL LIGHTING SHALL BE DIRECTED DOWNWARD.

SEALERS:

- A. PROVIDE SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. PROVIDE SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL AT WINDOWS.
C. APPLY NEOPRENE GASKET (CONTINUOUS) BETWEEN BUILDING AND AWNING.

NOTE:

NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES

C

NOTE: SIGNAGE SUBMITTED UNDER SEPARATE PERMIT

<V-XXX>	QTY	ITEM DESCRIPTION	ELEC
V-04.3640	2	3'-6\" x 4'-0\" LARGE SWINGING BELL, PURPLE LOGO - FACE LIT	YES
V-09.16W	2	16\" LARGE CHANNEL LETTERS	YES
V-07.364G	1	3'-6\" x 4'-0\" LARGE SWINGING BELL, FLAT CUT-OUT, WALL MTD.	
V-11.10W	1	TB 10\" LETTER, WHITE FLAT CUT-OUT, LINEAR, AWNING MTD.	
V-101.DT	1	DRIVE-THRU AWNING, 9'-0\" W. x 6\" HI. x 3'-6\" DP., BLACK	YES
V-200.EN	1	SIDE ENTRY AWNING, 6'-4\" W. x 6\" HI. x 3'-6\" DP., BLACK	YES
V-202.EN	1	FRONT EYEBROW AWNING, 13'-10\" W. x 6\" HI. x 1'-4\" DP., BLACK	YES
V-203.EN	2	SIDE EYEBROW AWNINGS, 7'-0\" W. x 6\" HI. x 1'-4\" DP., BLACK	YES

SIGN AND AWNING SCHEDULE

B

SYMBOL	AREA	MANUFACTURER	COLOR	NOTES
1	FACE BRICK - LIGHT GRAY @ 4"x12"x4"	INTERSTATE BRICK	70% PEWTER/30% PLATINUM - RANDOM MIX	MORTAR COLOR TO MATCH BRICK
2	PRE-FINISHED METAL PARAPET CAP	DURALAST	MATCH SW7076	
3	STEEL PIPE BOLLARDS WITH 1/4\" THICK PLASTIC COVER	IDEAL-SHIELD	MDOT YELLOW	OR EQUAL MANUFACTURER
4	FACE BRICK - DARK GRAY ROWLOCK "FRAME" @ 4"x4"x4"	INTERSTATE BRICK	MIDNIGHT BLACK	MORTAR COLOR TO MATCH BRICK
5	FACE BRICK - DARK GRAY @ 4"x12"x4"	INTERSTATE BRICK	MIDNIGHT BLACK	MORTAR COLOR TO MATCH BRICK
6	HOLLOW METAL DOOR AND FRAME	-	SEMI-GLOSS	PAINT TO MATCH BRICK
7	AWNING - ANODIZED ALUMINUM	AWNING-TECH	BLACK PAINT FINISH	
8	PRE-FINISHED T-GROOVE METAL PANEL	WESTERN STATES	WEATHERED RUSTIC	
9	NOT USED			
10	PARAPET BACK - SINGLE PLY ROOFING MEMBRANE	DURALAST	FACTORY COLORED 'TAN.'	
11	ARTWORK PANELS	-	-	SEE SHEET A2.0
12	GLASS WINDOW IN ALUMINUM FRAMES	-	DARK BRONZE	CLEAR LOW-E GLASS ANODIZED ALUMINUM FRAMES

EXTERIOR FINISH SCHEDULE

F

- BUILDING SIGN, BY VENDOR. SEE ELECTRICAL PLANS FOR POWER REQUIREMENTS.
- DRIVE THRU WINDOW. SEE SHEET A1.0 AND A1.1.
- DASHED LINE INDICATES ROOF BEYOND.
- STOREFRONT, TYPICAL.
- ACCESS LOUVERS IN BACK OF PARAPET. SEE DETAIL 7/A6.0.
- SWITCH GEAR, PAINT TO MATCH WALL. WALL SHALL BE FINISHED PRIOR TO INSTALLATION OF SWITCHGEAR.
- AWNING.
- WALL LANTERN.
- D/T LANE SURFACE IS 6\" BELOW THE FINISH FLOOR. REFER TO CIVIL DRAWINGS.
- 12\" HIGH ADDRESS NUMBERS, ADDRESS SHALL BE VISIBLE FROM THE STREET. VERIFY THE ADDRESS AND REQUIREMENTS WITH THE AUTHORITY HAVING JURISDICTION. COLOR = BLACK.
- CONTROL JOINT, TYP. SEE DETAIL 4/A6.2.
- PRE-FINISHED METAL PARAPET CAP.
- CO2 FILLER VALVE & COVER. SEE DETAIL 9/A6.2.
- PAINT DOOR AND FRAME TO MATCH BRICK.
- GAS SERVICE - DO NOT PAINT.
- CONCRETE CURB.
- LAMBS TONGUE ROOF OVERFLOW.
- BOLLARD.

- WALL PACK LIGHT FIXTURE.
- STOREFRONT DOOR. REFER TO DOOR SCHEDULE SHEET A1.1.
- HOSE BIBB LOCATION. REFER TO PLUMBING DRAWINGS AND DETAIL 10/A6.2.
- BRICK SOLDIER COURSE - ALL SOLDIER COURSES SHALL CORBEL OUT 1/2\" FROM BRICK VENEER WALL.
- ARTWORK PANELS.
- PROVIDE KNOX BOX. VERIFY LOCATION AND TYPE WITH AHJ.

KEY NOTES

D

PROJECT INFORMATION

NEW BUILDING FOR:
SUNDANCE - TACO BELL
N96W18058 COUNTY LINE ROAD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

SEPT. 21, 2020
OCT. 5, 2020

JOB NUMBER

2005200

SHEET NUMBER

A4.3













TACO
BELL



TACO BELL



PROPOSED NEW BUILDING FOR: SUNDANCE - TACO BELL

GERMANTOWN, WISCONSIN

LEGEND

• 1000.00	PROPOSED SPOT ELEVATIONS (FLOW LINE OF CURB UNLESS OTHERWISE SPECIFIED)		EXISTING CONIFEROUS TREE
• 1000.00 EG	EXISTING GRADE SPOT ELEVATIONS		EXISTING SHRUB
1000.00 BG 1000.00 FG	PROPOSED SPOT ELEVATIONS (REFERENCE R-WALL DETAIL) BG-FINISHED SURFACE GRADE AT BACK OF WALL FG-FINISHED SURFACE GRADE AT FRONT OF WALL		EXISTING STUMP
1000.00 TC 1000.00 BC	PROPOSED SPOT ELEVATIONS (TOP OF CURB, BOTTOM OF CURB)		SOIL BORING
1000.00 TW 1000.00 BW	PROPOSED SPOT ELEVATIONS (TOP OF WALK, BOTTOM OF WALK)		EXISTING WELL
	EXISTING WATER VALVE IN BOX		PROPOSED WELL
	PROPOSED WATER VALVE IN BOX		EXISTING LIGHT POLE
	EXISTING WATER VALVE IN MANHOLE		EXISTING SIGN
	EXISTING WATER SERVICE VALVE		CENTER LINE
	EXISTING TELEPHONE MANHOLE		EXISTING HANDICAP PARKING STALL
	EXISTING STORM CATCH BASIN		PROPOSED HANDICAP PARKING STALL
	PROPOSED STORM CATCH BASIN - ST CB		EXISTING GAS VALVE
	PROPOSED STORM FIELD INLET - ST FI		
	EXISTING SQUARE CATCH BASIN		
	EXISTING STORM CURB INLET		
	PROPOSED STORM CURB INLET - ST CI		
	EXISTING UTILITY POLE		
	EXISTING UTILITY POLE WITH GUY WIRE		
	EXISTING STREET LIGHT		
	EXISTING TELEPHONE PEDESTAL		
	EXISTING ELECTRIC PEDESTAL		
	EXISTING ELECTRIC BOX		
	EXISTING CABLE TV PEDESTAL		
	PROPOSED DRAINAGE FLOW		
	1-1/4" REBAR SET WEIGHING 4.30 LB/FT.		
	3/4" REBAR SET WEIGHING 1.50 LB/FT.		
	1-1/4" REBAR FOUND		
	3/4" REBAR FOUND		
	2" IRON PIPE FOUND		
	1" IRON PIPE FOUND		
	EXISTING FLOOD LIGHT		
	SECTION CORNER		
	PROPOSED APRON END SECTION		
	EXISTING MARSH AREA		
	EXISTING DECIDUOUS TREE WITH TRUNK DIAMETER		
	EROSION MATTING		
	PROPOSED INLET PROTECTION		



PROJECT LOCATION MAP

CONSTRUCTION SEQUENCE	
PHASE	TYPE OF ACTION
1. PRE-CONSTRUCTION ACTION	1. CONTRACTOR TO CALL DIGGERS HOTLINE AT A MINIMUM OF 3 DAYS PRIOR TO CONSTRUCTION.
	2. PLACE ALL SILT FENCE.
	3. CONSTRUCT TRACKING STONE ENTRANCES AND ANY TEMPORARY CONSTRUCTION ROADWAYS AS NEEDED.
	4. CONSTRUCT PERMANENT STORMWATER CONVEYANCE SYSTEMS.
	5. CONSTRUCT ANY TEMPORARY STORMWATER CONVEYANCE SYSTEMS AS NEEDED.
	6. STABILIZE ALL TEMPORARY AND PERMANENT EROSION CONTROL AND STORMWATER CONVEYANCE SYSTEMS BEFORE TOPSOIL CAN BE STRIPPED.
2. CONSTRUCTION ACTION	1. SITE DEMOLITION AS REQUIRED.
	2. STRIP AND RELOCATE TOPSOIL TO THE DESIGNATED TOPSOIL STOCKPILE. LOCATION BY OWNER. FINAL LOCATION BY CONTRACTOR. PROVIDE PERIMETER SILT FENCE UNTIL STABILIZED.
	3. BEGIN MASS EARTH WORK FOR THE BUILDING PAD AND PAVEMENT AREAS.
	4. CONSTRUCT ANY REMAINING STORMWATER CONVEYANCE SYSTEMS, AND INSTALL ALL OTHER UTILITIES ON SITE.
	5. DIG AND POUR ALL BUILDING FOOTINGS.
	6. PLACE GRAVEL FOR ALL PROPOSED PAVEMENT AREAS, INCLUDING FIRE LANES.
	7. TOPSOIL, SEED, AND MULCH ALL DISTURBED AREAS OUTSIDE THE BUILDING AND PROPOSED PAVEMENT AREAS.
	8. CONSTRUCT BUILDING.
	9. PAVE DRIVEWAYS AND PARKING AREAS.
	10. TOPSOIL, SEED, AND MULCH ALL OTHER DISTURBED AREAS. PLACE EROSION MATTING AND RIP RAP.
3. POST CONSTRUCTION ACTION	1. CONTRACTOR TO REMOVE TEMPORARY EROSION CONTROL MEASURES UPON SITE STABILIZATION.
	2. SEE THE POST CONSTRUCTION MAINTENANCE PLAN FOR PERMANENT STORMWATER MANAGEMENT SYSTEMS.

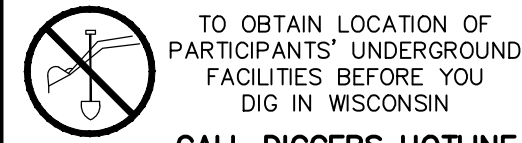
CONTRACTOR TO FOLLOW THE EROSION CONTROL SPECIFICATIONS FOR CONSTRUCTION EROSION CONTROL INSPECTION AND MAINTENANCE.

CONSTRUCTION STAKING SERVICES

CONSTRUCTION STAKING SHALL BE COMPLETED BY EXCEL ENGINEERING AS REQUESTED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONTRACTOR TO CONTACT RYAN WILGREEN AT 920-926-9800 OR ryan.w@excelengineer.com TO GET STAKING PRICE TO INCLUDE IN BID TO OWNER. PAYMENT OF STAKING COSTS ABOVE AND BEYOND THE BASE PRICE DUE TO RESTAKING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR, NOT THE OWNER. CAD DRAWING FILES AND SURVEY CONTROL WILL NOT BE PROVIDED FOR STAKING PURPOSES.

GENERAL PROJECT NOTES

- ALL DRIVEWAYS AND CURB CUTS TO BE CONSTRUCTED ACCORDING TO LOCAL ORDINANCES. CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL WORK IN ROW PERMITS.



TO OBTAIN LOCATION OF PARTICIPANTS' UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN

CALL DIGGERS HOTLINE
1-800-242-8511

TOLL FREE
TELEFAX (414) 259-0947
TDD (FOR THE HEARING IMPAIRED) 1-800 542-2289
WISCONSIN STATUTE 182.0175 (1974)
REQUIRES MINIMUM OF 3 WORK DAYS
NOTICE BEFORE YOU EXCAVATE

CONTACTS

OWNER

SUNDANCE, INC
7915 KENSINGTON COURT
BRIGHTON, MI 48116
CONTACT: TIM KRAUSE
P: (248) 446-0100 EXT. 223
TimKrause@teamlyders.com

CIVIL

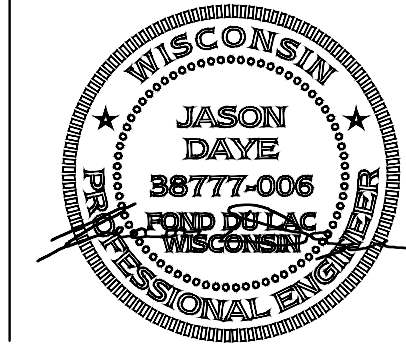
EXCEL ENGINEERING
100 CAMELOT DRIVE
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ARCHITECTS • ENGINEERS • SURVEYORS
Always a Better Plan
100 Camelot Drive
Fond Du Lac, WI 54935
Phone: (920) 926-9800
www.EXCELENGINEER.com

PROJECT INFORMATION

NEW BUILDING FOR:
SUNDANCE - TACO BELL
N96W18058 COUNTY LINE ROAD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL



PRELIMINARY DATES

OCT. 5, 2020

JOB NUMBER

2005200

SHEET NUMBER

C0.1

CIVIL SHEET INDEX

SHEET	SHEET TITLE
C0.1	CIVIL COVER SHEET
C0.2	CIVIL SPECIFICATION SHEET
C1.0	EXISTING SITE AND DEMOLITION PLAN
C1.1	SITE PLAN
C1.2	GRADING AND EROSION CONTROL PLAN
C1.3	UTILITY PLAN
C1.4	LANDSCAPE AND RESTORATION PLAN
C2.0	DETAILS
C2.1	DETAILS
C2.2	DETAILS
C2.3	DETAILS
PXP	SITE PHOTOMETRIC PLAN

PLAN SPECIFICATIONS (BASED ON CSI FORMAT)

DIVISION 31 EARTH WORK

31 10 00 SITE CLEARING (DEMOLITION)

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING SITE DEMOLITION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. DEMOLITION PLAN IS AN OVERVIEW OF DEMOLITION TO TAKE PLACE ON SITE. CONTRACTOR TO FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO BIDDING. CONTRACTOR SHALL REMOVE, REPLACE, OR DEMOLISH ALL ITEMS AS NEEDED DURING CONSTRUCTION.
- C. CONTRACTOR TO PROTECT EXISTING IMPROVEMENTS THAT ARE SCHEDULED TO REMAIN. ANY DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED AT CONTRACTORS EXPENSE.
- D. ALL CONCRETE NOTED TO BE REMOVED SHALL BE REMOVED TO THE NEAREST CONTROL JOINT.

31 20 00 EARTH MOVING

- A. CONTRACTOR SHALL CALL DIGGER'S HOT LINE AND CONDUCT A PRIVATE UTILITY LOCATE AS REQUIRED TO ENSURE THAT ALL UTILITIES HAVE BEEN LOCATED BEFORE STARTING EXCAVATION. DESIGN ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES BETWEEN PLAN AND FIELD CONDITIONS PRIOR TO CONSTRUCTION.
- B. PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT FOR ALL EXCAVATION, GRADING, FILL AND BACKFILL WORK AS REQUIRED TO COMPLETE THE GENERAL CONSTRUCTION WORK. ALL EXCAVATION AND BACKFILL FOR ELECTRICALS AND MECHANICALS ARE THE RESPONSIBILITY OF THE RESPECTIVE CONTRACTOR UNLESS OTHERWISE SPECIFIED IN THE BID DOCUMENTS.
- C. ALL ORGANIC TOPSOIL INSIDE THE BUILDING AREA, UNDER PAVED AREAS, AND AT SITE FILL AREAS SHALL BE REMOVED. PROOF ROLL SUBGRADES BEFORE PLACING FILL WITH HEAVY PNEUMATIC-TIRED EQUIPMENT, SUCH AS A FULLY-LOADED TANDEM AXLE DUMP TRUCK, TO IDENTIFY SOFT POCKETS AND AREAS OF EXCESS YIELDING. CONTRACTOR SHALL VERIFY TOPSOIL DEPTHS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FOLLOW THE RECOMMENDATIONS OF THE GEOTECHNICAL REPORT AND ACCOUNT FOR EXISTING CONDITIONS PRIOR TO SUBMITTING BID FOR THE PROJECT. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED IN THE PLANS OR BY LOCAL ZONING REQUIREMENTS.
- D. PLACE AND COMPACT FILL MATERIAL IN LAYERS TO REQUIRED ELEVATIONS. UNIFORMLY MOISTEN OR AERATE SUBGRADE AND EACH SUBSEQUENT FILL OR BACKFILL LAYER BEFORE COMPACTION AS RECOMMENDED TO ACHIEVE SPECIFIED DRY DENSITY. REMOVE AND REPLACE, OR SCARIFY AND AIR DRY, OTHERWISE SATISFACTORY SOIL MATERIAL THAT IS TOO WET TO COMPACT TO SPECIFIED DRY DENSITY.
- E. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 8" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT, AND NOT MORE THAN 4" IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND-OPERATED TAMPERS.
- F. COMPACT THE SOIL TO NOT LESS THAN THE FOLLOWING PERCENTAGES OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D 698, STANDARD PROCTOR TEST. FILL MAY NOT BE PLACED ON FROZEN GROUND AND NO FROZEN MATERIALS MAY BE USED FOR BACK FILL. APPLY THE MORE STRINGENT REQUIREMENTS WHEN COMPARING BETWEEN THE FIELD OWNERS AND THE GEOTECHNICAL REPORT.
1. UNDER FOUNDATIONS - SUBGRADE, AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 98 PERCENT.
2. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS MORE THAN 3 FEET BELOW THE SLAB - PLACE A DRAINAGE COURSE LAYER OF 3/4" CRUSHED STONE, WITH 5% TO 12% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
3. UNDER INTERIOR SLAB-ON-GRADE WHERE GROUNDWATER IS WITHIN 3 FEET OF THE SLAB SURFACE- PLACE A DRAINAGE COURSE LAYER OF CLEAN 3/4" CRUSHED STONE, WITH NO MORE THAN 5% FINES, PER THICKNESS INDICATED ON FOUNDATION PLANS ON PREPARED SUBGRADE. COMPACT THE SUBGRADE AND DRAINAGE COURSE TO NOT LESS THAN 95 PERCENT.
4. UNDER EXTERIOR CONCRETE AND ASPHALT PAVEMENTS - COMPACT THE SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
5. UNDER WALKWAYS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL TO NOT LESS THAN 95 PERCENT.
6. UNDER LAWN OR UNPAVED AREAS - COMPACT SUBGRADE AND EACH LAYER OF BACKFILL OR FILL MATERIAL, TO NOT LESS THAN 85 PERCENT.
- G. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO PERFORM FIELD TESTS AND INSPECTIONS. IT IS SUGGESTED THAT THE GEOTECHNICAL FIRM USED TO PERFORM THE SUBSURFACE SOIL INVESTIGATION BE ENGAGED FOR THE FIELD QUALITY CONTROL TESTS.
- H. ALLOW THE TESTING AGENCY TO TEST AND INSPECT SUBGRADES AND EACH FILL OR BACKFILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS. PROVIDE ONE TEST FOR EVERY 2000 SQUARE FEET OF PAVED AREA OR BUILDING SLAB, ONE TEST FOR EACH SPREAD FOOTING, AND ONE TEST FOR EVERY 50 LINEAR FEET OF WALL STRIP FOOTING.
- I. WHEN THE TESTING AGENCY REPORTS THAT SUBGRADES, FILLS, OR BACKFILLS HAVE NOT ACHIEVED DEGREE OF COMPACTION SPECIFIED, REMOVE AND MOISTEN OR AERATE, OR REMOVE AND REPLACE SOIL TO DEPTH REQUIRED, RECOMPACT AND RETEST UNTIL SPECIFIED COMPACTION IS OBTAINED.
- J. THE BUILDING SITE SHALL BE GRADED TO PROVIDE DRAINAGE AWAY FROM THE BUILDING AS INDICATED ON THE PLANS. SITE EARTHWORK SHALL BE GRADED TO WITHIN 0.10" OF REQUIRED EARTHWORK ELEVATIONS ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE GRADING PLAN.

31 30 00 EROSION CONTROL

- A. THE GRADING PLAN REFLECTS LESS THAN 1 ACRE OF DISTURBED AREA. THE SITE IS THEREFORE EXEMPT FROM WISCONSIN DEPARTMENT OF NATURAL RESOURCES NR 216 NOTICE OF INTENT REQUIREMENTS. THE DESIGN ENGINEER SHALL PREPARE AN EROSION CONTROL PLAN TO MEET NR 151.105 CONSTRUCTION SITE PERFORMANCE STANDARDS FOR NON-PERMITTED SITES.
- B. EROSION AND SEDIMENT CONTROL IMPLEMENTED DURING CONSTRUCTION SHALL STRICTLY COMPLY WITH THE GUIDELINES AND REQUIREMENTS SET FORTH IN WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151, THE STATE OF WISCONSIN DEPARTMENT OF NATURAL RESOURCES RUNOFF MANAGEMENT PERFORMANCE STANDARDS. TECHNICAL STANDARDS PUBLISHED BY THE WISCONSIN DNR SHALL ALSO BE UTILIZED TO IMPLEMENT THE REQUIRED PERFORMANCE STANDARDS. THE METHODS AND TYPES OF EROSION CONTROL WILL BE DEPENDENT ON THE LOCATION AND TYPE OF WORK INVOLVED. ALL SEDIMENT CONTROL MEASURES SHALL BE ADJUSTED TO MEET FIELD CONDITIONS AT THE TIME OF CONSTRUCTION, AND INSTALLED PRIOR TO ANY GRADING OR DISTURBANCE OF EXISTING SURFACE MATERIAL. BELOW IS A LIST OF EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES TO ACHIEVE THE PERFORMANCE STANDARDS REQUIRED.
1. SILT FENCE SHALL BE PLACED ON SITE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. SILT FENCE SHALL ALSO BE PROVIDED AROUND THE PERIMETER OF ALL SOIL STOCKPILES THAT WILL EXIST FOR MORE THAN 7 DAYS. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1056 (CURRENT EDITION).
2. DITCH CHECKS SHALL BE PROVIDED TO REDUCE THE VELOCITY OF WATER FLOWING IN DITCH BOTTOMS. PLACE AT LOCATIONS SHOWN ON THE EROSION CONTROL PLAN. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1062 (CURRENT EDITION).
3. STONE TRACKING PADS AND TRACKOUT CONTROL PRACTICES SHALL BE PLACED AT ALL CONSTRUCTION SITE ENTRANCES AND SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE CONSTRUCTION SITE. SEE THE EROSION CONTROL PLAN FOR LOCATIONS. THE AGGREGATE USED FOR THE STONE TRACKING PAD SHALL BE 3/8" TO 3 INCH CLEAR OR WASHED STONE AND SHALL BE PLACED IN A LAYER AT LEAST 12 INCHES THICK. THE STONE SHALL BE UNDERLAIN WITH A WISDOT TYPE R GEOTEXTILE FABRIC AS NEEDED. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT (12" MIN WIDTH) AND SHALL BE A MINIMUM OF 50 FEET LONG. SURFACE WATER MUST BE PREVENTED FROM PASSING THROUGH THE TRACKING PAD. OTHER TRACKOUT CONTROL PRACTICES INCLUDING STABILIZED WORK SURFACES, MANUFACTURED TRACKOUT CONTROL DEVICES, TIRE WASHING, AND STREET/PAVEMENT CLEANING SHALL BE IMPLEMENTED AS NECESSARY TO MITIGATE THE TRACKOUT OF SEDIMENT OFFSITE. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1057 (CURRENT EDITION).

4. STORM DRAIN INLET PROTECTION SHALL BE PROVIDED FOR ALL NEW AND DOWNSTREAM STORM CATCH BASINS AND CURB INLETS. TYPE B OR C PROTECTION SHOULD BE PROVIDED AND SHALL BE IN CONFORMANCE WITH WISCONSIN DNR TECHNICAL STANDARD 1060 (CURRENT EDITION).
5. DUST CONTROL MEASURES SHALL BE PROVIDED TO REDUCE OR PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. CONTROL MEASURES INCLUDE APPLYING MULCH AND ESTABLISHING VEGETATION, WATER SPRAYING, SURFACE ROUGHENING, APPLYING POLYMERS, SPRAY-ON TACKIFIERS, CHLORIDES, AND BARRIERS. SOME SITES MAY REQUIRE AN APPROACH THAT UTILIZES A COMBINATION OF MEASURES FOR DUST CONTROL. FOLLOW PROCEDURES FOUND IN WISCONSIN DNR TECHNICAL STANDARD 1068 (CURRENT EDITION).
6. THE USE, STORAGE, AND DISPOSAL OF CHEMICALS, CEMENT, AND OTHER COMPOUNDS AND MATERIALS USED ON SITE SHALL BE MANAGED DURING THE CONSTRUCTION PERIOD TO PREVENT THEIR TRANSPORT BY RUNOFF INTO WATERS OF THE STATE.
7. CONTRACTOR SHALL PROVIDE AN OPEN AGGREGATE CONCRETE TRUCK WASHOUT AREA ON SITE. CONTRACTOR TO ENSURE THAT CONCRETE WASHOUT SHALL BE CONTAINED TO THIS DESIGNATED AREA AND NOT BE ALLOWED TO RUN INTO STORM INLETS OR INTO THE OVERLAND STORMWATER DRAINAGE SYSTEM. WASHOUT AREA SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION.
8. TEMPORARY SITE RESTORATION SHALL TAKE PLACE IN DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 14 DAYS AND REQUIRES VEGETATIVE COVER FOR LESS THAN ONE YEAR. THIS TEMPORARY SITE RESTORATION REQUIREMENT ALSO APPLIES TO SOIL STOCKPILES THAT EXIST FOR MORE THAN 7 DAYS. PERMANENT RESTORATION APPLIES TO AREAS WHERE PERENNIAL VEGETATIVE COVER IS NEEDED TO PERMANENTLY STABILIZE AREAS OF EXPOSED SOIL. PERMANENT STABILIZATION SHALL OCCUR WITHIN 3 WORKING DAYS OF FINAL GRADING. TOPSOIL, SEED, AND MULCH SHALL BE IN GENERAL CONFORMANCE WITH TECHNICAL STANDARDS 1058 AND 1059 AND SHALL MEET THE SPECIFICATIONS FOUND IN THE LANDSCAPING AND SITE STABILIZATION SECTION OF THIS CONSTRUCTION DOCUMENT. ANY SOIL EROSION THAT OCCURS AFTER FINAL GRADING AND/OR FINAL STABILIZATION MUST BE REPAIRED AND THE STABILIZATION WORK REDONE.
9. IF SITE DEWATERING IS REQUIRED FOR PROPOSED CONSTRUCTION ACTIVITIES, ALL SEDIMENT LADEN WATER GENERATED DURING THE DEWATERING PROCESS SHALL BE TREATED TO REMOVE SEDIMENT PRIOR TO DISCHARGING OFF-SITE OR TO WATERS OF THE STATE. FOLLOW ALL PROCEDURES FOUND IN TECHNICAL STANDARD 1061.
10. ALL OFF-SITE SEDIMENT DEPOSITS OCCURRING AS A RESULT OF CONSTRUCTION WORK OR A STORM EVENT SHALL BE CLEANED UP BY THE END OF EACH WORKING DAY. DUST CONTROL REQUIREMENTS SHALL BE FOLLOWED PER WISCONSIN TECHNICAL STANDARD 1068 (CURRENT EDITION). FLUSHING SHALL NOT BE ALLOWED.
- C. ALL EROSION CONTROL DEVICES SHALL AT A MINIMUM BE INSPECTED WEEKLY AND WITHIN 24 HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE DURING A 24 HOUR PERIOD. MAINTENANCE SHALL BE PERFORMED PER WISCONSIN ADMINISTRATIVE CODE (W.A.C.) NR 151 STORMWATER MANAGEMENT TECHNICAL STANDARD REQUIREMENTS.
- D. EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL THE AREA(S) SERVED HAVE ESTABLISHED VEGETATIVE COVER.
- E. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL LOCAL EROSION CONTROL PERMITS.

DIVISION 32 EXTERIOR IMPROVEMENTS

32 10 00 AGGREGATE BASE & ASPHALT PAVEMENT

- A. CONTRACTOR TO PROVIDE COMPACTED AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT WHERE INDICATED ON THE PLANS. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. PROVIDE HOT MIX ASPHALT MIXTURE TYPES PER SECTION 460 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. CONTRACTOR SHALL OBTAIN AND REVIEW SOILS REPORT FOR RECOMMENDATIONS FOR GEO-GRID / GEOTEXTILE BELOW CRUSHED AGGREGATE (IF APPLICABLE). CONTRACTOR TO PROVIDE AGGREGATE BASE AND HOT MIX ASPHALT PAVEMENT TYPES AND DEPTHS AS INDICATED BELOW:
- STANDARD ASPHALT PAVING SECTION
1-1/2" SURFACE COURSE (5 LT 58-285)
(WISDOT 455.2.5 TACK COAT (STAGED PAVING)
2-1/2" BINDER COURSE (3 LT 58-285)
12" OF 1-1/4" CRUSHED AGGREGATE
- B. CONTRACTOR TO COMPACT THE AGGREGATE BASE, ASPHALT BINDER COURSE, AND ASPHALT SURFACE COURSE TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL ASPHALT PAVEMENT AREAS SHALL BE PAVED TO WITHIN 0.10" OF DESIGN SURFACE GRADES WITH POSITIVE DRAINAGE BEING MAINTAINED IN ACCORDANCE WITH DESIGN PLANS. A MINIMUM OF 1% SLOPE SHALL BE MAINTAINED IN ALL ASPHALT PAVEMENT AREA.
- C. HOT MIX ASPHALT CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF GEOTECHNICAL REPORT OR CONSTRUCTION DOCUMENTS.
- D. CONTRACTOR TO PROVIDE 4" WIDE YELLOW PAINTED STRIPING FOR PARKING STALLS, TRAFFIC LANES, AND NO PARKING AREAS. YELLOW PAINT MARKINGS SHALL ALSO BE PROVIDED FOR H.C. ACCESSIBLE SYMBOLS, TRAFFIC ARROWS, AND TRAFFIC MESSAGES.

32 20 00 CONCRETE AND AGGREGATE BASE

- A. CONTRACTOR TO PROVIDE CRUSHED AGGREGATE BASE AND CONCRETE WHERE INDICATED ON THE PLANS.
- B. ALL AGGREGATE PROVIDED MUST COMPLY WITH SECTION 305 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION. ALL AGGREGATE PLACED MUST BE COMPACTED TO AN AVERAGE DENSITY PER WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.
- C. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE FLAT WORK SHALL CONFORM TO ACI 330R-08 & ACI 318-08.
- D. EXTERIOR CONCRETE FLAT WORK CONSTRUCTION TO BE PROVIDED PER MORE STRINGENT REQUIREMENTS OF THE GEOTECHNICAL REPORT OR THIS SPECIFICATION. CONCRETE FLAT WORK CONSTRUCTION IS AS FOLLOWS:
1. SIDEWALK/PATIO CONCRETE - 4" OF CONCRETE OVER 4" OF 3/4" CRUSHED AGGREGATE BASE. CONTRACTION JOINTS SHALL CONSIST OF 1/8" WIDE BY 1" DEEP TOOLED JOINT WHERE INDICATED ON THE PLANS.
2. DUMPSTER PAD/APRON CONCRETE - 8" OF CONCRETE OVER 6" OF AGGREGATE BASE.
- a. CONCRETE SHALL BE STEEL REINFORCED WITH THE FOLLOWING AND PLACED AT A DEPTH OF 2/3 DOWN FROM THE SURFACE OF THE SLAB.
- 1). THE BARS AT ALL CONTRACTION JOINTS OF THE CONCRETE. TIE BARS SHALL BE #4 REBAR 30" LONG PLACED AT 30" O.C.
- b. DUMPSTER PAD CONCRETE JOINTING SHALL BE AS FOLLOWS:
- 1). CONTRACTION SAWCUT JOINT - CONTRACTOR SHALL PROVIDE A SAWCUT JOINT AT MAXIMUM SPACING OF 15' ON CENTER. SAWCUT SHALL BE 2" IN DEPTH.
- 2). TYPICAL POUR CONTROL JOINT - POUR CONTROL JOINT SHALL BE PROVIDED WITH 1-1/4" DIAMETER BY 20' LONG SMOOTH DOWEL PLACED AT 12" O.C. ONE HALF OF THE DOWEL SHALL BE GREASED. GREENSTREAK 9" SPEED DOWEL TUBES SHALL BE USED.

3. HEAVY DUTY/DRIVE-THRU CONCRETE - 6" OF CONCRETE OVER 6" OF 3/4" CRUSHED AGGREGATE. CONCRETE SHALL BE REINFORCED WITH #3 REBARS ON CHAIRS AT 3' O.C. REBAR SHALL BE PLACED AT A DEPTH OF 2/3 DOWN FROM THE TOP OF THE SLAB. CONTRACTION JOINTS SHALL BE SAWCUT 1.5" IN DEPTH AND BE SPACED A MAXIMUM OF 15' ON CENTER.
- E. DESIGN MIXES SHALL BE IN ACCORDANCE WITH ASTM C94
1. STRENGTH TO BE MINIMUM OF 4,500 PSI AT 28 DAYS FOR EXTERIOR CONCRETE.
2. MAXIMUM WATER/CEMENT RATIO SHALL BE 0.45.
3. SLUMP SHALL NOT EXCEED 4" FOR EXTERIOR CONCRETE FLAT WORK
4. SLUMP SHALL BE 2.5" OR LESS FOR SLIP-FORMED CURB AND GUTTER
5. SLUMP SHALL BE BETWEEN 1.5" TO 3" FOR NON SLIP-FORMED CURB AND GUTTER.
6. ALL EXTERIOR CONCRETE SHALL BE AIR ENTRAINED WITH 4% TO 7% AIR CONTENT. NO OTHER ADMIXTURES SHALL BE USED WITHOUT APPROVAL OF EXCEL ENGINEERING, INC. CALCIUM CHLORIDE SHALL NOT BE USED.
7. MAXIMUM AGGREGATE SIZE FOR ALL EXTERIOR CONCRETE SHALL BE 0.75 INCHES.
- F. VERIFY EQUIPMENT CONCRETE PAD SIZES WITH RESPECTIVE CONTRACTORS. PADS SHALL HAVE FIBERMESH 300 FIBERS AT A RATE OF 1.5 LBS/CU. YD. OR 6' X 6'- W/ 4 X W/ 1-4 WELDED WIRE MESH WITH MINIMUM 1 INCH COVER. EQUIPMENT PADS SHALL BE 3.5 INCHES THICK WITH 1 INCH CHAMFER UNLESS SPECIFIED OTHERWISE. COORDINATE ADDITIONAL PAD REQUIREMENTS WITH RESPECTIVE CONTRACTOR.
- G. ALL CONCRETE FLAT WORK SURFACES AND CONCRETE CURB FLOWLINES SHALL BE CONSTRUCTED TO WITHIN 0.05" OF DESIGN SURFACE AND FLOWLINE GRADES ASSUMING POSITIVE DRAINAGE IS MAINTAINED IN ACCORDANCE WITH THE DESIGN PLANS.
- H. CONCRETE FLAT WORK SHALL HAVE CONSTRUCTION JOINTS OR SAW CUT JOINTS PLACED AS INDICATED ON THE PLANS OR PER THIS SPECIFICATION. SAWCUTS SHALL BE DONE AS SOON AS POSSIBLE, BUT NO LATER THAN 24 HOURS AFTER CONCRETE IS PLACED. CONCRETE CURB AND GUTTER JOINTING SHALL BE PLACED EVERY 10' OR CLOSER (6' MIN.). IF CONCRETE PAVEMENT IS ADJACENT TO CONCRETE CURB, JOINTING IN THE PAVEMENT AND CURB SHALL ALIGN. ALL EXTERIOR CONCRETE SHALL HAVE A LIGHT BROOM FINISH UNLESS NOTED OTHERWISE. A UNIFORM COAT OF A HIGH SOLIDS CURING COMPOUND MEETING ASTM C309 SHOULD BE APPLIED TO ALL EXPOSED CONCRETE SURFACES. ALL CONCRETE IS TO BE CURED FOR 7 DAYS. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH CONTINUOUS 0.5 INCH FIBER EXPANSION JOINT AND/OR 0.25 INCH FIBER EXPANSION JOINT AT DECORATIVE MASONRY UNITS.
- I. ALL REINFORCING BARS SHALL BE ASTM A615 GRADE 60. THICKNESS OF CONCRETE COVER OVER REINFORCEMENT SHALL BE NOT LESS THAN 3" WHERE CONCRETE IS DEPOSITED AGAINST THE GROUND WITHOUT THE USE OF FORMS AND NOT LESS THAN 1.5" IN ALL OTHER LOCATIONS. ALL REINFORCING SHALL BE LAPPED 36 DIAMETERS FOR UP TO #6 BARS, 60 DIAMETERS FOR #7 TO #10 BARS OR AS NOTED ON THE DRAWINGS AND EXTENDED AROUND CORNERS WITH CORNER BARS. PLACING AND DETAILING OF STEEL REINFORCING AND REINFORCING SUPPORTS SHALL BE IN ACCORDANCE WITH CRSI AND ACI MANUAL AND STANDARD PRACTICES. THE REINFORCEMENT SHALL NOT BE PAINTED AND MUST BE FREE OF GREASE/OIL, DIRT OR DEEP RUST WHEN PLACED IN THE WORK. ALL WELDED WIRE FABRIC SHALL MEET THE REQUIREMENTS OF ASTM A 185. WELDED WIRE FABRIC SHALL BE PLACED 2" FROM TOP OF SLAB, UNLESS INDICATED OTHERWISE.
- J. CONTRACTOR SHALL ENGAGE A QUALIFIED INDEPENDENT TESTING AND INSPECTING AGENCY TO SAMPLE MATERIALS, PERFORM TESTS, AND SUBMIT TEST REPORTS DURING CONCRETE PLACEMENT. TESTS WILL BE PERFORMED ACCORDING TO ACI 301. CAST AND LABORATORY CURE ONE SET OF FOUR STANDARD CYLINDERS FOR EACH COMPOSITE SAMPLE FOR EACH DAY'S POUR OF EACH CONCRETE MIX EXCEEDING 5 CU. YD. BUT LESS THAN 25 CU. YD., PLUS ONE SET FOR EACH ADDITIONAL 50 CU. YD. OR FRACTION THEREOF. PERFORM COMPRESSIVE-STRENGTH TESTS ACCORDING TO ASTM C 39. TEST TWO SPECIMENS AT 7 DAYS AND TWO SPECIMENS AT 28 DAYS. PERFORM SLUMP TESTING ACCORDING TO ASTM C 143. PROVIDE ONE TEST AT POINT OF PLACEMENT FOR EACH COMPOSITE SAMPLE, BUT NOT LESS THAN ONE TEST FOR EACH DAY'S POUR OF EACH CONCRETE MIX. PERFORM ADDITIONAL TESTS WHEN CONCRETE CONSISTENCY APPEARS TO CHANGE.
- K. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND EXCESSIVE COLD OR HOT TEMPERATURES. IN HOT, DRY, AND WINDY WEATHER, APPLY AN EVAPORATION-CONTROL COMPOUND ACCORDING TO MANUFACTURER'S INSTRUCTIONS AFTER SCREEDING AND BULL FLOATING, BUT BEFORE POWER FLOATING AND TROWELLING.
- L. LIMIT MAXIMUM WATER-CEMENTIOUS RATIO OF CONCRETE EXPOSED TO FREEZING, THAWING AND DEICING SALTS TO 0.45.
- M. TEST RESULTS WILL BE REPORTED IN WRITING TO THE DESIGN ENGINEER, READY-MIX PRODUCER, AND CONTRACTOR WITHIN 24 HOURS AFTER TESTS. REPORTS OF COMPRESSIVE STRENGTH TESTS SHALL CONTAIN THE PROJECT IDENTIFICATION NAME AND NUMBER, DATE OF CONCRETE PLACEMENT, NAME OF CONCRETE TESTING SERVICE, CONCRETE TYPE AND CLASS, LOCATION OF CONCRETE BATCH IN STRUCTURE, DESIGN COMPRESSIVE STRENGTH AT 28 DAYS, CONCRETE MIX PROPORTIONS AND MATERIALS, COMPRESSIVE BREAKING STRENGTH, AND TYPE OF BREAK FOR BOTH 7-DAY TESTS AND 28-DAY TESTS.

32 30 00 LANDSCAPING AND SITE STABILIZATION

- A. TOPSOIL: CONTRACTOR TO PROVIDE A MINIMUM OF 6" OF TOPSOIL FOR ALL DISTURBED OPEN AREAS. REUSE SURFACE SOIL STOCKPILED ON SITE AND SUPPLEMENT WITH IMPORTED OR MANUFACTURED TOPSOIL FROM OFF SITE SOURCES WHEN QUANTITIES ARE INSUFFICIENT. EXCAVATOR SHALL BE RESPONSIBLE FOR ROUGH PLACEMENT OF TOPSOIL TO WITHIN 1" OF FINAL GRADE PRIOR TO LANDSCAPER FINAL GRADING. LANDSCAPER TO PROVIDE PULVERIZING AND FINAL GRADING OF TOPSOIL. PROVIDE SOIL ANALYSIS BY A QUALIFIED SOIL TESTING LABORATORY AS REQUIRED TO VERIFY THE SUITABILITY OF SOIL TO BE USED AS TOPSOIL AND TO DETERMINE THE NECESSARY SOIL AMENDMENTS. TEST SOIL FOR PRESENCE OF ATRAZINE AND INFORM EXCEL ENGINEERING, INC. IF PRESENT PRIOR TO BIDDING PROJECT. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 8, CONTAIN A MINIMUM OF 5 PERCENT ORGANIC MATERIAL CONTENT, AND SHALL BE FREE OF STONES 1 INCH OR LARGER IN DIAMETER. ALL MATERIALS HARMFUL TO PLANT GROWTH SHALL ALSO BE REMOVED.
- B. TOPSOIL INSTALLATION: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 6 INCHES AND REMOVE STONES LARGER THAN 1" IN DIAMETER. ALSO REMOVE ANY STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND DISPOSE OF THEM OFF THE PROPERTY. SPREAD TOPSOIL TO A DEPTH OF 6" BUT NOT LESS THAN WHAT IS REQUIRED TO MEET FINISHED GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN 0.05 FEET OF FINISHED GRADE ELEVATION.
- C. EROSION MATTING:
1. CONTRACTOR TO PROVIDE EROSION CONTROL MATTING (NORTH AMERICAN GREEN S150) OR EQUIVALENT ON ALL SLOPES THAT ARE 4:1 AND GREATER.
- D. SODDED LAWNS: PROVIDE SOD CONSISTING OF THE FOLLOWING GRASS SPECIES - 65% KENTUCKY BLUEGRASS, 20% PERENNIAL RYEGRASS, 15% FINE FESCUE. PROVIDE VIABLE SOD OF UNIFORM DENSITY, COLOR, AND TEXTURE. SOD SHOULD BE STRONGLY ROOTED AND CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED. LAY SOD WITHIN 24 HOURS OF HARVESTING. DO NOT LAY SOD IF DORMANT OR IF GROUND IS FROZEN OR MUDDY. LAY SOD WITH TIGHTLY FITTED BUTT END AND SIDE JOINTS. DO NOT STRETCH OR OVERLAP. STAGGER SOD STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. TAMP AND ROLL LIGHTLY TO ENSURE CONTACT WITH TOPSOIL. ANCHOR SOD ON SLOPES EXCEEDING 6:1 SLOPE. PROVIDE SLOW RELEASE FERTILIZER AS RECOMMENDED BY SOD SUPPLIER FOR PROPER LAWN ESTABLISHMENT. SATURATE WITH FINE WATER SPRAY WITHIN 2 HOURS OF PLANTING.
- E. SODDED LAWN MAINTENANCE: CONTRACTOR TO PROVIDE MAINTENANCE FOR ALL SODDED AREAS FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. AT THE END OF THE MAINTENANCE PERIOD, A HEALTHY, WELL-ROOTED, EVEN COLORED, VIABLE LAWN SHOULD BE ESTABLISHED. THE LAWN SHOULD BE FREE OF WEEDS, OPEN JOINTS, BARE AREAS, AND SURFACE IRREGULARITIES. REESTABLISH LAWNS THAT DO NOT COMPLY WITH THESE REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY.

- F. RIP RAP: ALL RIP RAP ASSOCIATED WITH STORMWATER MANAGEMENT AND STORMWATER CONVEYANCE, AS DELINEATED ON THE PLANS, SHALL BE CONSTRUCTED WITH THE TOP OF RIP RAP MATCHING THE PROPOSED ADJACENT GRADE ELEVATIONS. PLACEMENT OF RIP RAP ABOVE THE PROPOSED ADJACENT GRADE ELEVATIONS IS NOT ACCEPTABLE. ALL RIP RAP SHALL BE PLACED ON TYPE HR FILTER FABRIC PER SECTION 645 OF THE WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURAL CONSTRUCTION.
- G. TREES AND SHRUBS: FURNISH NURSERY-GROWN TREES AND SHRUBS WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, AND HEALTHY LOOKING STOCK. STOCK SHOULD ALSO BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. SEE THE LANDSCAPE PLAN FOR SPECIFIC SPECIE TYPE, SIZE, AND LOCATION.
- H. TREE AND SHRUB INSTALLATION: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL. EXCAVATE PIT APPROXIMATELY THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER. SET TREES AND SHRUBS PLUMB AND IN CENTER OF PIT WITH TOP OF BALL 1" ABOVE ADJACENT FINISHED GRADES. PLACE PLANTING SOIL MIX AROUND ROOT BALL IN LAYERS AND TAMP TO SETTLE MIX. WATER ALL PLANTS THOROUGHLY. PROVIDE TEMPORARY STAKING FOR TREES AS REQUIRED.
- I. TREE AND SHRUB MAINTENANCE/WARRANTY: CONTRACTOR TO PROVIDE MAINTENANCE OF ALL LANDSCAPING FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION. MAINTENANCE TO INCLUDE REGULAR WATERING AS REQUIRED FOR SUCCESSFUL PLANT ESTABLISHMENT. CONTRACTOR TO PROVIDE 1 YEAR WARRANTY ON ALL TREES, SHRUBS, AND PERENNIALS.
- J. DECORATIVE MULCH: PROVIDE 3" MINIMUM THICK BLANKET OF 0.75" MINIMUM TO 1.5" MAXIMUM CRUSHED DECORATIVE STONE AT ALL PLANTING AREAS INDICATED ON THE LANDSCAPE PLAN. INSTALL OVER NON-WOVEN WEED BARRIER FABRIC. COLOR/STYLE BY OWNER.
- K. PLASTIC EDGING: INSTALL VALLEY VIEW INDUSTRIES BLACK DIAMOND LAWN EDGING TO SEPARATE ALL PLANTING BEDS FROM LAWN AREAS. EDGING TO BE 5.5" TALL WITH METAL STAKES INSTALLED PER MANUFACTURER'S WRITTEN INSTRUCTIONS.

DIVISION 33 UTILITIES

33 10 00 SITE UTILITIES

- A. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES ON SITE. CONTRACTOR TO VERIFY PIPE LOCATIONS, SIZES, AND DEPTHS AT POINT OF PROPOSED CONNECTIONS AND VERIFY PROPOSED UTILITY ROUTES ARE CLEAR (PER CODE) OF ALL EXISTING UTILITIES AND OTHER OBSTRUCTIONS PRIOR TO CONSTRUCTION. COSTS INCURRED FOR FAILURE TO DO SO SHALL BE THE CONTRACTORS RESPONSIBILITY.
- B. ALL PROPOSED SANITARY PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.2 OF THE PROPOSED PLANSET. ALL PROPOSED SANITARY PIPE BELOW PROPOSED & FUTURE BUILDINGS SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.2 OF THE PROPOSED PLANSET.
- C. SANITARY AND MANHOLES SHALL BE 48" PRECAST AND CONFORM TO THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN-CURRENT EDITION UNLESS OTHERWISE DIRECTED BY THE ENGINEER. SANITARY MANHOLE FRAME AND GRATE TO BE NEEHAH R-1550-A OR EQUAL. RIM ELEVATION TO BE SET AT FINISHED GRADE IN DEVELOPED AREAS AND 12" ABOVE FINISHED GRADE IN UNDEVELOPED AREAS EXCEPT AS OTHERWISE DIRECTED BY THE ENGINEER.
- D. CLEANOUTS SHALL BE PROVIDED FOR THE SANITARY/STORM SERVICE AT LOCATIONS INDICATED ON THE UTILITY PLAN. THE CLEANOUT SHALL CONSIST OF A COMBINATION WYE FITTING IN LINE WITH THE SANITARY SERVICE WITH THE CLEANOUT LEG OF THE COMBINATION WYE FACING STRAIGHT UP. THE CLEANOUT SHALL CONSIST OF A 4" OR 6" (4" FOR 5" OR SMALLER, 6" FOR 6" OR LARGER PIPING) VERTICAL PVC PIPE WITH A WATERTIGHT REMOVABLE CLEANOUT PLUG. AN 8" PVC FROST SLEEVE SHALL BE PROVIDED. THE BOTTOM OF THE FROST SLEEVE SHALL TERMINATE 12" ABOVE THE TOP OF THE SANITARY LATERAL OR AT LEAST 6" BELOW THE PREDICTED FROST DEPTH, WHICHEVER IS SHALLOWER. THE CLEANOUT SHALL EXTEND JUST ABOVE THE SURFACE GRADE IN LAWN OR LANDSCAPE AREAS WITH THE FROST SLEEVE TERMINATING AT THE GRADE SURFACE. THE CLEANOUT SHALL EXTEND TO 4 INCHES BELOW SURFACE GRADE IN PAVED SURFACES WITH A ZURN (Z-1474-N) HEAVY DUTY CLEANOUT HOUSING PLACED OVER THE TOP OF THE CLEANOUT FLUSH WITH THE SURFACE GRADE. IN PAVED SURFACES, THE FROST SLEEVE SHALL TERMINATE IN A CONCRETE PAD AT LEAST 6" THICK AND EXTENDING AT LEAST 9" FROM THE SLEEVE ON ALL SIDES, SLOPING AWAY FROM THE SLEEVE. THE CLEANOUT HOUSING SHALL BE CONSTRUCTED PER MANUFACTURERS REQUIREMENTS.
- E. ALL PROPOSED WATER PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.2 OF THE PROPOSED PLANSET. 7" MINIMUM COVER SHALL BE PROVIDED OVER ALL WATER PIPING UNLESS OTHERWISE SPECIFIED.
- F. ALL PROPOSED HDPE STORM PIPE SHALL BE IN ACCORDANCE WITH MATERIALS SPECIFIED IN TABLE A: ALLOWABLE PIPE MATERIAL SCHEDULE ON C0.2 OF THE PROPOSED PLANSET. SEE UTILITY PLANS FOR ALL STORM PIPE MATERIAL TYPES TO BE USED. PIPE SHALL BE PLACED MIN. 8" HORIZONTALLY FROM FOUNDATION WALLS.
- G. SANITARY, STORM, AND WATER UTILITY PIPE INVERTS SHALL BE CONSTRUCTED WITHIN 0.10" OF DESIGN INVERT ELEVATIONS ASSUMING PIPE SLOPE AND SEPARATION IS MAINTAINED PER THE UTILITY DESIGN PLANS AND STATE REQUIREMENTS.
- H. SITE UTILITY CONTRACTOR SHALL RUN SANITARY SERVICE TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN STORM SEWER FOR INTERNALLY DRAINED BUILDINGS TO A POINT WHICH IS A MINIMUM OF 5' FROM THE EXTERIOR WALL OF THE FOUNDATION. SITE UTILITY CONTRACTOR SHALL RUN DOWNSPOUT LEADS TO BUILDING FOUNDATION AND UP 6" ABOVE SURFACE GRADE FOR CONNECTION TO DOWNSPOUT. ALL DOWNSPOUT LOCATIONS SHOULD BE VERIFIED WITH ARCHITECTURAL PLANS AND DOWNSPOUT CONTRACTOR/GC PRIOR TO INSTALLATION OF DOWNSPOUT LEADS. DOWNSPOUT LEADS SHALL NOT UNDERMINE BUILDING FOUNDATIONS. SITE UTILITY CONTRACTOR SHALL RUN WATER SERVICE TO A POINT WITHIN THE FOUNDATION SPECIFIED BY THE PLUMBING PLANS. CONTRACTOR TO CUT AND CAP WATER SERVICE 12" ABOVE FINISHED FLOOR ELEVATION.
- I. ALL UTILITIES SHALL BE INSTALLED WITH PLASTIC COATED TRACER WIRE (10 TO 14 GAUGE SOLDER COPPER, OR COPPER COATED STEEL WIRE). PLASTIC WIRE MAY BE TAPED TO PLASTIC WATER OR SEWER PIPE. IF ATTACHED, THE TRACER WIRE SHALL BE SECURED EVERY 6 TO 20 FEET AND AT ALL BENDS. TRACER WIRE SHALL HAVE ACCESS POINTS AT LEAST EVERY 300 FEET.
- J. ALL UTILITIES SHALL BE INSTALLED PER STATE, LOCAL, AND INDUSTRY STANDARDS. WATER, SANITARY, AND STORM SEWER SHALL BE INSTALLED PER "STANDARD SPECIFICATION FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN". THE DESIGN ENGINEER SHALL BE RESPONSIBLE FOR OBTAINING STATE PLUMBING REVIEW APPROVAL. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL OTHER PERMITS REQUIRED TO INSTALL WATER, SANITARY AND STORM SEWER.
- K. SEE PLANS FOR ALL OTHER UTILITY SPECIFICATIONS AND DETAILS.

Table A: Allowable Pipe Material Schedule				
Utility	Material	Pipe Code	Fitting Code	Joint Code
Water Lateral	C901 PE (250 PSI SDR 9)	AWWA C901	ASTM D2609, ASTM D2683, ASTM D3261	Heat fusion: ASTM D2657
Sanitary Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Gasket: ASTM F477
Storm Sewer	HDPE	ASTM F2648	ASTM F2306 Saddle Gasket	Joint: ASTM F2648 Bell & Spigot Elastomeric Seal: ASTM F477
Storm Sewer	SDR 35 PVC	ASTM D1785, ASTM D2665, ASTM D3034, ASTM F891	ASTM F1336	Push On: ASTM D3212 for Tightness Elastomeric Seal: ASTM F477

CIVIL SPECIFICATION SHEET



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PROJECT INFORMATION

NEW BUILDING FOR:

SUNDANCE - TACO BELL

N96W18058 COUNTY LINE ROAD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 5, 2020

JOB NUMBER

2005200

SHEET NUMBER

C0.2

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

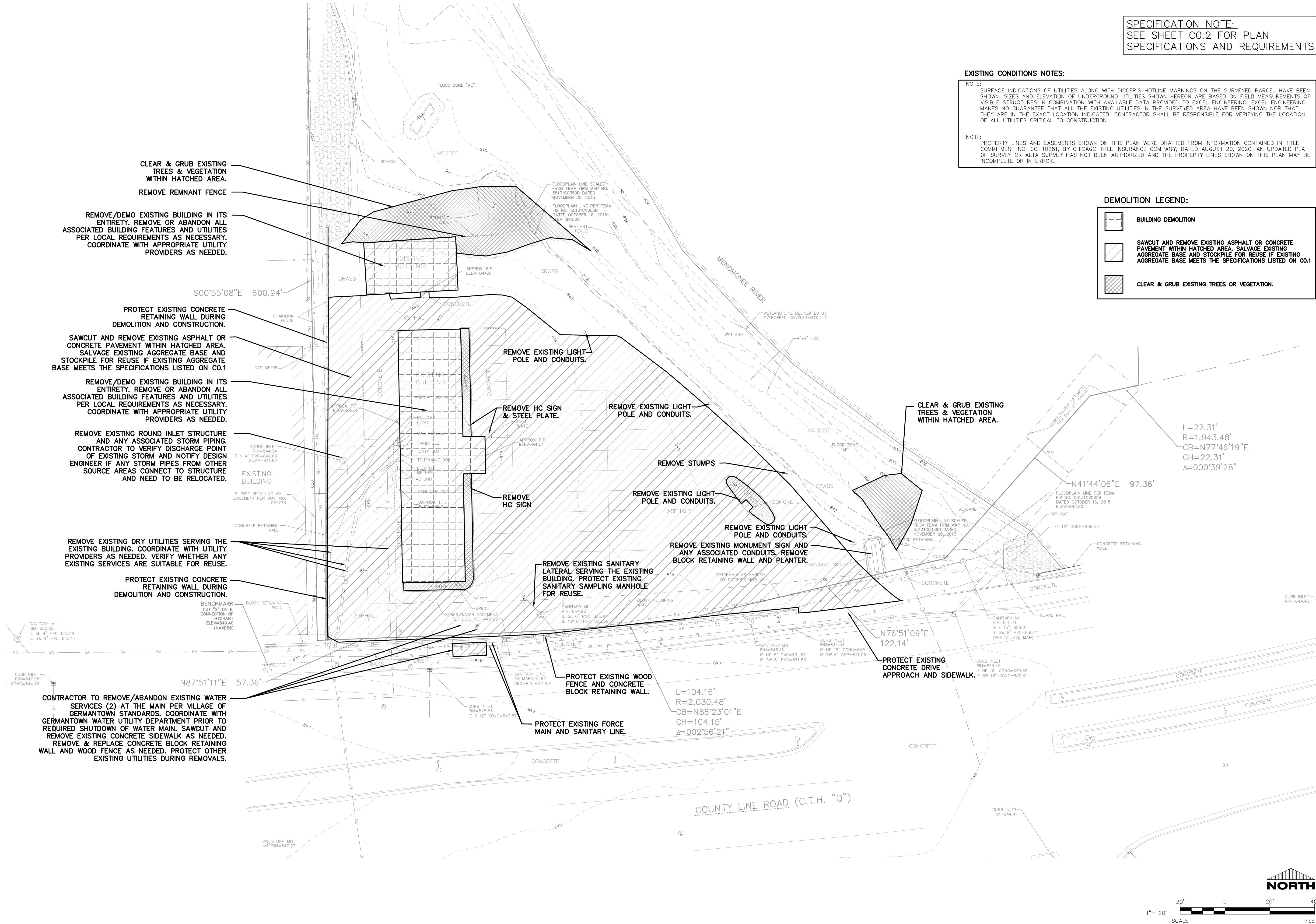
EXISTING CONDITIONS NOTES:

NOTE:
SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS ON THE SURVEYED PARCEL HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES CRITICAL TO CONSTRUCTION.

NOTE:
PROPERTY LINES AND EASEMENTS SHOWN ON THIS PLAN WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT NO. CO-10281, BY CHICAGO TITLE INSURANCE COMPANY, DATED AUGUST 20, 2020. AN UPDATED PLAT OF SURVEY OR ALTA SURVEY HAS NOT BEEN AUTHORIZED AND THE PROPERTY LINES SHOWN ON THIS PLAN MAY BE INCOMPLETE OR IN ERROR.

DEMOLITION LEGEND:

-  **BUILDING DEMOLITION**
-  **SAWCUT AND REMOVE EXISTING ASPHALT OR CONCRETE PAVEMENT WITHIN HATCHED AREA. SALVAGE EXISTING AGGREGATE BASE AND STOCKPILE FOR REUSE IF EXISTING AGGREGATE BASE MEETS THE SPECIFICATIONS LISTED ON C0.1**
-  **CLEAR & GRUB EXISTING TREES OR VEGETATION.**



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PROJECT INFORMATION

NEW BUILDING FOR:
SUNDANCE - TACO BELL
N96W18058 COUNTY LINE ROAD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 5, 2020

NOT FOR CONSTRUCTION

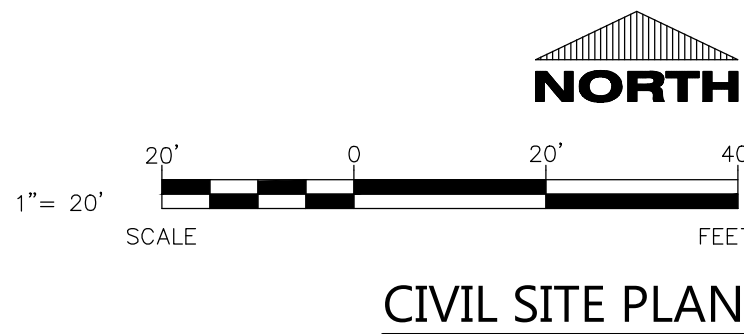
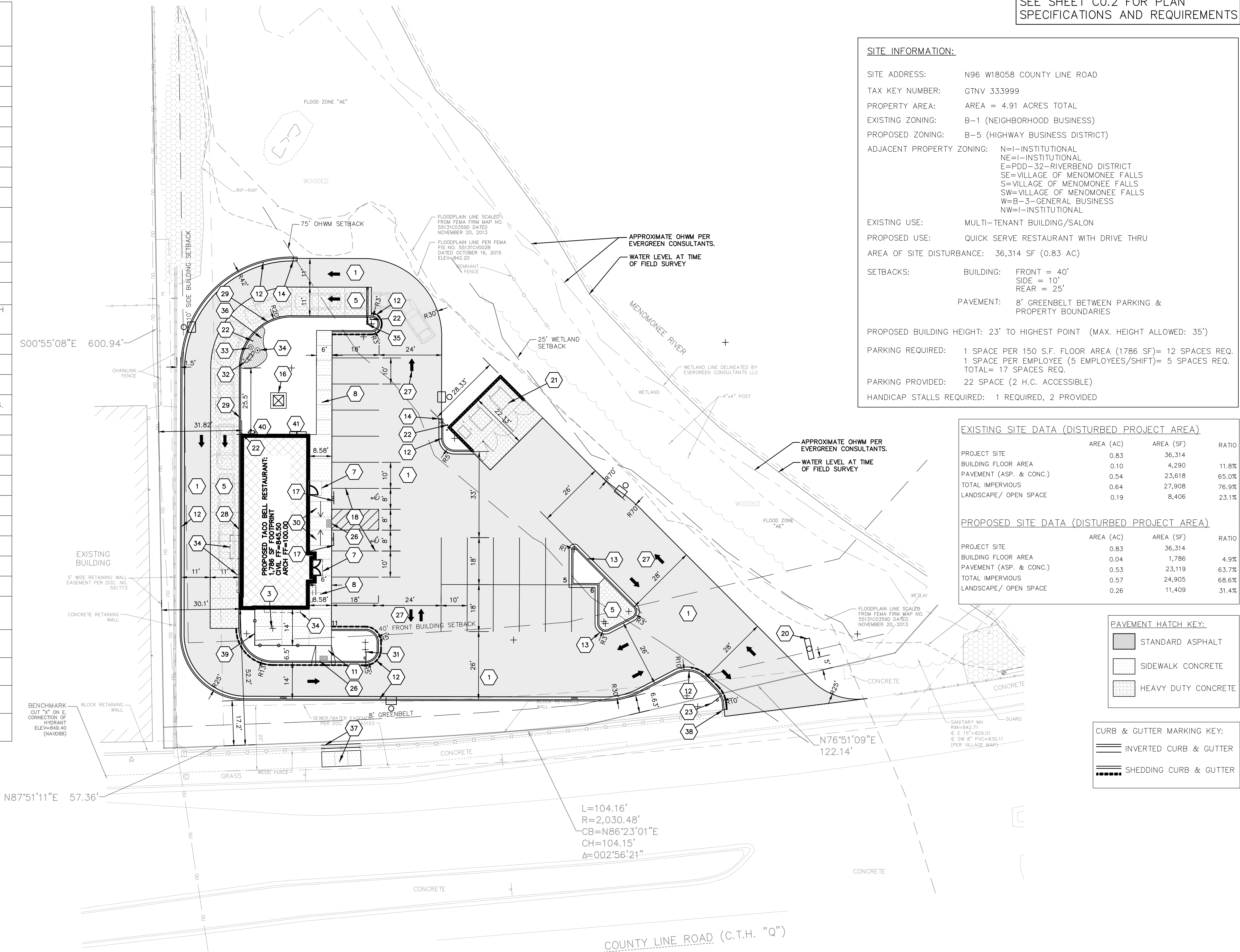
JOB NUMBER

2005200

SHEET NUMBER

C1.0

SITE PLAN KEYNOTES	
1	STANDARD ASPHALT SECTION (TYP.)
3	CONCRETE SIDEWALK/CONCRETE PATIO (TYP.)
5	HEAVY DUTY CONCRETE (TYP)
7	CONCRETE STOOP (TYP.) SEE ARCH. PLANS FOR DETAILS.
8	RAISED WALK (TYP.)
11	CURB RAMP (TYP.)
12	18" CURB & GUTTER (TYP.)
13	18" MOUNTABLE CURB & GUTTER (TYP.)
14	CURB TAPER (TYP.)
16	CONCRETE TRANSFORMER PAD BY UTILITY SUPPLIER (CONTRACTOR TO VERIFY FINAL LOCATION & DESIGN PRIOR TO CONSTRUCTION)
17	HANDICAP SIGN (TYP.)
18	HANDICAP STALL & STRIPING PER STATE CODES.
20	PROPOSED POLE SIGN LOCATION (DETAILS, FINAL LOCATION, & APPROVAL BY SIGN VENDOR)
21	DUMPSTER ENCLOSURE W/ 8" CONCRETE PAD & APRON. (SEE ARCH PLANS FOR ENCLOSURE DETAILS) (REFERENCE SHEET C1.2 FOR GRADES AND EXPOSED FOUNDATION)
22	6" CONCRETE BOLLARDS (SEE DETAIL C2.0) (9 TOTAL INCLUDING DUMPSTER ENCLOSURE)
23	STOP SIGN (TYP.)
26	DETECTABLE WARNING PLATE
27	TRAFFIC FLOW ARROWS. COLOR TO MATCH PARKING STALL STRIPING.
28	DRIVE-THRU BUILDING VERTICAL CURB (SEE DETAIL ON C2.0)
29	DRIVE-THRU 6" VERTICAL CURB (SEE DETAIL ON C2.0)
30	ADA SIDEWALK RAMP (SEE DETAIL ON C2.0)
31	DO NOT ENTER SIGN (TYP.)
32	MENU BOARD
33	SPEAKER POST
34	CANOPY (TYP.)
35	CLEARANCE BAR
36	4" CONCRETE, STAMPED & STAINED (SEE DETAIL ON C2.3)
37	REPLACE CONCRETE SIDEWALK, DECORATIVE WOOD FENCE, AND CONCRETE BLOCK RETAINING WALL TO MATCH EXISTING AS NEEDED FOR EXISTING WATER LINE ABANDONMENT AND NEW WATER SERVICE INSTALLATION.
38	TERMINATE CURB HEAD INTO EXISTING BLOCK RETAINING WALL
39	PATIO RAILING SYSTEM. SEE SHEET C2.2 FOR EXAMPLE.
40	GAS METER
41	ELECTRIC METER



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PROJECT INFORMATION

NEW BUILDING FOR:
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N96W18058 COUNTY LINE ROAD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

[illegible]

JOB NUMBER
2005200
SHEET NUMBER
C1.1



INVERTED CURB & GUTTER

SHEDDING CURB & GUTTER

2020 © EXCEL ENGINEERING, INC

SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

CLEANOUT NOTE:

CO = DENOTES LOCATIONS WHERE
CONTRACTOR SHALL INSTALL CLEANOUTS, SEE
C0.1 FOR SPECIFICATION.

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PROFESSIONAL SEAL

PRELIMINARY DATES

OCT. 5, 2020

NOT FOR CONSTRUCTION

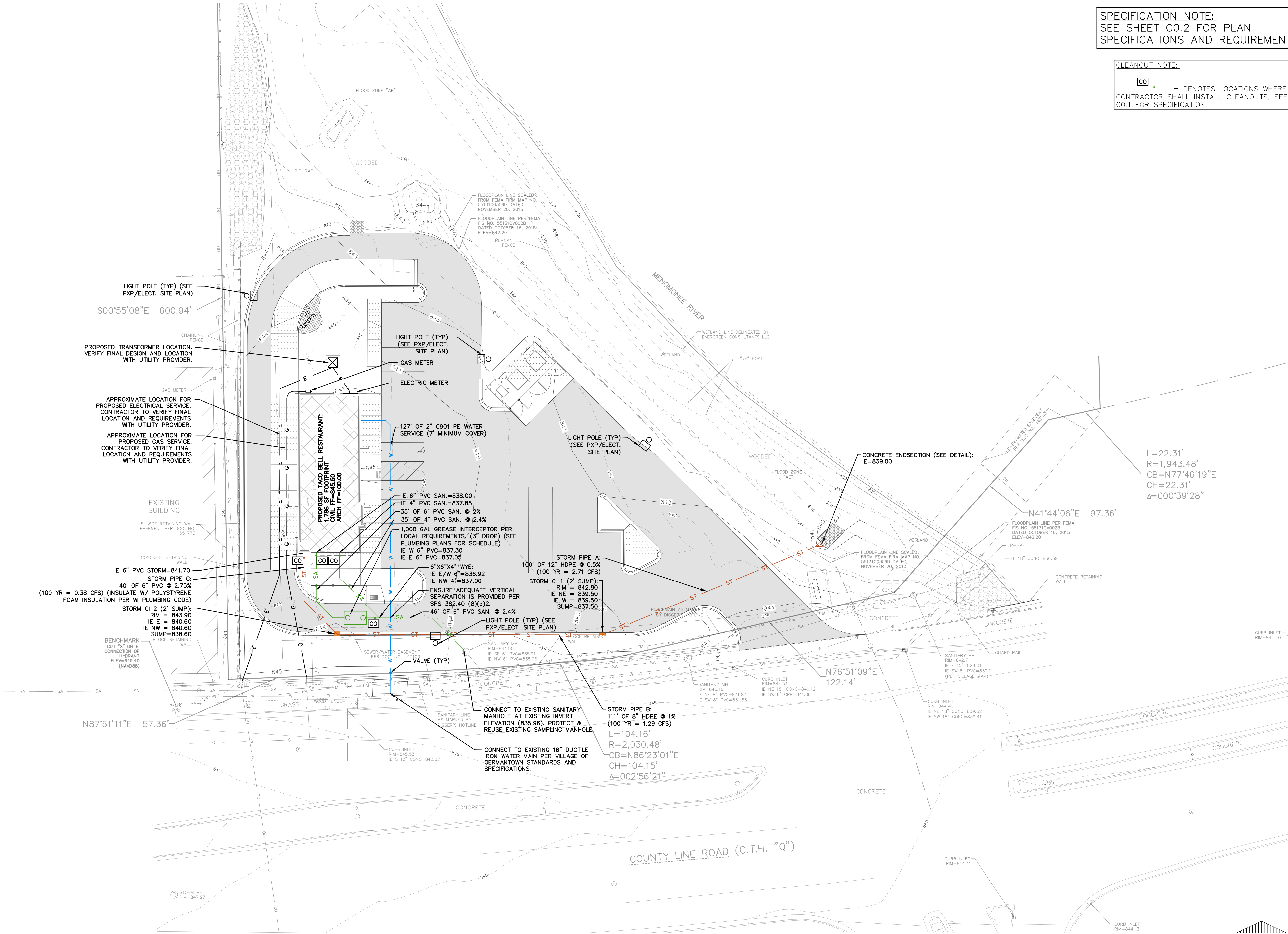
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2005200

SHEET NUMBER

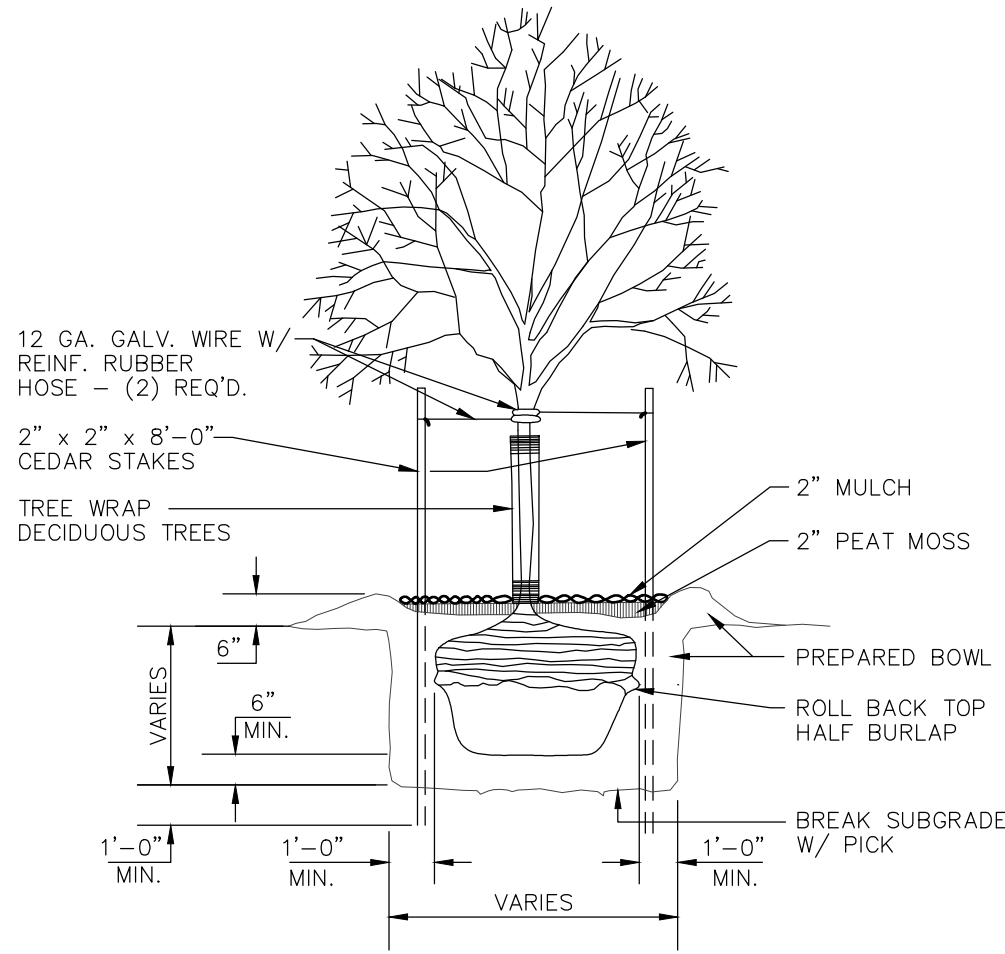
C1.3

2020 © EXCEL ENGINEERING, INC.

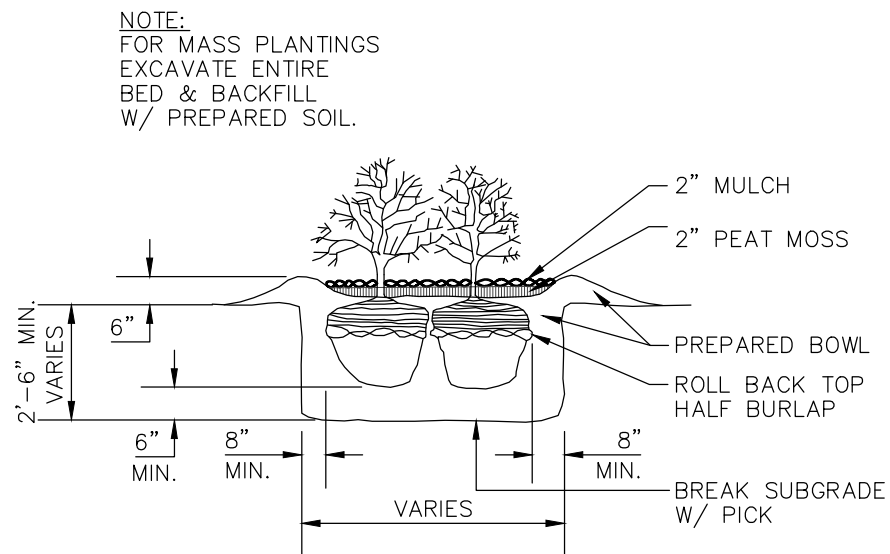


1" = 20'
SCALE
20' 0 20' 40'
FEET

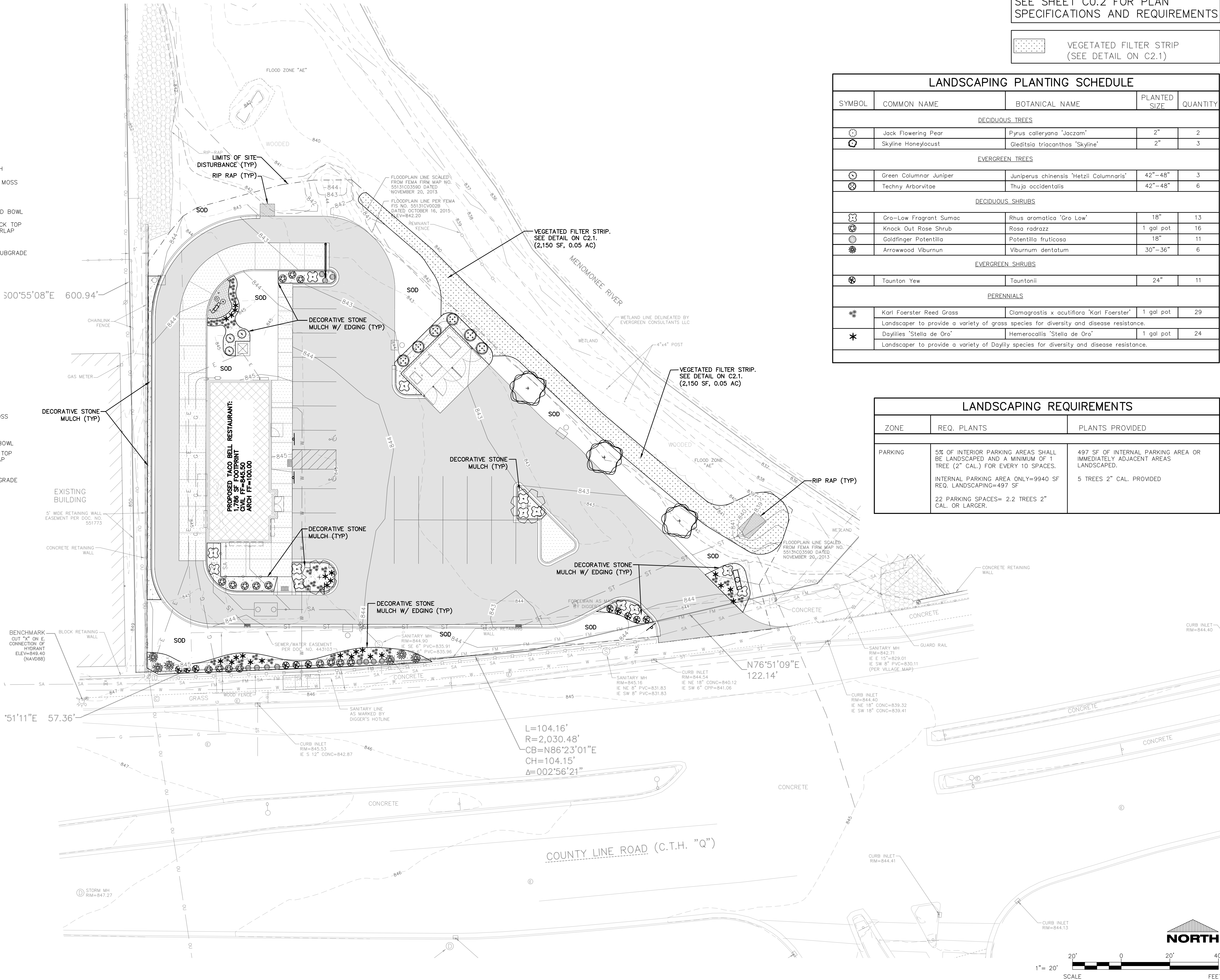
CIVIL UTILITY PLAN



TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



SPECIFICATION NOTE:
SEE SHEET C0.2 FOR PLAN
SPECIFICATIONS AND REQUIREMENTS

VEGETATED FILTER STRIP
(SEE DETAIL ON C2.1)

LANDSCAPING PLANTING SCHEDULE				
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY
DECIDUOUS TREES				
	Jack Flowering Pear	Pyrus calleryana 'Jazzm'	2"	2
	Skyline Honeylocust	Gleditsia triacanthos 'Skyline'	2"	3
EVERGREEN TREES				
	Green Columnar Juniper	Juniperus chinensis 'Hetzii Columnaris'	42"-48"	3
	Techny Arborvitae	Thuja occidentalis	42"-48"	6
DECIDUOUS SHRUBS				
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	18"	13
	Knock Out Rose Shrub	Rosa radrazz	1 gal pot	16
	Goldfinger Potentilla	Potentilla fruticosa	18"	11
	Arrowwood Viburnum	Viburnum dentatum	30"-36"	6
EVERGREEN SHRUBS				
	Taunton Yew	Tauntonii	24"	11
PERENNIALS				
	Karl Foerster Reed Grass	Clamagrostis x acutiflora 'Karl Foerster'	1 gal pot	29
Landscaper to provide a variety of grass species for diversity and disease resistance.				
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	24
Landscaper to provide a variety of Dayilly species for diversity and disease resistance.				

LANDSCAPING REQUIREMENTS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
PARKING	5% OF INTERIOR PARKING AREAS SHALL BE LANDSCAPED AND A MINIMUM OF 1 TREE (2" CAL.) FOR EVERY 10 SPACES. INTERNAL PARKING AREA ONLY=9940 SF REQ. LANDSCAPING=497 SF 22 PARKING SPACES= 2.2 TREES 2" CAL. OR LARGER.	497 SF OF INTERNAL PARKING AREA OR IMMEDIATELY ADJACENT AREAS LANDSCAPED. 5 TREES 2" CAL. PROVIDED

NEW BUILDING FOR:
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PROFESSIONAL SEAL

PRELIMINARY DATES

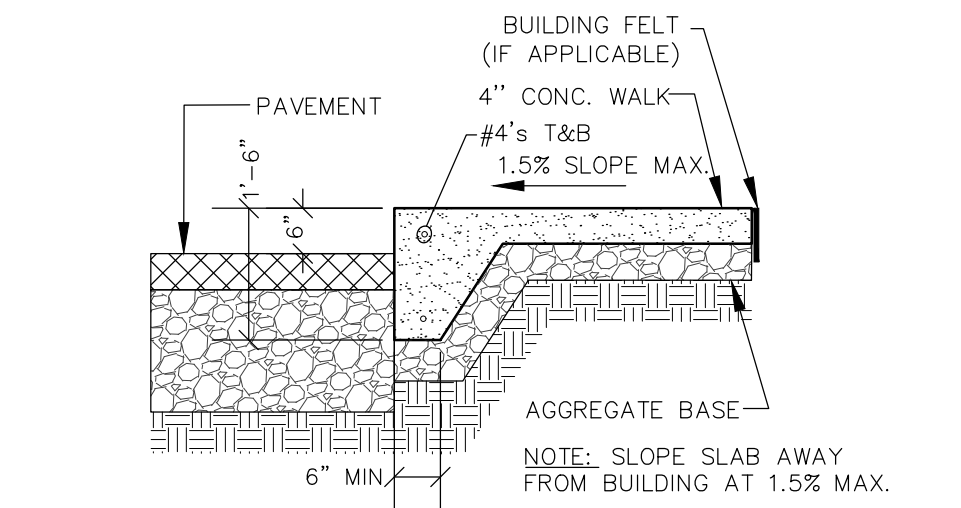
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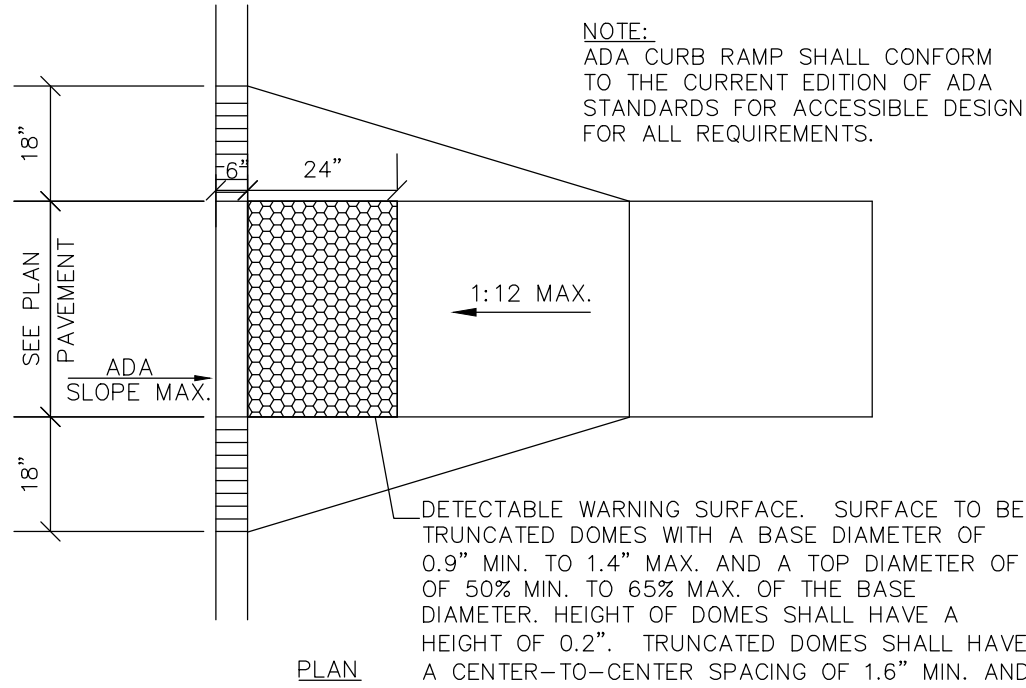
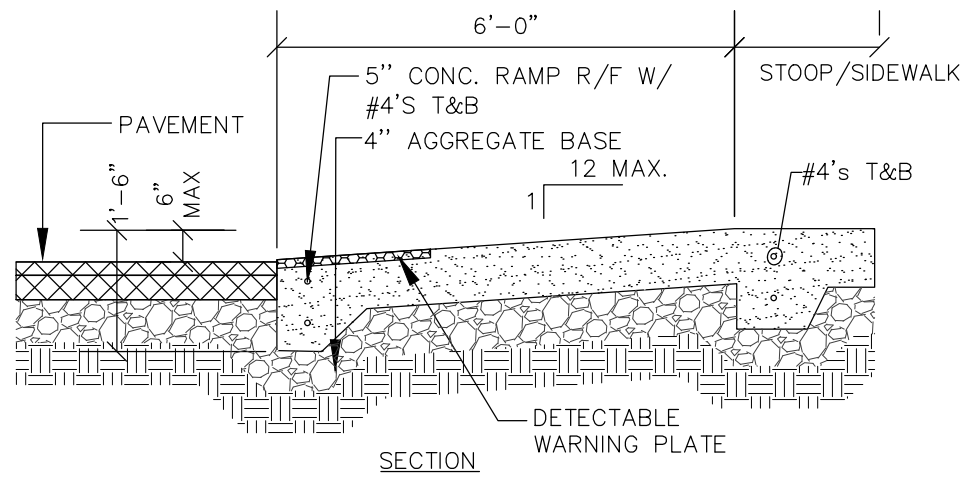
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SHEET NUMBER

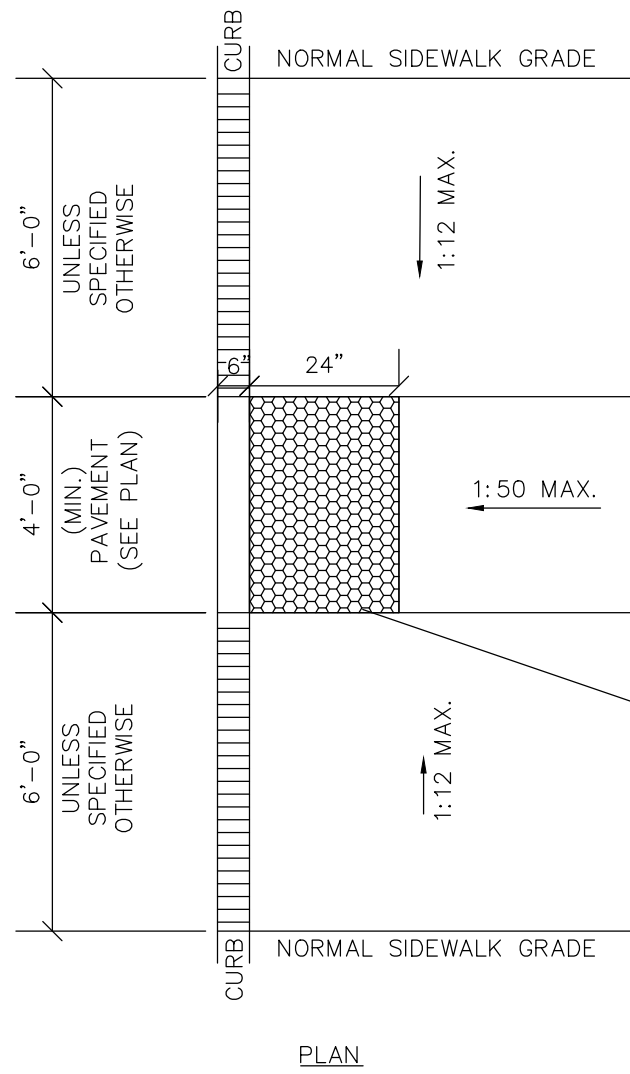
C1.4



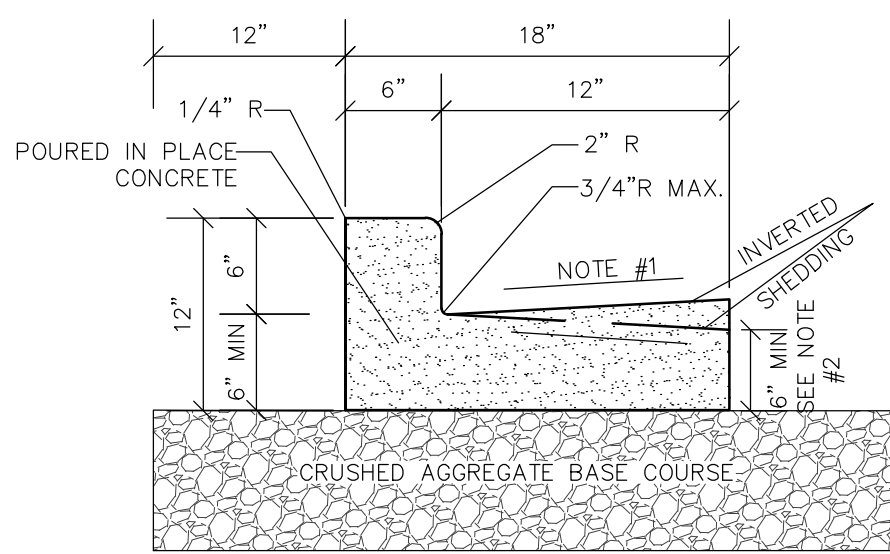
RAISED WALK DETAIL
NO SCALE



CURB RAMP DETAIL
NO SCALE

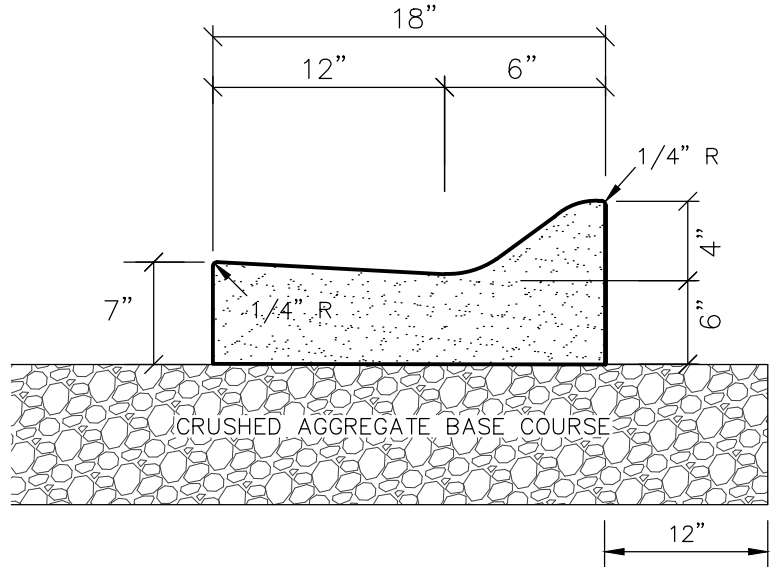


ADA SIDEWALK RAMP DETAIL
NO SCALE

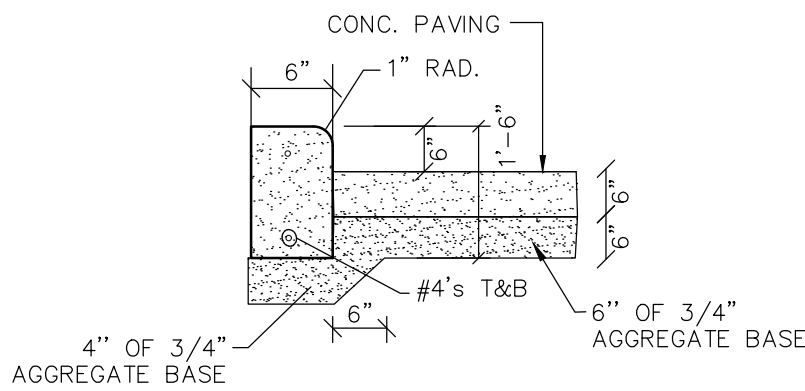


- NOTE:
- USE 4% GUTTER CROSS SLOPE UNLESS OTHERWISE NOTED IN THE PLANS.
 - THE BOTTOM OF CURB AND GUTTER MAY BE CONSTRUCTED EITHER LEVEL OR PARALLEL TO THE SLOPE OF THE SUBGRADE OR BASE AGGREGATE PROVIDED A 6" MIN. GUTTER THICKNESS IS MAINTAINED.
 - SEE SITE PLAN & GRADING PLAN FOR INVERTED & SHEDDING CURB LOCATIONS

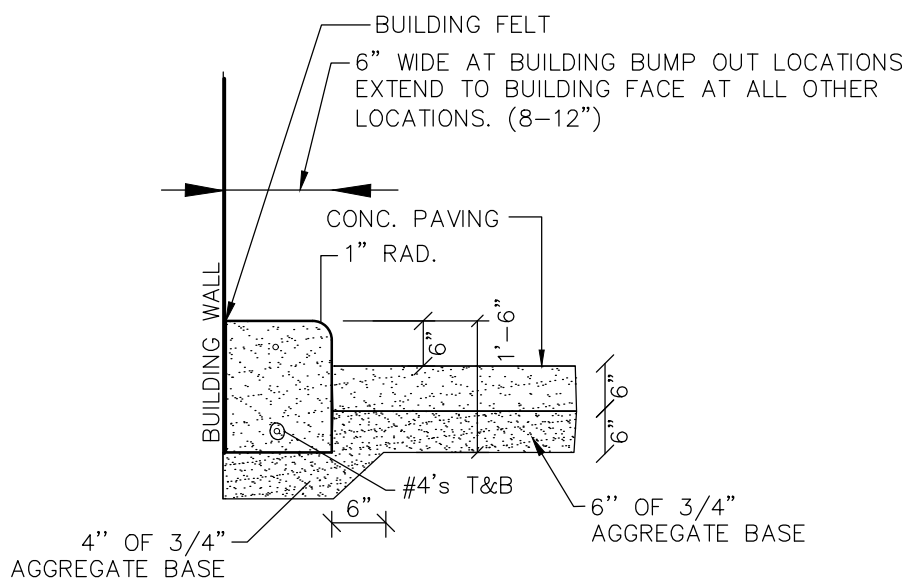
18" CONCRETE CURB & GUTTER DETAIL
NO SCALE



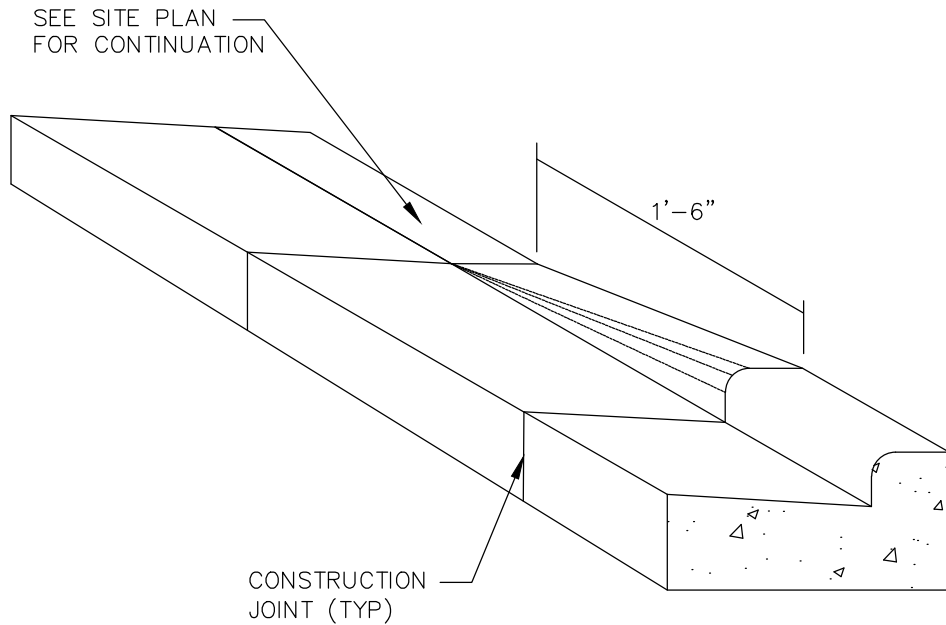
18" MOUNTABLE CURB & GUTTER DETAIL
NO SCALE



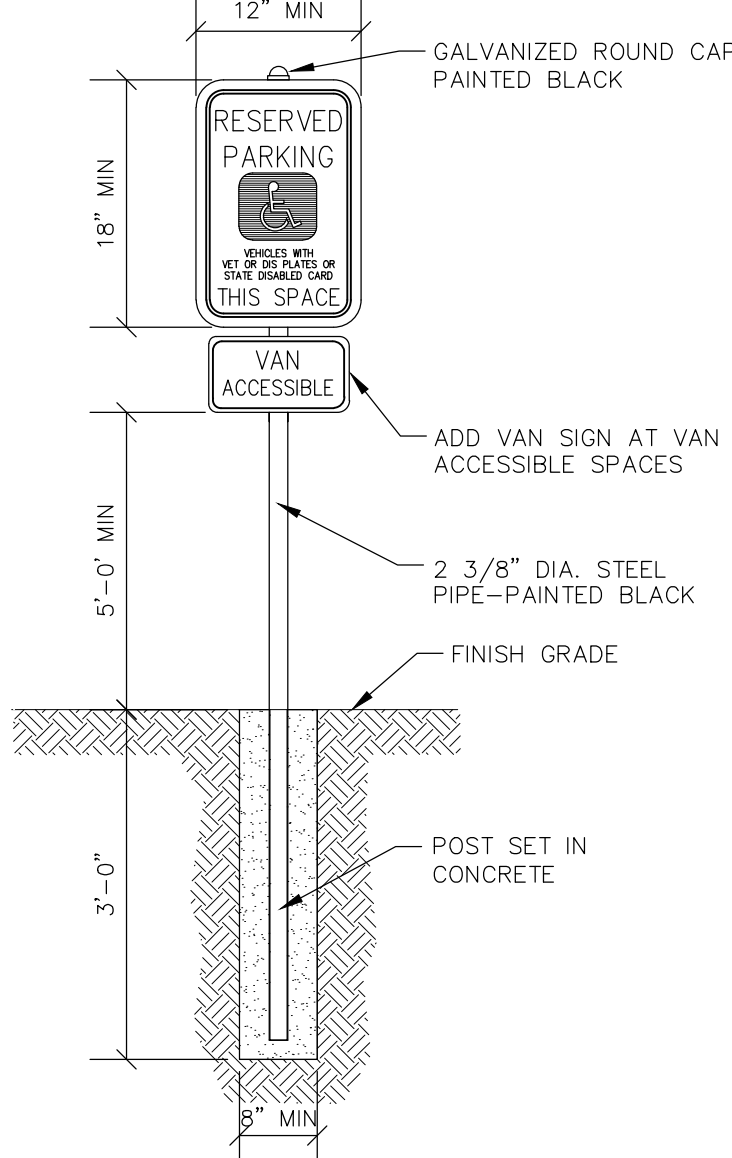
DRIVE-THRU 6" VERTICAL CURB DETAIL
NO SCALE



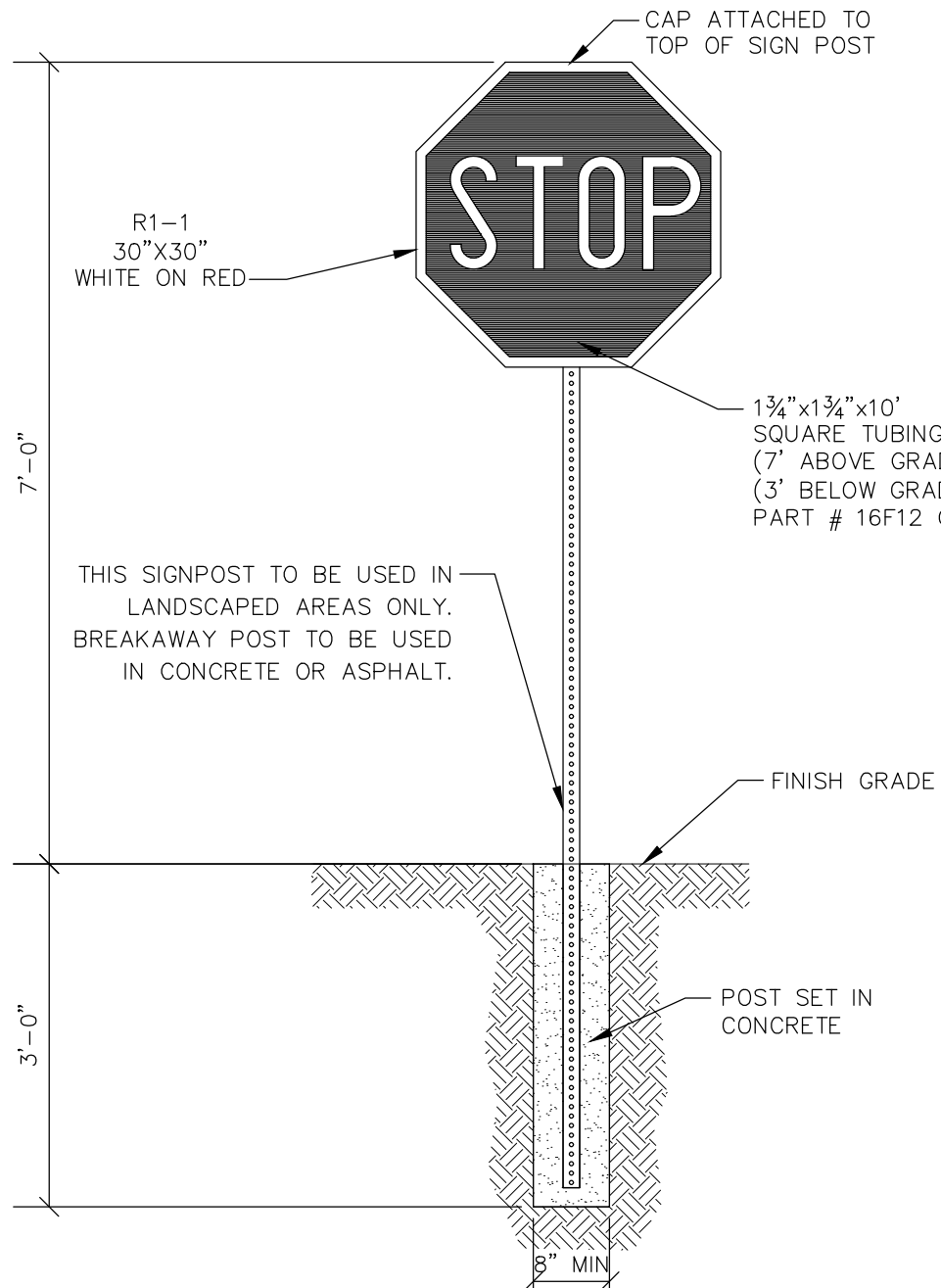
DRIVE-THRU BUILDING VERTICAL CURB DETAIL
NO SCALE



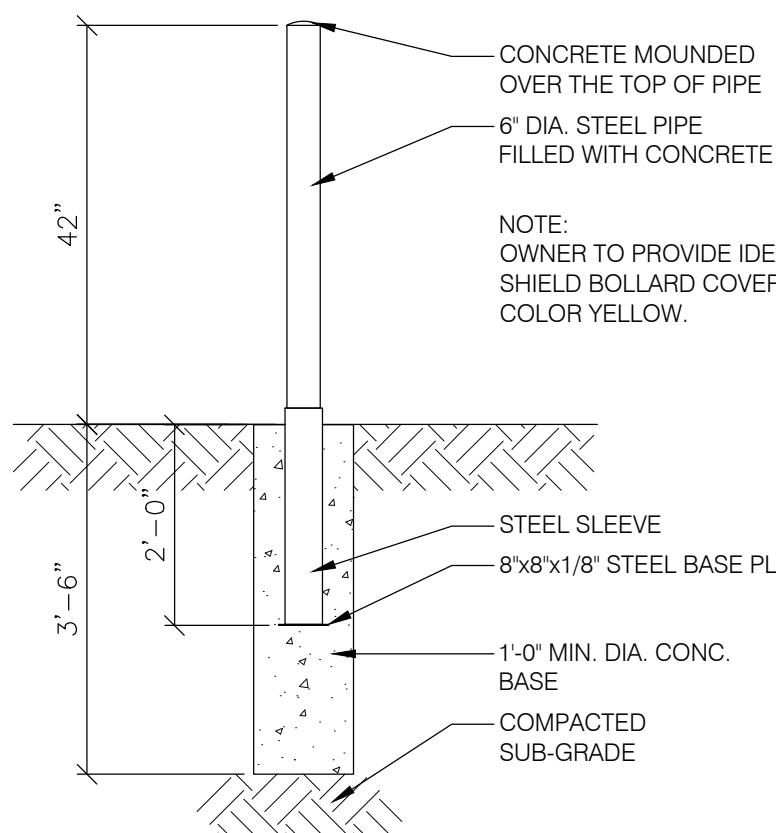
CURB TAPER DETAIL
NO SCALE



HANDICAP SIGNAGE WITH CONCRETE BASE DETAIL
NO SCALE



STOP SIGN WITH CONCRETE BASE DETAIL
NO SCALE



BOLLARD DETAIL
NO SCALE

SPECIFICATION NOTE:
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OCT. 5, 2020

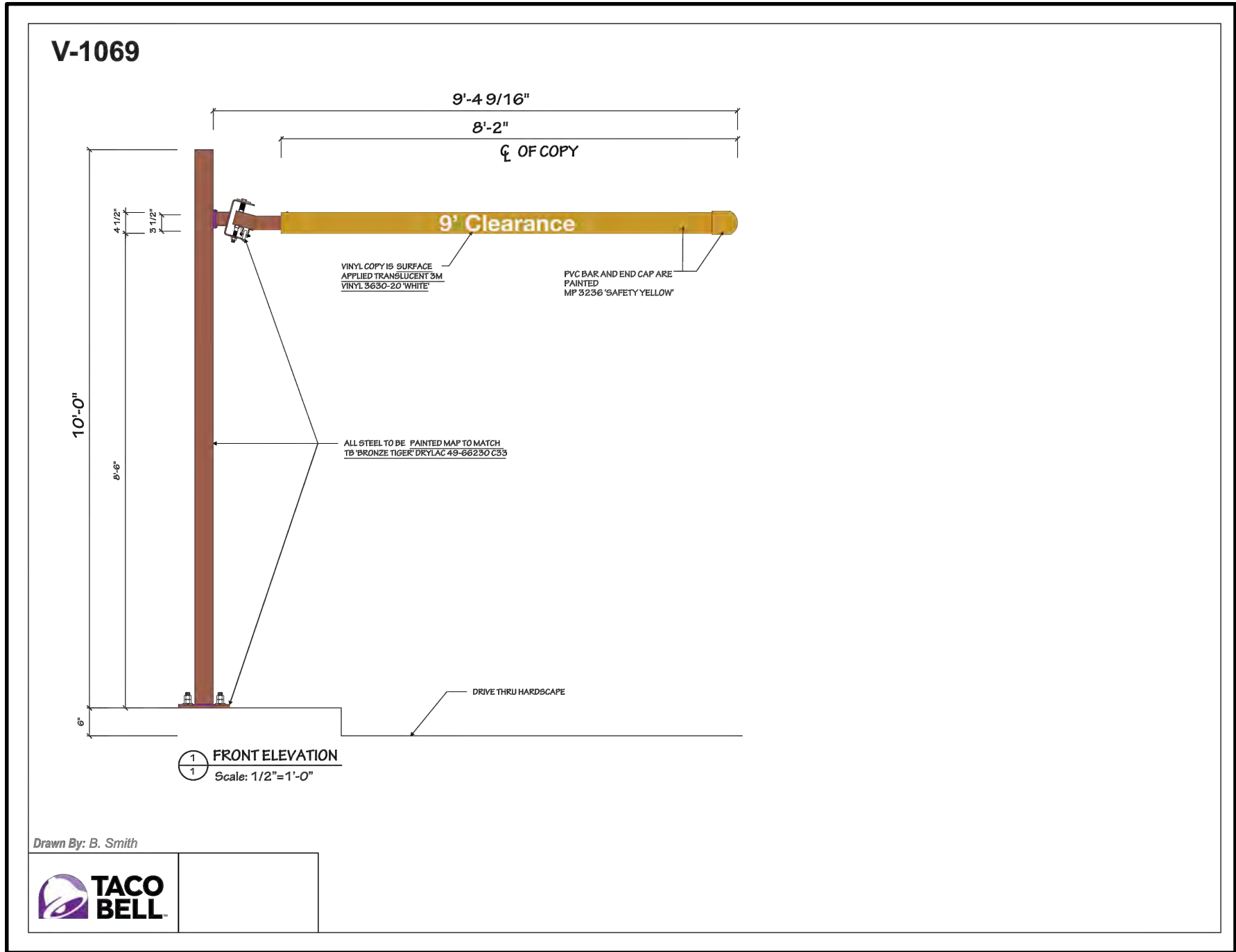
NOT FOR CONSTRUCTION

JOB NUMBER

2005200

SHEET NUMBER

C2.0

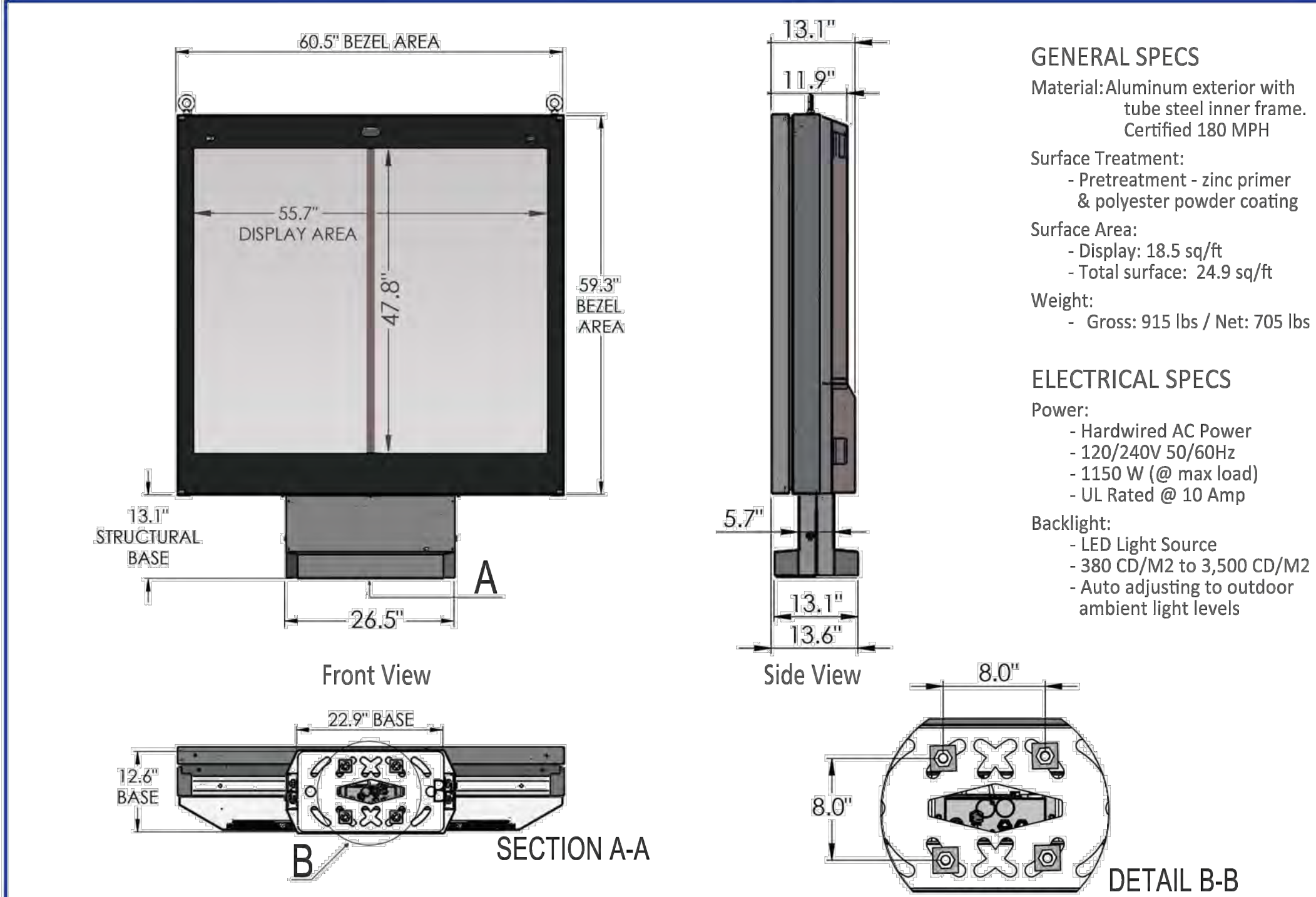
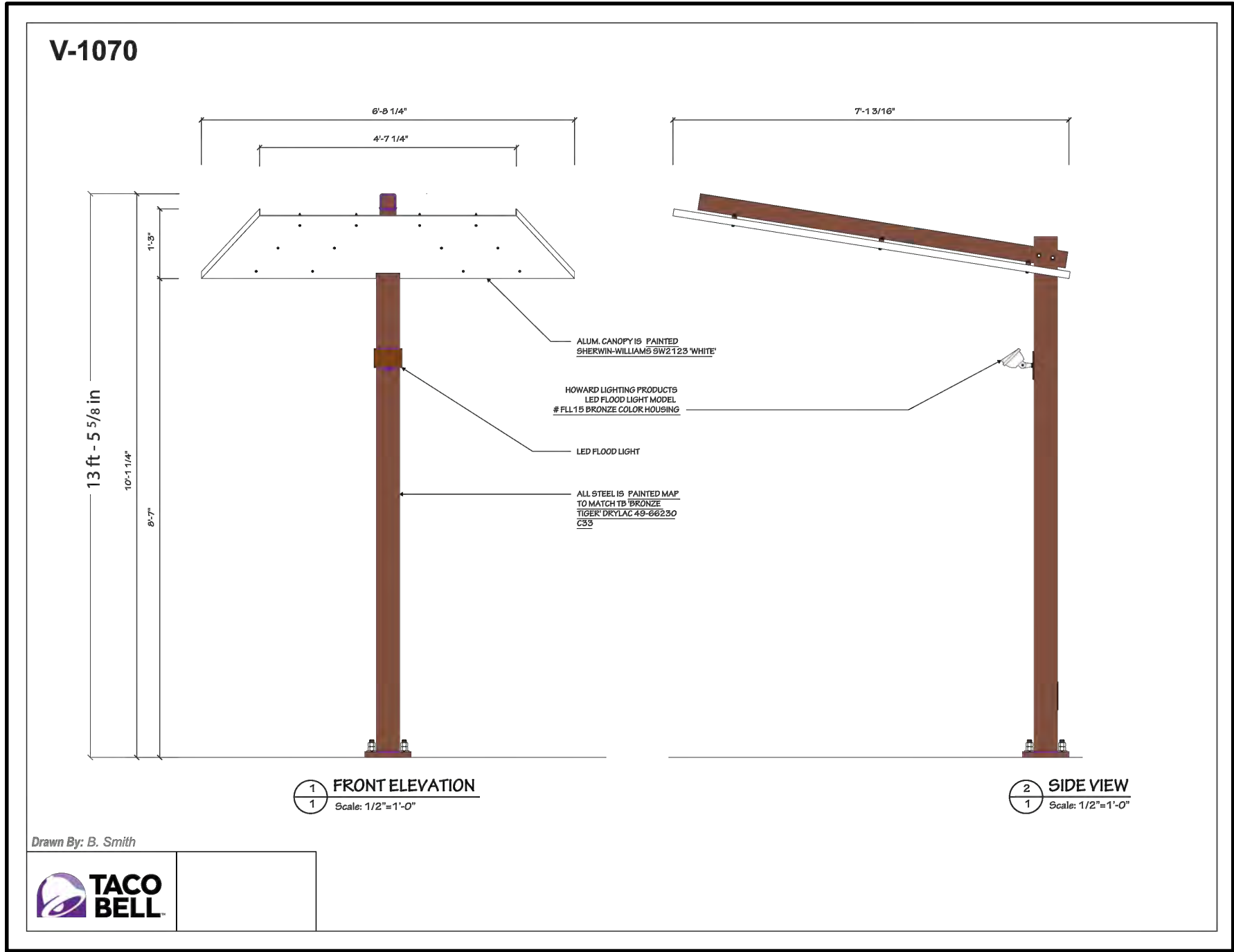


TACO BELL: NEW RAILING SYSTEM



TYPICAL SIGNAGE EXAMPLE
(FINAL DESIGN/PERMITTING BY SIGN VENDOR.)

- NOTES:
1. SIGN SUPPLIER/FABRICATOR SHALL PROVIDE FOUNDATION DESIGN AND ENGINEERING.
 2. MAXIMUM AREA ALLOWED=80 SQ FT PER SIDE
 3. MAXIMUM HEIGHT= 10 FEET



Product Model #: STR-D12-120
Project #:
Date: 2019-12-03



STRATACACHE
40 N. Main Street
Dayton, Ohio 45423
1-800-244-8915

Drawing #: STR-D12 v1.1
Date: 2019-12-03
Author: B. Pupo

Drawing and dimensions are for graphic purposes only. For more information please reference StrataCache engineering drawings - Copyright StrataCache 2019 - Unauthorized use prohibited.

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C2.2

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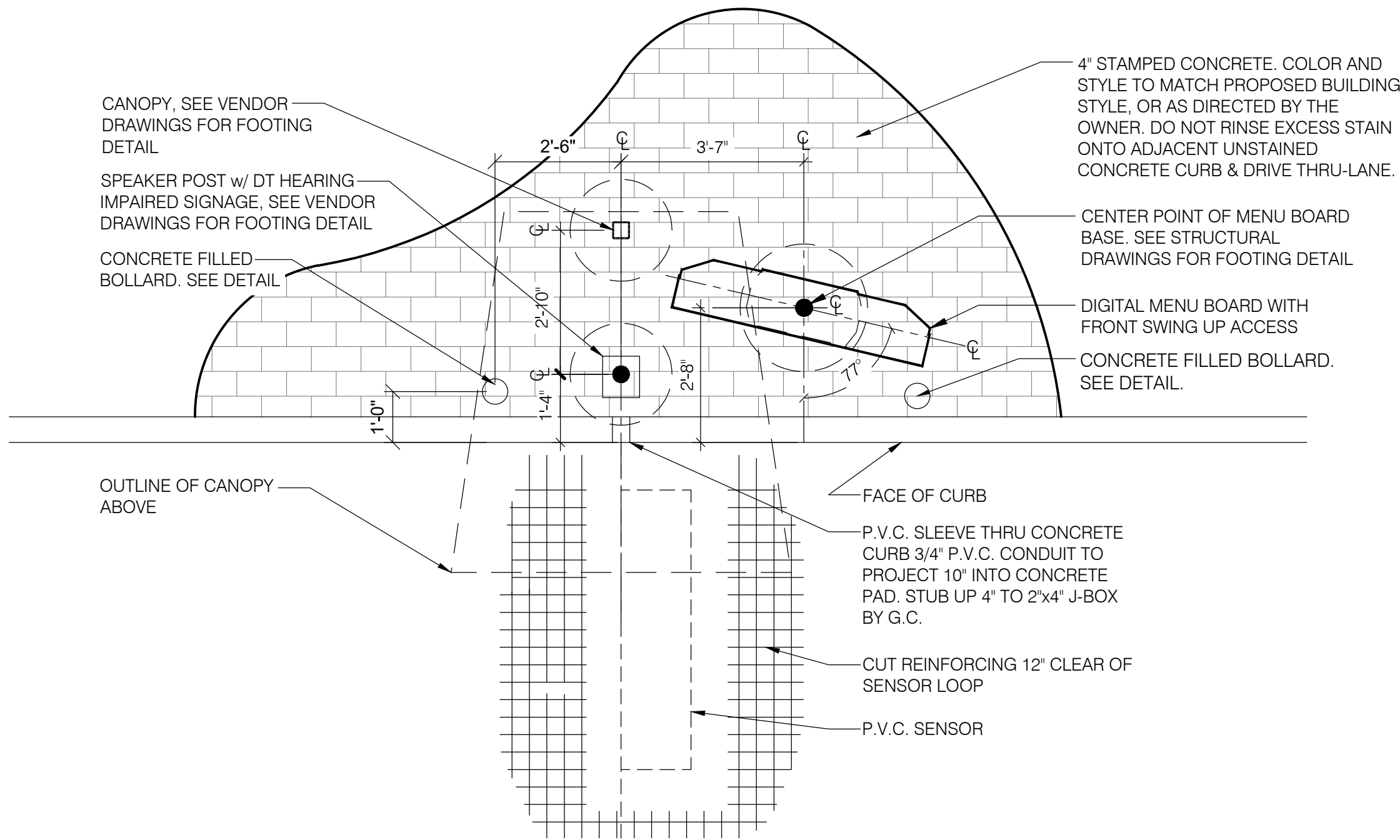
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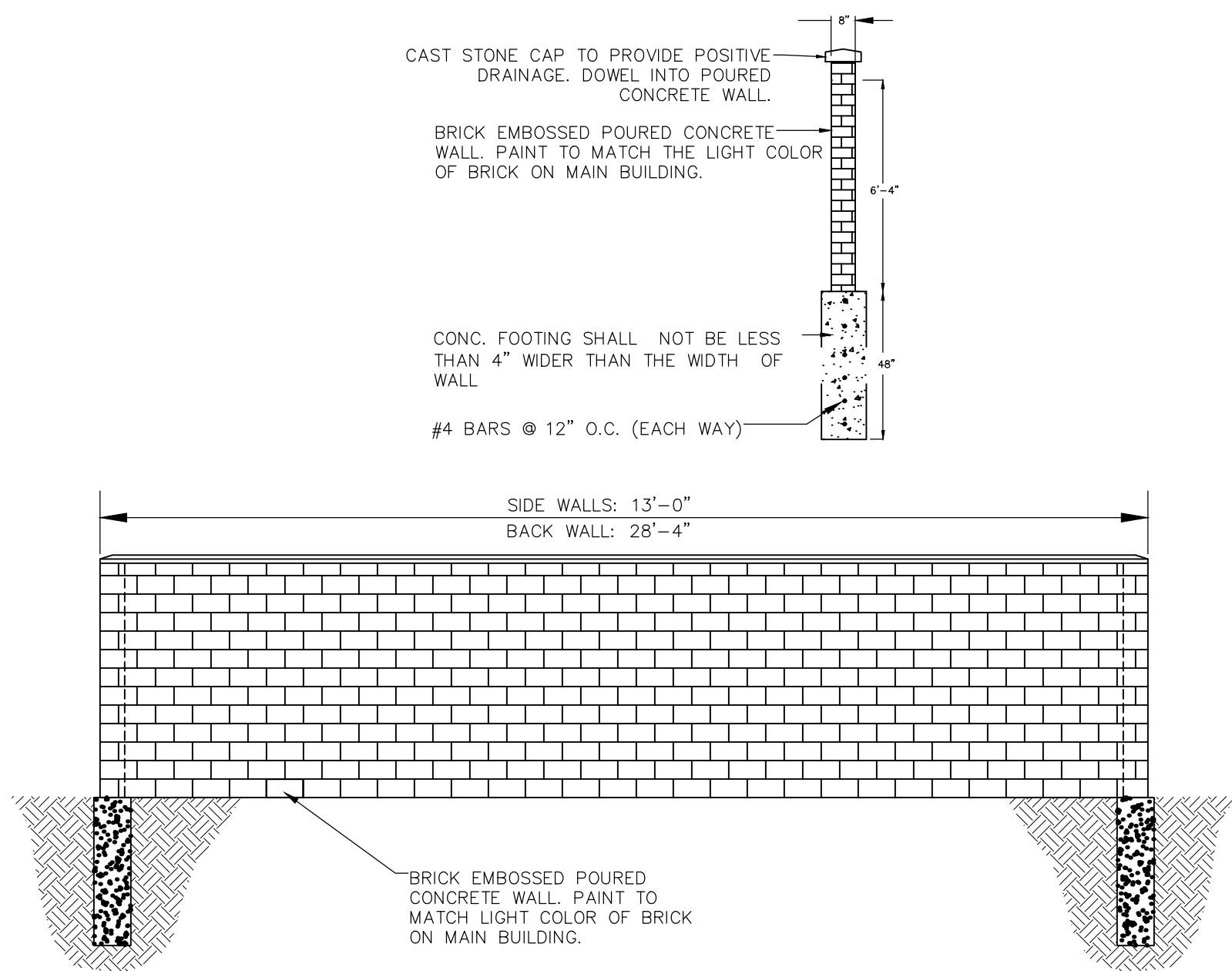
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C2.3



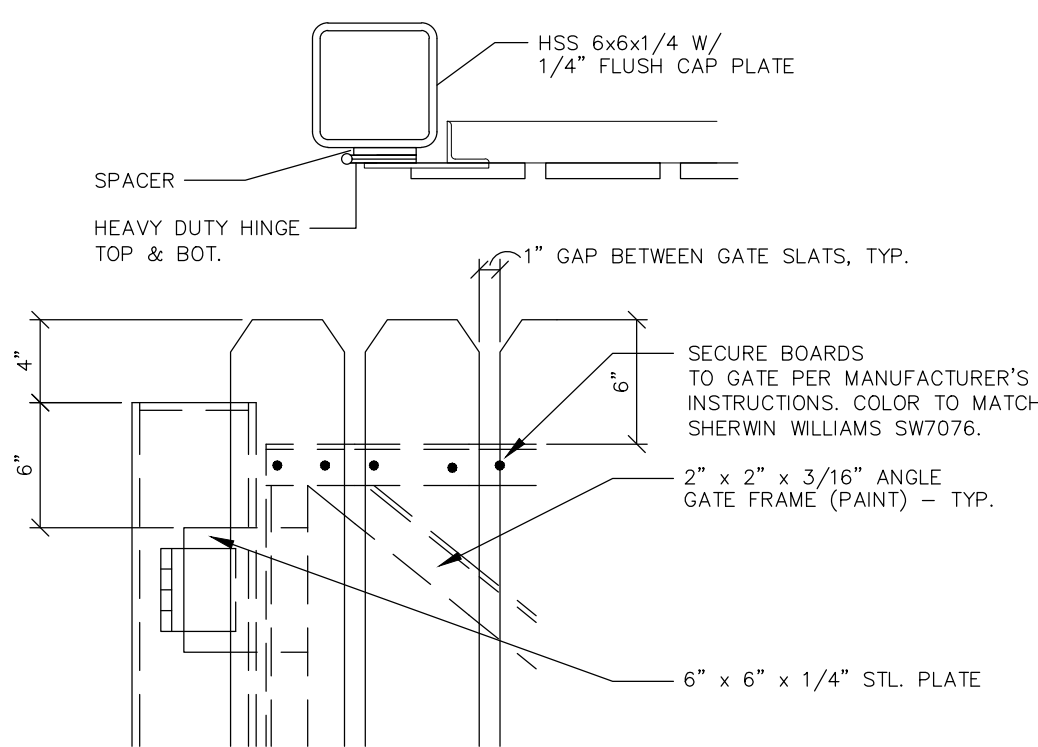
MENU BOARD DETAIL

NO SCALE



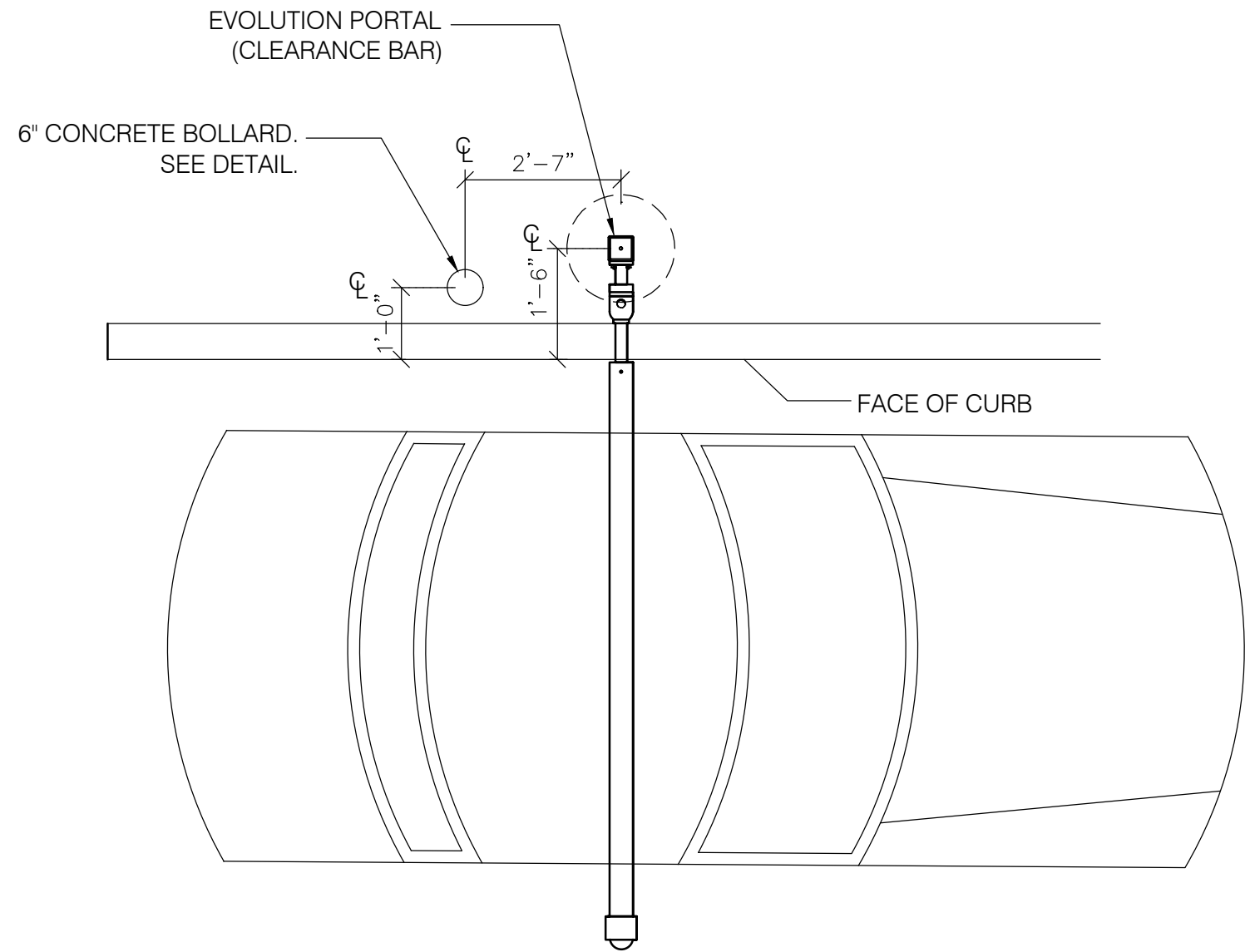
DUMPSTER SCREENING DETAIL

NO SCALE



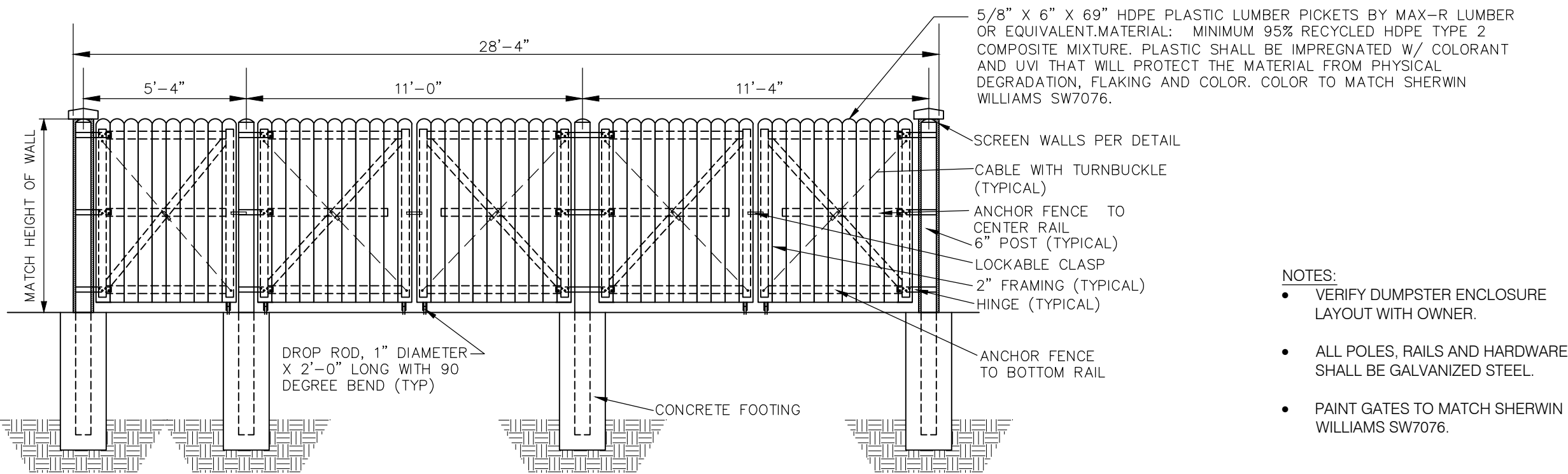
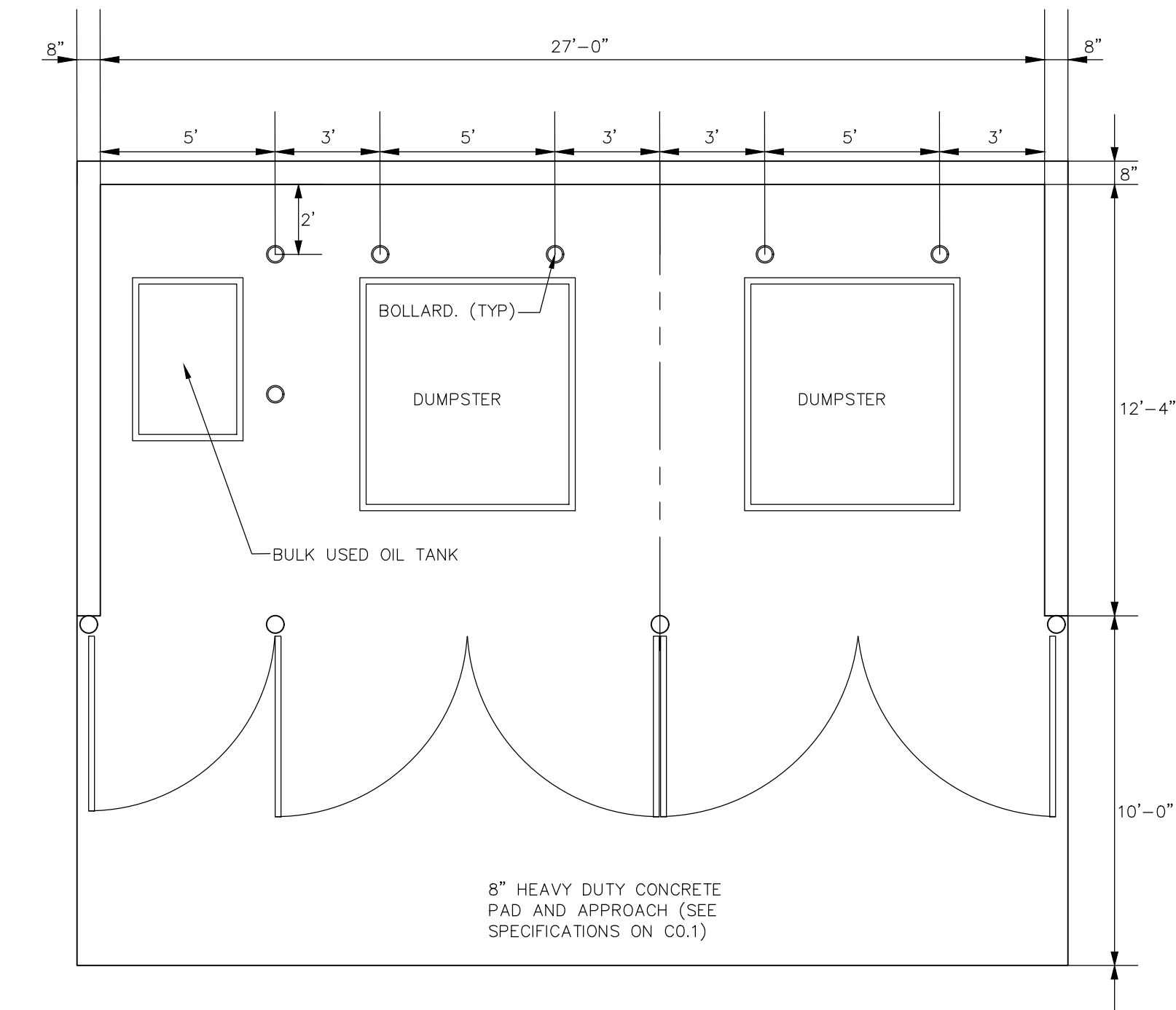
GATE DETAIL

NO SCALE



EVOLUTION PORTAL (CLEARANCE BAR) DETAIL

NO SCALE



DUMPSTER GATE

NO SCALE

- NOTES:
- VERIFY DUMPSTER ENCLOSURE LAYOUT WITH OWNER.
 - ALL POLES, RAILS AND HARDWARE SHALL BE GALVANIZED STEEL.
 - PAINT GATES TO MATCH SHERWIN WILLIAMS SW7076.

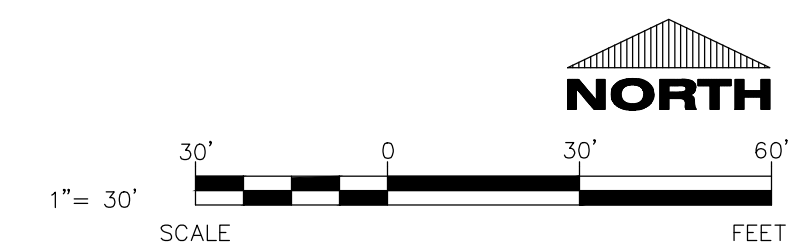
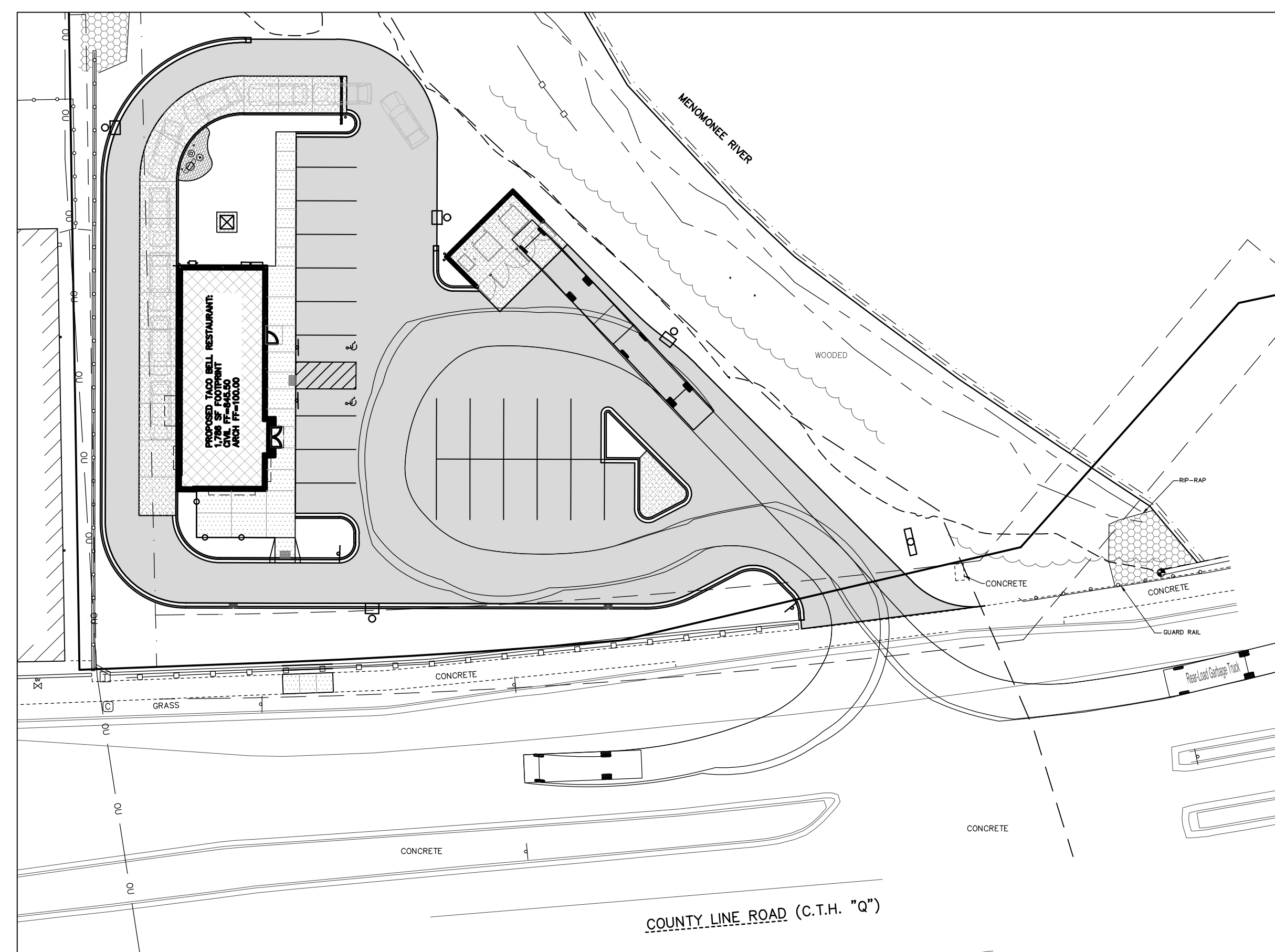
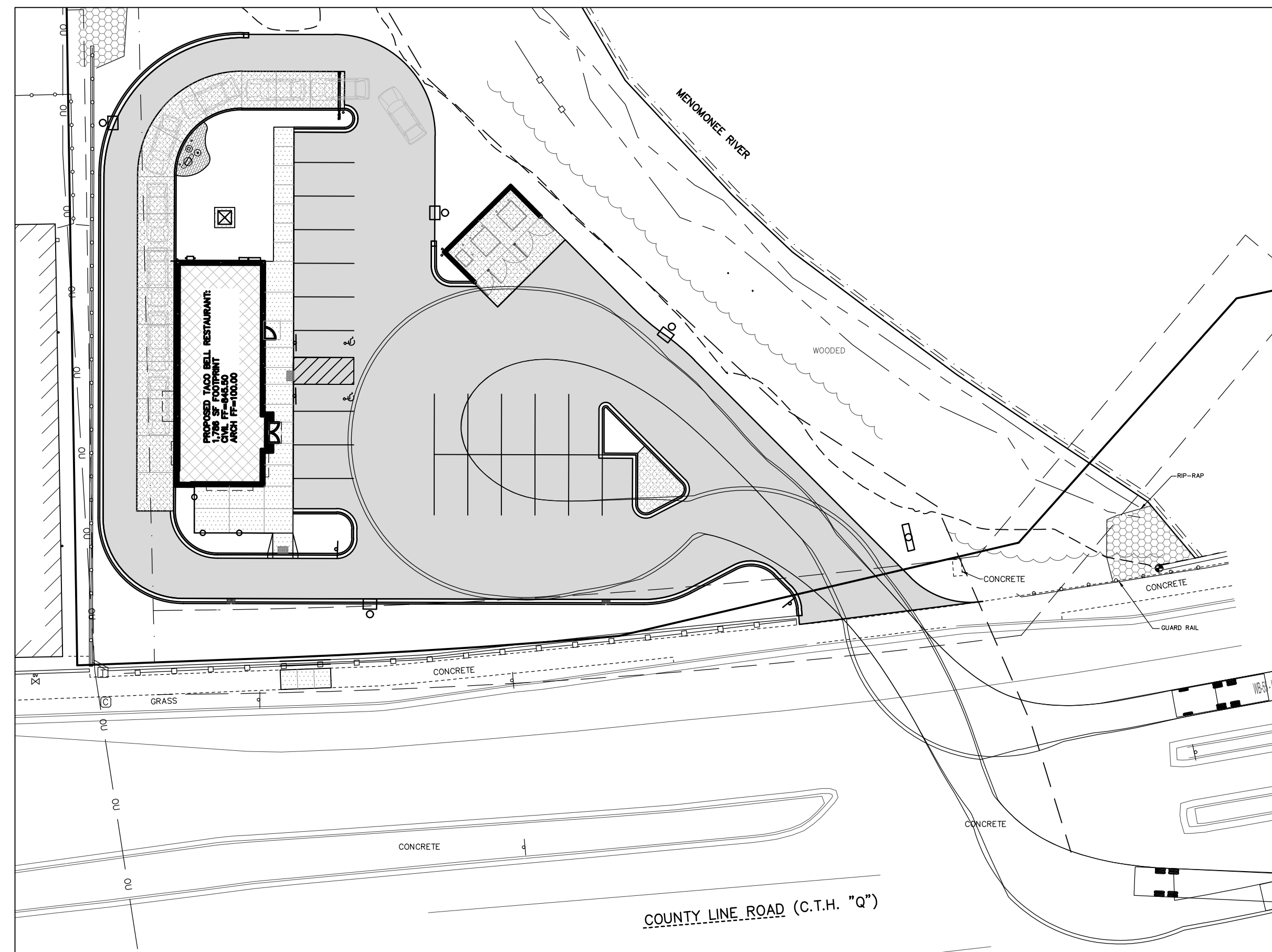
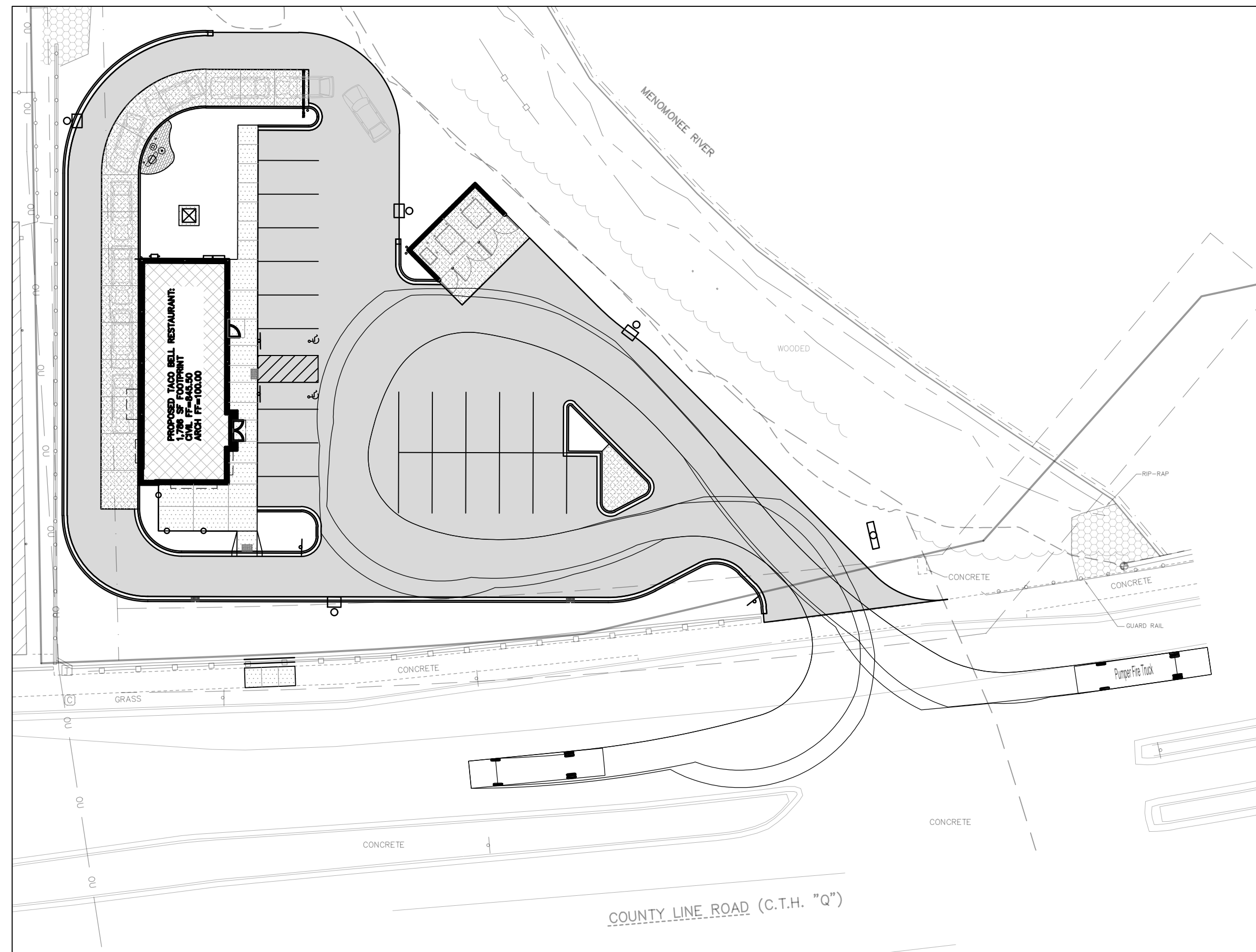
Site Photos

Existing building to be demolished.











2918 Van Hoof Road • Green Bay, WI 54313

Phone: 920.615.0019 • Website: www.evergreenwis.com

County Line Road Site

Professionally Assured Wetland Delineation Report

Project Number: WSH20-011-01

Property Address: N96W18058 County Line Road, Village of Germantown,
Washington County, Wisconsin

Parcel ID: 333999

September 11, 2020



Report Request by



100 Camelot Drive

Fond du Lac, Wisconsin 54935



2918 Van Hoof Road • Green Bay, WI 54313

Phone: 920.615.0019 • Website: www.evergreenwis.com

Field Work Certification:

Ben J LaCount, PLS, Planner, Wetland Scientist

Wisconsin DNR Professional Assured Wetland Delineator

Lead Wetland Delineator

(920) 265-4105 ben@evergreenwis.com

Shyann P Banker, Environmental Specialist

(920) 915-2629 shyann@evergreenwis.com

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	Appendix E - NRCS County Soil Survey Report	
	Appendix F - Precipitation Information	
	Appendix G - Wetland Determination Data Sheets	

Executive Summary

Evergreen Consultants LLC (Evergreen) was retained by Excel Engineering Inc., to perform a professionally assured wetland delineation. The delineation/project area is part of Washington County Tax Parcel 333999, located in part of the Southwest ¼ of the Southwest ¼ of Section 33 of Township 09 North, Range 20 East, located at N96W18058 County Line Road, Village of Germantown, Washington County, Wisconsin.

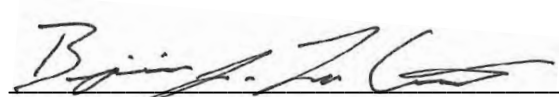
The project area is shown on the Wetland Delineation Map as the Site Boundary, hereafter described as the "Site". The Wetland Delineation Map is in Appendix A. Evergreen was directed to delineate the project area for future planning purposes. The property had been a farmstead until redeveloped in 1990. The Menomonee River is adjacent to the Site.

The wetland delineation was certified complete on September 11, 2020 by Benjamin J La Count, PLS, Wisconsin DNR Professionally Assured Wetland Delineator, with assistance from Shyann P Banker, Environmental Specialist. Mr. La Count was the Lead Wetland Delineator for the project.

One wetland area was identified during fieldwork:

- Wetland 1 is a wooded stream terrace adjacent to the Menomonee River and is 4,250 square feet within the Site Boundary.

Benjamin J LaCount is a WDNR Professionally Assured Wetland Delineator and WDNR concurrence is granted for five years.



Benjamin J LaCount, PLS
WI Professionally Assured Wetland Delineator
Lead Wetland Delineator



Shyann P Banker
Environmental Specialist

1.0 INTRODUCTION

1.1 Purpose

Evergreen was retained by Excel Engineering Inc. to perform a professionally assured wetland delineation.

One wetland area was identified during fieldwork:

- Wetland 1 is a wooded stream terrace adjacent to the Menomonee River and is 4,250 square feet within the Site Boundary.

1.2 Personnel

The wetland delineation was certified complete on September 11, 2020 by Benjamin J La Count, PLS, Wisconsin DNR Professionally Assured Wetland Delineator, with assistance from Shyann P Banker, Environmental Specialist. Mr. La Count was the Lead Wetland Delineator for the project.

Mr. LaCount is a Professional Land Surveyor and WDNR Professionally Assured Wetland Delineator and has over eleven years of experience conducting wetland delineations. Mr. LaCount has completed the Basic and Advanced Wetland Delineation Training, Basic Plant Identification for Wetlands and Grasses/Sedges/Rushes courses sponsored by UW-La Crosse Continuing Education/Extension. Mr. LaCount has also completed the Advanced Hydric Soils and Problematic Wetland Delineation courses conducted by the Wetland Training Institute and the Advanced Wetland Plant ID: Grasses/Sedges/Rushes and Aerial Photo Review courses conducted by the USACE and the University of Minnesota Wetland Delineator Certification Program.

Mrs. Shyann Banker, Environmental Specialist has four years of experience conducting wetland delineations. Mrs. Banker has completed the Basic and Advanced Wetland Delineation Training and Basic Plant Identification for Wetlands courses sponsored by UW-La Crosse Continuing Education/Extension.

2.0 METHODOLOGY

Wetland boundaries were determined based on the comprehensive wetland delineation method as defined in the *Corps of Engineers Wetlands Delineation Manual* (USACE, Waterways Experiment Station, Wetlands Research Program Technical Report Y-87-1) and the *Regional Supplement to the 1987 Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Regions* (NC/NE Regional Supplement) (USACE ERDC, 2012).

Soil data, aerial photographs and topographic information available on Washington County's GIS website were reviewed prior to the site visit to determine areas for investigation and included: areas shown as having hydric inclusionary soils as shown on the NRCS National Cooperative Soil Survey and the WDNR Surface Water Data Viewer. Vegetation, soils and hydrology were investigated during the Site visits to determine the location of wetland boundaries.

2.1 Resources

The following resources were used:

- Site topography: USGS Quadrangle Maps
Washington County 2015 LIDAR Topography
- Soils: Natural Resource Conservation Service (NRCS) Web Soil Survey (NRCS 2020).
- Land Use: Historic and recent aerial photographs
- Wetlands: Wisconsin Wetland Inventory (viewed via the Surface Water Data Viewer)
National Wetland Inventory (NWI)

2.2 *Equipment Used*

The following equipment was used:

- Six-foot stick tape
- Soil auger, trenching shovel
- Munsell soil color charts
- Leica Zeno GG04 GPS

2.3. *Vegetation*

Vegetation was documented on the NC/NE Regional Supplement data forms. Percent cover of each species for the herbaceous stratum (5-foot radius plot), shrub/sapling stratum (15-foot radius plot) and tree and woody vine stratum (30-foot radius plot) were estimated. Rectangular sample plots were used when plant communities would overlap using circular sample plots or when a community was narrower than the radius. Wetland indicator status was taken from the Lichvar, R.W. 2016, *The National Wetland Plant List, State of Wisconsin 2016 Wetland Plant List*. Dominant species were determined by applying the 50/20 rule. The Dominance Test Worksheet and Prevalence Index Worksheet were completed. Hydrophytic Vegetation Indicators were applied, and a decision was made regarding the dominance of hydrophytic vegetation.

2.4. *Soils*

Soil test pits were excavated with a trenching shovel and a soil probe to a depth of at least 24" at each sampling point. The presence and percentage of mottling, matrix color, and texture was documented on the NC/NE Regional Supplement data forms for each layer. The Munsell Soil Color Charts were used to determine the hue, value and chroma of observed moist soils. After the profile was documented it was determined if a hydric soil indicator was met at that sample point.

2.5. *Hydrology*

Before an on-site investigation, FSA aerial slides and aerial photographs were reviewed for the presence of surface water or saturated soil conditions. Each sample point was investigated for saturated soil conditions, water table and surface water and if present they were measured and recorded on the NC/NE Regional Supplement data form. The area was also investigated for Primary and Secondary Hydrologic Indicators as listed on the NC/NE Regional Supplement data form.

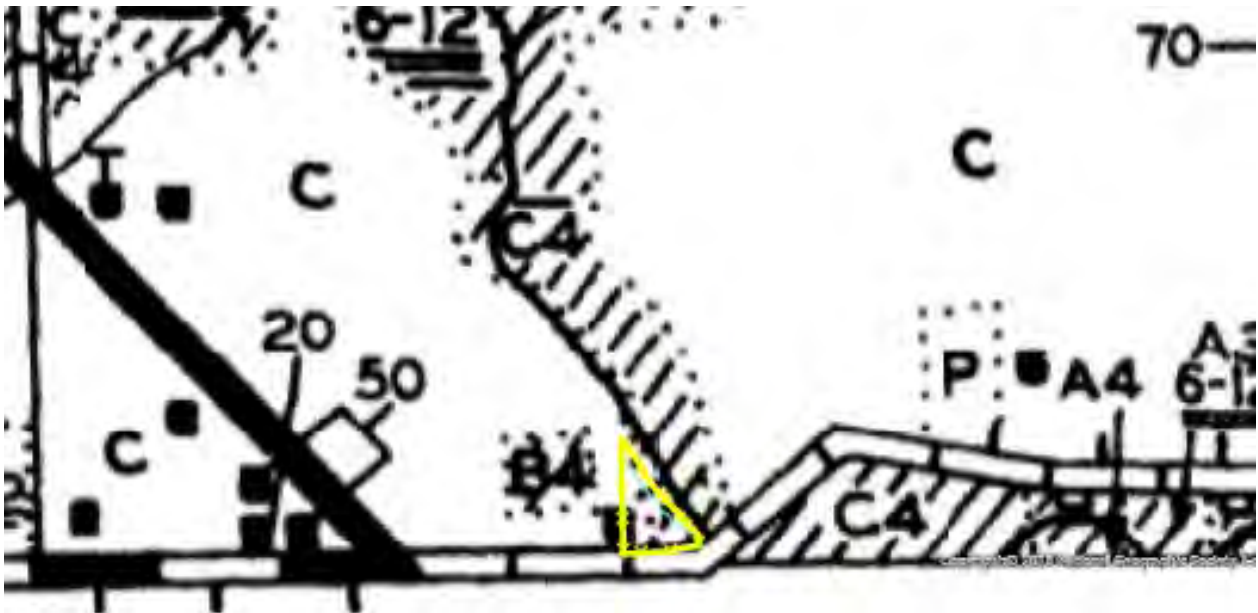
3.0 SITE CHARACTERISTICS

3.1 Land Use

The Original Survey shows the Site adjacent to the south section line. The Original Survey Notes describe the vegetation in this area as elm, sugar maple, beech, white ash, and white walnut.



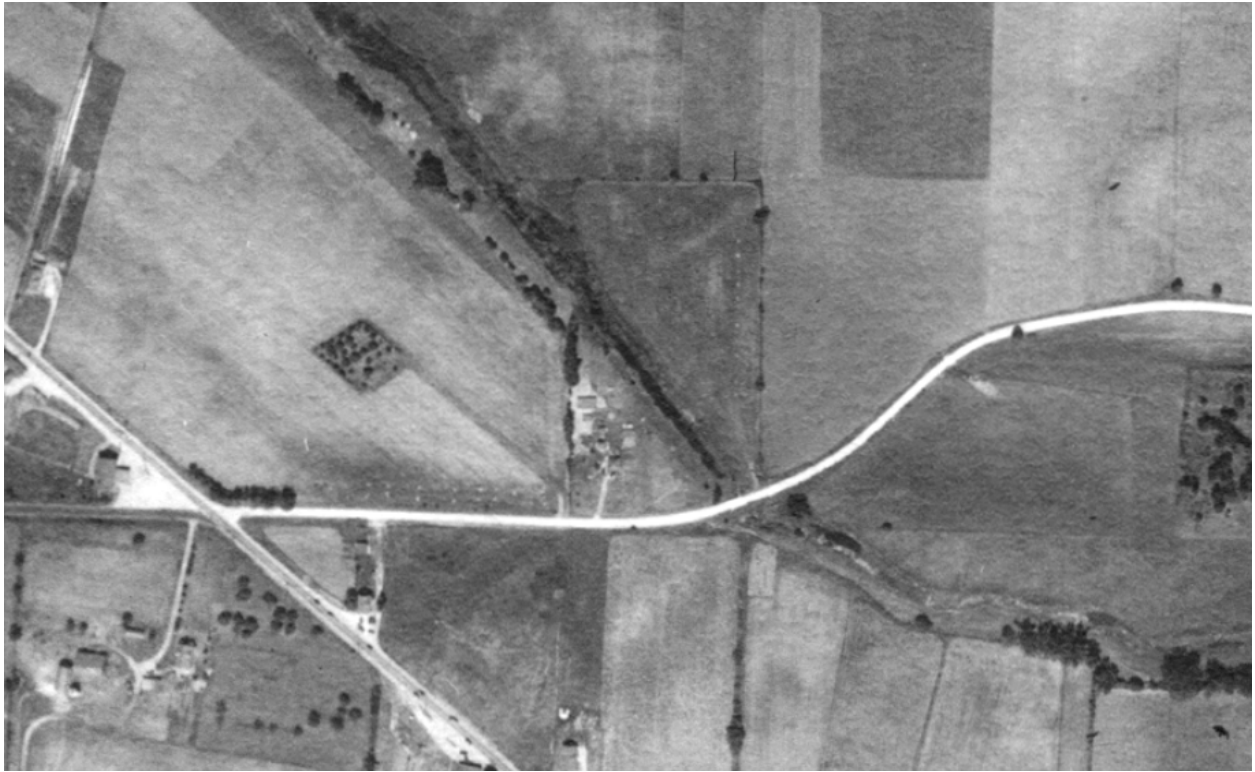
Original Survey



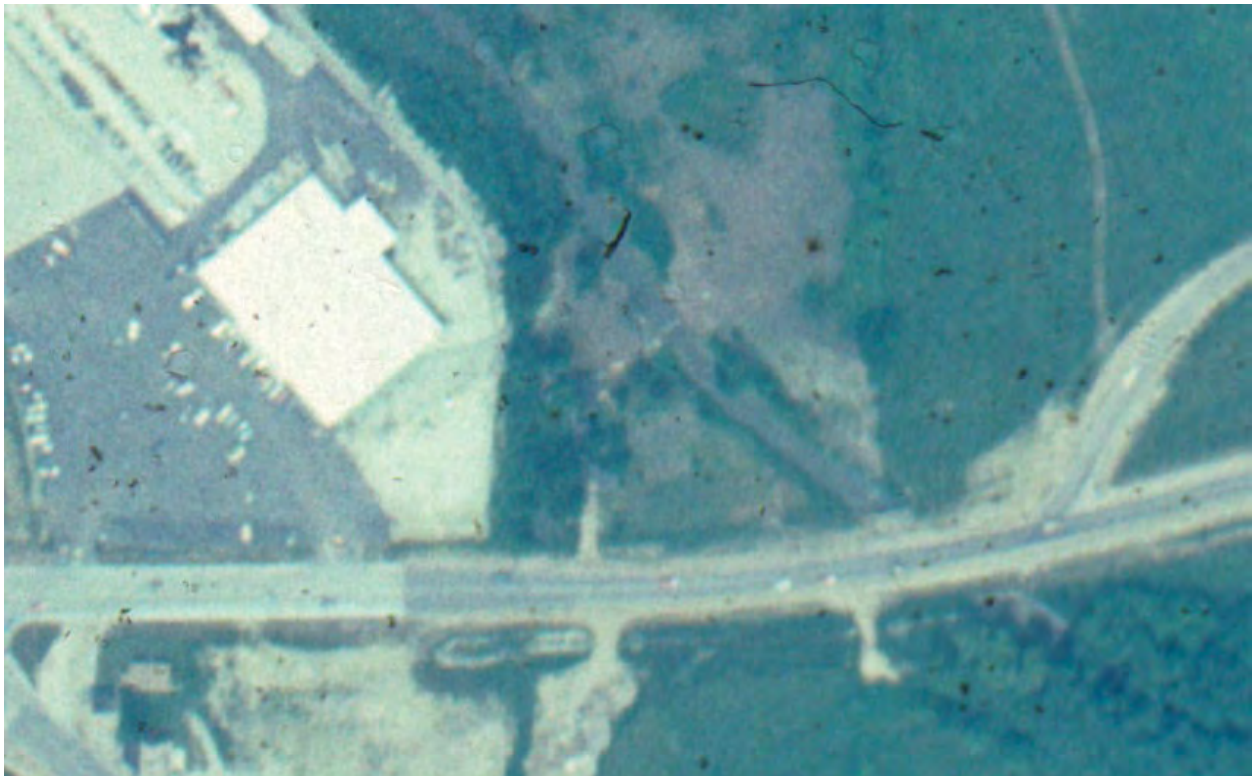
Bordner Survey

The Bordner Survey shows the Site as cleared cropland and sedge marsh with the Menomonee River adjacent to the east and a road adjacent to the south. The Original Survey, Survey Notes and Bordner Survey are in Appendix C.

Aerial photographs from 1937, 1941, 1950, 1963, 1970, 1979-2002, 2005-2008, 2010-2011, 2013-2015, 2017, and 2018 were reviewed.



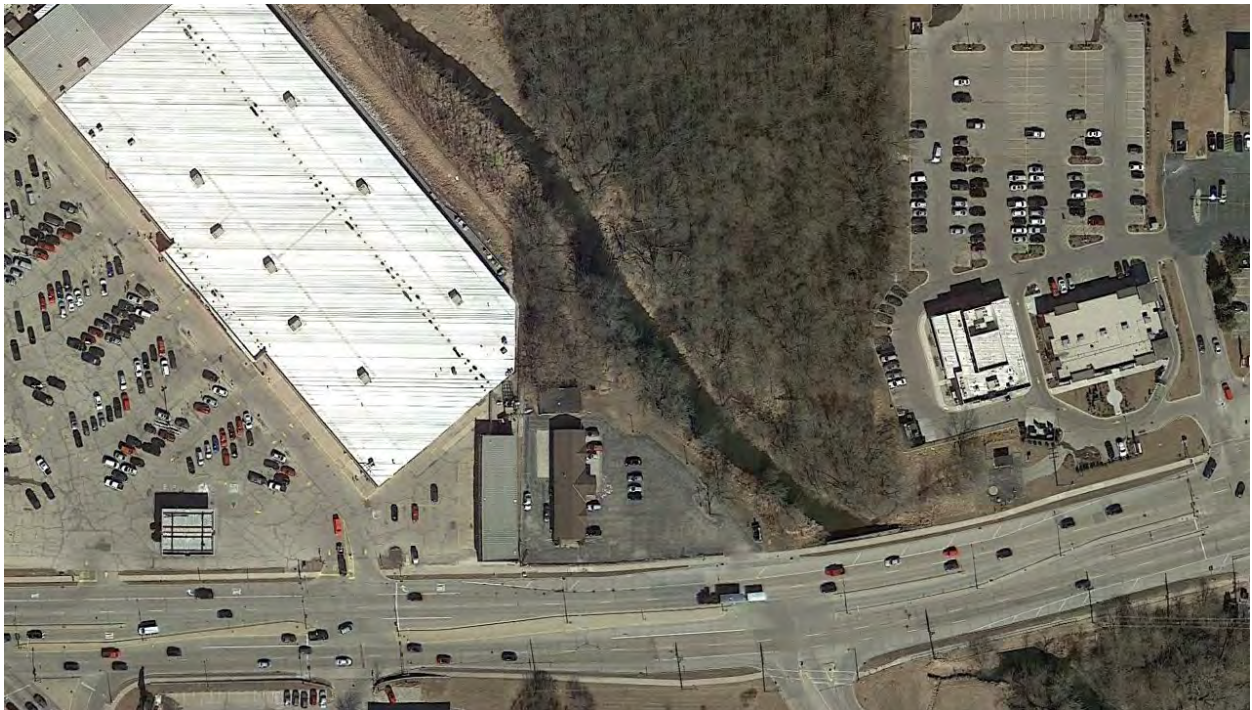
1937- Historic aerial photograph shows the site having a farm on the west and clear cropland on the east.



1979- Historical aerial photograph shows a road adjacent to the south, business development to the west and a new road to the south.



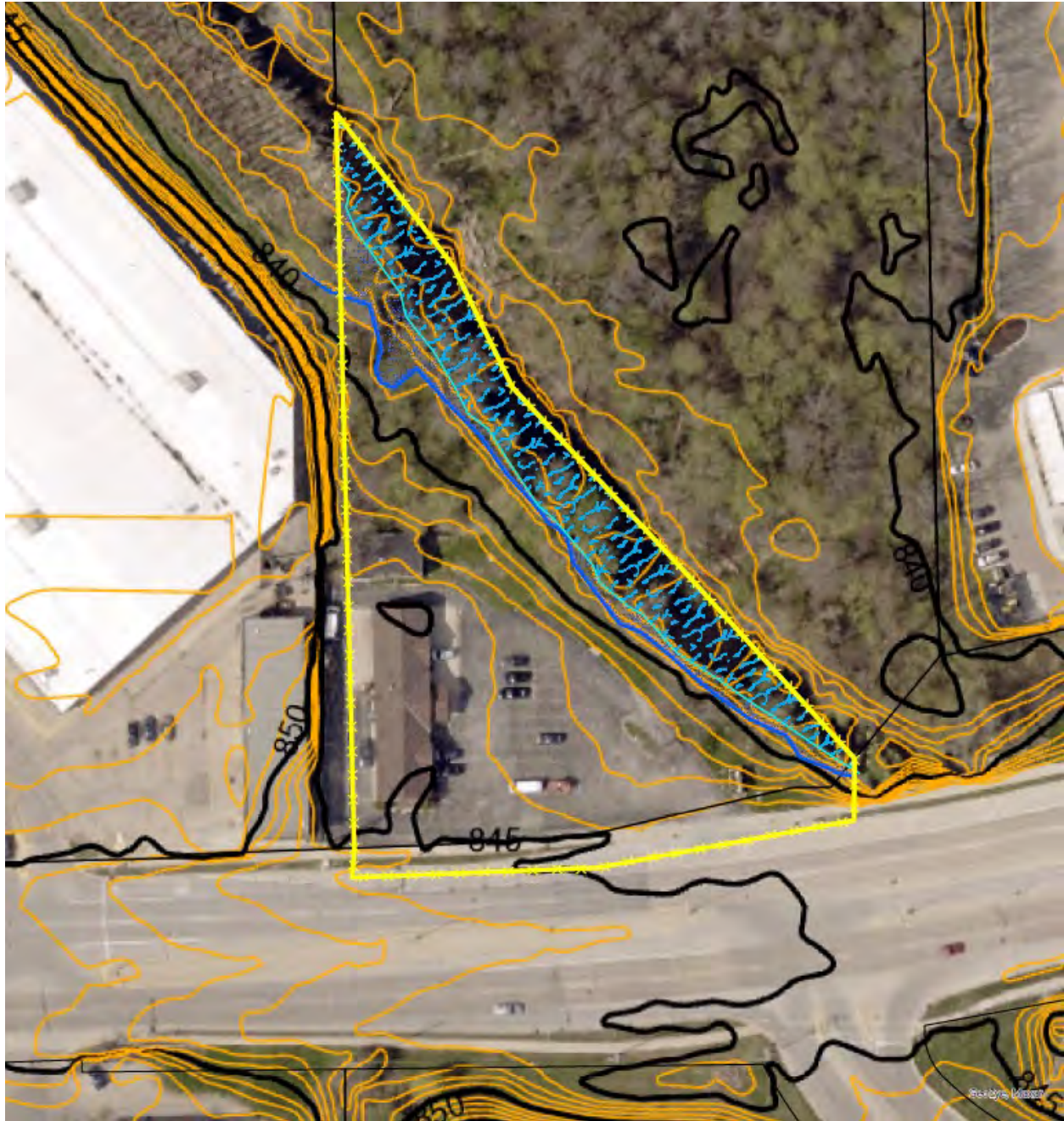
1990- Historic aerial photograph shows the site redeveloped and a parking lot added.



2018- The site shows two buildings with a parking lot.

3.2 Topography

The topography at the Site ranges from an elevation of 846 feet down to 836 feet. The topography of the Site slopes down towards the north half of the Site, draining to the Menomonee River. The Topographic Map is in Appendix A.



Topographic Map

3.3 Precipitation

Precipitation information was reviewed from the Hartford 2 W, Washington County, WI Station. A 90 Day Antecedent Precipitation Rolling Total from mid-June through mid-September 2020 is shown below. Precipitation from the middle of June was in the normal range for a few days and then dropped below normal for a few more days and then remained in the normal range until mid-August, with a few day spike above normal in mid-July. Precipitation was in the below normal range from mid-August until the end of August and then slowly rose to above normal precipitation range at the end of August, beginning of September prior to the Site visit. Raw precipitation data is in Appendix F. The antecedent precipitation for approximately 90 days prior to the Site visit in September was normal.

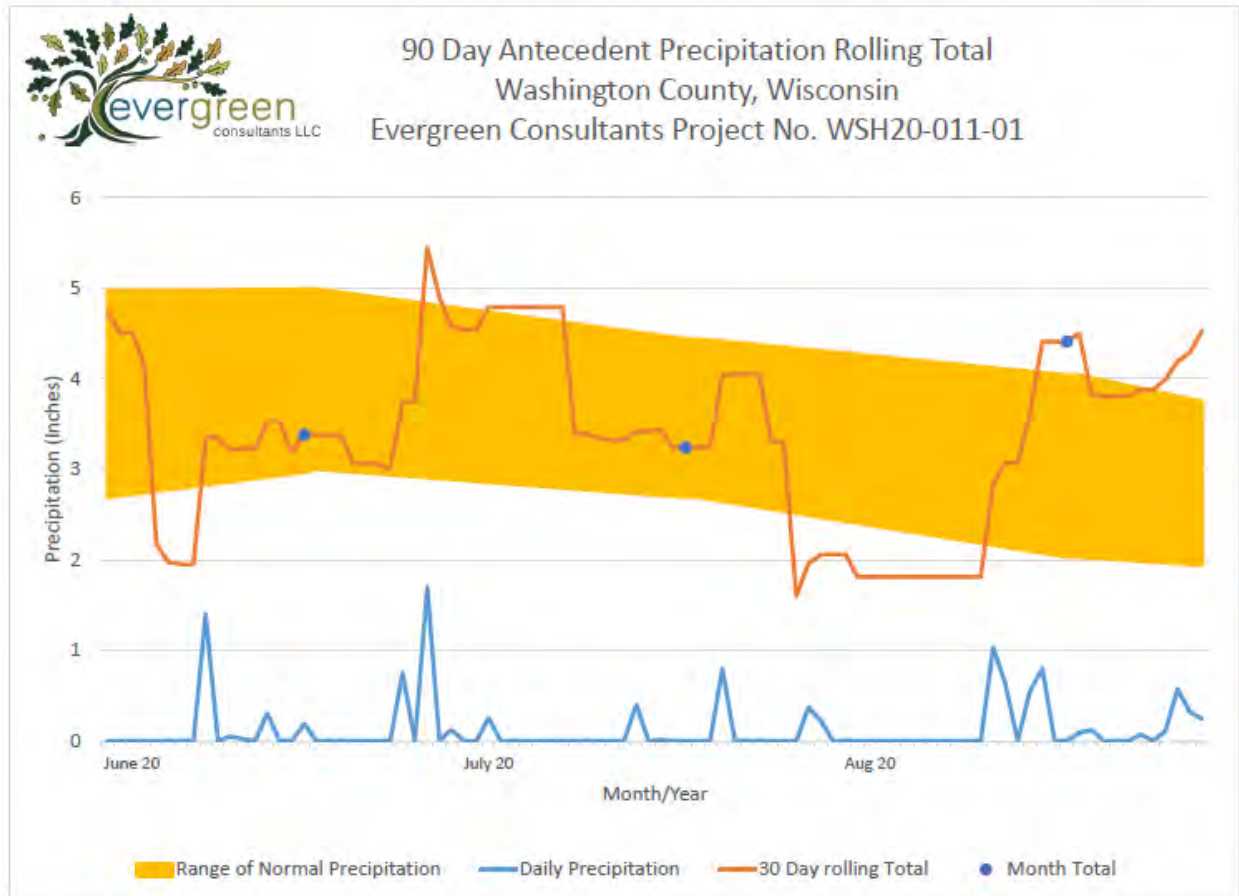


Chart 1. 90 Day Antecedent precipitation Rolling Total Summary between June-September 2020 in Washington County, Wisconsin

NRCS method - Rainfall Documentation Worksheet Hydrology Tools for Wetland Determination NRCS Engineering Field Handbook Chapter 19			
Date	9/16/2020	Landowner/Project	WSH20-011-01
Weather Station	Hartford 2 W, WI	State	Wisconsin
County	Washington County	Growing Season	yes
Photo/obs Date	9/11/2020	Soil Name	Cw- Colwood silt loam

shaded cells are locked or calculated	Long-term rainfall statistics (from WETS table or State Climatology Office)								
	Month	30% chance <	30% chance >	Precip	Condition Dry, Wet, Normal	Condition Value	Month Weight Value	Product of Previous 2 Columns	
	1st Prior Month*	June	2.48	4.98	4.10	N	2	3	6
	2nd Prior Month*	July	3.00	4.99	4.29	N	2	2	4
	3rd Prior Month*	August	2.89	4.44	3.78	N	2	1	2
*compared to photo/observation date								Sum	12

Note: If sum is	
6 - 9	prior period has been drier than normal
10 - 14	prior period has been normal
15 - 18	prior period has been wetter than normal

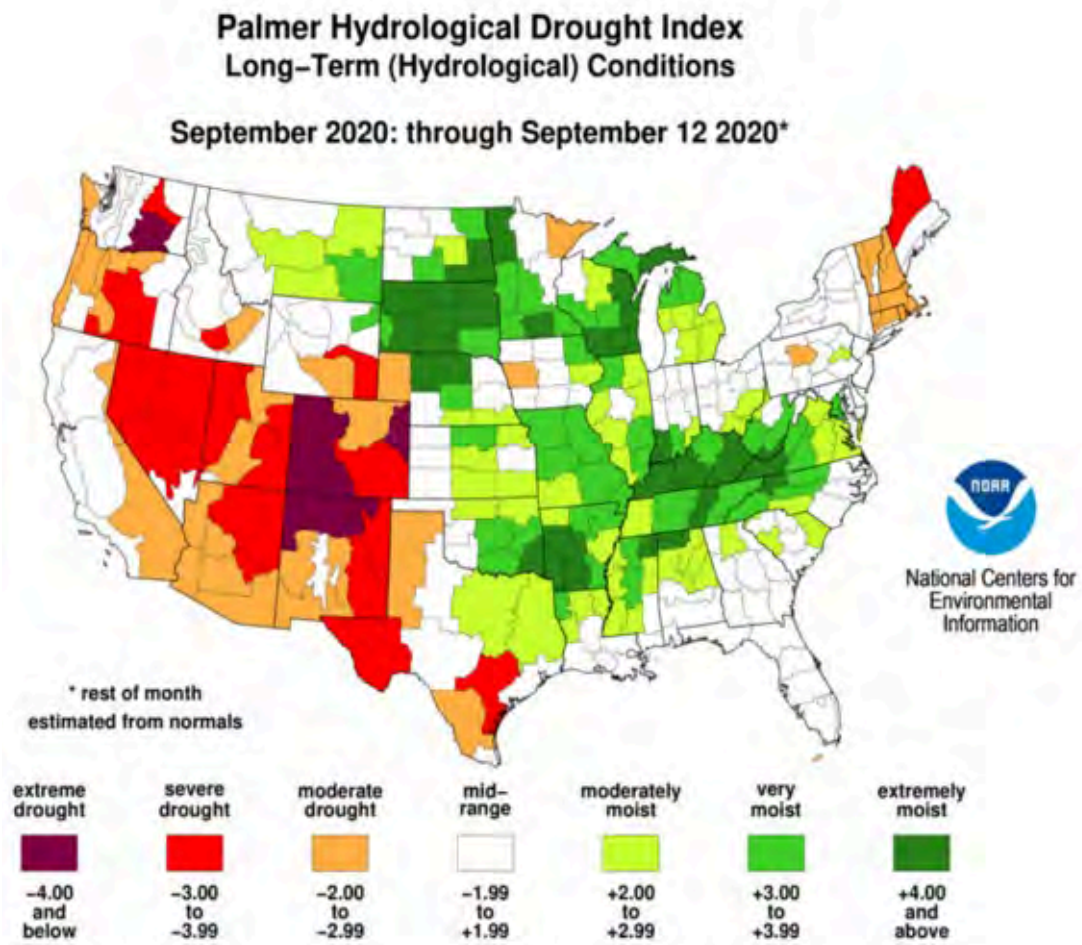
Condition value:
Dry =1
Normal =2
Wet =3

Conclusions:	prior period has been normal
--------------	------------------------------

Table 1. Precipitation Summary between June and August 2020 in Washington County, Wisconsin

Precipitation values are measured in inches.

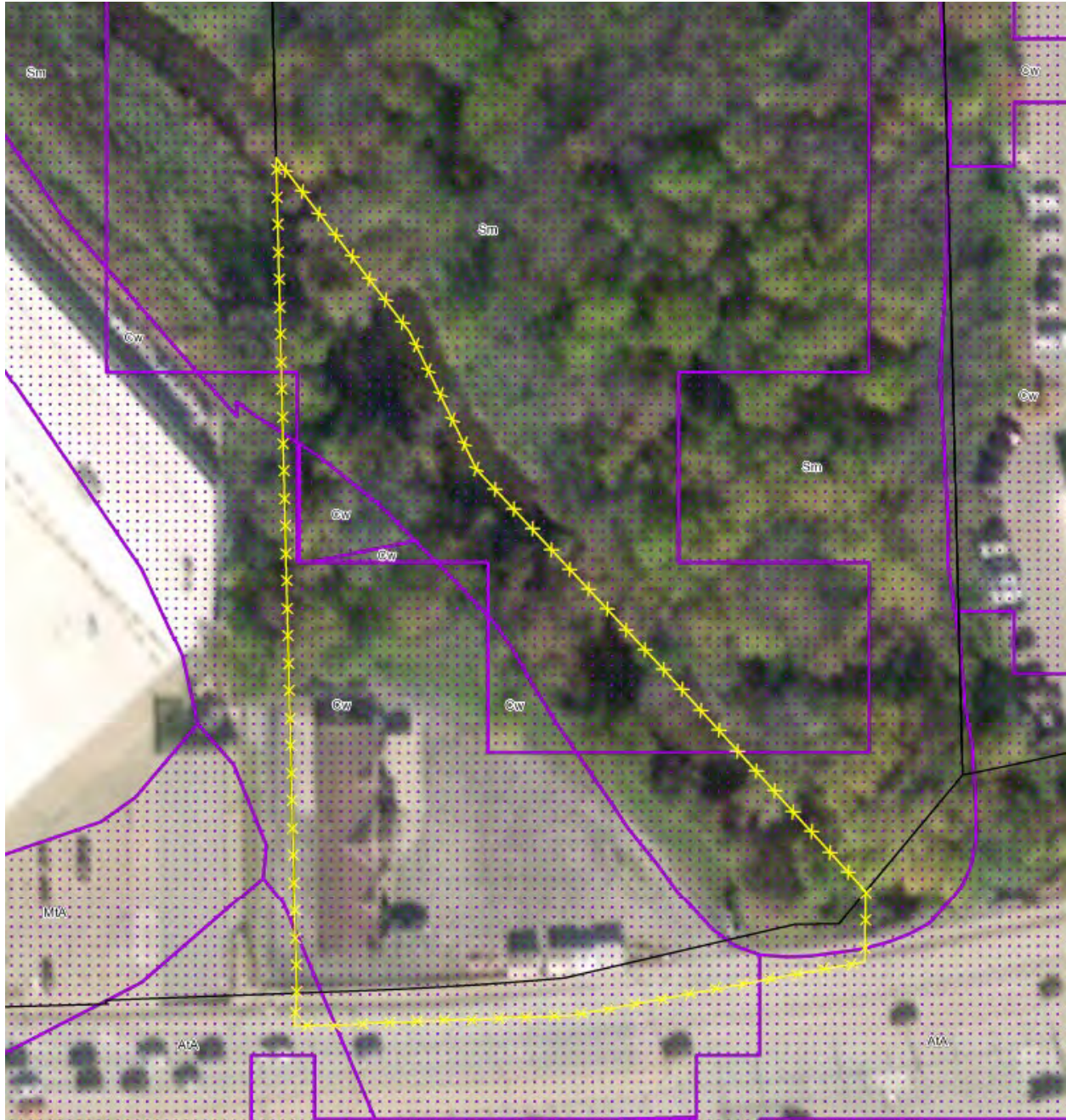
Sources: National Oceanic & Atmospheric Administration, Midwest Regional Climate Center



Sources: National Oceanic & Atmospheric Administration, Palmer Hydrological Drought Index
 The index shows that area as extremely moist.

3.4 Wetland Mapping

The Wisconsin Wetland Inventory (WWI), viewed via the Surface Water Data Viewer, and the National Wetland Inventory (NWI) were reviewed. The Surface Water Data Viewer shows the Site having hydric soil indicators throughout the entire site.



Surface Water Data Viewer



National Wetland Inventory Map

The National Wetland Inventory Map shows an freshwater forested/shrub wetland along the northeast portion of the site. The surface Water Data Viewer and National Wetland Inventory Maps are in Appendix A.

3.5 Mapped Soils

The NRCS Web Soil Survey of Washington County, Wisconsin, indicate the presence of the following soil types:



Report—Hydric Soils

Hydric Soils—Washington County, Wisconsin				
Map symbol and map unit name	Component	Percent of map unit	Landform	Hydric criteria
AtA—Ashkum silty clay loam, 0 to 2 percent slopes				
	Ashkum, drained	92	End moraines, ground moraines	2
	Peotone, drained	5	Depressions on ground moraines	2
Cw—Colwood silt loam, 0 to 2 percent slopes				
	Colwood	85	Lakebeds (relict)	2, 3
	Pella	8	Drainageways	2, 3
	Palms	7	Depressions	1, 3
MtA—Mequon silt loam, 1 to 3 percent slopes				
	Ashkum	10	Depressions	2, 3

Report—Taxonomic Classification of the Soils

[An asterisk by the soil name indicates a taxadjunct to the series]

Taxonomic Classification of the Soils—Milwaukee and Waukesha Counties, Wisconsin	
Soil name	Family or higher taxonomic classification
Ashkum	Fine, mixed, superactive, mesic Typic Endoaquolls
Colwood	Fine-loamy, mixed, active, mesic Typic Endoaquolls
Hochheim	Fine-loamy, mixed, active, mesic Typic Argiudolls
Pella	Fine-silty, mixed, superactive, mesic Typic Endoaquolls

Taxonomic Classification of the Soils—Washington County, Wisconsin	
Soil name	Family or higher taxonomic classification
Ashkum	Fine, mixed, superactive, mesic Typic Endoaquolls
Colwood	Fine-loamy, mixed, active, mesic Typic Endoaquolls
Hochheim	Fine-loamy, mixed, active, mesic Typic Argiudolls
Mequon	Fine, mixed, superactive, mesic Udollic Endoaqualfs
Theresa	Fine-loamy, mixed, superactive, mesic Typic Hapludalfs

Note: NRCS County Soil Survey Report is in Appendix E.

4.0 FIELD INVESTIGATIONS

One wetland area was identified during fieldwork:

- Wetland 1 is a wooded stream terrace adjacent to the Menomonee River and is 4,250 square feet within the Site Boundary.

Determination Forms are in Appendix G.

Wetland 1: Wetland 1 (4,250 sq. ft. within the Site Boundary) is a wooded stream terrace adjacent to the Menomonee River and extends beyond the Site boundary to the north, east, and west.



Wetland 1 would be considered **T3/S3/E2Kw** (forested, broad-leaved deciduous/ scrub-shrub, broad-leaved deciduous/ emergent-wet meadow, narrow-leaved persistent with wet soil, palustrine, floodplain complex). The wetland boundary for Wetland 1 is located along a topography break within a stream terrace. The stream terrace is adjacent to the Menomonee River and is approximately 3 to 4 feet lower than the adjacent upland and 1.5 feet higher than the current water level of the river. The wetland meets wetland criteria for hydrophytic vegetation, hydric soil, and wetland hydrology.

The primary hydrology indicator observed in Wetland 1 includes drift deposits (B3). The secondary hydrology indicators observed in Wetland 1 include geomorphic position (D2) and a positive FAC-neutral test (D5). The stream terrace/wetland 1 floods during high water periods.



Photo taken standing near T1A facing east along the Menomonee River.



Photo taken near T2A facing north towards the Menomonee River.

The dominant hydrophytic vegetation observed:

- *Phalaris arundinacea* (reed canary grass, FACW)
- *Acer negundo* (boxelder maple, FAC)
- *Vitis riparia* (riverbank grape, FAC)
- *Rhamnus cathartica* (common buckthorn, FAC)
- *Fraxinus pennsylvanica* (green ash, FACW)
- *Salix interior* (sandbar willow, FACW)
- *Cornus alba* (red osier dogwood, FACW)
- *Laportea canadensis* (Canadian wood nettle, FACW)

The soil in Wetland 1 meets hydric soil indicators depleted below dark surface (A11) and redox dark surface (F6). Depleted below dark surface (A11) was observed by the soils having a depleted layer, starting at least twelve inches from the dark soil surface and being at least six inches thick. The soils observed presented redox dark surface (F6), with a dark surface with prominent or distinct redoximorphic features within a layer at least four inches thick.

Upland: Upland within the Site is hillslope, sloping down to the stream terrace. Within the southwest corner of the Site is a building and associated parking lot. Most of the Site was filled/graded during development. The area near T2B had a lot of brick, rock, and glass visible on the surface.



Upland hillslope, sloping north to the stream terrace. Brick, rock, and glass on the surface. Area was likely filled during the development of the building and parking lot on the Site.



West property line facing south.



Mowed lawn adjacent to the stream terrace.

4.1 Hydrology Assessments with Aerial Photographs

Aerial photographs from 1937, 1941, 1950, 1963, 1970, 1979-2002, 2005-2008, 2010-2011, 2013-2015, 2017, and 2018 were reviewed. The 1937 aerial photograph shows the Site having a farm on the southwest corner of the Site having a farm within clear cropland in the east, with the Menomonee River to the north. The 1980 aerial photograph has visible fill piles in the southeast corner of the Site.

4.2 Rare Species and Natural Communities

No species or communities of concern were observed during site activities.

4.3 Mapping

The wetland boundaries were flagged with pink flags. Benjamin La Count, a Professional Land Surveyor, surveyed the wetland boundary. The surveyed wetland boundaries are shown on the Wetland Delineation Map located in Appendix A, Site Maps.

5.0 CONCLUSIONS

Investigation of the area determined that wetlands exist as shown on the attached figures and Wetland Delineation Map. The wetlands identified for this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers, state regulation under the jurisdiction of Wisconsin DNR, and local jurisdiction under Washington County, and the Village of Germantown.

One wetland area was identified during fieldwork:

- Wetland 1 is a wooded stream terrace adjacent to the Menomonee River and is 4,250 square feet within the Site Boundary.

6.0 DISCLAIMER

If wetlands are proposed to be impacted a Section 404 Letter of Permission Authorization will need to be obtained from USACE and according to Section 281.36, Wisconsin Statutes and NR 299 and NR 103, Wisconsin Administrative Code a permit from the WDNR would be necessary.

Benjamin J LaCount is a WDNR Professionally Assured Wetland Delineator and WDNR concurrence is granted for five years.

7.0 REFERENCES

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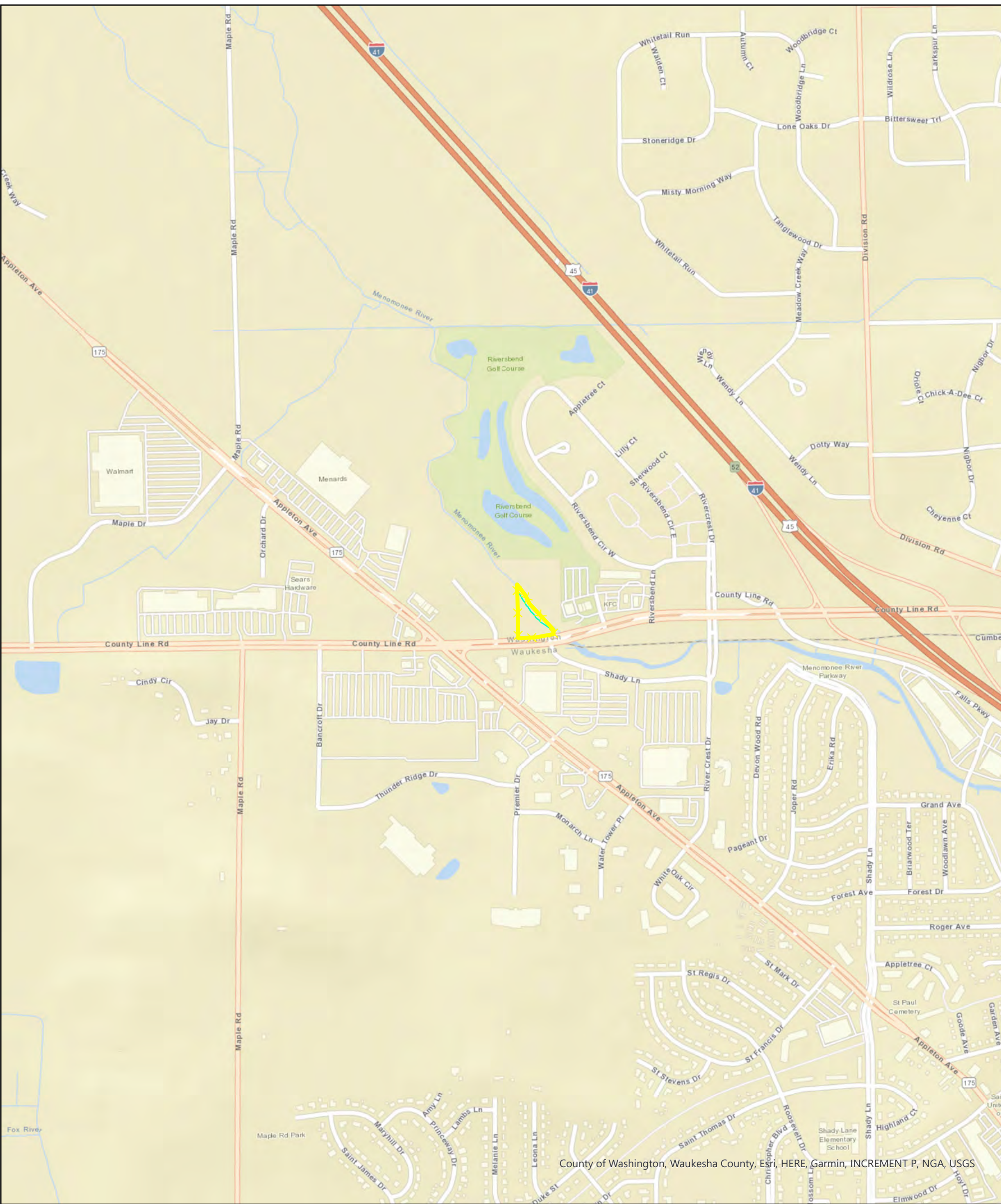
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Appendix A:

Site Maps

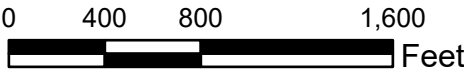
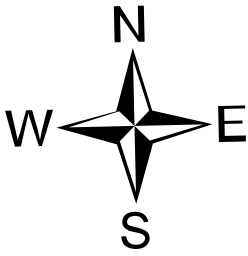


County of Washington, Waukesha County, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

County Line Road
Site Location Map
N96W18058 County Line Road
Village of Germantown
Washington County, WI

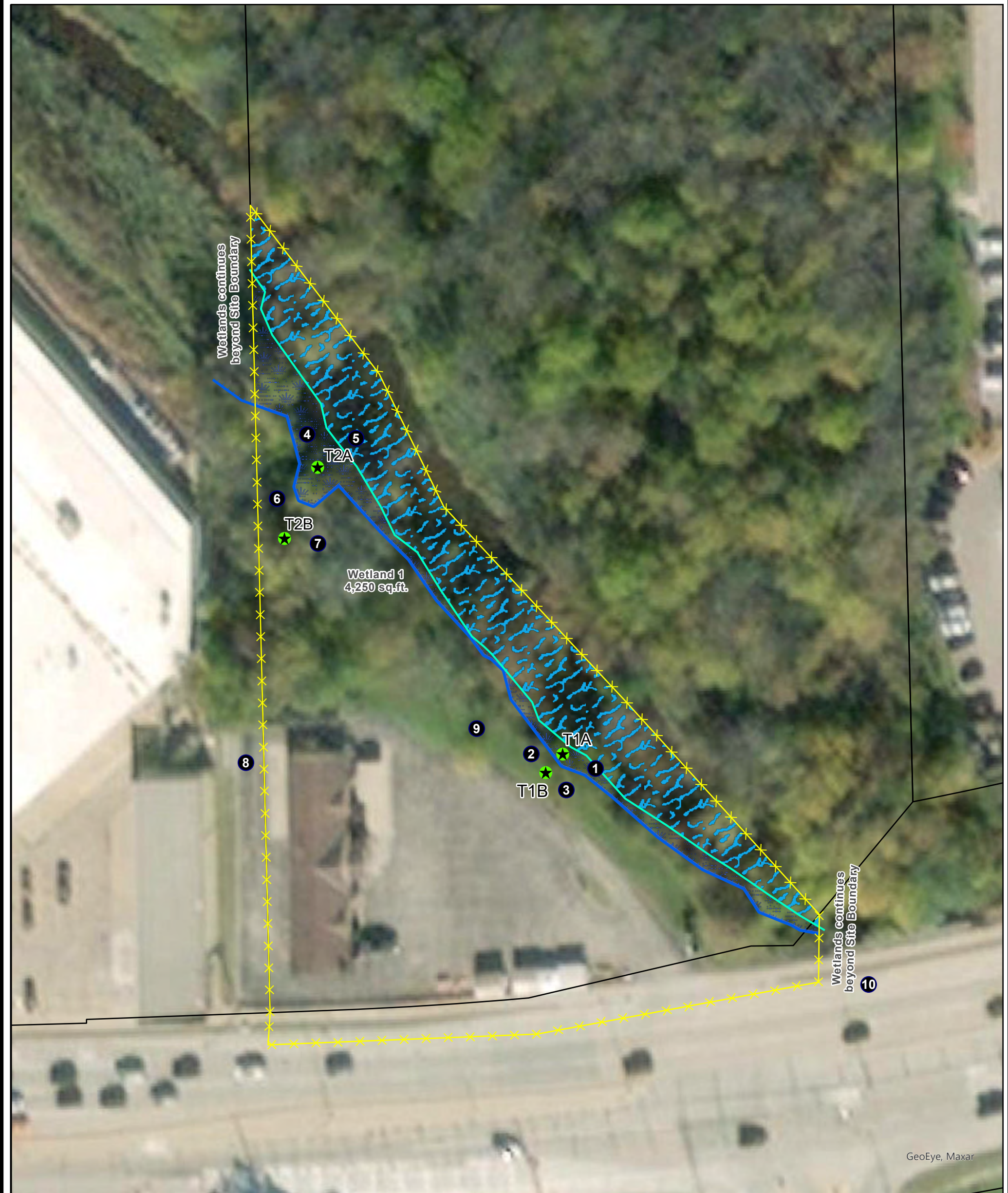
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 Site Boundary



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GeoEye, Maxar

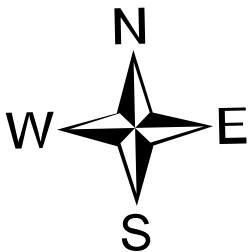
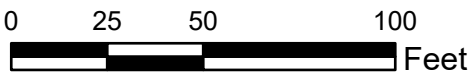
Legend

- Site Boundary
- Sample Point
- Picture Location
- Wetland Line
- Wetland
- Approximate OHWM
- Open Water/River
- Parcels

Wetland Delineation was conducted by Benjamin LaCount, PLS, Wetland Scientist, WDNR Professionally Assured Wetland Delineator with assistance from Shyann Banker, Environmental Specialist.

County Line Road
Wetland Delineation Map
N96W18058 County Line Road
Village of Germantown
Washington County, WI

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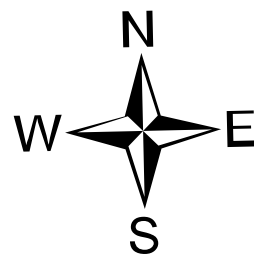
Legend

- Site Boundary
- Wetland Line
- Wetland
- Approximate OHWM
- Open Water/ River
- WDNR Protective Area
- Parcels

County Line Road Wetland Delineation Map WDNR Protective Areas N96W18058 County Line Road Village of Germantown Washington County, WI

Project: WSH20-011-01

0 25 50 100
Feet

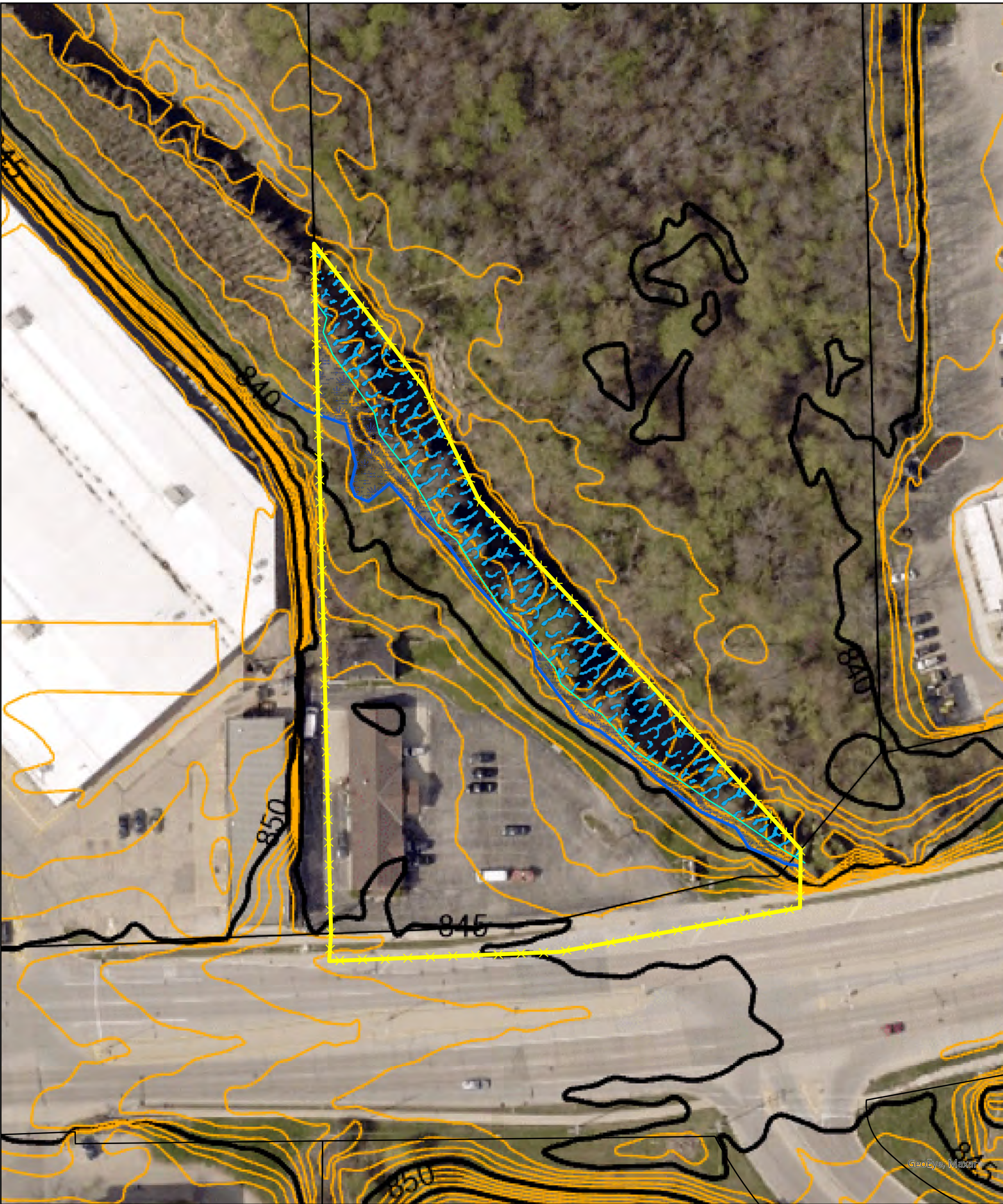


Wetland Delineation was conducted by Benjamin LaCount, PLS, Wetland Scientist, WDNR Professionally Assured Wetland Delineator with assistance from Shyann Banker, Environmental Specialist.



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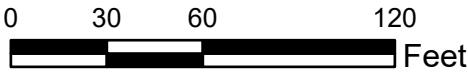
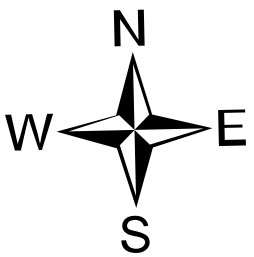


Legend

- Site Boundary
- Wetland Line
- Wetland
- Open Water/ River
- Approximate OHWM
- Parcels

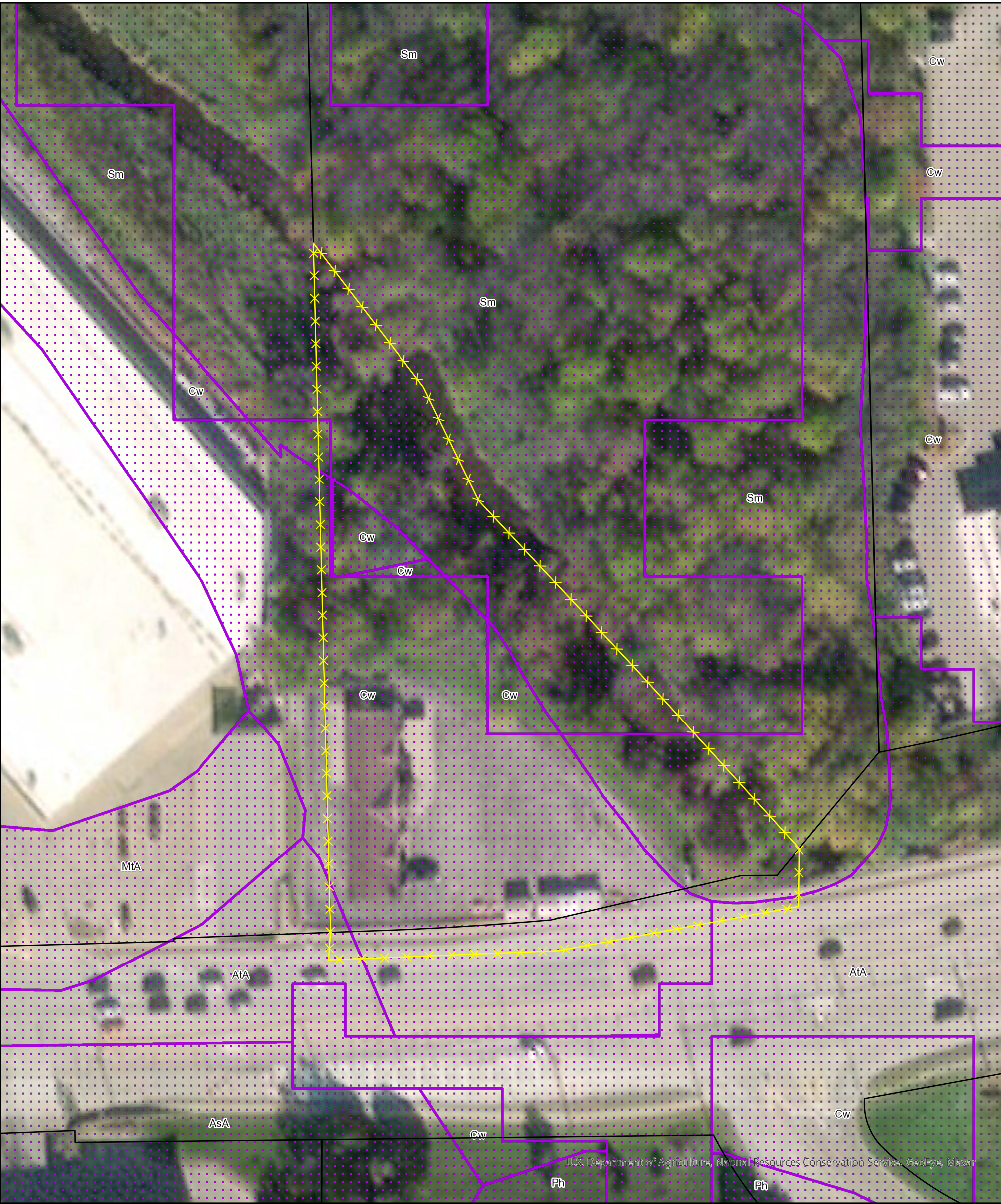
County Line Road Topographic Map N96W18058 County Line Road Village of Germantown Washington County, WI

Project: WSH20-011-01



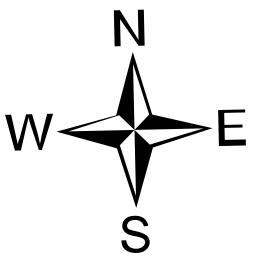
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U.S. Department of Agriculture, Natural Resources Conservation Service, GeoEye, Maxar

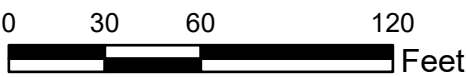
County Line Road
Surface Water Data Viewer Map
N96W18058 County Line Road
Village of Germantown
Washington County, WI



Legend

- Site Boundary
- Parcels
- Wetland Indicators
 - USDA Wetspots
 - Maximum Extent Wetland Indicators

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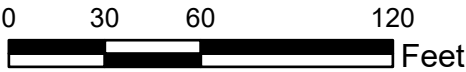
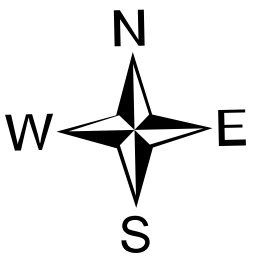
U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov,
GeoEye, Maxar

Legend

- Site Boundary
- Parcels
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

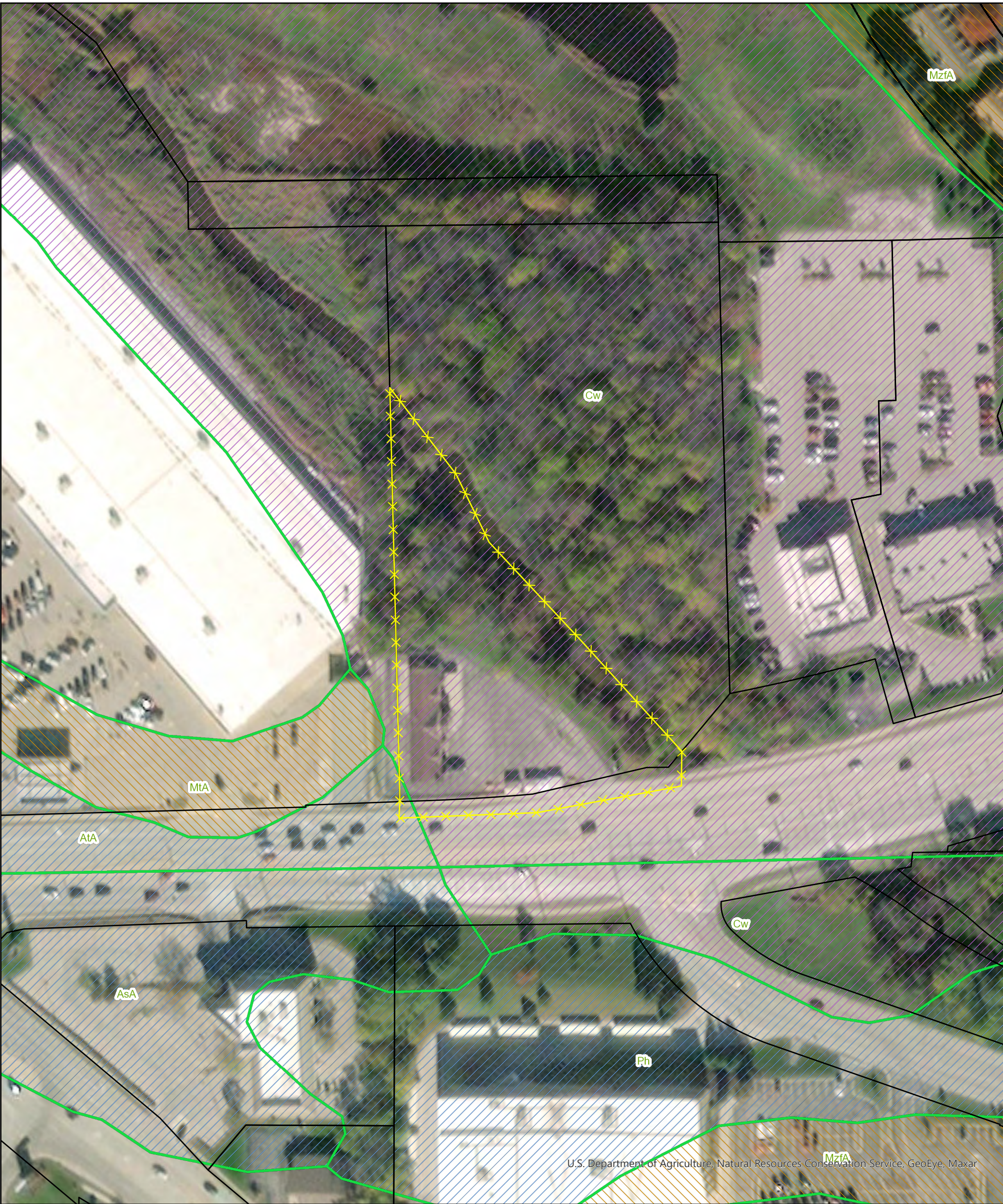
County Line Road
National Wetland Inventory Map
N96W18058 County Line Road
Village of Germantown
Washington County, WI

Project: WSH20-011-01



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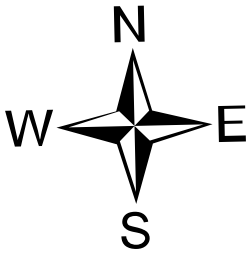
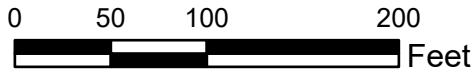
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County Line Road
NRCS Hydric Rating Map
N96W18058 County Line Road
Village of Germantown
Washington County, WI

Legend

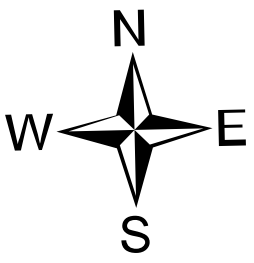
- Site Boundary
- Parcels
- Hydric
- Predominantly Hydric
- Partially Hydric
- Predominantly Non-Hydric



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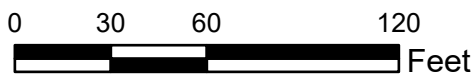
County Line Road
NRCS Soils Map Units
N96W18058 County Line Road
Village of Germantown
Washington County, WI



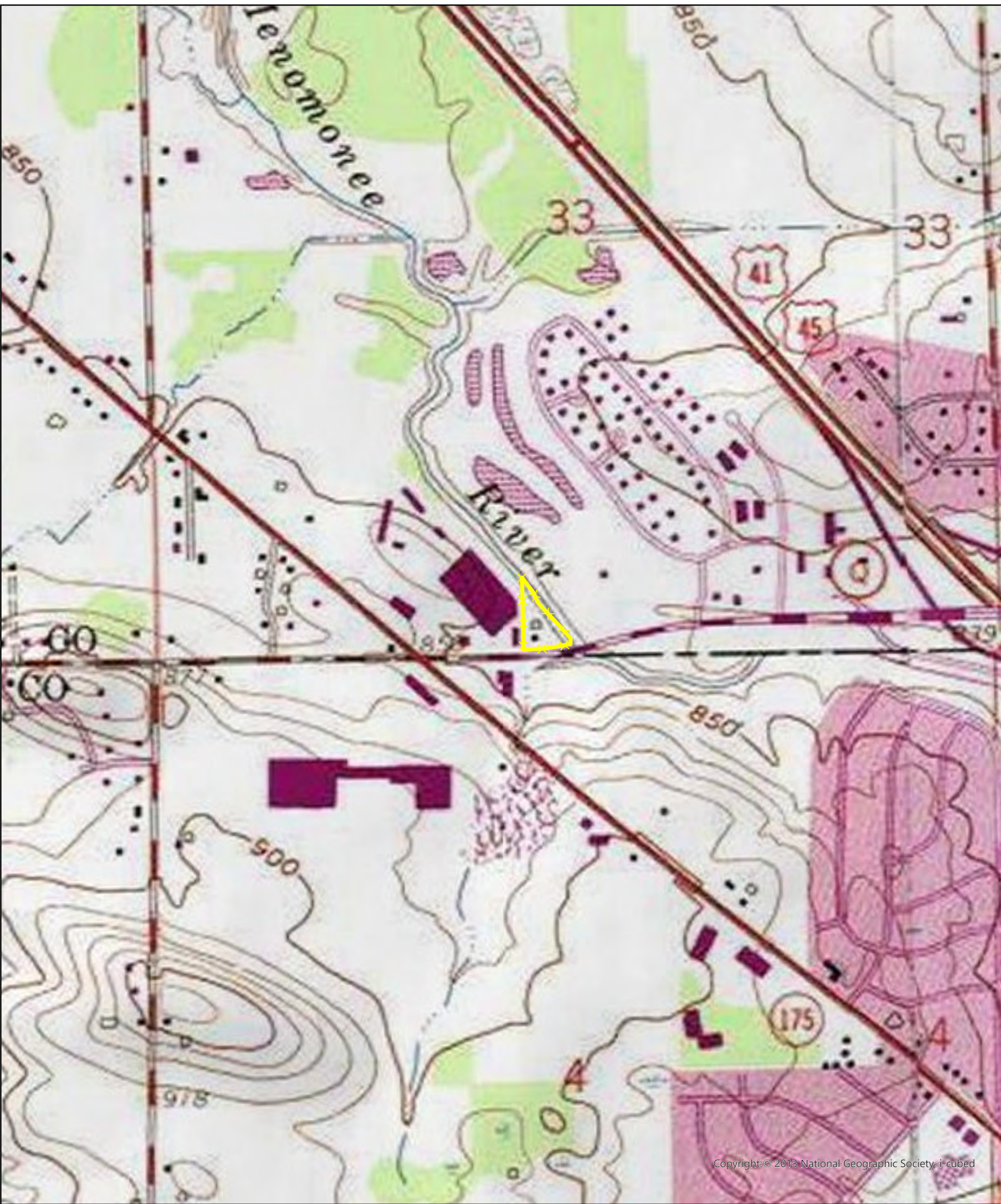
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- Site Boundary
- Parcels
- USA Soils Map Units

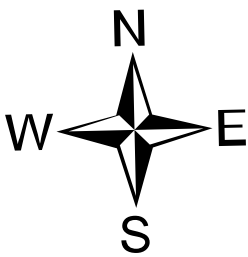
Project: WSH20-011-01



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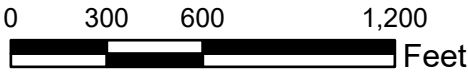
County Line Road
Quadrangle Map
N96W18058 County Line Road
Village of Germantown
Washington County, WI



Legend

 Site Boundary

Project: WSH20-011-01



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Appendix B:

Site Pictures



1- Standing near T1A.



2- Standing near T1B.



3- Standing near T1B.



4- Standing near T2A.



5- Standing near T2A.



6- Standing near T2B.



7- Standing near T2B.



8- Standing near the northwest corner of the building.



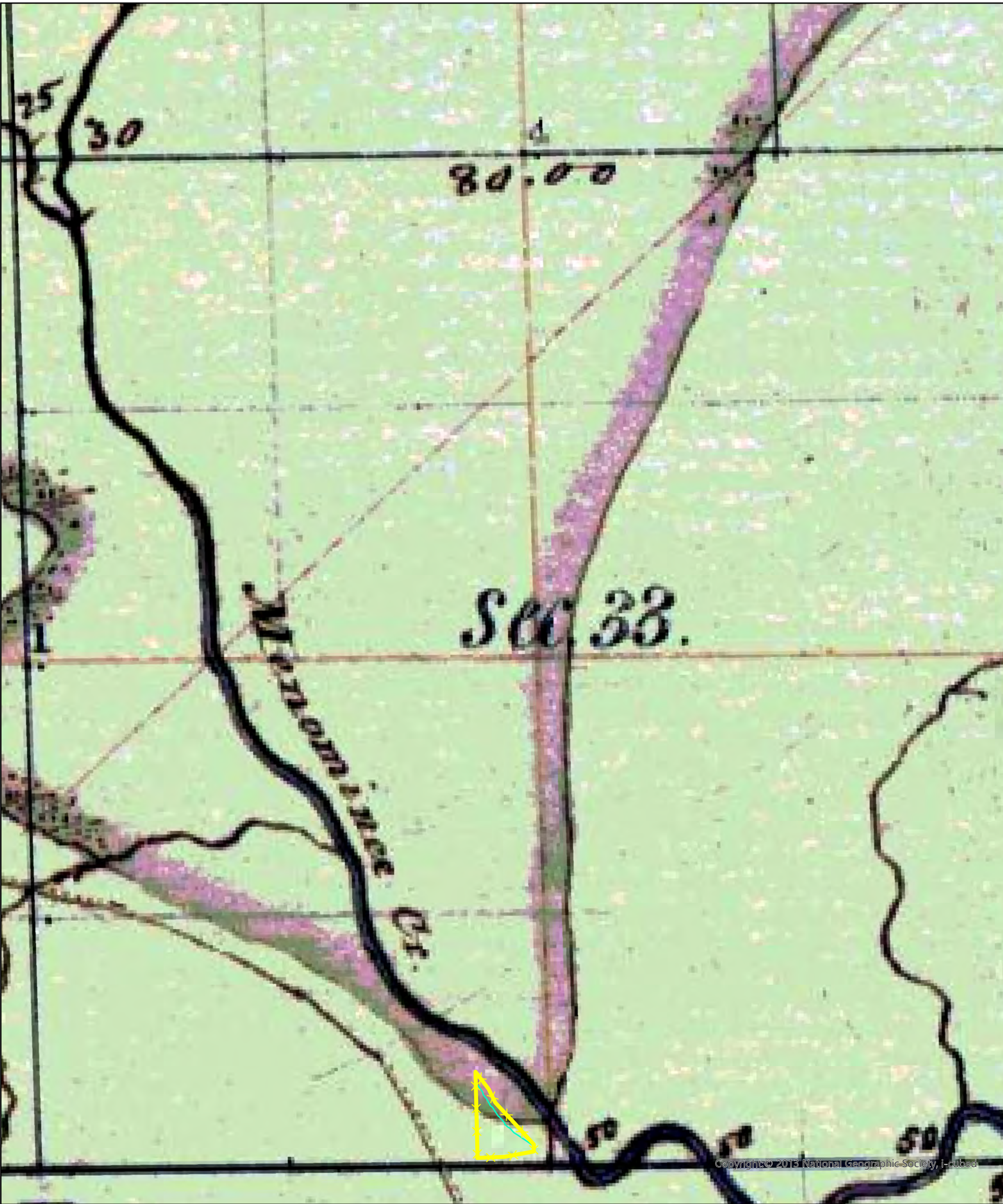
9- Standing near the northeast corner of the parking lot.



10- Standing near the southeast corner of the Site Boundary.

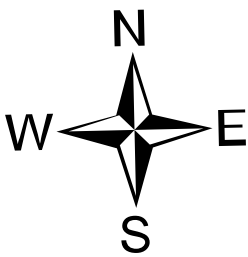
Appendix C:

Original Survey, Notes, and Bordner Map

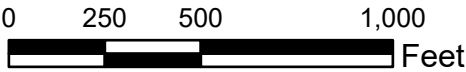


County Line Road
Original Survey
N96W18058 County Line Road
Village of Germantown
Washington County, WI

Project: WSH20-011-01



Legend
Site Boundary



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Range No. 20 E, 4th Meridian. 46

West South Side Section 33

1.00 Menominee River to c S.E.

3.70 Elm 14 in Diameter

4.00 Menominee River to c E. N.E.

26.00 Do " 500 E. S.E.

33.00 Do " 500 E. N.E.

39.50 Do " 500 S.E.

40.00 Set quarter Section Post

Elm 8 S 39 E 12

Do 10 N 82 1/2 W 25

44.95 Sugar 10 in Diameter

48.00 Trail c N.W.

80.00 Set Post Corner Sections 32 & 33

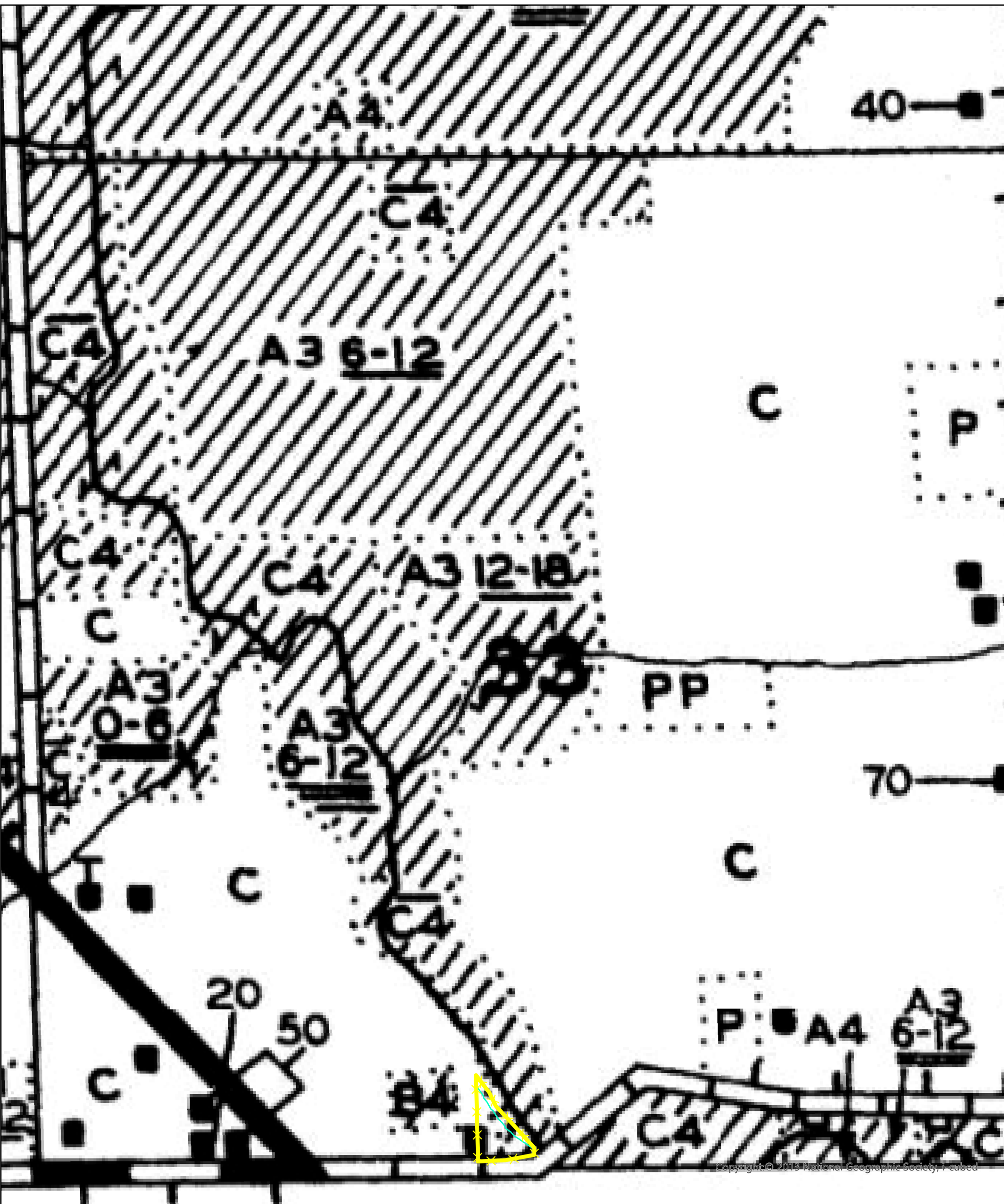
Beech 11 N 55 E 42

White Ash 8 N 36 W 12

Land rolling first & second
rate - White and Black Oak

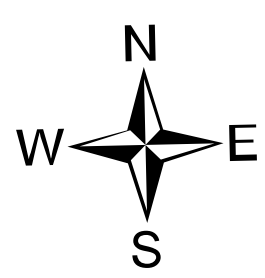
Syrup Sugar Beech Ironwood

Ash Elm and White Walnut - Pick
ly Ash and Haxle.



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County Line Road
Bordner Map
N96W18058 County Line Road
Village of Germantown
Washington County, WI



Legend
Site Boundary

Project: WSH20-011-01



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LEGEND

UPLAND FOREST NUMERALS 1-2	LOWLAND FOREST ALL NUMERALS 3	NON-TILLABLE A-PP-CPP-SP-E-A4-C4-E4-A	INFERIOR FOREST POORLY STOCKED WOODLAND B1-C1-D3-D5	OPEN SWAMP ALL NUMERALS 4	TILLABLE LAND C-CS-P	ALL SWAMP LAND NUMERALS 3-4
-------------------------------	----------------------------------	--	---	------------------------------	-------------------------	--------------------------------

FOREST PLANTING RECOMMENDED

LAND COVER

..... COVER BOUNDARY	C CLEARED CROP LAND	D3 BALSAM
A ABANDONED	C1 POPLAR WITH WHITE BIRCH	D4 LEATHER LEAF
A1 UPLAND HARDWOODS	C1 INFERIOR C1	D5 RECENT BURN
A2 HEMLOCK WITH HARDWOOD	C2 NORWAY PINE	D5 DEAD TIMBER
A3 SWAMP HARDWOODS	C3 TAMARACK	E1 PIN CHERRY
A4 TAGALDER, WILLOW, DOGWOOD	C4 GRASS MARSH	E4 WEEDY PEAT
ETC.	C4 SEDGE MARSH	F4 CRANBERRY MARSH
B BIRCH	C5 CULTIVATED STUMP LAND	FP FOREST PLANTATION
B1 HARDWOOD WITH CONIFERS	CPP POOR LAND PREVIOUSLY CROPPED	O OPEN
B1 INFERIOR B1	D SCRUB OAK	P PASTURE
B2 WHITE PINE	D1 OAK-HICKORY	PP PERMANENT PASTURE
B3 WHITE CEDAR	D2 JACK PINE	RC RED CEDAR
B4 CAT TAIL MARSH	D3 BLACK SPRUCE	SP STUMP PASTURE
		TG TRUCK GARDEN

MISCELLANEOUS SYMBOLS

Q QUARRY	C CEMETERY	GC GOLF COURSE
G GRAVEL PIT	M MURDER	BD BEAVER DAM
S SPRING	E EROSION	PD PUBLIC DUMP
F FUR FARM	A FIRE TOWER	Y ORCHARD
--- DRAINAGE DITCH	~ INTERMITTENT STREAM	--- CIVIL TOWN BOUNDARY

ROADS

14 FEDERAL HIGHWAY	STATE HIGHWAY	A COUNTY HIGHWAY
	HARD SURFACED ROAD	
	IMPROVED GRAVEL ROAD	
	UNIMPROVED GRAVEL ROAD	
	IMPROVED DIRT ROAD	
	UNIMPROVED DIRT ROAD	
	TRAIL	
	DRIVABLE FIRE LANE	
	NON-DRIVABLE FIRE LANE	
	TELEPHONE LINE	
	POWER LINE	
	RAILROAD	
	ABANDONED RAILROAD	

WOODED AREAS

DENSITY OF STAND	DIAMETER CLASSES
IS INDICATED BY THE LINE OR LINES BELOW THE DIAMETER	NUMERALS 0-3, 3-4 ETC. PLACED AFTER A TIMBER SYMBOL. (DI 6-12)
DI 0-12 ONE LINE=GOOD STAND	INDICATES IN INCHES THE AVERAGE DIAMETER OF THE TREES
DI 1-12 TWO LINES=MEDIUM STAND	BREAST HIGH (4 1/2 FT.) WITHIN A GIVEN COVER AREA
DI 2-12 THREE LINES=POOR STAND	
DI 3-12 FOUR LINES=SCATTERED	

IMPROVEMENTS

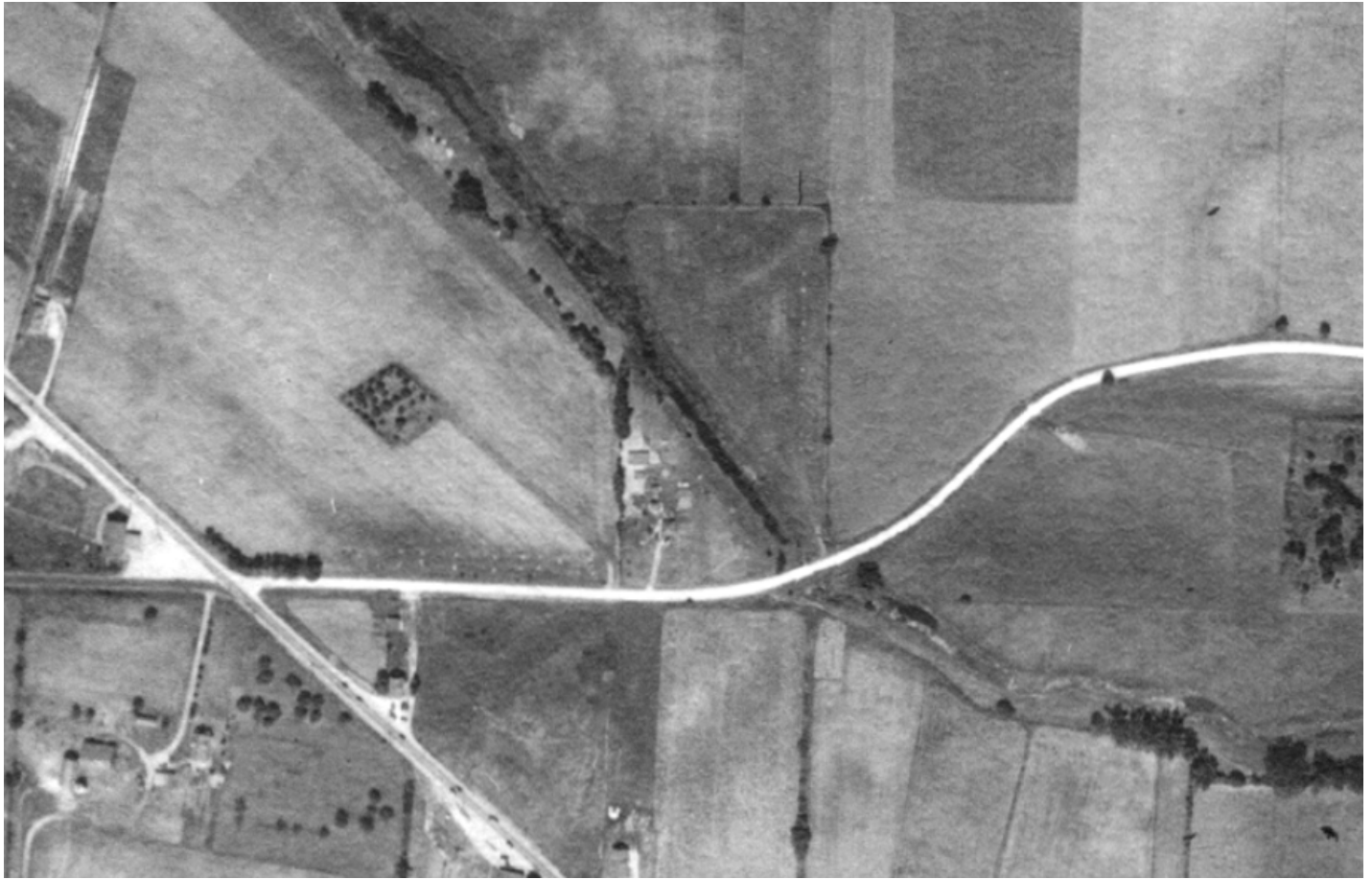
■ OCCUPIED HOUSE
□ VACANT HOUSE
■ SUMMER HOME
■ OCCUPIED SCHOOL
■ VACANT SCHOOL
■ CHURCH
■ TOWN HALL
■ CHEESE FACTORY
■ CREAMERY
■ FILLING STATION OR GARAGE
■ STORE
■ TAVERN
■ HOTEL
■ SAW MILL
■ GRIST MILL
● FARM BLDG LESS THAN 100 FT. FROM CENTER OF ROAD
● LOGGING CAMP
■ INDICATES NO. OF HOUSES IN A GROUP
50 INDICATES THE NUMBER OF FEET BUILDING IS LOCATED FROM CENTER OF ROAD

Appendix D:

Historic Aerial Photographs



Site Boundary



1937 Aerial Photo



1941 Aerial Photo



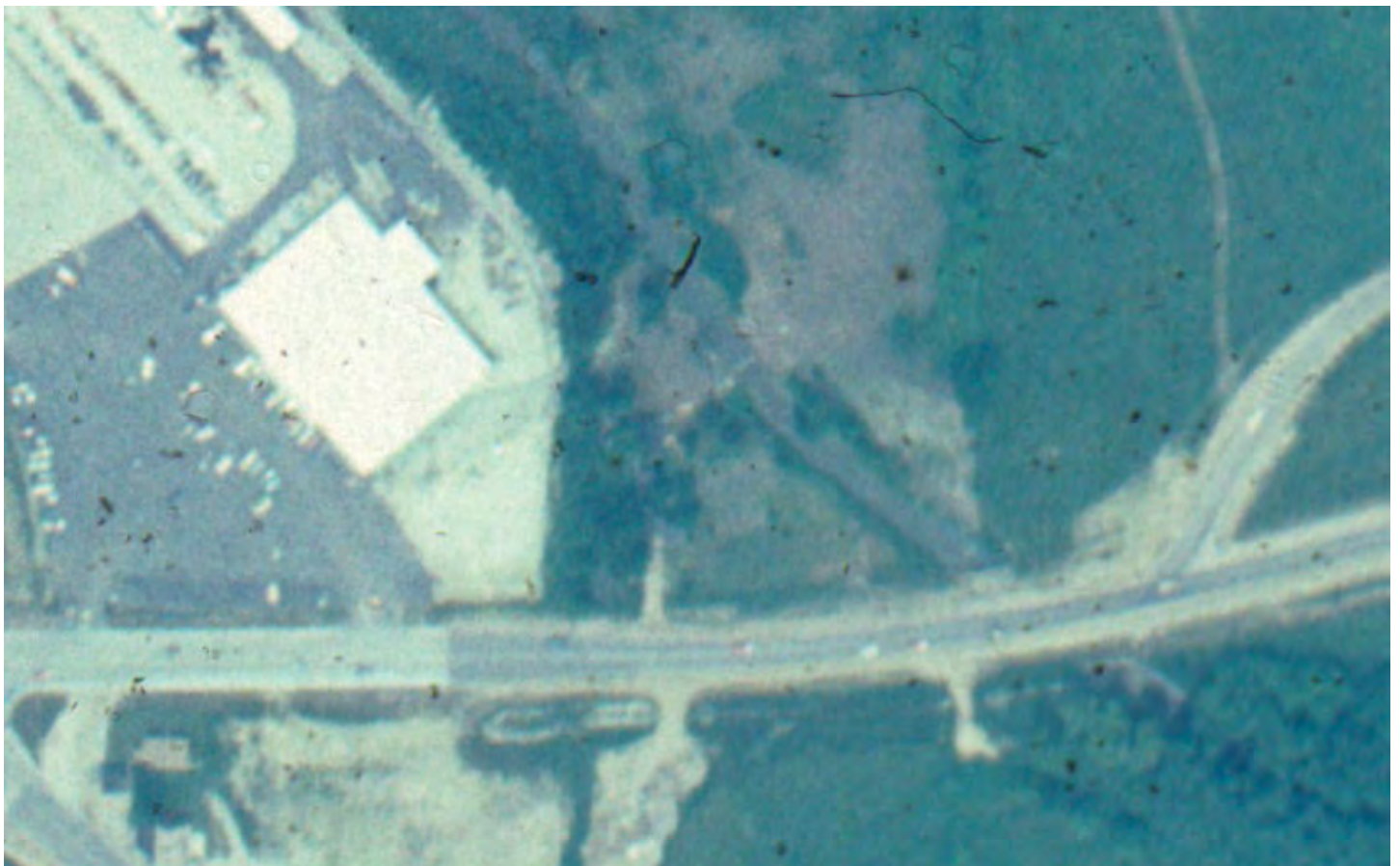
1950 Aerial Photo



1963 Aerial Photo



1970 Aerial Photo



1979 Aerial Photo



1980 Aerial Photo



1981 Aerial Photo



1982 Aerial Photo



1983 Aerial Photo



1984 Aerial Photo



1985 Aerial Photo



1986 Aerial Photo



1987 Aerial Photo



1988 Aerial Photo



1989 Aerial Photo



1990 Aerial Photo



1991 Aerial Photo



1992 Aerial Photo



1993 Aerial Photo



1994 Aerial Photo



1995 Aerial Photo



1996 Aerial Photo



1997 Aerial Photo



1998 Aerial Photo



1999 Aerial Photo



2000 Aerial Photo



2001 Aerial Photo



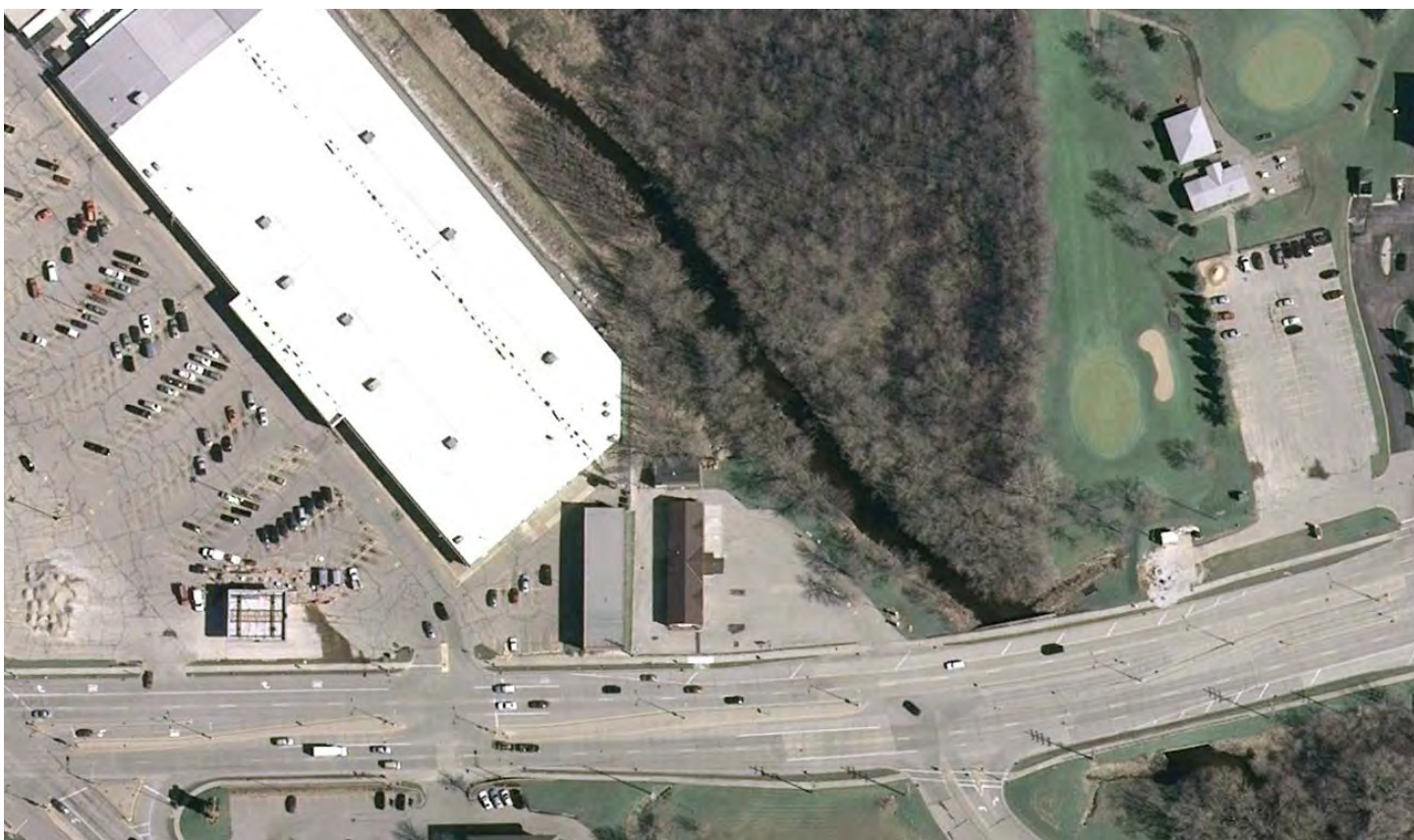
2002 Aerial Photo



2005 Aerial Photo



2006 Aerial Photo



2007 Aerial Photo



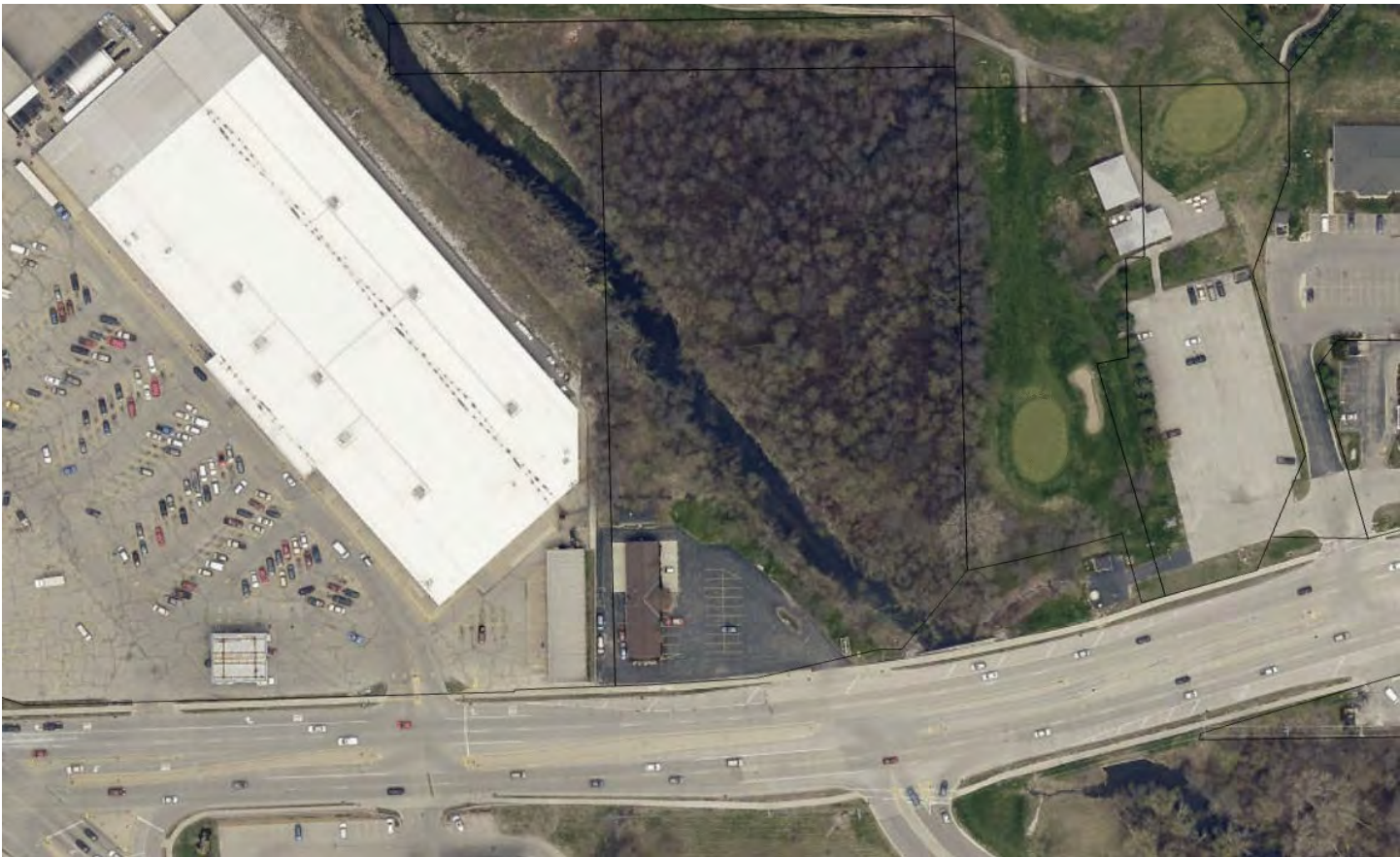
2008 Aerial Photo



2010 Aerial Photo



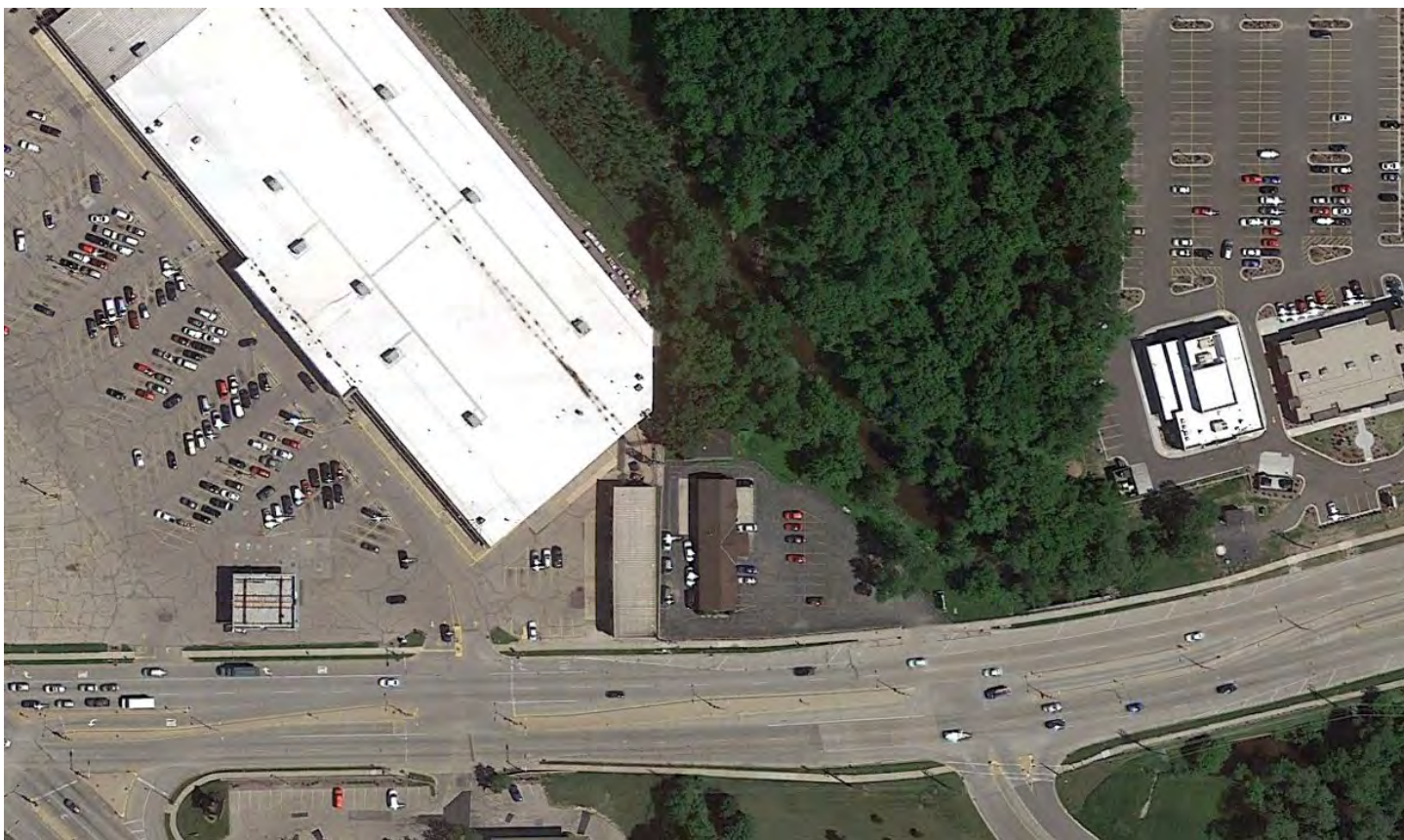
2011 Aerial Photo



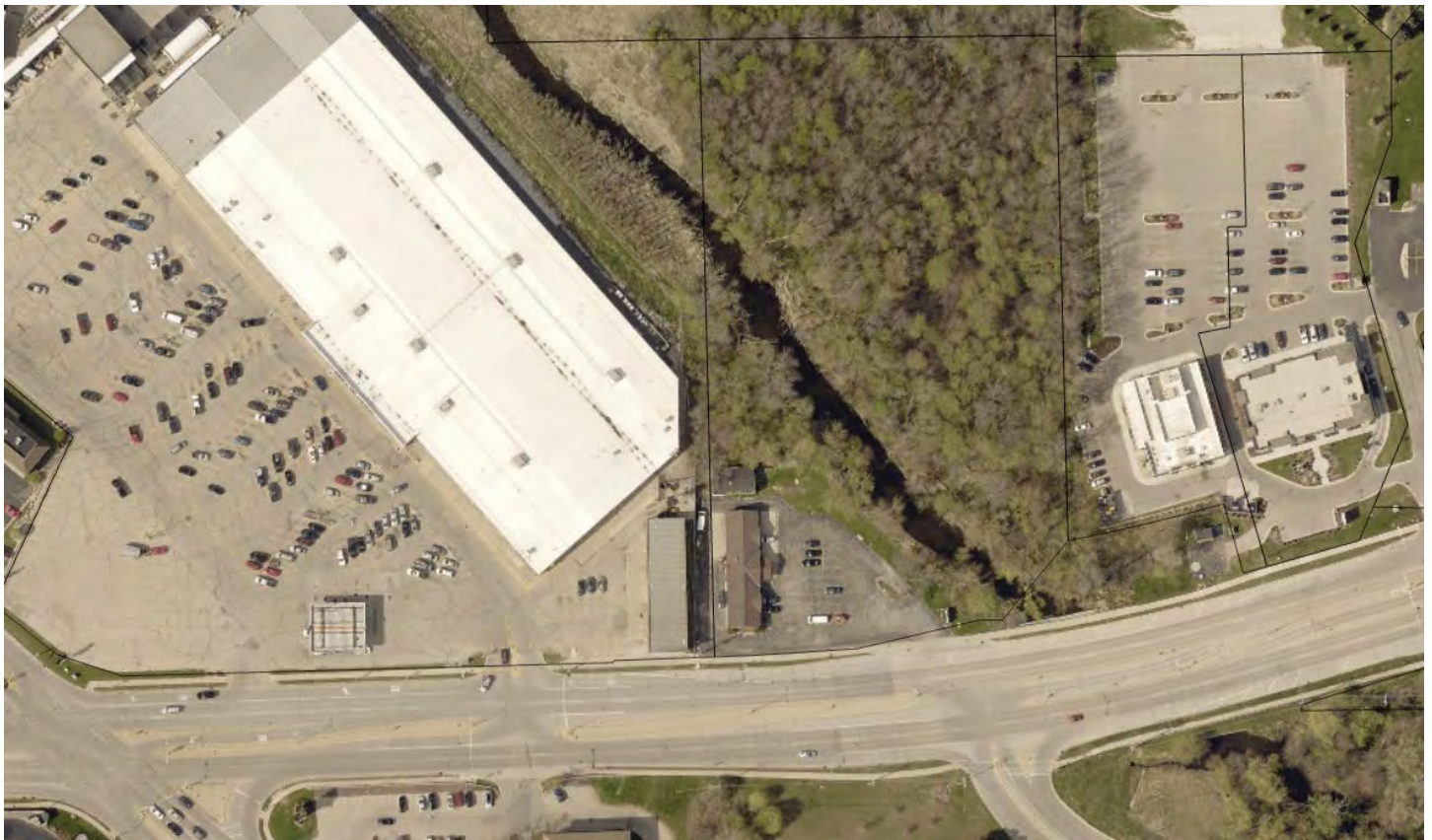
2013 Aerial Photo



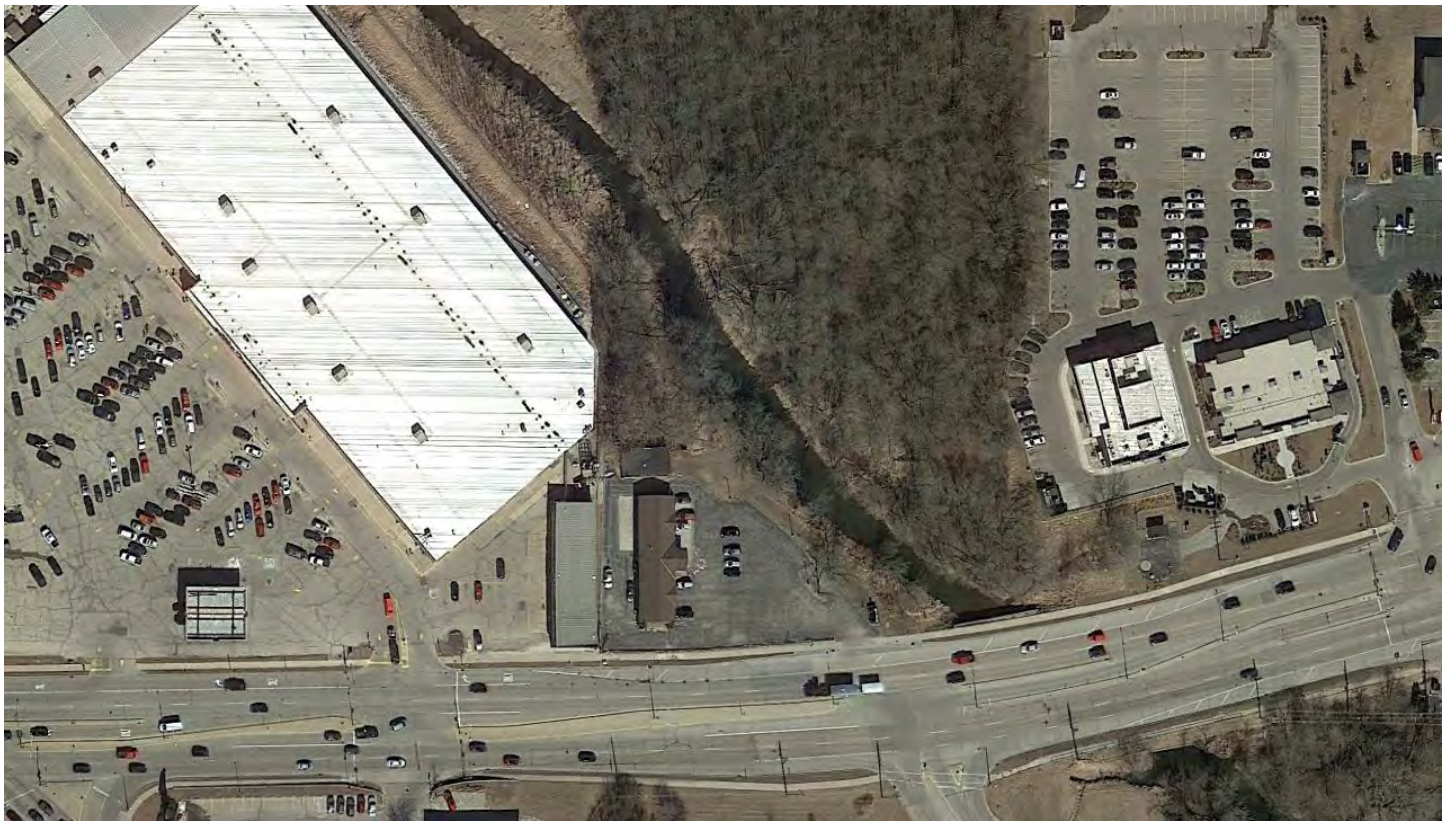
2014 Aerial Photo



2015 Aerial Photo



2017 Aerial Photo



2018 Aerial Photo

Appendix E:

NRCS County Soil Survey Report



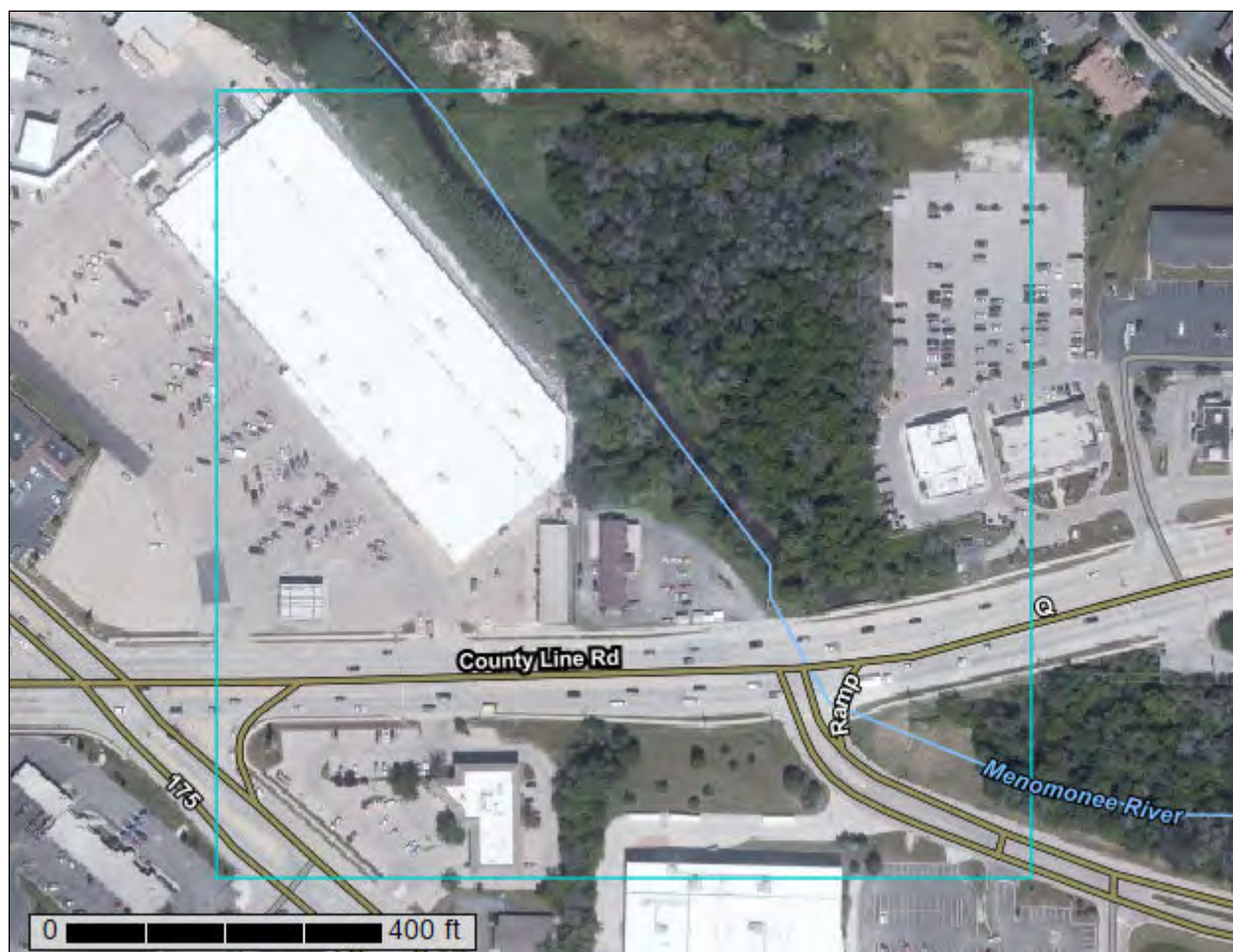
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Milwaukee and Waukesha Counties, Wisconsin, and Washington County, Wisconsin



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Milwaukee and Waukesha Counties, Wisconsin
Survey Area Data: Version 16, Jun 8, 2020

Soil Survey Area: Washington County, Wisconsin
Survey Area Data: Version 20, Jun 8, 2020

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

MAP LEGEND

MAP INFORMATION

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

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

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsA	Ashkum silty clay loam, 0 to 2 percent slopes	2.4	10.2%
Cw	Colwood silt loam, 0 to 2 percent slopes	1.3	5.4%
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	0.1	0.4%
Ph	Pella silt loam, 0 to 2 percent slopes	2.1	8.9%
Subtotals for Soil Survey Area		5.9	25.0%
Totals for Area of Interest		23.7	100.0%

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AtA	Ashkum silty clay loam, 0 to 2 percent slopes	0.9	3.9%
Cw	Colwood silt loam, 0 to 2 percent slopes	12.4	52.2%
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	0.7	3.0%
MtA	Mequon silt loam, 1 to 3 percent slopes	1.0	4.3%
ThB2	Theresa silt loam, 2 to 6 percent slopes, eroded	2.8	11.6%
Subtotals for Soil Survey Area		17.8	75.0%
Totals for Area of Interest		23.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion

Custom Soil Resource Report

of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Milwaukee and Waukesha Counties, Wisconsin

AsA—Ashkum silty clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2ssrw
Elevation: 520 to 930 feet
Mean annual precipitation: 33 to 41 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 160 to 190 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Ashkum, drained, and similar soils: 92 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ashkum, Drained

Setting

Landform: Ground moraines, end moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Clayey colluvium over till

Typical profile

Ap - 0 to 12 inches: silty clay loam
Bg1 - 12 to 29 inches: silty clay
2Bg2 - 29 to 54 inches: silty clay loam
2Cg - 54 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Minor Components

Peotone, drained

Percent of map unit: 5 percent

Landform: Depressions on ground moraines

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow

Hydric soil rating: Yes

Orthents, clayey

Percent of map unit: 2 percent

Landform: Lake plains, ground moraines

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Urban land

Percent of map unit: 1 percent

Landform: Ground moraines

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Cw—Colwood silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tjx2

Elevation: 570 to 1,020 feet

Mean annual precipitation: 31 to 37 inches

Mean annual air temperature: 45 to 48 degrees F

Frost-free period: 110 to 194 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Colwood and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colwood

Setting

Landform: Lakebeds (relict)

Landform position (two-dimensional): Toeslope

Custom Soil Resource Report

Landform position (three-dimensional): Interfluve

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Loamy glaciolacustrine deposits over stratified silt and fine sand
glaciolacustrine deposits

Typical profile

Ap - 0 to 10 inches: silt loam

Bg - 10 to 24 inches: sandy clay loam

2Cg - 24 to 79 inches: stratified very fine sand to silt

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20
to 0.60 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 20 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C/D

Forage suitability group: High AWC, high water table (G095BY007WI)

Other vegetative classification: High AWC, high water table (G095BY007WI)

Hydric soil rating: Yes

Minor Components

Pella

Percent of map unit: 8 percent

Landform: Drainageways

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Palms

Percent of map unit: 7 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

HmC2—Hochheim loam, 6 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2t03r
Elevation: 900 to 1,340 feet
Mean annual precipitation: 31 to 33 inches
Mean annual air temperature: 43 to 46 degrees F
Frost-free period: 135 to 175 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Hochheim, eroded, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hochheim, Eroded

Setting

Landform: Drumlins
Landform position (two-dimensional): Shoulder, summit
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Convex
Across-slope shape: Linear
Parent material: Loamy till and/or calcareous, dense loamy till

Typical profile

Ap - 0 to 7 inches: loam
Bt - 7 to 16 inches: clay loam
C - 16 to 33 inches: gravelly sandy loam
Cd - 33 to 79 inches: gravelly sandy loam

Properties and qualities

Slope: 6 to 12 percent
Depth to restrictive feature: 20 to 40 inches to densic material
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 60 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: D
Forage suitability group: Mod AWC, adequately drained (G095BY005WI)
Other vegetative classification: Mod AWC, adequately drained (G095BY005WI)

Custom Soil Resource Report

Hydric soil rating: No

Minor Components

Theresa

Percent of map unit: 5 percent

Landform: Drumlins

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Hochheim

Percent of map unit: 5 percent

Landform: Drumlins

Landform position (two-dimensional): Backslope, shoulder

Landform position (three-dimensional): Side slope, head slope

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

Ph—Pella silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2t044

Elevation: 590 to 1,100 feet

Mean annual precipitation: 29 to 37 inches

Mean annual air temperature: 43 to 55 degrees F

Frost-free period: 124 to 178 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Pella and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Pella

Setting

Landform: Drainageways

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Silty glaciofluvial deposits over calcareous lacustrine deposits
and/or calcareous loamy till

Typical profile

Ap - 0 to 11 inches: silt loam

Bg - 11 to 38 inches: silty clay loam

Custom Soil Resource Report

2Cg - 38 to 79 inches: stratified loamy sand to silty clay loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.60 to 2.00 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 40 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: Very high (about 12.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B/D

Forage suitability group: High AWC, high water table (G095BY007WI)

Other vegetative classification: High AWC, high water table (G095BY007WI)

Hydric soil rating: Yes

Minor Components

Kendall

Percent of map unit: 7 percent

Landform: Drainageways

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Lamartine

Percent of map unit: 6 percent

Landform: Drainageways

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Palms, muck

Percent of map unit: 2 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Washington County, Wisconsin

AtA—Ashkum silty clay loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2ssrw
Elevation: 520 to 930 feet
Mean annual precipitation: 33 to 41 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 160 to 190 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Ashkum, drained, and similar soils: 92 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ashkum, Drained

Setting

Landform: End moraines, ground moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Clayey colluvium over till

Typical profile

Ap - 0 to 12 inches: silty clay loam
Bg1 - 12 to 29 inches: silty clay
2Bg2 - 29 to 54 inches: silty clay loam
2Cg - 54 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Moderate (about 8.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Ecological site: R110XY024IL - Pondered Depressional Sedge Meadow
Hydric soil rating: Yes

Minor Components

Peotone, drained

Percent of map unit: 5 percent

Landform: Depressions on ground moraines

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow

Hydric soil rating: Yes

Orthents, clayey

Percent of map unit: 2 percent

Landform: Lake plains, ground moraines

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Urban land

Percent of map unit: 1 percent

Landform: Ground moraines

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Cw—Colwood silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tjx2

Elevation: 570 to 1,020 feet

Mean annual precipitation: 31 to 37 inches

Mean annual air temperature: 45 to 48 degrees F

Frost-free period: 110 to 194 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Colwood and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colwood

Setting

Landform: Lakebeds (relict)

Landform position (two-dimensional): Toeslope

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Landform position (three-dimensional): Interfluve

Down-slope shape: Concave

Across-slope shape: Concave

Parent material: Loamy glaciolacustrine deposits over stratified silt and fine sand
glaciolacustrine deposits

Typical profile

Ap - 0 to 10 inches: silt loam

Bg - 10 to 24 inches: sandy clay loam

2Cg - 24 to 79 inches: stratified very fine sand to silt

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Poorly drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20
to 0.60 in/hr)

Depth to water table: About 0 inches

Frequency of flooding: None

Frequency of ponding: Frequent

Calcium carbonate, maximum content: 20 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: C/D

Forage suitability group: High AWC, high water table (G095BY007WI)

Other vegetative classification: High AWC, high water table (G095BY007WI)

Hydric soil rating: Yes

Minor Components

Pella

Percent of map unit: 8 percent

Landform: Drainageways

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

Palms

Percent of map unit: 7 percent

Landform: Depressions

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

HmC2—Hochheim loam, 6 to 12 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2t03r

Elevation: 900 to 1,340 feet

Mean annual precipitation: 31 to 33 inches

Mean annual air temperature: 43 to 46 degrees F

Frost-free period: 135 to 175 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Hochheim, eroded, and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hochheim, Eroded

Setting

Landform: Drumlins

Landform position (two-dimensional): Shoulder, summit

Landform position (three-dimensional): Crest, side slope

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Loamy till and/or calcareous, dense loamy till

Typical profile

Ap - 0 to 7 inches: loam

Bt - 7 to 16 inches: clay loam

C - 16 to 33 inches: gravelly sandy loam

Cd - 33 to 79 inches: gravelly sandy loam

Properties and qualities

Slope: 6 to 12 percent

Depth to restrictive feature: 20 to 40 inches to densic material

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 60 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: Low (about 4.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4e

Hydrologic Soil Group: D

Forage suitability group: Mod AWC, adequately drained (G095BY005WI)

Other vegetative classification: Mod AWC, adequately drained (G095BY005WI)

Custom Soil Resource Report

Hydric soil rating: No

Minor Components

Hochheim

Percent of map unit: 5 percent

Landform: Drumlins

Landform position (two-dimensional): Backslope, shoulder

Landform position (three-dimensional): Side slope, head slope

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

Theresa

Percent of map unit: 5 percent

Landform: Drumlins

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Crest

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

MtA—Mequon silt loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: g90z

Elevation: 790 to 1,250 feet

Mean annual precipitation: 32 to 35 inches

Mean annual air temperature: 37 to 55 degrees F

Frost-free period: 145 to 165 days

Farmland classification: Prime farmland if drained

Map Unit Composition

Mequon and similar soils: 90 percent

Minor components: 10 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mequon

Setting

Landform: Drainageways

Landform position (three-dimensional): Talf

Down-slope shape: Concave

Across-slope shape: Linear

Parent material: Loess over silty and clayey till

Typical profile

Ap - 0 to 7 inches: silt loam

Btg - 7 to 11 inches: silt loam

2Bt - 11 to 26 inches: silty clay loam

2C - 26 to 60 inches: silty clay loam

Properties and qualities

Slope: 1 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 0.57 in/hr)
Depth to water table: About 0 to 24 inches
Frequency of flooding: None
Frequency of ponding: Occasional
Calcium carbonate, maximum content: 40 percent
Available water capacity: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Forage suitability group: High AWC, high water table (G095BY007WI)
Other vegetative classification: High AWC, high water table (G095BY007WI)
Hydric soil rating: No

Minor Components

Ashkum

Percent of map unit: 10 percent
Landform: Depressions
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

ThB2—Theresa silt loam, 2 to 6 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2szd7
Elevation: 660 to 1,290 feet
Mean annual precipitation: 31 to 35 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 150 to 195 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Theresa, eroded, and similar soils: 83 percent
Minor components: 17 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Theresa, Eroded

Setting

Landform: Drumlins
Landform position (two-dimensional): Summit, backslope

Custom Soil Resource Report

Landform position (three-dimensional): Side slope

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Loess over loamy till and/or calcareous, dense loamy till

Typical profile

Ap - 0 to 8 inches: silt loam

BE - 8 to 11 inches: silt loam

Bt1 - 11 to 16 inches: silty clay loam

2Bt2 - 16 to 35 inches: gravelly clay loam

2Cd - 35 to 79 inches: gravelly sandy loam

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: 24 to 40 inches to densic material

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 60 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water capacity: Low (about 5.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Hydric soil rating: No

Minor Components

Hochheim, eroded

Percent of map unit: 14 percent

Landform: Drumlins

Landform position (two-dimensional): Shoulder, summit

Landform position (three-dimensional): Crest, side slope

Down-slope shape: Convex

Across-slope shape: Linear

Hydric soil rating: No

Lamartine

Percent of map unit: 3 percent

Landform: Drumlins

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Base slope

Down-slope shape: Concave

Across-slope shape: Linear

Hydric soil rating: No

Soil Information for All Uses

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

Land Classifications

This folder contains a collection of tabular reports that present a variety of soil groupings. The reports (tables) include all selected map units and components for each map unit. Land classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Hydric Rating by Map Unit (WI)

This Hydric Soil Category rating indicates the components of map units that meet the criteria for hydric soils. Map units are composed of one or more major soil components or soil types that generally make up 20 percent or more of the map unit and are listed in the map unit name, and they may also have one or more minor contrasting soil components that generally make up less than 20 percent of the map unit. Each major and minor map unit component that meets the hydric criteria is rated **hydric**. The map unit class ratings based on the hydric components present are: WI Hydric, WI Predominantly Hydric, WI Partially Hydric, WI Predominantly Nonhydric, and WI Nonhydric. The report also shows the total representative percentage of each map unit that the hydric components comprise.

"WI Hydric" means that all major and minor components listed for a given map unit are rated as being hydric. *"WI Predominantly Hydric"* means that all major components listed for a given map unit are rated as hydric, and at least one contrasting minor component is not rated hydric. *"WI Partially Hydric"* means that at least one major component listed for a given map unit is rated as hydric, and at

least one other major component is not rated hydric. *"WI Predominantly Nonhydric"* means that no major component listed for a given map unit is rated as hydric, and at least one contrasting minor component is rated hydric. *"WI Nonhydric"* means no major or minor components for the map unit are rated hydric. The assumption is that the map unit is nonhydric even if none of the components within the map unit have been rated.

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

If soils are wet enough for a long enough period of time to be considered hydric, they typically exhibit certain properties that can be easily observed in the field. These visible properties are indicators of hydric soils. The indicators used to make onsite determinations of hydric soils are specified in "Field Indicators of Hydric Soils in the United States" (Vasilas, Hurt, and Noble, 2010).

The NTCHS has developed criteria to identify those soil properties unique to hydric soils (Federal Register, 2012). These criteria are used to identify map unit components that normally are associated with wetlands. The criteria use selected soil properties that are described in "Field Indicators of Hydric Soils in the United States" (Vasilas, Hurt, and Noble, 2010), "Soil Taxonomy" (Soil Survey Staff, 1999), "Keys to Soil Taxonomy" (Soil Survey Staff, 2010), and the "Soil Survey Manual" (Soil Survey Division Staff, 1993).

The criteria for hydric soils are represented by codes, for example, 2 or 3. Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

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

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Federal Register. February, 28, 2012. Hydric soils of the United States.
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 Soil Survey Staff. 1999. Soil taxonomy: A basic system of soil classification for making and interpreting soil surveys. 2nd edition. Natural Resources Conservation Service. U.S. Department of Agriculture Handbook 436.
 Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service.
 Vasilas, L.M., G.W. Hurt, and C.V. Noble, editors. Version 7.0, 2010. Field indicators of hydric soils in the United States.

Report—Hydric Rating by Map Unit (WI)

Hydric Rating by Map Unit (WI)—Milwaukee and Waukesha Counties, Wisconsin				
Map Unit Symbol	Map Unit Name	Hydric Percent of Map Unit	Hydric Category	Landform Hydric Minor Components
AsA	Ashkum silty clay loam, 0 to 2 percent slopes	97	WI Predominantly Hydric	Ground moraines

Hydric Rating by Map Unit (WI)—Washington County, Wisconsin				
Map Unit Symbol	Map Unit Name	Hydric Percent of Map Unit	Hydric Category	Landform Hydric Minor Components
AtA	Ashkum silty clay loam, 0 to 2 percent slopes	97	WI Predominantly Hydric	Ground moraines

Hydric Rating by Map Unit (WI)—Milwaukee and Waukesha Counties, Wisconsin				
Map Unit Symbol	Map Unit Name	Hydric Percent of Map Unit	Hydric Category	Landform Hydric Minor Components
Cw	Colwood silt loam, 0 to 2 percent slopes	100	WI Hydric	Depressions

Hydric Rating by Map Unit (WI)—Washington County, Wisconsin				
Map Unit Symbol	Map Unit Name	Hydric Percent of Map Unit	Hydric Category	Landform Hydric Minor Components
Cw	Colwood silt loam, 0 to 2 percent slopes	100	WI Hydric	Drainageways

Hydric Rating by Map Unit (WI)—Milwaukee and Waukesha Counties, Wisconsin				
Map Unit Symbol	Map Unit Name	Hydric Percent of Map Unit	Hydric Category	Landform Hydric Minor Components
Cw	Colwood silt loam, 0 to 2 percent slopes	100	WI Hydric	Drainageways

Custom Soil Resource Report

Hydric Rating by Map Unit (WI)—Washington County, Wisconsin				
Map Unit Symbol	Map Unit Name	Hydric Percent of Map Unit	Hydric Category	Landform Hydric Minor Components
Cw	Colwood silt loam, 0 to 2 percent slopes	100	WI Hydric	—
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	0	WI Nonhydric	—

Hydric Rating by Map Unit (WI)—Milwaukee and Waukesha Counties, Wisconsin				
Map Unit Symbol	Map Unit Name	Hydric Percent of Map Unit	Hydric Category	Landform Hydric Minor Components
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	0	WI Nonhydric	—

Hydric Rating by Map Unit (WI)—Washington County, Wisconsin				
Map Unit Symbol	Map Unit Name	Hydric Percent of Map Unit	Hydric Category	Landform Hydric Minor Components
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	0	WI Nonhydric	—

Hydric Rating by Map Unit (WI)—Milwaukee and Waukesha Counties, Wisconsin				
Map Unit Symbol	Map Unit Name	Hydric Percent of Map Unit	Hydric Category	Landform Hydric Minor Components
HmC2	Hochheim loam, 6 to 12 percent slopes, eroded	0	WI Nonhydric	—

Hydric Rating by Map Unit (WI)—Washington County, Wisconsin				
Map Unit Symbol	Map Unit Name	Hydric Percent of Map Unit	Hydric Category	Landform Hydric Minor Components
MtA	Mequon silt loam, 1 to 3 percent slopes	10	WI Predominantly Nonhydric	Depressions

Hydric Rating by Map Unit (WI)—Milwaukee and Waukesha Counties, Wisconsin				
Map Unit Symbol	Map Unit Name	Hydric Percent of Map Unit	Hydric Category	Landform Hydric Minor Components
Ph	Pella silt loam, 0 to 2 percent slopes	87	WI Predominantly Hydric	Depressions

Hydric Rating by Map Unit (WI)—Washington County, Wisconsin				
Map Unit Symbol	Map Unit Name	Hydric Percent of Map Unit	Hydric Category	Landform Hydric Minor Components
ThB2	Theresa silt loam, 2 to 6 percent slopes, eroded	0	WI Nonhydric	—

Hydric Soil List - All Components

This table lists the map unit components and their hydric status in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

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

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

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

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

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1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

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Report—Hydric Soil List - All Components

Hydric Soil List - All Components—WI602-Milwaukee and Waukesha Counties, Wisconsin					
Map symbol and map unit name	Component/Local Phase	Comp. pct.	Landform	Hydric status	Hydric criteria met (code)
AsA: Ashkum silty clay loam, 0 to 2 percent slopes	Ashkum-Drained	85-100	Ground moraines,end moraines	Yes	2
	Peotone-Drained	0-9	Depressions on ground moraines	Yes	2
	Orthents, clayey	0-3	Lake plains,ground moraines	No	—
	Urban land	0-3	Ground moraines	No	—
Cw: Colwood silt loam, 0 to 2 percent slopes	Colwood	80-90	Lakebeds (relict)	Yes	2,3
	Pella	5-10	Drainageways	Yes	2,3
	Palms	5-10	Depressions	Yes	1,3
HmC2: Hochheim loam, 6 to 12 percent slopes, eroded	Hochheim-Eroded	85-92	Drumlins	No	—
	Theresa	4-8	Drumlins	No	—
	Hochheim	4-7	Drumlins	No	—
Ph: Pella silt loam, 0 to 2 percent slopes	Pella	80-91	Drainageways	Yes	2,3
	Kendall	5-9	Drainageways	No	—
	Lamartine	4-8	Drainageways	No	—
	Palms-Muck	1-3	Depressions	Yes	1,3

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Hydric Soil List - All Components–WI131-Washington County, Wisconsin					
Map symbol and map unit name	Component/Local Phase	Comp. pct.	Landform	Hydric status	Hydric criteria met (code)
AtA: Ashkum silty clay loam, 0 to 2 percent slopes	Ashkum-Drained	85-100	End moraines, ground moraines	Yes	2
	Peotone-Drained	0-9	Depressions on ground moraines	Yes	2
	Orthents, clayey	0-3	Lake plains, ground moraines	No	—
	Urban land	0-3	Ground moraines	No	—
Cw: Colwood silt loam, 0 to 2 percent slopes	Colwood	80-90	Lakebeds (relict)	Yes	2,3
	Pella	5-10	Drainageways	Yes	2,3
	Palms	5-10	Depressions	Yes	1,3
HmC2: Hochheim loam, 6 to 12 percent slopes, eroded	Hochheim-Eroded	85-92	Drumlins	No	—
	Hochheim	4-7	Drumlins	No	—
	Theresa	4-8	Drumlins	No	—
MtA: Mequon silt loam, 1 to 3 percent slopes	Mequon	90	Drainageways	No	—
	Ashkum	10	Depressions	Yes	2,3
ThB2: Theresa silt loam, 2 to 6 percent slopes, eroded	Theresa-Eroded	80-90	Drumlins	No	—
	Hochheim-Eroded	9-15	Drumlins	No	—
	Lamartine	1-5	Drumlins	No	—

Hydric Soils

This table lists the map unit components that are rated as hydric soils in the survey area. This list can help in planning land uses; however, onsite investigation is recommended to determine the hydric soils on a specific site (National Research Council, 1995; Hurt and others, 2002).

The three essential characteristics of wetlands are hydrophytic vegetation, hydric soils, and wetland hydrology (Cowardin and others, 1979; U.S. Army Corps of Engineers, 1987; National Research Council, 1995; Tiner, 1985). Criteria for all of the characteristics must be met for areas to be identified as wetlands. Undrained hydric soils that have natural vegetation should support a dominant population of ecological wetland plant species. Hydric soils that have been converted to other uses should be capable of being restored to wetlands.

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

The NTCHS definition identifies general soil properties that are associated with wetness. In order to determine whether a specific soil is a hydric soil or nonhydric

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

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

Hydric soils are identified by examining and describing the soil to a depth of about 20 inches. This depth may be greater if determination of an appropriate indicator so requires. It is always recommended that soils be excavated and described to the depth necessary for an understanding of the redoximorphic processes. Then, using the completed soil descriptions, soil scientists can compare the soil features required by each indicator and specify which indicators have been matched with the conditions observed in the soil. The soil can be identified as a hydric soil if at least one of the approved indicators is present.

Map units that are dominantly made up of hydric soils may have small areas, or inclusions, of nonhydric soils in the higher positions on the landform, and map units dominantly made up of nonhydric soils may have inclusions of hydric soils in the lower positions on the landform.

The criteria for hydric soils are represented by codes in the table (for example, 2). Definitions for the codes are as follows:

1. All Histels except for Folistels, and Histosols except for Folists.
2. Soils in Aquic suborders, great groups, or subgroups, Albolls suborder, Historthels great group, Histoturbels great group, Pachic subgroups, or Cumulic subgroups that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
3. Soils that are frequently ponded for long or very long duration during the growing season.
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;
4. Map unit components that are frequently flooded for long duration or very long duration during the growing season that:
 - A. Based on the range of characteristics for the soil series, will at least in part meet one or more Field Indicators of Hydric Soils in the United States, or
 - B. Show evidence that the soil meets the definition of a hydric soil;

Hydric Condition: Food Security Act information regarding the ability to grow a commodity crop without removing woody vegetation or manipulating hydrology.

References:

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United States Army Corps of Engineers, Environmental Laboratory. 1987. Corps of Engineers wetlands delineation manual. Waterways Experiment Station Technical Report Y-87-1.

Report—Hydric Soils

Hydric Soils—Milwaukee and Waukesha Counties, Wisconsin				
Map symbol and map unit name	Component	Percent of map unit	Landform	Hydric criteria
AsA—Ashkum silty clay loam, 0 to 2 percent slopes				
	Ashkum, drained	92	Ground moraines, end moraines	2
	Peotone, drained	5	Depressions on ground moraines	2
Cw—Colwood silt loam, 0 to 2 percent slopes				
	Colwood	85	Lakebeds (relict)	2, 3
	Pella	8	Drainageways	2, 3
	Palms	7	Depressions	1, 3
Ph—Pella silt loam, 0 to 2 percent slopes				
	Pella	85	Drainageways	2, 3
	Palms, muck	2	Depressions	1, 3

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Hydric Soils—Washington County, Wisconsin				
Map symbol and map unit name	Component	Percent of map unit	Landform	Hydric criteria
AtA—Ashkum silty clay loam, 0 to 2 percent slopes				
	Ashkum, drained	92	End moraines, ground moraines	2
	Peotone, drained	5	Depressions on ground moraines	2
Cw—Colwood silt loam, 0 to 2 percent slopes				
	Colwood	85	Lakebeds (relict)	2, 3
	Pella	8	Drainageways	2, 3
	Palms	7	Depressions	1, 3
MtA—Mequon silt loam, 1 to 3 percent slopes				
	Ashkum	10	Depressions	2, 3

Taxonomic Classification of the Soils

The system of soil classification used by the National Cooperative Soil Survey has six categories (Soil Survey Staff, 1999 and 2003). Beginning with the broadest, these categories are the order, suborder, great group, subgroup, family, and series. Classification is based on soil properties observed in the field or inferred from those observations or from laboratory measurements. This table shows the classification of the soils in the survey area. The categories are defined in the following paragraphs.

ORDER. Twelve soil orders are recognized. The differences among orders reflect the dominant soil-forming processes and the degree of soil formation. Each order is identified by a word ending in *sol*. An example is Alfisols.

SUBORDER. Each order is divided into suborders primarily on the basis of properties that influence soil genesis and are important to plant growth or properties that reflect the most important variables within the orders. The last syllable in the name of a suborder indicates the order. An example is Udalfs (*Ud*, meaning humid, plus *alfs*, from Alfisols).

GREAT GROUP. Each suborder is divided into great groups on the basis of close similarities in kind, arrangement, and degree of development of pedogenic horizons; soil moisture and temperature regimes; type of saturation; and base status. Each great group is identified by the name of a suborder and by a prefix that indicates a property of the soil. An example is Hapludalfs (*Hapl*, meaning minimal horizonation, plus *udalfs*, the suborder of the Alfisols that has a udic moisture regime).

SUBGROUP. Each great group has a typic subgroup. Other subgroups are intergrades or extragrades. The typic subgroup is the central concept of the great group; it is not necessarily the most extensive. Intergrades are transitions to other orders, suborders, or great groups. Extragrades have some properties that are not representative of the great group but do not indicate transitions to any other taxonomic class. Each subgroup is identified by one or more adjectives preceding

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the name of the great group. The adjective *Typic* identifies the subgroup that typifies the great group. An example is Typic Hapludalfs.

FAMILY. Families are established within a subgroup on the basis of physical and chemical properties and other characteristics that affect management. Generally, the properties are those of horizons below plow depth where there is much biological activity. Among the properties and characteristics considered are particle-size class, mineralogy class, cation-exchange activity class, soil temperature regime, soil depth, and reaction class. A family name consists of the name of a subgroup preceded by terms that indicate soil properties. An example is fine-loamy, mixed, active, mesic Typic Hapludalfs.

SERIES. The series consists of soils within a family that have horizons similar in color, texture, structure, reaction, consistence, mineral and chemical composition, and arrangement in the profile.

References:

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Soil Survey Staff. 2006. Keys to soil taxonomy. 10th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. (The soils in a given survey area may have been classified according to earlier editions of this publication.)

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[An asterisk by the soil name indicates a taxadjunct to the series]

Taxonomic Classification of the Soils—Milwaukee and Waukesha Counties, Wisconsin	
Soil name	Family or higher taxonomic classification
Ashkum	Fine, mixed, superactive, mesic Typic Endoaquolls
Colwood	Fine-loamy, mixed, active, mesic Typic Endoaquolls
Hochheim	Fine-loamy, mixed, active, mesic Typic Argiudolls
Pella	Fine-silty, mixed, superactive, mesic Typic Endoaquolls

Taxonomic Classification of the Soils—Washington County, Wisconsin	
Soil name	Family or higher taxonomic classification
Ashkum	Fine, mixed, superactive, mesic Typic Endoaquolls
Colwood	Fine-loamy, mixed, active, mesic Typic Endoaquolls
Hochheim	Fine-loamy, mixed, active, mesic Typic Argiudolls
Mequon	Fine, mixed, superactive, mesic Udollic Endoaqualls
Theresa	Fine-loamy, mixed, superactive, mesic Typic Hapludalfs

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- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

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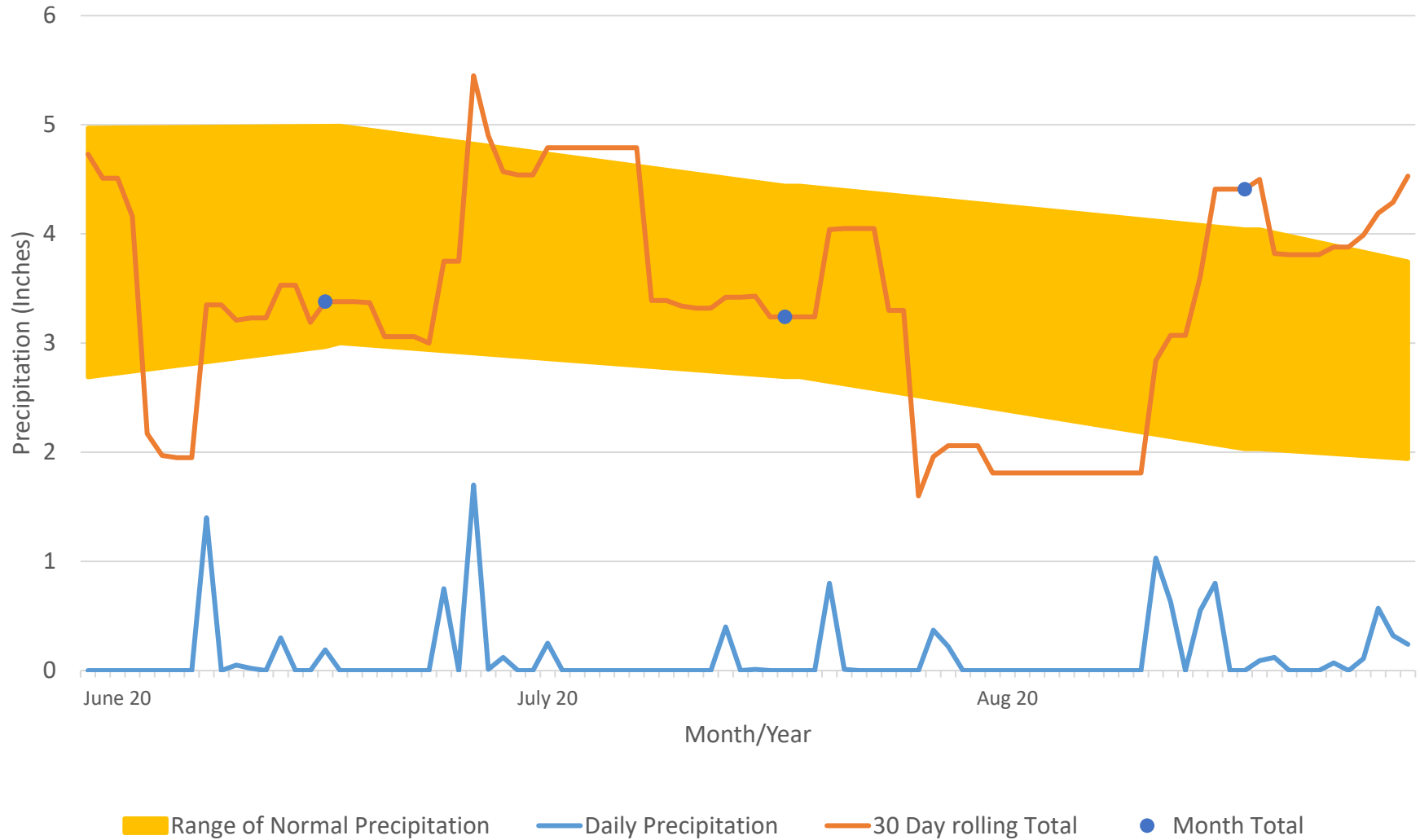
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Appendix F:

Precipitation Information



90 Day Antecedent Precipitation Rolling Total Washington County, Wisconsin Evergreen Consultants Project No. WSH20-011-01



NRCS method - Rainfall Documentation Worksheet Hydrology Tools for Wetland Determination
NRCS Engineering Field Handbook Chapter 19

Date	9/16/2020	Landowner/Project	WSH20-011-01
Weather Station	Hartford 2 W, WI	State	Wisconsin
County	Washington County	Growing Season	yes
Photo/obs Date	9/11/2020	Soil Name	Cw- Colwood silt loam

shaded cells are
locked or calculated

Long-term rainfall statistics
(from WETS table or State
Climatology Office)

	Month	30% chance <	30% chance >	Precip	Condition Dry, Wet, Normal	Condition Value	Month Weight Value	Product of Previous 2 Columns
1st Prior Month*	June	2.48	4.96	4.10	N	2	3	6
2nd Prior Month*	July	3.00	4.99	4.29	N	2	2	4
3rd Prior Month*	August	2.69	4.44	3.78	N	2	1	2
Sum								12

*compared to photo/observation date

Note: If sum is

6 - 9	prior period has been drier than normal
10 - 14	prior period has been normal
15 - 18	prior period has been wetter than normal

Condition value:

Dry =1

Normal =2

Wet =3

Conclusions: prior period has been normal

WETS Station: HARTFORD 2 W, WI			
Requested years: 1981 - 2010			
Month	Avg Precip	30% chance precip less than	30% chance precip more than
Jan	1.42	0.77	1.72
Feb	1.18	0.53	1.43
Mar	1.69	0.97	2.03
Apr	3.06	2.08	3.62
May	3.36	2.4	4.09
Jun	4.1	2.48	4.96
Jul	4.29	3	4.99
Aug	3.78	2.69	4.44
Sep	3.32	2.03	4.04
Oct	2.83	1.76	3.16
Nov	2.27	1.22	2.68
Dec	1.59	1	1.98

STATION	NAME	DATE	PRCP
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/13/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/14/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/15/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/16/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/17/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/18/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/19/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/20/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/21/2020	1.4
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/22/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/24/2020	0.05
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/25/2020	0.02
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/26/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/27/2020	0.3
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/28/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/29/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	6/30/2020	0.19
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/1/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/2/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/3/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/4/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/5/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/6/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/7/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/8/2020	0.75
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/9/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/10/2020	1.7
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/11/2020	0.01
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/12/2020	0.12
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/13/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/14/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/15/2020	0.25
US1WIWS0031	HARTFORD 2.9 ENE, WI US	7/16/2020	0
US1WIWS0032	HARTFORD 2.9 ENE, WI US	7/17/2020	0
US1WIWS0033	HARTFORD 2.9 ENE, WI US	7/18/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/19/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/20/2020	0

US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/21/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/22/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/23/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/24/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/25/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/26/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/27/2020	0.4
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/28/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/29/2020	0.01
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/30/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	7/31/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/1/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/2/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/3/2020	0.8
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/4/2020	0.01
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/5/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/6/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/7/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/8/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/9/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/10/2020	0.37
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/11/2020	0.22
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/12/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/13/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/14/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/15/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/16/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/17/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/18/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/19/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/20/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/21/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/22/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/23/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/24/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/25/2020	1.03

US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/26/2020	0.63
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/27/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/28/2020	0.55
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/29/2020	0.8
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/30/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	8/31/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	9/1/2020	0.09
US1WIWS0030	HARTFORD 2.9 ENE, WI US	9/2/2020	0.12
US1WIWS0030	HARTFORD 2.9 ENE, WI US	9/3/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	9/4/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	9/5/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	9/6/2020	0.07
US1WIWS0030	HARTFORD 2.9 ENE, WI US	9/7/2020	0
US1WIWS0030	HARTFORD 2.9 ENE, WI US	9/8/2020	0.11
US1WIWS0030	HARTFORD 2.9 ENE, WI US	9/9/2020	0.57
US1WIWS0030	HARTFORD 2.9 ENE, WI US	9/10/2020	0.32
US1WIWS0030	HARTFORD 2.9 ENE, WI US	9/11/2020	0.24

Appendix G:

Wetland Determination Data Forms

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: WSH20-011-01 County Line Road **City/County:** Germantown/ Washington County **Sampling Date:** 11-Sep-20
Applicant/Owner: Excel Engineering **State:** WI **Sampling Point:** T1A
Investigator(s): Benjamin L LaCount **Section, Township, Range:** S. 33 T. 09N R. 20E
Landform (hillslope, terrace, etc.): Terrace **Local relief (concave, convex, none):** convex **Slope:** 1.0 % / 0.6 °
Subregion (LRR or MLRA): LRR K **Lat.:** 43.192548 **Long.:** -88.133437 **Datum:** NAD83
Soil Map Unit Name: Cw- Colwood silt loam, 0 to 2 percent slopes **NWI classification:** PF01C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐ , **Soil** ☐ , **or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ☒ No ☐
Are Vegetation ☐ , **Soil** ☐ , **or Hydrology** ☐ **naturally problematic?** (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☒ No ☐ Wetland Hydrology Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Remarks: (Explain alternative procedures here or in a separate report.) This area is a terrace to a stream. Approximately 3 to 4 feet lower than the adjacent upland and 1.5 ft higher than current water level of adjacent stream.	

Hydrology

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of 2 required)	
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☒ Drift deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) ☐ Aquatic Fauna (B13) ☐ Marl Deposits (B15) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Thin Muck Surface (C7) ☐ Other (Explain in Remarks)	☐ Surface Soil Cracks (B6) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Stunted or Stressed Plants (D1) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ Microtopographic Relief (D4) ☒ FAC-neutral Test (D5)	
Field Observations:			
Surface Water Present? Yes ☐ No ☒	Depth (inches): _____		
Water Table Present? Yes ☒ No ☐	Depth (inches): 26		
Saturation Present? (includes capillary fringe) Yes ☒ No ☐	Depth (inches): 24	Wetland Hydrology Present? Yes ☒ No ☐	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: This area most likely floods during high water periods.			

VEGETATION - Use scientific names of plants

Sampling Point: T1A

Tree Stratum (Plot size: 30 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Acer saccharinum</i>	10	☐	FACW
2. <i>Acer negundo</i>	25	☒	FAC
3. <i>Fraxinus pennsylvanica</i>	25	☒	FACW
4. _____	0	☐	_____
5. _____	0	☐	_____
6. _____	0	☐	_____
7. _____	0	☐	_____
60 = Total Cover			
Sapling/Shrub Stratum (Plot size: 15 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Acer negundo</i>	5	☐	FAC
2. <i>Salix interior</i>	20	☒	FACW
3. <i>Cornus alba</i>	10	☒	FACW
4. _____	0	☐	_____
5. _____	0	☐	_____
6. _____	0	☐	_____
7. _____	0	☐	_____
35 = Total Cover			
Herb Stratum (Plot size: 5 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Phalaris arundinacea</i>	15	☒	FACW
2. <i>Laportea canadensis</i>	35	☒	FACW
3. <i>Persicaria pensylvanica</i>	5	☐	FACW
4. <i>Arctium minus</i>	2	☐	FACU
5. <i>Taraxacum officinale</i>	3	☐	FACU
6. _____	0	☐	_____
7. _____	0	☐	_____
8. _____	0	☐	_____
9. _____	0	☐	_____
10. _____	0	☐	_____
11. _____	0	☐	_____
12. _____	0	☐	_____
60 = Total Cover			
Woody Vine Stratum (Plot size: 30 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Vitis riparia</i>	10	☒	FAC
2. _____	0	☐	_____
3. _____	0	☐	_____
4. _____	0	☐	_____
10 = Total Cover			

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 7 (A)

Total Number of Dominant Species Across All Strata: 7 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>120</u>	x 2 = <u>240</u>
FAC species <u>40</u>	x 3 = <u>120</u>
FACU species <u>5</u>	x 4 = <u>20</u>
UPL species <u>0</u>	x 5 = <u>0</u>
Column Totals: <u>165</u> (A)	<u>380</u> (B)

Prevalence Index = B/A = 2.303

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation

☒ Dominance Test is > 50 %

☒ Prevalence Index is ≤3.0 ¹

☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)

☐ Problematic Hydrophytic Vegetation ¹ (Explain)

¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall..

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ☒ No ☐

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

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: T1A

[illegible]

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: WSH20-011-01 County Line Road

City/County: Germantown/ Washington County

Sampling Date: 11-Sep-20

Applicant/Owner: Excel Engineering

State: WI

Sampling Point:

T1B

Investigator(s): Benjamin L LaCount

Section, Township, Range: S. 33

T. 09N

R. 20E

Landform (hillslope, terrace, etc.): hillslope

Local relief (concave, convex, none): convex

Slope: 5.0 % / 2.9 °

Subregion (LRR or MLRA): LRR K

Lat.: 43.192522

Long.: -88.133472

Datum: NAD83

Soil Map Unit Name: Cw- Colwood silt loam, 0 to 2 percent slopes

NWI classification: PF01C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed?

Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic?

(If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☐ No ☒ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Remarks: (Explain alternative procedures here or in a separate report.) This area slopes down to the stream terrace. Some rocks and concrete are visible in places on the steep side slope down to terrace. This area most likely filled when it was developed.	

Hydrology

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of 2 required)	
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) ☐ Aquatic Fauna (B13) ☐ Marl Deposits (B15) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Thin Muck Surface (C7) ☐ Other (Explain in Remarks)	☐ Surface Soil Cracks (B6) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Stunted or Stressed Plants (D1) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ Microtopographic Relief (D4) ☐ FAC-neutral Test (D5)	
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____			
Wetland Hydrology Present? Yes ☐ No ☒			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Area drains east to the stream.			

VEGETATION - Use scientific names of plants

Sampling Point: T1B

Tree Stratum	(Plot size: Linear 15'x100')	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Morus alba</i>		15	☒	FACU
2. <i>Acer negundo</i>		20	☒	FAC
3. _____		0	☐	_____
4. _____		0	☐	_____
5. _____		0	☐	_____
6. _____		0	☐	_____
7. _____		0	☐	_____
		35	= Total Cover	
Sapling/Shrub Stratum	(Plot size: Linear 15'x80')	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Acer negundo</i>		5	☐	FAC
2. <i>Rhamnus cathartica</i>		50	☒	FAC
3. _____		0	☐	_____
4. _____		0	☐	_____
5. _____		0	☐	_____
6. _____		0	☐	_____
7. _____		0	☐	_____
		55	= Total Cover	
Herb Stratum	(Plot size: 5 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Daucus carota</i>		15	☐	UPL
2. <i>Phalaris arundinacea</i>		20	☒	FACW
3. <i>Elymus repens</i>		20	☒	FACU
4. <i>Poa pratensis</i>		25	☒	FACU
5. <i>Glechoma hederacea</i>		25	☒	FACU
6. _____		0	☐	_____
7. _____		0	☐	_____
8. _____		0	☐	_____
9. _____		0	☐	_____
10. _____		0	☐	_____
11. _____		0	☐	_____
12. _____		0	☐	_____
		105	= Total Cover	
Woody Vine Stratum	(Plot size: Linear 15'x100')	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Vitis riparia</i>		10	☒	FAC
2. _____		0	☐	_____
3. _____		0	☐	_____
4. _____		0	☐	_____
		10	= Total Cover	

Dominance Test worksheet:

Number of Dominant Species That are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species <u>0</u>	x 1 = <u>0</u>
FACW species <u>20</u>	x 2 = <u>40</u>
FAC species <u>85</u>	x 3 = <u>255</u>
FACU species <u>85</u>	x 4 = <u>340</u>
UPL species <u>15</u>	x 5 = <u>75</u>
Column Totals: <u>205</u> (A)	<u>710</u> (B)

Prevalence Index = B/A = 3.463

Hydrophytic Vegetation Indicators:

☐ Rapid Test for Hydrophytic Vegetation

☐ Dominance Test is > 50 %

☐ Prevalence Index is ≤3.0 ¹

☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)

☐ Problematic Hydrophytic Vegetation ¹ (Explain)

¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Vegetation Strata:

Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.

Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall..

Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.

Woody vine - All woody vines greater than 3.28 ft in height.

Hydrophytic Vegetation Present? Yes ☐ No ☒

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

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: T1B

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

[illegible]

¹Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Location: PL=Pore Lining. M=Matrix

Hydric Soil Indicators:

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

Indicators for Problematic Hydric Soils : ³

- ☐ 2 cm Muck (A10) (LRR K, L, MLRA 149B)
- ☐ Coast Prairie Redox (A16) (LRR K, L, R)
- ☐ 5 cm Mucky Peat or Peat (S3) (LRR K, L, R)
- ☐ Dark Surface (S7) (LRR K, L, M)
- ☐ Polyvalue Below Surface (S8) (LRR K, L)
- ☐ Thin Dark Surface (S9) (LRR K, L)
- ☐ Iron-Manganese Masses (F12) (LRR K, L, R)
- ☐ Piedmont Floodplain Soils (F19) (MLRA 149B)
- ☐ Mesic Spodic (TA6) (MLRA 144A, 145, 149B)
- ☐ Red Parent Material (F21)
- ☐ Very Shallow Dark Surface (TF12)
- ☐ Other (Explain in Remarks)

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

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks:

This area was most likely filled.

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: WSH20-011-01 County Line Road **City/County:** Germantown/ Washington County **Sampling Date:** 11-Sep-20
Applicant/Owner: Excel Engineering **State:** WI **Sampling Point:** T2A
Investigator(s): Benjamin L LaCount **Section, Township, Range:** S. 33 T. 09N R. 20E
Landform (hillslope, terrace, etc.): Terrace **Local relief (concave, convex, none):** concave **Slope:** 2.0 % / 1.1 °
Subregion (LRR or MLRA): LRR K **Lat.:** 43.192977 **Long.:** -88.133915 **Datum:** NAD83
Soil Map Unit Name: Cw- Colwood silt loam, 0 to 2 percent slopes **NWI classification:** PF01C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)
Are Vegetation ☐ , **Soil** ☐ , **or Hydrology** ☐ **significantly disturbed?** **Are "Normal Circumstances" present?** Yes ☒ No ☐
Are Vegetation ☐ , **Soil** ☐ , **or Hydrology** ☐ **naturally problematic?** (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☒ No ☐ Wetland Hydrology Present? Yes ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Remarks: (Explain alternative procedures here or in a separate report.) This area is a terrace to an adjacent stream. Approx two feet higher than the adjacent stream.	

Hydrology

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of 2 required)	
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☒ Drift deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) ☐ Aquatic Fauna (B13) ☐ Marl Deposits (B15) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Thin Muck Surface (C7) ☐ Other (Explain in Remarks)	☐ Surface Soil Cracks (B6) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Stunted or Stressed Plants (D1) ☒ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ Microtopographic Relief (D4) ☒ FAC-neutral Test (D5)	
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____ Wetland Hydrology Present? Yes ☒ No ☐			
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks: Flood water reaches this area during high water times.			

VEGETATION - Use scientific names of plants

Sampling Point: T2A

Tree Stratum (Plot size: Linear 10'x100')	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Acer negundo</u>	15	☒	FAC	Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>6</u> (A) Total Number of Dominant Species Across All Strata: <u>6</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
2. _____	0	☐	_____	
3. _____	0	☐	_____	
4. _____	0	☐	_____	
5. _____	0	☐	_____	
6. _____	0	☐	_____	
7. _____	0	☐	_____	
15 = Total Cover				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>90</u> x 2 = <u>180</u> FAC species <u>60</u> x 3 = <u>180</u> FACU species <u>0</u> x 4 = <u>0</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>150</u> (A) <u>360</u> (B) Prevalence Index = B/A = <u>2.400</u>
Sapling/Shrub Stratum (Plot size: Linear 10'x80')				
1. <u>Acer negundo</u>	5	☒	FAC	
2. <u>Rhamnus cathartica</u>	15	☒	FAC	
3. _____	0	☐	_____	
4. _____	0	☐	_____	
5. _____	0	☐	_____	
6. _____	0	☐	_____	
7. _____	0	☐	_____	
20 = Total Cover				Hydrophytic Vegetation Indicators: ☐ Rapid Test for Hydrophytic Vegetation ☒ Dominance Test is > 50 % ☒ Prevalence Index is ≤3.0 ¹ ☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Herb Stratum (Plot size: 5 ft radius)				
1. <u>Phalaris arundinacea</u>	50	☒	FACW	
2. <u>Laportea canadensis</u>	30	☒	FACW	
3. <u>Persicaria pensylvanica</u>	10	☐	FACW	
4. <u>Rhamnus cathartica</u>	15	☐	FAC	
5. _____	0	☐	_____	
6. _____	0	☐	_____	
7. _____	0	☐	_____	
8. _____	0	☐	_____	
9. _____	0	☐	_____	
10. _____	0	☐	_____	
11. _____	0	☐	_____	
12. _____	0	☐	_____	
105 = Total Cover				Definitions of Vegetation Strata: Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height. Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall.. Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall. Woody vine - All woody vines greater than 3.28 ft in height.
Woody Vine Stratum (Plot size: Linear 10'x100')				
1. <u>Vitis riparia</u>	10	☒	FAC	
2. _____	0	☐	_____	
3. _____	0	☐	_____	
4. _____	0	☐	_____	
10 = Total Cover				Hydrophytic Vegetation Present? Yes ☒ No ☐
Remarks: (Include photo numbers here or on a separate sheet.)				

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: T2A

[illegible]

WETLAND DETERMINATION DATA FORM - Northcentral and Northeast Region

Project/Site: WSH20-011-01 County Line Road
 City/County: Germantown/ Washington County
 Sampling Date: 11-Sep-20

Applicant/Owner: Excel Engineering
 State: WI
 Sampling Point: T2B

Investigator(s): Benjamin L LaCount
 Section, Township, Range: S. 33 T. 09N R. 20E

Landform (hillslope, terrace, etc.): hillslope
 Local relief (concave, convex, none): convex
 Slope: 5.0 % / 2.9 °

Subregion (LRR or MLRA): LRR K
 Lat.: 43.192874
 Long.: -88.133985
 Datum: NAD83

Soil Map Unit Name: Cw- Colwood silt loam, 0 to 2 percent slopes
 NWI classification: PF01C

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)

Are Vegetation ☐ , **Soil** ☐ , **or Hydrology** ☐ **significantly disturbed?**
Are "Normal Circumstances" present? Yes ☒ No ☐

Are Vegetation ☐ , **Soil** ☐ , **or Hydrology** ☐ **naturally problematic?** (If needed, explain any answers in Remarks.)

Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes ☒ No ☐ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Remarks: (Explain alternative procedures here or in a separate report.) This area is a hillslope with a lot of brick, rock, and glass on the surface.	

Hydrology

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of 2 required)	
☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8)	☐ Water-Stained Leaves (B9) ☐ Aquatic Fauna (B13) ☐ Marl Deposits (B15) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres along Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Thin Muck Surface (C7) ☐ Other (Explain in Remarks)	☐ Surface Soil Cracks (B6) ☐ Drainage Patterns (B10) ☐ Moss Trim Lines (B16) ☐ Dry Season Water Table (C2) ☐ Crayfish Burrows (C8) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Stunted or Stressed Plants (D1) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ Microtopographic Relief (D4) ☐ FAC-neutral Test (D5)	
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): _____ Water Table Present? Yes ☐ No ☒ Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): _____		Wetland Hydrology Present? Yes ☐ No ☒	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:			
Remarks:			

VEGETATION - Use scientific names of plants

Sampling Point: T2B

Tree Stratum (Plot size: 30 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet:	
1. <u><i>Acer negundo</i></u>	30	☒	FAC	Number of Dominant Species That are OBL, FACW, or FAC: <u>3</u> (A)	
2. _____	0	☐		Total Number of Dominant Species Across All Strata: <u>4</u> (B)	
3. _____	0	☐		Percent of dominant Species That Are OBL, FACW, or FAC: <u>75.0%</u> (A/B)	
4. _____	0	☐			
5. _____	0	☐			
6. _____	0	☐			
7. _____	0	☐			
30 = Total Cover					
Sapling/Shrub Stratum (Plot size: 15 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet:	
1. <u><i>Rhamnus cathartica</i></u>	25	☒	FAC		
2. _____	0	☐		Total % Cover of: _____ Multiply by: _____	
3. _____	0	☐		OBL species <u>0</u> x 1 = <u>0</u>	
4. _____	0	☐		FACW species <u>0</u> x 2 = <u>0</u>	
5. _____	0	☐		FAC species <u>60</u> x 3 = <u>180</u>	
6. _____	0	☐		FACU species <u>10</u> x 4 = <u>40</u>	
7. _____	0	☐		UPL species <u>0</u> x 5 = <u>0</u>	
25 = Total Cover				Column Totals: <u>70</u> (A) <u>220</u> (B)	
				Prevalence Index = B/A = <u>3.143</u>	
Herb Stratum (Plot size: 5 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators:	
1. <u><i>Rhamnus cathartica</i></u>	5	☒	FAC		
2. <u><i>Glechoma hederacea</i></u>	10	☒	FACU	☐ Rapid Test for Hydrophytic Vegetation	
3. _____	0	☐		☒ Dominance Test is > 50 %	
4. _____	0	☐		☐ Prevalence Index is ≤3.0 ¹	
5. _____	0	☐		☐ Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet)	
6. _____	0	☐		☐ Problematic Hydrophytic Vegetation ¹ (Explain)	
7. _____	0	☐		¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.	
8. _____	0	☐		Definitions of Vegetation Strata:	
9. _____	0	☐			
10. _____	0	☐		Tree - Woody plants, 3 in. (7.6 cm) or more in diameter at breast height (DBH), regardless of height.	
11. _____	0	☐		Sapling/shrub - Woody plants less than 3 in. DBH and greater than 3.28 ft (1m) tall..	
12. _____	0	☐		Herb - All herbaceous (non-woody) plants, regardless of size, and woody plants less than 3.28 ft tall.	
15 = Total Cover				Woody vine - All woody vines greater than 3.28 ft in height.	
Woody Vine Stratum (Plot size: 30 ft radius)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? Yes ☒ No ☐	
1. _____	0	☐			
2. _____	0	☐			
3. _____	0	☐			
4. _____	0	☐			
0 = Total Cover					
Remarks: (Include photo numbers here or on a separate sheet.) This area is almost completely shaded out by <i>Rhamnus cathartica</i> .					

*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

Soil

Sampling Point: T2B

[illegible]

**STORM WATER, EROSION CONTROL, & WETLAND SETBACK
MITIGATION NARRATIVE**

FOR:

**NEW TACO BELL-SUNDANCE, INC
VILLAGE OF GERMANTOWN, WI**

October 5, 2020



Prepared By:
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Excel Engineering Inc.
100 Camelot Drive
Fond du Lac, WI 54935
920-926-9800

Table of Contents

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- Wetland Setback Mitigation Plan
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- Erosion Control
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- Appendix B: Post Construction Operation & Maintenance
- Appendix C: Pipe Capacity Calculations
- Appendix D: Wetland Setback Mitigation Exhibit
- Appendix E: Soil Maps

Project Overview

The proposed new Taco Bell development is located at N96W18058 County Line Road in the Village of Germantown, Wisconsin. The total site acreage is 4.91 acres, however, the proposed project will take place only on a small portion of the site that fronts County Line Road. The existing site currently consists of an existing multi-tenant building along with associated asphalt parking. The proposed project involves complete demolition/removal of the existing building and asphalt pavement onsite for construction of a new 1,786 square foot Taco Bell restaurant and associated site improvements. The site improvements will include 22 new paved parking stalls, a new concrete drive thru lane, internal sidewalk networks, and a waste enclosure. Reference Appendix A for a representation of the of the existing and proposed site conditions. The project will result in approximately 0.83 acres of site disturbance.

Currently, the existing development site sheet drains east/northeast towards the Menomonee River which bisects the property. The proposed site development will match the existing drainage patterns by draining toward the Menomonee River via sheet drainage and storm sewer. This site will not be subject to post construction stormwater management requirements as explained in the below section of this report. However, BMPs will be implemented to address the wetland setback mitigation requirements as described in later sections of this report.

Post Construction Stormwater Management Summary:

Wisconsin DNR: The proposed site development will result in 0.83 acres of site disturbance and is therefore exempt from meeting the requirements of NR 151.12. In addition, the site is considered a redevelopment site and total impervious land cover will be reduced following completion of the project.

Village of Germantown/MMSD: The proposed site development is exempt from meeting the requirements of MMSD Chapter 13 due to the site reducing overall impervious land cover and disturbing less than 2 acres of land during construction/redevelopment. The proposed development site will reduce total impervious land cover by 3,003 square feet and will result in 0.83 acres of site disturbance.

As described above, the proposed site development will not be subject to post-construction stormwater management requirements. However, BMPs will be implemented to the maximum extent practical to improve the quality of the stormwater runoff prior to it entering the Menomonee River. The curb inlet structures onsite will be equipped with two-foot sumps below the outlet elevations to help settle solids out of the stormwater prior to discharge. In addition, a vegetated filter strip will be provided down gradient of the development such that pollutants can be filtered out of the stormwater prior to entering the Menomonee River.

Wetland Setback/OHWM Setback Mitigation Plan:

Per Village of Germantown requirements, no development is allowed within 75' of the OHWM of any navigable waterway or within 25' of a delineated wetland area without an approved mitigation plan. The majority of the existing site lies within the 75' OHWM setback and in close

proximity to the 25' wetland setback. The proposed development will be primarily within the footprint of the existing development on site. Minor site disturbance and grading is proposed within the 25' wetland setback, although no pavement or other impervious surfaces are proposed within the setback. To mitigate this, a vegetated filter strip is proposed down-gradient from the development to filter pollutants out of the stormwater runoff prior to it entering the wetland areas and the Menomonee River. The vegetated filter strip will consist of a seed mixture that favors a wet mesic soil site and will be constructed in accordance with the NRCS conservation practice standard for critical area plantings (code 342). In total, 690 square feet of disturbance within the wetland setback area is anticipated. The proposed vegetated buffer strip will consist of 2,150 square feet, therefore exceeding the 1:1 mitigation requirement. Reference Appendix D for a representation of the proposed mitigation plan.

Pipe Capacity:

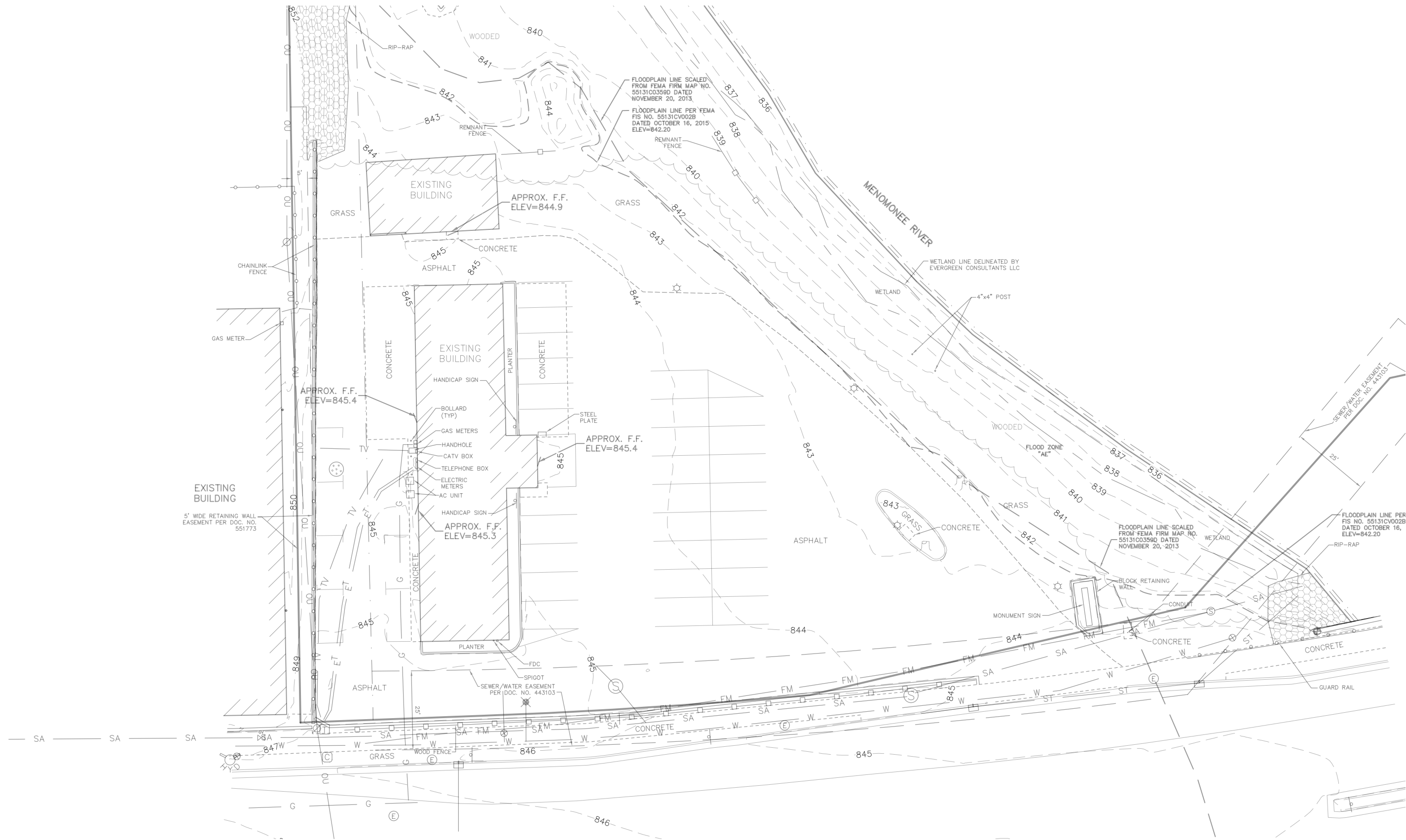
All onsite storm sewer has been designed to safely convey the 100- year storm event based on TR- 55 methods. Proposed storm sewer capacity was verified by utilizing a Manning's equation calculation spreadsheet for full flowing pipes. In addition, overland flow routes are provided onsite for any event exceeding the 100-year event such that the maximum possible ponding on site is 7 inches. Reference Appendix C for supporting calculations.

Erosion Control:

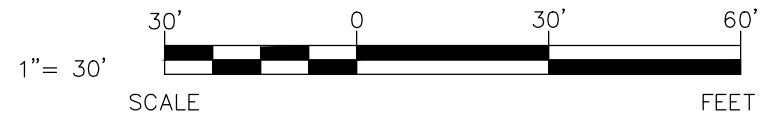
The proposed site erosion control plan was designed to meet the requirements of NR151.105 (construction site performance standard for non-permitted sites). The erosion control specifications, construction sequence, site stabilization notes, seeding notes, and dewatering notes are all listed on sheets C0.1 and C0.2 of the construction plan set. Additional notes and locations of erosion control BMPs can be found on C1.2 of the construction plan set.

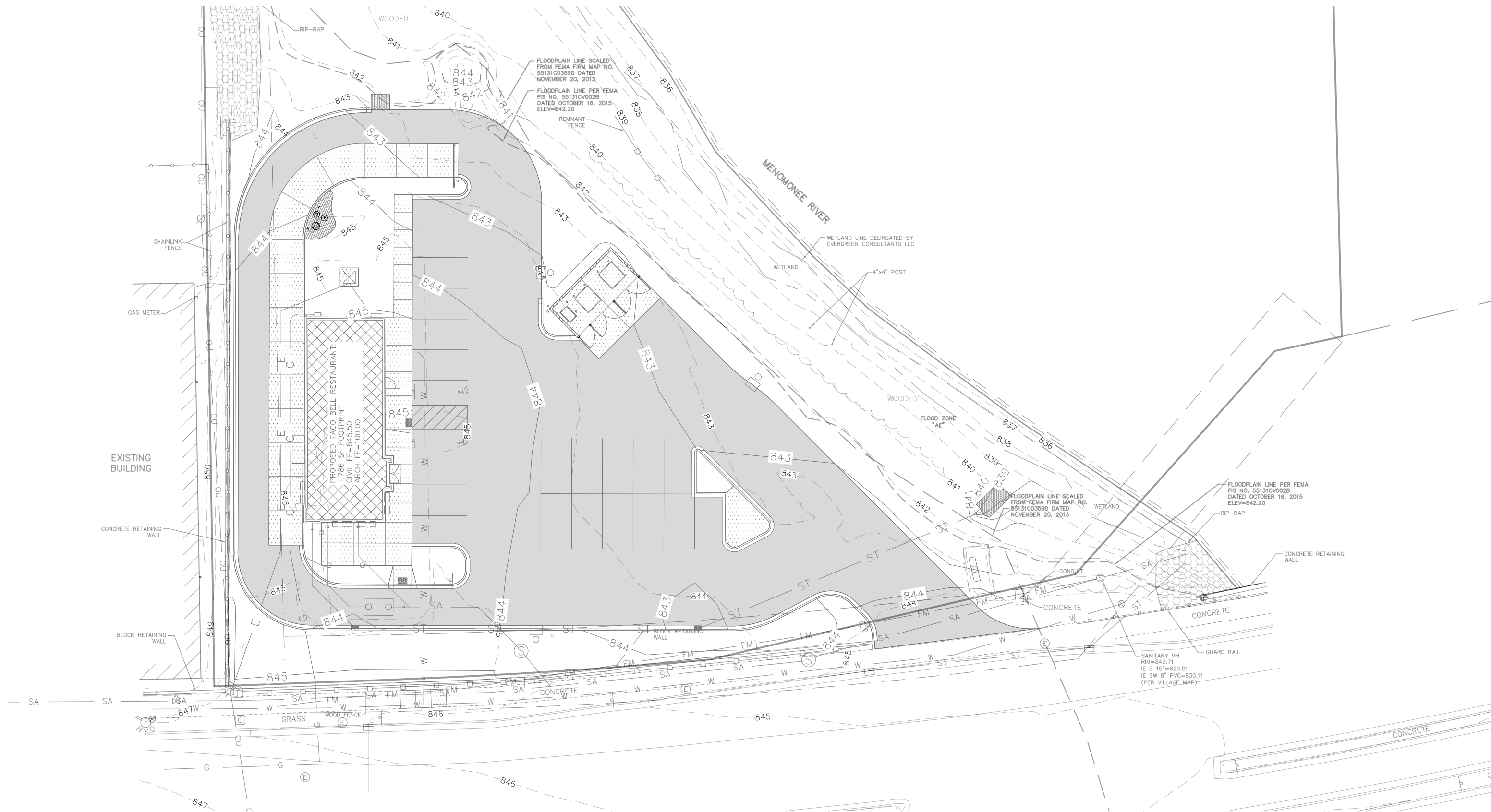
Appendix A

Existing and Proposed Site Conditions:



EXISTING SITE MAP





PROPOSED SITE MAP



1" = 30'



Appendix B

Post Construction Operation & Maintenance:

POST CONSTRUCTION OPERATION AND MAINTENANCE PLAN

The owner of the property affected shall inspect and maintain the following stormwater management systems frequently, especially after heavy rainfalls, but at least on an annual basis unless otherwise specified.	
STORMWATER FACILITY	TYPE OF ACTION
1. Lawn and Landscaped Areas	All lawn areas shall be kept clear of any materials that block the flow of stormwater. Rills and small gullies shall immediately be filled and seeded or have sod placed in them. The lawn shall be kept mowed, tree seedlings shall be removed, and litter shall be removed from landscaped areas.
2. Catch Basin Grates/Curb Inlet Grates/Pipe Endwalls	The openings to these structures must be kept clear of debris and any other items causing potential blockage of stormwater.
3. Catch Basin/Curb Inlet Sumps	Sumps shall visually be inspected every 3 months. Siltation shall be removed and disposed of offsite when the sump depth is within 3" of the outlet pipe invert elevation. The removal of siltation should occur a minimum of once per year.
4. Vegetated Filter Strip	Signs of erosion shall be repaired, reinforced, and revegetated immediately to the original plan requirements. Weed control during initial vegetation establishment is critical to ensure proper growth. Mowing or herbicide application may be used to control weeds before they go to seed. Once the permanent vegetation is established, control noxious and brushy weeds from encroaching into the vegetated areas by mowing at least once per year. Visually inspect the vegetated filter strip on a regular basis and repair any erosion and control weeded areas as needed.
5. Record of Maintenance	The operation and maintenance plan shall remain onsite and be available for inspection when requested by WDNR or Village of Germantown. When requested, the owner shall make available for inspection all maintenance records to the department or agent for the life of the system.

Appendix C

Pipe Capacity Calculations:

PIPE BASIN	TOTAL (SF)	TOTAL (AC)	BLDG (SF)	BLDG (AC)	PAVEMENT (SF)	PAVEMENT (AC)	OPEN (SF)	OPEN (AC)
A	7,205	0.165	0	0.000	5,245	0.120	1,960	0.045
B	4,945	0.114	0	0.000	2,387	0.055	2,558	0.059
C	1,786	0.041	1,786	0.041	0	0.000	0.000	0.000

Excel Engineering Project No.

2005200

Project Name

Taco Bell-Germantown

Pipe Data				Pipe Capacity (100-yr)				
Pipe ID	Diameter (FT)	Slope (FT/FT)	Manning's n	Basin ID	Total Flow (cfs)	Total Flow (gpm)	Full Flow Capacity (cfs)	Full Flow Capacity (gpm)
A	1	0.0050	0.012	A,B,C	2.71	1215	2.74	1228
B	0.667	0.0100	0.012	B,C	1.29	579	1.31	590
C	0.5	0.0275	0.012	C	0.38	172	1.01	454

Full Flow Capacity based off Manning's Equation

$$Q = \frac{1.49}{n} R^{2/3} S^{1/2} a$$

Where:

Q = Full Flow Capacity of Pipe (cfs)

n = manning's roughness coefficient

R = hydraulic radius (ft) (D/4)

s = hydraulic gradient, slope (ft/ft)

a = flow area (sq. ft.)

Typical Manning's n

HDPE 0.012

PVC 0.012

Concrete 0.013

CMP 0.024

*Total Flow calculated via TR-55 hydrologic calculations. Reference Storm Pipe Basin Map & TR-55 Calculations

STORM SEWER BASIN MAP

1" = 30'

SCALE

30' 0 30' 60'

FEET

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	0.784	2	726	1,549	-----	-----	-----	PIPE BASIN A
2	SCS Runoff	0.468	2	726	892	-----	-----	-----	PIPE BASIN B
3	SCS Runoff	0.227	2	726	500	-----	-----	-----	PIPE BASIN C

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2

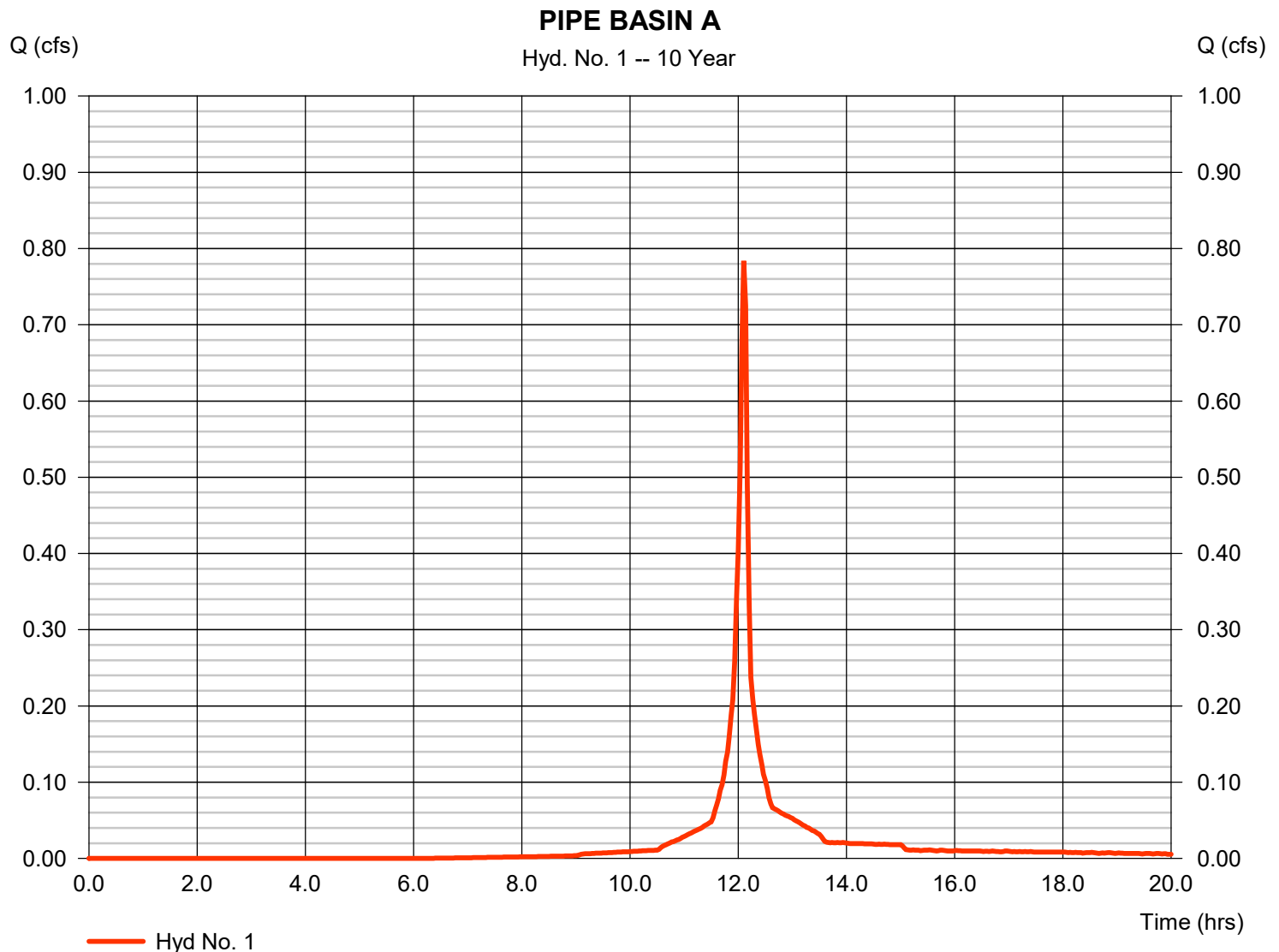
Wednesday, 09 / 30 / 2020

Hyd. No. 1

PIPE BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 0.784 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.10 hrs
Time interval	= 2 min	Hyd. volume	= 1,549 cuft
Drainage area	= 0.160 ac	Curve number	= 91*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.82 in	Distribution	= Custom
Storm duration	= F:\Standards\400 Civil\Stormwater\Templates\MSE Distribution\MSE3 Distribution		

* Composite (Area/CN) = $[(0.120 \times 98) + (0.045 \times 74)] / 0.160$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2

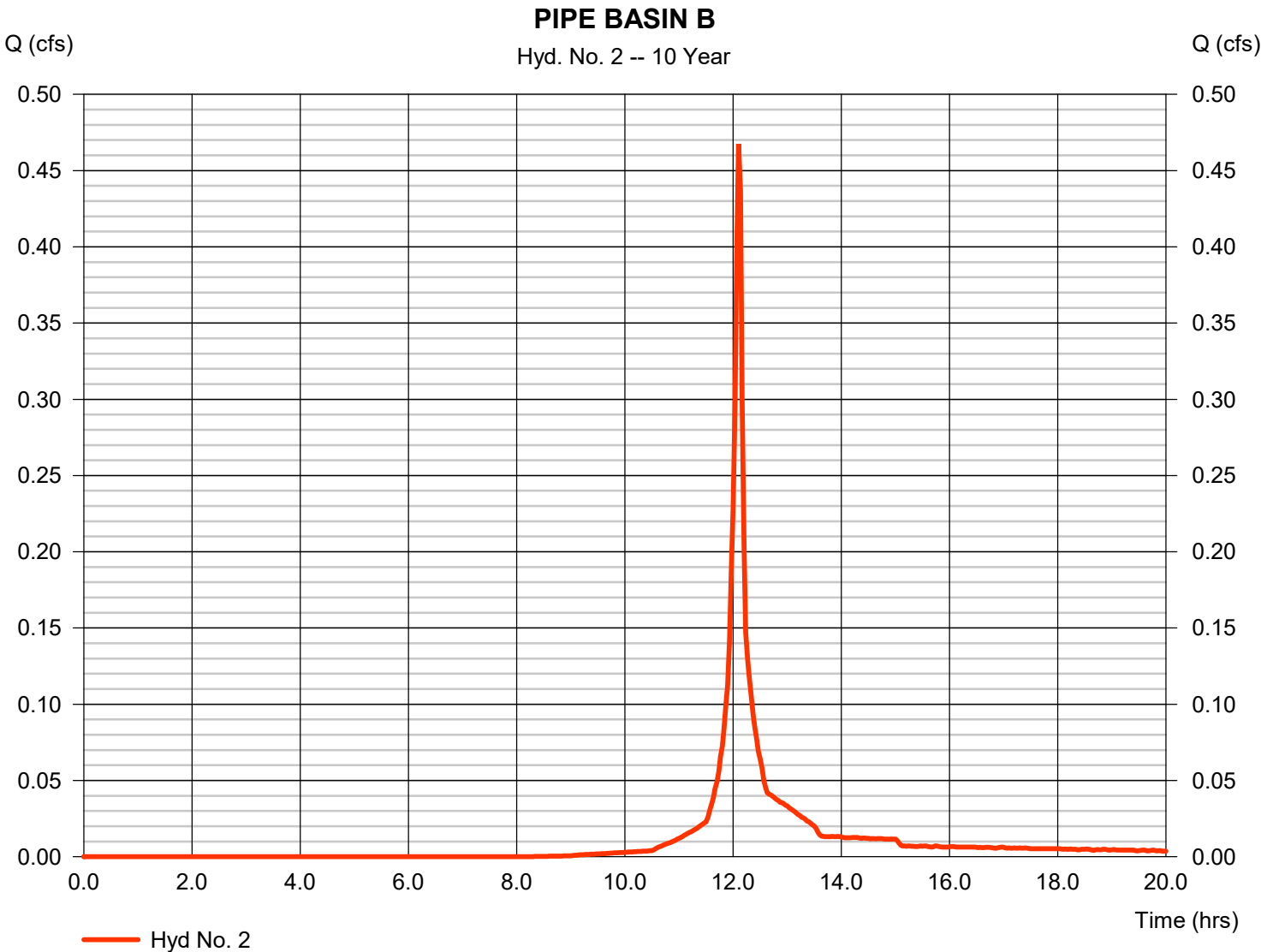
Wednesday, 09 / 30 / 2020

Hyd. No. 2

PIPE BASIN B

Hydrograph type	=	SCS Runoff	Peak discharge	=	0.468 cfs
Storm frequency	=	10 yrs	Time to peak	=	12.10 hrs
Time interval	=	2 min	Hyd. volume	=	892 cuft
Drainage area	=	0.110 ac	Curve number	=	86*
Basin Slope	=	0.0 %	Hydraulic length	=	0 ft
Tc method	=	User	Time of conc. (Tc)	=	6.00 min
Total precip.	=	3.82 in	Distribution	=	Custom
Storm duration	=	F:\Standards\400 Civil\Stormwater\Templates\MSE Distribution\MSE3 Distribution			

* Composite (Area/CN) = [(0.055 x 98) + (0.059 x 74)] / 0.110

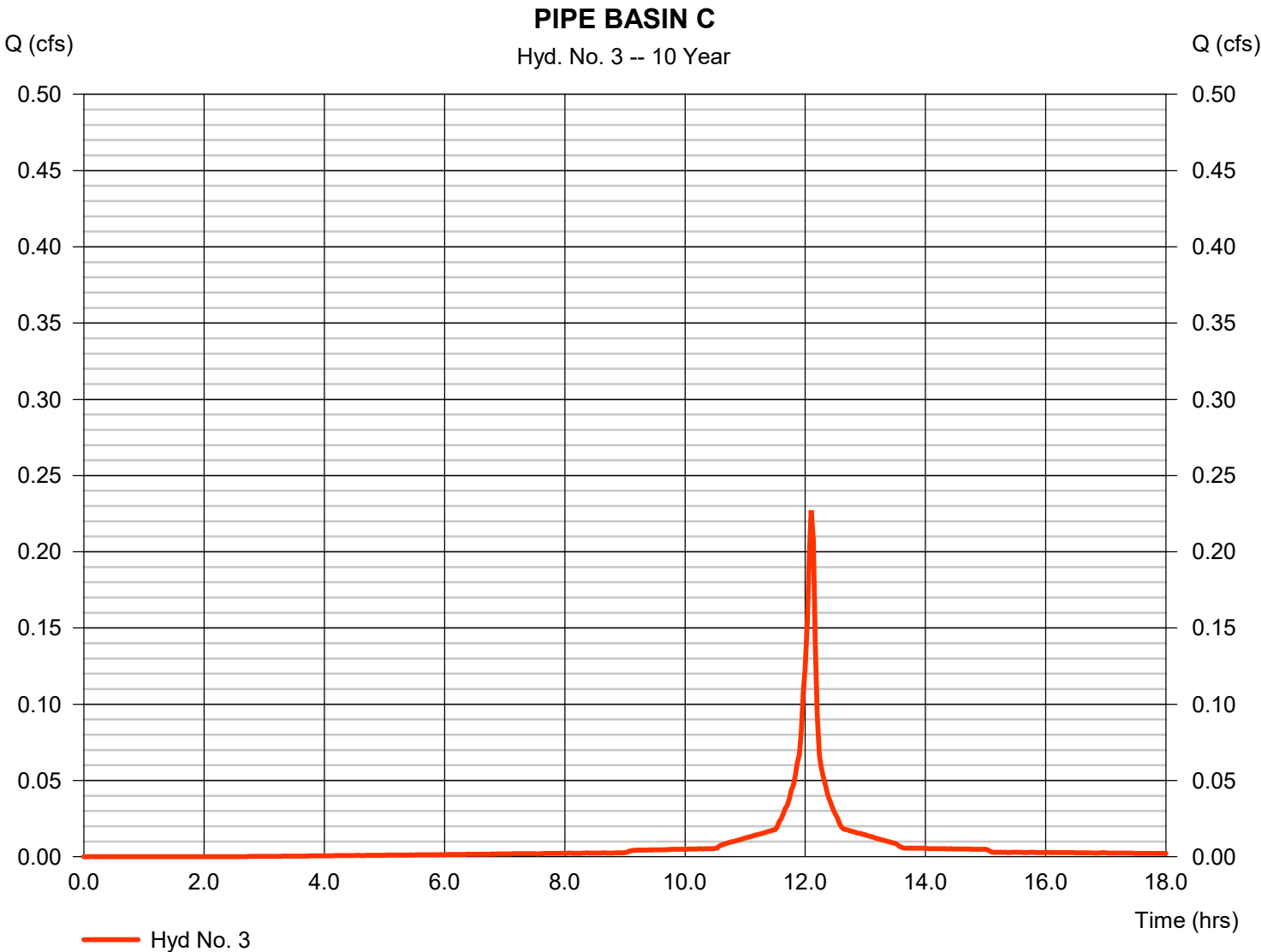


Hydrograph Report

Hyd. No. 3

PIPE BASIN C

Hydrograph type	= SCS Runoff	Peak discharge	= 0.227 cfs
Storm frequency	= 10 yrs	Time to peak	= 12.10 hrs
Time interval	= 2 min	Hyd. volume	= 500 cuft
Drainage area	= 0.041 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 3.82 in	Distribution	= Custom
Storm duration	= F:\Standards\400 Civil\Stormwater\Templates\MSE Distribution\MSE3 Distribution		



Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	1.417	2	726	2,918	-----	-----	-----	PIPE BASIN A
2	SCS Runoff	0.908	2	726	1,797	-----	-----	-----	PIPE BASIN B
3	SCS Runoff	0.383	2	726	861	-----	-----	-----	PIPE BASIN C

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2

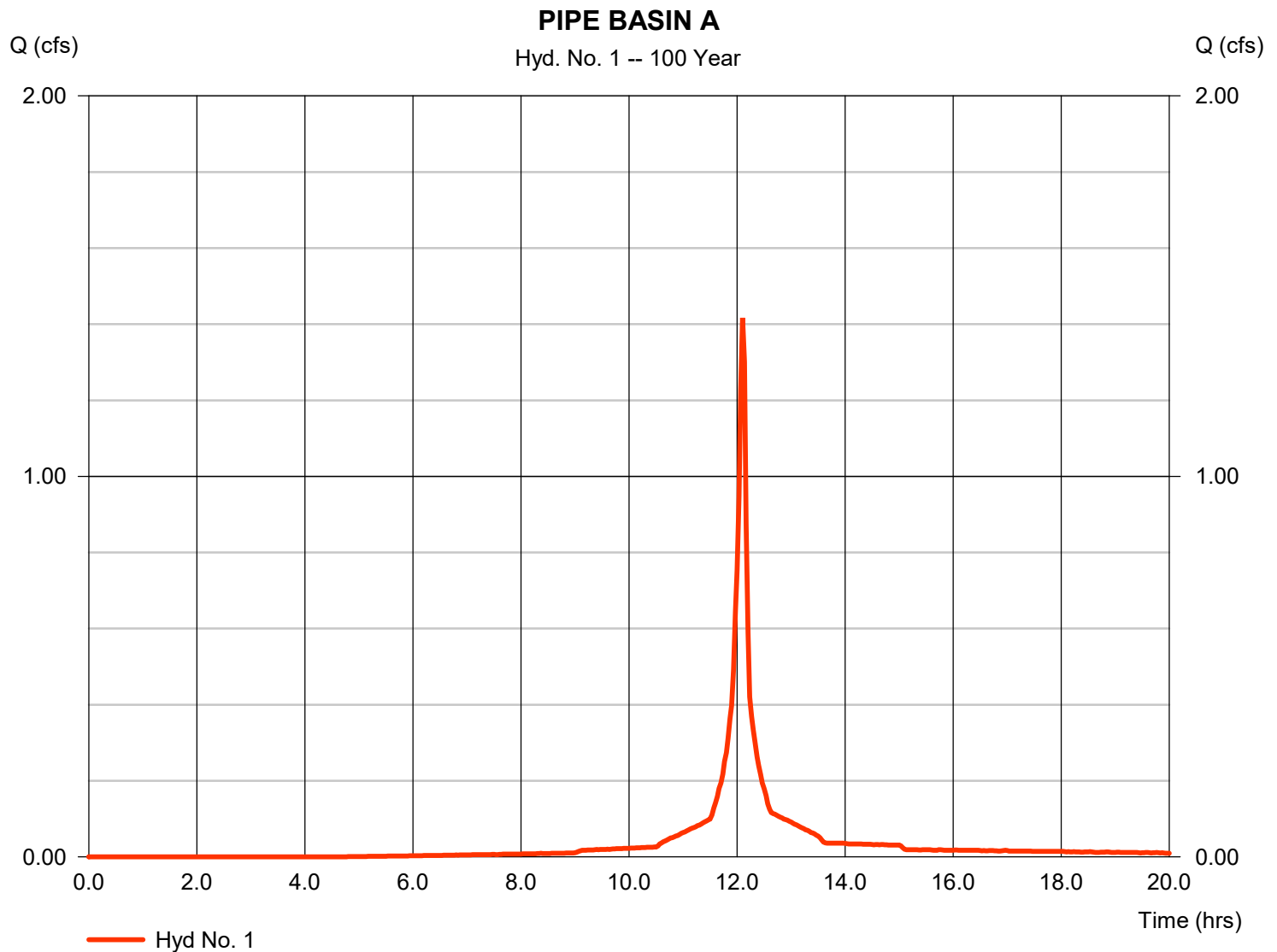
Wednesday, 09 / 30 / 2020

Hyd. No. 1

PIPE BASIN A

Hydrograph type	= SCS Runoff	Peak discharge	= 1.417 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.10 hrs
Time interval	= 2 min	Hyd. volume	= 2,918 cuft
Drainage area	= 0.160 ac	Curve number	= 91*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 6.41 in	Distribution	= Custom
Storm duration	= F:\Standards\400 Civil\Stormwater\Templates\MSE Distribution\MSE3 Distribution		

* Composite (Area/CN) = $[(0.120 \times 98) + (0.045 \times 74)] / 0.160$



Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2

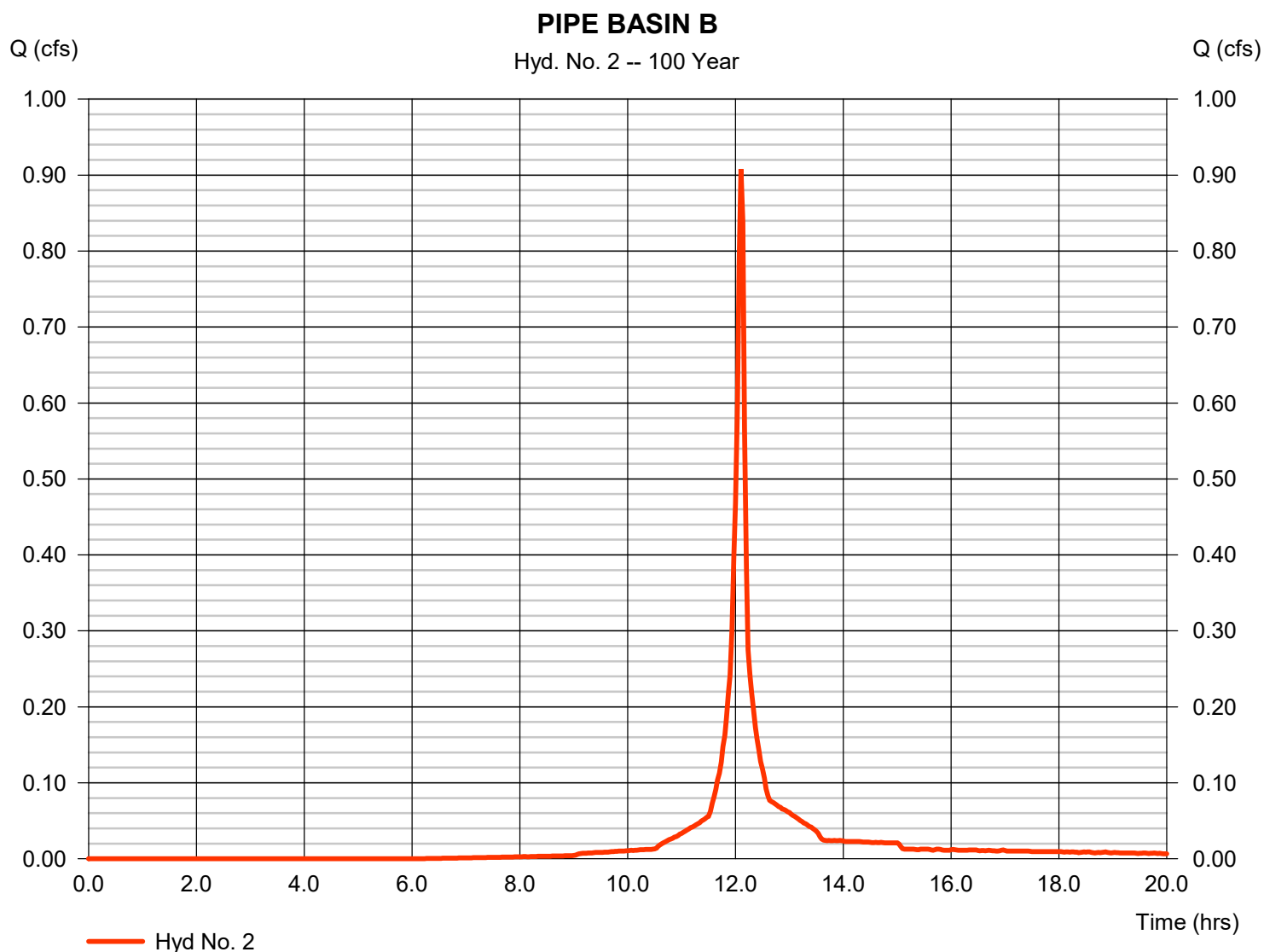
Wednesday, 09 / 30 / 2020

Hyd. No. 2

PIPE BASIN B

Hydrograph type	= SCS Runoff	Peak discharge	= 0.908 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.10 hrs
Time interval	= 2 min	Hyd. volume	= 1,797 cuft
Drainage area	= 0.110 ac	Curve number	= 86*
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 6.41 in	Distribution	= Custom
Storm duration	= F:\Standards\400 Civil\Stormwater Templates\MSE Distribution\MSE3 Distribution		

* Composite (Area/CN) = $[(0.055 \times 98) + (0.059 \times 74)] / 0.110$

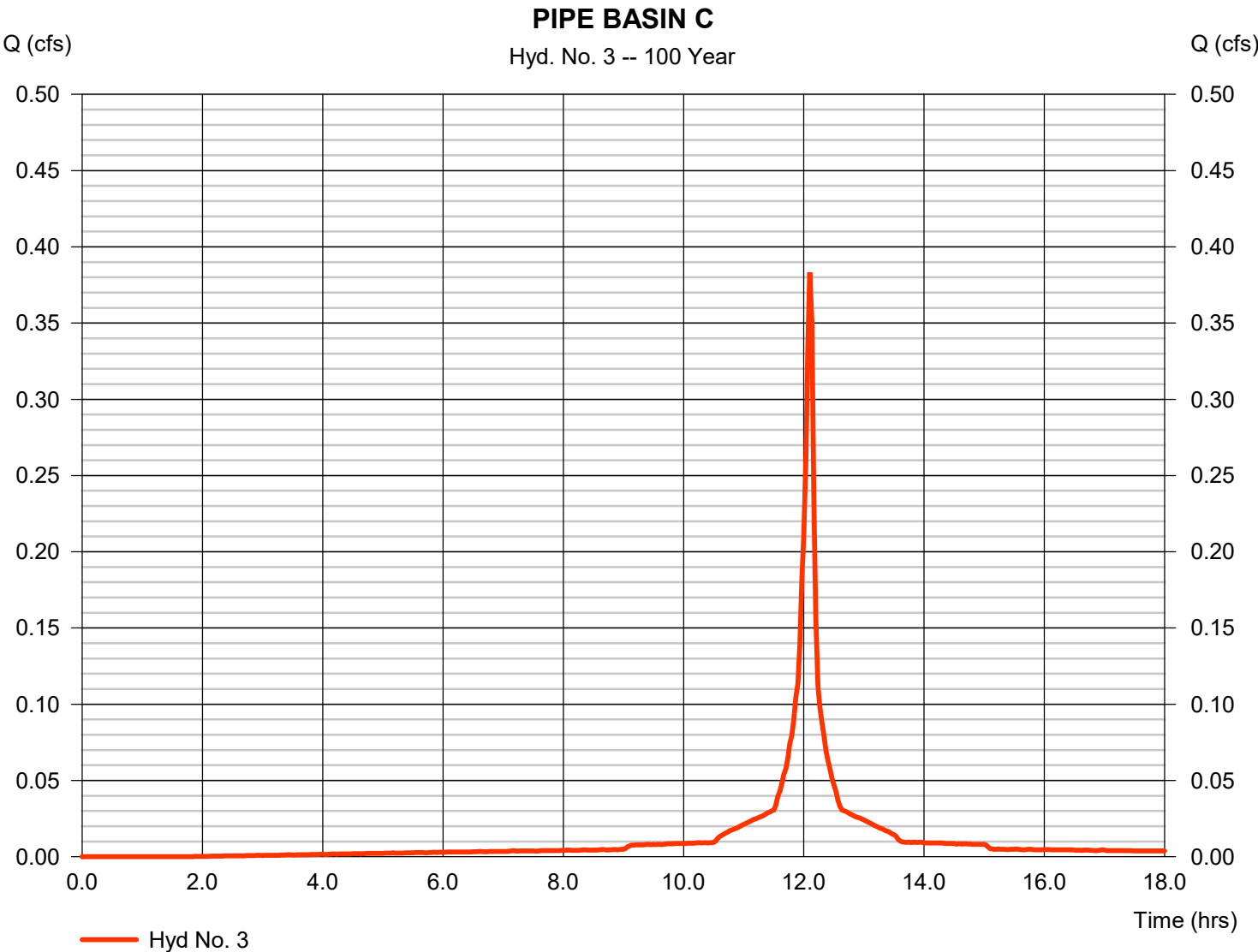


Hydrograph Report

Hyd. No. 3

PIPE BASIN C

Hydrograph type	= SCS Runoff	Peak discharge	= 0.383 cfs
Storm frequency	= 100 yrs	Time to peak	= 12.10 hrs
Time interval	= 2 min	Hyd. volume	= 861 cuft
Drainage area	= 0.041 ac	Curve number	= 98
Basin Slope	= 0.0 %	Hydraulic length	= 0 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 6.41 in	Distribution	= Custom
Storm duration	= F:\Standards\400 Civil\Stormwater\Templates\MSE Distribution\MSE3 Distribution		



Hydraflow Rainfall Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2019.2

Wednesday, 09 / 30 / 2020

Return Period (Yrs)	Intensity-Duration-Frequency Equation Coefficients (FHA)			
	B	D	E	(N/A)
1	0.0000	0.0000	0.0000	-----
2	0.0000	0.0000	0.0000	-----
3	0.0000	0.0000	0.0000	-----
5	0.0000	0.0000	0.0000	-----
10	0.0000	0.0000	0.0000	-----
25	0.0000	0.0000	0.0000	-----
50	0.0000	0.0000	0.0000	-----
100	292.6913	22.1000	1.0035	-----

File name: IL SECT. 1 RAINFALL_100 YR.IDF

$$\text{Intensity} = B / (T_c + D)^E$$

Return Period (Yrs)	Intensity Values (in/hr)											
	5 min	10	15	20	25	30	35	40	45	50	55	60
1	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
3	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
100	10.68	9.01	7.79	6.86	6.13	5.54	5.05	4.65	4.30	4.00	3.74	3.51

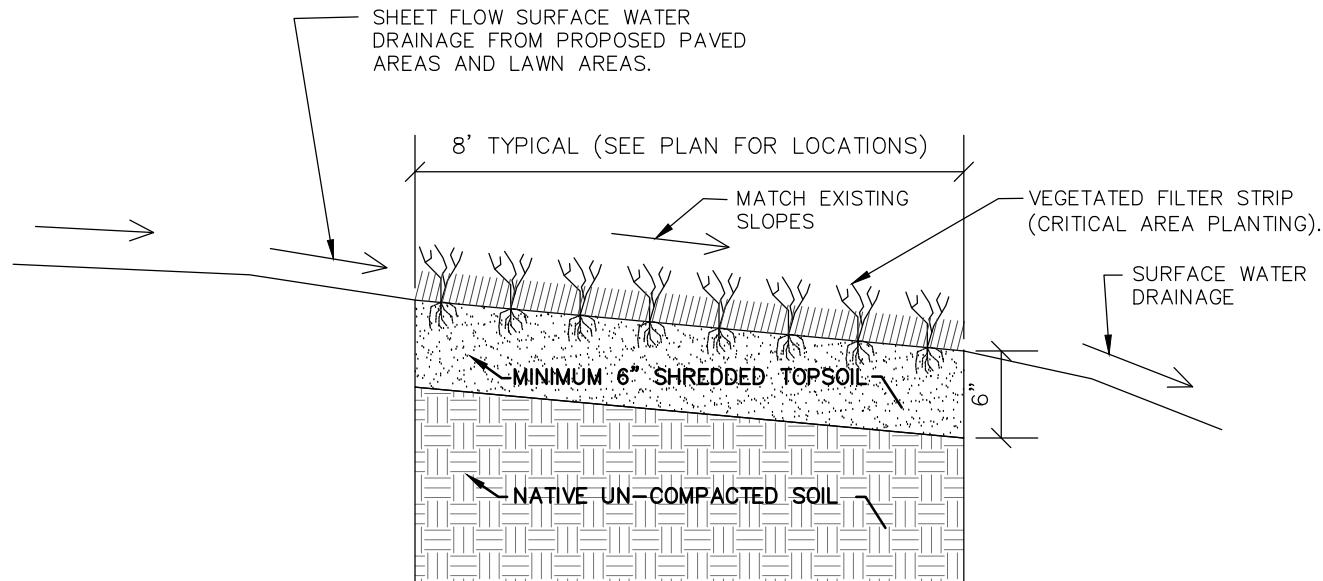
Tc = time in minutes. Values may exceed 60.

Precip. file name: Sample.pcp

Storm Distribution	Rainfall Precipitation Table (in)							
	1-yr	2-yr	3-yr	5-yr	10-yr	25-yr	50-yr	100-yr
SCS 24-hour	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
SCS 6-Hr	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-1st	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-2nd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-3rd	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-4th	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Huff-Indy	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Custom	0.00	0.00	0.00	0.00	3.82	0.00	0.00	6.41

Appendix D

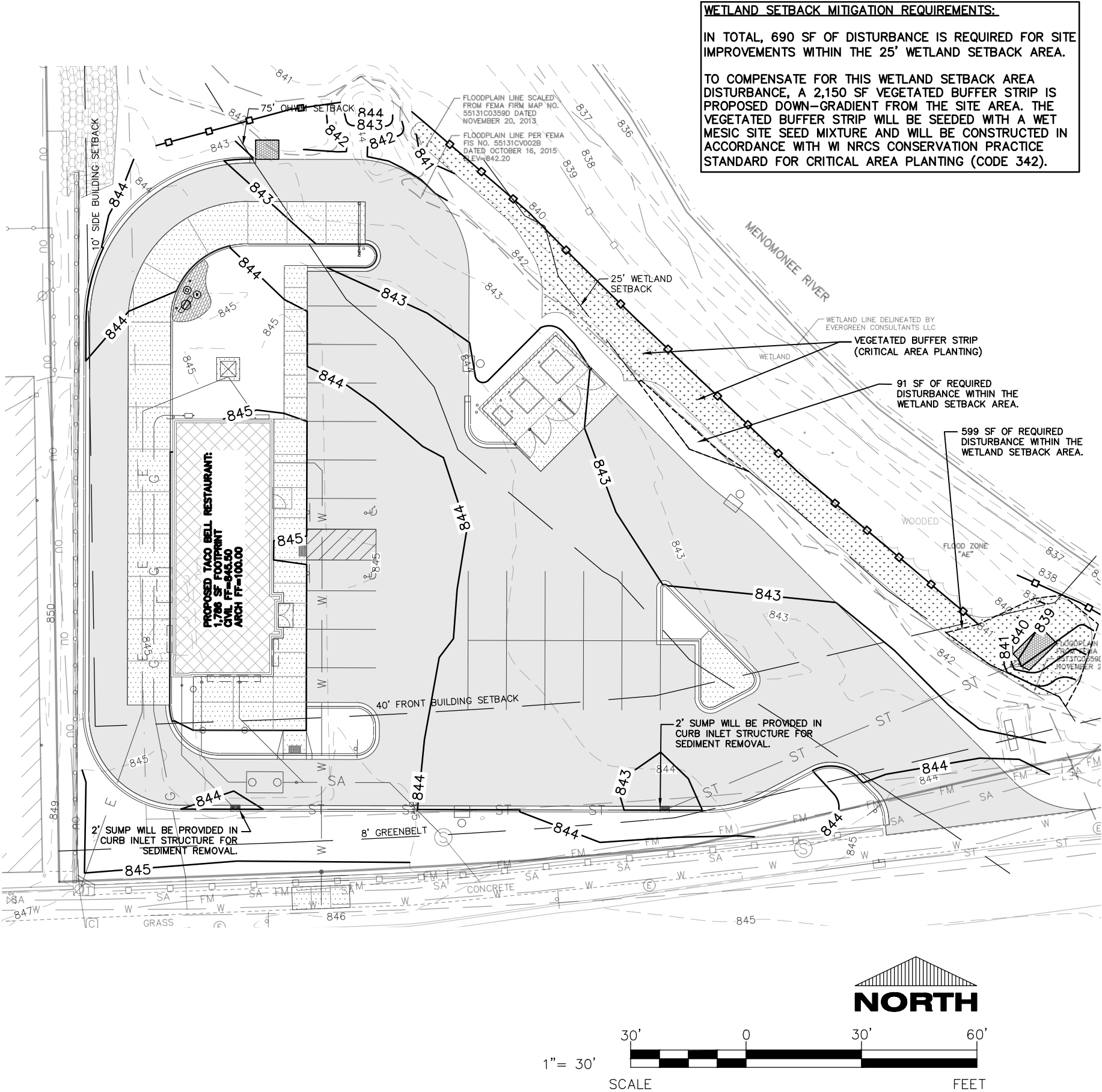
Wetland Setback Mitigation Exhibit:



- NOTES:
- PREPARE THE SEEDBED BY CLEARING AND GRUBBING THE PROPOSED PLANTING AREA OF UNWANTED MATERIALS. CULTIVATE AREA AS NEEDED AND GRADE THE PROPOSED PLANTING AREA TO CREATE A SMOOTH, UNIFORM SURFACE IN ACCORDANCE WITH THE PROPOSED GRADING PLAN OR TO MATCH EXISTING GRADES. SITE PREPARATION SHALL BE ADEQUATE TO ASSURE WEED SUPPRESSION AND TO PROMOTE PROPER GERMINATION AND GROWTH OF THE PLANTED SPECIES.
 - PROVIDE A MINIMUM OF 6" OF SHREDDED TOPSOIL FOR ALL VEGETATED FILTER STRIP LOCATIONS. TOPSOIL SHALL BE FREE OF ANY STONES, STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATERIAL. DO NOT SPREAD TOPSOIL IF SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET. CULTIPACK OR ROLL SEEDBED PRIOR TO SEEDING.
 - THE SOIL SHALL BE FERTILIZED BASED UPON SOIL TEST RESULTS. IF A SOIL TEST IS NOT COMPLETED, A GENERAL RECOMMENDATION OF 150 POUNDS PER ACRE OF 20-10-10 FERTILIZER AND A MINIMUM OF 2 TONS PER ACRE OF 80-89 LIME MAY BE USED.
 - BROADCAST SEED THE VEGETATED FILTER STRIP WITH THE SEED MIXTURE LISTED IN THE TABLE BELOW AT THE APPROPRIATE SEEDING RATES. CONSULT WITH SEED SUPPLIER FOR FINAL MIXTURE. SEED MIXTURES MUST BE OF HIGH QUALITY. UNTESTED GRASS/FORB SEEDS SHALL NOT BE USED. ROLL THE PLANTING AREA AFTER BROADCAST SEEDING IS COMPLETE.
 - THE PLANTED AREAS SHALL BE MULCHED AFTER SEEDING TO ENSURE PROPER ESTABLISHMENT AND TO MINIMIZE EROSION. MULCH MATERIALS MAY CONSIST OF NATURAL OR ARTIFICIAL MATERIALS AND SHALL BE ANCHORED TO THE SOIL TO PREVENT SLIPPAGE.
 - REGULARLY WATER THE PLANTED AREA UNTIL THE VEGETATED FILTER STRIP IS FULLY ESTABLISHED.
 - THE VEGETATED FILTER STRIP SHALL BE CONSTRUCTED IN GENERAL CONFORMANCE WITH WI NRCS CONSERVATION PRACTICE STANDARD FOR CRITICAL AREA PLANTING (CODE 342). REFERENCE CRITICAL AREA PLANTING PRACTICE STANDARD AND WISCONSIN AGRONOMY TECHNICAL NOTES 6 FOR ADDITIONAL SUPPORTING INFORMATION.

Seeding Mixture Suitable for Critical Area Planting (Wet Mesic Site)			
COMMON NAME	BOTANICAL NAME	Pure Live Seed (PLS) (lbs/ac)	Pure Live Seed (PLS) (seeds/sq ft)
Tall Fescue	Schedonorus arundinaceus	5	26
Timothy	Phleum pratense	3	85
Perennial Ryegrass	Lolium perenne	3	16
Red Clover	Trifolium pratense	3	19
Smooth Bromegrass	Bromus inermis	6	19
Kentucky Bluegrass	Poa pratensis	2	100

VEGETATED FILTER STRIP DETAIL
NO SCALE



PROPOSED WETLAND SETBACK MITIGATION PLAN

Appendix E

Soil Maps:

Hydrologic Soil Group—Washington County, Wisconsin



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Washington County, Wisconsin
 Survey Area Data: Version 20, Jun 8, 2020

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

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

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

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
AtA	Ashkum silty clay loam, 0 to 2 percent slopes	C/D	0.0	3.4%
Cw	Colwood silt loam, 0 to 2 percent slopes	C/D	0.9	96.5%
MtA	Mequon silt loam, 1 to 3 percent slopes	C/D	0.0	0.2%
Totals for Area of Interest			0.9	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

CONDITIONAL USE PERMIT AMENDMENT

12/14/20 Plan Commission Meeting

Apple Works Winery LLC / Kevin Behnke

Planning & Zoning Report

Germantown, Wisconsin

Summary

Kevin Behnke, property owner, is requesting approval of an amendment to Conditional Use Permit #01-13 to allow an expansion of the existing Apple Works Winery operation and use of the property as a venue for weddings and other events including: a 5,150-square foot building with a seating capacity of 125 persons; an outdoor patio with a 900-1,080-square foot covered shelter and outdoor fireplace; and a 35-50 vehicle parking lot on the 10.8 acre Apple Works Winery property located at W179 N12536 Fond du Lac Avenue.

Location: W179 N12536 Fond du Lac Avenue

Property Owner: Kevin Behnke
W179 N12536 Fond du Lac Avenue
Germantown, WI 53022

Current Zoning: A-2: Agricultural

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



Background/Proposal

Kevin Behnke, property owner, is requesting approval of an amendment to Conditional Use Permit #01-13 to allow an expansion of the existing Apple Works Winery operation and use of the property as a venue for weddings and other events including: a 5,150-square foot building with a seating capacity of 125 persons; an outdoor patio with a 900-1,080-square foot covered shelter and outdoor fireplace; and a 35-50 vehicle parking lot on the 10.8 acre Apple Works Winery property located at W179 N12536 Fond du Lac Avenue.

The Apple Works Orchard began operation in the early 1990's through 2000. Kevin Behnke purchased the property in 2002 and began restoring the property and buildings. In 2002, Behnke was granted a conditional use permit (CUP #12-02) for vehicle, boat and equipment storage from the three (3) accessory buildings on the property. In 2004, the property was divided with a 15-acre portion rezoned for residential development with three (3) dwellings since constructed.

In 2013, a conditional use permit (CUP01-13) was issued to Kevin Behnke for the operation of a winery from the subject property. The current winery operation is permitted to operate 10am to 9pm, 7 days per week. The winery currently includes a 1,585-square foot tasting room/retail store and a 432-square foot outdoor patio, which was constructed in 2013.

As shown on the Site Plan supporting documents, the proposed amendment includes the following modifications to the existing CUP:

- Second Patio
 - o Grade Beam Slab patio and Shelter with metal roof (24' x 45', and a maximum height of 25') with a fireplace at one end, 4' walkway connecting to existing patio
- Event Venue
 - o Renovation of an existing 2,880-square foot building
 - 1536-square foot addition, a 512-square foot covered drive-through, and a 256-square foot enclosed entry to be added to the existing building
 - Catering Prep Kitchen
 - Indoor restrooms
 - Overhead garage doors on north and east elevations
 - Sound Safe Acoustic Barrier to be installed in the banquet hall walls
- 35-50 vehicle gravel parking lot (to be paved in the future) to be installed to the north of the existing winery building, northwest of the proposed event venue.

Event Venue Operation Details

The proposed event venue will host both business events and personal events including, but not limited to, weddings, anniversaries, birthday parties, graduation parties, bridal showers, baby showers, and family gatherings. The proposed hours of operation are 6AM – 11PM, consistent with the hours permitted under CUP#12-02 (vehicle, boat, and equipment storage). There is anticipated to be clean-up taking place between 11PM and 12AM. All music in the venue will take place inside with overhead

doors closed. All food will be catered and may be prepped in the Catering Prep kitchen shown on the floor plan.

The owner/applicant currently holds Class B Liquor Licenses to serve wine and beer. It is the intent of the owner/applicant to apply for a Hard Liquor License in the near future. If approved, the owner/applicant has indicated that shots of hard liquor will not be permitted.

The applicant has provided a sketch of the existing and proposed cedar fencing on the property which will define the area in which event venue activities may take place. This area is located in the southwest corner of the site, near the existing winery and around the proposed event venue.

Staff Analysis/Comments

Similar to the Conditional Use Permit issued for the winery in 2013, an event venue is not specifically listed as an allowable use, and this is being processed as an “unspecified use” requiring a conditional use permit.

Given the history of this property and the existing use of the property as a winery, the proposed event venue is a logical step for business expansion. With that said, Planning and Zoning staff have concerns about the compatibility of the use with the surrounding residential properties to the east and north. In 2013, commitments were made to the neighbors that the winery operation would be quiet, serve no hard alcohol, and only operate until 9pm (see minutes from 1-7-2013 Village Board meeting attached). The proposal being brought forward will change the character of the business operation approved in 2013. As a consequence of this proposal to expand the existing winery operation and add a new event venue, there will be a different type of patron visiting the property, the potential for additional negative impacts on the surrounding neighborhood, e.g. noise, traffic, which may be increased due to the different types of alcohol being served.

Prior to any construction work being completed on the site, the owner/applicant will need to submit a site development and building plan application with a detailed site plan to include (but not limited to) the following items:

- Scaled site and engineering plans of the improved areas, stamped by a professional engineer or surveyor, showing the following:
 - o Existing buildings and site features, topography, and property lines.
 - o Proposed improvements and relationship to existing features, property lines with setback callouts, etc.
 - o Grading and erosion control plans
- A Stormwater management plan and measures may be required, subject to the following triggers:
 - o Between 5,000 SF and 21,780 SF (1/2 acre) - Green infrastructure improvements per MMSD requirements. (see attached document)
 - o Over 1/2 acre of additional impervious (cumulative) - MMSD Chapter 13

-
- requirements kick in.
 - o Over 1 acre of site disturbance (cumulative)- WDNR stormwater management requirements kick in.
 - Preliminary building plans for the patio shelter and the barn renovation (Commercial Plan approval will be required prior to the issuing of a building permit.)

These items will need to be reviewed and approved by the Plan Commission prior to obtaining any building or grading permits.

Planning and Zoning Staff have notified Washington County of the proposed improvements to the site. A condition of approval has been added to the CUP requiring that Washington County approve all applicable POWTS sanitary system improvements required for this project prior to site plan approval by the Plan Commission.

Planning & Zoning Recommendation

APPROVE a conditional use permit amendment to CUP#01-13 for the 10.8-acre Apple Works Winery property located at W179 N12536 Fond du Lac Avenue subject to the following conditions:

1. This permit authorizes limited uses and activities as set forth in the conditional use permit amendment application dated October 13, 2020, the additional information submitted on 12/2/2020, and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
2. 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.
3. In the event the Village receives complaints regarding noise, activities or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.
4. 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.
5. Building permits and commercial building code plan approval are required for the proposed remodeling; contact Inspection Services prior to any work for details on the required permits and plan approvals.
6. Washington County shall be consulted regarding compliance with all applicable POWTS sanitary requirements prior to or concurrent with Site Plan submittal.
7. Applicant to obtain all required liquor licenses and/or permits from the state and Village prior to any and all events held on the property.
8. All signage, temporary and permanent, requires a permit; contact Planning & Zoning Services for details.
9. A pre-occupancy inspection is required by the Fire Department.

**VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
JANUARY 7, 2013**

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by President Wolter.

ROLL CALL: President Wolter, Trustees Daniels, Hughes, Kaminski, Vanderheiden, Werderman and Zabel. Trustees Baum and Ewert absent and excused. Also present: Administrator Schornack, Attorney Sajdak, Planner Jeff Retzlaff, DPW Director Dan Ludwig, Engineer Brionne Bischke, and Clerk Goeckner. Trustee Werderman arrived at 7:02 pm.

PLEDGE OF ALLEGIANCE: The Pledge of Allegiance was recited.

PRESIDENT'S REPORT:

President Wolter presented award given to Village by MMSD for ground breaking work for first watershed permit. This is an agreement with 11 different governmental bodies and first agreement of this kind across the country.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/COMMITTEE REPORTS: Upcoming meetings were announced.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing: None.

CONSENT AGENDA:

- A. **MINUTES:** December 17, 2012
- B. **ACCOUNTS PAYABLE/PAYROLL**
- | | | |
|-------------------|------------------|---------------|
| December 18, 2012 | Payroll (hourly) | \$ 210,476.92 |
| December 25, 2012 | Accounts Payable | \$ 107,409.15 |
| December 31, 2012 | Payroll (salary) | \$ 78,650.49 |
- C. **OPERATOR (BARTENDER) LICENSES** – New for the period ending June 30, 2013, Kalpana Khanal Adhikari, Brian J. Burgardt, Robert A. Burmeister, Kelly A. Garcia, Nirlap Kaur, Sumanpreet Kaur, Cynthia C. Nelson and Alyson A. Piantino

MOTION (Vanderheiden/Kaminski) approve Consent Agenda Items B-C, all in favor, motion carried. Trustee Zabel requested to pull Item A – Minutes. **MOTION (Zabel/Vanderheiden) to approve minutes for December 17, 2012 with correction on page 6 to typo stating SCM should be CSM, all in favor, motion carried.**

PUBLIC HEARINGS – 7:00 P.M. OR LATER

- A. **KEVIN & DONNA NASH, PROPERTY OWNERS TO REZONE A PORTION OF THE FOLLOWING DESCRIBED PROPERTY FROM THE RS-3; SINGLE-FAMILY DISTRICT TO THE RS-4: SINGLE-FAMILY DISTRICT PURSUANT TO SECTIONS 17.17 OF THE VILLAGE ZONING CODE ON TAX KEY NO. 252-995, A PARCEL OF LAND LOCATED IN THE SW ¼ OF THE NW ¼ OF SECTION 25, T9N, R20E, VILLAGE OF GERMANTOWN;** Planner Jeff Retzlaff presented the request for rezoning and CSM. Plan Commission recommends approval with conditions, which have been satisfied. President Wolter opened the public hearing at 7:12 p.m. No one to speak for or against, public hearing closed at 7:13 p.m.
- B. **JON GUENTHER, AGENT, FOR CHARLES AND SUSAN RUSCH, PROPERTY**

OWNERS TO REZONE A PORTION OF THE FOLLOWING DESCRIBED PROPERTY FROM THE A-1: AGRICULTURAL DISTRICT TO THE A-2: AGRICULTURE DISTRICT PURSUANT TO SECTIONS 17.13 OF THE VILLAGE ZONING CODE ON TAX KEY NO. 022-997, A PART OF THE NW1/4 OF SECTION 2, T9N, R20E, VILLAGE OF GERMANTOWN; Planner Retzlaff presented the request for rezoning and CSM to create two parcels. Plan Commission recommendation is to approve, subject to conditions which have both been satisfied. President Wolter opened the public hearing at 7:16 p.m. No one to speak for or against, public hearing closed at 7:17 p.m.

- C. **KEVIN BEHNKE, PROPERTY OWNER AND AGENT FOR APPLE WORKS WINERY LLC, FOR A CONDITIONAL USE PERMIT FOR THE OPERATION OF A WINERY IN THE A-2: AGRICULTURAL DISTRICT ON THE PROPERTY AT W179 N12536 FOND DU LAC AVE (PARCEL ID#161-976), VILLAGE OF GERMANTOWN;** Planner Retzlaff presented the request for Conditional Use Permit for operation of a Winery. Plan Commission recommends to approve, subject to standard conditions and 7 specific conditions. President Wolter opened the public hearing at 7:22 p.m.
- D. Steven Schultz, W177N12607 De La Court stated he is not against this but against any alcohol being served on the premises. Doesn't feel another alcohol related business in the area is needed.
Randy Stanossek, W177N12601 De La Court repeated the same concerns as Steven Schultz.
Gary Schwind, W177N15286 Apple Blossom Lane stated he does not object to winery or orchard but has concerns of entertainment, music, bands etc. Moved out there for the quiet area.
Kevin Behnke, W179 N12536 Fond du Lac Ave. applicant, made presentation. Concerns are legitimate. Winery is a lot different than a bar and caters to people who will not be out that late at night. Patio is at least ¼ mile away from any residence. Have planted trees to isolate property. Not serving hard alcohol and will only go until 9 p.m. Will have to apply for permits for live music etc.
Public hearing closed at 7:31 p.m.
- E. **MUNICIPAL CODE TEXT AMENDMENT TO SECTION 29 (CONSTRUCTION SITE EROSION CONTROL), OF THE VILLAGE OF GERMANTOWN MUNICIPAL CODE;** Brionne Bischke presented code text amendment to Section 29. Realigning ordinances accordingly since state reorganized the code. Sought to simplify things. Proposing to do abbreviated plans for smaller development or builders vs. large developers and make them more practical. Public hearing opened at 7:35 p.m. No one to speak for or against, public hearing closed at 7:36 p.m.

NEW BUSINESS:

- A. **REQUEST TO APPLY DOA REFUND TO NEW HVAC EQUIPMENT IN VILLAGE HALL**

DPW Director Dan Ludwig - Project of 2010, funds left over. State recommended finding another project to put funds toward instead of refunding it to them. We have 10 furnaces that are 15 years old and "residential" standard. Option #1 is preferred, for 2 complete furnaces with AC and 1 AC unit for zone 9 in Village Hall. Village share would be \$7,488. State share is over \$13,000. Option #2 for 7 furnaces and additional contribution of \$378 for a total of \$7,866. Staff recommends taking advantage of the

DOA's offer to upgrade the HVAC equipment having a long maintenance record in Village Hall. All projects must be complete and run through DOA by March 31, 2013. **MOTION (Zabel/Kaminski) to approve option #1 to purchase 2 complete furnaces with AC and 1 AC unit for zone 9 for \$7,488.** Discussion of furnace types and specifications for building, maintenance schedule. Funds would come from Building Maintenance account. Having less service charges over time will make up the cost. **Roll call vote, all in favor, motion carried.**

B. RESOLUTION NO. R01-13, 2013 SALARY RESOLUTION

MOTION (Zabel/Vanderheiden) to approve Resolution No. R01-13, Salaries and Compensation for Exempt Salaried and Other non-Represented Support Staff, Calendar Year 2013. Discussion: clarification there are no increases and everything is the same, telecommunications, payments to Chair of Board of Zoning Appeals is less than other Chair's. **MOTION (Zabel/Vanderheiden) amend motion to pay all committee Chairs the same, at \$25/meeting, all in favor, amendment to motion carried. By roll call vote, all in favor, motion as amended carried.**

C. KEVIN & DONNA NASH, PROPERTY OWNERS PARCEL ID# 252-995, REZONING REQUEST & 2-LOT CERTIFIED SURVEY MAP

MOTION (Kaminski/Werderman) approve Kevin & Donna Nash, Property Owners Rezoning Request & 2-Lot Certified Survey Map as recommended. All in favor, motion carried.

D. JON GUENTHER, AGENT FOR CHARLES AND SUSAN RUSCH, PROPERTY OWNERS PARCEL ID# 022-997, REZONING REQUEST & 2-LOT CERTIFIED SURVEY MAP

MOTION (Hughes/Kaminski) approve Jon Guenther, Agent for Charles and Susan Rusch, Property Owners, Rezoning Request & 2-Lot Certified Survey Map. Attorney Sajdak discussed the shed in the area intended to be dedicated for right of way. **MOTION (Zabel/Vanderheiden) to add language to CSM that all existing buildings within new right of way to be razed at owners expense in the event it becomes necessary. All in favor of amendment, motion carried. All in favor of original motion as amended, motion carried.**

E. KEVIN BEHNKE, PROPERTY OWNER AND AGENT FOR APPLE WORKS WINERY LLC, FOR A CONDITIONAL USE PERMIT FOR THE OPERATION OF A WINERY ON THE PROPERTY AT W179 N12536 FOND DU LAC AVE, PARCEL ID#161-976

MOTION (Vanderheiden/Werderman) approve Kevin Behnke, Property Owner and Agent for Apple Works Winery LLC, for Conditional Use Permit for the Operation of a Winery, as brought forward and recommended by Plan Commission. Discussion: Operation hours, permit requirements for more than 50 people, alcohol licensing, bands/entertainment, area of winery. Alcohol license renewable annually and any issues could be dealt with then. Discussion of winery purchasing product from others and serving it. Attorney Sajdak – anything other than wine produced on property would require permit and wine on property requires permit as well. Trustee Werderman requested to strike the words 'produced on the winery property'. Attorney Sajdak suggested letting the permitting process fall out based on what he wants to provide. **MOTION (Werderman/Daniels) strike the words 'produced on the winery property'.**

Discussion of types of permits required and reasoning for amendment. **Motion to amend, 6 in favor, 1 opposed (Zabel), amendment to motion carried.** President Wolter verified those in audience who came forward had their concerns addressed. All indicated yes. **Motion as amended, all in favor, motion carried.**

F. CHAPTER 29 – ORDINANCE REVISIONS, VILLAGE OF GERMANTOWN MUNICIPAL CODE

MOTION (Zabel/Hughes) approve ordinance revisions to Chapter 29. All in favor, motion carried.

MOTION (Vanderheiden/Zabel) ADJOURN INTO CLOSED SESSION PER WI SS. 19.85(1)(E) DELIBERATING OR NEGOTIATING THE ACQUISITION OF PUBLIC PROPERTY, THE INVESTING OF PUBLIC FUNDS, OR CONDUCTING OTHER SPECIFIED PUBLIC BUSINESS, WHENEVER COMPETITIVE OR BARGAINING REASONS REQUIRE A CLOSED SESSION: THE GERMANTOWN PROFESSIONAL POLICE ASSOCIATION LOCAL 306 UNION NEGOTIATIONS at 8:25 p.m., by roll call vote, all in favor, motion carried.

There being no further business, the meeting was adjourned from closed session at 8:45 p.m.

Barbara K. D. Goeckner, MMC/WCPC
Village Clerk



Fee must accompany application

\$4400 Paid 730 Date 10-13-20

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.

APPLICANT OR AGENT

KEVIN H BEHNKE
W179 N12536 FOND DU LAC
GERMANTOWN, WI 53022

Phone (262) 677-1857

Fax (262) 677-1000

E-Mail _____

PROPERTY OWNER

KEVIN H BEHNKE
W179 N12536 FOND DU LAC
GERMANTOWN, WI 53022

Phone (262) 677-1857

TO WHOM SHOULD THE PERMIT BE ISSUED?

KEVIN H BEHNKE / APPLE WORKS WINERY LLC

PROPERTY ADDRESS

W179 N12536 FOND DU LAC

TAX KEY NUMBER

6TNU 161-976

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.

SEE ATTACHED

DESCRIPTION OF PROPOSED OPERATION

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

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

SEE ATTACHED

6 **METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

Address: W179 N12536 Fond Du Lac Ave, Germantown, Wisconsin 53022
Legal Description: Lot 4 of Certified Survey map No. 5843, recorded January 21, 2005 as Document No. 1076149 in the Washington County Registry, said Certified Survey Map being a redivision of Lot 2 and part of Lot 1 of Certified Survey Map No 5452 as recorded in Washington County Registry in Volume 39 of Certified Survey Map on Pages 26-28, as Document No. 92636, being a part of the Northwest One-Quarter ($\frac{1}{4}$) and Southwest One-Quarter ($\frac{1}{4}$) of the Northeast Quarter ($\frac{1}{4}$) of Section Sixteen (16), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown (Lot 4 single family residence) Parcel ID/Sidewell Number: GTNV 161 979

7 **SUPPORTING DOCUMENTATION:**

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

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

☒ SEE ATTACHED

☐

8 **READ AND INITIAL THE FOLLOWING:**

☒ 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.

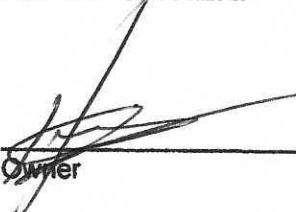
☒ I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.

☒ 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.

☒ 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!**


Applicant
10/13/20
Date


Owner
10/13/20
Date

Apple Works Winery LLC
W179 N12536 Fond Du Lac Ave
Germantown, Wisconsin 53022

For your consideration:

I am submitting this Conditional Use Permit Application for your Review because I feel that the Winery needs to expand and grow with the community and this proposed gathering place would be a nice addition to Germantown's continued efforts to have quality services and businesses located in Germantown revolving around that rural feeling.

Property History

Originally this property was open agricultural land before being starting as the **Germantown Orchards** operation in **1985**. At that time they built the first building and started planting the orchard and opened the Farmers Market and Store.

In the early **1990's** Dr. Johnson made a substantial commitment to expand the operation into **The Apple Works Orchard**. The monetary investment was substantial. Improvements included climate-controlled buildings, modern apple processing equipment, expansion of the orchard, even wind turbines to protect the orchard in case of frost. His efforts to move and erect older historical type buildings were equally impressive.

This operation continued for many years supplying quality products and service to the community. Being an Organic Operation was probably ahead of its time. It's easy to find someone who remembered the busloads of children coming to The Apple Works Orchard for a school field trip for Apple Juice and Pumpkins. Unfortunately for the community the Orchard closed around 2000 and the property fell into disrepair and started to take on the look of an abandoned farm property.

In **2002** I purchased the property from Dr. Johnson. Even though the property needed some substantial TLC, it still had positive future potential. I started cleaning up the property and giving it some good proactive maintenance and it started to take on a new look. The major conservation efforts became challenging. This was not an insignificant undertaking since the property was approximately 24 acres with multiple buildings.

In **2004** a decision was made to break off 15 Acres, divided into (3) private 5 Acre parcels and developed it under the upcoming 2020 Smart Growth Plan idea, with some additional acreage purchased from Dr. Johnson. It became the Apple Blossom Lane Project. Since then there has been (3) very nice homes built in the development. This development has generated and will continue to generate a substantial amount of tax revenue for Germantown with very little to No cost to Germantown's operating budget. I think at this point we can say it was positive. This leaves the remaining approximately 11 Acres as I see the current property being entertained for the Winery operation.

Apple Works Winery LLC
W179 N12536 Fond Du Lac Ave
Germantown, Wisconsin 53022

Re-cap of Property Uses over the Years

Over the years the property has had many approved Conditional Use Permits.

Some of which are the following:

Farm Market, Apple Sorting and Storage

The Sale of Christmas Trees

Deli, Store, Bakery, Retail Sales

Off Street Parking

Retail Craft Sales with no more than 20% Store Floor Space

New CUP issued in 2002 Permit #12-02

Equipment Storage, Machinery, Boats, Cars, Etc

All Storage must be inside

As you can see if you add this above Short List to the already allowed uses granted under the AG-2 Zoning this property is very accommodating for many uses.

Proactive Conservation property Highlights

Conservation efforts over the past ten years

2002 had the Above Ground Fuel Tanks Removed

Moved approx 125 Black Walnut Trees 1.5" – 3.5" Caliper

This was completed when Apple Blossom Lane was started to save these trees. They ALL have survived since transplanting

Moved approx 100 Evergreens 4" - 10" Caliper

Scotch Pine, Blue Spruce, Green Spruce, White Pines

Purchased and Planted approx 75 Evergreens 2" – 5" Caliper

Scotch Pine, Austrian Pine, Blue Spruce, White Spruce, White Pines

Purchased and Planted (2) Dozen Deciduas Trees 2" – 4" Caliper
Oak, Maple

Purchased and Planted dozens of small Arborvitaes and shrubs of numerous types

Removed some of gravel parking lot area and planted grass and trees

2008 had the Ammonia System Completely Drained and purged

because of the environmental concerns of this type of system

2011 had the entire Ammonia Refrigeration System Hardware Remove

Owners Comment of the Above Property History

I hope the above information will give everyone a good view of the amount of hard work and monetary investment that has been done since I purchased the property 18 years ago. The property has really transformed itself since the purchase of one that looked run down and abandoned to almost a park like setting. It is truly a mix between a Farm Property in an agriculture/conservation residential setting with a true feeling of nature.

**Apple Works Winery LLC
W179 N12536 Fond Du Lac Ave
Germantown, Wisconsin 53022**

Amateur Wine Making History

In 2007 I decided to try making Wine from the Apples and Wild Grapes growing on the property. I had been enjoying eating the apples since I purchased the property but really felt with the amount of apple trees still on the property could be more productive than just for personal consumption.

As an amateur wine maker you just never know how it rates versus other wines. So from 2007 until 2012 I completed a lot of R & D with the Apples and Wild Grapes. My confidence started to increase and I added making some wine from local Vineyard Fresh Grape Juice and Packaged Commercial Grape Juice.

I felt at this point I have perfected the following beverages for sale.
Fresh Apple Juice, Apple Wine, Hard Cider, Sparking Cider, Wild Grape Wine,
German Mosel Wine, Vidal Blanc Wine

**I entered the wine in some National Amateur Wine Competitions
During the 2007 to 2012 time frame**

Wild Grape Wine

Gold Medal * Wine Makers Magazine

2 Silver Medals * Wine Makers Magazine & Fermenters International

Apple Wine

Silver Medal * Wine Makers Magazine

Bronze Medal * Fermentors International

Needless to say, many Hobbies have become Businesses, and I feel this could be the case with the Wine making. So I approached Germantown in 2012 to expand into a Commercial Winery operation and was approved in January 2013.

Apple Works Winery LLC / Behnke Estates

TTB Licensing in 2013

State DATCP Licensing in 2014 - current

State Food Licensing 2014 - current

Completed Tasting Room remodeling

Certificate of Occupancy #458-14

“ Class B “ Winery License and “ Class B “ Fermented Malt Beverage License #19/20-1

Patio and Pergola Permit #255-13

Sign / Approved 8/14/14

Started ramping up production in 2014 for opening in 2016

Tasting Room opened July 1st 2016

Have won numerous International Professional Wine Competition Medals

We have over 3000 customers in our frequent customer program

Sales have been increasing at a nice 10% + rate yearly

Signage on Hwy 41 north and south bound at Holy Hill Road

Apple Works Winery LLC
W179 N12536 Fond Du Lac Ave
Germantown, Wisconsin 53022

Currently under construction

We are building a 36 x 80 heated equipment storage building

CUP issued in 2002 Permit #12-02

This 4th building was approved in the original CUP

Approved by zoning 9/13/2020

Building Permit #B00051

******* Conditional Use Permit Overview 2020 *******

Proposed Gathering Place

Please see attached the following documentation

Google Aerial Map of Property

1. Addition of second Patio and Shelter
2. Walters Building Drawings (A2, A2.1, A3)

Note: See photos of side of building addition proposed area

3. Conceptual seating plan OPT-4
4. Conceptual Parking Areas
5. Certified Survey Map

Details of Second Patio and Shelter

22/24 Ft x 40/45 Ft Grade Beam Type Slab

Fire Place at one end

4 ft wide walkway connecting existing patio

Under 25 Ft in Height

Metal Roof

This attached photo is not an exact design by a representation

Note: We want to build this so we can get our parking lot back to full capacity by removing the tent.

Details of intended Operation in Item #2 Building

Seating Capacity 125

6 AM – 11 PM

Note: Same hours as in the 2002 CUP #12-02

Note: Current approved Winery hours are 10 AM – 9 PM

Potential of some clean-up time 11 PM – 12 PM

Note: Most of these types of Gathering Spaces close at 11 PM

Music for any gathering in the proposed building will be inside

Parking we currently have approx 28 paved spaces at the Winery

We will add gravel parking and eventually pave the added parking area

Closed on some Major Holidays

Some Seasonal Closing

Employees will probably be a mix of full & part time

Seasonal as with most Farm Operations

#1



#2

8/10/20

I HAVE REVIEWED THE PRELIMINARY DRAWINGS.

CUSTOMER SIGNATURE:

DATE:

I UNDERSTAND THAT CHANGES MAY BE NECESSARY PER CODE OR STRUCTURAL REQUIREMENTS

ALL DRAWINGS ARE INTELLECTUAL PROPERTY OF WALTERS BUILDINGS UNTIL SOLD

DOOR & WINDOW SCHEDULE

TAG	TYPE	QUANTITY
①	8'x8' EXISTING OVERHEAD DOOR	2
②	15'x8' FRAMED OPENING	1
③	3'-0"x8'-8" EXISTING 9-LITE WALKDOOR	2
④	6'-0"x6'-8" FULL VIEW DOUBLE WALKDOOR	2
A	EXISTING WINDOW	6
B	3'-0"x6'-0" DOUBLE HUNG WINDOW	12



Walters Buildings

Jack Walters & Sons, Corp.
P.O. Box 895
6600 Midland Ct.
Allentown, WI 53905
1-800-328-7800
www.waltersbuildings.com

REVISIONS

OWNER:
BEHNKE

PROJECT:
ADDITION

LOCATION:
GERMANTOWN, WI

SALES REP / DEALER:
MARSHALL WISTH

DRAWN BY:
JOHN SCHNEIDER JR.

ESTIMATED BY:

LAST SAVED BY:
J.SCHNEIDER ON: 3/14/2020

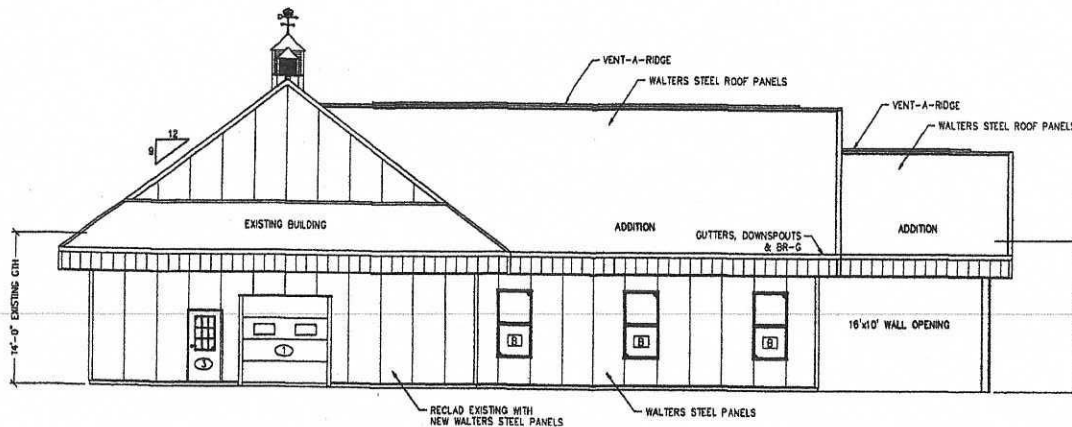
SCALE:

AS NOTED

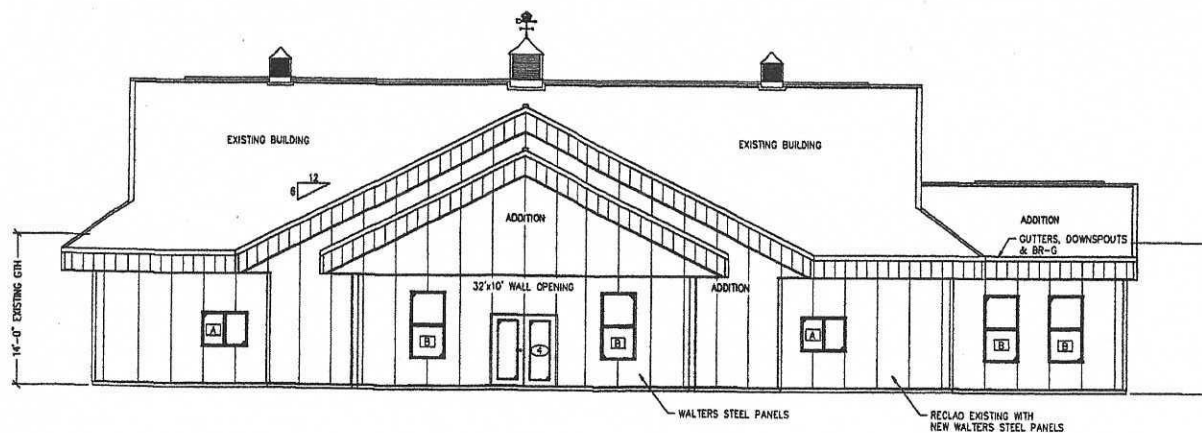
JOB NUMBER:
P95-1546

SHEET NUMBER:

A2



1 NORTH END ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST SIDE ELEVATION
SCALE: 1/8" = 1'-0"

#2

I HAVE REVIEWED THE PRELIMINARY DRAWINGS.

CUSTOMER SIGNATURE:

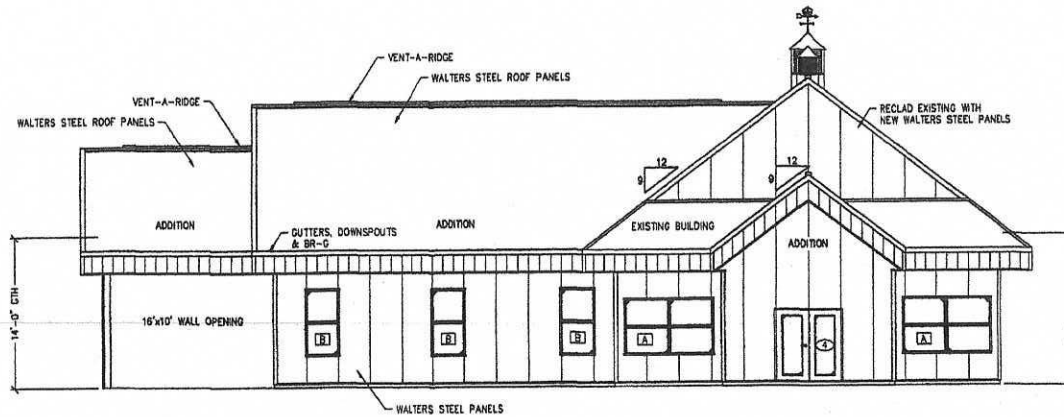
DATE:

I UNDERSTAND THAT CHANGES MAY BE NECESSARY PER CODE OR STRUCTURAL REQUIREMENTS

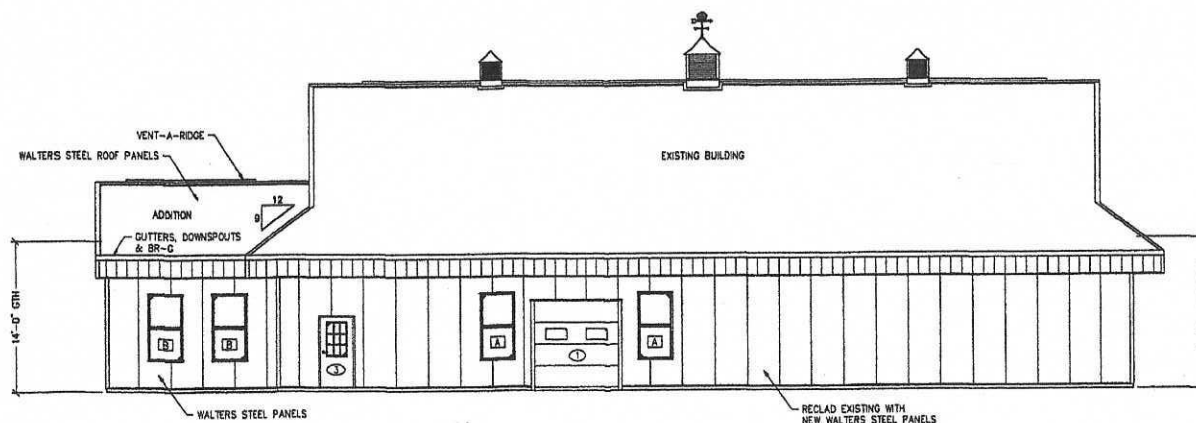
ALL DRAWINGS ARE INTELLECTUAL PROPERTY OF WALTERS BUILDINGS UNTIL SOLD

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A	EXISTING WINDOW	6
B	3'-0"x6'-0" DOUBLE HUNG WINDOW	12



1 SOUTH END ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



2 EAST SIDE ELEVATION
A2.1 SCALE: 1/8" = 1'-0"



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Buildings

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P.O. Box 595
6600 Midland Ct.
Alton, WI 53002
1-800-526-7339
www.waltersbuildings.com

REVISIONS

OWNER:
BEHNKE

PROJECT:
ADDITION

LOCATION:
GERMANTOWN, WI

SALES REP / DEALER:
MARSHALL WISTH

DRAWN BY:
JOHN SCHNEIDER JR.

ESTIMATED BY:

LAST SAVED BY:
JCHNEIDR ON: 3/16/2023

SCALE:

AS NOTED

JOB NUMBER:
P95-1546

SHEET NUMBER:

A2.1

#2

I HAVE REVIEWED THE PRELIMINARY DRAWINGS.

CUSTOMER SIGNATURE:

DATE:

I UNDERSTAND THAT CHANGES MAY BE NECESSARY PER CODE OR STRUCTURAL REQUIREMENTS

ALL DRAWINGS ARE INTELLECTUAL PROPERTY OF WALTERS BUILDINGS UNTIL SOLD

DOOR & WINDOW SCHEDULE

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REVISIONS

OWNER:
BEHNKE

PROJECT:
ADDITION

LOCATION:
GERMANTOWN, WI

SALES REP / DEALER:
MARSHALL WISTH

DRAWN BY:
JOHN SCHNEIDER JR.

ESTIMATED BY:

LAST SAVED BY:
JOHN SCHNEIDER JR. ON: 3/16/2005

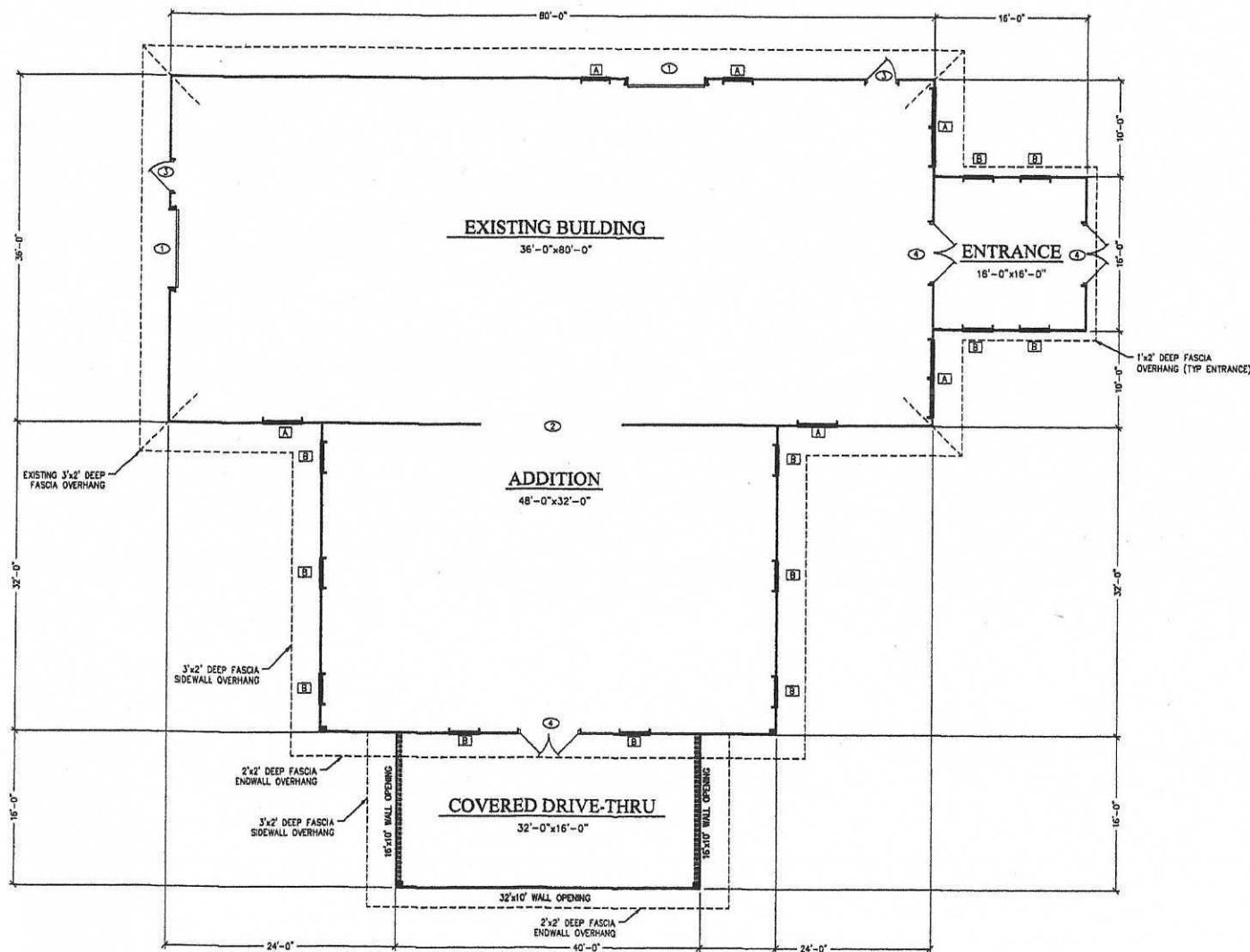
SCALE:

AS NOTED

JOB NUMBER:
P95-1546

SHEET NUMBER:

A3



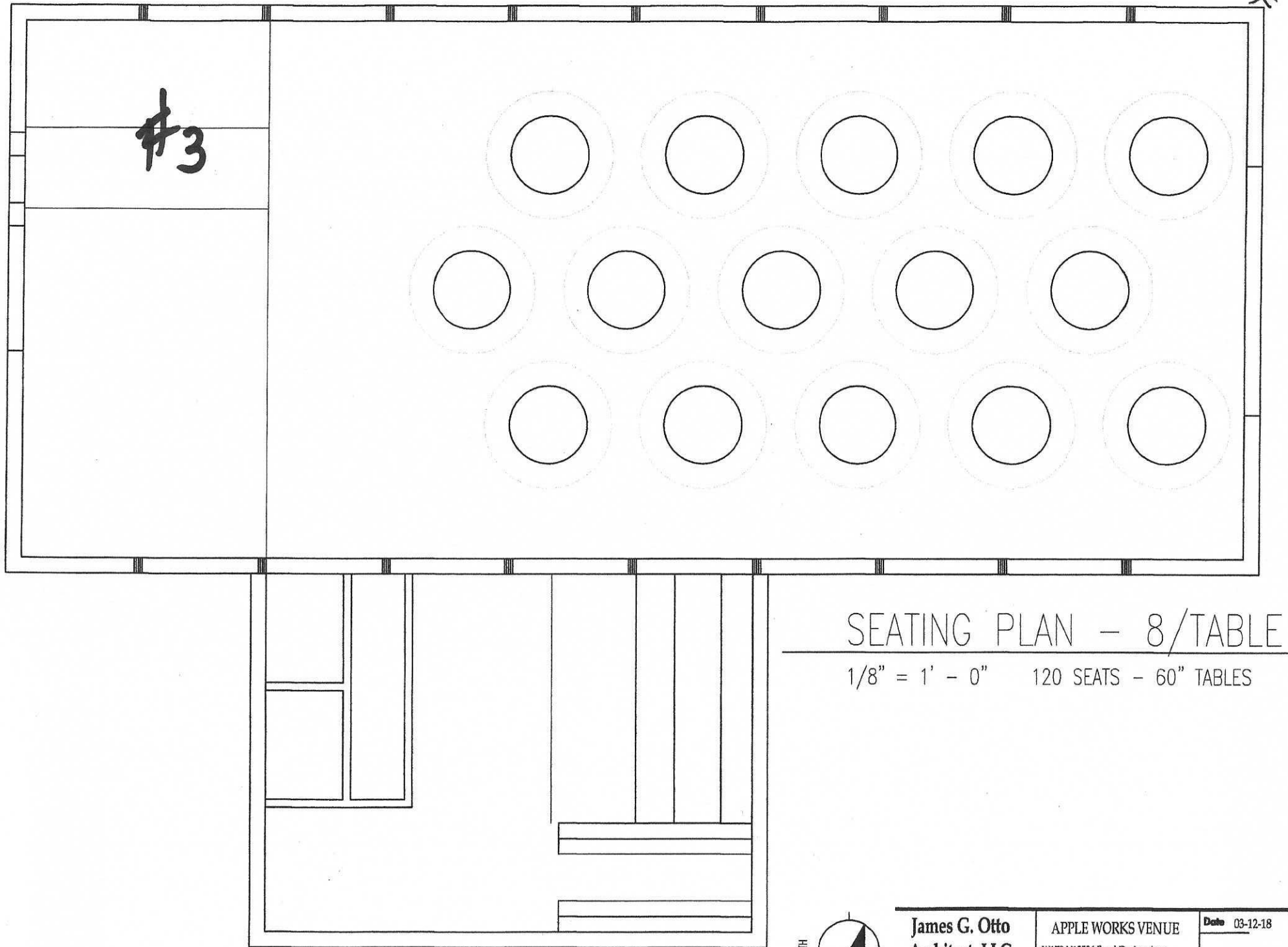
1 FRAMING PLAN
A3 SCALE: 1/8" = 1'-0"

#2



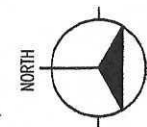
#2





SEATING PLAN — 8/TABLE

1/8" = 1' - 0" 120 SEATS - 60" TABLES



James G. Otto
Architect, LLC
 AIA, NCARB

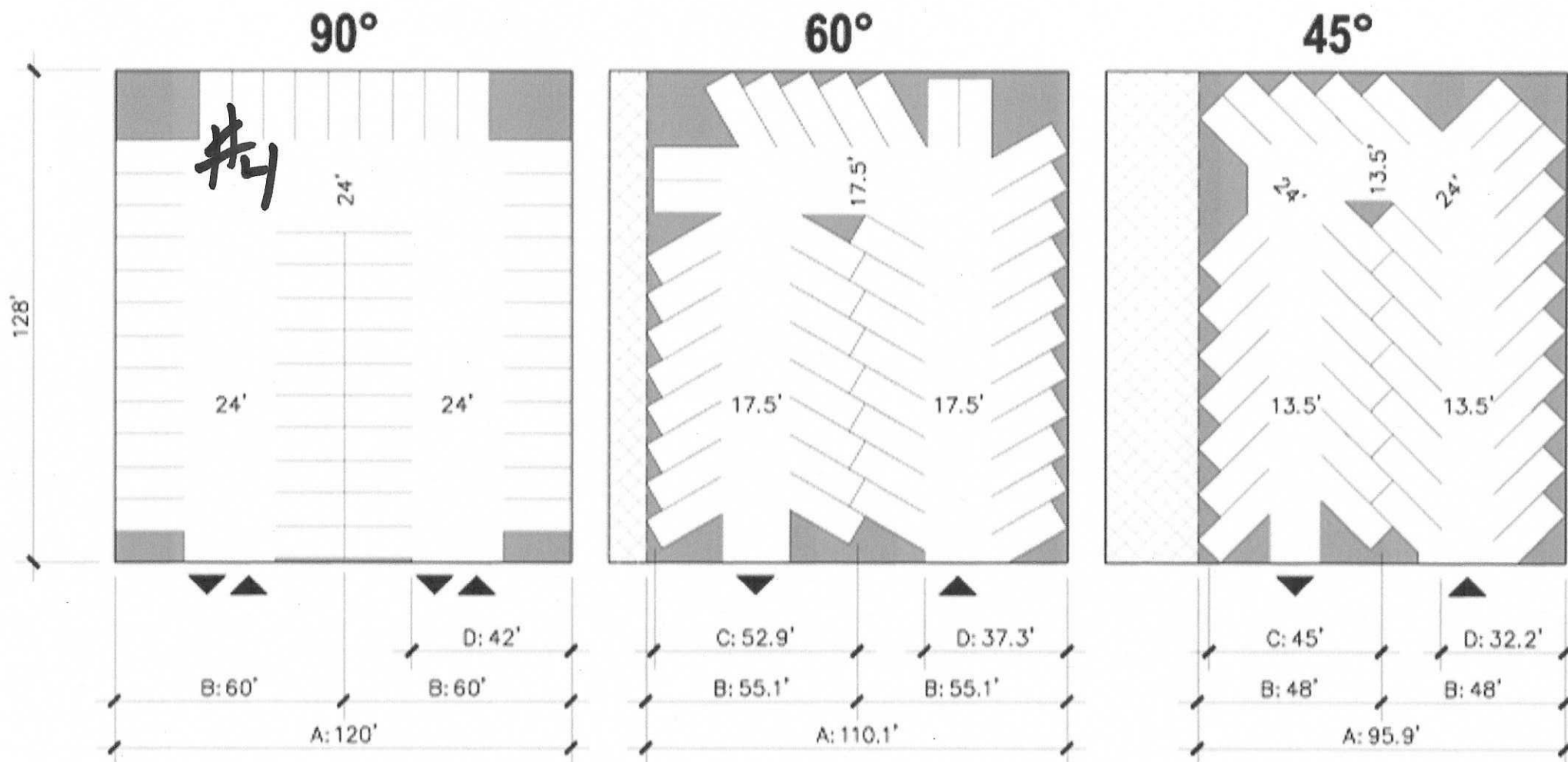
1174 St. Asaph Street Road Hubertus, Wisconsin 53033

APPLE WORKS VENUE
 W179 N12536 Fond Du Lac Ave.
 Germantown, Wisconsin 53022

Project No 18003.00

Date 03-12-18

OPT-4



	90°	60°	45°
GROSS SITE AREA	15,360.0 SF	15,360.0 SF	15,360.0 SF
SITE SAVINGS	0.0 SF	1,266.7 SF	3,076.0 SF
NET SITE AREA	15,360.0 SF	14,093.3 SF	12,284.0 SF
PARKING PROVIDED	53 CARS	44 CARS	37 CARS
NET AREA PER CAR	289.9 SF	320.3 SF	332.0 SF
GROSS AREA PER CAR	289.9 SF	349.1 SF	415.1 SF



W179 N12536
FOND DU LAC AVENUE
GERMANTOWN, WI
53022
PH # 262 677~1000
APPLEWORKSWINERY.COM

Emily Zandt
Community Development Department
Village Planner & Zoning Administrator
N112 W17001 Mequon Road
P. O. Box 337
Germantown, Wisconsin 53022-0337

December 2, 2020

Re Apple Works Winery LLC response to Letter Dated November 24th, 2020

I will entertain the items as 1 – 11 in your correspondence.

1. Please provide more specific information on the types of events that will be hosted at this site. The following is a list of events we have hosted and will continue to host.

Business hosting

Exit Realty, Concordia University, BMO Harris Bank, Kohl's Corporate, Skygen USA, Prudential Investment Groups, JW Speaker, A Room with A View Travel Agency, Germantown Travel, Republican Party, IAG Wealth Partners, Financial Adviser Waukesha, just to name a few.

Personal Events

Wedding Anniversaries, Birthday Parties, College Graduations, Bridal Showers
Baby Showers, Weddings, and Family Gatherings etc.

2. Will food be prepared at the venue or will all food be catered?
Food will be catered and please see attached **Floor Plan of Catering Prep kitchen.**

3. What are your plans for event liability insurance?
I would not have opened the Winery in 2016 if we did not have a comprehensive Insurance Package in place.

4. What is the plan in terms of offering alcoholic beverages?
This is a complicated area because the Department of Revenue has a lot of control. Germantown has some control with this issue and probably should be discussed. The Apple Works Winery already has (2) Class (B) Licenses and it would make a lot of sense to add Hard Alcohol to the License. At this point we could work with those current Licenses if need be.
Letting people bring in their own alcohol and not having a Licensed Bartender could lead to some issues.
Regardless of how we approach this liquor issue Shots of Hard Alcohol will not be permitted.

5. What is the maximum capacity of the venue?
150

6. How many restrooms will be provided at the venue?
Please see attached Walters Building **Floor Plan Drawing.**

We will not be doing events over the 150 people so portable toilets will not be needed. In regards to the holding tanks, I have talked with Todd Konz and he feels that we should empty the one attached to the new Event Space the day before the event and get a feel on the usage and then make a decision.

The water and sewer lines have already been connected in 2003 to this proposed building. When the steel holding tank was replaced in 2016 with a 4000-gallon concrete tank, it was set up to some day hookup to a leach bed. So it's been suggested that we at least trench to the back of the property and install the piping so some day we could install the leach bed.

7. How will the noise from amplified music and large groups be mitigated to reduce the impact on the neighbors?

I mentioned in our Initial Permit Application that music in the venue building will be inside with the overhead doors closed.

We will also be adding High Density Mass Loaded Vinyl type material in the walls and ceiling in the Banquet Hall Section. **See Attached Spec Sheet.**

This type of material will be installed between the insulation and the drywall interior.

8. What outdoor activities may take place?

Please see attached **Certified Survey Map of outlined 2020 Area**. If activities take place, they will be in this defined area. See also **Item #6** for foot traffic mitigation on property. Much of the cedar fencing was installed when we opened the Winery in 2016.

9. On which holidays will the venue be open?

As with the current Winery operation we have been mostly closed on major holidays.

Which months will the venue operate?

This heated and air conditioned space could be open year round if we wanted.

Your questions imply that there are days and months you do not want the venue open.

If that's the case, please advise of those dates.

10. What exterior lighting is planned for the site?

We intend to have a softer approach to lighting the Venue Building Area.

(Lighted Pergolas, Soffit Down Lighting, Under the Canopy Lighting)

(Softer Mood and String type lights on the Patios)

Please see attached **Item #5**. The lot lines are 250 to 350 ft from the Event Building.

I believe any type of light trespass is nonexistent.

11. A detailed Site Plan will be furnished with our State Approved Building Plan.

I feel at this point the Planning Commission has a lot of information already.

If you have any questions, please feel free to contact me.

Thank you.

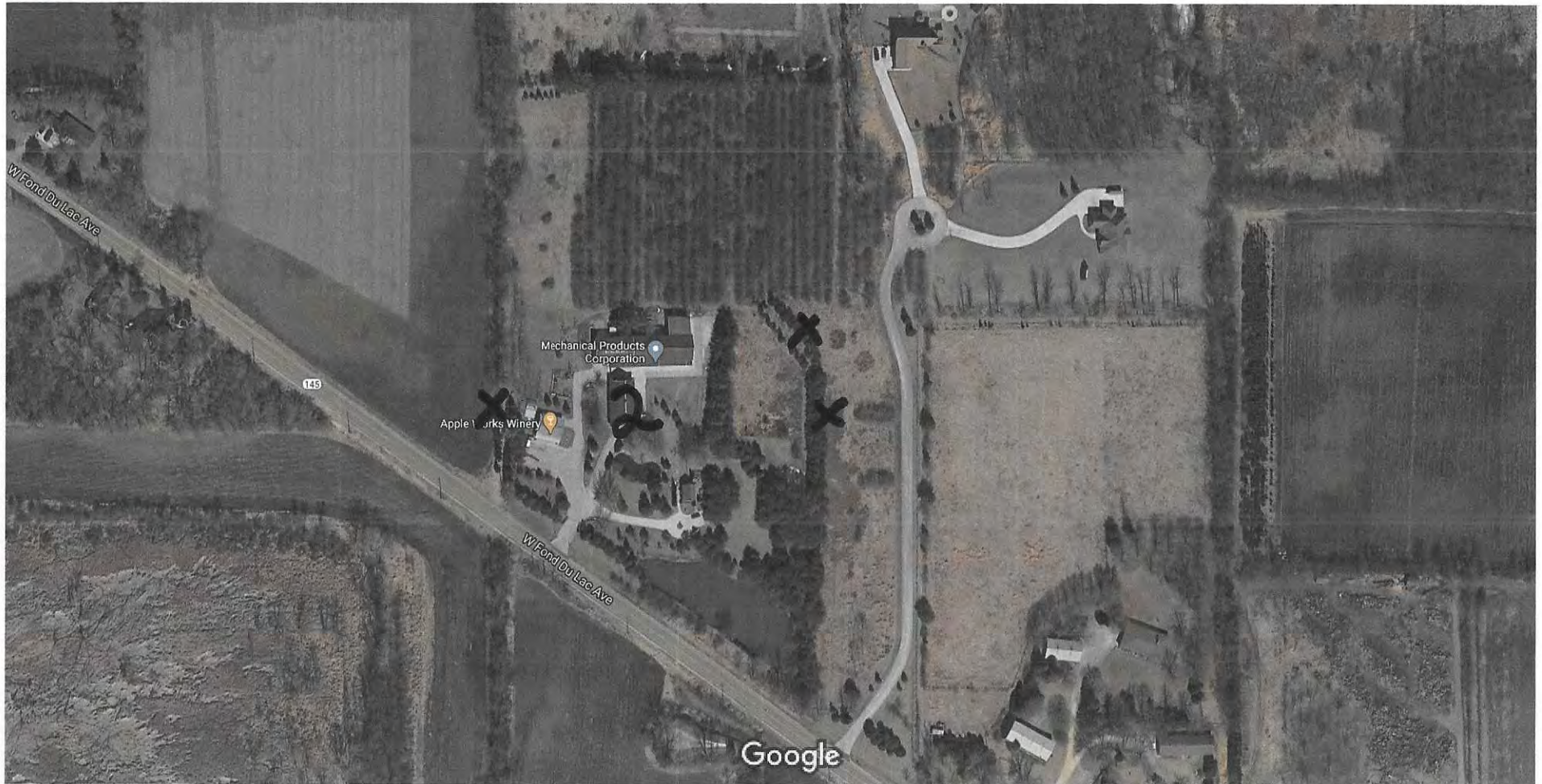

Kevin H Behnke

Apple Works Winery LLC

Google Maps

#5

12/2/20



Imagery ©2020 Maxar Technologies, U.S. Geological Survey, Map data ©2020 100 ft

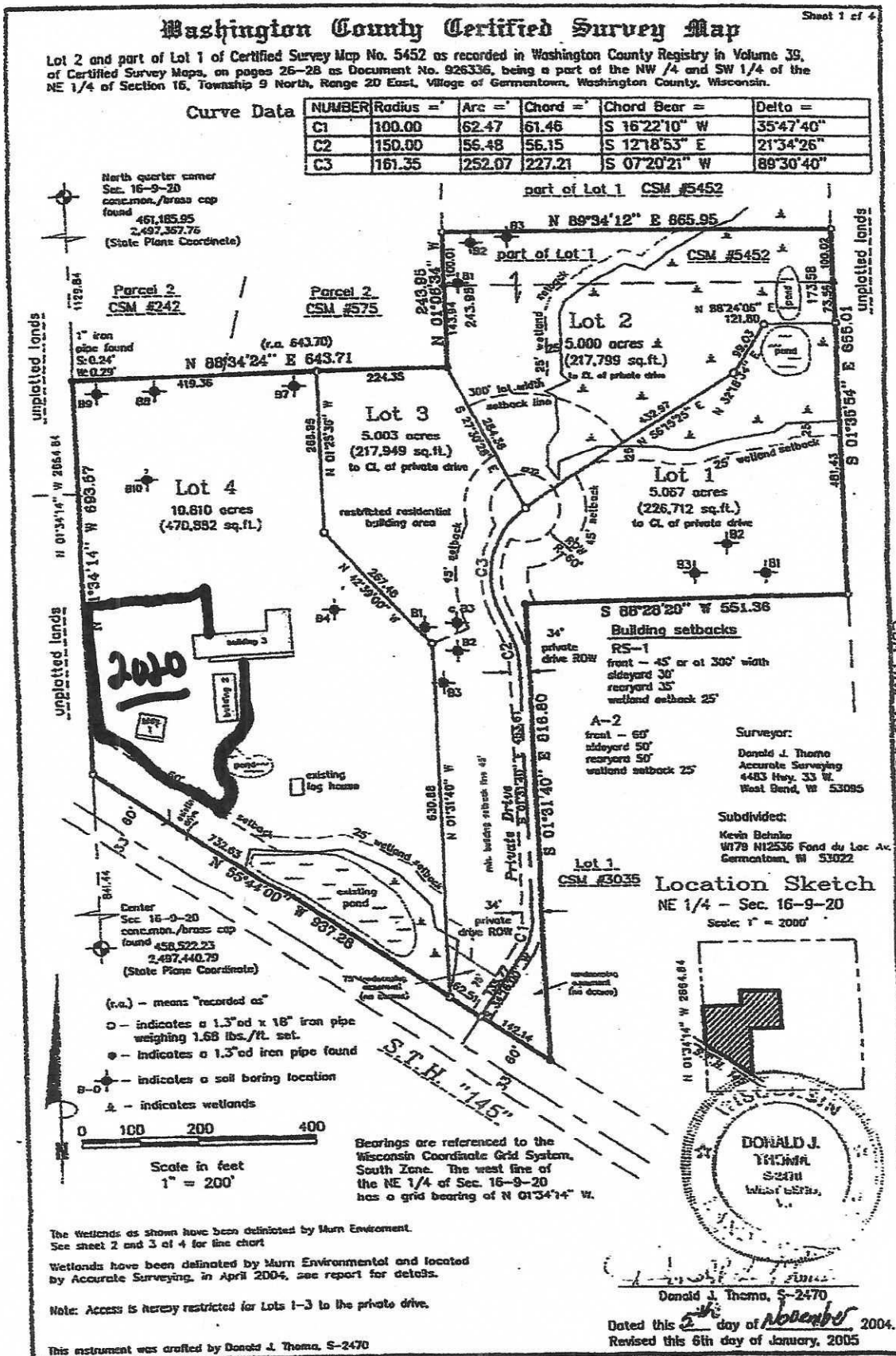
BUILDING #2

DISTANCE TO LEFT LOT LINE
 " " RIGHT " "

250 FT

325 - 350 FT

#5B



2020 NEW ARROW IN SITUATION ALL ACTIVITIES

CSM MAP NO. 5843 VOL. 43 PG. 11.

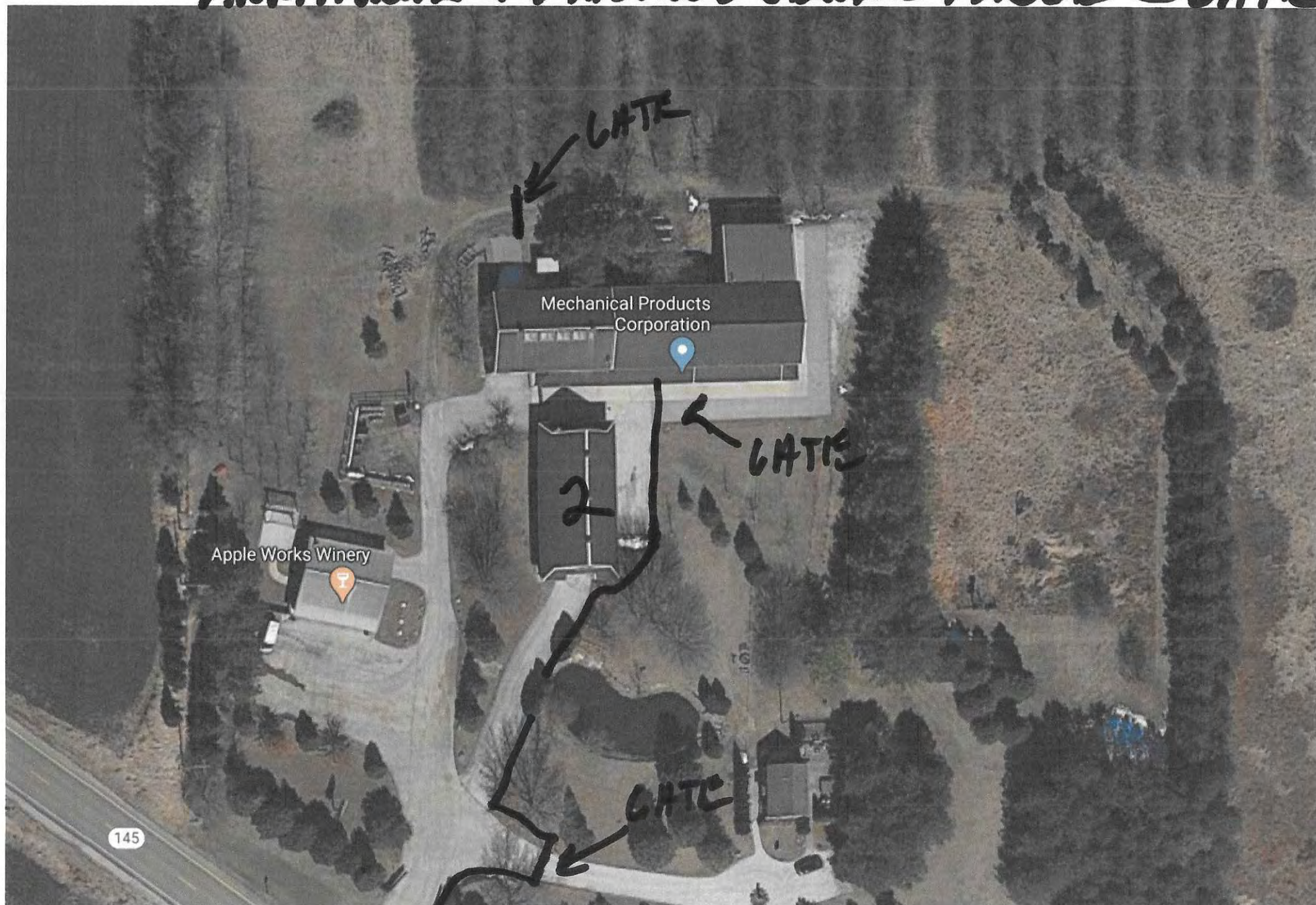
DCH# 1076149

#6

Google Maps

12/2/20

ADDITIONAL + EXISTING CROWN FENCE & GATE





REDUCE NOISE TRANSMISSION WITH XTRM-PLY™ SOUNDSAFE™

Engineered Polymer Technologies' line of SoundSafe products is specially designed to act as an acoustic barrier, reducing noise transmission through floors, walls and ceilings. SoundSafe is a smooth, reinforced High Density Mass Loaded Vinyl (MLV) ideal as an acoustic wrap for machinery, equipment and ductwork. Typical application consists of applying SoundSafe over studs, joists or suspended ceilings. The product can be screwed, stapled, nailed or hung like a curtain using grommets.

ACOUSTIC PERFORMANCE	TRANSMISSION LOSS (dB)	ACTUAL INDEPENDENT TEST RESULTS W/ DRYWALL CONSTRUCTION (dB)
FREQUENCY (HZ)	1# BLACK	1# BLACK
125	9	20
250	15	36
500	21	40
1000	27	49
2000	33	47
4000	39	54
STC	25	41

TENSILE

ASTM-D412,
1500 psi AVERAGE

ELONGATION

ASTM-D412, 35% AVERAGE

FLAMMABILITY

UL 94

TEAR

TRAPEZOID ASTMD-751, 70lbs.

HARDNESS

ASTM-2240, 83+/-5 SHORE
A DUROMETER

SERVICE TEMPERATURE

-20 F TO 225 F

SUSTAINABLY MADE

*E-84 Fire-Rated Available
Upon Request.



Black, Reinforced

1/8" 1.0 lb/sq.ft.
Standard roll size: 54" x 20' /
90 sf; 48"x20"/80 sf
(for use for 16" studs)

EPT

For more information on SoundSafe Acoustic Barrier, call us at
or visit

WE ARE A CCR REGISTERED COMPANY UNDER CAGE CODE 319Y5.

CONDITIONAL USE PERMIT (CUP) APPLICATION & SITE PLAN REVIEW

12/14/20 Plan Commission Meeting

Ashbury Woods Condominiums

Village Planner Report

Germantown, Wisconsin

Summary

Keller Inc., Applicant and agent for the Ashbury Woods Condominium Association, property manager, is seeking approval of an amendment to Conditional Use Permit # 4-87 and site development plans for the modification and renovation of the common recreational area on the 24.4-acre residential development located south of the Village Hall-Police Department-Library Complex and east of Division Road.

Property Location: Ashbury Woods residential neighborhood south of the Village Hall-Police Department-Library Complex and east of Division Road

Applicant/

Property Owners:

Casey Gabrielson
Keller Inc.

W204N11509 Goldendale
Germantown, WI

Amber Otto

Ashbury Woods Condominiums

Germantown, WI

Current Zoning: Rm-1: Multi-Family Residential

Adjacent Land Uses		Zoning
North	Institutional (Village Hall)	I
South	Senior Residential/ACLF (Gables)	EH/PDD
East	Residential	Rs-7
West	Residential/Institutional	Rs-1/I



Background/Proposal

Keller Inc., Applicant and agent for the Ashbury Woods Condominium Association, property manager, is seeking approval of an amendment to Conditional Use Permit # 4-87 and site development plans for the modification and renovation of the common recreational area on the 24.4-acre residential property located south of the Village Hall-Police Department-Library Complex and east of Division Road.

Formerly known as “Ashbury Meadows”, the residential neighborhood now known as “Ashbury Woods” was developed as one of the first “planned developments” in the Village back in 1987. Prior to the Village having created the Planned Development District (PDD) provisions in our current Zoning Code, planned developments such as Ashbury Woods were reviewed and approved through the conditional use permitting process. In 1987, the Village approved Ashbury Woods with CUP #4-87 (copy attached).

Conditional Use Permit

Condition #6 of CUP #4-87 specifies the recreational amenities to be constructed as part of the development, i.e. a swimming pool and tennis courts as reflected on the adopted site plan dated March 2, 1987. The additional recreational amenities proposed are to be added to the list of CUP #4-87.

Site Development Plan

As detailed in the “letter of explanation” for the commons area renovations and shown in the site plan set dated September 17, 2020, the renovation proposal includes the following components and features:

- Remove & replace gravel base previously paved for basketball & tennis courts with natural turf grass within the existing 120' x 120' fenced enclosure;
- Construct a new 24' x 52' (1,248 sqft) open air pavilion within the existing fenced enclosure;
- Construct a new 1,500 paved and lighted game court w/ ½ basketball court & volleyball within the existing fenced enclosure;
- Relocate an existing outdoor grill within the existing fenced enclosure;
- Install a new set of playground equipment within the existing fenced enclosure;
- Repair the existing fenced enclosures & gates (same dimensions and location);
- Construct a new separate 60' x 60' fenced enclosure (4' high wire-woven) west of the existing enclosure for a private dog park

Staff Comments

In October, 2019, Staff issued a Zoning Permit for the planned renovation of the existing recreational area within the fenced enclosure (remove the basketball & tennis courts and replace with the pavilion). A series of conditions was included in that approval, including one requiring an amendment to CUP #4-87 and Site Plan approval if an additional recreation area was added to the project (at that time a community garden was proposed where the new 60' x 60' dog park is now shown).

The conditions of Zoning Permit approval should carry over where applicable (#1 through #6) and be made conditions of approval for the proposed Site Plan that now shows the 60' x 60' fenced dog park.

The site plan shows a new pole-mounted set of flood lights on the south side of the sports court. All exterior lighting needs to be positioned with a recessed light source (i.e. cut-off fixture) and not be angled outward that might cast glare off-site toward the Village Hall-Library property to the north. With respect to lighting the sports court, the pole-mounted fixture should be re-located to the north side of the court with the light cast down and/or outward toward the south.

As part of that application review, Staff required a wetland delineation of the area immediately south of existing and expanded recreation areas because of known wetlands throughout the wooded area within which the existing and proposed recreation areas are located. The existing fenced enclosure where the new sports court, pavilion and playground equipment are proposed is outside the 25' wetland setback area. The new 60' x 60' dog park and fence enclosure will need to be kept outside the 25' wetland setback boundary and the min. 25' property line setback shared with the Village Hall property to the north.

The new 60' x 60' enclosed dog park is proposed in an open field directly behind the Village Hall parking lot. Regardless if the abutting property is another residential neighborhood or a non-residential use such as the Village Hall, the dog park enclosure should be buffered with landscaping and plantings that will provide a year-round visual buffer (but not an opaque privacy wall or screening). A variety of trees and shrubs, evergreen and deciduous, should be planted along the north and west sides of the proposed dog park and pedestrian path between the two fenced enclosures to buffer the view of these new features, and, effectively send the message that these features are private and NOT available for the public to use.

Public Works/ Village Engineer/Village Surveyor

Public Works Department and engineering staff have identified a few plan revisions that need to be resolved prior to commencing construction activities and issuance of any building permit (see October 19, 2020 memo from Public Works Director Ratayczak (copy enclosed).

VILLAGE STAFF RECOMMENDATION*Conditional Use Permit (CUP)*

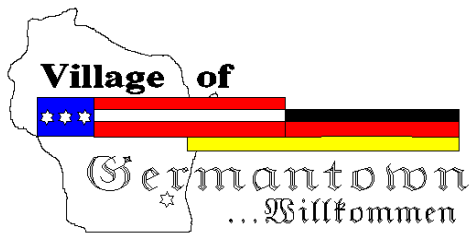
APPROVE an amendment to Conditional Use Permit (CUP) #4-87 for the Ashbury Woods Condominiums to add the additional recreation features and facilities in the common area proposed by the Condominium Association subject to the following conditions:

1. The additional recreation features and facilities allowed on the property shall be limited to those specified in the conditional use permit (CUP) application and supporting documents dated September 28, 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 dated September 17, 2020.
2. 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 STAFF RECOMMENDATION*Site Plan*

APPROVE an amendment to Conditional Use Permit (CUP) #4-87 for the Ashbury Woods Condominiums to add the additional recreation features and facilities in the common area proposed by the Condominium Association 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 17, 2020.
2. Conditions #1 through #6 set forth in the Zoning Permit approval dated October 15, 2019 are included as conditions of approval for this Site plan application.
3. All exterior lighting needs to be positioned with a recessed light source (i.e. cut-off fixture) and not be angled outward that might cast glare off-site toward the Village Hall-Library property to the north. With respect to lighting the sorts court, the pole-mounted fixture should be re-located to the north side of the court with the light cast down and/or outward toward the south.
4. The dog park and fence enclosure shall be buffered with landscaping and plantings that will provide a year-round visual buffer from the public property to the north (Village Hall and Library). A variety of trees and shrubs, evergreen and deciduous, should be planted along the north and west sides of the proposed dog park and pedestrian path between the two fenced enclosures to buffer the view of these features and effectively send a message that these features are private and NOT available for the public to use. A landscape plan for the dog park and fence enclosure shall be prepared and submitted to the Village Planner for review and approval prior to installation of or use of the area for the proposed dog park, pedestrian path or fence enclosure.
5. All outstanding items identified by the Public Works Department and engineering staff in the memo dated October 19, 2020 shall be addressed and reflected in additional information and/or revised plans submitted to engineering staff for review and approval prior to commencing construction or issuance of a building permit for the pavilion (except that an early start footing & foundation permit may be issued).



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : October 19, 2020
Re : Ashbury Woods

Items Reviewed:

1. Civil Plan Set C1.0 (1 page)

Dated: 07-02-20

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
4. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
5. Provide a site survey showing the existing site conditions and topography, stamped by a licensed land surveyor.
6. Provide a dimensioned site plan showing proposed improvements in relation to existing site features and property lines.
7. Provide a site data table showing disturbance area, impervious area added, greenspace, etc.
8. Provide a grading plan for all proposed improvements.
9. Provide an erosion control plan.



Village of

Germantown
Willkommen

ZONING COMPLIANCE / OCCUPANCY PERMIT

Date of Application: 8-9-19
Fee Received By: [Signature] One dot land

Please read and print legibly. List name of actual contact person (NOT just business name).

APPLICANT OR AGENT:

Name: Dominik Kappen
Address: W169 N11053 Ashbury Ln #3
Phone: 262-305-1285
Fax: _____
E-Mail: Dominik.Kappen@gmail.com

PROPERTY or Business OWNER:

Name: _____
Address: _____
Phone: _____
Fax: _____
E-Mail: _____

PROPERTY ADDRESS OR Tax Parcel ID#:

Ashbury Woods

DESCRIPTION OF PROPOSED USE (Describe hours of operation, activities conducted, services provided, products made or sold, # of employees, etc, that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

Remove existing Basketball/Tennis Courts. Replace w/1/2 court
Basketball and Pavilion building

READ AND INITIAL THE FOLLOWING:

- ☐ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- ☐ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the zoning district and/or other Village Code requirements that may apply to the subject property (See Zoning Code Section 17.07(5))

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- ☐ A scaled site plan showing location of proposed use on the property (not required if within building).
- ☐ \$175 Application Fee
- ☐ Other Information required by Zoning Administrator

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

[Signature]
Applicant

8/8/19
Date

Property Owner

Date

APPROVED	
VILLAGE USE ONLY	
☒ Building/Arch Plan	☐ Site Plan
☒ Landscaping Plan	☐ Sign Plan
☒ Lighting Plan	☒ Zoning Permit
<u>[Signature]</u> Mayor or President, ACP Village President/Zoning Administrator	<u>10-15-19</u> Date Approval
☒ Approval Conditions apply as noted below: <u>SEE APPROVAL LETTER</u> <u>DATED 10-15-19 PDR</u> <u>CONDITIONS & REQUIREMENTS</u>	



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

October 15, 2019

Ashbury Woods Condominium Owner's Association
c/o Dominic Koppen
W169 N11053 Ashbury Lane #3
Germantown, WI 53022

RE: Ashbury Woods Pavilion Project; Zoning Permit Application

The zoning permit application for the proposed basketball/tennis court removal and pavilion replacement project as described in your application and plan set dated August 9, 2019 for the above cited property has been approved subject to the conditions listed below. Subject to compliance with the conditions listed below, the proposed use and activities would comply with the Rm-1: Multi-Family Zoning District regulations and Conditional Use Permit No. 4-87 applicable to the property.

CONDITIONS OF APPROVAL:

1. Building permits are required for the pavilion and basketball improvements (e.g. construction, electrical and/or plumbing). Contact the Village Building Inspection Services Division to determine if plan review is required by the WI DSPS given a public use occupancy classification for the pavilion. Contact Holly in Inspection Services for information about building permit requirements and applications at 262-250-4760.
2. An erosion control permit is required. An existing and final grading plan shall be submitted with the erosion control permit application.
3. Prior to occupancy of the pavilion, an occupancy inspection shall be conducted in coordination with the Village Fire Department. Please contact the Fire Department at 262-502-4701 for more information. If required by Inspection Services or the Fire Department as part of the initial or future inspections, the owner shall install and/or update necessary fire safety measures or other improvements to ensure code compliance for the type of occupancy classification.
4. The site plan indicates extension of a water lateral to the pavilion (presumably for a hose bib at the building). As a seasonal structure sanitary service is not required provided no wash sink, toilets, etc. are proposed. proposed installation of water service to the pavilion may also require installation of sanitary sewer. Discuss plumbing code requirements for the water lateral with the Building Inspector. In the event toilet room, wash sink, etc. is desired, sanitary service may also be required. If necessary, contact Tim Zimmerman, Superintendent of Wastewater Utility 262-253-7765 to discuss sanitary requirements.
5. All minimum setback requirements in the Rm-1 District shall be met. In this case, the north property line closest to the proposed pavilion site is deemed to be a "side yard" with a minimum building setback of twenty-five (25) feet.

6. Because of the extensive wetlands located across the property and in the vicinity of the proposed pavilion and basketball court improvements, the 25' wetland setback boundary as shown on the site plan shall be clearly marked and temporarily fenced (e.g. w/ orange const fencing or comparable) prior to and during all construction activities. The 25' wetland setback area and all wetlands shall remain untouched.
7. This approval does not include the raised bed "community" garden area generally depicted on the site plan and discussed in previous email communications. Unlike the swimming pool & court areas (to be replaced with the proposed pavilion), the garden area and use is not provided for in CUP #4-87 nor in the originally approved site plan for the property dated March 3, 1987. In order to install and use the area shown as "proposed garden" on the supplemental site plan dated August 9, 2019, the Condominium Owner's Association will have to petition the Village to approve an amendment to CUP #4-87 to add this feature to the list of "project amenities" listed on page 1 (see copy of CUP#4-87 attached). Site plan approval for the garden area will also be required. At that time and through those permit & plan approvals, issues pertaining to access, fencing/security, allowable uses and structures, etc. can be addressed.

If you have any questions or concerns regarding this matter, feel free to contact me at (262) 250-4735 or Inspection Services at (262) 250-4760.

Respectfully,



Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator

Copies: Inspection Services

PROJECT INFORMATION

PROPOSED PAVILION
ASHBURY WOODS CONDOMINIUMS
ASHBURY CIRCLE • GERMANTOWN, WI ZIP

PROFESSIONAL SEAL

PRELIMINARY DATES

AUG. 9, 2019

NOT FOR CONSTRUCTION

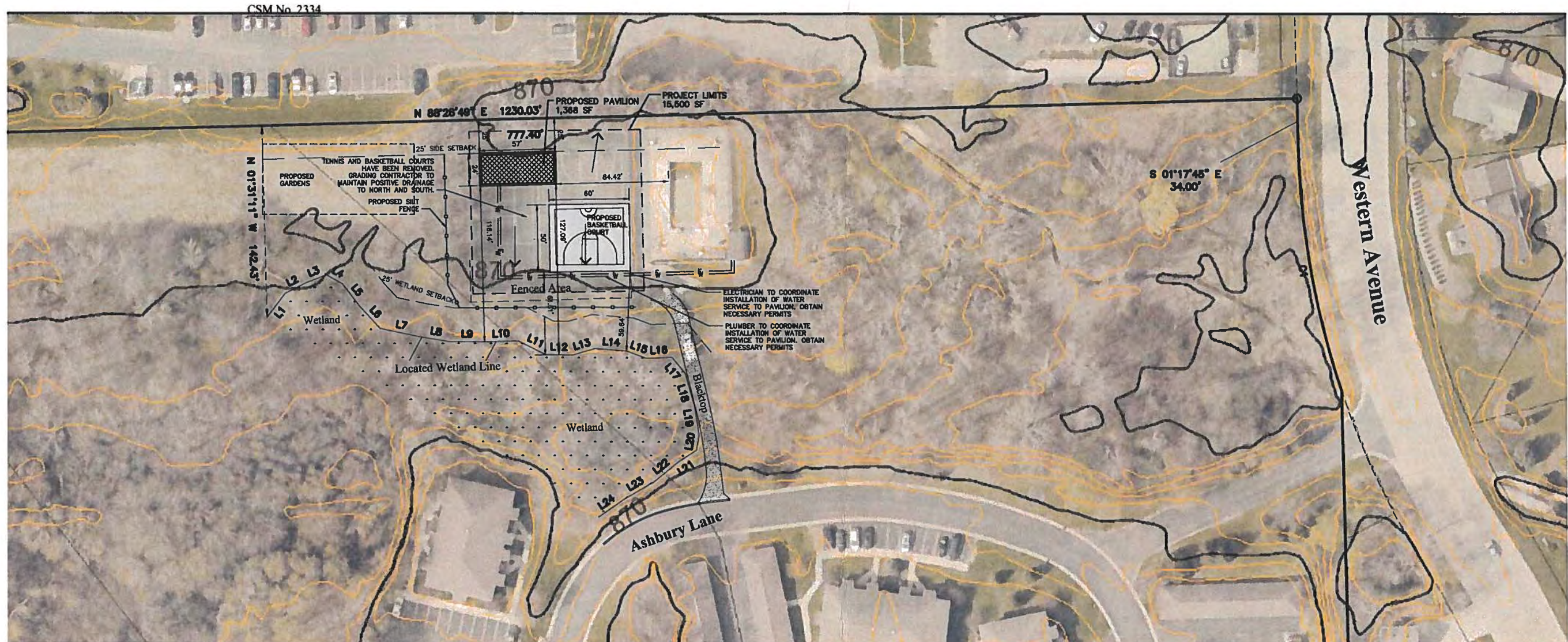
JOB NUMBER

1948700

SHEET NUMBER

C1.2

2019 © EXCEL ENGINEERING, INC.



RECEIVED
AUG 09 2019
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

APPROVED
☒ Building/Arch. Plan ☐ Site Plan
☒ Landscaping Plan ☐ Sign Plan
☒ Lighting Plan ☒ Zoning Permit
10-15-19
Date Approved
SEE APPROVAL LETTER
DATED 10-15-19 FOR
CONDITIONS & REQUIREMENTS

EXISTING SITE DATA

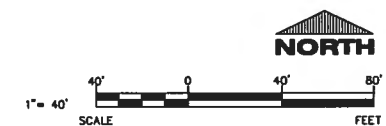
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.36	15,500	
BUILDING FLOOR AREA	0.00	0	0.0%
PAVEMENT (ASP. & CONC.)	0.36	15,500	100.0%
TOTAL IMPERVIOUS	0.36	15,500	100.0%
LANDSCAPE/ OPEN SPACE	0.00	0	0.0%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	0.36	15,500	
BUILDING FLOOR AREA	0.03	1,368	8.8%
PAVEMENT (ASP. & CONC.)	0.07	3,000	19.4%
TOTAL IMPERVIOUS	0.10	4,368	28.2%
LANDSCAPE/ OPEN SPACE	0.26	11,132	71.8%

SITE INFORMATION:

PROJECT AREA: AREA = 15,500 S.F. (0.36 ACRES)
EXISTING ZONING: RM-1
PROPOSED ZONING: RM-1
PROPOSED USE: ACCESSORY PAVILION
SETBACKS: ACCESSORY BUILDING: FRONT = 35'
SIDE = 25'
REAR = 12'



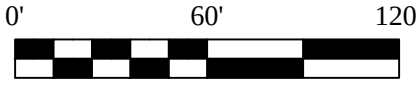
SITE PLAN

Cornerstone Land Surveying, Inc.
Plat of Survey



Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
(262) 424-5630

Scale 1"= 60'

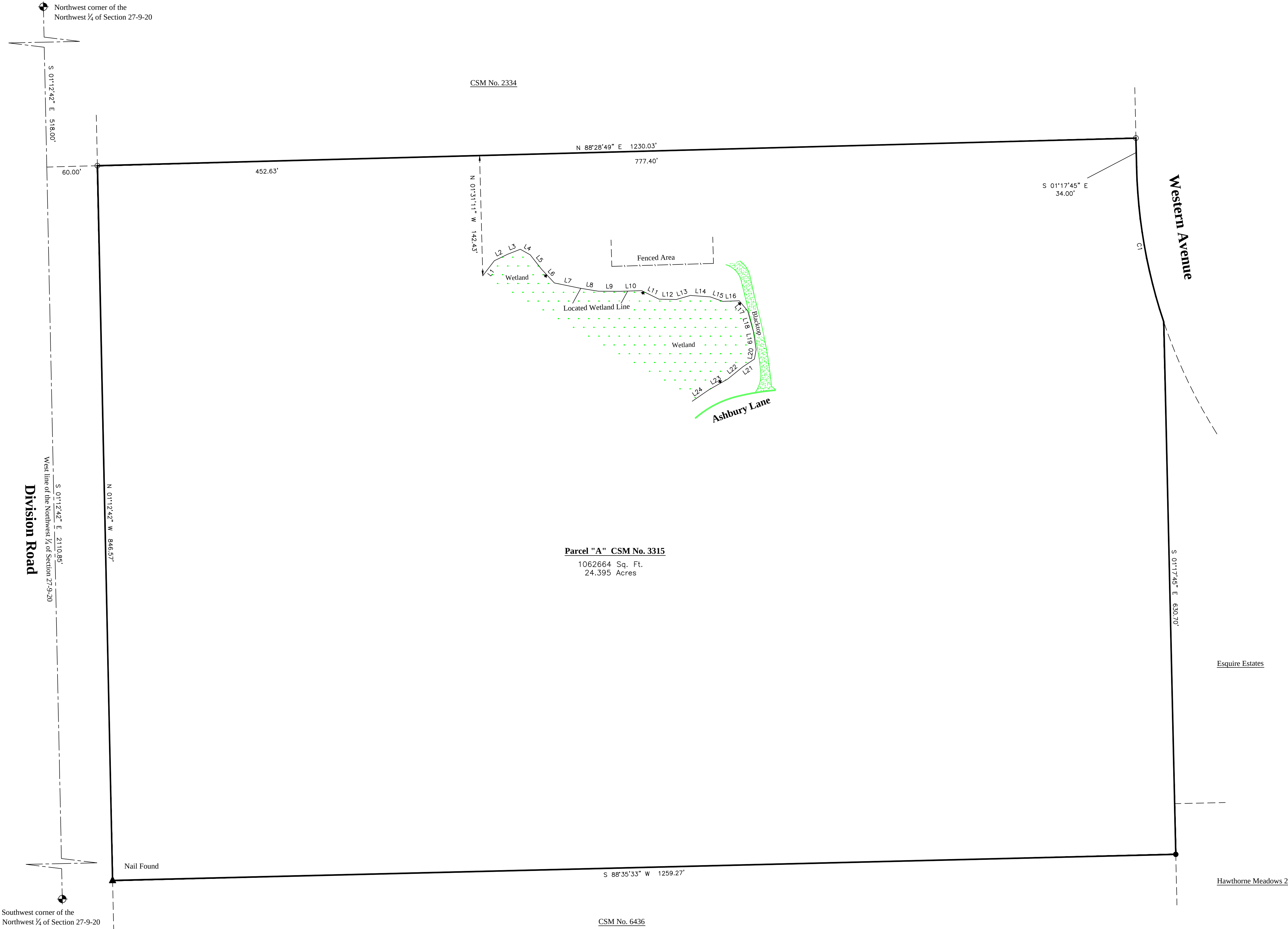


Description:

All of Parcel "A" of Certified Survey Map No. 3315, also being Ashbury Woods - A Condominium, Addendum No. 1, No. 2, and No.3 to Ashbury Woods - A Condominium, being part of Northwest ¼ of the Northwest ¼, and the Southwest ¼ of the Northwest ¼, of Section 27, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Legend:

- Denotes Iron Pipe Found
- Denotes Iron Rod Set



Wetland Line Table

LINE	BEARING	DISTANCE
L1	N 37°36'13" E	22.46'
L2	N 63°43'40" E	17.59'
L3	N 68°43'34" E	16.10'
L4	S 60°41'53" E	13.45'
L5	S 37°56'59" E	21.32'
L6	S 43°09'59" E	22.55'
L7	S 78°20'39" E	30.40'
L8	S 80°41'44" E	22.72'
L9	S 89°39'01" E	25.63'
L10	N 88°08'58" E	25.61'
L11	S 83°40'38" E	22.73'
L12	S 88°51'07" E	20.43'
L13	N 74°03'42" E	17.71'
L14	S 85°39'18" E	23.30'
L15	S 70°27'14" E	15.91'
L16	N 87°48'13" E	19.35'
L17	S 39°38'06" E	15.65'
L18	S 15°37'48" E	25.39'
L19	S 08°31'47" E	21.51'
L20	S 09°49'04" W	11.42'
L21	S 56°16'49" W	16.74'
L22	S 50°58'15" W	22.67'
L23	S 60°13'25" W	26.39'
L24	S 55°20'12" W	23.52'

Survey For: Ashbury Woods Condominium Association
Dated this 10th day of January, 2019.

Notes:

- 1) Bearings or Distances in () are Recorded Measurements
- 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
- 3) No Title Policy furnished therefore completeness of easements is not warranted.

STATE OF WISCONSIN) SS.
COUNTY OF WASHINGTON)
I, RICHARD SIMON, SURVEYOR, HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF. THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT OWNERS OF THE PROPERTY AND ALSO THOSE WHO PURCHASE, MORTGAGE OR GUARANTEE THE TITLE THERETO, WITHIN ONE YEAR FROM THE DATE HERETO.

Curve Data

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	187.04'	620.00'	17°17'06"	S 09°56'18" E	186.33'



PROFESSIONAL SEAL

PRELIMINARY DATES

JOB NUMBER

Project Number

SHEET NUMBER

A1.0

2012 © EXCEL DIAGNOSTICS, INC.



APPROVED

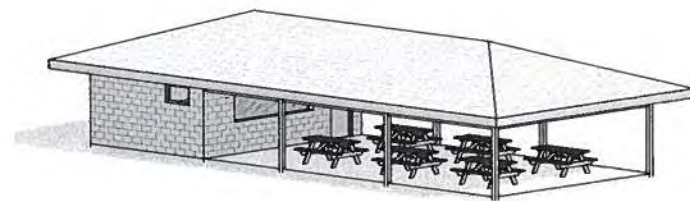
- | | |
|--|--|
| ☒ Building/Arch Plan | ☐ Site Plan |
| ☒ Landscaping Plan | ☐ Sign Plan |
| ☒ Lighting Plan | ☐ Zoning Permit |

Johnny W. Hutchins, JCP
Village President/Zoning Administrator

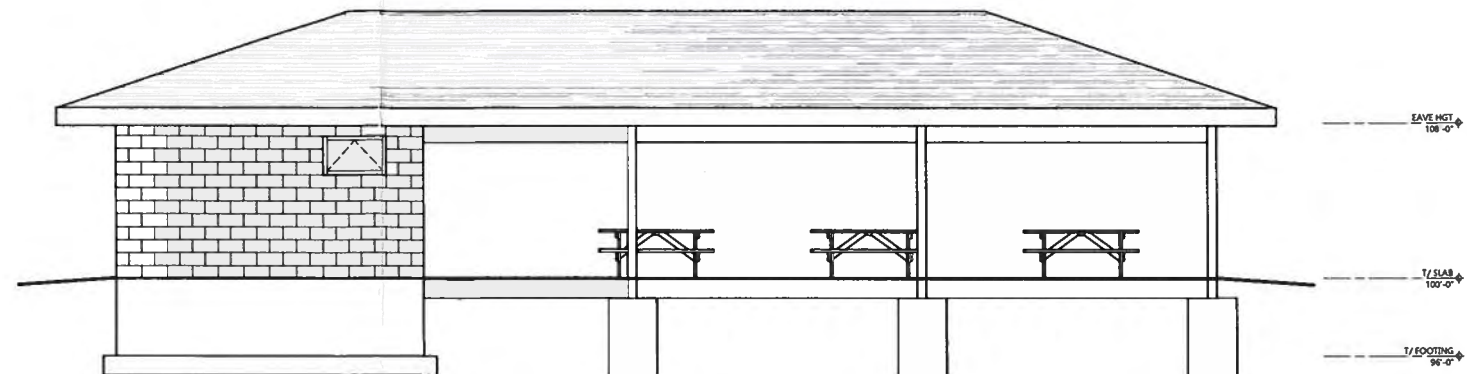
Data Approved

☐ Approval Conditions apply as noted below:

ARCHITECTURAL PLANS

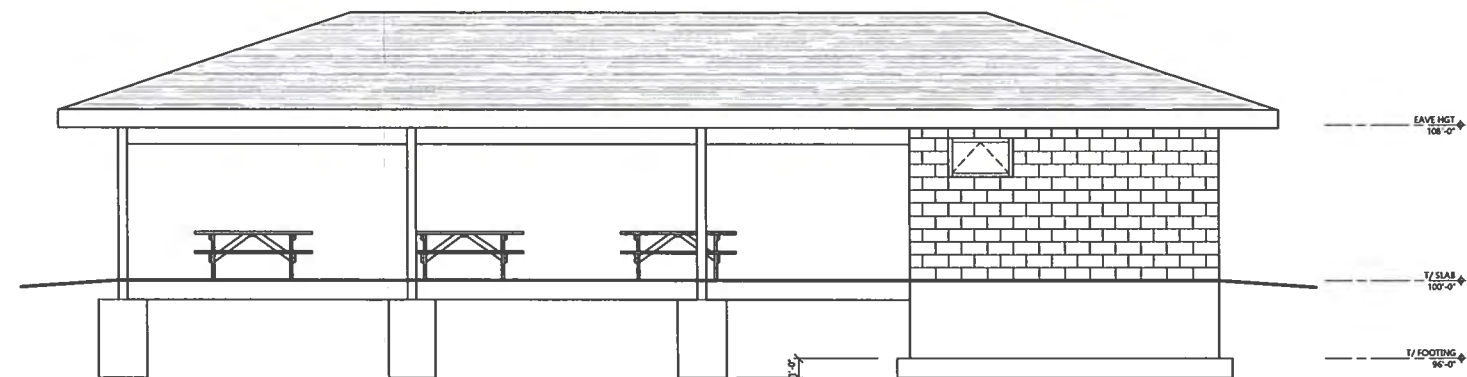


ISOMETRIC VIEW



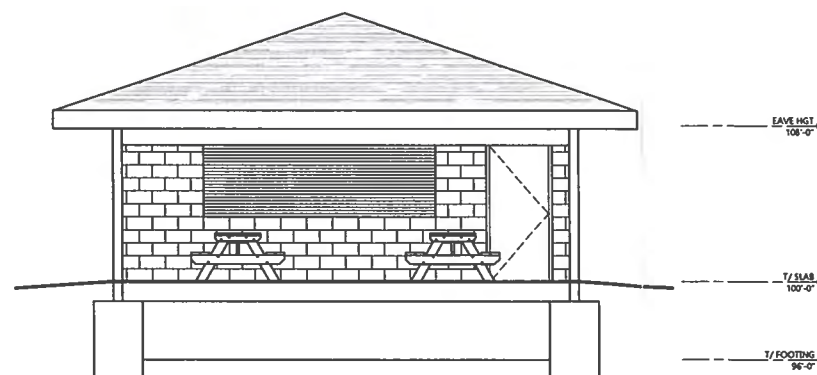
WEST ELEVATION

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



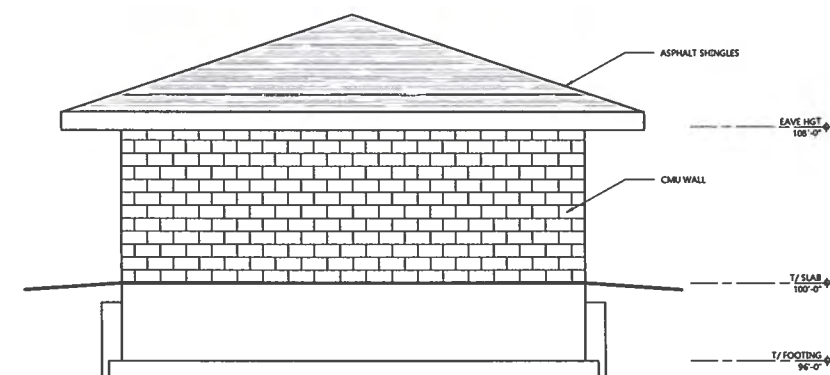
EAST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

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

ARCHITECTURAL EXTERIOR ELEVATIONS



PROJECT INFORMATION

PROPOSED PAVILION
ASHBURY WOODS CONDOMINIUMS

PROFESSIONAL SEAL

PRELIMINARY DATES

NOT FOR CONSTRUCTION

JOB NUMBER

Project Number

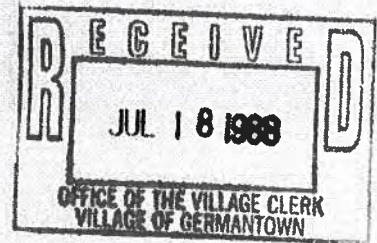
SHEET NUMBER

A2.0

2019 © EXCEL ENGINEERING, INC.



VILLAGE OF GERMANTOWN
CONDITIONAL USE ZONING PERMIT
OFFICE OF ZONING ADMINISTRATOR



PERMIT NO.: 4 - 87

ISSUED DATE: May 19, 1987

Whereas, DiVall Real Estate Group agrees to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to:

DiVall Real Estate Group
c/o Gary J. DiVall

on the following described real estate in the Village of Germantown, Washington County, Wisconsin:

24.395 acre site located on Division Road directly south of CSM #2334
(Police/Library Complex)

pursuant to the following conditions:

PER ATTACHMENTS (3)

APPROVED: _____

Tam Johnson
Zoning Administrator

ACCEPTANCE OF TERMS AND CONDITIONS BY PERMITEE

I, DiVall Real Estate Development Company permittee, do hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

DiVall Real Estate Development Company

Gary J. DiVall
Permittee

BY: Gary J. DiVall

FINAL CONDITIONS FOR ASHBURY MEADOWS
CONDITIONAL USE PERMIT - PLANNED DEVELOPMENT

1. Site Plan - The Site plan dated March 2, 1987, amended to delete the north access road to Division Road and re-direct the north access road to Western Avenue, shall be considered the approved site plan for the subject project including the location of roadways, residential buildings, garages, pool, tennis courts, and footbridge. If revisions to the site plan are necessary due to adverse site conditions, resubmittal and approval of all revisions by Plan Commission will be required.
2. Residential Density, Bedroom Mix, and Unit Size - The project shall include a maximum of 136 units in 17 eight-unit buildings. The bedroom mix and minimum dwelling unit areas shall be as follows:
 - 8 Three-bedroom Units (minimum 1,075 sq. ft. in area)
 - 104 Two-bedroom Units (minimum 915 sq. ft. in area)
 - 24 One-bedroom Units (minimum 800 sq. ft. in area)
3. Parking - Parking facilities shall be provided as follows:
 - 136 spaces in garages
 - 170 off-street spaces
 - 306 spaces total (2.25 spaces/unit)
4. Wetlands and Floodplain Conditions - It shall be an explicit condition that the developer shall comply with all required regulations and obtain all necessary approvals in writing from the appropriate agencies relative to the wetlands and floodplain areas on the subject site. Approval of the subject site plan by the Village Plan Commission shall not be construed to be Village approval of intrusions into wetland or floodplain areas, or Village approval of filling or modifications to wetlands or floodplain areas.
5. Architectural Design - Architectural design of residential buildings to generally conform in style, design, and appearance as depicted in architectural plans dated February 27, 1986, prepared by Design Planners, Inc. Architectural plans for garages shall be submitted for approval prior to construction. Also see Condition No. 16 related to siding, brick and roofing materials.
6. Project Amenities - Project amenities shall include a swimming pool and two tennis courts as indicated on the site plan. Construction of amenities to be financially guaranteed in the Developers Agreement.

7. Roadway Access to Western Avenue - It shall be an explicit condition that the subject project shall provide a minimum of one access point to Western Avenue with an all weather, hard surfaced roadway. The access drive shall be constructed as part of the first phase of the project and shall intersect Western Avenue along that portion of Western Avenue directly abutting the subject site on the northeast quadrant.
8. Interior Roadway Construction and Ownership - The interior roadways shall be constructed by the developer and privately owned. Design details and standards shall be in accord with Engineering Department requirement and be established in the Developer's Agreement.
9. Interior Roadway Designs Standards - Interior roadway width to be 26 feet to face of curb (22 ft. pavement plus curb/gutter sections) with mountable rollface concrete curb.
10. Maintenance of Interior Roadways, Common Open Space Areas, and Project Amenities - Permanent maintenance of the interior roadways, common open space areas, and projects amenities shall be assured by requirements in the Developers Agreement to permanently indemnify the Village of any and all maintenance responsibilities, including garbage collection and disposal.
11. Landscaping - Landscaping to be installed and completed in accord with a separate landscaping plan and timetable to be approved by the Village Plan Commission. Special attention shall be given to assuring that landscaping treatment and maintenance of common open space areas provide a high quality appearance, especially along the north edge of the subject site.
12. Lighting - A separate lighting plan shall be submitted and approved by the Plan Commission, which shall indicate street lighting, coach lamps or principal and accessory building lighting, and lighting for site amenities.
13. Public Utilities - Sanitary sewer, water, and storm drainage facilities shall be installed in accord with Village specifications and Engineering Department requirements. Design details and responsibilities to be established in a Developers Agreement. Developer to provide all necessary easements and dedication of facilities as appropriate in accordance with Engineering Department requirements.

14. On site management shall be provided by the initial developer and all future succeeding owner(s) or successor(s) of the project.
15. Construction of Western Avenue - That portion of Western Avenue directly abutting the subject property (approximately 215ft. in length) shall be constructed in conjunction with this project. The responsibility for this construction shall be further defined in the Developers Agreement for this project. Design details and construction standards shall be in accord with Engineering Department requirements.
16. Siding, Brick and Roofing Materials - The Plan Commission shall approve the color and quality of siding, brick and roofing materials prior to the issuance of building permits for all principal and accessory buildings.
17. All code required plans and Developer's Agreement shall be submitted and approved prior to construction.

Village of

Germantown

Willkommen

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 9/28/20

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

Keller, Inc.
W204 N11509 Goldendale Rd
Germantown, WI 53022

Phone (262) 250-9710

E-Mail cgabrielson@kellerbuilds.com

PROPERTY OWNER

Amber Otto (Property Mgt. Company)
Ashbury Woods Condominiums

Phone (262-661-4284)

E-Mail amber@mpcpm.com

2 PROPERTY ADDRESS

Ashbury Ln and Ashbury Cr. Germantown

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

North <u>Village of Germantown Municipality Bldg.</u>	South <u>The Gables of Germantown, assisted living / residential</u>	East <u>N/A</u>	West <u>N/A</u>
---	--	-----------------	-----------------

4 READ AND INITIAL THE FOLLOWING:

- MA ✓ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction. Not required on this property
- MA ✓ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued. No plumbing on this project
- MA ✓ 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!

[Signature] 9/24/20
Applicant Date

Amber Otto 9/28/2020
Owner Date



Village of
★★★
Germantown
...Willkommen

Fee must accompany application

☒ \$1400
\$730

Paid _____

Date

9/28/20

amendment to
existing

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

Keller, Inc.
W204 N11509 Goldendale Rd
Germantown, WI 53022

Phone (262) 250-9710

Fax (262) 250-9740

E-Mail cgabrielson@kellerbuilds.com

PROPERTY OWNER

(Amber Otto / Property Mgt. Group)
Owner - Ashbury Woods Condominiums

Phone (262) 661-4284

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Ashbury Woods Condominiums (Attn: Keller, Inc.)

3 PROPERTY ADDRESS

TAX KEY NUMBER

Ashbury Cr. and Ashbury Ln. Germantown

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.

The existing area was formerly a basketball court, but over time has been inoperable & filled with gravel. The Condo association wants to put a basketball court back in, along with an open air pavilion & fenced in grass area for condo residents to use. It adjoins to existing pool area & is a remodel of the area. see plans.

5 DESCRIPTION OF PROPOSED OPERATION

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

Condo Association "commons"

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

It is a condo association "commons" area, it is not a business. The new construction going into the existing "commons" area will be an open air pavilion, a basketball court, and a 60'x60' fenced in grass area for residents only. Not open to public.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

**see digital files attached*

7 SUPPORTING DOCUMENTATION:

- ☒ Site Plan and elevations for new construction (can be conceptual) *CH*
- ☒ Photos of existing use and/or proposed use operating elsewhere *see external flash drive*
- ☐ _____
- ☐ _____

8 READ AND INITIAL THE FOLLOWING:

CH ✓ 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.

CH ✓ 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.

CH ✓ 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.

CH ✓ 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

9/24/2020
Date

Amber Otto
Owner

9/28/2020
Date

“Letter of Explanation” for:

Ashbury Woods Condominiums “Commons Area Renovation”

The Ashbury Woods Condo Association board of directors reached out to renovate their existing commons area adjacent to their existing pool. The pool area will remain as is, but the current fenced in area that used to have a basketball court was in dire need of renovation. The basketball hoops have been pulled and the fencing on the east side needed repair. It currently is just a fenced in flat gravel area and really unusable in its existing condition for condo residents. The board wanted to put a basketball court back in there and a small pavilion for residents to have an open air picnic shelter for residents to enjoy. They would like to bring in topsoil and have a grassy area for residents to enjoy verses the gravel area that is there now.

The project scope to renovate the existing commons area would be to add a basketball court, an open air pavilion, repair the fence, relocate an existing outdoor grill, seed the enclosed area, and add a 60'x60' fenced in area for an area for residents to let their dogs off the leash. All areas are closed to the public and for residents of the condominiums only.

Future plans by the Condo association would be to add a small playground within the enclosed area for the children of the association to have a place to enjoy. The existing secured entry system would be expanded to ensure the area is only open to residents.

The timing of the project would be an early spring construction start with a spring completion date to ensure the grand opening of the commons area to the residents would occur when they reopen the pool for the season.

The construction project will be general contracted by Keller, Inc. The owner of the project will be Ashbury Woods Condominiums. All communication will go through Keller, Inc project manager Casey Gabrielson.



Village of Germantown

Willkommen

Community Development Department
Planning & Zoning
Jeff Retzlaff, Village Planner
N112 W17001 Mequon Road, P.O. Box 337
Germantown, WI 53022-0337
(262) 250-4735 direct line
(262) 253-8255 fax

SITE PLAN REVIEW

Pursuant to Section 17.43 of the Municipal Code

The Village of Germantown requires developers of commercial and industrial property to appear before the Plan Commission prior to obtaining building permits. Some residential developments may also require site plan approval. Site plan approval is not required for construction in Germantown's single- and two-family districts or for interior remodeling in other districts. The site plan review process is summarized below.

Initial Consultation: Recommended but not mandatory

Submission to Plan Commission: See Plan Commission Meeting Dates & Deadlines (approximately 5 weeks prior to meeting).

Internal Review by Planning, Engineering, Fire and Police Departments: Modifications to plans may be required after review.

Plan Commission Meeting: The Village recommends the applicant attend the meeting.

A decision is rendered: Technical corrections may need to be completed before a Building permit is issued

The purpose of site plan review is two-fold: first, the Plan Commission serves as the architectural review body for the Village. By promoting high-quality, visually compatible design, the Plan Commission can assure Village residents that new development will fit in with the character of the rest of the Village. The Site Plan Review process also ensures the long-term provision of adequate public facilities. This includes assessing stormwater management, water and sewer facilities and maintaining acceptable impacts on the environment and public safety. The goal is a win-win situation for both the developer and the Village.

NEW SUBMITTAL REQUIREMENT

As of September 1, 2015, all applications submitted to the department requiring Plan Commission review and approval shall include a complete digital copy (in .PDF format) of all applications and supporting documents (including all plans, reports, surveys, etc.) that is either imprinted on a CD submitted at the time of the application, or sent via e-mail attachment within 3 days after the date of application.

GETTING ON THE SCHEDULE

You must submit the following:

- 1 SITE PLAN at a scale no smaller than 1" = 30'
- 1 ARCHITECTURAL PLANS AND ELEVATIONS
- 1 LANDSCAPE PLAN *N/A* just seed. Refer to new C.I.O site plan for seeded areas.
- 1 LIGHTING PLAN
- 1 DIGITAL COPY OF ENTIRE SUBMITTAL *(Landscape N/A)*

All submissions must be complete and received in the Planning Department by 4:00 PM on the deadline date.

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

- See plans*
- ☐ 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

- ☐ 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

EXISTING SITE INFORMATION

- See C.I.O.*
- ☐ 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.

- See existing & C.I.O.*
- ☐ 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

ARCHITECTURAL PLANS

- Final Prelims attached*
- ☐ 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

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

See
final
prelims

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

See
C.I.O

MODEL SUBMITTAL INCLUDES THE FOLLOWING PLANS:

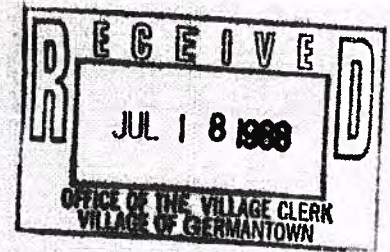
1. Cover / Title Page
2. Existing Conditions Survey
3. General Site Plan
4. Grading, Paving & Erosion Control Plan
5. Utility Plan
6. Site Details (curbing, catch basins, detention ponds, pavement, erosion control and sign details)
7. Landscape Plan
8. Landscape details (planting schedule, berming cross-sections,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

See
plans

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.

VILLAGE OF GERMANTOWN
CONDITIONAL USE ZONING PERMIT
OFFICE OF ZONING ADMINISTRATOR



PERMIT NO.: 4 - 87

ISSUED DATE: May 19, 1987

Whereas, DiVall Real Estate Group agrees to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to:

DiVall Real Estate Group
c/o Gary J. DiVall

on the following described real estate in the Village of Germantown, Washington County, Wisconsin:

24.395 acre site located on Division Road directly south of CSM #2334
(Police/Library Complex)

pursuant to the following conditions:

PER ATTACHMENTS (3)

APPROVED: Tam Johnson

Zoning Administrator

ACCEPTANCE OF TERMS AND CONDITIONS BY PERMITEE

I, DiVall Real Estate Development Company permittee, do hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

DiVall Real Estate Development Company

Gary J. DiVall
Permittee
BY: Gary J. DiVall

FINAL CONDIITIONS FOR ASHBURY MEADOWS
CONDITIONAL USE PERMIT - PLANNED DEVELOPMENT

1. Site Plan - The Site plan dated March 2, 1987, amended to delete the north access road to Division Road and re-direct the north access road to Western Avenue, shall be considered the approved site plan for the subject project including the location of roadways, residential buildings, garages, pool, tennis courts, and footbridge. If revisions to the site plan are necessary due to adverse site conditions, resubmittal and approval of all revisions by Plan Commission will be required.
2. Residential Density, Bedroom Mix, and Unit Size - The project shall include a maximum of 136 units in 17 eight-unit buildings. The bedroom mix and minimum dwelling unit areas shall be as follows:
 - 8 Three-bedroom Units (minimum 1,075 sq. ft. in area)
 - 104 Two-bedroom Units (minimum 915 sq. ft. in area)
 - 24 One-bedroom Units (minimum 800 sq. ft. in area)
3. Parking - Parking facilities shall be provided as follows:
 - 136 spaces in garages
 - 170 off-street spaces
 - 306 spaces total (2.25 spaces/unit)
4. Wetlands and Floodplain Conditions - It shall be an explicit condition that the developer shall comply with all required regulations and obtain all necessary approvals in writing from the appropriate agencies relative to the wetlands and floodplain areas on the subject site. Approval of the subject site plan by the Village Plan Commission shall not be construed to be Village approval of intrusions into wetland or floodplain areas, or Village approval of filling or modifications to wetlands or floodplain areas.
5. Architectural Design - Architectural design of residential buildings to generally conform in style, design, and appearance as depicted in architectural plans dated February 27, 1986, prepared by Design Planners, Inc. Architectural plans for garages shall be submitted for approval prior to construction. Also see Condition No. 16 related to siding, brick and roofing materials.
6. Project Amenities - Project amenities shall include a swimming pool and two tennis courts as indicated on the site plan. Construction of amenities to be financially guaranteed in the Developers Agreement.

7. **Roadway Access to Western Avenue** - It shall be an explicit condition that the subject project shall provide a minimum of one access point to Western Avenue with an all weather, hard surfaced roadway. The access drive shall be constructed as part of the first phase of the project and shall intersect Western Avenue along that portion of Western Avenue directly abutting the subject site on the northeast quadrant.
8. **Interior Roadway Construction and Ownership** - The interior roadways shall be constructed by the developer and privately owned. Design details and standards shall be in accord with Engineering Department requirement and be established in the Developer's Agreement.
9. **Interior Roadway Designs Standards** - Interior roadway width to be 26 feet to face of curb (22 ft. pavement plus curb/gutter sections) with mountable rollface concrete curb.
10. **Maintenance of Interior Roadways, Common Open Space Areas, and Project Amenities** - Permanent maintenance of the interior roadways, common open space areas, and projects amenities shall be assured by requirements in the Developers Agreement to permanently indemnify the Village of any and all maintenance responsibilities, including garbage collection and disposal.
11. **Landscaping** - Landscaping to be installed and completed in accord with a separate landscaping plan and timetable to be approved by the Village Plan Commission. Special attention shall be given to assuring that landscaping treatment and maintenance of common open space areas provide a high quality appearance, especially along the north edge of the subject site.
12. **Lighting** - A separate lighting plan shall be submitted and approved by the Plan Commission, which shall indicate street lighting, coach lamps or principal and accessory building lighting, and lighting for site amenities.
13. **Public Utilities** - Sanitary sewer, water, and storm drainage facilities shall be installed in accord with Village specifications and Engineering Department requirements. Design details and responsibilities to be established in a Developers Agreement. Developer to provide all necessary easements and dedication of facilities as appropriate in accordance with Engineering Department requirements.

14. On site management shall be provided by the initial developer and all future succeeding owner(s) or successor(s) of the project.
15. Construction of Western Avenue - That portion of Western Avenue directly abutting the subject property (approximately 215ft. in length) shall be constructed in conjunction with this project. The responsibility for this construction shall be further defined in the Developers Agreement for this project. Design details and construction standards shall be in accord with Engineering Department requirements.
16. Siding, Brick and Roofing Materials - The Plan Commission shall approve the color and quality of siding, brick and roofing materials prior to the issuance of building permits for all principal and accessory buildings.
17. All code required plans and Developer's Agreement shall be submitted and approved prior to construction.

SHEET INDEX

- C1.0 SITE PLAN
- A1.0 FLOOR PLAN/ELEVATIONS
- A2.0 BUILDING SECTION/FOUNDATION PLAN/REFLECTED CEILING PLAN/ROOF PLAN

BUILDING CODE ANALYSIS

PROJECT ADDRESS
ASHBURY LANE, GERMANTOWN, WI 53022

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRE Standard 90.1-2013
2015 IEBC (Level # Alteration)

OCCUPANCY
A-2
Accessory Use

Incidental Use

High-Piled Combustible Storage NO
Hazardous Materials NO
Multiple Control Areas NO

HEIGHT & AREA
Building Height: 1-1/2" Maximum Allowed: 1-1/2"
Number of Stories: 1 Maximum Allowed: 1
Total Building Area: 1,248 S.F. Maximum Allowed: 6,000 S.F.
Total Fire Area: 1,248 S.F. Maximum Allowed: 6,000 S.F.
Mixed/Separated Occupancies
Unlimited Area Building NO

CONSTRUCTION TYPE
Construction Classification 5B
Fire Separation Distance 1-1/2"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type N/A
Fire Alarm System NO

MEANS OF EGRESS
Occupant Load 22
Panic Hardware NO

STRUCTURAL DESIGN
Risk Category 2
Roof Live Load 20 psf
Second Floor/Mezz Live Load 20 psf
Ground Snow Load 0 psf Exposure Factor 1 Thermal Factor 1
Wind Load 120 MPH Exposure Category 1
Seismic Site Class 1

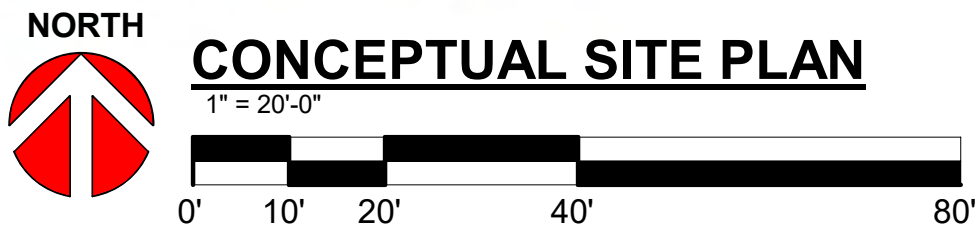
PLUMBING SYSTEMS
Mens WC Required NO
Womens WC Required NO
Drinking Fountain NO
Other Source NO

MECHANICAL SYSTEMS
N/A

SITE INFORMATION

SITE CONTENT
Building Size 1,248 S.F. 0.03 Acres
Hard Surface 1,248 S.F. 0.03 Acres
Green Space 1,248 S.F. 0.03 Acres
Parcel Size (Approx.) 1,248 S.F. 0.03 Acres
Parking Provided 22 Stalls
Area of Disturbance 1,248 S.F.

ZONING
Property Zoning 1-1/2" FY 1-1/2" SY 1-1/2" RY 1-1/2"
Setbacks 1-1/2"
Hard Surface Setback 1-1/2"
Coverage Limit 1-1/2"
Greenspace Requirement 1-1/2"
Parking Required 22 Stalls
Refuse Enclosure NO
RTU SCREENING NO



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
1-800-236-2534
FAX (262) 250-9740

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED PAVILION FOR:

ASHBURY WOODS CONDOS

WISCONSIN

GERMANTOWN,

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REVISIONS		
1	07/14/2020	KRW
2	08/20/2020	KRW
3	09/17/2020	KRW
4		
5		
6		

PROJECT MANAGER:
C. GABRIELSON

DESIGNER:
C. MANSKE

DRAWN BY:
KRW

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P20155

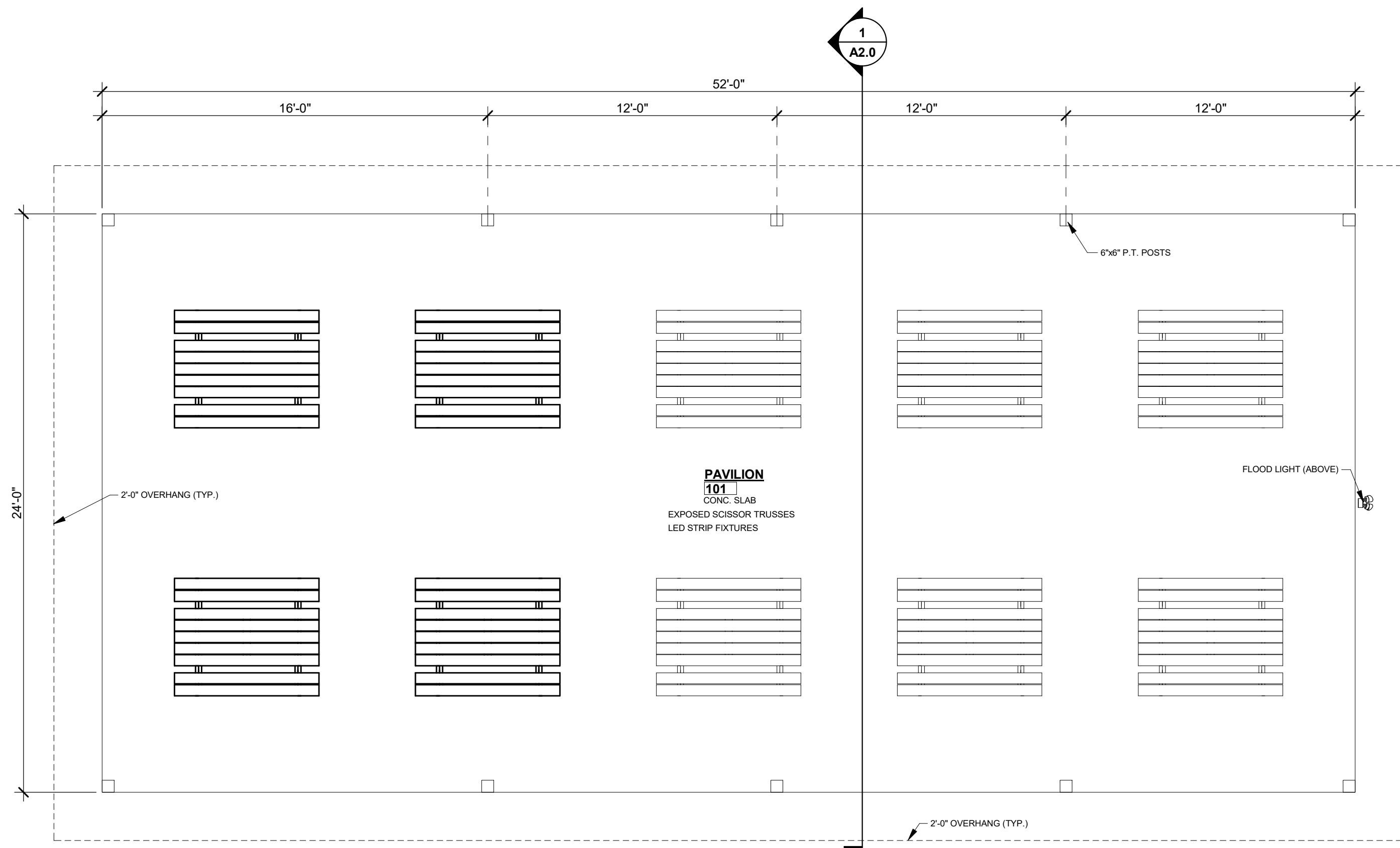
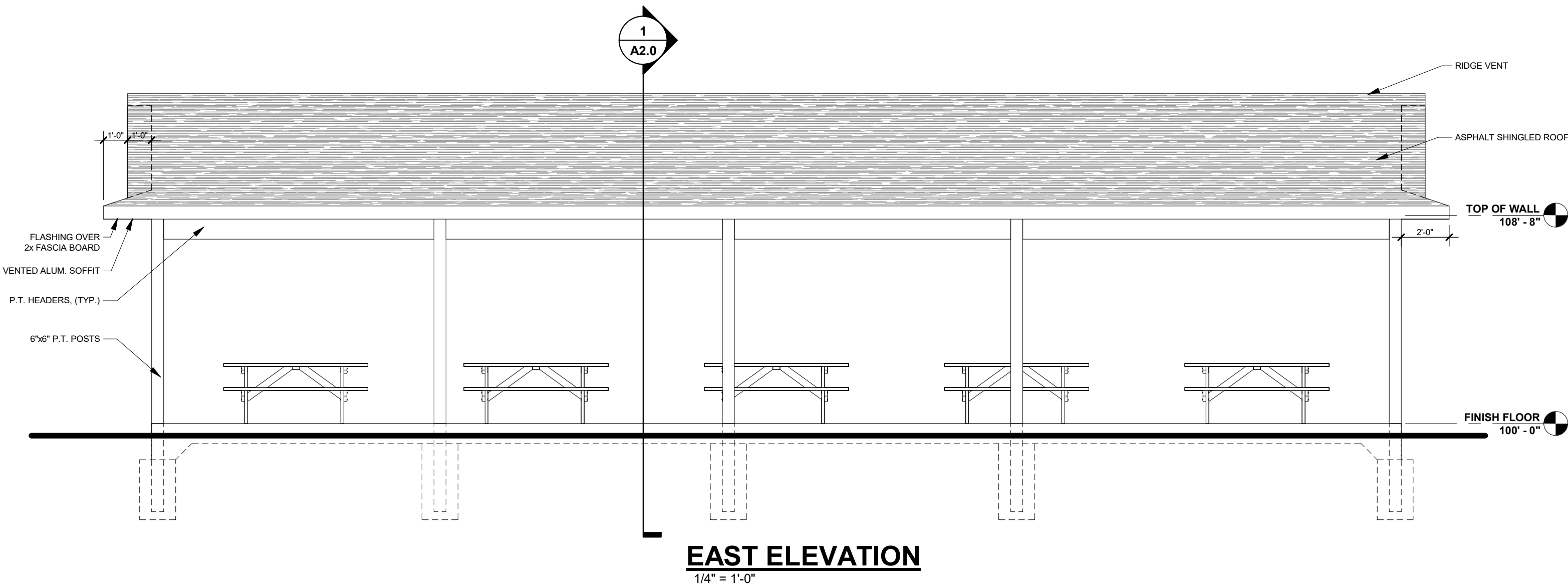
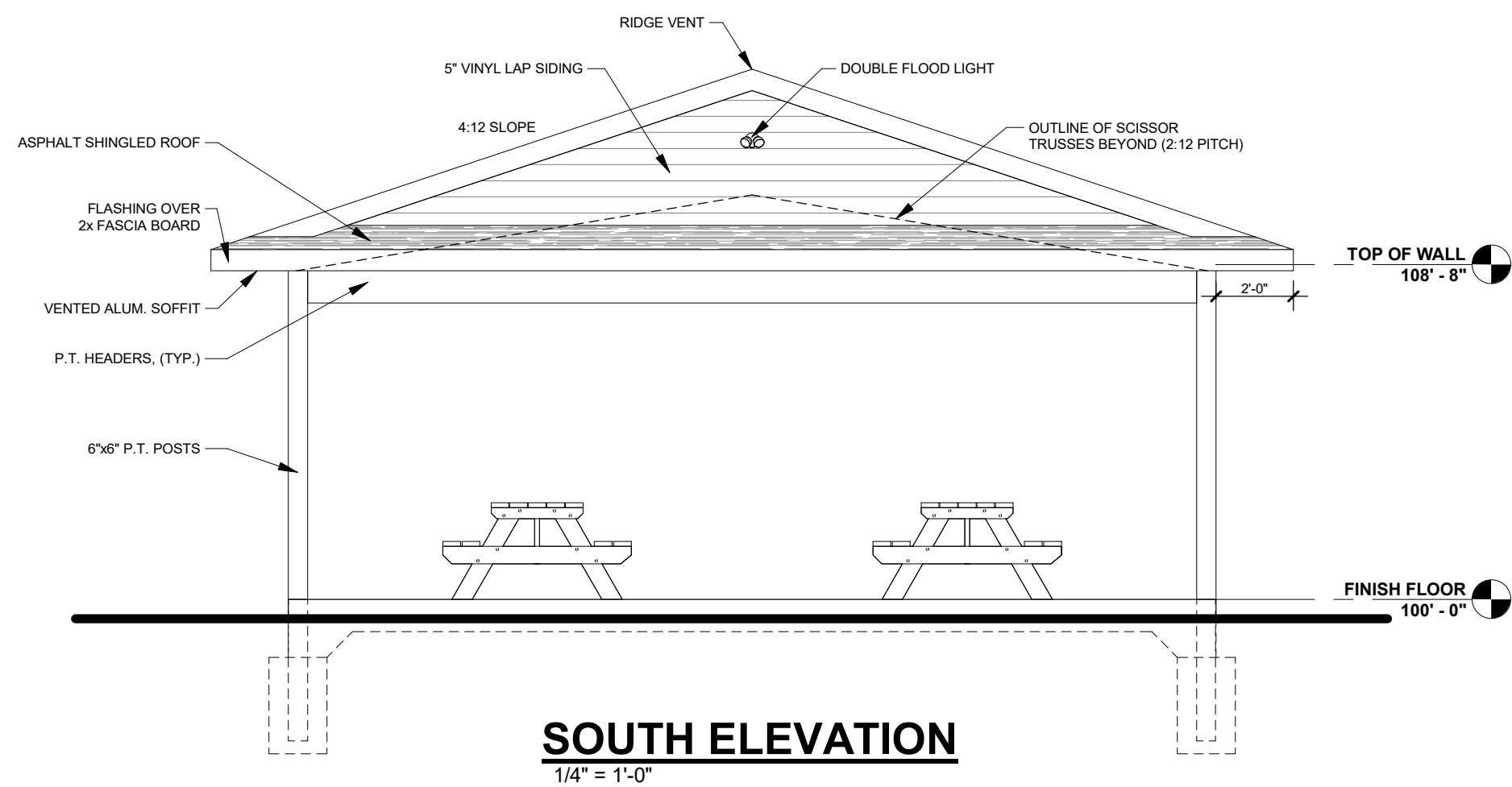
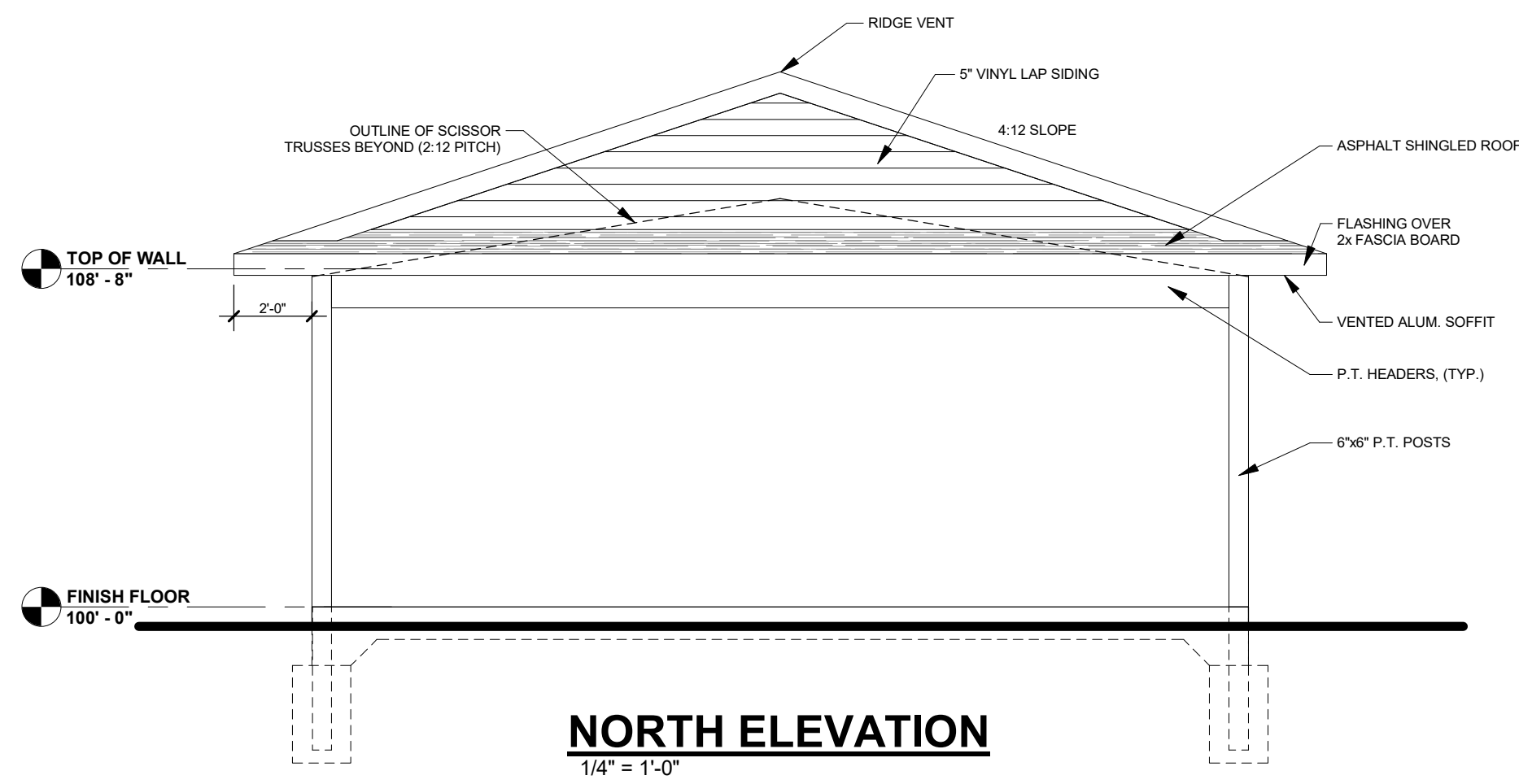
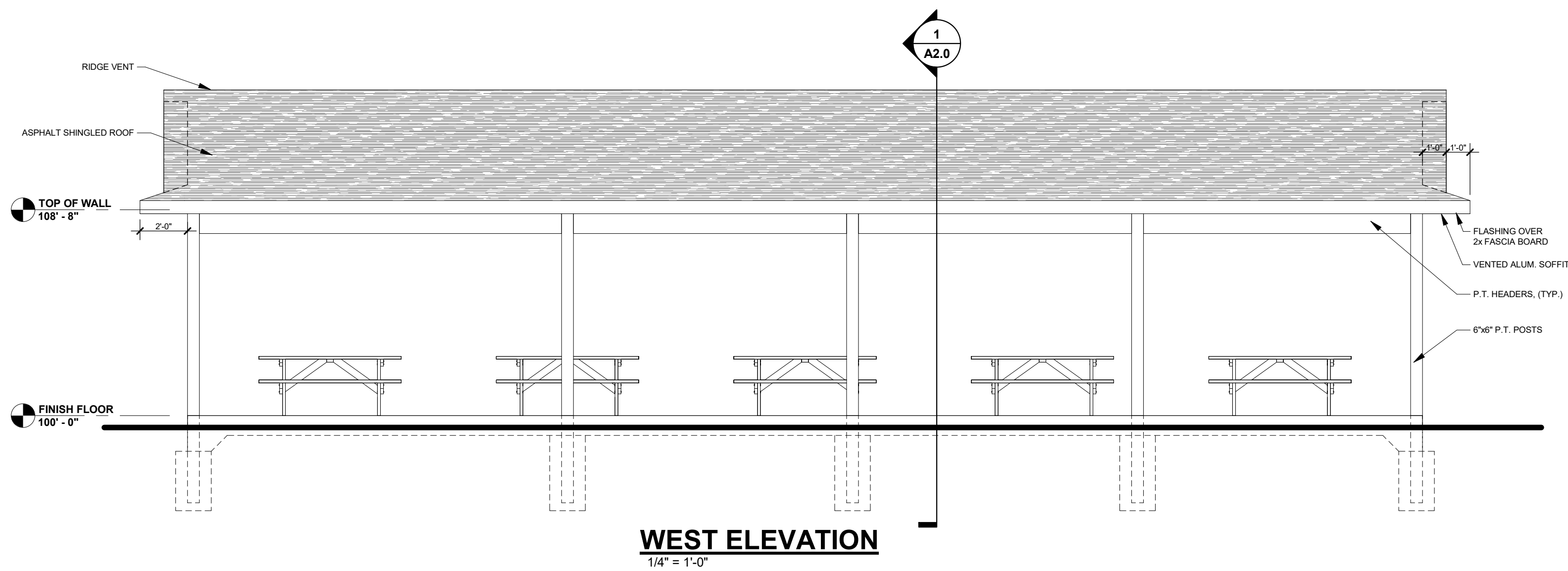
CONTRACT NO:

DATE:
JULY 2, 2020

SHEET:
C1.0

PRELIMINARY - NOT FOR CONSTRUCTION

PROPOSED PAVILION FOR:
ASHBURY WOODS CONDOS
GERMANTOWN,
WISCONSIN



WALL KEY	
	NEW WALL/FURRING
	NEW MASONRY/ VENEER WALL
	NEW COOLER/ FREEZER WALLS
	NEW FOUNDATION WALL
	TYPICAL EXISTING WALL
	DEMO WALLS
	FIRE WALL OR FIRE BARRIER



Keller
PLANNERS | ARCHITECTS | BUILDERS

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FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED PAVILION FOR:

ASHBURY WOODS CONDOS

WISCONSIN

GERMANTOWN,

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This design, drawing and detail is the copyrighted property of KELLER, INC. No part hereof shall be copied, duplicated, distributed, disclosed or made available to anyone without the expressed written consent of KELLER, INC.

REVISIONS

1	07/14/2020	KRW
2	08/20/2020	KRW
3	09/17/2020	KRW
4		
5		
6		

PROJECT MANAGER:

C. GABRIELSON

DESIGNER:

C. MANSKE

DRAWN BY:

KRW

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P20155

CONTRACT NO:

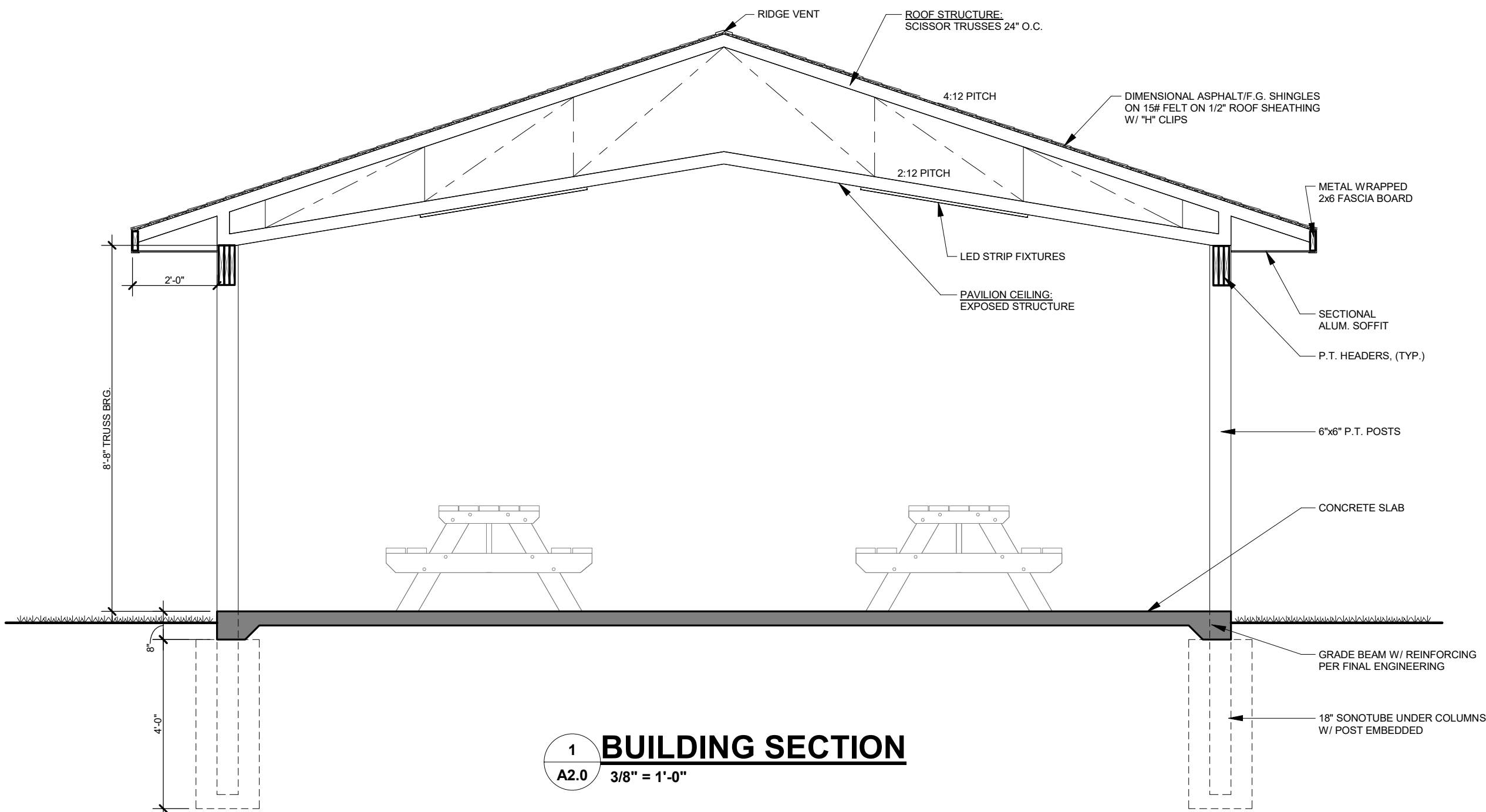
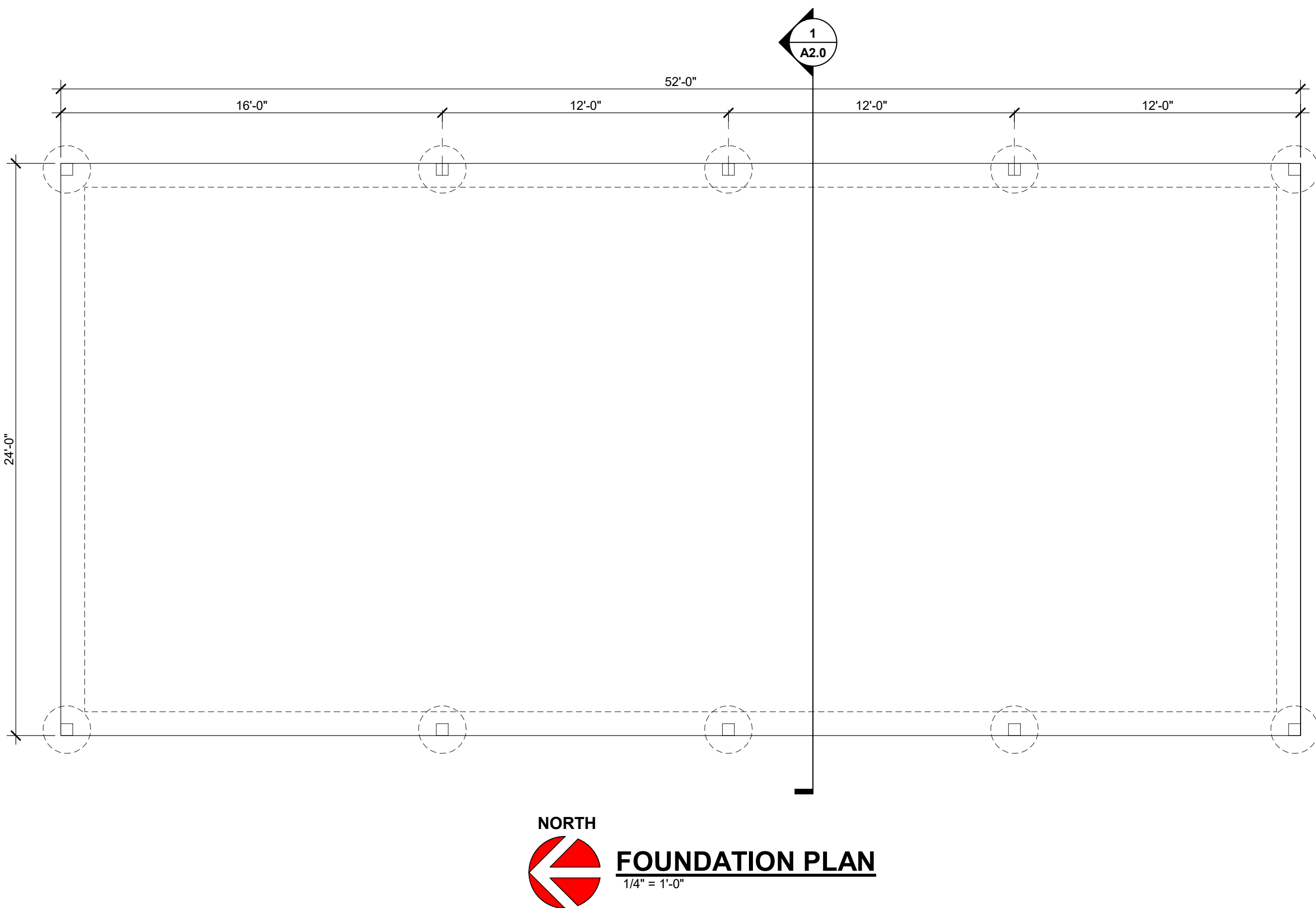
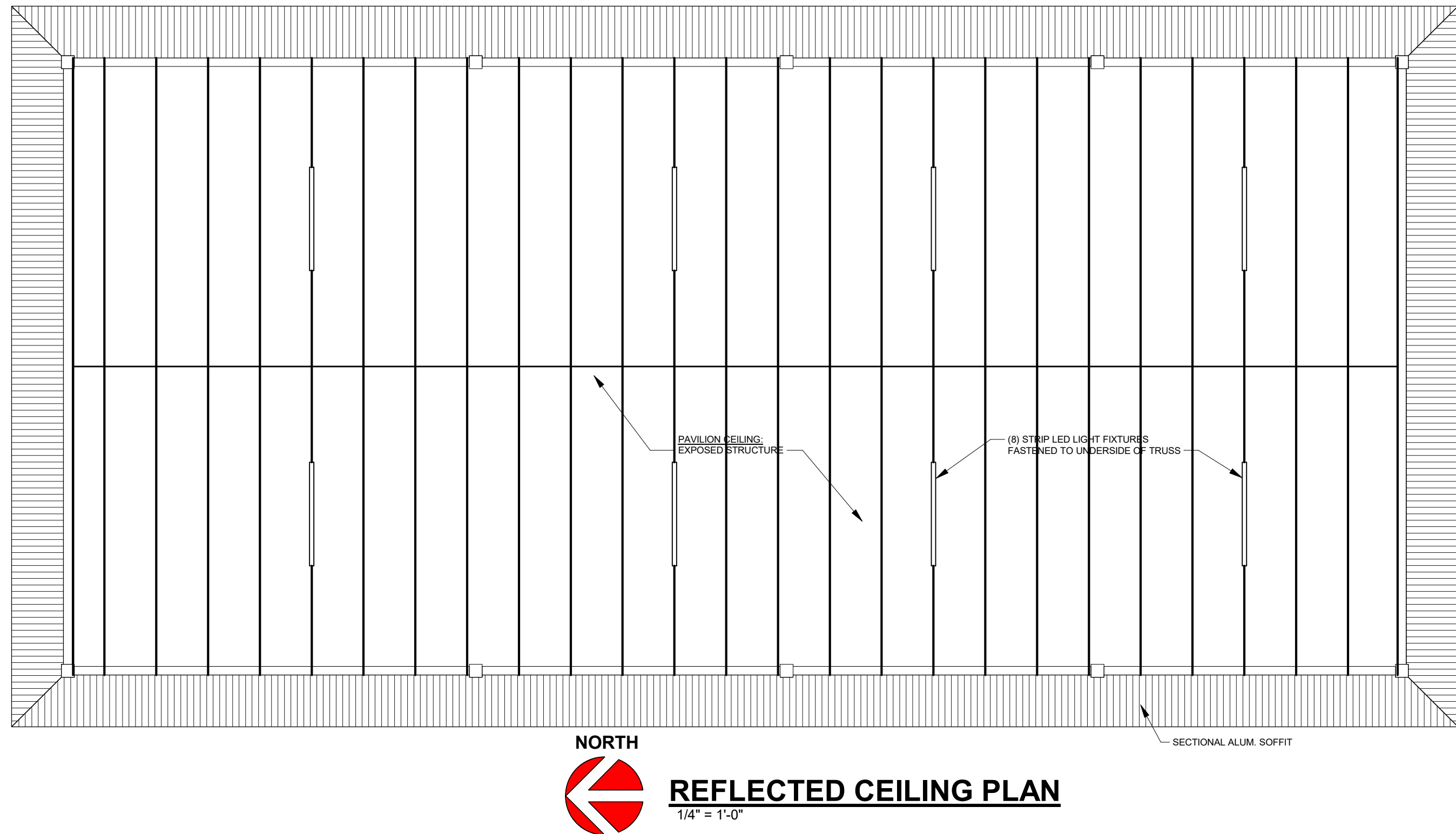
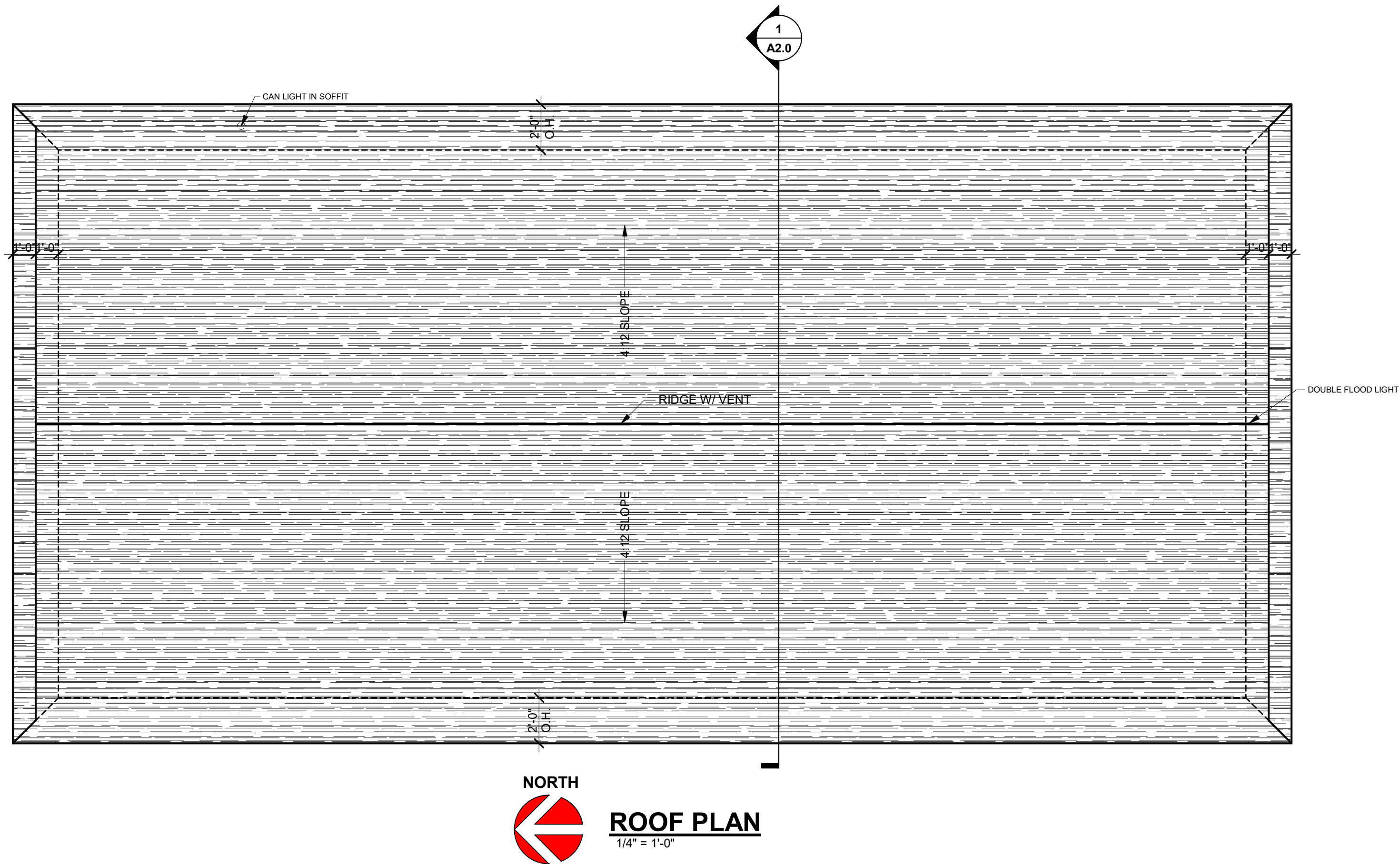
DATE:

JULY 2, 2020

SHEET:

A1.0

PRELIMINARY - NOT FOR CONSTRUCTION



STRUCTURAL DESIGN NOTE:
ALT BID: COMPLETE POST FRAMED STRUCTURAL SYSTEM
(IN LIEU OF BASE BID WOOD-STUD WALL AND SISSOR TRUSSES)



Keller
PLANNERS | ARCHITECTS | BUILDERS

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www.kellerbuilds.com

PROPOSED PAVILION FOR:

ASHBURY WOODS CONDOS

WISCONSIN
GERMANTOWN,

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REVISIONS		
1	07/14/2020	KRW
2	08/20/2020	KRW
3	09/17/2020	KRW
4		
5		
6		

PROJECT MANAGER:
C. GABRIELSON

DESIGNER:
C. MANSKE

DRAWN BY:
KRW

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P20155

CONTRACT NO:

DATE:
JULY 2, 2020

SHEET:
A2.0

PRELIMINARY - NOT FOR CONSTRUCTION



ASHBURY WOODS CONDOS

GERMANTOWN,

WISCONSIN

GENERAL BUILDING NOTES AND SPECIFICATIONS

DIVISION 01 - GENERAL CONDITIONS

GENERAL CONDITIONS	
1.	Do not deviate from original bld documents without Keller, Inc., permission.
2.	Subcontractor is to follow all manufacturer recommendations, industry standards, and comply with all current building and ADA codes.
3.	Subcontractor is to attend all jobsite meetings as requested.
4.	Do not deviate from the Interior and Exterior Material Selection Form without prior approval.
5.	Subject to Keller, Inc.'s determination, material or systems with variant feature(s) may be allowed as a substitution. Substitution request must be submitted to Keller, Inc., for approval.
6.	Material delivered to the jobsite must be stored in a location per Keller, Inc., instructions.
7.	Subcontractor is responsible for proper material storage and protection of materials on the jobsite.
8.	All material deliveries and handling are the responsibility of the Subcontractor, including all hoisting and material unloading/loading.
9.	No subcontractor shall begin application or installation of their materials until substrates have been properly prepared. Notify Keller, Inc., of unsatisfactory conditions prior to proceeding.
10.	Do not install damaged products.
11.	All layout necessary for the proper completion of work is the responsibility of the respective trades. Control points will be provided for reference.
12.	Subcontractor shall verify all public and private utilities on site prior to commencement of work.
13.	Subcontractor is responsible for maintaining a clean worksite daily.
14.	All subcontractors are responsible for any trucking or equipment that leaves any debris or mud outside of the project limits by either their forces or delivery trucking.
15.	Subcontractor is responsible for final clean up and disposal of all materials related to their scope of work at project completion.

DIVISION 04 - MASONRY

04210 - MASONRY SPECIFICATIONS (1.4.21)	
SUBMITTALS	
A	Mock ups will be required based on the complexity of the project and at the owner's discretion. Samples: Unit masonry samples of adequate size showing the full range of colors and textures available for each different exposed masonry unit as requested.
SCHEDULE	
CMU / BRICK / STONE / CULTURED STONE	
	- All exterior CMU to include Dry Block additive unless painted. - All exterior CMU to be sealed unless painted.
MORTAR / GROUT	
	All exterior mortar to include Dry Block additive.
REINFORCING / TIES	
	- All reinforcing bar to be Grade 60 ASTM A 615. - Ties to be DW10 with vee tie. - Joint reinforcing to be galvanized carbon steel per plan.
FLASHINGS	
	- Flashings as specified on plan or proposal. 3" wide, 26 ga. stainless steel drip flashing, furnished with a smooth, factory-formed hemmed edge for installation safety and uniform appearance. - Not required at lintels, ie. Above windows and doors 40 mil Perma – Barrier (or equal) base flashing adhered to foundation. - Weeps to be vertical cill vent style – color to match mortar. - Mortar net
INSULATION	
	When required, insulation to be foamed in place.
SILLS / LINTELS	
	Per plan, Request for Quotation, and Interior & Exterior Material Selection Form.
MISCELLANEOUS STEEL	
	Per plan and Request for Quotation
INSTALLATION	
A	Vertical lines not to vary more than 1/4" on 20' nor 1/2" maximum total.
B	Horizontal lines not to vary more than 1/4" on 20' nor 1/2" maximum total.
C	All masonry cuts to be clean and free from chips – conceal cut edges where possible.
D	Mix masonry units to achieve a uniform blend of color variations.
E	Completely fill all spaces between masonry units and hollow metal frames with mortar.
F	Fill masonry unit cores with grout as indicated on the plan.
G	Tool all exposed mortar joints or as indicated on the plan.
H	Control joint to be installed per NCMA standards.
J	Mason to supply backer rod and caulk at all control joints.

PROTECTION	
A	Cold weather protection is the responsibility of the mason.
B	Any damaged product caused by weather is the responsibility of the mason.
C	Projects where new work areas adjoin an existing building will require the masonry contractor to prevent fumes and dust from saw cutting from entering the existing building.
D	Mason is responsible for damage caused to other trades due to mason's negligence.
E	Mason to protect masonry units from mud splash until sealed or painted.

DIVISION 06 - WOOD & PLASTICS

06240 - CABINET SPECIFICATIONS (1.6.24)	
SUBMITTALS	
A	Submit one set of elevation and layout shop drawings including backer requirements within (2) weeks of subcontract award.
B	Submit (3) sets of final approved shop drawings.
SCHEDULE	
PLASTIC LAMINATE	
	- Wilsonart, Formica, or equal to be minimum .050 inches in thickness. - Cabinet interiors to be melamine per Interior & Exterior Material Selection Form.
EDGE TYPE	
	- Laminate edge to match horizontal and / or vertical surfaces as specified. - PVC edge will be considered through a substitution request. - Backsplash profile to be similar throughout. - Applied backsplash to be caulked to the horizontal surface.
SOLID SURFACE	
	- Corian or equal to be 1/2" solid material not including substrate. - Cambria, Silstone, or equal natural surface to be 3/4" solid material and A total of 1 1/2" including substrate.
DRAWERS & DOORS	
	- Standard drawers to have a 75 pound load bearing capacity. - Heavy duty roll outs to bear 100 pound minimum at full extension. - Hinges to be fully concealed. - Drawers to be Easy Release with 160 degree swing.
HARDWARE	
	- Hardware per Interior & Exterior Material Selection Form - Wire pulls to be 3" minimum. - Cut in, supply, and install plastic grommets as required.
SUPPORTS & BACKER	
	- Horizontal work surface supports to be steel L brackets or angled - Laminated brackets which allow for clearance of knee swing. - Bathroom vanity supports to have modesty panels that conceal plumbing.
WOOD CASEWORK	
	Solid wood material for door and drawer fronts.
TOE KICKS	
	Cabinet subcontractor to finish and install toe kicks to match vertical surface.
INSTALLATION	
A	Cabinet Subcontractor is responsible for all field verification.
B	Cabinet installer responsible for cutting in all sink holes and grommets.
C	Installation by properly trained and certified personnel only.
D	Cabinet installer required to supply venting slots for air circulation as required.
E	Damage caused to other finishes by the installer is subject to back charges.

PROTECTION	
A	Protect cabinet vertical and horizontal surfaces from damage during construction.
B	Correct all deficiencies in Cabinet Work that do not comply with requirements.
C	Protect adjacent construction from damage related to Cabinet work.

DIVISION 07 - THERMAL & MOISTURE PROTECTION

07210 - INSULATION SPECIFICATIONS (1.67.21)	
SUBMITTALS	
A	With Original Price Proposal: List Product and Manufacturer, and depth of blown-in insulation required to achieve specified R-Value.
MANUFACTURERS	
A	CertainTeed Fiberglass insulation or Equal.
SCHEDULE	
BATT INSULATION	
	- Batt insulation to be Fiberglass. - R-Values per plan and Request for Quotation. - Insulation at interior walls designated for sound to match stud widths.
BLOWN IN INSULATION	
	- Blown in material to be loose fiberglass. - R-Value per plan and Request for Quotation.
VAPOR BARRIER	
	- Vertical surfaces to be 6 mil polyethylene - Horizontal (bottom cord of trusses) to be 6 mil polyethylene. - All joints to be taped. - Vapor Barrier to be stapled or adhered to framing.
EAVE VENTS	
	- Size to match truss spacing. - Eave vents to be placed upon each truss at low side eave. - Eaves to be insulated up to, and around eave vents at the energy heel.
INSTALLATION	
A	Close off all open cavities.
B	Fill all voids.
C	Installation by properly trained and certified personnel only.
D	Seal joints adjacent to all other trades penetrations to create an air tight seal.
E	Install attic rulers on trusses every 300 sf per NAIMA recommendations.

PROTECTION	
A	Protect all insulation material from weather damage prior to, and after installation.
B	Protect adjacent construction from damage related to Insulation work.
07240 - EXTERIOR INSULATED FINISH SYSTEM	
SUBMITTALS	
A	Submit a texture sample as requested – minimum sample size to be 24" x 24"
MANUFACTURERS	
A	Dryvit, Parex, Stowe, or equal
SCHEDULE	
BASE	
	- Expanded polystyrene 1 1/2" thickness minimum unless otherwise specified 3/4" thickness minimum behind any grooves - Foam to be mechanically fastened to substrate
REINFORCING	
	- Glass fiber mesh to be compatible with finished surface requirements - High impact mesh required at the first 36" above finished grade
FINISH SYSTEM	
	- System to provide equalized pressure - To be a complete system that prevents water intrusion and eliminates any incidental moisture that does occur
TRIM ACCESSORIES	
	- Base Flashing to allow for proper drainage - Window returns to be of similar material as the body - One piece control joint with V shaped slot and removable strip
INSTALLATION	
A	Install tracks, back-wrap or edge-wrap mesh at all terminations
B	Install substrate without gaps and in a running bond pattern
C	Rasp any board irregularities
D	Apply base coat and fully embed mesh
E	Apply primer coat only after base coat is completely dry
F	Apply finish coat per specified finish and color
G	Install all sealants per manufacturers recommendations
H	Expansion joints to be installed at any building or substrate expansion and where EIFS abuts dissimilar materials or per manufacturer's recommendations
I	Expansion joints to be caulked by the EIFS manufacturer
J	On continuous runs, expansion joints to be installed at 75° c. maximum

PROTECTION	
A	Weather protection is the responsibility of the Subcontractor.
B	Any damaged product caused by weather is the responsibility of the subcontractor prior to installation
C	Correct all deficiencies that do not comply with project requirements

07310 - SHINGLE / ALUMINUM SOFFIT SPECIFICATIONS (1.7.31)

MANUFACTURERS	
A	SHINGLE ROOF – Certainteed or equal per material selection form
B	ALUMINUM SOFFIT – Roller or equal per material selection form
SCHEDULE	
ASPHALT SHINGLE	
	- Fiberglass based, self sealing laminate architectural, class A asphalt - Shingle with 30 year minimum guarantee - Provide matching starter strip, hip, and ridge shingles. - Shingles to be nailed with #11 hot dipped galvanized roofing nails.
SUBSTRATE	
	15# felt paper to be stapled and secured to prevent wind damage. - Ice & water shield as required by code to be modified bitumen, cross linked - Surfaced, self adhering
FLASHINGS	
	- Valley Flashing to be selected from standard manufacturer's colors - Edge flashing to be pre-painted aluminum to match fascia color. - Fascia flashing the be Rollex L pre-painted aluminum. Fascia greater Than 10" to be .032 aluminum
SOFFIT	
	- Rollex CV 3-16 aluminum or equal. - Overhang soffit to be .019 aluminum for lengths less than 48" - Canopy soffits to be .032 Peterson aluminum or equal for lengths greater than 48" - All soffit trim to match material and color
GUTTERS	
	- Gutters to be seamless 5" K style roll formed unless otherwise specified - Gutters to be minimum .032 aluminum coil stock
DOWNSPOUTS	
	- Downspouts to be closed pre-manufactured aluminum to match gutter - Color unless otherwise specified - Downspout size to be determined by subcontractor - Final location to be field verified
MISCELLANEOUS	
	- Any penetrations to be caulked with asphalt fibrous roof cement - Step flashing to be 26G galvanized sealed to roof / wall
ROOF VENTS	
	- Continuous ridge vent to be CertainTeed shingle vent or equal - Laminated brackets which allow for clearance of knee swing - Required. Subcontractor to provide venting options.
INSTALLATION	
A	Do not shingle through valleys
B	Install all products per manufacturers recommendations
C	Ice & Water shield to be installed per state and local requirements and at all roof penetrations
D	Installation by properly trained and certified personnel only
E	All penetrations to be sealed by the roofer to assure weather tightness
F	Damages caused by the installer to other finishes are subject to backcharge
G	Material to be installed parallel and true

PROTECTION	
A	Weather protection is the responsibility of the Subcontractor.
B	Any damaged product caused by weather is the responsibility of the Roofing / Soffit contractor prior to installation
C	Projects where new work areas adjoin an existing building will require the Roofing contractor to protect the existing building
D	Leave one bundle of the selected shingles on the jobsite.
E	Correct all deficiencies that do not comply with project requirements.
F	Subcontractor is responsible for any damage caused by fasteners not disposed of properly.

07460 - VINYL / CEMENT BOARD SIDING SPECIFICATIONS (1.7.46)

MANUFACTURERS	
A	VINYL SIDING – Verifirm Ashton Heights or equal per material selection form
B	CEMENT BOARD SIDING – CertainTeed Weatherboards or equal per material selection form
C	COMPOSITE SIDING – LP SmartSide or equal per material selection form
SCHEDULE	
VINYL SIDING	
	- Extruded Polyvinyl chloride .042" minimum with lifetime warranty. - Coefficient of linear thermal expansion per ASTM standards or better. - Vinyl siding to be nailed with 1 1/4" hot dipped galvanized roofing nails.
COMPOSITE SIDING	
	- Exterior Grade phenolic resin saturated paper overlay laminated to EPA - Registered zinc borate preservative treated engineered wood - Exposed edges sealed for moisture.
CEMENT BOARD SIDING	
	- Cement, fly ash, and cellulose fiber complying with ASTM C 1186 Type A - Grade II minimum 5/16" thick. - Siding to have a flame spread index of 0, Flexural Strength of 1450 psi, UV resistant, and Coefficient of Thermal Expansion of less than 1 x 10^-5/inch/inch/dgree F
TRIM	
	- Corners, J channel, and window / door trim to match siding color unless - Otherwise specified in the material selection form. - All trim pieces to be of the same material as the siding unless specified otherwise. - Outside corners to overlap siding by 1" minimum.
FLASHING	
	- All flashing required to provide a weather tight seal to include siding to sills, - Windows, doors, etc. - Aluminum flashing to be .032 – profile per plan. - All edges to be blunt and free from burrs. - Final color per material selection form.

INSTALLATION	
A	Touch up all cut edges on siding and trim.
B	Install all products per manufacturers recommendations
C	Use trim details as shown on plans.
D	Installation by properly trained and certified personnel only
E	All openings and penetrations to be sealed by the siding subcontractor to assure weather tightness.
F	Damages caused by the installer to other finishes are subject to backcharge
G	Material to be installed parallel and true

07530 - EPDM ROOF SPECIFICATIONS (1.7.53)

SUBMITTALS	
A	With Original Price Proposal: List proposed Product and Manufacturer of EPDM System. Any substitution requests must be submitted with original proposal.
MANUFACTURERS	
A	Acceptable Manufacturers: Carlisle Sys Tec, Firestone Building Products, Johns Manville.
SCHEDULE	
EPDM MEMBRANE	
	60 mil fully adhered membrane per plan and proposal. 60 mil or 45 mil ballasted per plan and proposal. - Fasteners per manufacturer's recommendation. - Comply with all local building codes. - Assembly to have UL class A Fire Hazard Classification
BONDING AGENT	
	- Neoprene based – compatible with all applicable substrates. - Lap Splices: EPDM based compatible with EPDM membrane.
VAPOR RETARDER	
	6 mil vapor barrier required at catwalk or freezer applications - Or as indicated per plan and specification.
ROOF INSULATION	
	- Polyisocyanurate closed cell foam with black glass reinforcing. - Thickness / taper per plan. - EPS foam to be isolated with dens deck to maintain UL Class A Fire Hazard Classification.
METAL ACCESSORIES	
	- Continuous metal edge termination to be aluminum, water tight, - And with no exposed fasteners. - Parapet cap flashings to be .032 minimum aluminum with reverse - Pitch toward the roof.

MATERIALS - GENERAL REQUIREMENTS

A	Materials to be compliant with ASTM D 4637
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INSTALLATION	
A	Install roofing, flashing, insulation, and accessories in accordance with the manufacturers recommendations.
B	Installation by properly trained and certified personnel only.
C	All surface preparations per EPDM manufacturer's recommendations.
PROTECTION	
A	Protect membrane roofing system from damage and wear during remainder of construction.
B	When remaining construction will not affect or endanger roofing, inspect roofing for deterioration and damages.
C	Correct all deficiencies in membrane that do not comply with requirements.
D	Protect adjacent property, vehicles, and persons from damage related to roofing work.

DIVISION 08 - DOORS & WINDOWS

08360 - OVERHEAD SECTIONAL DOORS 91.8.36

MANUFACTURERS	
A	SECTIONAL DOOR - Overhead Door Corporation, EZ Therm, or equal
B	OPERATORS – Liftmaster or equal
SCHEDULE	
SECTIONAL DOOR	
	26 gauge galvanized steel panel - Doors to be minimum 1 5/8" thick with weathertight joints - End sills to be minimum 13 gauge galvanized steel riveted to outside face - Center sills to be minimum 16 gauge galvanized steel riveted to outside face - Insulated doors to have an R-value of 15 or better - Final color and style per material selection form - Reinforcement for hardware attachments and applicable wind loads
COMPONENTS	
	- Door track to be 3"galvanized for all doors 12' wide, 12' high, or larger - Hardware to be galvanized steel, heavy duty hinges, and free floating hardened Steel ball bearing rollers - Counterbalance to be helically wound high tensile torsion springs with tapered doors and galvanized cables - Weatherstrip to seal all sides of the door - Liftmaster operator to be electrically znc coated and replaceable - Lites in door sections to be insulated and sealed for weather tightness
OPERATOR	
	1/2 hp minimum with push button control station per manufacturers - Recommendations for door sizes - Electronic eyes & safety accessories as required by code - Remotes as requested
INSTALLATION	
A	All required backing to be supplied and installed by the Overhead Door subcontractor
B	Install all products per manufacturers recommendations
C	Field verify all dimensions
D	Installation by properly trained and certified personnel only
E	Operator limits to be set by the Overhead Door subcontractor
F	Damages caused by the installer to other finishes are subject to backcharge
G	Install all material plumb and true, free from any warp and twist
H	Remove any adhered signage from doors immediately after installation

PROTECTION	
A	Weather protection is the responsibility of the Subcontractor.
B	Any damaged product caused by weather is the responsibility of the subcontractor prior to installation
C	Correct all deficiencies that do not comply with project requirements

08410 - ALUMINUM STOREFRONTS (1.8.41)

SUBMITTALS	
A	Submit (1) electronic copy of shop drawings within (2) weeks of subcontract award.
MANUFACTURERS	
A	ALUMINUM FRAMING – Kawneer, Tubelle, or equal per material selection form
B	GLAZING – Oldcastle Building Envelope or equal
SCHEDULE	
FRAMING	
	- Doors to be standard 1 1/2" thick. - Rails and stiles to be minimum 3.2mm thick. - Rail and Stile size per RFD – Bottom rail to be ADA compliant - Minimum frame to be thermally broken meeting a minimum U-factor of .65 - BT/Uhr x sq ft Fahrenheit - Painted frames to be 70% PVDF with a 10 year fade and chalk warranty
HARDWARE	
	- Closer to be LCN 1461 or equal - Weatherstrip to be standard manufacturer pile - Threshold to be standard aluminum ADA compliant - Entry hardware per code requirements - Hinges to be one pair of 4 1/2" ball bearing unless specified otherwise
GLAZING	
	- Gaskets to be extruded EPDM rubber standard compression type - Glazing to have lowE coating standard - Glazing to be tempered as required - Sealant gain to be .68 maximum - Glass lint as specified in the material selection form - Annealed glass to consist of 2 layers minimum 1/8" each
FLASHING	
	- Extruded sll flashing with end dams to match frame color – set in sealant - Frames to be sealed with Thermo-Dynomic caulk or equal - Framing members to be wrapped with brekmatel to match the storefront material as required.
INSTALLATION	
A	Fill all voids and shim spaces with insulation
B	Install all products per manufacturers recommendations
C	Field verify all dimensions
D	Installation by properly trained and certified personnel only
E	All openings and penetrations to be sealed by the aluminum storefront subcontractor to assure weather tightness.
F	Damages caused by the installer to other finishes are subject to back charges
G	Provide separation where aluminum frames will contact dissimilar materials
H	Install all material plumb and true, free from any warp and twist
I	Clean aluminum framing and remove excess sealant after installation
J	Remove any adhered signage from glazing immediately after installation

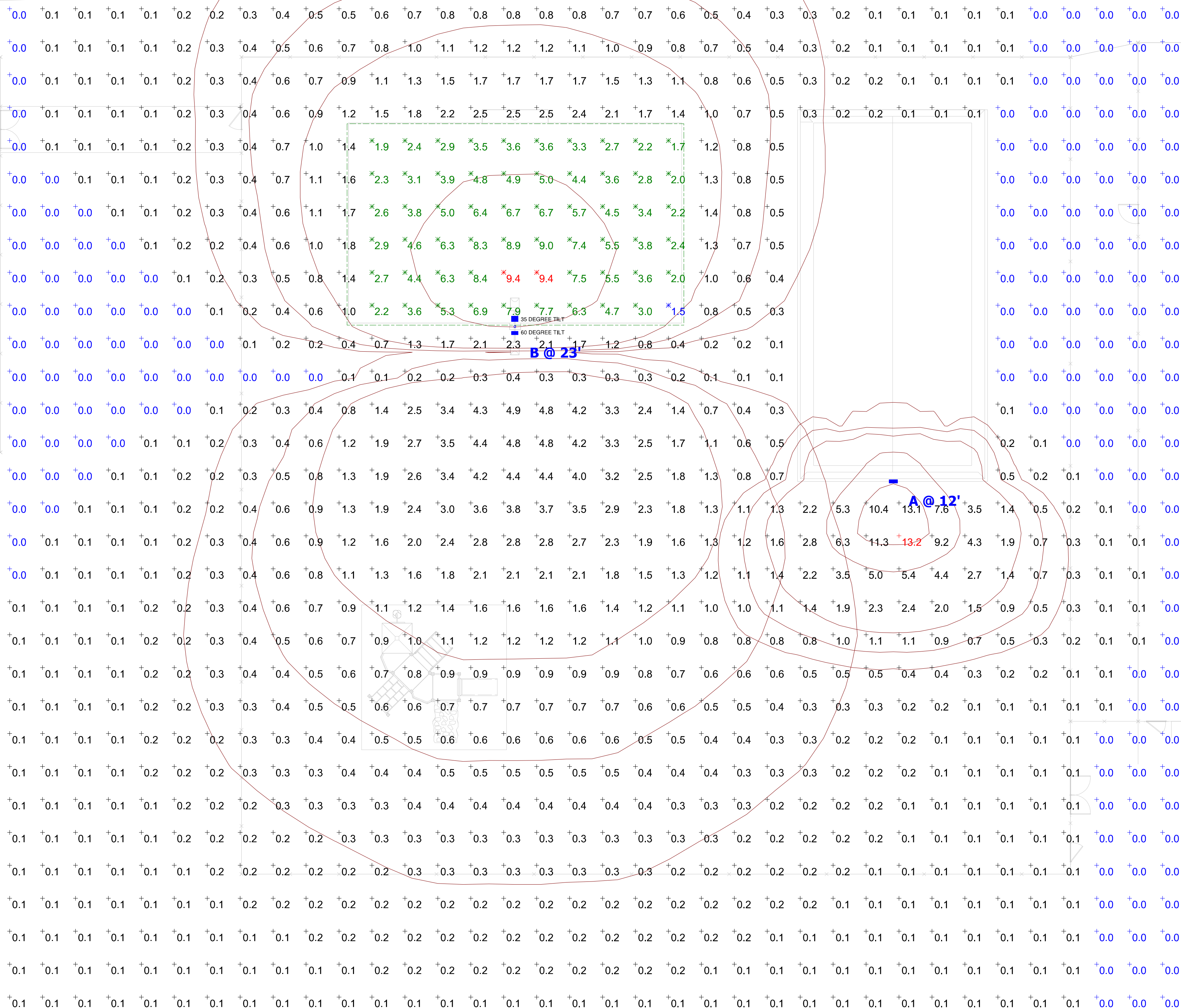
PROTECTION	
A	Weather protection is the responsibility of the Subcontractor.
B	Any damaged product caused by weather is the responsibility of the aluminum storefront subcontractor prior to installation
C	Projects where new work areas adjoin an existing building will require the aluminum storefront subcontractor to protect the existing building.
D	Correct all deficiencies that do not comply with project requirements

D	
DIVISION 09 - FINISHES	
09250 - DRYWALL / PLASTER (1.9.25)	

MANUFACTURERS	
A	Georgia – Pacific, National Gypsum Co., United States Gypsum, or equal
SCHEDULE	
GYPSUM BOARD	
	5/8" thickness unless otherwise specified or as required for rated assemblies - Board to be of maximum lengths to reduce end butt joints - Board to be a minimum 48" wide - Water-resistant board adjacent to showers and as indicated - Edges to be tapered unless otherwise specified - Board to be compatible with final finish
TRIM ACCESSORIES	
	- Corner beads to be zinc coated steel or formed plastic - Window returns to have tear away bead corners - One piece control joint with V shaped slot and removable strip - Resilient channel to be galvanized, hat shaped, 25 gauge minimum, and of a - Depth per plan
JOINT TREATMENT	
	- Provide paper or glass fiber reinforcing tape per manufacturer's recommendation - Use joint compound complying with sheet manufacturer's specifications - Joints to be compatible with surface finish type
FINISHES	
	Final color and style per material selection form.

INSTALLATION	
A	Board to be hung plumb and true
B	Board to be hung a minimum of 3/8" off of the floor
C	Board to be held 1 1/2" below roof deck structure and screwed no closer than 1/2" from top plate
D	Board to be screwed to framing members per board manufacturer recommendations
E	Feather out drywall inside and outside corners a minimum of 24" each way
F	Finish walls a minimum of 3' above finished ceiling height
G	Finish walls to within 1" of the floor
H	Damages caused by the installer to other finishes are subject to backcharge
I	Vertical surfaces to have control joints placed a maximum of 30' o.c. or per plan
J	Ceiling control joints to be 50' o.c. max with perimeter relief or 30' o.c. max without perimeter relief
K	Control joints per ASTM C840 Standard
L	Plaster texture to be a minimum of 1/16" thick
M	Drywall contractor to inspect and repair imperfections after first coat of primer, prior to any spray applied texture.
N	Board finishes to be consistent and complete to all wall opening edges and corners
O	Drywall subcontractor to provide and install all required fire and sound caulking

PROTECTION	
A	Weather protection is the responsibility of the Subcontractor.
B	Any damaged product caused by weather is the responsibility of the subcontractor prior to installation
C	Correct all deficiencies that do not comply with project requirements
D	Prevent texture finishes from coming in contact with adjacent surfaces not indicated to receive texture finish



Plan View
Scale - 1" = 10ft

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min
COURT	✗	4.6 fc	9.4 fc	1.5 fc	6.3:1
SITE ALL	+	0.8 fc	13.2 fc	0.0 fc	N/A

Schedule								
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lumens	LLF	Wattage
	A	1	OPTEC LED LIGHTING	OLWP3L-050-UNV-40-4-SM	WALLPACK 50W, 4000K	4815	0.9	50
	B	1	OPTEC LED LIGHTING	OLFLL-120-UNVL-40-7X6	FLOOD LIGHT 120W, 4000K, 7X6 DISTRIBUTION	13800	0.9	240

Job Name: _____	Client Name: _____
Job Location - City: _____ State: _____	Created By: _____ Date: _____
Product: DS330 Quote: _____	Customer Approval: _____ Date: _____

SPECIFICATIONS

Pole Shaft - The pole shaft is fabricated from hot rolled welded steel tubing of one-piece construction with a minimum yield strength of 55 KSI.

Pole Top - A removable pole cap is provided for poles receiving drilling patterns for side-mount luminaire arm assemblies. For top mount luminaire and/or bracket consult the factory. Consult the luminaire manufacturer for correct tenon size or drill pattern. Other pole top options include pole cap only (PC) or plain top (PL) which is typical when the pole top diameter matches the necessary slip fit dimensions.

Handhole - A reinforced handhole with grounding provision is provided at 1'-6" from the base end of the pole assembly. Each handhole includes an easy to install, self-contained Swing Latch handhole cover assembly. U.S. Patent Swing Latch cover is fabricated from durable polycarbonate/ABS blend plastic. All pole assemblies are provided with a 2.50" x 5.00" rectangular handhole. Handhole dimensions are nominal.

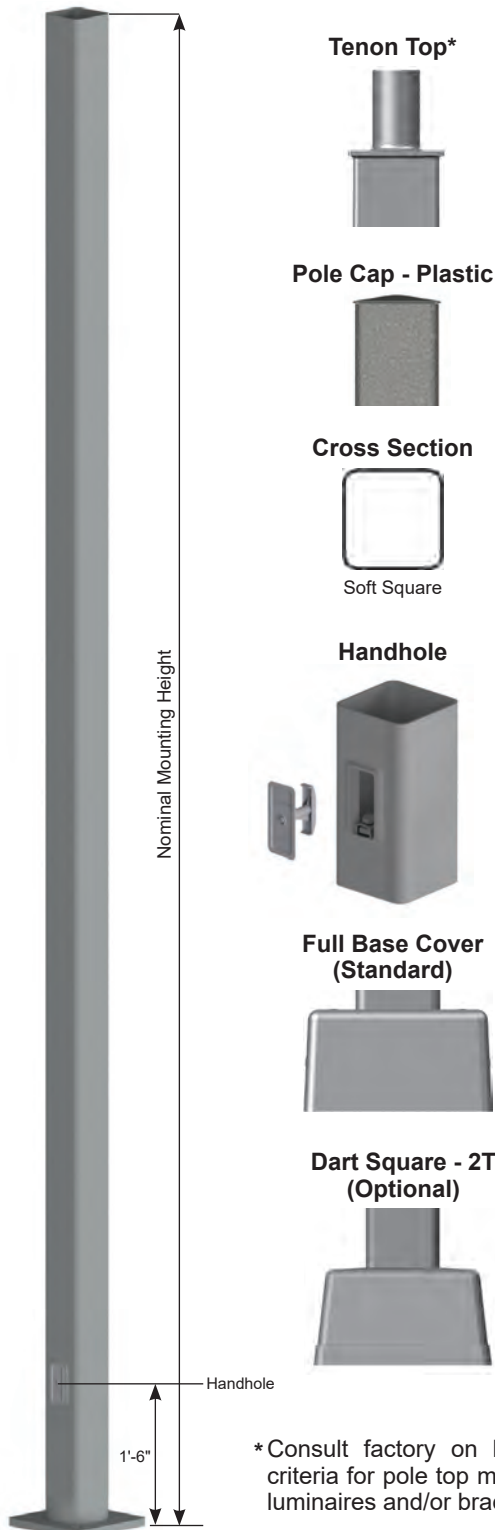
Base Cover - A two-piece full base cover fabricated from ABS plastic is provided with each pole assembly. Additional base cover options, including the dart square (2T) cast aluminum cover, are available upon request.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

Hardware - All structural fasteners are galvanized high strength carbon steel. All non-structural fasteners are galvanized or zinc-plated carbon steel or stainless steel.

Finish - Standard finishes are either Galvanized (GV) or Finish Painted (FP). Additional finish options including Finish Paint over Galvanizing (FPGV) or any of the V-PRO™ Finish Coating Systems are available upon request. See the product ordering code for color options.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.



*Consult factory on loading criteria for pole top mounted luminaires and/or brackets.

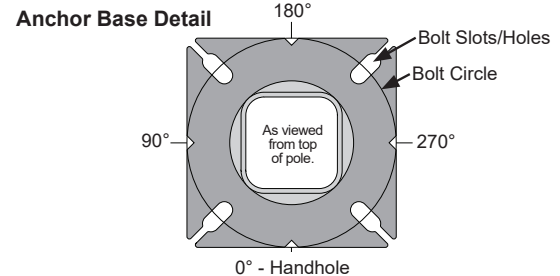
DS330

Fatigue Resistant Soft Square Steel Post

Job Name: _____	Client Name: _____
Job Location - City: _____ State: _____	Created By: _____ Date: _____
Product: DS330 Quote: _____	Customer Approval: _____ Date: _____

ANCHORAGE DATA

POLE POLE BASE SQUARE (IN)	WALL THK (GA)	BASE PLATE		ANCHOR BOLTS					
		BOLT CIRCLE		SQUARE (IN)	THK (IN)	DIA x LENGTH x HOOK (IN)	PROJECTION (IN)	± (IN)	
4.00	11	8.50	0.50	8.25	0.750	0.75 x 17.00 x 3.00	3.50	0.25	
4.00	7	8.50	0.50	8.25	0.875	0.75 x 17.00 x 3.00	3.63	0.25	
5.00	11	11.00	1.00	11.00	1.000	0.75 x 17.00 x 3.00	3.75	0.25	
5.00	7	11.00	1.00	11.00	1.000	0.75 x 17.00 x 3.00	3.75	0.25	
6.00	7	12.00	1.00	12.50	1.000	1.00 x 36.00 x 4.00	4.25	0.25	



DESIGNATION, LOAD AND DIMENSIONAL DATA

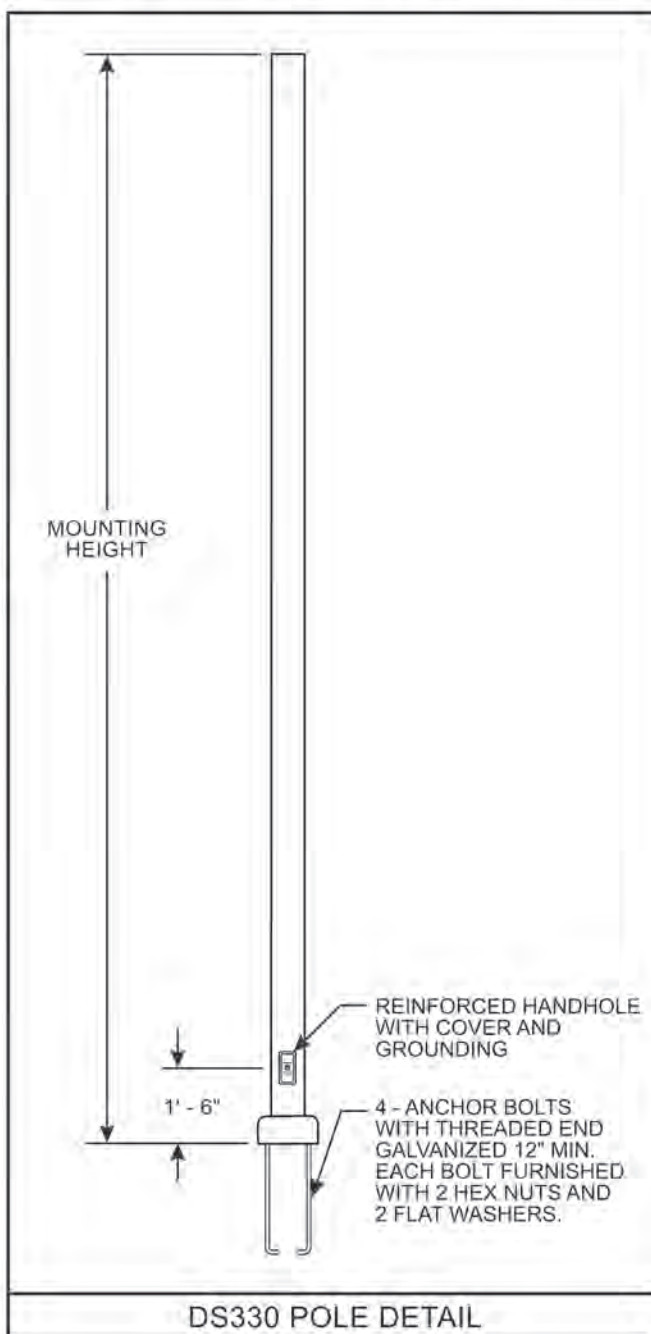
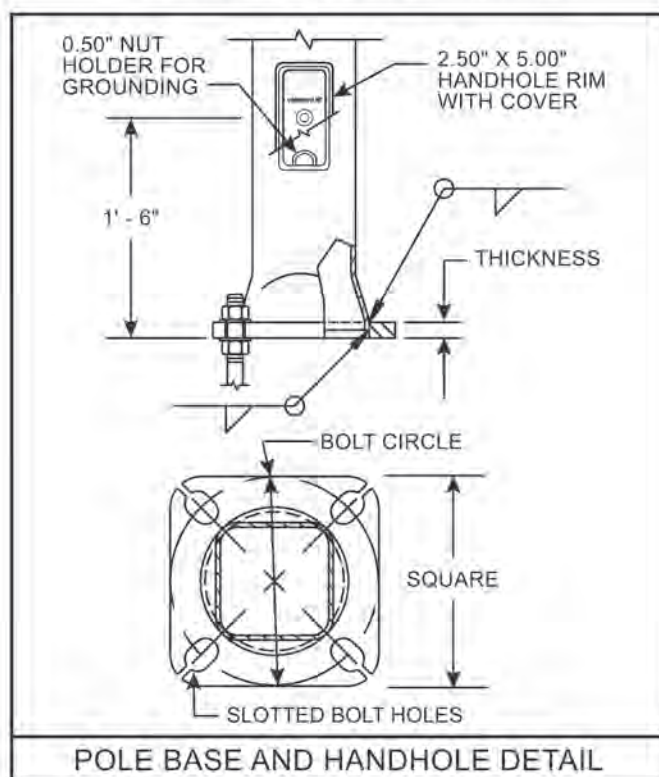
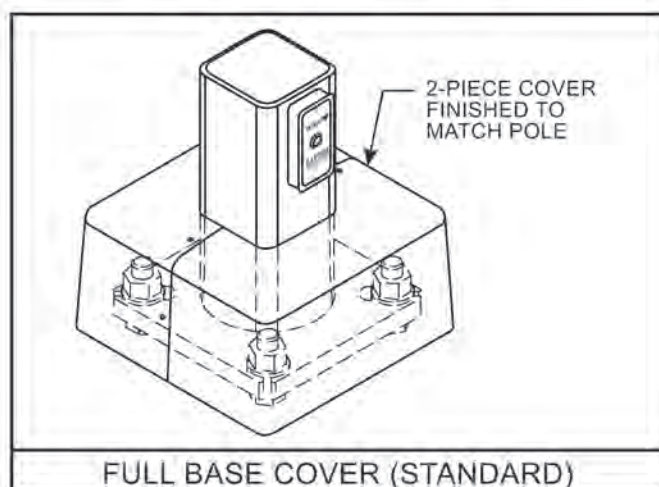
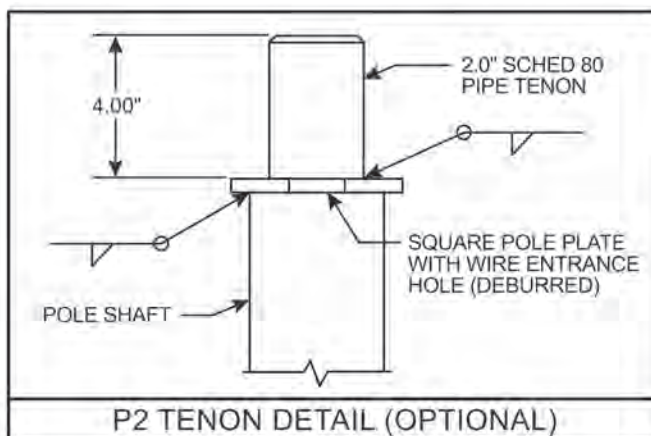
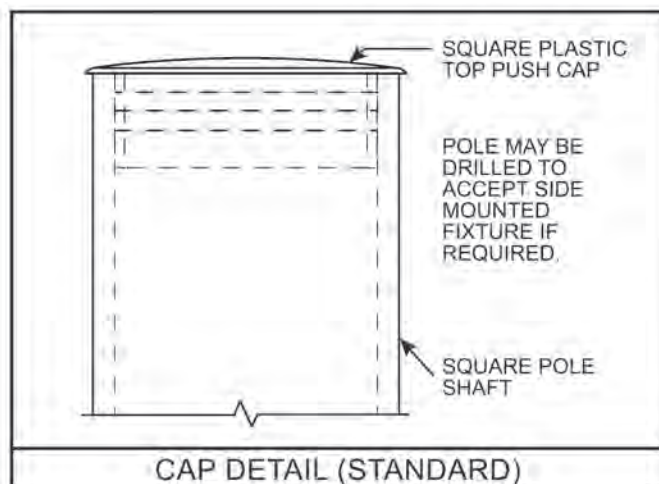
NOMINAL MOUNTING HEIGHT	DESIGN INFORMATION						POLE DIMENSIONS ³				DESIGNATION
	80 MPH w/1.3 GUST	90 MPH w/1.3 GUST	100 MPH w/1.3 GUST	MAX EPA ¹ (SQ FT)	MAX WEIGHT ¹ (LBS)	MAX EPA ¹ (SQ FT)	MAX WEIGHT ¹ (LBS)	SHAFT BASE SQUARE ³ (IN)	SHAFT TOP SQUARE (IN)	WALL THK (GA)	STRUCTURE WEIGHT ² (LBS)
10'-0"	30.6	765	23.8	595	18.9	473	4.00	4.00	11	75	400Q100
12'-0"	24.4	610	18.8	470	14.8	370	4.00	4.00	11	90	400Q120
14'-0"	19.9	498	15.1	378	11.7	293	4.00	4.00	11	100	400Q140
16'-0"	15.9	398	11.8	295	8.9	223	4.00	4.00	11	115	400Q160
18'-0"	12.6	315	9.2	230	6.7	168	4.00	4.00	11	125	400Q180
20'-0"	9.6	240	6.7	167	4.5	150	4.00	4.00	11	140	400Q200
	17.7	443	12.7	343	9.4	235	5.00	5.00	11	185	500Q200
	28.1	703	21.4	535	16.2	405	5.00	5.00	7	265	500W200
25'-0"	4.8	150	2.6	100	1.0	50	4.00	4.00	11	170	400Q250
	10.8	270	7.7	188	5.4	135	4.00	4.00	7	245	400W250
	9.8	245	6.3	157	3.7	150	5.00	5.00	11	225	500Q250
	18.5	463	13.3	333	9.5	238	5.00	5.00	7	360	500W250
30'-0"	6.7	168	4.4	110	2.6	65	4.00	4.00	7	291	400W300
	4.7	150	2.0	50	N/A	N/A	5.00	5.00	11	265	500Q300
	10.7	267	6.7	167	3.9	100	5.00	5.00	7	380	500W300
	19.0	475	13.2	330	9.0	225	6.00	6.00	7	520	600W300
35'-0"	5.9	150	2.5	100	N/A	N/A	5.00	5.00	7	440	500W350
	12.4	310	7.6	190	4.2	105	6.00	6.00	7	540	600W350
40'-0"	7.2	180	3.0	75	N/A	N/A	6.00	6.00	7	605	600W400

- Maximum EPA (Effective Projected Area) and weight values are based on side mounted fixtures only. Consult factory on loading criteria for pole top mounted luminaires and/or brackets. Variations from sizes above are available upon inquiry at the factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design.
- Structure weight is a nominal value which includes the pole shaft and base plate only.
- Belled-bottom will have reduced thickness due to the cold-working process. However, the belled-bottom meets or exceeds the structural capacity of the original square section. In addition, the rounded section provides better fatigue resistance.

PRODUCT ORDERING CODES

MODEL	DESIGNATION	FIXTURE MOUNTING	FINISH SYSTEM	STANDARD COLOR OPTIONS	BASE COVER	ANCHOR BOLTS	SUPPLEMENTAL INFO
DS330				--	--	--	
	Select Correct Designation from the Load and Dimensional Data Chart.	Drill Mounting (See Orientation) D1 = (1) Drilling @ 270° D2 = (2) Drillings @ 90° & 270° D4 = (4) Drillings @ 0°, 90°, 180°, & 270° D5 = (2) Drillings @ 180° & 270° D6 = (3) Drillings @ 90°, 180°, & 270° Tenon Mounting P2 = 2.38" OD x 4" tenon P4 = 4.00" OD x 6" tenon P5 = 2.88" OD x 4" tenon P6 = 2.88" OD x 5" tenon P7 = 2.38" OD x 5" tenon P9 = Special Size (Specify) Other Options PC = Pole Cap PL = Plain Top (No Cap)	GV = Galvanized FP = Finish Painted ----- OPTIONAL ----- FPGV = Finish Paint over Galvanizing VP30 = V-PRO™ 30 System VP32 = V-PRO™ 32 System VP53 = V-PRO™ 53 System VP54 = V-PRO™ 54 System VP57 = V-PRO™ 57 System VP100 = V-PRO™ 100 System VP105 = V-PRO™ 105 System	GV = Galvanized BK = Black DB = Dark Bronze MB = Medium Bronze WH = White LG = Light Gray CB = Bronze DG = Dark Green ST = Sandstone HTG = Hunter Green SG = Slate Gray SL = Silver SC = Special Color (Specify)	FBC = Full Base Cover ----- OPTIONAL ----- 2T = Square Dart Cover	AB = With Anchor Bolts LAB = Without Anchor Bolts	

DS330 - Fatigue Resistant Square Non-Tapered Steel Pole



SPC7207 12/17 valmontstructures.com carries the most current spec information and supersedes these guidelines.

LED Wallpack Series 3 / Large

The OLWP3L series is a stylish wallpack that fits within today's accepted design form factors. Excellent optical performance is achieved with Luminus Brand COB LED arrays and PC metalized specular reflectors. Luminus arrays are ideal light sources due to low thermal resistance, excellent heat transfer and uniform spreading. Use of 95% efficient tempered glass lenses minimizes light loss. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. Luminaries are available with a number of options including alternate CCT choices, color finishes, photocells and brackets.

FEATURES

- Luminus Brand COB Arrays
- Color Temperature: 4000K & 5000K (other CCT's are available upon request)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours (at 25° C)
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40C (-40F) to 40C (104F)
- Durable All Aluminum Pressure Die Cast Housing
- Long Life Durable Powder Coat Finish (custom/other RAL colors are available upon request)
- IP65 Rated (wet listed)
- Mounting: Wall Surface (adjustable yoke bracket or pole mount arm optional)

ELECTRICAL SPECIFICATIONS

- Power Input 90-305V (347V & 480V optional)
- Drive Currents: 50W = 1200 mA
80W = 1875 mA
- Efficacy: 50W = 108.36 lm/W
80W = 108.82 lm/W
- Power Factor: > 95%
- THD: < 15%
- Surge Protection: 10 kV (optional)
- Control Options: 0-10V Dimming, Button Photocell

TEST & CERTIFICATIONS

- ETL (UL 1598)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Standard)



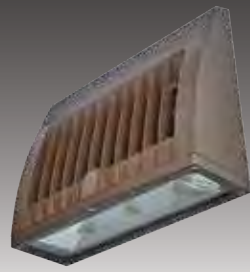
WARRANTY

- 5 - Year warranty (Parts or Replacement)

PERFORMANCE SPECIFICATIONS

Lens Type	Model / Wattage	Lumens	
		4000K	5000K
Type 4	OLWP3L - 050	5,149	5,149
	OLWP3L - 080	8,568	8,568

Drive Current	Wattage	Drive Current	Wattage
1200 mA	50	1875mA	80
Current (A) @ 120V	0.42	Current (A) @ 120V	0.67
Current (A) @ 208V	0.24	Current (A) @ 208V	0.38
Current (A) @ 240V	0.21	Current (A) @ 240V	0.33
Current (A) @ 277V	0.18	Current (A) @ 277V	0.29
Current (A) @ 347V	0.14	Current (A) @ 347V	0.23
Current (A) @ 480V	0.10	Current (A) @ 480V	0.17



LED Wallpack Series 3 / Large

ORDERING INFORMATION

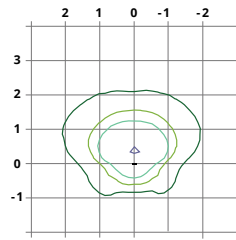
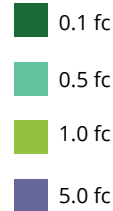
EXAMPLE: OLWP3L-050-UNV-50-4-SM-BZ-BP-SP

OLWP3L							
SERIES	WATTAGE	VOLTAGE	COLOR TEMPERATURE	DISTRIBUTION	MOUNTING	FINISH	CONTROL / OPTIONS
Optec LED Wallpack (3 Generation Large)	050 = 50W (1200 mA) 080 = 80W (1875 mA)	UNV = 90-305V 347 = 347V 480 = 480V	30 = 3000K 40 = 4000K 50 = 5000K	4 = Type 4	SM = Surface Mount AB = Adjustable Bracket / Wall SF = Slip Fitter / Adjustable RA = Rigid Arm / Pole Mount	WH = White BZ = DK Bronze BL = Black SL = Silver CC = Custom Color	DM = 0-10V Dim BP = Button Photocell 120-277V SP = 10 kV Surge Protector

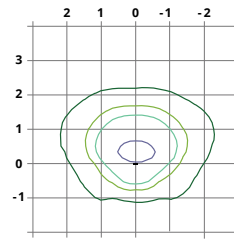
PHOTOMETRIC PERFORMANCE

Isofootcandle plots = OLWP3L 50W and 80W models in 5000K CCT @ 25' mounting height. Distances are in units of mounting height.

LEGEND



50W (Type 4)

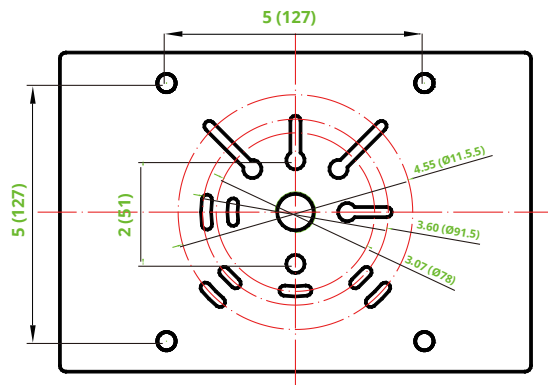


80W (Type 4)

Published luminaire photometric testing performed to IESNA-79-08 standards

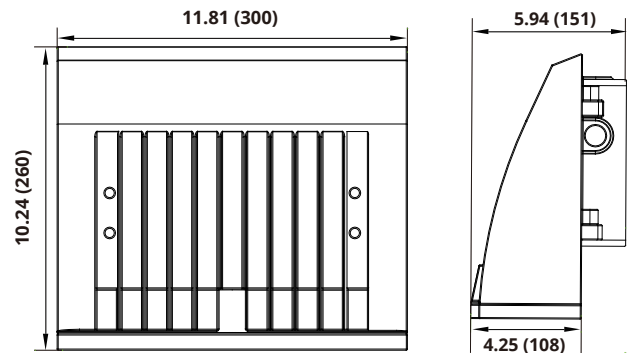
DIMENSIONS, WEIGHTS & MOUNTING

Wattage	50W	80W
Length (in" / mm)	11.81" / 300	11.81" / 300
Height (in" / mm)	12.04" / 260	12.04" / 260
Depth (in" / mm)	5.94" / 151	5.94" / 151
Weight (lbs / kg)	10.2 / 4.6	11.0 / 5



Wall Installation Plate

measurements: Inch (mm)



measurements: Inch (mm)

MOUNTING OPTIONS



Slip Fitter



Rigid Arm



Adjustable Bracket

ZONING CODE TEXT AMENDMENTS

12/14/20 Plan Commission Meeting

Germantown Community Development Department

Village Planner Report

Germantown, Wisconsin

Summary

The Village Attorney has prepared a proposed amendment to the non-conforming structure provisions under Section 17.48(3) of the Zoning Code regarding the reconstruction of an existing non-conforming deck.

BACKGROUND

Developed in the 1980's, the Esquire Estates neighborhood located south of Mequon Road and east of Western Ave (see image below) is one of only 2 single-family subdivisions developed under the Village's Rs-7: Single-Family District (with a 10,000 sqft min. lot size and 25' min rear property line setback). However, lots in Esquire Estates are as small as 8,025 sqft, as narrow as 70' wide and 100' deep). The subdivision features a centralized pond in a commonly-owned outlot that serves both functional (storm water management) and recreational purposes (with an interior island with swimming pool). The smallest lots encircle the pond with their rear yards abutting the common shoreline of the pond.

In June 2020, a property owner in the Esquire Estates neighborhood was denied a building permit application to replace an existing attached deck with a larger deck on the back (rear) of their dwelling because the proposed replacement deck had a rear property line setback of only 10.5' vs. the minimum 25' required (and less than the existing 15' setback to the existing deck).

The property owner was advised by staff that under the current non-conforming structure provisions in the Zoning Code, the existing deck could be replaced with a deck having the same dimensions and in the same footprint provided it did not make the existing non-conformity any worse. The property owner was advised that in order to construct a *larger* replacement deck that is *closer* to the rear property line than the existing 15', the owner would have to file a variance appeal to the Board of Zoning Appeals (BOZA).

The owner was informed that back in 2016 another property owner in Esquire Estates with an interior lot abutting the pond and similar circumstances was granted a variance by the BOZA to replace an existing deck to a point 3' setback from the rear property line.

NOTE: In 2016, staff advised BOZA that many homes in the Esquire Estates subdivision located on lots abutting the pond appeared to have existing decks constructed less than the minimum required 25' setback from the rear property line. Although there is no documented evidence to support its conclusion, staff assumed that the Building Department inspectors back in the 1980's did NOT enforce the rear property line setback for decks because they either did not apply the setback requirements to attached decks, or, because of the small lots in Esquire Estates (some being less than the minimum size required as noted above).

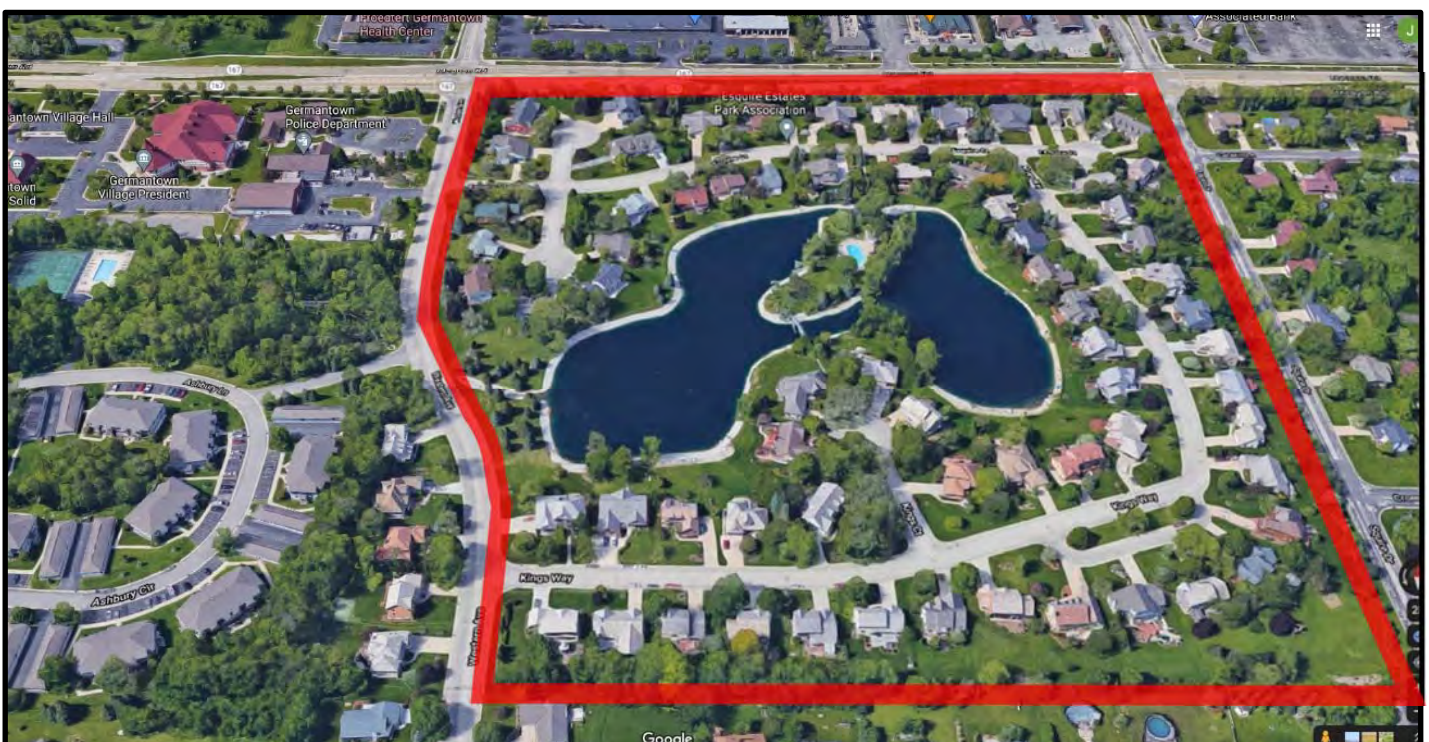
#

The property owner explained that they could not afford the cost of the variance appeal and asked if there were/are other alternatives to filing a variance appeal. The owner contacted the Village Attorney and was advised that one alternative was to get the Village to approve an amendment to the Zoning Code that would revise one or more provisions that may enable replacement of their deck with a larger deck closer to the rear property line.

The amendment proposed by the Village Attorney (see draft ordinance attached) is relatively narrow in scope in that it provides for the replacement of an existing non-conforming deck under specific circumstances where said non-conforming deck is:

1. In any single-family residential district with a replacement deck that is the same size and shape as the existing deck; or
2. In any single-family residential with a *larger* replacement deck provided that the lot abuts an undeveloped outlot or common area in a subdivision and:
 - a. the replacement deck is not closer than 5 feet from the rear property line;
 - b. the deck is not located over a utility or drainage easement;
 - c. the owner submits a signed statement from the Homeowner's Association approving the deck location and design; and
 - d. that no variance to these provisions shall be permitted (by the BOZA).

As proposed, this amendment to Section 17.48(3)(d) would provide the code revisions necessary to allow this particular Esquire Estates property owner to replace their existing deck with a larger deck closer to the rear property line. Moreover, without any further investigation or enumeration, it would appear that other similarly-situated property owners in Esquire Estates and possibly other subdivisions in other residential districts throughout the Village would be able to replace their existing non-conforming decks with larger and closer decks without having to go through the variance process.



Village of

★★★

Germantown

Willkommen

Fee Must Accompany Application

☒ ~~\$1115~~ Paid _____

☒ ~~\$200~~ PC Consultation Only
Paid _____

Date Received by Village: 11-18-20

ZONING CODE TEXT AMENDMENT APPLICATION

Please read and complete this application carefully. All applications must be signed and dated. Attach additional sheets and/or include supplemental information in support of your application.

AGENT: (if different from Applicant)

Address: _____

Phone: _____

FAX: _____

E-Mail: _____

APPLICANT:

Village of Germantown - Jeff Retzlaff
Director Community Development

Address: _____

1112 W17001 Mequon Road

Phone: 262 250-4735

FAX: _____

E-Mail: _____

Zoning Code(s) to be Amended: (Check all that apply)

- ☒ General Zoning Code (Chapter 18)
- ☐ Floodplain Zoning Code (Chapter 23)
- ☐ Shoreland-Wetland Zoning Code (Chapter 24)

Section(s) to be Amended:

SEE ATTACHED

Zoning Code Text Amendment Application

Page 2 of 3

Proposed Text Amendment(s): (list text amendments using **~~STRIKEOUT~~** and UNDERLINE format)

Refer to or Attach Additional Pages as Necessary

SEE ATTACHED

Detailed Explanation and Justification for Proposed Amendment(s):

Refer to or Attach Additional Pages as Necessary

SEE ATTACHED

Zoning Code Text Amendment Application

Page 3 of 3

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

All Amendment Applications:

- ☐ 1. Complete Application Form (Affidavit of Understanding and signatures required)
- ☐ 2. Application Fee
- ☐ 3. Detailed explanation of and justification for proposed amendment(s)
- ☐ 4. Detailed explanation of if and how the proposed amendment(s) will affect other sections of the Zoning or other Municipal Code provisions
- ☐ 5. Specific amendment language proposed that is presented in a **strike-out** (text to be deleted) and **underline** (text to be added) format.
- ☐ 6. Electronic/Digital file containing in all information required under #3, #4 and #5 above. Acceptable formats include word processor, e.g. Microsoft Word (.doc or .docx) or plain text (.txt). File can be submitted via email attachment or flash drive.

AFFIDAVIT OF UNDERSTANDING

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



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

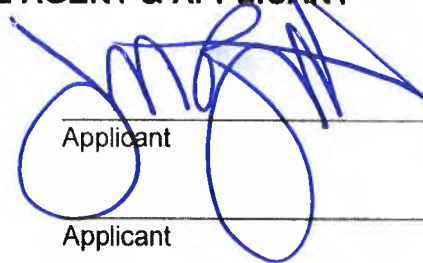


I understand that, regardless of the justification and/or information provided in support of my application, the Village is not obligated to approve my application nor amend the Zoning Code as requested;

ALL APPLICATIONS MUST BE SIGNED BY THE AGENT & APPLICANT

Agent _____ Date _____

Agent _____ Date _____

 11-19-20
Applicant _____ Date _____
Applicant _____ Date _____

ORDINANCE NO. ____-20

AN ORDINANCE CREATING SECTION 17.48(3)(d) OF THE
GERMANTOWN MUNICIPAL CODE RELATING TO
DECKS ON CERTAIN NONCONFORMING STRUCTURES

WHEREAS, the Village Board previously adopted Section 17.48 of the Municipal Code relating to nonconforming uses and structures within the Village; and

WHEREAS, upon request of certain owners within the Village, the Village Board has determined that it is appropriate to allow the reconstruction or enlargement of certain decks within single-family zoning districts; and

WHEREAS, the zoning of property is in the interest of the community's health, safety and welfare;

NOW, THEREFORE, the Village Board of the Village of Germantown, Wisconsin, do ordain as follows:

SECTION I

Section 17.48(3)(d) of the Municipal Code of Germantown is hereby created to read as follows:

(d) Replacement or Extension of Decks on Certain Nonconforming Structures

1. Notwithstanding any other provision of this Section, where a nonconforming structure in any of the Single-Family Residential Districts contains a deck that is located within any applicable setback, such deck may be reconstructed at the same size and shape.
2. Notwithstanding any other provision of this Section, where a nonconforming structure in any of the Single-Family Residential Districts contains a deck that is located within the applicable rear yard setback, and the rear yard abuts an outlot or subdivision common element, such deck may be reconstructed and enlarged subject to the following:
 - a. Such deck shall not be closer than 5 feet from the rear yard lot line;

- b. Such deck shall not be located over any utility or drainage easements;
- c. The building application for such deck must be accompanied by a signed written statement from the subdivision homeowner's association approving the location and design of the deck; and
- d. As this paragraph is a variance to the standard rules concerning the reconstruction of decks within the Village, no further variance shall be permitted.

SECTION II

The terms and provisions of this ordinance are severable. Should any term or provision of this ordinance be found to be invalid by a court of competent jurisdiction, the remaining terms and provisions shall remain in full force and effect.

SECTION III

All ordinances or parts of ordinances contravening the terms of this ordinance are hereby to that extent repealed.

SECTION IV

This ordinance shall take effect and be in full force upon its passage and the day after publication.

Introduced by _____ on _____, 2020.

Adopted: _____, 2020 Vote: Ayes: Nays: Absent:

Dean Wolter, Village President

ATTEST:

ORDINANCE NO. ____-20

Page 3

Deanna Braunschweig, Village Clerk

Approved as to form:

Brian C. Sajdak, Village Attorney

Published: _____

SITE PLAN APPLICATIONS

12/14/20 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 of site development and building plans for a proposed Nitrogen Generation Facility located at N116 W15970 Main Street.

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

Property Owners: Gehl Foods LLC
N116 W15970 Main Street
Germantown, WI 53022

AGNL Dairy LLC
245 Park Ave., 24th Floor
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 of site development and building plans for a proposed Nitrogen Generation Facility 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. ***Approved by Village Board on November 2, 2020 with conditions.**

2. 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. ***Approved by Village Board on November 2, 2020 with conditions.**
3. 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]. ***Still needs approval by the Plan Commission. The Plan Commission voted to deny approval of the Site Plan at their October 12, 200 meeting. As a result of the action taken by the Village Board on November 2, 2020 for the CUP and PDD Amendment, the Plan Commission action taken on October 12, 2020 has been overturned.**

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 has submitted a preliminary piping route planned to connect the Nitrogen Generation System to the existing nitrogen piping infrastructure entering the building. The proposed piping route will be underground between the nitrogen generation system and the east side of the building. The pipe would then come out of the ground, up the building wall, and across the roof to the existing bulk tanks.

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.

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:

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.

RESOLUTION NO. 60-2020

**AMENDING RESOLUTION NO. 55-2019
CONTAINING CONDITIONS AND RESTRICTIONS
FOR THE GEHL FOODS PLANNED DEVELOPMENT DISTRICT
("GEHL FOODS DISTRICT")**

WHEREAS, Gehl Foods LLC and AGNL Dairy LLC, property owners (hereinafter the "Property Owners") were granted a Planned Development District (PDD) overlay on the subject property that has underlying M-1 Limited Industrial and B-3 General Business zoning districts in the Village of Germantown more particularly described on Exhibit A attached hereto (the "Gehl Foods PDD") which was originally granted by the Village Board on September 16, 2019; and

WHEREAS, Section 17.27(4) of the Village of Germantown Municipal Code allows for the adoption of conditions and restrictions for Planned Development Districts; and

WHEREAS, on October 12, 2020 the Germantown Plan Commission reviewed a proposal by Gehl Foods, LLC and AGNL Dairy, LLC, property owners, to amend the Gehl Foods (PDD) General Development Plan and Conditions & Restrictions Resolution affecting the food production facility located at N116W19570 Main Street;

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of the Village of Germantown hereby approves and adopts the text amendments set forth below to Resolution No. R55-2019 as follows:

1. **PURPOSE AND INTENT.** The Gehl Foods District Planned Development District ("GF-PDD") is intended to facilitate the expansion of the main production facility located at N116 W15970 Main Street by establishing different maximum impervious area standards that would apply to three (3) properties owned by Gehl Foods LLC and AGNL Dairy LLC located in the Main Street area. Further, it is intended that future development, land uses and activities within the GF-PDD be compatible with adjacent and surrounding properties, and, enhance the economic stability and quality of life in the Main Street neighborhood and overall Village of Germantown.
2. **GENERAL DEVELOPMENT PLAN (GDP).**
 - a. The General Development Plan (Exhibit B) for the GF-PDD establishes the basic parameters for all existing and future development within the PDD, including the approximate size and orientation of buildings. While future development within the SPGF-PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval.
 - b. **The General Development Plan (Exhibit C) for the GF-PDD establishes the basic parameters for the development of the onsite Nitrogen Generation Facility, including approximate size and location.**
3. **SITE PLAN APPROVAL REQUIRED.** Detailed Site Development and Building Plans shall be prepared and submitted to the Village Plan Commission for review and approval prior to the issuance of any building permit(s) consistent with the requirements of Sections 17.43 and 17.27(5)

through (7) of the Zoning Code.

4. **UNDERLYING ZONING DISTRICT REGULATIONS.** Except as set forth in Section 5 below, all land uses, site development and building construction shall be in accordance with the specific requirements set forth in the underlying B-3: General Business and M-1: Limited Industrial District regulations and other applicable Zoning Code requirement. Each of the following parcels included in the Gehl Foods District shall have the following underlying zoning district:

M-1: Limited Industrial District:

- a. Tax Parcel GTNV 221-964-001 (N116 W15970 Main Street)
- b. Tax Parcel GTNV 221-056 (N116 W16076 Main Street)
- c. Tax Parcel GTNV 221-057 (N116 W16060 Main Street)

B-3: General Business District:

- d. Tax Parcel GTNV 221-963 (N116 W11736 Crusader Court)
- e. Tax Parcel GTNV 221-091 (N116 W16150 Main Street)

5. **PERMITTED ACCESSORY USES.**

For purposes of guiding development in the Gehl Foods PDD, the following permitted accessory uses shall be added to those uses set forth in the underlying M-1 Zoning District Regulations:

(g) Nitrogen Generation Facility

6. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.** For purposes of guiding development in the Gehl Foods B-3/M-1/PDD, the following lot, setback, building and other "bulk" requirements are established and shall supersede those set forth in the underlying B-3 and M-1 Zoning District regulations:

- a. N116 W15970 Main Street; M-1: Limited Industrial District
 - i. Increase the maximum impervious area coverage from 80 to 85 percent, provided total impervious area for all parcels does not exceed a maximum of 80 percent;
 - ii. Reduce minimum front/street yard building setback from 30 to 24 feet
- b. N116 W16150 Main Street; B-3: General Business District
 - i. Reduce minimum parking stall size from 180 to 162 sqft;
 - ii. Reduce minimum parking lot setback from a residential district from 50 to 2 feet;
 - iii. Decrease maximum impervious area coverage from 90 to 80 percent, provided the total impervious area for all parcels does not exceed a maximum of 80 percent;
- c. W160 N11736 Crusader Ct; B-3: General Business District
 - i. Decrease maximum impervious area coverage from 90 to 80 percent, provided the total impervious area for both parcels does not exceed a maximum of 80 percent;

7. **APPLICABILITY OF MUNICIPAL CODE.** Unless otherwise set forth herein,

all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the SP-PDD. In the event a requirement, restriction or limitation set forth herein conflicts with a similar requirement, restriction or limitation found in another section of the Municipal Code, the most stringent requirement, restriction or limitation shall apply.

8. **CONDITIONAL USE PERMIT (CUP) #8-15.** The provisions of Conditional Use Permit (CUP) #8-15 (~~Exhibit C~~ Exhibit D) are adopted herein as additional allowances, restrictions, limitations and requirements for the continued use and development of the Gehl Foods property located at N116 W11736 Crusader Court.
9. **CONDITIONAL USE PERMIT (CUP) #10-2020.** The provisions of Conditional Use Permit (CUP) #10-2020 (Exhibit E) are adopted herein as additional allowances, restrictions, limitations and requirements for the continued use and development of the Gehl Foods property located at N116 W15970 Main Street.
10. **IMPROVEMENTS AND COMMITMENTS.** Gehl Foods has identified the following contributions and/or amenities directly and indirectly related to the proposed facility expansion and creation of the Gehl Foods Planned Development District:
 - 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

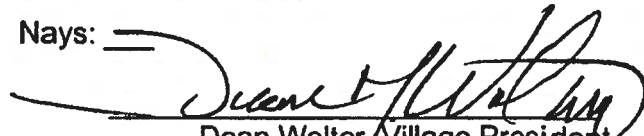
Gehl Foods Planned Development District (PDD)
Amendment to Resolution No. 55-19
Page 4 of 9

- 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

Introduced by: Trustee Baum

Adopted: November 2, 2020

Vote: Ayes: ____ Nays: ____


Dean Wolter, Village President

ATTEST:

Deanna Braunschweig
Deanna Braunschweig, Village Clerk

EXHIBIT A

**Gehl Foods Planned Development District (B-3/M-1/PDD)
Boundary Legal Description**

The Gehl Foods District shall include the following described properties:

Tax Parcel GTNV 221-964-001 (N116 W15970 Main Street)

Legal Description: Lot 1 of CSM 6802 in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 9.51 acres

Tax Parcel GTNV 221-056 (N116 W16076 Main Street)

Legal Description: Outlot 19 of Assessor's Plat in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: .16 acres

Tax Parcel GTNV 221-057 (N116 W16060 Main Street)

Legal Description: Outlot 20 of Assessor's Plat in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: .22 acres

Tax Parcel: GTNV 221-963 (N116 W11736 Crusader Court)

Legal Description: Lot 1 CSM 5470 in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 7.21 acres

Tax Parcel: GTNV 221-091 (N116 W16150 Main Street)

Legal Description: Lot 2 CSM 5648 in the Northeast ¼ of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin. Parcel Area: 0.64 acres

EXHIBIT B

**Gehl Foods District (M-1 & B-3/PDD)
General Development Plan**

{Attach General Development Plan}

EXHIBIT C

**Gehl Foods District (M-1 & B-3/PDD)
General Development Plan for the addition of
a Nitrogen Generation Facility**

{Attach General Development Plan}

CUP #10-20

Document No.

CONDITIONAL USE PERMIT

Document Title

**VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT**

Whereas the Applicant:

**AGNL Dairy, LLC, Property Owner, and Gehl Foods, LLC,
Business Operator**

agrees to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to the Applicant to allow the construction of a cold box silo accessory structure over a height of 45 feet on the property located N116W15970 Main Street pursuant to Section 17.33(3)(i) of the Village Zoning Code.

Name & Return Address:

**Village of Germantown
P.O. Box 337
Germantown, WI 53022**

Parcel Identification No:

**GTNV 221-964-001, 221-056
& 221-057**

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

Being a redivision of Lot 1 of Certified Survey Map No. 6802, Outlot 19 and Outlot 20 of Assessor's Plat (SW ¼ NE ¼) in the Village of Germantown, in the SW ¼ of the NE ¼ and the SE ¼ of the NE ¼ of Section 22, Town 9 North, Range 20 East, Washington County, Wisconsin.

N116W15970 Main Street (Tax Key Number #GTNV 221-964-001, 221-056 & 221-057)

Pursuant to the following condition(s):

1. This CUP is specifically granted for the "cold box" component of the nitrogen generation facility as shown in the detailed site development and building plan set dated September 11, 2020.
2. Within one (1) year of the date of approval of this CUP, Gehl Foods shall hold two meetings for interested residents to discuss safety concerns related to the Gehl Foods operation in the Village of Germantown.
3. 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.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin
on the ____ day of _____, 2020.

Dean Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this ____ day of _____, 2020, the above
named Dean Wolter, Village President, and Deanna B. Braunschweig, Village Clerk, to me
known to be the persons who executed the foregoing instrument and acknowledged the same.

{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As property owner and business operator, we hereby accept the terms and conditions set forth herein and realize that non-adherence to the terms and conditions as stated herein may result in the revocation of this Permit by the Village of Germantown.

Dated this ____ day of _____, 2020

Type or Print Name on this line

Property Owner (AGNL Dairy, LLC)

Type or Print Name on this line

Business Operator (Gehl Foods, LLC)

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this ____ day of _____, 2020, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

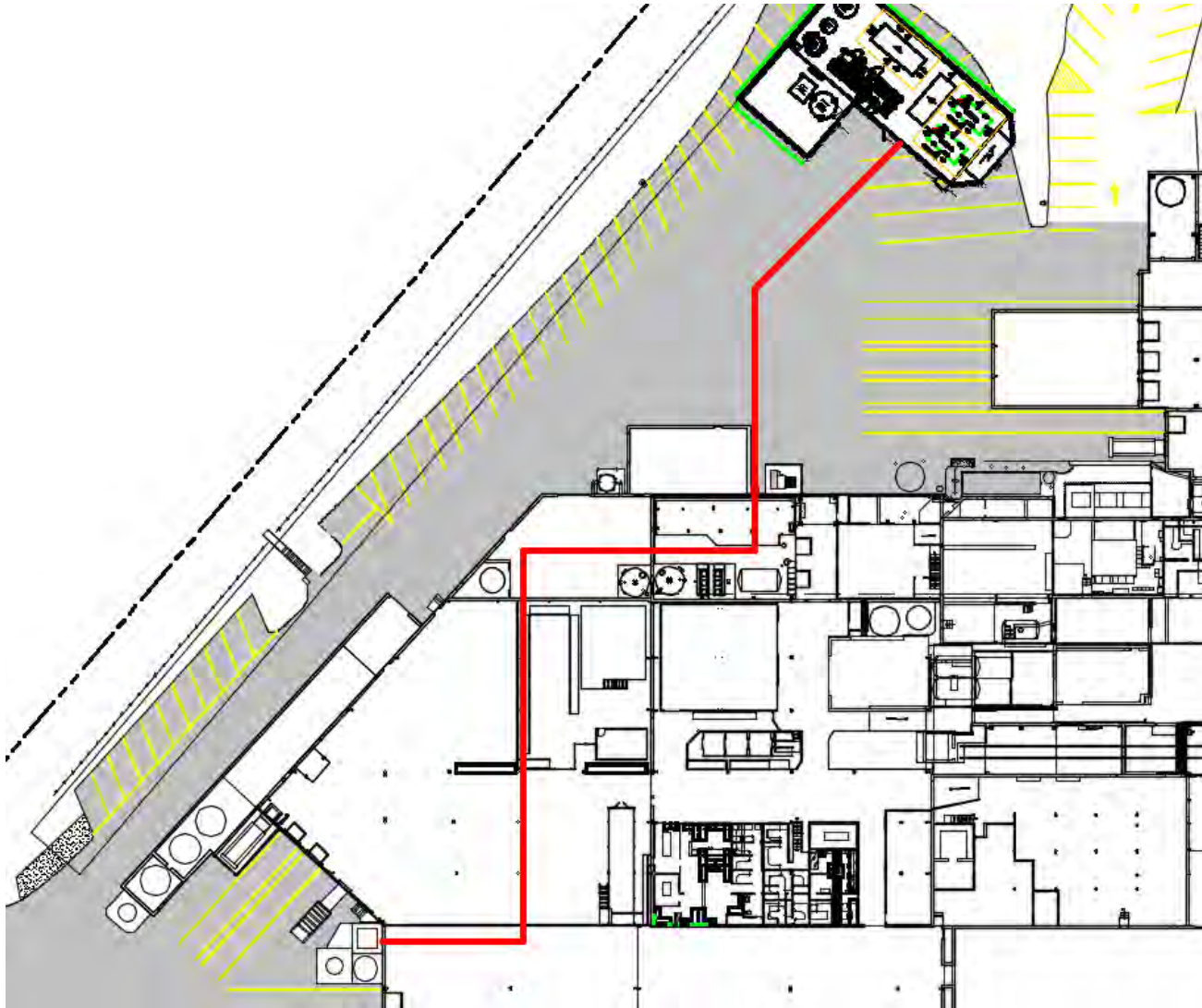
{type or print name of Notary on this line}

{signature of Notary on this line}

Notary Public, State of Wisconsin

My Commission Expires: _____

Piping Route



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

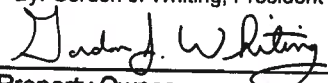
I am aware that the approval of an application to amend a PDD only amends the General Development Plan and/or conditions & Restrictions Resolution and does not otherwise revise or change the zoning of the land affected by the amendment(s), and, I may be required to obtain separate permits and/or approvals (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
Steve Buck - Sr. Project Leader
Behl Foods, LLC
08-03-2020
Date

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
Date

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?

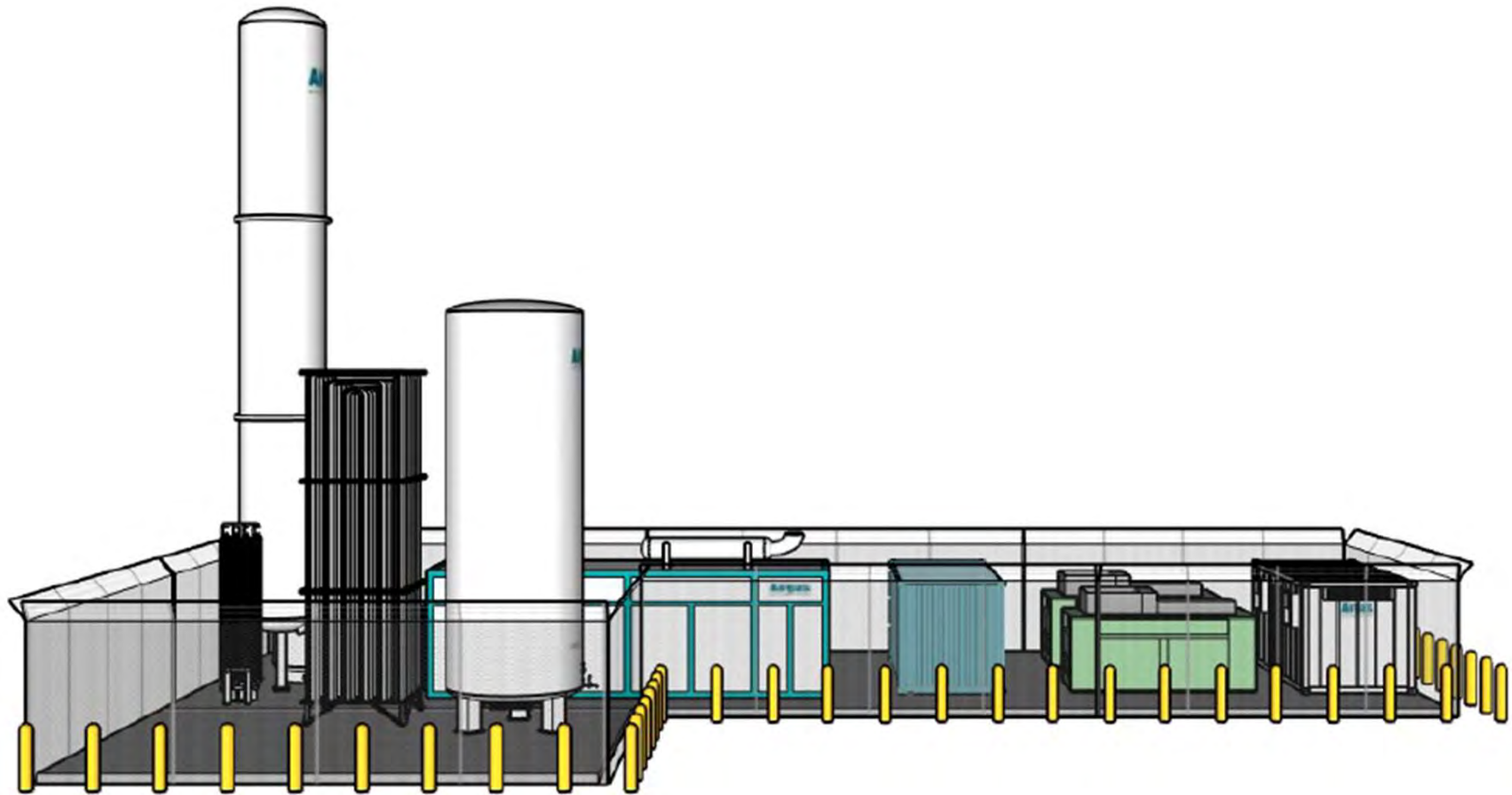
Thank you,

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



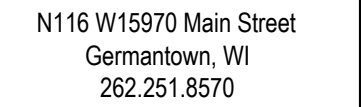
Gehl Foods Nitrogen Generator

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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Version Editor:

Drawing No.



N116 W15970 Main Street
Germantown, WI
262.251.8570

Author: SDB

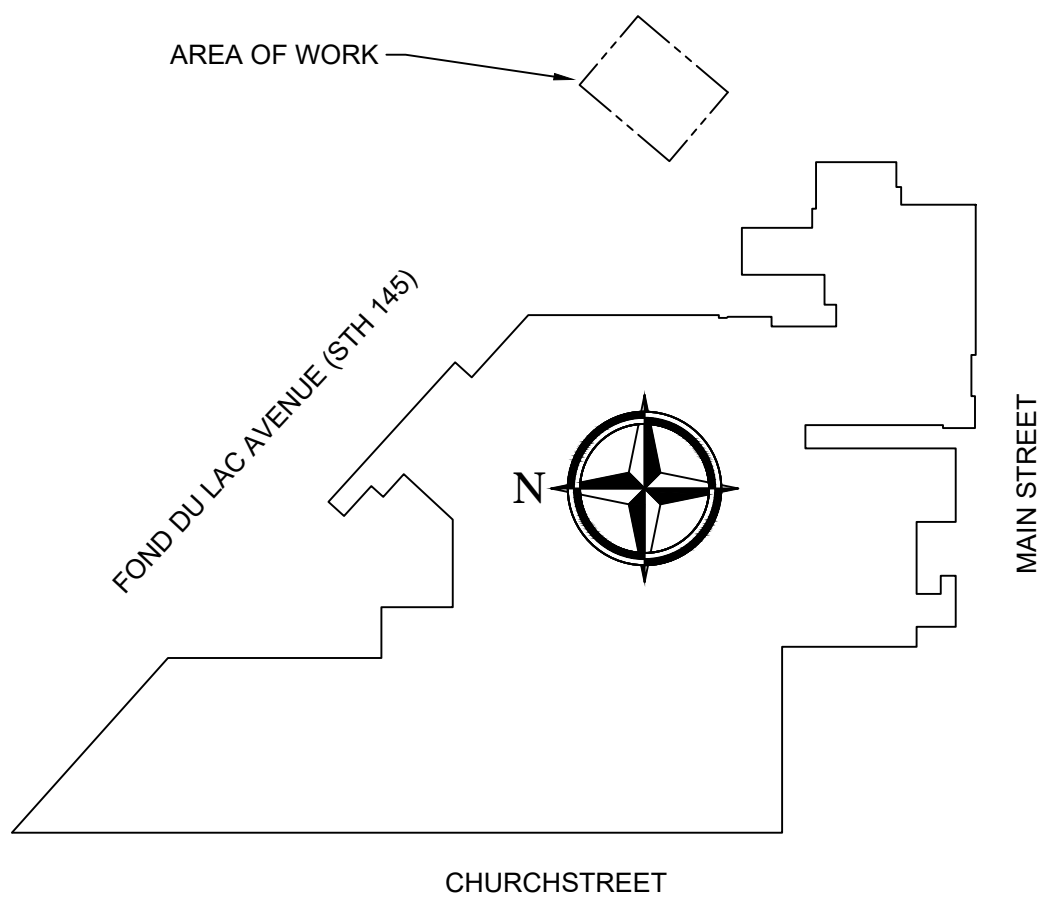
Edited By:

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Type:

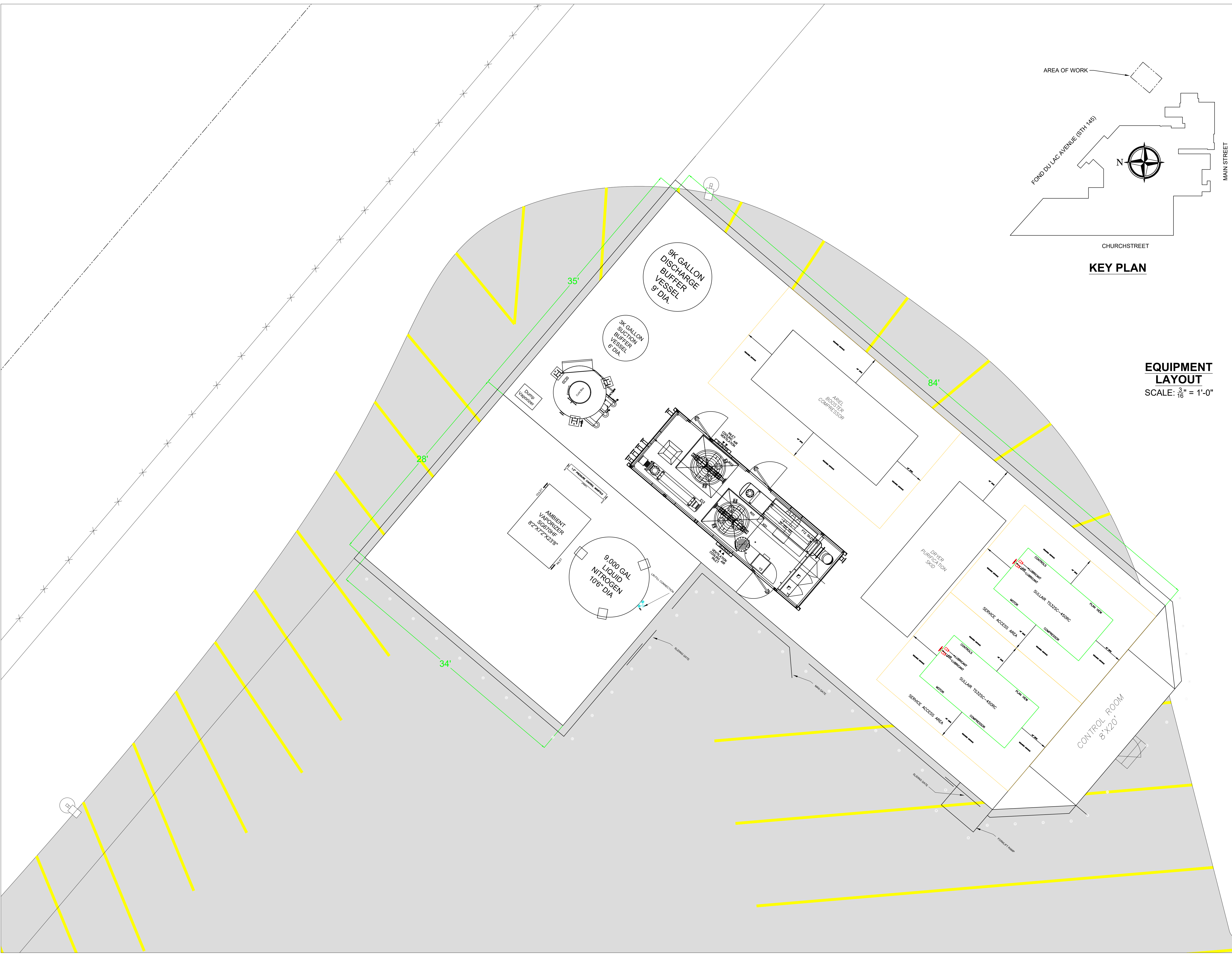
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PRELIMINARY
NOT FOR
CONSTRUCTION



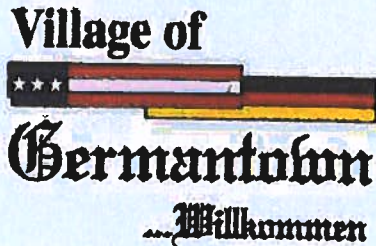
KEY PLAN

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 AGENTSteve 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:

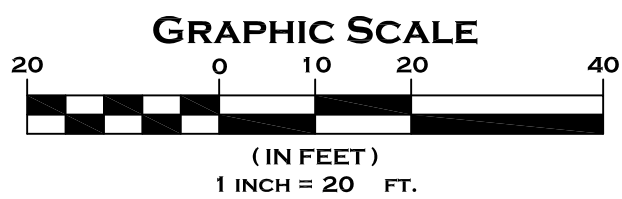
Version Editor:

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 —	— DOOR SILL ELEVATION
— FDC —	— FIRE DEPARTMENT CONNECTION
— ET —	— ELECTRIC TRANSFORMER
— EM —	— ELECTRIC METER
— EP —	— ELECTRIC PEDESTAL
— EB —	— ELECTRIC BOX AT GRADE
— TB —	— TELEPHONE BOX AT GRADE
— TP —	— TELEPHONE PEDESTAL
— TV —	— TV PEDESTAL
— GM —	— GAS METER
— AC —	— AIR CONDITIONER
— UP —	— UTILITY POLE
— WS —	— WOOD SIGN
— MS —	— METAL SIGN
— FP —	— FLAG POLE
— B —	— BOLLARD
— BL —	— BOLLARD LIGHT
— YL —	— YARD LIGHT
— H —	— HYDRANT
— WV —	— WATER VALVE
— GV —	— GAS VALVE
— MH —	— MANHOLE
— SM —	— STORM MANHOLE
— CB —	— CATCH BASIN
— CI —	— CURB INLET
— ML —	— METAL LIGHT POLE
— WL —	— WOOD LIGHT POLE
— MB —	— MAIL BOX
— FM —	— FIBER OPTIC MARKER
— GW —	— GUY WIRE

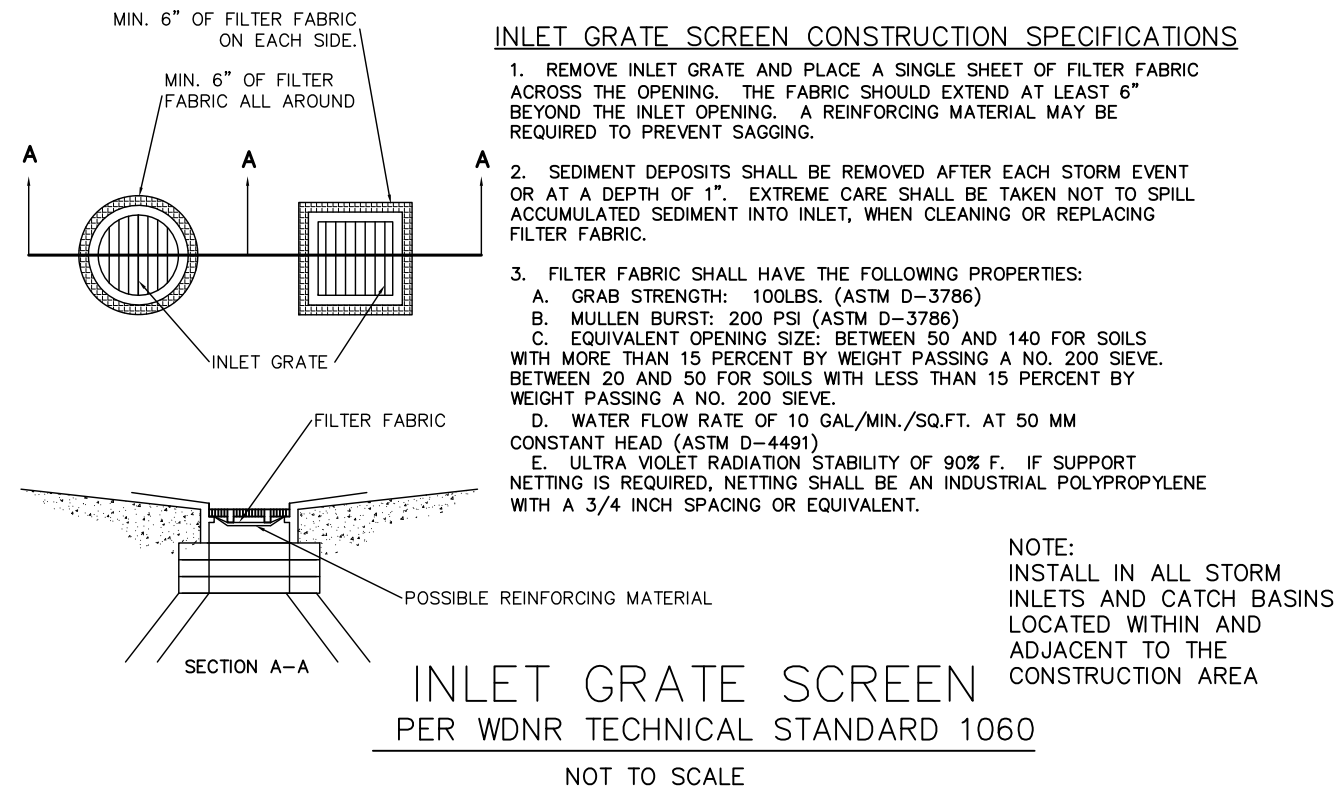


EXISTING CONDITIONS SURVEY

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

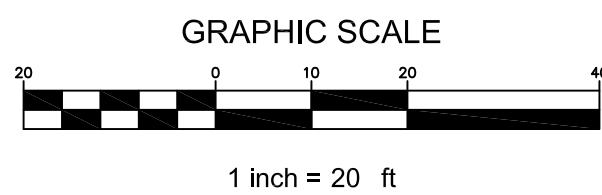


LEGEND

---	870	EXISTING CONTOUR
---	878	PROPOSED CONTOUR
x	877.7	PROPOSED ELEVATION
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o o 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

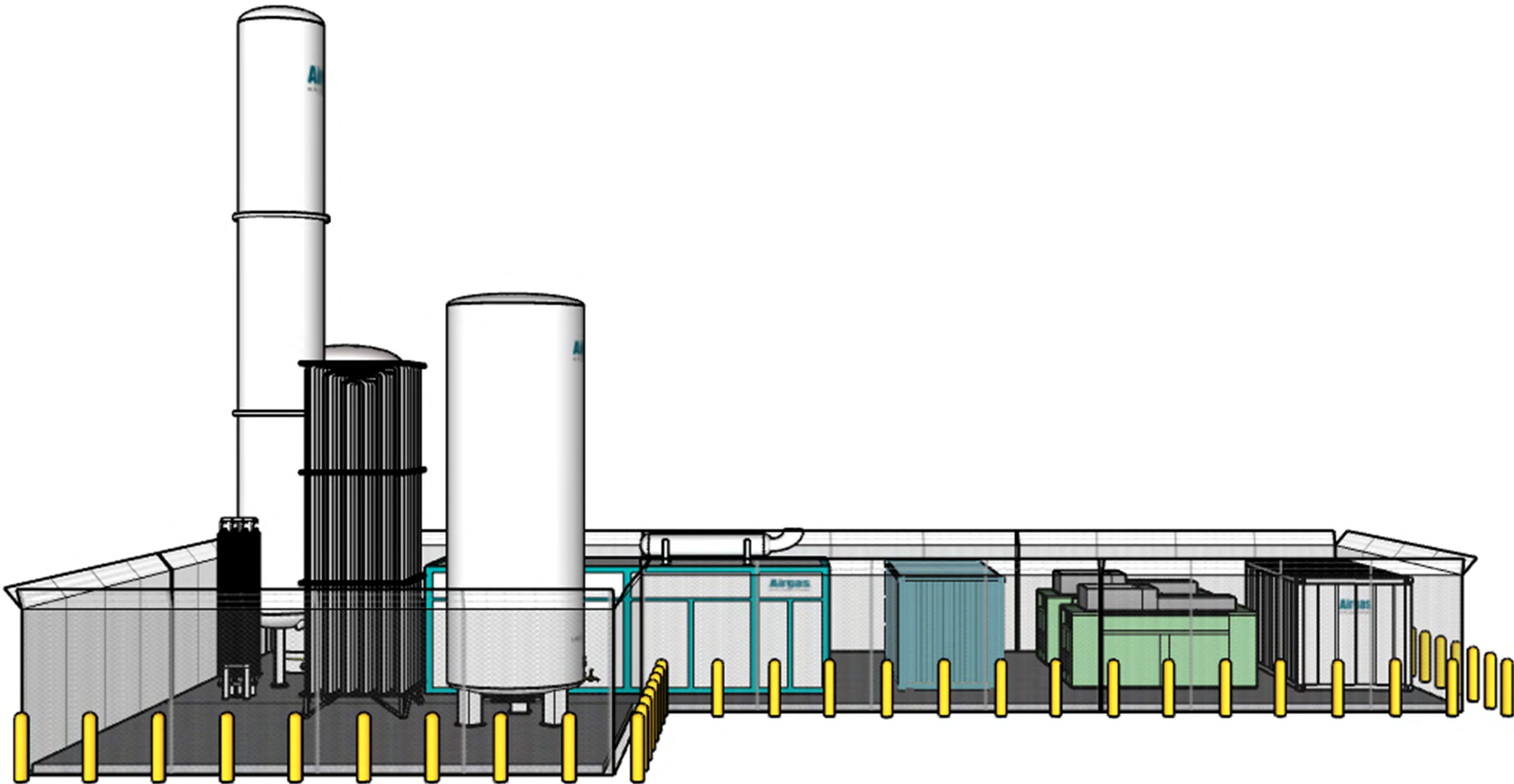


SITE PLAN
WITH PROPOSED GRADING
AND EROSION CONTROL

CJE NO.: 2045RI
SEPTEMBER II, 2020

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

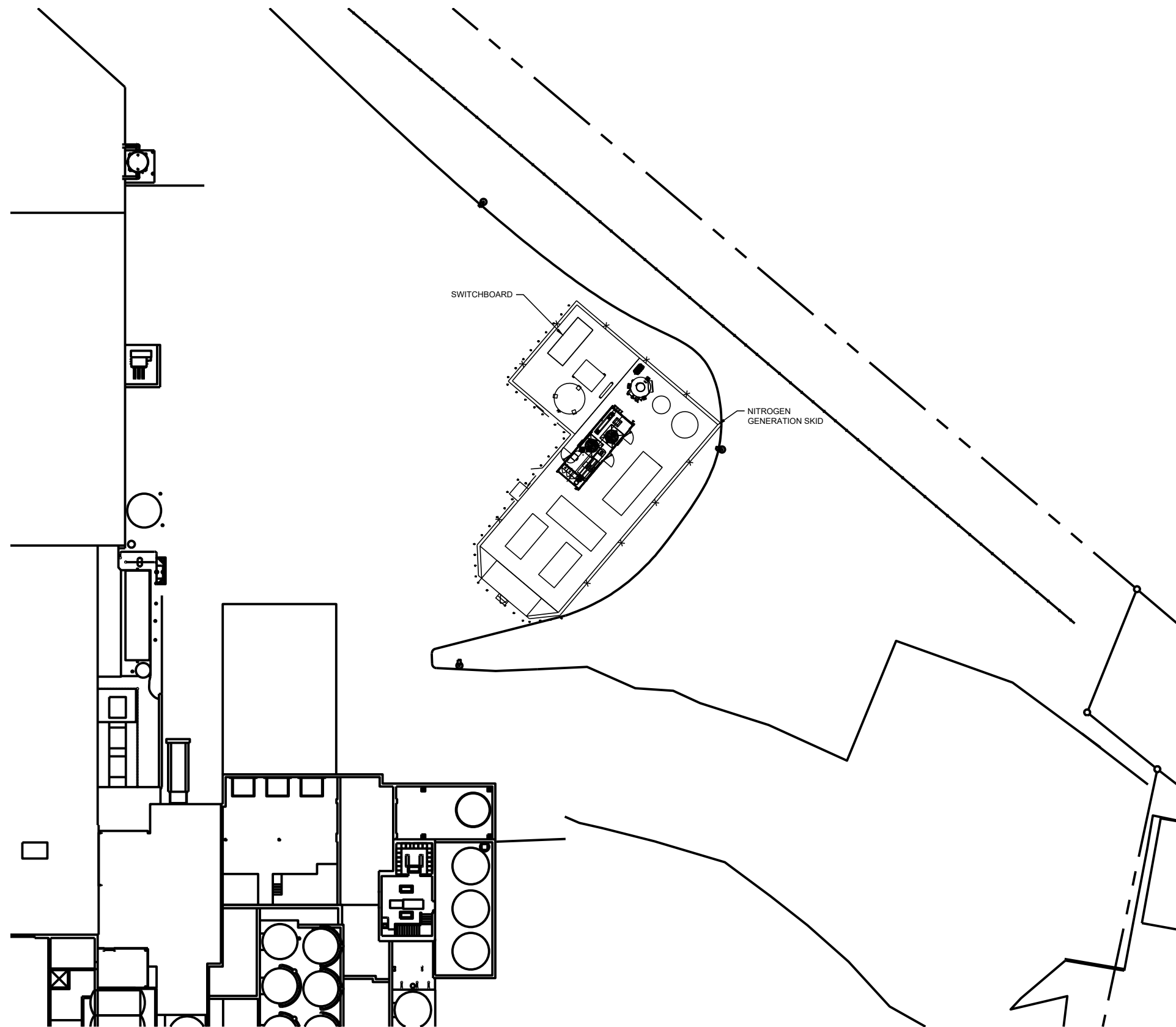
C1.0



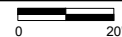
ELEVATION VIEW				
Project:	NITROGEN GENERATION SYSTEM			
Description:				
Diagram ID:				
Diagram Description:				

Edit Date:	
Edit Time:	
Version Author:	
Version Editor:	

Drawing No.



ELECTRICAL SITE PLAN



Revision Number	Revision Description	Drawn By	Checked By	Date
Designed By	JTB			
Drawn By	JTB			
Checked By	MBS			
Approved By	MBS			
Filename	002E1.DWG			
Project No.	13798			
Project Date	9/2020			

**GEHL FOODS
NITROGEN GENERATOR
ELECTRICAL DESIGN
GERMANTOWN, WISCONSIN**

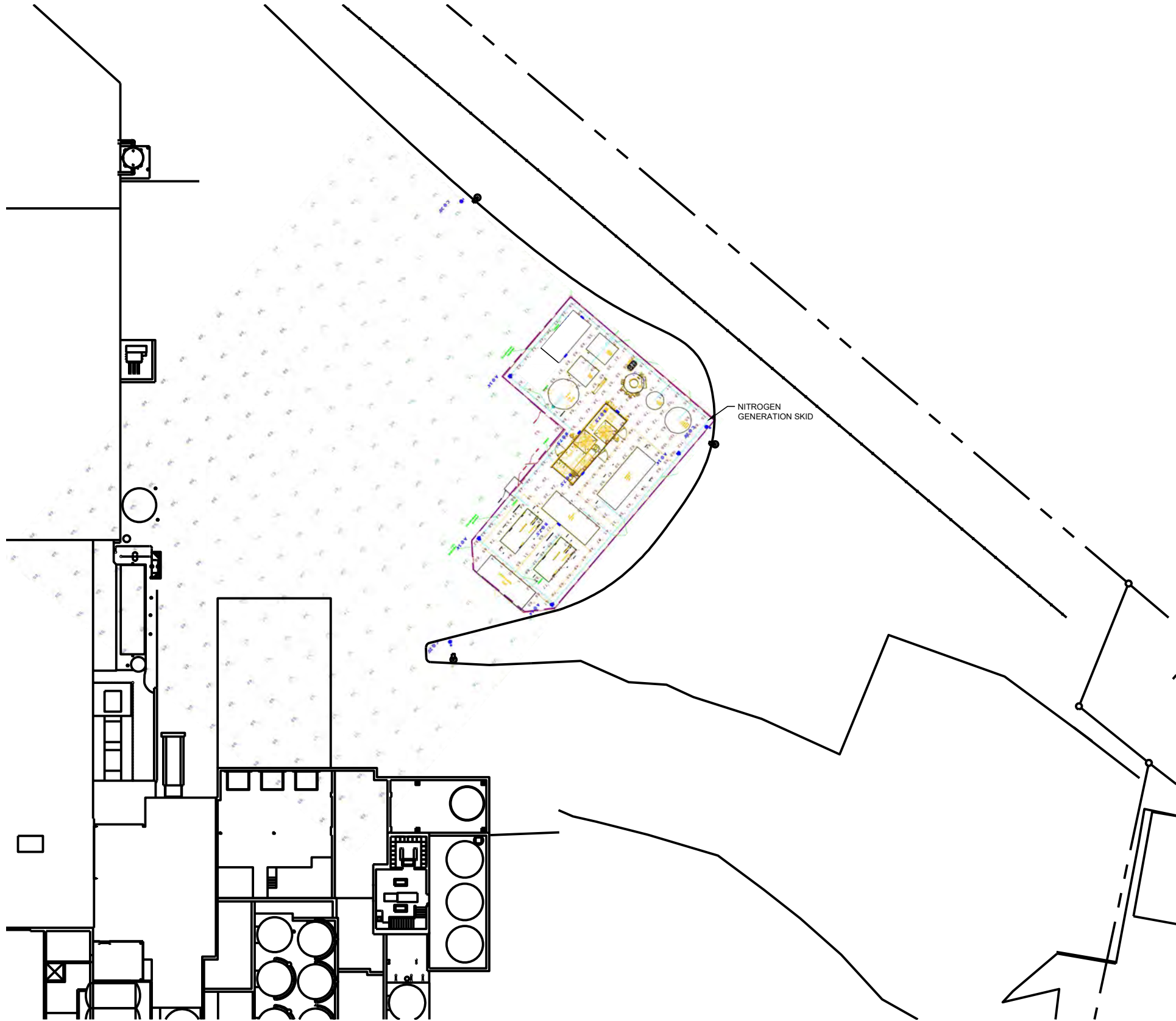
**NITROGEN GENERATION SKID
ELECTRICAL SITE PLAN**



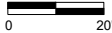
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Drawing No.

002E1



SITE LIGHTING PHOTOMETRIC PLAN



Revision Number	Revision Description	Drawn By	Checked By	Date

Designed By	JTB
Drawn By	JTB
Checked By	MBS
Approved By	MBS
Filename	002EL1.DWG
Project No.	13798
Project Date	9/2020

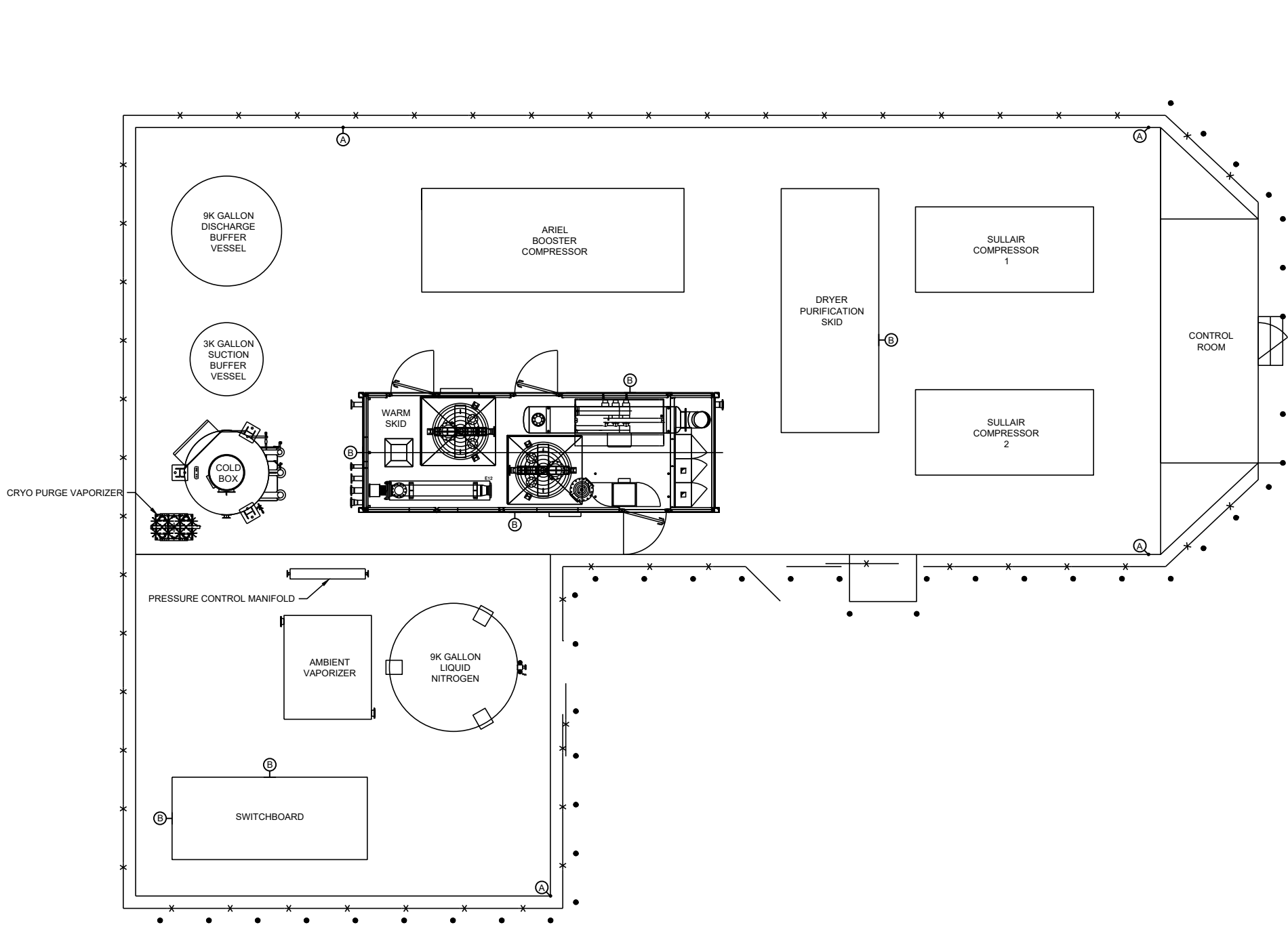
GEHL FOODS NITROGEN GENERATOR ELECTRICAL DESIGN GERMANTOWN, WISCONSIN	
	NITROGEN GENERATION SKID SITE LIGHTING PHOTOMETRIC PLAN



Sheet No. ----

Drawing No.

002EL1



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 SUBSTITUIONS 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.

Specifications

EPA: 0.95 ft²
(.09 m²)

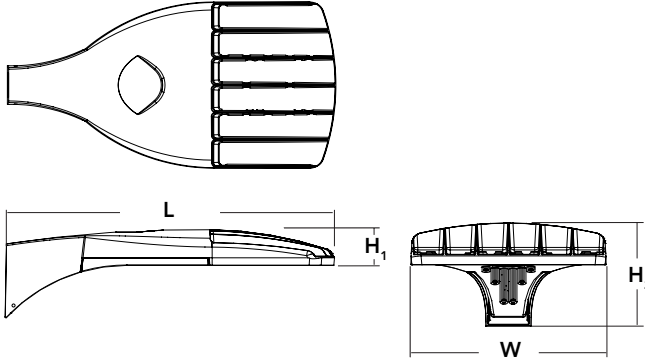
Length: 26"
(66.0 cm)

Width: 13"
(33.0 cm)

Height₁: 3"
(7.62 cm)

Height₂: 7"
(17.8 cm)

Weight (max): 16 lbs
(7.25 kg)



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.

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



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Ordering Information

Accessories

Ordered and shipped separately.

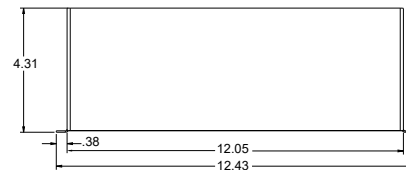
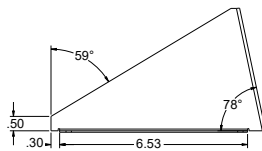
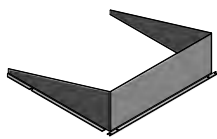
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ²¹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ²¹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ²¹
DSHORT SBK U	Shorting cap ²¹
DSX0HS 20C U	House-side shield for P1,P2,P3 and P4 ¹⁹
DSX0HS 30C U	House-side shield for P10,P11,P12 and 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

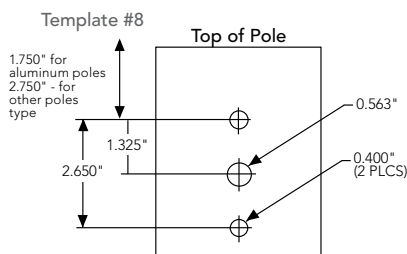
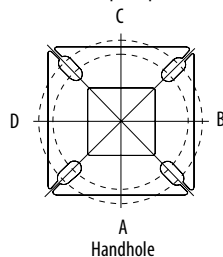
- HA not available with P4, P7, and P13.
- P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
- Any Type 5 distribution with photocell, is not available with WBA.
- Not available with HS or DDL.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
- Single 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



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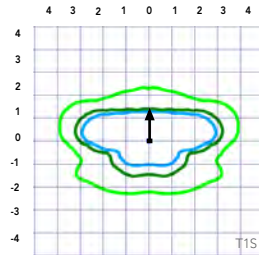
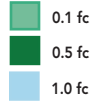
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Photometric Diagrams

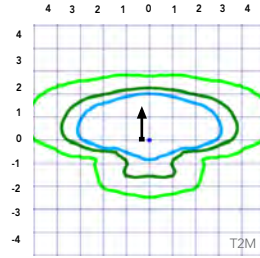
To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 0 homepage](#).

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

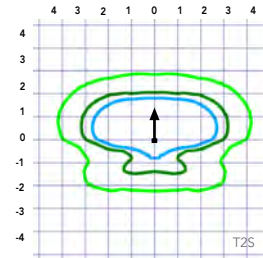
LEGEND



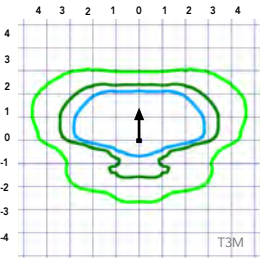
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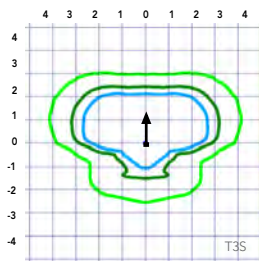
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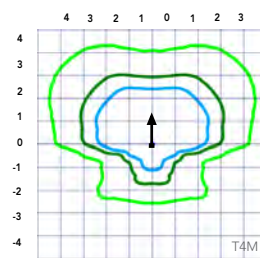
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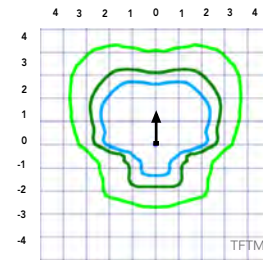
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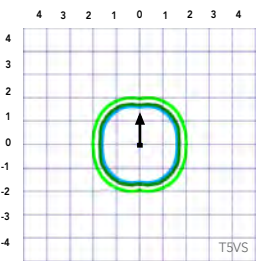
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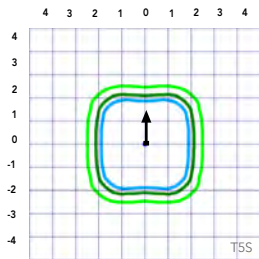
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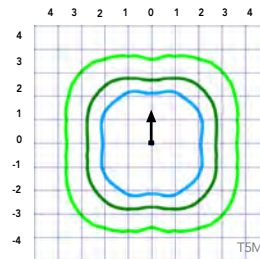
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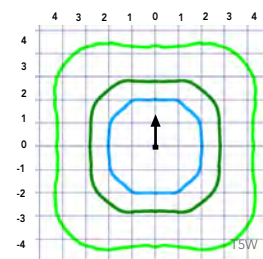
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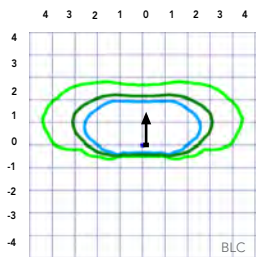
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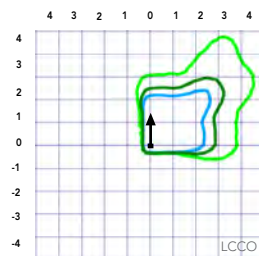
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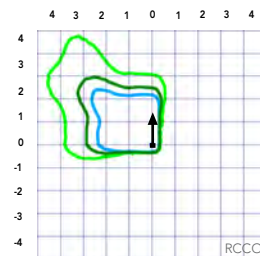
Test No. LTL23451P25 tested in accordance with IESNA LM-79-08.



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.





D-Series Size 1 LED Wall Luminaire



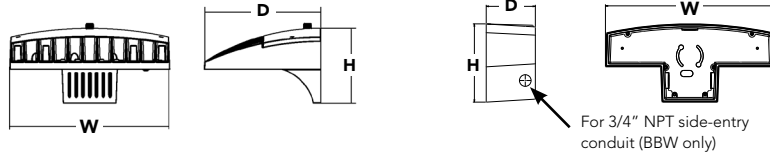
d^{series}

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

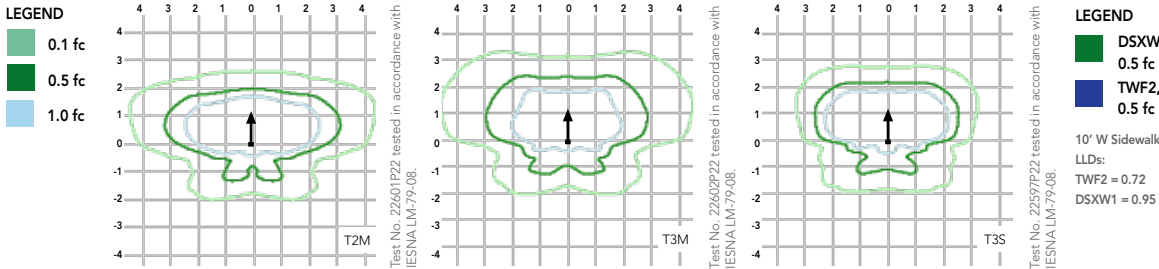
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
*PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min

*for use with site wide Dusk to Dawn control

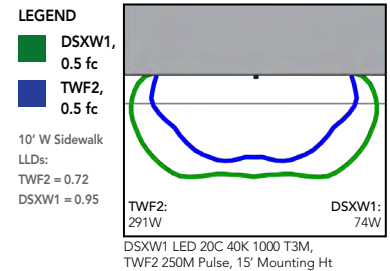
Photometric Diagrams

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.



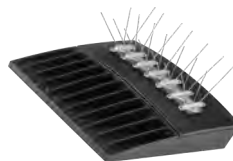
Options and Accessories



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

SITE PLAN REVIEW

12/14/20 Plan Commission Meeting

KFC Restaurant

Village Planner Report

Germantown, Wisconsin

Summary

Tammy Korte, Arcvision, Applicant and agent for Mitra QSR Midwest Operations LLC, franchisee and authorized representative for ARC CAFEUSA001 LLC, property owner, has submitted remodeling plans for the existing KFC restaurant located at N96 W17860 County Line Road.

Property Location: N96 W17860 County Line Road

Applicant/

Property Owners:

Tammy Korte
Arcvision/Mitra QSR
18900 Dallas Pkwy
Dallas, TX

ARC CAFEUS001 LLC
2325 Camelback Road
Phoenix, AZ 85016

Current Zoning: B-1: Neighborhood Commercial

Adjacent Land Uses		Zoning
North	Commercial/Hotel	B-5
South	Commercial/Taco Bell	B-5
East	Commercial/Speedway	B-1
West	Commercial	B-1/PDD



Background

On October 2, 2020, staff observed contractors painting all exterior elevations of the existing KFC restaurant located on County Line Road. Pursuant to Section 17.43(9) of the Zoning Code, exterior modifications, including painting, to existing commercial buildings require Plan Commission approval if said building obtained previous approval from the Plan Commission. A code violation notice was issued to the franchisee and property owner.

Back in September 2017, the previous owner of this KFC property submitted detailed site plans for remodeling the interior and exterior of the building, including exterior “branding” modifications and a new exterior color scheme. At that time, staff recommended approval of the exterior modifications but directed attention to the existing “tower cap” feature that was proposed for removal. Commissioner Baum led discussion about the tower cap and suggested that another canopy feature be installed in its place. Other concerns were raised regarding the exterior lighting and primary entrance. The Plan Commission eventually tabled action pending submission of additional details. Soon after, staff was informed that the property had been sold and the application withdrawn. No approval was ever granted for the proposed remodeling.

DECEMBER 14 UPDATE: At the November 9, 2020 meeting, the Plan Commission reviewed the proposal and tabled action given questions about the proposal that could not be answered. No one representing KFC or the property owner was in attendance to respond to questions. Staff has been in contact with a representative for the operator who has agreed to attend the December 14 meeting (likely virtually) to respond to questions. A series of alternative exterior color schemes & finishes has been submitted for purposes of discussing what might be a more acceptable color scheme (see attached).

Proposal

Tammy Korte, Arcvision, Applicant and agent for Mitra QSR Midwest Operations LLC, franchisee and authorized representative for ARC CAFEUSA001 LLC, property owner, has submitted remodeling plans for the existing KFC restaurant located at N96 W17860 County Line Road.

As described and shown in the building and site plan set dated September 11, 2020, the remodeling project includes remodeling of the interior dining area and an exterior “image upgrade” consisting of new exterior branding, signage elements and new paint finishes. Specifically, the remodeling includes the following elements:

Interior remodeling:

- new counter and cabinet finishes;
- new décor w/ tables, chairs, tile and wall paint;
- seating layout changes in dining room;
- new light fixtures, ceiling tiles and grids

Exterior remodeling:

- Repaint the building exterior w/ a new red, white and black palette
- Removal & replacement of the existing red-striped coated vinyl window canopies/awnings w/ pre-finished metal louvered awnings
- Removal & replacement of exterior building-mounted “goose neck” light fixtures & wall sconces w/ new fixtures
- Remove the existing “pyramid” roof feature
- Install new metal panels on front elevation w/ vinyl graphics
- Exterior wall signage on all three elevations is shown, but will be review under a separate sign permit application

With minor changes to the new paint scheme and metal panels on the front elevation, the proposed remodeling plans are essentially the same as those presented in 2017.

Staff Comments

Pursuant to Section 17.49 of the Zoning Code, the PC serves as the Village’s Architectural Review Board and responsible for enforcing the principles set forth under 17.49(3) concerning design and exterior appearance (copy of 17.49 enclosed).

The same issue concerning the “pyramid tower cap” needs to be addressed, as well as, the exterior signage and parapet-mounted lighting that is presented in the elevations, but with little detail.

Village Planner Recommendation

APPROVE the site plans dated September 11, 2020 for the proposed interior and exterior remodeling of the KFC restaurant located at N96 W17860 County Line Road 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. The proposed parapet-mounted light fixtures shall provide a complete “cut-off” fixture and not be tilted such that light is directed outward/away from the building.
3. All exterior signage, including all logos, words and phrases shown in the site plan set dated September 11, 2020, shall require a separate sign permit reviewed and approved by the Plan Commission prior to installation or display of any exterior signs.
4. Commercial plan review and building permits shall be obtained from the Village prior to commencing any interior demolition, remodeling or construction.

17.49 - ARCHITECTURAL CONTROL.

- (1) **ARCHITECTURAL REVIEW BOARD.** The Plan Commission shall act as the Architectural Review Board for the purposes of this chapter.
- (2) **RESERVED.** (Rep. Ord. #8-96)
- (3) **PRINCIPLES.** To implement and define criteria for the purpose set forth in this chapter, the following principles are established:
 - (a) No building shall be permitted, the design or exterior appearance of which is of unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
 - (b) No building shall be permitted, the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.
 - (c) No building shall be permitted where any exposed facade is constructed or faced with a finished material which is aesthetically incompatible with the other facades and which presents an unattractive appearance to the public and to surrounding properties.
 - (d) No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area; or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.
 - (e) Accessory structures for single-family and 2-family buildings, which exceed 200 square feet in footprint shall be of a similar architectural appearance and material as the primary building on the property. For those buildings greater than 200 square feet the Plan Commission may, in circumstances which it deems appropriate, grant a variance to the requirements to structures up to 400 square feet in size. (Cr. Ord. #8-96; Am. Ord. #34-05)
- (4) **ADMINISTRATION.** The Building Inspector shall require that each building permit application be accompanied by plans and a plat or survey showing the exterior elevations of all existing and proposed structures on the property, a description of the proposed materials to be used, and proposed floor elevations of the structures. The Building Inspector shall review the application together with the plans and plat or survey. In the event the Building Inspector determines that the structure, as planned, will not conflict with the principles set forth in subsection (3) above, he shall approve the plans. However, if the Building Inspector finds that the proposed structure may not comply with said principles, he shall transmit the application and accompanying plans, together with his comments and recommendations, to the Plan Commission for its review.
- (5) **REVIEW AND FINDINGS.** The Plan Commission shall review the referred plans and the comments and recommendations of the Building Inspector and approve or disapprove the plans not more than 40 days from the date the original application for a building permit was submitted. In the event the Plan Commission does not act within said 40 days, the plans shall be automatically approved. The Plan

Commission shall not approve any building plans unless it finds, by a preponderance of the evidence after viewing the application, that the structure, as planned, will not violate the principles set forth in subsection (3) above.

- (6) **APPEALS.** Any person aggrieved by any decision of the Plan Commission related to architectural control may appeal the decision to the Board of Zoning Appeals. Such appeal shall be filed with the Village Clerk within 30 days after filing of the decision with the Building Inspector.

H&K Partners for Kentucky Fried Chicken – N06 W17850 County Line Road. The application is for exterior remodeling of the existing KFC restaurant. Planner Retzlaff summarized the proposal and said representatives for the applicant would not be in attendance. He asked the Plan Commission if they wanted to table action or review the project. He said he explained to the applicant there would be discussion relating to the removal of the tower cap feature on the building. The applicant indicated they were not aware of this feature. Discussion followed regarding signage on the building. Planner Retzlaff said no new signage was proposed at this time.

MOTION Baum second Shadid to Approve the site and building plans for the proposed exterior remodeling of the KFC restaurant located at N96 W17860 County Line Road subject to the following conditions:

- 1. The proposed exterior light fixtures shall provide a complete “cut-off” fixture and not be tilted such that light is directed away from the building.***

Planner Retzlaff said the Plan Commission needs to discuss the tower cap feature and decide if they want to keep it. He said in 2007 the Commission specifically asked for the tower cap. Trustee Baum said we should consider an overhead canopy after reviewing other establishments saying they would add a lot to the building. He said the entrance on the side was an issue the last time Plan Commission reviewed plans and did not like the arrow pointing the front door. Chairman Wolter was not in favor if the 3 lights hanging over the front of the building.

MOTION Baum second Laszewski to Table until the applicant can come back with signage.

MOTION carried unanimously.

Pb2 Architecture for Walmart – W190 N9855 Appleton Avenue. The application is for exterior remodeling of the existing Walmart retail store. Planner Retzlaff summarized the proposal. Jim Gallagher, pb2 Architecture answered questions.

Trustee Baum had concerns with the proposed blue and gray colors not working in this area saying the current color scheme is cohesive with surrounding architecture. Chairman Wolter asked if the new colors are part of the new corporate color scheme. Mr. Gallagher said they are trying to avoid monotony instead of earth tones everywhere adding the masonry will stay the same. Chairman Wolter commented there was a lot of brick staying the same so there won't be as much gray as what is represented. He said the renderings don't represent the revisions well and only the openings will be painted.

MOTION Laszewski second Shadid to Approve the site and building plans for the proposed remodeling of the Walmart retail store located at W190 N9855 Appleton Avenue.

Trustee Baum said he can't find this photo type on-line to see what it will look like without having exact samples. Chairman Wolter commented that the revisions won't make the building mundane and he appreciates that Walmart put a fair amount of expense inside the building and is making an effort to give the outside a new look.

MOTION carried 5-1 (Baum).

Village of

Germantown

Willkommen

Fee must accompany application

- ☒ \$700 Minor Addition *\$1400 Double Fee*
☐ \$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

10-15-20

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

Tammy Korte, Arcvision, applicant

tkorte@arcv.com

Mitra QSR, agent

18900 Dallas Pkwy

Dallas, TX

Phone (314 925-435-3733)

E-Mail cindy.larose@mitraqsr.com

PROPERTY OWNER

ARC Cafe USA001 LLC

2325 E Camelback Rd #900

Phoenix, AZ 85016

Phone (888) 677-2653

E-Mail thuffaker@vereit.com

2 PROPERTY ADDRESS

KFC STORE #KO71209

N96W17860 COUNTY LINE ROAD GERMANTOWN WI

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

North

South

East

West

4 READ AND INITIAL THE FOLLOWING:

TK I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

TK I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

TK 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!

Tammy Korte

10/07/2020

Cindy LaRose

10/14/20

Applicant

Date

Owner

Date



RE: KFC N96 W17860 County Line Rd., Germantown, WI 53022 ("Property")

To Whom It May Concern:

ARC CAFEUSA001, LLC ("Owner") as owner of the above-reference Property hereby designates **Mitra Midwest Operations, LLC**. ("Tenant") as an authorized representative of Owner to submit on behalf of Owner the necessary application as it applies for the proposed improvements for the Property.

Tenant is not authorized to execute any final plats, maps or written agreements that would bind Owner.

Sincerely,



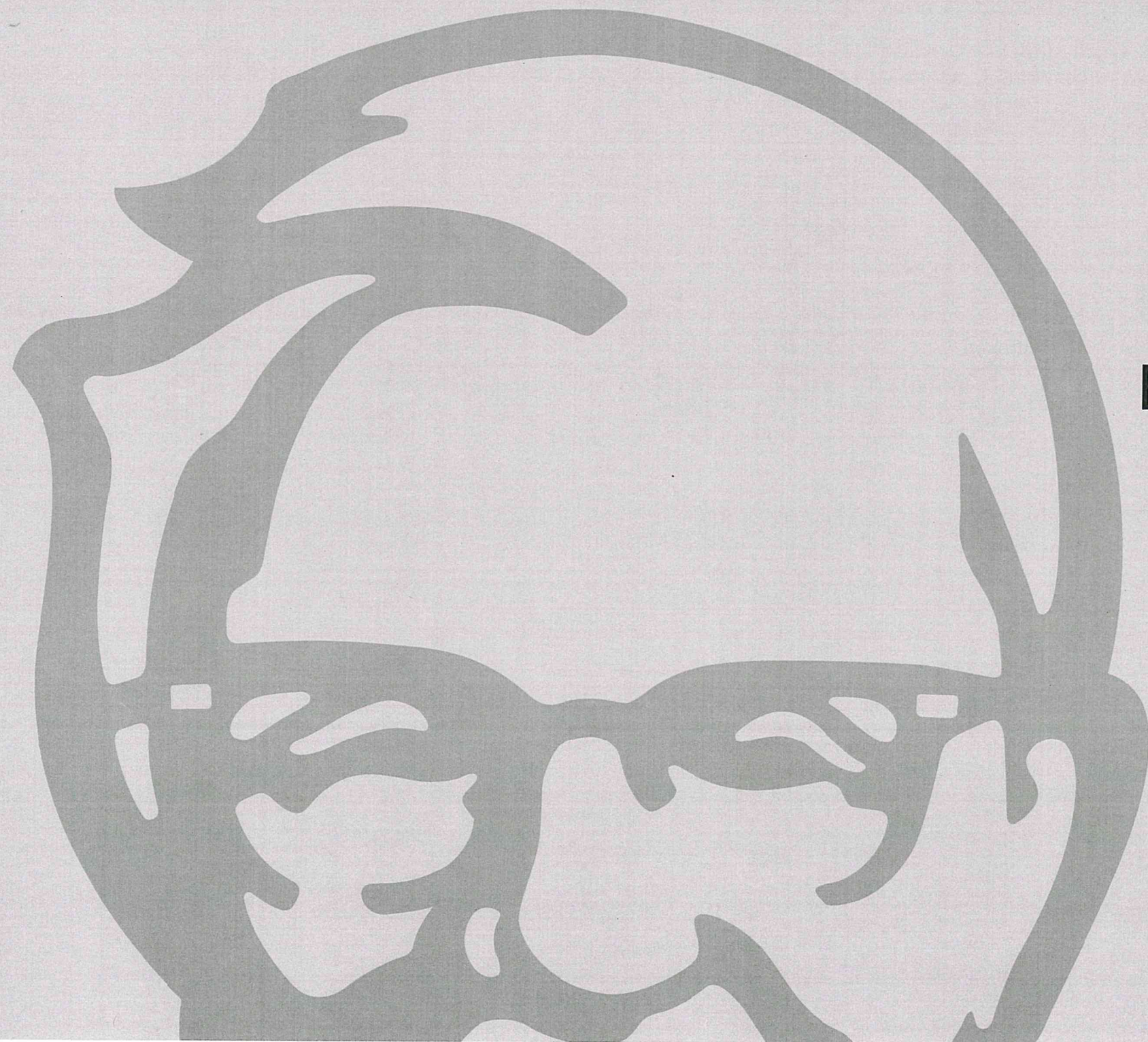
Christiane LeGilbert
2020.10.14 10:12:56
-07'00'

Christiane LeGilbert

Asset Manager

ARC CAFEUSA001, LLC





EXTERIOR MATERIAL OPTIONS

FALL BACK STRATEGIES EXT. MATERIAL OPTIONS

PROTOTYPICAL
FULL BRIGHT

CHAPTER 6
FALL BACK STRATEGY

NOTES
The Prototypical solution is to be used in all locations unless there are color and material restrictions due to code requirements

 Manufacturer: Benjamin Moore
Color: Black Horizon
Code: 2132-30
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls

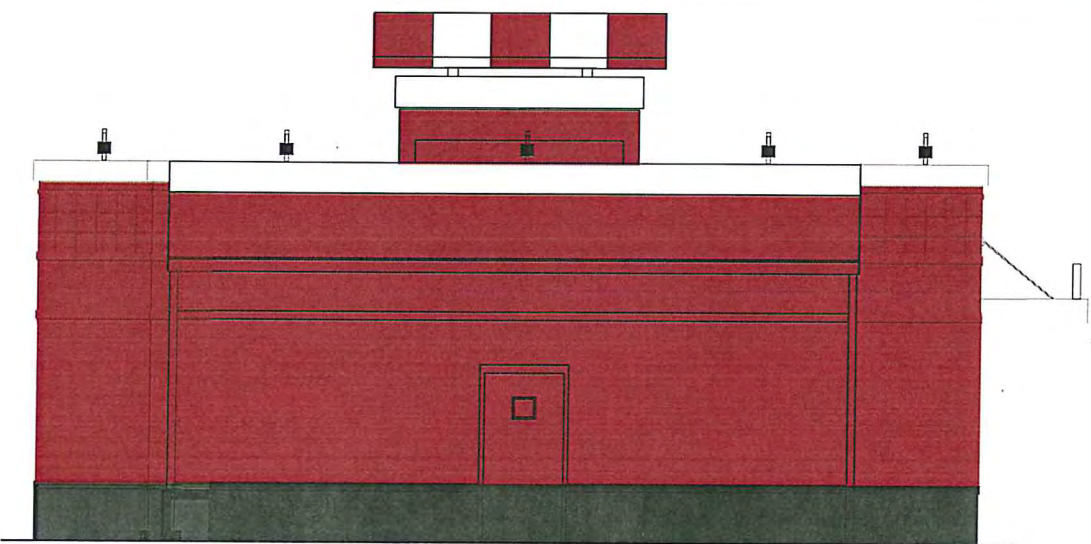
 Manufacturer: Benjamin Moore
Color: Wedding Veil
Code: 2125-70
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls

 Manufacturer: Benjamin Moore
Color: Exotic Red
Code: 2068-10
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls

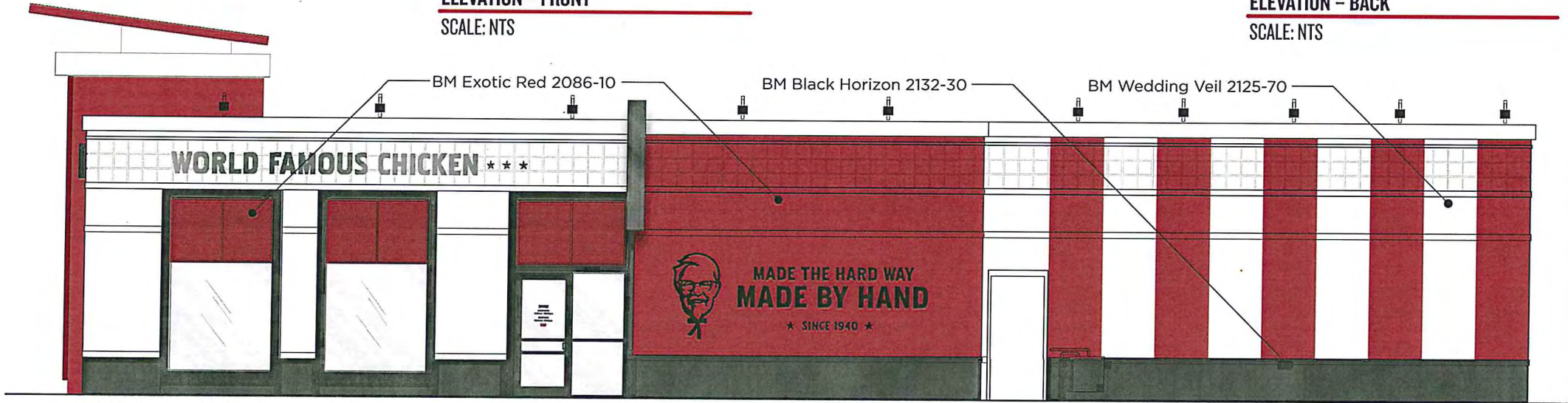
DESIGN INTENT
THESE DRAWINGS ARE PREPARED FOR THE PURPOSES OF DESIGN INTENT ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES AS ACTUAL CONDITIONS WILL VARY DUE TO ALTERATIONS BY OTHERS, FIELD CONDITIONS, AND CODE REQUIREMENTS.



ELEVATION - FRONT
SCALE: NTS



ELEVATION - BACK
SCALE: NTS



ELEVATION - SIDE (ENTRY)
SCALE: NTS



ELEVATION - SIDE (DRIVE-THRU)
SCALE: NTS

FALL BACK STRATEGIES EXT. MATERIAL OPTIONS

RED NEUTRALS

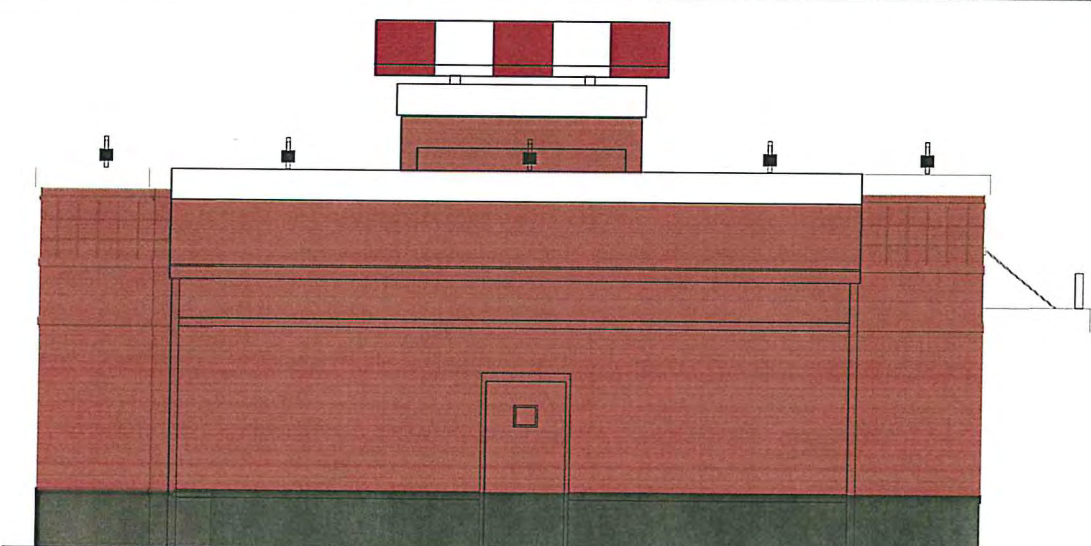
CHAPTER 6
FALL BACK STRATEGY

NOTES
Red neutrals to be used where color and materiality are restricted due to code requirements



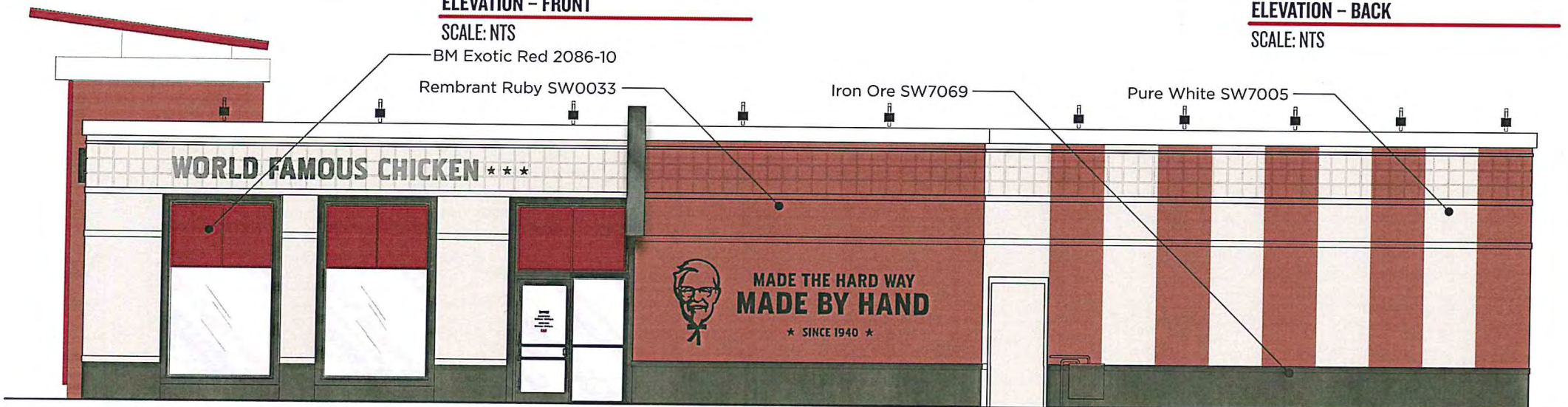
ELEVATION - FRONT

SCALE: NTS



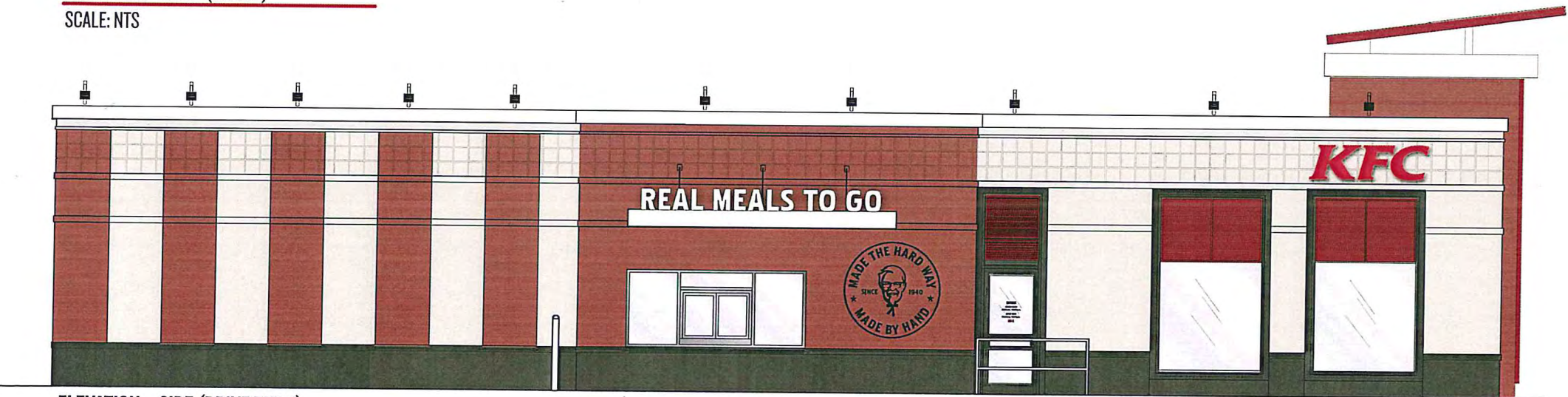
ELEVATION - BACK

SCALE: NTS



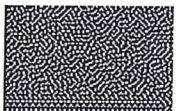
ELEVATION - SIDE (ENTRY)

SCALE: NTS



ELEVATION - SIDE (DRIVE-THRU)

SCALE: NTS



Manufacturer: Sherwin Williams
Color: Iron Ore
Code: SW7069
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



Manufacturer: Sherwin Williams
Color: Pure White
Code: SW7005
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



Manufacturer: Sherwin Williams
Color: Rembrandt Ruby
Code: SW0033
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls

DESIGN INTENT

THESE DRAWINGS ARE PREPARED FOR THE PURPOSES OF DESIGN INTENT ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES AS ACTUAL CONDITIONS WILL VARY DUE TO ALTERATIONS BY OTHERS, FIELD CONDITIONS, AND CODE REQUIREMENTS.

FALL BACK STRATEGIES EXT. MATERIAL OPTIONS

GRAY NEUTRALS

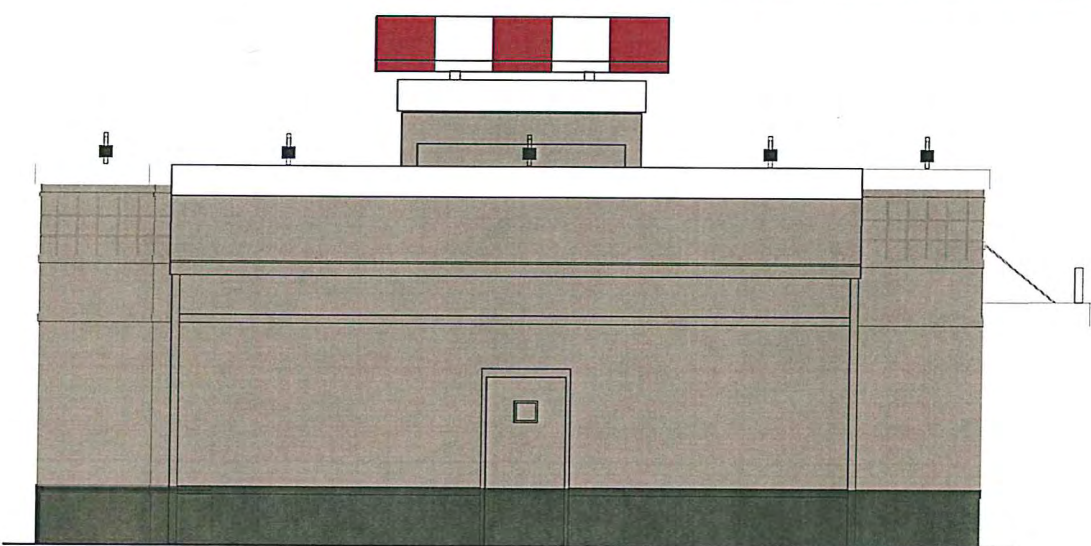
CHAPTER 6 FALL BACK STRATEGY

NOTES
Gray neutrals to be used where color and materiality are restricted due to code requirements



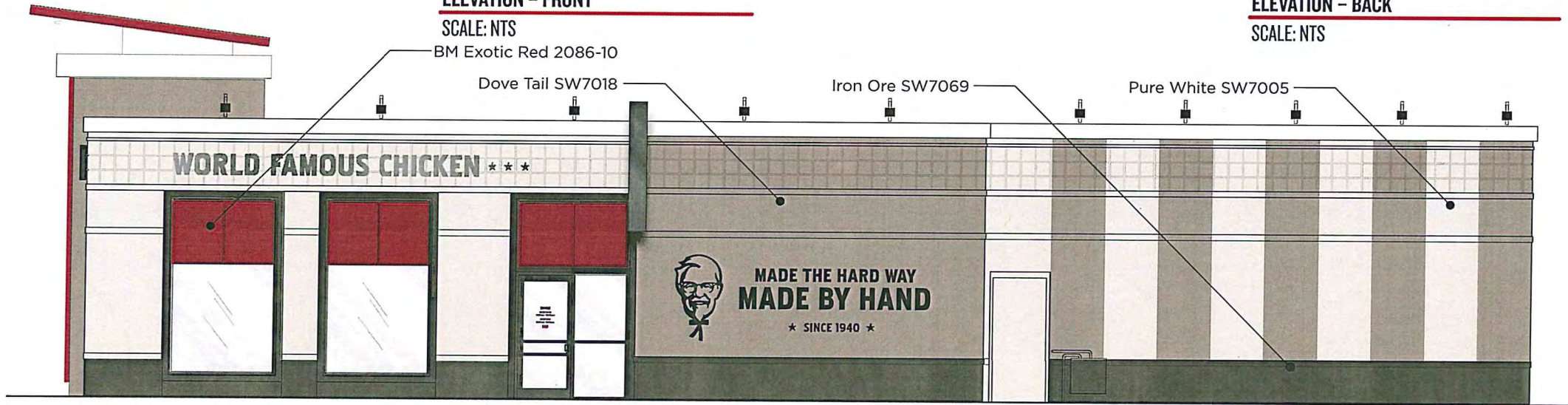
ELEVATION - FRONT

SCALE: NTS



ELEVATION - BACK

SCALE: NTS



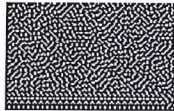
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SCALE: NTS



ELEVATION - SIDE (DRIVE-THRU)

SCALE: NTS



Manufacturer: Sherwin Williams
Color: Iron Ore
Code: SW7069
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



Manufacturer: Sherwin Williams
Color: Pure White
Code: SW7005
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



Manufacturer: Sherwin Williams
Color: Dove Tail
Code: SW7018
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls

DESIGN INTENT

THESE DRAWINGS ARE PREPARED FOR THE PURPOSES OF DESIGN INTENT ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES AS ACTUAL CONDITIONS WILL VARY DUE TO ALTERATIONS BY OTHERS, FIELD CONDITIONS, AND CODE REQUIREMENTS.

FALL BACK STRATEGIES EXT. MATERIAL OPTIONS

EARTH TONES

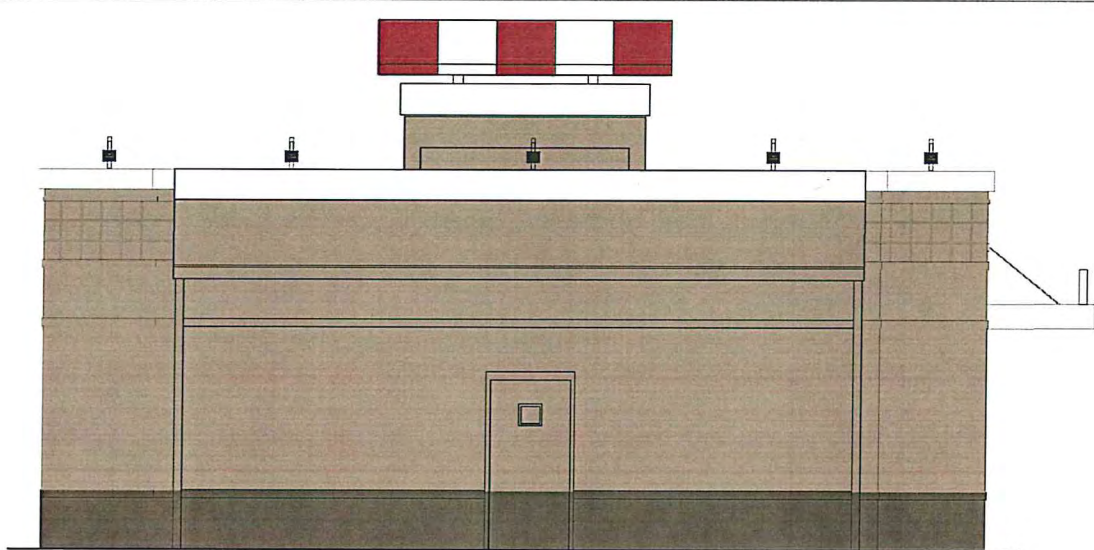
CHAPTER 6 FALL BACK STRATEGY

NOTES
Earth tones to be used where color and materiality are restricted due to code requirements



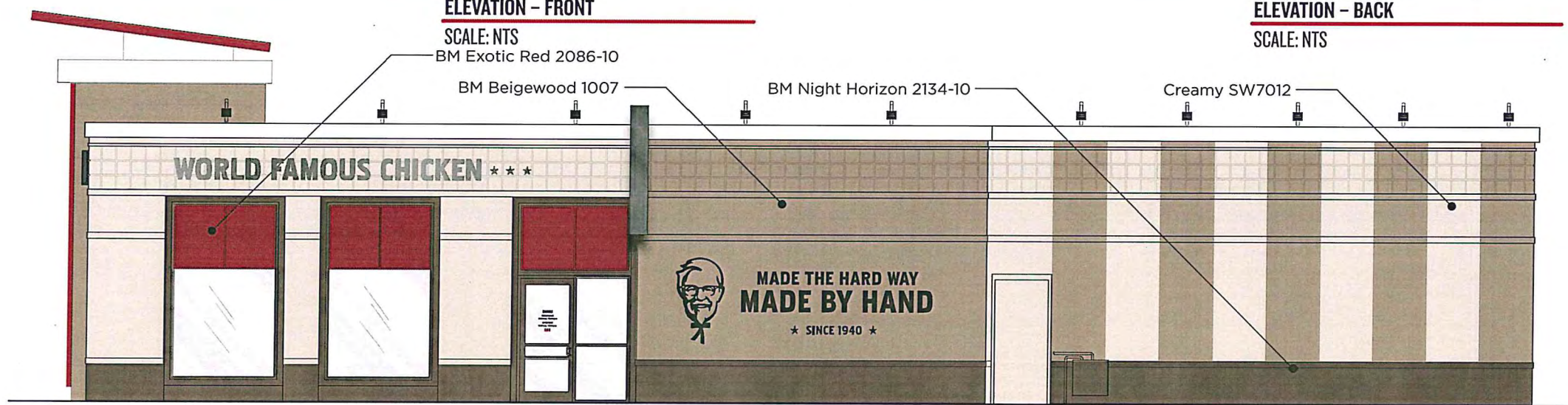
ELEVATION – FRONT

SCALE: NTS
BM Exotic Red 2086-10



ELEVATION – BACK

SCALE: NTS



ELEVATION – SIDE (ENTRY)

SCALE: NTS



ELEVATION – SIDE (DRIVE-THRU)

SCALE: NTS

- Manufacturer: Benjamin Moore
Color: Beigewood
Code: SW1007
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls
- Manufacturer: Benjamin Moore
Color: Night Horizon
Code: 2134-10
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls
- Manufacturer: Sherwin Williams
Color: Creamy
Code: SW7012
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls

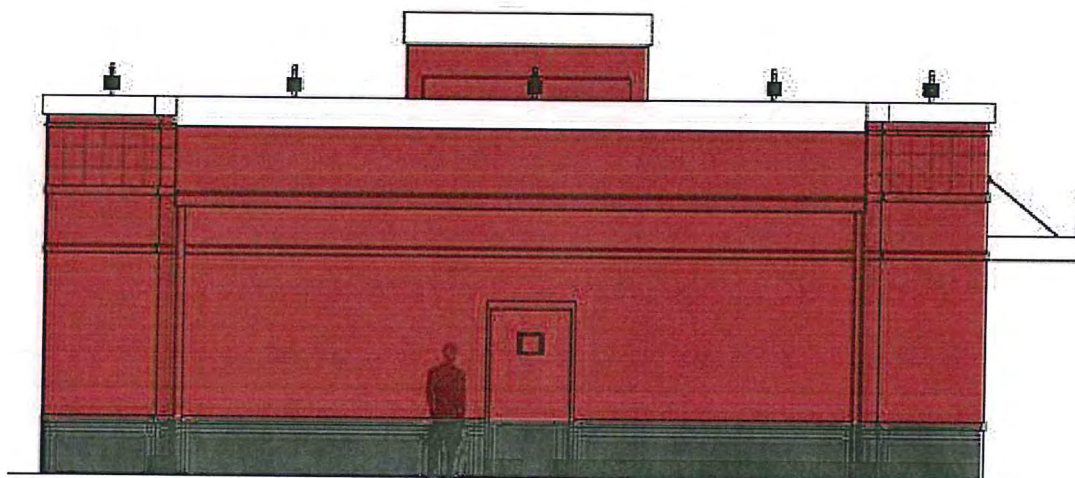
DESIGN INTENT
THESE DRAWINGS ARE PREPARED FOR THE PURPOSES OF DESIGN INTENT ONLY. THESE DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION PURPOSES AS ACTUAL CONDITIONS WILL VARY DUE TO ALTERATIONS BY OTHERS, FIELD CONDITIONS, AND CODE REQUIREMENTS.



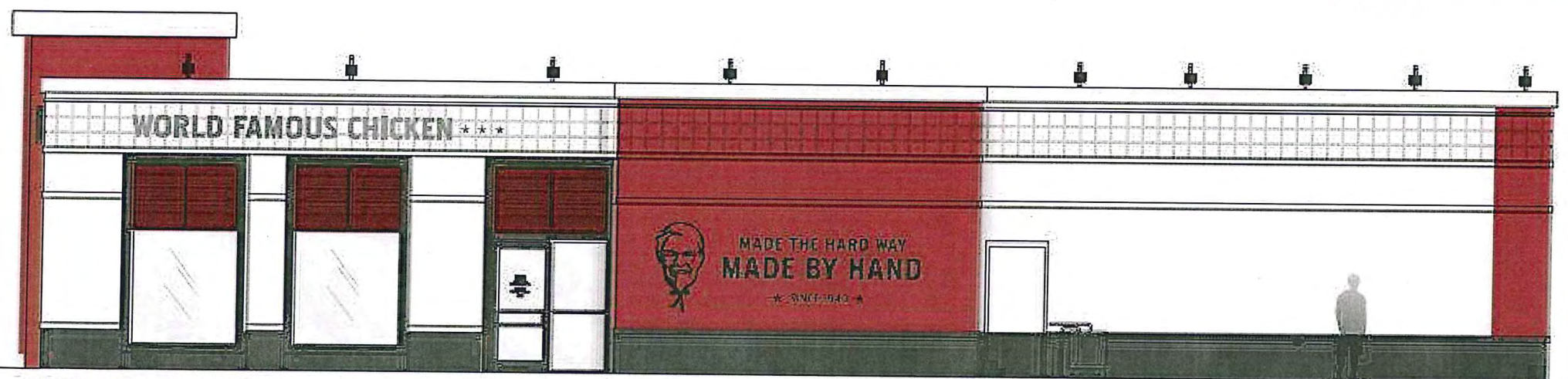
APPENDIX: Exterior Color Scheme - Full Bright / No Stripes



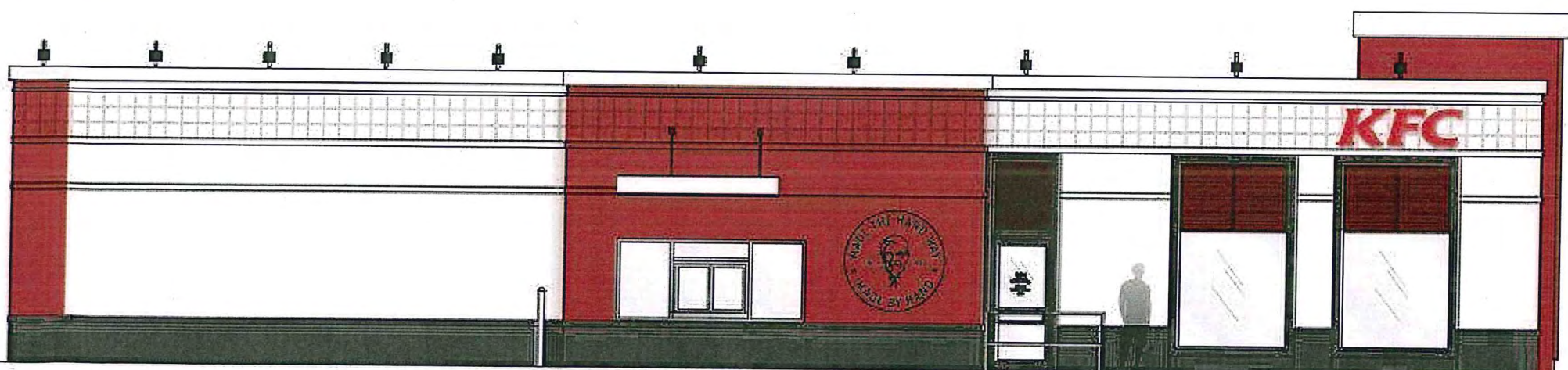
ELEVATION FRONT
SCALE: NTS



ELEVATION BACK
SCALE: NTS



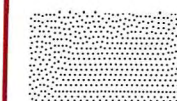
ELEVATION SIDE (ENTRY)
SCALE: NTS



ELEVATION SIDE (DRIVE-THRU)
SCALE: NTS



Manufacturer: Benjamin Moore
Color: Black Horizon
Code: 2132-30
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



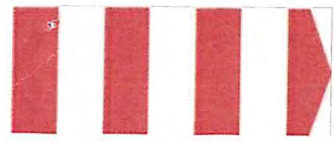
Manufacturer: Benjamin Moore
Color: Wedding Veil
Code: 2125-70
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



Manufacturer: Benjamin Moore
Color: Exotic Red
Code: 2068-10
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



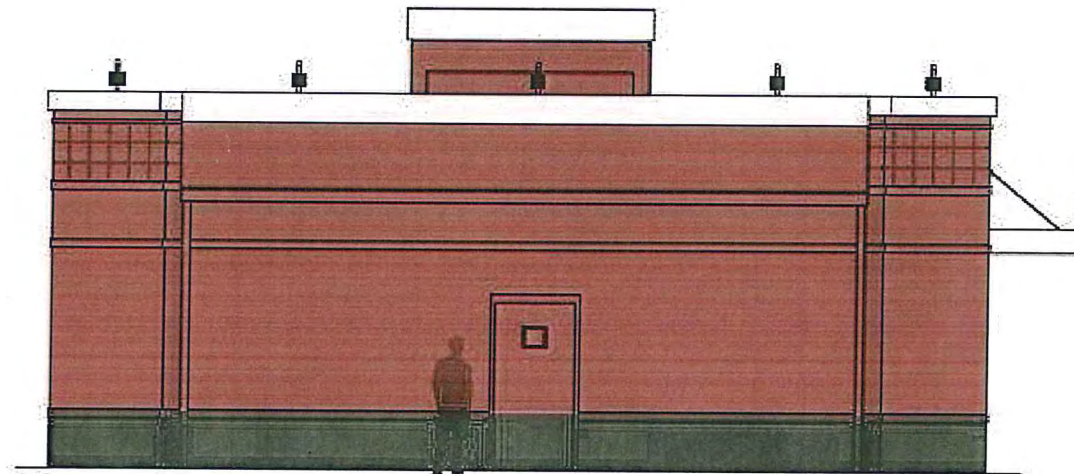
Manufacturer: AwneX
Color: Exotic Red
Code: 2068-10
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Awnings



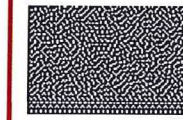
APPENDIX: Exterior Color Scheme - Red Neutral / No Stripes



ELEVATION FRONT
SCALE: NTS



ELEVATION BACK
SCALE: NTS



Manufacturer: Sherwin Williams
Color: Iron Ore
Code: SW7069
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



Manufacturer: Sherwin Williams
Color: Pure White
Code: SW7005
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



Manufacturer: Sherwin Williams
Color: Rembrandt Ruby
Code: SW0033
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



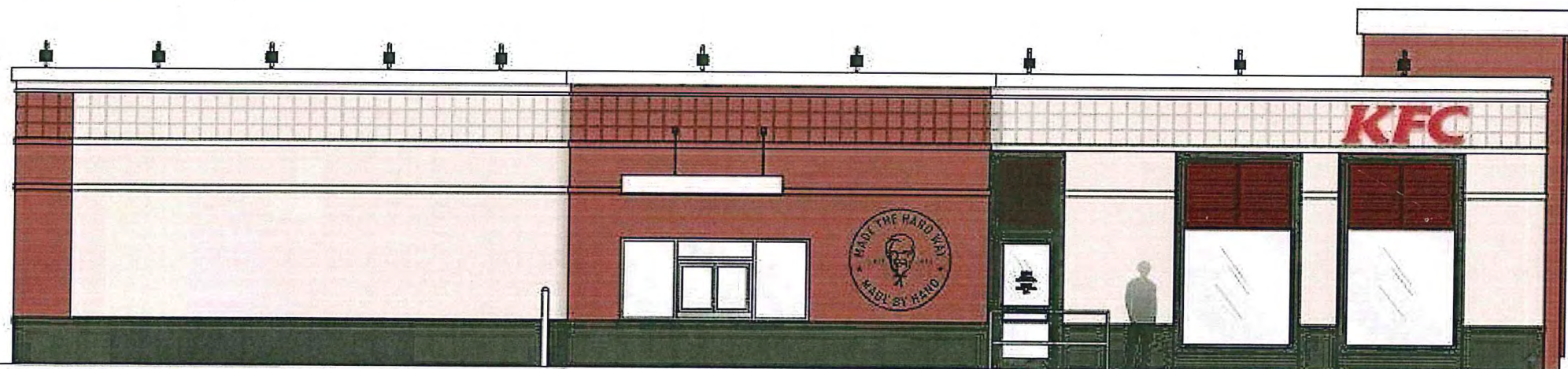
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Color: Exotic Red
Code: 2068-10
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



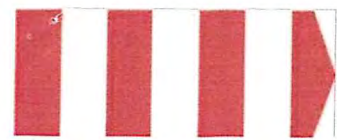
Manufacturer: AwneX
Color: BM-Exotic Red
Code: 2068-10
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Awnings



ELEVATION SIDE (ENTRY)
SCALE: NTS



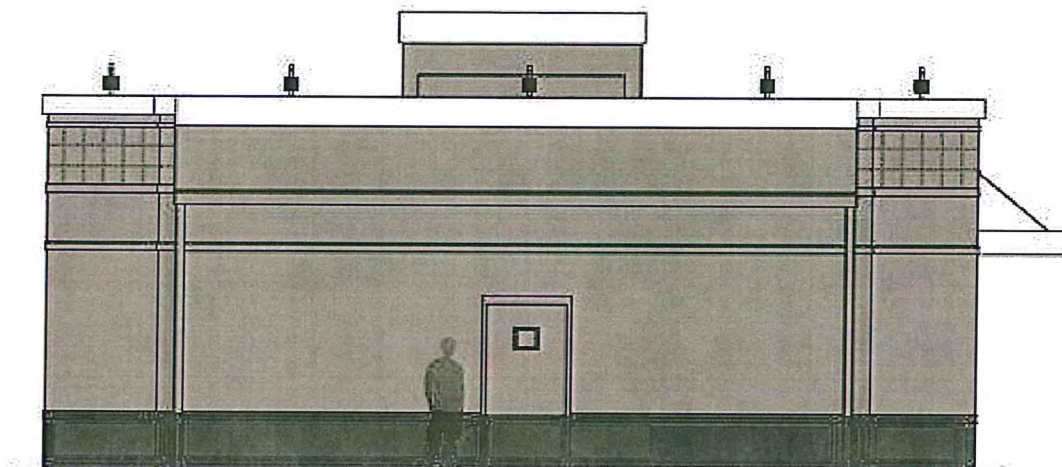
ELEVATION SIDE (DRIVE-THRU)
SCALE: NTS



APPENDIX: Exterior Color Scheme - Grey Neutrals / No Stripes



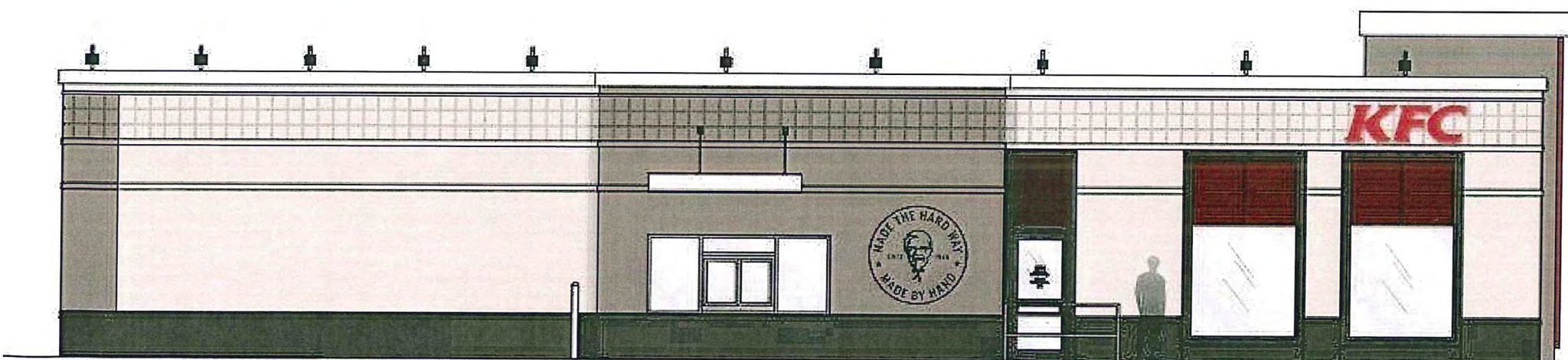
ELEVATION FRONT
SCALE: NTS



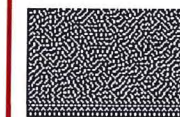
ELEVATION BACK
SCALE: NTS



ELEVATION SIDE (ENTRY)
SCALE: NTS



ELEVATION SIDE (DRIVE-THRU)
SCALE: NTS



Manufacturer: Sherwin Williams
Color: Iron Ore
Code: SW7069
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



Manufacturer: Sherwin Williams
Color: Pure White
Code: SW7005
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



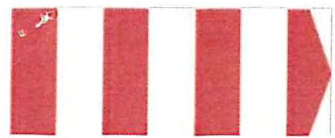
Manufacturer: Sherwin Williams
Color: Dove Tail
Code: SW7018
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



Manufacturer: AwneX
Color: BM-Exotic Red
Code: 2068-10
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Awnings



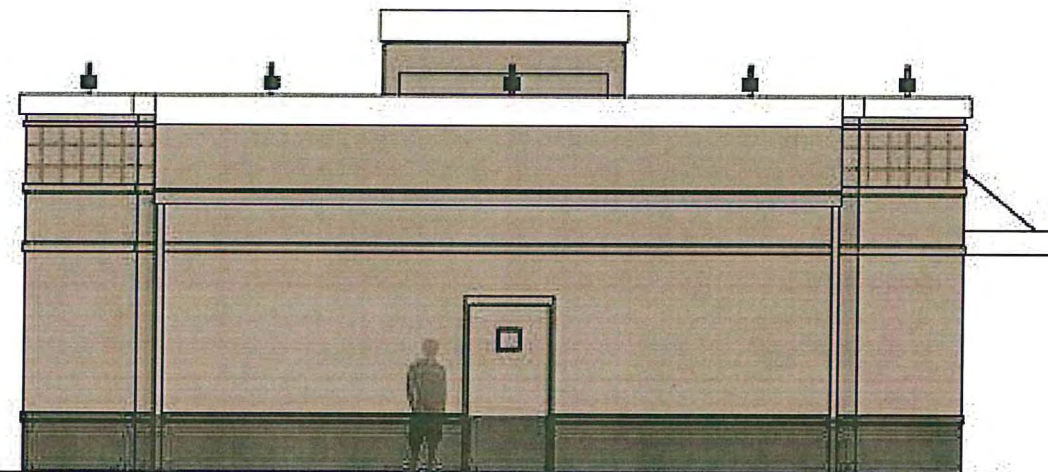
Manufacturer: Benjamin Moore
Color: Exotic Red
Code: 2068-10
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls



APPENDIX: Exterior Color Scheme - Earth Tones / No Stripes



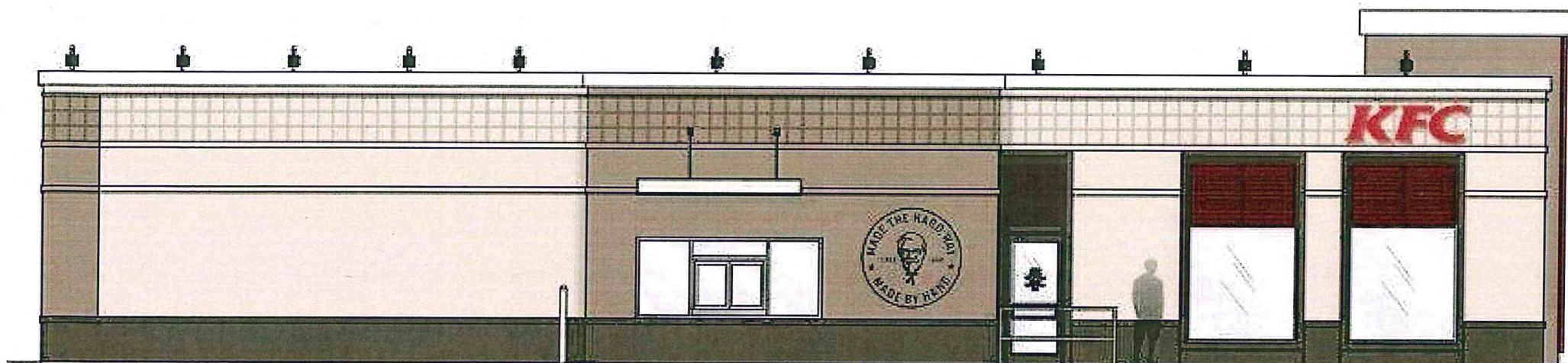
ELEVATION FRONT
SCALE: NTS



ELEVATION BACK
SCALE: NTS



ELEVATION SIDE (ENTRY)
SCALE: NTS



ELEVATION SIDE (DRIVE-THRU)
SCALE: NTS

- 

Manufacturer: Benjamin Moore
Color: Beigewood
Code: SW1007
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls
- 

Manufacturer: Benjamin Moore
Color: Night Horizon
Code: 2134-10
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls
- 

Manufacturer: Sherwin Williams
Color: Creamy
Code: SW7012
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls
- 

Manufacturer: Awnex
Color: BM-Exotic Red
Code: 2068-10
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Awnings
- 

Manufacturer: Benjamin Moore
Color: Exotic Red
Code: 2068-10
Primer: Self-priming
Content: 100% Acrylic Hybrid Resin
Location: Exterior Walls





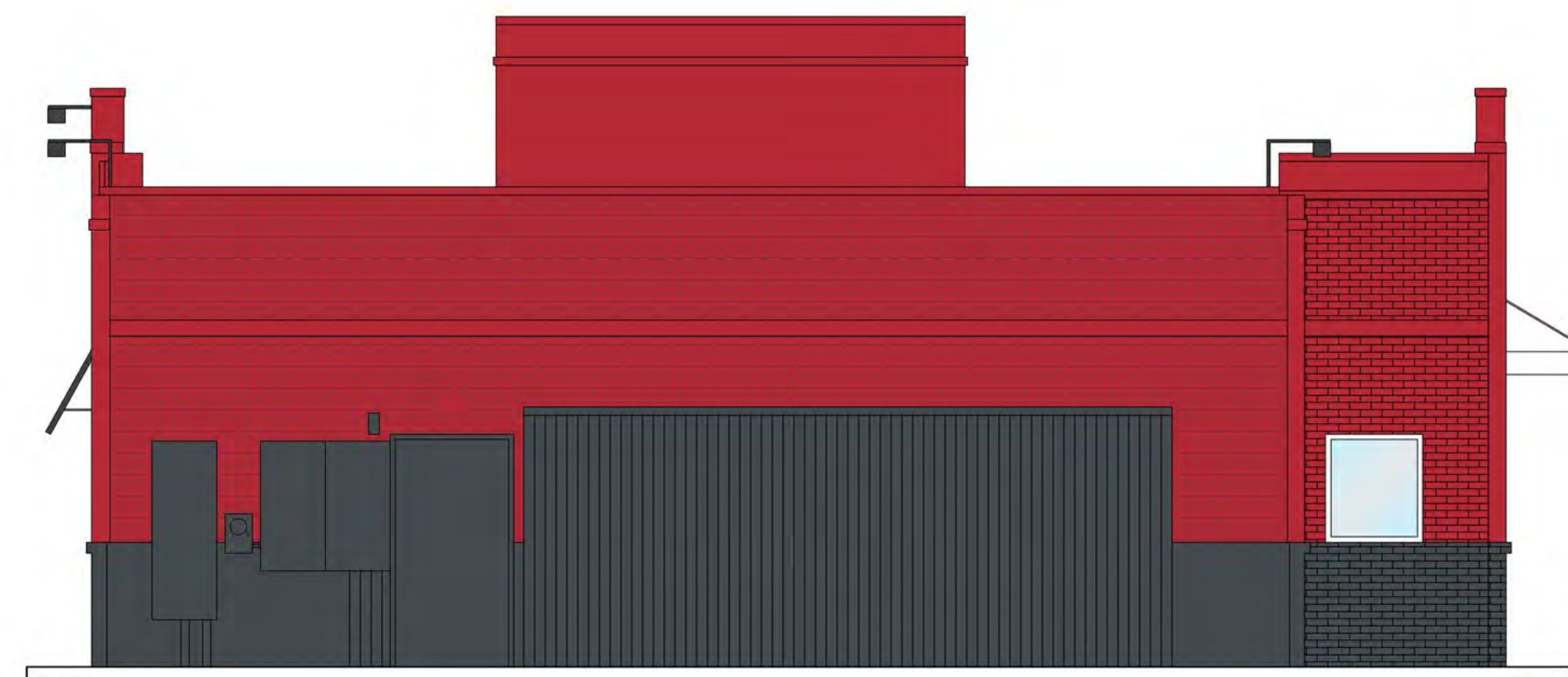
DRIVE-THRU SIDE ELEVATION



ENTRY SIDE ELEVATION



FRONT ELEVATION



REAR ELEVATION



BENJAMIN MOORE
EXOTIC RED
2086-10



BENJAMIN MOORE
BLACK HORIZON
2132-30



BENJAMIN MOORE
WEDDING VEIL
2125-70



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KFC
N96 W17860 COUNTY LINE RD
GERMANTOWN, WI

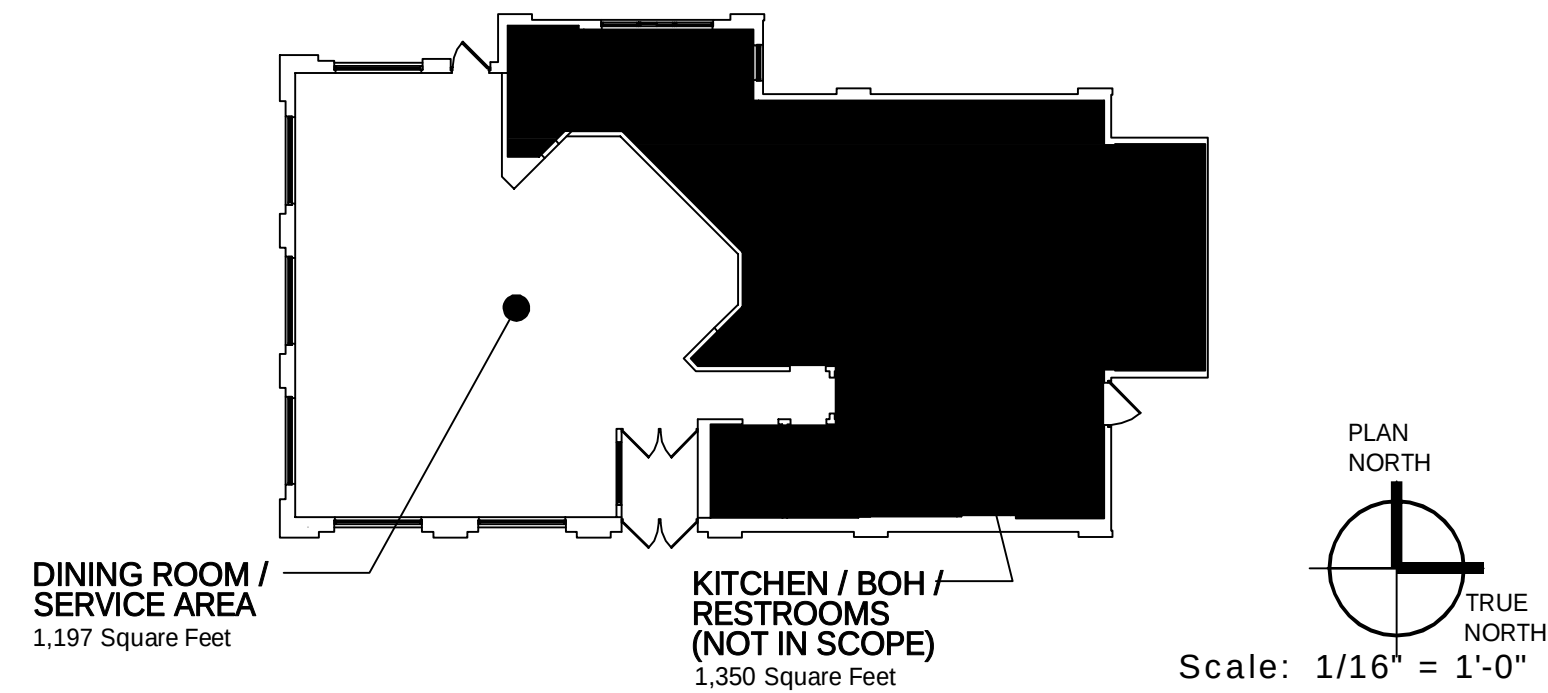


KFC

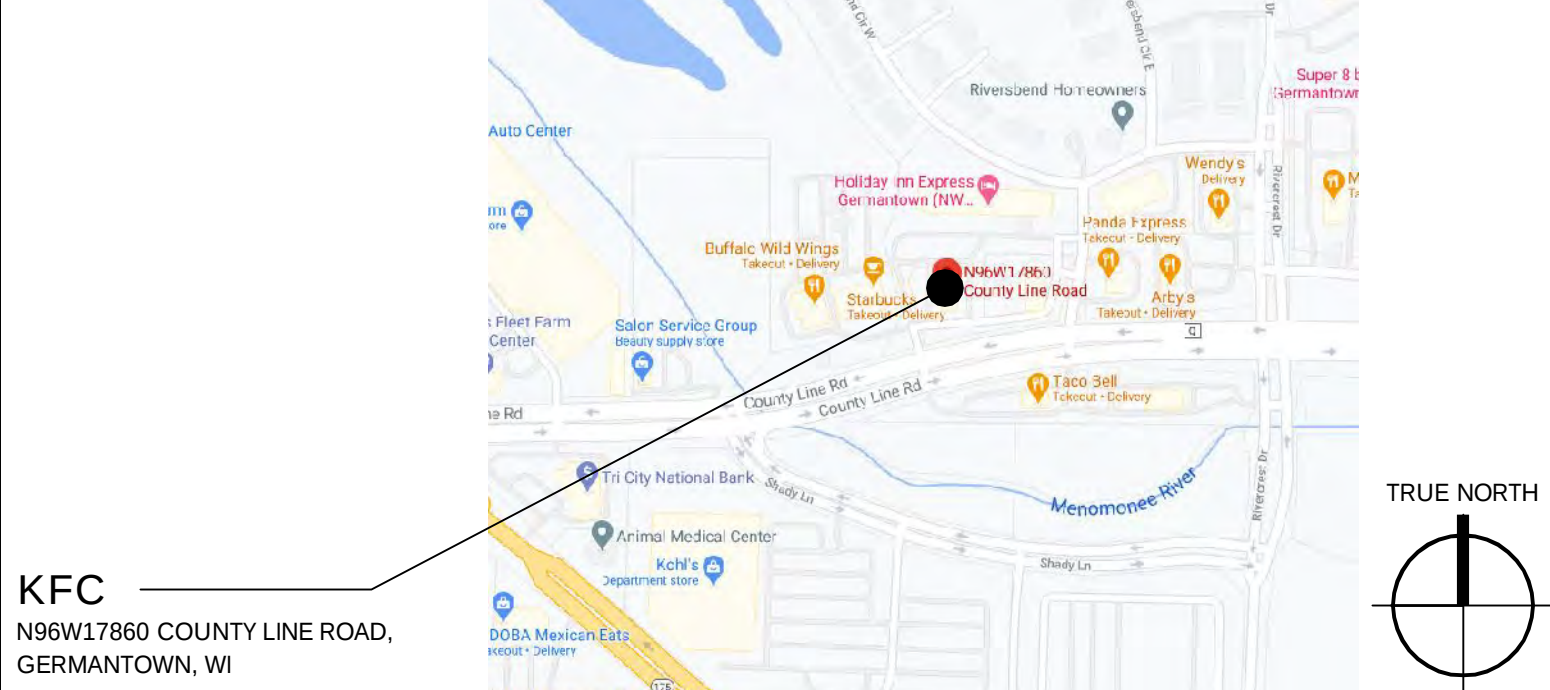
REMODEL

N96W17860 COUNTY LINE ROAD
GERMANTOWN, WI 53022
STORE #K071209

PROPOSED KEY PLAN



VICINITY MAP



PROJECT SUMMARY

PROJECT NAME: KFC
PROJECT ADDRESS: N96W17860 COUNTY LINE ROAD
LEGAL JURISDICTION: VILLAGE OF GERMANTOWN INSPECTION SERVICES
BUILDING FOOTPRINT AREA: 2,878 SF
RENOVATION AREA: 1,197 SF
SEATING: EXISTING: 64, PROPOSED: 61
TYPE OF CONSTRUCTION: 5B
OCCUPANCY TYPE: A2-ASSEMBLY
OCCUPANCY COUNT: 76

PROJECT DESCRIPTION: THIS PROJECT CONSISTS OF AN INTERIOR FRONT OF HOUSE RENOVATION OF THE DINING AREA FOR AN EXISTING KFC RESTAURANT. THE KITCHEN AND DRIVE THROUGH AREAS WILL REMAIN IN OPERATION DURING THE REMODELING PROCESS. EXTERIOR IMAGE UPGRADE WILL CONSIST OF NEW EXTERIOR BRANDING & SIGNAGE ELEMENTS WITH NEW PAINT FINISHES.

PROJECT GENERAL NOTES

- A. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING IS PROVIDED
- B. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND KFC CM PRIOR TO STARTING WORK

PROJECT DIRECTORY

FRANCHISEE	ARCHITECT
MitraQSR 18900 Dallas Parkway Suite 115 Will Nash Dallas, TX	Frederick J. Goglia 1950 Craig Rd. St. Louis, MO 63146
Contact: Thomas Michael thomas.michael@mitraqsr.com	Contact: Brandon Baquet 314-415-2400 bbaquet@arcv.com

BUILDING CODE INFORMATION

BUILDING CODE:	WISCONSIN COMMERCIAL BUILDING CODE - 2015 IBC W/AMENDMENTS
PLUMBING CODE:	WISCONSIN UNIFORM PLUMBING CODE/SPS 381-387
MECHANICAL CODE:	2015 IMC W/AMENDMENTS
ELECTRICAL CODE:	2017 NEC W/AMENDMENTS
FIRE CODE:	2015 IFC W/AMENDMENTS
ENERGY CONCENTRATION CODE:	2015 IECC W/AMENDMENTS

EXISTING BUILDING AREA AND OCCUPANT LOAD

TYPE	AREA	FACTOR	OCCUPANTS
PUBLIC - DINING ROOM	1025 S.F.	1:15 SF	69
RESTROOMS	107 S.F.	0	0
NON-PUBLIC	1,277 S.F.	1:200 SF	7
WALK-IN COOLER	141 S.F.	0	0
TOTAL	2,550 S.F.		76

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DEMOLITION										
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D-2.0 DEMOLITION: REFLECTED CEILING PLAN										
D-3.0 DEMOLITION: EXTERIOR ELEVATIONS										
D-3.1 DEMOLITION: EXTERIOR ELEVATIONS										
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A-1.0 FLOOR PLAN										
A-1.1 FLOOR FINISH PLAN										
A-1.2 FIXTURE / GRAPHIC PLACEMENT PLAN										
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A-2.1 EXTERIOR ELEVATIONS										
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ACCESSIBILITY										
ADA-1.0 ACCESSIBILITY REQUIREMENTS										
PLUMBING										
P-1.0 PLUMBING FLOOR PLAN										
ELECTRICAL										
E-1.0 LIGHTING PLAN AND SCHEDULE										
E-2.0 ELECTRICAL POWER FLOOR PLAN										



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PH: (314) 415-2400 FAX: (314) 415-2300
www.arcv.com

TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:	Mark	Date	By
1			
2			
3			
4			
5			

PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO
AMERICAN SHOWMAN"

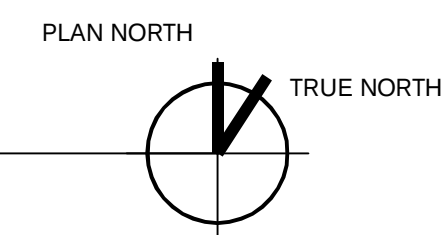
N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

STORE NO.	K071209
ISSUE DATE	09.11.20
ARCV NUMBER	180060

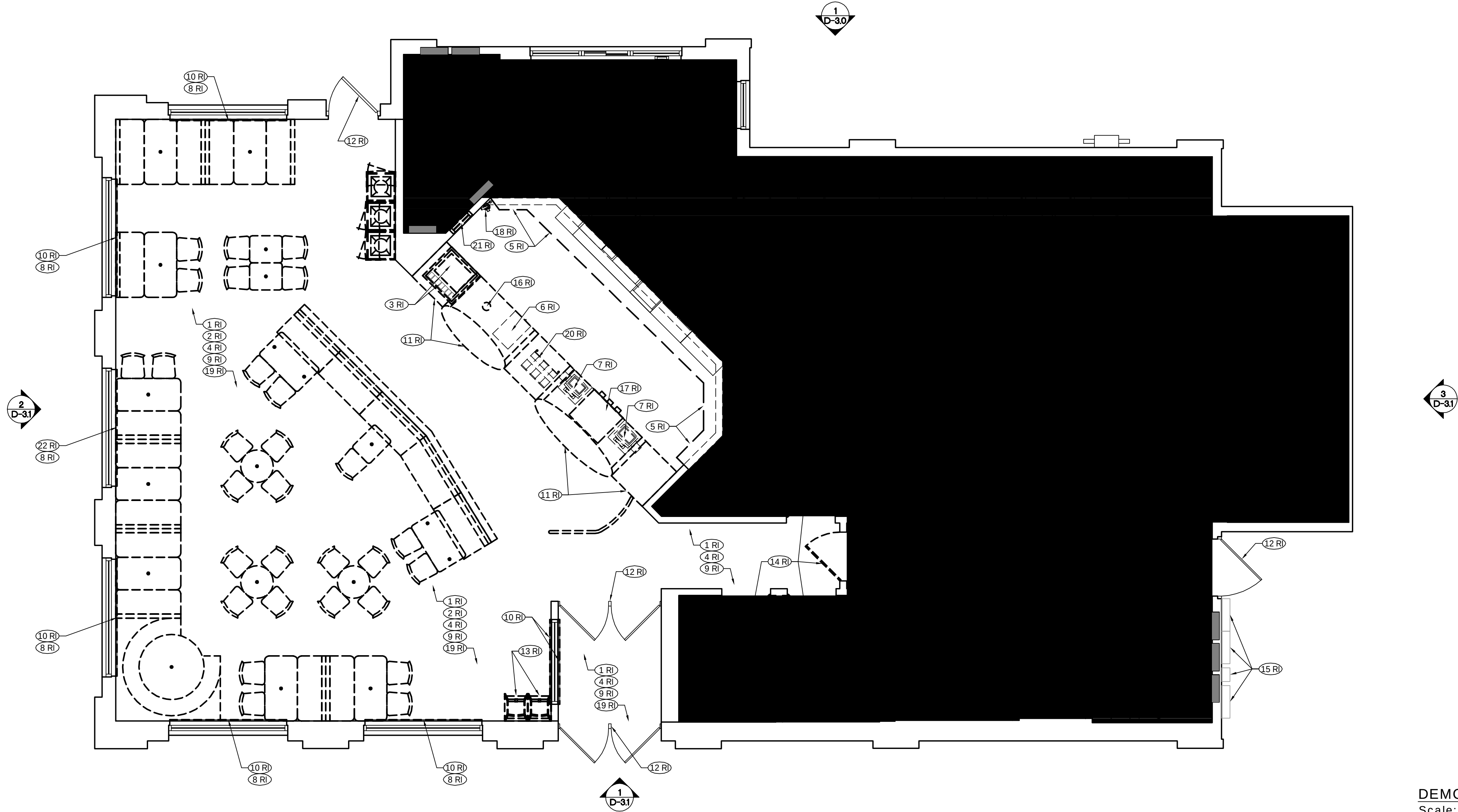
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GENERAL
INFORMATION

SHEET NO.

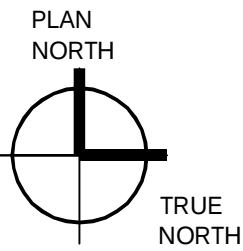
G-1.0



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PLOTTED: Monday, October 5, 2020 11:51:13 AM



DEMOLITION FLOOR PLAN
Scale: 1/4" = 1'-0"



DEMOLITION FLOOR PLAN KEY NOTES

STANDARD SCOPE NOTES (RI)

- REMOVE ALL APPLIED WALL FINISHES, CHAIR RAIL, AND WAINSCOTING. PATCH/ REPAIR/ PREP SURFACES TO ACCEPT NEW FINISHES, UNLESS NOTED OTHERWISE.
- REMOVE ALL EXISTING FIXTURES, BOOTHS, TABLETOPS, STEEL POST & CHAIRS, QUEUING RAILING AND STEEL POST, IN DINING ROOM. PATCH FLOOR SLAB AS NEEDED.
- EXISTING BEVERAGE DISPENSER AND ICE MACHINE TO BE REMOVED, SAVED AND REINSTALLED. PROTECT DURING CONSTRUCTION. REFER TO A2.0 FOR NEW LOCATION.
- REMOVE ALL INTERIOR WALL SIGNS, DECOR ELEMENTS AND ARTWORK AND DISPOSE OF IN A RESPONSIBLE MANNER, KFC FOUNDATION ARTWORK TO BE SAVED AND RE-INSTALLED AFTER PAINTING.
- CONSTRUCT TEMPORARY DUST BARRIER WALL WITH FULL SIZED DOOR AND SEAL WITH LATCHING HANDLE TO PROTECT KITCHEN DURING CONSTRUCTION. G.C. RESPONSIBLE FOR ACTUAL LOCATION. THE "DUST WALL" WILL BE CONSTRUCTED WITH 2X4 STUD FRAMING AND ONE COAT OF 1/2" DRYWALL WITH ONE COAT OF TAPE SEALING THE JOINTS. FRP WILL BE ADDED TO THE KITCHEN SIDE OF THE WALL. THE WALL WILL BE SEALED TO THE CEILING OR MENU BOARD BULKHEAD TO PREVENT AIRFLOW FROM THE CONSTRUCTION AREA TO THE KITCHEN. THE BARRIER WILL NOT BE REMOVED UNTIL ALL WORK IN THE DINING ROOM AREA IS COMPLETE.
- REMOVE EXISTING UNDER COUNTER SAFE, SAVE FOR REINSTALLATION.
- EXISTING POS, CASH DRAWER, HOLD UP BUTTONS AND ALL HARDWARE TO BE REMOVED, SAVED AND SEALED IN A DUST FREE ENVIRONMENT.
- EXISTING WINDOW BLINDS TO BE REMOVED.
- EXISTING FLOOR TILE TO REMAIN. PROTECT DURING CONSTRUCTION. G.C. TO PATCH/REPAIR ANY DAMAGE AREAS AS REQUIRED. MATCH EXISTING.
- EXISTING DECORATIVE WINDOW SILL TO BE REMOVED, PREP SURFACE TO RECEIVE NEW DECORATIVE WINDOW SILL, AS REQUIRED. REFER TO FLOOR PLAN A-1.0 FOR ADDITIONAL INFORMATION.
- EXISTING SERVICE COUNTER AND KNEE WALL TO BE REMOVED.
- EXISTING EXTERIOR DOOR AND HARDWARE TO REMAIN. REPLACE BRANDED PLASTIC DOOR PANEL INSERTS WITH NEW ALUMINUM PANEL INSERTS AT STOREFRONT DOORS.
- EXISTING HIGH CHAIRS TO BE REMOVED AND TO BE RELOCATED. STORE IN SAFE PLACE DURING CONSTRUCTION.
- REMOVE EXISTING DOOR. EXISTING DOOR FRAME TO REMAIN. REFER TO A2.0 FOR ADDITIONAL INFORMATION.
- EXISTING ELECTRICAL EQUIPMENT TO REMAIN. G.C. TO PROTECT DURING ALL PHASES OF CONSTRUCTION.
- EXISTING FLOOR DRAIN TO BE MODIFIED AT EXISTING LOCATION. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING CUP DISPENSER.
- REMOVE EXISTING FIRE EXTINGUISHER, AND SAVE FOR RE-INSTALLATION.
- REMOVE EXISTING WOOD TRIM AND RETURNS AT DOORS AND WINDOWS.
- EXISTING UNDER COUNTER CONDIMENT RACK TO BE REMOVED AND SAVED FOR RE-INSTALLATION. REFER TO FIXTURE AND GRAPHIC PLACEMENT PLAN A-2.1 FOR MORE INFORMATION.
- REMOVE EXISTING OFFICE WINDOW AND PREPARE TO INFILL OPENING.
- EXISTING DECORATIVE WINDOW SILL TO BE REMOVED, PATCH AND REPAIR SURFACE AS REQUIRED.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING HALF WALL TO REMAIN
- EXISTING WALL TO BE REMOVED

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT, OR ADJACENT TO THE PREMISES. THE G.C. SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- THESE DEMOLITION PLANS ARE TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF WORKING DRAWINGS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.
- GENERAL CONTRACTOR SHALL PAY FOR ALL REQUIRED DEMOLITION PERMIT FEES AND OBTAIN ALL APPLICABLE DEMOLITION PERMITS.
- GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS & EQUIPMENT DAILY DURING THE DEMOLITION WORK.
- GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED SURFACES.
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION.
- ABANDONED PIPES SHALL BE CAPPED IN A MANNER TO CONCEAL WITHIN WALL, CEILING OR FLOOR.
- DEMOLITION MEANS AND METHODS ARE CONTRACTORS RESPONSIBILITY
- A SINGLE RESTROOM IS TO BE AVAILABLE AND FUNCTIONING AT ALL TIMES FOR EMPLOYEES DURING RENOVATION



KFC

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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

Mark	Date	By
1		
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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO
AMERICAN SHOWMAN"

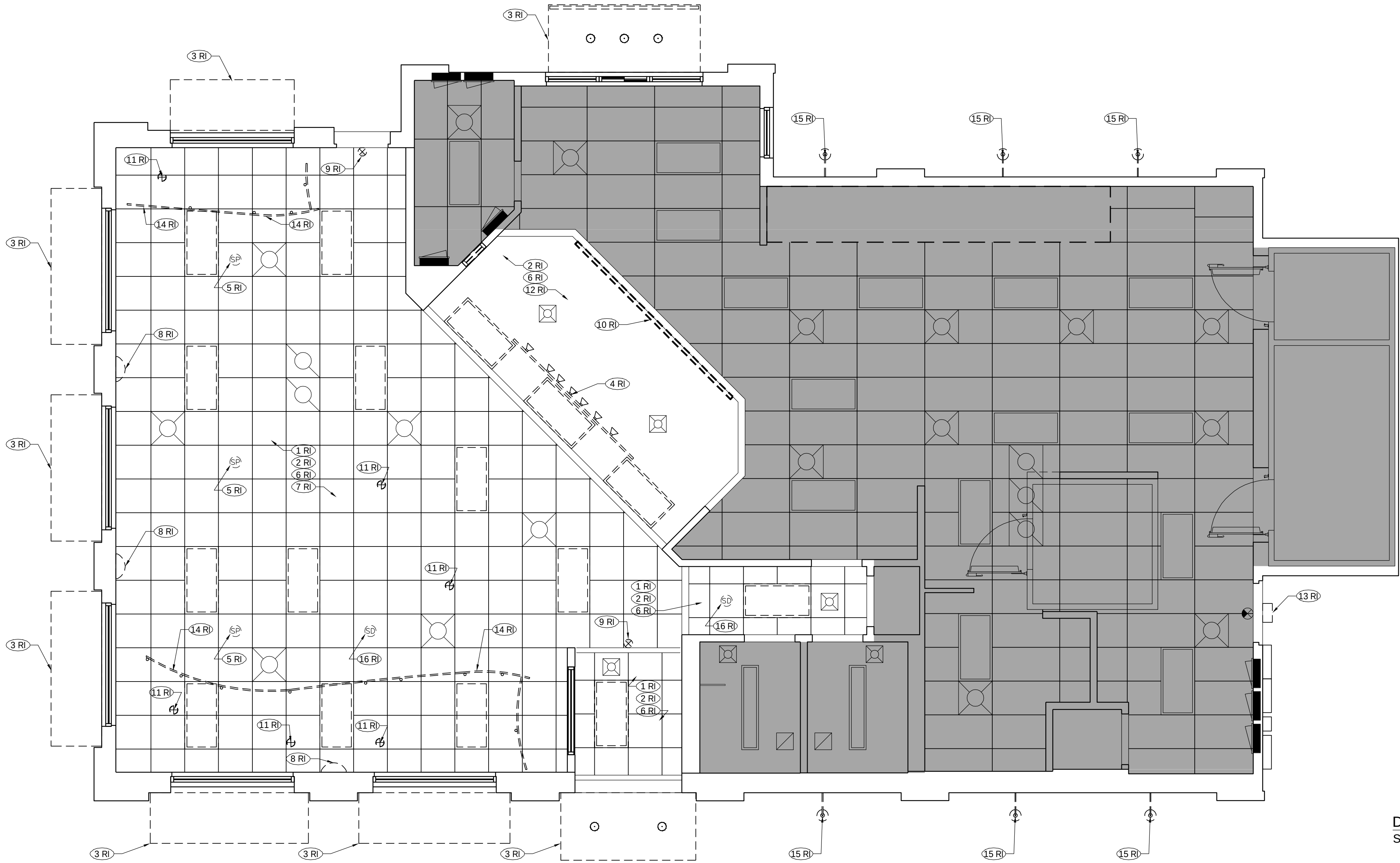
N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

STORE NO. K071209
ISSUE DATE 09.11.20
ARCV NUMBER 180060

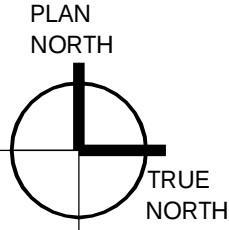
SHEET TITLE
DEMOLITION:
FLOOR PLAN

SHEET NO.
D-1.0

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PLOTTED: Wednesday, September 9, 2020 11:54 PM



DEMOLITION REFLECTED CEILING PLAN
Scale: 1/4" = 1'-0"



DEMOLITION REFLECTED CEILING PLAN KEY NOTES

STANDARD SCOPE NOTES (RI)

- EXISTING CEILING GRID IN DINING TO REMAIN U.N.O. G.C. TO REMOVE CEILING TILES AND REPLACE WITH NEW. REFER TO REFLECTED CEILING PLAN A-1.3 FOR ADDITIONAL INFORMATION.
- EXISTING LIGHT FIXTURE TO BE REMOVED. REFER TO REFLECTED CEILING PLAN A-1.3 AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- EXISTING EXTERIOR AWNINGS / CANOPIES TO BE REMOVED. PATCH/ REPAIR/ PREP SURFACES TO ACCEPT NEW FINISHES AND AWNINGS. REFER TO REFLECTED CEILING PLAN A-1.3 FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING TRACK LIGHTING.
- EXISTING CEILING MOUNTED SPEAKERS TO BE CLEANED AND REPAINTED. REMOVE AND RE-INSTALL AS NEEDED FOR NEW WORK. REFER TO REFLECTED CEILING PLAN A-1.3 FOR MORE INFORMATION.
- EXISTING CEILING DIFFUSERS AND GRILLES TO REMAIN. REFER TO REFLECTED CEILING PLAN A-1.3 FOR MORE INFORMATION.
- EXISTING WIFI ROUTER. REMOVE AND RE-INSTALL AS NEEDED FOR NEW WORK. REFER TO REFLECTED CEILING PLAN A-1.3 AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- REMOVE EXISTING WALL SCONCE.
- REMOVE EXISTING EMERGENCY LIGHTING AND EMERGENCY EXIT SIGNAGE. REFER TO REFLECTED CEILING PLAN A-1.3 FOR MORE INFORMATION.
- REMOVE EXISTING MENU BOARD, AND SAVE FOR REINSTALLATION. REFER TO REFLECTED CEILING PLAN A-1.3 FOR MORE INFORMATION.
- EXISTING PENDANT LIGHTS TO BE REMOVED, CAP ELECTRICAL.
- EXISTING GYPSUM BOARD CEILING TO REMAIN. PATCH AND REPAIR NECESSARY.
- EXISTING EMERGENCY EGRESS LIGHT FIXTURE TO BE REMOVED. REFER TO REFLECTED CEILING PLAN A-1.3 FOR MORE INFORMATION.
- REMOVE EXISTING DECORATIVE VALANCE.
- EXISTING EXTERIOR LIGHT TO BE REMOVED, CAP ELECTRICAL. PATCH/ REPAIR BUILDING SURFACES AS REQUIRED.
- EXISTING SMOKE DETECTORS TO BE REMOVED AND REINSTALLED. REFER TO REFLECTED CEILING PLAN A-1.3 AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

LEGEND

	EXISTING WALL TO REMAIN
	EXISTING HALF WALL TO REMAIN
	EXISTING WALL TO BE REMOVED

GENERAL NOTES

- THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE PUBLIC AND/OR WORKMEN ON THE JOB AND TO PREVENT ACCIDENTS OR INJURY TO ANY PERSON ON, ABOUT, OR ADJACENT TO THE PREMISES. THE G.C. SHALL COMPLY WITH ALL LAWS, ORDINANCES, CODES, RULES AND REGULATIONS RELATIVE TO SAFETY AND THE PREVENTION OF ACCIDENTS.
- THESE DEMOLITION PLANS ARE TO BE USED IN CONJUNCTION WITH THE ENTIRE SET OF WORKING DRAWINGS. DO NOT REMOVE OR DEMOLISH ANYTHING WITHOUT VERIFYING AND COORDINATING WITH ALL GENERAL TRADES AS TO HOW THEY RELATE TO THE OVERALL PROJECT.
- GENERAL CONTRACTOR SHALL PAY FOR ALL REQUIRED DEMOLITION PERMIT FEES AND OBTAIN ALL APPLICABLE DEMOLITION PERMITS.
- GENERAL CONTRACTOR SHALL REMOVE ALL DEBRIS & EQUIPMENT DAILY DURING THE DEMOLITION WORK.
- GENERAL CONTRACTOR SHALL PATCH AND REPAIR ALL DAMAGED SURFACES.
- GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING SITE AND BUILDING CONDITIONS PRIOR TO CONSTRUCTION.
- ABANDONED PIPES SHALL BE CAPPED IN A MANNER TO CONCEAL WITHIN WALL, CEILING OR FLOOR.
- DEMOLITION MEANS AND METHODS ARE CONTRACTORS RESPONSIBILITY.
- A SINGLE RESTROOM IS TO BE AVAILABLE AND FUNCTIONING AT ALL TIMES FOR EMPLOYEES DURING RENOVATION.



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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

Mark	Date	By

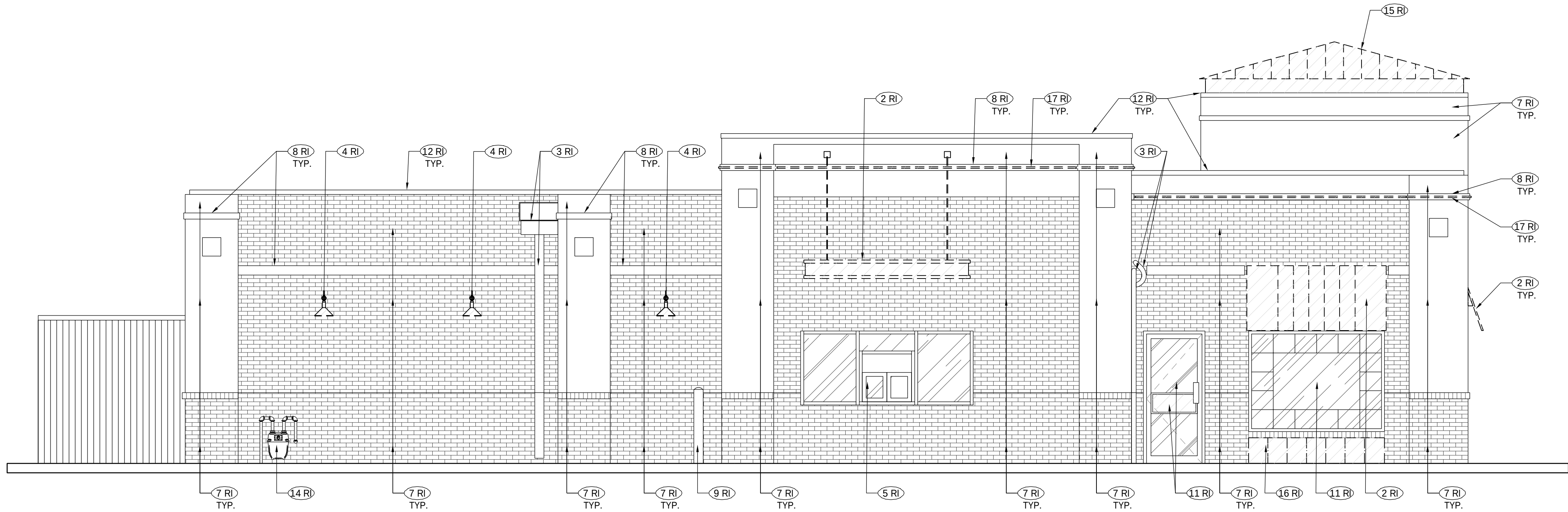
PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO
AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

STORE NO. K071209
ISSUE DATE 09.11.20
ARC NUMBER 180060

SHEET TITLE
DEMOLITION:
REFLECTED CEILING
PLAN

SHEET NO.
D-2.0



1 - EXISTING DRIVE THRU ELEVATION
Scale: 1/4" = 1'-0"

DEMOLITION EXTERIOR ELEVATION KEY NOTES:

SEE MASTER SCHEDULE (SCHD-1) FOR ALL LIGHTING, FINISH AND COMPONENT TAGS

STANDARD SCOPE NOTES (RI)

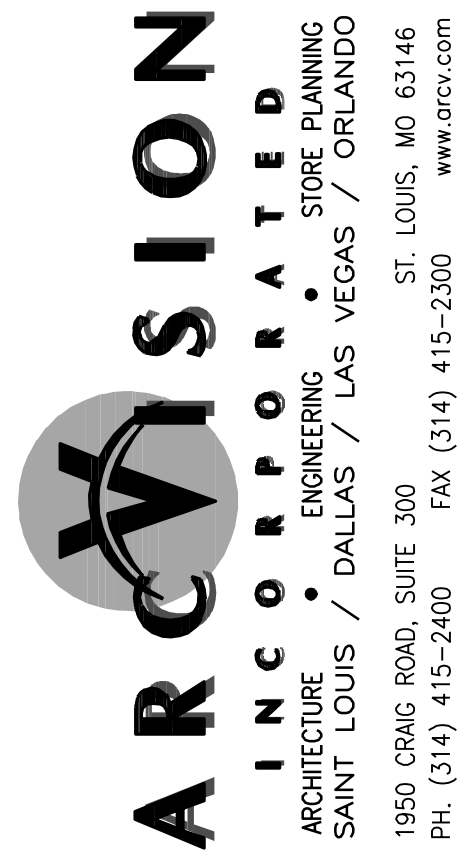
- 1 REMOVE COLONEL SIGN, DISCONNECT POWER & RETAIN CIRCUIT FOR RE-USE.
- 2 EXISTING AWNING / CANOPY TO BE REMOVED. PATCH/ REPAIR/ PREP SURFACES TO RECEIVE NEW FINISHES & AWNINGS AS REQUIRED. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
- 3 EXISTING DOWNSPOUTS, SCUPPER AND COLLECTOR TO REMAIN. PREP FOR PAINT. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
- 4 REMOVE EXISTING LIGHT FIXTURE, CAP POWER AND PAINT COVER. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
- 5 EXISTING DRIVE-THRU WINDOW TO REMAIN.
- 6 EXISTING SERVICE DOOR AND FRAME TO REMAIN. PREP FOR PAINT. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
- 7 EXISTING BUILDING FINISH TO REMAIN. PREP FOR NEW PAINT. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
- 8 EXISTING E.I.F.S. BAND TO REMAIN. PREP FOR NEW PAINT. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
- 9 EXISTING BOLLARD TO REMAIN.
- 10 EXISTING ELECTRICAL SERVICE EQUIPMENT TO REMAIN. PREP FOR PAINT. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
- 11 EXISTING STORE FRONT SYSTEM, WINDOWS AND DOORS TO REMAIN. REMOVE EXISTING, BRANDED, PLASTIC DOOR PANEL AND REPLACE WITH NEW ALUMINUM PANEL. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
- 12 EXISTING PARAPET CAP TO REMAIN. REPAIR AS NEEDED, SEAL AND PREP FOR PAINT. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
- 13 EXISTING EMERGENCY EGRESS LIGHT FIXTURE TO BE REMOVED.
- 14 EXISTING GAS METER TO REMAIN. PREP FOR PAINT. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
- 15 REMOVE EXISTING STRIPED PYRAMID ROOF, FRAMING, SKIRT AND LIGHT FIXTURE. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
- 16 REMOVE EXISTING STRIPED MATERIAL TO EXISTING FACE BRICK. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.
- 17 REMOVE EXISTING NEON LIGHTING AND CAP POWER. REFER TO EXTERIOR ELEVATIONS A-2.0 & A-2.1 FOR ADDITIONAL INFORMATION.

GENERAL NOTES

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TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER-1 DEC 2016

REVISION:		
Mark	Date	By
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PROJECT TITLE
CD TEMPLATE
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AMERICAN SHOWMAN"

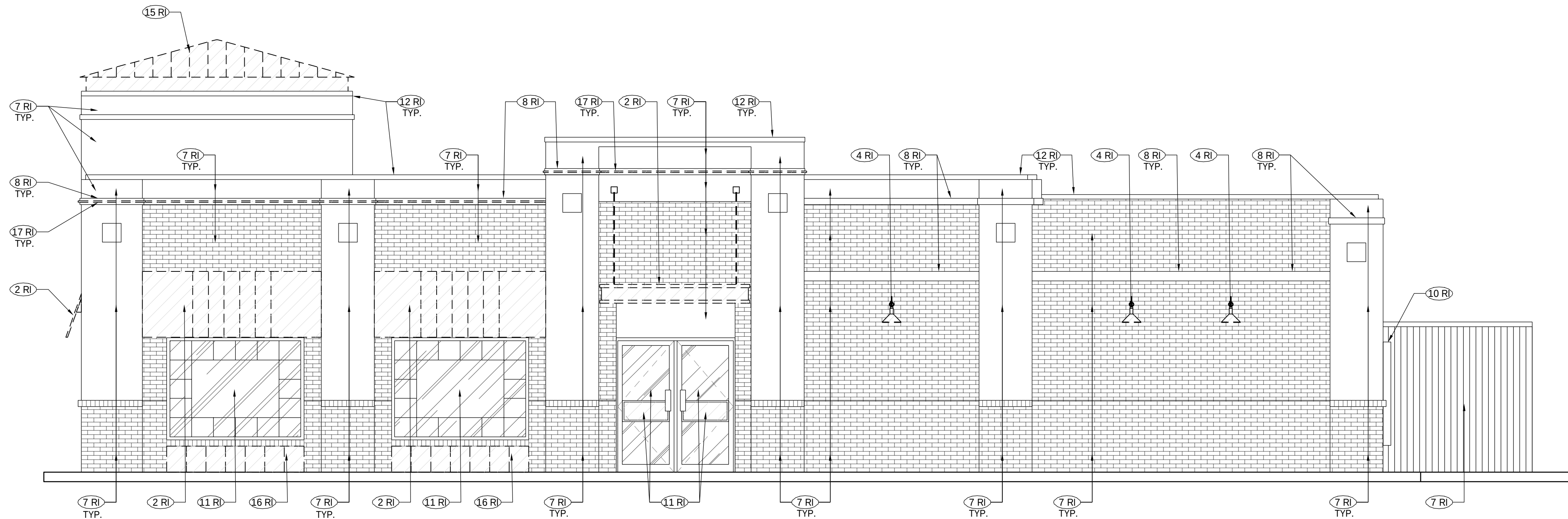
N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

STORE NO.	K071209
ISSUE DATE	09.11.20
ARCV NUMBER	180060

SHEET TITLE
DEMOLITION:
EXTERIOR
ELEVATIONS

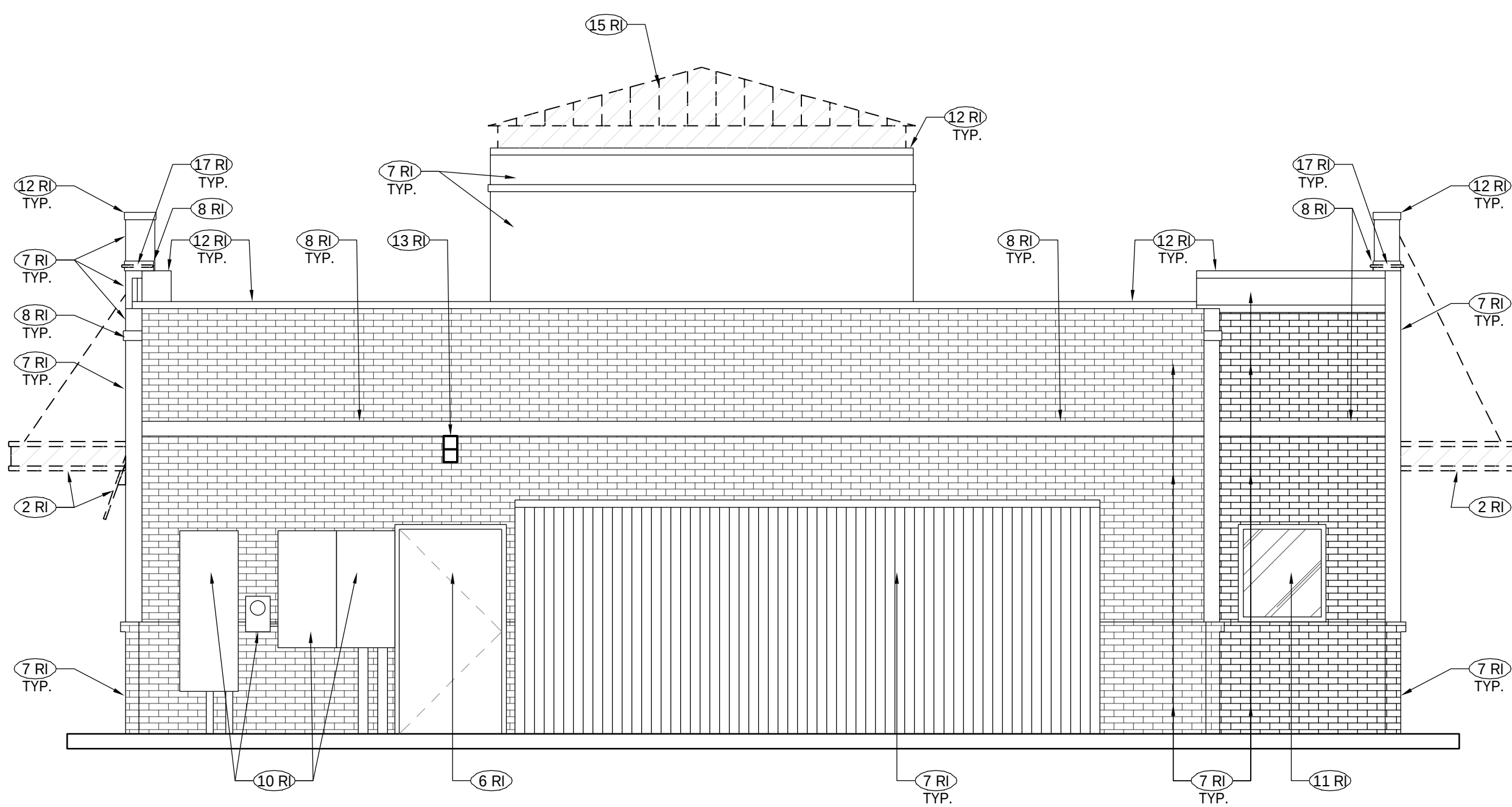
SHEET NO.
D-3.0

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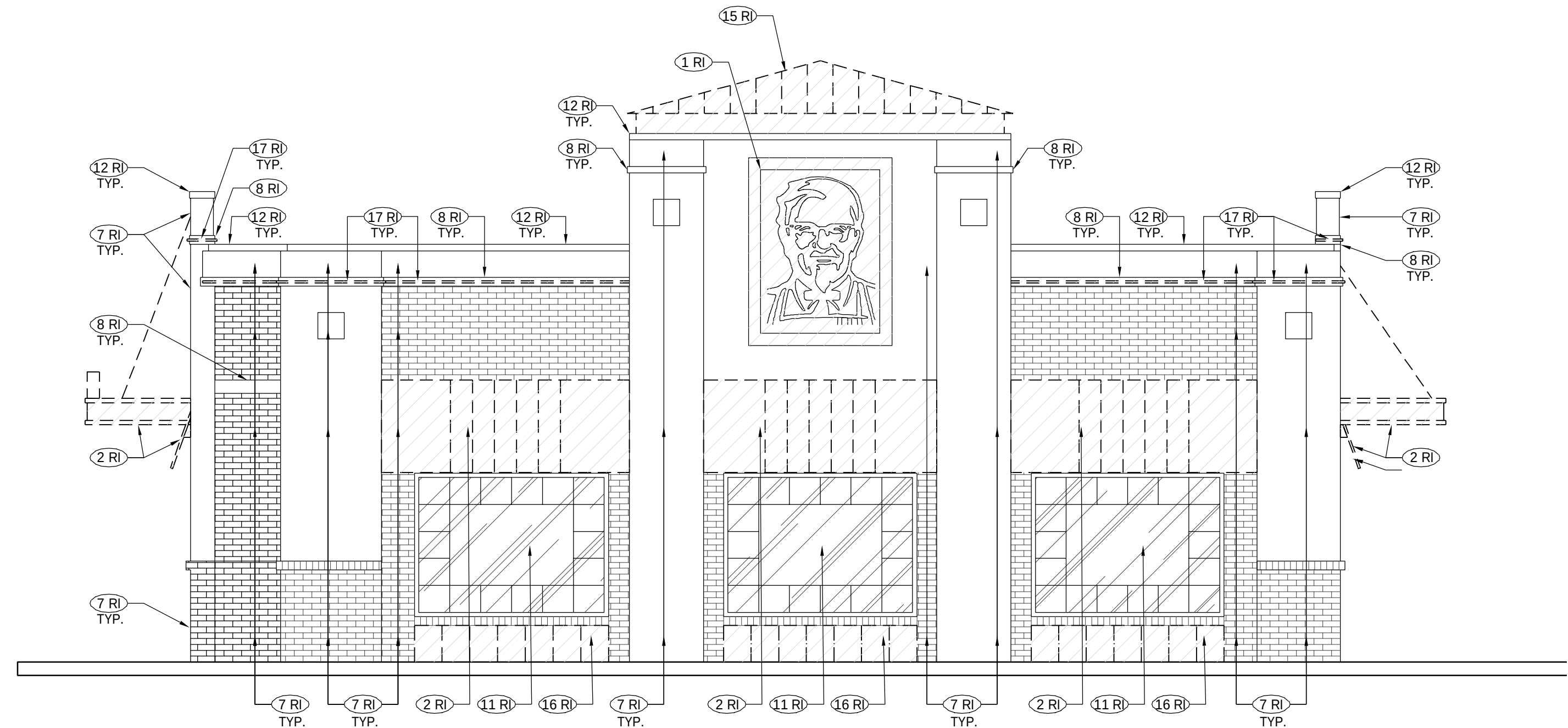
SEE D-3.0 FOR KEY NOTES

1 - EXISTING SIDE ENTRY ELEVATION
Scale: 1/4" = 1'-0"



SEE D-3.0 FOR KEY NOTES

3 - EXISTING REAR ELEVATION
Scale: 1/4" = 1'-0"



SEE D-3.0 FOR KEY NOTES

2 - EXISTING FRONT ELEVATION
Scale: 1/4" = 1'-0"



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TACO BELL EXPLORER
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REVISION:	Mark	Date	By
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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO
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N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

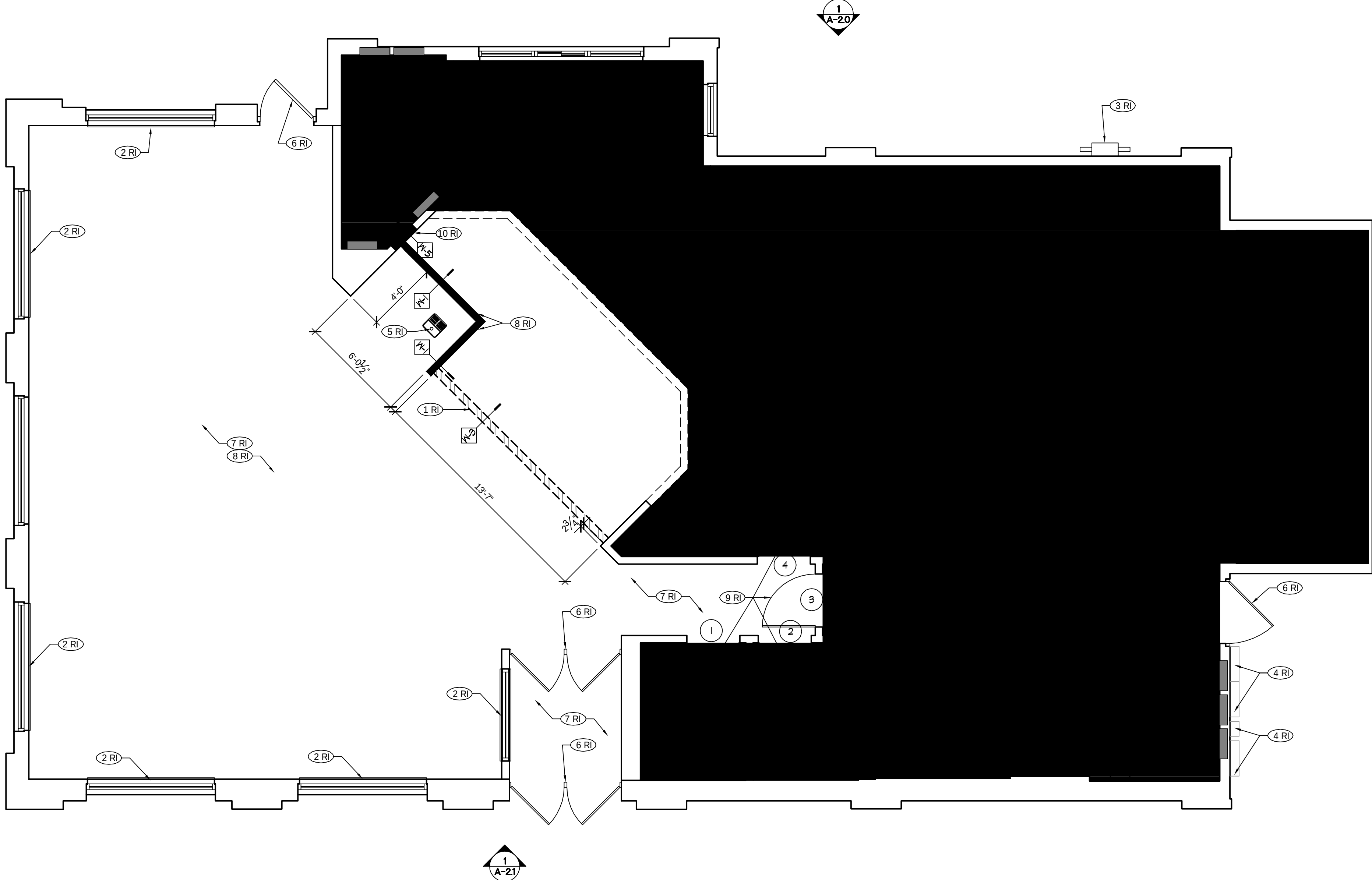
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SHEET TITLE
DEMOLITION:
EXTERIOR
ELEVATIONS

SHEET NO.

D-3.1

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PLOTTED: Monday, October 5, 2020 11:48:07 AM



FLOOR PLAN
Scale: 1/4" = 1'-0"

FLOOR PLAN KEY NOTES

STANDARD SCOPE NOTES (RI)

- NEW SERVICE COUNTER KNEE WALL BY G.C.
- NEW DECORATIVE WINDOW SILLS AT EXISTING WINDOWS, PROVIDED AND INSTALLED BY G.C. REFER TO SHEET A-1.1 FOR ADDITIONAL INFORMATION.
- EXISTING GAS METER TO REMAIN. G.C. TO PROTECT DURING ALL PHASES OF CONSTRUCTION.
- EXISTING ELECTRICAL EQUIPMENT TO REMAIN. G.C. TO PROTECT DURING ALL PHASES OF CONSTRUCTION.
- EXISTING FLOOR DRAIN TO REMAIN AND TO BE MODIFIED. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- EXISTING EXTERIOR DOOR AND HARDWARE TO REMAIN. REPLACE BRANDED PLASTIC DOOR PANEL INSERTS WITH NEW ALUMINUM PANEL INSERTS AT STOREFRONT DOORS.
- PREP EXISTING WALLS AS REQUIRED FOR NEW FINISHES. REFER TO INTERIOR ELEVATIONS A-2.2 FOR ADDITIONAL INFORMATION.
- NEW INTERIOR STUD WALL TO UNDERSIDE OF DECK.
- NEW DOOR INSTALLED IN EXISTING FRAME. REFER TO INTERIOR ELEVATIONS A-2.2 AND DOOR SCHEDULE SCHD-2 FOR ADDITIONAL INFORMATION.
- INFILL OPENING WITH MATERIALS TO MATCH EXISTING. PROVIDE A SMOOTH FINISH TO EXISTING ADJACENT SURFACES.

WALL TYPES

- INTERIOR WALL:**
2x4 (2x6 WHERE NOTED) WOOD STUDS AT 16" O.C., SECURED TO SLAB.
1/2" GYPSUM BOARD FROM TOP OF CEMENT BOARD TO 2" ABOVE CEILING (DINING ROOM SIDE).
1/2" PLYWOOD FROM TOP OF CEMENT BOARD TO 2" ABOVE CEILING (KITCHEN SIDE).
1/2" CEMENT BOARD FULL HEIGHT BEHIND WALL TILE AREA (DRINK STATION)
SEE SHEETS A-4.0, A-4.1, A-4.2, A-4.3, SCHD-1, SCHD-2.
- RESTROOM WALL:**
2x4 (2x6 WHERE NOTED) WOOD STUDS AT 16" O.C., SECURED TO SLAB.
3-1/2" UN-FACED SOUND BATT INSULATION, FULL HEIGHT OF FINISHED WALL.
1/2" CEMENT BOARD FULL HEIGHT BEHIND WALL TILE AREA; 1/2" GYPSUM BOARD AT NON-TILED WALL AREAS (RESTROOM SIDE).
1/2" CEMENT BOARD TO 12" A.F.F. (KITCHEN/DINING ROOM/OFFICE SIDE).
1/2" GYPSUM BOARD FROM TOP OF CEMENT BOARD TO 2" ABOVE CEILING (DINING ROOM SIDE).
1/2" PLYWOOD FROM TOP OF CEMENT BOARD TO 2" ABOVE CEILING (KITCHEN/OFFICE SIDE).
SEE SHEETS A-4.0, A-4.1, A-4.2, A-4.3, SCHD-1, SCHD-2.
- SERVICE COUNTER KNEE WALL:**
33" HIGH
2x4 WOOD STUDS AT 16" O.C. SECURED TO SLAB
1/2" PLYWOOD (CUSTOMER FACING SIDE)
1/2" CEMENT BOARD TO 12" A.F.F. (KITCHEN SIDE)
1/2" PLYWOOD FROM TOP OF CEMENT BOARD TO TOP OF FRAMING (KITCHEN SIDE)
- INTERIOR WALL (ONE SIDE ONLY):**
2x4 (2x6 WHERE NOTED) WOOD STUDS @ 16" O.C. SECURED TO SLAB
1/2" CEMENT BOARD TO 12" A.F.F. (KITCHEN SIDE & DINING ROOM SIDE)
1/2" GYPSUM BOARD FROM TOP OF CEMENT BOARD TO 2" ABOVE CEILING (DINING ROOM SIDE)
1/2" PLYWOOD FROM BOTTOM OF OPENING TO 2" ABOVE CEILING (KITCHEN SIDE)
1/2" CEMENT BOARD FULL HEIGHT BEHIND WALL TILE AREA (RESTROOM/DRINK STATION)
SEE SHEETS A-4.0, A-4.1, A-4.2, A-4.3, SCHD-1, SCHD-2.
- INTERIOR WALL INFILL:**
2x4 WOOD STUDS @ 16" O.C., SECURED TO SLAB OR OPENING BASE AND TO TOP OF OPENING
1/2" CEMENT BOARD TO 12" A.F.F. (KITCHEN SIDE) (IF GOING TO FLOOR)
1/2" CEMENT BOARD FULL HEIGHT BEHIND TILE (TILED WALL IN DINING ROOM)
1/2" GYPSUM BOARD FROM TOP OF CEMENT BOARD TO TOP OF OPENING (DINING ROOM)
SEE SHEETS A-4.0, A-4.1, A-4.2, A-4.3, SCHD-1, SCHD-2.
- EXTERIOR WALL INFILL:**
2x4 WOOD STUDS @ 16" O.C., SECURED TO SLAB OR OPENING BASE AND TO TOP OF OPENING
5/8" SHEATHING FLUSH @ ALL SIDES, PROVIDE SMOOTH, FLUSH FINISH WITH ADJACENT SURFACES (EXTERIOR SIDE)
1/2" CEMENT BOARD FULL HEIGHT OF OPENING BEHIND TILE (TILED WALL IN DINING ROOM)
1/2" PLYWOOD FROM BOTTOM OF OPENING TO TOP OF OPENING FLUSH ON ALL SIDES (KITCHEN AREA)
SEE SHEETS A-4.0, A-4.1, A-4.2, A-4.3, SCHD-1, SCHD-2.

LEGEND

- EXISTING WALL TO REMAIN
- EXISTING HALF WALL TO REMAIN
- NEW WALL
- NEW HALF HEIGHT WALL
- NEW DOOR, REFER TO DOOR SCHEDULE ON SCHD-3
- NEW WINDOW, REFER TO WINDOW SCHEDULE ON SCHD-3

GENERAL NOTES

- A. DO NOT SCALE THE DRAWINGS. ANY DIMENSIONAL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCING CONSTRUCTION.
- B. DIMENSIONS THAT ORIGINATE FROM EXISTING ELEMENTS OF THE BUILDING ARE FROM FACE OF FINISH. ALL OTHER DIMENSIONS ARE TO FACE OF STUD U.O.N.
- C. DIMENSIONS NOTED AS "CLEAR" OR "HOLD" ARE MINIMUM REQUIRED NET CLEARANCE FROM FACE OF FINISH. VERIFY EQUIPMENT SIZES WITH VENDOR PRIOR TO INTERIOR WALL FRAMING.
- D. G.C. SHALL VERIFY ALL ROUGH OPENINGS PRIOR TO FRAMING.
- E. PROVIDE BLOCKING FOR SUPPORT OF FIXTURES, EQUIPMENT, SHELVING, MILLWORK ITEMS AND SIMILAR CONSTRUCTION AS REQUIRED FOR SOUND, STABLE INSTALLATION. FIELD VERIFY 5 LOCATIONS. BLOCKING TO CONSIST OF FIRE TREATED 5 PLYWOOD IN LIEU OF GYPSUM BOARD AT AREAS COVERED WITH FRP WALL FINISH. ALL BLOCKING IN WALLS SHALL BE FIRE TREATED.
- F. EXTERIOR DOOR CLOSERS SHALL BE ADJUSTED TO HAVE A MAXIMUM 5 LBS OPENING FORCE.
- G. BOTTOM 12" OF ALL NEW WALLS TO BE CONSTRUCTED WITH 1/2" CEMENT BOARD.



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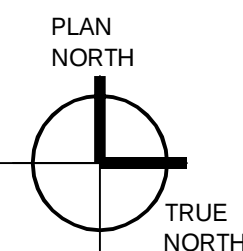
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SHEET TITLE
FLOOR PLAN

SHEET NO.

A-1.0



*SEE FINISH SCHEDULE (SCHD-1) FOR ALL FINISH TAGS

- (1) POST MAXIMUM OCCUPANT LOAD ON WALL ADJACENT TO MAIN ENTRY. MAXIMUM OCCUPANCY IS 76.
- (2) SKIM COAT EXISTING WALLS (TO LEVEL 3) WHERE WALL COVERING HAS BEEN REMOVED. PRIME AND PAINT WALLS. REFER TO INTERIOR ELEVATIONS A-2.2 FOR ADDITIONAL INFORMATION.
- (3) NEW KNEE WALL BY G.C. TO BE INSTALLED BY G.C. AT 33' AFF. COVER NEW KNEE WALL WITH NEW DECORATIVE PANELS. REFER TO INTERIOR ELEVATIONS A-2.2 FOR ADDITIONAL INFORMATION. COUNTERTOP, PROVIDED BY VENDOR
- (4) NEW SURFACE MOUNTED STAINLESS STEEL CORNER GUARDS. PROVIDE AND INSTALL GUARD 18GA 3/4" x 3/4" WIDE TO EXPOSED SURFACES WITH SILICONE ADHESIVE.
- (5) EXISTING FLOOR TILE AND BASE TILE TO REMAIN.
- (6) NEW FRP OVER EXISTING MENU BOARD. INSTALL STAINLESS STEEL CAP ON BOTTOM OF SOFFIT. REFER TO INTERIOR ELEVATIONS A-2.2.
- (7) NEW WHITE CORIAN WINDOW SILL / WALL CAP (F-2).
- (8) NEW RUBBER BASE OVER SERVICE COUNTER PANEL AND AT NEW WING WALLS, REFER TO INTERIOR ELEVATIONS A-2.2.
- (9) INSTALL FRP OVER WALL SURFACE TO CEILING, REFER TO INTERIOR ELEVATIONS A-2.2.
- (10) NEW PRE-FINISHED FLOOR TO CEILING DECORATIVE WALL TRIM PANELS. INSTALL PANELS 1/2' BELOW CEILING FOR VENTILATION PURPOSES.
- (11) INSTALL NEW WAINSCOT PANELS THROUGHOUT DINING ROOM. PREP WALLS BY SANDING PRIOR TO INSTALLATION OF NEW FULLY ADHERED PLANK WALL PANEL SYSTEM.
- (12) INSTALL NEW CHAIR RAIL ABOVE WAINSCOT. REFER TO INTERIOR ELEVATIONS A-2.2 FOR ADDITIONAL INFORMATION.
- (13) PRIME AND PAINT WALLS ABOVE WAINSCOT AND CHAIR RAIL. REFER TO INTERIOR ELEVATIONS A-2.2 FOR ADDITIONAL INFORMATION.
- (14) EXISTING FLOOR SINK TO BE REUSED. REFER TO PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
- (15) INSTALL NEW QUOTE WALL PANEL.
- (16) NEW SURFACE MOUNTED STAINLESS STEEL CORNER GUARDS. PROVIDE AND INSTALL GUARD 20GA 2" x 2" WIDE TO EXPOSED SURFACES WITH SILICONE ADHESIVE.

	EXISTING WALL TO REMAIN
	EXISTING HALF WALL TO REMAIN
	NEW WALL
	NEW HALF HEIGHT WALL

- A. REFER TO PLUMBING PLANS FOR FLOOR DRAIN, FLOOR SINK, HUB DRAIN & CLEANOUT LOCATIONS. COORDINATE TILES INSTALLATION AROUND THESE ITEMS AND WITH PLUMBING CONTRACTOR TO ACHIEVE A CLEAN, FLUSH INSTALLATION.
- B. REFER ALSO TO INTERIOR ELEVATIONS SHEETS A-2.2 & A-2.3 FOR EXTENT OF BASE & WALL FINISHES.
- C. EXTEND FLOOR FINISHES INTO RECESSES & TOE/KICK SPACES @ ALL MILLWORK AS APPLICABLE.
- D. BOTTOM 12" OF ALL NEW WALLS TO BE CONSTRUCTED WITH 1/2" CEMENT BOARD.

1. _____

2. _____

3. _____

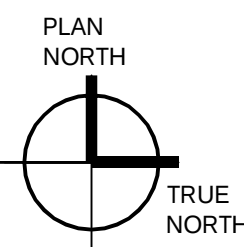
4. _____

5. _____

FLOOR FINISH PLAN

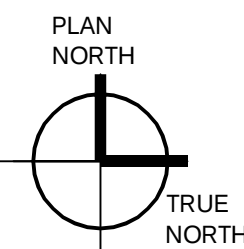
A-1.1





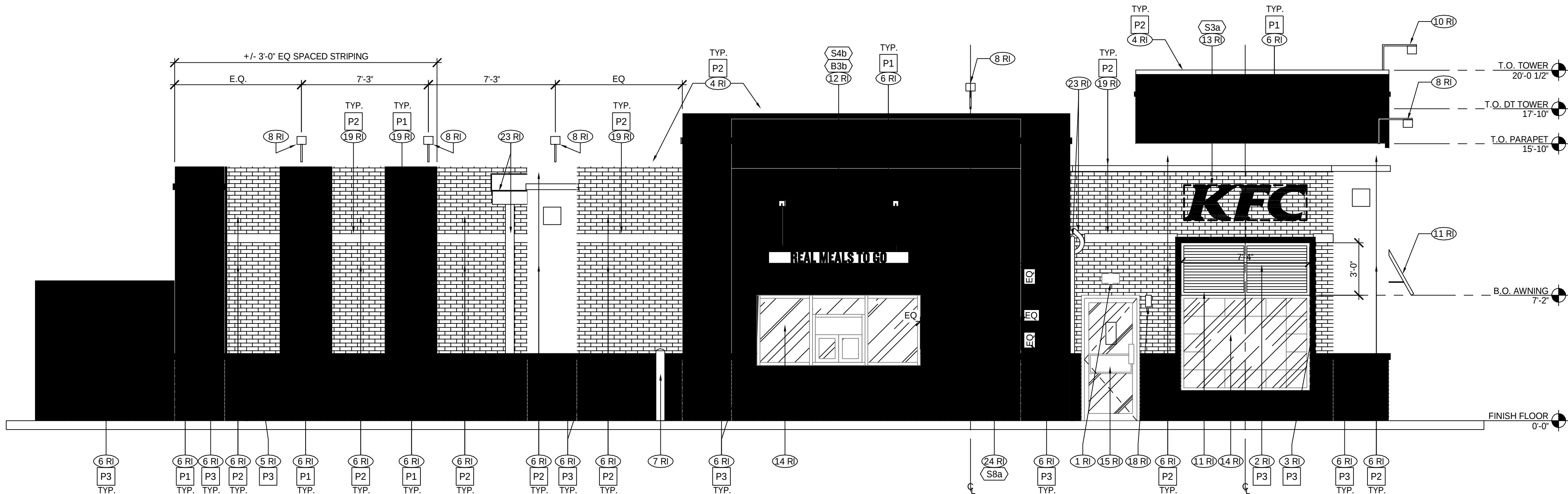
SHEET NO.

A-1.2



A-1.3

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1 - DRIVE-THRU ELEVATION
Scale: 1/4" = 1'-0"

EXTERIOR ELEVATION KEY NOTES:

SEE MASTER SCHEDULE (SCHD-1) FOR ALL LIGHTING, FINISH AND COMPONENT TAGS

STANDARD SCOPE NOTES (RI)

- NEW LIGHT FIXTURE CENTERED OVER DOOR OR AS NOTED. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- WALL SURFACE BEHIND NEW AWNINGS TO BE PAINTED AS INDICATED. REFER TO FINISH SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
- 4" WIDE BORDER TO BE PAINTED AROUND WINDOW AS INDICATED. REFER TO FINISH SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
- EXISTING PARAPET CORING TO BE REPAIRED, SEALED AND PAINT AS INDICATED. REFER TO FINISH SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
- EXISTING GAS METER. PAINT AS NOTED.
- PAINT EXISTING SURFACE AS INDICATED. REFER TO FINISH SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
- EXISTING BOLLARD TO REMAIN. PROVIDE NEW 'SAFETY YELLOW' PLASTIC BOLLARD COVER.
- NEW LIGHT FIXTURE CENTERED ON WINDOW OR GRAPHIC or OTHERWISE AS INDICATED IN ELEVATION. PATCH AND REPAIR ROOF MEMBRANE AT FIXTURE ATTACHMENT POINT. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- INSTALL NEW ADDRESS NUMBERS (911 COMPLIANT, BRASS OR BRONZE) AFTER FINISH WORK.
- NEW ACCENT LIGHT FIXTURE. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- NEW PRE-FINISHED METAL LOUVERED AWNINGS (AWNINGS ABOVE DOORS TO HAVE RAIN DIVERTERS).
- NEW DRIVE-THRU CANOPY. REFER TO IMAGE COMPONENT SCHEDULE.
- NEW KFC CHANNEL LETTER SIGN.
- EXISTING WINDOW TO REMAIN. DO NOT PAINT.
- EXISTING EXTERIOR DOOR AND HARDWARE TO REMAIN. REPLACE BRANDED PLASTIC DOOR PANEL INSERTS WITH NEW ALUMINUM PANEL INSERTS AT STOREFRONT DOORS.
- EXISTING EXIT DOOR. PAINT AS NOTED.
- EXISTING ELECTRICAL PANELS TO REMAIN. PAINT AS NOTED USING DIRECT TO METAL (DTM) PAINT. REFER TO FINISH SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
- NEW EMERGENCY LIGHT FIXTURE. PROVIDE REQUIRED FIRE TREATED BLOCKING AT EACH FIXTURE AS NECESSARY FOR SECURE INSTALLATION. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- EXISTING E.I.F.S. BAND TO REMAIN. PAINT AS INDICATED. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
- NEW VINYL GRAPHICS APPLIED TO NEW TOWER PANELS.
- NEW METAL PANEL SYSTEM ATTACHED TO AND HELD OFF EXISTING TOWER. TOP OF PANELING TO ALIGN WITH BOTTOM OF EXISTING TOWER COPING.
- G.C. TO INSTALL METAL CAP AT BOTTOM OF METAL PANEL SYSTEM TO EXISTING FINISH TO ENSURE NO OPENING BEHIND PANEL. PAINT TO MATCH ADJACENT SURFACES.
- PAINT METAL DOWNSPOUT, SCUPPER AND COLLECTOR USING DIRECT TO METAL PAINT. PAINT TO MATCH ADJACENT WALL.
- STENCIL PAINTED GRAPHIC ELEMENT.

SIGNAGE AREA

EXTERIOR

TAG	ITEM DESCRIPTION	S.F.
S1a	VINYL LOGO & GRAPHICS (FOR TOWER PANEL) - FULL HEIGHT - MUG + TEXT	-
S1b	VINYL LOGO & GRAPHICS (FOR TOWER PANEL) - HALF HEIGHT/MUG ONLY	43
S2a,c	KFC 30" LETTERS	-
S2b,d	KFC 24" LETTERS	-
S3a,c	KFC 30" LETTERS	21
S3b,d	KFC 24" LETTERS	-
S4a	"REAL MEALS TO GO" - VINYL LETTERS/ 15' CANOPY	-
S4b	"REAL MEALS TO GO" - VINYL LETTERS/ 8' CANOPY	5
S5a	"WORLD FAMOUS CHICKEN" PIN MOUNT - 16"	-
S5b	"WORLD FAMOUS CHICKEN" LETTERS - 16"	-
S5c	"WORLD FAMOUS CHICKEN" LETTERS - 12"	-
S5d	"WORLD FAMOUS CHICKEN" LETTERS - STACKED	-
S6	"REAL MEALS BUCKET" SIGN	-
S7	"REAL MEALS BUCKET TO GO" SIGN	-
S8a	"HARD WAY" PAINT TEMPLATE - 57" ROUND	71
S8d	"HARD WAY" PAINT TEMPLATE - HORIZONTAL	-
S9	"HOT & FRESH" ARROW SIGN	-
S10	READER BOARD GRAPHIC INSERTS - REAL MEALS TO GO" - BOTH SIDES	-
S11a	PYLON FACE REPLACEMENT - 8'X14'	-
S11b	PYLON FACE REPLACEMENT - 6'X10'	-
S11c	PYLON FACE REPLACEMENT - 5'X9'	-
S11d	PYLON FACE REPLACEMENT - 12'X8'	-
S12a	MONUMENT SIGN FACE REPLACEMENT - SITE SPECIFIC	-
S13a	DIRECTIONAL SIGN REPLACEMENT - 2'X3'	-
V-930	TACO BELL MINI "SWINGING BELL" SIGN	24
V-370	TACO BELL SLAT WALL SYSTEM (= SIMILAR) SLAT AND LOUVER CUSTOM SIZE / HGT, SEE DIMS	-
V-318	TACO BELL 4'-6" x 9'-2" CANOPY	-

SIGNAGE AREA CALCULATIONS

FRONT ELEVATION = SF
TOTAL SIGN SF = SF PROVIDED / _ SF ALLOWABLE

SIDE ENTRY ELEVATION = SF
TOTAL SIGN SF = SF PROVIDED / _ SF ALLOWABLE

DRIVE THRU ELEVATION = SF
TOTAL SIGN SF = SF PROVIDED / _ SF ALLOWABLE

GENERAL NOTES

G.C. TO PROVIDE VERIFICATION OF EXISTING STRUCTURAL ATTACHMENTS FOR NEW BUILDING ELEMENTS. IF REQUIRED PROVIDE ADDITIONAL BLOCKING PER VENDORS RECCOMENDATION

IMAGE COMPONENTS SCHEDULE

SIGNAGE			XX	ELEC
TAG	QTY.	ITEM DESCRIPTION		
S1a	0	VINYL LOGO/GRAPHICS FOR TOWER PANEL - FULL HT.		
S1b	1	VINYL LOGO/GRAPHICS FOR TOWER PANEL - HALF HT.		
S3a	2	KFC CHANNEL LETTERS - 30" RED	-	
S3b	0	KFC CHANNEL LETTERS - 24" RED	-	
S3c	0	KFC CHANNEL LETTERS - 30" WHITE	-	
S3d	0	KFC CHANNEL LETTERS - 24" WHITE	-	
S4a	0	"REAL MEALS TO GO" DIMENSIONAL LETTERS FOR 15' DT CANOPY		
S4b	1	"REAL MEALS TO GO" VINYL LETTERS FOR 8' DT CANOPY		
S5b	0	"WORLD FAMOUS CHICKEN" 16" LETTERS - PAINT		
S5c	0	"WORLD FAMOUS CHICKEN" 12" LETTERS - PAINT		
S5d	1	"WORLD FAMOUS CHICKEN" 12" STACKED LETTERS-PAINT		
S6	0	"REAL MEALS" BUCKET SIGN		
S7	0	"REAL MEALS TO GO" BUCKET SIGN	-	
S8a	2	"HARD WAY" PAINT TEMPLATE - 57" ROUND		
S8d	0	"HARD WAY" PAINT TEMPLATE - HORIZONTAL		
G9a	2	STORE HOURS - ENTRY		
G9b	1	STORE HOURS - DT WINDOW		
BUILDING EXTERIOR ELEMENTS				
B1a	0	TOWER PANEL WITH LOGO AND GRAPHICS - FULL HEIGHT WITH EXTENDER		
B1b	1	TOWER PANEL WITH LOGO AND GRAPHICS - HALF HT.		
B2	0	TOWER LID CANOPY		
B3a	0	DT WINDOW CANOPY - 15' WIDE	-	
B3b	1	DT WINDOW CANOPY - 8' WIDE		
B5a	0	SHUTTERED AWNINGS - 6'-0" WIDE		
B5b	0	SHUTTERED AWNINGS - 6'-4" WIDE		
B5c	0	SHUTTERED AWNINGS - 7'-0" WIDE		



KFC

ARCUSION
INCORPORATED
ARCHITECTURE
ENGINEERING
SAINT LOUIS / DALLAS / LAS VEGAS / ORLANDO
1950 ORANG ROAD, SUITE 300
PH: (314) 415-2460
ST. LOUIS, MO 63146
FAX (314) 415-2300
www.arcv.com

TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER-1 DEC 2016

REVISION:	Mark	Date	By
1			
2			
3			
4			
5			

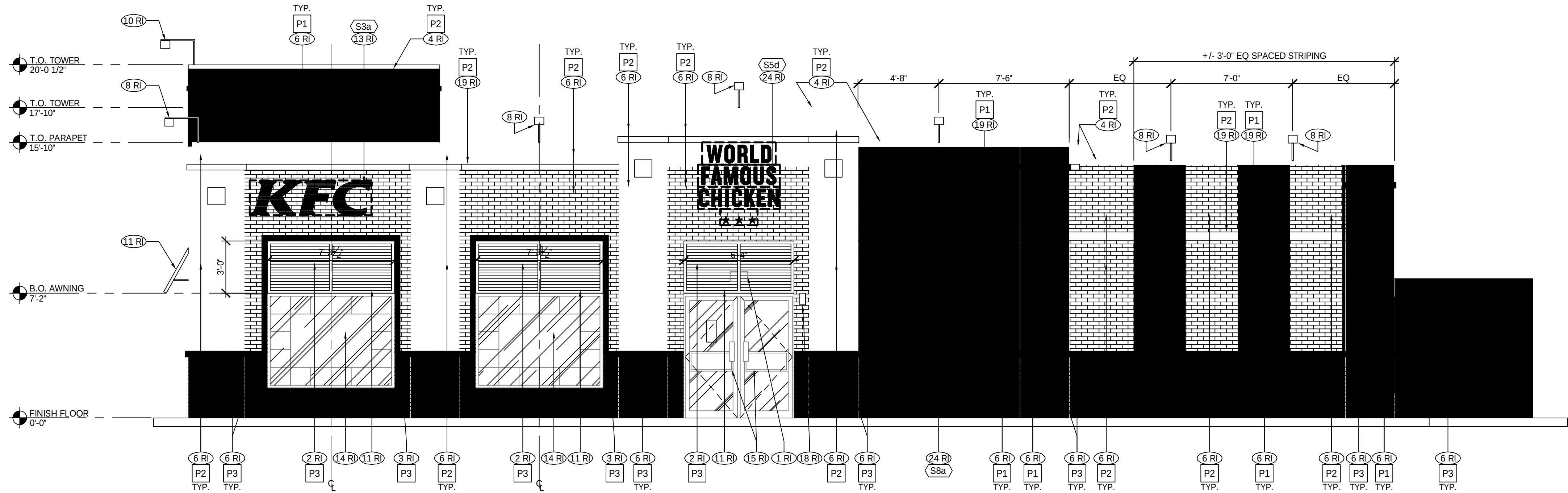
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"K-50 VISION 1.0 TO
AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

STORE NO. K071209
ISSUE DATE 09.11.20
ARCV NUMBER 180060

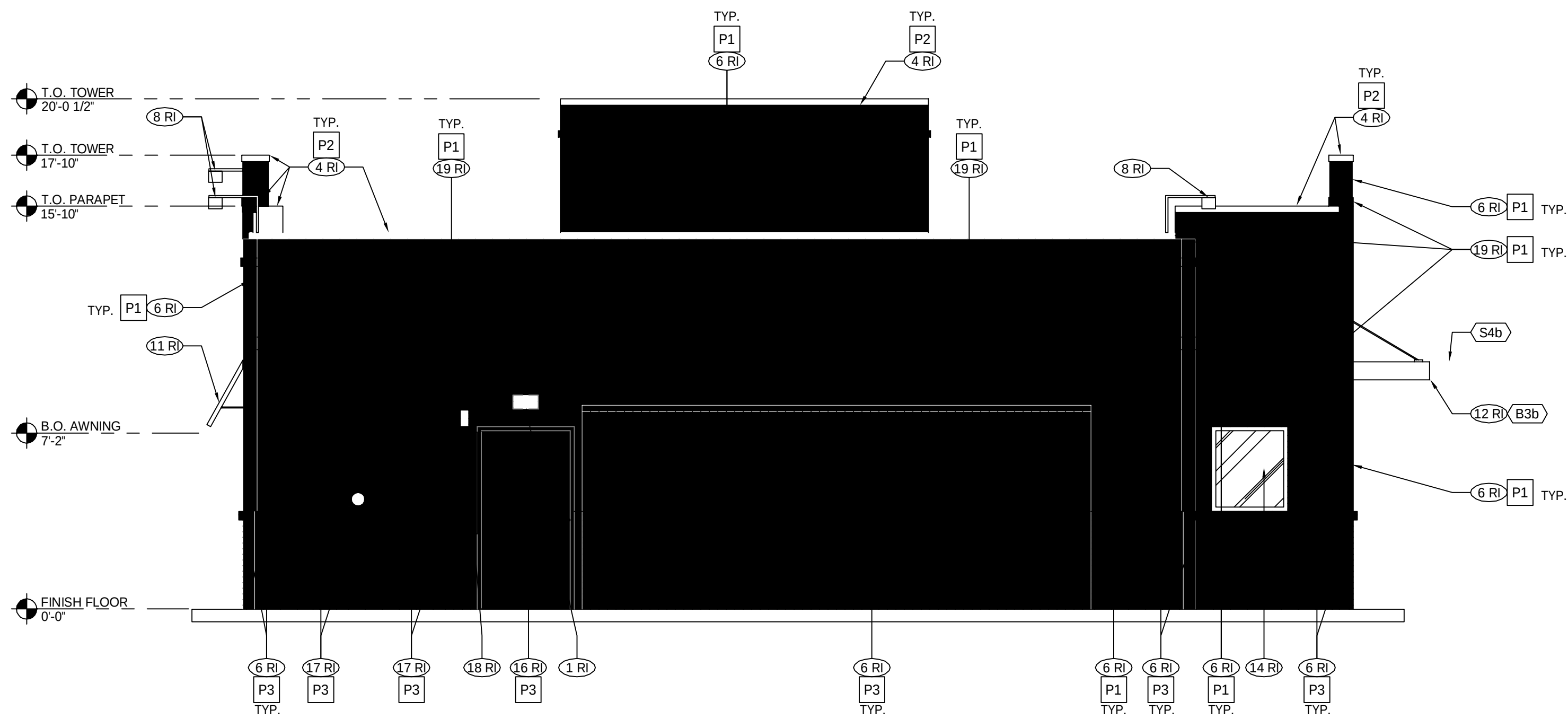
SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET NO.
A-2.0



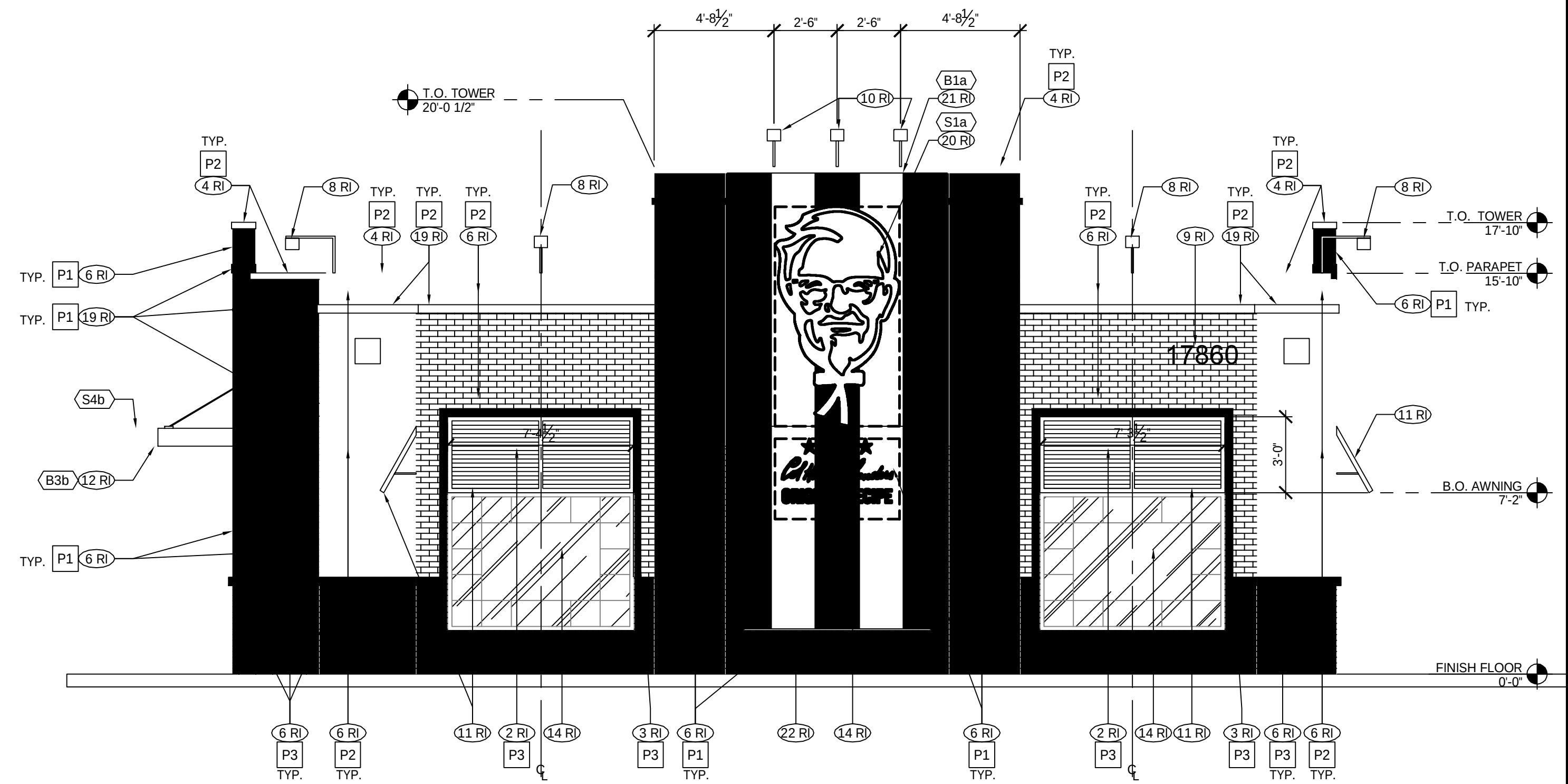
SEE A-2.0 FOR KEY NOTES

1 - ENTRY ELEVATION
Scale: 1/4" = 1'-0"



SEE A-2.0 FOR KEY NOTES

3 - REAR ELEVATION
Scale: 1/4" = 1'-0"



SEE A-2.0 FOR KEY NOTES

2 - FRONT ELEVATION
Scale: 1/4" = 1'-0"



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TEMPLATE VERSION:
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TACO BELL EXPLORER
VER-1 DEC 2016

REVISION:		
Mark	Date	By
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3		
4		
5		

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EXTERIOR
ELEVATIONS

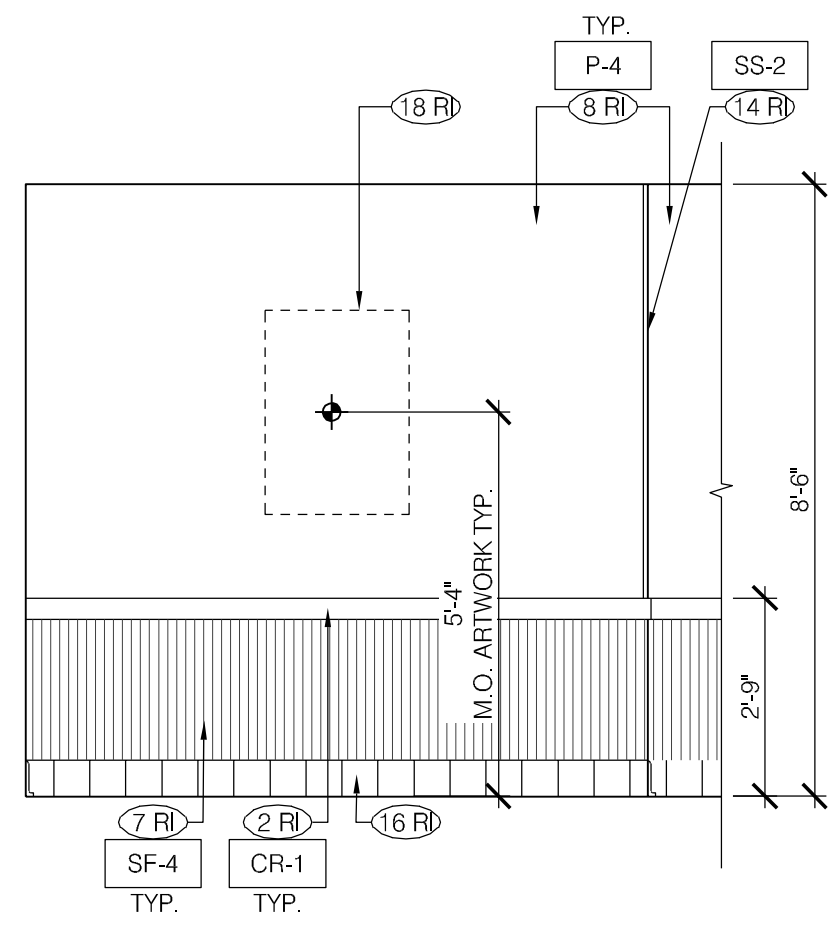
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A-2.1

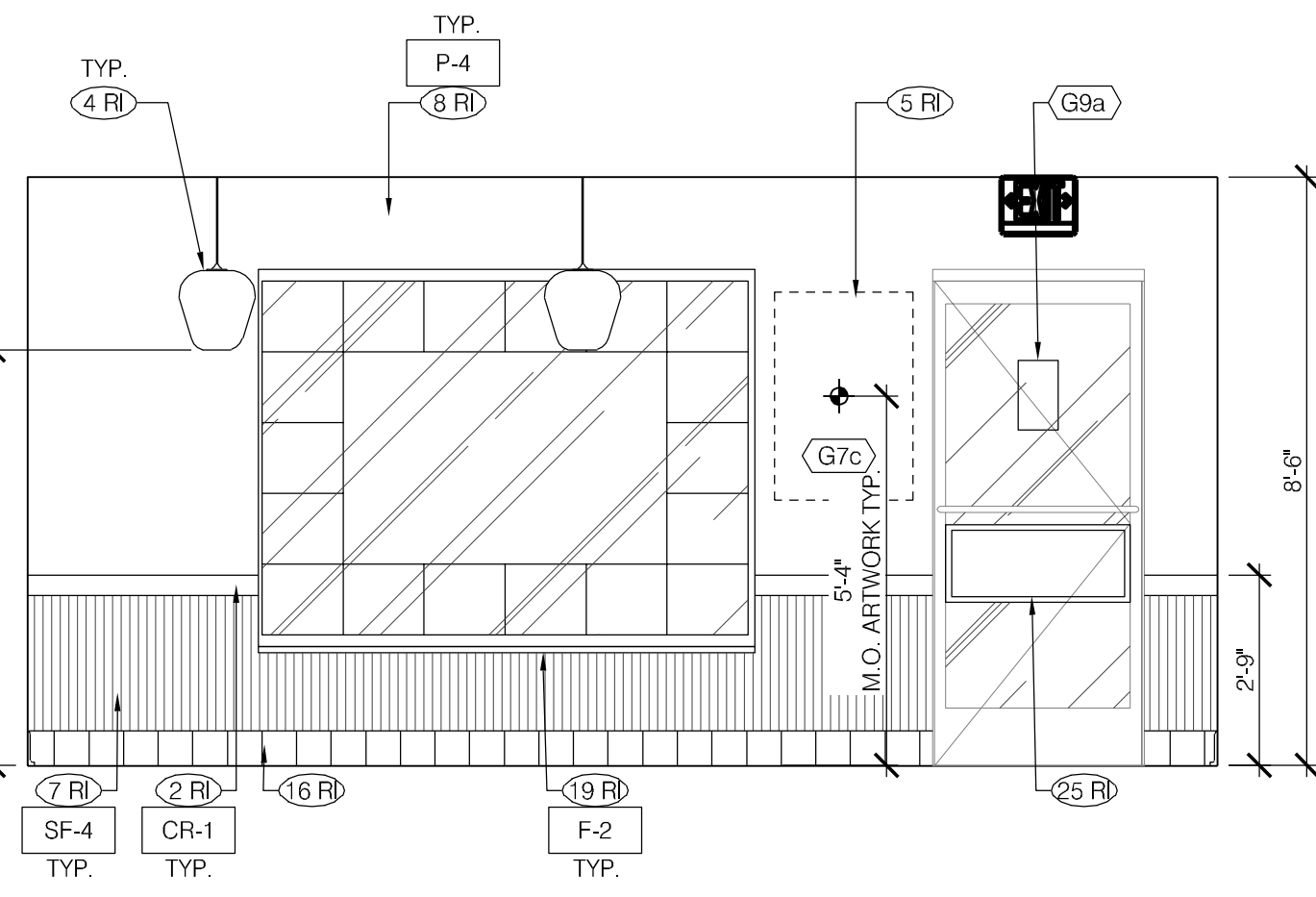


KFC

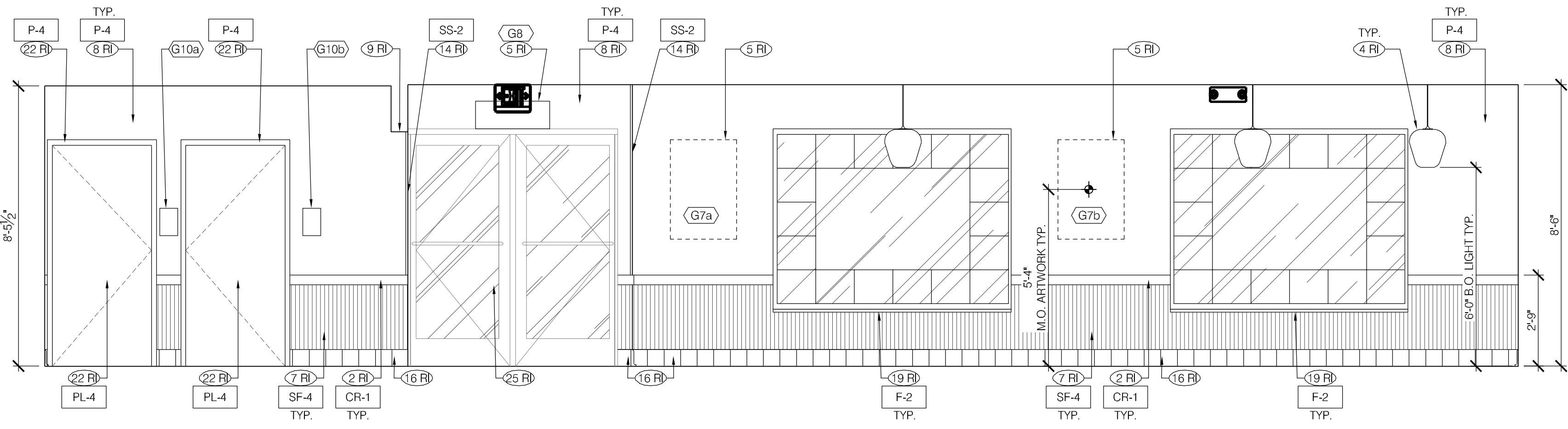
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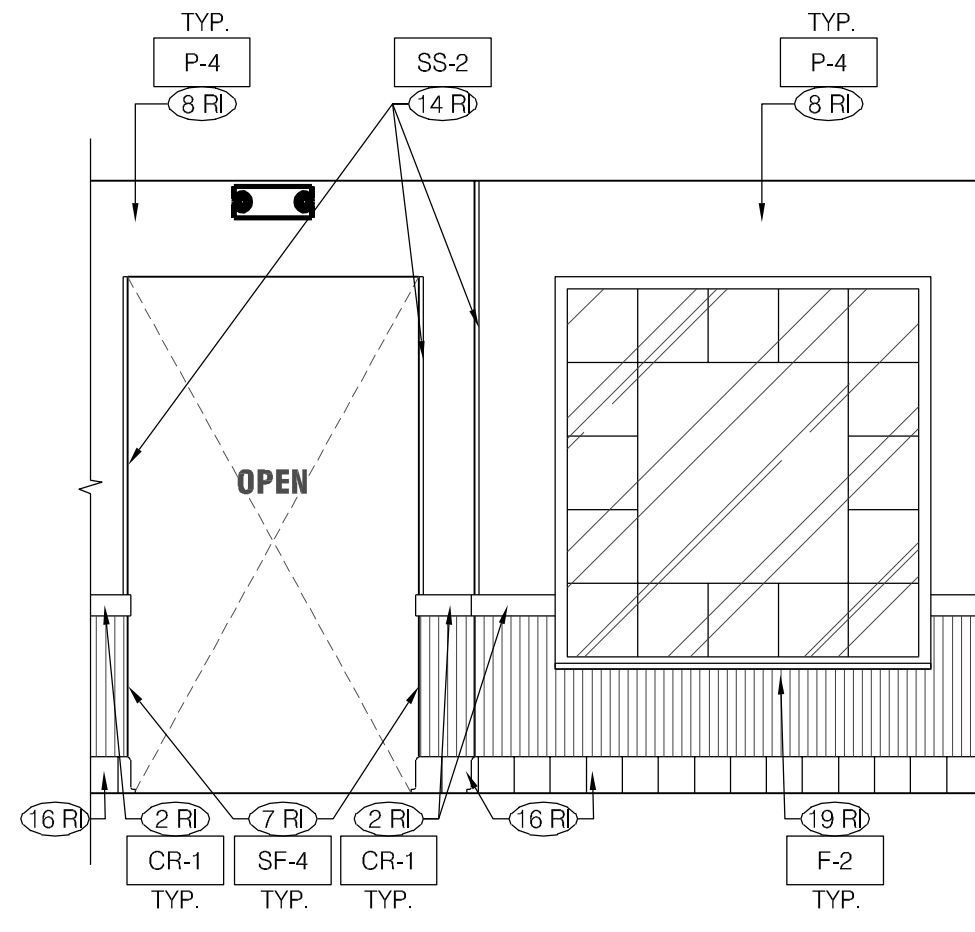
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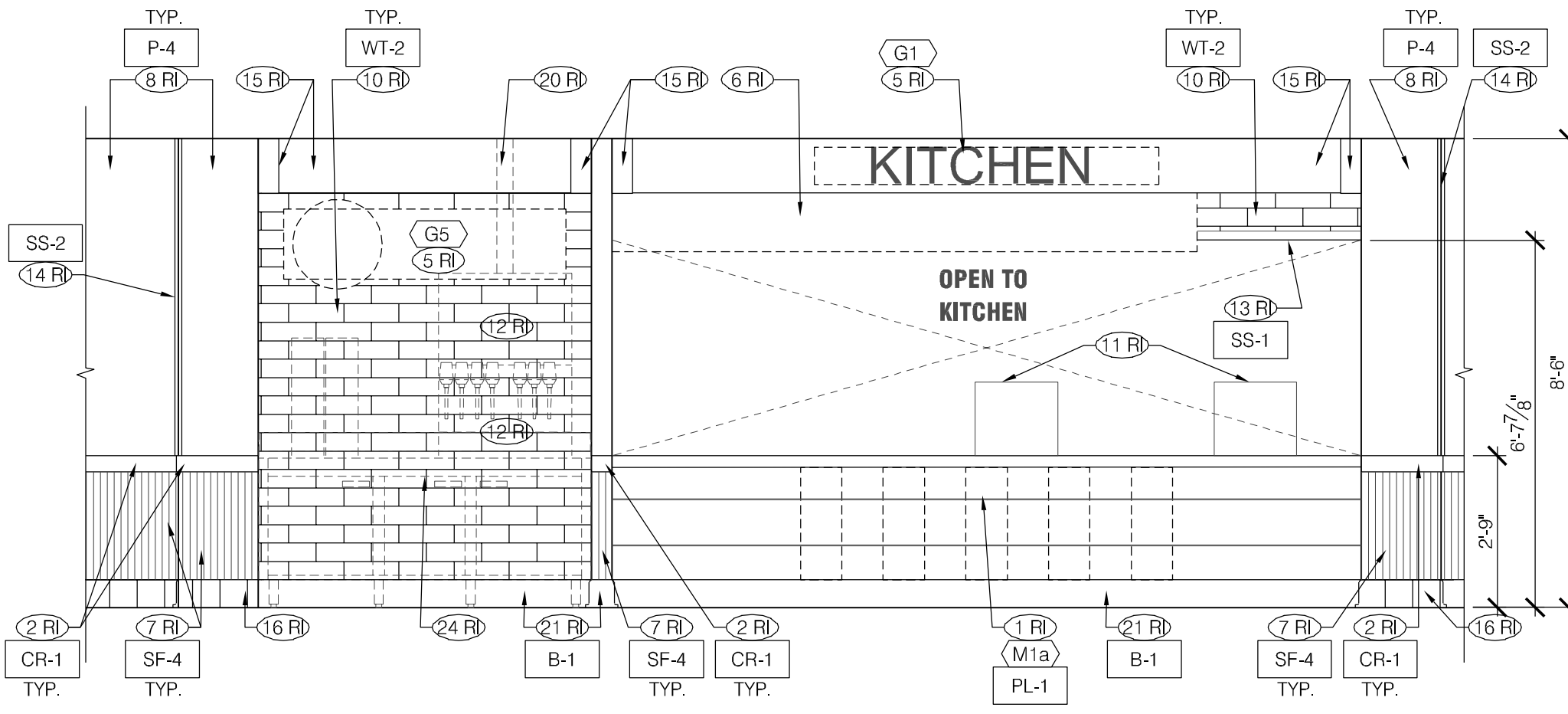
ELEVATION 2
Scale: 3/8" = 1'-0"



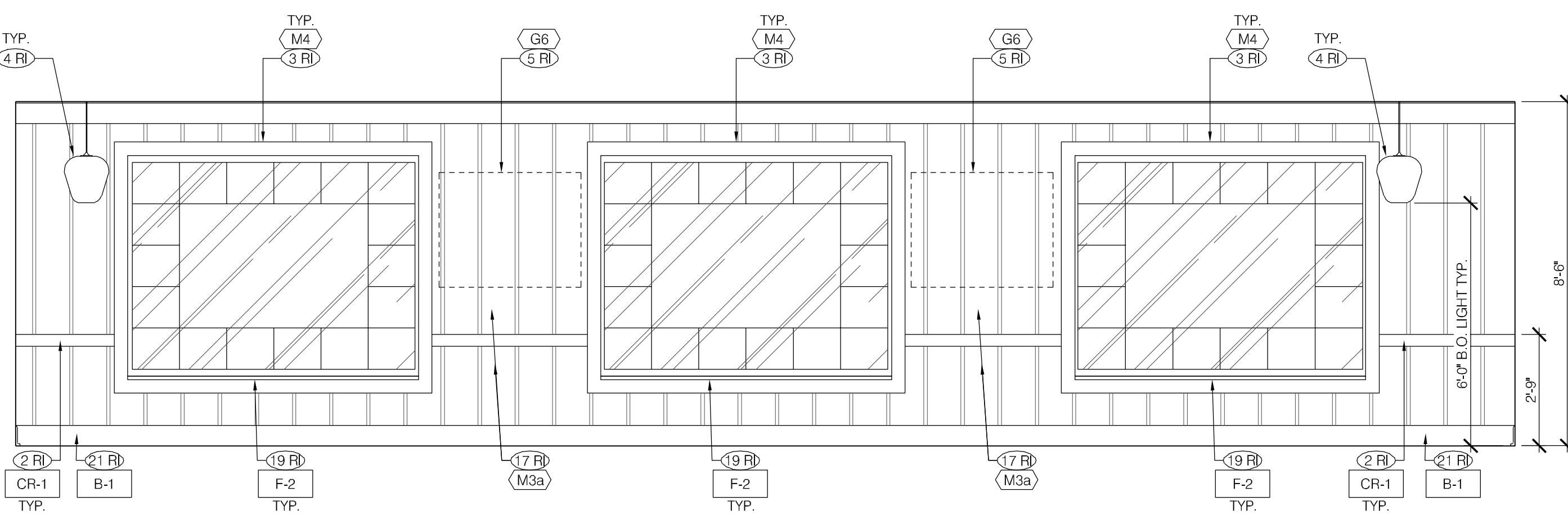
ELEVATION 1
Scale: 3/8" = 1'-0"



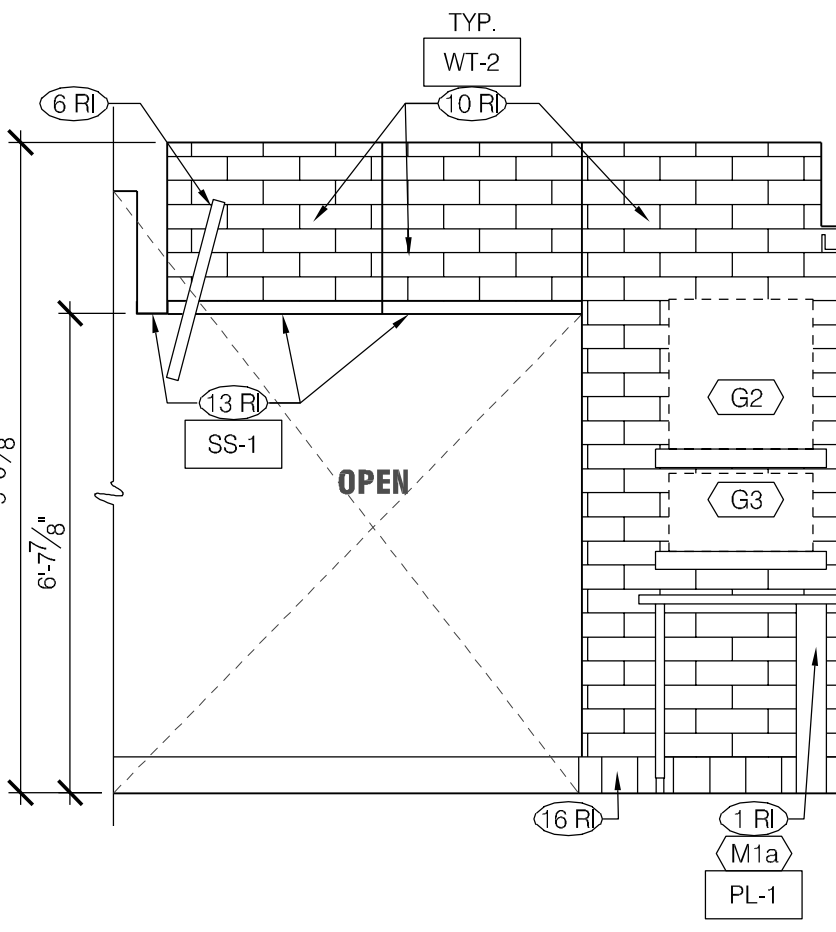
ELEVATION 6
Scale: 3/8" = 1'-0"



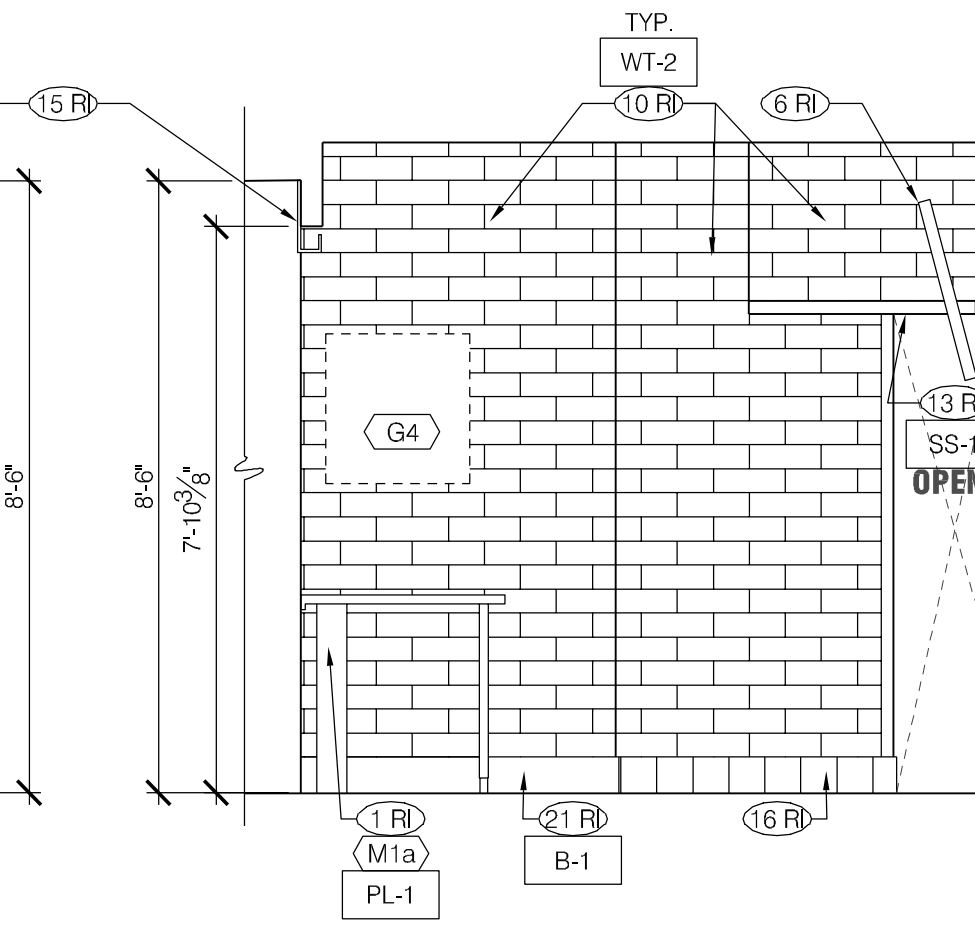
ELEVATION 5
Scale: 3/8" = 1'-0"



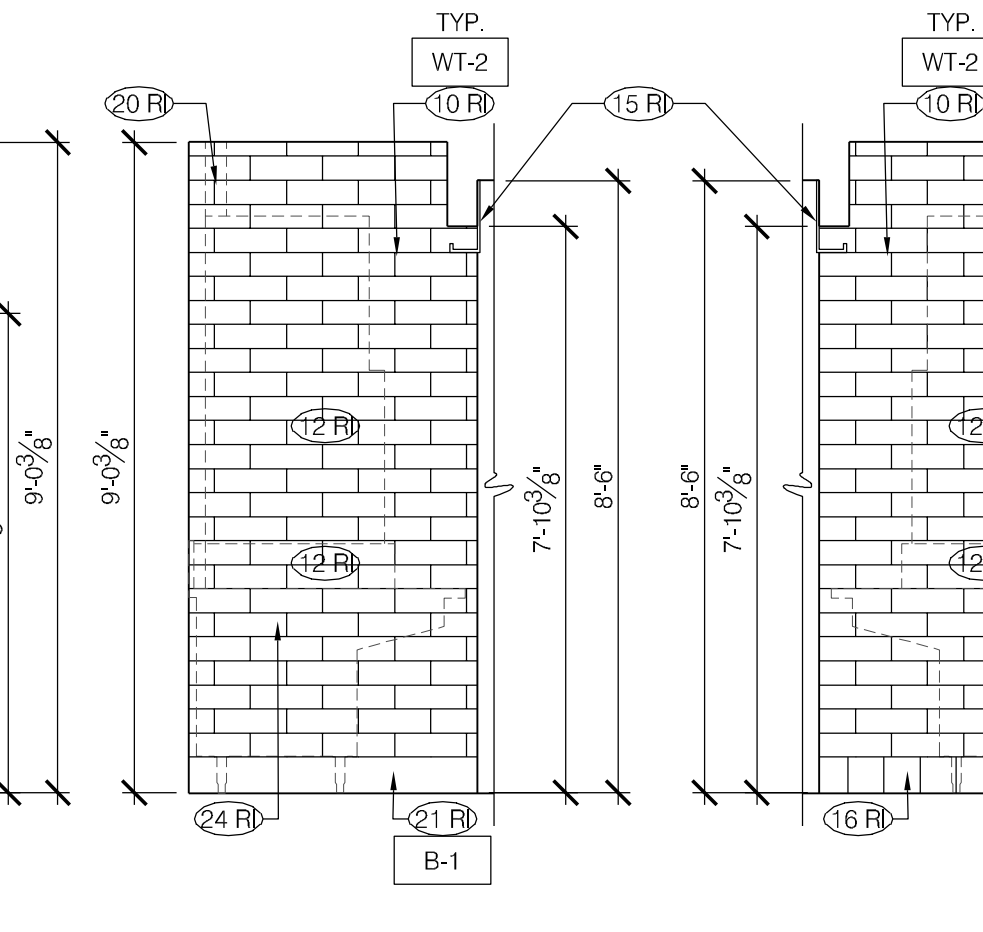
ELEVATION 4
Scale: 3/8" = 1'-0"



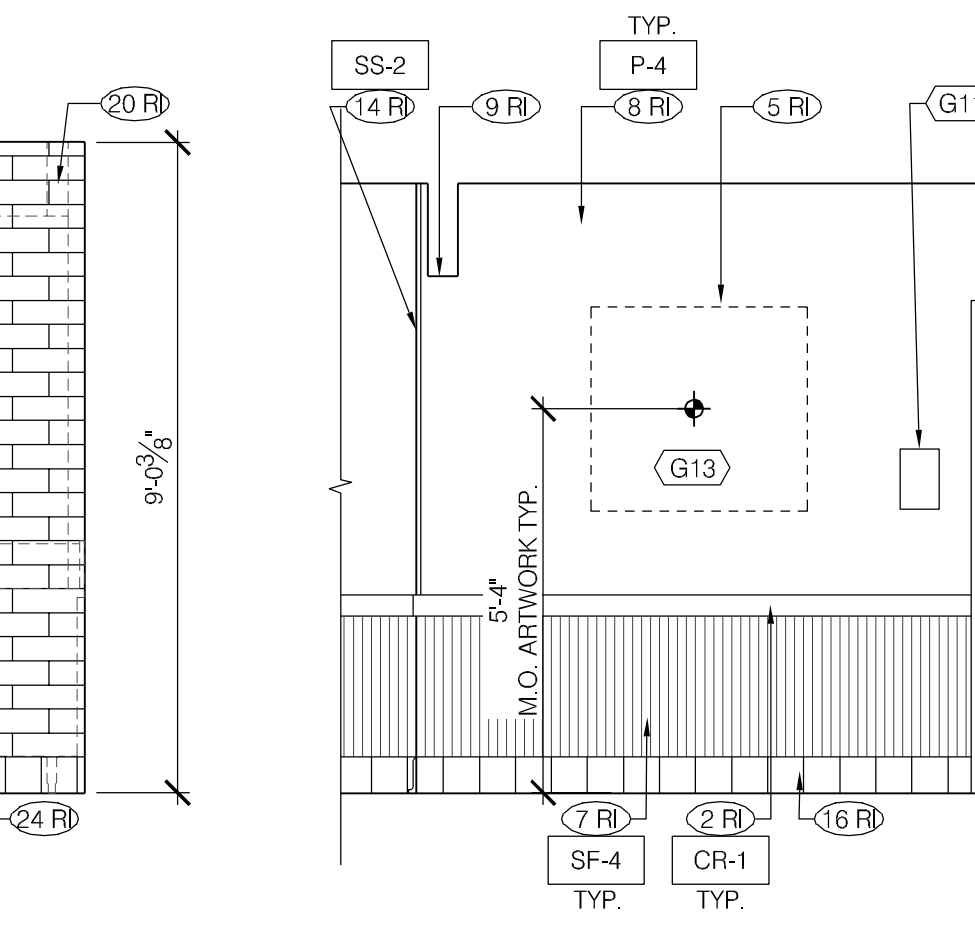
ELEVATION 12
Scale: 3/8" = 1'-0"



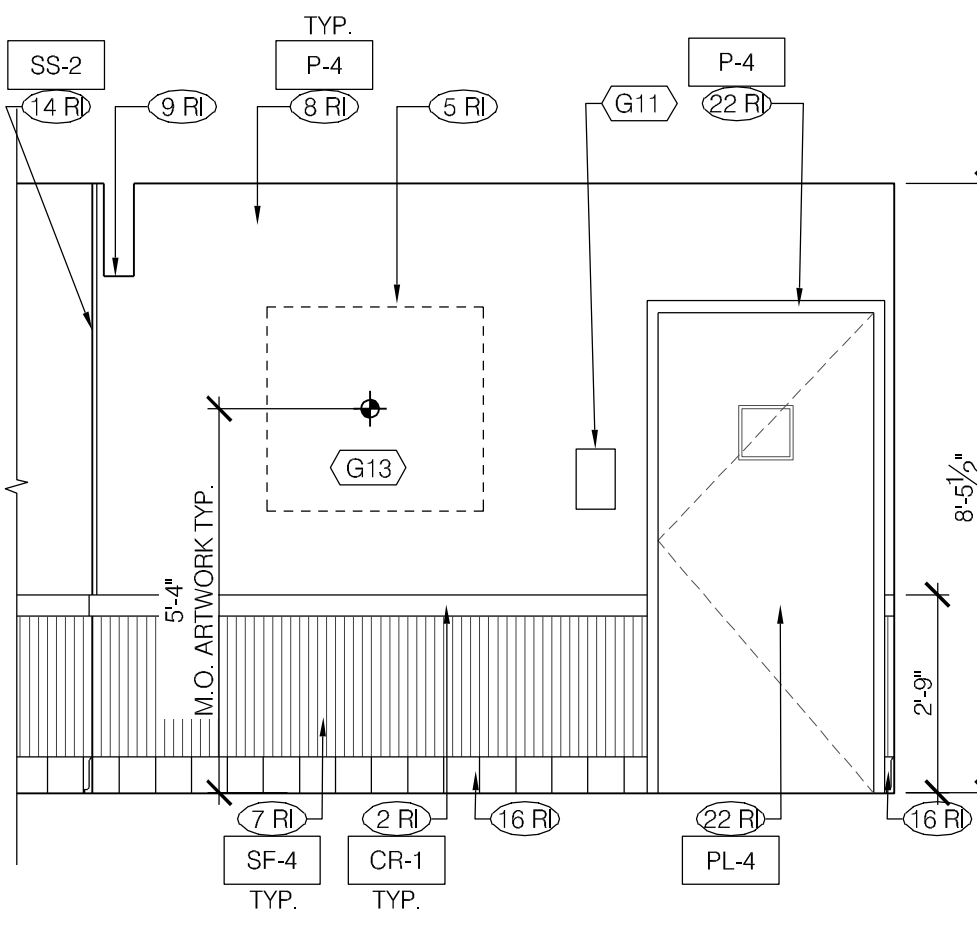
ELEVATION 11
Scale: 3/8" = 1'-0"



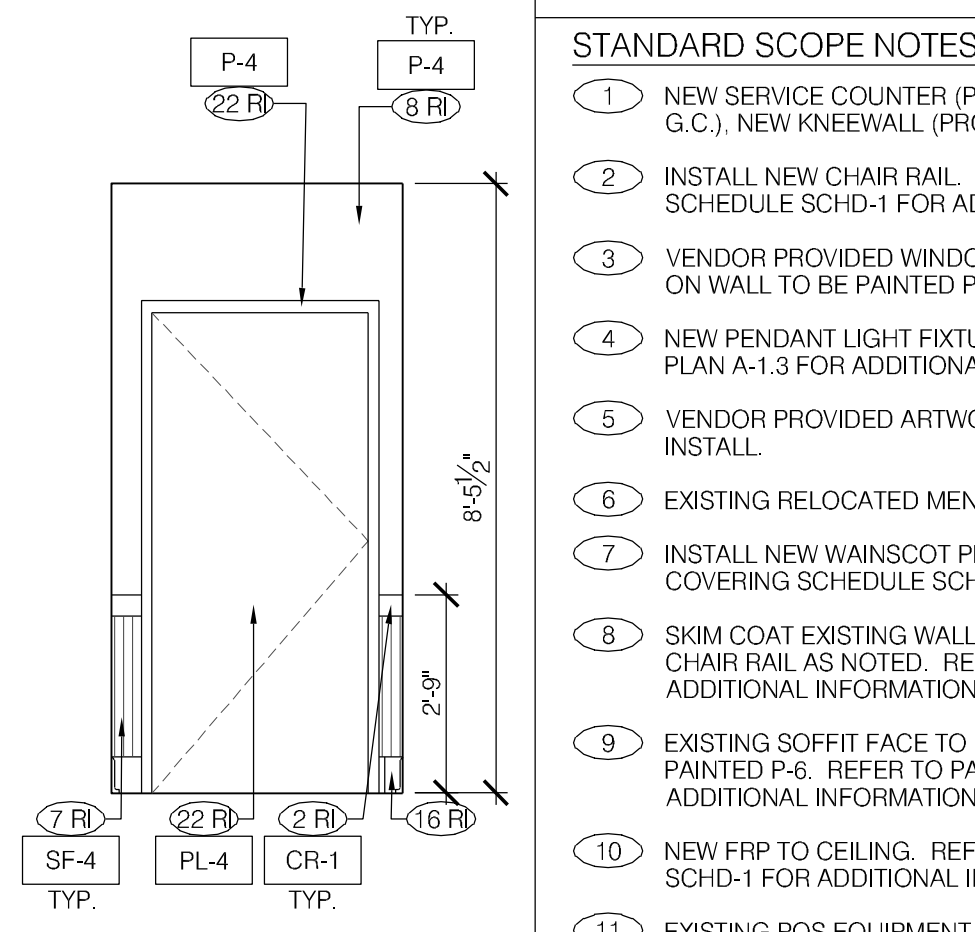
ELEVATION 10
Scale: 3/8" = 1'-0"



ELEVATION 9
Scale: 3/8" = 1'-0"



ELEVATION 8
Scale: 3/8" = 1'-0"

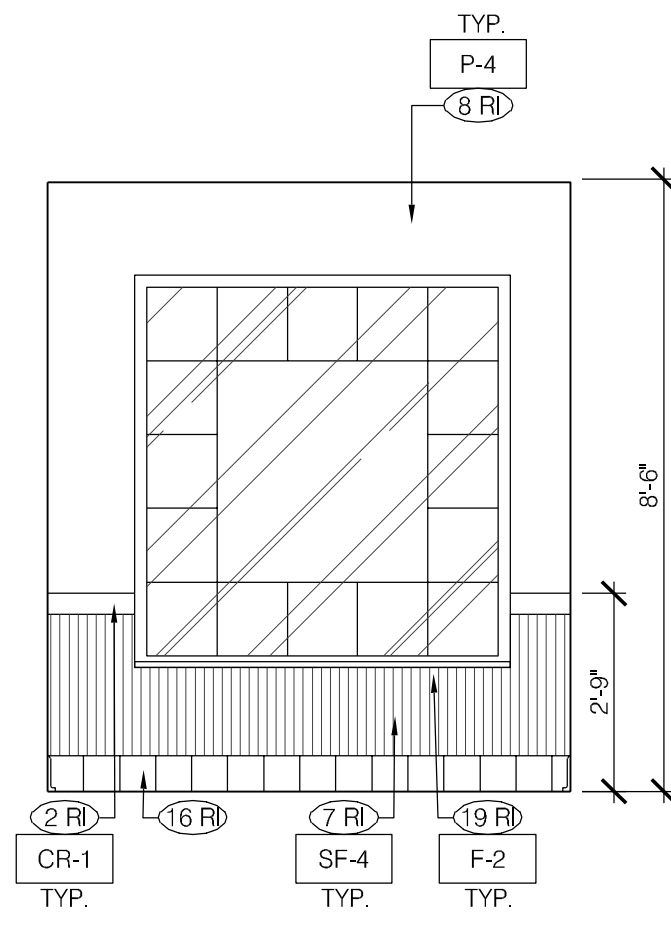


ELEVATION 7
Scale: 3/8" = 1'-0"

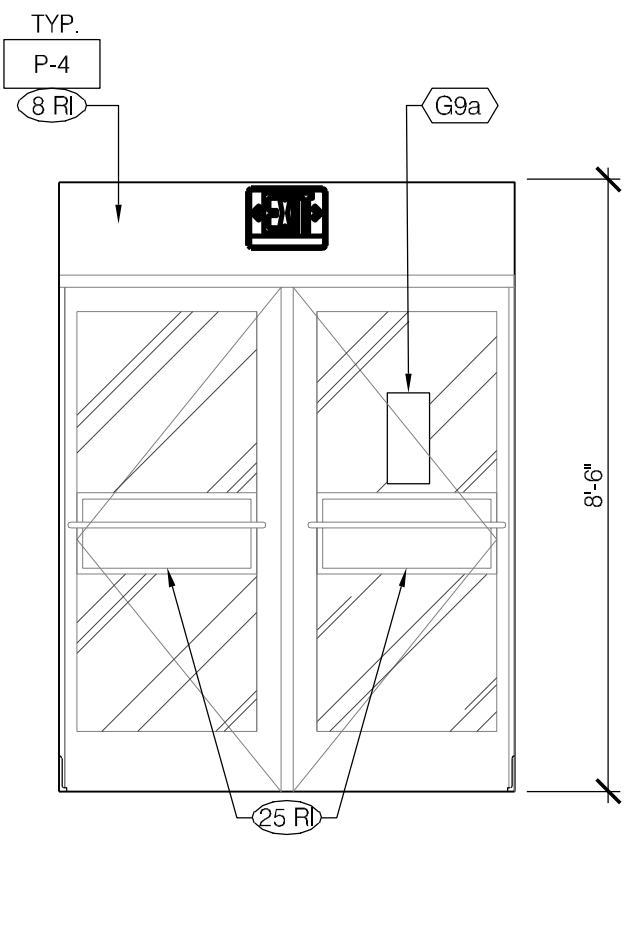
FOH INTERIOR ELEVATIONS KEY NOTES

STANDARD SCOPE NOTES (RI)

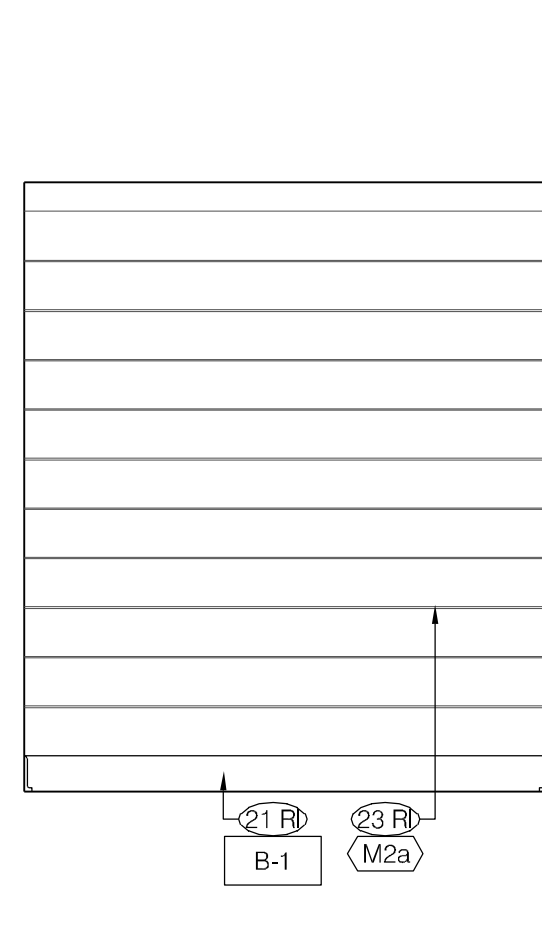
- 1 NEW SERVICE COUNTER (PROVIDED BY VENDOR, INSTALLED BY G.C.), NEW KNEEWALL (PROVIDED AND INSTALLED BY G.C.).
- 2 INSTALL NEW CHAIR RAIL. PAINT AS INDICATED. REFER TO PAINT SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
- 3 VENDOR PROVIDED WINDOW TRIM, JAMB AND HEADER RETURNS ON WALL TO BE PAINTED P-6.
- 4 NEW PENDANT LIGHT FIXTURES. REFER TO REFLECTED CEILING PLAN A-1.3 FOR ADDITIONAL INFORMATION.
- 5 VENDOR PROVIDED ARTWORK. USE VENDOR TEMPLATE TO INSTALL.
- 6 EXISTING RELOCATED MENU BOARD.
- 7 INSTALL NEW WAINSCOT PRE-FINISHED. REFER TO WALL COVERING SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
- 8 SKIM COAT EXISTING WALLS (TO LEVEL 3). PRIME AND PAINT ABOVE CHAIR RAIL AS NOTED. REFER TO PAINT SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
- 9 EXISTING SOFFIT FACE TO BE PAINTED P-4. UNDERSIDE TO BE PAINTED P-6. REFER TO PAINT SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
- 10 NEW FRP TO CEILING. REFER TO WALL COVERING SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
- 11 EXISTING POS EQUIPMENT INCLUDING UNDER COUNTER CASH DRAWER BRACKETS TO BE RE-INSTALLED.
- 12 EXISTING RELOCATED PEPSI DISPENSER / ICE MACHINE.
- 13 STAINLESS STEEL HEADER CAP ON EXISTING BULKHEAD.
- 14 NEW SURFACE MOUNTED CORNER GUARDS.
- 15 NEW ORDER COUNTER FAUX BEAM WITH DECORATIVE METAL BRACKETS. REFER TO REFLECTED CEILING PLAN A-1.3 FOR ADDITIONAL INFORMATION.
- 16 EXISTING TILE WALL BASE TO REMAIN. PATCH AND REPAIR AS NEEDED WITH BASE TILE TO MATCH.
- 17 NEW ENTRY FOCAL WALL PANEL.
- 18 REINSTALL EXISTING KFC FOUNDATION ARTWORK.
- 19 NEW WINDOW SILL. REFER TO COUNTERTOP AND SILL SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
- 20 INSTALL STAINLESS STEEL SHROUD AROUND EXPOSED BEVERAGE LINES.
- 21 NEW 6" WALL BASE. REFER TO WALL BASE SCHEDULE SCHD-1 FOR ADDITIONAL INFORMATION.
- 22 NEW DOOR IN EXISTING DOOR FRAME. REFER TO DOOR SCHEDULE SCHD-2 FOR ADDITIONAL INFORMATION.
- 23 NEW VENDOR PROVIDED FLOOR TO CEILING "QUOTE WALL" PANEL.
- 24 NEW BEVERAGE COUNTER.
- 25 EXISTING EXTERIOR DOOR AND HARDWARE TO REMAIN. REPLACE BRANDED PLASTIC DOOR PANEL INSERTS WITH NEW ALUMINUM PANEL INSERTS AT STOREFRONT DOORS.



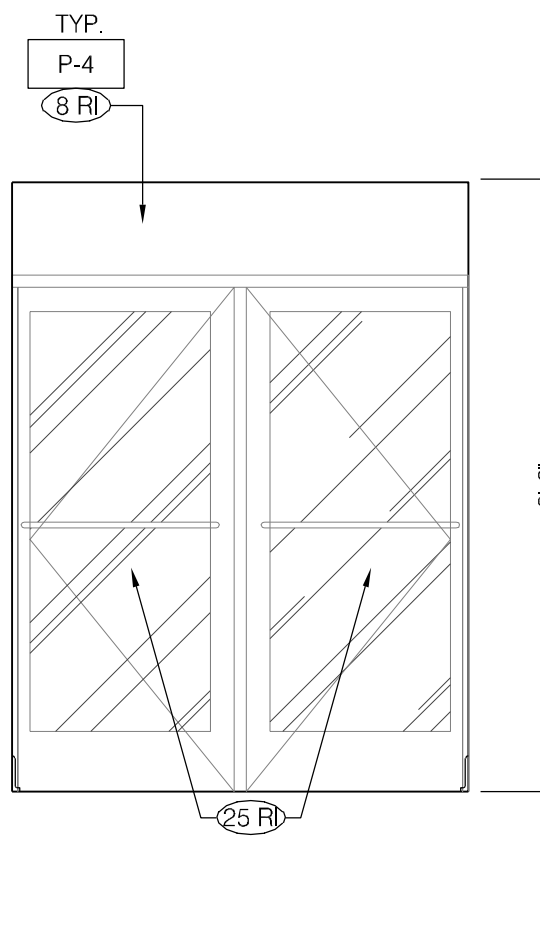
ELEVATION 17
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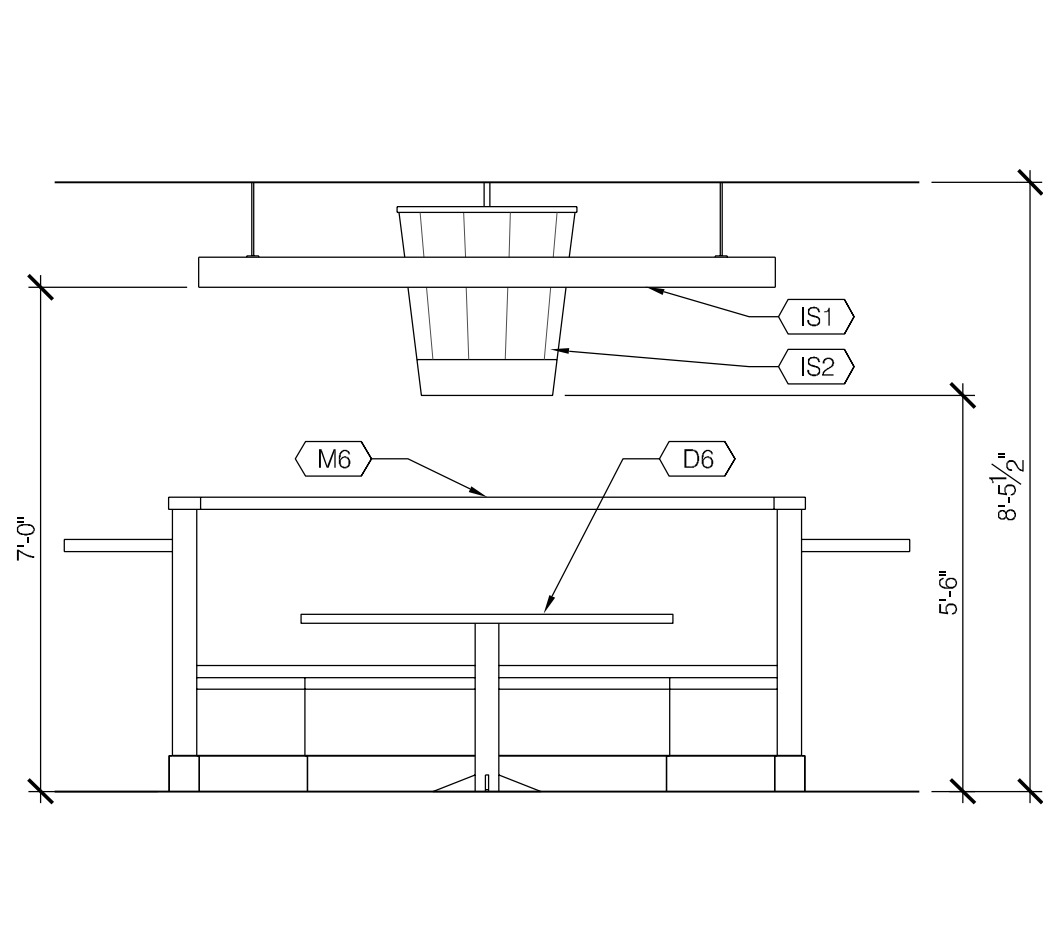
ELEVATION 16
Scale: 3/8" = 1'-0"



ELEVATION 15
Scale: 3/8" = 1'-0"



ELEVATION 14
Scale: 3/8" = 1'-0"



ELEVATION 13
Scale: 3/8" = 1'-0"

WALL BASE SCHEDULE				
TAG	LOCATION	DESCRIPTION	MFR/CONTACT	REMARKS
B-1	DINING ROOM	MFR: JOHNSONITE TYPE: MILLWORK WALLBASE MANDALAY COLOR: 20 CHARCOAL NOTE: 6" TOELESS SIZE: .375" W x 6" H	SCOTT STERTMEYER P: (800) 899-8916 ext. 5759 C: (713) 254-9791 scott.stertmeyer@johnsonite.com	

CEILING SCHEDULE				
TAG	LOCATION	DESCRIPTION	MFR/CONTACT	REMARKS
CL-1	DINING AREA CEILING	MFR: USG TYPE: 414, FROST, 24" x 24" x 1/2" COLOR: WHITE GRID COLOR: WHITE		
CL-2	RESTROOM CEILING; SOFFITS, SERVICE AREA CEILING	GYPSPUM BOARD TYPE: 1/2" THICK COLOR: REFER TO SHEET A-1.3 NOTE: OVER 2x FRAMING AT 24" O.C COORDINATE FRAMING WITH MECHANICAL AND ELECTRICAL FIXTURES		
CL-3	KITCHEN CEILING	MFR: ACOUSTIFLEX CORP TYPE:COLOR: CAPAUL VINYL ROCK #1140, WHITE, WASHABLE SIZE: 24" x 48" x 1/2" GRID: WHITE SUSPENDED GRID WITH ALUMINUM FACE		

LAMINATE SCHEDULE				
TAG	LOCATION	DESCRIPTION	MFR/CONTACT	REMARKS
PL-1	SERVICE AREA KNEE WALL	MFR: LAB DESIGNS LAMINATE COLOR: SERENITY FINISH: ML FINISH GRADE: VERTICAL USE: VERTICAL APPLICATION SIZE: 4' x 8' THICKNESS: 9mm		
PL-2	HUB TABLE & FAUX WOOD BEAM OVER SERVICE AREA	MFR: LAB DESIGNS LAMINATE COLOR: BRUSHED COCOA FINISH: MIRCO LINE GRADE: VERTICAL SIZE: 4' x 8' THICKNESS: 9mm USE: VERTICAL APPLICATION		
PL-3	TABLE TOPS	MFR: WILSONART COLOR: ORGANIC COTTON FINISH: 38 FINE GRADE: HORIZONTAL		
PL-4	RESTROOM & BOH DOORS	MFR: PIONITE COLOR: PEACH COBBLER FINISH: VELVA-TEX GRADE: HORIZONTAL USE: VERTICAL APPLICATION		

GENERAL NOTES				
A. INSTALL FRP ON KITCHEN SIDE OF SERVING COUNTER WALL				
B. GALVINIZED STEEL WALL AND CEILING FINISHES BY WIC / WIF BOX MFR				
C. REFER TO INTERIOR ELEVATIONS FOR LOCATIONS OF TILE AND FRP				
D. FOR FINISH LOCATIONS, REFER TO: SHEETS A4.0, A4.1, A4.2 - EXTERIOR ELEVATIONS SHEET A7.0 - FLOOR FINISH PLAN SHEET A7.1 - REFLECTED CEILING PLAN SHEETS A8.0a, A8.0b, A8.1, A8.2, A8.3 - INTERIOR ELEVATIONS				
E. APPROVED PAINT MANUFACTURERS: BENJAMIN MOORE				
F. ALL PAINTED SURFACES SHALL HAVE A SMOOTH TEXTURE				

PAINT SCHEDULE				
TAG	LOCATION	DESCRIPTION	MFR/CONTACT	REMARKS
P-1	EXTERIOR PAINT	MFR: BENJAMIN MOORE TYPE: AURA EXTERIOR PAINT COLOR: EXOTIC RED 2086-10 FINISH: LOW LUSTER (634)	KURT MCCLELLAND P: (800) 635-5147 C: (502) 640-1608 kurt.mcclelland@benjaminmoore.com	MASONRY SUBSTRATE PRIMER: N068; GLAZED TILE SUBSTRATE PRIMER SXA-110 USE DTM PRODUCT FOR METAL SURFACES
P-2	EXTERIOR PAINT	MFR: BENJAMIN MOORE TYPE: REGAL SELECT EXTERIOR PAINT COLOR: WEDDING VEIL 2125-70 FINISH: LOW LUSTER (634)	KURT MCCLELLAND P: (800) 635-5147 C: (502) 640-1608 kurt.mcclelland@benjaminmoore.com	MASONRY SUBSTRATE PRIMER: N068; GLAZED TILE SUBSTRATE PRIMER SXA-110 USE DTM PRODUCT FOR METAL SURFACES
P-3	EXTERIOR PAINT	MFR: BENJAMIN MOORE TYPE: AURA EXTERIOR PAINT COLOR: BLACK HORIZON 2132-30 FINISH: LOW LUSTER (634)	KURT MCCLELLAND P: (800) 635-5147 C: (502) 640-1608 kurt.mcclelland@benjaminmoore.com	MASONRY SUBSTRATE PRIMER: N068; GLAZED TILE SUBSTRATE PRIMER SXA-110 USE DTM PRODUCT FOR METAL SURFACES
P-4	INTERIOR PAINT	MFR: BENJAMIN MOORE TYPE: PRECATALYZED EPOXY COLOR: LA PALOMA GRAY 1551 FINISH: WALLS - EGGSHELL (V342) DOORS & FRAMES - SEMI-GLOSS (V341)	KURT MCCLELLAND P: (800) 635-5147 C: (502) 640-1608 kurt.mcclelland@benjaminmoore.com	PRIME ALL NEW SUBSTRATES WITH BENJAMIN MOORE FRESH START PRIMER #02300
P-6	INTERIOR PAINT	MFR: BENJAMIN MOORE TYPE: PRECATALYZED EPOXY COLOR: WEDDING VEIL 2125-70 FINISH: WALLS - EGGSHELL (V342) DOORS & FRAMES - SEMI-GLOSS (V341)	KURT MCCLELLAND P: (800) 635-5147 C: (502) 640-1608 kurt.mcclelland@benjaminmoore.com	PRIME ALL NEW SUBSTRATES WITH BENJAMIN MOORE FRESH START PRIMER #02300

WALL COVERING SCHEDULE				
TAG	LOCATION	DESCRIPTION	MFR/CONTACT	REMARKS
SF-4	DINING ROOM	MFR: MARLITE TYPE: PRE-FINISHED PANEL COLOR: WEDDING VEIL FINISH: STANDARD SIZE: 16" x 96" x 3/8" APPLICATION: LINES RUN VERTICAL ON WALL CONTENT: MDF * USE INTEGRAL CHAIR RAIL	DAN EGBERS P: (330) 343-6621 C: (330) 260-7633 degbers@marlite.com	
WT-1	RESTROOM	MFR: LTD (CROSSVILLE) SERIES: COLOR BY NUMBERS COLOR: WT02 TEA FOR TWO FINISH: MATTE SIZE: 4' x 8' THICKNESS: 10mm GROUT: 1/16"; LATICRETE, 44 BRIGHT WHITE CONTENT: PORCELAIN		
WT-2	MENU BOARD BULKHEAD, SERVICE COUNTER WALLS	MFR: CMC COLOR: GREY MATTE SIZE: 4' x 12' x 1/16" GROUT GROUT: MAPEI 27 SILVER		
CR-1	DINING ROOM	MFR: MARLITE TYPE: PRE-FINISHED WOOD CHAIR RAIL COLOR: WEDDING VEIL	DAN EGBERS P: (330) 343-6621 C: (330) 260-7633 degbers@marlite.com	
SS-1	MENU BOARD BULKHEAD	STAINLESS STEEL CAP	TBD	
SS-2	DINING ROOM	STAINLESS STEEL CORNER GUARD	18GA 3/4" x 3/4"	
SS-3	KITCHEN	STAINLESS STEEL CORNER GUARD	20GA 2" x 2"	

COUNTERTOP & SILL SCHEDULE				
F-1	SERVICE AREA	MFR: AVONITE COLOR: ALASKAN STONE FI-4312 FINISH: STANDARD CONTENT: PLASTIC RESIN EDGE: SQUARE SIZE: 30" x 144" THICKNESS: 12.2mm		
F-2	DINING ROOM WINDOW SILL	MFR: DU PONT CORIAN TYPE: TERRA COLLECTION COLOR: WHITE JASMINE THICKNESS: 1/2"	BOB ROSE OHIO VALLEY SUPPLY COMPANY P: (513) 681-6300 C: (513) 682-2528 bob.rose@ovsco.com	



KFC



TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

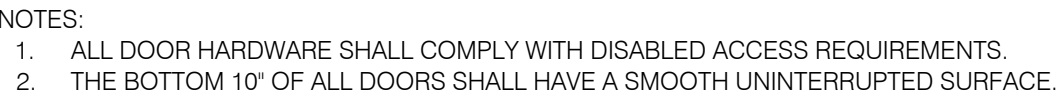
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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO
AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

STORE NO.	K071209
ISSUE DATE	09.11.20
ARCV NUMBER	180060
SHEET TITLE FINISH SCHEDULE	

SHEET NO.
SCHD-1



Scale: 1/4" = 1'-0"

RI
RI
RI
RI

3 - DOOR SCHEDULE

NOTES:	DOOR SCHEDULE NOTES:
1. ADJUST DOOR OPENING AND CLOSING PRESSURES. INTERIOR DOORS: 5 LBS; EXTERIOR DOORS: 8.5 LBS.	1. LAMINATE DOORS WITH PL-4. SEE FINISH SCHEDULE SCHD-1. 2. ALL HARDWARE SHALL BE US32D U.O.N. 3. ALL HM FRAMES SHALL BE 16 GA STEEL U.O.N. 4. PERMANENT CORES SHALL BE SHIPPED TO THE RESTAURANT GENERAL MANAGER. 5. MOUNT DOOR CLOSERS ON RESTROOM OR KITCHEN SIDE ONLY. 6. LOCKNET SECURITY DOOR. COMPLETE DOOR, FRAME, AND HARDWARE PACKAGE PROVIDED BY RSCS FACILITIES CONNECTIONS. 7. PROVIDE PUSH/ PULL PLATES. 8. MOUNT KICKPLATE ON PUSH SIDE ONLY. 9. NEW STOREFRONT DOOR PULL. 10. NEW TOE PULLS TO BE INSTALLED ON RESTROOM DOORS ON RESTROOM SIDE WHEN SWINGING INTO RESTROOM.

NATIONAL ACCOUNT SUPPLIER

SECURITY DOOR + INTERIOR DOORS, FRAMES & HARDWARE
LOCKNET
PAM PEEL
100 COURCHELLE DRIVE
NICHOLASVILLE, KY 40356
900-887-4307 EXT.133 FAX : 859-887-4958
CONSTRUCTION@LOCKNET.COM

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www.arcv.com

TEMPLATE VERSION:
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TACO BELL EXPLORER
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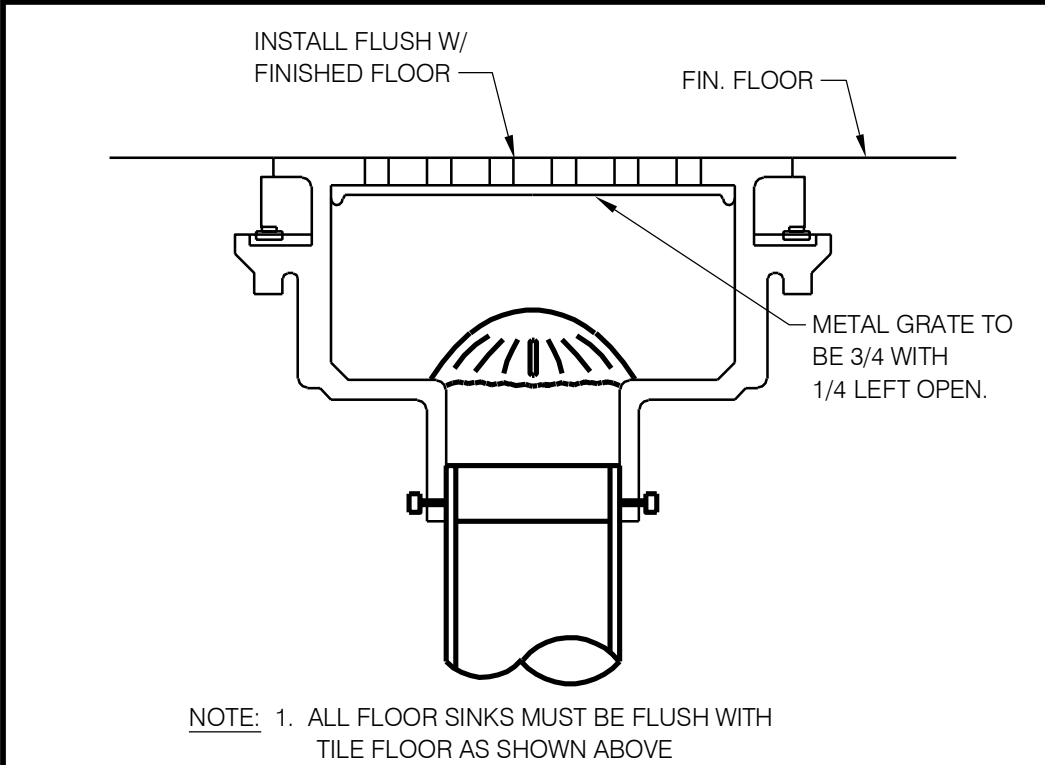
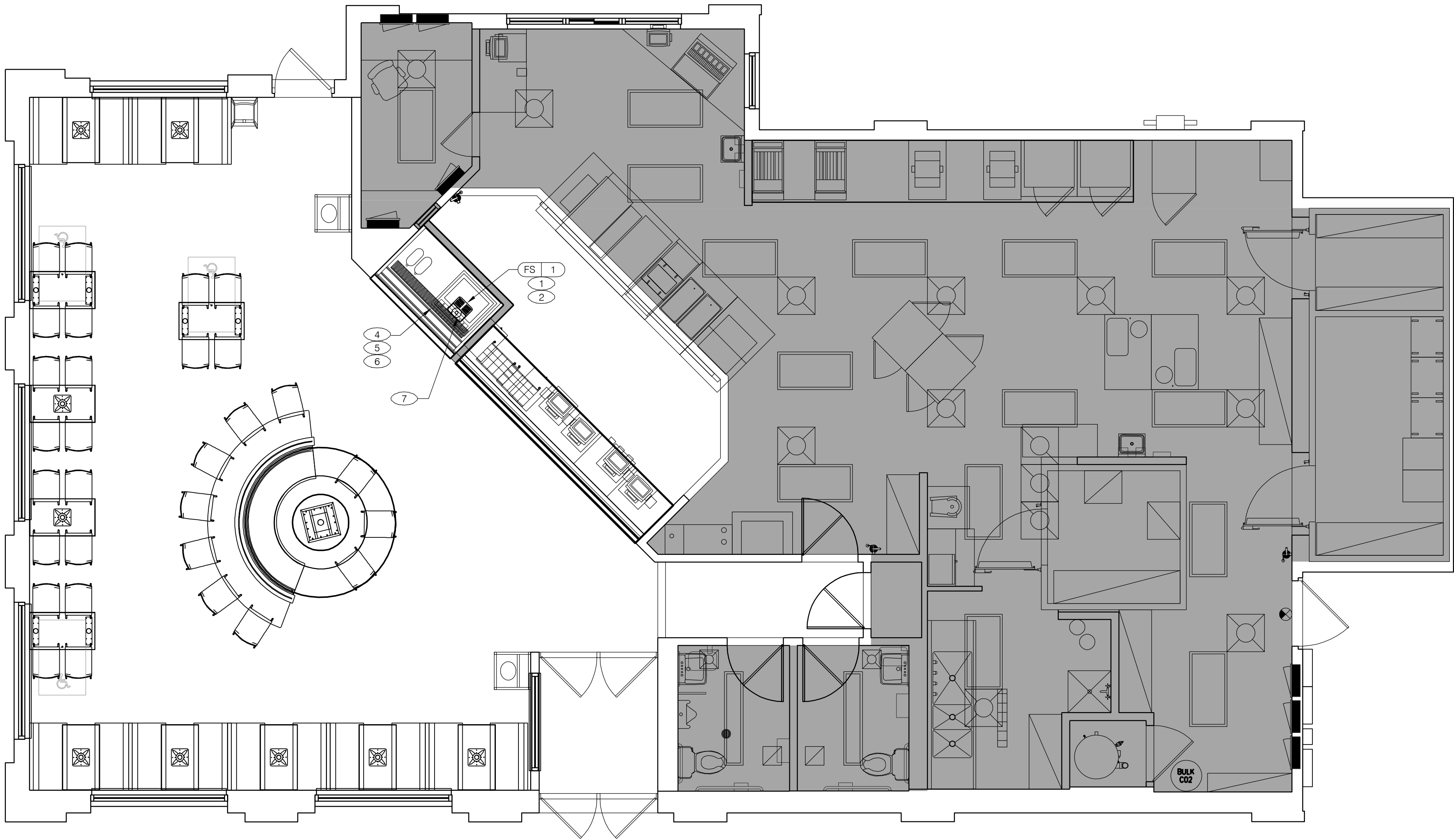
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DOOR AND WINDOW SCHEDULE

SHEET NO. _____

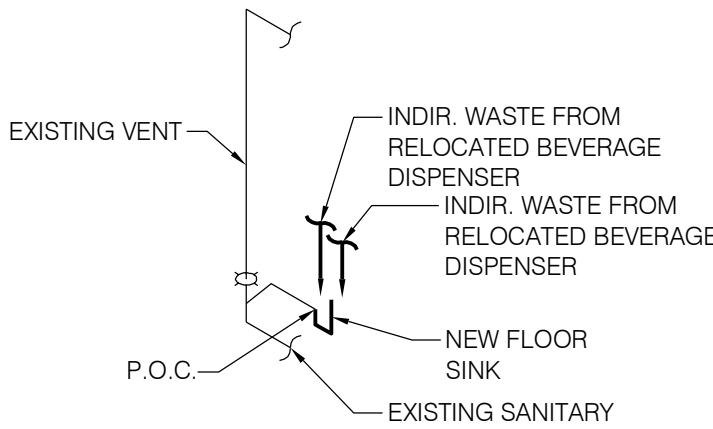
SCHD-2

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NOTE: 1. ALL FLOOR SINKS MUST BE FLUSH WITH TILE FLOOR AS SHOWN ABOVE

FLOOR SINK DETAIL



PLUMBING RISERS

PLUMBING FLOOR PLAN

- A. SOIL AND WASTE PIPE SHALL SLOPE 2% MINIMUM, UNLESS OTHERWISE NOTED OR REQUIRED BY CODE.
- B. ALL VALVES, SHOCK ARRESTORS OR OTHER EQUIPMENT SHOWN IN WALLS OR ABOVE NON-ACCESSIBLE CEILING SHALL BE INSTALLED BEHIND AN ACCESS PANEL.
- C. PRIOR TO COMMENCING WORK ON THIS PROJECT, CONTRACTOR SHALL VERIFY DEPTH, SIZE, LOCATION AND CONDITION OF ALL EXISTING UTILITIES IN FIELD BEFORE STARTING WORK. SHOULD CONDITIONS EXIST OTHER THAN THOSE INDICATED WHICH WOULD CAUSE THE DESIGN TO BE ALTERED, CONTRACTOR SHALL NOTIFY OWNER IMMEDIATELY.
- D. CONTRACTOR SHALL COORDINATE INSTALLATION OF PLUMBING WORK WITH ALL OTHER TRADES SO AS TO AVOID UNNECESSARY DELAY OR INTERFERENCES. CONTRACTOR TO REVIEW ARCHITECTURAL AND EQUIPMENT SHEETS.
- E. ALL PLUMBING WORK AND MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE STATE & LOCAL ORDINANCES & REGULATIONS HAVING JURISDICTION. CONTRACTOR SHALL OBTAIN ALL APPROVALS REQUIRED FROM REGULATING AGENCIES BEFORE STARTING WORK. ALL PLUMBING WORK & MATERIALS SHALL MEET THE REQUIREMENTS OF THE LATEST EDITIONS OF THE LOCAL PLUMBING CODE, UNLESS OTHERWISE REQUIRED BY THE DEPARTMENT OF BUILDING & SAFETY. OBTAIN & PAY FOR ALL PERMITS, FEES & INSPECTIONS REQUIRED BY GOVERNING AUTHORITIES. ALL PIPING TO BE CONCEALED UNLESS NOTED OTHERWISE.
- F. THE EQUIPMENT ROUGH-INS AS SHOWN ARE BASED UPON AVAILABLE INFORMATION. HOWEVER, IN SOME INSTANCES, THE OWNER OR SUPPLIER MAY SUBSTITUTE OR THE EQUIPMENT ITEM MAY VARY FROM WHAT IS SHOWN, THEREFORE, THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS WITH THE OWNER PRIOR TO CONSTRUCTION. FAILURE OF THE CONTRACTOR TO VERIFY THESE DIMENSIONS SHALL PLACE THE RESPONSIBILITY FOR ANY SUBSEQUENT RELOCATION DIRECTLY ON THE CONTRACTOR.
- G. INSTALL SHUTOFF VALVES ON ALL HOT & COLD WATER LINES TO FIXTURE OR APPLIANCE. ALL EXPOSED WATER AND WASTE LINES SHALL BE CHROME PLATED.
- H. ALL VALVES, UNIONS, ETC. TO BE SAME SIZE AS PIPE UNLESS OTHERWISE INDICATED ON DRAWINGS.
- I. SET TEMPERED WATER TEMPERATURE TO 110°F.

SYMBOL	ABBREV	DESCRIPTION
		PLUMBING EQUIPMENT DESIGNATION DESIGNATED NUMBER
	AFF	ABOVE FINISHED FLOOR
	AP	ACCESS PANEL
	CI	CAST IRON
	S/S	STAINLESS STEEL
	P.O.C.	POINT OF CONNECTION
	CW	COLD WATER / CW STUB
	HW	HOT WATER / HW STUB
	SS	SANITARY SEWER
	V	SANITARY VENT
	GW	GREASE WASTE
	FS	FLOOR SINK

- NEW FLOOR SINK. FIELD VERIFY LOCATION. REFER TO PLUMBING FIXTURE SCHEDULE FOR INFORMATION. [R]
- EXTEND AND CONNECT NEW WASTE PIPING OF THE SAME SIZE OF LARGER TO EXISTING WASTE PIPING AT LOCATION OF EXISTING FIXTURE BEING REMOVED. FIELD VERIFY EXACT LOCATION AND SIZE. [R]
- NOT USED.
- EXISTING BEVERAGE DISPENSER TO BE RELOCATED AT LOCATION SHOWN BY PEPSI SUPPLIER AFTER COMPLETION OF NEW CONSTRUCTION. PROVIDE INDIRECT WASTE PIPING TO FLOOR SINK WITH A CODE REQUIRED AIR GAP. CONNECT FILTERED WATER LINE TO NEW PEPSI WATER FILTER AND RECONNECT/REWORK EXISTING SYRUP LINES AS REQUIRED. [R]
- RELOCATED CARBONATOR TO BE INSTALLED AT LOCATION SHOWN AT BEVERAGE DISPENSER BY CONTRACTOR AFTER COMPLETION OF NEW CONSTRUCTION. REWORK/RECONNECT FILTERED WATER PIPING AS REQUIRED. FIELD VERIFY EXACT LOCATION. [R]
- CONTRACTOR SHALL PROVIDE AND INSTALL A DOUBLE CHECK VALVE BACKFLOW PREVENTOR WITH ATMOSPHERIC VENT (WATTS SD-3 OR EQUAL) INSTALL UPSTREAM OF CARBONATOR WITH NO COPPER DOWN STREAM AS PER AS PER SECTION 608.16.1 OF THE 2014 WISCONSIN PLUMBING CODE SPS 381 - 387. [R]
- EXISTING PLUMBING FIXTURES TO BE REMOVED. DISPOSE OF PER KFC CONSTRUCTION MANAGERS DIRECTION. FIELD VERIFY LOCATION. [R]

GENERAL NOTES

PLUMBING LEGEND

KEY NOTES



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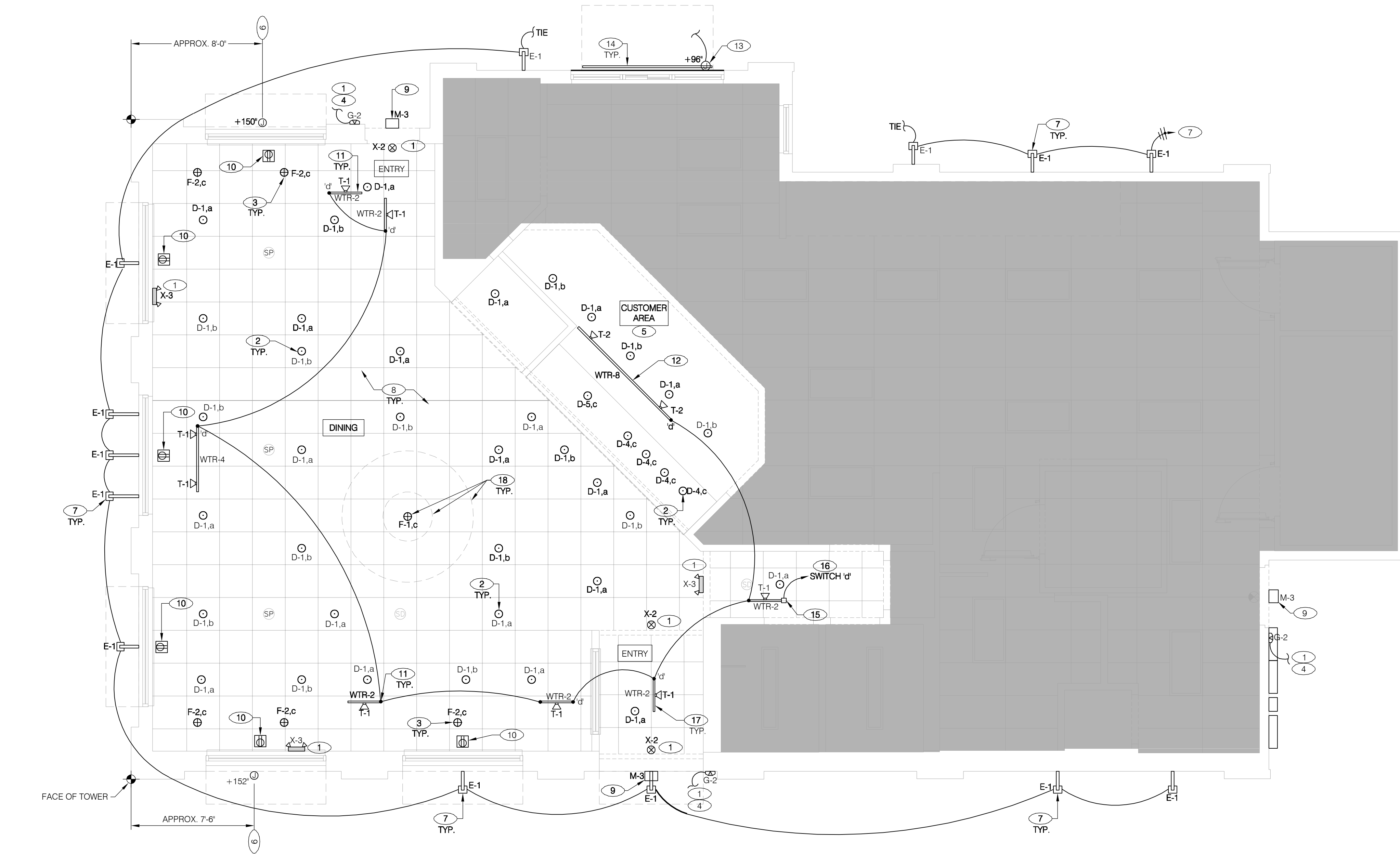
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SHEET TITLE
PLUMBING FLOOR
PLAN

SHEET NO.
P-1.0



NOTE:
DAYLIGHT AREAS LOCATED IN THE FIRST FLOOR OF A RESTAURANT ARE EXEMPT FROM DAYLIGHT-RESPONSIVE CONTROLS REQUIREMENTS PER 2015 IECC C405.2.3 EXCEPTION 4. (NOTE: A RESTAURANT IS CLASSIFIED AS AN A-2 ASSEMBLY GROUP, AS DEFINED IN SECTION 303.3 OF THE 2015 I.B.C.)

LIGHTING PLAN 1/4"=1'-0" A

CONTRACTOR SHALL USE EXISTING SPARE/SPACE OR REUSE EXISTING BRANCH CIRCUITS LOCATED IN EXISTING PANELS (U.N.O.) FOR LIGHTING, POWER AND SIGN REMODEL. NEW/REUSED BRANCH CIRCUIT(S) SHALL MATCH THE MANUFACTURES PUBLISHED ELECTRICAL CHARACTERISTICS OF PROPOSED EQUIPMENT, AS WELL AS MATCHING THE CHARACTERISTICS OF SOURCE PANEL. WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE ADDITIONAL ELECTRICAL DEVICES NECESSARY FOR COMPLIANCE (E.G. SHUNT-TRIP, OVERRIDE, ADDITIONAL CONTROL, ETC.). REPLACE BRANCH CIRCUIT(S) IF CHARACTERISTICS DO NOT MATCH PROPOSED REPLACEMENT EQUIPMENT. REUSED AND/OR EXISTING BRANCH CIRCUIT SUPPLYING MULTIPLE OUTLETS SHALL BE VERIFIED FOR INTEGRITY AND CAPACITY OF ALL EQUIPMENT INSTALLED ON THAT CIRCUIT. ALL EXISTING NEW BRANCH CIRCUITS BEING UTILIZED FOR THIS BUILDING RENOVATION SHALL BE FIELD-VERIFIED FOR INTEGRITY, CAPACITY (80% OF RATED BREAKER) AND SHALL MEET CURRENTLY ADOPTED NATIONAL ELECTRICAL CODE COMPLIANCE AS WELL AS ADDITIONAL REQUIREMENTS CONTAINED IN THESE DOCUMENTS. ALL PROPOSED LIGHTING SHALL BE ROUTED THROUGH EITHER AN EXISTING LIGHTING CONTROL SYSTEM OR (IF NONE OR NON-COMPLIANT) A NEW LIGHTING CONTROL SYSTEM THAT SHALL MEET THE ENERGY REQUIREMENTS FOR THE MUNICIPALITY IN WHICH IT IS TO BE INSTALLED AND PROVIDE ADDITIONAL ELECTRICAL DEVICES NECESSARY FOR COMPLIANCE (E.G. LOCAL ANNUNCIATED) OR ADDITIONAL CONTROL. OVERRIDES, MOTION SENSORS, ETC.). SEE DEMOLITION DRAWINGS FOR REMOVED EQUIPMENT. ALL NEW CONDUCTORS SHALL BE IN CONDUIT AND CONCEALED IN WALLS OR ABOVE CEILINGS AS MUCH AS POSSIBLE.

- EMERGENCY LIGHT FIXTURE. PROVIDE A SEPARATE HOT LEAD FROM LOCAL AREA LIGHTING CIRCUIT. TO EM CONTROL IN FIXTURE. BY PASSING ALL SWITCHING AND LIGHTING CONTROL. (NOTE: CONTRACTOR TO VERIFY/PROVIDE IDENTIFICATION OF CIRCUITS SERVING EMERGENCY LIGHTING FIXTURES). SEE LIGHTING FIXTURE SCHEDULE AND GENERAL NOTES. THIS SHEET (NOTE: CONTRACTOR TO PROVIDE ADDITIONAL CODE COMPLIANT EMERGENCY EGRESS LIGHTING FIXTURES IF REQUIRED BY THE A.H.J.). [R]
- NEW LIGHTING FIXTURE. SEE LIGHTING SCHEDULE FOR MORE INFORMATION. REWORK/EXTEND EXISTING LIGHTING BRANCH CIRCUIT TO NEW FIXTURE LOCATION. PROVIDE NEW CIRCUIT IF WATTAGE EXCEEDS 1,800 VA ON A 120-VOLT, 20-AMP C.B. [R]
- NEW PENDANT LIGHT FIXTURE CENTERED ABOVE TABLES. CIRCUIT WITH EXISTING PENDANT LIGHTING (SWITCH LEG C). SEE LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION. REWORK/EXTEND EXISTING LIGHTING BRANCH CIRCUIT TO NEW FIXTURE LOCATION. PROVIDE NEW CIRCUIT IF WATTAGE EXCEEDS 1,800 VA ON A 120-VOLT, 20-AMP C.B. [R]
- MOUNT "X-4" AT 6'-10" A.F.G. TO CENTER OF FIXTURE. [R]
- EXISTING SERVICE COUNTER MONITORS TO REMAIN. EXTEND EXISTING CIRCUIT AND DEVICES TO NEW LOCATIONS, IF RELOCATION IS NECESSARY. [R]
- PROVIDE JUNCTION BOX FOR NEW L.E.D. BUILDING SIGN. ROUGH-IN AT HEIGHT INDICATED & VERIFY FINAL CONNECTION WITH VENDOR. EXISTING SIGN CIRCUIT SHALL BE CONTROLLED VIA EXTERIOR SIGN CONTROL SYSTEM. COORDINATE WITH VENDOR TO MAKE FINAL CONNECTIONS. IF NO ROOM EXISTS ON SIGN CONTROL SYSTEM, PROVIDE NEW CONTACTOR(S) & "TIE-INTO" EXISTING SYSTEM. COORDINATE JUNCTION BOX LOCATION SO IT REMAINS CONCEALED BEHIND FIXTURE. (NOTE: IN LOCATIONS WHERE NEW BUILDING SIGNAGE IS REPLACING EXISTING SIGNAGE, CONTRACTOR SHALL RELOCATE/REPLACE EXISTING SIGN JUNCTION BOX(ES) AS NEEDED & EXTENDED EXISTING SIGN CIRCUIT TO NEW SIGN LOCATION. [R]
- NEW FLOOD LIGHT, WALL SCONCE. PROVIDE A WEATHER RESISTANT RECESSED JUNCTION BOX. INSTALL AT HEIGHT INDICATED ON ARCHITECTURAL ELEVATIONS. PROVIDE ADDITIONAL BRACING FOR FIXTURE TO ATTACH TO. CIRCUIT TO EXISTING EXTERIOR BUILDING LIGHTING CIRCUIT AND CONTROL VIA EXTERIOR LIGHTING CONTROL SYSTEM. MAKE FINAL CONNECTIONS. IF NO ROOM EXISTS ON LIGHTING CONTROL SYSTEM, PROVIDE NEW CONTACTOR(S) & "TIE-INTO" EXISTING SYSTEM. COORDINATE JUNCTION BOX LOCATION SO IT REMAINS CONCEALED BEHIND FIXTURE. [R]
- E.C. TO VERIFY EXISTING CEILING MOUNTED DEVICES (SPEAKERS, REMOTE TEST SWITCH, SMOKE DETECTORS, OCCUPANCY SENSORS, ETC.) FOR RE-USE. REMOVE (AS NEEDED), PROTECT AND CLEAN (SAND & REFINISH, AS NEEDED). PROVIDE ADDITIONAL BRACING, AS NEEDED FOR RELOCATION OF DEVICES. EXTEND CIRCUITING, JUNCTION BOX, ETC. TO NEW LOCATIONS (INDICATED ON SHEETS OR PER ON-SITE KFC REPRESENTATIVE. NEW DEVICE MOUNTING BASE SHALL BE FLUSH WITH BOTTOM OF CEILING. [R]
- PROVIDE A RECESSED WEATHER RESISTANT JUNCTION BOX FOR NEW BUILDING MOUNTED SECURITY LIGHT. VERIFY MOUNTING HEIGHT WITH ARCHITECTURAL DRAWINGS. FIXTURE SHALL BE WIRED THROUGH EXISTING EXTERIOR BUILDING LIGHTING CONTROL SYSTEM. [R]
- CONTRACTOR TO TEMPORARILY REMOVE EXISTING SHOW WINDOW RECEPTACLES PRIOR TO CEILING REMOVAL. RELOCATE/EXTEND OUTLET BOX, FLUSH IN CEILING, MOUNT WITHIN 6" TO TOP OF OR 18" PROJECTION FROM WINDOW. PROVIDE NEW RECEPTACLE AND COVERPLATE (IF REQUIRED), TO MATCH NEW DECOR. [R]
- NEW TRACK LIGHTING. SEE LIGHTING SCHEDULE FOR MORE INFORMATION. POSITION AT 3'-0" FROM WALL, U.N.O. REWORK/EXTEND EXISTING LIGHTING BRANCH CIRCUIT TO NEW TRACK LOCATION. PROVIDE NEW CIRCUIT IF WATTAGE EXCEEDS 1,800 VA ON A 120-VOLT, 20-AMP C.B. [R]
- MENUBOARD BRANCH LIGHTING. SEE LIGHTING SCHEDULE FOR MORE INFORMATION. REWORK/EXTEND EXISTING MENUBOARD BRANCH CIRCUIT TO NEW TRACK LOCATION. PROVIDE NEW CIRCUIT IF WATTAGE EXCEEDS 1,800 VA ON A 120-VOLT, 20-AMP C.B. [R]
- JUNCTION BOX FOR NEW CANOPY LOCATION. ROUGH-IN AT HEIGHT INDICATED & VERIFY FINAL LOCATION WITH VENDOR AND ARCHITECTURAL ELEVATIONS. REUSE EXISTING SIGN CIRCUIT FOR CANOPY POWER. CANOPY SHALL BE CONTROLLED VIA EXTERIOR SIGN CONTROL SYSTEM. COORDINATE WITH VENDOR TO MAKE FINAL CONNECTIONS. IF NO ROOM EXISTS ON LIGHTING CONTROL SYSTEM, PROVIDE NEW CONTACTOR(S) & "TIE-INTO" EXISTING SYSTEM. [R]
- LIGHT FIXTURE SUPPLIED WITH CANOPY. [R]
- CONTRACTOR TO PROVIDE A 2.0 AMP, 120V CURRENT-LIMITER (CONTECH #4A-23T-RN-W REG21-W). CURRENT LIMITER SHALL BE INSTALLED TO LIMIT THE AMOUNT OF WATTAGE/FIXTURES THAT CAN BE INSTALLED ON TRACK LIGHTING SECTION(S). CURRENT LIMITER TO BE INSTALLED AT THE FIRST CONNECTION POINT OF THE TRACK IN RUN. [R]
- CIRCUIT VIA LIGHTING CONTACTOR & TIME CLOCK. [R]
- CONTRACTOR TO PROVIDE A TRACK CONTINUATION KIT, LIVE ENDS, & JUNCTION BOXES AS NEEDED TO MAINTAIN CURRENT-LIMIT ACROSS ALL TRACK SECTIONS LIMITED BY THIS DEVICE (SEE PLANS). ALL TRACK ACCESSORIES SHALL MATCH THE COLOR OF THE TRACK ON WHICH IT IS INSTALLED. DO NOT EXTEND CIRCUIT FROM "CURRENT-LIMITED" TRACK TO ANOTHER NON-LIMITED OR EMERGENCY FIXTURE. [R]
- NEW BUCKET PENDANT LIGHT FIXTURE AND LIGHT RING CENTERED ABOVE HUB TABLE. CIRCUIT WITH EXISTING PENDANT LIGHTING (SWITCH LEG C). SEE LIGHTING FIXTURE SCHEDULE FOR MORE INFORMATION. [R]

FIXTURES PROVIDED BY DISTRIBUTOR / LIGHTING SUPPLIER : INSTALLED BY G.C.										
LIGHTING SCHEDULE										
TYPE	QTY.	LOCATION	MANUFACTURER / CATALOG NUMBER	DESCRIPTION	LAMP		MOUNTING	VOLT	WATT	REMARKS
					#	TYPE				
D-1	30	SALES FLOOR	TOP: LED14DR5630K95 ELITE HOUSING: B6IC-AT-W	RECESSED LED DOWNLIGHT	1	LED	RECESSED GRID	120	14	W/WHITE TRIM RING & QUICK CONNECT PLUG
D-4	4	FRONT COUNTER	GREEN CREATIVE 21CDLA6/835/120V/R	6" CDL DOWNLIGHT	1	LED	RECESSED	120	21	
D-5	1	FRONT COUNTER	CONTECH: C16PB-B-CSK6-B	6" LED INCANDESCENT CYLINDER	1	LED	PENDANT	120	14	W/BLACK 6" STEM KIT
E-1	13	EXTERIOR	AMERLUX: FLO-140/BLK/DM	SINGLE ARRAY LED FLOOD LIGHT	1	LED	WALL	120	24	AMERLUX BRACKET: WAF1.5/BLDG MNT/BLK-38INFL/14W/300K/BLK
E-2	0	BANNER EXTERIOR	AMERLUX: FL1/HWS/30/BLK	SINGLE ARRAY FLOOD LIGHT	1	LED	WALL	120	31	AMERLUX BRACKET: WAF1.5/BLDG MNT/WAF1/20/BLK
F-1	1	SALES FLOOR	TECH LTG: 700TDSOCOPM08R8 CONTECH: LG7003DGD-E26-22K	MINI PENDANT	1	LED	PENDANT	120	3	
F-2	5	SALES FLOOR	MINKA: 2260-84 CONTECH: LG7003DGD-E26-22K	MINI PENDANT	1	LED	PENDANT	120	3	
G-2	3	EXTERIOR WALL PACK	AMERLUX: CAML-SD-DB-CW	EXTERIOR EMERGENCY EGRESS FIXTURE	2		WALL	120	12	DARK BRONZE FINISH
T-1	8	SALES FLOOR	GREEN CREATIVE: 16347 8TRSG40IM/83ONF30W/J	VERTICAL INTEGRATED LED TRACK LIGHT	1	LED	TRACK	120	9	W/WHITE FINISH, 3000K 30 DEGREE BEAM
T-2	2	MENU BOARD	CONTECH: CTL181V3CDP	VERTICAL INTEGRATED WALL WASH TRACK LIGHT	1	LED	TRACK	120	35	WHITE FINISH
T-3	0	SALES FLOOR	JUNO: R600L3HCNBL	VERTICAL INTEGRATED TRACK LIGHT	1	LED	TRACK	120	10	BLACK FINISH
WTR-X	24'-0"	SALES FLOOR	CONTECH: LT8P, LT6P, LT4P, LT2P	SINGLE CIRCUIT LINE VOLTAGE TRACK	N/A	N/A	N/A	N/A	N/A	WHITE FINISH
BTR-X	0	SALES FLOOR	CONTECH: LT8B, LT6B, LT4B, LT2B	SINGLE CIRCUIT LINE VOLTAGE TRACK	N/A	N/A	N/A	N/A	N/A	BLACK FINISH
M-2	0	EXTERIOR WALL	PROGRESS: P5675-31 TOP: LED14P30030KNFL	UP/DOWN WALL SCONCE	2	LED	EXTERIOR WALL	120	28	TOP COVER: PROGRESS: P8799-31

NOTES:
1. CONTRACTOR SHALL VERIFY ALL QUANTITIES OF LIGHT FIXTURES. NOT ALL FIXTURE TYPES MAY BE USED.
2. RECESSED FIXTURES INSTALLED IN AN INSULATED CEILING SHALL BE I.C. RATED.

FIXTURES PROVIDED BY DISTRIBUTOR / LIGHTING SUPPLIER : INSTALLED BY G.C.										
LIGHTING SCHEDULE										
TYPE	QTY.	LOCATION	MANUFACTURER / CATALOG NUMBER	DESCRIPTION	LAMP		MOUNTING TYPE	VOLT	WATT	REMARKS
					#	TYPE				
M-3	3	EXTERIOR WALL	RAB: WPLED20Y	EXTERIOR WALL PACK	1	LED	EXTERIOR WALL	120	20	BRONZE FINISH
L-1	0	RESTROOM	MOBERN: FPEL24LED50DMWWH35 MOBERN MOUNTING KIT: SMK124-MFPEL	2X4 LED EDGETL FLAT PANEL	1	LED	RECESSED TROFFER	120	50	-
L-2	0	-	MOBERN: FPEL22LED35DMWWH35 MOBERN MOUNTING KIT: SMK122-MFPEL	2X2 LED EDGETL FLAT PANEL	1	LED	RECESSED TROFFER	120	40	-
L-3	0	-	MOBERN: FPEL14LED37DMWWH35 MOBERN MOUNTING KIT: SMK114-MFPEL	1X4 LED EDGETL FLAT PANEL	1	LED	RECESSED TROFFER	120	37	-
L-1EM	0	SALES FLOOR	MOBERN: FPEL24LED50DMWWH35EM MOBERN MOUNTING KIT: SMK124-MFPEL	2X4 LED EDGETL FLAT EM PANEL	1	LED	TROFFER	120	50	WITH EM BALLAST
L-2EM	0	SALES FLOOR	MOBERN: FPEL22LED35DMWWH35EM MOBERN MOUNTING KIT: SMK122-MFPEL	2X2 LED EDGETL FLAT EM PANEL	1	LED	RECESSED TROFFER	120	40	WITH EM BALLAST
X-1	0	-	LIGHTALARMS: UQLXN500R-SQ	EXIT SIGN WITH 2-HEAD EM LIGHT	-	LED	SEE PLAN	120	3	UNIVERSAL MOUNT W/ WHITE FINISH RED LETTERS
X-2	3	-	LIGHTALARMS: QLXN500R-N	EXIT SIGN	-	LED	SEE PLAN	120	3	UNIVERSAL MOUNT W/ WHITE FINISH RED LETTERS
X-3	3	-	LIGHTALARMS: LCA-2SG	2-HEADED EM LIGHT	-	LED	SEE PLAN	120	3	WHITE FINISH
A	0	SITE LIGHT	LSI INDUSTRIES MRML-LED-42L-SL-SUNV-DIM-40-70CR-BRZ	LED AREA LIGHTS FORWARD THROW, BRONZE FINISH	1	LED 390W	POLE	120	390	BRONZE FINISH
B	0	SITE LIGHT	LSI INDUSTRIES MRML-LED-42L-SL-FT-UNV-DIM-40-70CR-BRZ	LED AREA LIGHTS FORWARD THROW, BRONZE FINISH	1	LED 390W	POLE	120	390	BRONZE FINISH
C	0	SITE POLE	LSI INDUSTRIES MRML-LED-42L-SL-SW-UNV-DIM-40-70CR-BRZ	LED AREA LIGHTS FORWARD THROW, BRONZE FINISH	1	LED 390W	POLE	120	390	BRONZE FINISH
SP1	0	SITE POLE	LSI INDUSTRIES 4SQB3-S11G-25-S-BRZ-LAB	SEE CIVIL DRAWINGS FOR INFORMATION	-	-	POLE 25'-0"	-	-	SEE CIVIL DRAWINGS FOR INFORMATION

- LIGHT FIXTURES SHALL BE PROVIDED WITH ELECTRONIC BALLASTS. COMPACT FLUORESCENT ELECTRONIC BALLASTS SHALL HAVE END-OF-LIFE PROTECTION CIRCUIT TO PREVENT WELDING OF LAMPS IN SOCKETS OR LAMP BREAKAGE. SEE SPECIFICATIONS.
- PROVIDE ARROWS AND FACES AS INDICATED ON THE DRAWINGS.
- ELECTRICAL CONTRACTOR SHALL VERIFY ALL FIXTURE LOCATIONS WITH ARCHITECTURAL ELEVATIONS.
- ELECTRICAL CONTRACTOR SHALL INSTALL ALL CEILING MOUNTED LIGHTING FIXTURES IN LOCATIONS AS INDICATED ON THE ARCHITECTURAL REFLECTED CEILING PLAN. ALL PENDANT FIXTURES ARE PROVIDED WITH FACTORY INSTALLED 12 CORD AND STRAIN RELIEF FITTINGS. CONNECTION AND CUTTING OF CORD FOR PENDANT FIXTURE MOUNTING SHALL BE ONLY AT UPPER CANOPY.
- LIGHTING FIXTURE CONTACT: SEE SHEET "NATIONAL ACCOUNT"
- CONFIRM LIGHTING FIXTURE QUANTITIES WITH SUPPLIER.
- ALL CONDUITS ENTERING OR LEAVING COOLER SHALL BE PROVIDED WITH EYS SEAL-OFF FITTING WITH COMPOUND PER NEC 300-7(a)
- SEE ARCHITECTURAL REFLECTED CEILING PLAN FOR FINISH OF TRIM RING.
- CONTRACTOR PRIOR TO ORDER/BID, COORDINATE WITH LIGHTING ACCOUNT FOR THE CEILING TYPE WHERE FIXTURES ARE TO BE INSTALLED.
- CLEAN CEILING TILES AND EXISTING GRID TO "LIKE NEW" CONDITION.

LIGHTING FIXTURE SCHEDULE

D GENERAL NOTES

C

KEY NOTES

B



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PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO
AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

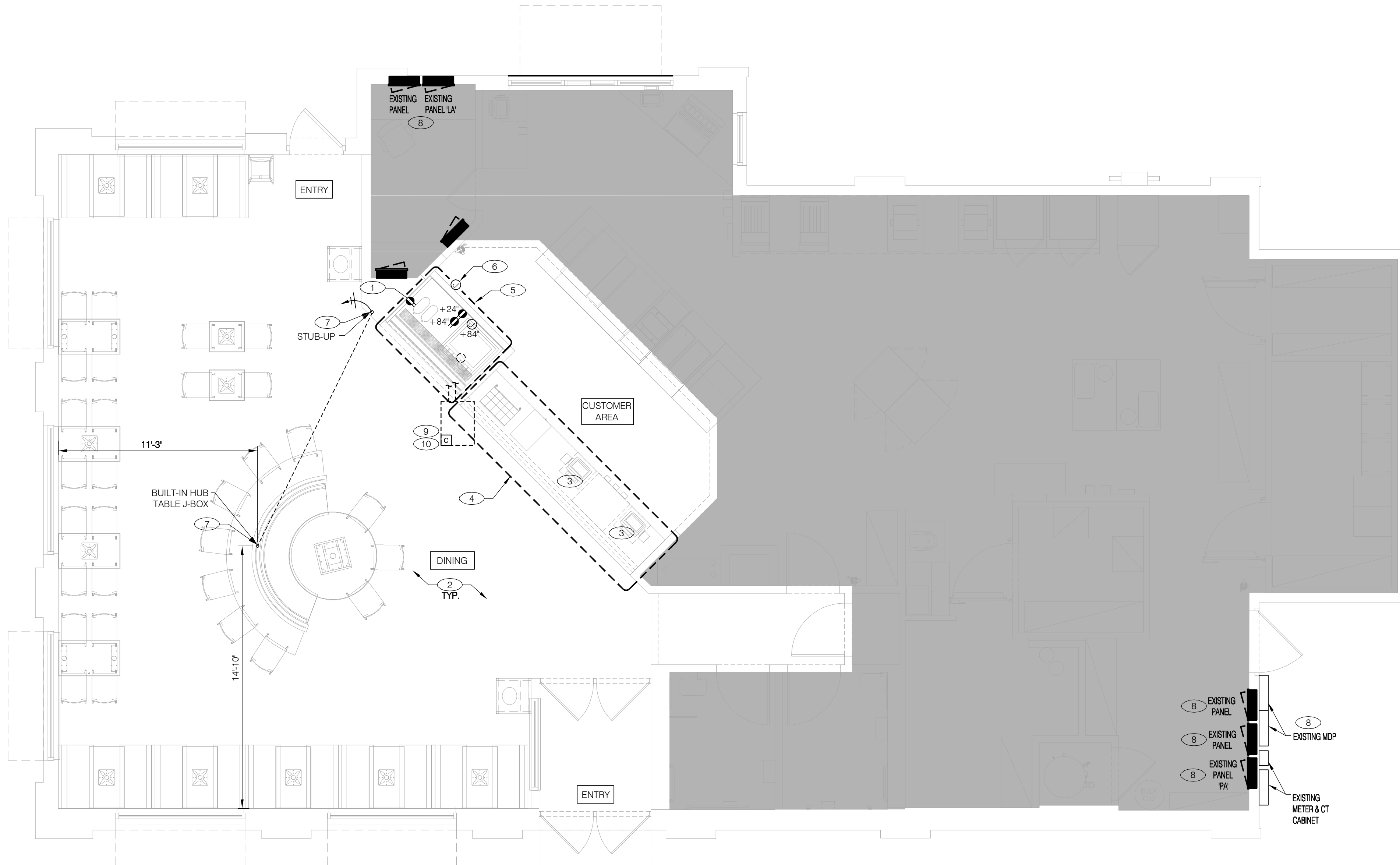
STORE NO. K071209
ISSUE DATE 09.11.20
ARC NUMBER 180060
SHEET TITLE

LIGHTING PLAN
AND SCHEDULE

SHEET NO.
E-1.0

SYMBOLS LEGEND

	JUNCTION BOX (SIZE PER N.E.C.)		TELEPHONE/DATA OUTLET
	DUPLEX RECEPTACLE		OCCUPANCY SENSOR
	DUPLEX RECEPTACLE - GROUND-FAULT INTERRUPTER		SINGLE POLE, SINGLE THROW, 20A/120V LIGHT SWITCH.
	DUPLEX RECEPTACLE - ISOLATED GROUND		P = PILOT LIGHT
	SPECIAL RECEPTACLE - VERIFY WITH MANUFACTURER		PANELBOARD
	INTER-CONNECT WIRING		SPEAKER



CONTRACTOR SHALL USE EXISTING SPARE/SPACE OR REUSE EXISTING BRANCH CIRCUITS LOCATED IN EXISTING PANELS (U.N.O.) FOR LIGHTING, POWER AND SIGN REMODEL. NEW/REUSED BRANCH CIRCUIT(S) SHALL MATCH THE MANUFACTURER'S PUBLISHED ELECTRICAL CHARACTERISTICS OF PROPOSED EQUIPMENT, AS WELL AS MATCHING THE CHARACTERISTICS OF SOURCE PANEL. WHERE APPLICABLE, CONTRACTOR SHALL PROVIDE ADDITIONAL ELECTRICAL DEVICES NECESSARY FOR COMPLIANCE (E.G. SHUNT-TRIP, OVERRIDE, ADDITIONAL CONTROL, ETC.). REPLACE BRANCH CIRCUIT(S) IF CHARACTERISTICS DO NOT MATCH PROPOSED REPLACEMENT EQUIPMENT. REUSED AND/OR EXISTING BRANCH CIRCUIT SUPPLYING MULTIPLE OUTLETS SHALL BE VERIFIED FOR INTEGRITY AND CAPACITY OF ALL EQUIPMENT INSTALLED ON THAT CIRCUIT. ALL EXISTING NEW BRANCH CIRCUITS BEING UTILIZED FOR THIS BUILDING RENOVATION SHALL BE FIELD-VERIFIED FOR INTEGRITY, CAPACITY (80% OF RATED BREAKER), AND SHALL MEET CURRENTLY ADOPTED NATIONAL ELECTRICAL CODE COMPLIANCE AS WELL AS ADDITIONAL REQUIREMENTS CONTAINED IN THESE DOCUMENTS. ALL PROPOSED LIGHTING SHALL BE ROUTED THROUGH EITHER AN EXISTING LIGHTING CONTROL SYSTEM OR (IF NONE OR NON-COMPLIANT) A NEW LIGHTING CONTROL SYSTEM THAT SHALL MEET THE ENERGY REQUIREMENTS FOR THE MUNICIPALITY IN WHICH IT IS TO BE INSTALLED AND PROVIDE ADDITIONAL ELECTRICAL DEVICES NECESSARY FOR COMPLIANCE (E.G. LOCAL (ANNUNCIATED) OR ADDITIONAL CONTROL, OVERRIDES, MOTION SENSORS, ETC.). SEE DEMOLITION DRAWINGS FOR REMOVED EQUIPMENT. ALL NEW CONDUCTORS SHALL BE IN CONDUIT AND CONCEALED IN WALLS OR ABOVE CEILINGS AS MUCH AS POSSIBLE.

POWER PLAN

1/4"=1'-0"

A

- A. HORIZONTAL DIMENSIONS TO J-BOXES ARE FROM FACE OF STUD TO CENTER OF BOX. U.O.N. VERTICAL DIMENSIONS TO J-BOXES ARE FROM FIN. FLOOR TO CENTER OF BOX, U.O.N.
- B. ALL CONDUIT DROPS ARE INSIDE WALLS U.O.N. SEE ARCH. DWGS FOR WALL DIMS.
- C. ALL J-BOX CIRCUITS, CONDUITS, FIXTURES, ETC. SHALL BE AS INDICATED ON THE ELECT. DWGS AND SPECS.
- D. CONTRACTOR TO VERIFY UNDERGROUND CONDUIT LOCATIONS PRIOR TO POURING SLAB.
- E. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE THIS DATA ON THE LOCATION OF ELECT. ROUGH-INS WITH INFO PROVIDED ON THE ARCH. AND STRUCT. DWGS AND THE EQUIPMENT ACTUALLY SUPPLIED, AND TO CONFIRM THE CORRECTNESS OF ANY DIMENSIONS HEREIN.
- F. LOCATIONS OF ALL OUTLETS MAY BE RELOCATED TO NEAREST STUD. DO NOT CUT INTO STUDS.
- G. FOR EXACT LOCATIONS OF KITCHEN & MECHANICAL EQUIPMENT AND POINTS OF CONNECTION, REFER TO KITCHEN & MECHANICAL EQUIPMENT DRAWINGS AND MANUFACTURER'S SHOP DRAWINGS.
- H. ALL CIRCUIT FEEDERS AND DISCONNECTS SHALL BE SIZED BY NEC.
- I. CONTRACTOR SHALL VERIFY CIRCUIT BREAKER, DISCONNECT SWITCH, STARTER AND FUSE SIZES WITH SELECTED EQUIPMENT MANUFACTURER'S SHOP DRAWINGS PRIOR TO PLACING ORDER AND PROVIDE EVERYTHING AS REQUIRED.

- J. ELECTRICAL EQUIPMENT ENCLOSURES SHALL BE NEMA-1 FOR INTERIOR AND NEMA 3P FOR EXTERIOR. IN COASTAL REGIONS THE STANDARD FOR OUTSIDE SHALL BE NEMA-4X.
- K. ALL SINGLE-PHASE RECEPTACLES RATED 150V TO GROUND OR LESS, 50A OR LESS, AND THREE-PHASE RECEPTACLES RATED 150V TO GROUND OR LESS, 100A OR LESS IN KITCHEN AREAS SHALL BE GFCI PROTECTED FOR PERSONNEL PER N.E.C. 210.8 AND INSTALLED IN ACCORDANCE WITH N.E.C. 240.24. ALTERNATIVELY, A GFCI CIRCUIT BREAKER CAN BE INSTALLED.
- L. ALL POS EQUIPMENT, INCLUDING DIGITAL MENU BOARDS, SHALL BE PLACED ON ISOLATED GROUND OUTLETS. ALL SECURITY SYSTEM EQUIPMENT SHALL BE PLACED ON DEDICATED ISOLATED GROUND OUTLETS.
- M. DO NOT MEASURE / LOCATE OUTLETS ON DRAWINGS. USE DIMENSIONS PROVIDED.
- N. CONDUIT MAY RUN UNDER SLAB AT G.C.'S DISCRETION.
- O. PROVIDE ESCUTCHEON PLATES AND SEALANT AT ALL UTILITY PENETRATIONS INTO WALLS, CEILINGS, AND FLOORS. DO NOT USE CAULK OR EXPANDING FOAM FOR SEALANT.

1. CONTRACTOR TO PROVIDE AND INSTALL A SURFACE MOUNTED CO2/METER MODEL RAD-0102 CARBON DIOXIDE DETECTOR WITH REMOTE DISPLAY RAD-0103. SENSOR UNIT TO BE INSTALLED 18" ABOVE FLOOR IN LOCATION SHOWN. INSTALL 1P65 CASE OVER SENSOR UNIT. COORDINATE EXACT REQUIREMENTS WITH MANUFACTURER. PROVIDE WITH RAD-0102-24VDC TRANSFORMER TO PLUG INTO WALL. SET ALARM TO 5000 PPM TO COMPLY WITH 2015 IFC. REUSE NEARBY RECEPTACLE IF APPLICABLE. [R]
2. CONTRACTOR TO FIELD-VERIFY ELECTRICAL OUTLETS IN DINING ROOM FOR A.D.A. COMPLIANCE. EXTEND CIRCUITS (OR PROVIDE NEW BRANCH CIRCUIT WIRING) AND RAISE OUTLETS AS NEEDED TO 18" A.F.F. TO BOTTOM OF OUTLET. PROVIDE NEW BLACK, NEMA 5-20P TAMPER RESISTANT (HUBBELL 20 BK OR APPROVED EQUAL) OUTLETS AND COVERPLATES. COVERPLATES SHALL BE BLACK TO MATCH DECOR. [R]
3. CONTRACTOR TO RELOCATE EXISTING EQUIPMENT, IF REQUIRED (SEE DEMOLITION DRAWINGS). VERIFY INTEGRITY OF CIRCUIT AND RELOCATE ELECTRICAL DEVICE ASSOCIATED WITH EQUIPMENT. VERIFY MOUNTING HEIGHT WITH PREVIOUS LOCATION. PROVIDE A FLUSH MOUNTED J-BOX AND NEMA TYPE RECEPTACLE. (MATCH MANUFACTURER'S SPECIFICATIONS). [R]
4. CONTRACTOR SHALL COORDINATE WITH P.O.S. TECHNICIAN ON RELOCATION OF ANY UTILITIES FOR WORK ON P.O.S. EQUIPMENT. P.O.S. STATIONS TO BE REINSTALLED BY AN AUTHORIZED TECHNICIAN. REUSE EXISTING CIRCUIT. MOUNT NEW JUNCTION BOX IN WALL @ +28" A.F.F. FOR POWER AND COMMUNICATIONS AFTER COUNTER IS REWORKED. [R]
5. EXTEND EXISTING DISPENSER CIRCUIT(S). MOUNT RECEPTACLES AT 24" AND 84" A.F.F. FOR DRINK DISPENSER AND (1) JUNCTION BOX AT 84" A.F.F. FOR ICE CUBER. COORDINATE WITH MANUFACTURER AND PROVIDE ALL ELECTRICAL DEVICES. MOUNT ICE MAKER ON SODA DISPENSER. MAKE FINAL CONNECTIONS. [R]
6. REMOTE DISPLAY FOR CO2 METER. SECURELY MOUNT REMOTE SENSOR ON WALL AT 48" A.F.F. REMOTE UNIT MAXIMUM LENGTH FROM SENSOR IS 25'-0". FIELD VERIFY TOTAL LENGTH. IF REMOTE PLACEMENT DESTINATION IS GREATER THAN 25'-0", INSTALL UNIT ON CLOSEST WALL ADJACENT TO UNIT WITHIN PUBLIC & EMPLOYEE VIEW. [R]
7. CONTRACTOR TO ROUTE 2#12, 1#12G IN 1/2" FLEXIBLE CONDUIT FROM OUTLET JUNCTION BOX (BUILT INTO WORKBENCH TABLE), DOWN HOLLOW LEG OF TABLE AND INTO FLOOR. ROUTE CONDUIT UNDER SLAB IN FLOOR TO STUB-UP LOCATION IN WALL AS SHOWN. EXTEND CONDUIT IN WALL UP INTO CEILING, AND OVER TO PANEL. PROVIDE NEW 20A/1P CIRCUIT BREAKER IN BREAKER SPACE IN EXISTING PANEL. CONTRACTOR TO X-RAY SLAB TO VERIFY UNDER FLOOR UTILITIES PRIOR TO START OF WORK. CONTRACTOR TO FIELD VERIFY EXACT LOCATION OF TABLE STUB-UP, IN FIELD. MAKE ALL FINAL CONNECTIONS TO OUTLETS AT TOP OF WORKBENCH TABLE. [R]
8. PROVIDE REQUIRED WORKING SPACE/CLEARANCE FOR ELECTRICAL PANEL PER N.E.C.. CONTRACTOR TO CLEARLY IDENTIFY/INDICATE NOT LESS THAN 30"WX36"D CLEARANCE AREA/ WORKING SPACE (PER IFC 605.3). IF EQUIPMENT IS LARGER THAN 30" WIDE, WORKING SPACE/CLEARANCE SHALL NOT BE LESS THAN EQUIPMENT WIDTH. [R]
9. FIELD VERIFY THAT AT LEAST (1) 120V, GFCI RECEPTACLE IS LOCATED WITHIN 25'-0" (MAXIMUM), OF ALL EQUIPMENT THAT REQUIRES MAINTENANCE. PROVIDE ADDITIONAL ROOF TOP RECEPTACLES AS NEEDED. PROVIDE NEW W.P. GFCI RECEPTACLE FOR ROOF TOP EQUIPMENT & MAKE ALL FINAL CONNECTIONS. (E.C. TO FIELD VERIFY FINAL LOCATIONS OF ALL ROOF TOP EQUIPMENT. [R])

10. ICE MAKER CONDENSER (ON ROOF). REUSE EXISTING ICE CUBER CIRCUIT BREAKER IN EXISTING PANEL & EXTEND EXISTING CONDUCTORS. IN CONDUIT TO REMOTE CONDENSER SAFETY DISCONNECT SWITCH (ON ROOF). PROVIDE INTERCONNECTION WIRING BETWEEN REMOTE CONDENSER & INDOOR UNIT PER MANUFACTURER'S SPECIFICATIONS. COORDINATE WITH MECHANICAL/PLUMBING FOR ROUTING OF INTERCONNECTION WIRING FROM REMOTE CONDENSER TO (INDOOR) ICE MAKER MOUNTED ON DRINK DISPENSER. SEAL ALL ROOF PENETRATIONS. PROVIDE ALL NECESSARY DEVICES & MAKE ALL FINAL CONNECTIONS. [R]

POWER PLAN GENERAL NOTES

C

KEY NOTES

B



KFC

ARCVISION
INCORPORATED
ARCHITECTURE • ENGINEERING • STORE PLANNING
SAINT LOUIS / DALLAS / LAS VEGAS / ORLANDO
1950 CRAIG ROAD, SUITE 300 ST. LOUIS, MO 63146
PH. (314) 415-2400 FAX (314) 415-2300 www.arcv.com

TEMPLATE VERSION:
AMERICAN SHOWMAN
TACO BELL EXPLORER
VER -1 DEC 2016

REVISION:	Mark	Date	By
1		____	____
2		____	____
3		____	____
4		____	____
5		____	____

PROJECT TITLE
CD TEMPLATE
"K-50 VISION 1.0 TO
AMERICAN SHOWMAN"

N96W17860 COUNTY LINE
GERMANTOWN, WI 53022

STORE NO.	K071209
ISSUE DATE	09.11.20
ARCV NUMBER	1800860

SHEET TITLE
POWER FLOOR PLAN

SHEET NO.
E-2.0

FINAL SUBDIVISION PLAT

12/14/20 Plan Commission Meeting

Kinderberg Estates / Veridian Homes LLC

Planning & Zoning Report

Germantown, Wisconsin

Summary

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

Location: Preserve Parkway @ Donges Bay Road

Applicant/

Property Owner: Matt Cudney
Veridian Homes LLC
N60W21555 Legacy Trail
Menomonee Falls, WI

VHKE LLC
6801 South Towne Drive
Madison, WI 53713

Current Zoning: Rs-4: Single-Family

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



Background/Proposal

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

The preliminary subdivision plat was approved by the Village Board on August 3, 2020.

As summarized in Table 1, Kinderberg Estates has the following characteristics:

TABLE 1.

Gross Area (Ac)	14.70
Wetland Area (Ac)	0.10
Right-of-Way (Ac)	1.35
Net Density Area (Ac)	13.25
# Single-Family Lots/DU's	16
Gross Density (DU/acre)	1.09
Net Density (DU/net acre)	1.21
Open Space (Ac)	3.53 (24.0%)
Avg Lot Size	.61 ac (26,571 sqft)
Lot Size Range	.477 to .85 ac (20,778 to 37,026 sqft)

Staff CommentsPlanning & Zoning

The Village Board approved rezoning the subject property from A-2 Agricultural to the Rs-4 Single-family Residential District in April of 2020. In August 2020, the Village Board approved a preliminary plat for Kinderberg Estates with eight (8) conditions. The following condition of the preliminary plat approval has not yet been met:

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

In order to be eligible for approval by the Village, Wis. Stats. 236.11(1)(b) requires a final plat to "substantially conform" to the approved preliminary plat. Village Staff believes that the submitted final subdivision plat substantially conforms to the approved preliminary plat.

The Developer has entered into a Development Agreement with the Village, which was recorded in August of 2020.

In accordance with the Village's Subdivision Code, the Plan Commission is responsible for reviewing the final plat and forwarding a recommendation to the Village Board along with comments received from the official "objecting agencies". A letter of "no objection" has been received from Washington County (see attached) but not from the WI

Department of Administration. This letter has been included as a condition of approval prior to recording the final plat.

The Declaration of Covenants, Conditions and Restrictions of Kinderberg Estates Subdivision has been submitted and is attached for review. Terms for the maintenance of common areas are included in this document. Final approval by the Village Attorney is required.

Staff is requesting "As-built" measurements for the stormwater pond in the southwest corner of the subdivision and for the berms along Donges Bay Road and Preserve Parkway. These shall be submitted prior to the recording of the final plat.

Public Works/Engineering

The developer has submitted record drawings to the Public Works Department. These are required by the Development Agreement to be approved prior to recording of the final plat.

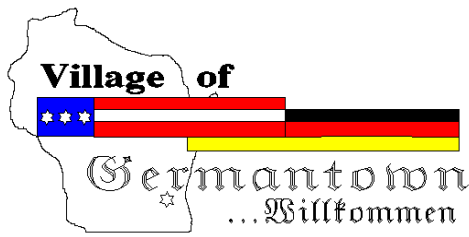
Village Surveyor

The Village Surveyor reviewed the proposed Final Plat and provided comments in a memorandum dated 12/4/2020. These items have been added as a condition of approval for the final plat.

Planning & Zoning Recommendation

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

1. Record Drawings shall be approved by the Public Works Department prior to recording the final plat, as required by the Development Agreement.
2. All technical issues and plan corrections identified by the Village Surveyor (see December 4, 2020 memo) shall be addressed and reflected in revised plans submitted and approved by Village Staff prior recording of the Final Plat.
3. The Declaration of Covenants, Conditions and Restrictions of Kinderberg Estates subdivision shall be approved by the Village Attorney prior to recording of the final plat.
4. A Letter of "no objection" from the WI Department of Administration (DOA) shall be submitted to the Village prior to recording the final plat.
5. The final plat shall include notations or labels shall be added to the plat that prohibit direct access to Donges Bay Road and Preserve Pkwy from Lots #1, #10, #11, #16 & Outlot 3.
6. As-built measurements for the stormwater pond in the southwest corner of the subdivision and for the berms along Donges Bay Road and Preserve Parkway shall be submitted prior to the recording of the final plat.
7. All landscaping as identified on the revised Landscaping Plan dated 8-7-20 shall be completed per the signed Development Agreement.



Engineering Department Memorandum

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

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

Date : December 4, 2020

Re : Kinderberg Estates-Final Plat Review

Items Reviewed:

1. Final Plat Kinderberg Estates, dated: 5/22/2020

Review Comments from the Preliminary Plat Review:

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

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

Or, the Outlot could be removed and in place a 20' Public Water Main and Ingress/Egress easement created that is centered on the common lot line between Lot 10 and Lot 11. The easement will contain language restricting the planting of vegetation, buildings, fences, changes in grade over the pipe etc. within the limits of the easement. **This item has been resolved with the addition of a 20' public watermain and ingress/egress easement for a public walkway over Outlot 2.**

2. Bearing basis: There is not one shown on the plat. As of January 1, 2020, all Certified Survey Maps and subdivision plats will be prepared using the NAD 83/2011 Datum for horizontal adjustment, and the NAVD88 Datum for vertical control. These datums will be used for all site plans, construction plans and record drawings of all utility installations, grading and road certifications and pond certifications.

This item has not been resolved. The bearing basis as shown on the Final Plat is correct, however, the horizontal and vertical datum are no longer the current datum in use today. The Plat needs to reflect the NAD 83 Datum, 2011 Adjustment for horizontal control, and the NAVD88 Datum for vertical control.

3. No Professional Land Surveyors seals and signatures were attached to any of the three sheets and need to be affixed prior to recording.
4. All boundary markers for the interior and exterior lines need to be installed prior to the recording of the final plat.

5. The lands adjacent to the north subdivision line should be noted as Lot 1 of Certified Survey Map No. 4473 recorded as Document Number 688873.
6. Engineering has not received any record drawings for review for all the public infrastructure installed in this subdivision. All record drawings and the final recorded subdivision plat need to be delivered in both hard copy (4 mil Copy Tuff material).

A copy of the recorded Final Plat (hard copy) also needs to be delivered in the same Copy Tuff format.
7. Both the record drawings and the Final Plat need to be submitted in a digital AutoCad.dwg format where the mapping is based on the NAD 83 Datum, 2011 Adjustment for horizontal control, and the NAVD88 Datum for vertical control.
8. All record drawings need to be sealed by the engineer of record.

The eight (8) items listed above need to be resolved prior to the recording of the final plat.

No further comments at this time.



Village of
★★★
Germantown
Willkommen

**Fee must accompany application
Preliminary & Final Plat Fees Combined**

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

☐
☒
☐
☐

SUBDIVISION PLAT APPLICATION

Pursuant to Section 18.04 and 18.05 of the Municipal Code

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

1

APPLICANT OR AGENT

Veridian Homes, LLC
Matt Cudnev
N60W21555 Legacy Trail
Menomonee Falls, WI 53051
Phone (608) 220-9871
Fax ()
E-Mail mcudnev@veridianhomes.com

PROPERTY OWNER

VHKE LLC
Matt Cudnev
N60W21555 Legacy Trail
Menomonee Falls, WI 53051
Phone (608) 220-9871
mcudnev@veridianhomes.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER(S)

N104 W14942 Donges Bay Road

Parcel GTNV 263988

3

READ AND INITIAL THE FOLLOWING:

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

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

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

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

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

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date



Planning and Parks Department

Jamie Ludovic, Director of Community

Development & Communications

Debora Sielski, Deputy Director Planning & Parks

Paul Sebo, County Conservationist

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

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

11/19/20

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

To Whom it May Concern:

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

Date of Meeting: **11/19/20**

Subdivision Name: **KINDERBERG ESTATES**

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

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

Action taken:

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

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

Sincerely,

Paul B Sebo, County Conservationist

cc: Municipal Clerk
Subdivider
Surveyor
Land & Water Conservation Division
Public Works Department

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

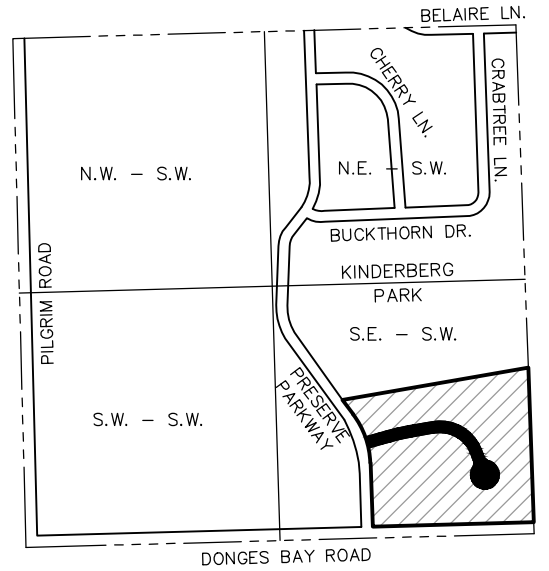

Department of Administration

KINDERBERG ESTATES

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

TOTAL AREA
14.704 ACRES
640,516 SQ. FT.

LOCATION MAP



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

SCALE: 1" = 1000'

 = KINDERBERG ESTATES SUBDIVISION

Curve Table							
Curve	Arc Length	Radius	Chord Bearing	Chord Length	Delta	Tangent In	Tangent Out
C1	273.03'	440.00'	N19°33'41"W	268.67'	035°33'12"	N01°47'05"W	N37°20'17"W
C2	79.00'	440.00'	N06°55'42"W	78.89'	010°17'13"	N01°47'05"W	N12°04'18"W
C3	60.05'	440.00'	N15°58'53"W	60.00'	007°49'09"	N12°04'18"W	N19°53'27"W
C4	133.98'	440.00'	N28°36'52"W	133.47'	017°26'50"	N19°53'27"W	N37°20'17"W
C5	109.27'	1030.00'	S77°03'29"W	109.22'	006°04'43"	S80°05'50"W	S74°01'07"W
C6	104.34'	1030.00'	N76°55'15"E	104.30'	005°48'16"	N74°01'07"E	N79°49'23"E
C7	4.93'	1030.00'	N79°57'37"E	4.93'	000°16'27"	N79°49'23"E	N80°05'50"E
C8	316.66'	230.00'	N60°27'40"W	292.23'	078°53'00"	N21°01'10"W	S80°05'50"W
C9	71.78'	230.00'	N89°02'16"E	71.49'	017°52'53"	N80°05'50"E	S82°01'17"E
C10	93.72'	230.00'	S70°20'51"E	93.08'	023°20'52"	S82°01'17"E	S68°40'25"E
C11	93.72'	230.00'	S46°59'59"E	93.08'	023°20'52"	S68°40'25"E	S35°19'33"E
C12	57.43'	230.00'	S28°10'22"E	57.28'	014°18'22"	S35°19'33"E	S21°01'10"E
C13	36.66'	40.00'	N47°16'19"W	35.39'	052°30'16"	N73°31'27"W	N21°01'11"W
C14	13.77'	40.00'	S30°52'58"E	13.70'	019°43'34"	S21°01'11"E	S40°44'45"E
C15	22.88'	40.00'	S57°08'06"E	22.57'	032°46'42"	S40°44'45"E	S73°31'27"E
C16	373.08'	75.00'	N68°58'50"E	91.30'	285°00'34"	S31°29'07"W	N73°31'27"W
C17	77.65'	75.00'	S43°51'49"E	74.23'	059°19'16"	S73°31'27"E	S141°21'11"E
C18	72.04'	75.00'	S13°18'50"W	69.30'	055°02'02"	S141°21'11"E	S40°49'51"W
C19	69.64'	75.00'	S67°25'56"W	67.17'	053°12'11"	S40°49'51"W	N85°57'59"W
C20	15.03'	75.00'	N80°13'38"W	15.00'	011°28'42"	N85°57'59"W	N74°29'17"W
C21	69.23'	75.00'	N48°02'45"W	66.79'	052°53'04"	N74°29'17"W	N21°36'13"W
C22	69.49'	75.00'	N04°56'27"E	67.03'	053°05'20"	N21°36'13"W	N31°29'07"E
C23	36.66'	40.00'	S05°13'59"W	35.39'	052°30'18"	S21°01'10"E	S31°29'08"W
C24	234.05'	170.00'	S60°27'40"E	216.00'	078°53'00"	N80°05'50"E	S21°01'10"E
C25	102.91'	970.00'	N77°03'29"E	102.86'	006°04'43"	N74°01'07"E	N80°05'50"E
C26	100.51'	970.00'	S77°07'44"W	100.46'	005°56'12"	S80°05'50"W	S74°09'38"W
C27	2.40'	970.00'	S74°05'23"W	2.40'	000°08'30"	S74°09'38"W	S74°01'07"W
C28	106.09'	1000.00'	S77°03'29"W	106.04'	006°04'43"	S80°05'50"W	S74°01'07"W
C29	275.35'	200.00'	N60°27'40"W	254.12'	078°53'00"	N21°01'10"W	S80°05'50"W

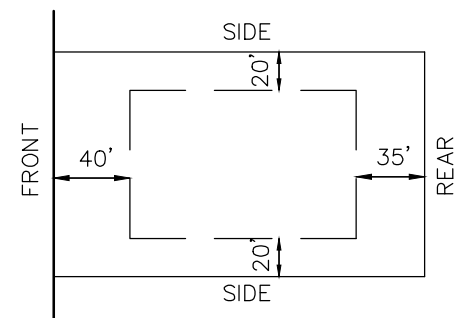
LEGEND:

- 2-3/8" O.D. X 18" IRON PIPE SET WEIGHING 3.65 LB/FT.
- 3/4" X 18" REBAR SET WEIGHING 1.50 LB/FT.
- 1" IRON PIPE FOUND
- 3/4" REBAR FOUND
- SECTION CORNER MONUMENT FOUND

Zoning: RS-4
SINGLE FAMILY
RESIDENTIAL DISTRICT

Building Setbacks:
Front: 40 feet
Side: 20 feet
Rear: 35 feet

TYPICAL BUILDING SETBACK
UNLESS OTHERWISE NOTED



SHED

UNPLATTED LANDS

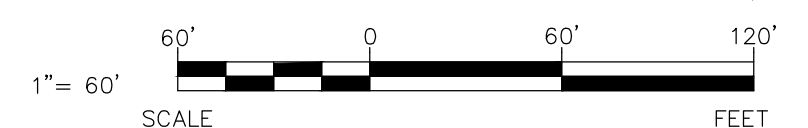
HISTORIC CEMETERY

P.O.B.

P.O.C.
SE COR. - SW 1/4
SEC. 26-9-20
BRASS CAPPED MONUMENT

ALL LINEAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST ONE HUNDREDTH OF A FOOT. ALL ANGULAR MEASUREMENTS HAVE BEEN MADE TO THE NEAREST SECOND AND COMPUTED TO HALF-SECONDS.

NORTH POINT REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD1927). THE SOUTH LINE OF THE SOUTHWEST QUARTER HAS A BEARING OF SOUTH 88°-27'-12" WEST.



There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____



Department of Administration

KINDERBERG ESTATES

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

NOTES:

OUTLOTS

-Outlot 1 through Outlot 3 of this subdivision are owned and shall be maintained by the Kinderberg Estates Homeowners Association. The Homeowners Association shall maintain said outlots in an unobstructed condition so as to maintain its intended purpose.

LANDSCAPE BUFFERYARD

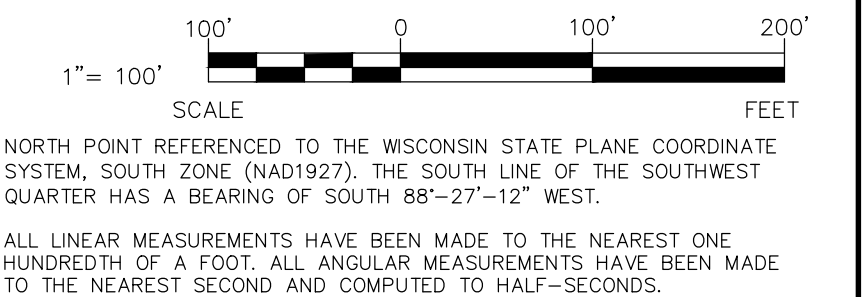
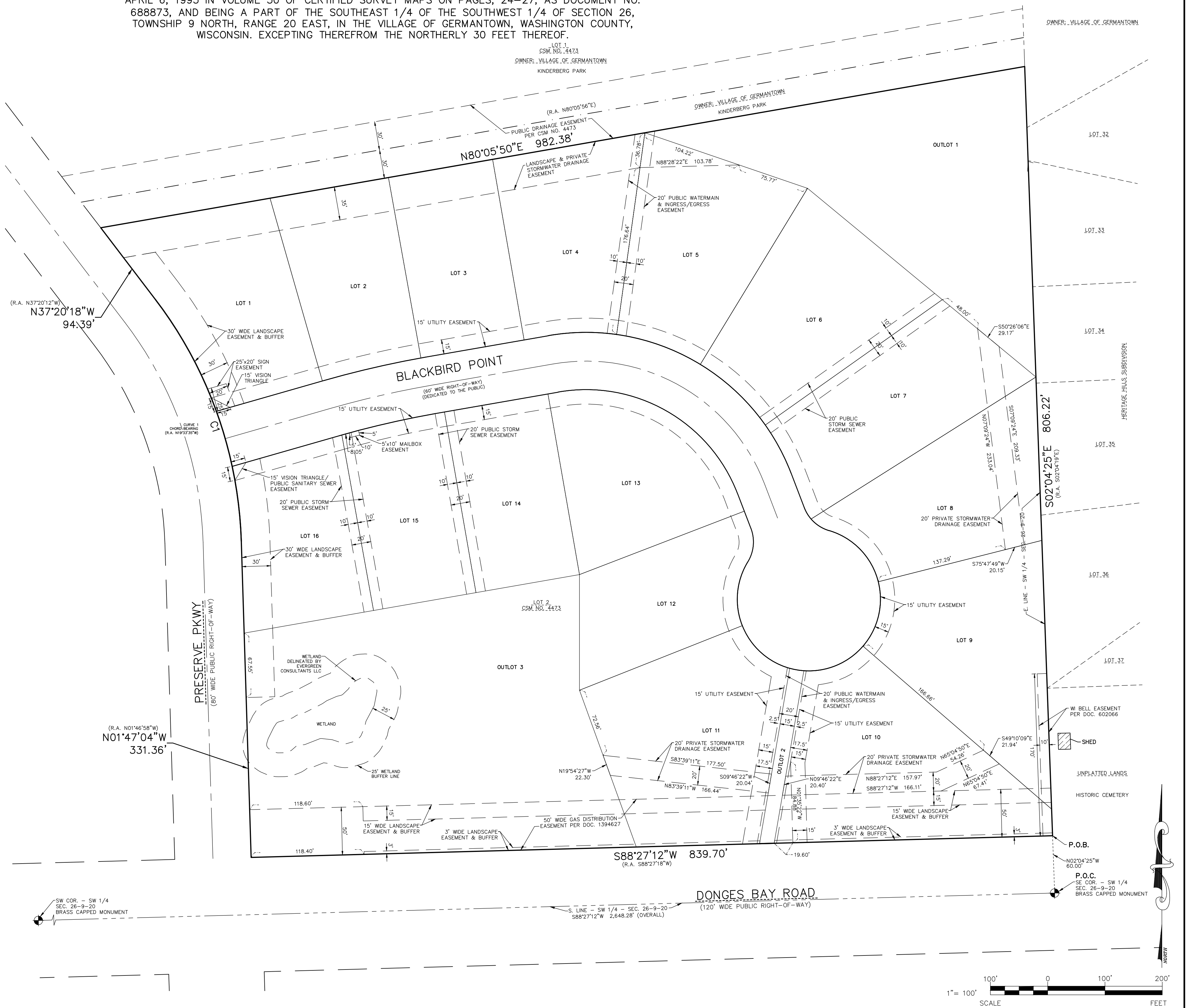
-Landscape Buffer Easement: This strip is reserved for the planting of trees and shrubs; the building of structures hereon is prohibited.

WETLANDS

-Wetland lines shown on this plat were delineated by Evergreen Consultants, LLC on May 7, 2018.

VISION TRIANGLES

-No Obstructions permitted. No visual obstructions, such as structures, parking, or vegetation, shall be permitted within the vision corner between the heights of two and one-half (2.5) feet and ten (10) feet above the mean curb-grades within the triangular space formed by the vision corner.



KINDERBERG ESTATES

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

SURVEYOR'S CERTIFICATE

I, Ryan Wilgreen, Professional Land Surveyor, hereby certify that under the direction of the owners listed below, I have surveyed, divided and mapped a parcel of land described hereon, Part of Lot 2 of Certified Survey Map No. 4473, recorded in the Washington County Registry on April 6, 1995, in Volume 30 of Certified Survey Maps, on Pages 24-27, as Document No. 688873, being a part of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin being more particularly described as follows:

Commencing at the Southeast corner of the Southwest 1/4 of said Section 26; thence North 02°-04'-25" West along the East line of said Southwest 1/4, a distance of 60.00 feet to the Southeast corner of said Lot 2 and the point of beginning; thence South 88°-27'-12" West along the South line of said Lot 2, a distance of 839.70 feet to the Southwest corner of said Lot 2; thence North 01°-47'-04" West along a West line of said Lot 2, a distance of 331.36 feet; thence Northwesterly, along a West line of said Lot 2, a distance of 273.03 feet on a curve to the left having a radius of 440.00 feet, the chord of said curve bears North 19°-33'-41" West, a chord distance of 268.67 feet; thence North 37°-20'-18" West along a West line of said Lot 2, a distance of 94.39 feet; thence North 80°-05'-50" East along a line lying 30.00 feet Southerly of and parallel with the North line of said Lot 2, a distance of 982.38 feet to the East line of said Lot 2; thence South 02°-04'-25" East along said East line, a distance of 806.22 feet to the point of beginning and containing 14.704 acres (640,516 sq. ft.) of land more or less.

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

That I have fully complied with the provisions of Chapter 236, Wis. Stats. and the Subdivision Ordinance of Washington County and the Village of Germantown in surveying, dividing and mapping the same.

Ryan Wilgreen, P.L.S. No. S-2647
ryan.w@excelengineer.com
Excel Engineering, Inc.
Fond du Lac, Wisconsin 54935
ISSUED DATE: OCTOBER 05, 2020
REVISED DATE: DECEMBER 08, 2020

OWNER'S CERTIFICATE OF DEDICATION

VHKE, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

VHKE, LLC does further certify that this plat is required by S236.10 or S236.12 Wisconsin Statutes to be submitted to the following agencies for approval or objection:

1. Department of Administration
2. Washington County Planning Agency
3. Village of Germantown

In witness whereof, VHKE, LLC has caused these presents to be signed by its official officer of said limited liability company at Madison, Wisconsin this ____ day of _____, 20__.

VHKE, LLC

By: _____

STATE OF WISCONSIN)
COUNTY OF _____) S.S

Personally came before me this ____ day of _____, 20__, the above named officer(s) of the above named VHKE, LLC to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public, _____ County, WI
My Commission Expires: _____

VILLAGE TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

I, Kim E. Rath, Finance Director for the Village of Germantown, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of this ____ day of _____, 20__ on any of the lands included in the plat of "KINDERBERG ESTATES".

Kim E. Rath, Finance Director, Village of Germantown

COUNTY TREASURER'S CERTIFICATE

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

I, Jane Merten, being duly elected, qualified, and acting Treasurer of the County of Washington, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of this ____ day of _____, 20__ affecting the lands included in the plat of "KINDERBERG ESTATES".

Jane Merten, County Treasurer
Washington County, Wisconsin

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

Resolved, that the plat of "KINDERBERG ESTATES" in the Village of Germantown, Wisconsin is hereby approved by the Planning Commission of the Village of Germantown on this ____ day of _____, 20__.

Dean Wolter, Chairman

Date

Laura A. Johnson, Secretary

Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

Resolved, that the plat of "KINDERBERG ESTATES" being a division of a part of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of Blackbird Point for public road purposes as shown on Sheet 1 of 3 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this ____ day of _____, 20__.

Dean Wolter, Village President

Date

Deanna Braunschweig, Village Clerk

Date

CONSENT OF CORPORATE MORTGAGEE

_____, a Corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this plat, and does hereby consent to the above Owner's Certificate.

In witness whereof, the said Associated Bank N.A. has caused these presents to be signed by _____, its _____, at _____, Wisconsin this ____ day of _____, 20__.

(Mortgagee Name)

_____, _____

STATE OF WISCONSIN) SS
COUNTY OF _____)

Personally came before me this ____ day of _____, 20__, _____ of the above named banking association to me known to be the person who executed the foregoing instrument, and to me know to be such Senior Vice President of said banking association, and acknowledged that they executed the foregoing instrument as such officer as the deed of said banking association, by its authority.

Notary Public, _____ County, WI
My Commission Expires: _____

Utility Easement Provision:

An easement for electric, natural gas, and communications service is hereby granted by

VHKE, LLC, Grantor, to

Wisconsin Electric Power Company & Wisconsin Gas, LLC, Wisconsin corporations doing business as We Energies, Grantee,
Wisconsin Bell, Inc. d/b/a AT&T Wisconsin, a Wisconsin corporation, Grantee,
and Spectrum Mid-America, LLC

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Structures shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees. The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20__



Department of Administration

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

SUBDIVIDER:
VERIDIAN HOMES, LLC
6801 S. TOWNE DR.
MADISON, WI 53713

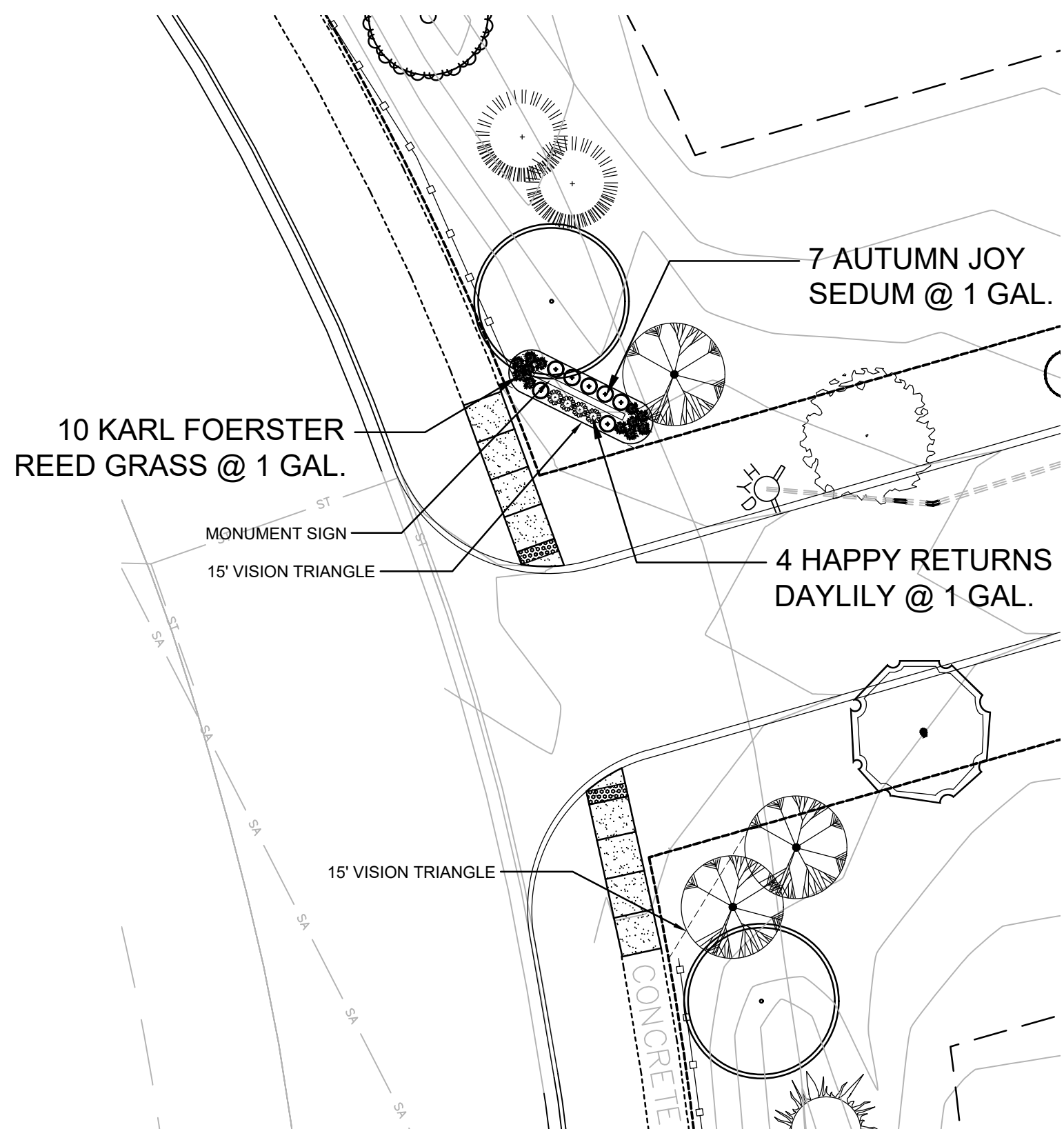
ENGINEER & SURVEYOR:
RYAN WILGREEN
EXCEL ENGINEERING, INC.
100 CAMELOT DR.
FOND DU LAC, WI 54935
920.926.9800

EXCEL
ENGINEERING, INC.
SURVEYING GROUP
PROJECT NO. 2009920

Always a Better Plan
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
FAX: (920) 926-9801



WISCONSIN'S LARGEST
TREE TRANSPLANTERS



SIGN & VISION TRIANGLE ENLARGEMENT

Plant Schedule

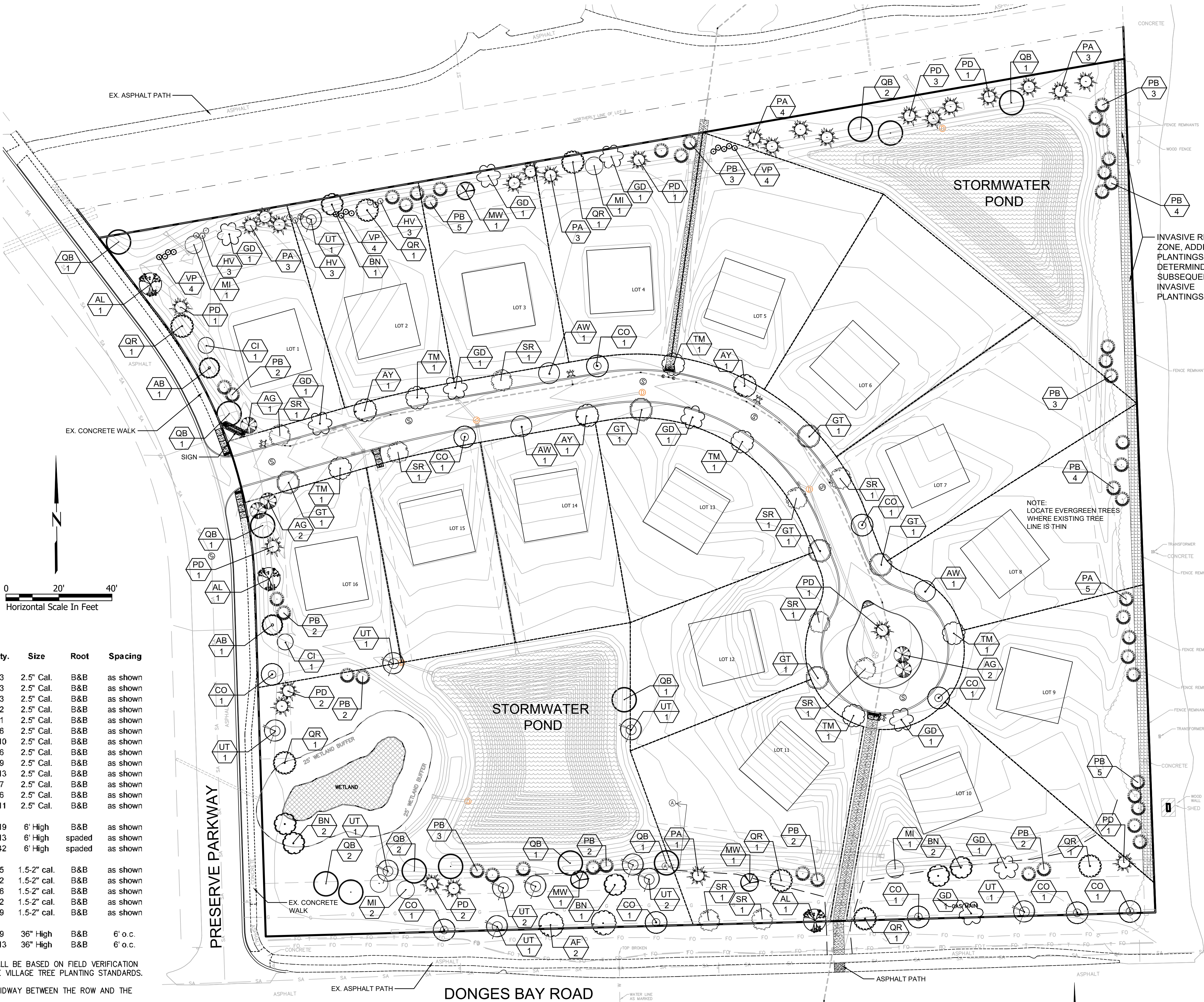
Key	Botanical Name	Common Name	Qty.	Size	Root	Spacing
SHADE TREES						
AY	Acer miyabei 'Morton' State Street	State Street Maple	3	2.5" Cal.	B&B	as shown
AW	Acer rubrum 'Northwood'	Northwood Red Maple	3	2.5" Cal.	B&B	as shown
AL	Acer saccharum 'Legacy'	Legacy Sugar Maple	3	2.5" Cal.	B&B	as shown
AF	Acer saccharum 'Bailista' Fiesta Fall	Fiesta Fall Sugar Maple	2	2.5" Cal.	B&B	as shown
AB	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	1	2.5" Cal.	B&B	as shown
BN	Betula nigra	River Birch (clump)	6	2.5" Cal.	B&B	as shown
CO	Celtis occidentalis	Common Hackberry	10	2.5" Cal.	B&B	as shown
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	6	2.5" Cal.	B&B	as shown
GD	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	9	2.5" Cal.	B&B	as shown
QB	Quercus bicolor	Swamp White Oak	13	2.5" Cal.	B&B	as shown
QR	Quercus rubra	Northern Red Oak	7	2.5" Cal.	B&B	as shown
TM	Tilia americana 'Sentry'	Sentry American Linden	6	2.5" Cal.	B&B	as shown
UT	Ulmus 'Triumph'	Triumph Elm	11	2.5" Cal.	B&B	as shown
EVERGREEN TREES						
PA	Picea abies	Norway Spruce	19	6' High	B&B	as shown
PD	Picea glauca 'Densata'	Black Hills Spruce	13	6' High	spaded	as shown
PB	Pinus strobus	Eastern White Pine	42	6' High	spaded	as shown
ORNAMENTAL TREES						
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	5	1.5-2" cal.	B&B	as shown
CI	Crataegus crusgalli var. Inermis	Thornless Cockspur Hawthorn	2	1.5-2" cal.	B&B	as shown
MI	Malus 'Indian Summer'	Indian Summer Crab	6	1.5-2" cal.	B&B	as shown
MW	Malus 'Spring Snow'	Spring Snow Crab	2	1.5-2" cal.	B&B	as shown
SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	9	1.5-2" cal.	B&B	as shown
SHRUBS						
HV	Hamelis virginiana	Common Witchhazel	9	36" High	B&B	6' o.c.
VP	Viburnum prunifolium	Blackhaw Viburnum	13	36" High	B&B	6' o.c.

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

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



LANDSCAPE NARRATIVE:



Gerard A. Rewolinski

LANDSCAPE PLAN

0 50' 100'
Horizontal Scale In Feet



Premier Landscapes

LANDSCAPE DEVELOPMENT FOR

KINDERBERG ESTATES

PRESERVE PKWY & DONGES BAY ROAD
GERMANTOWN, WISCONSIN

LANDSCAPE
ARCHITECTURE

DESIGN BY: GAR

DRAWN BY: GAR

DATE: 8/7/2020

REVISED:

SCALE: 1"=50'-0"

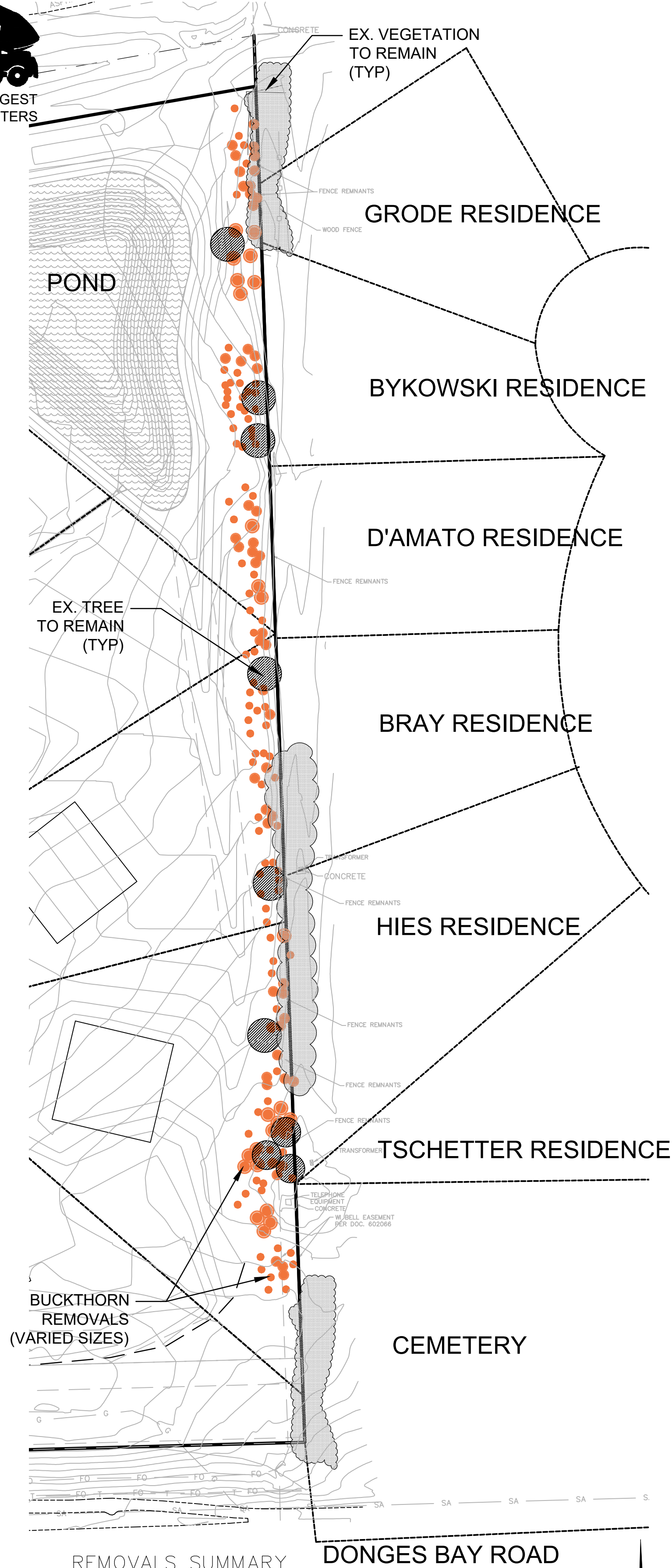
SHEET: L100

TREES
ON THE MOVE

5611 S. Calhoun Road
New Berlin, WI 53151
Phone: (262) 679-5200
treesonthemove.com



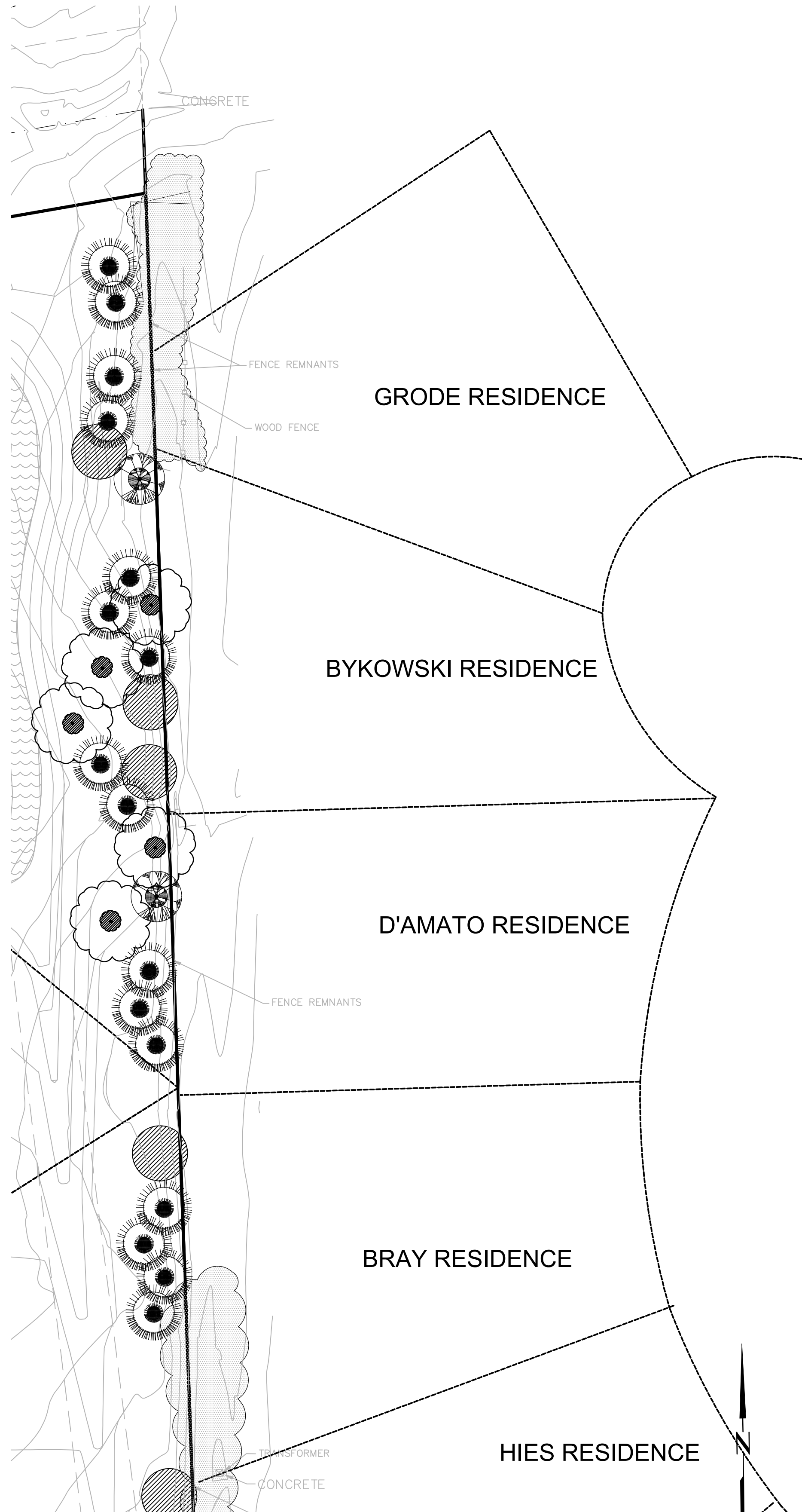
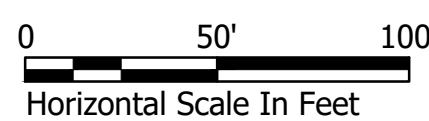
WISCONSIN'S LARGEST
TREE TRANSPLANTERS



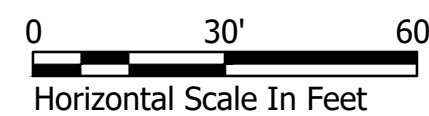
REMOVALS SUMMARY

- 92 buckthorn & honeysuckle 1-2" cal.
- 52 buckthorn & honeysuckle 2-3" cal.
- 25 buckthorn & honeysuckle 3-4" cal.

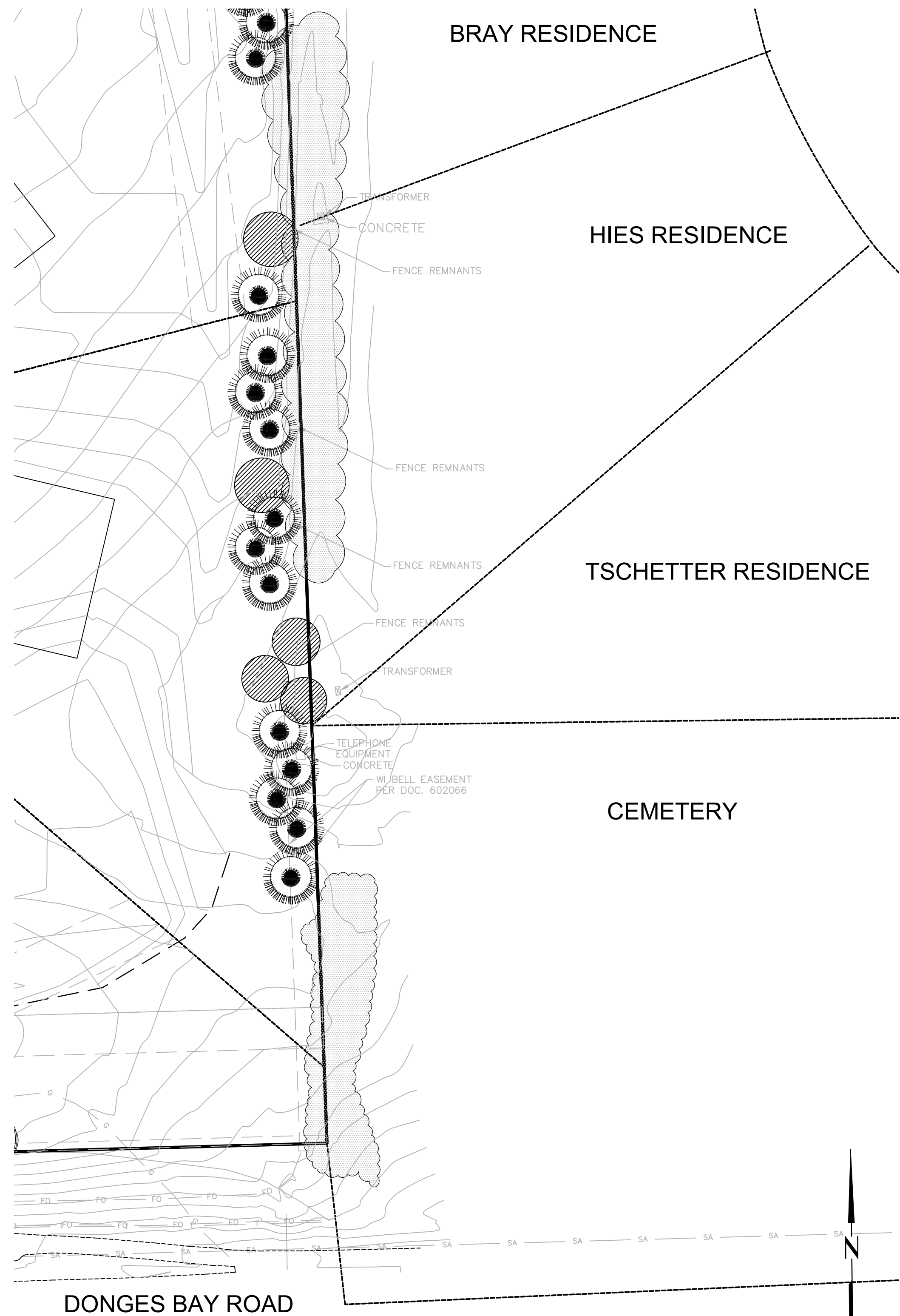
INVASIVES REMOVALS EXHIBIT



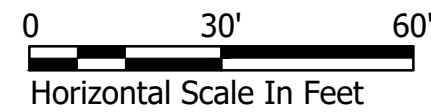
BUFFER LANDSCAPE PLAN



NOTE:
STAKE ALL NEW
PLANTINGS FOR OWNER'S
APPROVAL PRIOR TO INSTALLTION



BUFFER LANDSCAPE PLAN



LEGEND

- SIZE AT PLANTING - 2.5" CAL.
SIZE AT MATURITY - 40'
MARMO MAPLE (5 total)
- SIZE AT PLANTING - 6'
SIZE AT MATURITY - 40'
NORWAY SPRUCE (28 total)
- SIZE AT PLANTING - 2" CAL.
SIZE AT MATURITY - 22'
ROYAL RAINDROPS CRABAPPLE (2 total)
- EXISTING TREE**



Premier Landscapes

LANDSCAPE DEVELOPMENT FOR

KINDERBERG ESTATES

PRESERVE PKWY & DONGES BAY ROAD
GERMANTOWN, WISCONSIN

LANDSCAPE
ARCHITECTURE

DESIGN BY: GAR

DRAWN BY: GAR

DATE: 10/22/2020

REVISED: 11/6/2020

SCALE: varies

SHEET: L101



**TREES
ON THE MOVE**

5611 S. Calhoun Road
New Berlin, WI 53151
Phone: (262) 679-5200
treesonthemove.com

Document No.

**KINDERBERG ESTATES
DECLARATION OF PROTECTIVE COVENANTS,
CONDITIONS AND RESTRICTIONS**

**VILLAGE OF GERMANTOWN,
WASHINGTON COUNTY, WI.**

PREAMBLE

Return to:
**Angie Christensen
Veridian Homes
6801 South Towne Drive
Madison, WI 53713**

**See Exhibit "A"
(Parcel Identification Numbers)**

This Declaration of Protective Covenants, Conditions and Restrictions (the "**Declaration**") is made this _____ day of _____, 20__, by VHKE, LLC, a Wisconsin Limited Liability Company (collectively, hereinafter referred to as the "**Declarant**") and/or its successors and assigns.

WHEREAS, Declarant is the owner of certain real property consisting of Lots, as that term is defined below, located in the plat of Kinderberg Estates (the "**Plat**"), Village of Germantown, Washington County, Wisconsin. The Lots are more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, and the Plat is shown in Exhibit "B", attached hereto and incorporated herein by reference; and

WHEREAS, by this Declaration, Declarant subjects the Lots and Outlots to the terms hereof, so that the Lots and Outlots will be constructed as a planned development with housing units and shared common property (the Lots and Outlots shall be herein referred to as the "**Development**", and

WHEREAS, Declarant desires to provide for the maintenance and enhancement of property values and amenities in said Development, and for the preservation of the properties and improvements thereon, as well as, for the preservation of said Development's distinctive style, and to prevent the erection, or maintenance of poorly designed or constructed improvements; and

WHEREAS, to the above end, Declarant desires to subject said Development to the covenants, restrictions, easements, charges and liens hereinafter set forth, each and all of which is and are for the benefit of said Lots and each Owner thereof, as that term is defined below; and

WHEREAS, Declarant has thought it desirable for the efficient maintenance and preservation of the values of said Development to create an Association to which should be delegated and assigned the powers of owning, maintaining and administering the Common Property and facilities, as set forth below, and administering and enforcing the covenants and restrictions, and collecting and disbursing the Assessments and charges as hereinafter or in the future created or established, and promoting the health, welfare and recreation of the Development's residents. Declarant has incorporated Kinderberg Estates Homeowners Association, Inc. a non-profit, non-stock corporation, under the laws of the State of Wisconsin (the "**Association**") for such purposes.

NOW, THEREFORE, the Declarant declares that the Lots and Outlots legally described in Exhibit "A", attached hereto and incorporated herein by reference, will and shall be sold, transferred and conveyed subject to the easements, covenants, restrictions, assessments, charges and liens hereinafter set forth.

PART A **ASSOCIATION MATTERS**

A-1) Property Subject to Protective Covenants

A) Existing Property. The real property subject to the provisions of this Declaration consists of the entire plat of Kinderberg Estates situated west of Preserve Parkway and consisting of Lots 1-16 and Outlots 1-3 (herein referred to as either "Phase 1", the "Subdivision" or "Kinderberg Estates"). Phase 1 is described on Exhibit A, attached hereto. Phase 1 is composed of sixteen (16) individual residential lots (hereinafter "Lots"). Declarant reserves the right to subject additional lands to the terms of this Declaration by amendment to this Declaration. Any such additional lands will be referred to as a Phase and will be further described in such future amendment to this Declaration.

A-2) Definitions.

A) "Association" shall mean and refer to Kinderberg Estates Homeowners Association, Inc., and its successors and assigns.

B) "Common Property" includes all those areas located in the Development which are contained within an Outlot and which are intended for common use or are necessary or convenient to the existence, maintenance or safety of the Development. Common Property may also include any additions thereto designated by the Declarant or the Association in any subsequent amendment to this Declaration, and all improvements located on said property, which are intended to be devoted to the common use and enjoyment of members, Owners and Occupants. Common Property shall further include all, access ways, traffic calming measures, plantings, landscaping islands or boulevards, which the Village of Germantown is not obligated to maintain. Declarant may, by subsequent amendment or easement, designate parts of certain private lands within the Development as Common Property, rendering the Association responsible for maintenance thereof, on terms determined by the Declarant.

C) "Declarant" shall mean and refer to VHKE, LLC; a Wisconsin Limited Liability Company and/or its successors and assigns.

D) "Lot" shall mean and refer to an individual subdivided lot in Kinderberg Estates plat as described in Exhibit "A", or as may be subjected to the terms of this Declaration in the future. The Lots described herein are now owned by Declarant, but Declarant in the future intends to convey the Lots to purchasers who shall thereupon become members of the Association. The term "Property" or "Properties" shall be synonymous with the term Lot.

E) "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any of the Properties described in Exhibit "A". A purchaser of any of said Properties by land contract shall be referred to as "Owner" instead of the land contract vendor.

F) "Occupant" shall mean and refer to the occupant of any of the Properties who shall either be an Owner or a lessee who holds a written lease having an initial term of twelve months or more.

G) "Subdivision" shall refer to the lands described in Exhibit "A". The term "Subdivision" is synonymous with the term "Development".

A-3) Membership and Voting Rights.

A) **Members.** Declarant has incorporated the Association. The Association shall have two classes of membership. Each Owner of a Lot shall automatically become a Class A Member of the Association. The Declarant, or its successors or assigns, is the Class B Member of the Association. Declarant shall not be considered a Class A Member in the Association notwithstanding its ownership of Lots in the Subdivision. By acceptance of the Deed or other instrument of conveyance, the Owner(s) of each Lot consent to such Owner's membership in the Association whether or not specified on the deed to the Owner. A Class A membership in the Association is appurtenant to each Lot. Each Owner of a Lot shall automatically be entitled to the benefits and subject to the burdens relating to such Class A membership in the Association. The Association shall have authority to manage the Common Property. Persons or entities, including a land contract vendor, who hold an interest merely as security for the performance of an obligation, shall not be members of the Association. Tenants of Properties who are not Owners shall not be members of the Association. The rights, duties and obligations of the Class A and the Class B Members are specified in this Declaration and in the By-Laws of the Association.

B) **Articles of Incorporation and By-Laws.** The purposes and powers of the Association and the rights and obligations with respect to the members thereof, shall be governed by the Articles of Incorporation and By-Laws of the Association; provided, however, that such Articles of Incorporation and By-Laws shall be subject to, and shall not contravene, the terms, conditions, benefits and burdens set forth in this Declaration.

C) **Class B Member Obligation for Assessments.** Declarant has no responsibility to pay for operating expenses of the Association by virtue of its ownership of the Class B membership interest in the Association. Declarant's liability for operating expenses is limited by and subject to the provisions of this Declaration.

D) Calculation of Assessments. The Association shall calculate an Owner's responsibility for assessments based on the following formula:

$$\frac{\text{Total Subdivision Expenses/Total Number of Assessment Units X}}{\text{Assessment Unit(s) of Lot in question.}}$$

As used above, the term "Total Subdivision Expenses" shall mean (i) all Common Area Expenses which the Association estimates actually incurring during the budget year in question, plus (ii) all Common Area Expenses which the Association estimates it would incur during the budget year in question if all phases of the Subdivision were completed at the time said calculation is made. Declarant shall not be responsible for assessments on Declarant owned Lots. Declarant shall be responsible for paying to the Association the amount by which the Assessments collected by the Association are less than the amount necessary to pay for all actual Common Area Expenses incurred by the Association for the budget year in question until such time as Declarant owns 5% or less of the Lots in the subdivision or control of the Association is turned over to the Owners, whichever occurs first.

A-4) Description.

A) Responsibility for Assessments. The following table describes the number of assessment units (an "Assessment Unit"), which are assigned to various Lots in the Development based upon their intended use at the present time. For the purposes of the following table, a single family residence shall be deemed a Dwelling Unit.

<u>Use</u>	<u>Number of Assessment Units</u>
1) Single Family:	One (1) per Dwelling Unit.

B) Association Management. The Association is required to retain a professional property management company with the experience necessary to perform the duties of the Association (the "**Management Company**"). The Association shall enter into a management contract (the "**Management Contract**") with the Management Company on such terms and conditions as the Association and the Management Company shall agree. The initial Management Company is DSI Real Estate Group, Inc., a Wisconsin Corporation, which is affiliated with the Declarant by reason of common ownership. The Management Contract between DSI Real Estate Group, Inc. and the Association has not been negotiated on an arm's length basis.

C) General Fund. As used herein, the term "**Surplus**" shall mean the amount by which assessments collected by the Management Company on behalf of the Association to pay for common expenses relating to the Property exceed the common expenses for the fiscal year in question. The Management Company shall deposit and hold any Surplus in the Association's operating account maintained by the Management Company. The Surplus, in the discretion of the Association working in conjunction with the Management Company, may be applied to future Association expenses as they become due, but there shall be no obligation on either the Association's or the Management Company's part to return the Surplus to lot owners.

D) Percentage Interest for Condemnation or Insurance Proceeds. For the purposes of establishing an Owner's percentage of insurance proceeds or condemnation awards in the event any portion of the Common Property is completely destroyed or taken by eminent domain and is not reconstructed, each Owner shall have a percentage interest in the insurance or condemnation proceeds equal to the Percentage Interest of such Owner in the Common Property. "Percentage Interest" shall be calculated as follows: the number of

Assessment Units for a particular Lot will be divided by the total number of Assessment Units in the Development to arrive at a particular Lot's percentage share (the "**Percentage Interest**") of assessments for common area maintenance and other expenses, which the Association is permitted to assess to Class A Members under the Declaration

E) Conveyance, Lease or Encumbrance of Percentage Interest. Any deed, mortgage, lease or other instrument purporting to convey, encumber or lease for a period of time in excess of one (1) year (a "**Lease**") any Lot shall be deemed to include the Owner's Percentage Interest in the Common Property and in the insurance proceeds or condemnation awards even though such interest is not expressly described or referred to therein. The conveyance, encumbrance or Lease of an Owner's Percentage Interest in the Common Property independent of the appurtenant Lot and the conveyance, encumbrance or Lease of an appurtenant Lot independent of the Owner's Percentage Interest in the Common Property shall be prohibited.

F) Ownership.

1) The Common Property shall be initially owned by the Declarant until conveyed as provided below.

2) At the time of purchase, legal title to a percentage interest in the Common Property shall be deemed conveyed with each lot to an Owner, whether or not specified on the deed to the Owner. Legal title to the percentage interest in the Common Property shall be deemed conveyed with any subsequent conveyance of a Lot whether or not specifically stated. Taxes, assessments or other charges on the Common Property may be divided according to each Owner's Percentage Interest by the taxing authority or may be an assessment by the Association against each of the Lots in an amount equal to the Percentage Interest attributable to such Lot.

3) The Common Property shall be conveyed to the Association by the Declarant. The Association shall be responsible for the payment of any and all present and future general taxes, assessments or other charges against any portion of the Common Property owned by the Association.

G) Damage or Destruction of Common Property by Owner. In the event any Common Property is damaged or destroyed by an Owner or any of his guests, lessees, tenants, licensees, agents or member(s) of his family, including pets, said Owner does hereby irrevocably authorize the Association to repair said damage. The Association shall repair and restore any damaged area to its former condition. The amount necessary for said repair shall become a special assessment upon the Property of said Owner.

A-5) Maintenance of Common Property

A) Maintenance Requirements.

1) Responsible Party. Declarant shall initially provide for the care, operation, management, maintenance and repair of the Common Property, until the Common Property is conveyed as provided herein. After such time, the Association shall provide for the care, operation, management, maintenance and repair of the Common Property and shall keep the Common Property maintained in good and safe condition.

2) General Responsibilities. Maintenance shall include, but not be limited to, responsibility for landscaping and lawn care, snow removal including shoveling with particular attention being paid to cross walk ramps and islands, improvements to common areas, upkeep of storm water management facilities which may include detention basins and drainage swales, common property lighting

and/or other common property utility charges and any special street design features or traffic calming features.

3) Specific Responsibilities. Certain streets within the Property may include special traffic islands and traffic calming measures within the public right-of-way. The Association shall be responsible, at the Association's sole cost and expense, for the maintenance and upkeep of such physical traffic measures. Such maintenance and upkeep shall be performed at the discretion of the Association except to the extent required by the Village of Germantown, and shall include landscaping, snow and ice removal. If the special street design features or landscaping are not maintained, the Village of Germantown will give notice to the Association that it is not being maintained. If the Association does not respond to the notice within sixty (60) days, the Village of Germantown may modify the physical traffic measures to minimize maintenance needs; including replacing landscaped surfaces with asphalt. The Association and persons involved with the maintenance and upkeep of the special traffic measures shall indemnify and hold harmless the Village of Germantown and its boards and commissions, and their officers, agents and employees from and against all claims, demands, loss or liability of any kind, type or description, related to the maintenance and upkeep of the special traffic measures.

4) Any and all expenses incurred by the Management Company, on behalf of and pursuant to its contract with the Association, in connection with the management and maintenance of the Common Property and administration of the Association shall be deemed to be common expenses ("**Common Expenses**"), including, without limitation, expenses incurred for: landscaping and lawn care; snow shoveling and plowing;; improvements to the Common Property; common grounds security lighting; municipal utility services for Common Property; enforcement of this Declaration (including attorneys' fees); and maintenance and management salaries and wages.

B) Assessments.

1) The Association, or the Management Company, on its behalf, shall levy annual general assessments ("**General Assessments**") against each Lot beginning July 1, 2021 for the purpose of maintaining a fund from which Common Expenses may be paid. The General Assessments against each Lot shall be assessed according to their Percentage Interests in the Common Property. General Assessments shall be due in advance on the first day of each year, or in such other manner as the Association may set forth in the Bylaws. Any General Assessment not paid when due shall bear annual interest at a rate of ten percent (10%) until paid and, together with interest, collection costs, and reasonable attorneys' fees, shall constitute a lien on the Lot on which it is assessed.

2) The Association, or the Management Company, on behalf of and pursuant to its contract with the Association, may, whenever necessary or appropriate, levy special assessments ("**Special Assessments**") against the Lots for deficiencies in the case of destruction or condemnation, for defraying the cost of improvements to the Common Property or for any other purpose for which the Association and/or the Management Company may determine a Special Assessment is necessary or appropriate for the improvement or benefit of the Subdivision. In addition, the Association shall have the authority to levy Special Assessments against one or more of the Lots, but less than all, in cases where the Association incurs expenses that are attributable to the act or failure to act by one or more Lot Owners in violation of this Declaration, the Articles of Incorporation, By-laws or rules of the Association in effect from time to time. Special Assessments may also be imposed by the Association for failure to pay any Fines levied against an Owner pursuant to the provisions of Section E-2, below. Special Assessments shall be paid at such time and in such manner as the Association or the Management Company may determine. Any Special Assessment or installment not paid when due shall bear annual interest at a rate of ten percent (10%) until paid and, together with the interest, collection costs and reasonable attorneys' fees, shall constitute a lien on the Lot on which it is assessed.

3) The Association, or the Management Company, on behalf of and pursuant to its contract with the Association, shall have the right to collect all General and Special Assessments and such sums shall constitute a lien on the Lot or Lots against which the Assessment is made. The Owner of a Lot, or any portion thereof, shall be personally obligated to pay such charges which were assessed or accrued upon the land owned during the period of Ownership. The Association or the Management Company, on behalf of and pursuant to its contract with the Association, may commence an action against any Owner personally obligated to pay the charges or to foreclose the lien for such charge against any Lots. Any such foreclosure action may be brought at the Association's election, either in the same manner as an action to foreclose a real estate mortgage, or as a proceeding to enforce a statutory maintenance lien as provided in Section 779.70, Wis. Stats., to the extent said Section is applicable. Any lien in favor of the Association/Management Company securing unpaid charges arising by virtue of this Declaration shall be subject and subordinate to the lien of any mortgage whether the mortgage is executed or recorded prior to or after the creation of such lien.

C) **Subordination of the Lien to Mortgages.** The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Property shall not release the assessment lien. However, the sale or transfer of any Property pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such assessment(s) as to payments which become due prior to such sale or transfer. No sale or transfer pursuant to foreclosure or proceedings in lieu thereof shall relieve such Property from liability from any assessments thereafter becoming due or from the lien thereof.

D) **Joint and Several Liabilities of Grantor and Grantee.** Upon a voluntary conveyance, the grantee of a Property shall be jointly and severally liable with the grantor for all unpaid assessments against the grantor as provided in this Declaration up to the time of conveyance, without prejudice to the grantee's right to recover from the grantor the amount paid by the grantee therefore. However, any such grantee shall be entitled to a statement from the Association setting forth the amount of such unpaid assessment and any such grantee shall not be liable for, nor shall the Property conveyed be subject to a lien for, any unpaid assessments against the grantor pursuant to this Declaration in excess of the amount therein set forth.

PART B

CONDITIONS, COVENANTS AND RESTRICTIONS

B-1) **Applicability.** The following provisions in this Part B shall apply to all Lots and Outlots, as described in Exhibit "A" by Declarant in the sole exercise of Declarant's discretion.

B-2) **Land Use And Building Type.** Only the following designated uses for Lots and Outlots shall be permitted:

A) Lots 1-16 shall be used for single family residential purposes. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single family dwelling unit not to exceed two and one-half stories in height. Each dwelling unit shall have an attached garage of a size to be approved by the Committee, as that term is defined below. The size of a dwelling unit to be constructed on specific Lots shall not be less than the minimum size to be established hereinafter.

B) Outlots 1 and 3 shall be used for open space, and stormwater management. The Association will be responsible for the maintenance of the open space and storm water facilities. The Association grants to the Village the right (but not the responsibility) to enter upon these Outlots in order to inspect, repair or restore said Outlot to its intended purpose. Expense incurred by the Village for said

inspection, repair or restoration of said Outlots may be placed against the tax roll for said Association and collected as a special charge by the Village.

C) The landscaped island in the cul de sac which shall be maintained by the Association.

D) Lot 1 is subject to a neighborhood sign.

E) Outlot 3 contains a wetland. This wetland must be preserved and protected from development and any uses or activities that would damage or destroy the natural resource features, wildlife and associated habitat therein, including but not limited to the unnecessary removal of trees or other vegetation, the used of motorized vehicles or recreational hunting.

F) Lots 4, 5, 10, and 11 shall be subject to a public water main and ingress/egress easement and a paved path will be installed. The path between Lots 10 and 11 and on Outlot 2 may be used by emergency vehicles. The Association is responsible for the maintenance of the path.

Uses other than the uses set forth in this Section B-2, shall not be permitted on the Lots or Outlots, as applicable, without the prior written approval of the Declarant and Committee (defined in Section B-3 below), as appropriate. After Declarant control of the Association has terminated, approval from the Association and the Committee shall be required.

Except as otherwise provided herein, no buildings, signs or other structures incidental to the use of any Outlot, which have not been approved in advance by the Committee, may be constructed on any Outlot.

All rights-of-way noted on the Plat shall be dedicated as permanent public streets and rights-of-way and shall be improved in accordance with agreements entered into between the Declarant and the municipality in which the Development is located.

B-3) Architectural Control. No building shall be erected, placed or altered on any Lot until the construction plans and specifications and a plan showing the location of the structure have been approved by a majority of the Architectural Control Committee (the “**Committee**”) as to quality of workmanship and materials, harmony of external design with existing structures, and as to location with respect to topography and finish grade elevation. There shall be a variation in building elevations on adjacent Lots. Approval shall be as provided below.

B-4) Dwellings and Landscaping. The landscaping to be installed on all Lots must meet or exceed the minimum number of points for foundation planting and cumulative total landscaping points, including foundation planting points as set forth hereafter as described in Exhibit “C”, attached hereto and incorporated herein by reference and further described in the Design Guidelines. These requirements are in excess of the minimum landscaping required under Section 17.43(5) of the Village’s zoning ordinance. The number of points attributable to various elements of the landscaping to be installed shall be determined by reference to Exhibit “D”, attached hereto and incorporated herein by reference and further referenced in the Design Guidelines. The structure and the minimum landscaping requirements shall be completed within nine (9) months after issuance of a building permit. Landscape installed by the Declarant may or may not meet the minimum number of required points. All driveways shall be of concrete and shall be installed within nine (9) months after substantial completion of the structure. No outbuilding or accessory building of any nature shall be erected on any Lot. No above-ground swimming pools shall be permitted. Ice skating rinks shall require approval by the Committee All Lot areas not used as a building site, or under cultivation as a family garden, shall be planted with grass seed or shall be sodded, and shall be maintained on a regular seasonal basis, including mowing of a frequency of not less than once every fourteen (14) days during the

lawn growing season. Maintenance of all improvements on a Lot shall be performed by the Owner. Maintenance shall include, but not be limited to, watering, pruning and routine fertilizing and mulching of all plantings and plant beds, replacement of dead, dying and/or diseased trees and shrubs, prompt removal of weeds, trash and debris from plant beds and areas adjacent to shrubs and trees so as to keep said landscaping in a healthy, attractive and neat condition.

If the Owner of any Lot, after reasonable notice, fails or refuses to install landscaping as described herein, or maintain it as required above, the Committee, through its duly authorized agents or employees, shall have the right to enter upon said Lot at reasonable hours to perform said landscaping and/or maintenance. The costs of the materials and labor to perform such landscaping and/or maintenance shall be assessed against said Lot in accordance with the terms of Section A-5 (B)(2) above, which assessment may be foreclosed or collected in accordance with the terms hereof or collected as provided herein.

B-5) Vehicle and/or Equipment Storage. No inoperable, dilapidated or junk vehicles of any nature may be kept upon any Lot except in a fully enclosed garage. The exterior storage of boats, trailers, travel trailers, campers, motorcycles, recreational vehicles, automobiles or trucks, portable moving and storage containers, mini storage or on-site storage containers (collectively, without limitation by reason of enumeration “**Equipment**”), of any nature is prohibited whether or not screened from public view. No Equipment shall be parked or stored on lawns. The temporary storage of vehicles in a drive area for the purpose of loading or unloading for a period not to exceed twelve (12) hours is permitted. No commercial vehicles, including trucks, semi-trailers, trailers, may be stored or parked overnight on or in front of said Lots except in an enclosed garage

B-6) Easements.

A) No structure, planting, or other materials shall be placed or permitted to remain within any easement of record (an “**Easement**”) if any, which may damage or interfere with the installation and maintenance of utilities, or which may change, obstruct or retard the flow of water or the direction of such flow through the Easement or through such other drainage channels or swales that may have been created by the Plat or otherwise. The Easements located on each Lot and all improvements therein shall be maintained continuously by the owner of the Lot, except for those improvements for which a public authority or utility company is responsible.

B) The Public Drainage and Storm Sewer Easements shall be graded with the construction of each principal structure in accordance with the approved Stormwater Drainage Plan on file with the Village Engineer, as amended in accordance with Village of Germantown General Ordinances.

C) Utility easements as herein set forth on the Plat are for the use of public and private utilities having the right-of-way to serve the area.

D) All rights-of-way noted on the Plat of the Development shall be dedicated as permanent public easements of conveyance and shall be improved in accordance with applicable law.

E) Lot 15 will feature a grouped mailbox (CBU – cluster box units) and will have a recorded Multi-User Mailbox Easement.

F) Lots 7, 8, 10 and 11 are subject to a twenty foot (20’) wide private storm water drainage easement near the rear property line which shall be maintained by the Owner (see Section B-7). Fences will be prohibited within this easement.

G) The common property line of Lots 6 and 7, 14 and 15 and 15 and 16 are subject to a twenty foot (20') wide (10' on each property) public storm sewer easement which shall be maintained by the Village.

H) The common property line of Lots 4 and 5 is subject to a twenty foot (20') wide (10' on each property) public water main and ingress/egress easement. The path in the easement will be the responsibility of the Association.

I) Outlot 2 and the common property line of Outlot 2 and Lots 10 and 11 are subject to a twenty foot (20') wide (15' of the outlot and 2 ½' on each Lot) public water main and ingress/egress easement. The path in the easement will be the responsibility of the Association. Lots 10 and 11 will be responsible to maintain the grass in Outlot 2 up to the edge of the asphalt path.

J) Outlot 3 and Lots 9, 10 and 11 are subject to a three foot (3') wide landscape easement and buffer along the south property lines, a fifteen foot (15') wide landscape and buffer easement near the south property lines and a fifty foot (50') wide gas distribution easement at the south property lines. Outlot 3 is also subject to a thirty foot (30') wide landscape easement and buffer along a portion of the west property line. The maintenance of the landscape easements on the Lots are the responsibility of the homeowners. The maintenance of the landscape easement on the Outlot is the responsibility of the Association. Fences will be prohibited within this easement.

K) Lot 9 is subject to a fifteen foot (15') wide landscape easement and buffer at the south property line and a gas distribution easement at the south property line. Maintenance of the landscape elements will be the responsibility of the homeowner.

L) Sign Easement Areas: Easements for entry monumentation signage and plantings shall be established by Declarant in Lot 1. Maintenance of the sign easement shall be deemed a part of the Common Property which the Association is obligated to maintain under Part (A) of the Declaration. The cost of maintenance of said Common Property shall be an assessment against all the Property in the Subdivision in accordance with the Declaration, for so long as such maintenance is necessary or required. Refer to Section B-17) A) for notices regarding plantings.

M) Lots 1 and 16 are subject to a thirty foot (30') wide landscape easement and buffer on the western property line. Maintenance of the easements are the responsibility of the homeowners.

N) Lot 16 is subject to a fifteen foot (15') wide public sanitary sewer easement at the northwest corner of the property line.

O) Temporary Construction Easement. Each Lot which has been made subject to this Declaration (for the purposes of this paragraph each Lot described herein shall be referred to as the "**Primary Lot**") is hereby made subject to a temporary, non-exclusive easement over, under, upon, across and through so much of the side yards of the Primary Lot as may be necessary for the safe and code compliant construction of a basement, including but not limited to footings, foundation and basement walls, on the adjoining Lot (the "**Adjoining Lot**"). The purpose of this Temporary Construction Easement is to permit Declarant to adequately slope and provide lateral support to the walls of the basement excavation in question so as to protect against cave-ins and loss of lateral support, and it shall be broadly construed to effectuate such purpose. This Temporary Construction Easement shall remain in effect for so long as it is needed to permit construction of the basement on the Adjoining Lot in a safe and code compliant manner. After completion, Declarant shall backfill the excavated area, compact such backfill in accordance with good construction practices, and restore the area affected by this easement to

the condition existing immediately preceding the excavation, including replacement of sod, trees, shrubs and other landscaping, at no expense to the Owner of the Adjoining Lot (collectively "**Restoration**"). This Temporary Construction Easement shall, without further notice, terminate upon completion of said Restoration.

B-7) Slope and Swale Areas.

A) The graded slopes and swales as established by Declarant shall remain as permanent. Within these slopes and swales, no structure, planting or other material shall be placed or permitted to remain, or other activities undertaken which may damage or interfere with established slope and swale ratios, create erosion or sliding problems or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels. The slopes and swales of each Lot and all improvements in them shall be maintained continuously by the Owner of a Lot, at the Owner's sole expense, except for those improvements for which a public authority or utility company is responsible.

B) In order to control run off, all down spouts and down spout extenders are to drain into a permeable area such as grass or a planting bed.

C) Declarant and the Village of Germantown have agreed to a certain Storm Water Management Plan. In the event of conflict between any plans and such Storm Water Management Plan, the Storm Water Management Plan shall control. Declarant and the Association shall each have the right to enter upon any Lot at any time for the purpose of inspection, maintenance or correction of any drainage condition and the Lot Owner shall be responsible for the cost thereof.

D) Any disputes relating to drainage swales, drainage or other surface water issues, shall be resolved by the Board of Directors of the Association, which may seek the advice of the Village Engineer of the Village of Germantown. The Association shall establish procedures by which such decisions can be heard by the Board of Directors and decided by said Board.

B-8) Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood or which may have a detrimental effect on the value of other Lots and/or improvements.

B-9) Temporary Structures. No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

B-10) Signs. No sign of any kind shall be displayed to the public view on any Lot except, one professional sign of not more than one square foot, one sign of not more than six square feet advertising the property for sale or rent or signs without regard to size used by the Declarant, a builder or licensed real estate broker to advertise the property during the construction and sales period or to identify the subdivision and/or its Declarant.

B-11) Entrance Sign. It is contemplated there will be an entrance monument sign within Lot 1. The sign and easement associated with the sign will be owned by the Association. The Association will be responsible for the maintenance of said sign to include watering, mowing and basic landscape requirements. The Declarant, or the Association, as the case may be, is solely responsible for determining (i) the design, style and landscaping associated with the sign; and (ii) whether said signs shall remain in place and assess all owners in the neighborhood of any future replacement cost after Declarant turns over control of the Association to the Owners.

B-12) Animals. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose. No animal enclosure, house, pen or fences or similar device shall be placed on any Lot without the prior written approval of the Committee which may require special landscaping and screening.

B-13) Garbage and Refuse Disposal. No Lot shall be used or maintained as a dumping ground for rubbish. Trash, garbage or other waste shall not be kept except in sanitary containers. No incinerators shall be permitted. Other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. No trash, building materials, debris, leaves, lawn clippings, rocks or earth shall be placed in any Outlot.

B-14) Sight Distance at Intersections. No fence, wall, hedge or shrub planting greater than 2.5 feet shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points thirty (30) feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended.

B-15) Mailboxes. Based on new, recently adopted requirements of the United States Postal Service, the Kinderberg Estates platted lots will receive mail by using CBU's (cluster box units) instead of curb side mailboxes on newly constructed homesites. These new requirements will phase out curb side mailboxes nationwide solely at the Postal Service's discretion. The Association will be responsible for the maintenance of the CBU per the Mode of Delivery Agreement with the USPS.

B-16) Improvements Within Easements. Any improvements (for example, fences, dog kennels, landscaping) located within any part of a Lot which is subject to a utility easement is subject to removal at the Owner's expense for utility maintenance and other reasons as determined by the party benefitted by the easement. Reinstallation of any improvement would be at the Owner's cost and would also be subject to the discretion of the party benefitted by the easement and is subject to terms and conditions as set forth on the final plat.

B-17) Notices to Owners. The following information is being put of record in order to give record notice to all Owners, mortgagees and other persons and entities having an interest in the Property:

A) Plantings, flower beds, and entry signs (including utility installations connected therewith) constructed and installed by Declarant, if any, shall be deemed a part of the Common Area. The Association is obligated to maintain any entry feature; maintenance shall include electrical charges (if any), sign repair and maintenance of the landscaping including mowing of all lawns and grass areas. The cost of maintenance of said Common Property shall be an assessment against all of the Property in the subdivision in accordance with the Declaration, for so long as such maintenance is necessary or required

B) Notice is hereby given that as of the date hereof, there is a high pressure gas line crossing the property.

C) There will be no vehicular access to Donges Bay Road or Preserve Parkway from any individual Lot.

B-18) Improvements Within Easements. Any improvements (for example, fences, dog kennels, landscaping) located within any part of a Lot which is subject to a utility easement is subject to removal at the Owner's expense for utility maintenance and other reasons as determined by the party benefitted by the

easement. Reinstallation of any improvement would be at the Owner's cost and would also be subject to the discretion of the party benefitted by the easement and is subject to terms and conditions as set forth on the final plat.

B-19) Lease.

A) *Lease Requirements.* An Owner may rent its dwelling by written lease (a "**Lease**"), provided that

1. The term of any such Lease shall not be less than six (6) months;
2. The Owner has obtained the prior written approval of the Association to the proposed tenant and the terms of the proposed Lease, and the written approval for any proposed extension of the Lease, which approval by the Association may not be unreasonably withheld, conditioned, or delayed; and
3. The Lease contains a statement obligating all tenants to abide by this Declaration, the Articles, the Bylaws, and the Rules and Regulations, providing that the Lease is subject and subordinate to those instruments; and
4. The Lease provides that any default arising out of the tenant's failure to abide by the Declaration, the Articles, the Bylaws, and the Rules and Regulations shall be enforceable by the Association as a third-party beneficiary to the Lease and that the Association shall have, in addition to all rights and remedies provided under the Declaration, the Articles, the Bylaws and the Rules and Regulations, the right to evict the tenant and/or terminate the Lease should any such violation continue for a period of ten (10) days following delivery of written notice to the Owner and the tenant specifying the violation.

B) *Standard for Approval of Lease and Tenant.* The Association may withhold approval on any reasonable basis, including, but not limited to: the failure of the Lease terms to comply with all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; the past failure of the Owner, the tenant or tenant's guests to abide by all provisions of this Declaration, the Articles, the Bylaws, and the Rules and Regulations; and the past use by Owner, the tenant or its invitees or guests of any part of the Lot in a manner offensive or objectionable to the Association or other occupants of the Property by reason of noise, odors, vibrations, or nuisance.

C) *Violations / Remedies.*

1. During the term of any Lease of all or any part of a Lot, each Owner of such Lot shall remain liable for the compliance of the Lot, such Owner and all tenants of the Lot with all provisions of this Declaration, the Bylaws, and the Rules and Regulations of the Association, and shall be responsible for securing such compliance from the tenants of the Lot. The Association may require that a copy of each Lease of all or any part of a Lot be filed with the Association.
2. In the event that an Owner leases out its dwelling or any portion of its Lot in violation of this provision, the Association may impose a daily fine up to the greater of (i) an amount equal to the daily rental amount being charged by Owner to its tenant and (ii) \$100 (this daily fine shall be adjusted up every five years by 5%).

In addition to any fines imposed under this Section, the Owner shall reimburse the Association for all costs incurred by the Association, including attorneys' fees, incurred to enforce this Section, any action

the Association takes under this Section B-19 against Owner's tenant, and to collect any outstanding amounts owed by Owner to the Association.

PART C

ARCHITECTURAL CONTROL COMMITTEE

C-1) Membership. Declarant shall establish an Architectural Control Committee (the "**Committee**") consisting of three (3) members. So long as Declarant has title to any Lot subject to this Declaration, the Committee shall be appointed by Declarant. After Declarant no longer has title to any Lot within the Development or at such earlier time as determined by the Declarant, the initial members of the Committee shall resign and the Association shall elect three (3) Owners to serve on the Committee. At any time, Declarant may elect to surrender the selection of the members of the Committee to the Association.

A majority of the Committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor.

The Committee appointed hereunder shall serve for the time period specified in paragraph C-10, below. Any Committee member may resign prior to said date. Such resignation shall be effective upon receipt. If a resignation shall occur, prior to turning over control of the Committee, then the remaining members of the Committee may appoint a replacement.

C-2) Architectural Control. No structure, whether residence, accessory building, tennis or sport court, swimming pool, decks, patios, antenna (whether located on a structure or on a Lot), flag pole, wall, fence, landscaping, recreational equipment or other improvements, including exterior colors and materials to be applied to said improvements, shall be constructed, maintained or performed upon any Lot and no alteration or repainting of the exterior of a structure shall be made unless complete Architectural Review Application ("**Application**"). Plans, specification and plot plans therefore shall have been submitted to and approved in writing by a majority of the Committee. Approval shall also be required for location of improvements with respect to topography and finish grade elevation. Said Application, plans, specifications and plot plans shall show the exterior design, height, building materials and color scheme thereof, the location of the structure plotted horizontally and vertically, the location and size of driveways, the plans for required landscaping, and the grading plan. A copy of such Application, plan specifications and plot plans as finally approved shall be deposited with the Committee. The Application can be found on the Veridian Homes website www.veridianhomes.com. Select Homeowner Resources (located on the top toolbar), select Architectural Control Committee and select the appropriate application for your request.

C-3) Plan Review. The Committee shall review said Application, plans and specifications as to quality of workmanship and materials, harmony of external design with existing or proposed structures and as to location with respect to topography and finish grade elevation. The Committee shall use the guidelines set forth in this Declaration as an aid in exercising its architectural control responsibilities hereunder, but nothing contained herein or therein shall limit the Committee's discretion to grant variances from or make changes to, the guidelines, as they shall determine in the sole exercise of their discretion.

C-4) Procedure.

A) Neither the members of the Committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant for the initial approval of a residential structure. Thereafter, said Committee may charge a "request for action" or "approval" fee not to

exceed Fifty and no/100 Dollars (\$50.00) for each such request or approval. The Committee's approval or disapproval, as required in these Covenants, shall be in writing. In the event the Committee fails to provide, in writing, approval or disapproval within thirty (30) days after application, plans and specifications or any other matters requiring approval have been submitted to it, the request shall be deemed denied.

B) A submission will not be complete, and the thirty (30)-day approval time, as applicable, set forth above shall not commence until all documents required herein have been submitted. All such submissions shall be made to the Committee at the address set forth in this Declaration or to such other address that the Committee may designate.

C) The Committee shall have the sole right to reject any Application and plans which, in the judgment and sole opinion of a majority of its members are not in conformity with this Declaration; or are not desirable for aesthetic reasons; or are not in harmony with buildings located on the surrounding Lots; or are not in conformity with the general purposes of this Declaration.

D) The Committee shall exercise its sole approval authority and discretion in good faith and each Owner, by acceptance of a deed to, or any other interest in, a Lot, agrees to hold the Committee harmless from any perceived discrepancies in the Committee's good-faith performance of its duties. Refusal of approval of plans by the Committee may be based on any grounds, including purely aesthetic grounds, which in the sole discretion of the Committee shall be deemed sufficient.

E) The Committee may set its own operating procedures consistent with this Declaration and any limitations hereafter imposed by the Association. The costs of operating the Committee shall be assessed by the Association as Common Property expenses, except as permitted below. The Committee may engage consultants (e.g., architects, engineers or attorneys) either on a general or on a case-by-case basis, and the costs thereof may be charged to an applicant. The members of the Committee shall not draw any compensation for serving thereon but may be reimbursed for expenses incurred in performing their duties. All funds relating to the Committee shall be handled by the Association.

F) The owner of a Lot shall submit Plans and Specifications to the Committee at the earlier of (i) at least fifteen (15) days prior to the time that such Plans and Specifications are submitted to the Building Inspector at the Village of Germantown for approval, or (ii) thirty (30) days prior to commencement of construction of the dwelling unit or any improvement. Plans and Specifications must comply with the standards set forth in Section D herein and must be approved by the Committee in writing prior to any application for a building permit to the Village of Germantown, and before any construction or alteration of any improvement may be commenced on any Lot. Upon request of the Lot Owner, the Committee shall issue a written receipt for the Plans and Specifications submitted by or on behalf of the Lot Owner, showing the date of submission.

C-5) Separate Village Approval. Matters which require approval of the Committee may also require approval of the Village of Germantown. Obtaining approval from the Committee and the Village of Germantown is solely the responsibility of the Owner desiring approval. Approval of Plans by the Committee shall not be deemed approval by the Village of Germantown and approval by the Village of Germantown shall not be deemed approval by the Committee.

C-6) Records. Until such time as a replacement Committee is designated, all plans, applications and requests shall be submitted to said Committee at the following address:

Kinderberg Estates Homeowners Association, Inc.
Architectural Control Committee
100 River Place Suite 1
Madison, Wisconsin 53713
acc@dsirealestate.com

C-7) Committee Liability. Neither the Committee nor any member thereof shall be liable for damages to any person submitting request for approval or to any Owner of any Lot by reason of any action, failure to act, approval, disapproval or failure to approve or disapprove with regard to such requests. The Committee is not responsible for ensuring that the application and plans submitted by an Owner are in compliance with applicable laws, rules, regulations, ordinances or customary and typical building practices. The Committee does not review plans for structural design.

C-8) Indemnification. Each member or former member of the Committee, together with the personal representatives and heirs of each such person, shall be indemnified by the Association against all loss, costs, damages and expenses, including reasonable attorney's fees, asserted against, incurred by or imposed in connection with or resulting from any claim, action, suit or proceeding, including criminal proceedings, to which such person is made or threatened to be made a party by reason of service as a member thereof, except as to matters resulting in a final determination of gross negligence or willful misconduct on the part of such member. In the event of settlement of such proceeding, indemnification shall be provided only in connection with such matters covered by the settlement as to which the Association is advised by counsel that the person to be indemnified has not been guilty of gross negligence or willful misconduct in the performance of such person as a member in the matter involved. This right of indemnification shall be in addition to all other rights and defenses. All liabilities, losses, damages, costs and expenses incurred or suffered by the Association in connection with this indemnification shall be a Common Property expense. Nothing in this Section C-8 shall be deemed an indemnification of such person with respect to such person's status as an Owner, occupant or otherwise.

C-9) Variance. The Committee shall have the power and absolute discretion to authorize a variance from any of the requirements of this Declaration if it finds that the strict application thereof would, in its sole discretion and opinion, result in difficulties or undue hardship to the Lot owner or in the event the architecture of the proposed Lot improvement is such as to present, in its opinion, a particularly pleasing appearance compatible with other houses in the development.

C-10) Successor to Committee. Declarant may turn over control of the Committee to the Members of the Association at any time, and shall turn over control when Declarant no longer has any ownership interest in the Property. At such time as Declarant turns over Committee control, the Association's Board of Directors shall designate not less than three (3) or more than five (5) Members of the Association to serve and act as the Committee for all purposes hereunder.

PART D

DESIGN GUIDELINES

D-1) Single Family Dwelling Units.

A) Architectural Character. Architecture within the Development will be developed with a variety of American vernacular architectural styles in mind. These architectural styles, while not a comprehensive list, will offer a unique mixture of styles for the development, and will be applied with proportions and character in mind. The overall character of the development will be created so that the architectural styles are compatible and the overall cohesion of styles will help foster a unique setting without stifling the architectural creativity on the individual building level, creating a varied but integrated community. The following styles are permitted:

Cottage	Craftsman	Four Square	Farmhouse	Saltbox
Prairie	Shingle	Traditional	Classical	Southern Traditional

The requirements as itemized in the following section will be used as applicable to the context of the specific architectural style. Declarant reserves the right to grant variances in its sole discretion. Where Village zoning or Architectural Review Board is more restrictive, such requirements will govern.

B) Unit Size and Setbacks.

1) Unit Size. The total minimum finished living area of a one (1) story dwelling unit shall be 1,700 square feet and for a two (2) story dwelling, the total minimum dwelling unit shall be 2,000 square feet.

2) Setbacks. The required minimum building setbacks are shown on the plat (front yard is forty feet (40'), interior side yard is twenty feet (20') and rear yard is thirty five feet (35') and corner side yard is twenty five feet (25').

C) Front Porch. Usable front porches are encouraged as both visual and functional design elements. A usable open front porch is defined as having a minimum depth of 6'-0", and a minimum width of 8'-0".

1) Porch post style should be consistent with the overall architectural style of the home. Minimum standard porch design details include the following; porch posts or alternate per plan, porch balustrades, when provided, of nominal 2" x 2" square wood at a maximum of six inches (6") on center; and newel posts that are compatible with the design of the column posts. Porch columns and railings shall be painted to match the trim color of the house.

D) Attached Garage.

1) There shall be a minimum of a two (2) car, 20' x 20' garage per dwelling unit unless otherwise permitted by the Committee per a specific plan.

2) The maximum garage width exposed on the front elevation containing front facing doors shall be no greater than fifty percent (50%) of the overall building width.

3) On homes with a front-entry garage the garage façade shall be a minimum of 2'-0" behind house façade adjacent to garage exclusive of any porch element. Side entry garages may project beyond front façade of the home.

4) Tandem, split or side entry garages are encouraged for three (3) or four (4) car garages. For three (3) car front entry garages, the third stall must have a minimum setback of the greater of 2' from the two-car garage line or as required by compatible roof design. Garage width must comply with zoning and the design guideline standards of 50% of overall building width.

5) The garage door shall be a raised panel design painted to match the siding on the home. The use of windows in the door, appropriate to the architectural style, is encouraged. The maximum single garage door size is 8' x 18".

E) Ornamental Design Elements.

1) Ornamental design elements, such as dormers, shutters, window wrap, window grids, gable vents, pilasters, pediments, etc., shall be used in a manner consistent with the overall architectural style of the home.

2) Window wrap or shutters and window grids are required on all elevations. Gable vents, minimum 5½" horizontal trim, and/or eyebrow roofs are required on front elevation gables greater than 10'-0" in width and are encouraged on other gables as deemed appropriate by the Architectural Control Committee.

3) The shutters shall be wood or polystyrene with colors as approved by the Architectural Control Committee or of other material or color as deemed acceptable by the Architectural Control Committee. Panel or louver design shutters shall be used as appropriate to home materials & style.

4) The window wrap shall be minimum 3½" wood or composite as approved by the Architectural Control Committee and used with box outs or when part of the standard plan.

5) Gable vents shall be the NuWood triangle or peaked series or equivalent for the front elevation, and side elevations facing a public street, or other design approval by the Architectural Control Committee. Other gable ornamentation as appropriate to architectural style may be allowed or required by the Architectural Control Committee.

F) Roof/Facias/Soffits/Eaves.

1) Roof Standards:

- a) Roof design must be consistent with the overall architectural style of the home. Roof forms and pitches as established on individual styles may not be altered without approval by the Architectural Control Committee.
- b) Roof material shall be Owens Corning Oakridge 30 architectural shingle or equal and in colors as approved by the Architectural Control Committee. Rubber roofing is allowed on flat roof areas and metal roofing is allowed on feature elements.
- c) Use of an eyebrow roof or projecting gable is required at brick walls not extending into a gable are encouraged, as appropriate, at double gable returns and porch column caps.
- d) Hip roof design, porches or other elements deemed appropriate by the Architectural Control Committee may be used in lieu of specific gable

requirements.

2) Fascia, Soffit and Eave Standards:

- a)** Facia shall be 8" minimum aluminum, unless greater width is permitted by the Committee per specific plan with colors as approved by the Architectural Control Committee, wood or composite material may be used when appropriate to the architectural style.
- b)** Aluminum soffit and eave color shall match fascia.
- c)** A minimum 12" overhang is required at typical eaves and gable ends. However, 6" is allowable with projections less than 6'-0" in width, such as the fireplace chase and a small bay window, and beyond structure line at open porches. Larger overhangs may be required as appropriate to the architectural style.

G) Exterior Wall Surfaces.

1) Siding material may be vinyl or composite material as approved by the Architectural Control Committee. Shingle or vertical board and batten siding is encouraged for accent areas appropriate to the style of the home. Colors shall be approved by the Architectural Control Committee.

2) Windows may be vinyl; vinyl clad, aluminum clad or wood with colors as approved by the Architectural Control Committee.

3) Variation of wall planes on primary elevations is encouraged.

4) Any elevations facing public streets or spaces shall have a minimum of three (3) windows with wrap trim or shutters and window grills as appropriate and one (1) gable vent at all gable ends, street or public space exposure walls shall have a minimum of one (1) additional window in the exposure wall. Further wall treatment may be required per specific design or requirements.

5) The use of brick or stone is required when part of base plan and encouraged as appropriate to architectural style. When brick is used, it shall be on full wall surfaces from foundation to eaves or on a two-story elevation at least to the second floor windowsill line. When brick is used, a soldier course window heads and rowlock sills are required. Additional details (i.e. projecting belt course and projecting corner accents) are encouraged as appropriate. Stone may be used as full wall surfaces or as a base course to first or second floor sill line. Brick or stone facing must return a minimum of 2'-4" when terminated at an outside corner.

6) Brick or stone material and color selections shall be as approved by the Committee and harmonious with overall neighborhood palette, as well as with the specific home design and be used consistently on all elevations.

H) Colors. The Declarant or the Association, whichever is then applicable shall approve the trim, siding and roofing colors to assure the most aesthetic combination for a particular house. Any subsequent changes in such colors shall be approved by the Declarant or Committee, whichever is then applicable.

I) Chimneys, fascia and soffits. All chimneys and exterior flues shall be enclosed using

brick, stone, stucco or siding material.

D-2) Other Improvements.

A) Fences All fencing must receive prior written approval of the Committee and shall comply with any requirements set out below. The Committee may also require the installation and maintenance of landscape materials for screening and aesthetic purposes. All fence material shall be constructed of vinyl. Zoning approval and/or building permit from the Village of Germantown may be required to construct fencing. Committee approval does not supersede the need for any municipal approvals or permits.

1) Fencing must consist of vinyl. The fence style permitted is the PlyGem Stratford Vinyl, Exhibit “E”.

- a)** All fencing shall be erected finish side out, (i.e. pickets on the outside of the rail facing the street or neighboring lot).
- b)** Posts shall be spaced a minimum of 72” and a maximum of 96” on center. Rails shall be discontinuous and abut into the posts.
- c)** Gates are permitted and shall be consistent with the fencing style. All gates shall open into the lot. Gates may be required for access to utility easements and any other access easements that are dedicated on the plat.
- d)** Fencing color by PlyGem Fence/Railing of White is the only color allowed for vinyl material.

2) Appropriate uses of fencing:

- a)** Fencing shall be limited to rear and side yards only.
- b)** Fencing shall meet up with the corners of the home or garage and may not project past the front face of home or garage.
- c)** Only one fence is permitted along adjoining properties. Corners of adjoining properties fencing shall intersect at common corners.
- d)** Fencing at side yards of corner lots shall be placed a minimum of 6 inches from the property line (approximately 1 foot from sidewalk), unless further restricted by Village ordinance.

3) Inappropriate use of fencing:

- a)** Fencing in front yards shall not be permitted.
- b)** Fencing shall not occur in freestanding segments or be placed arbitrarily.
- c)** Fencing shall not meet porch or deck corners.

- d) Fencing shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

B) Decks. All decks must receive prior written approval of the Committee and shall comply with any requirements set out below. The Committee may also require the installation and maintenance of landscape materials for screening and aesthetic purposes. Zoning approval and/or building permit from the Village of Germantown may be required to construct a deck. Committee approval does not supersede the need for any municipal approvals or permits.

- 1) Appropriate deck design shall incorporate the following criteria:
 - a) Deck(s) shall be proportionate in size to the footprint of the dwelling
 - b) Deck(s) shall be proportionate in length and width
 - c) Deck(s) shall not project past the rear or side yard setbacks
 - d) Deck(s) at side yards of corner lots may not project past the corner of the home or garage for that side facing the street.
 - e) Deck(s) must be stained or painted
- 2) Inappropriate deck design:
 - a) Deck(s) in front yards shall not be permitted.
 - b) Deck(s) shall not occur in freestanding segments or be placed arbitrarily on the lot.
 - c) Deck(s) shall not interfere with utility equipment. Your utility companies shall be consulted for current requirements and the most restrictive shall apply.

C) Accessory Outbuildings. No outbuilding, shed or accessory building of any nature shall be erected on any Lot.

D) Antennae/Wind Powered Electric Generators. No wind powered electric generators, exterior television, radio receiving or transmission antennae, satellite signal receiving station or dish shall be placed or maintained upon any portion of a Lot without prior written approval of the Committee.

- 1) Appropriate antennae or satellite dish placement:
 - a) Only one antennae or satellite dish shall be allowed per lot.
 - b) The location of the satellite dish can be any of the following and shall not be visible from the curb directly in front of the home:
 - 1. On a pole in the backyard and located close to the home.
 - 2. Attached to the deck.
 - 3. On the rear roof line of the home.
 - a. A satellite dish shall not project past the uppermost roof ridgeline. This method is not recommended by the Committee as you may have water infiltration issues if the dish is not properly installed and roof repairs may

not be covered under the applicable roof warranty.

2) Inappropriate antennae or satellite dish placement:

- a) Antennae or satellite dish in front or side yards shall not be permitted.
- b) Antennae or satellite dish shall not interfere with utility equipment.

E) **Firewood Storage.** No firewood or woodpile shall be kept on any lot unless it is neatly stacked, placed in the rear yard and screened from street view by plantings or a fence first approved in writing by the Committee.

F) **Solar Collectors.** No active solar collector or apparatus may be installed on any Lot unless such installation is first approved in writing by the Committee, which shall consider the aesthetic and sun reflection effects on neighboring structures. Solar collectors or apparatus installed flat against or parallel to the plane of the roof shall be preferred.

G) **Lighting.** Exterior lighting installed on any Lot shall either be indirect or of such controlled focus and intensity that such lighting will not disturb the residents of adjacent Lots. Uniform post lights specified by the Declarant shall be installed on the Lot at the time of finished grading of the yard at a location specified by the Declarant. Each post light shall be connected to an electrical power source at the time of installation and shall be maintained in a clean and operating condition at all times thereafter, provided, however, that post lights shall weather naturally and therefore shall not be painted or stained. Any replacement of such post lights shall be accomplished by the Lot Owner, and only with a post light of the same specifications, height and appearance and in the same location as the original post. The post light specified by the Declarant is equipped with a photoelectric sensor for automatic use from dusk to dawn, therefore, no Lot Owner may install a turn-off switch for the post light. It is the Owner's responsibility to maintain the lights so that they are always operational.

H) **Landscaping Requirements.** Pursuant to Section B-4 of this Declaration, Developer hereby imposes upon all Lots described in Exhibit "A", attached hereto and incorporated herein by reference (and any Additional Property), the requirement that the Owners thereof install landscaping on such Lots which meets or exceeds the minimum number of points for landscaping set forth in Exhibit "C". The number of points attributable to various elements of the landscaping to be installed shall be determined by reference to Exhibit "D", attached hereto and incorporated herein by reference. These are in excess of the minimum required by Section 17.43(5) of the Village's zoning ordinance. All terms, covenants and conditions of Section B-4 of this Declaration, as may be amended as permitted herein, shall be applicable to the landscaping to be installed pursuant to the terms of this paragraph. Landscape installed by the Declarant may or may not meet the minimum number required.

PART E

GENERAL PROVISIONS

E-1) **Term.** This Declaration shall run with the Property and Common Property, and shall be binding on Declarant, the Association and all of its Members and/or its successors and assigns, and all persons claiming under them for a period of twenty-five (25) years from the date recorded, after which time said Declaration shall be extended automatically for successive periods of five (5) years each unless an instrument signed by a majority of the Class A Members and all of the Class B Members agreeing to change

said Covenants in whole or in part or to terminate the same is recorded in the appropriate land registry office for the County in which the Property is located.

E-2) Enforcement. The Declarant (or either one of them if more than one), the Association or Management Company on behalf of the Association, or any Owner shall have the right to enforce by any proceedings at law or in equity all restrictions, conditions and covenants created or imposed herein, against any person or persons violating or attempting to violate any covenant, by any action to either restrain violation or to recover damages, or both including reasonable attorney fees. The Architectural Control Committee may refer any violation which shall come to its attention to the Declarant or Association for action under the terms of this paragraph and this Declaration. Failure to enforce any covenant, condition or restriction herein shall in no event be deemed a waiver of the right to do so thereafter. In the event of a violation of this Declaration the Association shall have the right to assess and collect from the violating party a fine (the “**Fine**”) for such violation equal to the greater of (i) the actual damages suffered on account of the violation, or (ii) the sum of \$100.00 per day for each day the violation remains outstanding plus (iii) all costs of collection and enforcement, including actual attorney fees. Any Fine imposed by the Association or the Management Company acting on its behalf, may be assessed against the Owner(s) by means of a Special Assessment against the Lot or Lots owned by the Owner in violation. In such event, the Association, or the Management Company acting on its behalf, shall have all rights provided in Section A-4 (B) (2) and (3), above, regarding collection of Special Assessments and foreclosure of the lien thereof.

E-3) Severability. Invalidation of any one of these covenants by judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect.

E-4) Model Homes. So long as Declarant shall own any Lot in the Development, Declarant shall be permitted to maintain model homes in the Development, including therein a sales office for the purpose of sales and marketing of its homes.

E-5) Parade of Homes. So long as Developer shall own any Lots in the Development, (“Lot”). Developer reserves the right to submit some or all of said Lots as a site for the Parade of Home Metropolitan Builders Association (the “Parade”). In the event that some or all of said Lots are selected as a site for a Parade, this Declaration of Protective Covenants, Conditions and Restrictions shall, as to the Lots enrolled in the Parade, for a limited period of time ending 48 hours after the conclusion of the Parade, be deemed temporarily altered and modified, to the extent necessary, to permit the Metropolitan Builders Association to hold its Parade in this Development pursuant to the then current Parade Rules and Checklist of the Metropolitan Builders Association. All purchasers of Lots, and/or their successors and assigns, shall take title subject to this specific reservation by the Developer and shall waive all rights to object to violations of this Declaration of Protective Covenants, Conditions and Restrictions by the Developer, the Metropolitan Builders Association, or any of the builders or participants in the Parade for the period of the Parade as set forth above, including the closing of any public or private streets in the Parade area. All Lot owners appoint the Developer their attorney-in-fact to execute all necessary petitions; applications and consents to facilitate said street closings for the Parade.

E-6) Governing Law. This Declaration shall be construed and enforced in accordance with the terms of the laws of the State of Wisconsin. The terms of this Declaration are not intended to replace or affect any applicable laws, ordinances, rules or regulations of the Village of Germantown.

E-7) Notices.

A) Notices to Declarant shall be given to Declarant at the following address: 6801 South Towne Drive, Madison, WI 53713.

B) Notices to an Owner of any Lot within the Development shall be given in care of the street address of the Lot.

C) Any party may change its address by written notice given to the other parties. Party, its successors and/or assigns, may change said addresses by notice properly given hereunder.

E-8) Amendment and Release. At any time until Declarant conveys all of the Lots which comprise the entire Property, or turns control of the Association over to the Class A Members, whichever occurs first, Declarant may modify, amend, alter and grant variances to this Declaration without the consent of any Member, Owner or Occupant, their Mortgagees or any other party, including the Association and its Board of Directors. These restrictions or any part thereof may be cancelled, released or amended in writing as to the entire Plat or any part thereof by the Declarant at any time until Declarant conveys all of the Lots or until the Declarant turns over control to the Committee, whichever comes first. After the Declarant has sold all of the Lots or otherwise released or assigned its right to enforce this Declaration, then this Declaration or any part thereof may be released, cancelled, amended or waived by an instrument approved by a majority of the Class A Members and all of the Class B Members and executed by the Association hereof in accordance with the provisions of Section E-1, above.

E-9) No Waiver. Whenever a waiver, consent or approval is required or permitted herein, it must be express and in writing; no waiver, consent or approval shall be implied. Failure to enforce any provision of this Declaration shall not operate as a waiver of any such provision or any other provision of this Declaration.

E-10) Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular shall include the plural, the plural shall include the singular, and the use of any gender shall include all genders.

E-11) Including. Whenever used herein, the term “including” preceding a list of one or more items shall indicate that the list contains examples of a general principle and is not intended as an exhaustive listing.

E-12) Captions. The captions and article and section headings in this Declaration are intended for convenience and reference only and in no way define or limit the scope or intent of the various provisions hereof.

E-13) Remedies. All remedies herein are cumulative.

IN WITNESS WHEREOF, the said VHKE, LLC, a Wisconsin Limited Liability Company has caused these presents to be signed and sealed this ____ day of _____, 20__.

VHKE, LLC

By: VH Holdings, LLC, its Sole Member

By: _____
David Simon, Authorized Officer and Signatory

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss
COUNTY OF DANE)

Personally came before me this ____ day of _____, 20__, David Simon an officer of VH Holdings, LLC, a Wisconsin Limited Liability Company, to me know to be such persons and officers who executed the foregoing instrument and acknowledged that they executed the same as such officers, by its authority for the purposes therein contained.

Notary Public
Dane County, Wisconsin
My Commission Expires: _____, 20__

This document was drafted by:

Gregory J. Paradise
Mohs Widder Paradise LLC
20 North Carroll Street
Madison, WI 53703

**CONSENT TO DECLARATION OF
COVENANTS AND RESTRICTIONS**

The undersigned, **TriCity National Bank**, hereby consents to the forgoing Declaration of Conditions, Covenants and Restrictions for the plat Kinderberg Estates.

Dated at _____, Wisconsin this _____ day of _____, 20__.

TRI-CITY NATIONAL BANK

By: _____

Print Name: _____

Print Title: _____

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) ss.
COUNTY OF _____)

Personally came before me, a notary public for the above State and County, this _____ day of _____, 20__, the above named _____, to me known to be the person(s) who executed the foregoing instrument and acknowledged the same in the capacity and for the purposes therein intended.

Print Name:
Notary Public, State of Wisconsin
My Commission Expires: _____

Exhibit “A”

Description of Kinderberg Estates

Lots 1-16, Outlots 1-3, Kinderberg Estates Plat, Village of Germantown, Washington County, Wisconsin

Lot #	Tax ID Number	Address
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		

Outlot #	Tax ID Number
1	
2	
3	

Exhibit “B”

Please be advised that the Declarant hereby directs viewers to ignore the printed text material on the maps and floor plans attached to this Exhibit “B.” Only the spacial relationships of the illustrators on the maps and floor plans are being presented for your information.

DECLARANT

VHKE LLC

BY: VH HOLDINGS, LLC, ITS SOLE MEMBER

By: _____

Print Name: _____

Print Title: _____

Exhibit “B”

Add copy of recorded plat

EXHIBIT “C”

Total Minimum Points for Landscaping

Lot(s)	Minimum Points for Foundation Plantings	Total Minimum Points for Landscaping
1-16	400	550

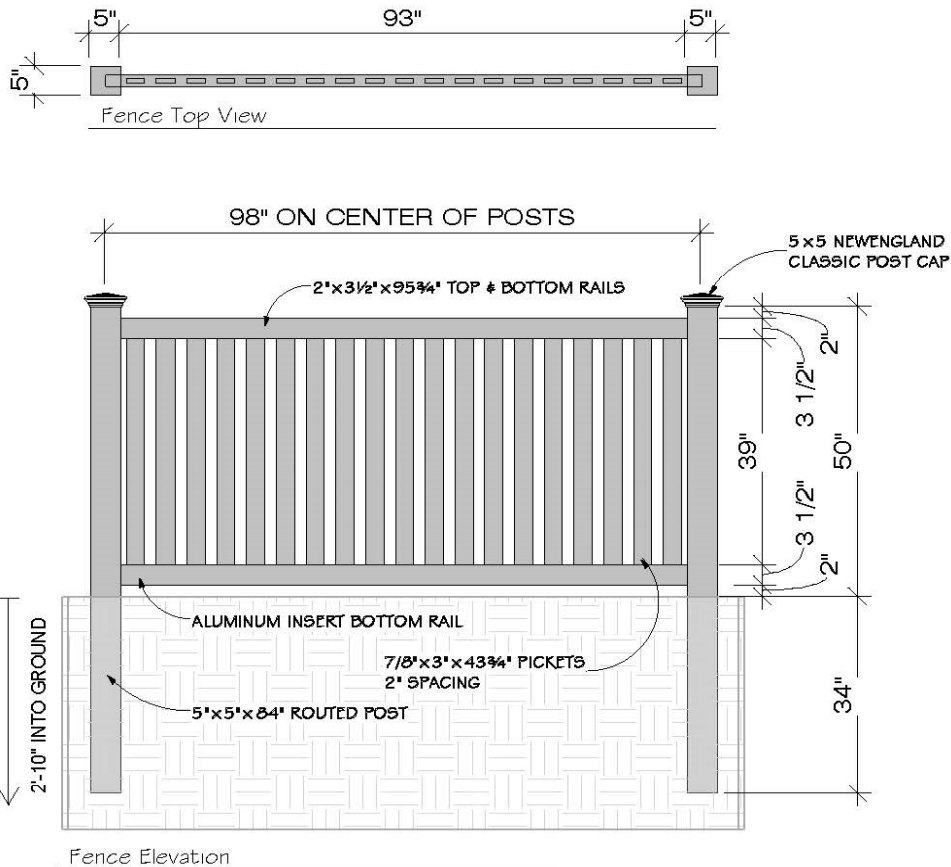
EXHIBIT "D"
Landscaping Elements

Elements	Point Schedule
A) <i>Small Shade Trees (balled and burlaped)</i> (1.5"-2" caliper at 6" from the roots)	50
B) <i>Medium Shade Trees (balled and burlaped)</i> (2"-3" caliper at 6" from the roots)	100
C) <i>Large Shade Trees (balled and burlaped)</i> (3"-4" caliper at 6" from the roots)	150
D) <i>Extra-Large Shade Trees (balled and burlaped)</i> (4" + caliper at 6" from the roots)	200
E) <i>Ornamental Trees (balled and burlaped)</i> (1.5"-2" caliper at 6" from the roots)	50
F) <i>Small Evergreen Trees</i> (3' to 4.5' when planted)	25
G) <i>Medium Evergreen Trees</i> (5' to 6.5' when planted)	50
H) <i>Large Evergreen Trees</i> (7' + when planted)	100
I) <i>Evergreen Shrubs</i> (18" minimum diameter)	20
J) <i>Small Deciduous Shrubs</i> (18" to 35" in diameter)	10
K) <i>Medium Deciduous Shrubs</i> (35" to 60" in diameter)	15
L) <i>Large Deciduous Shrubs (balled and burlaped)</i> (60" or greater in diameter)	25
M) <i>Decorative Retaining Walls</i> (Points are per face foot. Boulders, timbers, and stones only – no concrete walls included.)	10
N) <i>Paver Stone Walks, Paths or Patios</i> (Points per square foot – no driveways included.)	1
O) <i>Planting Beds</i> (Points per square foot – must be decorative stone or mulch.)	1

The final point totals must consist of a balanced variety of the listed elements acceptable to the Architectural Control Committee. Existing vegetation, trees and shrubs may be included in the point totals if they are properly protected and maintained during the construction process and located as such on the landscape plans submitted to the Architectural Control Committee for approval.

Exhibit "E"

STRATFORD



NOTE:

MANDATORY REQUIREMENTS (NO VARIANCE WILL BE ALLOWED)

- FENCE MUST BE VINYL
- VINYL COLOR: WHITE
- FENCE STYLE IS A PLYGEM PRODUCT (STRATFORD)

• CUSTOM BUILT ON THE JOBSITE

• INSTALLED WITH METAL BRACKETS THAT ATTACH TO POST AND SCREW INTO STRINGERS



6801 South Towne Drive
Madison, WI 53713
Phone 608.226.3100
Fax 608.226.0600

Viewers are advised to ignore the illegible text on this map. It is presented to show spatial relationships only.

SIGN REVIEW

12/14/20 Plan Commission Meeting

Vital Signs / VHKE LLC

Planning & Zoning Report

Germantown, Wisconsin

Summary

Vital Signs, agent for VHKE, LLC, property owner, is requesting approval for a monument ground sign for the Kinderberg Estates Subdivision which is proposed to be located on the northeast corner of Blackbird Point and Preserve Parkway.

Location: Northeast corner of Blackbird Point and Preserve Parkway

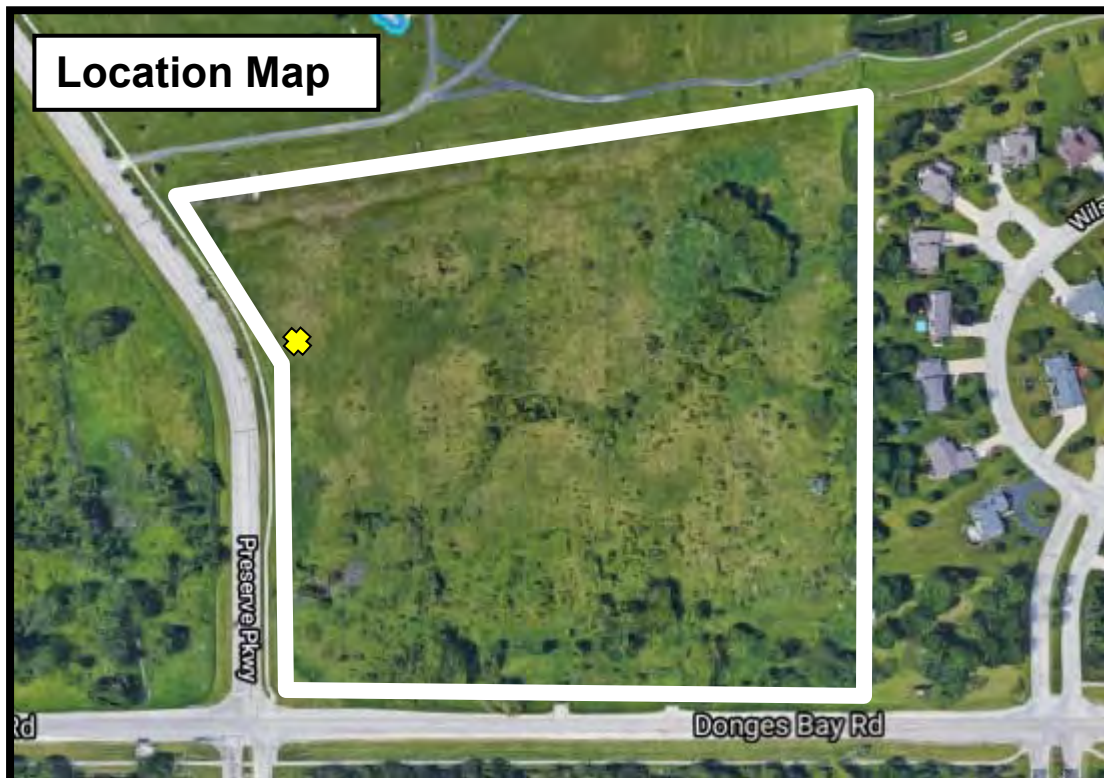
Agent/

Property Owners: Vital Signs
245 Horizon Drive #105
Verona, WI 53593

VHKE LLC
6801 South Towne Drive
Madison, WI 53713

Zoning: Rs-4: Single-family Residential

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



Background/Proposal

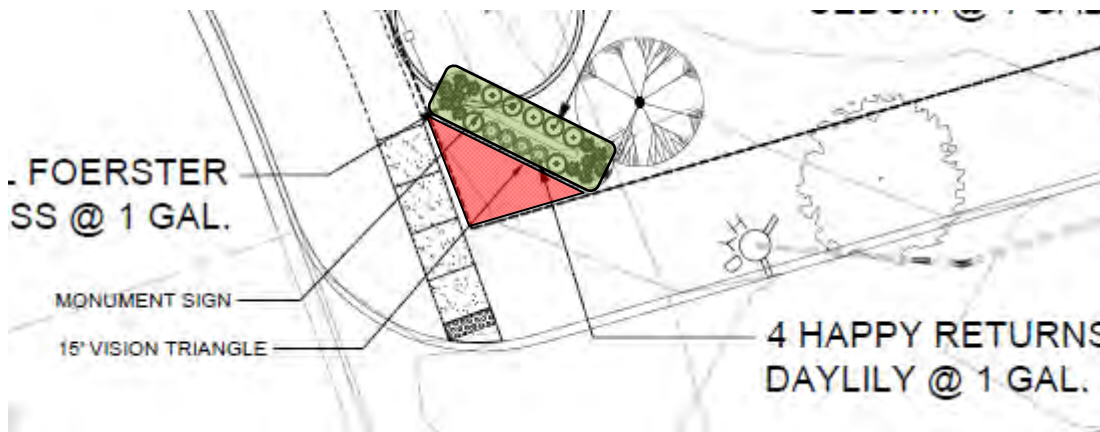
Vital Signs, agent for VHKE, LLC, property owner, is requesting approval for a monument ground sign for the Kinderberg Estates Subdivision which is proposed to be located on the northeast corner of Blackbird Point and Preserve Parkway.

Ground Sign

- 108" x 21" (approximately 15.75 square feet single-sided copper panel sign with $\frac{3}{4}$ " to 1" thick Aluminum letters. The sign will be mounted on a 97" x 49" x 17" block and stone wall, topped with a Limestone cap. The sign will be illuminated with uplighting.

Staff Comments

The proposed ground sign meets the Village's sign requirements for a permanent real estate sign. The sign is proposed to be setback 10' from the right-of-way line. The proposed location of the sign & landscaping (shown in green below) is outside the 15' vision triangle (shown in red).



Electrical permits will be required from Inspection Services prior to the installation of new electrical components.

Responsibility of sign maintenance by the Homeowner's Association is specified in the Declaration of Covenants, Conditions and Restrictions of the Kinderberg Estates Subdivision.

Planning & Zoning Recommendation

APPROVE the proposed permanent real estate sign for the Kinderberg Estates Subdivision with the following conditions:

1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.
2. Specifications for the uplighting lights for the sign shall be provided to and approved by the Village Planner prior to issuance of an electrical permit. The uplighting lights need to be shielded to reduce glare visible from Preserve Parkway by locating behind the landscaping and/or with side shields.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

JUSTIN CHAMBERLIN / VITAL SIGNS

245 HORIZON DRIVE #105

VERONA, WI 53593

Phone (608) 845 - 3766

Fax (608) 848 - 7446

E-Mail JUSTIN@VITALSIGNSVERONA.COM

PROPERTY OWNER

MATT CUDNEY / VERIDIAN HOMES

6801 SOUTH TOWNE DRIVE

MADISON, WI 53713

Phone (608) 220-9871 cell

(608) 226-3016 office

MCUDNEY@VERIDIANHOMES.COM

2 PROPERTY ADDRESS OR GENERAL LOCATION

Northwest corner of Blackbird Point and Preserve Parkway. Sign facing Southwest

3 SIGN INFORMATION

Sign Dimensions 29" height x 108" width Single/Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF N/A

Total Square Footage of Sign (include all sides) 21.75 sq/ft SUBDIVISION

Total height of the Sign 49"

Is the Sign to be illuminated _____ yes _____ X no

Type of Sign Construction Materials Copper and aluminum. Mounted to stone base/wall

Distance to Closest Property Line 10'

Are there any existing signs on the property _____ NO

If yes, what is the total Square Footage of existing signs _____ n/a

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

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

Justin Chamberlin 10/28/2020
Applicant Date

Matt Cudney 10/20/2020
Owner Date

KINDERBERG ESTATES - MONUMENT STYLE GROUND SIGN - LOCATED ON NORTHWEST CORNER OF BLACKBIRD POINT & PRESERVE PARKWAY

DIMENSIONS



KINDERBERG ESTATES - MONUMENT STYLE GROUND SIGN - LOCATED ON NORTHWEST CORNER OF BLACKBIRD POINT & PRESERVE PARKWAY

MATERIALS

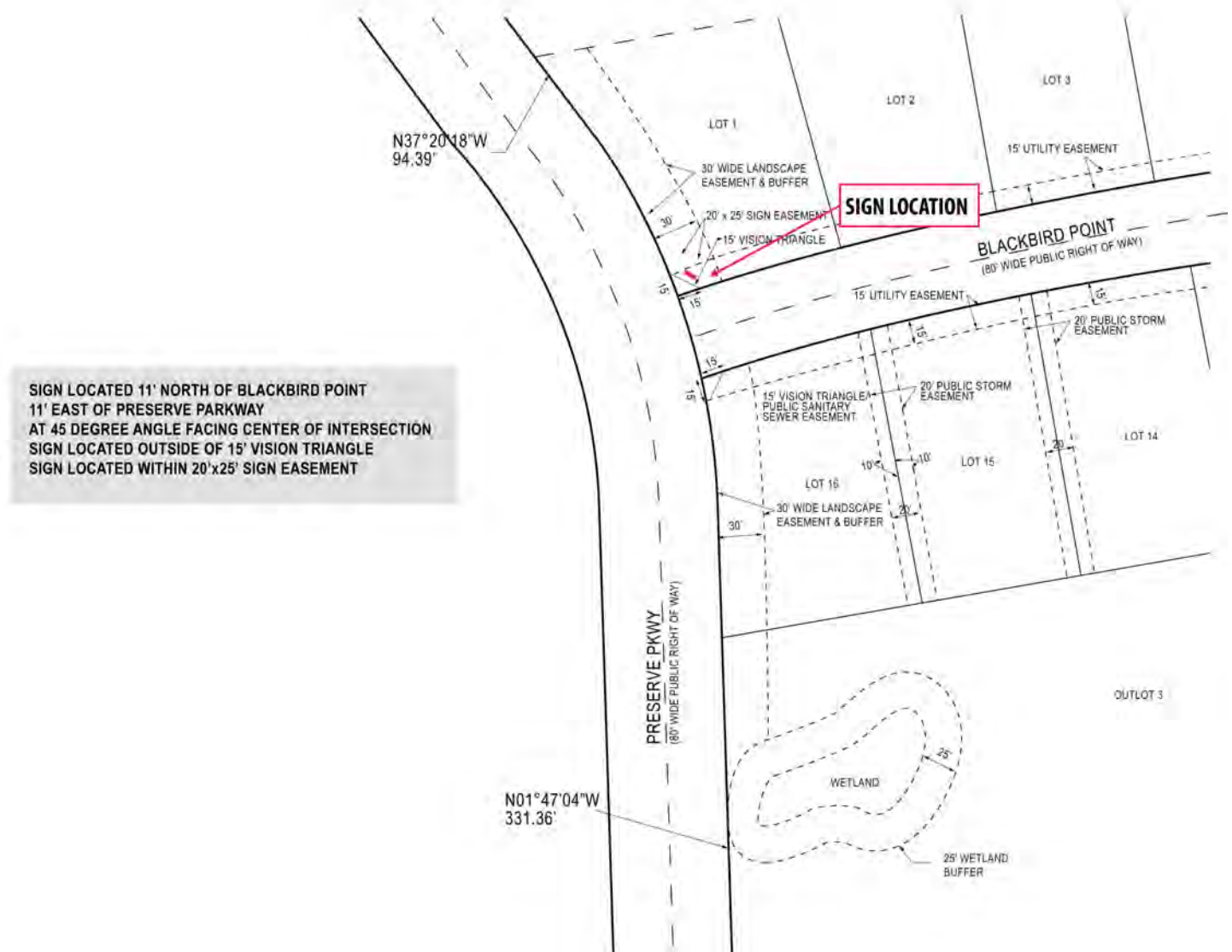


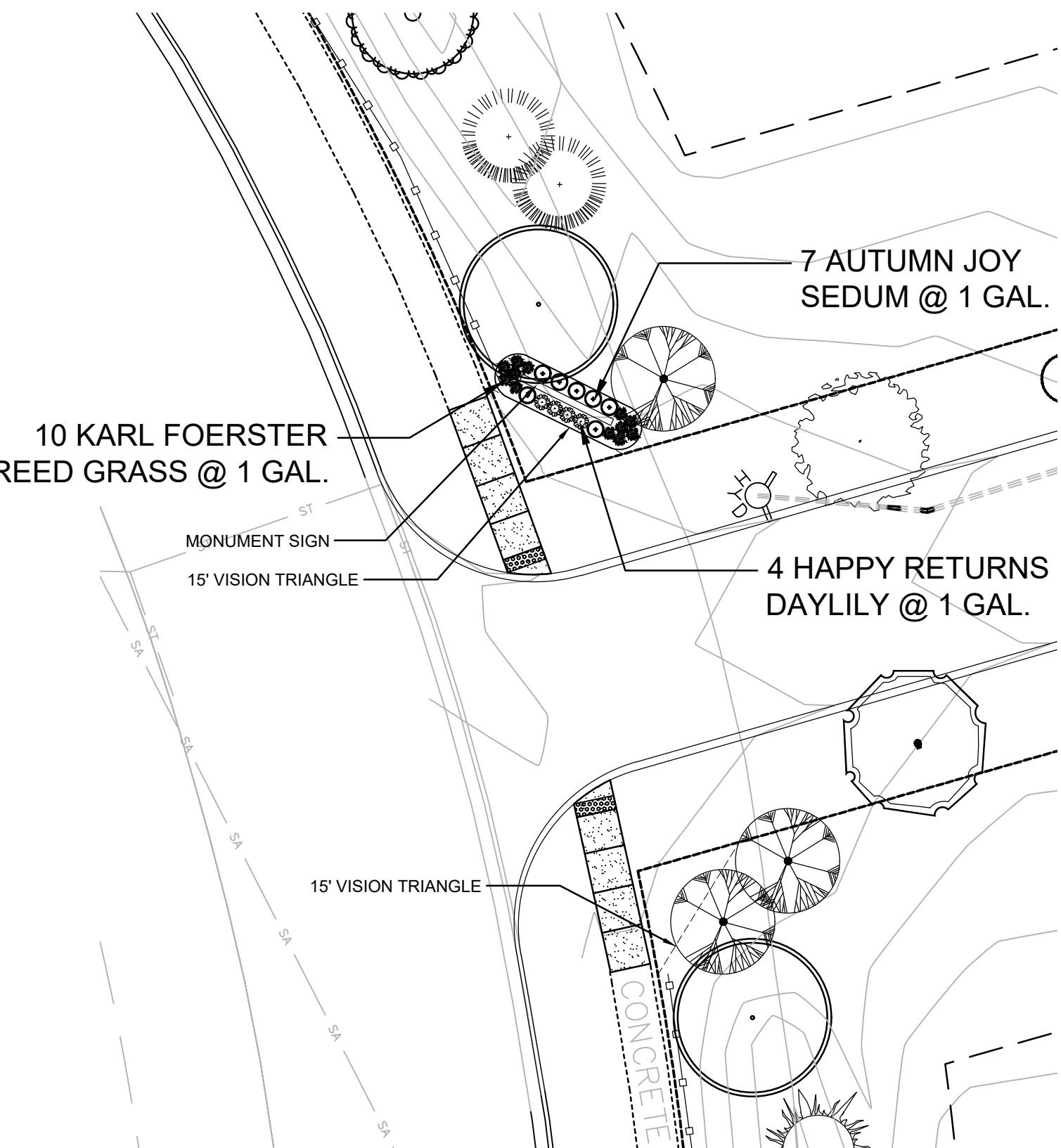
KINDERBERG ESTATES - MONUMENT STYLE GROUND SIGN - LOCATED ON NORTHWEST CORNER OF BLACKBIRD POINT & PRESERVE PARKWAY
SIGNABLE AREA



108" wide x 21" tall = 15.75 sq/ft

KINDERBERG ESTATES - MONUMENT STYLE GROUND SIGN - LOCATED ON NORTHWEST CORNER OF BLACKBIRD POINT & PRESERVE PARKWAY
SIGN LOCATION





SIGN & VISION TRIANGLE ENLARGEMENT

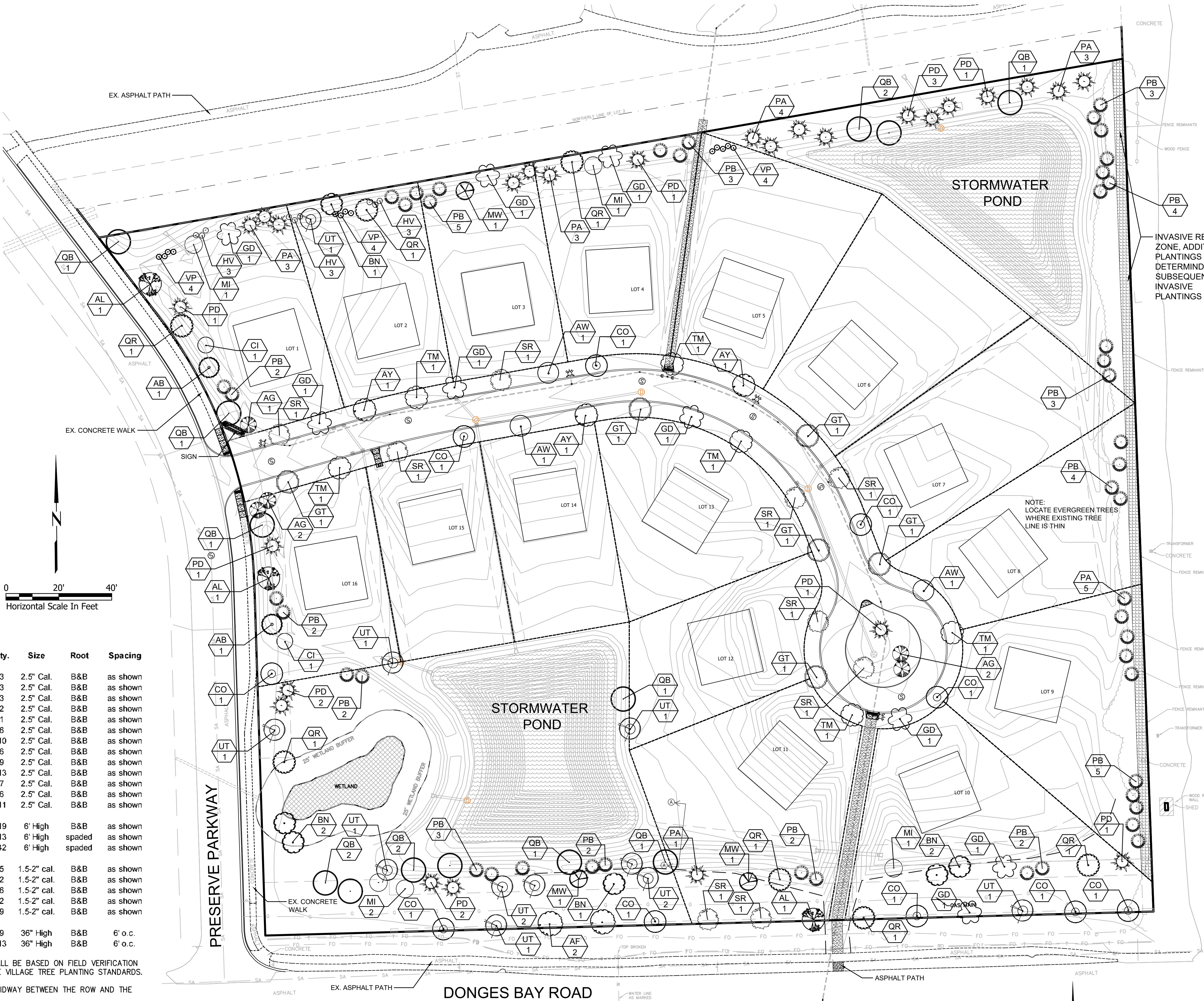
Key	Botanical Name	Common Name	Qty.	Size	Root	Spacing
SHADE TREES						
AY	Acer miyabei 'Morton' State Street	State Street Maple	3	2.5" Cal.	B&B	as shown
AW	Acer rubrum 'Northwood'	Northwood Red Maple	3	2.5" Cal.	B&B	as shown
AL	Acer saccharum 'Legacy'	Legacy Sugar Maple	3	2.5" Cal.	B&B	as shown
AF	Acer saccharum 'Bailista' Fiesta Fall	Fiesta Fall Sugar Maple	2	2.5" Cal.	B&B	as shown
AB	Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	1	2.5" Cal.	B&B	as shown
BN	Betula nigra	River Birch (clump)	6	2.5" Cal.	B&B	as shown
CO	Celtis occidentalis	Common Hackberry	10	2.5" Cal.	B&B	as shown
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	6	2.5" Cal.	B&B	as shown
GD	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	9	2.5" Cal.	B&B	as shown
QB	Quercus bicolor	Swamp White Oak	13	2.5" Cal.	B&B	as shown
QR	Quercus rubra	Northern Red Oak	7	2.5" Cal.	B&B	as shown
TM	Tilia americana 'Sentry'	Sentry American Linden	6	2.5" Cal.	B&B	as shown
UT	Ulmus 'Triumph'	Triumph Elm	11	2.5" Cal.	B&B	as shown
EVERGREEN TREES						
PA	Picea abies	Norway Spruce	19	6' High	B&B	as shown
PD	Picea glauca 'Densata'	Black Hills Spruce	13	6' High	spaded	as shown
PB	Pinus strobus	Eastern White Pine	42	6' High	spaded	as shown
ORNAMENTAL TREES						
AG	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	5	1.5-2" cal.	B&B	as shown
CI	Crataegus crusgalli var. Inermis	Thornless Cockspur Hawthorn	2	1.5-2" cal.	B&B	as shown
MI	Malus 'Indian Summer'	Indian Summer Crab	6	1.5-2" cal.	B&B	as shown
MW	Malus 'Spring Snow'	Spring Snow Crab	2	1.5-2" cal.	B&B	as shown
SR	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	9	1.5-2" cal.	B&B	as shown
SHRUBS						
HV	Hamelis virginiana	Common Witchhazel	9	36" High	B&B	6' o.c.
VP	Viburnum prunifolium	Blackhaw Viburnum	13	36" High	B&B	6' o.c.

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

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



LANDSCAPE NARRATIVE:



Gerard A. Rewolinski

LANDSCAPE PLAN

0 50' 100'
Horizontal Scale In Feet



Premier Landscapes

LANDSCAPE DEVELOPMENT FOR
KINDERBERG ESTATES
PRESERVE PKWY & DONGES BAY ROAD
GERMANTOWN, WISCONSIN

LANDSCAPE
ARCHITECTURE

DESIGN BY: GAR

DRAWN BY: GAR

DATE: 8/7/2020

REVISED:

SCALE: 1"=50'-0"

SHEET: L100

TREES
ON THE MOVE

5611 S. Calhoun Road
New Berlin, WI 53151
Phone: (262) 679-5200
treesonthemove.com

ZONING PERMIT REVIEW

12/14/20 Plan Commission Meeting

Aimee Powell

Planning & Zoning Report

Germantown, Wisconsin

Summary

Aimee Powell, property owner, is seeking approval to construct a privacy fence in a front yard at a height of 6' to replace the existing 6' fence on their residential lot located at W204N11981 Goldendale Road.

Property Location: W204N11981 Goldendale Road

Applicant/

Property Owners: Aimee Powell
W204N11981 Goldendale Road
Germantown, WI 53022

Current Zoning: Rs-4: Single-family Residential

Adjacent Land Uses		Zoning
North	Residential	Rs-3
South	Residential	Rs-4
East	Institutional (St. Boniface)	I
West	Residential	Rs-4



Proposal

Aimee Powell, property owner, is seeking approval to construct a privacy fence in a front yard at a height of 6' to replace the existing 6' fence on their residential lot located at W204N11981 Goldendale Road.

As indicated in their supporting information, Powell would like to install a 5'6" to 6' high, cedar (concave) panel privacy fence, with a total length of 243 feet, to the east and south of the existing dwelling to enclose the front/side yard of the property. (See sketch of proposed fence provided in application materials).

Staff Comments

The Powell property is located in the southwest corner of the intersection of Goldendale Road and Freistadt Road. By Zoning Code definition, the road frontage along both Goldendale Road and Freistadt Road are "front" or "street" yards. As indicated below, Section 17.50(2)(f) of the Zoning Code prohibits fences over 4' in height in a front yard unless approved by the Plan Commission:

(f) Fences in Residential Districts.

1. All fences shall be subject to review and approval of the Building Inspector prior to the issuance of a building permit.
2. Fences in rear or side yards may be up to 6 feet in height.
3. Fences in front yards may not exceed 4 feet in height, except a maximum height of 6 feet on approval of the Plan Commission after consideration of visibility, privacy and access concerns.
4. No fence shall be closer than 2 feet to a public right-of-way.
5. Fences that contain a finished side and an unfinished side, shall be installed in a manner in which the finished side faces the adjacent property. In case of a discrepancy, the Village Building Inspector shall determine which side of the fence is the finished side.
6. Fences and easements.
 - (i) Fences shall not be located within any type of easement, provided however, the Planning Commission may authorize the encroachment by a fence into a drainage easement where the owner of the land encumbered by the easement shows to the satisfaction of the Planning Commission that, considering the proposed location, design and materials of the proposed fence, the encroachment of the fence into the easement will not materially interfere with drainage flow within the easement, and, in the case of a subdivision, the homeowners association consents in writing to the encroachment, or if not in a subdivision, the adjacent landowners consent in writing.
 - (ii) If the Planning Commission deems it necessary in order to make its decision to authorize an encroachment into a drainage easement by a fence, it may require that the applicant provide a report by a professional engineer providing an opinion that the encroachment will not impair drainage flow within the easement.
 - (iii) If the applicant whose property abuts the drainage way shall be aggrieved by the decision of the Planning Commission, such aggrieved person may appeal the decision to the Village Board by filing a request for appeal review of the record below within 14 days of the date of the Planning Commission's decision.
7. It is the property owner's responsibility for any lawn maintenance of lands that lie between a fence and the property line.
8. Should it be necessary that the Village or its agent, remove the fence, the material costs (materials and labor) would be borne by the owner of the fence.

As indicated above, the Planning Commission may authorize the installation of a residential fence up to 6' in height after considering such things as visibility, privacy and access.

The applicant has indicated that the proposed fence will be setback 3' from the road right-of-way line, 2 feet back from the existing fence. There have also been recent efforts to clear some of the vegetation located in the road right-of-way to improve visibility on the corner of Goldendale and Freistadt Road.

Planning & Zoning Recommendation

APPROVE the proposed installation of a fence 6' in height along the Freistadt Road and Goldendale Road front/street yard for the residential lot located at W204N11981 Goldendale Road.



Village of
Germantown
Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 11-30-2020

Fee Received By: \$ 12-1-20

Please read and print legibly. List name of actual contact person (NOT just business name).

APPLICANT OR AGENT:

Name: Aimee Powell
Address: W204N11981 Goldendale Rd
City/State/Zip: Germantown, WI 53022
Phone: 920-988-4014
E-Mail: gp99.7@wi.rr.com

PROPERTY or Business OWNER:

Name: Aimee Powell
Address: W204N11981 Goldendale Rd
City/State/Zip: Germantown, WI 53022
Phone: 920-988-4014
E-Mail: gp99.7@wi.rr.com

PROPERTY ADDRESS OR Tax Parcel ID#:

W204N11981 Goldendale Rd
Germantown, WI 53022

DESCRIPTION OF PROPOSED USE (Describe improvements, structures, uses and activities conducted, services provided, products made or sold, # of employees, hours of operation, etc. that will enable Zoning Administrator to determine if the proposed use or operation complies with the applicable zoning district and/or other use restrictions that may apply to the subject property. Use back side or additional sheets as needed):

Please see attached letter.

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- ☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- ☐ A scaled site plan showing location of proposed use on the property (not required if within building).
- ☒ \$175 Application Fee
- ☐ Other Information required by Zoning Administrator

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Applicant: Aimee Powell
Property Owner: Aimee Powell

Date: 11-30-2020
Date:

VILLAGE USE ONLY

Dear Planning Commission,

My application is to obtain permission to increase the height of my proposed residential fence from the 4ft code height to the maximum approved height of 6ft. The proposed fence will be a Cedar (concave) panel which starts at 6ft and dips to 5 & 1/2ft in the middle and back up to 6ft.

Based on the November 13, 2020 email from Jeff Retzlaff, it looks like the replacement fence on Goldendale needs to be moved back at least one foot (for code compliance) from the existing fence. I am also willing to move it back another two feet. This means the whole fence will be moved back a total of three feet from the one there now. Hopefully, this will provide extra visibility for traffic approaching from the South.

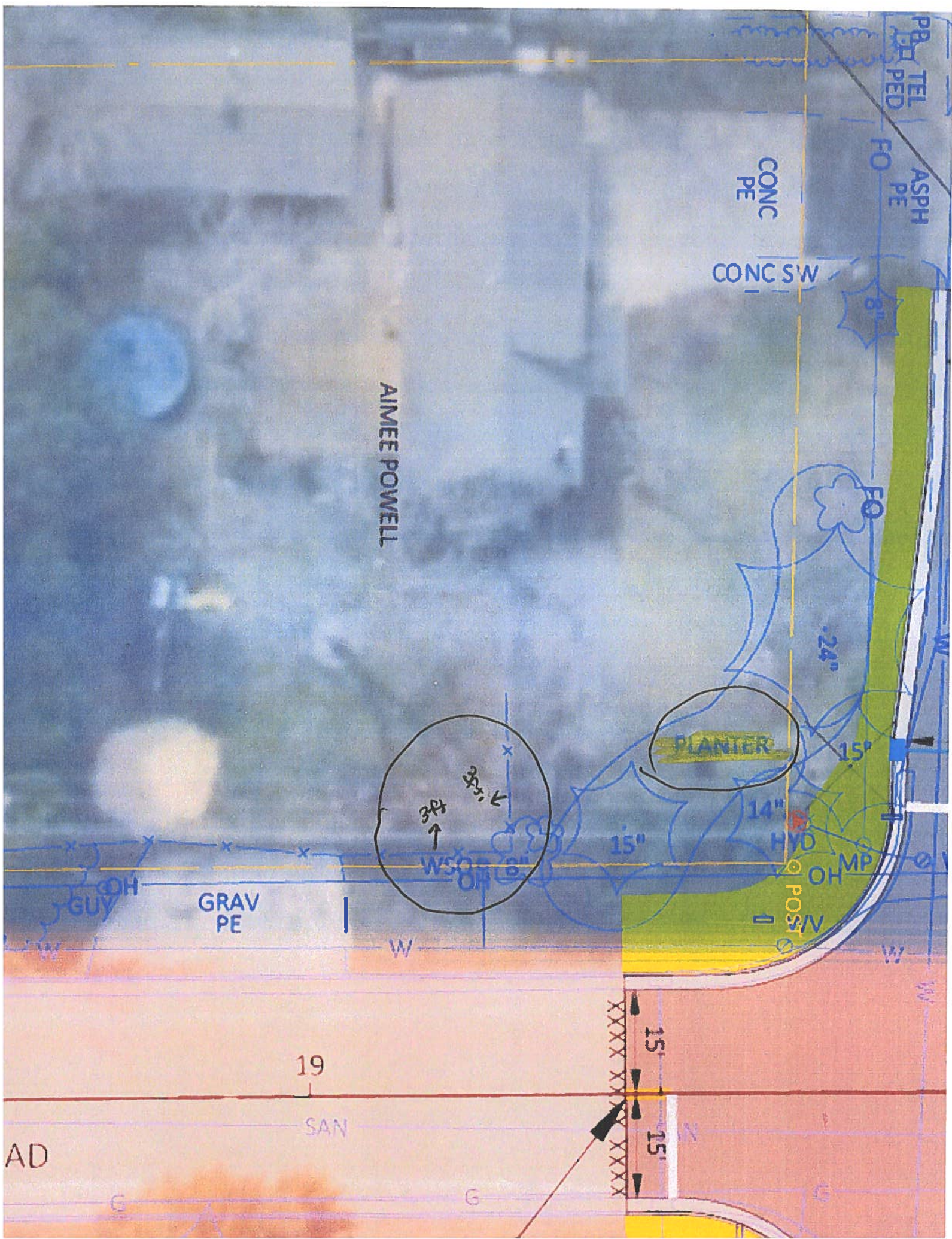
Beginning in Summer 2020, I have had trees removed from the Southeast corner of the property, as well as the clearing of bushes and other "brush type" small trees from the area marked "Planter" on the map. All of this has increased visibility to traffic as well.

As all of you are quite aware, my Intersection has become much busier over the years. It has now become the main route for Semis going back and forth from the Industrial Park. We also have a pretty consistent Dump Truck traffic. The higher fence would give us more privacy as well as keep our two large dogs safely inside.

Thank you for considering my application this evening.

Sincerely,

Aimee Powell



AIMEE POWELL

PLANTER

HYD
14" OH MP
15" OH MP

GRAV
PE

19

SAN

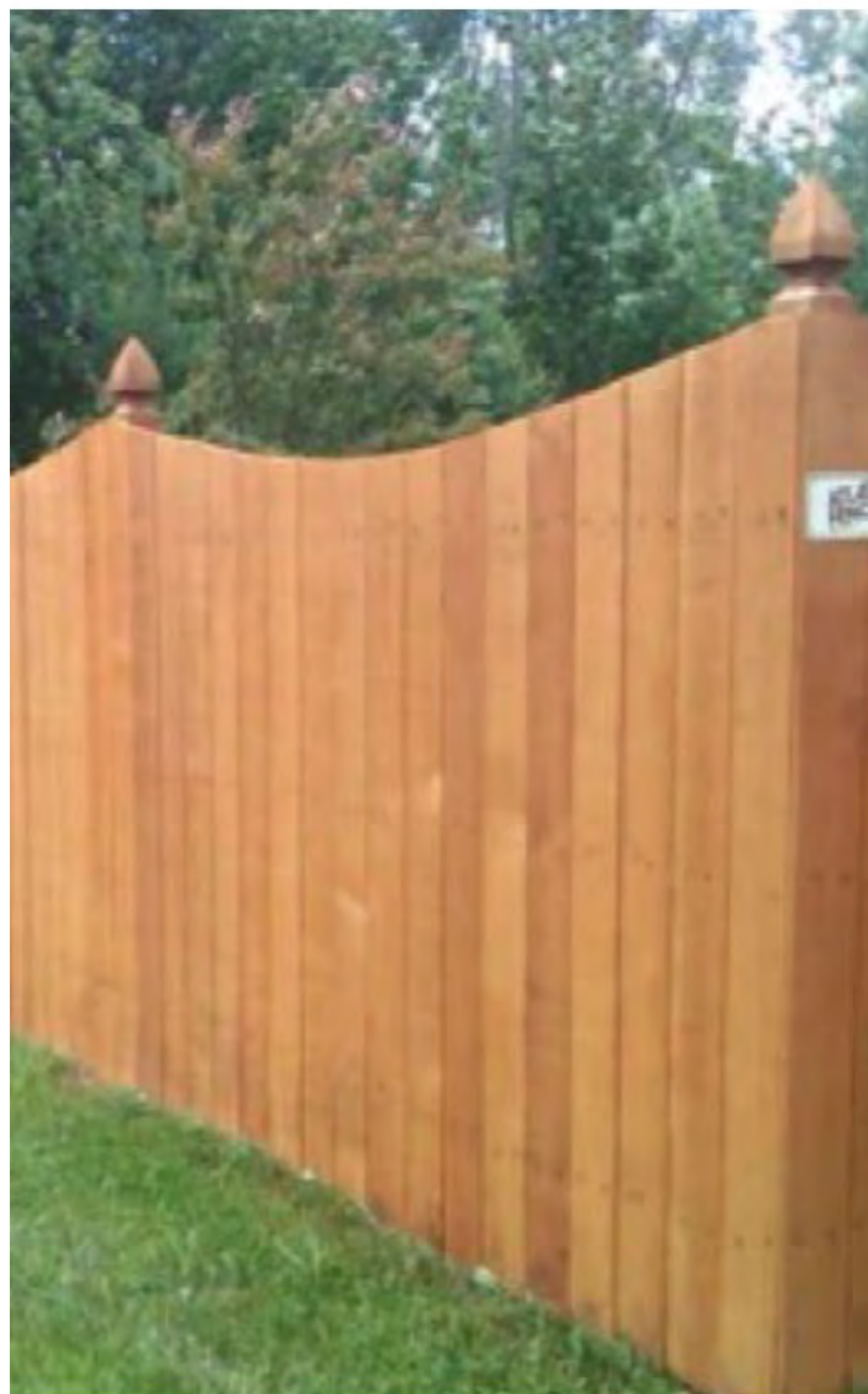
AD

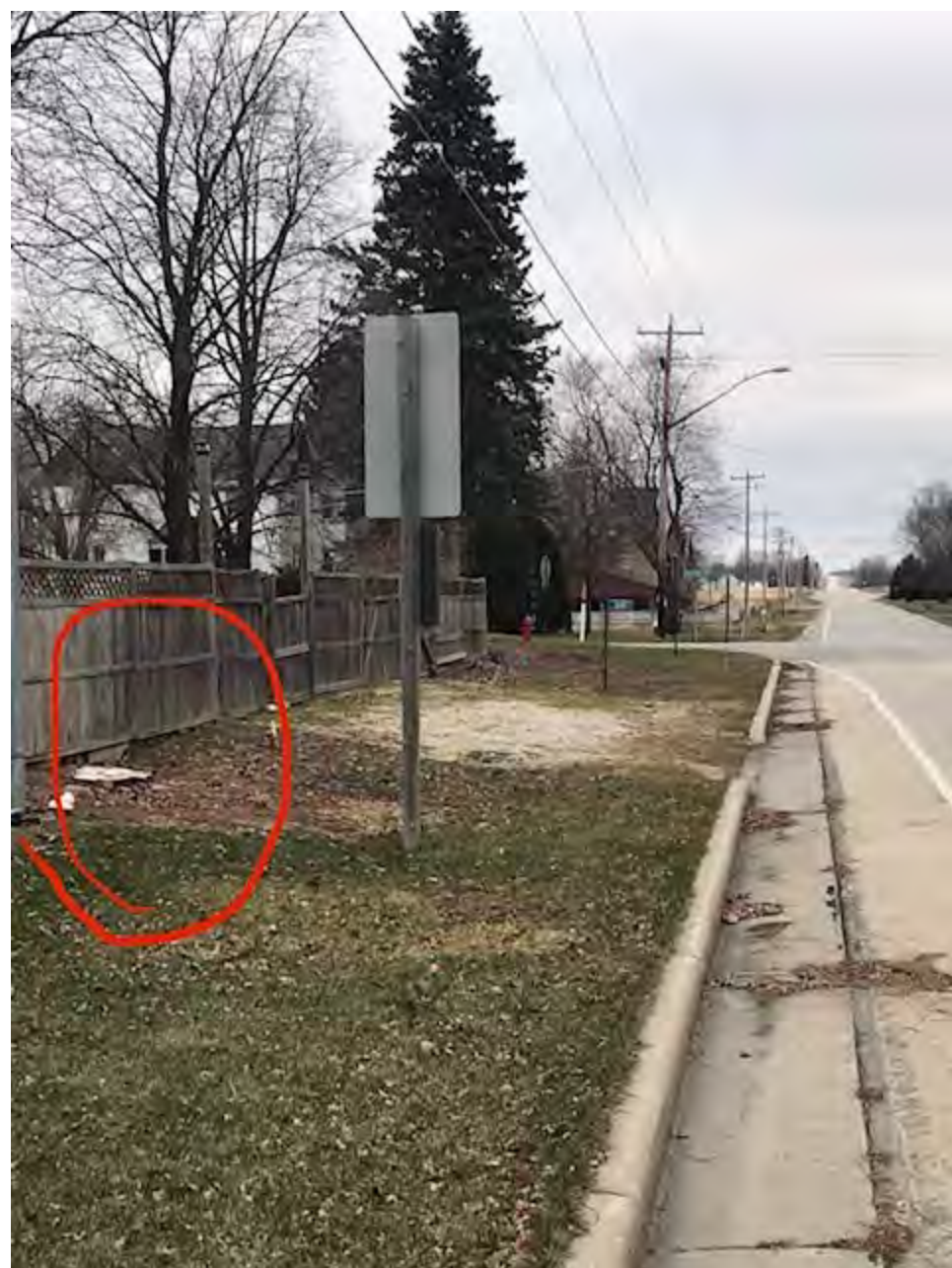
G

G

15'

15'













DDFENCING.com

262-343-2108

6820 N Trenton Rd West Bend WI 53090

NAME:

Amy Powell

EMAIL:

GP 99.1 @ WI.RR.COM

ADDRESS:

W204N11981 Golden Gate Road, Germantown

PHONE:

920-988-4614

Referred by:

Footage:

243'

Style:

Concrete Saddle Privacy

layout

Height

6'

Gates:

1 single @ 4' 1 double @ 8'

Posts:

POUNDED

Level or grade

GRADE

Tear out/removal:

NO

Special instructions:

Golden Gate

Freistadt

76' ↑

111'



2050 COMPREHENSIVE PLAN

12/14/20 Plan Commission Meeting

Germantown Community Development Department

Village Planner Report

Germantown, Wisconsin

Neighborhood-District-Corridor (NDC) Discussion

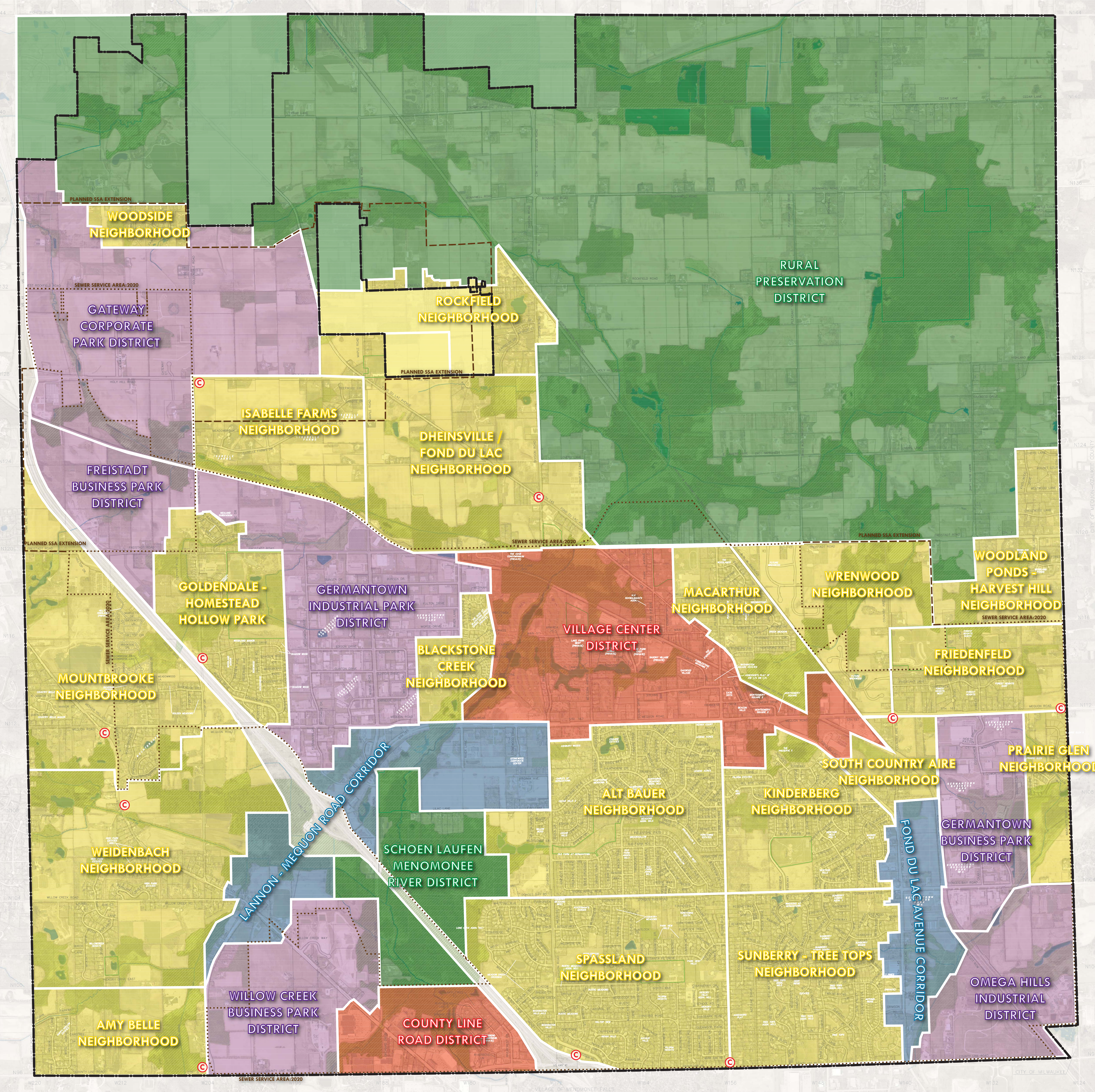
As we discussed with our consultant at our November 30 meeting on the 2050 Plan, the Future Land Use Neighborhood-District-Corridor (NDC) map and supporting table has been revised to reflect our latest discussion and staff recommendations.

In the PDF packet, Craig Huebner, GRAEF, has sent along a revised NDC Map and a revised NDC Table for the PC members to review and provide comments. Also included is a draft narrative that explains how the NDC “place based” approach to our future land use planning is intended to work.

Please take some time to review these documents for the December 14 meeting. Although we have a lot on the agenda, we would like to receive whatever feedback you can provide so we can continue to move the 2050 Plan project forward.

NEIGHBORHOODS, DISTRICTS, CORRIDORS

Village of Germantown 2050 Future Land Use Map



2020.12.11 Map Draft
This map is for internal planning purposes only. The contents of this map have not been reviewed or approved by Village officials.

Places			Preferred General Character
Neighborhood / District / Corridor	Place Type	Place Name	Description
District	Village Center	Village Center District	
District	Mixed-Use	County Line Road District	
District	Industrial / Commercial	Willow Creek Business Park District	
District	Industrial / Commercial	Germantown Business Park District	
District	Industrial / Commercial	Germantown Industrial Park District	
District	Industrial / Warehousing	Holy Hill Gateway Corporate Park District	
District	Industrial / Landfill	Omega Hills Industrial District	
District	Industrial / Warehousing	Freistadt Road Business Park District	
District	Agricultural / Open Space	Rural Preservation District	
District	Open Space	Schoen Laufen - Menomonee River District	
Corridor	Mixed-Use	Lannon- Mequon Road Corridor	
Corridor	Mixed-Use	Fond du Lac Avenue Corridor	
Neighborhood	Residential Community	Sunberry-Tree Tops Neighborhood	
Neighborhood	Residential Community	Spassland Neighborhood	
Neighborhood	Residential Community	Alt Bauer Neighborhood	
Neighborhood	Residential Community	Kinderberg Neighborhood	
Neighborhood	Residential Community	South Country Aire Neighborhood	
Neighborhood	Residential Community	Prairie Glen Neighborhood	
Neighborhood	Residential Community	Friedenfeld Neighborhood	
Neighborhood	Residential Community	Woodland Ponds-Harvest Hill Neighborhood	
Neighborhood	Residential Community	Wrenwood Neighborhood	
Neighborhood	Residential Community	Macarthur Neighborhood	
Neighborhood	Residential Community	Blackstone Creek Neighborhood	
Neighborhood	Residential Community	Goldendale-Homestead Hollow Neighborhood	
Neighborhood	Residential Community	Amy Belle Neighborhood	
Neighborhood	Residential Community	Weidenbach Neighborhood	
Neighborhood	Residential Community	Mountbrooke Neighborhood	
Neighborhood	Residential Community	Woodside Neighborhood	
Neighborhood	Residential Community	Rockfield Neighborhood	
Neighborhood	Residential Community	Isabelle Farms Neighborhood	
Neighborhood	Residential Community	Dheinsville/Fond du Lac Neighborhood	

Preferred Future Land Uses											
Existing Uses (+ existing non-conforming zoning)	Residential: Single Family	Residential: Two & Three Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming
A	U	U	D	D	U	D	A	D	U	U	U
A	U	U	A	A	A	D	A	A	U	U	U
A	U	U	U	U	D	A	A	A	U	D	U
A	U	U	U	U	D	A	A	A	U	D	U
A	U	U	U	U	D	A	A	A	U	D	U
A	U	U	U	U	D	A	A	A	U	D	U
A	U	U	U	U	D	A	A	A	U	D	U
A	A	U	U	U	U	U	A	D	U	U	D
A	A	U	U	U	U	U	A	D	U	U	U
A	A	A	A	A	A	D	D	D	U	U	U
A	A	A	A	A	A	D	D	D	U	A	U
A	D	A	U	U	U	A	A	D	U	U	U
A	D	A	U	U	U	A	A	D	U	U	U
A	D	A	U	A	U	U	A	D	U	U	U
A	D	A	U	U	U	U	U	D	U	U	U
A	D	A	U	U	U	A	A	D	U	U	U
A	D	A	A	U	U	U	A	D	U	U	U
A	D	U	U	U	U	U	U	D	U	U	U
A	D	U	U	U	U	U	U	D	U	U	U
A	D	U	A	U	U	U	A	D	U	U	U
A	D	A	U	U	U	U	A	D	U	U	U
A	D	A	U	U	U	A	A	D	U	U	U
A	A	U	U	U	U	A	A	D	U	U	D
A	A	U	U	U	U	A	A	D	U	U	D
A	A	A	A	A	U	A	A	D	U	U	D
A	A	U	U	U	U	U	U	D	U	U	D
A	A	U	U	U	U	U	U	D	U	U	D
A	A	A	U	U	U	U	U	D	U	U	D
A	A	A	U	U	U	A	A	D	U	U	D

SSA	Sewered? (Y/N/Partial)
Y	Y
Y	Y
Y	Y
Y	Y
Y	Y
N	Y
P	Y
P	Y
Y	Y
Y	Y
Y	Y
Y	Y
Y*	Y
N	Y
Y	Y
Y	Y
Y	Y
N	Y
N	Y
P	Y
Y*	Y
P*	Y
P*	Y
N	Y

Preferred Site Design		
Traditional Neighborhood	D	U
	U	A
	-	-
	-	-
	-	-
	-	-
	-	-
	U	D
	U	D
	A	A
Suburban Subdivision	A	A
	D	D
	D	A
	D	A
	D	A
	D	A
	D	A
	D	A
	A	U
	A	U
Conservation Subdivision**	U	D
	A	D
	-	-
	-	-
	-	-
	-	-
	-	-
	U	D
	U	D
	A	A

Density (residential uses)	Dwelling Units / Acre (maximum)
10 units/acre	
10 units/acre	
	-
	-
	-
	-
	-
see NOTE 1	
1 unit/acre	
4 units/acre	
2.9 units/acre	
3.5 units/acre	
2.9 units/acre-SF	
2.9 units/acre-SF;	
10 units/acre-MF	
2.9 units/acre	
2.2 units/acre-SF;	
4.3 units/acre-MF	
2.2 units/acre-SF;	
4.3 units/acre-MF	
2.2 units/acre	
1 unit/acre	
2.2 units/acre	
3.5 units/acre	
2.9 units/acre	
2.9 units/acre-SF;	
5.8 units/acre-2F	
see NOTE 2 and NOTE 3	
see NOTE 2 and NOTE 3	
1.6 units/acre-SF;	
8 units/acre-MF	
1 unit/acre	
see NOTE 2 and NOTE 3	
see NOTE 2 and NOTE 3	
see NOTE 2 and NOTE 3	

FUTURE LAND USE

During the Vision 2050 planning process, the Village and Plan Commission engaged in a process to update the Land Use Plan.

The updated Land Use Plan has been developed as a “place based” approach to land use planning. It represents a customized tool that helps describe the desired future character of the various “places” in and around the Germantown. Unlike a typical land use planning approach, the updated plan does not assign a single acceptable future land use designation to a parcel. Rather it gives a range of possible uses and/or activities and design criteria that represent possible acceptable uses for a parcel.

This updated Land Use Plan gives the Village staff, Plan Commission and Village Board an adaptable and flexible framework to help discuss, evaluate and respond to development proposals in the village. The Land Use Plan on the following pages includes:

The Future Land Use Plan Map

The Land Use Plan Map (page x) illustrates the Village as a series of places. Each place has a unique natural, cultural and economic character and special identity within Germantown.

Each of the Neighborhoods, Districts, Corridors, and Overlay Areas is defined with solid “boundary” lines. These areas were formed after feedback from the community, Plan Commissioners, and Village staff. These guideline “boundaries” may shift over time to accommodate an updated view of the Neighborhoods, Districts, and Corridors in the village.

Most importantly, the Neighborhoods, Districts and Corridors are not representative of a singular use, but illustrate an area with a mix of compatible existing and future uses. These are detailed in the Future Land Use Plan Tables on the following pages.

Future Land Use Plan Table

The Future Land Use Plan Table (pages xx) organize important land use considerations:

Category, Place Type, & Names

These columns identify each Neighborhood, District, or Corridor, the type of place it is, and the name of the place. Each area of Germantown is categorized.

Preferred General Character Description

This column gives a description of the desired overall character of the place. It is intended to give a brief snapshot of the Village’s intentions for the general mix and character of the future land uses in the area.

Preferred Future Land Uses

These columns identify the range of desirable uses and activities for the various places within the Village planning area. While not intended to be an exhaustive inventory of all possible land uses, the listed uses and activities represent the vast majority of likely and desirable uses within Germantown. Other possible uses not represented in a place or on the table will be considered on a case-by-case basis and may require a land use amendment to fully comply with this Land Use Plan.

The generalized types of uses and activities include:

- **Existing Uses (+ existing non-conforming zoning)**
- **Residential: Single Family**
- **Residential: Two & Three Family**
- **Residential: Multi-family/Senior**
- **Mixed-Use: Commercial / Residential**
- **Mixed-Use: Commercial / Industrial**
- **Commercial (includes “Activity Centers”)**
- **Institutional**
- **Open Space & Recreational**
- **Mineral Extraction**
- **Industrial**
- **Agricultural/Hobby Farming**

Each of these uses and activities is “rated” on its degree of desirability for each place within the Village planning area. Each general use is given a designation to reflect that rating. The designations are defined as follows:

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

A designation of Desirable or Allowable for the overall place does not imply that the use or activity will automatically be approved or judged suitable for every parcel within that place. Conversely, an Undesirable rating does not automatically exclude the use or activity from every parcel within that general place. Rather the designation of a use as Desirable, Allowable, or Undesirable within a particular place is intended as a guide to inform the discussion about the general suitability of a proposed use and its appropriateness in supporting the overall future vision for the area and its compatibility with existing and planned uses in and around the neighborhood or district.

Furthermore, the designation of Desirable or Allowable does not imply an entitlement to that future land use on any particular parcel of land within the village. The appropriateness of any specific future land use on any particular parcel will be determined on a case-by-case basis and is subject to further detailed review, evaluation and approval by the Village of Germantown as part of any and all applicable Village of Germantown ordinances and processes.

It is important to note that the Future Land Use Plan Table identifies possible future uses, but it does not propose the discontinuation of existing uses. There are a wide variety of existing uses throughout the village and these uses, as they currently exist, should not be discouraged. However, as uses become obsolete or change and future uses are proposed for the area, the Future Land Use Plan Table should be utilized to guide the discussions and make evaluations of the appropriateness of proposed uses.

As the land planning process evolves, the possible future uses/activities and their ratings within a particular place may be amended, added, or removed.

SSA

The village contains different portions of land that are either served by public sanitary sewer or are outside of sewer service area (SSA). Properties outside of the SSA must provide individual private sewer facilities. Addressing the availability and future needs of

VILLAGE OF GERMANTOWN 2050 COMPREHENSIVE PLAN

utilities and facilities for a community is a primary component for a comprehensive plan. Utilities can be particularly influential when determining the location and extent of future land uses. The intensity of uses generally necessitates the use of a public sanitary sewer system. Since social responsibility is one aspect of smart growth, the appropriate utilities should be provided prior to allowing the development of more intensive land uses. The extent to which utilities are made available to non-urban land relates directly to the extent by which urban land uses may be developed in those areas.

Environmental Corridor

The Southeastern Wisconsin Regional Planning Commission (SEWRPC) has identified linear concentrations of unique recreational, aesthetic, ecological and cultural resources. It is a region-wide goal to protect and preserve these corridors. Three types of Environmental areas are mapped on the NDC:

- Primary Environmental Corridor
- Secondary Environmental Corridor
- Isolated Natural Resource Area

As part of any future land use decision, the NDC table will identify if the area contains a SEWRPC-delineated Environmental Corridor and if it does, additional regulations or guidelines will be required.

Preferred Community Design

This column gives guidance regarding the Village's preferred pattern of residential or mixed-use development in a particular place within the Village planning area. The three general community design types include the following:

- **Traditional Neighborhood Design (TND):**
A compact mixed-use neighborhood where residential, commercial and civic buildings are generally within close proximity to each other. TNDs may occur in infill settings or on the edges of older well-established areas, but often involve all-new construction on previously

undeveloped land. This type of development involves traditional town planning principles. TND projects include a range of housing types, a network of well-connected streets (arterial, collector and local) and sidewalks, meaningful and useful public spaces, and where economically feasible have amenities such as stores, schools, and places of worship within walking distance of residences. TND projects generally have a variety of residential lot sizes ranging from smaller and narrower "village type" lots to larger and wider "estate type" lots. This type of development is similar in character to a number of the long-established neighborhoods and districts in Germantown.

- **Conservation Subdivision Design (CSD):** A residential housing development in a rural or semi-rural area that is characterized by compact lots, clustered home sites and shared common open space, and where the natural features of land are preserved, enhanced and made accessible to the greatest extent possible. In this type of development dwellings are located in a manner that reduces the area of land cleared, graded, and converted from agricultural, woodland, or wildlife habitat uses to building sites, driveways, and yard space. In such developments, lot sizes, dimensions, and setbacks may be reduced from those typically required for conventional suburban type developments. Often the total allowable number of dwellings is increased as a bonus for preserving or creating meaningful and significant open space or environmental features. The common open space often makes up over 30% of the total parcel area. Often the common open space is held in joint ownership by a homeowners association or other conservation related organization and is maintained and preserved according to a professionally prepared open space management plan.
- **Suburban Subdivision Design (SSD):** A residential housing development that subdivides an entire parcel of land into private lots and

which does not contain significant common open space parcels or features. Generally these types of developments contain no more than 10% open space for such uses as stormwater control or possibly small park spaces. Other significant environmental features are often included within private development lots as amenities for the individual lot owners. Typical suburban subdivisions usually contain a network of streets that often have only “collector” level connections to surrounding neighborhoods. Designs often utilize landscaped cul-de-sacs to create a sense of privacy and value for individual lot owners. Landscaped streets, pathways sidewalks and parks are included in most well-designed suburban subdivisions.

Density

This column provides recommended minimum densities within a particular place. The inclusion of a minimum density is intended to remind landowners, Village officials and developers about the overall goal of maintaining the efficient use of land and resources. Planning for a slightly higher denser development pattern within the Village makes use of the existing infrastructure that can accommodate further growth in Germantown.

The suggested range of densities is intended to reflect Reasonable variations from the stated densities may be considered at the time developments are proposed and should be evaluated relative to the goals, objectives, policies and recommendations of the approved 2050 Comprehensive Plan.

Neighborhoods, Districts, Corridors

Germantown's neighborhoods, districts and corridors fit these principles, with many unique identities and regional attractions.

Future land use for Germantown is based on two elements in this chapter:

- the Neighborhoods, Districts & Corridors map ("Future Land Use map"), and
- the Future Land Use table.

Determining the appropriate future land use for a parcel or a set of sites comes from these two items.

Neighborhoods

Germantown neighborhoods were identified during the comprehensive planning process based on their distinct identities, housing characteristics, and geographic features. Some neighborhoods are well-established, while others are generally undeveloped but have potential for growth.

Neighborhoods in Germantown:

- Sunberry-Tree Tops Neighborhood
- Spassland Neighborhood
- Alt Bauer Neighborhood
- Kinderberg Neighborhood
- South Country Aire Neighborhood
- Prairie Glen Neighborhood
- Friedenfeld Neighborhood
- Woodland Ponds-Harvest Hill Neighborhood
- Wrenwood Neighborhood
- Macarthur Neighborhood
- Blackstone Creek Neighborhood
- Goldendale-Homestead Hollow Neighborhood
- Amy Belle Neighborhood
- Weidenbach Neighborhood
- Mountbrooke Neighborhood
- Woodside Neighborhood
- Rockfield Neighborhood
- Isabelle Farms Neighborhood

Districts

Districts were selected during the comprehensive planning process as areas where the Village, property owners, and investors should concentrate business activity and expansion over the next thirty years. District types include mixed-use, industrial, and rural/agricultural.

Districts in Germantown:

- Mixed-Use
 - Village Center District
 - County Line Road District
- Industrial
 - Willow Creek Business Park District
 - Germantown Business Park District
 - Germantown Industrial Park District
 - Holy Hill Gateway Corporate Park District
 - Omega Hills Industrial District
 - Freistadt Road Business Park District
- Rural/Agricultural
 - Rural Preservation District
 - Schoen Laufen - Menomonee River District

Corridors

Corridors identify areas of connectivity between the neighborhoods and districts that can accommodate a variety of land uses, including natural, recreational and cultural uses.

Corridors in Germantown:

- Lannon- Mequon Road Corridor
- Fond du Lac Avenue Corridor

Overlays

There is only one overlay area in Germantown. This overlay has been created to cater to the special circumstances of the village's development pattern surrounding natural features.

- SEWRPC Environmental Corridor Overlay