

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, FEBRUARY 8, 2021 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 # 182 784 3331 Password: jqEvexqj533 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=m523ca3ec251ae703b067332c75886e42>

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, February 8th so that they can be provided to the members for their consideration.
- IV. **APPROVAL OF MINUTES** January 11, 2021
- V. **NEW BUSINESS**
 - A. Village of Germantown, Property Owner – W204 N12333 Goldendale Road. Revised Site Plan for a Water Utility Pressure System Building. **[ACTION]**
 - B. Village of Germantown, Property Owner - N112 W17001 Mequon Road. Sign Review Application for a monument sign replacement on the Village Hall-Library property. **[ACTION]**
 - C. Community Development Department –Discussion of the Neighborhood, District and Corridor Land Use Plan and overall 2050 Comprehensive Plan Update project. **[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.

PLAN COMMISSION MINUTES

January 25, 2021

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

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

PUBLIC INPUT:

Brian Kazmierczak, said he had been working on a few ideas on a parcel in the Holy Hill corridor with Bill Carity, and wanted to show the Plan Commission. Trustee Baum explained he told Mr. Kazmierczak to bring his ideas to the table at tonight's meeting but didn't realize the meeting was virtual. Planner Retzlaff said he had spoken with Brian Kazmierczak and Bill Carity about the best approach to discuss their plan and thought it would be best to solicit comments from the public after the next community wide meeting in February where we will be formally presenting the neighborhood districts and corridor concepts discussing the land use scenarios for the 2 areas we have so far. Another option would be to schedule a specific agenda item at a regular Plan Commission meeting and treat it as a consultation.

Planner Retzlaff said we need to discuss how to deal with individual property owner requests and wanted to hear what Plan Commission members thought. He thinks it's best to wait until after the community meeting in February before we open it up to accepting individual property owner requests. Trustee Baum doesn't want to prevent people from coming and participating in the meetings. Planner Retzlaff said we will be introducing the Social Pinpoint platform and instructing people how to use it to provide feedback. He said we need to be equitable to all property owners and plan how best to handle that approach. Chairman Wolter confirmed Brian Kazmierczak and Bill Carity could present their plan at a regularly scheduled Plan Commission meeting as a consultation and use the information at our next planning session. Do we want to make it known that this opportunity is available or wait for the Social Pinpoint Platform. Chairman Wolter said he would wait for the platform and believes there won't be any shortage of feedback. Trustee Baum said there may be a lack of knowledge in the community that we are back into discussions. Commissioner Kimmler said it doesn't seem right to allow one person to come forward. Chairman Wolter doesn't have a problem with them coming forward adding that anyone can reach out to any one of us regarding their thoughts on the 2050 plan. He doesn't feel it's an unfair advantage and always welcomes public input. Planner Retzlaff said he will look into a formal announcement that we have restarted the process.

APPROVAL OF MINUTES:

MOTION Laszewski second Baum to Approve the Minutes from 1-11-21.

MOTION carried unanimously.

Planner Retzlaff explained at the last Plan Commission meeting while discussing the land use scenario for the Holy Hill Gateway Corridor area we were focusing on the environmental features and trails there and thought it would be appropriate to have a presentation summarizing the open space and recreation plan for the Village. Mark Schroeder, Park and Recreation Director summarized the current status of the recreation plan. He said they have been working with the Graef team in parallel with the Comprehensive Plan for about a year. Community Engagement for the recreation plan was part of the 2050 Comprehensive Plan survey in fall of 2019 with topics related to park planning to gather info from the community. Community involvement included a Park Planning open house held at the Senior Center and a virtual stake holder meeting. Feedback received focused on trails, connectivity, restrooms, outdoor aquatic experience, canoe/kayak launch, youth sports complex, beer

garden and concessions. Goals and objectives were approved last March but have not been prioritized. Discussion followed.

Chairman Wolter said he had received questions from residents saying they were not familiar with the green seams program and what it has done over the last 10-15 years especially at Wilderness Park. When will the green seams land be available to the community to use for low impact activities? Craig Huebner, Graef, explained part of the Menomonee River trail program plan will include Wilderness Park and how to start to gain access to the park. Within the next 5 years will include more detailed studies and recommendations. Commissioner Laszewski commented that you can't do anything with the green seams properties except maybe cut paths. He said it makes no sense to accept the properties into the Village of Germantown because they just become a liability without any asset. Chairman Wolter said there is some opportunity with trails for low impact recreation, cross county skiing, mountain biking, and snowshoeing. If we start to push harder there may be more extended use of the land.

Craig Huebner said the Plan Commission can help implement the Village wide trails plan. When private development comes forward for approval, they should utilize the map and any private property adjacent to environmental corridors and these trails there should be an understanding from the beginning that a certain strip of land be dedicated as an access easement for public trail usage which is often part of the agreements and paid for by the private developer without the Village being responsible for implementing the entire thing.

Director Schroeder said he will be working on the plan for the next couple of months and will bring it back to the Plan Commission and Village Board at a to be determined date in the future.

Future Land Use Plan Discussion as part of the Germantown 2050 Comprehensive Plan:

Planner Retzlaff explained at the last meeting Graef presented some land use scenarios for the Gateway area that were discussed. Plan Commission provided their feedback and suggestions and after hearing those concerns, Graef revised those scenarios and presented them along with some detailed information regarding the Main Street district of the Village. Craig Huebner summarized the 2 updated alternative plans for the Holy Hill Gateway Park area. Trustee Baum said the plans show the essence of what was discussed at the last meeting. Planner Retzlaff explained he had an issue with traffic and is looking for an opportunity to move traffic and not funnel it all through the 5 corners area or the Goldendale and Freistadt Road intersections. He is looking for a way to accommodate a road connection to 145 North of Holy Hill Road. A lengthy discussion followed on road connections and traffic. Mr. Huebner said it makes sense to show the number of access points on Fond du Lac Avenue. He said they will work with their transportation engineer and Public Works and Engineering staff to hear their concerns. It should be a Village recommendation and decision for what infrastructure is needed and makes sense. Administrator Kreklow added the DOT is looking at the intersection of Fond du Lac and Division, but he has not heard anything about the 5 corners. Chairman Wolter asked Commissioner Kimmler what his thoughts were on the impact to his neighborhood. He answered that for him the residential looks pretty dense and he isn't sure what the light industrial will look like. He added that his neighbors favor residential over industrial. Discussion continued.

Craig Huebner reviewed the plan for the Village Center where they tried to incorporate previous planning studies that focused on connections. The study that was done from EPA focused on both Main Street and Mequon Road and the north/south connections. The recommendations were for

different types of bike and pedestrian connections and improvements to the cross sections of each of these streets. The different interventions are to connect Mequon Road to Main Street and getting residents to different destinations. The exhibits show redevelopment nodes focused primarily along Mequon Road with the thought if there was a Mequon town center implementation where you could get one or two property owners to agree to be open to redevelopment to see a destination pedestrian friendly mixed-use type, ground floor commercial with residential above intervention. Discussion continued.

The plan includes recommendations for off street multi use trails with one located within the Blackstone Creek property and another trail connection from Mequon Road north to different park and recreation elements along Main Street. Also shown are secondary trails to connect existing residences into the network of public space and destinations. Mr. Huebner continued summarizing the plan for the Village Center. Commissioner Laszewski said he kind of likes the plan because it is trying to get more traffic and visibility to Main Street by bringing in more people. Planner Retzlaff said this and other potential redevelopment nodes are only one possible alternative and concept for the type and density of development that may take place depending on financing and other issues involved. Chairman Wolter added this is not the first time we've seen this type of plan that would include a multi-family component. He explained trails on the western anchor will bring people to Main Street and recreational access to the river with a nature center or pavilion at least once a week which will then support the other components along Main Street bringing people to and through. Discussion continued.

Mr. Huebner added the Village should be supportive of different higher density destinations with some sort of commercial that brings activity to Mequon Road and a strong north to south public space with a nice sidewalk, grand plaza and outdoor path connecting to the park and terminus point. Trustee Baum said residents won't support multi-family housing in this area but he likes the plan. Chairman Wolter said that's why it needs the other component of mixed use for commercial with residential above but also provides that destination and brings the park across the back as long as you're getting something else for it. It would include access to the river that we can use and a presentable place to hold events and a start for the pathway system. Trustee Baum said the Mequon Thiensville development Spur 14 is stimulating people to go there and do things and if we could recreate that he could see the plan working. Chairman Wolter agreed saying they all have the higher density component. Discussion continued.

Craig Huebner described a node at the intersection at Pilgrim and Mequon Road as another potential Mequon town center. He said the Village should support the plan that would attract people and draw them north and provide the potential for some big boxes to get more visibility. He wants to emphasize what could be by drawing people into a pedestrian friendly environment. Trustee Baum thought it was a great concept but a long-range goal. Administrator Kreklow added there are examples of other municipalities that have used tax incremental funding for the types of things we're talking about in these areas including Spur 16, Drexel Square and the Mayfair Collections that were all heavily supported with tax incremental funding. He said when residential housing comes in the thought is not to subsidize residential housing with tax increment districts. Some communities use the increment from residential development to subsidize and support some of the other amenities in the plan.

Planner Retzlaff questioned the best way to accommodate individual property owners who may have specific requests or ideas how their land may be used. Should they speak at the next regular Plan

Commission meeting or wait until after the community meeting on February 8 where everyone has the opportunity to come forward in the same manner. Trustee Baum had no preference saying he just wants feedback. Craig Huebner asked to wait until after the community wide presentation where every property owner will have the right to say if they approve of a use planned for their property. Chairman Wolter said that made sense because everyone can give input at the same time.

Commissioner Kimmeler asked what happened to the meeting videos that used to be posted on the website from Plan Commission and Village Board. Associate Planner Zandt explained storage is an issue and they are working on the it. Administrator Kreklow confirmed we've been having some issues with space but have established a YouTube channel and those meetings will be coming up shortly.

Brian Kazmierczak asked if Bill Carity could bring his plan to the Planner. Chairman Wolter said he could setup a meeting but that we are asking people to wait until the February 10th meeting when everyone is equal and there is no preference to a developer.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:37.

Respectfully submitted,

Lori Johnson
Planning Assistant

SITE PLAN REVIEW

2/8/21 Plan Commission Meeting

Village of Germantown

Village Planner Report

Germantown, Wisconsin

Summary

The Germantown Public Works Department, agent for the Village of Germantown, property owner, is requesting approval of REVISED site development and building plans for a 1,040 sqft water system pressure booster/reducer station on a .28-acre parcel located at W204 N12333 Goldendale Road.

Location: W204 N12333 Goldendale Road

Agent/

Property Owner: Larry Ratayczak, Director, Public Works Department
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI

Existing Zoning: I: Institutional

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

Location Map



Background/Proposal

In January 2019, the Plan Commission approved site development and building plans for a 26' x 40' (1,040 sqft) masonry building to house pumps and other mechanical equipment, e.g., emergency generator, for a water pressure "booster-reducer" station needed to regulate water pressure in the Village's water system. A high-volume/high-pressure pump was installed approximately 20 feet below grade (currently existing) with another smaller pump and equipment to be installed in the building.

As presented in the attached rendering and building plans approved in 2019, the approved building and site design are intended to be compatible with the general architectural style and appearance of the surrounding properties. The building is comprised of a masonry exterior with a standing seam metal roof (an alternative and more contemporary building with a flat roof that matches other well house buildings throughout the Village was rejected). A rendering of the approved building is attached.

At this time, the Public Works Department is requesting approval of REVISED building plans for the 1,040 sqft building because of cost. The revised building will have a similar gable roof design but without the decorative front porch roof & railings. Hardiplank cement siding will be installed over CMU walls with a split-face CMU veneer replacing the approved CMU walls with face brick. An asphalt roof will replace the standing-seam metal roof. The overall color scheme "to be determined".

All other components of the approved plans will remain the same:

- Access & Parking. One new paved access driveway is proposed on Goldendale Road with on-site parking.
- Storm Water Management. Other than temporary construction site erosion control measures during construction, no permanent storm water management facilities are required or proposed.
- Landscaping & Buffering. Landscaping on the site includes foundation plantings comprised of deciduous shrubs; streets trees comprised of both deciduous and evergreen trees on the north, east and south sides of the parcel.
- Lighting. No exterior site lighting is proposed.

Village Staff Recommendation

APPROVE the REVISED building plans for the proposed water system booster/reducer station facility located at W204 N12333 Goldendale Road subject to the following conditions:

1. Approval is granted for the architectural plans dated January 13, 2020, unless superseded by subsequent plan sheets approved by the Village Planner pursuant to revisions required herein and/or by the Plan Commission;
2. The Village Public Works Department staff shall coordinate installation of the proposed landscaping trees along the north/common property line with the property owner located at W204N12377 Goldendale Road prior to installation.

**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 1-10-19**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

VILLAGE OF GERMANTOWN
N 112 W17001 MEQUON RD
GERMANTOWN, WI. 53022-0337
CONTACT: LARRY RATAJCZAK

Phone () _____

E-Mail _____

PROPERTY OWNER

VILLAGE OF GERMANTOWN
- WATER UTILITY

SAME

Phone () _____

E-Mail _____

2 PROPERTY ADDRESS

W 204 N 12333 GOLDENDALE ROAD

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

North	South	East	West
<u>RESIDENTIAL & AG</u>	<u>FARM</u>	<u>COMMERCIAL & FARM</u>	<u>FARM</u>

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. (MUNICIPAL BUILDING)
- 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!

Lawrence Ratajczak 1/9/2019

Applicant

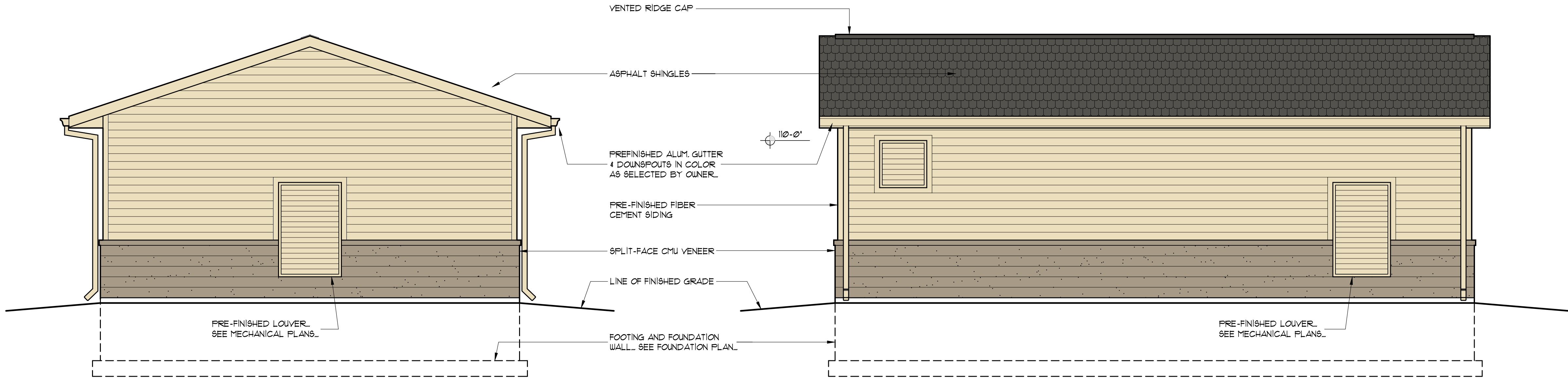
Date

Lawrence Ratajczak 1/9/2019

Owner

Date

REVISÉ

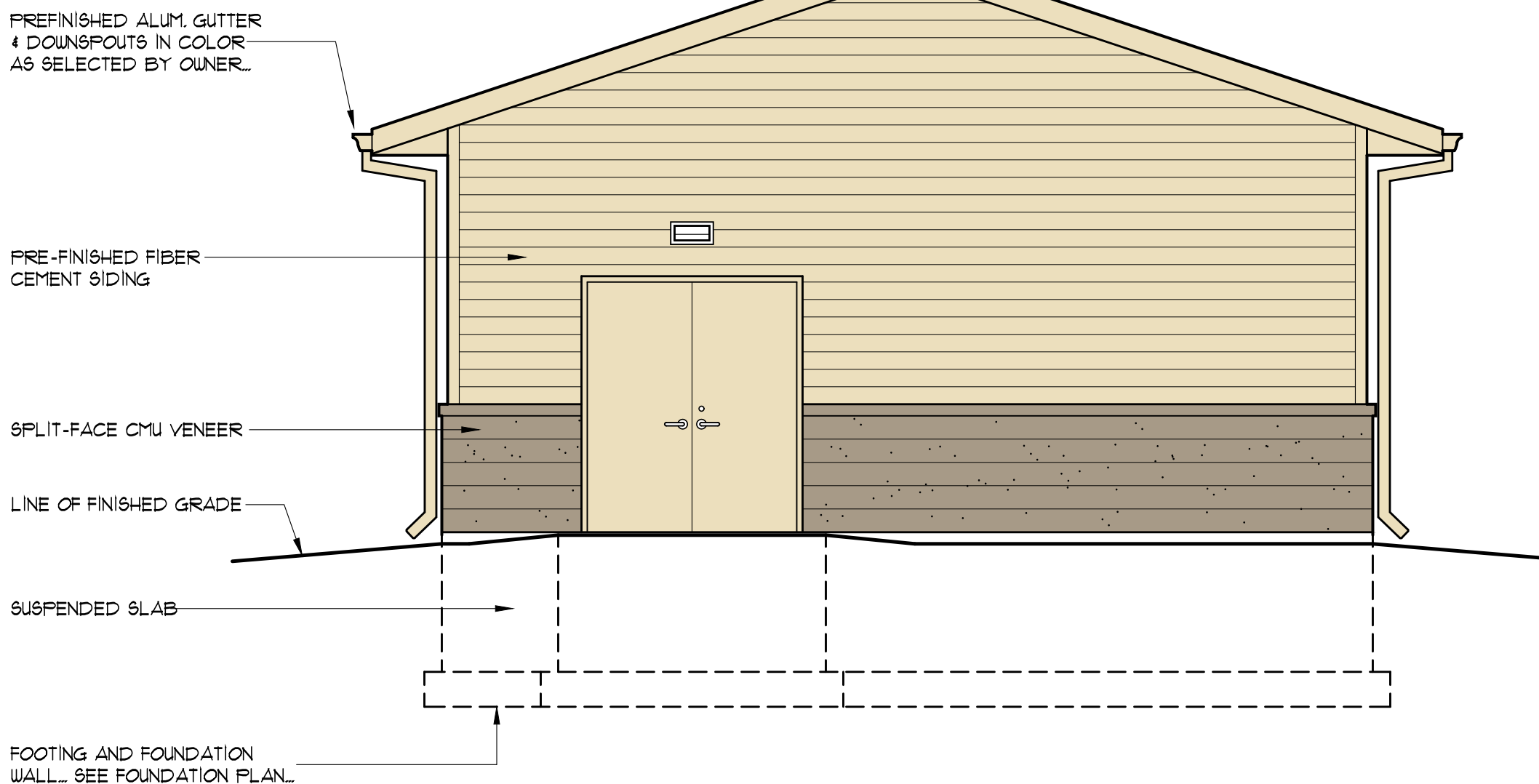


SOUTH ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

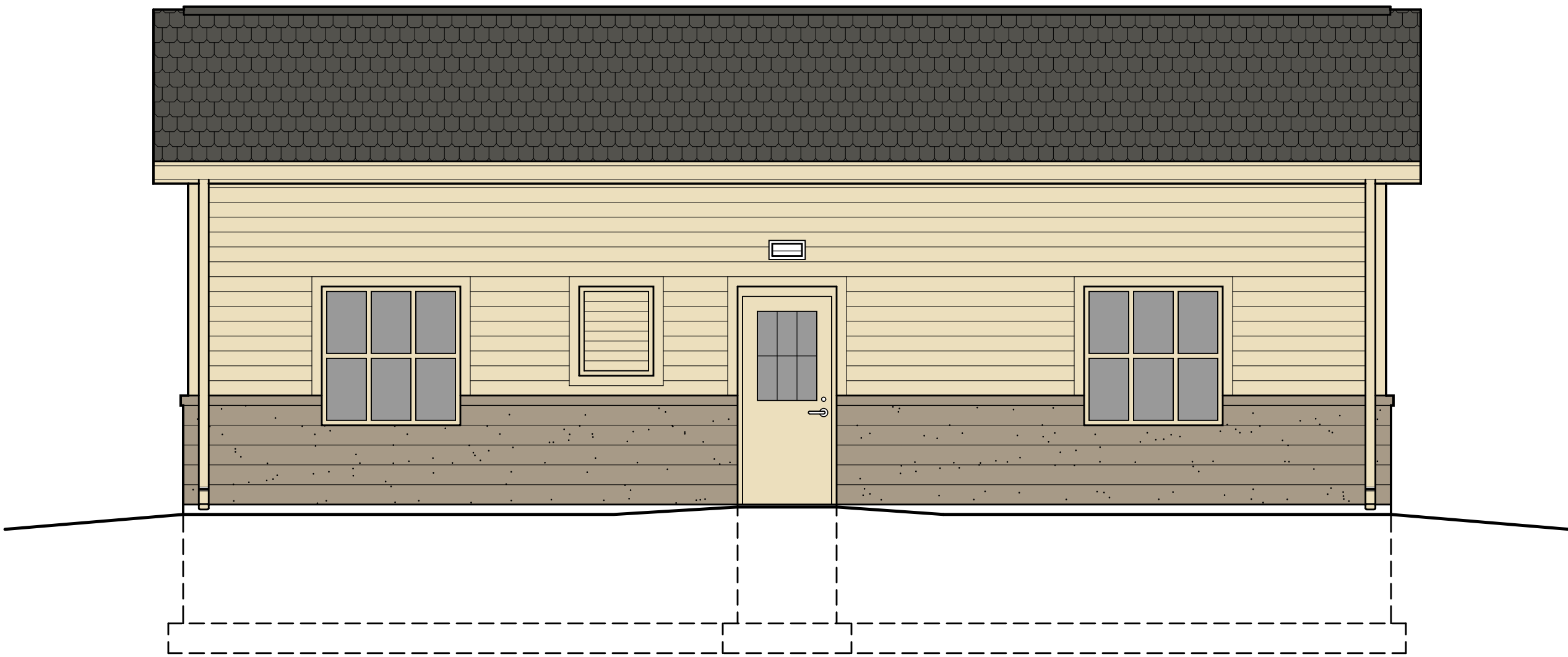
WEST ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$



NORTH ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$



EAST ELEVATION

SCALE: $\frac{1}{4}" = 1'-0"$

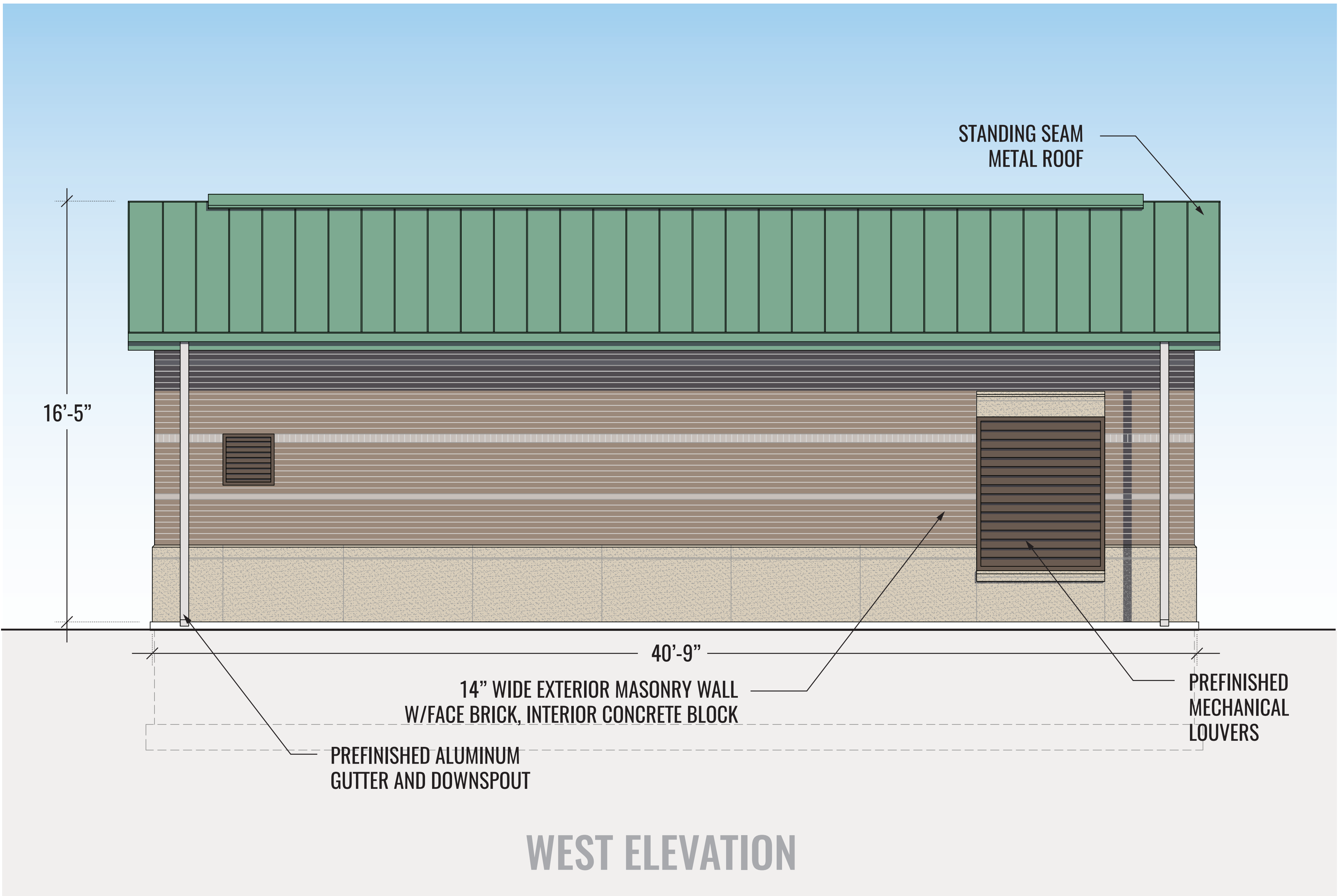
RUDIE | FRANK
ARCHITECTURE
920 GOOLD STREET ■ RACINE, WI 53402 ■ 262.634.5565
INFO@RUDIEFRANK.COM
#43-20

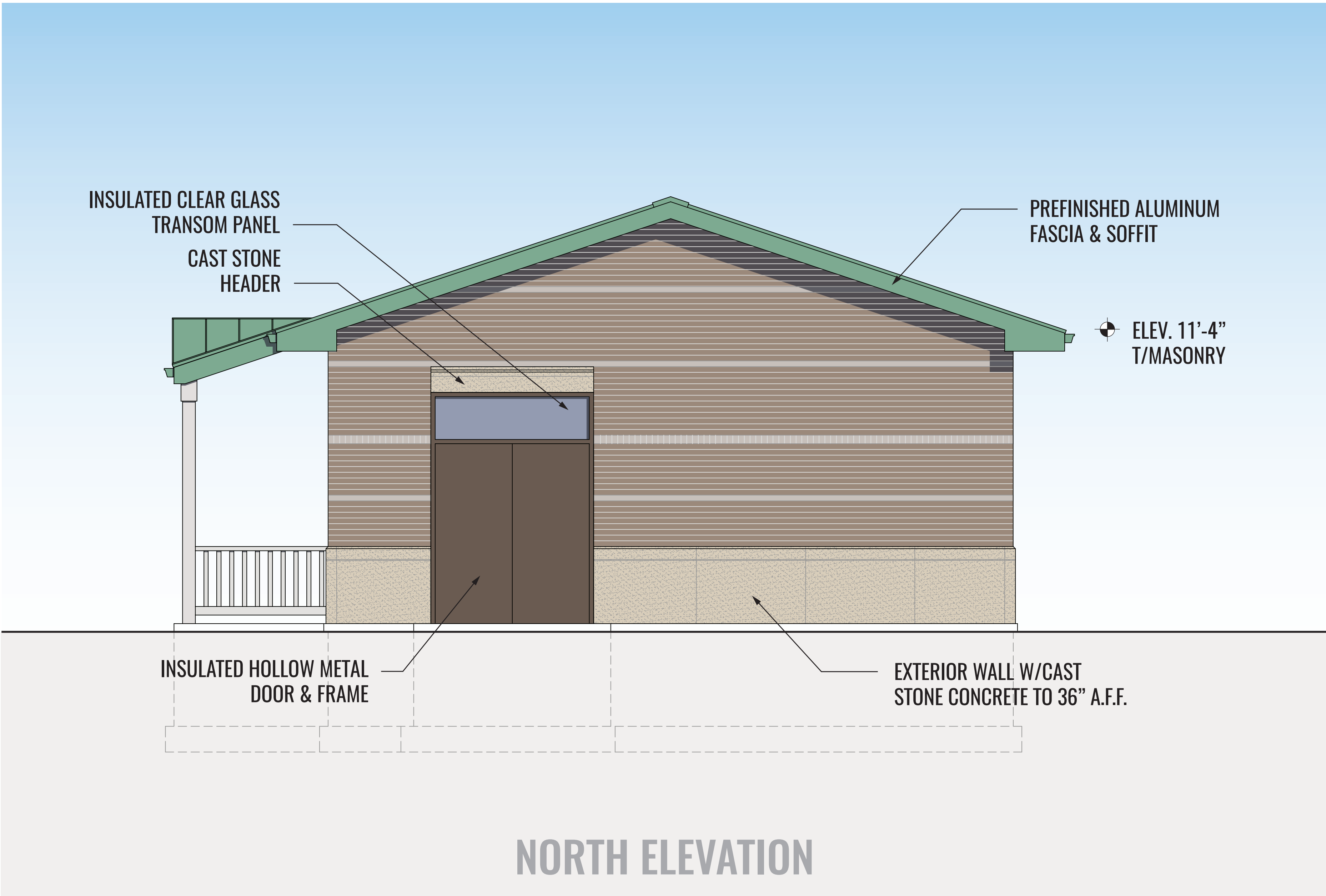
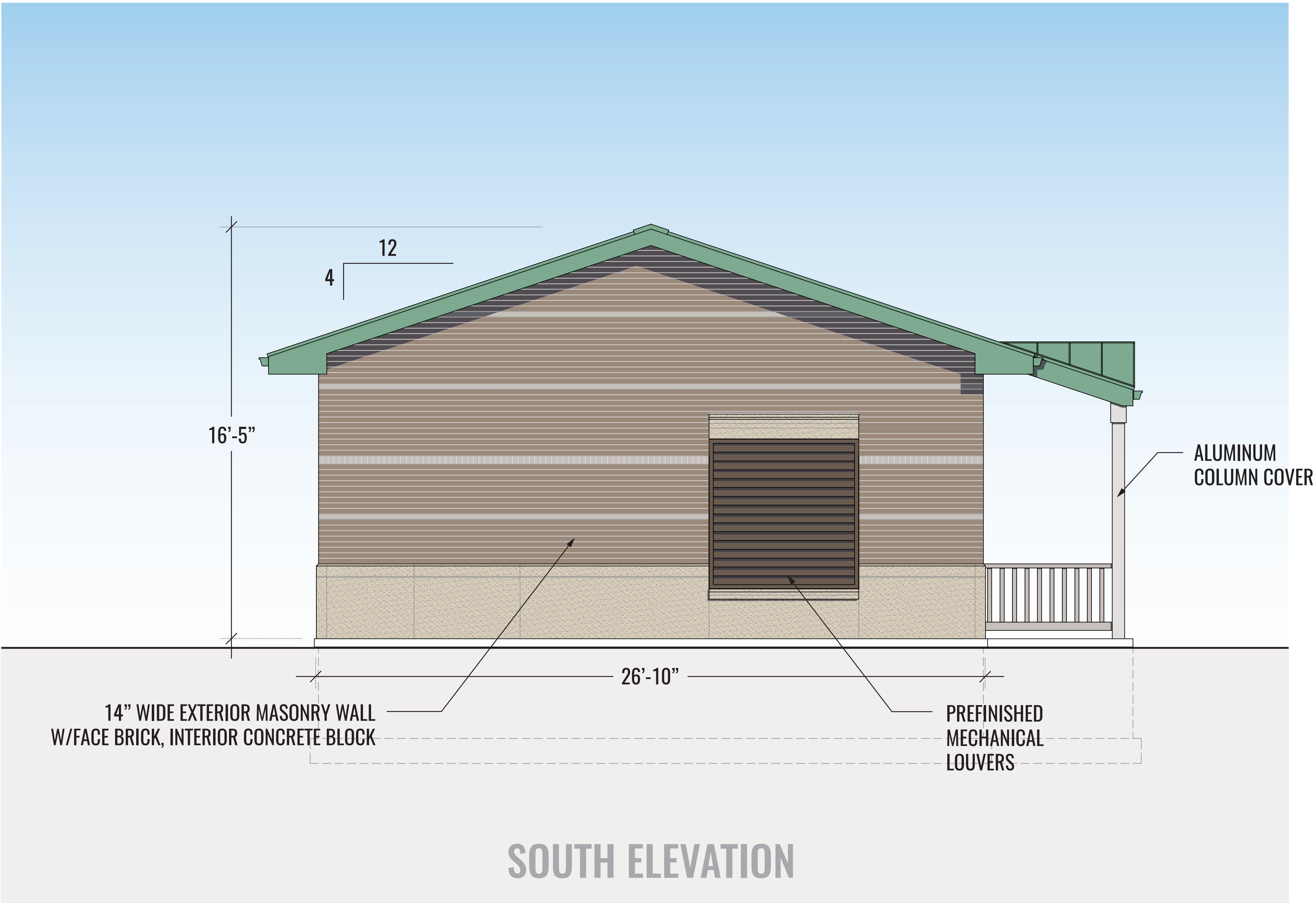
REVISIONS			RECORD DRAWING OF COMPLETED CONSTRUCTION BY
NO.	BY	DATE	
Date of Preparation: 12/3/2020			RECORD DRAWINGS OF COMPLETED CONSTRUCTION CONFORMING TO CONTRACTOR AND/OR OWNERS RECORDS.
	BY	DATE	
SURVEYED			
DRAWN	JGF	01/13/2020	
DESIGNED	JGF	01/13/2020	
CHECKED	IGE	01/13/2020	

**EXTERIOR
ELEVATIONS
(No Porch)**

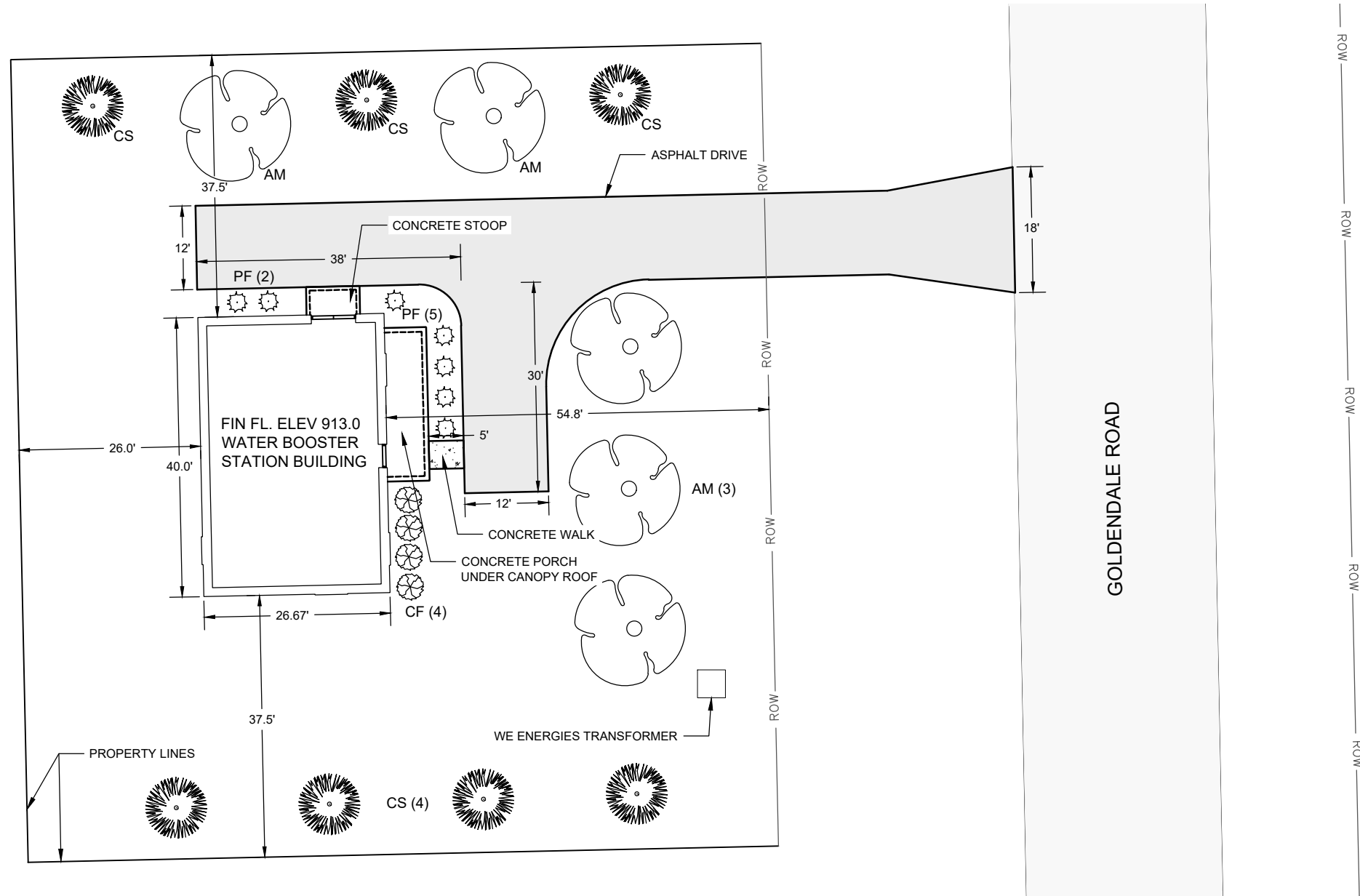
PROJECT ID	0020R020.00
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A2.1





DESCRIPTION	SQ. FT	PERCENT OF TOTAL
TOTAL SITE AREA	12,362.5	100.0
BUILDING FOOTPRINT	1,227.7	9.9
PAVEMENT/IMPERVIOUS	1,895.3	15.1
REMAINING OPEN SPACE	9,239.5	74.7



PLANTING SCHEDULE			
KEY	QTY.	NAME	MIN SIZE
AM	5	AUTUMN BLAZE MAPLE	3" DIA
CF	4	BEAVER CREEK DWARF FOTHERGILLA	5 GAL
PF	7	POTENTILLA FRUTICOSA	5 GAL
CS	7	COLORADO GREEN SPRUCE	8' TALL



Foth Infrastructure & Environment, LLC
2121 Innovation Court, Suite 200
P.O. Box 5095
De Pere WI 54115-5095
Phone 920-497-2500 Fax: 920-497-8516

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**TID NO. 8
WATER BOOSTER STATION**

VILLAGE OF GREMANTOWN, WISCONSIN

WASHINGTON COUNTY

REVISIONS	
NO.	DATE DESCRIPTION
1	
2	
3	
4	
5	

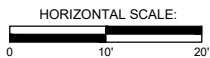
RECORD DRAWING OF COMPLETED CONSTRUCTION BY _____

RECORD DRAWINGS OF COMPLETED CONSTRUCTION
CONFORMING TO CONTRACTOR AND/OR OWNERS RECORDS.
BY _____ DATE _____

Date of Preparation: 11/13/2018

	BY	DATE
SURVEYED		
DRAWN		
DESIGNED	DEC	7/31/2018
CHECKED		

SITE AND LANDSCAPING PLAN



PROJECT ID	18G018.03
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C1.01

ArcGIS WebMap



e

SIGN REVIEW

2/8/21 Plan Commission Meeting

Village of Germantown / Public Works

Village Planner Report

Germantown, Wisconsin

Summary

The Village of Germantown, property owner, is requesting approval for a new ground sign to be located at N112 W17001 Mequon Road, between the Village Hall and Library buildings.

Location: N112 W17001 Mequon Road

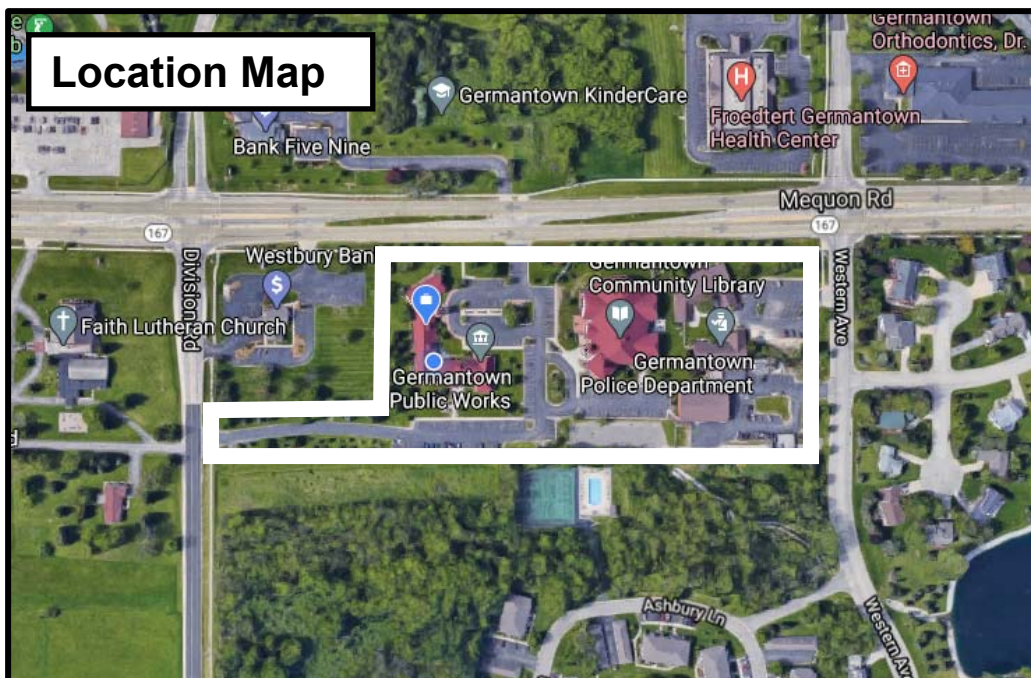
Agent/

Property Owners: Village of Germantown
Department of Public Works
N112W17001 Mequon Road
Germantown, WI

Village of Germantown
N112W17001 Mequon Road
Germantown, WI

Zoning: I: Institutional

Adjacent Land Uses		Zoning
North	Commercial	B-1
South	Multi-family Residential	Rm-1
East	Residential	Rd-2 / Rs-7
West	Commercial / Institutional	B-1 / I



Background/Proposal

The Village of Germantown Public Works is requesting approval for a new monument sign for the Village Hall and Library buildings located at N112 W17001 Mequon Road, to be located on the east side of the main driveway entrance off of Mequon Road. This sign will replace the existing monument sign on the property. The sign will include a 32 square foot electronic message board, which will be used to display messages from departments in Village Hall, the Library, Police Department, Fire Department, and other community groups.

Monument Sign

- 156 square foot (78 square feet per side), double-sided sign to include 94 square feet (46 square feet per side) of internally illuminated aluminum cabinet w/ routed faces and internal LED lighting and an electronic message board (64 square feet total, 32 square feet per side). The signage will be mounted on a 3' masonry base with a decorative masonry tower to coordinate with the Village Hall and Library buildings. The overall height of the sign structure, including the tower and pole cover, will be 14'9".

Staff Comments

The proposed monument sign meets the Village's sign requirements. An approved landscape plan must be submitted to the Village Planner for approval prior to construction of the sign.

Village Staff Recommendation

APPROVE the proposed monument sign for the Village of Germantown property located at N112 W17001 Mequon Road subject to the following conditions:

1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.
2. A landscape plan meeting the requirements of Chapter 17.46 of the Village code shall be submitted and approved by the Village Planner prior to construction of the sign.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date 2-1-21

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

Village of Germantown
1112 W17001 Mequon Rd.
Germantown, WI 53022
Public Works Director Larry Ratajczak
Phone (262) 250-4721
Fax ()
E-Mail _____

PROPERTY OWNER

Village of Germantown
1112 W17001 Mequon Road
Germantown, WI 53022
Phone ()

2 PROPERTY ADDRESS OR GENERAL LOCATION

1112 W17001 Mequon Road

3 SIGN INFORMATION

Sign Dimensions ~9' height x ~13' width Single/Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 156 sq. ft
Total height of the Sign 14' 9"
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials EMB, Masonry Base,
Distance to Closest Property Line 8'

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

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

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

Lawrence Ratajczak 2/1/2021
Applicant Date

Owner Date



Specifications

Village of Germantown - Custom Monument Sign
- Custom fabricated aluminum cabinet with routed faces and internal LED lighting, custom aluminum pole cover, aluminum arch. Masonry base to match building. Full color 16mm electronic message center with 80x150 matrix. Double sided.

Appleton
Signarama
The way to grow your business.

920.739.7446

2428 W. Nordale Dr.
Appleton, WI 54914

Signarama-Appleton.com

Client _____

**Village of
Germantown**

Project _____

32745 _ Monument Sign

Date: 3/30/2020

File Name: 32745 _ Monument Sign

Page: 1

Revision: 3

Scale: 1:10

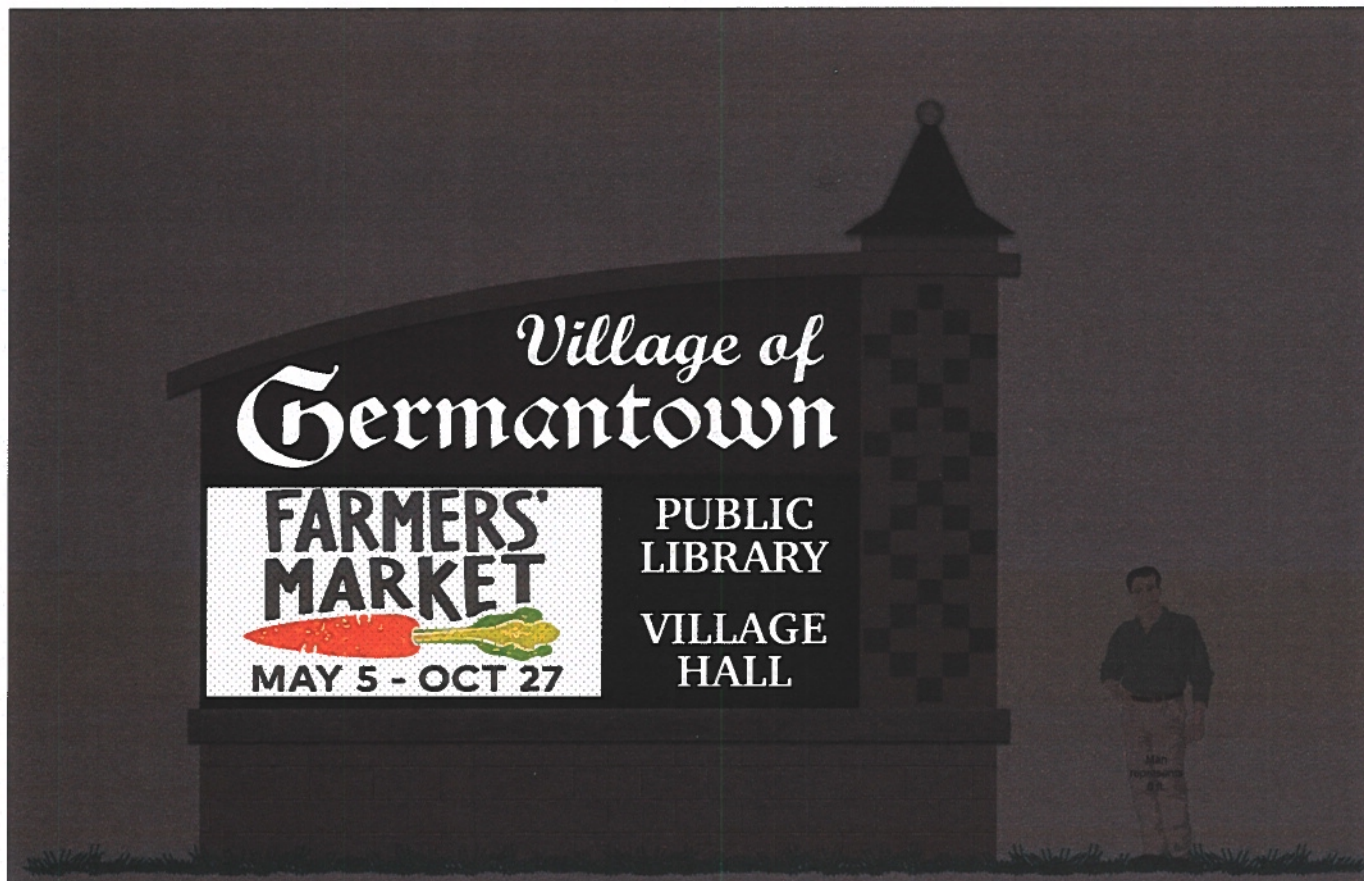
File Drawn By: Travis T.



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A DIVISION OF FLYWAY INC.
**SIGNARAMA-FOND DU LAC
FLYWAY SIGNS & LIGHTING**



Night View

Specifications

Village of Germantown - Custom Monument Sign
 - Custom fabricated aluminum cabinet with routed faces and internal LED lighting, custom aluminum pole cover, aluminum arch. Masonry base to match building. Full color 16mm electronic message center with 80x150 matrix. Double sided.

Appleton
Signarama
 The way to grow your business.

920.739.7446

2428 W. Nordale Dr.
 Appleton, WI 54914

Signarama-Appleton.com

Client _____

**Village of
 Germantown**

Project _____

32745 _ Monument Sign

Date: 3/30/2020

File Name: 32745 _ Monument Sign

Page: 2

Revision: 3

Scale: 1:10

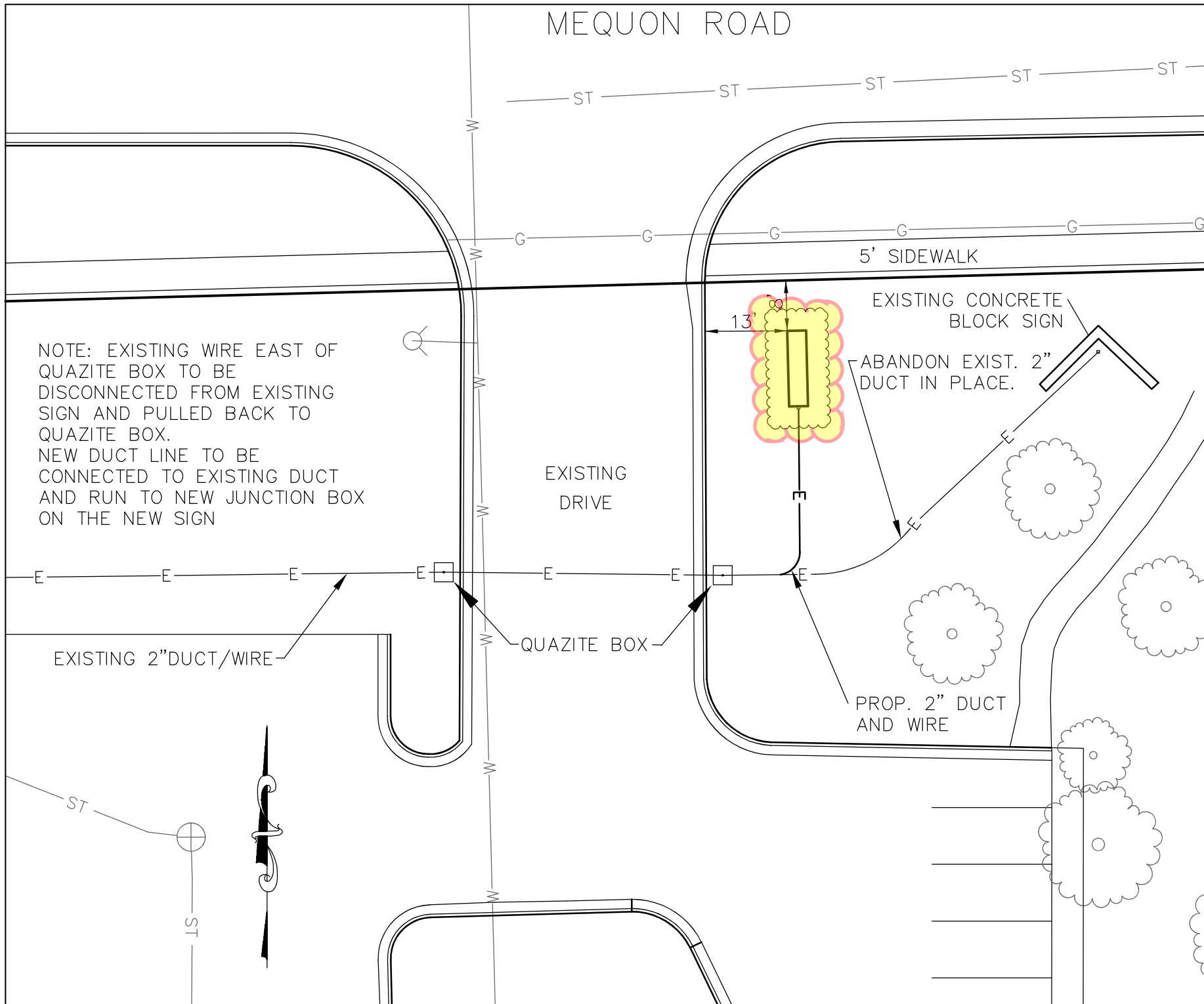
File Drawn By: Travis T.



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**SIGNARAMA-FOND DU LAC
 FLYWAY SIGNS & LIGHTING**



NOTE: EXISTING WIRE EAST OF
QUAZITE BOX TO BE
DISCONNECTED FROM EXISTING
SIGN AND PULLED BACK TO
QUAZITE BOX.
NEW DUCT LINE TO BE
CONNECTED TO EXISTING DUCT
AND RUN TO NEW JUNCTION BOX
ON THE NEW SIGN

EXISTING 2" DUCT/WIRE

QUAZITE BOX

EXISTING
DRIVE

5' SIDEWALK

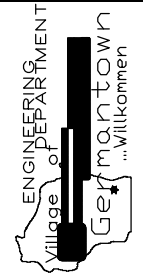
EXISTING CONCRETE
BLOCK SIGN

ABANDON EXIST. 2"
DUCT IN PLACE.

PROP. 2" DUCT
AND WIRE

DESIGNED BY	RCB	DATE	2/14/20
DRAWN BY	RCB	DATE	2/14/20
APPROVED BY	LWR	DATE	2/14/20
CADFILE \\ang\cadd\proj\Job no\ang\VT.dwg			
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SIGN LOCATION SITE PLAN VILLAGE OF GERMANTOWN VILLAGE HALL



PROJECT NUMBER	2003
PROJECT FILE	
SCALE	AS SHOWN
SHEET NUMBER	1