

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, MARCH 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 # 182 345 5564 Password: sNsP7uc43rx 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=m7ea22f530701954e7a02d89a44ffd141>

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, March 8th so that they can be provided to the members for their consideration.
- IV. **APPROVAL OF MINUTES** February 22, 2021
- V. **NEW BUSINESS**
 - A. Proposed Boundary Amendment and Project Plan for Tax Incremental District No. 7. Public hearing followed by discussion and action on Plan Commission Resolution No. 2021-01 Designating the Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 7, Village of Germantown, Wisconsin.
[PUBLIC HEARING & ACTION]
 - B. Venture Construction Group, Agent for SRN Properties, Property Owner of Automation Solutions N116 W18627 Morse Drive. Site Plan Review for a 6,200 sqft Industrial Building Addition.
[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

February 22, 2021

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

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

PUBLIC INPUT:

Jan Miller, W151 N10297 Windsong Circle W, had several comments and questions regarding the Graef Community Meeting draft outline related to the 2050 Comprehensive Plan update.

APPROVAL OF MINUTES:

MOTION Shadid second Nilles to Approve the Minutes from 2-8-21.

Planner Retzlaff referred to the minutes regarding the Village monument sign and asked how to proceed with the approval. He stated during discussion Trustee Baum had indicated he was concerned with the aesthetics of the tower element and asked if the manufacturer could show photos of something done that was similar. Planner Retzlaff asked how to proceed because the motion was to approve the sign with a masonry base. He asked if he should get photos or samples of existing signs with the same aluminum framework? Trustee Baum confirmed he wants to see samples from the manufacturer.

MOTION to reconsider Baum second Shadid

MOTION to reconsider approved unanimously.

MOTION Baum second Shadid to Postpone until after the manufacturer can submit samples for Plan Commission review.

MOTION to Postpone carried unanimously.

MOTION to approve the minutes carried unanimously.

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

Planner Retzlaff explained discussion would focus on the rural preservation district. He reviewed the concepts that are in the 2020 Plan and talked about how the conservation subdivision approach will be proposed in the rural preservation district in the 2050 plan. The meeting was turned over to Craig Huebner, Graef.

Mr. Huebner talked about the rural preservation district and conservation subdivision planning. The intent and idea for the 2050 plan update is the idea of a neighborhoods, districts and corridors network as a future land use map to guide future zoning considerations. He compared different development scenarios based off density using the DOA growth estimate on 5 acre and 1 acre lot sizes. Mr. Huebner compared conservation versus traditional subdivisions and existing versus the proposed 2050 development regulations. He presented rural preservation district development scenarios stating the intent is to maintain the rural character in the northeast corner of the Village. Density in the rural preservation district would include single lots or conservation subdivisions. The density now is 1 unit per 5 acres with a minimum lot size of 5 acres. The proposed plan density for a CSM up to 4 lots or single lot, the density would be 1 unit per 20 acres and if a subdivision was planned it would be required to be a conservation subdivision and the density would be 1 unit per 5 acres. The goal is to maintain and preserve the rural character of this area of the Village.

Discussion followed. Plan Commission had the following comments:

- Are ½ acre lots big enough to put septic type system on? Planner Retzlaff said the 5 acre minimum lot size is probably the absolute minimum that one could develop given our soil characteristics. We will need to take a closer look at what is realistic. There may be areas in the village where a small lot size cannot be achieved.
- What is the criteria to have a horse; can the scenario with small lots in a conservation subdivision allow horses? Planner Retzlaff said a planned development overlay could provide for horses to be kept.
- Is a private road the right way to go with a private subdivision?
- Agree with conservation subdivision concept. Do our best to provide guidelines or definitions and identify things that are negotiable or not before we get a proposal before us.

Mr. Huebner said new density requirements need to be established. The Village could enact a new ordinance that guides what the regulations are. It would be beneficial to have a draft ordinance as we go forward. The comp plan can be adopted in July and a new ordinance to guide conservation subdivisions will immediately follow and could include open space requirements, lot size minimum/maximum, how open space is dealt with, who owns, who takes care of land.

Mr. Huebner discussed the draft outline for the upcoming community meeting. Trustee Baum asked why the meeting was virtual saying he would prefer an in-person meeting. Commissioner Shadid asked if the NDC map could be displayed in the Village Hall lobby. Mr. Huebner said that would be done possibly in the second week of March. Planner Retzlaff said the map will be on the Social Pinpoint website and should be available when the postcards are mailed. Mr. Huebner explained the community meeting is designed to tell people about the Social Pinpoint site which is designed for people to engage. It also has the capability for people to download their own pictures to show their likes and dislikes.

ANNOUNCEMENTS: The virtual Community Meeting is scheduled for March 22nd at 6:30 pm.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:11 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

AMENDMENT TO TAX INCREMENTAL DISTRICT (TID) No. 7

3/8/21 Plan Commission Meeting

Germantown Community Development Department

Village Planner Report

Germantown, Wisconsin

BACKGROUND

Tax Incremental District No. 7 (TID#7) is a 160.5 acre “industrial” TID located in the west central part of the Village (see attached map). TID#7 was created in December 2017 under Village Board Resolution No. 24-2017. The purpose for TID#7 was to provide infrastructure financing necessary to support the expansion of the J.W. Speaker Corporation campus.

The original Project Plan for TID#7 planned for infrastructure projects totaling \$2.69 million that would yield an increase in land and improvement value of the Speaker Corporation campus to approximately \$26.8 million.

PROPOSAL

The purpose of this amendment is to:

- Add approximately 170.9 acres of land to the overall TID#7 boundary; and
- Amend the categories, locations and project costs to be made within TID#7

As detailed in the amended Project Plan for TID#7 (copy attached), the Village proposes to increase total project costs to a total of approximately \$7.89 million to undertake the additional projects listed in the Project Plan. The amended project costs include an estimated \$5.2 million in borrowing for infrastructure costs related to the J.W. Speaker project and a new development proposal by Capstone Quadrangle, as well as, an additional \$1.5 million in related capital expenditures and administrative costs.

The Village anticipates that the value of land and improvements in the amended TID#7 will increase from \$26.8 million to approximately \$71 million given an additional \$44.2 million resulting from additional development in the amended district.

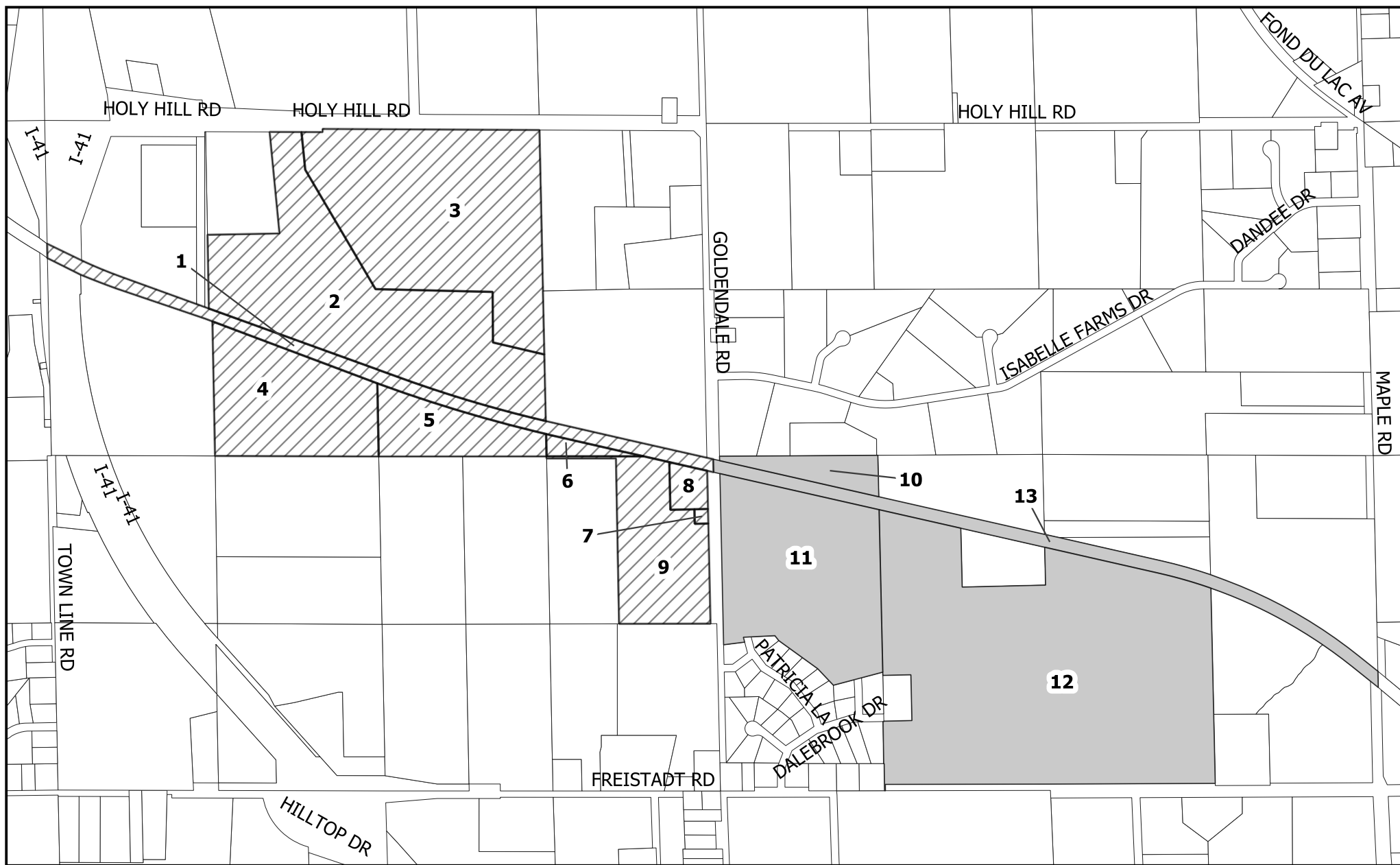
Consequently, the Village anticipates that TID#7 will generate sufficient tax increment to pay all project costs within 14 years of the maximum allowable 20 years (vs. 12 years projected in the original TID#7 Project Plan without the proposed amendment).

PROCESS

As with previous TID proposals, the Plan Commission is responsible for holding a public hearing of the amended TID#7 boundaries and Project Plan prior to making a recommendation to the Village Board and TID#7 Joint Review Board through action on a proposed resolution (copy attached).

Additional information will be provided as part of the public hearing and prior to discussion of the proposed resolution by Village staff and Ehlers, the Village’s financial consultant.

Amendment to TID 7



0 1,000 2,000 ft



TID 7 Existing
TID 7 Amendment

**NOTICE OF PUBLIC HEARING AND
JOINT REVIEW BOARD MEETING
IN THE VILLAGE OF GERMANTOWN, WISCONSIN**

Notice is Hereby Given that the Village of Germantown will hold an organizational Joint Review Board meeting on March 8, 2021 at 6:00 p.m. The purpose of this meeting is to organize a Joint Review Board for purposes of considering the proposed amendment of the boundaries and Project Plan for Tax Incremental District No. 7 (the "District").

Notice is Hereby Given that the Plan Commission of the Village of Germantown will hold a public hearing on March 8, 2021 at 6:30 p.m. for the purpose of providing the community a reasonable opportunity to comment upon the proposed amendment of the boundaries and Project Plan of the District.

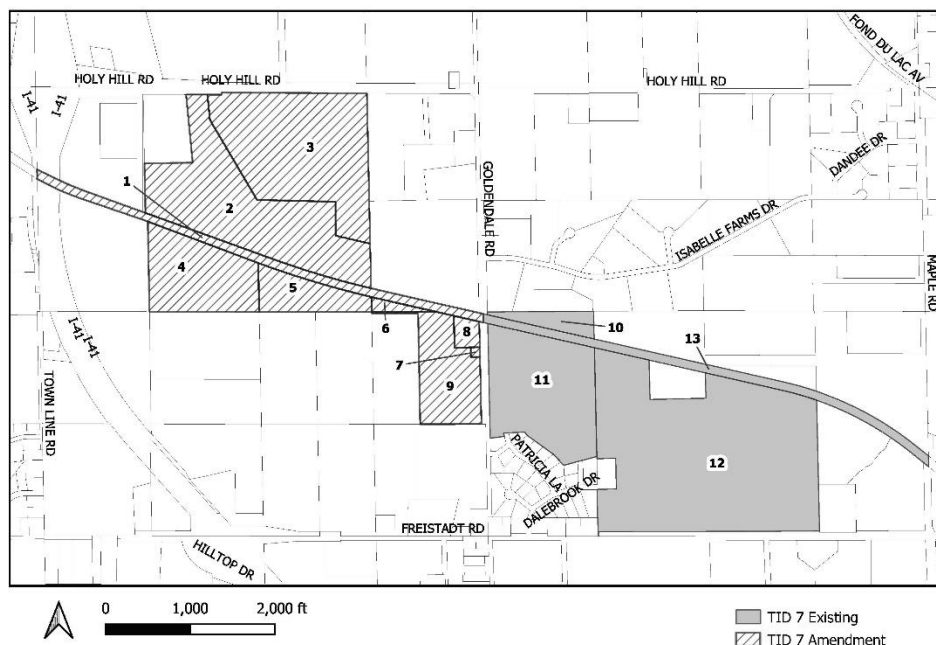
Due to the ongoing social distancing recommendations from the CDC, details of how to attend the meeting will be contained on the Agenda when it is posted. Citizens wishing to submit any public comments may do so by sending them by email to: comments@village.germantown.wi.us no later than 4:00 pm on the meeting date.

The proposed amendment is to add additional territory to the existing District's boundaries, and to amend the Project Plan to update and/or provide for the undertaking of additional expenditures. The proposed boundaries to be added to the original District boundary would be within an area generally detailed on the map inset.

Proposed additional and updated projects costs of approximately \$3,500,000 may include, but are

not limited to: property acquisition for development, acquisition of rights-of-way, acquisition of easements, relocation costs, site grading, sanitary sewer system improvements, water system improvements, stormwater management system improvements, electric service, gas service, communications infrastructure, street improvements, streetscaping and landscaping, professional and organizational services, administrative costs,

Amendment to TID 7



and finance costs. The proposed costs include projects within the proposed boundary and within a ½ mile radius of the proposed boundary of the District.

All interested parties will be given a reasonable opportunity to express their views on the proposed amendment of the District, the proposed projects and amended boundaries of the District, and the proposed Project Plan thereof. A copy of the Project Plan, including a description of the proposed amended boundaries, will be available for viewing in the offices of the Village Clerk at the Germantown Village Hall, located at N112 W17001 Mequon Road, during normal business hours and will be provided upon request.

Such hearing shall be public and citizens and interested parties shall then be heard. This hearing may be adjourned from time to time.

By Order of the Village of Germantown, Wisconsin

Published February 24, 2021

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY

PLAN COMMISSION RESOLUTION NO. 1-2021

**RESOLUTION DESIGNATING PROPOSED AMENDED BOUNDARIES
AND APPROVING A PROJECT PLAN AMENDMENT
FOR TAX INCREMENTAL DISTRICT NO. 7,
VILLAGE OF GERMANTOWN, WISCONSIN**

WHEREAS, the Village of Germantown (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 7 (the "District") was created by the Village on December 18, 2017 as an industrial district and

WHEREAS, the Village now desires to amend the Project Plan and boundaries of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory from the District as permitted under Wisconsin Statutes Section 66.1005(4)(h)2.
- b. Amend the categories, locations or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the amendment of the district promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f).

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Washington County, the Germantown School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on March 8, 2021 held a public hearing concerning the proposed amendment to the Project Plan and boundaries of the District, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Germantown that:

1. It recommends to the Village Board that the boundaries of Tax Incremental District No. 7 be amended as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.
3. Amendment of the Project Plan and Boundaries of the District promotes orderly development in the Village.

Adopted this _____ day of _____, 2021

Vote: Ayes: _____ Nays: _____

Dean M. Wolter, Plan Commission Chair
Village President

ATTEST:

Lori Johnson
Secretary of the Plan Commission

**LEGAL BOUNDARY DESCRIPTION
OR
MAP OF
TAX INCREMENTAL DISTRICT NO. 7
VILLAGE OF GERMANTOWN**

THIS CAN BE FOUND IN THE PROJECT PLAN

PROJECT PLAN

THIS WILL BE HANDED OUT SEPARATELY

March 8, 2021

Project Plan Amendment
Tax Incremental District No. 7



Village of Germantown, Wisconsin

Organizational Joint Review Board Meeting Held:	Scheduled for March 8, 2021
Public Hearing Held:	Scheduled for March 8, 2021
Approval by Plan Commission:	Scheduled for March 8, 2021
Adoption by Village Board:	Scheduled for March 15, 2021
Approval by the Joint Review Board:	TBD

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SECTION 1:

Executive Summary

Description of District

Tax Incremental District (“TID”) No. 7 (“District”) is a 144.2-acre Industrial District created on December 18, 2017. The District was created to:

- Provide financing for infrastructure related to the planned J.W. Speaker Corporation.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

The Village anticipates making total expenditures of approximately \$8 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”). The original Project Plan included \$2.69 million in total Project Costs.

Amended Project Costs include an estimated \$5.2 million in borrowing for infrastructure costs related to the J.W. Speaker project and Capstone Quadrangle project, as well as \$1.5 million in related capital expenditures and administrative costs.

Incremental Valuation

The Village projects that new land and improvements value of approximately \$71 million will result from the Project. \$26.8 million in value from the original project plan development, and an additional \$44.2 million due to development taking place in the amended District. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumption’s as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within 14 years of its allowable 20 years. If the amendment

was not completed, Ehlers projects that District closeout would be possible within 12 years of the allowable 20 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

The Developer’s representation that the Project is not economically viable without public participation based on extraordinary costs associated with infrastructure.

2. The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

3. The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions. As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites as defined by Wis. Stat. § 66.1101 and has been zoned for industrial use. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of creation of the District or at the time of this Plan Amendment will remain zoned for industrial use for the life of the District.

5. Based on the foregoing finding, the District remains designated as an industrial district.
6. That Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.
10. The Village estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
10. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.

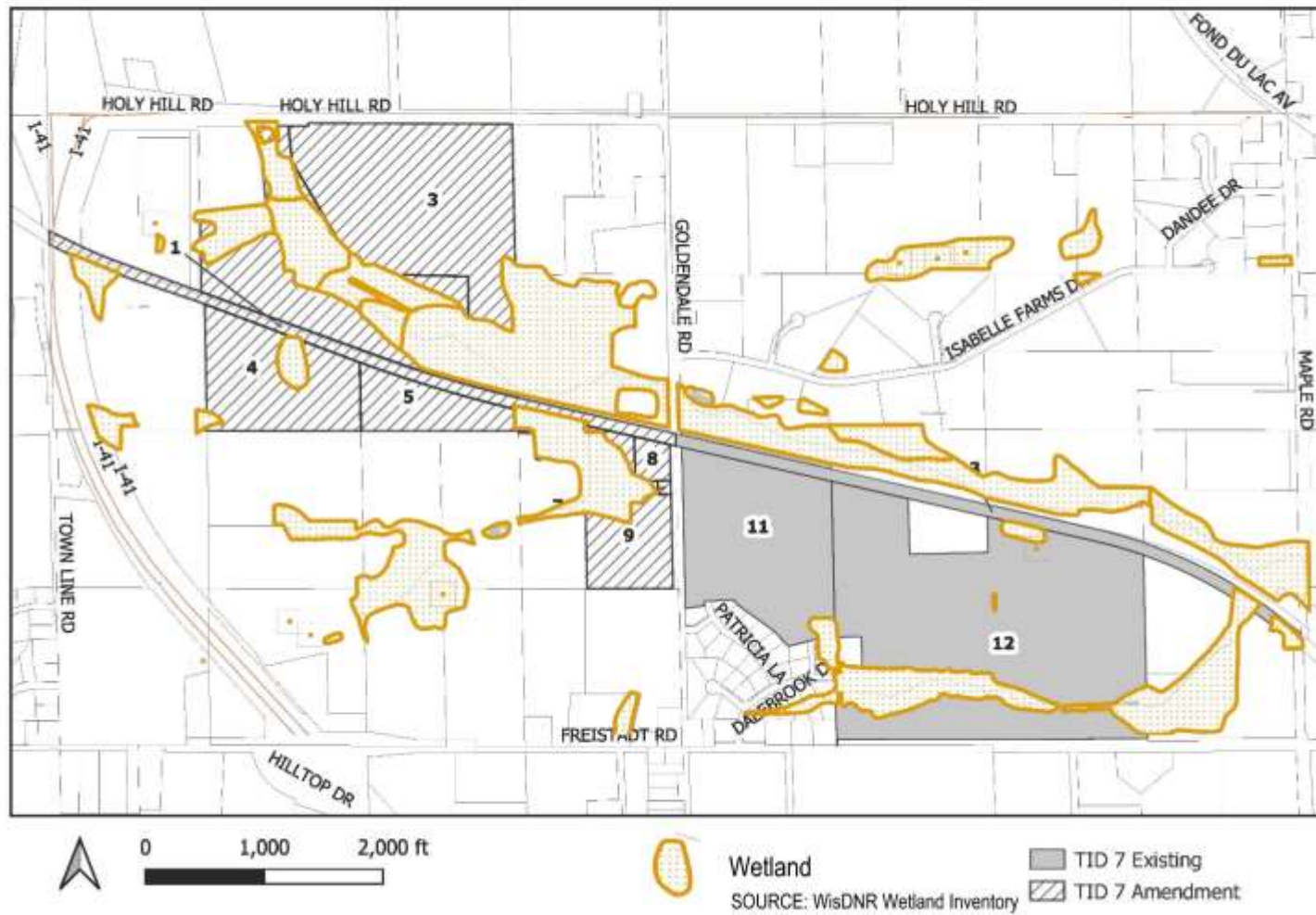
SECTION 2:

Preliminary Map of Original District Boundary and Territory to be Added

Map Found on Following Page.

To the extent District boundaries include wetlands identified on a map prepared under Wis. Stat. § 23.32, the wetlands are excluded from the District

Amendment to TID 7

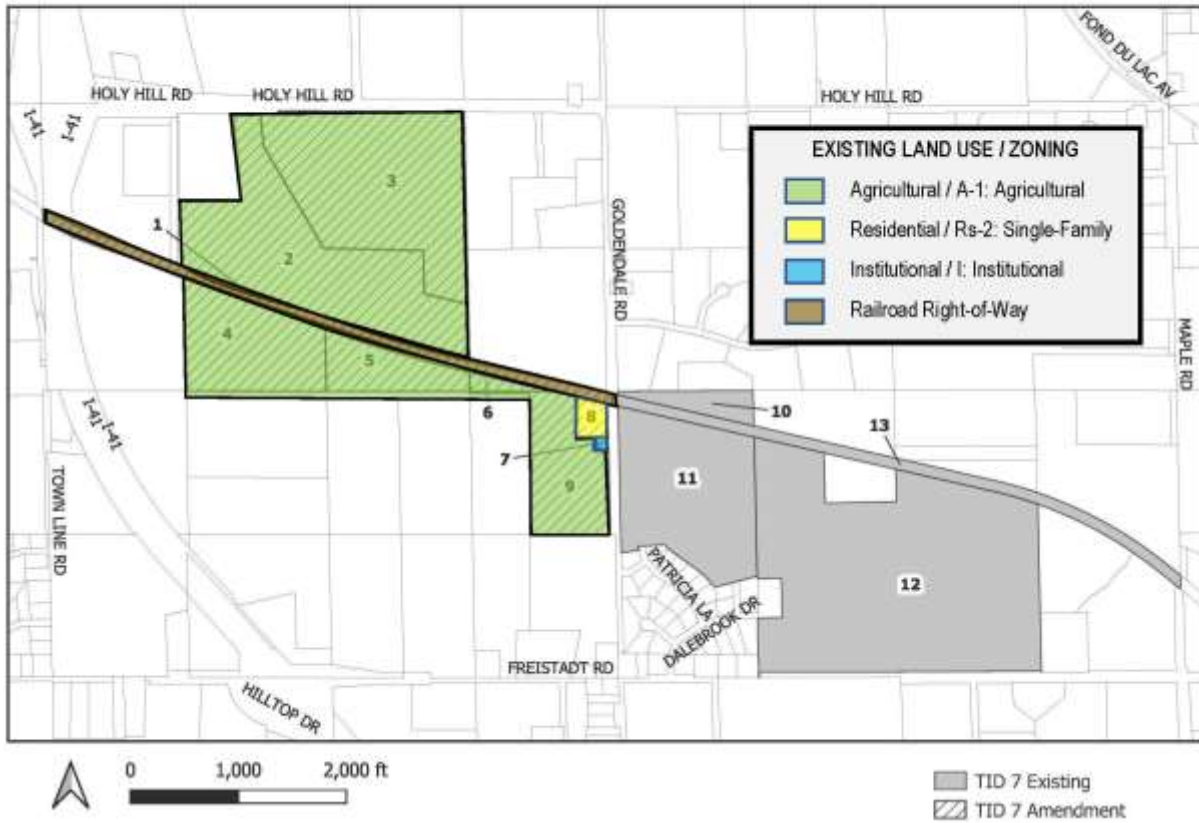


SECTION 3:

Map Showing Existing Uses and Conditions Within the Territory to be Added

Map Found on Following Page.

Amendment to TID 7



SECTION 5:

Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the value of the territory proposed to be added to the District, totals \$111,726,600. This value is less than the maximum of \$348,095,076 in equalized value that is permitted for the Village.

Village of Germantown, Wisconsin	
Tax Increment District #7	
Valuation Test Compliance Calculation	
District Creation Date	12/18/2017
	Valuation Data
	Currently Available
	2020
Total EV (TID In)	2,900,792,300
12% Test	348,095,076
Increment of Existing TIDs	
TID #6	31,949,200
TID #7	4,790,800
TID #8	74,466,900
Total Existing Increment	111,206,900
Projected Base of New or Amended District	519,700
Less Value of Any Underlying TID Parcels	0
Total Value Subject to 12% Test	111,726,600
Compliance	PASS

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on December 18, 2017 is amended to add the following Project Costs that the Village has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for

development exceed the revenues or other consideration received from the sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs. The improvements to the wastewater treatment facilities, although not within the ½ mile radius, is an eligible project cost under Wis. Stat. § 66.1105(2)(f)1 k.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will

make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Miscellaneous

Rail Spur

To allow for development, the Village may incur costs for installation of a rail spur or other railway improvements to serve development sites located within the District.

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make the following project cost expenditures outside the District:

The Village intends to undertake projects to add sewer, water and transportation improvements on Freistadt and Goldendale Rds, as well as Holy Hill Rd and Interstate-41.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

Financing Costs

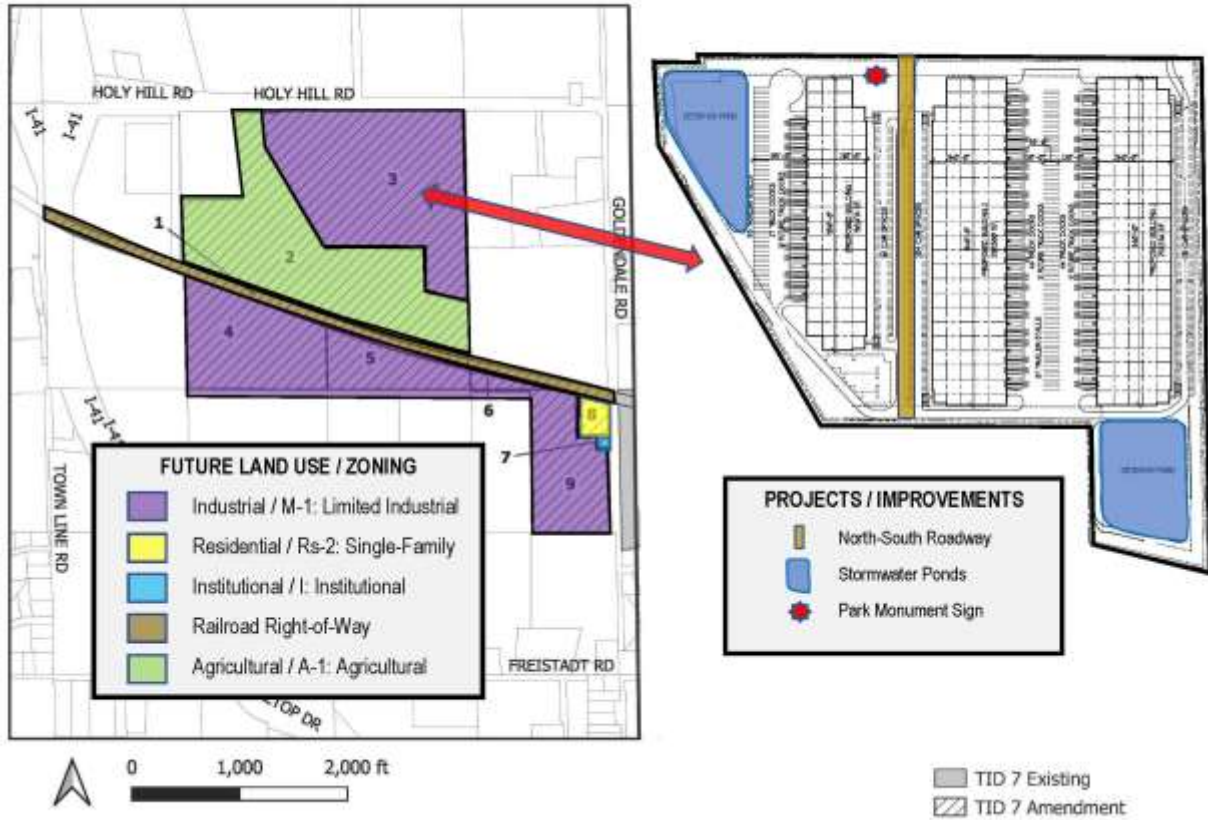
Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses Within the Territory to be Added

Map Found on Following Page.

Amendment to TID 7



SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Germantown, Wisconsin		
Tax Increment District #7		
Estimated Project List		
Project ID	Project Name/Type	Capstone Project 2021
1	N-S Roadway (no HH improvement)	1,000,000
2	Stormwater Ponds	625,000
3	Engineering/Design Fees	100,000
4	Park monument signage	50,000
5	Demolition	248,685
6	Environmental Cleanup	166,250
7	Administrative costs	60,000
8		
9		
10		
11		
12		
13		
14		
15		
Total Projects		<u>2,249,935</u>
Notes:		
Note 1	Project costs are estimates provided by the developer and are subject to change	

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create \$71 million in incremental value by 2028. Estimated valuations and timing for construction of the Project are included in Table 1. Assuming the Village's current equalized TID Interim tax rate of \$17.76 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$17.4 million in incremental tax revenue over the 20-year term of the District as shown in Table 2.

Village of Germantown, Wisconsin

Tax Increment District #7

Development Assumptions

Construction Year		Actual	Capstone Business Park ¹	Future Manufacturing Facility	Annual Total	Construction Year	
1	2018	2,366,700			2,366,700	2018	1
2	2019	2,424,100			2,424,100	2019	2
3	2020				0	2020	3
4	2021				0	2021	4
5	2022		14,463,750		14,463,750	2022	5
6	2023				0	2023	6
7	2024		22,788,992	5,000,000	27,788,992	2024	7
8	2025				0	2025	8
9	2026				0	2026	9
10	2027		24,072,372		24,072,372	2027	10
11	2028				0	2028	11
12	2029				0	2029	12
13	2030				0	2030	13
14	2031				0	2031	14
15	2032				0	2032	15
16	2033				0	2033	16
17	2034				0	2034	17
18	2035				0	2035	18
19	2036				0	2036	19
20	2037				0	2037	20
Totals		4,790,800	61,325,114	5,000,000	71,115,914		

Notes:

¹ Based upon developer schedules

Table 1 – Development Assumptions

Village of Germantown, Wisconsin

Tax Increment District #7

Tax Increment Projection Worksheet

Type of District	Industrial	Base Value	519,700
District Creation Date	December 18, 2017	Appreciation Factor	0.00%
Valuation Date	Jan 1, 2018	Base Tax Rate	\$17.68
Max Life (Years)	20	Rate Adjustment Factor	0.00%
Expenditure Period/Termination	15 12/18/2032		
Revenue Periods/Final Year	20 2039		
Extension Eligibility/Years	Yes 3	Tax Exempt Discount Rate	
Eligible Recipient District	No	Taxable Discount Rate	1.50%

Construction		Valuation		Inflation	Total	Revenue	Tax	
Year	Value Added	Year	Increment	Increment	Year	Tax Rate	Increment	
1 2018	2,366,700	2019	0	2,366,700	2020	\$17.72	41,949	
2 2019	2,424,100	2020	0	4,790,800	2021	\$17.76	85,070	
3 2020	0	2021	0	4,790,800	2022	\$17.76	85,070	
4 2021	0	2022	0	4,790,800	2023	\$17.76	85,070	
5 2022	14,463,750	2023	0	19,254,550	2024	\$17.76	341,901	
6 2023	0	2024	0	19,254,550	2025	\$17.76	341,901	
7 2024	27,788,992	2025	0	47,043,542	2026	\$17.76	835,347	
8 2025	0	2026	0	47,043,542	2027	\$17.76	835,347	
9 2026	0	2027	0	47,043,542	2028	\$17.76	835,347	
10 2027	24,072,372	2028	0	71,115,914	2029	\$17.76	1,262,797	
11 2028	0	2029	0	71,115,914	2030	\$17.76	1,262,797	
12 2029	0	2030	0	71,115,914	2031	\$17.76	1,262,797	
13 2030	0	2031	0	71,115,914	2032	\$17.76	1,262,797	
14 2031	0	2032	0	71,115,914	2033	\$17.76	1,262,797	
15 2032	0	2033	0	71,115,914	2034	\$17.76	1,262,797	
16 2033	0	2034	0	71,115,914	2035	\$17.76	1,262,797	
17 2034	0	2035	0	71,115,914	2036	\$17.76	1,262,797	
18 2035	0	2036	0	71,115,914	2037	\$17.76	1,262,797	
19 2036	0	2037	0	71,115,914	2038	\$17.76	1,262,797	
20 2037	0	2038	0	71,115,914	2039	\$17.76	1,262,797	
Totals	71,115,914		0		Future Value of Increment		17,377,767	

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

NPV calculations represent estimated amount of funds that could be borrowed (including project cost, capitalized interest and issuance costs).

Table 2 – Tax Increment Projection Worksheet

Financing and Implementation

General Obligation (G.O.) Bonds or Notes

The Village may issue G.O. Bonds or Notes to finance the cost of projects included within this Plan. The Wisconsin State Constitution limits the principal amount of G.O. debt that the community may have outstanding at any point in time to an amount not greater than five percent of its total equalized value (TID IN). Table 3. provides a summary of the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit (Table 4), the District is projected to accumulate sufficient funds by the year 2031 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Village of Germantown, Wisconsin

Tax Increment District #7

Estimated Financing Plan

		G.O. Bond 2021
Projects		
TID #7 Infrastructure Costs		2,500,000
Total Project Funds		<u>2,500,000</u>
Estimated Finance Related Expenses		
Municipal Advisor		20,500
Bond Counsel		11,000
Rating Agency Fee		13,500
Paying Agent		850
Underwriter Discount	12.50	34,000
Capitalized Interest		140,000
Total Financing Required		2,719,850
Estimated Interest	0.25%	(3,125)
Assumed spend down (months)	6	
Rounding		3,275
Net Issue Size		2,720,000
		0
Notes:		

Table 3 – Financing Plan

Village of Germantown, Wisconsin Tax Incremental District #7 Cash Flow Projection																
Year	Projected Revenues					Expenditures						Balances				
	Tax Increments	Interest Earnings/ (Cost)	JW Speaker Shortfall	Capitalized Interest	Total Revenues	GO Bonds, Series 2018A 2,480,000		GO Bonds, Series 2021A 2,720,000		Administrative Costs		Capital Expenditures	DOR Fees	Total Expenditures	Annual	Principal Outstanding
2019		0.50%				Dated Date:	Est. Rate	Dated Date:	Est. Rate			1,406,384	162	37,060	88,519	2,480,000
2020	41,949	10,383	0		10,383	Principal	3.00%	Principal	2.00%					80,750	(38,801)	2,480,000
2021	85,070	0	108,880	27,200	221,150	Interest	3.00%	Interest	2.00%					226,150	(5,000)	2,480,000
2022	85,070	0	105,280	54,400	244,750	Principal	3.00%	Principal	2.00%					249,750	(5,000)	2,480,000
2023	85,070	0	101,680	54,400	241,150	Interest	3.00%	Interest	2.00%					246,150	(5,000)	2,480,000
2024	341,901	0			341,901	Principal	3.00%	Principal	2.00%					292,050	49,851	4,670,000
2025	341,901	249			342,150	Interest	3.00%	Interest	2.00%					297,300	44,850	4,990,000
2026	835,347	224			835,571	Principal	3.00%	Principal	2.00%					406,175	429,396	4,195,000
2027	835,347	2,147			837,494	Interest	3.00%	Interest	2.00%					601,750	235,744	3,695,000
2028	835,347	1,179			836,525	Principal	3.00%	Principal	2.00%					590,250	246,275	3,195,000
2029	1,262,797	1,231			1,264,028	Interest	3.00%	Interest	2.00%					652,625	611,403	2,620,000
2030	1,262,797	3,057			1,265,854	Principal	3.00%	Principal	2.00%					722,750	543,104	2,195,340
2031	1,262,797	2,716			1,265,512	Interest	3.00%	Interest	2.00%					691,600	573,912	1,320,000
2032	1,262,797	2,870			1,265,667	Principal	3.15%	Principal	2.00%					675,225	590,442	3,359,694
2033	1,262,797	2,952			1,265,749	Interest	3.20%	Interest	2.00%					678,500	587,249	3,946,944
2034	1,262,797	2,936			1,265,733	Principal	3.00%	Principal	2.00%					0	1,265,733	5,212,677
2035	1,262,797	6,329			1,269,126	Interest	3.00%	Interest	2.00%					0	1,269,126	6,481,802
2036	1,262,797	6,346			1,269,143	Principal	3.10%	Principal	2.00%					0	1,269,143	7,750,945
2037	1,262,797	6,346			1,269,143	Interest	3.15%	Interest	2.00%					0	1,269,143	9,020,088
2038	1,262,797	6,346			1,269,143	Principal	3.20%	Principal	2.00%					0	1,269,143	10,289,230
2039	1,262,797	6,346			1,269,143	Interest	3.20%	Interest	2.00%					0	1,269,143	11,558,373
Total	17,377,767	61,656	315,940	136,000	17,891,262	2,480,000		2,720,000		467,800	162	1,406,384	102,060	7,930,381		Total
Notes:																
Projected TID Closure																

Table 4 - Cash Flo

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the territory proposed to be added to the District was annexed during the past three years.

SECTION 11:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that none of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

At the time of the drafting of this document, the Village Plan Commission and Board are considering but have not yet approved the following amendments to Village's Future Land Use Plan map as part of the ongoing update of the Village's Comprehensive Plan to the Year 2050:

1. Changing the land use classification of Parcel Nos. 4, 5, 6 and 9 within the TID#7 amended boundary from "Agricultural/Conservation Residential" and "Mixed Use" to "Industrial/Office"

Zoning for Parcel Nos. 3, 4 5, 6 and 9 will need to be changed from the current A-1: Agricultural Zoning District to the M-1: Limited Industrial District prior to or concurrent with the submission of site development & building plans for the development of said parcels.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for industrial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the Village

This Plan Amendment promotes the orderly development of the Village by creating new industrial sites. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities and encourage the development of nearby sites.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

INSERT SIGNED LEGAL OPINION

SAMPLE

Village President
Village of Germantown
N112 W17001 Mequon Rd
Germantown, Wisconsin 53022

RE: Project Plan Amendment for Tax Incremental District No. 6

Dear Village President:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Village Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As Village Attorney for the Village of Germantown, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the Village of Germantown Tax Incremental District No. 6 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Village Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlaying district would pay by jurisdiction.									
Statement of Taxes Data Year:				2019					
					Percentage				
Washington County				6,357,096	12.75%				
Village of Germantown				13,594,521	27.26%				
Germantown School District				26,628,936	53.41%				
Milwaukee Area Technical College				3,280,267	6.58%				
Total				49,860,820					
Milwaukee									
Revenue Year	Washington County	Village of Germantown	Germantown School District	Area Technical College	0	0	Total	Revenue Year	
2020	5,348	11,437	22,404	2,760	0	0	41,949	2020	
2021	10,846	23,194	45,433	5,597	0	0	85,070	2021	
2022	10,846	23,194	45,433	5,597	0	0	85,070	2022	
2023	10,846	23,194	45,433	5,597	0	0	85,070	2023	
2024	43,591	93,219	182,597	22,493	0	0	341,901	2024	
2025	43,591	93,219	182,597	22,493	0	0	341,901	2025	
2026	106,504	227,757	446,130	54,956	0	0	835,347	2026	
2027	106,504	227,757	446,130	54,956	0	0	835,347	2027	
2028	106,504	227,757	446,130	54,956	0	0	835,347	2028	
2029	161,003	344,301	674,416	83,077	0	0	1,262,797	2029	
2030	161,003	344,301	674,416	83,077	0	0	1,262,797	2030	
2031	161,003	344,301	674,416	83,077	0	0	1,262,797	2031	
2032	161,003	344,301	674,416	83,077	0	0	1,262,797	2032	
2033	161,003	344,301	674,416	83,077	0	0	1,262,797	2033	
2034	161,003	344,301	674,416	83,077	0	0	1,262,797	2034	
2035	161,003	344,301	674,416	83,077	0	0	1,262,797	2035	
2036	161,003	344,301	674,416	83,077	0	0	1,262,797	2036	
2037	161,003	344,301	674,416	83,077	0	0	1,262,797	2037	
2038	161,003	344,301	674,416	83,077	0	0	1,262,797	2038	
2039	161,003	344,301	674,416	83,077	0	0	1,262,797	2039	
2,215,610		4,738,037	9,280,863	1,143,257	0	0	17,377,767		
Notes:									
The projection shown above is provided to meet the requirments of Wisconsin Statute 66.1105(4)(i)4.									

SITE PLAN REVIEW

3/8/21 Plan Commission Meeting

Automation Solutions LLC / SRN Properties

Village Planner Report

Germantown, Wisconsin

Summary

Venture Construction Group, agent for SRN Properties, property owner, and Automation Solutions, is seeking approval of site development & building plans for a 6,200 sqft expansion to the existing 4,200 sqft fabrication & assembly facility located on a 1-acre parcel at N116 W18627 Morse Drive in the Germantown Industrial Park.

Property Location: N116 W18627 Morse Drive

Applicant/

Property Owners:

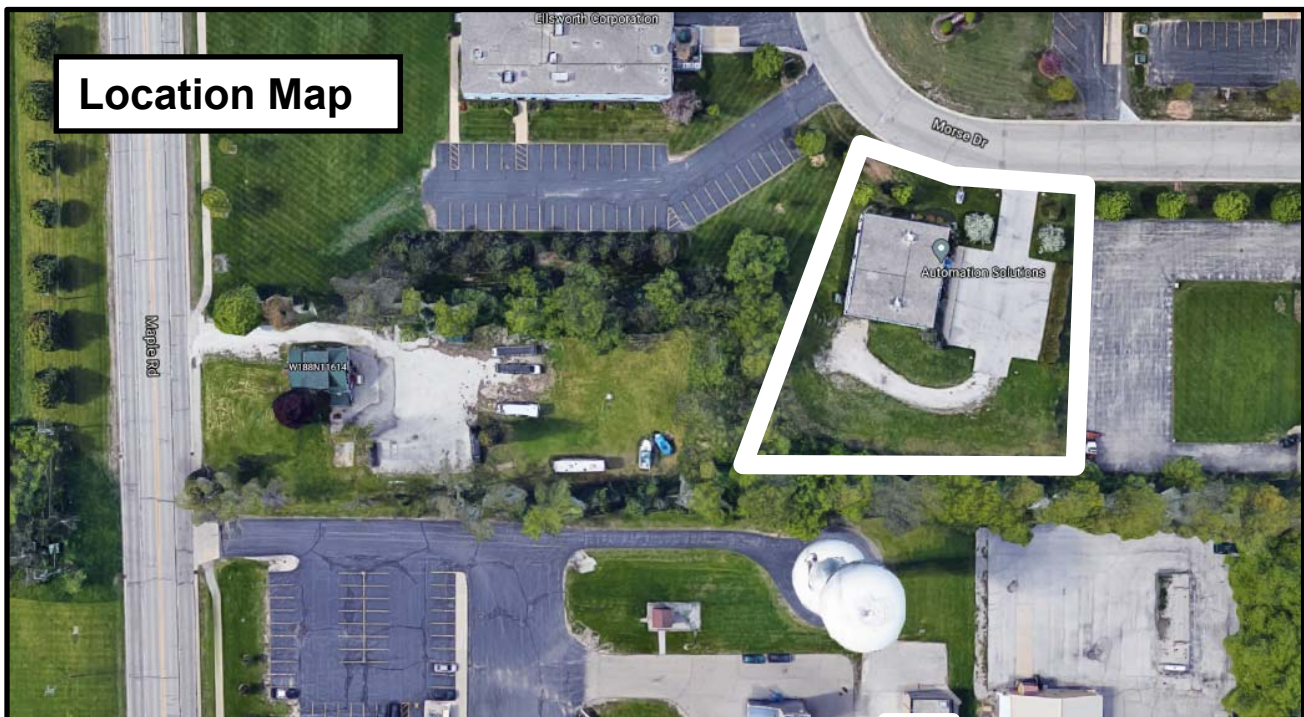
Dave Dahlke
Venture Const Group
2385 S. 179th St
New Berlin, WI

Steve Nordness
SRN Properties
N116 W18627 Morse Drive
Germantown, WI

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Institutional (Fire Station #2)	I
East	Industrial	M-1
West	Industrial	M-1

Location Map



Proposal

Venture Construction Group, agent for SRN Properties, property owner, and Automation Solutions, is seeking approval of site development & building plans for a 6,200 sqft expansion to the existing 4,200 sqft fabrication & assembly facility located on a 1-acre parcel at N116 W18627 Morse Drive in the Germantown Industrial Park.

Automation Solutions LLC provides in-house engineering, panel-building fabrication and installation services for customized automation systems for a variety of industries, including brewing, distilling, packaging, pulp & paper, large-scale manufacturing, food & consumables, utilities and more. Automation Solutions will relocate off-site warehouse space used for fabrication to the new addition. Ten (10) new employees are expected to be added to the existing staff of eight (8) employees as a result of the new addition.

Automation Solutions operates Monday to Friday, 7:00am to 5:00pm. *[for more information visit the Automation Solutions website: <https://automationsolutionsllc.com>]*

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

- 6,200 sqft (gross) building addition
 - o 5,478 sqft Fabrication & Warehouse
 - o 440 sqft Shipping & Receiving
- One (1) recessed loading dock (south elevation)
- Twelve (12) additional parking stalls
- On-site storm water bio-retention basin & storm sewer
- Exterior masonry walls comprised of painted smooth and split-faced CMU block to match existing building white w/ blue trim color scheme

Parking, Access & traffic Circulation

Access is provided to/from Morse Drive by the one (1) existing driveway serving employee/visitor vehicles and parking. Twelve additional parking stalls are proposed for a total of (25) parking stalls provided on-site (vs. 20 recommended stalls).

Storm Water Management

Between the proposed building and parking lot expansion impervious area will increase by 14,146 sqft to a total of 24,751 sqft or 54.7 percent of this 1.03-acre site (vs. the 80% maximum allowed) leaving 45.3 percent in green/open space. Storm water run-off coming from the proposed building and parking lot expansion will be conveyed via storm sewer to a bio-retention basin prior to discharge to the storm water system in Morse Drive and to the existing regional storm water basin located to the east in the Blackstone Creek development.

Utilities

Existing public water and sanitary sewer will continue to serve the existing building via connections to the service lines from the Morse Drive right-of-way.

Landscaping & Lighting

There is a significant amount of existing landscape with most plantings to remain. Some existing trees and shrubs will be removed along the rear property line to make room for the parking and loading dock expansion and snow storage. Additional landscaping is proposed around the bio-retention basin and loading dock in the rear.

Additional exterior lighting includes:

- (4) 28W 3500 Lumen LED wall-mounted fixtures at a height of 12' on the east elevation of the existing building (1) and the addition (3)

Staff Comments

Planning & Zoning

The proposed exterior wall-mounted light fixtures do not appear to be cut-off type fixtures as required, although the lighting levels provided are relatively low. The fixture type needs to be cut-off. If the resulting light level is insufficient, additional pole-mounted fixtures along the east property line should be considered.

Fire Department/Police Department

The Police Department is requesting that all doors and docks be numbered with reflective numbers to aid emergency personnel access.

Utilities

The Wastewater Utility is requiring the following:

1. The sample manhole will need to be brought up to current code requirements with a new frame & lid, seal and chimney constructed to Village specifications and utility permit from the Engineering Department. The owner shall coordinate construction of the sampling manhole with the Wastewater Superintendent to ensure compliance prior to issuance of an occupancy permit for the new addition;
2. Floor drains (if any) in the new addition shall not connect to the sanitary sewer system.
3. The owner/operator shall file a new Notice of Intent (NOI) with MMSD and the Village given the increased number of employees expected as a result of the building addition. Contact the Wastewater Superintendent for further information.

The Water Utility is requiring the following:

1. The 15' sanitary sewer & water main easement area shall be clearly marked and protected during all construction activities to ensure no construction equipment or materials encroach into/over the easement area.

Building Inspection Services

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

Village Forester

The Village Forester has recommended the following changes to the landscaping plan/proposal:

1. The tree species, size and location of plants to be removed shall be shown on the landscaping plan.

Public Works Department/Village Engineer/Village Surveyor

The Public Works Department has recommended several minor plan revisions and technical corrections as set forth in a February 1, 2021 review memo from the director of Public Works (copy attached). These plan corrections will need to be addressed in a revised plan set or supplemental information submitted for review and approval prior to issuance of a building permit.

In addition, there is a more significant issue with the existing regional storm water basin that serves the drainage area within which this property is located. The Blackstone Creek regional basin located ½ mile to the east is at or near capacity. Although the size of the Automation Solutions expansion in terms of additional impervious area does not exceed the Village and MMSD threshold for requiring storm water management facilities for the site, the Village Code allows the Village Engineer to require a storm water management analysis, plan and possibly facilities for any development project with an increase in impervious area that may have an adverse impact on the Village's existing drainage facilities (in this case the Blackstone Creek regional basin). Consequently, the Village Engineer and Public Works Director are recommending that the owner choose one of two (2) alternatives with respect to storm water management impacts from this project:

1. Provide the necessary storm water calculations (including surveying and modeling of the Blackstone Creek basin drainage basin) that indicate the Blackstone Creek regional basin can handle the additional storm water flow expected as a result of the proposed building and parking lot expansion; or
2. Provide the necessary storm water calculations and resulting on-site stormwater management facilities necessary to reduce (or at least not increase) peak flows from the site with the proposed building and parking lot expansion. Since there is already a bio-retention basin proposed, a storm water management analysis and report indicating that the proposed bio-retention basin will reduce (or not increase) peak flows at or below the current condition.

The owner should coordinate with the Village Engineer regarding which alternative action will be pursued. If it is determined that the Blackstone Creek basin is not capable of handling the additional storm water flows from this site as a result of the proposed expansion, or, that the proposed bio-retention basin does not reduce the anticipated flows at or below the current condition, additional on-site storm water improvements shall be required. Given the limited area on the site to expand the proposed bio-retention basin or other larger storm water facility, this issue needs to be resolved prior to issuance of a building permit or erosion control permit for the proposed expansion.

Right-of-way permits are required for any/all construction conducted in the Morse Driver right-of-way.

The Village Public Works Department/Village Engineer shall be contacted for inspection purposes prior to construction of the private storm water lateral connection to the Village storm sewer system.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development & building plans for a 6,200 sqft expansion to the Automation Solutions fabrication & assembly facility located on a 1-acre parcel at N116 W18627 Morse Drive in the Germantown Industrial Park subject to the following (10) conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:
 - a. Architectural plan set dated January 4, 2021
 - b. Engineering plan set dated December 28, 2021
 - c. Landscaping plan set dated January 4, 2021
 - d. Exterior Lighting plan set dated January 4, 2021
2. All landscaping, grading, paving, storm water management, utility and other improvements shown on the approved site plans shall be installed as approved prior to issuance of an occupancy permit for the building addition 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 plan corrections and storm water drainage calculations required by the Public Works Director in the February 1, 2021 review memo shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by the Village Engineer prior to issuance of a building permit or as may be mutually agreed to with the Public Works Director (excluding “early start” site clearing and footing/foundation work approved by the Village and/or WI DSPS).
4. Although the size of the Automation Solutions expansion in terms of additional impervious area does not exceed the Village and MMSD threshold for requiring storm water management facilities for the site, the Village Code allows the Village Engineer to require a storm water management analysis, plan and possibly facilities for any development project with an increase in impervious area that may have an adverse impact on the Village’s existing drainage facilities (in this case the Blackstone Creek regional basin). Consequently, the Village Engineer and Public Works Director are recommending that the owner choose one of two (2) alternatives with respect to storm water management impacts from this project:
 - a. Provide the necessary storm water calculations (including surveying and modeling of the Blackstone Creek basin drainage basin) that indicate the Blackstone Creek regional basin can handle the additional storm water

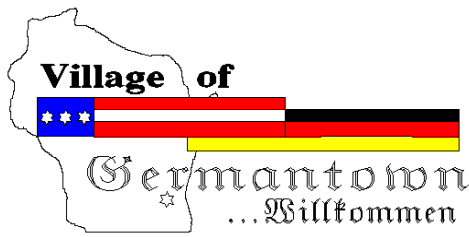
flow expected as a result of the proposed building and parking lot expansion; or

- b. Provide the necessary storm water calculations and resulting on-site stormwater management facilities necessary to reduce (or at least not increase) peak flows from the site with the proposed building and parking lot expansion. Since there is already a bio-retention basin proposed, a storm water management analysis and report indicating that the proposed bio-retention basin will reduce (or not increase) peak flows at or below the current condition.

The owner should coordinate with the Village Engineer regarding which alternative action will be pursued. If it is determined that the Blackstone Creek basin is not capable of handling the additional storm water flows from this site as a result of the proposed expansion, or, that the proposed bio-retention basin does not reduce the anticipated flows at or below the current condition, additional on-site storm water improvements shall be required. Given the limited area on the site to expand the proposed bio-retention basin or other larger storm water facility, this issue needs to be resolved prior to issuance of a building permit or erosion control permit for the proposed expansion.

5. Right-of-way permits are required for any/all construction conducted in the Morse Driver right-of-way. Contact the Public Works Department/Village Engineer for details.
6. The Village Public Works Department/Village Engineer shall be contacted for inspection purposes prior to construction of the private storm water lateral connection to the Village storm sewer system.
7. The Wastewater Utility is requiring the following:
 - a. The sample manhole shall be reconstructed to current code requirements with a new frame & lid, seal and chimney constructed to Village specifications and utility permit from the Engineering Department. The owner shall coordinate construction of the sampling manhole with the Wastewater Superintendent to ensure compliance prior to issuance of an occupancy permit for the new addition.
 - b. Floor drains (if any) in the new addition shall not connect to the sanitary sewer system.
 - c. The owner/operator shall file a new Notice of Intent (NOI) with MMSD and the Village given the increased number of employees expected as a result of the building addition. Contact the Wastewater Superintendent for further information.
8. The Water Utility is requiring the following:
 - a. The 15' sanitary sewer & water main easement area shall be clearly marked and protected during all construction activities to ensure no construction equipment or materials encroach into/over the easement area.

-
9. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
 10. A revised landscaping plan indicating the species, size and location of plants to be removed shall be prepared and submitted to the Village Forester for review and approval prior to issuance of an occupancy permit.
 11. State agency (DSPS) approved plans and a \$20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : February 1, 2021
Re : Automated Solutions

Items Reviewed:

1. Civil Plan Set Dated: 01-04-21

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 and infiltration 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. Village inspection of the storm sewer work is required. Add a note to the plan requiring the contractor to contact the Village for inspection services.
8. 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.

Waste Water Utility Comments

1. Existing sampling manhole to have the frame/lid, seal and chimney rebuilt to Village standards. Add notes and detail to plans.

C1.0 Site Plan

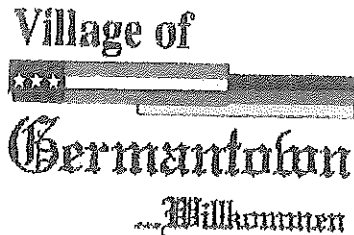
1. Show all existing utilities on the site.

C2.0 Grading and Utility Plan

1. Show all existing utilities on the site.
2. Provide cleanouts on storm sewer meeting DSPS requirements.
3. Add note that contractor shall protect all existing utilities within the easements on the west side of the site. Any damage to the existing utilities shall be repaired by the contractor to the satisfaction of the Village.
4. Cut in connections to Village storm sewer are not permitted. Please either add a Village standard manhole at the connection or connect to the existing manhole to the west.

Stormwater Management:

1. This site is tributary to the Blackstone Creek stormwater management basin. The basin is currently at capacity. Please provide stormwater calcs showing that this proposed development will not increase peak rates above the existing peak rates and will meet the redevelopment water quality standard of 40% tss removal for all new parking and drive areas.



- 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 _____

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

Venture Construction Group

Dave Dahlke

2385 S. 179th St. - Suite B

New Berlin, WI 53146

Phone (414) 333-0022

E-Mail dave@vcginc.com

PROPERTY OWNER

SRN Properties

Steve Nordness

N116 W18627 Morse Dr.

Germantown, WI 53022

Phone (262) 293-9134

E-Mail steve.nordness@automationsolutionsllc.com

2 PROPERTY ADDRESS

N116 W18627 Morse Dr.
Germantown, WI 53022

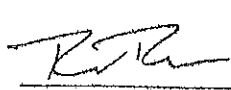
3 NEIGHBORING USES - Specify name and type of use, e.g. Enviro Tech - Industrial, Smith - Residential, etc.

North Builders First Source Industrial	South Germantown Fire Dept. Schwan Food Co. Industrial	East Performance Alloys Industrial	West GDI Adhesives Industrial
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4 READ AND INITIAL THE FOLLOWING:

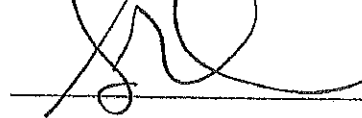
- ☒ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- ☒ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- ☒ I understand that an incomplete application will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

 12/29/20

Applicant

Date

 12/29/2020

Owner

Date

**Automation Solutions LLC
N116 W18627 Morse Dr.
Germantown, WI 53022
Narrative Description**

Automation Solutions currently occupies their entire existing single story 4,200 S.F. building. A building addition of approximately 6,200 S.F. with loading dock is being proposed to accommodate their growing business. The building addition will be designed to match the existing building in scale/height as well as material and color. Exterior masonry walls will replicate the existing painted split-face block and smooth course bandings. Similar sized punched opening windows will also be utilized to mimic the existing façade. The painting scheme and coping colors of the building addition will match the existing building. Wall mounted lighting will also match existing light fixture style and color. The site has been designed to accommodate additional parking, a loading dock , and applicable stormwater management.

Automation Solutions employs high-quality engineers, electricians, and control panel experts to fulfill a wide variety of electrical control system needs. The existing building houses sales, service, and some fabrication services for in-house assembled custom electrical control panels, process control systems, and programming. There is also some on site warehouse/storage for outsourced components used in the fabrication of the control panels. Engineers and electricians also frequently leave the site to service and maintain electrical components installed in the field.

The new space will be used to expand the existing building's fabrication and warehouse area. Automation Solutions is currently leasing offsite warehouse space for panel fabrication. This offsite work will be relocated to this main location. The addition will house material and tools needed to build/assemble electrical control panels and control systems.

Business hours will be:

Monday – Friday	7:00 am – 5:00 pm
Saturday-Sunday	Closed

Employees in existing building	5 in offices and 3 in fabrication/warehouse area
Employees in building addition	10 in expanded fabrication/warehouse area

Total number of employees anticipated for entire building to be 18 employees.

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.

PARTICIPANTS

SRN Properties
Automation Solutions LLC
N116 W18621 Morse Dr.
Germantown, WI 53022
Tele: (262) 293-9134
Contact: Steve Nordness
E-mail: stevenordness@automationsolutionsllc.com

Venture Construction Group
2385 S. 179th St. - Suite B
New Berlin, WI 53146
Tele: (414) 333-0022
Contact: Dave Dahlke
E-mail: dave@vgcinc.com

CJ Engineering
9205 W. Center St. - Suite 214
Milwaukee, WI 53222
Tele: (414) 443-1312
Contact: Chris Jackson
E-mail: chris@cj-engineering.com

Insite Landscape Design
11525 W. North Ave.
Wauwatosa, WI
Tele: (414) 476-1204
Contact: Michael C. Davis
E-mail: mdavis@insitelandscape.com

Perspective Design, Inc.
11525 W. North Avenue
Wauwatosa, WI 53226
Tele: (414) 302-1780
Fax: (414) 302-1781
Contact: Brian Deckow (x-206) / Peter Ogorek (x-203)
E-mail: bdeckow@pdi-arch.com / pogorek@pdi-arch.com

CODE REFERENCE

C1.0	PLAT OF SURVEY WITH TOPOGRAPHY
C2.0	SITE PLAN
	SITE GRADING, UTILITY AND
	EROSION CONTROL PLAN

LSPI.1	LANDSCAPE PLAN
LSPI.2	PLANTING DETAILS

SP1.1	ARCHITECTURAL SITE PLAN
PSPI.1	PHOTOMETRIC SITE PLAN
A1.1	PROPOSED FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS

EXTERIOR FINISH MATERIALS AND COLORS ARE LISTED IN THIS SET OF DOCUMENTS. PHYSICAL COLOR SAMPLES WILL BE SUBMITTED AT PLAN COMMISSION MEETING.



ABBREVIATIONS

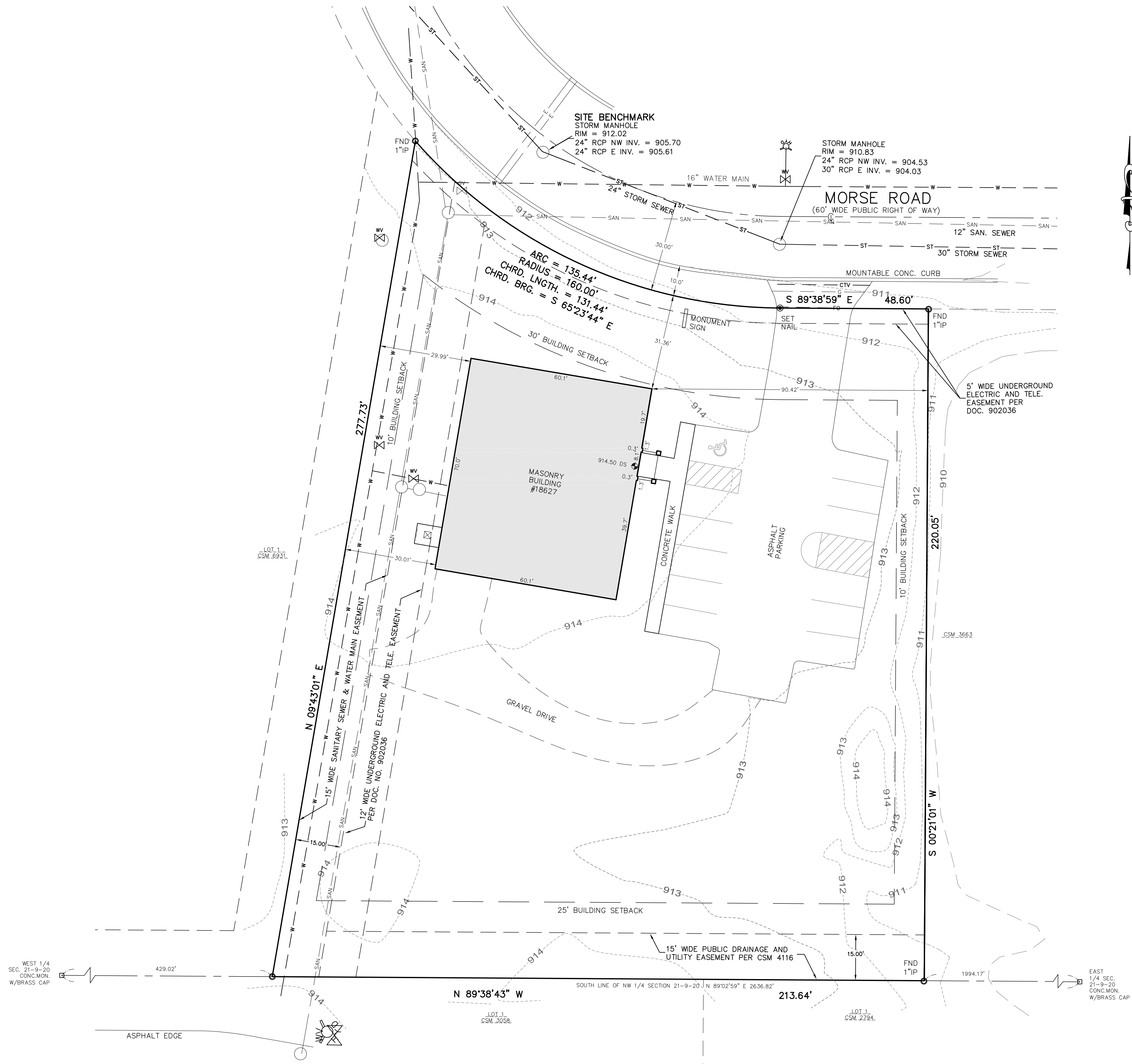
FULL SIZE PRINT = 24" x 36" SHEET

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 PERSPECTIVE DESIGN, INC. 11325 W. North Avenue Wauwatosa, WI 53226 Tel. (414) 302-1780 Fax. (414) 302-1781	Building Addition for: Automation Solutions N#16 W18627 Morse Drive Germantown, WI 53022		
	Project:		
	REV. #	REV. DATE	DESCRIPTION
		01/04/21	PLAN COMMISSION SUBMITTAL
			BMD
Drawing Title: TITLE SHEET			
Date:	01/04/21		
Scale:	NOTED		
Drawn:	BMD		
Job:	20-074		
Sheet:	T1		

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

NOT FOR CONSTRUCTION



LEGAL DESCRIPTION:
LOT 2 OF CERTIFIED SURVEY MAP NO. 4298, RECORDED APRIL 12, 1994 IN VOLUME 28 OF CERTIFIED SURVEY MAPS ON PAGES 186 TO 188, AS DOCUMENT NO. 864681, BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 4116, BEING A PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST. SAID LAND BEING IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.
CONTAINING: 45,242 SQUARE FEET, AND 1.0386 ACRES.

NOTES
1. LEGAL DESCRIPTION FROM CHICAGO TITLE COMPANY COMMITMENT NO. CO-3099, EFFECTIVE APRIL 17, 2015.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGICERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
3. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X- AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55131C0357D, WITH A DATE OF IDENTIFICATION OF 11/20/2013, IN COMMUNITY NO. 550472, VILLAGE OF GERMANTOWN, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.
4. PROJECT BENCHMARK - REFERENCE BENCHMARK FOR THE WEST CORNER OF SECTION 21, TOWN 9 NORTH, RANGE 20 EAST: CHISLED CROSS SET IN EAST SIDE OF TOP OF HYDRANT, 3' ABOVE GRADE ELEVATION = 908.86.
5. SITE BENCHMARK - NORTH RIM OF MANHOLE AS SHOWN HEREON, EL = 912.02
6. SURVEY DATUM: COORDINATES ARE BASED ON THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WASHINGTON COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)).

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

PLAT OF SURVEY WITH TOPOGRAPHY

FOR

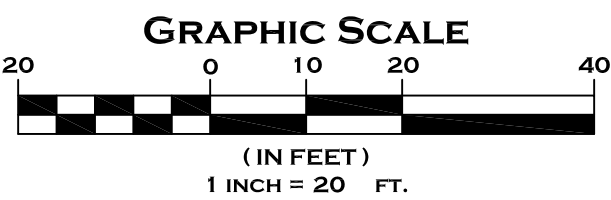
AUTOMATION SOLUTIONS
N116 W18627 MORSE DRIVE
GERMANTOWN, WI

DRAWN BY:	NJF	DATE:	OCT. 22, 2020
CHECKED BY:	MJB	DRAWING No.	P - 0
CSE Job No.:	20 - 098	SHEET	1 OF 1

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.
THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

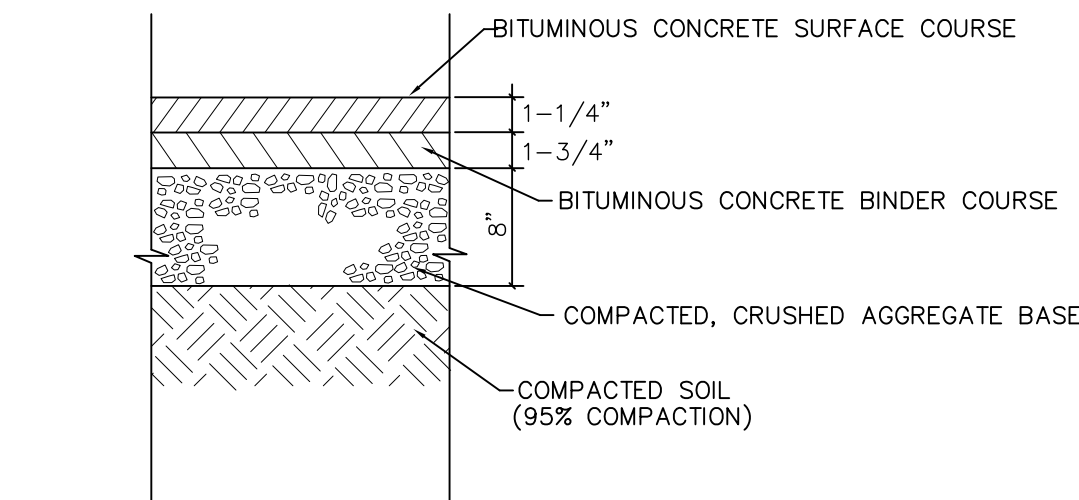
OCT. 22, 2020
DATE

MICHAEL J. BERRY, P.L.S.
REGISTERED LAND SURVEYOR S-2545

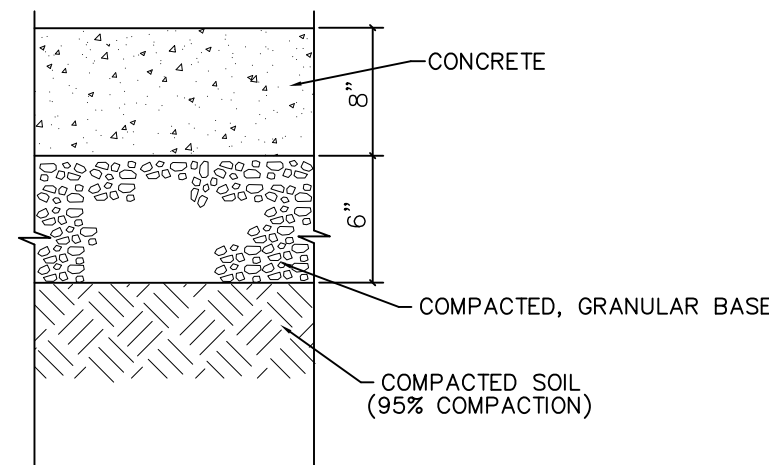




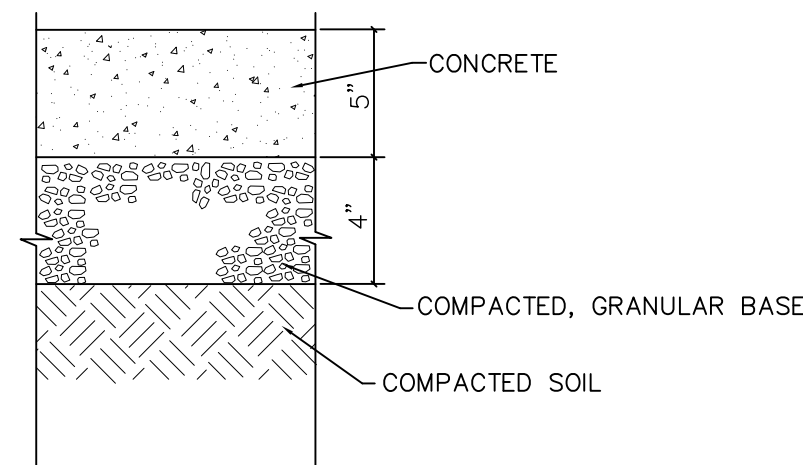
AUTOMATION SOLUTIONS
N116 W18627 MORSE DRIVE GERMANTOWN, WI



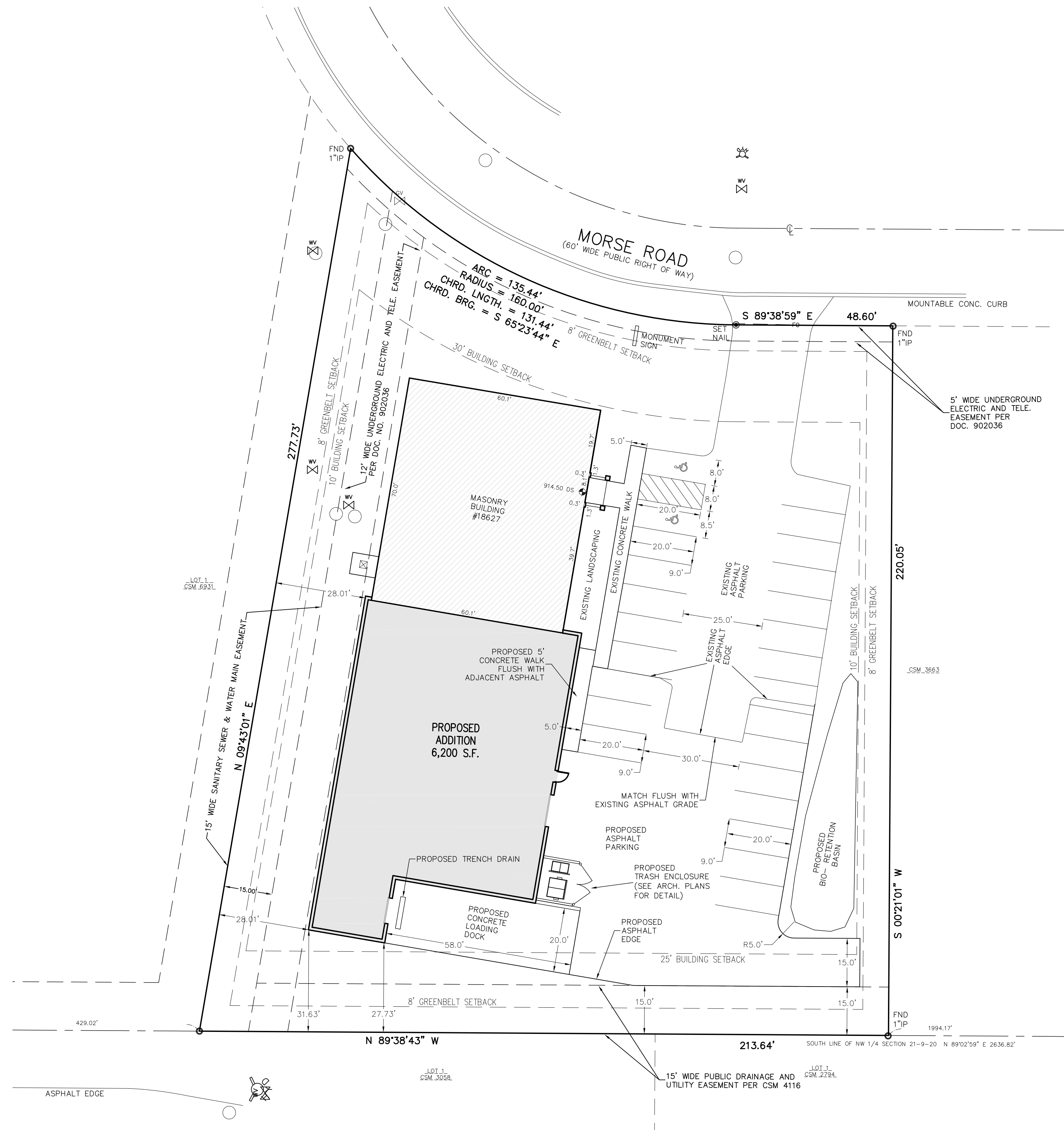
STANDARD DUTY ASPHALT PAVEMENT
(PARKING AREA)
NOT TO SCALE



CONCRETE PAVEMENT
(LOADING DOCKS)
NOT TO SCALE



CONCRETE SIDEWALK
NOT TO SCALE

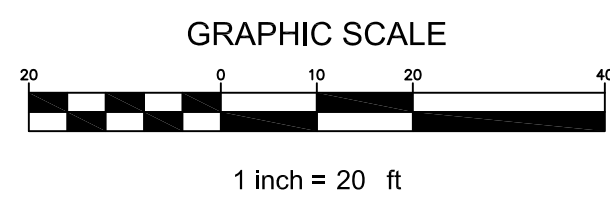


SITE AREAS:

TOTAL SITE: 45,242 S.F. (1.039 ACRES)
EXISTING IMPERVIOUS AREA: 10,605 S.F. (0.24 ACRES) 33%
EXISTING GREEN SPACE AREA: 34,637 S.F. (0.80 ACRES) 77%
PROPOSED IMPERVIOUS AREA: 24,751 S.F. (0.57 ACRES) 55%
PROPOSED GREEN SPACE AREA: 20,491 S.F. (0.47 ACRES) 45%
MAXIMUM ALLOWABLE IMPERVIOUS AREA: 80% PER M-1 ZONING
(36,194 S.F. [0.83 ACRES])
NET INCREASE OF IMPERVIOUS AREA: 14,146 S.F. (0.32 ACRES)
APPROXIMATE DISTURBED AREA: 22,500 S.F. (0.52 ACRES)
PARKING:
REGULAR SPACES: 23
HC ACCESSIBLE SPACES: 2
TOTAL: 25 SPACES

NOTES:

1. EXISTING PARKING AREA TO BE
RESTRIPED AS SHOWN ON PLAN.

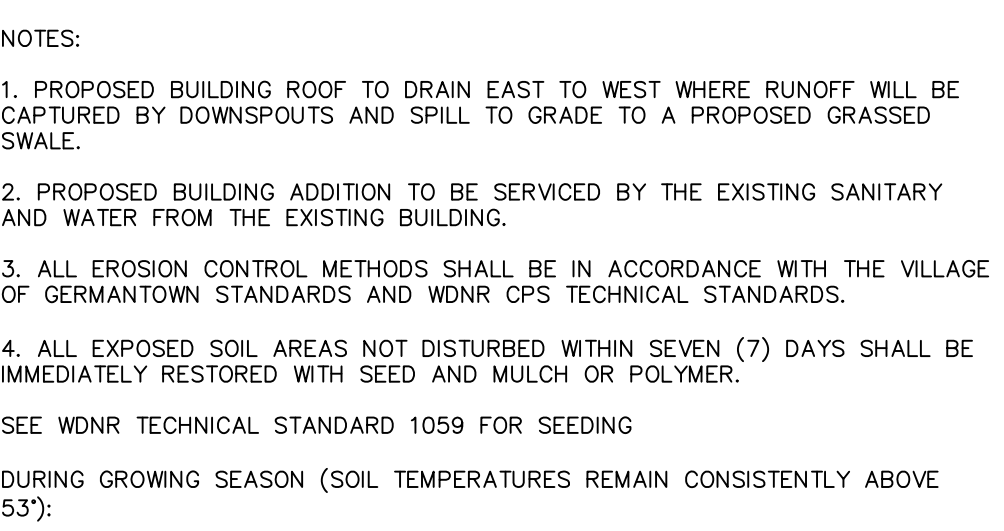
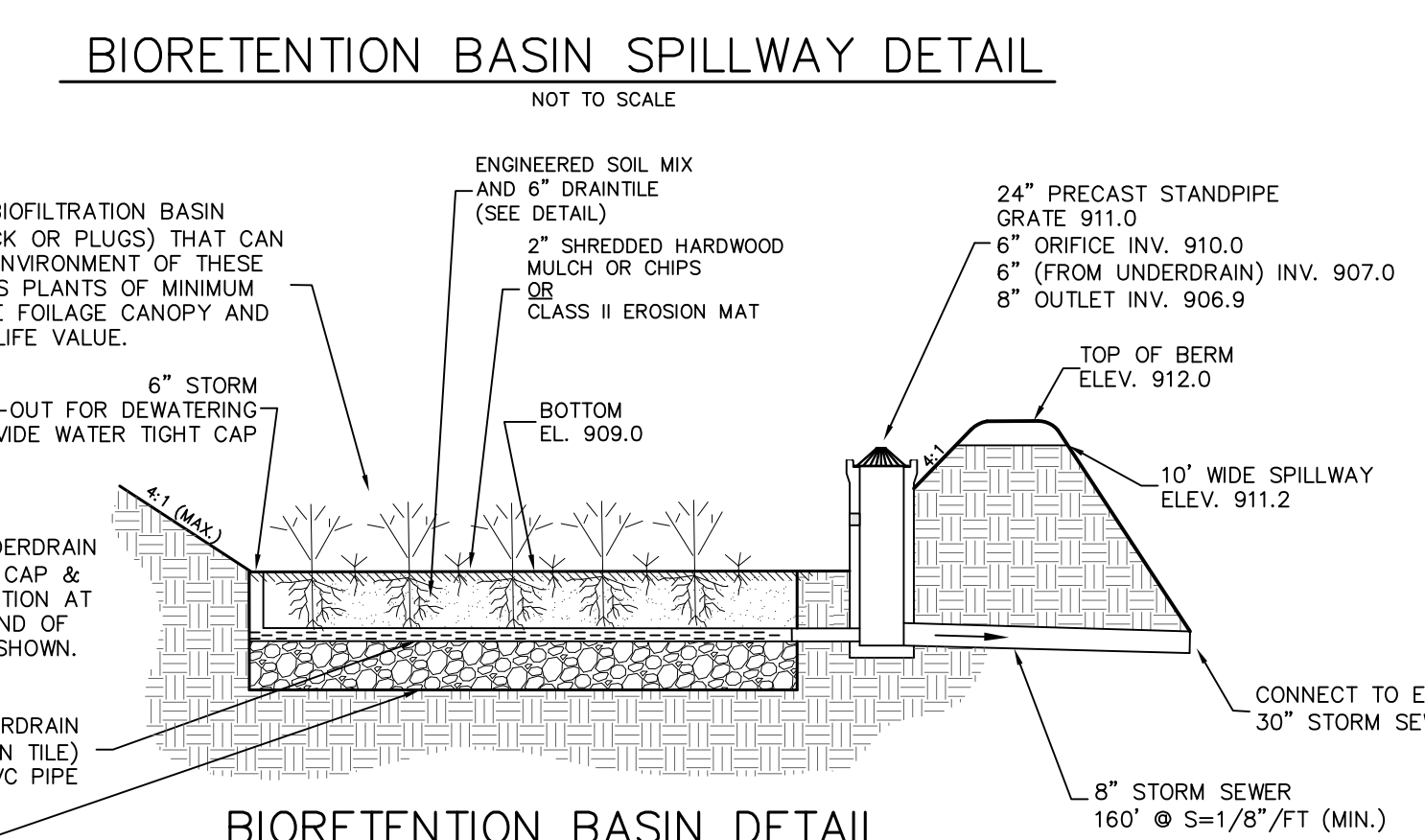
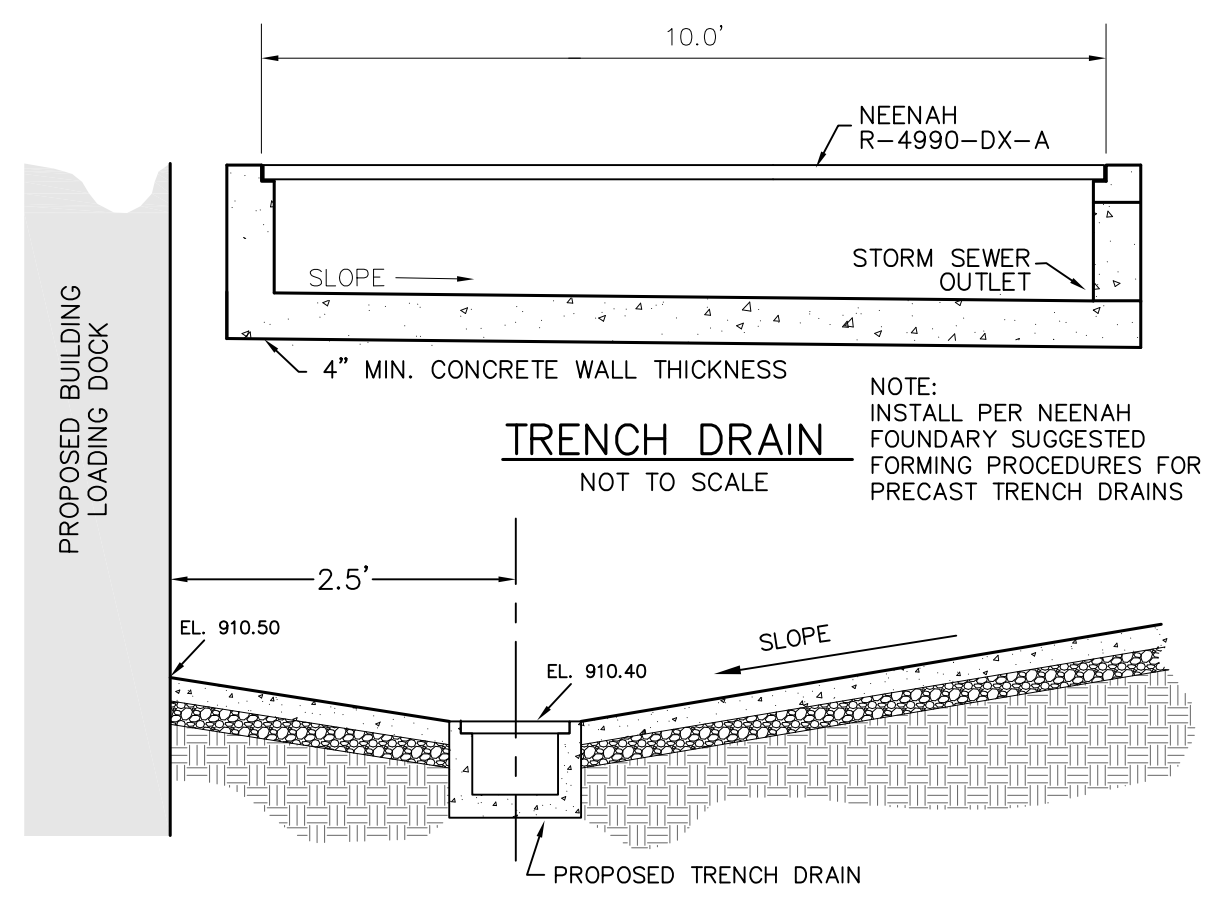


SITE PLAN

C1.0

SHEET 1 OF 2

CJE NO.: 2048RI
DECEMBER 28, 2020



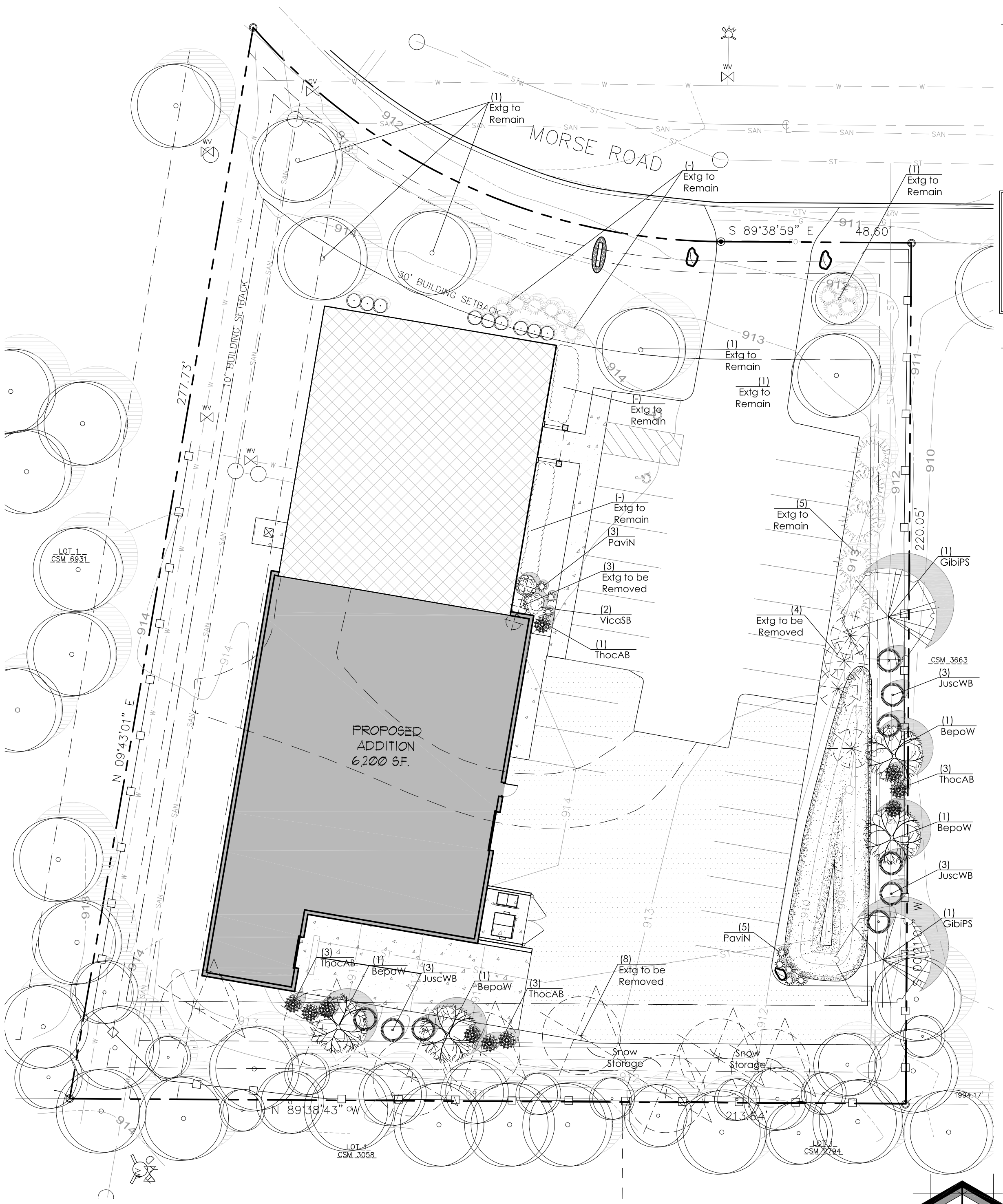
CONSTRUCTION SCHEDULE

- STORMWATER MANAGEMENT GREEN INFRASTRUCTURE
- PUR PER CHAPTER 13 OF MMSD STORM WATER
PERFORMANCE RULES AND REGULATIONS (SEC.
13.30)(C), THE DEVELOPMENT MUST INCLUDE GREEN
INFRASTRUCTURE WITH A DETENTION VOLUME EQUAL TO
AT LEAST 1/2" MULTIPLIED BY THE TOTAL AREA OF
NEW OR REDEVELOPED IMPERVIOUS SURFACE
- REQUIRED VOLUME:
 $0.0416' \times 14,146 \text{ S.F.} = 589 \text{ C.F.}$ OF REQUIRED
DETENTION VOLUME
- PROPOSED VOLUME OF BIO-RETENTION BASIN
= 1,748 C.F.
- THEREFORE THIS DEVELOPMENT MEETS THE GREEN
INFRASTRUCTURE REQUIREMENT.

LEGEND

----- 911 -----	EXISTING CONTOUR
———— 910 ————	PROPOSED CONTOUR
x 913.7	PROPOSED ELEVATION
———— ST ————	PROPOSED STORM SEWER
x x x x x x x x x x x x x x x x	PROPOSED SAW CUT
□ □	PROPOSED SILT FENCE

SITE GRADING, UTILITY AND EROSION CONTROL PLAN C2.0



1 PROPOSED LANDSCAPE PLAN

SITE INFORMATION

USDA PLANT HARDINESS ZONE 5a (-20 to -15 Degrees F)
LOT ZONING M-1
LOT AREA 45,242 SQ. FT. (1.04 Acres)
SITE BUILDING AREA 4,211 SQ. FT. Existing
TOTAL IMPERVIOUS 24,751 SQ. FT. (0.57 Acres)
TOTAL GREENSPACE 20,491 SQ. FT. (0.47 Acres)
SITE LANDSCAPE PERCENTAGE 45%
TOTAL PARKING STALLS 25 STALLS

UNDERGROUND SEWER AND UTILITY INFORMATION AS SHOWN IS OBTAINED FROM THE RECORDS OF MUNICIPALITY AND LOCAL UTILITY COMPANIES. THE ACCURACY OF WHICH CAN NOT BE GUARANTEED OR CERTIFIED TO. THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS SURVEY ARE APPROXIMATE. THERE MAY BE OTHER UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA THAT ARE NOT SHOWN.

TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN UTILITY ALERT NETWORK (800)-242-8511 (262) 432-7910 (877) 500-5592 www.DiggersHotline.com OR



TO OBTAIN LOCATION OF PARTICIPANT'S UNDERGROUND FACILITIES BEFORE YOU DIG IN WISCONSIN DIGGERS HOT LINE WISCONSIN STATUTE 182.0175 (1974) REQUIRES A MINIMUM OF 3 DAYS NOTICE BEFORE YOU EXCAVATE (NOT INCLUDING SATURDAY, SUNDAY OR LEGAL HOLIDAYS)

LANDSCAPE PLAN GENERAL NOTES

PLANT MATERIAL SHOWN ON LANDSCAPE PLAN IS DEPICTED AT MATURE GROWTH.

- AT LEAST SEVENTY-TWO HOURS PRIOR TO ANY EXCAVATION, CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AS GIVEN BY THE ELECTRIC, GAS, TELEPHONE, WATER, SEWER, AND CABLE TELEVISION COMPANIES, UTILITIES OR ENTITIES. REVIEW WITH OWNER'S REPRESENTATIVE SITE MECHANICAL, SITE ELECTRICAL AND LIGHTING, SITE GRADING AND DRAINAGE, SITE IRRIGATION AND ALL OTHER DRAWINGS PERTAINING TO UNDERGROUND UTILITY LOCATIONS. RECORD SET OF INFORMATION THE SAME AS IN POSSESSION OF OWNER'S REPRESENTATIVE. ALSO REVIEW OWNER'S "MARK SETS" OF ALL OF THESE DRAWINGS IN POSSESSION OF THE CONTRACTOR OR OWNER. MARK ALL SUCH UTILITIES ON THE SITE PRIOR TO COMMENCING. COORDINATE WITH OWNER BEFORE AND DURING CONSTRUCTION. REPAIR ANY DAMAGE TO ANY SYSTEM THAT IS CAUSED BY LANDSCAPE CONTRACTOR AT NO COST TO OWNER.
- ALL PLANTINGS SPECIFIED FOR THE AUTOMATION SOLUTIONS PROJECT PLANTING TABLES SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1 2014 AND ANSI STANDARDS FOR PLANTING 2012.
- ALL DEVIATIONS FROM THE APPROVED AUTOMATION SOLUTIONS PROJECT PLANS SHALL BE NOTED ON THE RECORD DRAWINGS BY THE CONTRACTOR AND MAY BE EXECUTED ONLY WITH PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE. VERBAL AGREEMENTS OR REVISIONS WITHOUT A CHANGE ORDER WILL NOT BE RECOGNIZED BY LANDSCAPE ARCHITECT AND OWNER.
- ALL PLANTS MUST BE BID AND SELECTED PER THE SPECIES SPECIFIED ON THE PLANS. ANY SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY LANDSCAPE ARCHITECT. THE SIZES OF PLANT MATERIAL LISTED HEREIN IS A MINIMUM ACCEPTABLE SIZE. ADDITIONALLY, IF EXCESSIVE PRUNING REDUCES THE CROWN THE PLANT SHALL BE REPLACED.
- PROTECT PUBLIC FROM CONSTRUCTION WITH BARRIERS AND BARRICADES.
- ALL AREAS THAT WERE DISTURBED DURING CONSTRUCTION AND AREAS NOT COVERED WITH PAVEMENT, BUILDING, PLANTING BEDS, OR TREE PITS ARE TO BE TOPSOILED 3" DEEP (MIN.) AND SHALL BE SODDED/SEEDED WITH SPECIFIED LAWN GRASS. LANDSCAPE CONTRACTOR SHALL INCLUDE COST PER SQUARE YARD FOR ADDITIONAL SEED OPERATIONS AS MAY BE POSSIBLY REQUIRED TO REESTABLISH ADJACENT TURF GRASS AREAS WHICH MAY BECOME DAMAGED DURING THE CONSTRUCTION PROCESS OR TO REPAIR DAMAGE DONE BY OTHERS.
- CONTRACTOR IS RESPONSIBLE FOR FURNISHING ALL MATERIALS, TOOLS, EQUIPMENT, LABOR, AND PLANTS NECESSARY FOR PROPER PLANTING AND INSTALLATION OF ALL LANDSCAPE MATERIAL.
- QUANTITIES ON PLANT MATERIALS LIST ARE FOR CONVENIENCE OF BIDDING ONLY. CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON LANDSCAPE PLANS AND COVERAGE OF ALL AREAS DELINEATED. THE PLANS ARE TO SUPERSEDE THE PLANT LIST IN ALL CASES.
- CONTRACTOR IS RESPONSIBLE FOR ALL ESTIMATING AND BIDDING, ALL AREAS, QUANTITIES MATERIALS SHOULD BE FIELD VERIFIED WITH SITE CONDITION.
- WHERE DISCREPANCIES OCCUR BETWEEN THE LANDSCAPE PLANS AND/OR ARCHITECTURAL AND/OR THE CIVIL DRAWINGS (AND ANY OTHER SITE DRAWINGS) THE DISCREPANCIES MUST BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION FOR COORDINATION AND RESOLUTION.
- ALL DISEASED, NOXIOUS OR INAPPROPRIATE MATERIALS SHALL BE REMOVED FROM THE PROPOSED SITE PRIOR TO THE START OF CONSTRUCTION AND DURING THE MAINTENANCE PERIOD.
- GENERAL CONTRACTOR SHALL LEAVE THE SITE FREE OF CONSTRUCTION DEBRIS.
- ALL LAWN AND PLANTING AREAS SHALL SLOPE TO DRAIN A MINIMUM OF 2% UNLESS NOTED OTHERWISE AND REVIEWED WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL.
- FINISH GRADES FOR SHRUB AND GROUND COVER AREAS SHALL BE HELD 1" BELOW TOP OF ADJACENT PAVEMENTS AND CURBS, UNLESS NOTED OTHERWISE ON THE PLANS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL PERENNIAL, ANNUAL AND GROUND COVER AREAS TO RECEIVE A BLEND OF ORGANIC SOIL AMENDMENTS PRIOR TO PLANTING. TILL THE FOLLOWING MATERIALS INTO EXISTING TOPSOIL TO A DEPTH OF APPROXIMATELY 8". A DEPTH OF 12" IN TREE PITS. PROPORTIONS AND QUANTITIES MAY REQUIRE ADJUSTMENT DEPENDING ON THE CONDITION OF EXISTING SOIL. REFER TO LSP1.2 FOR FURTHER INFORMATION.
PER EVERY 100 SQUARE FEET ADD: ONE - 2 CUBIC FOOT BALE OF PEAT MOSS, 2 POUNDS OF 5 -10 -5 GARDEN FERTILIZER, 1/4 CUBIC YARD OF COMPOSTED MANURE OR OTHER COMPOSTED, ORGANIC MATERIAL.
- ALL SHRUBS TO BE POCKET PLANTED WITH A 50/50 MIX OF COMPOSTED, ORGANIC MATERIAL AND EXISTING SOIL. INSTALL TOPSOIL INTO ALL BEDS AS NEEDED TO ACHIEVE PROPER GRADE. REMOVE ALL EXCESSIVE GRAVEL, CLAY AND STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT ROOT FLARE. BACK FILL HOLE WITH 2/3 EXISTING TOPSOIL AND ORGANIC SOIL AMENDMENTS SPECIFIED IN NOTE 15. AVOID ANY AIR POCKETS. DISCARD ANY GRAVEL CLAY OR STONES. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- ALL TREES TO BE INSTALLED, STAKED AND GUYED ACCORDING TO DETAILS. REFER TO ANSI STANDARDS FOR PLANTING 2012 AND DETAILS ON LSP1.2 FOR FURTHER INFORMATION.
- PROVIDE A 4'-0" - 5'-0" DIAMETER MULCH RING AT THE ROOT BALL FLARE OF ALL LAWN TREES.
- ALL PLANTINGS TO BE WATERED AT THE TIME OF PLANTING, THROUGHOUT CONSTRUCTION AND UPON COMPLETION OF PROJECT AS REQUIRED.
- WHERE SPECIFIED, ALL PLANT BEDS, PITS AND TREE RINGS ARE TO RECEIVE A MINIMUM OF 2" - 3" DRESSING OF SHREDDED HARDWOOD OAK BARK MULCH SHAVINGS FREE OF GROWTH, WEEDS, FOREIGN MATTER DETRIMENTAL TO PLANT LIFE OR GERMINATION INHIBITING INGREDIENTS. LANDSCAPE CONTRACTOR TO PROVIDE A SAMPLE TO OWNER FOR APPROVAL. CONTRACTOR TO TAKE CARE WITH INSTALLATION NOT TO DAMAGE OR COVER PLANTS. REFER TO LSP1.2 FOR FURTHER INFORMATION.
- LAWN INSTALLATION: CONTRACTOR TO FURNISH AND PREPARE TOPSOIL (3" MIN) AND SEED BED (REMOVE ALL STONES 1" OR LARGER), APPLY STARTER FERTILIZER AND SEED UNIFORMLY. PROVIDE A MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF, EROSION CONTROL MESH SHOULD BE USED IN SWALES AND STEEP GRADES WHERE APPLICABLE. METHODS OF INSTALLATION MAY VARY AT THE DISCRETION OF CONTRACTOR. IT IS HIS/HER RESPONSIBILITY TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER MAY BE NECESSARY TO AVOID WIND DAMAGE.
- 23. DELUXE 50 GRASS SEED MIX REINDER'S (800) 785-3301**
20% KENTUCKY BLUE GRASS
15% NEWPORT KENTUCKY BLUE GRASS
15% SR 2100 Kentucky Bluegrass
25% Creeping Red Fescue
15% Replicator Perennial Ryegrass
10% Fiesta 4 Perennial Ryegrass
APPLY AT A RATE OF 200 POUNDS PER ACRE. REFER TO SUPPLIERS SPECIFICATIONS & INSTALLATION CUT SHEETS FOR FURTHER FORMATION
- DURING THE INITIAL "30 DAY MAINTENANCE PERIOD" THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE AND ON-GOING PLEASANT VISUAL ENVIRONMENT WHEREAS ANY PLANT WHICH IS NOT RESPONDING TO TRANSPLANTING OR THRIVING SHALL IMMEDIATELY BE REPLACED. NEW LAWNS SHALL BE WATERED AND REPAIRED AND WEEDS MUST CONSTANTLY BE REMOVED, NO EXCEPTIONS WILL BE GRANTED.
MAINTENANCE NOTE:
MAINTENANCE IS THE RESPONSIBILITY OF THE PROPERTY OWNER TO MAINTAIN REQUIRED LANDSCAPING IN ACCORDANCE WITH THE MUNICIPALITY'S PROPERTY MAINTENANCE CODE AND AN APPROVED MAINTENANCE PLAN. THE MAINTENANCE MUST INCLUDE, AT A MINIMUM, METHODS FOR PROVIDING THE FOLLOWING:
 - NECESSARY IRRIGATION (IF REQUIRED)
 - INTEGRATED PEST MANAGEMENT,
 - PROPER FERTILIZATION
 - TREE CARE AND PRUNING, SHRUB TIP CLIPPING AND SHAPING AS REQUIRED
 - REPLACEMENT OF LOST VEGETATION, AND ALL DISEASED, DAMAGED, OR DEAD MATERIAL WILL BE REPLACED BY THE END OF THE FOLLOWING PLANTING SEASON IN PERPETUITY.
 - WEED MANAGEMENT AND BED CARE.
- ALL NEWLY PLANTED TREES AND SHRUBS ARE TO RECEIVE AN APPLICATION OF AN ANTI-TRANSPIRANT SPRAY THAT WILL EFFECTIVELY REDUCE THE WATER LOSS OF TRANSPIRATION OF PLANT MATERIAL AND REDUCE THE STRESS OF TRANSPLANTATION. IT IS RECOMMENDED AS PART OF THE ONGOING MAINTENANCE THAT ANY BROADLEAF EVERGREEN AND CONIFEROUS TREE AND SHRUBS (EXCLUDING ARBOVITAE) RECEIVE AN APPLICATION OF AN ANTI-DESICCANT SPRAY TO REDUCE THE LOSS OF MOISTURE DUE TO WINTER DESICCATION.
- MAINTENANCE. THE OWNER SHALL TEND AND MAINTAIN ALL PLANT MATERIALS IN A HEALTHY GROWING CONDITION AS PER THE APPROVED PLAN. PLANTINGS SHALL BE REPLACED WHEN NECESSARY AND KEPT FREE FROM REFUSE & DEBRIS. ALL PLANTING MATERIAL WHICH IS DYING OR DAMAGED BEYOND RECOVERY SHALL BE REPLACED WITHIN SIX (6) MONTHS OR BY THE NEXT PLANTING SEASON, WHICHEVER COMES FIRST.
- LANDSCAPE / SITE DEMOLITION CONTRACTOR TO VERIFY LOCATIONS OF EXISTING TREES AND SHRUBS TO BE SALVAGED AND CLEARLY TAG THEM WITH MARKING TAPE AND CONSTRUCTION FENCE.

Proposed Plant Material Table

Broadleaf Deciduous Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
4	BepoW		Betula populifolia 'Whitespire'	Whitespire Japanese White Birch	8' - 10' - Clump B&B
2	GibiPS		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	2 1/2' - Cal - B&B
-	Extg		Existing to Remain	Existing	3
8	Extg		Existing to be Removed	Existing to be Removed	4

Conifer Evergreen Tree					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
9	JuscWB		Juniperus scopulorum 'Witchita Blue'	Wichita Blue upright juniper	5' - 6' - B&B
10	ThocAB		Thuja occidentalis 'Art Boe'	North Pole Arborvitae	5' - 6' - B&B
6	Extg		Existing to Remain	Existing to Remain	3
4	Extg		Existing to be Removed	Existing to be Removed	4

Broadleaf Deciduous Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
2	VicaSB		Viburnum catesii 'Spice Baby'	Spice Baby Viburnum	18" - 24" - B&B
6	Extg		Existing to Remain	Existing to Remain	3
3	Extg		Existing to be Removed	Existing to be Removed	4

Conifer Evergreen Shrub					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
-	Extg		Existing to Remain	Existing to Remain	7

Perennial Grass					
Quantity	Code Name	Symbol	Scientific Name	Common Name	Planting Size
8	PavIN		Panicum virgatum 'Northwind'	Northwind Switch Grass	1-Gal - Cont

Rain Garden #1 - Storm Water Management Area			
Quantity	Symbol	Supplier	Type
1500 sq. ft.		Agrecol	Rainwater Renewal Seed Mix - Designed for an extensive root system, these plants will increase infiltration rates, reduce erosion, and manage rainwater. Mixture contains 15 native permanent grass/ sedge species and 19 native forb species. Apply at 8 PLS pounds per acre. Refer to cut sheets for mix specifics and installation instructions.

Comments

- Straight central leader, full & even crown. Prune only after planting.
- Well balanced, multi-stemmed tree with a minimum of (3) strong canes and full appearance.
- Prune existing tree (shrub), remove any dead, diseased or hazardous limbs. Thin out as required and raise canopy for safety and viability for both pedestrians and motorists.
- Remove tree (shrub) in its entirety and grind stump to a minimum of 6" below adjacent grade. Remove grinding chips and fill hole with topsoil and sow turf grass seed as required.
- Evenly shaped upright tree with full branching to the ground.
- Full well rooted plant, evenly shaped.
- Full well rooted plant.
- Male only

EXISTING CONDITIONS GENERAL NOTES

- INFORMATION PERTAINING TO EXISTING CONDITIONS GIVEN ON THESE LANDSCAPE DRAWINGS REPRESENTS TO THE BEST OF OUR KNOWLEDGE THE ACTUAL EXISTING FIELD CONDITIONS. INSITE LANDSCAPE DESIGN, INC. MAKES NO WARRANTY AS TO THEIR ACCURACY. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS IMPERATIVE TO THEIR NEW WORK. REPORT ANY DISCREPANCIES BETWEEN THE DRAWINGS AND FIELD CONDITIONS TO THE LANDSCAPE ARCHITECT FOR REVIEW. ANY WORK PERFORMED PRIOR TO RESOLUTION OF DISCREPANCIES BY THE LANDSCAPE ARCHITECT IS SUBJECT TO REMOVAL AND REPLACEMENT AT NO ADDITIONAL COST TO THE CONTRACT.
- THE LOCATIONS OF EXISTING UTILITY INSTALLATIONS AS SHOWN ON THIS PLAN ARE APPROXIMATE. THERE MAY BE UNDERGROUND UTILITY INSTALLATIONS WITHIN THE PROJECT AREA OF DISTURBANCE THAT ARE NOT SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES.
- VERIFY ALL EXISTING CONDITIONS, DIMENSIONS, AND ALIGNMENT OF WALLS. BRING ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO FABRICATION / CONSTRUCTION BEGINS.
- VERIFY LOCATION OF ACCESS PANELS w/ MECHANICAL AND ELECTRICAL EQUIPMENT FOR ACCESSIBILITY OF MECHANICAL & ELECTRICAL ITEMS. VERIFY LOCATIONS OF ALL BURIED UTILITIES AND STRUCTURES AND LOCATIONS OF ALL OVERHEAD WIRES.
- VERIFY LOCATION OF ALL EXISTING BASEMENTS.
- INSITE LANDSCAPE DESIGN, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF INSITE LANDSCAPE DESIGN, INC.

InSITE
LANDSCAPE DESIGN

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Project:

AUTOMATION
SOLUTIONS

N116 W18627 Morse Drive
Germantown, WI 53022

Issuance and Revisions:

Date	Number	Description
01/04/21		Plan Commission Submittal

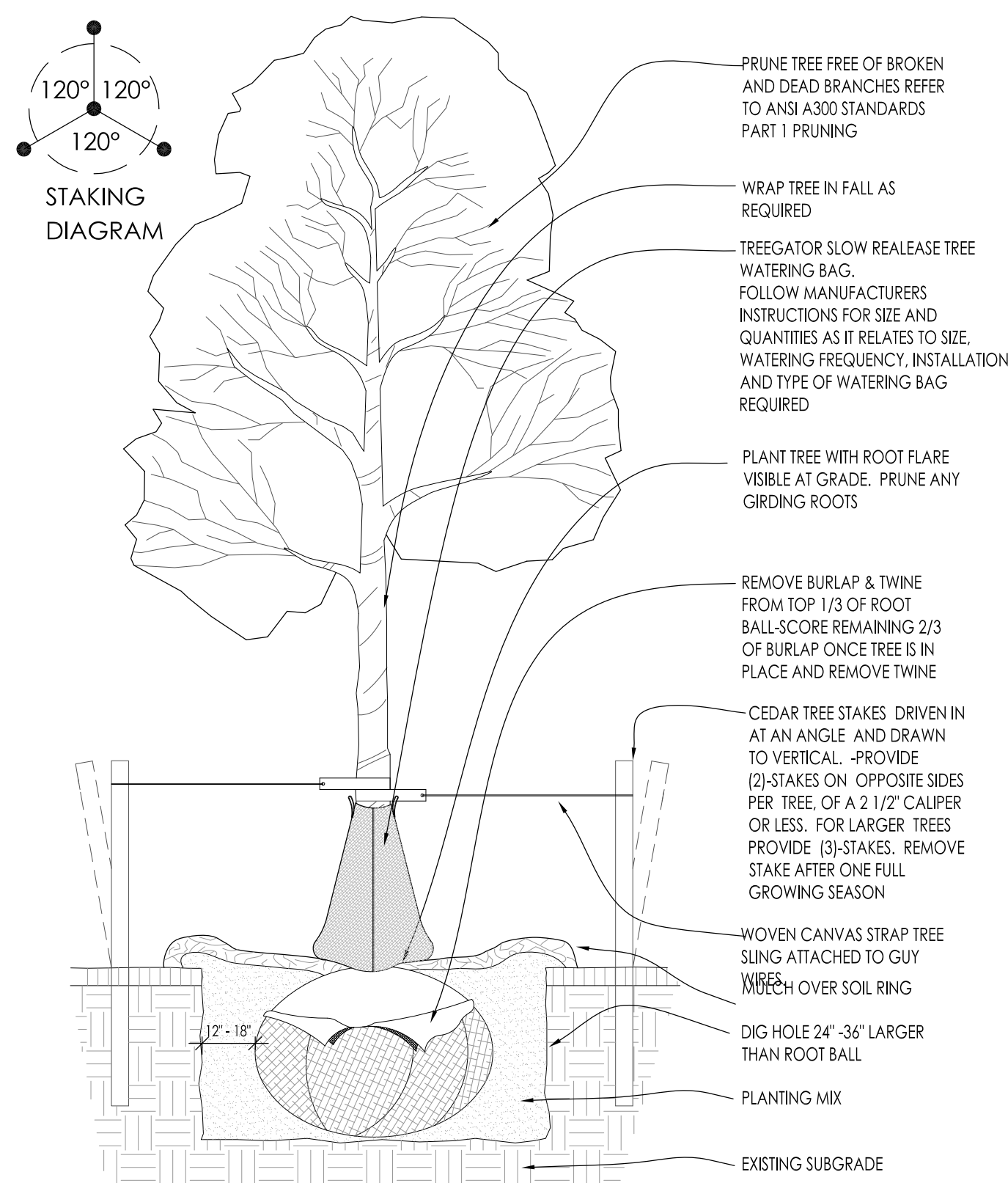
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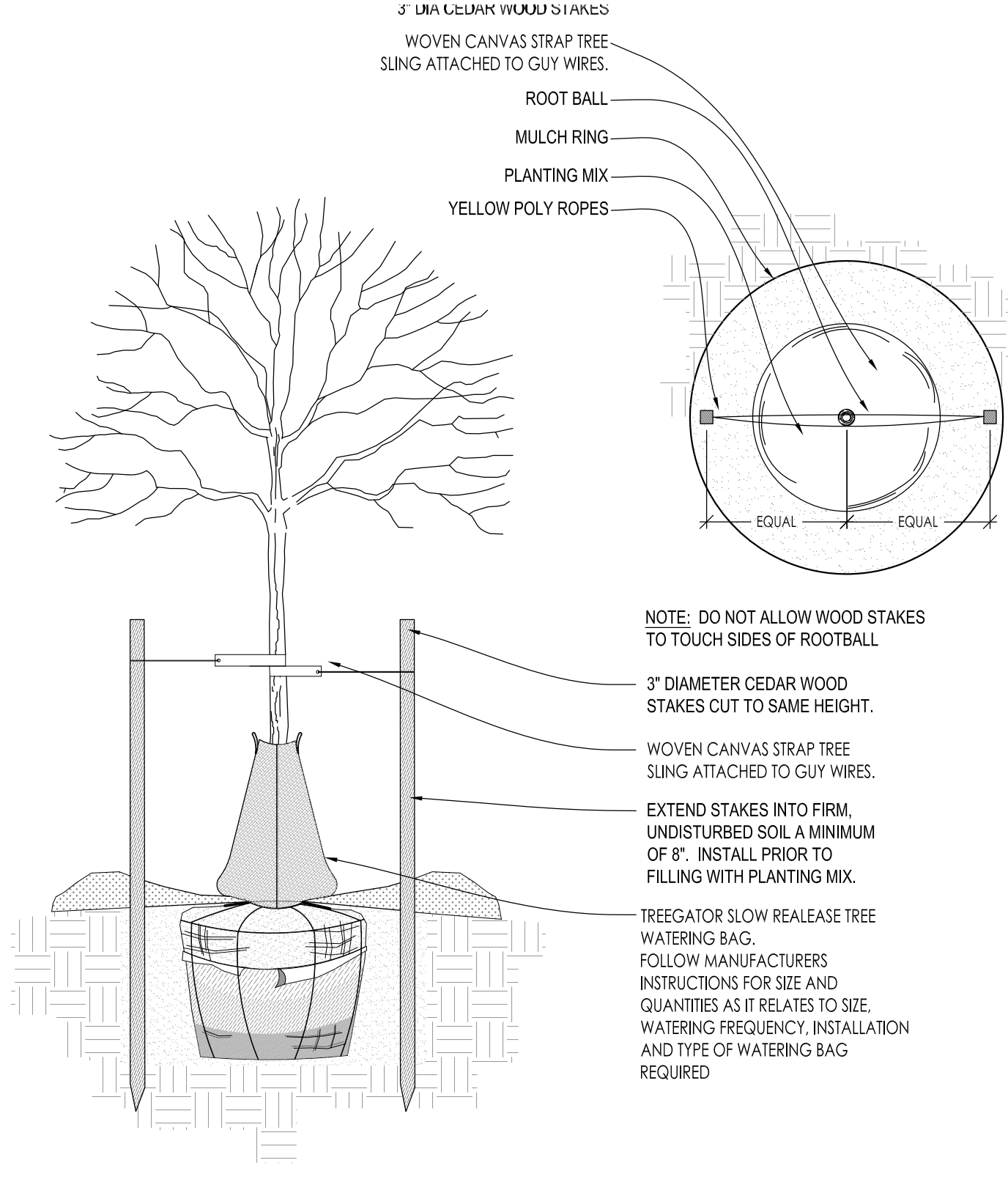
PROPOSED LANDSCAPE PLAN,
GENERAL NOTES,
AND PLANT MATERIAL TABLE

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Scale: 1" = 20'-0"
Drawn By: MCD
Job Number: L20-106
Sheet Number:

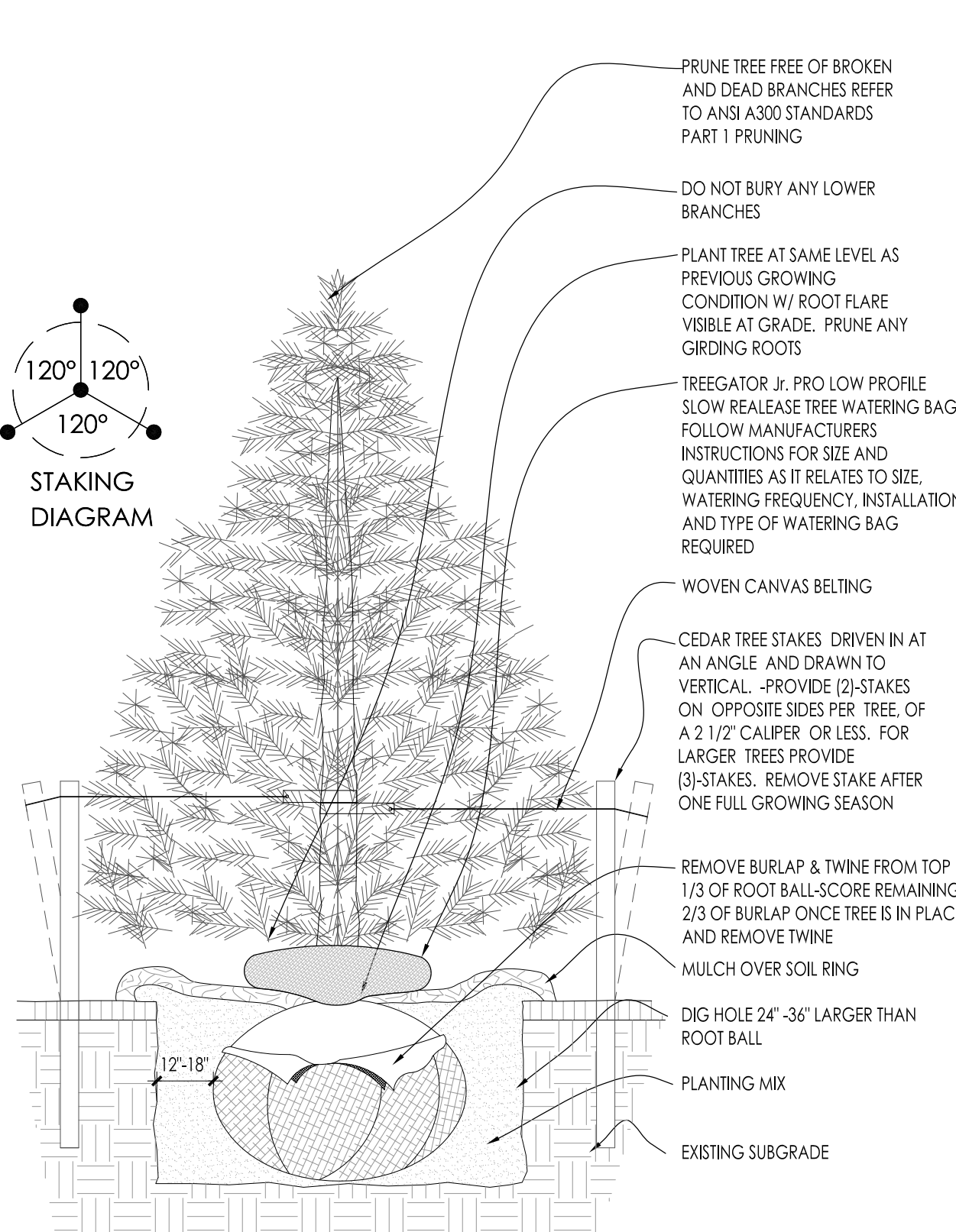
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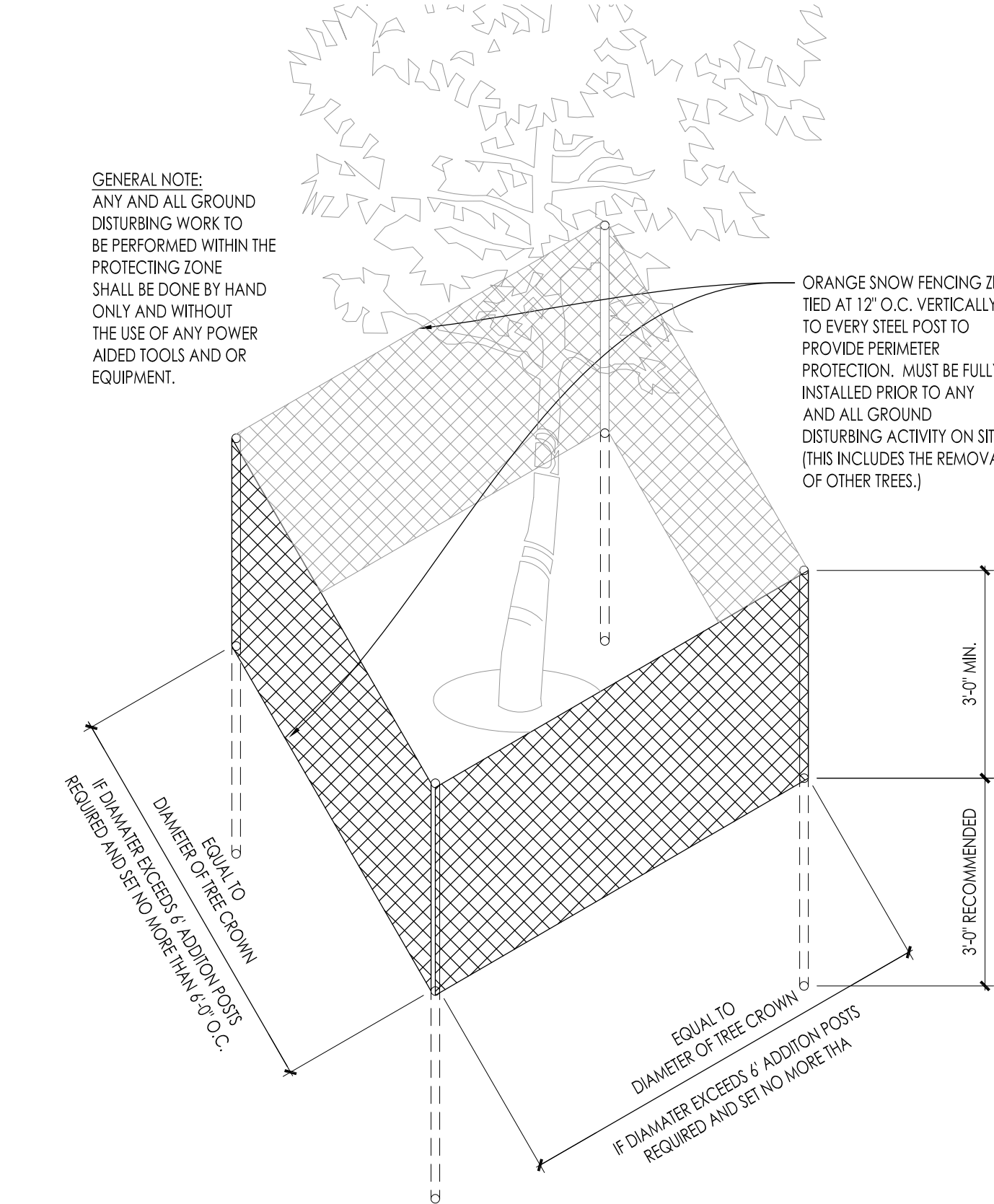
1 DECIDUOUS TREE PLANTING DETAIL SCALE: NONE



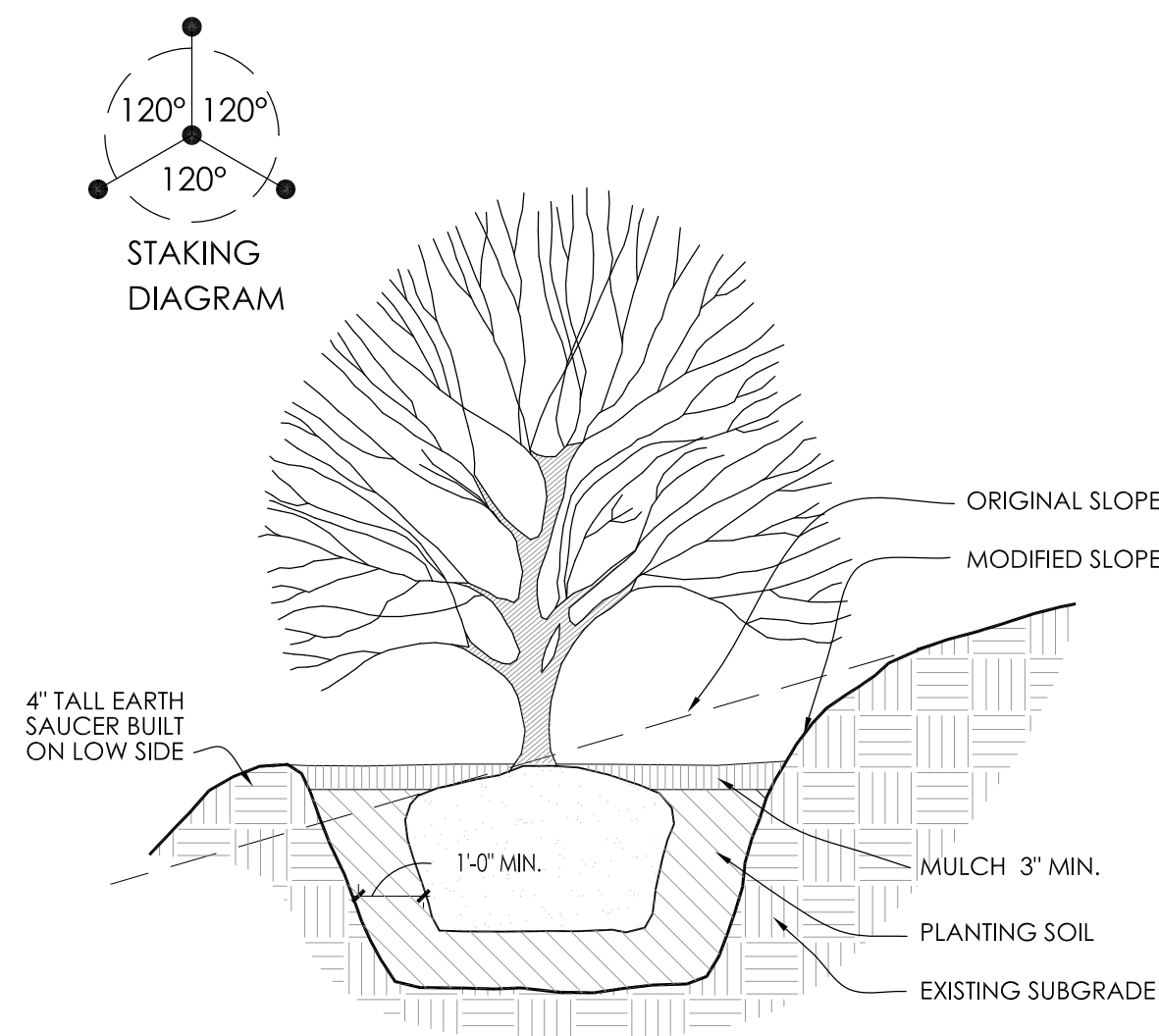
2 DECIDUOUS TREE STAKING PARKING ISLAND/RESTRICTED AREAS SCALE: NONE



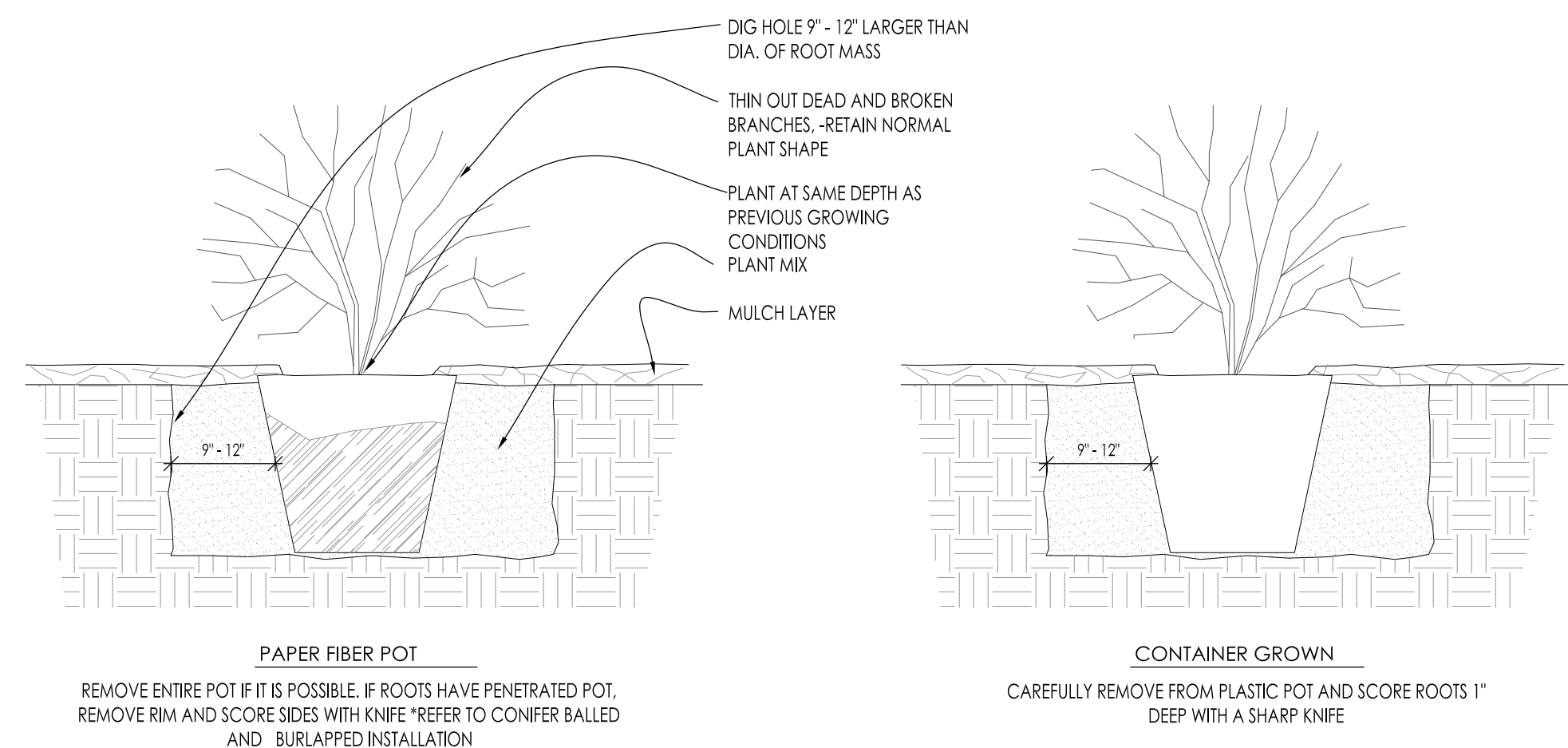
3 CONIFEROUS TREE PLANTING DETAIL SCALE: NONE



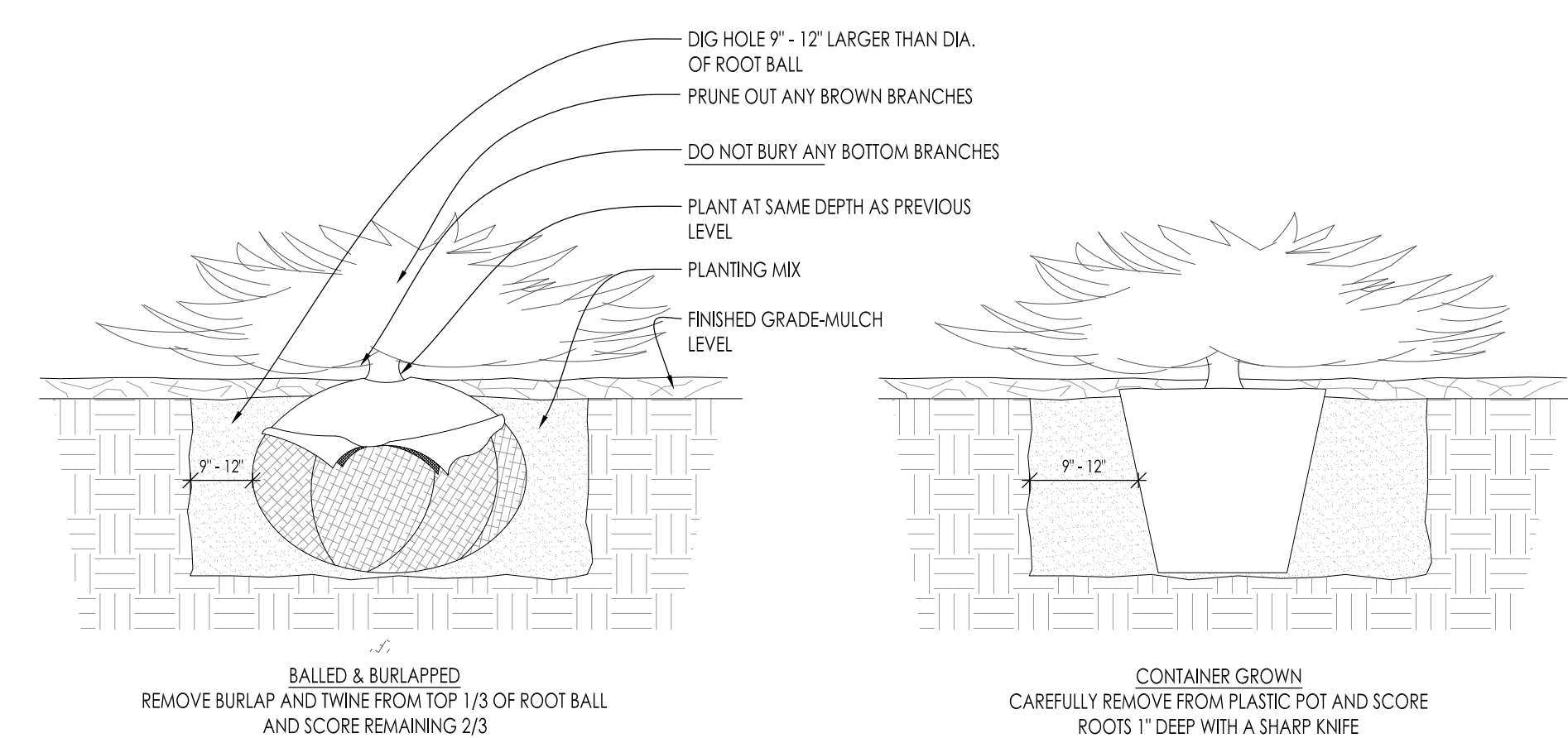
4 EXISTING TREE PROTECTION DETAIL SCALE: NONE



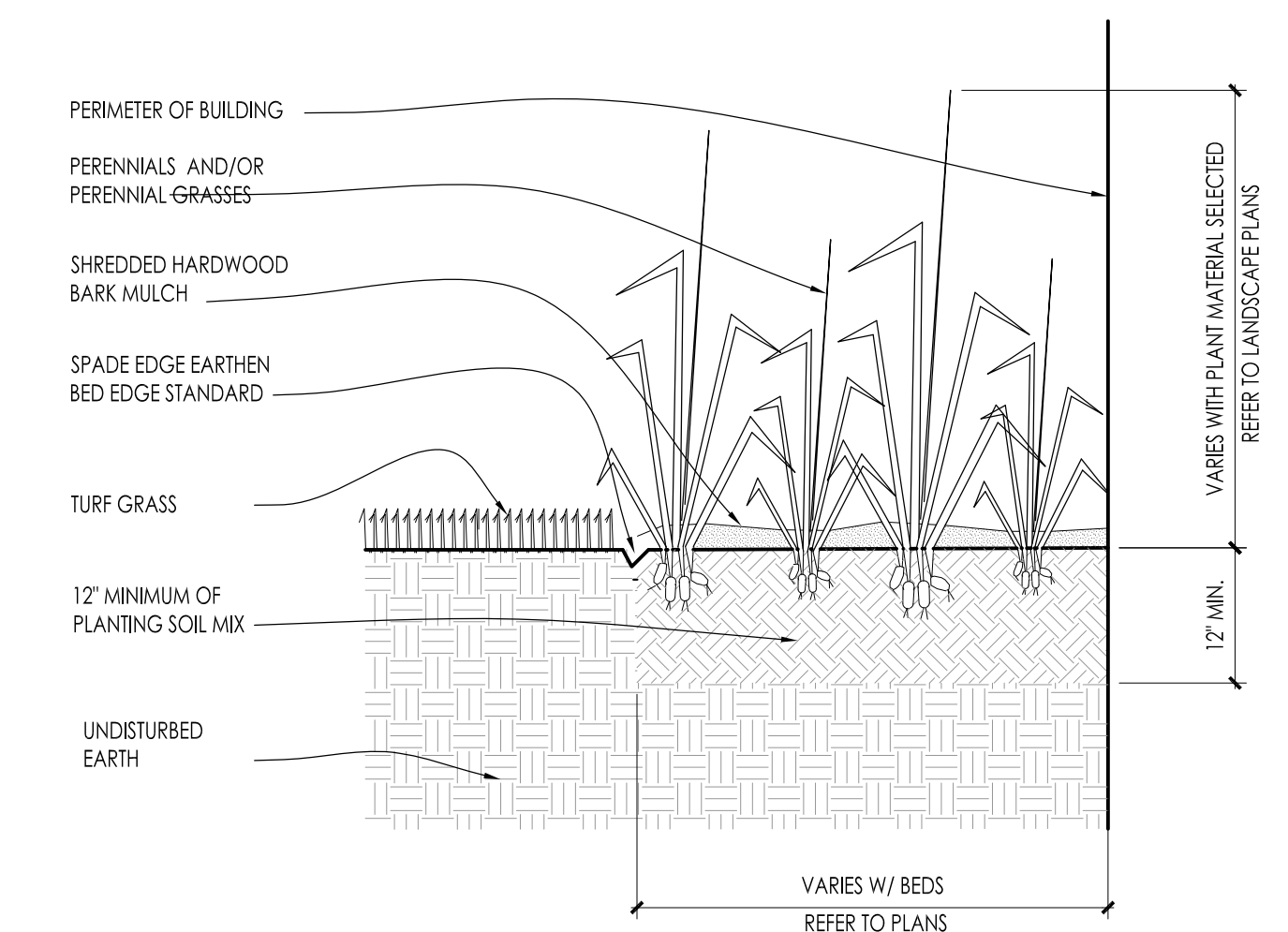
5 SLOPE PLANTING DETAIL SCALE: NONE



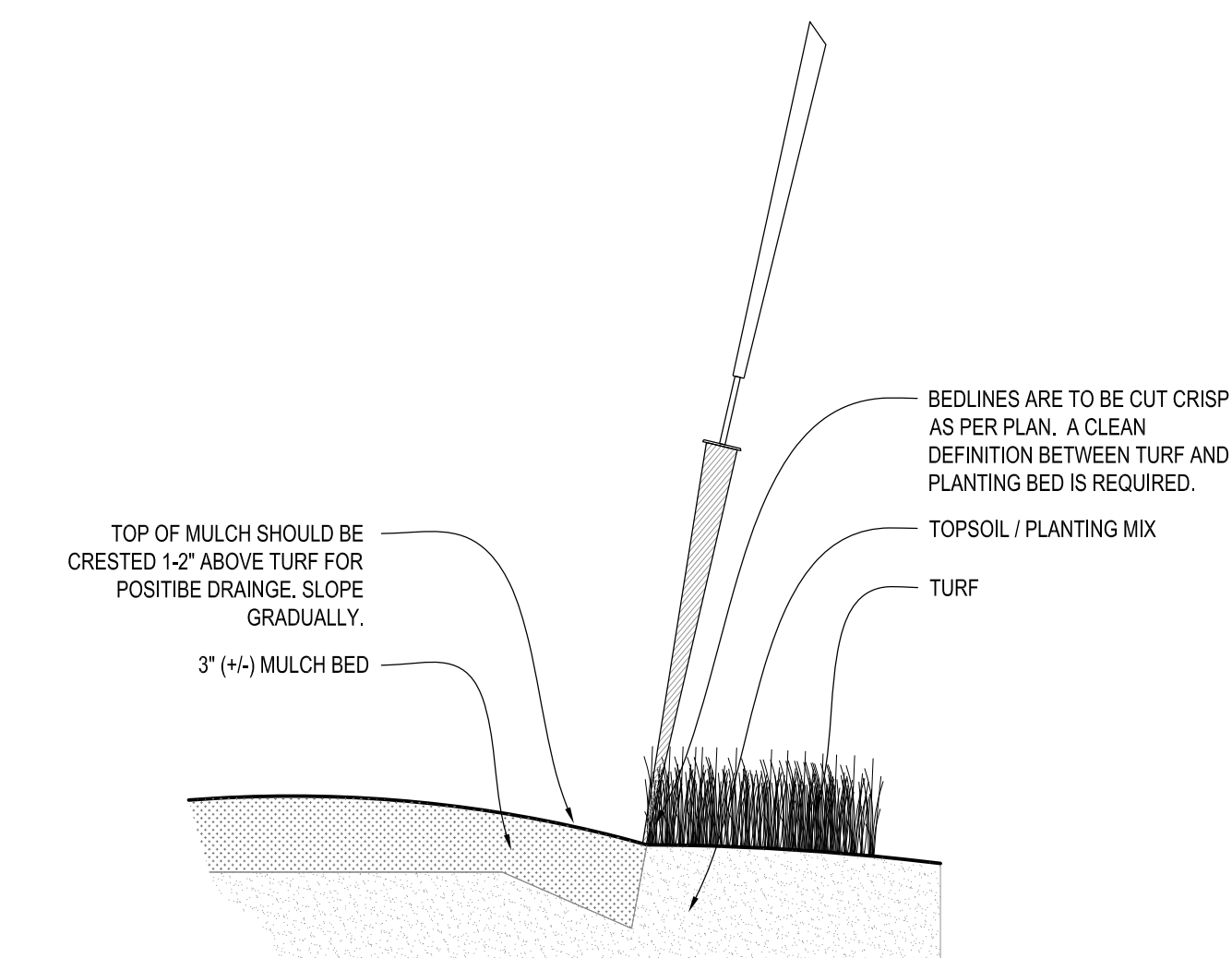
6 DECIDUOUS SHRUB PLANTING DETAIL SCALE: NONE



7 CONIFEROUS SHRUB PLANTING DETAIL SCALE: NONE



8 PERENNIAL BED PLANTING DETAIL SCALE: NONE



9 SPADE EDGE PLANT BED EDGE DETAIL SCALE: NONE

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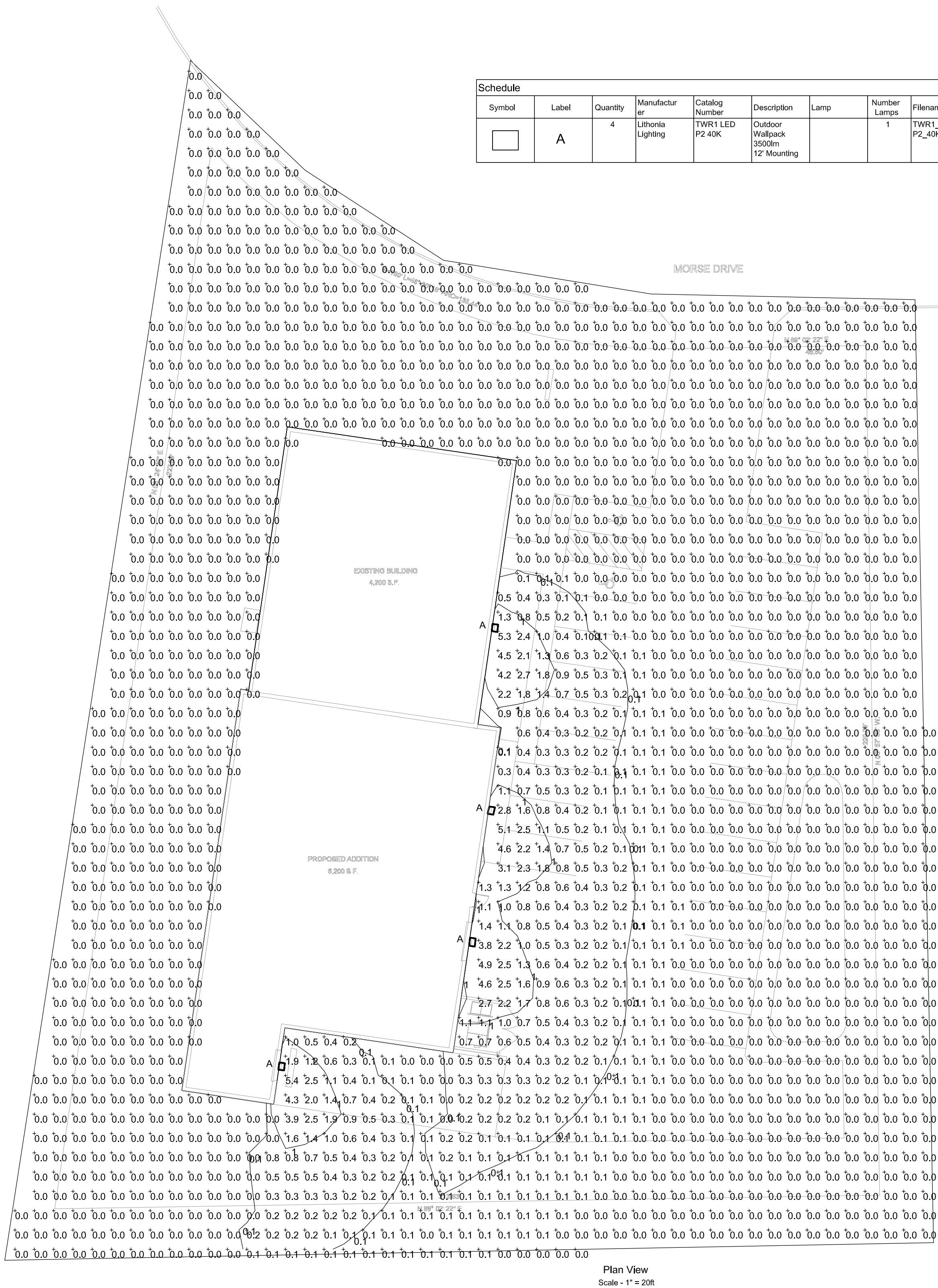
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Sheet Title:
PROPOSED LANDSCAPE PLAN,
PLANTING DETAILS

Date of Drawing:	01/04/21
Scale:	As Noted
Drawn By:	MCD
Job Number:	L20-106
Sheet Number:	

LSP1.2

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L20-106 - AUTOMATION SOLUTIONS - 01/04/2021



Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor
	A	4	Lithonia Lighting	TWR1 LED P2 40K	Outdoor Wallpack 3500lm 12" Mounting		1	TWR1_LED_P2_40K.ies	3449	1

MORSE DRIVE

EXISTING BUILDING
4,200 S.F.

PROPOSED ADDITION
8,200 S.F.

Plan View
Scale: 1" = 20'

TWR1 LED ALO

Adjustable Lumen Output

CEC
UL
EPA
LED
DLC
5+

Control
Number

Notes

Type

Specifications

Width: 12-15/16" (317 mm)

Height: 9" (229 mm)

Depth: 7-1/2" (191 mm)

Weight: 11.95 lbs (5.42 kg)

Introduction

The TWR1 LED luminaire is powerful yet energy efficient, capable of replacing up to a 250W metal halide luminaire while saving up to 86% in energy costs. Offering an expected service life of more than 20 years, the TWR1 LED eliminates frequent lamp and ballast replacements associated with traditional technologies. The Adjustable Light Output (ALO) feature allows the contractor to set the light output during installation, to a level perfectly suited for the job site. The TWR1 LED ALO luminaires can replace anything from 70W to 250W metal halide luminaires.

Ordering Information		EXAMPLE: TWR1 LED ALO 50K MVOLT DBDXTD			
Series	Performance Package	Color Temperature	Wattage	Control	Finish
TWR1 LED	ALO	50K 1500 lx, 200 lumens	50W	5000K 1500 lx	5000K 1500 lx

NOTES

1. Controlled color temperature (CCT) shown is nominal per ANSI C78, 377-2008.

2. MVOLT shown operates at the voltage from 100V to 277V.

FEATURES & SPECIFICATIONS

INTENDED USE

The TWR1 LED combines traditional wall pack design with high-output LEDs to provide an energy efficient, low-maintenance LED wallpack suitable for replacing up to 250W metal halide. The traditional design allows for easy installation and replacement. The TWR1 LED is ideal for outdoor applications such as canopies, loading areas, driveways and parking areas.

CONSTRUCTION

Tempered glass lens with bronze powder paint for better durability. Door is hinged on the side so door swings out of the way during installation and service. Castings are made with a composite material to resist the expansion of thermal components. MVOLT shown operates at the voltage from 100V to 277V. All luminaires have a 5-year warranty.

OPTICS

High-performance LEDs maintain up to 90% of light output at 100,000 hours of service life. 50K 1500 lx/200 lumens. Prismatic glass lens designed for superior lighting distribution, uniformity and beam spreading. See Lighting Facts label and photometric reports for specific beam performance.

INSTALLATION

For optimal performance, the luminaire should be installed in a well-ventilated area. The luminaire should be installed in a well-ventilated area. The luminaire should be installed in a well-ventilated area.

WARRANTY

5-year limited warranty. Complete warranty terms located at: [www.lithonia.com](#)

COMMERCIAL OUTDOOR

One Lithonia Way • Conley, Georgia 30124 • Phone: 800.755.7378 • [www.lithonia.com](#)

© 2013-2020 Auity Therma Lighting, Inc. All rights reserved.

TWR1 ALO LED Rev: 01/2020

Performance Data

Lumen Output

Lumen output is a photometric value performed in accordance with IESNA LM-79-06. Data is considered to be representative of the configurations shown, within the tolerances allowed by lighting fixtures.

Configuration	Wattage	Lumens	Beam Angle
1	100	1,000	100°
2	100	1,000	100°
3	100	2,000	100°
4	200	1,000	100°
5	200	1,000	100°
6	200	1,000	100°
7	400	1,000	100°
8	100	2,000	200°

*Default setting is at maximum output.

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for various ambient temperatures from 54°C (130°F) to 65°C (149°F).

°C	°F	Multiplier
54	130	1.00
55	131	0.99
56	133	0.98
57	135	0.97
58	136	0.96
59	138	0.95
60	140	0.94

Projected LED Lumen Maintenance

Use these factors to determine projected lumen output at 50°C ambient, based on 60,000 hours of LED testing (based on IESNA LM-80-08 and projected per IESNA TM-21-11).

Configuration	Wattage	Lumens	Beam Angle
1	100	1,000	100°
2	100	1,000	100°
3	100	2,000	100°
4	200	1,000	100°
5	200	1,000	100°
6	200	1,000	100°
7	400	1,000	100°
8	100	2,000	200°

Electrical Load

Configuration	Wattage	Current (A)
1	100	0.45
2	100	0.45
3	100	0.45
4	200	0.90
5	200	0.90
6	200	0.90
7	400	1.80
8	100	0.45

Photometric Diagrams

See complete photometric reports or download an files for this product, visit the Lithonia Lighting TWR1 LED homepage.

PHOTOMETRIC SITE PLAN
SCALE: 1" = 20'

1

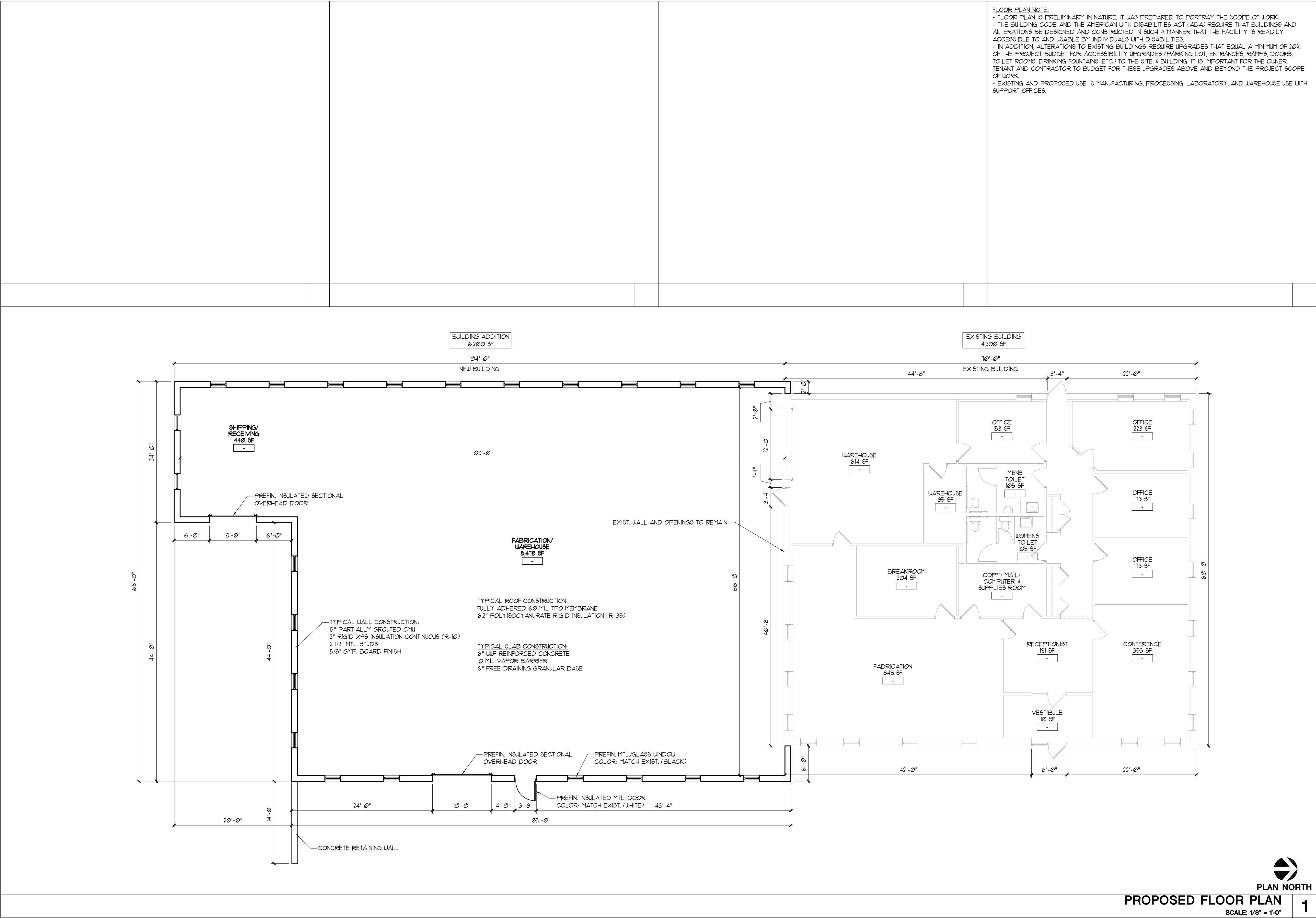
FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
01/04/21	PLAN	COMMISSION SUBMITTAL	BMD
Project:			
Building Addition for: Automation Solutions N16 W18627 Morse Drive Germantown, WI 53022			
PERSPECTIVE DESIGN, INC. 11525 W. North Avenue Wauwatosa, WI 53226 Tel: (414) 302-1780 Fax: (414) 302-1781			
Drawing Title: PHOTOMETRIC SITE PLAN			
Date:	01/04/21	THIS BOX IS 1/2" x 1/2"	
Scale:	NOTED		
Drawn:	BMD		
Job:	20-074		
Sheet:			
PSP1.1			

NOT FOR CONSTRUCTION

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY



FLOOR PLAN NOTE:
- FLOOR PLAN IS PRELIMINARY IN NATURE. IT WAS PREPARED TO PORTRAY THE SCOPE OF WORK.
- THE BUILDING CODE AND THE AMERICAN WITH DISABILITIES ACT (ADA) REQUIRE THAT BUILDINGS AND ALTERATIONS BE DESIGNED AND CONSTRUCTED IN SUCH A MANNER THAT THE FACILITY IS READILY ACCESSIBLE TO AND USABLE BY INDIVIDUALS WITH DISABILITIES.
- IN ADDITION, ALTERATIONS TO EXISTING BUILDINGS REQUIRE UPGRADES THAT EQUAL A MINIMUM OF 20% OF THE PROJECT BUDGET FOR ACCESSIBILITY UPGRADES (PARKING LOT, ENTRANCES, RAMPS, DOORS, TOILET ROOMS, DRINKING FOUNTAINS, ETC.) TO THE SITE 4 BUILDING. IT IS IMPORTANT FOR THE OWNER, TENANT AND CONTRACTOR TO BUDGET FOR THESE UPGRADES ABOVE AND BEYOND THE PROJECT SCOPE OF WORK.
- EXISTING AND PROPOSED USE IS MANUFACTURING, PROCESSING, LABORATORY, AND WAREHOUSE USE WITH SUPPORT OFFICES.

FULL SIZE PRINT = 24" x 36" SHEET

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Building Addition for:
Automation Solutions
N116 W18627 Morse Drive
Germantown, WI 53022

PERSPECTIVE DESIGN, INC.
11325 W. North Avenue
Wauwatosa, WI 53226
Tel (414) 302-1780 Fax (414) 302-1781

REV. #REV. DATEDESCRIPTION

01/04/21PLAN COMMISSION SUBMITTALBMD

Project:

Date: 01/04/21

Scale: NOTED

Drawn: BMD

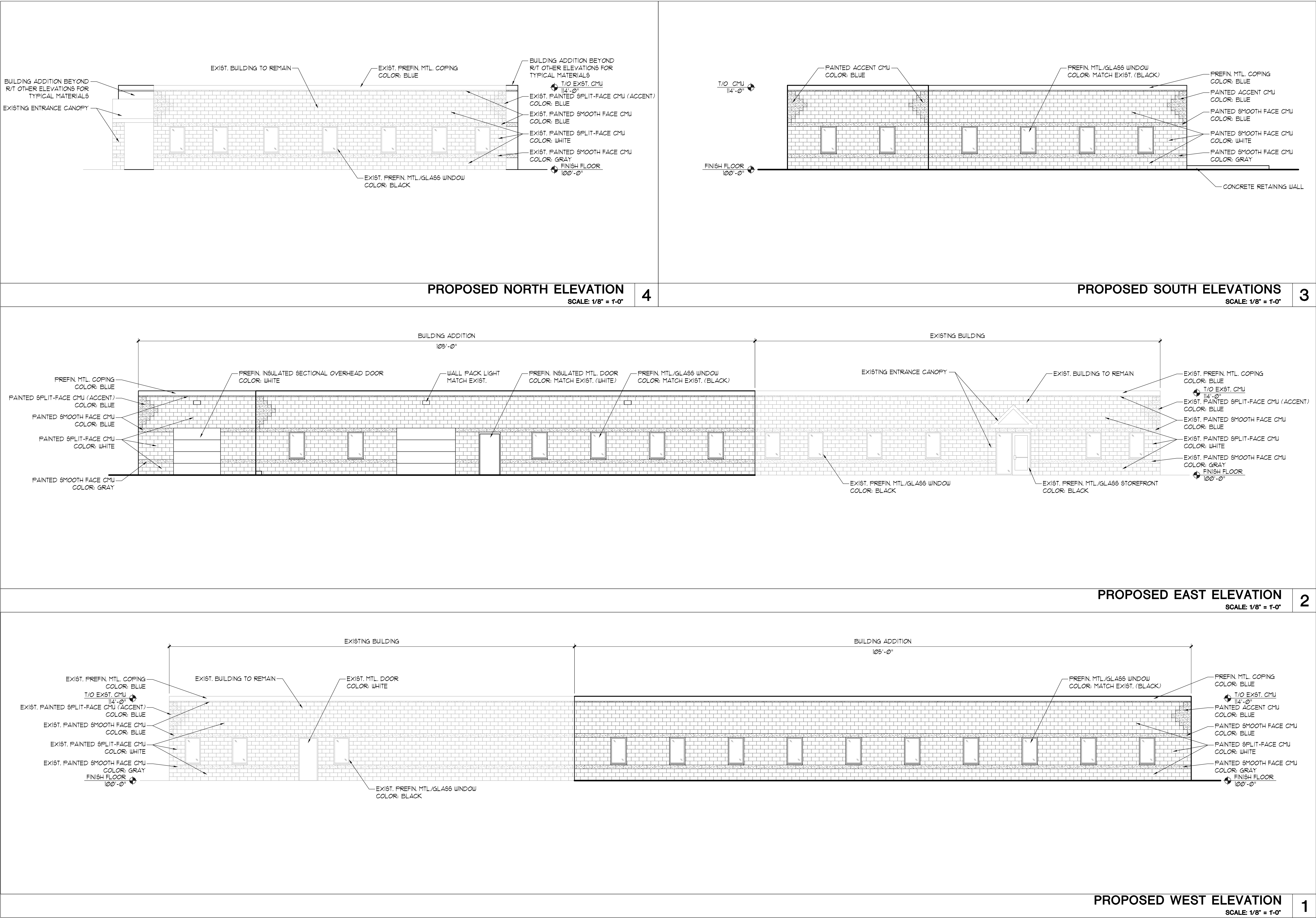
Job: 20-074

Sheet: **A1.1**

- PRELIMINARY -

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FULL SIZE PRINT = 24" x 36" SHEET

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REV. #	REV. DATE	DESCRIPTION	REV. BY:
1	01/04/21	PLAN COMMISSION SUBMITTAL	BMD
2			
3			
4			

Project:	Building Addition for: Automations Solutions N116 W18627 Morse Drive Germantown, WI 53022
Drawing Title:	EXTERIOR ELEVATIONS
Date:	01/04/21
Scale:	NOTED
Drawn:	BMD
Job:	20-074
Sheet:	A2.1

THIS BOX IS 1/2" x 1/2"

- PRELIMINARY -
FOR ESTIMATING AND REVIEW ONLY

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TWR1 LED ALO

Adjustable Lumen Output



Catalog
Number

Notes

Type

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

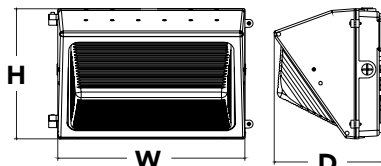
Specifications

Width: 12-15/16"
(32.9 cm)

Height: 9"
(22.9 cm)

Depth: 7-1/2"
(19 cm)

Weight: 11.95 lbs
(5.42kg)



Introduction

The TWR1 LED luminaire is powerful yet energy efficient, capable of replacing up to a 250W metal halide luminaire while saving up to 86% in energy costs. Offering an expected service life of more than 20 years, the TWR1 LED eliminates frequent lamp and ballast replacements associated with traditional technologies. The Adjustable Light Output (ALO) feature allows the contractor to set the light output during installation, to a level perfectly suited for the job site. The TWR1 LED ALO luminaires can replace anything from 70W to 250W metal halide luminaires.

Ordering Information

EXAMPLE: TWR1 LED ALO 50K MVOLT DDBTXD

TWR1 LED						
Series	Performance Package		Color Temperature	Voltage	Controls	Finish
TWR1 LED	ALO	1,100 to 6,200 lumens	40K 4000 K ¹ 50K 5000 K ¹	MVOLT ² 347	(blank) No controls PE Photo control	DDBTXD Textured dark bronze

NOTES

- Correlated color temperature (CCT) shown is nominal per ANSI C78, 377-2008.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

FEATURES & SPECIFICATIONS

INTENDED USE

The TWR1 LED combines traditional wall pack design with high-output LEDs to provide an energy-efficient, low maintenance LED wall pack suitable for replacing up to 250W MH fixtures. The traditional shape helps maintain building aesthetics when replacing only a portion of your building's wall packs. TWR1 LED is ideal for outdoor applications such as carports, loading areas, driveways and parking areas.

CONSTRUCTION

Rugged cast-aluminum housing with bronze polyester powder paint for lasting durability. Door is hinged on the side so door swings out of the way during installation and service. Castings are sealed with a one-piece gasket to inhibit the entrance of external contaminants. MVOLT driver operates on any line voltage from 120-277V (50/60Hz). All luminaires have 6kV surge protection. Rated for outdoor installations, -40°C minimum ambient. Please consult factory for surge rating of photocells.

OPTICS

High-performance LEDs maintain up to 90% of light output at 100,000 hours of service life (L90/100,000 hours). Prismatic glass lens designed for superior lighting distribution, uniformity and fixture spacing. See Lighting Facts label and photometry reports for specific fixture performance.

INSTALLATION

Designed for wall mounting above four feet from ground. Housing is configured for mounting directly over a standard 4" outlet box (by others) or for surface wiring via any of three convenient 1/2" threaded conduit entry hubs.

LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations. Tested in accordance with IESNA LM-79 and LM-80 standards.

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

WARRANTY

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

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



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705.7378 • www.lithonia.com
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TWR1 ALO LED
Rev. 07/20/20

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.

ALO SETTING	INPUT POWER	LUMEN OUTPUT	REPLACES METAL HALIDE
1	9W	1,100	70W
2	14W	1,700	70W
3	18W	2,200	100W
4	24W	3,000	150W
5	29W	3,500	150W
6	34W	4,100	150W
7	41W	5,000	175W
8*	51W	6,200	250W

*Default setting is at maximum output #8

Electrical Load

Power Package	System Watts	Current Load (A) @				
		120V	208V	240V	277V	347V
ALO (default setting)	51W	0.43	0.25	0.21	0.18	0.15

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	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Projected LED Lumen Maintenance

Data references the extrapolated performance projections in a **40°C ambient**, based on 6,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

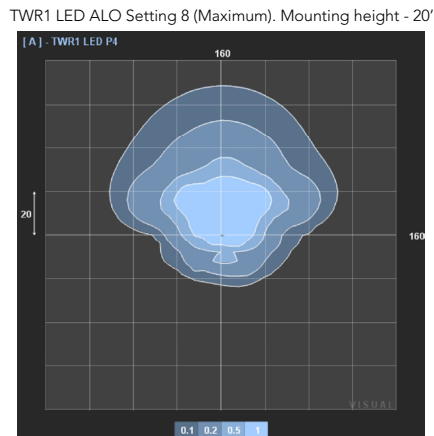
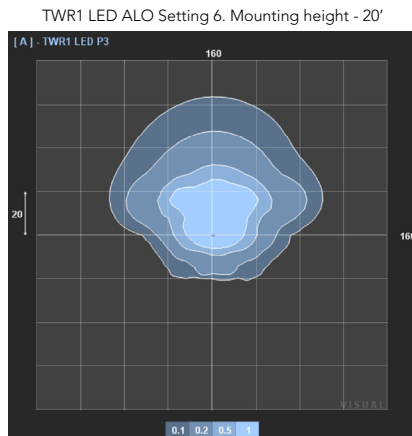
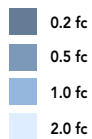
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	60,000	100,000
LM Factor TWR1 LED	1.0	>0.96	>0.94	>0.92	>0.90

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting [TWR1 LED homepage](#). Tested in accordance with IESNA LM-79 and LM-80 standards.

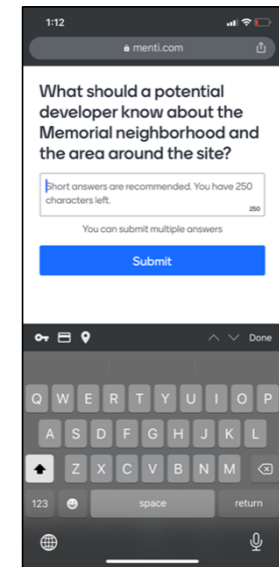
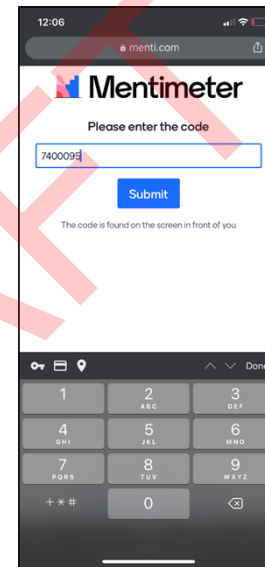
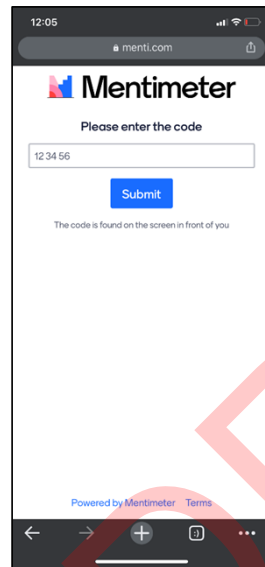
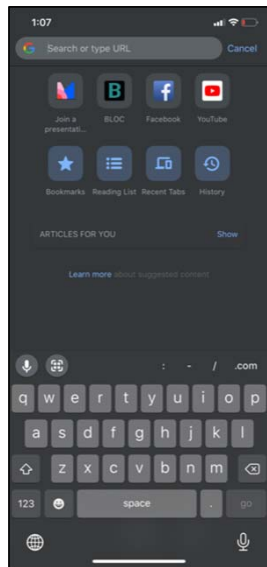
LEGEND



Village of Germantown
Community Meeting #2
GERMANTOWN 2050
March 22, 2021



BEFORE WE BEGIN...



1. Go to your web browser on your phone (Safari, Chrome, etc.)
2. Type in: **menti.com**
3. Type in the code for this presentation:
XX XX XX XX
4. Type your answers to the questions as they appear and keep watching the presentation to see others' responses.

WELCOME & MEETING OVERVIEW



1. Where are we in the planning process
2. What we've heard so far
3. Future Land Use – Neighborhoods, Districts, & Corridors
4. Proposed vision alternatives for specific areas of the Village
5. Visual Preference Survey
6. How to provide your feedback using Social Pinpoint

WELCOME & MEETING OVERVIEW

1. Zoom meeting etiquette and structure

- All participants, except presenters, will be muted during this meeting
- Participants are encouraged to provide comments via the chat function during the Zoom meeting. All comments may not be individually addressed during this 1-hour virtual meeting
- Individuals who have the desire to speak and be heard in a public forum can do so during regularly scheduled Plan Commission meetings at the “Public Input/Public Appearance” agenda item of every meeting. OR by sending an email to comments@village.germantown.wi.us by 4 p.m. on the day of the meeting so that they can be provided to the members for their consideration.

2. Go to **“WEBSITE”** and begin exploring ways to provide feedback on the materials that will be discussed tonight.

PLANNING TIMELINE:

- Public Information Meeting #1 (July 23, 2019)
- Park Planning Party (October 30, 2019)
- Community-wide Survey (Sept-Nov, 2019)
- Public Information Meeting #2 (Tonight!)
- Public Information Meeting #3 (May 2021 – Date TBD)
- Plan Review, Public Hearing, Adoption (June-July 2021 – Dates TBD)

WHAT WE'VE HEARD SO FAR:



2019 Community
Survey Results

Survey Timeline:	TOTAL SURVEY RESPONDENTS	AVERAGE RESPONSES PER QUESTION
September 9, 2019- November 1, 2019	1,819	1,633

WHAT WE'VE HEARD SO FAR:

85%

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

61%

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

Top Parks Amenities desired by Respondents

-  **Paved Trails**
-  **Concessions/Beer Garden**
-  **Outdoor Pool/Aquatic Center**
-  **Canoe/Kayak Launch**
-  **Unpaved Trails**



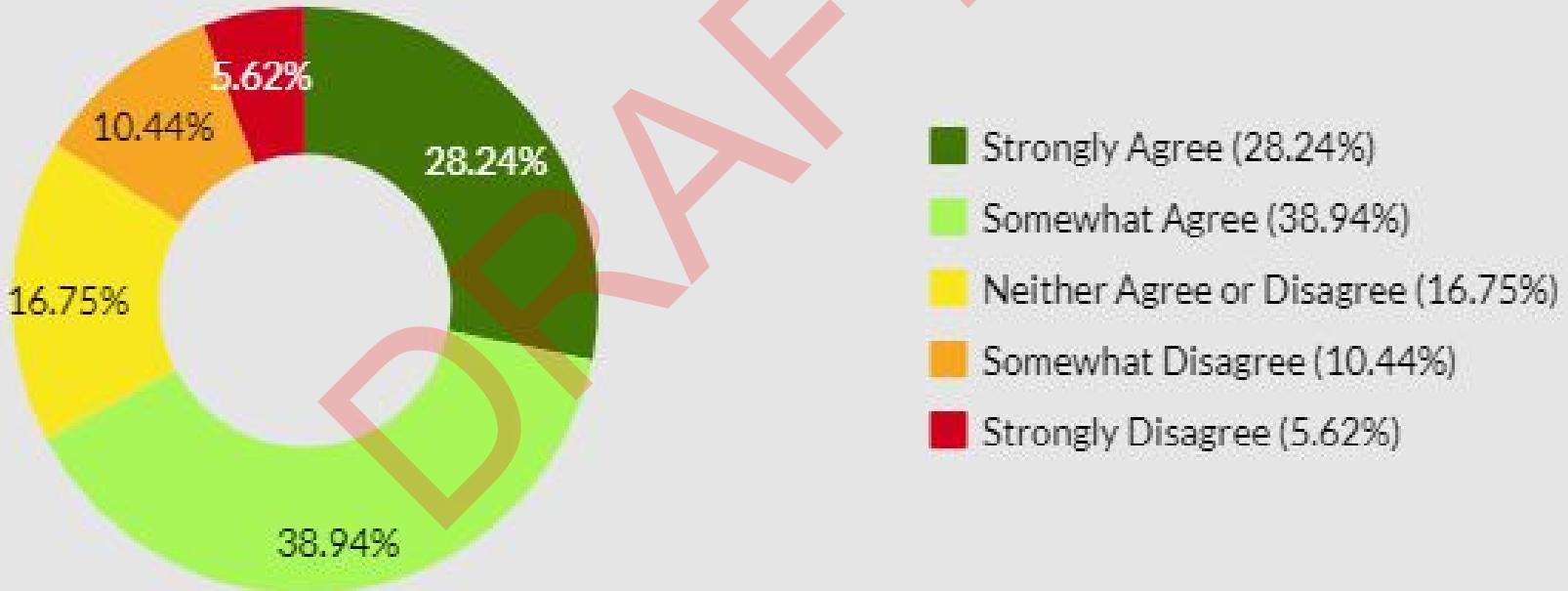
73%

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



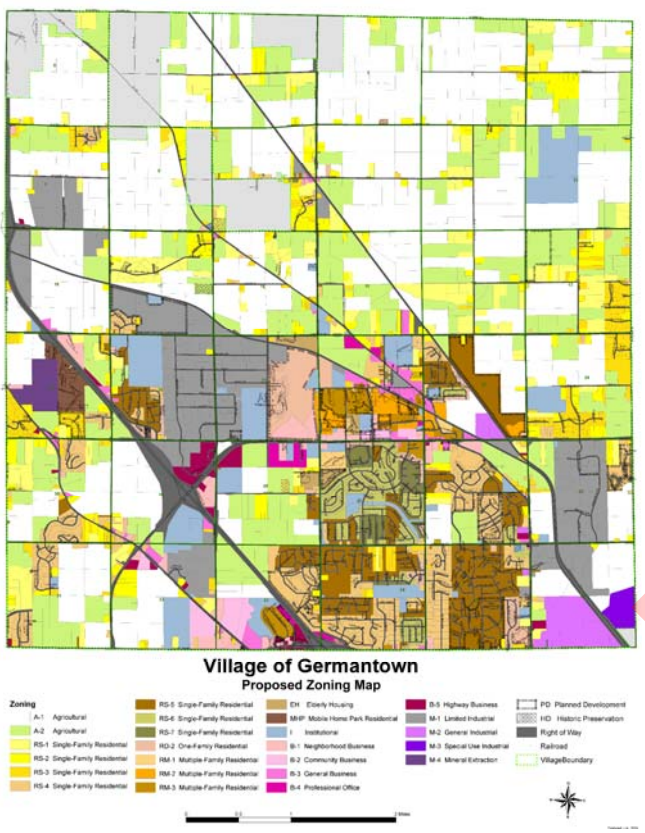
WHAT WE'VE HEARD SO FAR:

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

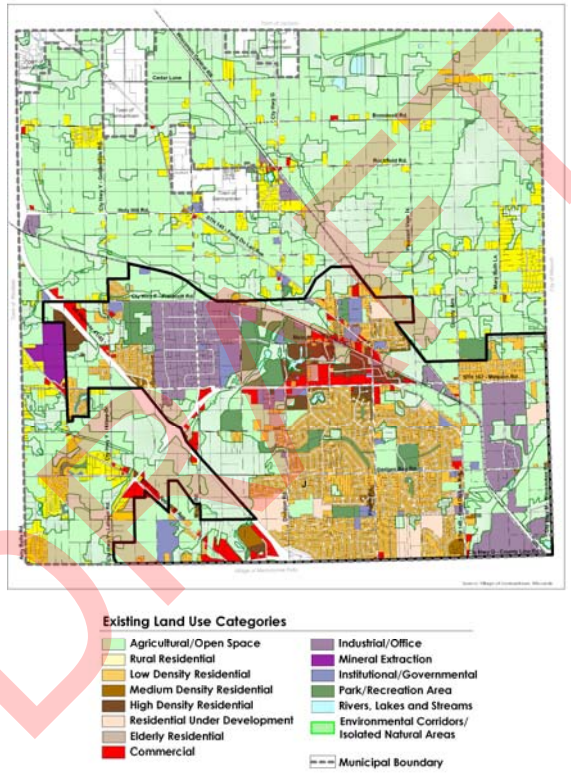


FUTURE LAND USE:

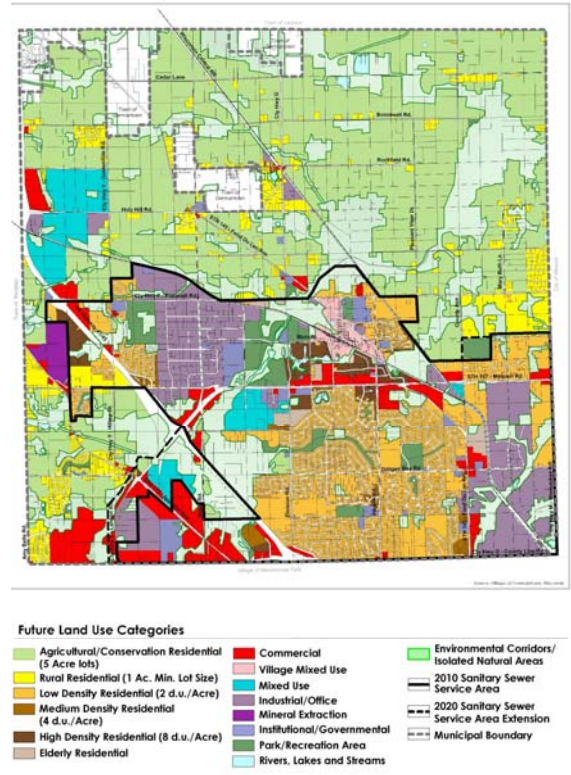
Neighborhoods, Districts, & Corridors



Existing Zoning
(as of 2019)



Existing Land Use
(as of 2004)



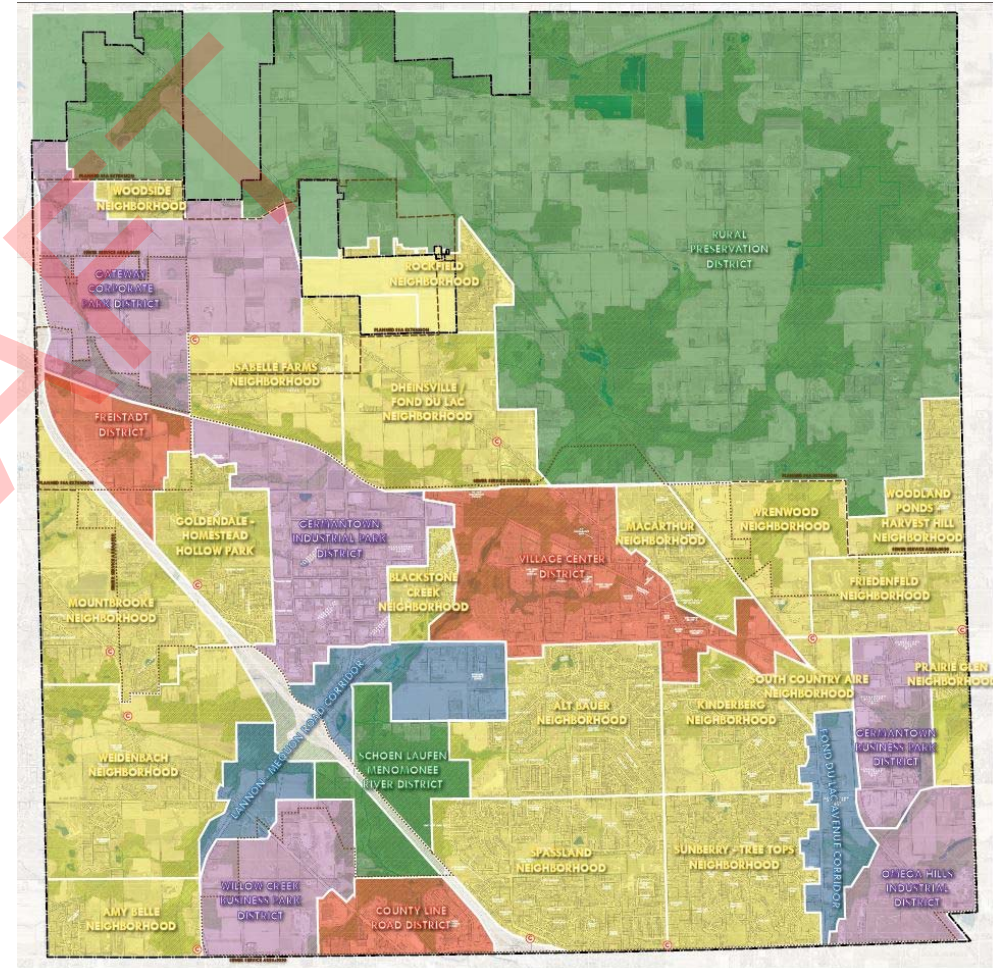
Future Land Use
(as envisioned in 2004)

FUTURE LAND USE:

Neighborhoods, Districts, & Corridors



- Rather than focusing on planning for individual parcels, the NDC approach focuses on the different “places” that define a community: its neighborhoods, its districts, and its corridors
- 19 Neighborhoods
- 10 Districts
 - 5 Industrial
 - 3 Commercial / Mixed-Use
 - 2 Rural
- 2 Corridors
- 1 Overlay (Environmental Corridors)

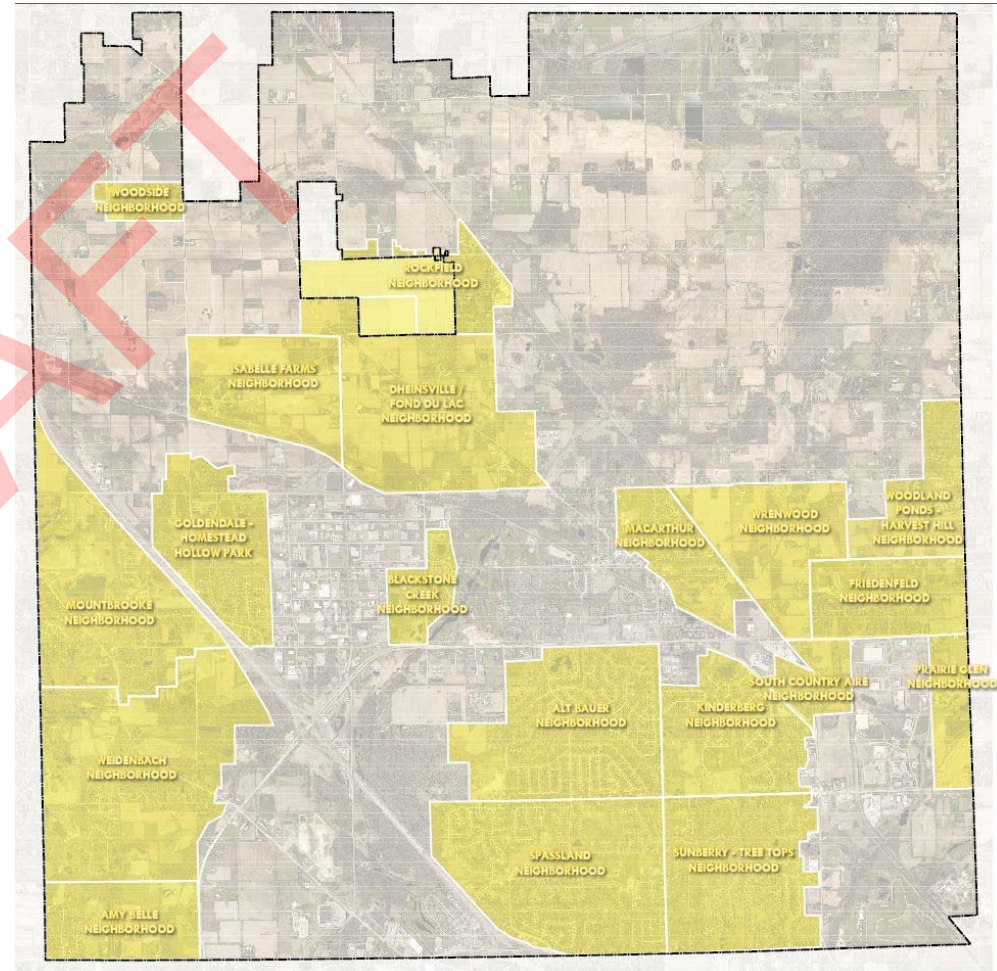


FUTURE LAND USE:

Neighborhoods, Districts, & Corridors

19 Neighborhoods

- Sunberry-Tree Tops
- Spassland
- Alt Bauer
- Kinderberg
- South Country Aire
- Prairie Glen
- Friedenfeld
- Woodland Ponds-Harvest Hill
- Dheinsville/Fond du lac
- Wrenwood
- Macarthur
- Blackstone Creek
- Goldendale-Homestead Hollow
- Amy Belle
- Weidenbach
- Mountbrooke
- Woodside
- Rockfield
- Isabelle Farms



FUTURE LAND USE:

Neighborhoods, Districts, & Corridors

10 Districts

5 Industrial

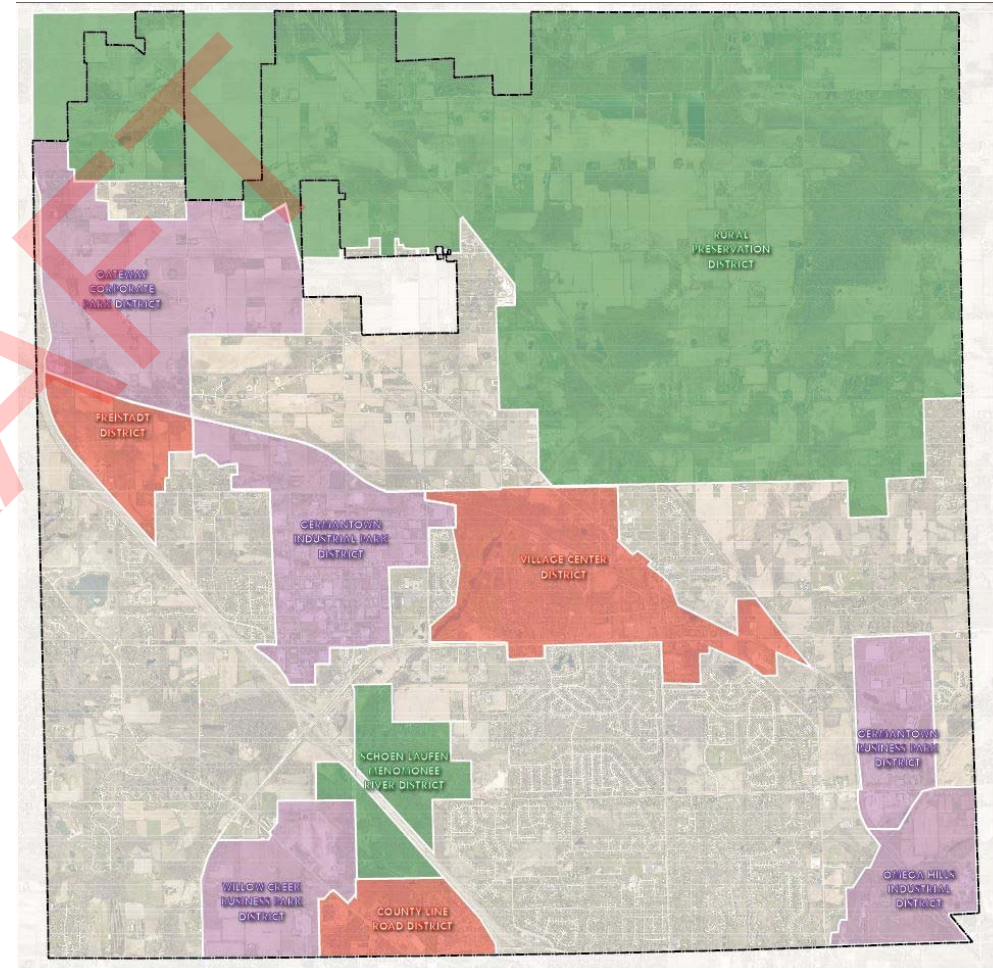
- Willow Creek Business Park
- Germantown Business Park
- Germantown Industrial Park
- Holy Hill Gateway Corporate Park
- Omega Hills Industrial

3 Commercial / Mixed-Use

- Village Center
- County Line Road
- Freistadt

2 Rural

- Rural Preservation
- Schoen Laufen – Menomonee River

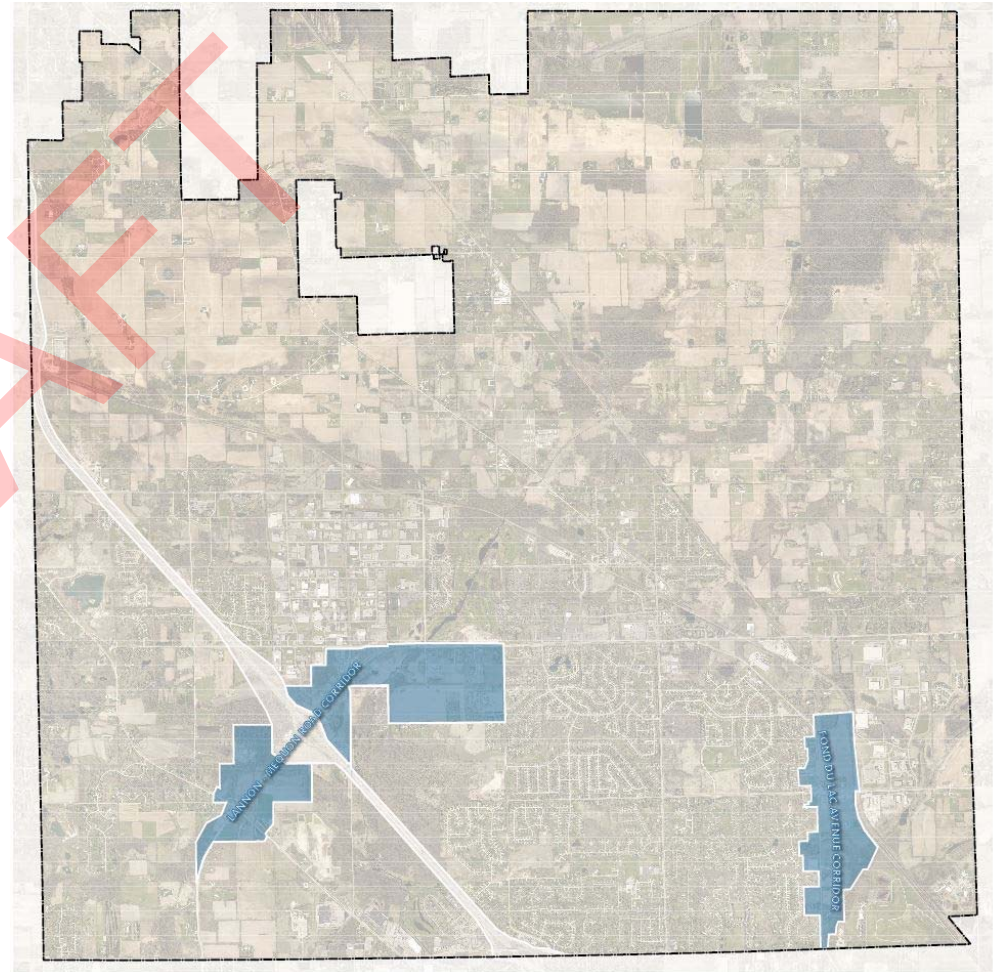


FUTURE LAND USE:

Neighborhoods, Districts, & Corridors

2 Corridors

- Lannon – Mequon Road
- Fond du Lac Avenue



FUTURE LAND USE:

Neighborhoods, Districts, & Corridors



How NDC Works

1. NDC Map
2. NDC Narrative & Table
 - Each NDC is evaluated in terms of the types of uses, physical characteristics, and density requirements that should be encouraged or discouraged

VILLAGE OF GERMANTOWN 2050 COMPREHENSIVE PLAN

Sunberry - Treetops NEIGHBORHOOD

GENERAL CHARACTER

The Sunberry Tree Tops Neighborhood is generally bounded by Pilgrim Road to the west, Fond Du Lac Avenue to the east, Donges Bay Road to the north and County Line Road to the south. The Sunberry Tree Tops Neighborhood is predominantly single-family residential with multi-family residential along the eastern edge, near Fond du Lac Avenue.

There is a small commercial node located in the southwest corner of the property near the intersection of Pilgrim Road and County Line Road (Hwy Q).

SPECIAL FEATURES

Hwy 145 (Fond du Lac Avenue) bounds the east edge of the neighborhood and connects the area with Hwy 100 and Interstate 41 to the south and Hwy 167 (Mequon Road) to the north.

There are a few small Isolated Natural areas within the Sunberry-Tree Tops Neighborhood. These areas are integrated among the residential development.

The Tree Tops Subdivision has a private park, approximately 4-acres in size. This neighborhood is served by Village sewer and water.

PREFERRED FUTURE LAND USE

Sunberry - Treetops Neighborhood

Preferred Future Land Uses										Enviro Corr.	SSA	Preferred Site Design			Density		
Existing Uses (+ existing nonconforming uses)	Residential, Single Family	Residential, Two & Three Family	Residential, Multi-family / Senior	Mixed-Use Commercial / Residential	Mixed-Use Commercial / Industrial	Commercial Districts "Neighborhood Centers"	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision	Dwelling Units / Acre (maximum)
	A	D	A	u	u	u	A	A	D	u	u	No	Yes	D	A	D	3.5 units/acre

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

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

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

PHOTO

DRAFT 1.26.2021

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FUTURE LAND USE:

Neighborhoods, Districts, & Corridors

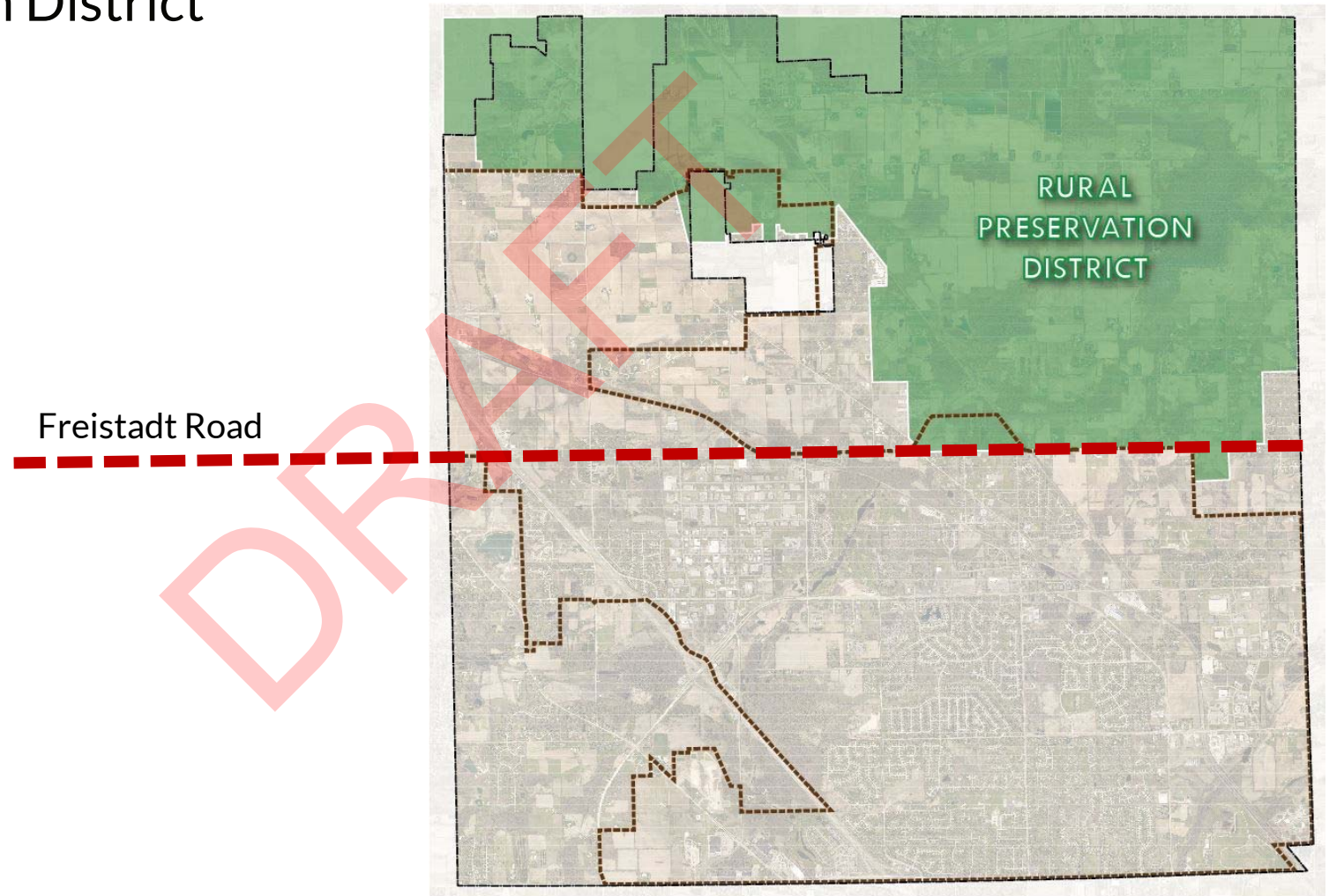
How NDC Works

1. NDC Map
2. NDC Narrative & Table
 - Each NDC is evaluated in terms of the types of uses, physical characteristics, and density requirements that should be encouraged or discouraged

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Density
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	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	"Dwelling Units / Acre (maximum)"
A	D	A	u	u	u	A	A	D	u	u	u	No	Yes	D	A	D	3.5 units/acre

D =	Desirable – These uses should be encouraged and support the desired character of the area.
A =	Allowable – These uses are appropriate for the area, but may require additional consideration to fit the vision.
u =	Undesirable – Generally, these uses should not be encouraged, but may still be acceptable under special circumstances.

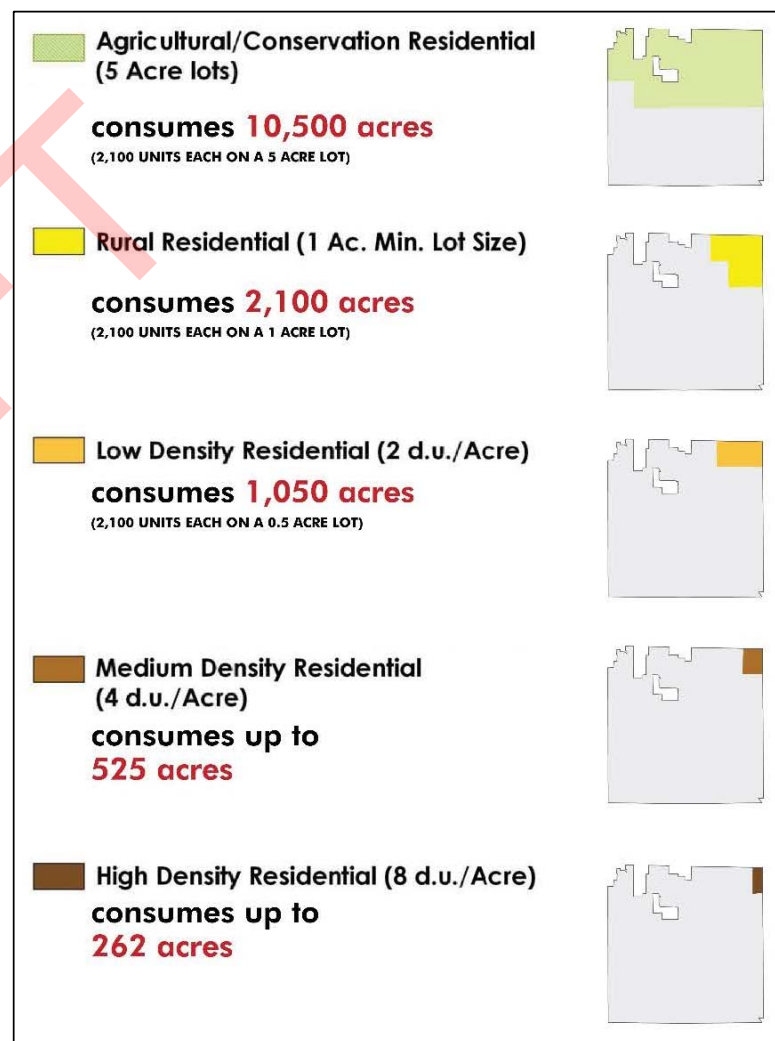
FUTURE LAND USE: Rural Preservation District



FUTURE LAND USE:

Rural Preservation District

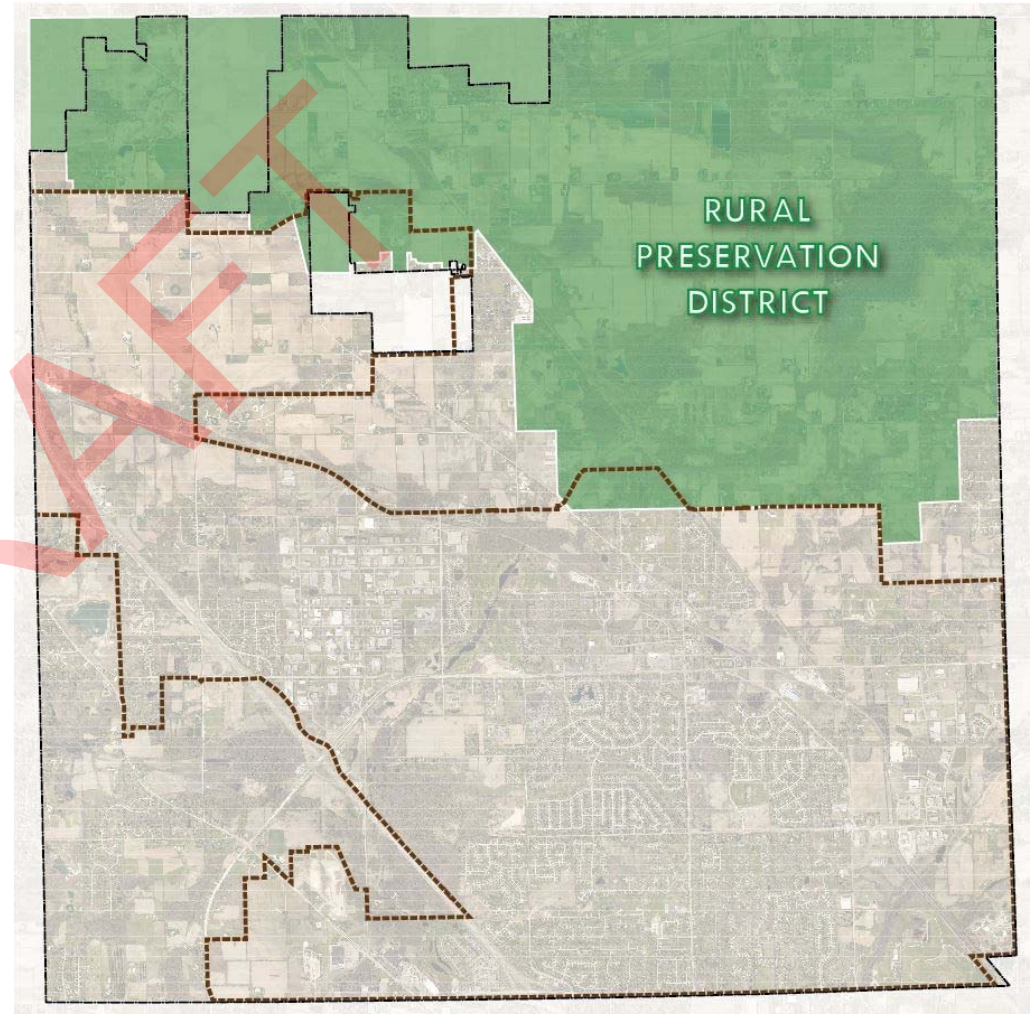
- By the year 2040, the Department of Administration (DOA) is projecting an additional **2,100** housing units for the village of Germantown.
- The village currently identifies five different residential densities in the Comprehensive Plan.
- To better understand land consumption realities, below are five land use scenarios based upon the projected growth:



FUTURE LAND USE:

Rural Preservation District

- The Rural Preservation District includes the majority of land outside of the sewer service area in the northern portion of the village.
- Nearly 1/3 of the total area includes Environmental Corridors. The remaining land is either working Ag land or low-density residential.
- Continued agricultural uses and open space is preferred for this area.
- In order to retain the rural character of this district, the allowance of residential subdivisions are only permitted as a conservation subdivision. Single-lot CSM development will require a 1 unit/20 acre density maximum.



FUTURE LAND USE:

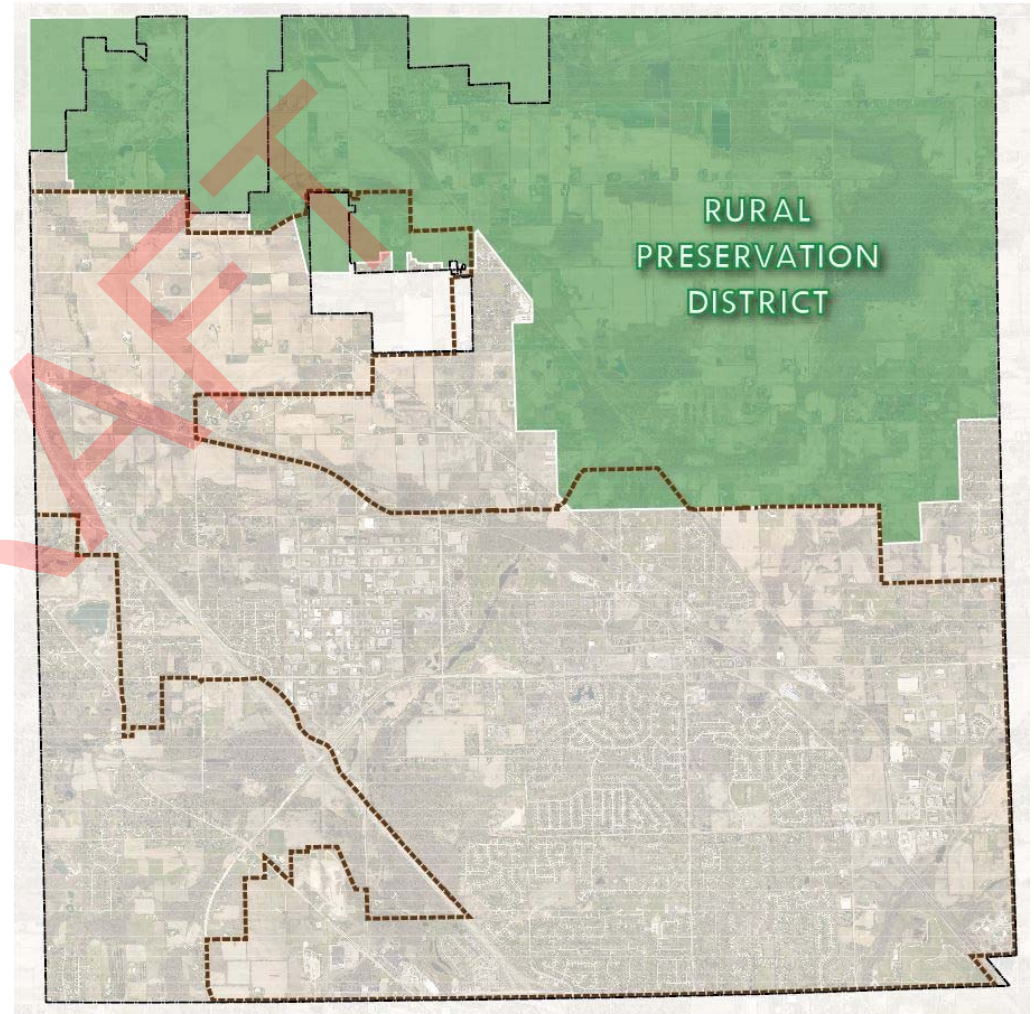
Rural Preservation District

Existing Future Land Use

- 1 unit/5 acres
- 5-acre minimum lot size

Proposed Future Land Use

- 1 unit/20 acres (4 or fewer lots – CSM)
- 1 units/5 acres with a Conservation Subdivision (5+ lots subdivided)

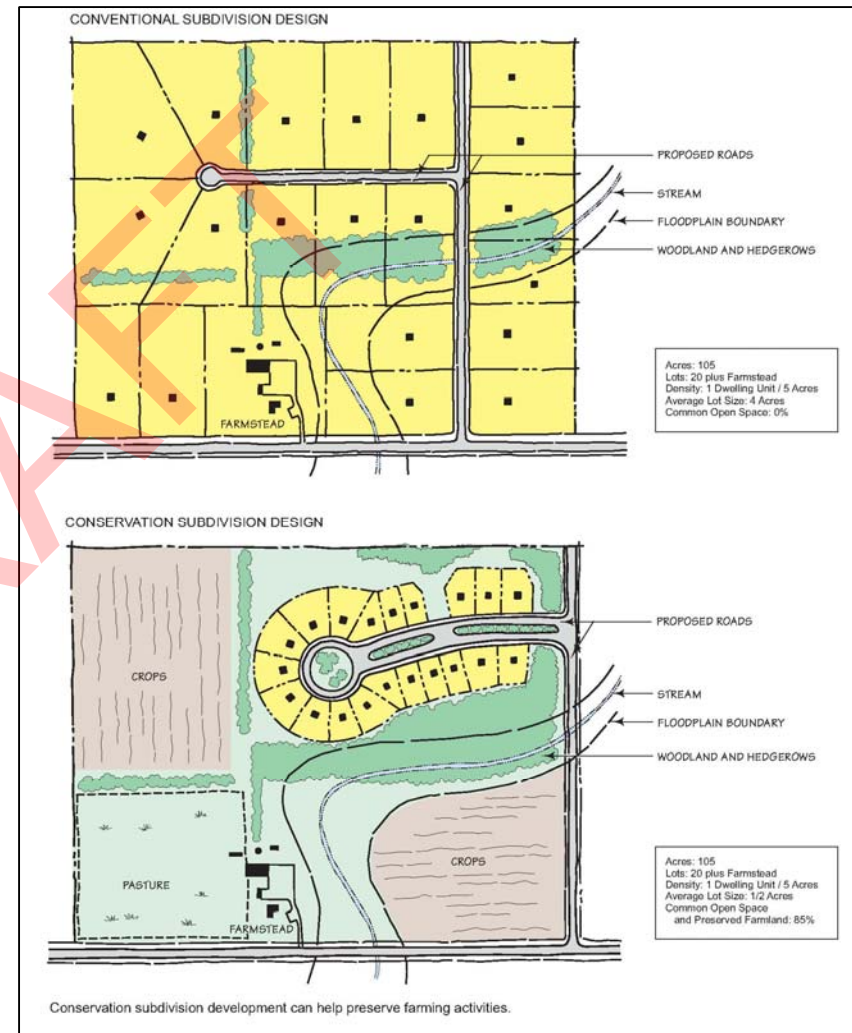


FUTURE LAND USE:

Rural Preservation District

What is a conservation subdivision?

- Sometimes called a cluster subdivision
- Maintains a significant portion of development site as open space by minimizing individual lot sizes, while maintaining the overall density



FUTURE LAND USE:

Rural Preservation District

Existing Future Land Use Regulation

Maximum density of 1 unit / 5 acres



Development Scenario

- Six (6), 5-acre lots (traditional subdivision)
- New road required
- Individual access to portions of existing environmental corridor
- Lots 1 & 6 visible to the public with little to no preservation of agricultural / rural landscape

Proposed Future Land Use Regulation

4 lots or less: Maximum density of 1 unit / 20 acres



Development Scenario

- One (1) lot (approximately 33 acres)
- No new road required
- Individual access to portions of existing environmental corridor
- 20-acre minimum lot size limits the public perception of development impact to the agricultural / rural landscape

Proposed Future Land Use Regulation

subdivision (4+ lots): Maximum density of 1 unit / 5 acres



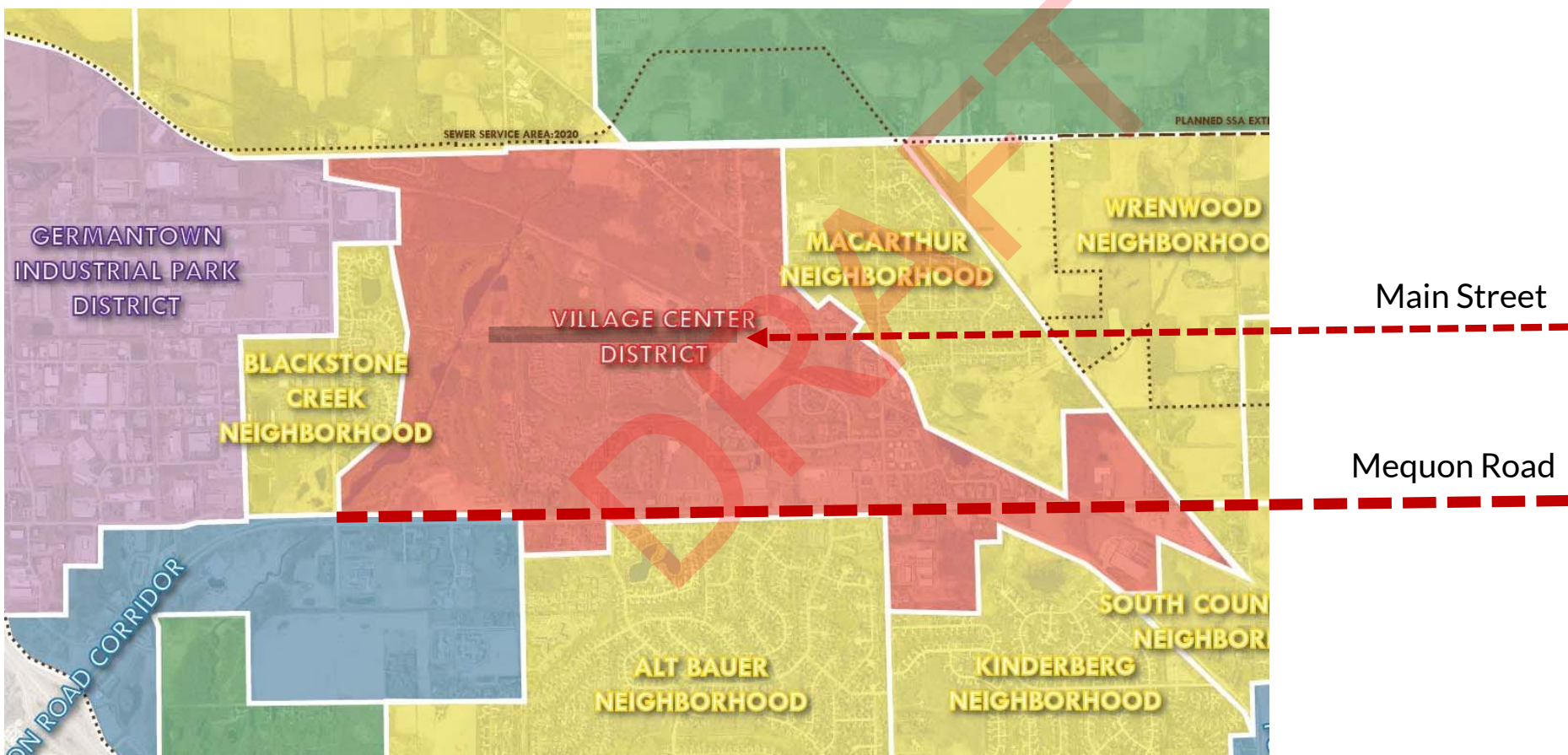
Development Scenario

- Six (6), 0.5-acre lots: conservation subdivision
- New road required
- Shared access/management of existing environmental corridor
- Approximately 30 acres of open space. Design of conservation subdivision limits the public perception of development impact to the agricultural / rural landscape

NOTE: Development scenarios shown on this page are for planning purposes only and do not reflect property owner interest in development

FUTURE LAND USE:

Village Center District



FUTURE LAND USE:

Village Center District



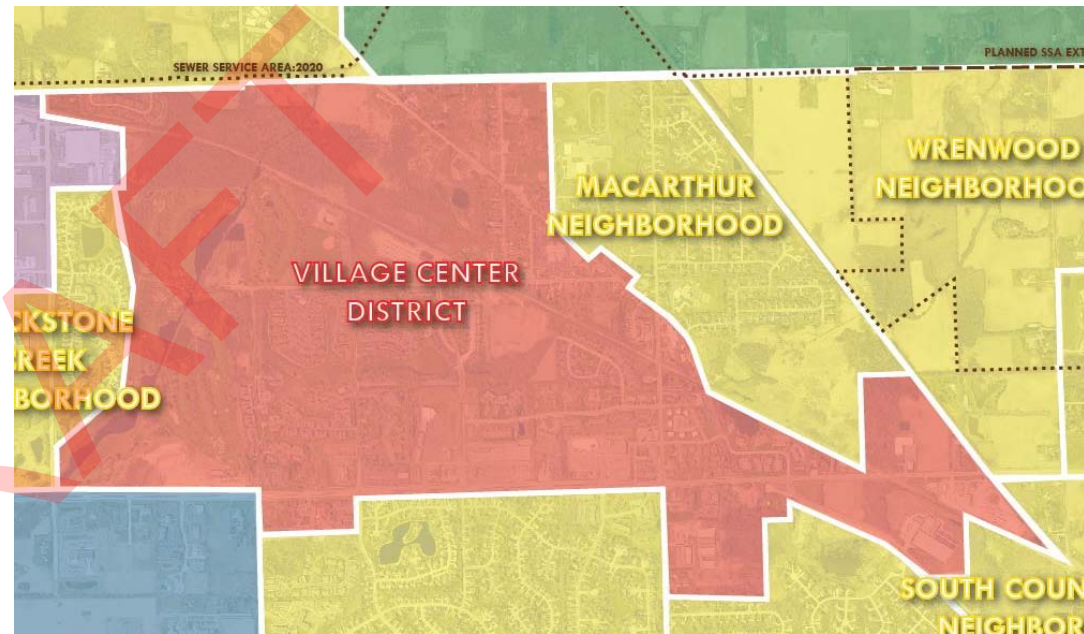
Work with the private sector to enhance pedestrian gathering spaces as part of retail experience. Consider larger public gathering space as a key destination along Mequon Road.



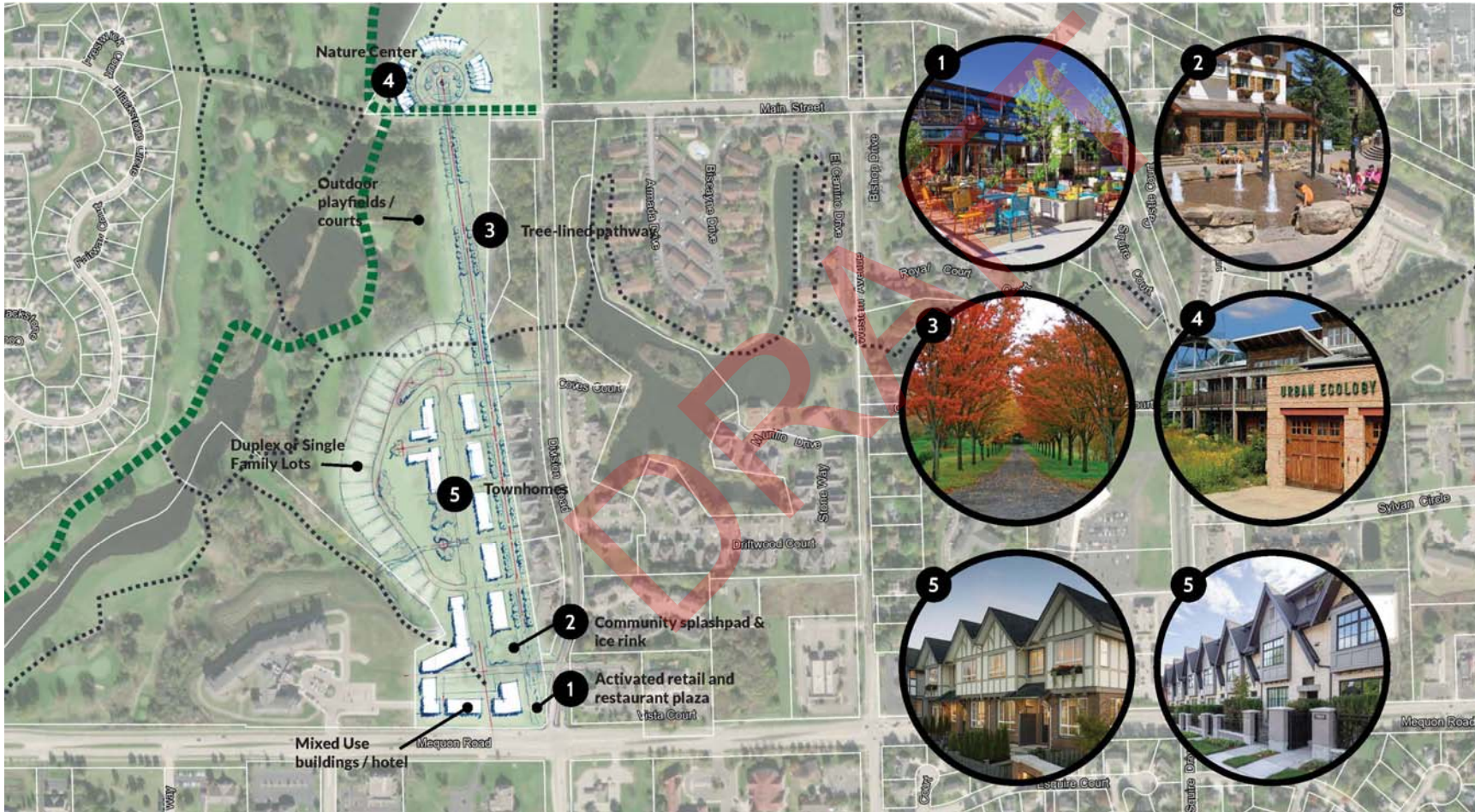
FUTURE LAND USE:

Village Center District

- The Village Center serves as the heart or central place within the community.
- Future vision looks to better connect Main Street with Mequon Road
- Opportunities exist at major intersections for mixed-use development inclusive of outdoor gathering spaces
- Menomonee River and surrounding environmental areas should be more open to the public

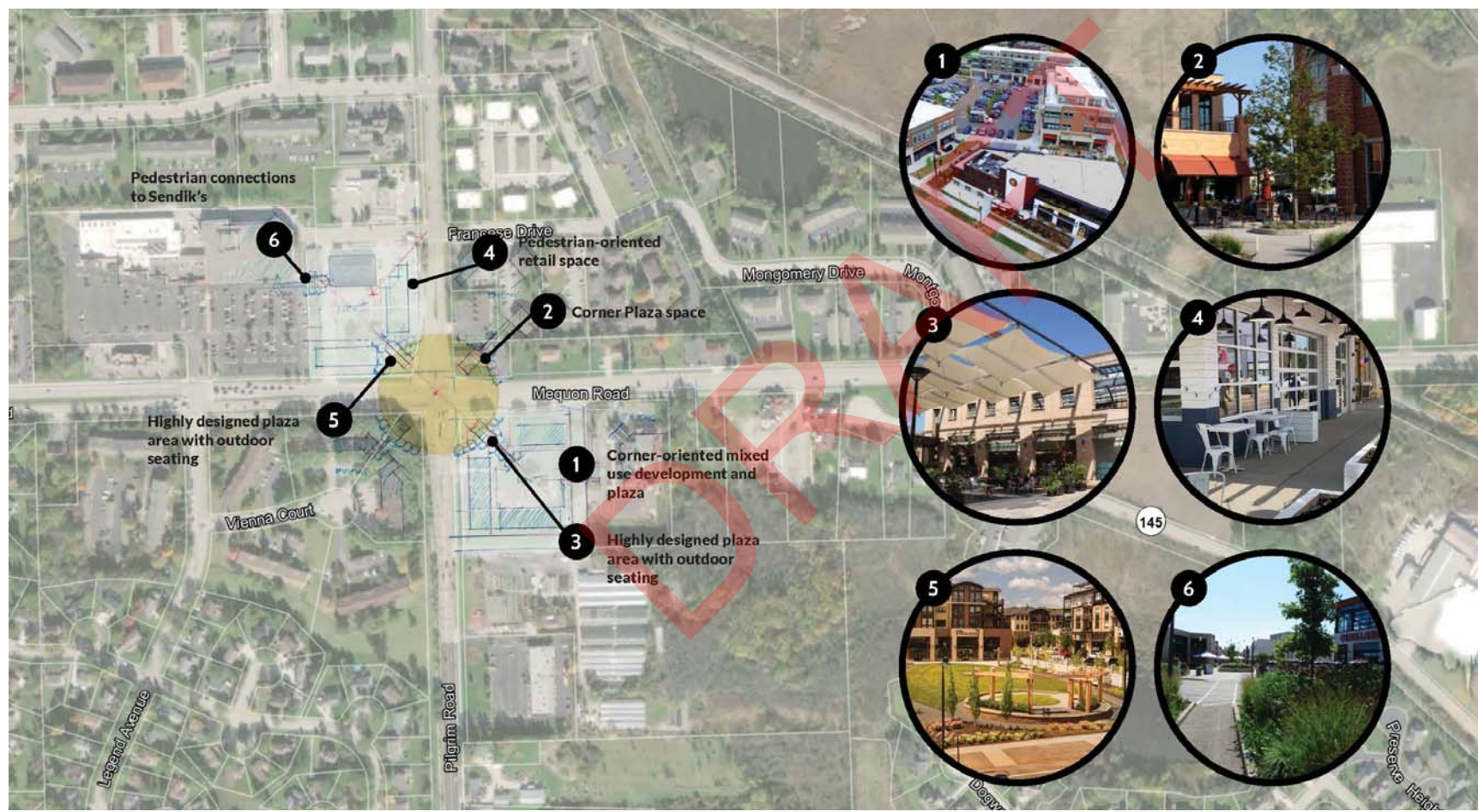


Village Center District



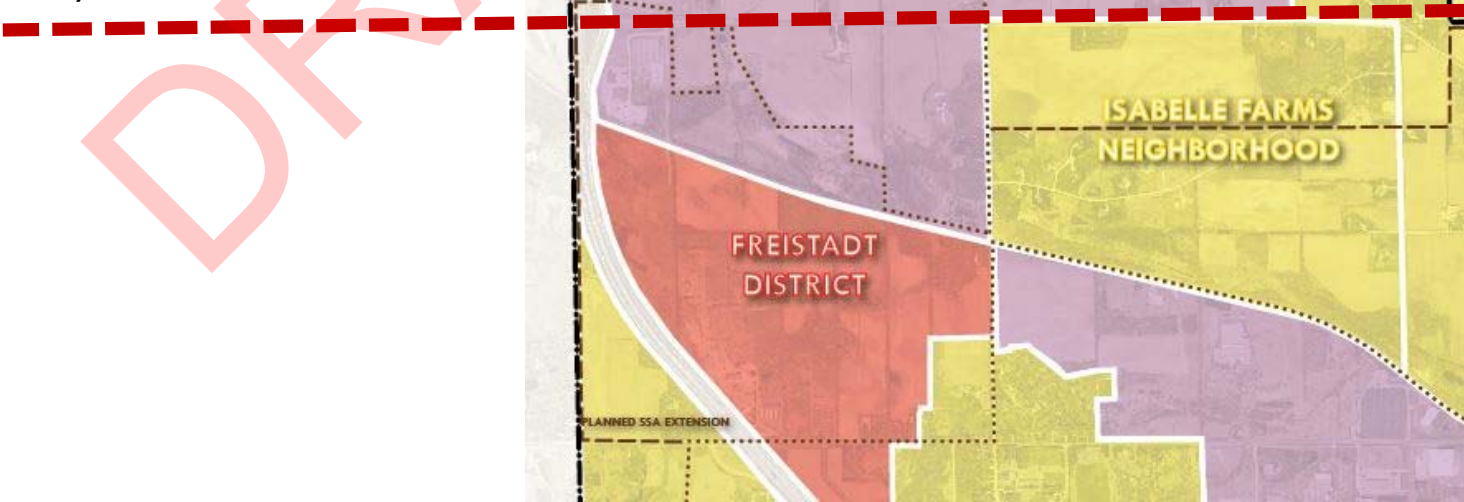
FUTURE LAND USE:

Village Center District

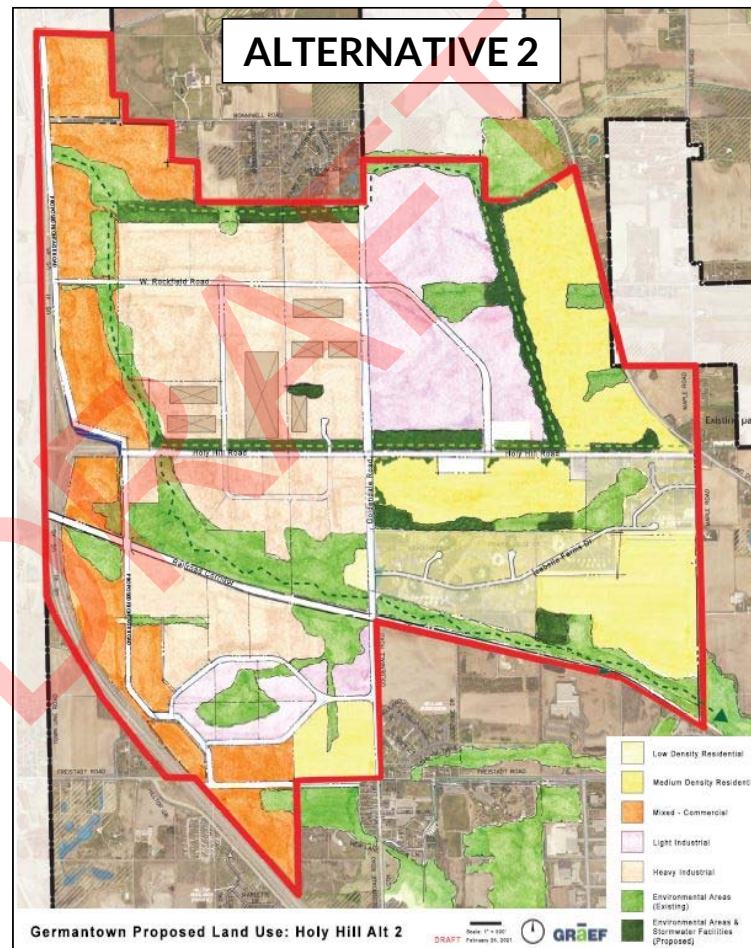
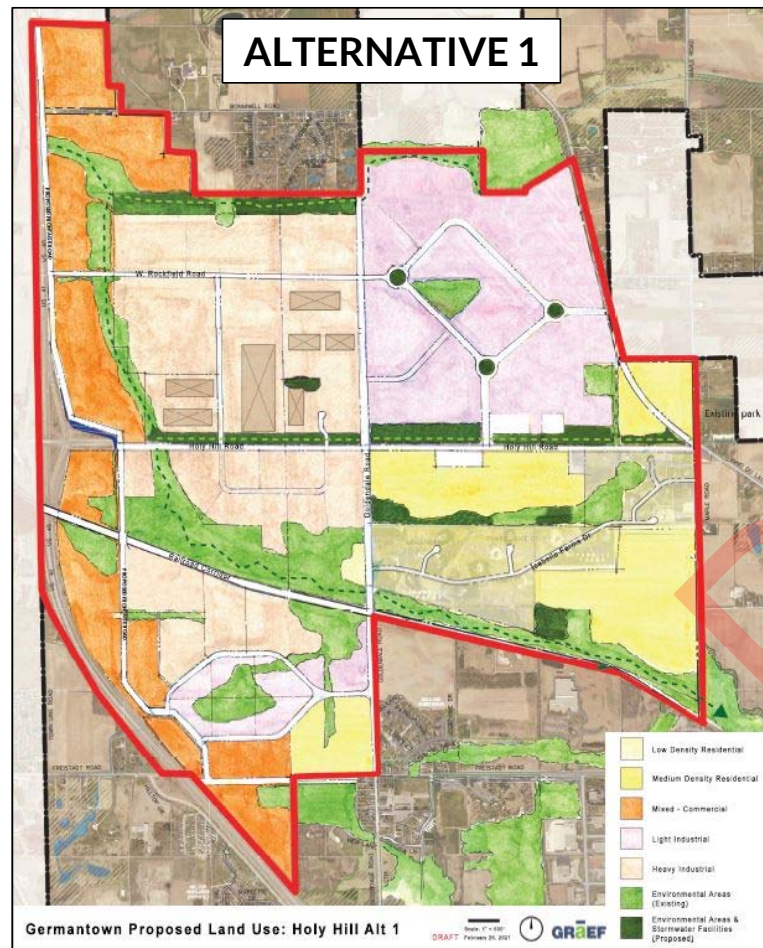


FUTURE LAND USE: Holy Hill Area

Holy Hill Road



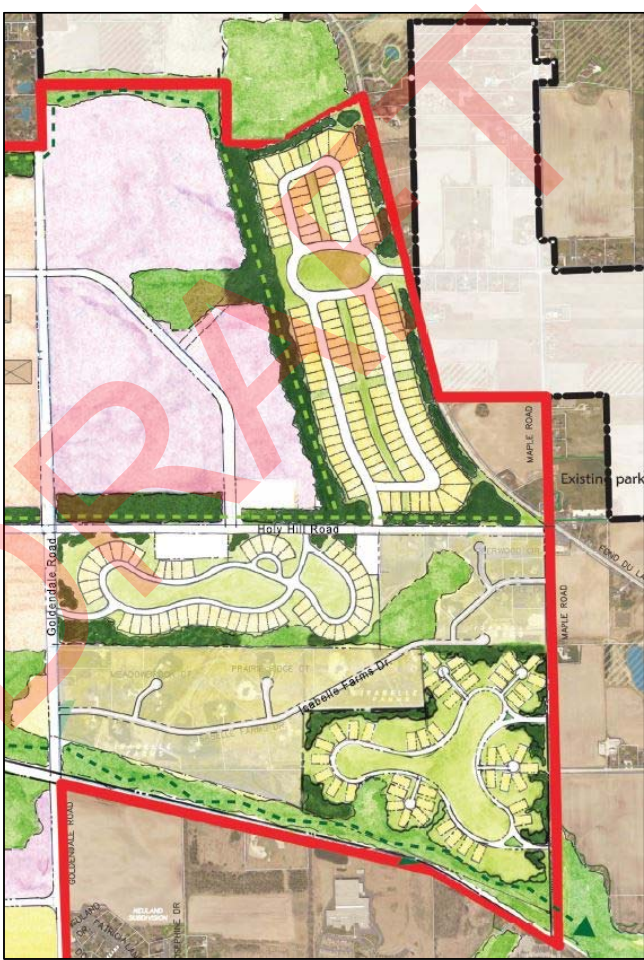
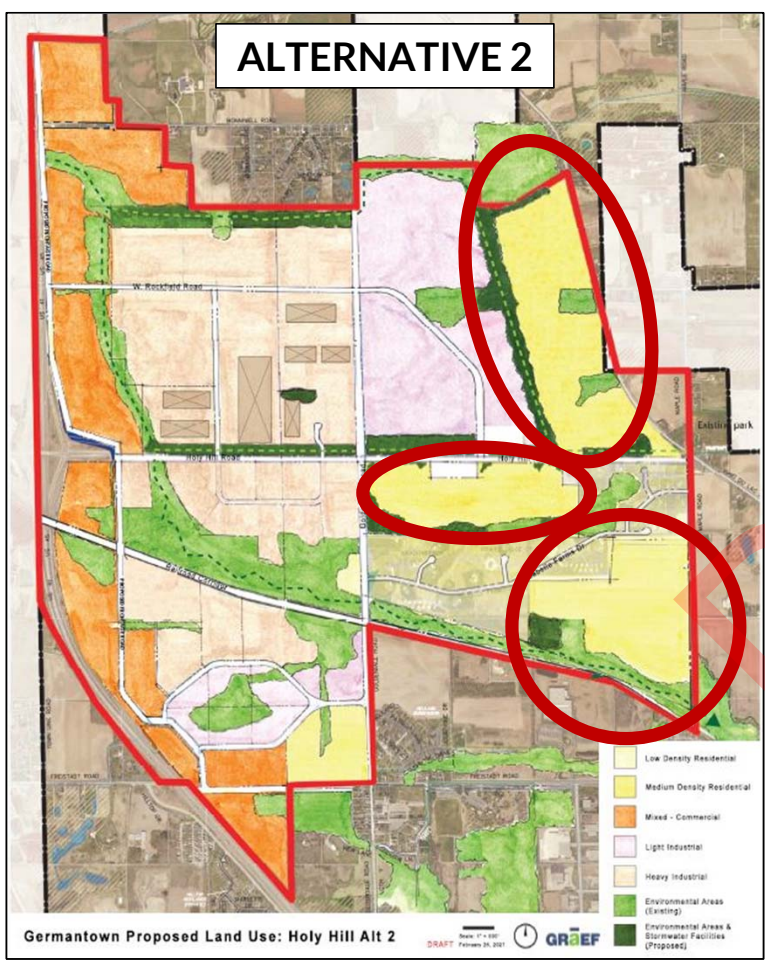
Holy Hill Area



- | | |
|---|--|
|  | Low Density Residential |
|  | Medium Density Residential |
|  | Mixed - Commercial |
|  | Light Industrial |
|  | Heavy Industrial |
|  | Environmental Areas
(Existing) |
|  | Environmental Areas &
Stormwater Facilities
(Proposed) |

FUTURE LAND USE:

Holy Hill Area



- Low Density Residential
- Medium Density Residential
- Mixed - Commercial
- Light Industrial
- Heavy Industrial
- Environmental Areas (Existing)
- Environmental Areas & Stormwater Facilities (Proposed)

SOCIAL PINPOINT

How it works



Go to **"WEBSITE"** and begin exploring ways to provide feedback on the materials that will be discussed tonight.

SOCIAL PINPOINT

How it works



Go to **"WEBSITE"** and begin exploring ways to provide feedback on the materials that will be discussed tonight.

Visual Preference Survey