

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, MAY 10, 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 #182 577 4730 Password: h3CGBBVMG62 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=mb25d20fbab70b5ac30fd0105432ccdc4> Citizens wishing to view the meeting are encouraged to watch the live broadcast of the meeting through 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, May 10th so that they can be provided to the members for their consideration.
- IV. **APPROVAL OF MINUTES** April 12, 2021
- V. **NEW BUSINESS**
 - A. Jason R. Boehlke, Property Owner of N120 W13537 Freistadt Road. Proposed Text Amendment to Zoning Code Sections 17.15(2) and 17.14(4) of the Village of Germantown Municipal Code pertaining to conditional uses allowed in the Rs-2: Single-Family Zoning District. **[PUBLIC HEARING & ACTION]**
 - B. Scott Morgan, Property Owner of All Terrain Construction Company, N112 W14972 Mequon Road. Site Plan Review for a 4,400 sqft Accessory Building and Site Improvements. **[ACTION]**
 - C. MSI General, Agent for Gtown Properties, Property Owner - N112 W15800 Mequon Road. Site Plan Review for Exterior Building Renovations (Sendik's Village Centre). **[ACTION]**
 - D. Heritage Place Joint Venture LLC, Agent and Property Owner - N115 W16165 Saxony Village Blvd & N115 W16225 Saxony Sq Building 1, Land 15 LLC, Property Owner - N116 W16261 Main Street, MCB Investments LLC, Property Owner - N116 W16257 Main Street. 2 Lot Certified Survey Map (CSM) to Combine Parcels. **[ACTION]**
 - E. Harvest Hills Subdivision LLC, Agent and Property Owner - Lot 31 Harvest Hills Subdivision and Jeffrey L. & Sarah M. Holtebeck, Property Owners - N118 W13147 Taylor Trail, Lot 30 Harvest Hills Subdivision. 2 Lot Certified Survey Map (CSM) to Adjust Property Lines. **[ACTION]**
 - F. Village of Germantown, Property Owner - N112 W17001 Mequon Road. Sign Review Application for a monument sign replacement on the Village Hall-Library property. **[ACTION]**

Village of Germantown Plan Commission

Meeting Agenda

May 10, 2021

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G. Signs & Lines by Stretch, Agent for Mahuta & Associates LLC, Property Owner of Mahuta Tool Corporation - N118 W19137 Bunsen Drive. Sign Review Application. **[ACTION]**

H. Innovative Signs, Inc., Agent for Moldmakers Investments LLC, Property Owner of MGS - N117 W19125 Fulton Drive & W188 N11707 Maple Road. Sign Review Application. **[ACTION]**

VI. **ANNOUNCEMENTS**

VII. **ADJOURNMENT**

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

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PLAN COMMISSION MINUTES

April 12, 2021

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:32 pm.

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

PUBLIC INPUT:

None

APPROVAL OF MINUTES:

MOTION Baum second Laszewski to Approve the Minutes from 3-8-21.

MOTION carried unanimously.

Jason Boehlke, Property Owner - N120 W13537 Freistadt Road. Proposed text amendment to Sections 17.15(2) and 17.14(4) of the Village of Germantown Municipal Code to add Construction Services, Contractor Shops, Garden Supplies and Horticultural Services as conditional uses that would be allowed in the Rs-2 Single Family Residential Zoning District. Chairman Wolter stated Mr. Boehlke had contacted him and asked that action, if so moved, be tabled, because he wasn't ready or available to present. He added that because the Public Hearing had been noticed we will proceed with the that. Director Retzlaff summarized the proposal.

Public Hearing opened at 6:47 pm.

Chairman Wolter read the following comments into the record:

- Steve and Jodi Rupnow, N120 W13918 Freistadt Road. Comments were against the request to rezone the property because of construction, traffic and noise.
- Janice Bernarde, N120 W13950 Freistadt Road. Comments against the proposal because of traffic and noise.

The following residents spoke against the proposal:

- Bruce Bernarde, N120 W13645 Freistadt Road - spoke against the proposal, Boehlke running a business without permits and is storing several vehicles on the property, noise, debris.
- Tracy Bernarde, N120 W13645 Freistadt Road - spoke against, said Boehlke does not live on the property, busy landscape business, loud, dusty, business has outgrown the location.
- Sally Wenzelow, N120 W13282 Freistadt Road - spoke against, sees vehicles and equipment, noise.
- Tanya Kapp, W210 N10735 Appleton Avenue - lives across from TLC landscape business, vehicles coming in and out, trucks dumping, hydraulic noise, distracting, dust, driveway covered in stones, loud.
- Sharon Gleissner, W210 N10743 Appleton Avenue - lives across from TLC landscape business, brings a lot of dirt and mud, dump trucks all day, devaluing housing, a nuisance.
- Art Zabel, N97 W15737 Burr Oak Road - do not amend the zoning code, uphold staff recommendation, property is zoned residential, don't need tailgate banging or backup alarms, vehicle noise.

Public Hearing closed at 7:11 pm.

MOTION Shadid second Baum to Table.

MOTION carried 6-1 (Kimmler).

Chairman Wolter explained the motion to Table is to give Mr. Boehlke a chance to speak in regard to his text amendment proposal and address any concerns. The proposal will most likely be heard at the next Plan Commission meeting on May 10th. The Public Hearing will remain open.

Sundance, Inc., Agent for Marshall & Diane Peebles, Property Owner - N96 W18058 County Line Road. Application to Rezone 4.91 acres from B-1: Neighborhood Business to the B-5: Highway Business District; a Conditional Use Permit to allow development within a 25' wetland and 75' navigable waterway setback; and a Site Plan application for a 1,786 sqft Taco Bell Restaurant with drive-through facilities. Director Retzlaff summarized the proposal. Tim Krause, Sundance, addressed questions. Mike May, Professional Engineer for TADi, provided additional information. He said implementing the modifications as outlined by Dir. Retzlaff will make the driveway safer including moving the curb and guardrail and maintaining the vegetation. He continued with additional information stating other improvements could be implemented in the future if needed.

Jason Daye, Excel Engineering, stated Sundance has complete control of when their deliveries arrive stating they will be done during off hours. He said Sundance is willing to go under an agreement of understanding if there are future concerns with the intersection and that they will work together with the County to mitigate them. Mr. Krause explained the architecture of the building is a prototype.

Public Hearing opened 7:56 pm.

Chairman Wolter read the following comments received into the record:

- Shirley Engelman, W180 N9843 Riversbend Cir W, comments against the proposal, concerned with the wetlands and flow of the Menomonee River, too many food choices on Hwy. Q.
- Joseph Pintor, N98 W18032 Bramblewood Ct, comments against, heavy burden on County Line Road.
- Merton & Starteen Troeger, W180 N9909 Riversbend Cir W, comments against, traffic and noise.
- Gerald & Joan Winkler, W180 N9918 Riversbend Cir W, comments against proposal.

The following residents spoke against the proposal:

- Corrine Ehmke, W178 N9712 Riversbend Cir W, Taco Bell has a lot of garbage, doesn't clean up the site, dumpster gates are open, its gross and disgusting.
- Susan Lazarski, W180 N9867 Riversbend Cir W, spoke against, traffic, crime in the area, concerned with wetland and lighting.
- Doug Loman, W180 N9881 Riversbend Cir W, spoke against, too many traffic lights,
- Triffina Gomolla, W180 N9923 Riversbend Cir W, spoke against, concerned with wetland, traffic.
- Jan Miller, W151 N10297 Windsong Cir W, in agreement with Village staff recommendations. Property is too small, infringes on wetland and waterway setback area, deny all 3 applications.

Public Hearing closed at 8:14 pm.

MOTION Baum second Williams to Approve the Rezoning application to rezone the 4.9-acre subject property from the B-1:Neighborhood Business District to the B-5: Highway Business District.

Trustee Baum said this proposal is not right for this location. Traffic at the current location is horrendous. He agreed with comments that garbage is all over the place and will end up in the creek. The architecture is abominable, and he will not support it. Comm. Shadid said he feels the same way, doesn't like the traffic pattern on County Line Road or the wetland intrusion and is opposed to all three applications. Comm. Nilles questioned the traffic analysis asking if deliveries were overlaid with the traffic signal improvements. He said it would be very difficult to support the proposal. Discussion continued regarding truck deliveries. Comm. Kimmmler agreed with the traffic issues and was concerned with the garbage issues due to the proposal being next to a major waterway. Mr. Daye stated they would enter into a maintenance agreement to keep the site clean. He added they are not filling wetlands or floodplain and are cleaning up stormwater and introducing a filter strip, mitigating native species along the corridor.

Chairman Wolter said he can see the site is difficult and wished they could create a back door out instead of 1 traffic pattern in and out. He asked why Sundance is not considering their current site. Mr. Krause said that site is currently leased and they would like to own the land. Dir. Retzlaff asked Mr. Krause if he believed this site was more appropriate and beneficial from a community wide standpoint with traffic and service than the existing location that has 2 ways in and out? Mr. Krause stated the existing site is better.

MOTION Failed unanimously.

Chairman Wolter said this site is difficult and asked Sundance to look at again to maybe resolve the issues. He would like Sundance to reconsider where they were located now because it is a popular area and works well adding that maybe they could use the access to the river to their advantage. He appreciates them wanting to enhance their business.

MOTION Baum second Laszewski to not continue on with the CUP or Site Development and Building Plans review at this time.

MOTION carried unanimously.

Village of Germantown Department of Public Works - Presentation and request for feedback on replacement streetlights for Mequon Road. The Public Works Committee has contracted with Traffic Engineering Services to design a new lighting system for Mequon Road between Division Road east to Pilgrim Road that will replace the existing failing lighting system that is currently owned and maintained by WE Energies. The lighting project has been discussed with the Public Works Committee and it was decided that it was in the Village's best interest to construct a new lighting system in the corridor that will be owned and maintained by Village staff. The Department of Public Works is looking for input from the Plan Commission on the style and color selection of the new materials to be used during the project. Interim Highway Superintendent, Scott Anderson, said staff had made a recommendation on the pendant style fixture and black textured paint but are open to input from the Plan Commission. Wayne Higgins, Traffic Engineering Services, answered questions. Discussion followed.

Mr. Higgins explained the pendant style fixture will divert light to the sidewalk where it is needed. The LED bulb will reduce glare, provide the distribution and better performance. Dir. Retzlaff was concerned that because the light is being diffused outward to the sidewalk, we may get complaints from residents in that area because of more glare. He questioned if that had been considered in the

design. Mr. Higgins said we will have control over the glare and have a good result. Discussion continued. Dir. Retzlaff asked if the lights could be lowered so it feels more comfortable. Mr. Higgins stated you need the height to get the light. Chairman Wolter and Trustee Baum preferred fixture option 3 with black textured paint and warmer light.

MSI General for Turn Key Solutions - N117 W19345 Fulton Drive. Site Plan application for a 10,000 sqft industrial building and parking lot addition. Director Retzlaff summarized the proposal. Jeremy Flint and John Kutz, MSI General, were available for questions.

MOTION Baum second Shadid to Approve the site development & building plans for a 10,000 sqft addition to the existing 20,050 sqft building located at N117 W19345 Fulton Drive in the Germantown Industrial Park subject to the following conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following 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 15, 2021 & March 10, 2021 revisions***
 - b. Civil Engineering plan dated January 15, 2021 & March 26, 2021 revisions***
 - c. Landscaping plan dated January 15, 2021***
 - d. Exterior Lighting plan dated January 15, 2021***
 - e. Storm Water Management Plan revision dated March 26, 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 revision, technical corrections and storm water management comments discussed by the Public Works Director in the April 9, 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 (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS).***
- 4. Right-of-way permits are required for any/all construction conducted in the McCormick or Fulton Drive right-of-way. Contact the Public Works Department/Village Engineer for details.***
- 5. The Water Utility is requiring the following:***
 - a. The owner shall contact and coordinate with the Village's Water Utility a few weeks prior to installing water laterals to the buildings (262-253-8254). If the curb stops are determined to not function, then a cost estimate for the materials and work necessary to replace the curb stops is required prior to full replacement. Once the estimate is received by the Water Utility, approval will be granted to proceed. If the curb stops need to be replaced, the work shall be done prior to occupancy. The Water Utility will provide all curb stop materials only. Turn-Key Solutions will provide all the necessary labor and equipment to dig and replace the curb stops in the street and or turf. If Turnkey Solutions is going to have an asphalt paving company onsite, the curb stops if located in asphalt will be paved and cost born by Turnkey Solutions.***

6. ***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.***
7. ***State agency (DPS) 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 DPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.***
8. ***Parking spaces are required to be a minimum of 180 square feet in size (vs. the 162 sqft stalls proposed). The site plan shall be updated to show that the proposed parking spaces meet this minimum size requirement (10' x 18').***
9. ***The landscaping plan shall be revised to include the items previously approved in the July 2008 Site Plan but not installed (i.e. and not existing today). Said plantings shall be installed as part of this building expansion. Said plan shall be submitted to the Village Planner/Zoning Administrator for review and approval prior to issuance of an occupancy permit.***
10. ***The dumpster pad constructed since 2017 is required to be enclosed and screened from view. A revised or separate site and building elevation plan showing the type of dumpster enclosure and landscaping shall be prepared and submitted to the Zoning Administrator for review and approval. The enclosure and landscaping shall be installed concurrent with construction of the building addition and completed prior to issuance of an occupancy permit.***

Chairman Wolter extended his thanks to Turn Key Solutions for considering this enhancement to their business and for staying in Germantown in the industrial park.

MOTION carried unanimously.

Signarama, Agent for Meridian Germantown, Property Owner of Walmart - W190 N9855

Appleton Avenue. Sign Review application for a wall-mounted tenant sign for Subway Restaurant. Director Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed wall-mounted Subway sign for the Walmart property located at W190 N9855 Appleton Avenue.

Trustee Baum said he would not support the sign because it is just another directional sign.

Chairman Wolter suggested putting the sign on the Walmart monument sign. Rod, Signarama, explained the business was struggling and the owner had an idea to get people to the store with the sign. He said he will tell him about putting the Subway sign on the monument sign.

MOTION FAILED unanimously.

ANNOUNCEMENTS: Director Retzlaff said a meeting is planned for April 26th regarding the 2050 Comprehensive Plan update.

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:19 pm.

Respectfully submitted,
Lori Johnson, Planning Assistant

ZONING CODE TEXT AMENDMENTS

5/10/21 Plan Commission Meeting

Jason Boehlke

Village Planner Report

Germantown, Wisconsin

Summary

Jason Boehlke, property owner, is requesting approval of an amendment to Section 17.15(2) and 17.15(4) of the Zoning Code to add “Construction Services”, “Contractor Shops”, Garden Supplies” and “Horticultural Services” as conditional uses in the Rs-2: Single-Family Residential District.

PROPOSAL

As set forth in the “explanation and justification” attachment to his application, Boehlke is proposing to add “Construction Services”, “Contractor Shops”, Garden Supplies” and “Horticultural Services” as conditional uses to the Rs-2: Single-Family residential District because:

1. there are parcels in the Rs-2 District that once were zoned and used for agricultural purposes that contain accessory buildings such as barns, pole barns, metal buildings and other structures previously used for farming and other rural businesses; and
2. that such properties are attractive to businesses that operate from and/or use the existing buildings and structures for equipment storage or other new business purposes.

Boehlke discusses his own situation where he owns a 4.0-acre property in an Rs-2 District on Freistadt Road just east of Country Aire Drive (N120 W13537 Freistadt Road) and the specific operational characteristics of the pavement, landscaping and snow removal business (J.R. Boehlke Inc.) he has operated from this property since 2008. Boehlke describes how his 4-acre parcel came to be as a result of the previous owner rezoning, subdividing and selling a 40-acre parcel to MMSD (Milwaukee Metropolitan Sewerage District) for purposes of preserving and protecting approximately 36 acres of wetland under MMSD’s “Greenseams Program”; and putting the remnant 4-acre parcel with the farmhouse and buildings into the Rs-2 District.

Boehlke further describes how he applied for but was unable to obtain a conditional use permit (or even submit an application) for his landscaping operation because the Rs-2 district does not permit this type of use nor does it qualify as a “home occupation” under the Zoning Code.

Boehlke goes on to argue that, given the historical use of his property, the number and type of accessory buildings, and a rural location surrounded by agriculturally zoned properties, his property is best suited for a small business use like his landscaping operation. Boehlke further argues that because his own landscaping business operates much like a “horticultural services” use that is allowed in an A-1 or A-2: Agricultural District, the Rs-2 District that his property is located in should therefore be changed to allow his business (rather than force him to relocate).

Boehlke proposes that the Rs-2: Single-Family Residential District be amended to:

1. Add “Construction Services”, “Contractor Shops”, “Garden Supplies” and “Horticultural Services” as conditional uses to the Rs-2: Single-Family residential District under Section 17.15(2); and
2. Create a new section 17.15(4) that would only permit these new conditional uses in an Rs-2 District if:
 - a. The property is comprised of 4.0 acres or more; and
 - b. The property is surrounded on all sides by property zoned A-1: Agricultural or A-2: Agricultural

Boehlke explains that these additional criteria would ensure that the use of parcels meeting these criteria for any of the (4) new conditional uses “...would not negatively impact or impair the surrounding property uses”. Boehlke goes on to discuss how there are only two parcels in the Village that meet these criteria and, as a result, *the “... Village’s interests would be protected while allowing limited uses that are consistent with available uses on surrounding properties”*.

STAFF COMMENTS

Background

In the fall of 2020, Boehlke was issued a Code Violation Notice for operating his pavement, landscaping and snow removal business in violation of the Rs-2: Residential District regulations, and, a Stop Work Order for importing fill to & grading his 4-acre property without an erosion control permit.

In the course of discussing what actions Boehlke could take to legally operate the landscaping business from the property, Village Staff discussed the following alternatives:

1. Acquire additional land from an abutting owner to increase the parcel size to a minimum of 10 acres, apply to rezone the property into the A-2: General Agricultural District and apply for a conditional use permit to allow a “horticultural service” operation;
2. Apply for a conditional use permit to allow the operation as a “major” home occupation; or
3. Apply for and propose to revise the Rs-2: Single-Family District regulations to allow the operation of a landscaping, paving & snow plowing business

Boehlke applied for a conditional use permit as a “major” home occupation. The application was rejected by the Zoning Administrator because the business did not meet the basic definitions of a “home occupation” under section 17.61 of the Zoning Code. As detailed in a February 8, 2021 letter from the Zoning Administrator, the operator of the business (Boehlke) does not live on the property and the number of current employees (12-15) exceeds the maximum number allowed for a “major” home occupation in an Rs-2 District (2).

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Boehlke indicated that he approached the abutting landowner, MMSD, about possibly acquiring additional land to add to his 4-acre property, but has been unsuccessful to date.

Zoning Code Purpose & Land Use Compatibility

One of the primary purposes of a Zoning Code is to implement the broader land use and development-related goals, policies and objectives set forth in a community's comprehensive plan through more specific allowances and restrictions. Like most Zoning codes, the Village's Zoning code divides the Village into various districts or zones, such as residential, commercial, and industrial, that are separate from each other but typically contain uniform types of development and land uses.

Typically, Zoning Codes contain multiple zones for the same general type of land use, e.g. residential, industrial, and business for example, but with specific restrictions and allowances that distinguish one residential zone from another. For example, the Village has an Rs-1 District that allows residential land uses on parcels with a minimum size of 5 acres; an Rs-2 District that allows residential uses on parcels with a minimum size of 2 acres; and an Rs-3 District that allows residential uses on parcels with a minimum size of 1 acre; and so on. While there is some "overlap" and similarity of land uses allowed across a certain category of zones, i.e. residential for example, the structure of the Village's Zoning Code (like most) is to not allow significantly different land uses with the same category of zones. For example, although residential land uses are allowed in all seven of the Village's residential districts at different densities and lot sizes, most commercial and industrial uses are not allowed at all in any of the residential districts. Similarly, commercial districts allow different retail and other business uses in different commercial zones and in different areas of the Village, but generally do not allow residential uses.

The fact is, the Village's Zoning Code already allows "Construction Services", "Contractor Shops", "Garden Supplies" and "Horticultural Services" in other zoning districts that are NOT residential districts because such uses are considered to be incompatible.

As shown in Table 1, these uses are specifically listed and allowed in select agricultural, business and industrial districts as either Permitted (P) or Conditional Uses (CUP).

Arguably, even the separation of these uses from residential uses by allowing them in the agricultural, business and industrial districts shown in Table 1 has kept such uses from negatively impacting residential uses in other districts. As many are aware, conflicts resulting from truck and equipment noise, dust, traffic, and land management practices associated with business like TLC Acres Nursery & Landscaping and Wendland Landscaping Services, have plagued the residential areas adjacent to and surrounding these businesses that are legally operating from the A-2: Agricultural districts they are located in. These two businesses provide landscaping and construction services, garden supplies and horticultural services just like the J.R. Boehlke Inc. operation.

TABLE 1.				
Land Use	Zoning Districts Allowed			
	Agricultural	Business	Industrial	Residential ⁽¹⁾
Construction Services	X	B-3(CUP) B-5(CUP)	M-1(P)	Home Occupation Only P=minor; CUP=major
Contractor Shops	X	B-3(CUP) B-5(CUP)	M-1(P)	Home Occupation Only P=minor; CUP=major
Garden Supplies	A-1(CUP) A-2(CUP)	B-1(CUP) B-2(CUP) B-3(CUP)	M-1(P)	Home Occupation Only P=minor; CUP=major
Horticultural Services	A-1(CUP) A-2(CUP)	B-1(CUP) B-2(CUP) B-3(CUP)	M-1(P)	Home Occupation Only P=minor; CUP=major

NOTE (1): All "Home Occupations" regulated under Zoning Code 17.61

It is important to point out that, while these four uses are not specifically listed in any of the residential districts, it is possible that one or more of these uses MAY be allowed in any of the residential as a "home occupation". Which is to say, allowed in a limited manner subject to the limitations and restrictions in Section 17.61 of the Zoning Code. So, one might argue that the uses Boehlke proposes to add to the Rs-2 District under the proposed amendment are already allowed, but only in a limited scope and subject to the restrictions that apply to all "home occupation" uses allowed in the Village.

Comprehensive Plan Consistency

The Village's current 2020 Comprehensive Plan and Land Use map classifies all land in the Village into generalized land use categories that describe the general type or category of land use the Village would prefer those areas to be used for, including "Commercial", "Rural Residential", "Industrial/Office", "Agricultural/Conservation Residential", and so. In turn, the Zoning Code contains even more specific districts or zones with specific restrictions, allowances and limitations to guide the development and land use within those generalized areas shown on the 2020 Land Use Plan map.

With respect to the area within which the Boehlke property is located, the 2020 Land Use Plan map classifies the area south of Freistadt Road, east of Country Aire Drive and west of Wasaukee Road as "Rural Residential".

As stated in the 2020 Comprehensive plan, "Rural Residential" land uses are typically single-family homes with accessory structures found in rural areas with large homes, several accessory structures and lots approximately one acre or larger in size. "Rural Residential" areas are generally found adjacent to or scattered within the "Agricultural/Conservation Residential" areas of the Village that are planned for a residential density of one dwelling unit per acre with a minimum 1-acre lot size.

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In the case of the "Rural Residential" area bounded by Country Aire Drive, Freistadt Road and Wasaukee Road, this area is intended to be a transitional area between the agricultural areas and higher density sewer areas within the Sewer Service Area to the south.

In fact, portions of this area of the Village have begun to develop in the last 3-5 years with higher density residential uses consistent with what is planned under the 2020 Plan. Harvest Hills, Woodland Ponds and Woodland Ponds Estates are developing residential subdivisions with 1-acre lots and on-site sanitary systems and private wells. These residential neighborhoods are located only ½ mile away east of the Boehlke property.

Similarly, the Wrenwood residential subdivision has started to develop just west of Country Aire and south of Freistadt Road. Wrenwood south is nearly built out with Wrenwood North (1 mile west of the Boehlke property) getting ready to begin construction in 2021. What is important to note with respect to the Wrenwood developments is that, as a direct result of this development, public water and sanitary sewer facilities have been extended into this area and will continue to expand to serve the land on both the west and east side of Country Aire Drive south of Freistadt Road, including the 40 acres of land abutting the Boehlke property to the west.

The important point to keep in mind is that the area designated on the Village's 2020 Land Use Plan map that surrounds the Boehlke property on the west and the east are developing according to the Village's plan and will no longer be the rural, agricultural properties in the A-1 and A-2 Zoning Districts as they are today. What's zoned A-1 and A-2 today is, in fact, planned to be rezoned and developed into higher density residential subdivision and other small-lot development that would generally be incompatible with the sort of construction and contracting businesses Boehlke argues are suitable for his and the surrounding property. Boehlke's argument that this area is best suited for contracting businesses like his landscaping business is based solely on the type and density of land uses in the area in the past and much less today. Arguably, allowing land uses such as this is, in fact, contrary to and inconsistent with the Village's future land use plans for this area as designated under the current 2020 Land Use Plan and the 2050 Plan currently being developed.

Public vs. Private Interest

As stated previously, a community's Zoning Code is generally intended to implement the overall public interest as established through the various land use and development goals, objectives and policies in the comprehensive plan. With that in mind, changes to a Zoning Code, whether they be district or zone changes made to the official zoning district map, or changes to the specific allowances and restrictions set forth in the text of the code should be made for the purpose of improving or enhancing the overall public interest as opposed to the interest of just one property owner.

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While the Village has not had many Zoning Code text amendments, all of those that have been recommended by Staff or initiated by private individuals have arguably changed the Code in a manner that would improve the interests of many if not all property owners affected by the change or in the particular zoning district or code section that was amended.

For example, the most recent code amendment initiated by a private property owner and eventually carried forward by the Village attorney and staff changed (i.e. relaxed) the non-conforming structure provisions and rear & side yard setback restrictions for properties abutting outlots or common open spaces. The changes proposed and eventually adopted by the Village Board benefited at least 25-30 individual properties known to be restricted by the previous restrictions within the Esquire Estates neighborhood with an understanding that many more properties in the Village could also benefit from the code amendment.

Many of you have probably heard the term “spot zoning” and recall the negative connotation associated with it (i.e. spot zoning = illegal zoning). Well, amending a zoning code, and more specifically rezoning a particular property into a different zoning district that would allow the use of that property that is significantly different than the use(s) allowed on the properties surrounding it is not necessarily illegal if the zoning change is consistent with the intended purpose as set forth in the community’s comprehensive plan. For example, an area in a community where all the parcels are currently zoned and used for low-density residential purposes may have one parcel in the middle of that area rezoned into a district that allows a commercial use if the comprehensive land use plan designates that area for future commercial use. While such a zoning change might create the only commercially zoned parcel in the area, this type of “spot re-zoning” would be consistent with the land use plan and not necessarily illegal.

With that said, and with the differences of legal vs. illegal “spot zoning” in mind, it is generally a good idea (if not sound legal ground) for a zoning code amendment, whether it is a district rezoning for a parcel on a zoning map or a zoning code text amendment, to be consistent with the community’s comprehensive planning, and, to be made on the basis of considerations affecting the whole community (or a large portion of it) and not solely for the benefit of one or even just a few property owners who are requesting the code amendment.

With respect to the Boehlke code amendment proposal, it is clear (if not the sole basis for Boehlke’s argument) that the only property and property owner who stands to benefit from the amendment is Boehlke himself. This proposed amendment is not intended to benefit the overall community or even a portion of it. The amendment is intended to relieve Boehlke from having to deal with the consequences of illegally operating a pavement, landscape construction and snow removal business in a residential district (and planned residential area) and the pending enforcement action necessary to uphold the Zoning Code in a manner consistent with the Village’s comprehensive plan.

(NOTE: the only other parcel that Boehlke cites in his justification that might benefit from the proposed amendment, i.e. a 4.5-acre parcel owned by John Perry currently developed for a residential use, is situated diagonally across from other parcels currently zoned Rs-2 and NOT A-1 or A-2. Therefore, depending on how strict one interprets the proposed criteria that the property be 4 acres in size or more and that “the property is surrounded on all sides by property zoned A-1 or A-2”, one could argue that the Perry parcel does not meet the proposed criteria since it is across the street from an Rs-2 District. Moreover, on April 30 John Perry submitted rezoning and CSM applications seeking approval to enlarge and rezone his 4.5-ac parcel from Rs-2 into an A-2 District).

VILLAGE STAFF RECOMMENDATION

DENY the proposed text amendment to amend Sections 17.15(2) and 17.15(4) of the Zoning Code to add “Construction Services”, “Contractor Shops”, Garden Supplies” and “Horticultural Services” as conditional uses in the Rs-2: Single-Family Residential District.

Village of

Germantown

Willkommen

Fee Must Accompany Application

☒ \$1115

Paid

3-10-21

☐ \$200

PC Consultation Only

Paid

Date Received by Village:

ZONING CODE TEXT AMENDMENT APPLICATION

Please read and complete this application carefully. All applications must be signed and dated. Attach additional sheets and/or include supplemental information in support of your application.

AGENT: (if different from Applicant)

APPLICANT:

Jason R. Boehlke

Address:

Address:

N120 W13537 Freistadt Road

Germantown, WI

Phone:

Phone:

414-305-6773

FAX:

FAX:

E-Mail:

E-Mail:

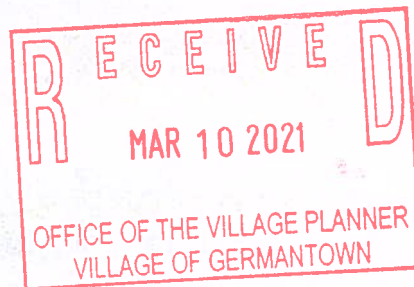
Jason@jrboehlke.com

Zoning Code(s) to be Amended: (Check all that apply)

☒ **General Zoning Code (Chapter 18)** - Chapter 17

☐ **Floodplain Zoning Code (Chapter 23)**

☐ **Shoreland-Wetland Zoning Code (Chapter 24)**



Section(s) to be Amended:

Zoning Code Sections 17.15(2) to be amended and creation of 17.15(4).

Proposed Text Amendment(s): (list text amendments using **STRIKEOUT** and **UNDERLINE** format)

Refer to or Attach Additional Pages as Necessary

Section 17.15(2) Conditional Uses, shall be modified to add the following:
(k) Construction Services, Contractor Shops
(l) Garden Supplies, Horticultural Services

Section 17.15(4) shall be added as follows:
(4) The Conditional Uses permitted under Section 17.15(2)(k) Construction Services, Contractor Shops, and (l) Garden Supplies, Horticultural Services shall be permitted only where the property meets the following conditions: (a) the property is comprised of 4.0 acres or more; and (b) the property is surrounded on all sides by property zoned A-1 Agricultural District or A-2 Agricultural District.

Detailed Explanation and Justification for Proposed Amendment(s):

Refer to or Attach Additional Pages as Necessary

See attached.

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

- All Amendment Applications:
1. Complete Application Form (Affidavit of Understanding and signatures required)
2. Application Fee
3. Detailed explanation of and justification for proposed amendment(s)
4. Detailed explanation of if and how the proposed amendment(s) will affect other sections of the Zoning or other Municipal Code provisions
5. Specific amendment language proposed that is presented in a strike-out (text to be deleted) and underline (text to be added) format.
6. Electronic/Digital file containing in all information required under #3, #4 and #5 above. Acceptable formats include word processor, e.g. Microsoft Word (.doc or .docx) or plain text (.txt). File can be submitted via email attachment or flash drive.

AFFIDAVIT OF UNDERSTANDING

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

- Initials: JRB. I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;
Initials: JRB. I understand that, regardless of the justification and/or information provided in support of my application, the Village is not obligated to approve my application nor amend the Zoning Code as requested;

ALL APPLICATIONS MUST BE SIGNED BY THE AGENT & APPLICANT

Agent Date
Applicant Date
Agent Date
Applicant Date

Zoning Code Text Amendment Application – Attachment

Applicant: Jason R. Boehlke

Explanation of and justification for proposed amendments.

The current the Rs-2 Zoning District is a residential district intended to provide for single-family residential development in predominantly rural areas not served by municipal sewer and water facilities.

Within the Rs-2 Zoning District are parcels that were previously zoned agricultural as A-1 or A-2 Districts. These parcels often contain accessory farm buildings, including barns, pole barns, metal buildings, and other structures from historical use as farms or other rural businesses. The properties often attract horticultural and other businesses operating out of shops for equipment storage and other uses that complement their business, while performing work off site, such as landscaping, plumbing, and other small contractors.

I own one such property located at N120 W13537 Freistadt Road, Germantown, WI ("Property") which is a 4.0 acre parcel zoned Rs-2. I bought this Property in 2008. A plat of survey showing the Property and proposed use is enclosed with this Application. My Property has a farm house, a large barn, and two metal pole barns that existed prior to my purchase. Prior to purchasing the Property, I contacted the Zoning Administrator and Planning office to inquire whether anything was needed to run my landscaping business out of the property. I was told by staff that I did not need any additional approvals.

Since 2008 I have been operating a landscaping business out of the Property, which offers landscaping, snow plowing, and pavement maintenance services. No customers come to the Property and all work is performed off site at the customer's property. There are no signs on the Property for the business. There are limited deliveries of landscape materials that are delivered to the Property. All materials are stored at the rear of the Property adjacent to one of the pole buildings and are not visible from the roadway. All equipment is stored inside or behind the barn and pole barn buildings. Employees arrive in the morning to load the trucks/equipment, and then leave the Property to perform work offsite. At the end of the day employees drop the trucks and equipment back on the Property. My company employs between 12-15 employees, which except for two office staff, perform all work and services off site.

My property is surrounded on all sides by property zoned A-1 or A-2, which are over 35 acres in size. The Property is a rural parcel and not near any residential subdivision.

My Property was previously zoned agricultural, but was subdivided in approximately 2006 to allow for a sale of approximately 36 acres to MMSD, which is part of the Greenseams program and undeveloped wetland or natural grasses. As a result, the remaining parcel does not meet the 10 acre minimum requirement for A-1 or A-2 Districts, and it rezoned to Rs-2. The prior owner of the Property used the accessory building to run a contracting business.

I recently applied for a Conditional Use Permit through the Village, but the Village Zoning Administrator denied the application prior to review by the Plan Commission and hearing by the Village Board. The Zoning Administrator's basis for denial was interpretation of the Zoning Code that the proposed use does not qualify for a home occupation given its size and characteristics, and the Rs-2 district does not permit any Conditional Uses that would permit my continuation of using the Property for my business.

Given the historical use, pre-existing buildings and characteristics, and rural nature of the Property being surrounded by A-1 and A-2 Agricultural zoned properties, the use of the Property is best suited for small business, such as a contracting business where the property is primarily used for storage of trucks and equipment for use in performing work off site. Such a use provides little impacts that would differ from those allowed or expected through agricultural uses under neighboring zoning of A-1 and A-2, and in particular horticultural services Conditional Uses. Given the similarity of use as the neighboring A-1 and A-2 properties, allowing a horticultural or contracting business to operate out of the property, while permitting the Village



Board to place conditions on such uses to avoid detrimental impacts to surrounding properties, would be a benefit to the Village.

The current Rs-2 zoning prevents the best use of the Property, without providing a meaningful benefit to either the surrounding properties or the community. Accordingly, rather than displacing a successful business that employs Village residents, a revision to the zoning code to permit use of the Property for horticultural and contracting services in a very narrow set of circumstances would be a benefit to all stakeholders.

Accordingly, I am requesting that the Rs-2 section of the Zoning Code, 17.52(2), be revised to permit horticultural and contracting services business as Conditional Uses, provided that a new section 17.52(4) be created to limit such Conditional Uses to those that are surrounded by A-1 and A-2 properties and at least 4.0 acres in size. This would provide a very narrow set of circumstances under which such use would be permitted, thereby providing adequate assurance that the uses of such Rs-2 parcels would not negatively impact or impair the surrounding property uses.

In review of the Germantown Zoning map, only two properties would meet this criteria - my Property at N120 W13537 Freistadt Road and the property located at N124 W14106 Lovers Lane. See enclosed Map identifying the properties.

With the very limited expansion of the Zoning Code to allow this narrow set of circumstances, the Village's interests would be protected, while allowing for limited uses that are consistent with available uses on surrounding properties.

Affect on Other Sections of the Zoning or other Municipal Code provisions.

The changes will have no affect on other sections of the Zoning or other Municipal Code.

FOR JASON BOEHLKE

SHEET 1 OF 2

NORTHEAST COR
NORTHWEST 1/4
24-9-20
CONC. MON
BRASS CAP



FROM QUIT CLAIM DEED DOC. #1389004

LOT 1 OF CERTIFIED SURVEY MAP NO. 6112, RECORDED
DECEMBER 20, 2006, IN VOLUME 45 OF CERTIFIED SURVEY
MAPS ON PAGES 318 TO 321, AS DOCUMENT NO. 1147326,
LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4
OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN
THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY,
WISCONSIN

PROPERTY ADDRESS N120 W13537 FREISTADT ROAD, WI
53022

TAX KEY NUMBER: GTNA 242989

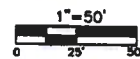
SAID PARCEL CONTAINS 4.00 AC

BENCHMARK:

RR SPIKE IN NORTH SIDE POWER POLE ON
THE SOUTH SIDE OF FREISTADT ROAD
WEST OF THE ASPHALT DRIVEWAY

ELEV 867.12

BEARINGS ARE REFERENCED
TO WISCONSIN STATE PLANE
COORDINATE SYSTEM SOUTH ZONE
NAD "83"
NORTH LINE OF THE NW 1/4
SECTION 24-8-20
RECORDED AS N 88°24'05" E



LEGEND

- | | |
|---|---------------------------|
| • | SET 3/4" x 18" LONG REBAR |
| IP | WEIGHING 1,502 LB./FT. |
| • VENT | 1" IRON PIPE FOUND |
| • UT | SEPTIC VENT |
| • | UTILITY MANHOLE |
| • | BENCHMARK |
| ~~~~~ | TREELINE |
|  | GRAVEL |
|  | ASPHALT |
| UD | UPPER DECK |
| LD | LOWER DECK |
| FP | FIRE PIT |

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

I, Anthony J. Gromacki, Land Surveyor in the State of Wisconsin, do hereby certify that on November 5th, 2020 surveyed the above described property according to official records and the accompanying map is true and correct representation of the exterior boundaries of the land surveyed to the best of my belief and knowledge.



M Squared Engineering, LLC

W62N215 Washington Avenue
Cedarburg, WI 53012
www.msquaredengineering.com
Phone: (262)376-4246

JASON BOEHLKE

PROJECT: BOEHLKE
PROJECT NO.: 20-120-020
DRAWN BY: AJG
DATE: 11/11/2020 REV: 11/11/2020

PLAT OF SURVEY

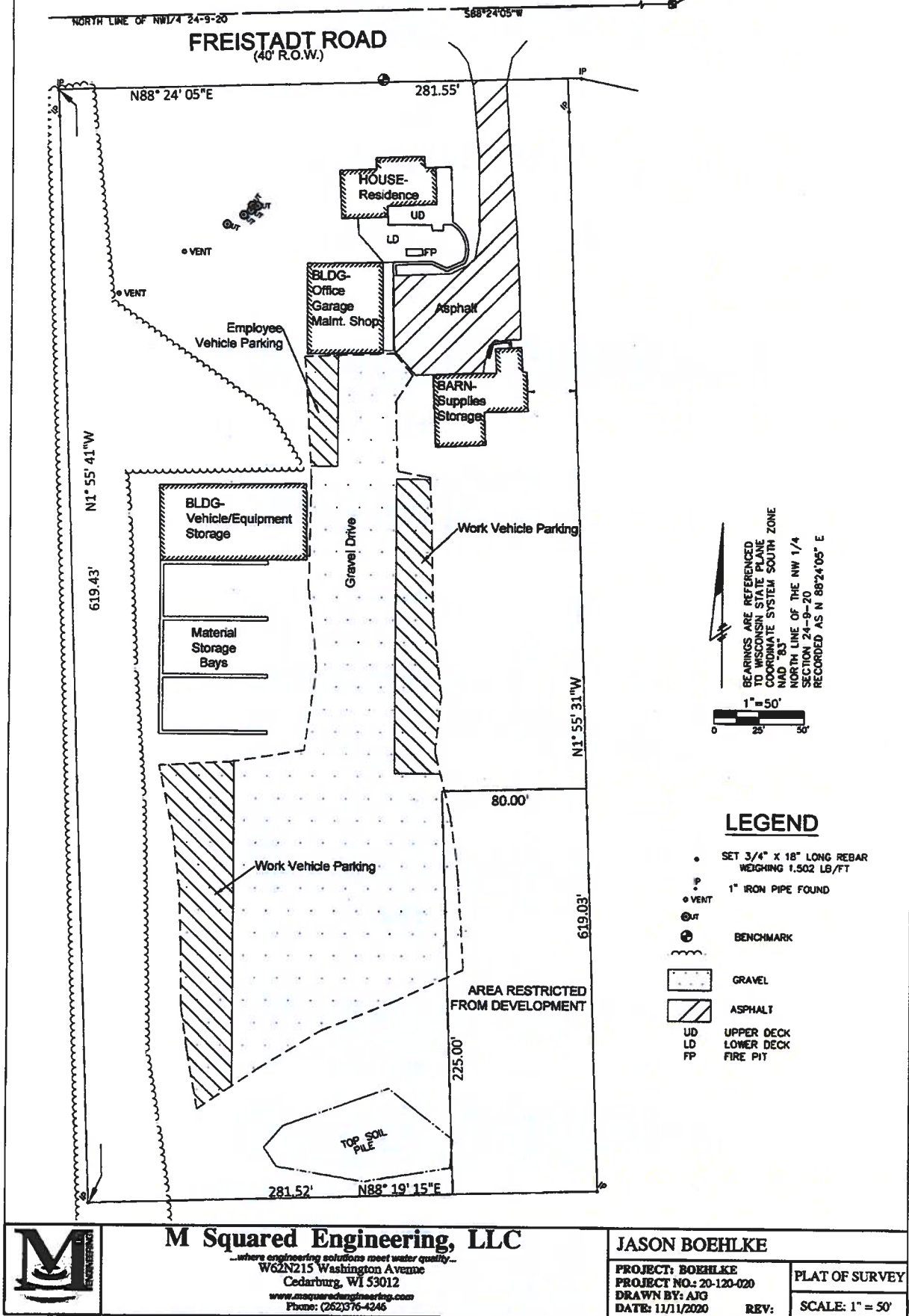
SCALE: 1" = 50'

BUSINESS ACTIVITY EXHIBIT

FOR JASON BOEHLKE

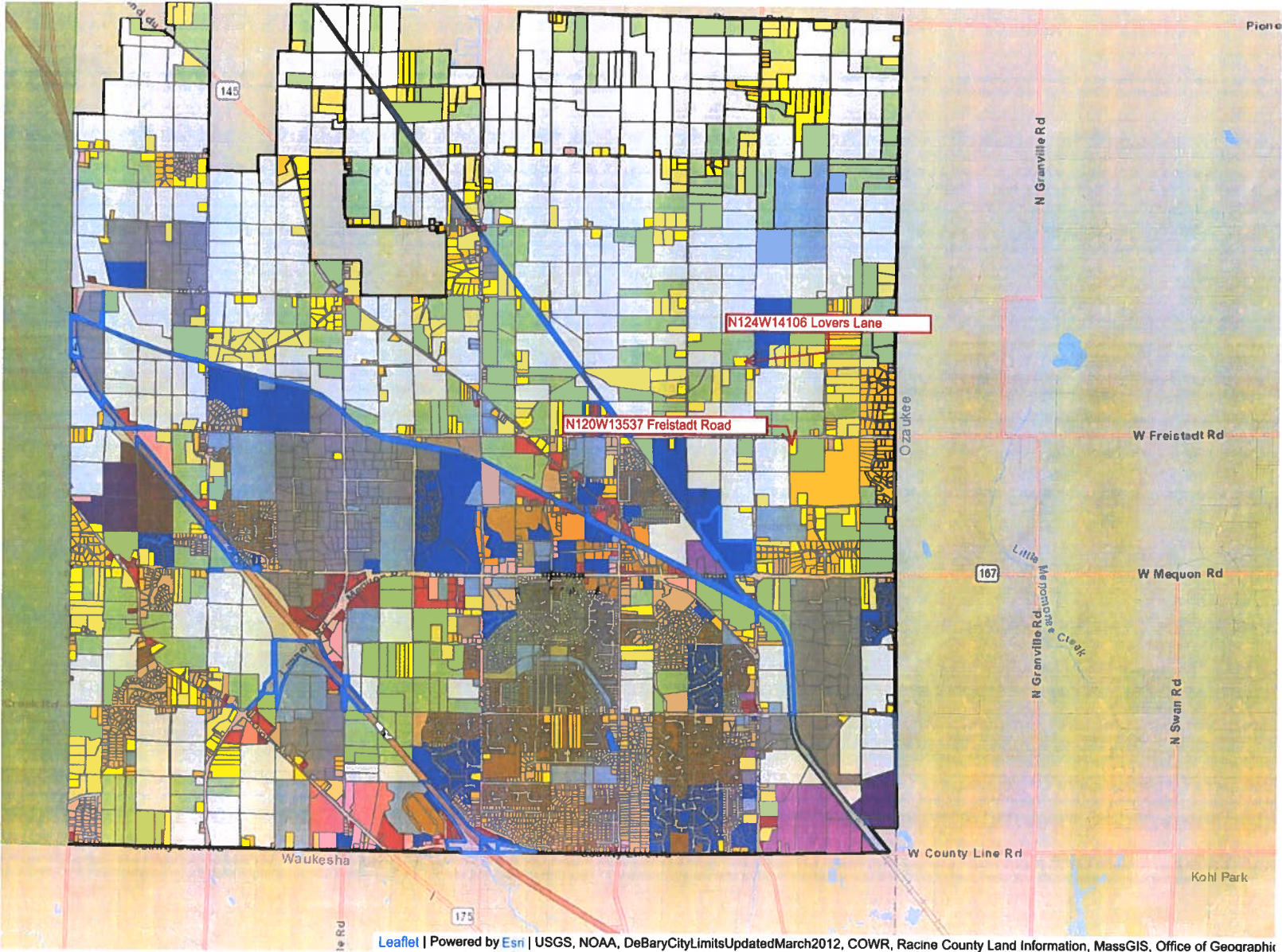
SHEET 2 OF 2

NORTHEAST COR
NORTHWEST 1/4
24-9-20
CONC. MON
BRASS CAP





[Zoning Code](#) | [Interactive Map](#)





Village of
Germantown
Willkommen

COPY

Fee must accompany application

\$1460 Paid \$ Date 1-6-21

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Jason Boehlke
Agent for JR Boehlke,
Inc.

Phone (414) 305-6773

Fax (262) 404-1361

E-Mail jason@jrboehlke.com

PROPERTY OWNER

Jason R. Boehlke
1120 W13537 Freistadt Rd.
Germantown, WI 53022

Phone (414) 305-6773

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Jason R. Boehlke & J.R. Boehlke, Inc.

3 PROPERTY ADDRESS

1120 W13537 Freistadt Rd. Germantown, WI
Tax Key GTNA 242989 53022

TAX KEY NUMBER

GTNA 242989

4 DESCRIPTION OF EXISTING OPERATION

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

Landscape and snow removal business. General hours of operation
are primarily between 7am and 7pm, during Normal work days. (continued on
back)

5 DESCRIPTION OF PROPOSED OPERATION

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

Landscape & Snow Removal Business

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

Continuation of existing operation.

Additional information is attached.

4. (continued from front)

When snow events are anticipated, trucks are loaded during the day/evening, so that drivers are able to pick up trucks and leave without noise. We have approximately 12-15 employees, most of which are on site only to pick up equipment and leave to perform work off-site, with 1-2 employees working at the office on-site.

6

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attached survey

7

SUPPORTING DOCUMENTATION:☒ Site Plan and elevations for new construction (can be conceptual)☒ Photos of existing use and/or proposed use operating elsewhere☐☐

8

READ AND INITIAL THE FOLLOWING:

JRB

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

JRB

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

JRB

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

JRB

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

9

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!
Applicant1-5-2021
Date
Owner1-5-2021
Date

Additional information:

I purchased the property in 2008. The property is an old farm with a house, an older full size barn, and two metal pole buildings. I purchased the property from Suzie and Clifford Ernst, who subdivided the property and sold a portion to MMSD. Suzie's family previously farmed the property and then later, Clifford operated a construction contracting business from the property.

At the time I purchased the property I was running a landscape and snow removal business, and wanted to operate the business out of the property. I contacted the Germantown Village Planning Commission office and asked whether I needed anything in order to operate my business from the property. I was told by the staff person that I did not, and so I purchased the property and continued my business.

I have continued to use the property for landscape and snow removal business since I purchased in 2008. My business performs landscaping and snow removal services, and related work for customers off site. No customers come to the property and all mailing is through a PO Box for the business. There are no signs on the property for the business. There are limited delivery of landscape materials that are delivered to the property. All materials are stored at the rear of the property adjacent to one of the pole buildings, and are not visible from the road.

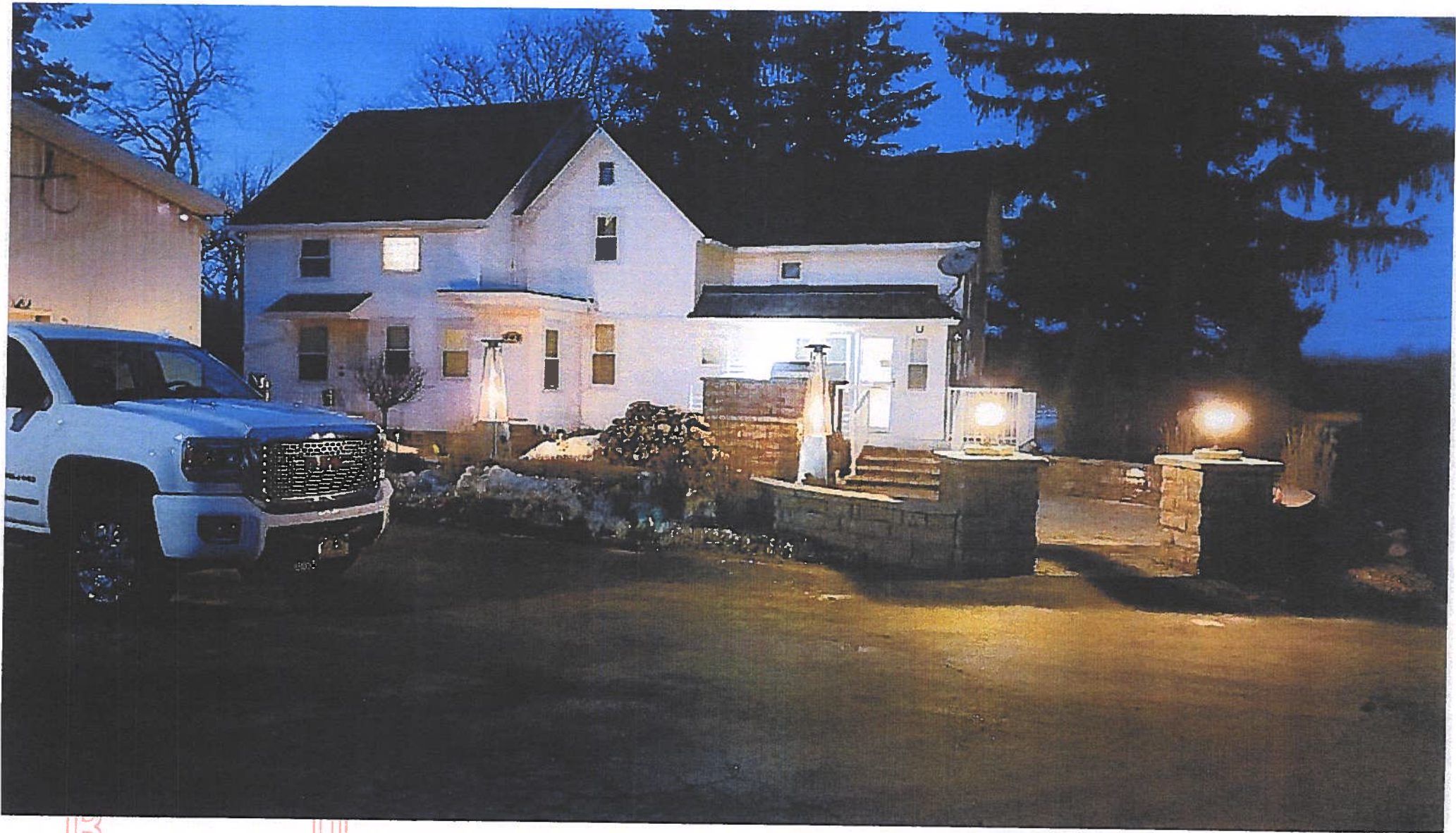
All equipment is stored inside, or behind the barn and buildings and is not visible from Freistadt Road. Generally, employees arrive in the morning load the trucks/equipment, and then leave the property to perform work offsite, and at the end of the day drop the trucks and equipment back on the property.

MMSD owns the property to the south and east of my property, and there are no buildings on that property. To the west is an agricultural zoned property that is owned by Tracey and Bruce Bernarde. Their property is farmed and there is a house on the property. There is a tree line separating our properties and my trucks and equipment are not visible from their property during spring, summer and fall unless someone is standing on the property line.

I am aware that my neighbor has complained about concerns related to grading that was done on the rear area of the property. That part of the property had bumpy topsoil and some grass. My intention was to smooth out irregularities and provide a stable base. I was unaware of the requirement of a grading permit, and after notice from the village I applied for a grading permit. Prior to this incident, I had not heard any complaints from the neighbor, and was told by him that he did not have a problem with the operation of my business with the most recent text being on August 16, 2020.

There has not been any significant change in the nature of my business or the use of the property in the last 12 years that I have operated from property. The property is rural, and surrounded by agricultural or open lands. The property was historically used for farming and operating a business, and the original buildings on the property are consistent with the operation of a small business.

I appreciate the consideration of the conditional use application and would be happy to address any concerns or conditions to limit the impacts of continued operations.

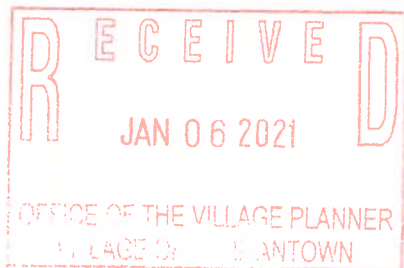
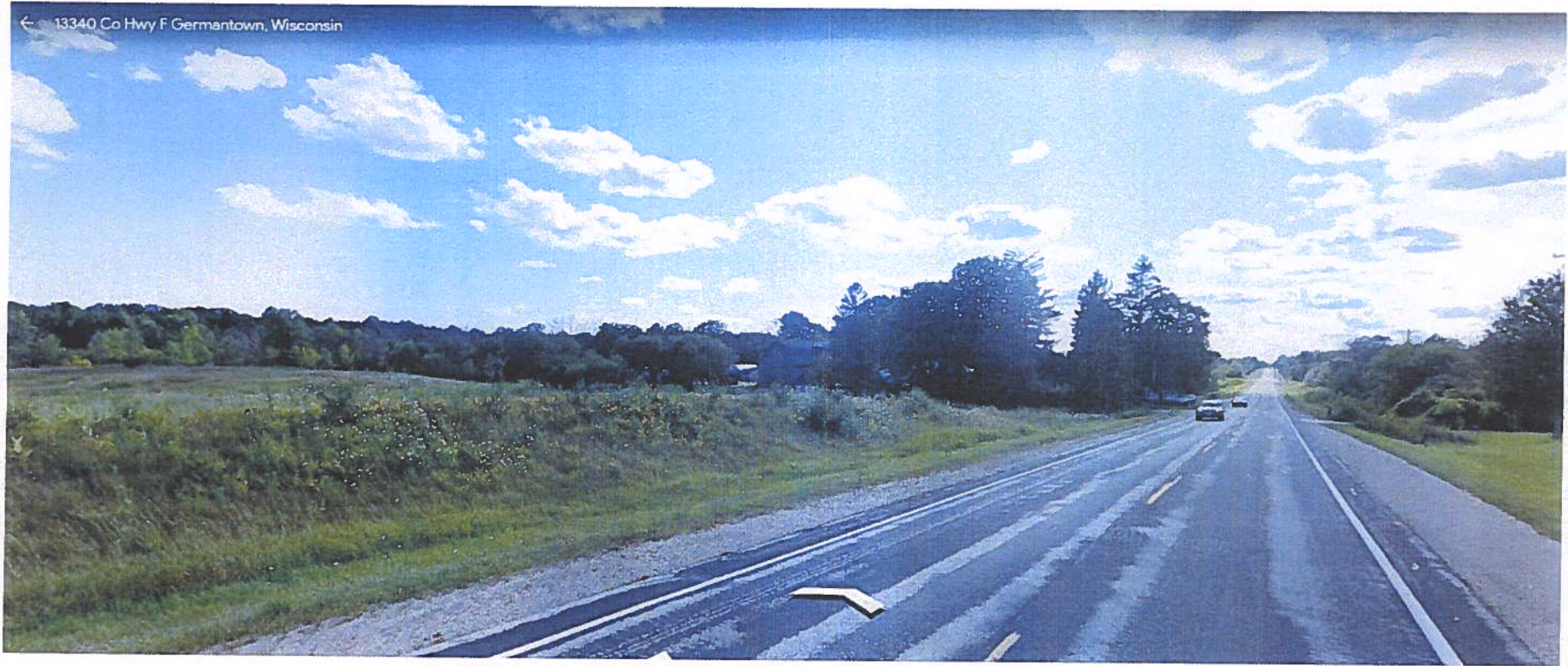


JAN 06 2021

OFFICE OF THE VILLAGE PLANNER
VILLAGE OF WEST MANTOWN



← 13340 Co Hwy F Germantown, Wisconsin





← 13596 Co Hwy F Germantown, Wisconsin



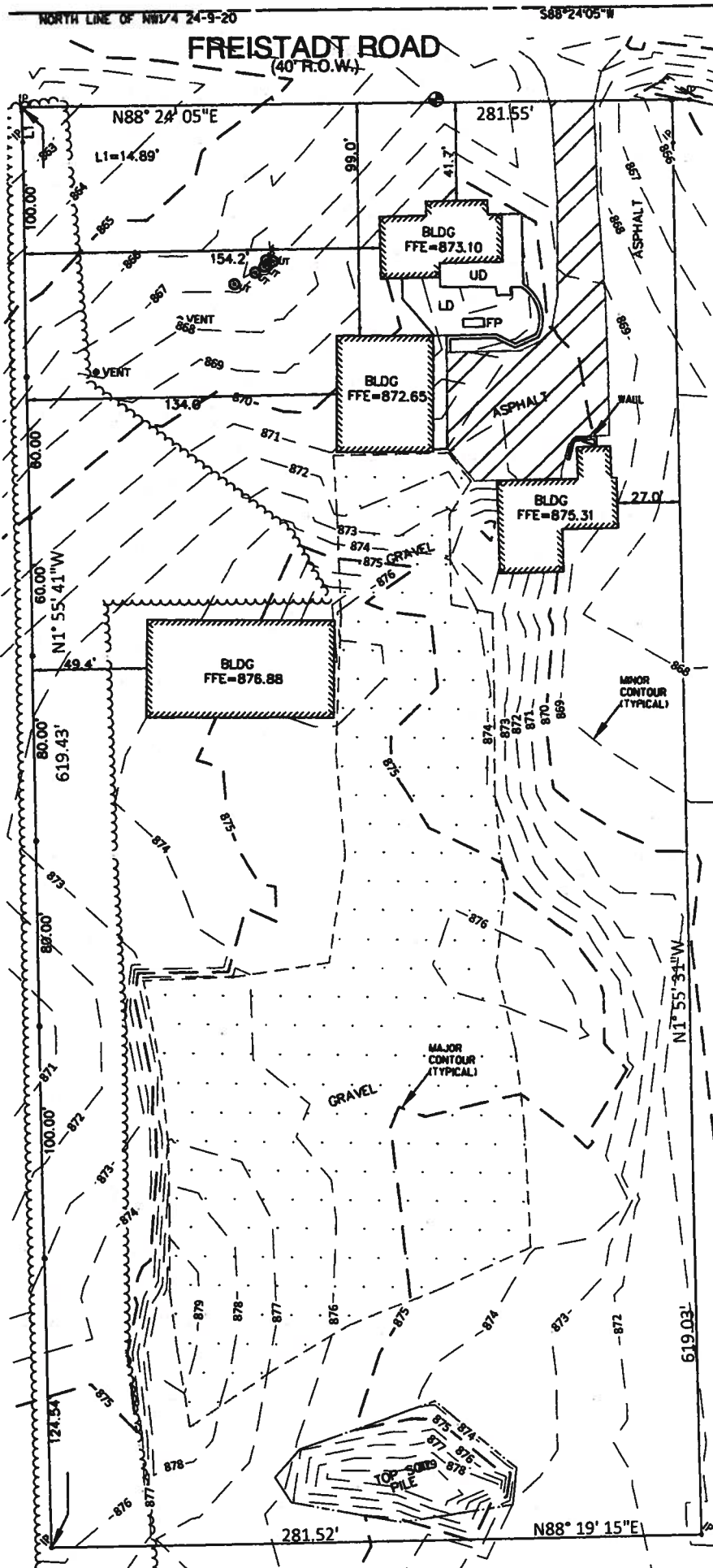
RECEIVED
JAN 06 2021

PLAT OF SURVEY

FOR JASON BOEHLKE

OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN

NORTHWEST CORNER
24-9-20
CONC. MON
BRASS CAP



LEGAL DESCRIPTION:

FROM QUIT CLAIM DEED DOC. #1389004

LOT 1 OF CERTIFIED SURVEY MAP NO. 6112, RECORDED DECEMBER 20, 2006, IN VOLUME 45 OF CERTIFIED SURVEY MAPS ON PAGES 318 TO 321, AS DOCUMENT NO. 1147326, LOCATED IN THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

PROPERTY ADDRESS N120 W13537 FREISTADT ROAD, WI 53022

TAX KEY NUMBER: GTNA 242989

SAID PARCEL CONTAINS 4.00 AC.

BENCHMARK:

RR SPIKE IN NORTH SIDE POWER POLE ON THE SOUTH SIDE OF FREISTADT ROAD WEST OF THE ASPHALT DRIVEWAY

ELEV 867.12

BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE NAD 83 NORTH LINE OF THE NW 1/4 SECTION 24-9-20 RECORDED AS N 88°24'05" E

1" = 50'
0 25 50

LEGEND

- SET 3/4" X 18" LONG REBAR WEIGHING 1.502 LB./FT.
- IP 1" IRON PIPE FOUND
- VENT SEPTIC VENT
- UTILITY MANHOLE
- BENCHMARK
- TREELINE
- GRAVEL
- ASPHALT
- UD UPPER DECK
- LD LOWER DECK
- FP FIRE PIT

STATE OF WISCONSIN
WASHINGTON COUNTY

I, Anthony J. Gramacki, Land Surveyor in the State of Wisconsin, do hereby certify that on November 5th, 2020 surveyed the above described property according to official records and the accompanying map is true and correct representation of the exterior boundaries of the land surveyed to the best of my belief and knowledge.

JASON BOEHLKE

PROJECT: BOEHLKE
PROJECT NO.: 20-120-020
DRAWN BY: AJG
DATE: 11/11/2020

PLAT OF SURVEY

SCALE: 1" = 50'



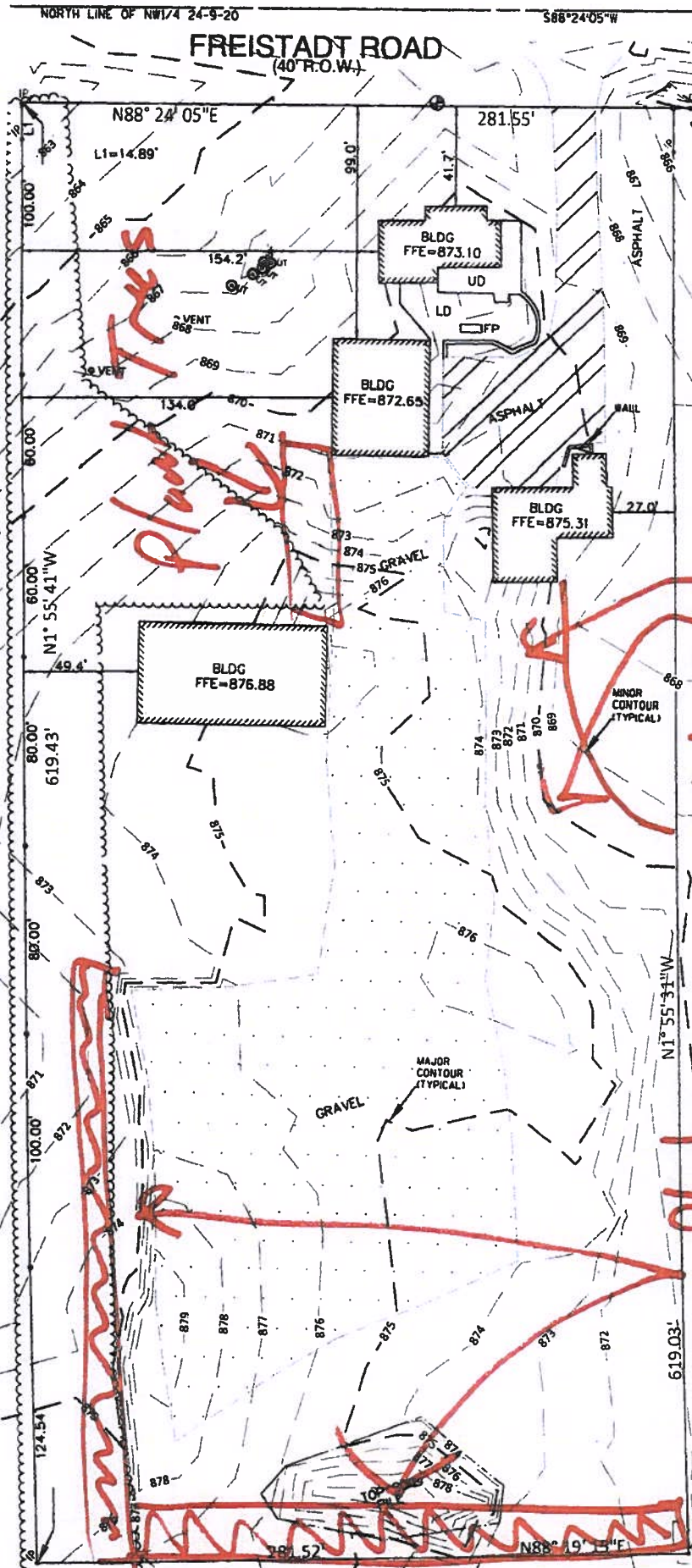
M Squared Engineering, LLC

...where engineering solutions meet water quality...
W62N215 Washington Avenue
Cedarburg, WI 53012
www.msquaredengineering.com
Phone: (262)376-4246

PLAT OF SURVEY

FOR JASON BOEHLKE

NORTHEAST COR
NORTHWEST 1/4
24-9-20
CONC. MON
BRASS CAP



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NORTH LINE OF THE NW 1/4 SECTION 24-9-20 RECORDED AS N 88°24'05" E
1" = 50'

- LEGEND**
- SET 3/4" x 18" LONG REBAR WEIGHING 1.502 LB./FT.
 - 1" IRON PIPE FOUND
 - SEPTIC VENT
 - UTILITY MANHOLE
 - BENCHMARK
 - TREELINE
 - GRAVEL
 - ASPHALT
 - UD UPPER DECK
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 - FP FIRE PIT

STATE OF WISCONSIN)
WASHINGTON COUNTY)SS
I Anthony J. Gramacki Land Surveyor in the State of Wisconsin, do hereby certify that on November 5th, 2020 surveyed the above described property according to official records and the accompanying map is true and correct representation of the exterior boundaries of the land surveyed to the best of my belief and knowledge.



M Squared Engineering, LLC
...where engineering solutions meet water quality...
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JASON BOEHLKE

PROJECT: BOEHLKE
PROJECT NO.: 20-120-020
DRAWN BY: AJG
DATE: 11/11/2020

PLAT OF SURVEY

SCALE: 1" = 50'



Village of

Germantown
Willkommen

Community Development Department

Jeffrey W. Retzlaff, AICP, Director

Village Planner & Zoning Administrator

N112 W17001 Mequon Road P.O. Box 337

Germantown, WI 53022-0337

Telephone: (262) 250-4735

FAX: (262) 253-8255

Website: www.village.germantown.wi.us

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

January 11, 2021

Jason Boehlke
J.R. Boehlke Inc.
N120 W13537 Freistadt Road

RE: Conditional Use Permit Application; N120 W13537 Freistadt Road
Landscaping and Snow Removal Business

Mr. Boehlke:

Village Staff has reviewed your conditional use permit (CUP) application submitted on January 6, 2021, and supporting materials for the landscaping and snow removal business currently being operated from the above cited property. Below are Staff's comments and outstanding items that you need to address. Please provide the requested information, corrections and/or revisions as soon as possible. As you know, there is an outstanding Code Violation Notice #2020-08-01 regarding the landscaping and snow removal business operating from this property without a permit and in violation of various sections of the Zoning Code. Your responses to the following items will enable staff to determine if your property and business is eligible for a CUP and, if so, when the application will be scheduled for review and consideration by the Plan Commission and Village Board. It is imperative, however, that you continue to cooperate with the Village regarding this CUP application process and in a timely manner. Doing so will enable us to defer enforcement action of that Code Violation Notice until a decision is made regarding the CUP.

Planning & Zoning

1. As discussed with you at the time the Code Violation Notice was issued, the current zoning of the 4-acre property is Rs-2: Single-Family Residential, and as a consequence, the only Zoning Code provision that would enable a business to operate from the property is the Village's Home Occupation provisions under Section 17.61 (copy attached). Further, given the nature of the business, the number of accessory buildings, the locations on the property where business activities occur, and the number of employees, the business cannot meet the definition of a "minor" home occupation. Therefore, if allowed as any type of home occupation, it would have to be found to qualify as a "major" home occupation and obtain a conditional use permit as such from the Village.
2. In my opinion as Zoning Administrator for the Village charged with interpreting and administering the Village's Zoning Code, I do not believe you/your business meets the requirements under the following sections of the Code. Please explain in detail how you feel you/your business complies with each of the following:
 - a. 17.61(2)(a) definition of "Home Occupation"

Jason Boehlke

J.R. Boehlke Inc. N120 W13537 Freistadt Road

RE: Conditional Use Permit Application for Landscaping and Snow Removal Business
January 11, 2021

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- b. 17.61(4)(c) requiring the business owner/operator to reside in/on the residential property from which the home occupation is conducted (see also Comment #7 below).
 - c. 17.61(4)(d) requiring all activities associated with the business to not generate traffic, waste, noise, vibration, dust, etc. from the property beyond what is typical for a residential property in the zoning district and neighborhood within which it is located
 - d. 17.61(4)(f) requiring the dwelling, accessory structures and overall property to remain residential in character and appearance... and that there be no improvements that make the property appear or function similar to a commercial operation
 - e. 17.61(4)(h) requiring truck deliveries of supplies or products associated with a home occupation to be limited to the type of vehicles and pick-up/delivery hours that are typical and customary for residential dwellings and uses located in the zoning district within which the home occupation is located
 - f. 17.61(5)(b)1. requiring "major" home occupations to have all activities conducted within the dwelling or in an enclosed accessory building
 - g. 17.61(5)(b)2. Requiring a "major" home occupation to have any areas outside of the dwelling where materials, goods or equipment is kept to be an enclosed accessory building, or, be completely screened from view from public streets and adjacent property
 - h. 17.61(5)(b)3. Requiring "major" home occupations conducted in a Rs-2 Zoning District to have no more than two (2) non-resident employees
3. The plat of survey provided is insufficient in terms of presenting information about the where business activities are located and conducted on the property. Please revise the plat of survey or have an actual, detailed site plan prepared by a professional that clearly shows where on the property equipment, supplies, materials, etc. are kept; what activities are conducted in each of the buildings on the property; where business trucks, equipment, and employee vehicles are kept. Further, the Certified Survey Map (CSM) that created the 4-acre parcel contains a restriction that prohibits development in an area 80' x 225' in the southeast corner of the parcel. That needs to be shown on any site plan and any erosion control plan.
4. Your application indicates that the business provides landscaping and snow removal services. However, your website indicates that you provide the following services:
- a. Asphalt Crack Filling
 - b. Asphalt Maintenance
 - c. Asphalt New Construction & Patching
 - d. Asphalt Sealcoating
 - e. Stormwater Management

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- f. Concrete New Construction
- g. Concrete Repair, Removal & Replacement
- h. Landscaping Fertilization & Maintenance
- i. Hardscape Construction
- j. Mosquito Control
- k. Mulch Installation
- l. Snow Removal

Please confirm if your business does/does not provide each of these or any other services not listed above and describe in detail when each of these services are provide, what and how much equipment and employees are involved in providing each of these services; what percentage of your overall business each of these services comprises, the general periods of time and daily hours of operation when these services are provided.

5. Your comments regarding a previous contracting business being operated by the former owner, Clifford Ernst, are not supported by the Village's land use property files. However, since the previous owner of the property presumably operated said business prior to the Village approving a land division and rezoning that created the 4-acre parcel that you now own, the previous owner may have operated without any permits or approvals either because the property was 38-acres in size and zoned agricultural at that time and under a different set of zoning district regulations.

In 2006, when the rezoning and land division of the Ernst property was approved and the 34-acr parcel sold to MMSD, Village staff commented to the Plan Commission and Village Board that there was a concern with the large number of existing buildings (4 at that time as shown on CSM #6112) on a small 4-acre parcel. In fact, in an October 2, 2006 letter to the agent handling the rezoning and land division applications for the Ernst's and MMSD, staff indicated that the number of buildings left on the 4-acre parcel created a non-conforming situation for the property and that "...the use of such buildings for many agricultural and non-agricultural uses... may no longer be possible with the change in zoning and parcel size". From that day forward, my staff and I would have brought to anyone's attention who might have asked that the use of that property for ANY business purpose would likely not be allowed other than for a home occupation. The notion that you contacted the Planning Commission office (presumably you mean what was the Planning & Zoning Department back then) and were told you did not need to do anything to operate your business is simply not plausible.

6. The issue of you needing an erosion control permit as described in detail in the Stop Work Order issued along with Code Violation Notice #2020-08-01 has not been

Jason Boehlke

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RE: Conditional Use Permit Application for Landscaping and Snow Removal Business

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resolved. The Village Engineer has indicated to me that this permit application will be handled separately from the CUP application. If he has not yet contacted you regarding the outstanding items needed to process the erosion control permit application, please contact Larry Ratayczak, Public Works Director/Village Engineer, to discuss your application.

7. On August 24, 2020, the day that the Code Violation Notice was issued for illegally operation the landscaping business without a permit (for which you are now applying), Village staff was made aware that the farmhouse on the property was actively being marketed as a rental home. However, on that same day you told me that you lived in the farmhouse but could not show me around inside (your offer) because you did not have a key. A day or so later that week the rental listings were removed and, presumably, the house no longer available for rent. Do you live in the farmhouse on the Freistadt Road property, or do you live in the residential dwelling at 3812 Sparrow Hawk Trail, Colgate WI, that is listed as your home address on the property tax statement issued by Washington County for the Freistadt Road property? (for each tax year such statements exist from 2009 through 2020).

Public Works/Village Engineer

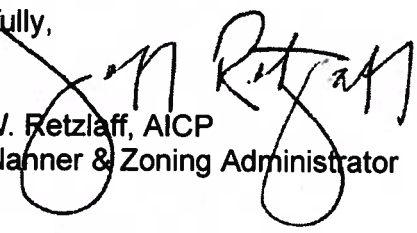
8. See Comment #6 above regarding the outstanding erosion control permit application.

Fire Department & Police Department

9. No comment.

Your responses to these items will enable staff to determine if your property and business is eligible for a CUP and, if so, when the application will be scheduled for review and consideration by the Plan Commission and Village Board. It is imperative, however, that you continue to cooperate with the Village regarding this CUP application process and in a timely manner. Doing so will enable us to defer enforcement action of that Code Violation Notice until a decision is made regarding the CUP.

Respectfully,


Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator

January 18, 2021

Jeffrey W. Retzlaff, AICP, Director
Village Planner & Zoning Administrator
Community Development Dept.
N112W17001 Mequon Road
PO Box 337
Germantown, WI 53022-0337

RE: Conditional Use Permit Application; N120 W13537 Freistadt Road
Landscaping and Snow Removal Business

Mr. Retzlaff:

Below please find responses to the questions and comments raised in your January 11, 2021 letter regarding the Conditional use permit, following the numbering of your letter. As identified in response to item 1 below, I believe my use is similar to other permitted conditional uses for the Rs-2 property and that provides a basis to allow for a CUP, in addition to just allowing for a major home occupation.

The application procedures for the Conditional Use Permit (which include major home occupations per 17.61(7)(d)) is subject to the Village Board discretion per 17.42 after review by the plan commission and after a public hearing with the Village Board. The Conditional Use Permit process allows for conditional uses and related structures if in accordance with the purpose and intent of the Zoning Code. Since I have been operating on the property without issue for the past 12 years, and the neighboring properties are either unoccupied or agricultural, I do not believe my use of the property for my business outside of the intent of the Zoning Code and it does not create any hazardous, harmful, or offensive adverse impact on the community.

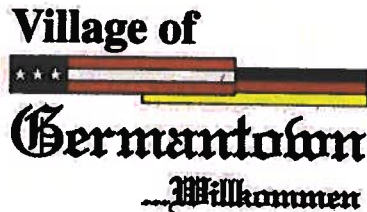
If you should need any additional information, please let me know.

1. The Zoning Code provisions include a number of conditional uses, in addition to the major home occupation that was identified, and which would be similar to what I have used the property for the past 12 years. The closest use would be the allowance for 17.15(2)(d), (e) and (h) which allow for transit and carpooling parking areas, golf courses with country club facilities, and archery/driving ranges. Like the transit parking areas, my use is primarily for parking of equipment for work to be performed off site, and the impacts are primarily coming and going from the property. Like golf courses and driving ranges, I have similar lawn and landscaping equipment, and materials such as mulch and topsoil stored on site. While these types of uses also allow for retail type sales or patrons visiting the business, my use is primarily storing equipment to be used offsite.
2. Home Occupation
 - a. The home occupation allows for business or trade to be conducted on a reoccurring basis from a residential dwelling or accessory building. My business operates from the pre-existing accessory buildings located on the property. I have owned the property since 2008 and have run the business from the property since that time. I do not

believe the residential character has changed, since there has not been a concern raised over those 12 years about my use of the property. The appearance has not changed, and I have made improvements to the overall appearance of the residence on the property.

- b. 17.61(4)(c) – I do occupy this property.
 - c. 17.61(4)(d) – The use of the property does not generate any more significant traffic, noise, dust, or other disturbance than what would be permitted for the conditional uses identified for golf courses/country clubs/driving ranges or transit/carpooling facilities. Those sites are of a transient type nature where patrons are coming and going from the property throughout business hours. My use primarily is for equipment loading in the morning and return at the end of the workday. The property has only one neighbor (to west), which is screened through trees and the buildings on the property. None of the equipment is stored in the front of the property and is shielded from view from the roadways. The driveway allows for ingress and egress without disturbance to the neighbor or other properties. The neighboring property is zoned agricultural, and is farmed, which creates dust and noise from those operations, generally more than the type of activities for my use.
 - d. 17.61(4)(f) – When I bought the property all of the structures were already built. I have not added on to any of the buildings or changed the look or appearance of the property. I have only upgraded the appearance of the farm house, by painting and re-roofing the house, and adding additional landscaping around the house. The only other alteration of the property was adding storage bins for materials, which are behind the accessory building on the west side of the property and shielded from the roadway and from the neighbors via trees. There has been no other change to the property to change the character or appearance.
 - e. 17.61(4)(h) – Similar to the uses allowed for golf courses/country clubs/driving ranges or transit/carpooling facilities, the only significant deliveries that are made to the property consisting of mulch, topsoil, road salt, and other similar landscaping materials. These deliveries are limited to approximately three times per month on average and are during regular daytime hours. These would be the same types of materials that would be delivered to a golf course or driving range. All other deliveries are via standard mail, or USPS/FedEx deliveries.
 - f. 17.61(5)(b)1. –The activities on the site primarily consist of office use. The other workers are loading equipment and then leaving the property to perform all work at off site location. Any maintenance or repair of equipment is performed in the pre-existing accessory buildings on the site.
 - g. 17.61(5)(b)(2) – All equipment not stored in the accessory buildings is stored behind the accessory buildings and with the trees/plants on the property, is screened from the roadway and neighboring property. The storage bin for materials is likewise screened. If there is a concern about additional screening to ensure during winter months once leaves have fallen, I would be happy to add additional evergreens to further screen any equipment that may be seen from a neighbor or the roadway. I have included pictures with the application that show what can be seen from the roadway.
 - h. 17.61(5)(b)3. – This section relates to those employees “working upon the premises” which other than myself, the only persons that work on the premises are two office employees. The other employees retrieve equipment and work off site.
3. I have emailed Anthony Gromacki to assist with this.

4. My business does perform the additional services below. Generally these services are performed during normal business hour 7am-7pm
 - a. Asphalt Crack Filling - 1% of business
 - b. Asphalt Maintenance – Included in other categories
 - c. Asphalt New Construction & Patching - - 10% of business
 - d. Asphalt Sealcoating - - 12% of business
 - e. Stormwater Management - - 0% of business
 - f. Concrete New Construction - - 15% of business
 - g. Concrete Repair, Removal, and Replacement - - 4% of business
 - h. Landscaping Fertilization & Maintenance - 10% of business
 - i. Hardscape construction - - 8% of business
 - j. Mosquito Control - - .5% of business
 - k. Mulch Installation - 7% of business
 - l. Snow Removal - - 15% of business – This is seasonal work performed during winter/snow months. Approximately 8 pieces of equipment and 12 employees perform this work.
5. It appears that the property was subject to nonconforming structures and nonconforming uses that predated the zoning ordinance change. I did not receive the October 2, 2006 letter you referenced, but it appears to suggest that while some uses for agricultural or nonagricultural use may be restricted with the zoning change, that there were other uses. Mr. Ernst did use the property for a contracting business. When I contacted the Village to inquire, I was told that I did not need additional permits to operate from the pre-existing structures on the property. Since I was told there was no required permit, I did not inquire further.
6. I have not been contacted by the Village Engineering regarding the grading permit. I have emailed Larry Ratayczak.
7. I do occupy this property.
8. I have not been contacted by the Village Engineering regarding the grading permit. I have emailed Larry Ratayczak.



Community Development Department

Jeffrey W. Retzlaff, AICP, Director

Village Planner & Zoning Administrator

N112 W17001 Mequon Road P.O. Box 337

Germantown, WI 53022-0337

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FAX: (262) 253-8255

Website: www.village.germantown.wi.us

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

February 8, 2021

J.R. Boehlke Inc.
N120 W13537 Freistadt Road
Germantown, WI 53022

Jason Boehlke
3812 Sparrow Hawk Trail
Colgate, WI 53017

COPY

RE: Conditional Use Permit Application; N120 W13537 Freistadt Road
2nd Review & Determination of Compliance with the Zoning Code

Mr. Boehlke:

I have reviewed your responses to the questions and issues raised by staff in the 1st review of your conditional use permit (CUP) application dated January 18. Below are my follow-up comments to your responses, and my determination I have made with respect to your CUP application. Another purpose for this letter is that it shall serve as the notice required under 17.52(4) of the Village Zoning Code that you have thirty (30) days after receipt of this letter to file an appeal of my determination to the Board of Zoning Appeals if you choose to do so. A further explanation of this process is provided below.

General Comments

Before I get to my responses to your specific comments provided in your January 18 letter, I would like to address the apparent premise underlying most of your responses in that letter. That premise appears to be that all you need to do in order to be "eligible" to apply for a conditional use permit is to compare your current business use of the property to other non-residential uses that may be allowed in the same Rs-2 Zoning District, and then, declare that the uses are the same or similar in one characteristic or another. This is a false premise.

The Village's Zoning Code falls into the category of traditional "district" based zoning codes that specify what land uses can be allowed into specific zoning districts vs. a "performance" based zoning code that determines what land uses are acceptable and what district they can go into based on a comparative analysis of the operational or performance characteristics of similar land uses. With that said, in the Village's Zoning Code and only in rare situations when or where a particular land use is not already classified into a particular zoning district, does a comparative analysis of operational characteristics play a role in determining whether that "unclassified" use can be allowed in a particular zoning district or not. This is not the case in your situation.

By your own admission in your January 18 response letter, you do not only provide landscaping and snow removal services. As shown in your breakdown of the types of services your business provides, you indicate that 50% of your business is conducting asphalt, concrete and hardscape construction & maintenance services, another 17.5% of

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RE: Conditional Use Permit Application for Landscaping and Snow Removal Business
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the business conducting landscape fertilization, maintenance & mulch services, and another 15% of the business conducting snow removal services. Although there is another 17.5% of the business unaccounted for in your breakdown, it is fair to say that your business is both a pavement construction contracting business and a horticultural services business. Both of these types of businesses are classified uses specifically allowed in other zoning districts. For example: construction contracting services are allowed in the B-3: General Business District with a CUP, and horticultural services are allowed in the A-2: Agricultural District with a CUP.

For the sake of this discussion, let us assume that the additional 17.5% of your business involves services related to landscaping so that an equal amount or 50% of your business involves construction contracting services and the other 50% involves landscaping services. In that case, I would consider your business to be eligible to operate with a CUP in either the B-3: General Business (under construction contracting services) or the A-2: Agricultural District (under horticultural services). Regardless, your business would not be eligible to operate in the Rs-2: Single-Family District... or any other residential district... as a permitted or conditional use because construction contracting services and horticultural services are NOT land uses that are specified as being allowed in the Rs-2 District.

Which brings the discussion back to the question of whether or not your construction and landscaping business may be eligible to operate in an Rs-2 District as a "home-based" business allowed under 17.15(1)(b).

My initial reaction when I delivered the code violation notice to you last year and we discussed your business operation was that the only provision in the Zoning Code that could allow any business to operate from your property is the "home occupation" provisions under Section 17.61... and then only as a "major" home occupation given the apparent size and number of employees. Now, having had the opportunity to observe the business operation and review your CUP application and the supplemental information you provided in your January 18 response letter; I do not reach the same conclusion.

Based on my observations and the information you have provided, it is clear to me that you and your business operation do NOT meet the basic definition of a "home occupation" and do NOT meet other minimum requirements set out in 17.61 that are needed to be met in order to qualify as either a "minor" or "major" home occupation, including but not limited to the following:

1. The business is not being operated from the dwelling and the accessory buildings; it is only being operated from the accessory buildings and other areas on the property. The dwelling is vacant and, at the time the code violation was issued, the dwelling was being marketed as a rental unit.

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2. According to property tax records you do not reside in the dwelling on the property located at N120 W13537 Freistadt Road from which the business is operating. While you state that you occupy the property, that is not the same as "the owner/proprietor of a home occupation shall reside in the dwelling from which the home occupation is being conducted".
3. The number of nonresident employees working on the premises (you indicate 12-15) far exceeds the maximum number allowed (2) for a "major" home occupation in an Rs-2 Zoning District.

Determination

For these reasons, i.e., not meeting the definition of a "home occupation" and not meeting many of the general and specific requirements that need to be met in order to qualify as a "major" home occupation under Section 17.61 of the Zoning Code, I have determined that your CUP application cannot be accepted or processed any further. Also, as reflected by my specific comments set forth below, I have also determined that the CUP application remains incomplete.

With that said, I must point out that you are able to seek an administrative review of my decision by appealing to the Board of Zoning Appeals (BOZA) pursuant to Section 17.52(4) of the Zoning Code as repeated below:

APPEALS. Appeals of any administrative determination of the Zoning Administrator, the Building Inspector or the Plan Commission concerning the literal enforcement of this chapter and chapters 14 and 18 of this Code may be made by any person aggrieved or by any officer, department or board of the Village. Such appeals shall be filed with the Secretary within 30 days after receiving actual or constructive notice of the administrative decision or order or the granting of a permit by the Zoning Administrator, Building Inspector or Plan Commission. Such appeals and applications shall include the following: (a) name and address of the applicant; (b) what administrative determination is being appealed and the basis for the appeal.

To file an appeal, you will need to contact the Village Clerk for an appeal packet that contains the form and instructions on what to do, where to file, etc. Keep in mind that you have 30 days (total days not just business days) from the date you receive this letter and notice to file your appeal with the Village Clerk.

In the event you do not file an appeal of my determination within thirty (30) days, the original code violation notice (#2020-8-01) will be enforced and a municipal citation issued for said violation(s) after the 30-day appeal period explained above has expired.

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Notwithstanding the general comments and conclusions made above, my specific comments in response to your January 18 letter are set forth below. If you file an appeal to the BOZA, and the BOZA rules to overturn my determination to NOT accept or process your application, you will have to complete your application in order for it to be reviewed and considered by the Plan Commission and Village Board (unless the BOZA also rules that your application is already complete).

With that in mind, you should consider the comments below and revise or supplement your application accordingly to make it complete. Please provide the requested information, corrections and/or revisions to Planning & Zoning as soon as possible. All additional information and documents provided will be made part of your file and available for review by the BOZA, Plan Commission and Village Board (when necessary).

Specific Comments (your statements are repeated in italics for context)

1. *The Zoning Code provisions include a number of conditional uses, in addition to the major home occupation that was identified, and which would be similar to what I have used the property for the past 12 years. The closest use would be the allowance for 17.15(2)(d), (e) and (h) which allow for transit and carpooling parking areas, golf courses with country club facilities, and archery/driving ranges. Like the transit parking areas, my use is primarily for parking of equipment for work to be performed off site, and the impacts are primarily coming and going from the property. Like golf courses and driving ranges, I have similar lawn and landscaping equipment, and materials such as mulch and topsoil stored on site. While these types of uses also allow for retail type sales or patrons visiting the business, my use is primarily storing equipment to be used offsite.*

STAFF COMMENT/RESPONSE:

See response under "General Comments" section above. Your premise that all you need to do in order to be "eligible" to apply for a conditional use permit is to compare your current business use of the property to other non-residential uses that may be allowed in the same Rs-2 Zoning District and then declare they are the same or similar in one characteristic or another is a false premise.

2. *Home Occupation*

- a. *The home occupation allows for business or trade to be conducted on a reoccurring basis from a residential dwelling or accessory building. My business operates from the pre-existing accessory buildings located on the property. I have owned the property since 2008 and have run the business from the property since that time. I do not believe the residential character has changed, since there has not been a concern raised over those 12 years*

about my use of the property. The appearance has not changed, and I have made improvements to the overall appearance of the residence on the property.

STAFF COMMENT/RESPONSE:

It is true that the appearance of the property is less like a typical residential property in an Rs-2 Zoning District because the property started out as a 60+ acre farm property with more existing accessory buildings than what is allowed in the Rs-2 District. As a result, all of the farm buildings were allowed to be kept on the 4-acre property that was split off from the larger farm property and are legally non-conforming. Nevertheless, the appearance has changed as your business has expanded, including the expansion of the large gravel parking and storage area in the rear of the property. Concrete barrier walls have been assembled to make "bins" for the storage of landscaping products used for the business.

b. 17.61(4)(c) – I do occupy this property.

STAFF COMMENT/RESPONSE:

See response under "General Comments" section above. According to property tax records you do not reside in the dwelling on the property located at N120 W13537 Freistadt Road from which the business is operating. While you state that you "occupy the property", that is not the same as residing (current tense) in the dwelling on the property (in this context "residing" is interpreted to mean "to live permanently and continuously"). If you lived in the house when the code violation notice was issued, and currently live there permanently and continuously, you are going to have to provide some evidence that proves that you did/do live there and not at your declared residence at 3812 Sparrow Hawk Trail, Colgate, WI.

c. 17.61(4)(d) – The use of the property does not generate any more significant traffic, noise, dust, or other disturbance than what would be permitted for the conditional uses identified for golf courses/country clubs/driving ranges or transit/carpooling facilities. Those sites are of a transient type nature where patrons are coming and going from the property throughout business hours. My use primarily is for equipment loading in the morning and return at the end of the workday. The property has only one neighbor (to west), which is screened through trees and the buildings on the property. None of the equipment is stored in the front of the property and is shielded from view from the roadways. The driveway allows for ingress and egress without disturbance to the neighbor or other properties. The neighboring property is zoned

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agricultural, and is farmed, which creates dust and noise from those operations, generally more than the type of activities for my use.

STAFF COMMENT/RESPONSE:

Comparing the amount of traffic, noise, dust and other disturbances from your current business operation to that which could be generated from other non-residential and agricultural land uses is NOT the criteria or standard under 17.61(4)(d). The correct standard is:

"Activities associated with a home occupation shall not generate any traffic, parking, solid or liquid waste, water consumption, noise, vibrations, smoke, dust, odor, heat, glare, disturbance or interference with the provision of electrical, television or other utility services, or create any safety hazards exceeding those which are typically and customarily produced by and/or associated with a residential dwelling and residential uses in the zoning district and surrounding neighborhood within which the subject property and home occupation is located."

There is no golf course, country club, driving range, or transit carpooling facility in your neighborhood; only residential dwellings or farms that likely do not generate anywhere as much traffic, noise, dust, etc. as your business.

-
- d. 17.61(4)(f) – When I bought the property all of the structures were already built. I have not added on to any of the buildings or changed the look or appearance of the property. I have only upgraded the appearance of the farm house, by painting and re-roofing the house, and adding additional landscaping around the house. The only other alteration of the property was adding storage bins for materials, which are behind the accessory building on the west side of the property and shielded from the roadway and from the neighbors via trees. There has been no other change to the property to change the character or appearance.

STAFF COMMENT/RESPONSE:

As stated above, it is true that the appearance of the property is less like a typical residential property in an Rs-2 Zoning District because the property started out that way when you acquired it and, other than the expansion of the large gravel parking area, installation of the concrete storage bins and the accumulation of trucks and equipment parked on the property (some of which appears to be inoperable junk), nothing has been done to make the property look any less residential.

Jason Boehlke

J.R. Boehlke Inc. N120 W13537 Freistadt Road

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- e. 17.61(4)(h) – Similar to the uses allowed for golf courses/country clubs/driving ranges or transit/carpooling facilities, the only significant deliveries that are made to the property consisting of mulch, topsoil, road salt, and other similar landscaping materials. These deliveries are limited to approximately three times per month on average and are during regular daytime hours. These would be the same types of materials that would be delivered to a golf course or driving range. All other deliveries are via standard mail, or USPS/FedEx deliveries.

STAFF COMMENT/RESPONSE:

Comparing the number of deliveries to your business operation to that which could be generated to other non-residential land uses is NOT the criteria or standard under 17.61(4)(h). The correct standard is:

"Truck deliveries or pick-up of supplies or products associated with a home occupation shall be limited to the type of vehicles and pick-up/delivery hours that are typical and customary for residential dwellings and uses located in the zoning district within which the home occupation is located."

There is no golf course, country club, driving range, or transit carpooling facility in your neighborhood; only residential dwellings or farms that likely do not generate anywhere as many truck deliveries of supplies as your business.

-
- f. 17.61(5)(b)1. –The activities on the site primarily consist of office use. The other workers are loading equipment and then leaving the property to perform all work at off-site location. Any maintenance or repair of equipment is performed in the pre-existing accessory buildings on the site.

STAFF COMMENT/RESPONSE:

It has been reported by Fire Department staff and other Village staff who have visited the property that landscaping debris, e.g. brush, tree stumps & logs, has been brought in bulk to the property for "disposal", i.e. either to be burned or stored on the property. The standard under 17.61(5)(b)1. is:

"Activities associated with a home occupation shall be conducted entirely within the residential dwelling and/or in an enclosed accessory building or structure."

Burning brush and tree limbs imported to the property as part of the business operation for burning does not meet the standard (nor is it allowed under the Village's burning regulations).

Jason Boehlke

J.R. Boehlke Inc. N120 W13537 Freistadt Road

RE: Conditional Use Permit Application for Landscaping and Snow Removal Business
January 11, 2021

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-
- g. 17.61(5)(b)(2) – All equipment not stored in the accessory buildings is stored behind the accessory buildings and with the trees/plants on the property, is screened from the roadway and neighboring property. The storage bin for materials is likewise screened. If there is a concern about additional screening to ensure during winter months once leaves have fallen, I would be happy to add additional evergreens to further screen any equipment that may be seen from a neighbor or the roadway. I have included pictures with the application that show what can be seen from the roadway.

STAFF COMMENT/RESPONSE:

In the event that your business is allowed to continue to operate from this property, you will likely be required to install addition screening through berming, landscaping or both as you have proposed pursuant to a detailed landscaping and grading plan reviewed and approved by the Village.

-
- h. 17.61(5)(b)3. – This section relates to those employees “working upon the premises” which other than myself, the only persons that work on the premises are two office employees. The other employees retrieve equipment and work off site.

STAFF COMMENT/RESPONSE:

The intent of the limitation on the number of non-resident employees working on the premises is to effectively, if not indirectly, limit the size and intensity of a business operating as a home-based occupation. It is presumed that, as a business grows in terms of customers, sales or services, the number of employees will increase, too. The Village’s home-occupation are intended to allow home occupations that are “accessory and subordinate to the primary residential use of the property” and are “conducted in a manner that is compatible with the residential premise and district within such residential premise is located”. Saying that all but 2 of your 15 employees work elsewhere after coming to the property to pick up their work trucks, equipment, and supplies and, therefore, do not work on the property is a “distinction without a difference”. Your business has grown to a point that it is NOT an accessory use that is subordinate to the primary residential use. In fact, there is no residential use of the property since you do not reside in the house on the property.

Jason Boehlke

J.R. Boehlke Inc. N120 W13537 Freistadt Road

RE: Conditional Use Permit Application for Landscaping and Snow Removal Business
January 11, 2021

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3. I have emailed Anthony Gromacki to assist with this.

STAFF COMMENT/RESPONSE:

Please have Gromacki contact me if there are question about what needs to be shown on the plat of survey or site plan. As indicated to you, that plan needs to accurately present scaled information about the where business activities are located and conducted on the property. The plan should be prepared by a professional that clearly shows where on the property equipment, supplies, materials, etc. are kept; what activities are conducted in each of the buildings on the property; where business trucks, equipment, and employee vehicles are kept. Also, the legally recorded Certified Survey Map (CSM) that created the 4-acre parcel contains a restriction that prohibits development in an area 80' x 225' in the southeast corner of the parcel. That needs to be show on any site plan and any erosion control plan.

-
4. My business does perform the additional services below. Generally these services are performed during normal business hour 7am-7pm
- a. Asphalt Crack Filling - 1% of business
 - b. Asphalt Maintenance – Included in other categories
 - c. Asphalt New Construction & Patching - - 10% of business
 - d. Asphalt Sealcoating - - 12% of business
 - e. Stormwater Management - - 0% of business
 - f. Concrete New Construction - - 15% of business
 - g. Concrete Repair, Removal, and Replacement - - 4% of business
 - h. Landscaping Fertilization & Maintenance - 10% of business
 - i. Hardscape construction - - 8% of business
 - j. Mosquito Control - - .5% of business
 - k. Mulch Installation - 7% of business
 - l. Snow Removal - - 15% of business – This is seasonal work performed during winter/snow months. Approximately 8 pieces of equipment and 12 employees perform this work.

STAFF COMMENT/RESPONSE:

So noted. This information will be included in your application. However, please be advised that there is another 17.5% of business activities not listed and unaccounted for in your "percentage-of-business" breakdown above. Can we assume that the remaining 17.5% is equally distributed to the other business activities listed, or are there other business activities not included in the list that should be? This should be corrected.

Jason Boehlke

J.R. Boehlke Inc. N120 W13537 Freistadt Road

RE: Conditional Use Permit Application for Landscaping and Snow Removal Business
January 11, 2021

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5. It appears that the property was subject to nonconforming structures and nonconforming uses that predated the zoning ordinance change. I did not receive the October 2, 2006 letter you referenced, but it appears to suggest that while some uses for agricultural or nonagricultural use may be restricted with the zoning change, that there were other uses. Mr. Ernst did use the property for a contracting business. When I contacted the Village to inquire, I was told that I did not need additional permits to operate from the pre-existing structures on the property. Since I was told there was no required permit, I did not inquire further.

STAFF COMMENT/RESPONSE:

Yes, as indicated above, the land division that created your 4-acre parcel resulted in a non-conforming situation in terms of the number and total area of accessory buildings allowed on a property in an Rs-2 District. While I would not expect that you would have been given a copy of the October 2, 2006 staff letter or the staff report given to the Village Plan Commission and Board that outlined the inherent problems of creating a non-conforming situation in this case, you are ultimately responsible for doing whatever due diligence may be needed to determine what you can/cannot use your property for and what permits and approvals may be required.

While you indicate you contacted the Village and were told you "did not need additional permits to operate from the pre-existing structures on the property", you do not indicate when that contact was made, to whom at the Village you spoke to, what you told whomever it was you spoke to what your intention was with respect to the use of the accessory buildings and property, etc.

As I mentioned previously, my staff and I were concerned about the non-conforming status of these buildings from the time the land was divided. So much so that I wrote the October 2, 2006 letter to the real estate agent handling the rezoning and land division for the previous owner indicating that the number of buildings left on the 4-acre parcel created a non-conforming situation for the property and that "...the use of such buildings for many agricultural and non-agricultural uses...may no longer be possible with the change in zoning and parcel size".

From that day forward, my staff and I would have brought to anyone's attention who might have asked that the use of that property for ANY business purpose would likely not be allowed, AND, that any such use would likely require a permit or approval of some type. The notion that you contacted the Village and were told you did not need a permit is simply not plausible.

Jason Boehlke
J.R. Boehlke Inc. N120 W13537 Freistadt Road
RE: Conditional Use Permit Application for Landscaping and Snow Removal Business
January 11, 2021
Page 11 of 11

6. I have not been contacted by the Village Engineering regarding the grading permit. I have emailed Larry Ratayczak.

STAFF COMMENT/RESPONSE:

You need to have your engineer/surveyor contact the Village Engineer regarding the erosion control permit application. It is your responsibility to see that your application is complete and the permit issue in order to avoid further enforcement of the code violation notice and stop work order issued because of the illegal filling & grading already conducted on the property.

7. I do occupy this property.

STAFF COMMENT/RESPONSE:

See response under "General Comments" section above. According to property tax records you do not reside in the dwelling on the property located at N120 W13537 Freistadt Road from which the business is operating. While you state that you "occupy the property", that is not the same as residing (current tense) in the dwelling on the property (in this context "residing" is interpreted to mean "to live permanently and continuously"). If you lived in the house when the code violation notice was issued, and, currently live there permanently and continuously, you are going to have to provide some evidence that proves that you did/do live there and not at your declared residence at 3812 Sparrow Hawk Trail, Colgate, WI.

8. I have not been contacted by the Village Engineering regarding the grading permit. I have emailed Larry Ratayczak.

STAFF COMMENT/RESPONSE:

You need to have your engineer/surveyor contact the Village Engineer regarding the erosion control permit application. It is your responsibility to see that your application is complete and the permit issue in order to avoid further enforcement of the code violation notice and stop work order issued because of the illegal filling & grading already conducted on the property.

It is imperative that you continue to cooperate with the Village regarding this matter in a timely manner. Thank you for your cooperation and quick response to date.

Respectfully,


Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator

Copies:
Brian Sajdak, Village Attorney
Deanna Braunschweig, Village Clerk



Village of
★★★
Germantown
Willkommen

Planning Department

Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
(262) 250-4735 *direct line*
(262) 253-8255 *fax*

October 2, 2006

Janis Zimmermann
Milwaukee Metro Sewerage District
260 W. Seeboth Street
Milwaukee, WI 53204

COPY

RE: 38.7-Ac Ernst Property; N120 W13537 Freistadt Road
CSM and Rezoning Applications

Ms. Zimmermann:

Village staff has reviewed the MMSD/Ernst survey map and rezoning applications for the above cite property. We have identified the following items/issues that will need to be addressed prior to scheduling your application for consideration by the Plan Commission. Please provide the requested information, corrections, revisions, etc. and/or document how the issue(s) discussed will be addressed in support of your application.

Once submitted, Village staff will conduct a follow-up review of the additional information provided and determine if/when your application will be scheduled on the next available Plan Commission agenda. The next available Plan Commission agenda is November 13 with an October 16 deadline for submitting a complete application.

The various site and/or building plan items/issues that need to be addressed include:

1. Additional right-of-way for Freistadt Road totaling 60 feet south of the centerline is required to comply with the Village's ultimate right-of-way requirements.
2. All wetlands, stream and shoreland areas need to be delineated, mapped and shown on the CSM. Wetland, stream and shoreland setbacks will also need to be shown.
3. The well and septic system locations on proposed Lot 1 need to be shown on the CSM.
4. The lot length-to-width ratio for proposed Lot 1 is slightly greater than the recommended 2:1 ratio. Given the need for additional right-of-way, and, the possible location of wetlands at the southeast corner of proposed Lot 1 may justify not meeting the recommended ratio. Is it the owners desire to keep as much or all of the wetlands on proposed Lot 2?
5. The number and area of the existing barn and multiple sheds is a concern for the relatively small Lot 1. The maximum detached accessory storage building allowance is 1,400 SF for a parcel in the RS-2 District. While the size/dimensions for the 4 detached buildings is not shown, it appears that the 4 buildings have approximately 8,000 SF of total area; well in

excess of the 1,400 SF maximum allowed. As a result, we would be creating a legal non-conforming situation with respect to the detached accessory buildings. While not necessarily a problem today, future additions to and/or the replacement of any of the buildings would not be allowed. The owners need to be advised that the use of such buildings for many ag and non-ag uses alike may no longer be possible with the change in zoning and parcel size.

Please submit twenty-six (26) copies of the additional information to the Planning Department. Complete information, plan revisions, etc. addressing the issues listed above will help avoid further delay in the review and processing of your application.

Please contact me if you have any questions or concerns at (262) 250-4735 or by e-mail at jretzlaff@village.germantown.wi.us.

Respectfully,



Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator

xc: Susan Ernst, Property Owner
File

SITE PLAN REVIEW

5/10/21 Plan Commission Meeting

All Terrain Construction / All Terrain Adventure Company LLC
Village Planner Report **Germantown, Wisconsin**

Summary

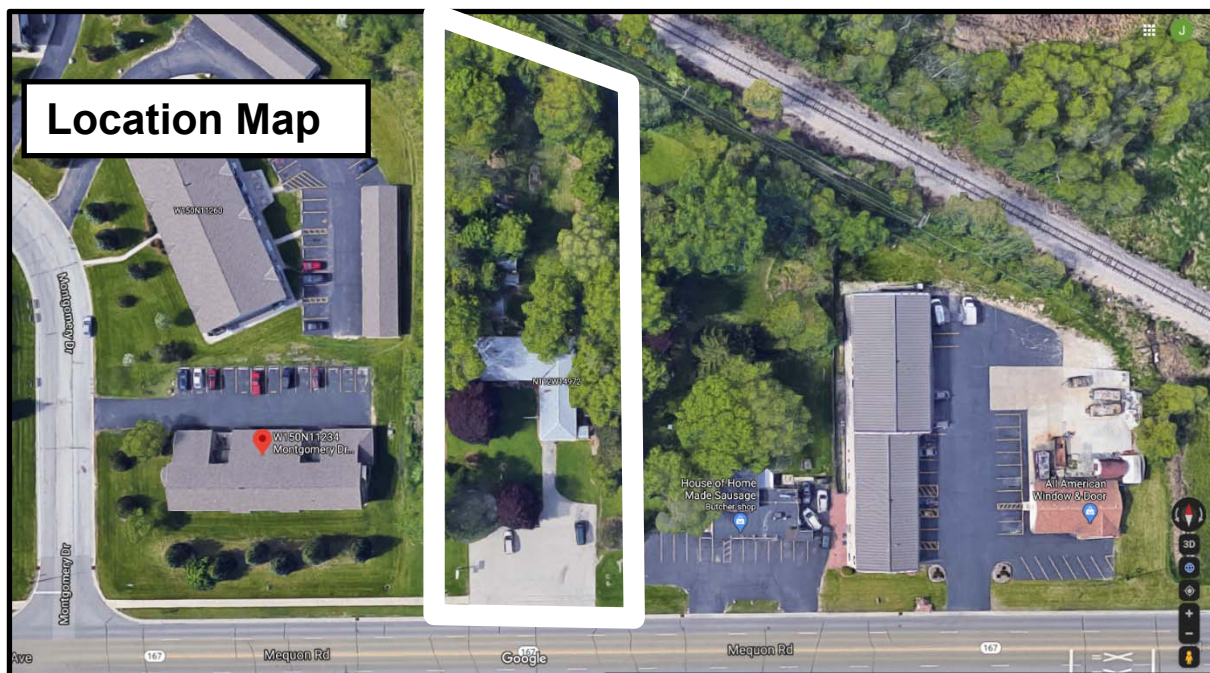
Scott Morgan, agent for All Terrain Construction and All Terrain Adventure Company, property owner, is seeking approval of building plans for a 4,400 sqft detached accessory vehicle and equipment storage building and site development plans for parking lot re-construction and storm water facility improvements to the existing 1.14-acre site located at N112 W14972 Mequon Road.

Property Location: N112 W14972 Mequon Road

**Applicant &
Property Owner:** Scott Morgan
All Terrain Adventure Company
N112 W14972 Mequon Road
Germantown, WI

Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Open Space & Railroad ROW	A-1
South	Commercial	B-1
East	Commercial	B-3
West	Residential	Rm-3



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Background

In May 2020, the Village Board granted a conditional use permit (CUP #6-20) to Scott Morgan and All Terrain construction for a “construction services contractor operation” subject to a series of nine (9) conditions, including a requirement to submit site development & building plans for the accessory building and parking lot improvements.

As discussed in 2020, Morgan intends to live in the existing dwelling and operate the construction business from the office area within the residence and the proposed accessory building on the property. The B-3: General Business District allows for a residence as a principal use or as an accessory use to a commercial use.

All Terrain Construction provides concrete flatwork services for residential and commercial clients, e.g. driveways, sidewalks, patios, steps, garages etc. All Terrain Construction currently has a total of six (6) employees. All work is performed at off site locations. Equipment and vehicles used in the business includes: 4 pick-up trucks, 4 trailers and 2 skid steer loaders. All vehicles and equipment are required to be stored in the rear of the property on the proposed concrete area staging area and/or inside the proposed accessory building (see detailed site plans). Hours of operation for the business will be 7:00am to 7:00pm, Monday through Saturday in the months of March through mid-November. Business operations are limited to office-related functions during the winter months with no prescribed hours.

Proposal

At this time, Scott Morgan is seeking approval of building plans for a 4,400 sqft detached accessory vehicle and equipment storage building and site development plans for parking lot re-construction and storm water facility improvements to the existing 1.14-acre site located at N112 W14972 Mequon Road.

As presented in the site development and building plans, the proposed building and site improvements include the following features:

- 4,400 sqft vehicle & equipment storage building
 - o Exterior steel-ribbed wall and roof panels
- Re-constructed front yard parking lot w/ five (5) stalls
- On-site storm water rain garden/bio-retention basin

Parking, Access & traffic Circulation

Access will be provided to/from Mequon Road by the one (1) existing driveway. A total of (5) parking stalls will be provided on-site. The existing parking lot and driveways will be removed and reconfigured to the Village’s current driveway specifications (a requirement of the conditional use permit). A new internal driveway will be installed along the east side of the property to provide access to the new accessory building in the rear (north).

Storm Water Management

Between the proposed building, internal driveway, parking lot and removal of 4,900 sqft of existing pavement, the proposed development will result in a net increase of impervious area by 16,700 sqft to a total of 24,390 sqft or 57.7 percent of this .97-acre site (vs. the 90% maximum allowed) leaving 42.3 percent in green/open space. Storm

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water run-off coming from the proposed building, internal driveway and parking lot will be conveyed via sheet flow and on-site storm sewer to a “rain garden” basin prior to discharge to the storm water system in Mequon Road and directly.

Utilities

Public water and sanitary sewer are not available to this property. Water and sanitary services will continue to be provided by on-site well and septic systems unless the owner requests utilities be extended to the site pursuant to Section 13.15 of the Village Code.

Landscaping & Lighting

The existing site is significantly landscaped with mature trees. Most of the existing landscaping and trees will remain. Some existing trees and shrubs will be removed along the east, north and west property lines to make room for the proposed accessory building, internal driveway and retaining wall to be constructed along the east and north property lines. New landscaping will be added around the re-constructed parking lot and proposed rain garden.

Additional exterior lighting includes:

- (6) 30W 3600 Lumen LED cut-off wall-mounted fixtures at a height of 7' around the perimeter of the accessory storage building;
- (2) 50W 6100 Lumen LED floodlight fixtures pole-mounted at a height of 15' plus 2' concrete base located in the front yard parking lot (1) and in the rear yard staging area south of the proposed building.

Staff Comments

Planning & Zoning

The proposed exterior pole-mounted floodlight fixtures are not cut-off type fixtures and appear to be capable of being tilted and/or rotated to cast light outward and beyond a horizontal plane. Although the proposed height and lighting levels provided by these two fixtures are relatively low, the fixture type needs to be a cut-off fixture. If the resulting light level is insufficient, additional pole-mounted fixtures along the property line should be considered. Further, the owner should not be allowed to re-position or tilt the light fixtures and create glare possibly affecting pass-by traffic on Mequon Road.

Additional landscaping is required along the perimeter of the parking lot (west and south sides) and the proposed rain garden (south and west). The rain garden shape and size result in it needing to be located between an existing septic system, the parking lot and the south and west property lines. A minimal setback of 3' to 5' feet is provided from the property lines with no intervening buffer of any sort... fencing, berming or landscaping. The depth of the rain garden is 4 feet with 3:1 maximum slopes. A public sidewalk is located relatively close. The four (4) proposed deciduous trees are not sufficient landscaping around the rain garden. A landscaped buffer or hedge comprised of evergreen/deciduous shrubs and possibly as decorative fence should be considered to provide a clear separation of the private vs. public space abutting the sidewalk.

The detached accessory building is a steel-sided and roof building. Because of its location in the rear yard and almost entirely shielded from view from Mequon Road and

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the apartment complex to the west by way of existing mature trees, staff is not recommending additional exterior architectural features or masonry materials.

No new permanent business signage is currently proposed but will require Plan Commission review and approval. An existing non-conforming, pole-mounted sign located in the southwest corner of the site close to Mequon road will be removed.

Consistent with the requirements of Condition #4 in CUP #06-20, outdoor storage and overnight parking of vehicles, equipment or materials (including trash & recycling dumpsters) is prohibited.

Finally, the proposed driveway along the east property line is a tight fit given the proximity of the dwelling and required 5' setback. A further complication is the need to increase the elevation of the driveway to match the front and rear yard elevations where the new building (rear yard) and new parking lot (front yard) are proposed. To properly direct some of the increased run-off from the rear yard so it does not impact the property to the east (House of Home Made Sausage), a retaining wall is proposed to be constructed along the east property line along with a curbed driveway that will direct run-off to the storm sewer inlet at the southeast corner of the front yard. The retaining wall will be constructed 1' offset from the property line and vary in height from 1' to 4' above the existing grade on the adjacent property. An effort was made by Village staff to get the two property owners, Scott Morgan and the Wysocki family, together to possibly work out a joint plan for filling and re-grading a low area along the common property line that would avoid the need for a retaining wall on the Morgan property. However, that effort was unsuccessful and the current plan involving construction of the retaining wall and storm sewer on the Morgan property is recommended.

Despite there being a significant number of existing trees on the property and along the common property line, many trees will be removed and/or significantly cut back in to accommodate the retaining wall and driveway. Doing so will remove and/or significantly thin the natural screening that currently exists. Consequently, and pursuant to Condition #4 in CUP #06-20, staff recommends that the owner be required to install a 5'-6' high visual screen comprised of evergreen trees, shrubs and/or a privacy fence along the east property on top of or between the retaining wall and the curbed driveway from the southeast corner of the dwelling to the southeast corner of the new storage building (a length of approximately 165'). A revised landscape plan should be prepared and submitted for review and approval to the Village Planner showing the visual screen and materials, plantings, etc. that will be installed. Morgan should work cooperatively with the Wysocki's to ensure installation of the retaining wall, visual screen, driveway and other site improvements do not negatively impact the property to the east.

Fire Department/Police Department

No comments. Plans reflect previous concern with driveway width and accessibility to proposed accessory building with fire apparatus.

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 11, 2021 review memo from the director

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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.

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

Building Inspection Services

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

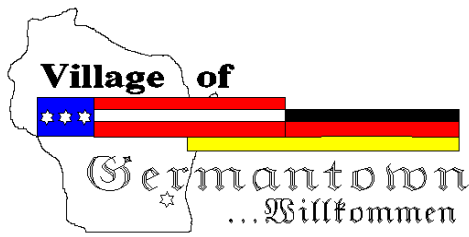
VILLAGE STAFF RECOMMENDATION

APPROVE the building plans for a 4,400 sqft detached accessory vehicle and equipment storage building and site development plans for parking lot re-construction, retaining wall and storm water facility improvements to the existing 1.14-acre site located at N112 W14972 Mequon Road subject to the following (12) 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 & building plan set dated October 14, 2020
 - b. Engineering plan set dated February 7, 2021
 - c. Landscaping plan set dated February 7, 2021
 - d. Exterior Lighting plan set dated February 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 technical issues, corrections and plan requirements identified by the Public Works Director in the February 7, 2021 review memo shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff 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).

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4. Right-of-way permits are required for any/all construction conducted in the Mequon Road right-of-way. Contact the Public Works Department/Village Engineer for details.
5. 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 in Mequon Road.
6. 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.
7. 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.
8. The proposed exterior pole-mounted floodlight fixtures are required to be cut-off type fixtures that cannot be tilted or re-positioned in a manner that will produce glare affecting adjacent properties and/or Mequon Road.
9. Additional landscaping for screening shall be installed along the west and south sides of the new parking lot and along the south and west sides of the proposed rain garden. Said landscaped screen or hedge shall be comprised of evergreen and/or deciduous shrubs to provide a visual buffer and separation of the private vs. public space north of the sidewalk.
10. Pursuant to Condition #4 in CUP #06-20, the owner shall install a 5'-6' high visual screen comprised of evergreen trees, shrubs and/or a privacy fence along the east property line on top of or between the retaining wall and the curbed driveway. Said privacy screen should be installed from the southeast corner of the dwelling to the southeast corner of the new storage building (a length of approximately 165').
11. A revised landscape plan should be prepared and submitted for review and approval by the Village Planner showing the additional landscaping and visual screen required under conditions #10 & #11 above.
12. The owner shall work cooperatively with the property owner to the east to ensure installation of the retaining wall, visual screen, driveway and other site improvements along the common property line do not negatively impact the property to the east.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : February 11, 2021
Re : All Terrain Construction Review #3

Items Reviewed:

1. Civil plans Dated: 2/7/21
2. Stormwater Management Plan Dated: 2/7/21

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. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
4. *Please provide the following plans prepared by a professional engineer for review.*
 - a. *Dimensioned site plan showing proposed improvements*
 - b. *Grading plan showing existing and proposed topography*
 - c. *Erosion control plan*
 - d. *Construction Details*
5. *Provide site calculations showing additional impervious area and disturbed area.*
6. *If the proposed improvements will add over 5,000SF of impervious area provide a stormwater management plan meeting chapter 13 of MMSD requirements.*
7. As a guide to the review response: Items in italics are resolved or acknowledged, items in regular font are to be addressed yet, items in Bold are additional feedback to remaining original comment.

C1 Existing Conditions Plan

1. *Show all existing trees on the property.*

2. Show existing utility information. Sewer, gas, water, electric, phone, etc. Please show all utilities in the ROW as well. There appears to be phone, gas, and electric at a minimum running parallel to Mequon road that are not shown.
3. Show limits of septic system on the plans.
4. Provide information on the existing storm inlet. What size is the pipe? Where does it drain to?
5. What is the existing vent noted on the north side of the property? Is this being removed?

C2 Proposed Site Plan

1. Plan shows existing and proposed features overlapping and is difficult to follow. Specifically the at the front parking area and rain garden area. What is existing to remain? What is being removed? What is proposed?
2. Parking stall sizes does not meet code required minimum
3. One van accessible ADA space is required.
4. Show ADA route from parking space into building. The building currently appears to have a step. How will this be modified to provide ADA access to the building?
5. Show village standard driveway entrance. Add village standard detail to the plan.
6. If western driveway will no longer be used remove existing curb and replace with village standard vertical face.
7. Plans sets include two sheets labeled C2 – Proposed site plan, but the plans contain different information. Please clarify.
8. Site plan notes a North basin, but grading plan and stormwater calcs do not show a north basin.

C3 Grading Plan

1. Provide proposed 1' contours.
2. Grade along north and east property line is shown 5' higher than existing. Are retaining walls proposed, or how will this be constructed?
3. Proposed grade along west property line is higher than existing. Provide information showing this will not create drainage issues on the property to the west. A retaining wall has been added to the east property line, but the limits of the wall are difficult to determine from the plan. Please revise the plan to more clearly show the wall location. Add spot elevations to show how the wall will taper down at the ends. Currently the last spot elevations show a 4' tall wall. Grading on the south end of the wall appears to encroach on the neighboring property. Provide documentation that the property owner is accepting of this work. The wall is shown 18+ inches below the top of the curb. Recommend raising the wall to closer to the top of curb elevation. The steep slope between the curb and retaining wall will be difficult to construct and maintain. **Limits of the retaining wall are still difficult to see and grading is hard to review with erosion control and grading shown together. How will the wall be constructed right on the property line without access from the neighbor's property?**
4. Proposed plan appears to drain a significant amount of impervious area to the neighboring property to the east. Provide information that this drainage will not negatively impact the property.
5. Provide additional grading information for the parking lot area. Plans show the storm inlet rim 3' lower than proposed grade.
6. Storm sewer draining to rain garden is noted as 4" at the rain garden but 6" elsewhere. Please clarify.

7. Provide cleanout on storm sewer meeting state plumbing code requirements.
8. Provide storm sewer calculations.
9. Show erosion control measures on the plan. Silt fence, inlet protection, erosion matting, etc.
10. Update construction schedule.
11. Add rain garden construction to the construction sequence. Show how the basin will be protected from sediment during construction. Where will the water drain to during construction if the basin is surrounded by a silt log? This generally creates drainage issues during construction. Recommend providing a construction sequence that has the engineered soil, topsoil and fine grading be completed after upstream areas are stabilized.
12. A basin was added to the north end of the site. How will this basin drain? It appears to have no outlet and a ponding depth of 12"
13. Grading on the north end of the existing building, between the building and the parking lot is not clear. Please provide additional detail showing positive drainage in this area.

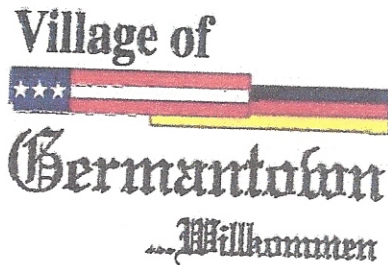
C4 Construction Details

1. Revise rain garden to meet WDNR technical standards. Including the following
 - Max ponding depth of 8"
 - Show 5' minimum separation from septic system.

Per Germantown requirements all BMP's shall be designed to meet WDNR technical standards. If basin is intended to be a dry detention basin, please adjust design to typical dry detention basin standards. (1% slope towards the outlet and outlet at the bottom of the basin).
2. Provide information on how the 4" outlet pipe will be protected from clogging and blockages. Response indicates a grate will be placed over the inlet, but I don't see that called out on the plans. **Provide details on what type of screen/grate will be used over the 4" and how it will be protected from plugging up.**

Green infrastructure plan and calcs

1. Provide a cover letter outlining the green infrastructure requirements and how those requirements are being met.
2. Plans show the entire existing building roof are being routed to the rain garden. Provide information on how this is being routed to the rain garden. It appears only two downspouts on the west side are connected to the storm sewer.
3. Plan includes a significant increase in impervious area, but only a small portion of that area is being routed to the rain garden. Can the front parking area be routed to the rain garden? Provide information that the increase in runoff to the neighbors will not significantly impact the neighbors.
4. There appears to be some offsite runoff from the west that will route to the rain garden. How is this accounted for?
5. This area appears to be clay poorly draining soil. Provide information on how infiltration rate of 0.5 in/hr was determined. The current plan relies heavily on infiltration, with soil types being so variable, please provide a visual classification per WDNR technical standard 1009 that verifies silt loam is the appropriate soil type for this site or adjust the infiltration rate to a more conservative value.
6. Revise section 4.0 of the report to be consistent. The section includes two different volumes. (4,892 gallons and 4,974 gallons). **Section 4 still lists different numbers.**
7. Revise storm sewer calcs to utilize NOAA Atlas 14 rainfall intensities. Roof runoff would have a 5 minute duration and intensity of 7.10 in/hr



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
Scott Morgan

N112 W14972 Mequon Road

Germantown WI 53022

Phone (414) 807-2146

E-Mail scmrgrn@msn.com

PROPERTY OWNER
Scott Morgan

All Terrain Adventure Company

N112 W14972 Mequon Road

Germantown WI 53022

Phone (414) 964-5170

E-Mail scmrgrn@msn.com

2 PROPERTY ADDRESS

N112 W14972 Mequon Road
Germantown WI 53022

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

North	South	East	West
Open space A1 Zoning	Commercial B1 Zoning	Commercial B-3 Zoning	Residential Rm-3 Zoning

4 READ AND INITIAL THE FOLLOWING:

S.M. _____ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

S.M. _____ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

S.M. _____ 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!

Scott Morgan 10-23-2020 Scott Morgan 10-23-2020

Applicant

Date

Owner

Date

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.

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

Site plan review general information

N112 W14972 Mequon Road.

Property owner

Scott Morgan

N112 W 14972 Mequon Road

Germantown WI 53202

Scott Morgan (owner) is submitting this application for review.

The property is zoned B3

The intended use for the property at N112 W14972 Mequon Road will be the offices of All Terrain Construction with an employee locker/ break room in the existing commercial space.

There is also a connected residence that serves as the owners living space.

All Terrain Construction provides concrete services for residential and commercial projects.

We currently have 6 employees.

In the rear of the property I am proposing the construction of an unheated storage building that we will use to store our trucks and equipment.

The submission includes the drawings showing the proposed storage building.

The proposed building will be 4400 square feet and house our equipment, trucks, trailers, tools, forms and accessories.

The proposed building will be metal frame and siding with light stone-gray colored siding smoke colored roof and trim with white doors.

Additional considerations

Water main installation

Will I be required to provide a new plan set for the water main extension?

Would the village be open to providing the plan and profile to work from since there is not a plan or anything available to show the connection or how far the existing watermain extends to the east?

Driveway

I have not been able to determine if there is a required minimum driveway width for access to proposed storage building.

There is a portion of the existing building on the south east corner that is only 14 feet 5 inches from the east property line.

Considering the required 5-foot setback from property line for the driveway this narrows the drive down to 9 feet 5 inches. (see site plan)

Will proposed storage building need fire suppression system?

Please email me if more information is needed or if I can answer any questions.

Thank you

Scott Morgan

scmrgrn@msn.com

414 807 2146

CUP #06-20
Document No.

CONDITIONAL USE PERMIT
Document Title

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

Whereas the Applicant:
Scott Morgan, Property Owner/Business Operator

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

Now, therefore, this permit is issued to the Applicant to allow the operation of a Construction Services Contractor Shop from the property located at N112W14972 Mequon Road pursuant to Section 17.32(3)(d) & (s) of the Village Zoning Code.

Document # **1501141**
WASHINGTON COUNTY WISCONSIN
2020-06-29 12:41:00 PM

Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: **\$30.00**

Return via **MAIL (REGULAR)**
Pages: 4

4

Name & Return Address:
**Village of Germantown
P.O. Box 337
Germantown, WI 53022**

Parcel Identification No:
GTNV 233-997

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

That part of the Southwest ¼ of Section 23, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the South ¼ corner of said Section 23; thence West along the South line of said Section 589.10 feet to the point of beginning of this description; thence continuing West on said South line 110.00 feet; thence North 478.66 feet to the Southerly Right of Way of C&NW Railroad; thence S61°44'E on said Right of Way line 124.89 feet; thence South 419.52 feet to said South line and the point of beginning of this description. Excepting therefrom that part conveyed to the State of Wisconsin Department of Transportation by Warranty Deed recorded June 25th, 1990 in Volume 1077, Page 256, as Document No. 561873.

N112W14972 Mequon Road; Tax Key: GTNV 233-997

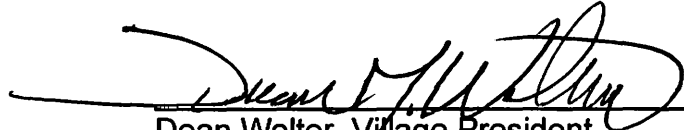
Pursuant to the following condition(s):

1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit (CUP) application and supporting documents dated February 26, 2020. The size and relative location of those areas within the property from which said uses and activities are permitted are limited to that presented in the detailed site plan and description submitted with the supporting documents. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents (7am to 7pm, Monday through Saturday) submitted to the Village. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Planner.

2. A Site Plan shall be reviewed and approved by the Plan Commission for a paved driveway and parking area, accessory building in the rear of the existing building, and the modified front paved area/driveway modifications within three (3) months of CUP approval. This approval shall include all items deemed necessary by the Village Public Works Department as outlined in the memo dated March 25, 2020 and any other information requested by Village Staff. The paved driveway and parking area shall be installed no later than six (6) months from the date of site plan approval. The accessory building shall be constructed within one (1) year of site plan approval.
3. The existing pavement in the front yard shall be reduced in size to come into conformance with current driveway width (maximum 40' at road right-of-way) and residential setback requirements from a residential district (50'). Subsequently, the number of driveways shall be reduced to one, which meets current Village Public Works Department and/or WI Department of Transportation (WisDOT) driveway requirements. Pavement for the existing sidewalk shall also be extended and/or replaced at that time and shall extend the width of the property, from the west property line to the east property line. All listed improvements included in this condition shall be completed no later than two (2) years from the date of site plan approval in accordance with Village Code (Chapter 17.43 Site Plan Approval Requirements).
4. The outdoor storage of construction vehicles, equipment and materials between the front of the existing residential dwelling and Mequon Road shall be prohibited. All storage of construction vehicles, equipment and materials shall be limited to the rear and/or side yards of the property, and, be enclosed and screened from view by adjacent properties.
5. In the event the Village receives complaints regarding outdoor storage, noise, dust, odor, vibration or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.
6. Temporary company vehicle parking may be permitted in the front of the property for up to six (6) months from the date of Site Plan Approval by the Village Plan Commission to accommodate the construction of the proposed driveway and parking area in the rear of the property. Temporary company vehicle parking may also be permitted during construction of the accessory structure in the rear of the property. Once completed, there shall be no parking of company vehicles or other storage in the front of the property.
7. All nonconforming signage shall be removed from the property. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations.
8. Site improvements, buildings, signage, exterior lighting and any other improvements on the property that are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
9. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this

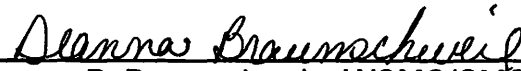
Conditional Use Permit (CUP) #06-2020
Scott Morgan, Business Operator
Page 3 of 4

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin
on the 1 day of June, 2020.



Dean Wolter, Village President

ATTEST:

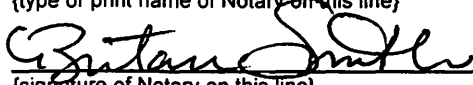


Deanna B. Braunschweig, WCMC/CMC, Village Clerk

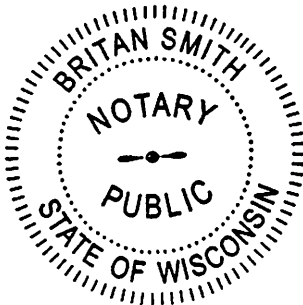
STATE OF WISCONSIN) SS
WASHINGTON COUNTY)

Personally came before me this 1 day of June, 2020, the above
named Dean Wolter, Village President, and Deanna B. Braunschweig, Village Clerk, to me
known to be the persons who executed the foregoing instrument and acknowledged the same.

Britan Smith

{type or print name of Notary on this line}


{signature of Notary on this line}



Notary Public, State of Wisconsin
My Commission Expires: 2/5/24

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As property owner and business operator, Scott Morgan, I hereby accept the terms and conditions set forth herein and realize that non-adherence to the terms and conditions as stated herein may result in the revocation of this Permit by the Village of Germantown.

Dated this 19th day of JUNE, 2020

Scott Morgan

(type or print name on this line)

[Signature]

Scott Morgan, Property Owner/Business Operator All Terrain Adventure Company LLC

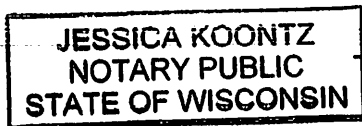
STATE OF WISCONSIN) SS

Naukeshia COUNTY)

Personally came before me this 19 day of June, 2020, being the above named Scott Morgan, to me known to be the person who executed the foregoing instrument and acknowledged the same.

Jessica Koontz

(type or print name of Notary on this line)



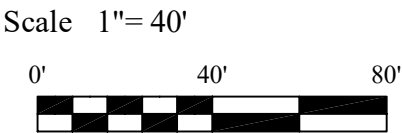
[Signature]

(signature of Notary on this line)

Notary Public, State of Wisconsin

My Commission Expires: 11/8/2022

Cornerstone Land Surveying, Inc.
Plat of Survey



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

Address:
N112 W14972 Mequon Road
Germantown, WI 53022

Description: As described on Document No. 1428315
That part of the Southwest ¼ of Section 23, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, Described as follows: Commencing at the South ¼ Corner of said Section 23, Thence West along the South line of said Section, 589.10 feet to the point of beginning of this description, thence continuing West on said South line, 110.00 feet, thence North, 478.66 feet to the Southerly Right of Way of C&NW Railroad; thence S61°44'E on said Right of Way line 124.89 feet; thence South, 419.52 feet to said South line and the point of beginning of this description. Excepting therefrom that part conveyed to the State of Wisconsin, Department of Transportation by Warranty Deed recorded June 25th, 1990 in Volume 1077, Page 256, as Document No. 561873.

- Legend:**
- Denotes Iron Pipe Found
 - Denotes Iron Rod Set
 - ⊕ Denotes Hydrant

Montgomery Square II

Montgomery Square

Area
42254 Sq. Ft.
0.970 Acres

Southwest corner of the Southwest ¼ of Section 23-9-20

Southeast corner of the Southwest ¼ of Section 23-9-20
Elevation - 878.66'

- Notes:**
- 1) Bearings or Distances in () are Recorded Measurements
 - 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
 - 3) No Title Policy furnished therefore completeness of easements is not warranted.
 - 4) Elevations are referenced to the Southeast corner of the Southwest ¼ of Section 23-9-20, Benchmark Elevation = 878.66', NGVD 1929

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

Survey For: Scott Morgan
Dated this 25th day of February, 2020.

Well
Located along Property Line

Propane Tank
Located along Property Line

House
Floor 879.61'

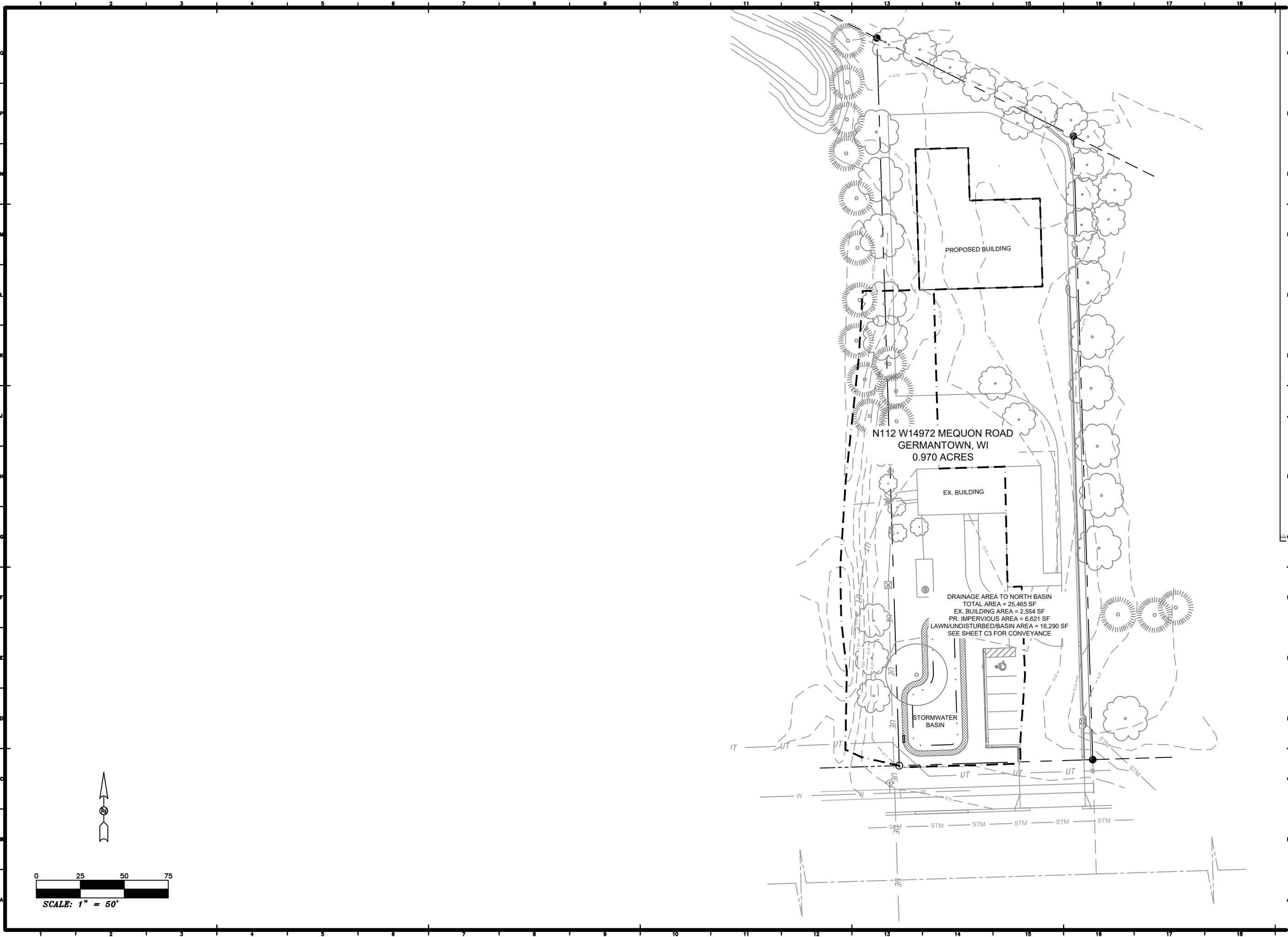
Floor 878.93'

Septic Cover

CSM # 2217

Storm Inlet

Mequon Road / S.T.H. "167"



DRAINAGE DOCTOR
DRAINAGE DOCTOR, LLC
416 W. RED PINE CIRCLE
DOUSMAN, WI 53118
920.537.3300

MARK	DATE	DESCRIPTION
1	12/23/20	STAFF COMMENTS
2	2/7/21	STAFF COMMENTS

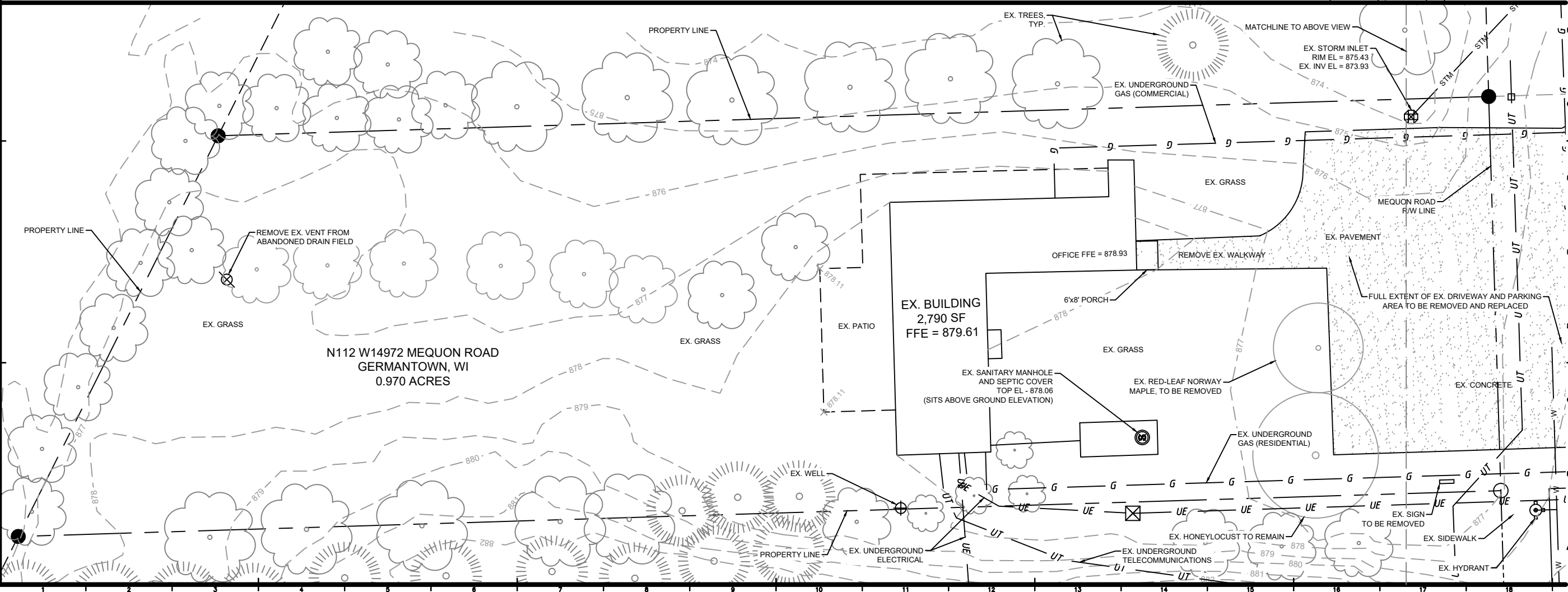
REVIEW DOCUMENTS FOR
**ALL TERRAIN CONST.
SITE IMPROVEMENTS**
GERMANTOWN, WISCONSIN

DD FILE NO. 3144
JOB NO. 08-31-20
ISSUE DATE 08-31-20
DESIGNED BY
DRAWN BY
PROJECT MGR
©2020 DRAINAGE DOCTORS, LLC

SHEET CONTENTS
DRAINAGE AREAS TO
RAIN GARDEN

C001

1. THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION WAS COLLECTED BY A SEPARATE PROFESSIONAL FIRM AND/OR DIGITIZED FROM DANE COUNTY INTERACTIVE MAPPING. DRAINAGE DOCTOR SHALL BE HELD HARMLESS IF FEATURES DO NOT MATCH EXACT FIELD CONDITIONS.
2. UTILITY SURVEY WAS NOT CONDUCTED. CONTRACTOR SHALL COORDINATE WITH DIGGER'S HOTLINE PRIOR TO START OF CONSTRUCTION.
3. EXISTING TREES SHOWN WITHIN THE PROPOSED BUILDING AND PAVEMENT AREAS ARE TO BE REMOVED AND STUMPS GROUND TO A MINIMUM OF 24" BELOW PROPOSED ELEVATION. CONTRACTOR SHALL SURVEY ACTUAL NUMBER OF TREES WITHIN THIS AREA PRIOR TO CONSTRUCTION.



**DRAINAGE
DOCTOR**

DRAINAGE DOCOTR, LLC
416 W. RED PINE CIRCLE
DOUSMAN, WI 53118
608.535.9380 **main**

[illegible]

**ALL TERRAIN CONST.
SITE IMPROVEMENTS**

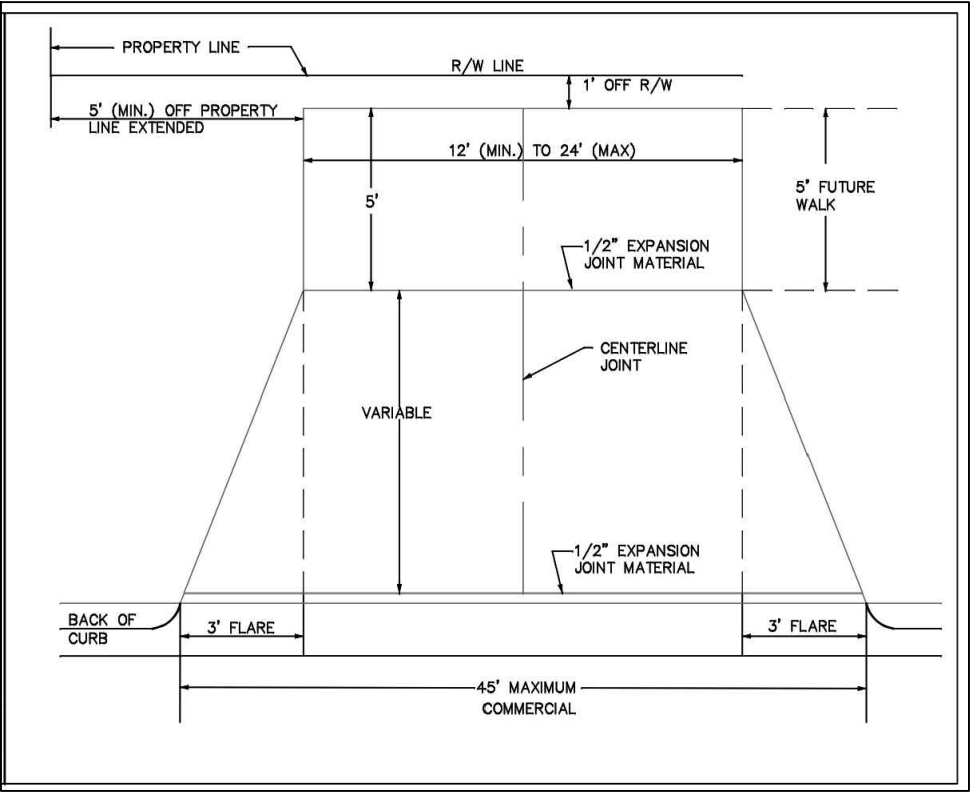
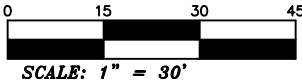
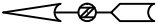
ISSUE DATE 10.03.20
DESIGNED BY
DRAWN BY
PROJECT MGR

EXISTING CONDITIONS

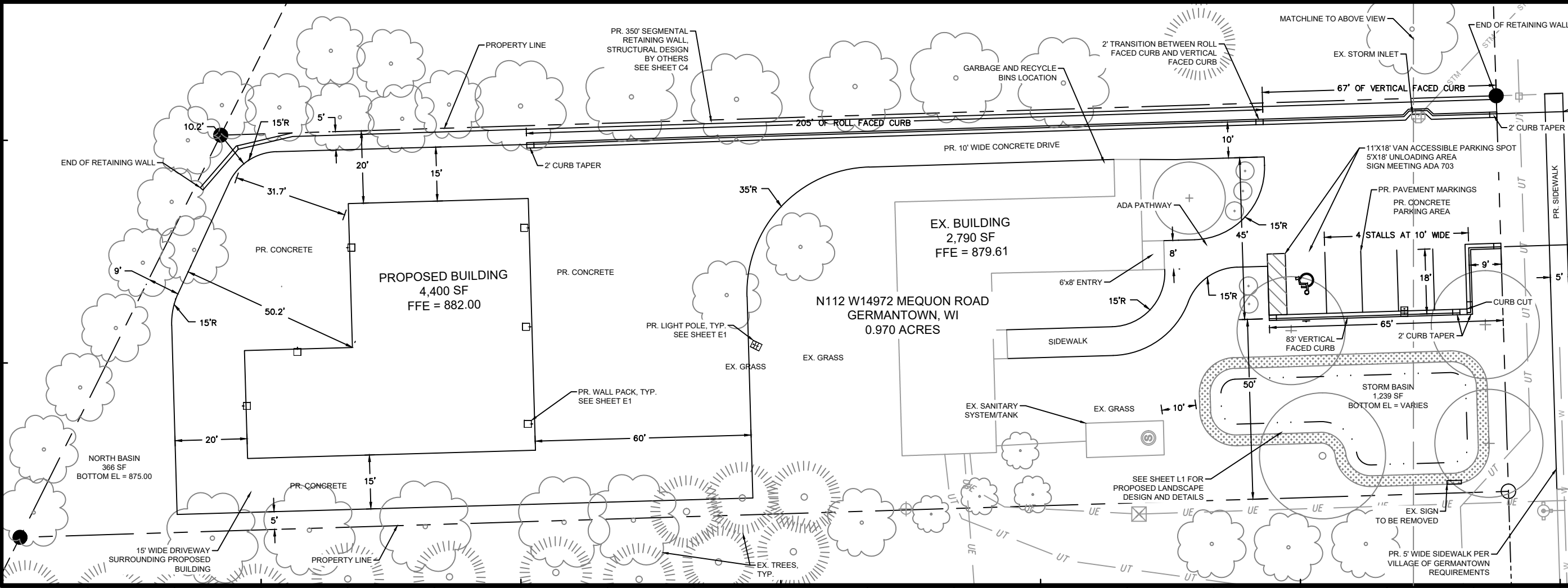
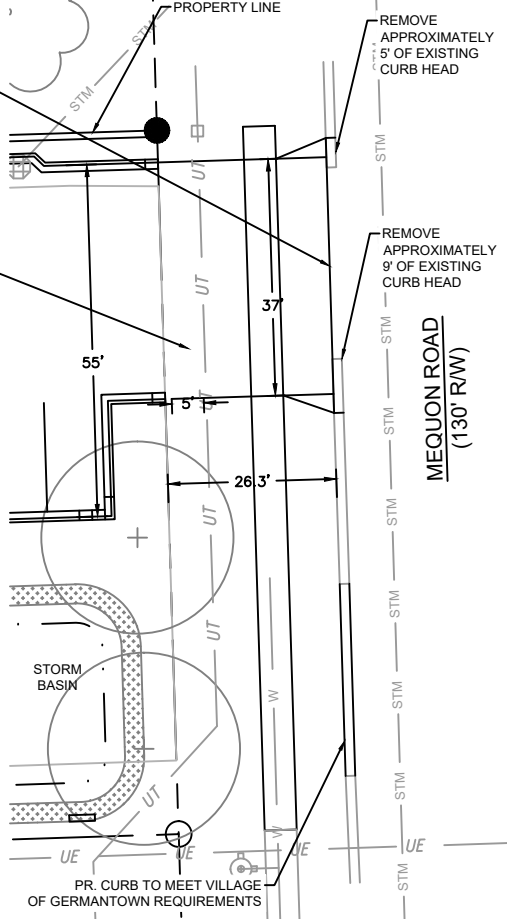
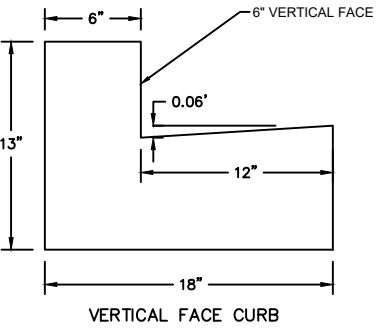
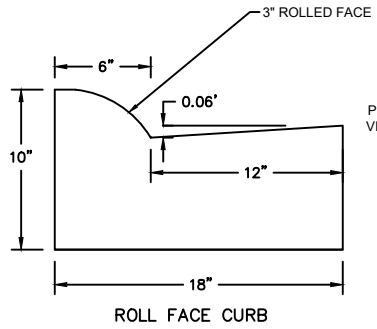
C1

SITE PLAN NOTES

- 1. THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION WAS COLLECTED BY A SEPARATE PROFESSIONAL FIRM. DRAINAGE DOCTOR SHALL BE HELD HARMLESS IF FEATURES DO NOT MATCH EXACT FIELD CONDITIONS.
- 2. UTILITY SURVEY WAS NOT CONDUCTED. CONTRACTOR SHALL COORDINATE WITH DIGGER'S HOTLINE PRIOR TO START OF CONSTRUCTION.
- 3. EXISTING DRIVEWAY ENTRANCE SHALL BE THE ONLY ENTRANCE UTILIZED TO MOBILIZE TO THE CONSTRUCTION SITE.
- 4. IMPERVIOUS AREAS:
EXISTING IMPERVIOUS AREA TO BE REMOVED: 4,900 SF
PROPOSED IMPERVIOUS AREA TO BE ADDED: 21,603 SF
CUMULATIVE ADDED IMPERVIOUS AREA: 16,703 SF



VILLAGE OF GERMANTOWN TYPICAL FLARED DRIVEWAY
APPROACH - URBAN SECTION CONCRETE CURB



DRAINAGE DOCTOR, LLC
DRAINAGE DOCTOR
416 W. RED PINE CIRCLE
DOUSMAN, WI 53118
920.333.3333

MARK	DATE	DESCRIPTION
1	1/04/21	STAFF COMMENTS
2	2/7/21	STAFF COMMENTS

REVIEW DOCUMENTS FOR
**ALL TERRAIN CONST.
SITE IMPROVEMENTS**
GERMANTOWN, WISCONSIN

DD FILE NO. 3144
JOB NO. 10.03.20
ISSUE DATE
DESIGNED BY
DRAWN BY
PROJECT MGR

SHEET CONTENTS
PROPOSED SITE PLAN
©2020 DRAINAGE DOCTORS, LLC

C2

GRADING PLAN NOTES

1. THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION WAS COLLECTED BY A SEPARATE PROFESSIONAL FIRM. DRAINAGE DOCTOR SHALL BE HELD HARMLESS IF FEATURES DO NOT MATCH EXACT FIELD CONDITIONS.
2. UTILITY SURVEY WAS NOT CONDUCTED. CONTRACTOR SHALL COORDINATE WITH DIGGER'S HOTLINE PRIOR TO START OF CONSTRUCTION.
3. EXISTING DRIVEWAY ENTRANCE SHALL BE THE ONLY ENTRANCE UTILIZED TO MOBILIZE TO THE CONSTRUCTION SITE.
4. IMPERVIOUS AREAS:
EXISTING IMPERVIOUS AREA TO BE REMOVED: 4,900 SF
PROPOSED IMPERVIOUS AREA TO BE ADDED: 21,603 SF
CUMULATIVE ADDED IMPERVIOUS AREA: 16,703 SF
5. REQUIRED VOLUME OF DETENTION WITHIN RAIN GARDEN:
(15,690 SF x 0.5 IN)/(12 IN/FT) * (7.48 GAL/CF) = 5,206 GAL
6. FOR ALL CURB SPOT GRADES, THE EDGE OF PAVEMENT IS GIVEN. ADD THE FOLLOWING ELEVATIONS CHANGES TO EDGE OF PAVEMENT SPOT GRADES TO FIND LISTED ELEVATION SPOT GRADES FOR THE DIFFERENT TYPES OF CURB
VERTICAL FACE CURB
FLOWLINE: -0.06'
TOP BACK OF CURB: +0.44'
ROLL FACED CURB
FLOWLINE: -0.06'
TOP BACK OF CURB: +0.19'

CONSTRUCTION SEQUENCE

1. INSTALL EROSION CONTROL MEASURES IN THE LOCATIONS SHOWN ON THE PLANS
2. STRIP TOPSOIL, STOCKPILE AND INSTALL SILT FENCE OR SILT SOCK AROUND STOCKPILE
3. COMPLETE ALL NECESSARY EXCAVATION, ROUGH GRADING, UTILITY CONSTRUCTION AND ROUGH GRADE BASIN
4. PLACE SEDIMENT LOGS AROUND THE BOTTOM OF THE STORM BASIN (PLANTING SURFACE) TO LIMIT SEDIMENT ACCUMULATING
5. CONSTRUCT BUILDING
6. CONSTRUCT DRIVE AREAS
7. SPREAD TOPSOIL AND FINE GRADE SITE UPSTREAM OF STORM BASIN AFTER FOUNDATION IS POURED
8. RESTORE DISTURBED AREAS UPSTREAM OF BASIN WITH SEED, MULCH AND EROSION MATTING AS NECESSARY.
9. RESTORE STORMWATER BASIN, REMOVE SEDIMENT AS NECESSARY, ADD ENGINEERED SOIL LAYER, SEED AND COVER WITH EROSION MAT.
10. AFTER AREAS HAVE BEEN RESTORED AND WITH APPROVAL OF ENGINEER, REMOVE TEMPORARY EROSION CONTROL MEASURES.

SEEDING RATES

PERMANENT: BETWEEN APRIL 15 AND SEPTEMBER 15 USE DOT 70 MIX AT 3.5 LB./1,000 S.F. FOR PLANTINGS BETWEEN NOVEMBER 1 AND SNOWFALL (DORMANT SEEDING) USE WISDOT 70 MIX AT 7.0 LB./1,000 S.F.

TEMPORARY: BETWEEN SEPTEMBER 15 AND NOVEMBER 1 USE ANNUAL OATS AT 3.0 LB./1,000 S.F. FOR SPRING AND SUMMER PLANTINGS AND USE WINTER WHEAT OR RYE AT 3.0 LB./1,000 S.F. FOR FALL PLANTINGS.

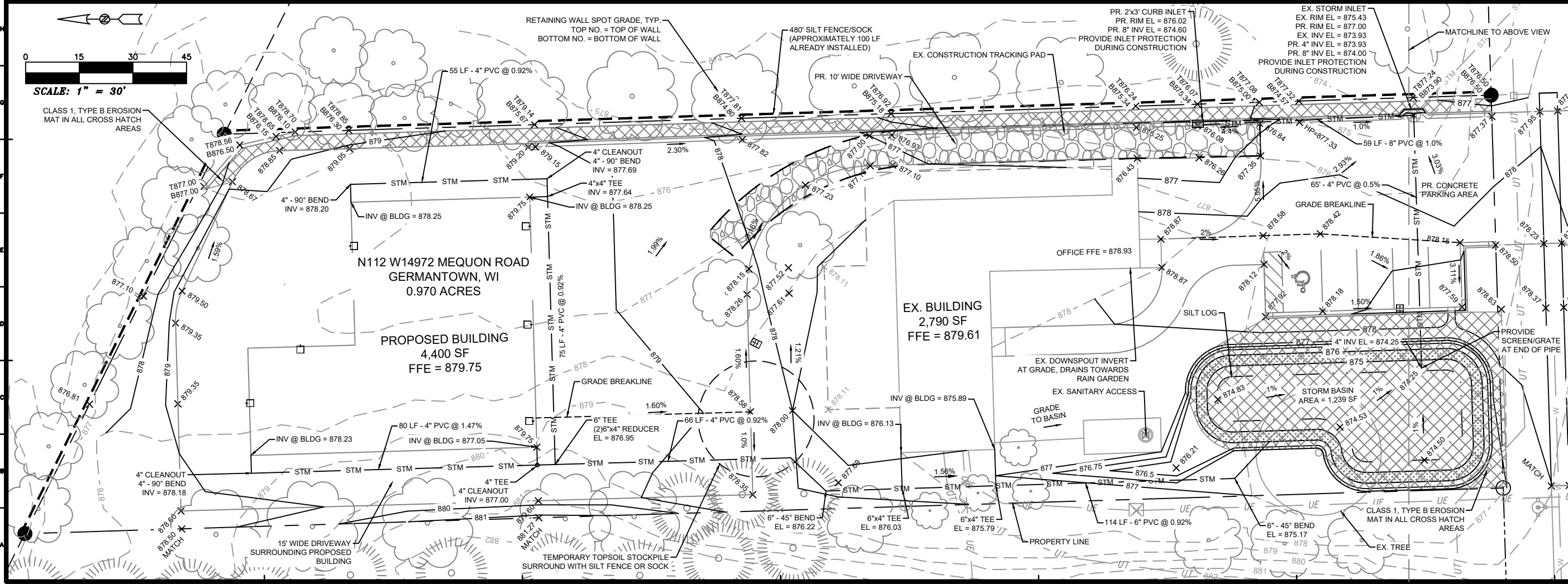
EROSION CONTROL PLAN NOTES

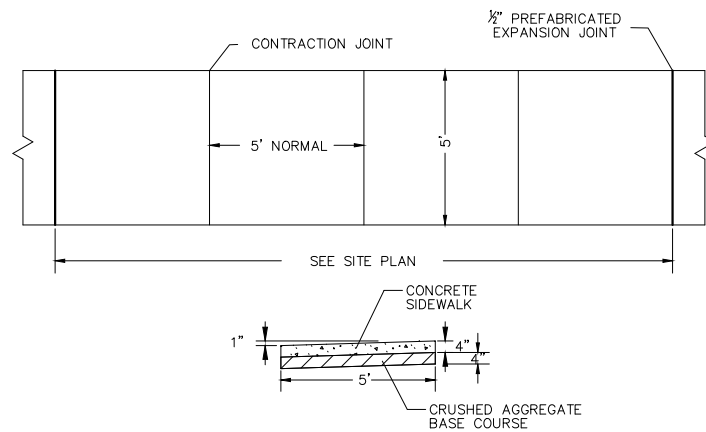
1. THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION WAS COLLECTED BY A SEPARATE PROFESSIONAL FIRM AND/OR DIGITIZED FROM MILWAUKEE COUNTY INTERACTIVE MAPPING. DRAINAGE DOCTOR SHALL BE HELD HARMLESS IF FEATURES DO NOT MATCH EXACT FIELD CONDITIONS.
2. CONTRACTOR SHALL COORDINATE WITH DIGGER'S HOTLINE PRIOR TO START OF CONSTRUCTION TO DETERMINE LOCATION OF PRIVATE AND PUBLIC UTILITIES.
3. ALL EROSION CONTROL PRACTICES SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBANCE.
4. IF NECESSARY, DEWATERING OPERATIONS SHALL UTILIZE APPROPRIATE CONTROLS SUCH THAT THE PUMPED WATER HAS NO LARGER THAN THE 100 MICRON PARTICLE.
5. ALL CONSTRUCTION WASTE SHALL BE APPROPRIATELY DISPOSED OF OFFSITE.
6. A TRACKING PAD SHALL BE PLACED AT THE POINT OF ENTRY/EXIT TO THE SITE TO REMOVE ANY SEDIMENT FROM TRACKING ONTO PUBLIC ROADWAYS TO THE MAXIMUM EXTENT PRACTICAL. SEDIMENT SHALL BE REMOVED FROM PUBLIC ROADWAYS BY MEANS OTHER THAN WASHING. PAD SHALL BE 12" THICK AND MADE OUT OF 3" CLEAR STONE.
7. ALL NEARBY STORWATER INLETS SHALL BE PROTECTED WITH APPROVED INLET PROTECTION THROUGHOUT CONSTRUCTION.
8. DISTURBED AREAS THAT HAVE BEEN INACTIVE FOR 10 DAYS OR MORE SHALL BE SEEDED, SODDED AND/OR COVERED WITH MULCH. SEEDING AND SODDING ARE ONLY ACCPETABLE BETWEEN MAY 1 AND SEPTEMBER 15.
9. ALL DIRT STORAGE PILES SHALL BE PROTECTED WITH SILT FENCE OR SILT SOCK.
10. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH VILLAGE OF GERMANTOWN REQUIREMENTS.
11. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
12. EROSION CONTROL MEASURES SHALL BE REMOVED ONLY AFTER SITE CONSTRUCTION IS COMPLETE, VEGETATION COVER IS ESTABLISHED AND APPROVED BY ENGINEER.
13. ANY PROPOSED CHANGES TO THIS PLAN MUST BE SUBMITTED TO AND APPROVED BY VILLAGE OF GERMANTOWN.
14. PROTECT STORMWATER BASINS FROM RECIEIVING SEDIMENT DURING CONSTRUCTION BY THE USE OF SILT FENCE OR SILT SOCK. ANY SEDIMENT REACIGN THESE BASINS PRIOR TO FINAL RESTORATION OF THE BASINS WILL NEED TO BE REMOVED PRIOR TO SEEDING.

CONSTRUCTION SCHEDULE

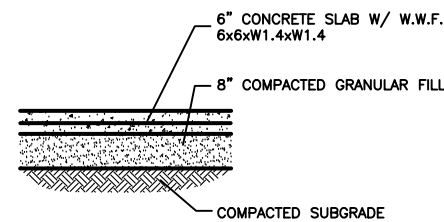
**PLEASE NOTE THAT THIS SCHEDULE IS DEPENDENT ON THE SITE PLAN APPROVAL DATE. THE DATES LISTED ASSUME THAT A SITE PLAN APPROVAL IS PROCURED BY APRIL 1, 2021.

APRIL 1 - APRIL 3, 2021	INSTALL EROSION CONTROL MEASURES AND STRIP TOPSOIL
APRIL 1 - OCT. 1, 2021	GRADE FOR AND CONSTRUCT DRIVEWAY
OCT. 1, 2021 - APRIL 15, 2023	GRADE SITE, UTILITY CONSTRUCTION, AND CONSTRUCT BUILDING AND OTHER PROPOSED IMPERVIOUS AREAS
APRIL 15 - APRIL 22, 2023	RE-SPREAD TOPSOIL, FINAL STORM BASIN CONSTRUCTION, SEED DISTURBED AREAS AND COVER WITH EROSION MAT

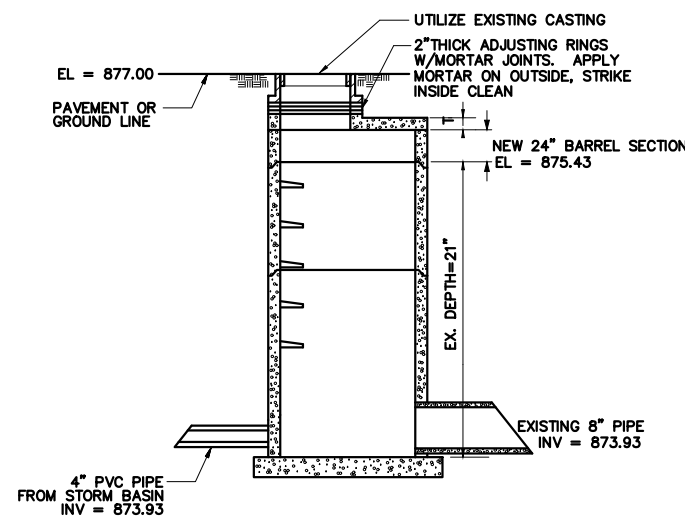




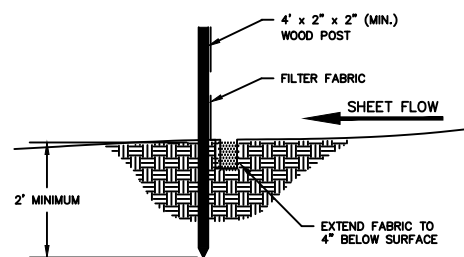
A STANDARD SIDEWALK SECTION



B CONCRETE PAVEMENT SECTION



C EXISTING STORM INLET



D SILT FENCE DETAIL

SEE SHEET C3 FOR
SURROUNDING ELEVATIONS

1-YEAR PONDING ELEVATION: 875.17
2-YEAR PONDING ELEVATION: 876.35
100-YEAR PONDING ELEVATION: 876.28

876.75

3:1

TILL THE BOTTOM 3\"/>

STORM BASIN

RESTORE BOTTOM WITH A NATIVE WET TOLERANT SEED
OR WET DETENTION SEED MIX FROM AGREGOL OR APPROVED
EQUAL. APPLY SEED MIX PER MANUFACTURERS SPECIFICATIONS.
PLACE CLASS II, TYPE B EROSION CONTROL MAT OVER SEED

PROVIDE SCREEN/GRATE AT END OF PIPE

SLOPE AT 1% TOWARDS OUTLET

ENGINEERED SOIL

NATIVE SANDY CLAY

PLACE A MINIMUM 12\"/>

876.75

3:1

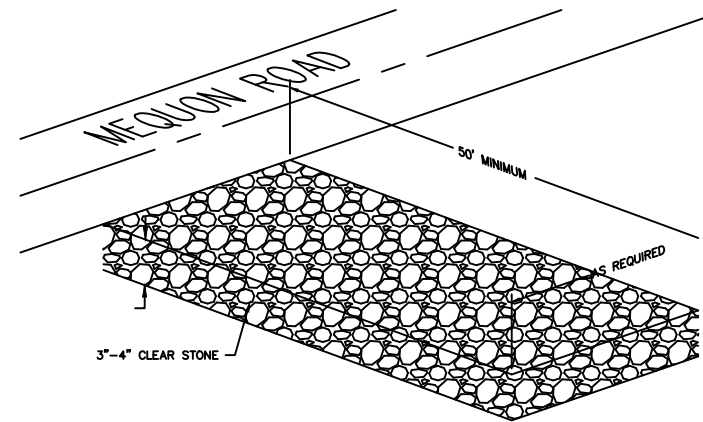
PLACE CLASS 1, TYPE A EROSION CONTROL
MATTING ON SLOPES

874.25

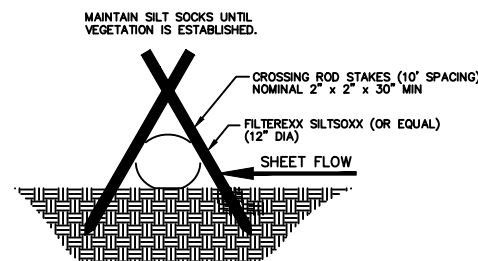
873.25

4\"/>

E STORMWATER BASIN CROSS SECTION



F STONE CONSTRUCTION ENTRANCE



G SILT SOCK DETAIL

CONCRETE CURB AND
GUTTER, SEE SHEET C2
FOR DETAILS

SLOPE FROM TOP BACK OF CURB
TO TOP OF RETAINING WALL TO BE
NO STEEPER THAN 6%
-TYPICAL ELEVATION DIFFERENCE
BETWEEN TOP BACK OF CURB AND
TOP OF WALL IS 0.2'

PROPERTY LINE

RETAINING WALL
CONSTRUCTED OF CONCRETE
BLOCK 17\"/>

FACE OF WALL,
HEIGHT OF FACE VARIES,
SEE SHEET C3 FOR SPOT
GRADES REPRESENTING
HEIGHT OF WALL

INSTALL ONE BLOCK
BELOW GRADE OVER MIN.
4\"/>

H RETAINING WALL CROSS-SECTION



MARK	DATE	DESCRIPTION
1	12/23/20	STAFF COMMENTS
2	2/7/21	STAFF COMMENTS

REVIEW DOCUMENTS FOR
**ALL TERRAIN CONST.
SITE IMPROVEMENTS**
GERMANTOWN, WISCONSIN

DD FILE NO. 3144
JOB NO. 10-03-20
ISSUE DATE 10-03-20
DESIGNED BY
DRAWN BY
PROJECT MGR
©2020 DRAINAGE DOCTORS, LLC

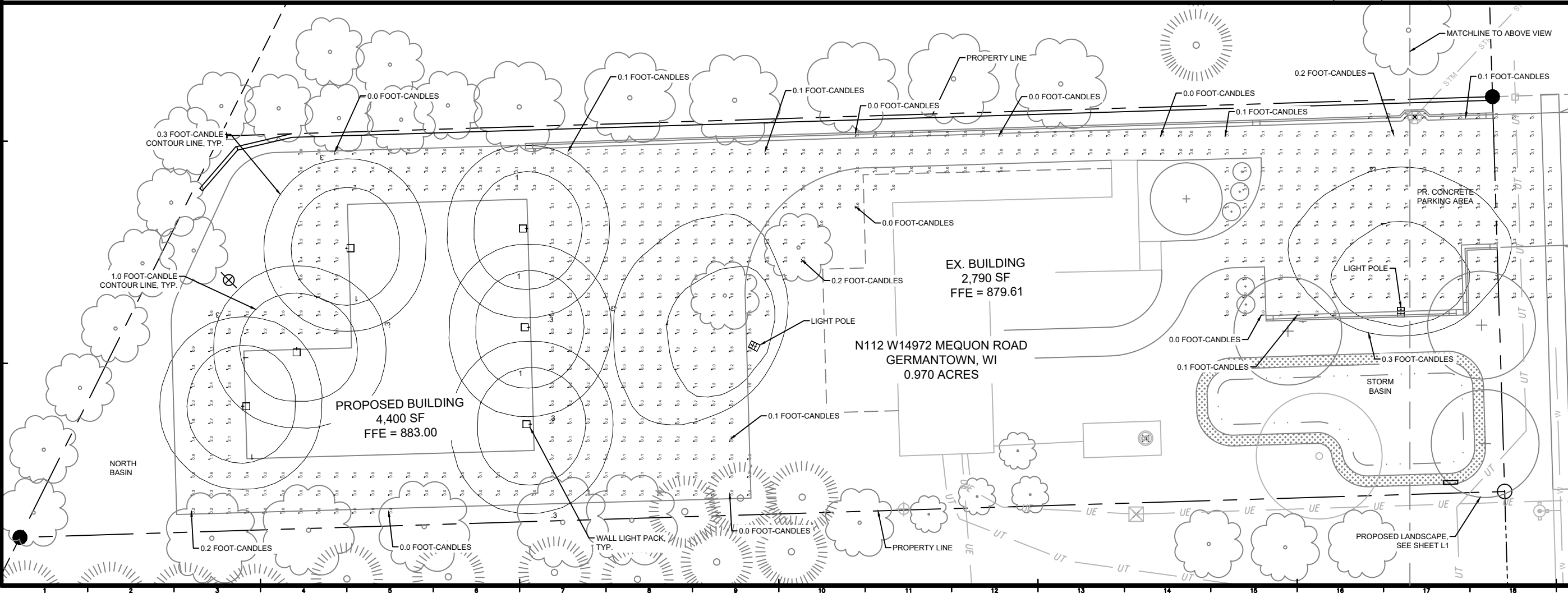
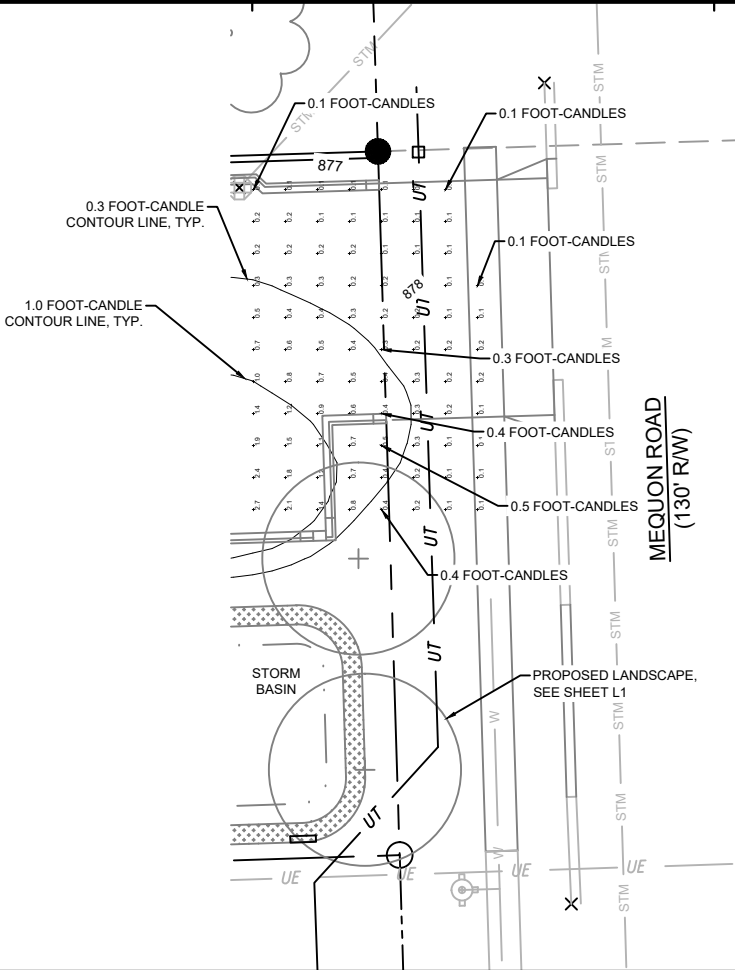
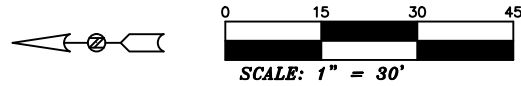
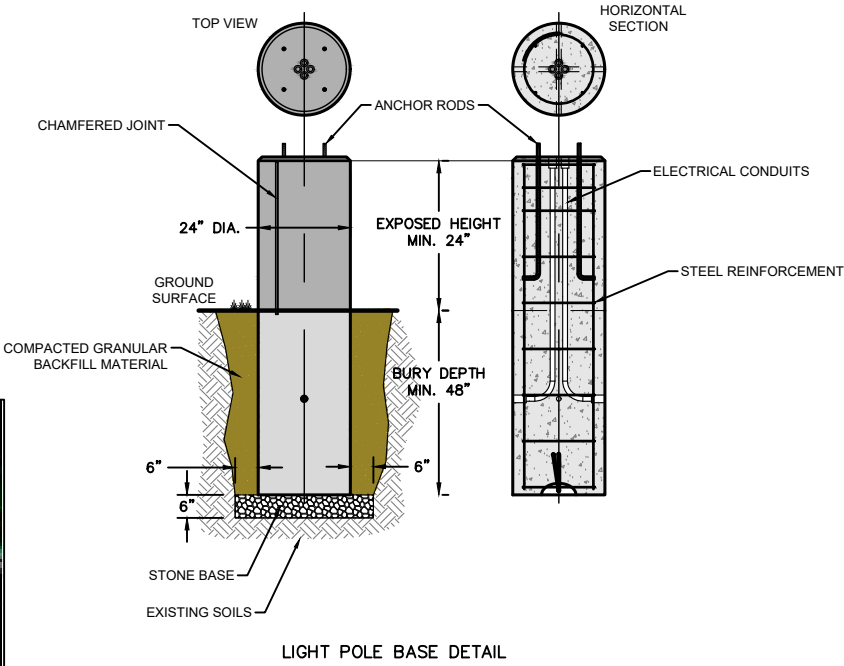
SHEET CONTENTS
CONSTRUCTION DETAILS

C4

SITE LIGHTING NOTES

1. THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION WAS COLLECTED BY A SEPARATE PROFESSIONAL FIRM. DRAINAGE DOCTOR SHALL BE HELD HARMLESS IF FEATURES DO NOT MATCH EXACT FIELD CONDITIONS.
2. UTILITY SURVEY WAS NOT CONDUCTED. CONTRACTOR SHALL COORDINATE WITH DIGGER'S HOTLINE PRIOR TO START OF CONSTRUCTION.
3. EXISTING DRIVEWAY ENTRANCE SHALL BE THE ONLY ENTRANCE UTILIZED TO MOBILIZE TO THE CONSTRUCTION SITE.
4. THE PROPOSED LIGHT POLES WILL BE 15' TALL.

Luminaire Schedule					
Symbol	Qty	Label	LLF	Lum. Watts	Total Watts
	6	JWP-FC-30W	0.950	27.8	166.8
	2	PFL-50W-NEMA 7-Wide	0.950	48.1	96.2



DRAINAGE DOCTOR, LLC
418 W. RED PINE CIRCLE
DOUSMAN, WI 53118
920.333.3333

MARK	DATE	DESCRIPTION
1	1/04/21	STAFF COMMENTS
2	2/7/21	STAFF COMMENTS

REVIEW DOCUMENTS FOR
**ALL TERRAIN CONST.
SITE IMPROVEMENTS**
GERMANTOWN, WISCONSIN

DD FILE NO. 3144
ISSUE DATE 08-31-20
DESIGNED BY
DRAWN BY
PROJECT MGR
©2020 DRAINAGE DOCTORS, LLC

SHEET CONTENTS
PROPOSED LIGHTING PLAN

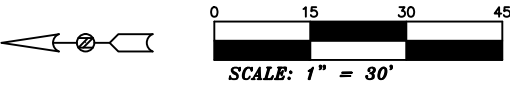
E1

SITE LANDSCAPE NOTES

1. THE EXISTING FEATURES AND TOPOGRAPHY INFORMATION WAS COLLECTED BY A SEPARATE PROFESSIONAL FIRM. DRAINAGE DOCTOR SHALL BE HELD HARMLESS IF FEATURES DO NOT MATCH EXACT FIELD CONDITIONS.
2. UTILITY SURVEY WAS NOT CONDUCTED. CONTRACTOR SHALL COORDINATE WITH DIGGER'S HOTLINE PRIOR TO START OF CONSTRUCTION.
3. EXISTING DRIVEWAY ENTRANCE SHALL BE THE ONLY ENTRANCE UTILIZED TO MOBILIZE TO THE CONSTRUCTION SITE.

PLANT SCHEDULE

KEY	SCIENTIFIC NAME	COMMON NAME	QTY	PLANTING SIZE	ROOT CONDITION	STEM
DECIDUOUS TREES						
Qm	Quercus macrocarpa JFS-KW3	Urban Pinnacle Bur Oak	4	2"	B&B	
ORNAMENTAL TREES						
Al	Amelanchier laevis	Allegheny Serviceberry	1	12'	B&B	clump
DECIDUOUS SHRUBS						
Ca	Ceanthus americanus	New Jersey Tea	5	#5	Cont.	
ORNAMENTAL GRASSES & PERENNIALS						
Cp	Carex pensylvanica	Common Oak Sedge	240	24	Flat	



TREES SHALL BE PRUNED IMMEDIATELY AFTER PLANTING TO REMOVE DEAD, BROKEN, DISEASED, DYING OR RUBBING BRANCHES. CO-DOMINANT STEMS LESS THAN 4 INCHES IN DIAMETER AT THE FORK SHALL BE PRUNED OFF AND ONE MAIN STEM SHOULD REMAIN. TREE TOPPING OR HEADING IS NOT PERMITTED AT ANY TIME.

STAKING IS NOT REQUIRED, BUT IF INSTALLED IT SHALL BE REMOVED NO LATER THAN ONE YEAR AFTER PLANTING.

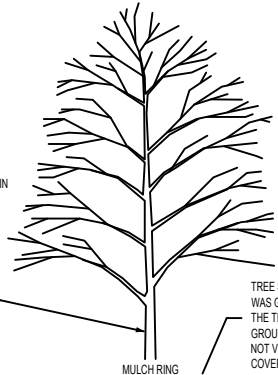
MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.

3"-4" OF ORGANIC MULCH. MULCH RING SHOULD HAVE A MINIMUM RADIUS OF 2.5 FT. MULCH IS NOT ALLOWED CLOSER THAN 6" TO TRUNK.

IN UNDISTURBED SOILS AND PREPARED SOILS, THE PLANTING HOLE SHOULD BE 2 TIMES AS WIDE AND NO DEEPER THAN THE ROOT BALL OF THE TREE. SIDES SHOULD SLOPE IN TOWARDS THE BOTTOM. IN COMPACTED SOILS, THE PLANTING HOLE SHALL BE AT LEAST 3 TIMES AS WIDE AS THE ROOT BALL OF THE TREE.

SOIL PREPARATION NOTES

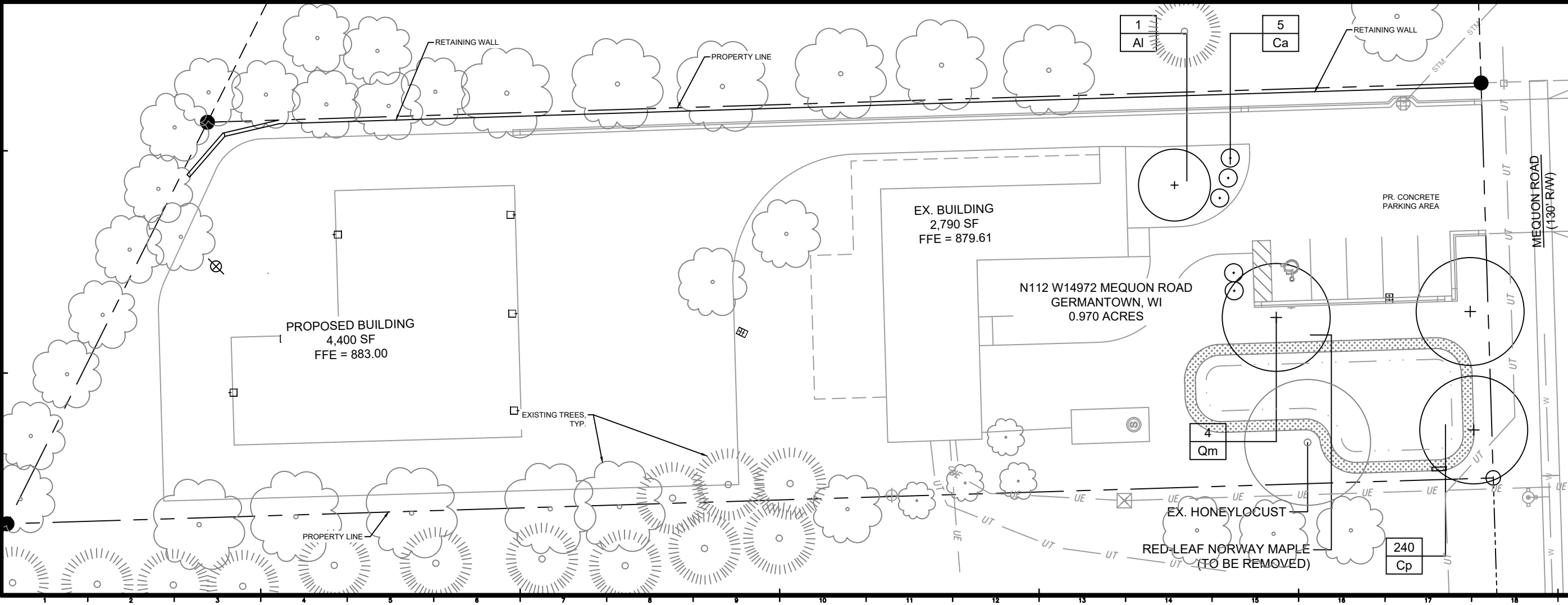
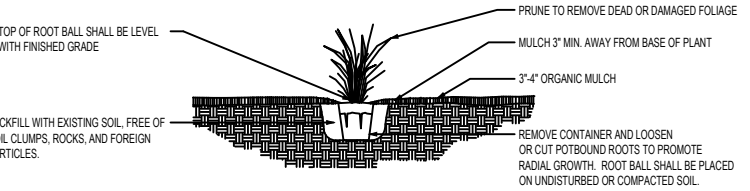
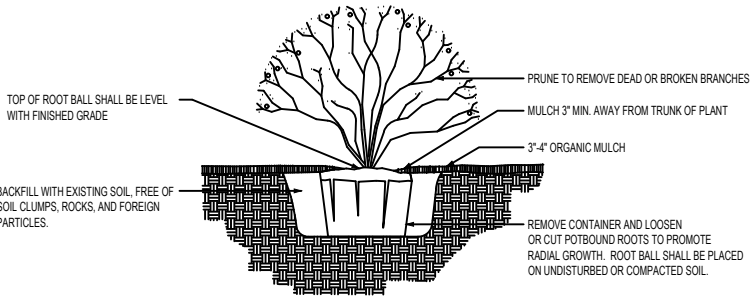
1. SOIL WITHIN THE OPEN SOIL SURFACE AREA SHALL BE WELL AERATED TO A DEPTH OF EIGHT INCHES, EXCEPT THAT IN TREE PLANTING ISLANDS SURROUNDED BY PAVEMENT, IT SHALL BE WELL AERATED TO A DEPTH OF 18 INCHES.
2. THE SOIL SHALL CONTAIN AT LEAST 5% ORGANIC MATTER.
3. SOIL pH SHALL BE WITHIN THE RANGE OF 5.8 TO 7.0.



REMOVE ALL TWINE, ROPE AND WIRE, AND BURLAP FROM TOP 1/3 OF ROOT BALL

IF TREE IS DELIVERED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 12" INTO PLANTING HOLE.

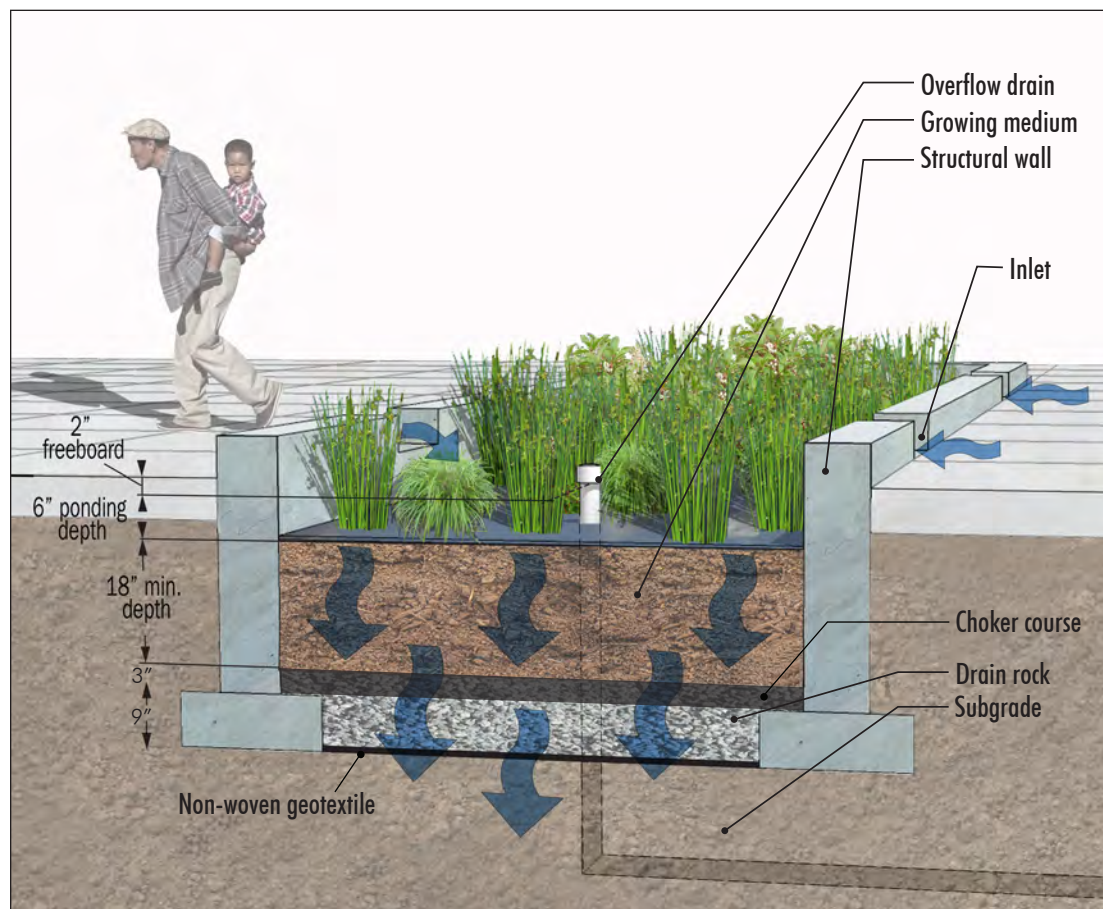
PLACE ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.



1/04/21	STAFF COMMENTS	2/7/21	STAFF COMMENTS	MARK	DATE	DESCRIPTION
1		2				

Infiltration Planter/Rain Garden

Page 1 of 4



parking areas
& impermeable
landscape



permeable
soils

Description

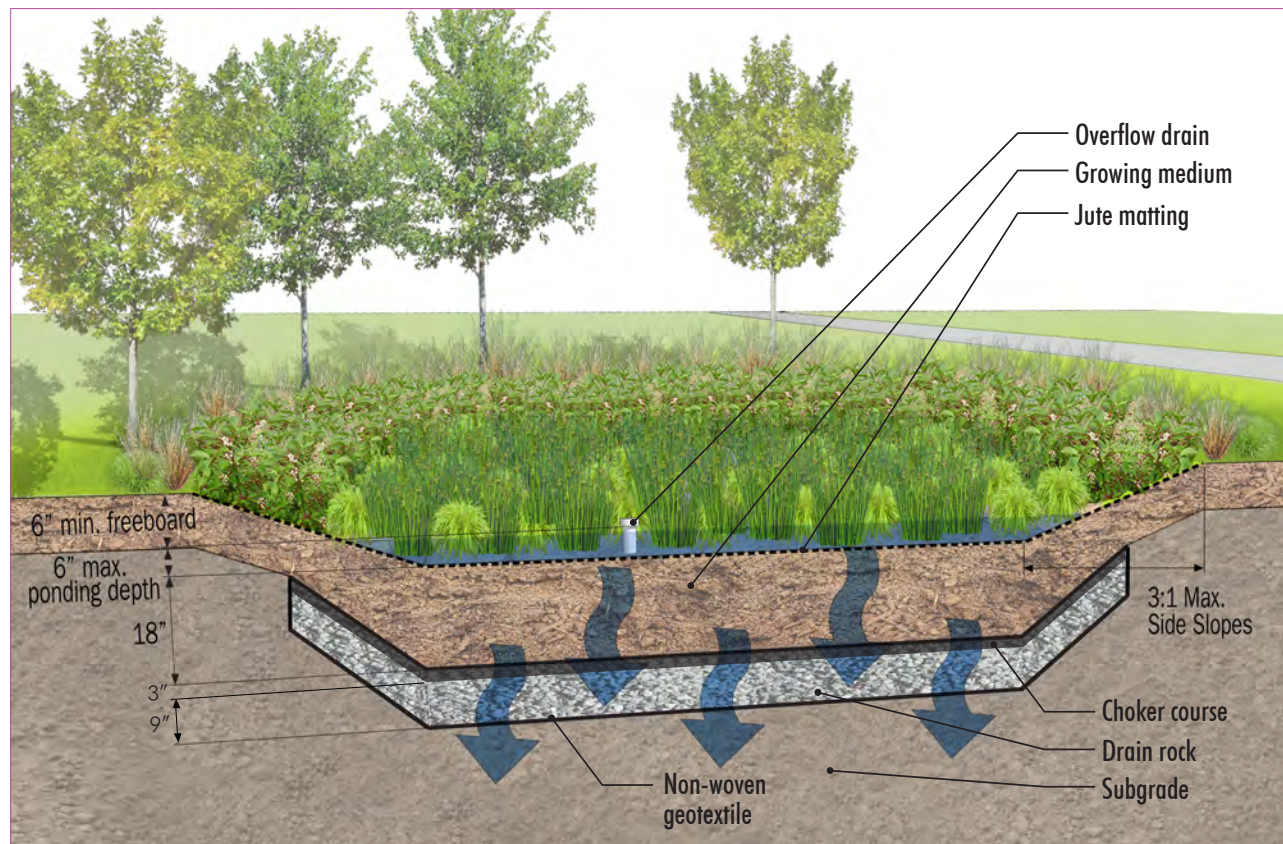
Infiltration Planters (also known as rain gardens) are landscaped reservoirs that collect, filter, and infiltrate stormwater runoff, allowing pollutants to settle and filter out as the water percolates through planter soil and infiltrates into the ground. Infiltration planters typically require less piping than flow-through planters and a smaller facility size than traditional swales where native soils allow for infiltration. Depending on the site, infiltration planters can vary in shape and construction, with or without walls to contain the facility, or formed as a shallow, basin-like depression.

Application & Limitations

Infiltration planters should be integrated into the overall site design and may help fulfill the landscaping area requirement. Infiltration planters can be used to manage stormwater flowing from all types of impervious surfaces, from private property and within the public right-of-way. Check with the local jurisdiction if proposing to use infiltration planters in the public right-of-way. The size, depth, and use of infiltration planters are determined by the infiltration rates of the site's existing soils.



Beaumont Village Lofts, NE Portland



Design Factors

Soil Suitability and Facility Sizing

The size and depth of the infiltration planter will depend upon the infiltration rate of existing soils. A sizing factor of 0.06 assumes the site infiltration rate is less than 2 in/hr.

For example, the size of an infiltration planter managing 1,500 square feet of total impervious area would be 90 square feet ($1,500 \times 0.06$).

Size may be decreased if:

- Demonstrated infiltration rate is greater than 2 in/hr using ASTM D3395-09 method; or
- Amended soil depth is increased

Geometry/Slopes

The shape may be circular, square, rectangular, etc. to suit the site design requirements. Regardless of the shape, a minimum planter width of 30 inches is needed to achieve sufficient time for treatment and avoid short-circuiting. Planters in a relatively flat landscaped open area should not slope more than 0.5% in any direction.

Piping for Infiltration Planters

Follow Plumbing Code requirements for piping that directs stormwater from impervious surfaces to planters. Stormwater

may flow directly from the public street right-of-way or adjacent parking lot areas via curb openings. For infiltration planters with walls, install an overflow drain to allow not more than 6 inches of water to pond. Infiltration planters with side slopes, such as rain gardens, need an overflow drain to ensure no more than 6 inches of water will pond. On private property, follow Plumbing Code requirements for this overflow drain and piping, and direct excess stormwater to an approved disposal point as identified on permit drawings. Check with local jurisdiction or use Clean Water Services Design and Construction Standards for additional information on piping material for use in the public right-of-way.

Setbacks

Check with the local building department to confirm site-specific requirements.

- Generally, a minimum setback of 10 feet from building structures is recommended.
- Planters should not be located immediately upslope of building structures.

Before site work begins, clearly mark infiltration planter areas to avoid soil disturbance during construction. No vehicular traffic should be allowed within 10 feet of infiltration planter areas,



Buckman Terrace Apartments, Portland



New Seasons, 20th and SE Division St., Portland

Design Factors (continued)

except as necessary to construct the facility. Consider construction of infiltration planter areas before construction of other impervious surfaces to avoid unnecessary traffic loads.

Soil Amendment/Mulch

Amended soils with appropriate compost and sand provide numerous benefits: infiltration; detention; retention; better plant establishment and growth; reduced summer irrigation needs; reduced fertilizer need; increased physical/chemical/microbial pollution reduction; and, reduced erosion potential. Primary treatment will occur in the top 18 inches of the infiltration planter. Amended soil in the treatment area is composed of organic compost, gravelly sand and topsoil. Compost is weed-free, decomposed, non-woody plant material; animal waste is not allowed. Check with the local jurisdiction or Clean Water Services for Seal of Testing Approval Program (STA) Compost provider.

To avoid erosion, use approved erosion control BMPs for non-structural infiltration planters.

Vegetation

Planted vegetation helps to attenuate stormwater flows and break down pollutants by interactions with bacteria, fungi, and other organisms in the planter soil. Vegetation also traps sediments, reduces erosion, and limits the spread of weeds. Appropriate, carefully selected plantings enhance the aesthetic and habitat value. For a complete list of allowable plants refer to see page 76.

The entire water quality treatment area should be planted appropriately for the soil conditions. Walled infiltration run-on planters will be inundated periodically. Therefore the entire planter

should be planted with herbaceous rushes, sedges, perennials, ferns and shrubs that are well-suited to wet-to-moist soil conditions.

If the infiltration planter has side slopes (basin without vertical walls), soil conditions will vary from wet to relatively dry; several planting zones should be considered. The flat bottom area will be moist-to-wet, and the side slopes will vary from moist at the bottom to relatively dry near the top where inundation rarely occurs. The moisture gradient will depend upon the designed maximum water depth, total depth of the planter, and steepness of the side slopes. This moisture gradient is a transition zone and should be planted with species that tolerate occasional standing water, and plants that prefer drier conditions toward the top of the slope. Areas above the side slopes, immediately adjacent to the basin, and above the designed high water line will not be inundated and should be planted with self-sustaining, low maintenance grasses, perennials, and shrubs suitable for the local climate.

Native plants are encouraged, but non-invasive ornamentals that add aesthetic and functional value are acceptable. All vegetation should be planted densely and evenly to ensure proper hydrological function of the infiltration planter.

Quantities per 100 square feet:

- 115 herbaceous plants, 1' on center spacing, ½-gal container size; or
- 100 herbaceous plants, 1' on center, and 4 shrubs, 1-gal container size 2' on center.

Trees are optional; if used, minimum 2 gallon by 2 feet tall.

Trees are allowed in infiltration planters and should be selected by their adaptability to wet-to-moist conditions and full size at maturity. An area twice the width of tree rootball and the depth of the rootball plus 12" (or total depth of 30", whichever is greater) should be backfilled with amended soil for optimal growth, with no sub-surface rock layer. For infiltration planters with side slopes, trees should be placed along the side slopes of the facility rather than at the bottom.

Infiltration Planter/Rain Garden

Page 4 of 4



Mississippi Commons, NE Portland



Fowler Middle School, Tigard

Required Maintenance Period

- Water-efficient irrigation should be applied for the first two years after construction of the facility, particularly during the dry summer months, while plantings become established. Irrigation after these two years is at the discretion of the owner.
- If public, the permittee is responsible for the maintenance of the infiltration planter for a minimum of two years following construction and acceptance of the facility.

Long Term Maintenance

If private, the property owner will be responsible for ongoing maintenance per a recorded maintenance agreement (see page 88 for example maintenance agreement).

For detailed Operation and Maintenance Plans that describe proper maintenance activities please refer to page 91.

All publicly maintained facilities not located in the public right-of-way must have a public easement to ensure access for maintenance.

References

Clean Water Services Design and Construction Standards



12th and Montgomery St., Portland

ALL TERRAIN CONSTRUCTION
N112 W14972 MEQUON RD.
GERMANTOWN, WI

10-14-2020

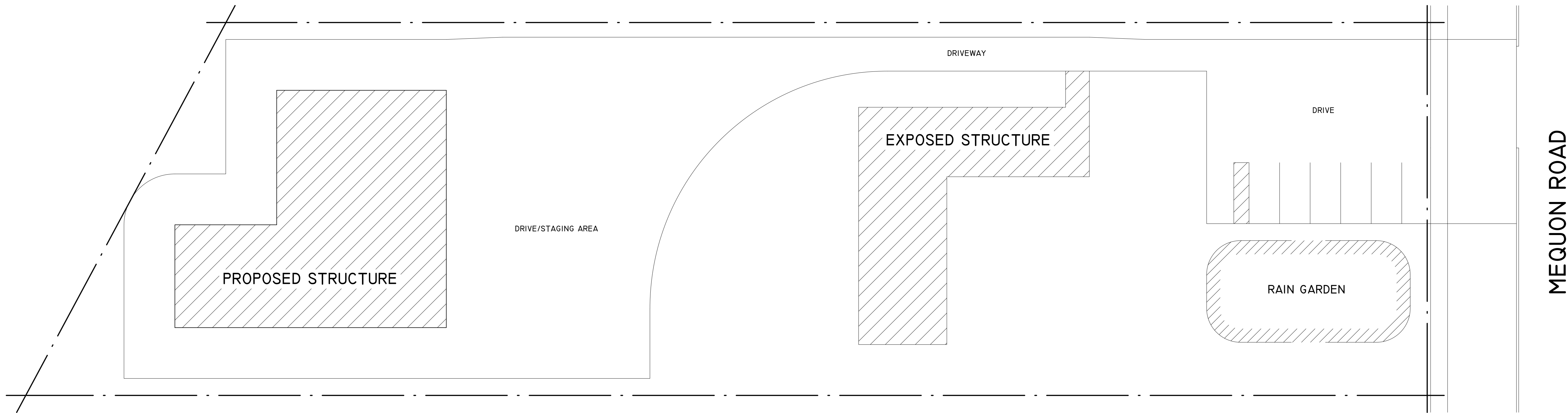


SOUTH ELEVATION
(FRONT)
SCALE: 1/4" = 1'0"

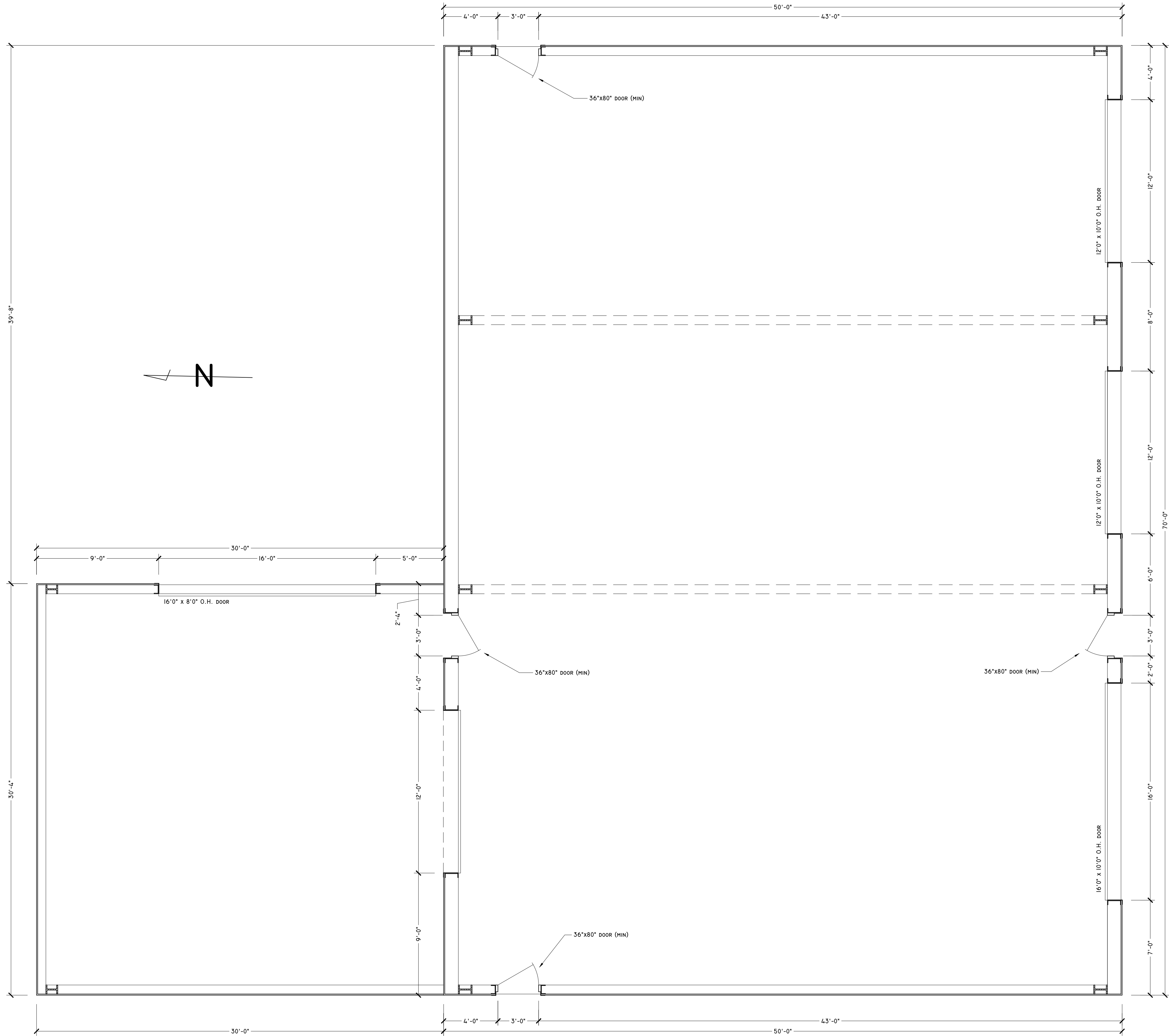
SCOPE OF PROJECT:
THIS PROJECT IS THE CONSTRUCTION OF A NEW 1 STORY STEEL OUT-BUILDING, AT THE REAR OF THE PROPERTY BEHIND EXISTING STRUCTURE.

SQUARE FOOTAGE: THE PROPOSED 1ST FLOOR SQUARE FOOTAGE IS: 4400SQ.FT.

GENARAL NOTES:
BUILDING LOCATION DATA TAKEN FROM SURVEY PROVIDED BY OWNER. THIS DRAWING IS TO BE USED FOR THE GENERAL SITE LOCATION OF THE BUILDING ONLY. ALL STRUCTURAL INFORMATION AND CALCULATIONS ARE PROVIDE BY THE SUPPLIER OR THE BUILDING.
ALL BUILDING PARTS SHOWN IN SECTION ARE TAKEN FROM THE SUPPLIER'S ASSEMBLY DRAWINGS.
FOUNDATION SPECIFICAIONS AND DRAWINGS ARE TO BE PROVIDED BY THE SUPPLIER OF THE BUILDING.
THE TOTAL HEIGHT OF THE BUILDING FROM THE TOP OF THE SLAB TO THE TOP OF THE RIDGE CAP IS NOT TO EXCEED 15'0".
ALL COLORS OF THE STEEL SIDING, ROOFING AND TRIMS ARE TO BE PER THE OWNER.

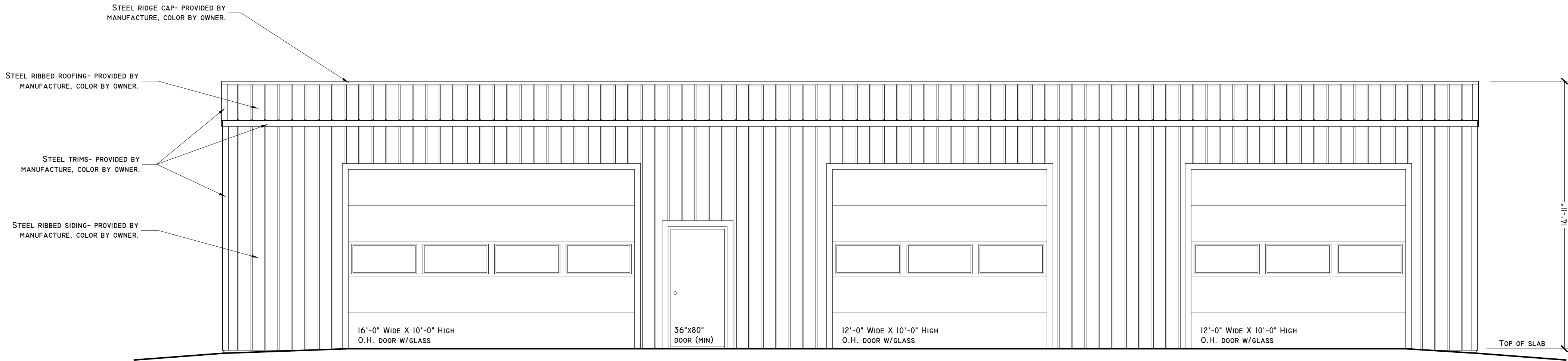


PROPOSED BUILDING LOCATION
SCALE: 1/16" = 1'0"

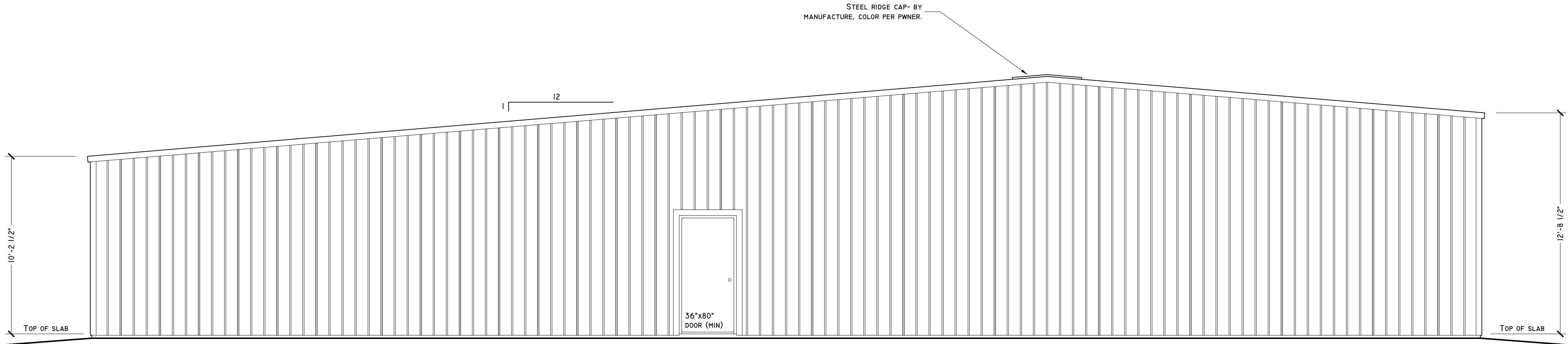


FLOOR PLAN

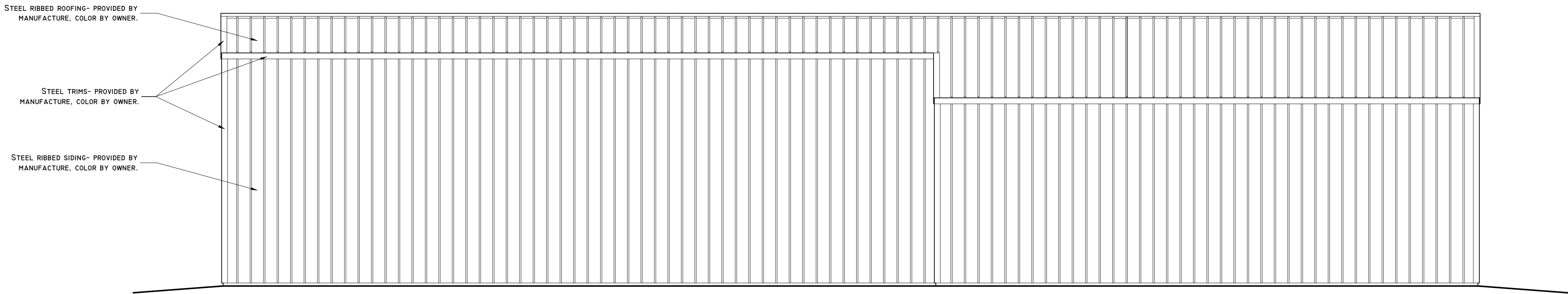
SCALE: 1/4" = 1'0"



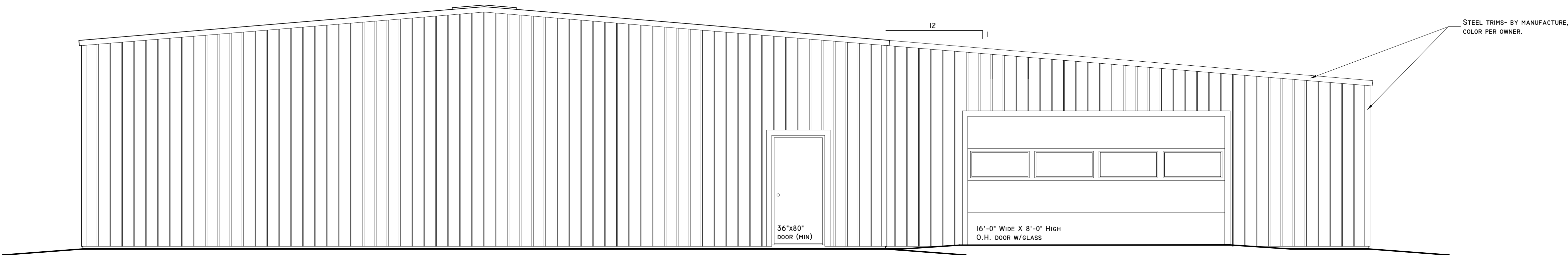
SOUTH ELEVATION
SCALE: 1/4" = 1'0"



WEST ELEVATION
SCALE: 1/4" = 1'0"



NORTH ELEVATION
SCALE: 1/4" = 1'0"

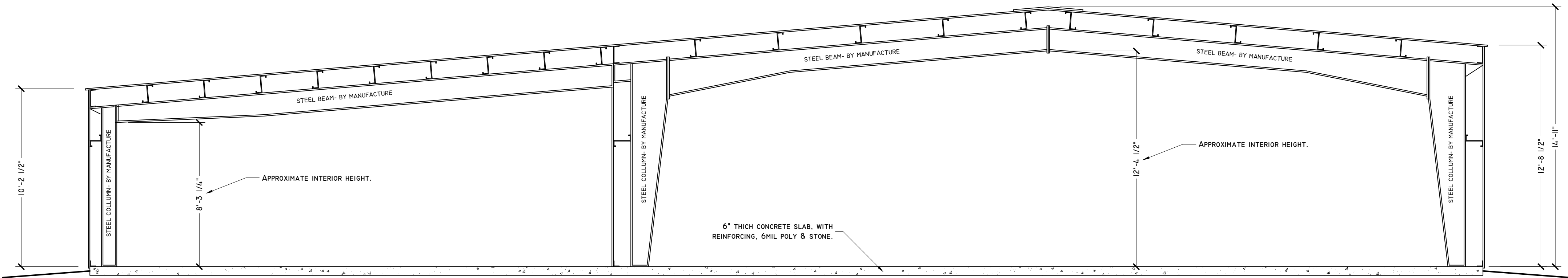


EAST ELEVATION
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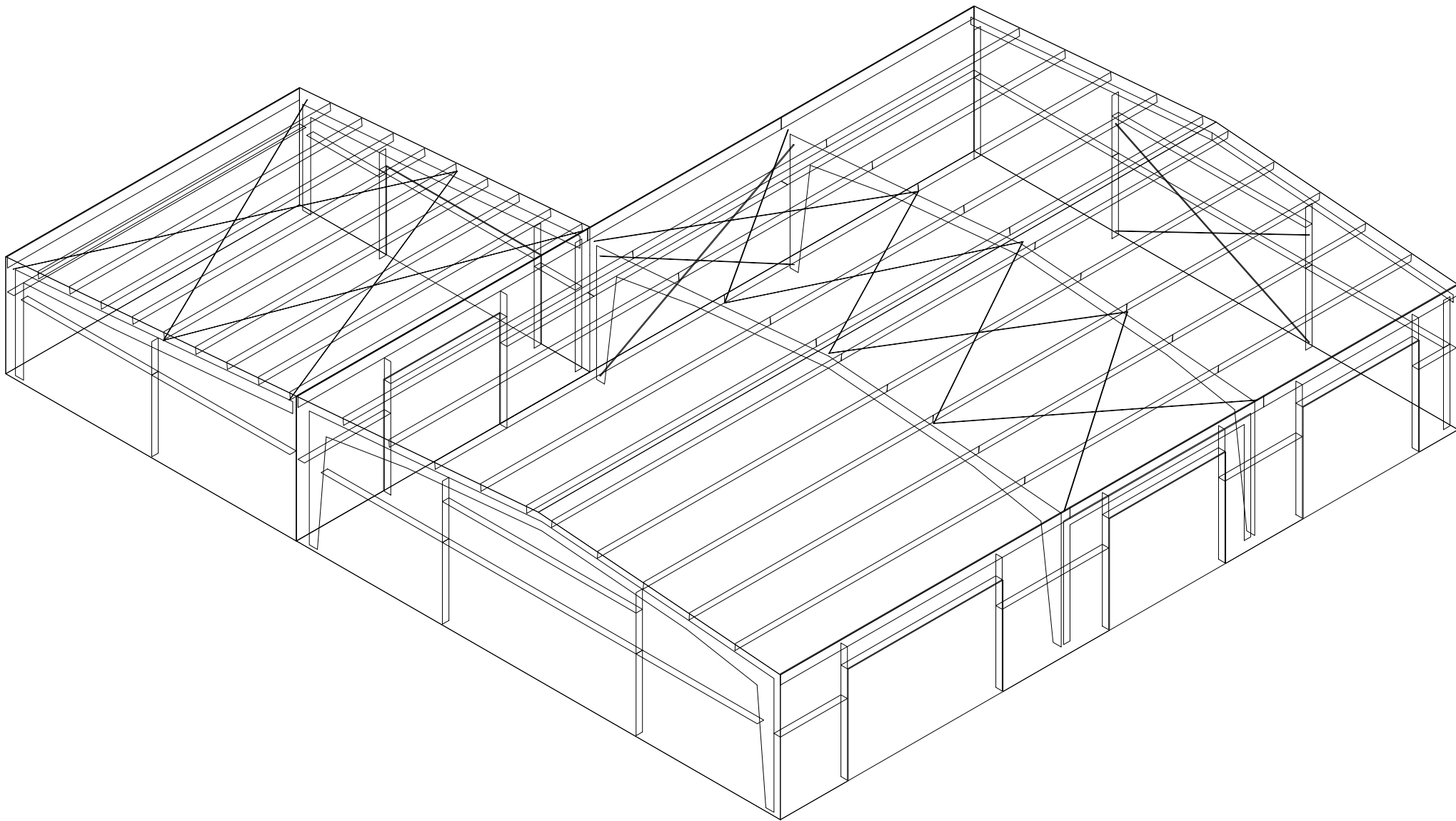
SCOPE OF PROJECT:
THIS PROJECT IS THE CONSTRUCTION OF A NEW 1 STORY STEEL OUT-BUILDING, AT THE REAR OF THE PROPERTY BEHIND EXISTING STRUCTURE.

SQUARE FOOTAGE: THE PROPOSED 1ST FLOOR SQUARE FOOTAGE IS: 44,000sq. FT.

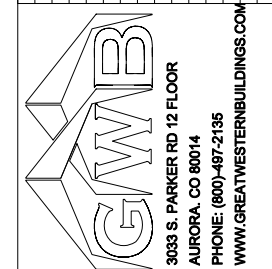
GENARAL NOTES:
BUILDING LOCATION DATA TAKEN FROM SURVEY PROVIDED BY OWNER. THIS DRAWING IS TO BE USED FOR THE GENERAL SITE LOCATION OF THE BUILDING ONLY. ALL STRUCTURAL INFORMATION AND CALCULATIONS ARE PROVIDE BY THE SUPPLIER OR THE BUILDING.
ALL BUILDING PARTS SHOWN IN SECTION ARE TAKEN FROM THE SUPPLIER'S ASSEMBLY DRAWINGS.
FOUNDATION SPECIFICAIONS AND DRAWINGS ARE TO BE PROVIDED BY THE SUPPLIER OF THE BUILDING.
THE TOTAL HEIGHT OF THE BUILDING FROM THE TOP OF THE SLAB TO THE TOP OF THE RIDGE CAP IS NOT TO EXCEED 15'0".
ALL COLORS OF THE STEEL SIDING, ROOFING AND TRIMS ARE TO BE PER THE OWNER.



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



ALTERNATE MEMBER		
Frame Line	☐ ID	Mark
3	A	RF2-4

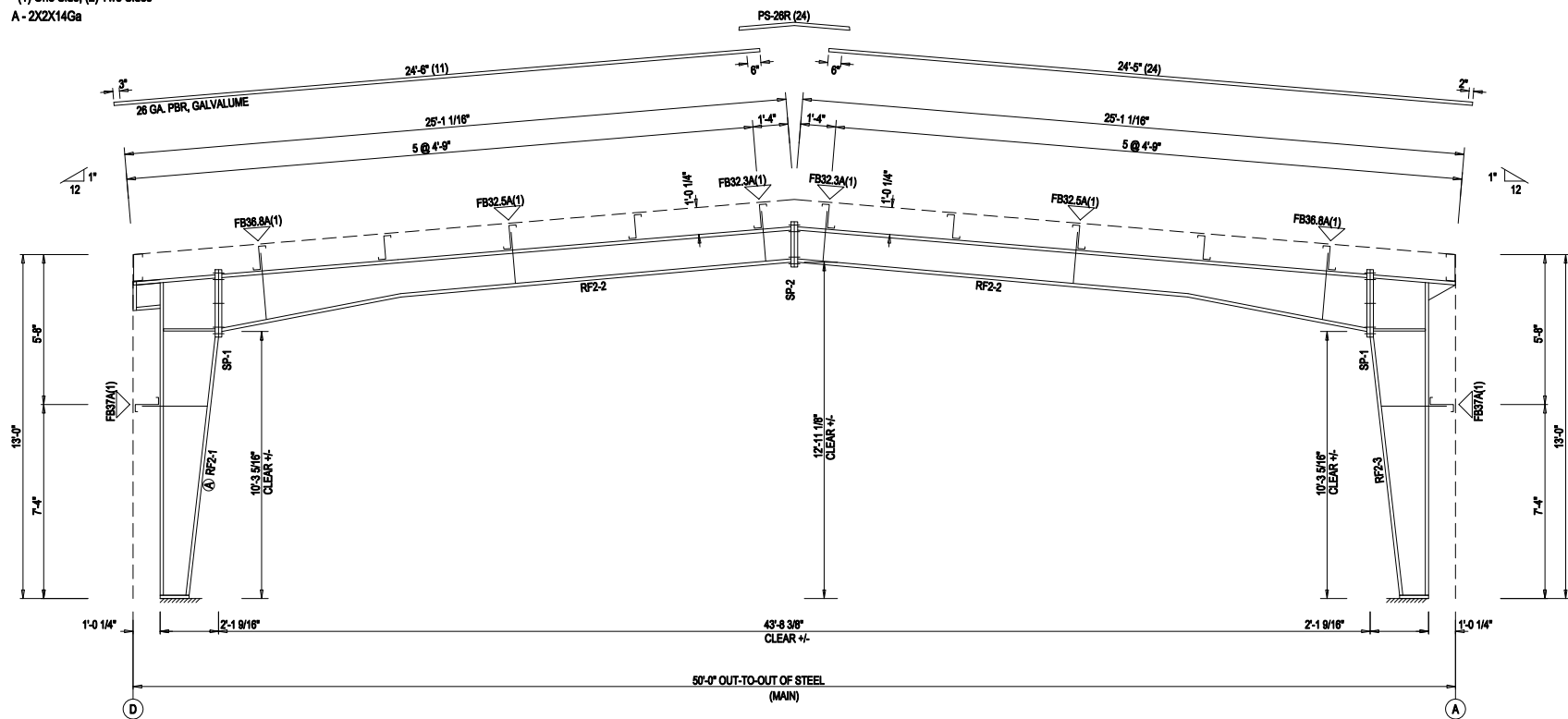
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CUSTOMER NAME	SCOTT MORGAN
PROJECT NAME	ALL TERRAIN ADVENTURE COMPANY
PROJECT LOCATION	N172 HWY2 MEQUON RD, GERMANTOWN, WI 53
PROJECT COUNTY:	WASHINGTON
PROJECT PLOT ID#	
STORAGE	
CUSTOMER PHONE NUMBER:	414.807.2146
OUR EMAIL NAME:	SCMORG@NSN.COM
SUITE / T.S.	
PROPERTY NUMBER:	
JOB NUMBER	930601T

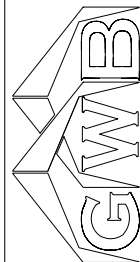
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SUCH.

ALTERNATE MEMBER		
Frame Line	☐ ID	Mark
3	A	RF2-4

▽ FLANGE BRACES: FBxx (1 or 2)
xx=length(in)
(1) One Side; (2) Two Sides
A - 2X2X14Ga



RIGID FRAME ELEVATION: FRAME LINE 3

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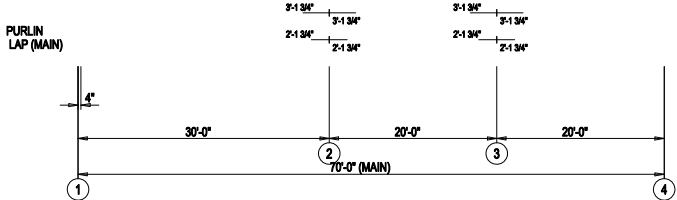
30303 S. PARKER RD 12 FLOOR
AURORA, CO 80014
PHONE: (800)-497-2135
WWW.GREATWESTERNBUILDINGS.COM

CUSTOMER NAME:	SCOTT MORGAN
PROJECT NAME:	ALL TERRAIN ADVENTURE COMPANY
PROJECT LOCATION:	1121474972 MEQUON RD, GERMANTOWN, WI 53
PROJECT COUNTY:	WASHINGTON
PROJECT END USE:	STORAGE
CUSTOMER PHONE NUMBER:	414.807.2146
CUSTOMER EMAIL:	SCHURIG@MSN.COM
SCALE:	N.T.S.

SHEET NUMBER: _____ OF _____

93060TT
RIGID FRAME ELEVATION

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PANELS: 26 GA. PBR - NEED STD. COLOR

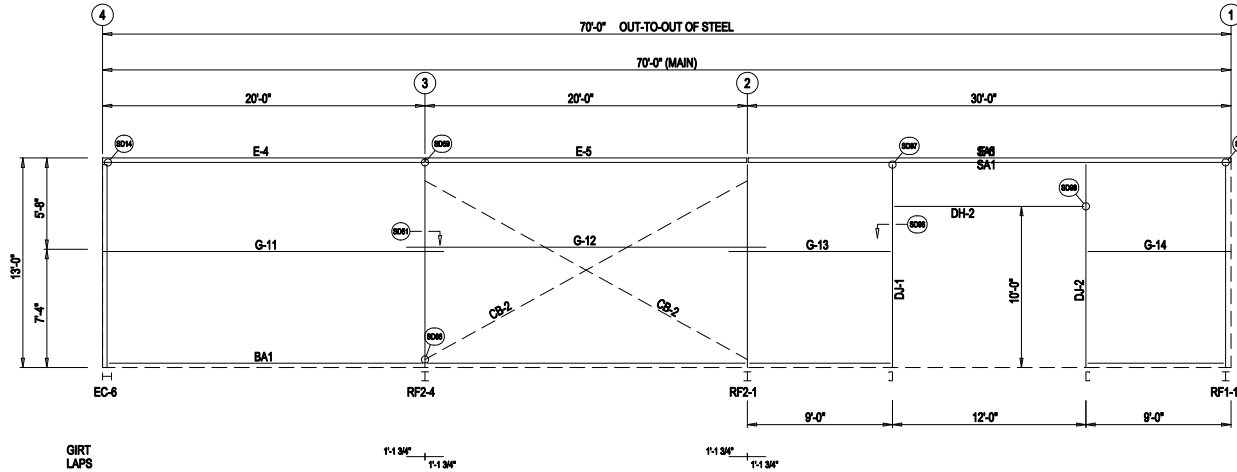
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FRAME LINE 4		
▽ ID	QUAN	MARK
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30333 S. PARKER RD 12 FLOOR
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PHONE: (800)-497-2135
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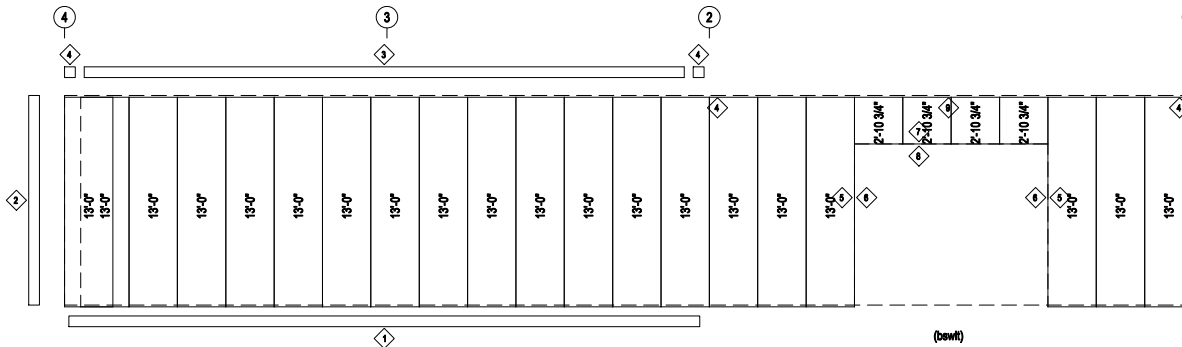
OUTDOOR NAME	SCOTT MORGAN
PROJECT NAME	ALL TERRAIN ADVENTURE COMPANY
PROJECT LOCATION	1113 HWY2 MICHIGAN RD, GERMANTOWN, WI 53
PROJECT COUNTY	WASHINGTON
PROJECT BLDG USE	STORAGE
OUTDOOR PHONE	414.867.2148
OUTDOOR EMAIL	SCHIRGEM@MSN.COM
MOBILE	N.T.S.
INSET NUMBER	OF
JOB NUMBER	93060TT
SHEET TITLE	ENDWALL FRAMING & PARTITION

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SUCH.

ENDWALL FRAMING & SHEETING



SIDEWALL FRAMING: FRAME LINE D

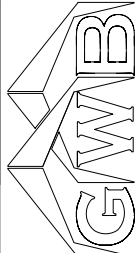


SIDEWALL SHEETING & TRIM: FRAME LINE D

PANELS: 26 GA. PBR - NEED STD. COLOR
(bowl) PANELS: 26 GA. PBR - NEED STD. COLOR

TRIM TABLE FRAME LINE D					ENG.			
◇ ID	QUAN	PART	LENGTH	DETAIL	ISSUE	DATE	DWN.	CHK.
1	6	FL-80	10'-2"	TD74	APPROVAL			
2	1	FL-10	13'-0"	TD40				
3	4	FL-214	10'-2"	TD17				
4	4	FL-22	8"					
5	2	FL-301	10'-2"	TD51				
6	2	FL-48	10'-2"	TD51				
7	1	FL-301	12'-7"	TD52				
8	1	FL-62	12'-4"	TD52				
9	4	FL-65	7'-10"	TD207				

MEMBER TABLE FRAME LINE D			
QUAN	MARK	PART	LENGTH
1	DJ-1		
1	DJ-2		
1	DH-2		
1	E-4		
1	E-5		
1	E-6		
1	G-11		
1	G-12		
1	G-13		
1	G-14		
2	CB-2		

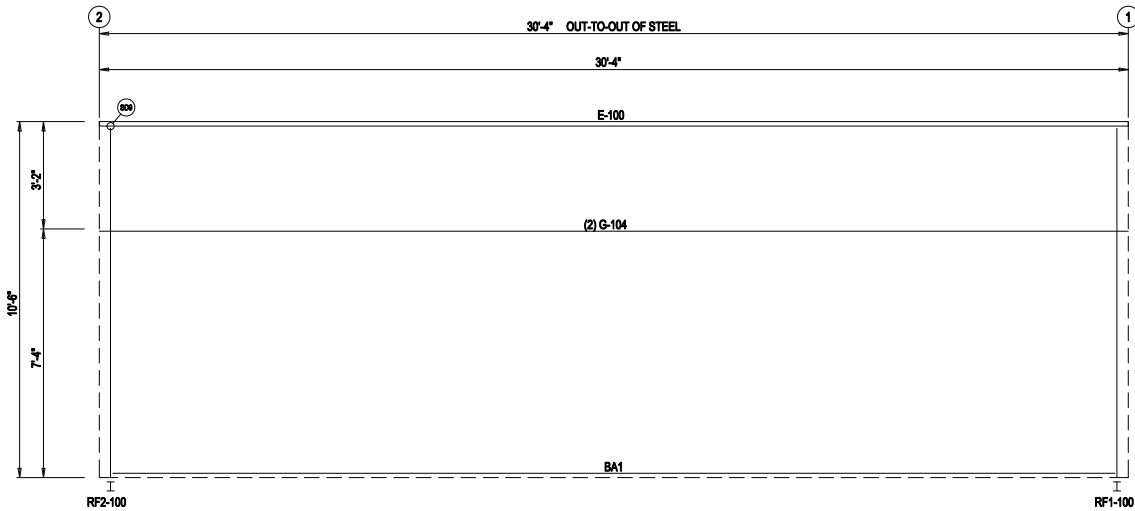


3033 S. PARKER RD 12 FLOOR
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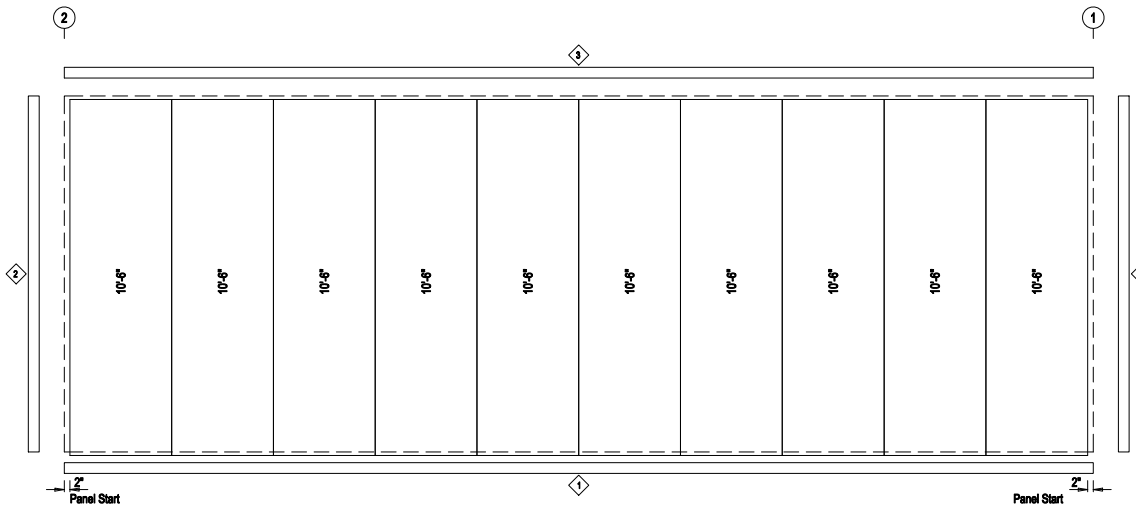
CUSTOMER NAME: SCOTT MORGAN
PROJECT NAME: ALL TERRAIN ADVENTURE COMPANY
PROJECT LOCATION: 1112 WY472 MEQUON RD, GERMANTOWN, WI 53
PROJECT COUNTY: WASHINGTON
PROJECT END USE: STORAGE
CUSTOMER PHONE NUMBER: 414.807.2148
CUSTOMER EMAIL: SCHURON@GWB.COM
SCALE: N.T.S.

SHEET NUMBER: OF
JOB NUMBER: 93060TT
SHEET TITLE: SIDEWALL FRAMING & SHEETING

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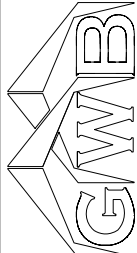
SIDEWALL FRAMING: FRAME LINE F



SIDEWALL SHEETING & TRIM: FRAME LINE F
PANELS: 26 GA. PBR - NEED STD. COLOR

TRIM TABLE FRAME LINE F					ENG.
ID	QUAN	PART	LENGTH	DETAIL	RTS
1	3	FL-60	10'-2"	TD74	
2	2	SF-	10'-6"	TD40	
3	3	FL-214	10'-4"	TD17	

MEMBER TABLE FRAME LINE F				DATE	DWN.	CHK.	ENG.
QUAN	MARK	PART	LENGTH	ISSUE	APPROVAL	MEZ	RTS
1	E-100						
2	G-104						

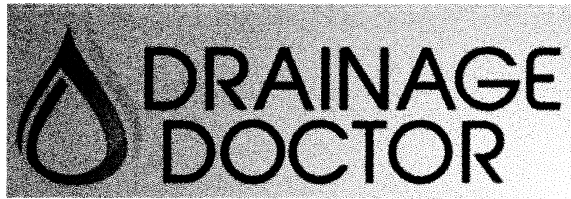


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AURORA, CO 80014
PHONE: (800)-497-2135
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CUSTOMER NAME: SCOTT MORGAN
PROJECT NAME: ALL TERRAIN ADVENTURE COMPANY
PROJECT LOCATION: N112 W14972 MEQUON RD, GERMANTOWN, WI 53
PROJECT COUNTY: WASHINGTON
PROJECT END USE: STORAGE
CUSTOMER PHONE NUMBER: 414.807.2148
CUSTOMER EMAIL: SCHROEN@GWB.COM
SCALE: N.T.S.

SHEET NUMBER: OF
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All-Terrain Construction Site Improvements and Green Infrastructure Plan Germantown, Wisconsin



Prepared For:

Scott Morgan

N112W14972 Mequon Road

Germantown, WI 53022

Prepared By:

Drainage Doctor, LLC

416 W. Red Pine Circle

Dousman, WI 53118

Prepared On:

September 8, 2020

rev. January 4, 2021

rev. February 7, 2021



February 7, 2021

RE: All-Terrain Construction
Site Improvements Plan
Germantown, WI

Emily Zandt
Planning & Zoning Department
N112W17001 Mequon Road
Germantown, WI 53022

Dear Ms. Zandt:

Attached to this letter is an updated set of documents that were developed to meet the staff review comments, dated January 6, 2021 for the subject project. Included with these documents are the updated civil design drawing sheets, narrative of the site improvements and green infrastructure and responses to the review comments.

The proposed site improvements plan includes removal of the existing concrete pavement driveway and replacing it with a smaller entrance driveway. Additional site improvements include a driveway to the rear of the property, construction of a new building and two stormwater basins, intended to meet the Green Infrastructure requirements of Chapter 13 of the MMSD Rules and Regulations. The net increase of impervious area to the site is 16,703 square feet.

It is the intent of this updated submittal to procure Village of Germantown and MMSD approval of the proposed site improvements as submitted with this document. Please contact me at 608.535.9380 or tyler@drainagedoctor.com if you have any questions.

Sincerely,

Tyler Smith, PE
Engineering Manager



ENGINEERING DEPARTMENT MEMO

GENERAL COMMENTS

Please note that comments #4 and #5 have been received and reviewed and are not included in these responses.

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**

Response: Acknowledged, see below.

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.

Response: Acknowledged

3. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.

Response: Acknowledged

7. As a guide to the review response: Items in italics are resolved or acknowledged, items in regular font are to be addressed yet, items in Bold are additional feedback to remaining original comment.

Response: Acknowledged

C1 EXISTING CONDITIONS PLAN

2. Show existing utility information. Sewer, gas, water, electric, phone, etc. **Please show all the utilities in the ROW as well. There appears to be phone, gas, and electric at a minimum running parallel to Mequon road that are not shown.**

Response: Existing utilities have been added to the sheet.

4. Provide information on the existing storm inlet. What size is the pipe? **Where does it drain to?**
Response: The existing 8" pipe drains to an existing curb inlet along Mequon Road. This curb inlet is in front of the east neighbor's property and is off the plan sheets. The leader note for this 8" pipe has been revised to state that the pipe connects to the existing curb inlet.

5. What is the existing vent noted on the north side of the property? **Is this being removed?**

Response: This abandoned vent pipe will be removed.



C3 GRADING PLAN

3. Proposed grade along west property line is higher than existing. Provide information showing this will not create drainage issues on the property to the west. **A retaining wall has been added to the east property line, but the limits of the wall are difficult to determine from the plan. Please revise the plan to more clearly show the wall location. Add spot elevations to show how the wall will taper down at the ends. Currently the last spot elevations show a 4' tall wall. Grading on the south end of the wall appears to encroach on the neighboring property. Provide documentation that the property owner is accepting of this work. The wall is shown 18+ inches below the top of the curb. Recommend raising the wall to closer to the top of curb elevation. The steep slope between the curb and retaining wall will be difficult to construct and maintain.**

Response: Additional notes have been added to show where the ends of the retaining wall are located. Additional spot grades have been added to show how the wall tapers down to match in at existing grades. New grading shows that with the wall, grading on the neighbor's property will not be necessary. The top of the wall elevation is shown to be a 4:1 slope down from the top of curb to minimize the height of the retaining wall.

11. **Add rain garden construction to the construction sequence. Show how the basin will be protected from sediment during construction. Where will the water drain to during construction if the basin is surrounded by a silt log? This generally creates drainage issues during construction. Recommend providing a construction sequence that has the engineered soil, topsoil and fine grading be completed after upstream areas are stabilized.**

Response: Language has been added/revised to include the construction sequence of the storm basin construction. The silt log should be placed around the planting surface of the basin to protect the bottom from accumulated sediment. A note has been added suggesting the location of the silt log.

12. **A basin has been added to the north end of the site. How will this basin drain? It appears to have no outlet and a ponding depth of 12"**

Response: This basin has been deleted from the plan.

13. **Grading on the north end of the of the existing building, between the building and the parking lot is not clear. Please provide additional detail showing positive drainage in this area.**

Response: Grading has been revised between existing building and proposed improvements. Please refer to Sheet C3.

C4 CONSTRUCITON DETAILS

1. Revise rain garden to meet WDNR technical standards. Including the following
- Max ponding depth of 8"
 - Show 5' minimum separation from septic system



Per Germantown requirements all BMPs shall be designed to meet WDNR technical standards. If basin is intended to be a dry detention basin, please adjust design to typical dry detention basin standards. (1% slope towards the outlet and outlet at the bottom of the basin.)

Response: Bottom of the basin has been revised such that the outlet pipe is at the bottom of the basin. The bottom of the basin will also have a 1% slope across the basin to the outlet pipe. This is shown in Sheet C3. Additionally, the HydroCAD model has been updated to represent the areas of the contour elevations representing the bottom of the basin have a varied slope. The volume capacity of the basin between the top of the outlet pipe and the peak elevation of the water in the basin is the volume used to determine if the basin meets MMSD Chapter 13 requirements.

2. Provide information on how the 4" outlet pipe will be protected from clogging and blockages.

Response indicates a grate will be placed over the inlet, but I don't see that called out on the plans.

Response: The grate was called out on Sheet C3. The note has been moved to a place on the sheet that may be easier to see when reviewing the plans. An additional note has been added to the cross section detail.

GREEN INFRASTRUCTURE PLAN AND CALCS

5. This area appears to be clay poorly draining soil. Provide information on how infiltration rate of 0.5in/hr was determined. **The current plan relies heavily on infiltration, with soil types being so variable, please provide a visual classification per WDNR technical standard 1009 that verifies silt loam is the appropriate soil type for this site or adjust the infiltration rate to a more conservative value.**

Response: The HydroCAD model has been revised to assume no infiltration. The volume of detention that is required by MMSD Chapter 13 is determined by the volume of water, as calculated by HydroCAD, between the top of the pipe at the bottom of the basin and the peak water elevation during the storm event.

6. Revise section 4.0 of the report to be consistent. The section includes two different volumes, (4,892 gallons and 4,974 gallons).

Response: This has been revised.

TABLE OF CONTENTS

Description	Tab #
Narrative	1.0
1.0 Introduction	
2.0 Existing Conditions	
3.0 Design Criteria	
4.0 Summary of results	
5.0 Conclusions	
Appendices.....	2.0
Appendix A: USDA Soils Report	
Appendix B: Proposed HydroCAD For Stormwater Basin	
Appendix C: Storm Sewer Volume Calculations	
Appendix D: Exterior Lighting Documentation	
Exhibits	3.0
C001 – Drainage Map to Rain Garden	
C1 – Existing Conditions	
C2 – Proposed Site Plan	
C3 – Proposed Grading and Erosion Control Plan	
C4 – Construction Details	
L1 – Landscape Plan	
E1 – Lighting Plan	



NARRATIVE

1.0 Introduction

Drainage Doctor, LLC (DD) has prepared documents regarding site improvements. These documents are intended to meet the goals of the Village of Germantown Site Plan Review Checklist (pursuant to Chapter 17.43 of the Village's ordinances) and Chapter 13 of the MMSD rules and regulations for site improvements and green infrastructure. A stormwater management basin will be constructed to collect stormwater runoff from roofs, paved areas and green space to meet the MMSD requirements for detention, as explained in this report. The net added impervious areas are less than half acre and more than 5,000 square feet, therefore requiring green infrastructure per Chapter 13 of the MMSD rules.

2.0 Existing Conditions

The site's stormwater drainage generally flows from west to east across the property. However, the area on the south side of the existing house generally flows towards the southeast to an existing storm sewer inlet. Sheet C1 – Existing Conditions, in general, shows the existing contours depicting the flow of the stormwater runoff through the property. Please note that this sheet was developed by a partial topographic survey and partially by digitizing the contour lines near the north end and along the east and west property lines.

According to the USGS Web Soil Survey, included in Appendix A, there are three main soil types within the limits of disturbance for this project, Mundelein silt loam (MzfA), Ozaukee silt loam (OuB2) and Colwood silt loam (Cw). Recent excavations within the site for previously permitted work suggest that the existing subsurface soils are a sandy-clayey soil. Regardless of existing excavation, the green infrastructure plan will assume that the infiltration rate of the existing subsoils is negligible and modeling will assume there is no infiltration at the planting surface of the basin.

3.0 Design Criteria

Village of Germantown

The requirements for the Village of Germantown are based on the Site Plan Review Checklist, which is pursuant to Section 17.43 of the Germantown Municipal Code. This document includes the Existing Conditions sheet, Proposed Site Plan sheet, Proposed Grading and Erosion Control Sheet, Construction Details, Landscape Plan and Details and a Lighting Plan. The individual requirements for these plan sheets are listed in the Site Plan Review Checklist document.

Milwaukee Metropolitan Sewerage District (MMSD)

The proposed project will add approximately a net of 16,703 square feet of net impervious area. Therefore, this project will fall into the requirements for sites that add 5,000 square feet and up to ½ acre of impervious area, per Chapter 13 of MMSD rules and regulations. The stormwater basin has been designed to meet the goals of detention for this site.



4.0 Summary of Results for Stormwater Basin

According to the MMSD requirements, the detention basin designed for this site is to have the capacity to detain 5,206 gallons (696 cubic feet) of stormwater runoff prior to releasing offsite. This was calculated per below:

$$(16,703 \text{ SF of new impervious}) * (0.5 \text{ in rainfall}) * (1/12 \text{ feet per inch conversion}) = 696 \text{ CF}$$

$$(696 \text{ CF}) * (7.48 \text{ gallons per CF}) = 5,206 \text{ gallons}$$

The table below shows a summary of the detained volume for the 1-year, 2-year and 100-year storm events as calculated by HydroCAD v10.00. These volumes represent the detained volume below and above the 4" outlet pipe. The elevation of the top of the pipe in the basin is 874.58. The volumes in this table are the volumes between elevation 874.58 and the peak elevation for the corresponding rain event. Peak elevations are listed in the table below. Volume of the Storm Basin shown in the table represents the volume of total detained runoff between planting surface and peak elevation. The volume used to determine if this meets the volume detained required by MMSD Chapter 13 is the difference between the volume below the pipe and the volume of the storm basin at the peak elevation. As the total column represents, the basin has the capability to detain more than the required 4,974 gallons.

Volume Detained Above Outlet Pipe						
			Below Top of Pipe	Storm Basin	Above Top of Pipe	Total
Storm	Rainfall (in)	Peak Elevation	Volume (cf)	Volume (cf)	Volume (cf)	Volume (gal)
1-year	2.49	875.01	199	901	702	5251
2-year	2.84	875.17	199	1213	1014	7585
100-year	6.66	876.2	199	3478	3279	24527

The following table shows a summary of the peak flow reduction for the 1-year, 2-year and 100-year storm events as calculated by HydroCAD v10.00. This peak flow reduction is for the area that is directly draining or being conveyed to the rain garden. Sheet C001 shows the area being conveyed into the rain garden.



	Peak Flow Reduction (cfs)	
Storm	No Controls	South Basin
1-year	1.06	0.19
2-year	1.31	0.21
100-year	4.10	2.64

Erosion Control:

Silt fence and/or silt sock will be installed along the lot lines prior to commencing land disturbance to minimize the transportation of sediment to neighboring properties. In addition to the silt fence and/or sock, a tracking pad has already been installed on the site and inlet protection will be provided for the existing storm sewer inlet. Erosion mat is expected to be placed on any slopes that are a 4:1 slope or steeper. Please refer to Sheet C3 – Proposed Grading and Erosion Control Plan for all erosion and sediment control practices.

5.0 Conclusion

The proposed best management practices for stormwater management have been designed to meet Village of Germantown and MMSD's goals for sites that add 5,000 sf and up to ½ acre of new impervious areas. Detention of stormwater runoff will be handled within the proposed stormwater basin.



Appendix A

USDA Soil Resource Report



United States
Department of
Agriculture

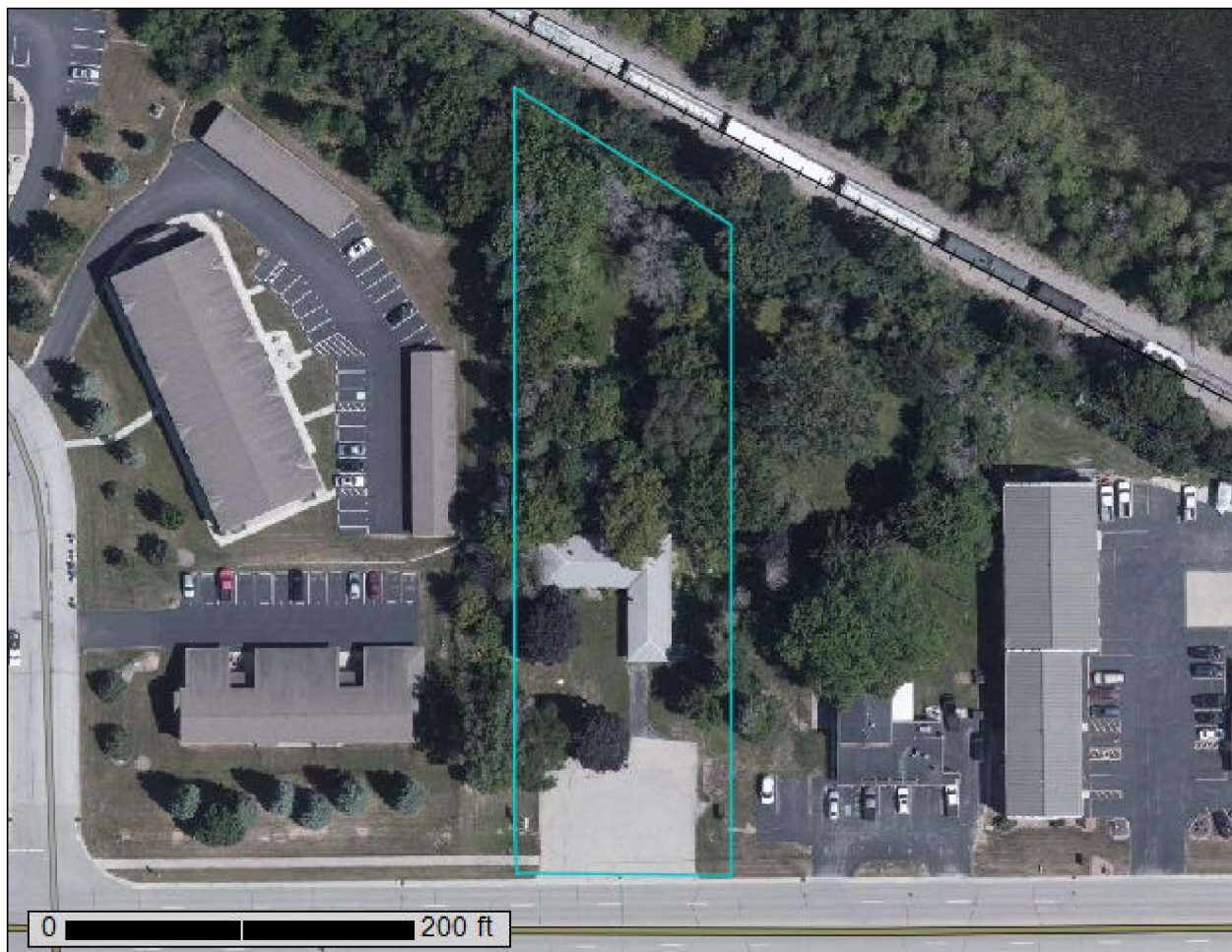
NRCS

Natural
Resources
Conservation
Service

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

Custom Soil Resource Report for **Washington County, Wisconsin**

All-Terrain Construction



September 1, 2020

Preface

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

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

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

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

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

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

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How Soil Surveys Are Made

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

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

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

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

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

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

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

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

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

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

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

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

Custom Soil Resource Report

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

Soil Map

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

Custom Soil Resource Report Soil Map



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Cw	Colwood silt loam, 0 to 2 percent slopes	0.4	31.6%
MzfA	Mundelein silt loam, 0 to 3 percent slopes	0.2	16.3%
OuB	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	0.0	0.5%
OuB2	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded	0.6	51.6%
Totals for Area of Interest		1.2	100.0%

Map Unit Descriptions

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

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

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

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

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

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

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

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

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

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

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

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

Washington County, Wisconsin

Cw—Colwood silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 2tjx2
Elevation: 570 to 1,020 feet
Mean annual precipitation: 31 to 37 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 110 to 194 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Colwood and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Colwood

Setting

Landform: Lakebeds (relict)
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Interfluve
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Loamy glaciolacustrine deposits over stratified silt and fine sand
glaciolacustrine deposits

Typical profile

Ap - 0 to 10 inches: silt loam
Bg - 10 to 24 inches: sandy clay loam
2Cg - 24 to 79 inches: stratified very fine sand to silt

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 0 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C/D
Forage suitability group: High AWC, high water table (G095BY007WI)
Other vegetative classification: High AWC, high water table (G095BY007WI)
Hydric soil rating: Yes

Minor Components

Pella

Percent of map unit: 8 percent
Landform: Drainageways
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

Palms

Percent of map unit: 7 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

MzfA—Mundelein silt loam, 0 to 3 percent slopes

Map Unit Setting

National map unit symbol: 2tjxg
Elevation: 590 to 1,050 feet
Mean annual precipitation: 29 to 37 inches
Mean annual air temperature: 45 to 48 degrees F
Frost-free period: 130 to 180 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Mundelein and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mundelein

Setting

Landform: Lakebeds (relict)
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Rise
Down-slope shape: Concave
Across-slope shape: Linear
Parent material: Fine-silty lacustrine deposits over sandy and silty lacustrine deposits

Typical profile

Ap - 0 to 11 inches: silt loam
Bt - 11 to 26 inches: silty clay loam
2C - 26 to 79 inches: stratified fine sand to silt loam

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

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

Depth to water table: About 12 to 24 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

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

Available water capacity: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: B/D

Ecological site: R110XY007IL - Moist Glacial Drift Upland Prairie

Forage suitability group: High AWC, high water table (G095AY007WI)

Other vegetative classification: High AWC, high water table (G095AY007WI)

Hydric soil rating: No

Minor Components

Pella

Percent of map unit: 8 percent

Landform: Lakebeds (relict)

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Rise

Down-slope shape: Concave

Across-slope shape: Linear

Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow

Hydric soil rating: Yes

Poygan, occasionally ponded

Percent of map unit: 7 percent

Landform: Lakebeds (relict)

Landform position (three-dimensional): Dip

Down-slope shape: Concave

Across-slope shape: Concave

Hydric soil rating: Yes

OuB—Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes

Map Unit Setting

National map unit symbol: 2sn09

Elevation: 650 to 1,010 feet

Mean annual precipitation: 31 to 39 inches

Mean annual air temperature: 44 to 49 degrees F

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Frost-free period: 125 to 185 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Ozaukee, high carbonate substratum, and similar soils: 96 percent

Minor components: 4 percent

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

Description of Ozaukee, High Carbonate Substratum

Setting

Landform: End moraines, ground moraines

Landform position (two-dimensional): Shoulder, summit

Landform position (three-dimensional): Interfluvium

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Thin mantle of loess over silty and clayey till

Typical profile

Ap - 0 to 8 inches: silt loam

E - 8 to 10 inches: silt loam

Bt1 - 10 to 13 inches: silty clay loam

2Bt2 - 13 to 23 inches: silty clay

2Bt3 - 23 to 29 inches: silty clay loam

2Cd - 29 to 60 inches: silty clay loam

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: 23 to 40 inches to densic material

Drainage class: Moderately well drained

Runoff class: Medium

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

Depth to water table: About 24 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 60 percent

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

Available water capacity: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F110XY012IL - Moist Glacial Drift Upland Forest

Hydric soil rating: No

Minor Components

Ashkum, drained

Percent of map unit: 2 percent

Landform: Ground moraines, end moraines

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Concave

Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow

Hydric soil rating: Yes

Orthents, clayey

Percent of map unit: 1 percent

Landform: Ground moraines

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

Urban land

Percent of map unit: 1 percent

Landform: Ground moraines

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

OuB2—Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded

Map Unit Setting

National map unit symbol: 2sn0c

Elevation: 650 to 1,010 feet

Mean annual precipitation: 31 to 39 inches

Mean annual air temperature: 44 to 49 degrees F

Frost-free period: 125 to 185 days

Farmland classification: All areas are prime farmland

Map Unit Composition

Ozaukee, high carbonate substratum, eroded, and similar soils: 96 percent

Minor components: 4 percent

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

Description of Ozaukee, High Carbonate Substratum, Eroded

Setting

Landform: Ground moraines, end moraines

Landform position (two-dimensional): Shoulder, summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Linear

Parent material: Thin mantle of loess over silty and clayey till

Typical profile

Ap - 0 to 7 inches: silt loam

Bt1 - 7 to 11 inches: silty clay loam

2Bt2 - 11 to 22 inches: silty clay

2Bt3 - 22 to 27 inches: silty clay loam

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2Cd - 27 to 60 inches: silty clay loam

Properties and qualities

Slope: 2 to 6 percent

Depth to restrictive feature: 22 to 40 inches to densic material

Drainage class: Moderately well drained

Runoff class: Medium

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

Depth to water table: About 24 to 42 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 60 percent

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

Available water capacity: Low (about 4.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: C

Ecological site: F110XY012IL - Moist Glacial Drift Upland Forest

Hydric soil rating: No

Minor Components

Ashkum, drained

Percent of map unit: 2 percent

Landform: Ground moraines, end moraines

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Base slope

Down-slope shape: Linear

Across-slope shape: Concave

Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow

Hydric soil rating: Yes

Urban land

Percent of map unit: 1 percent

Landform: Ground moraines

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Interfluve

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

Orthents, clayey

Percent of map unit: 1 percent

Landform: Ground moraines

Landform position (two-dimensional): Summit, backslope

Landform position (three-dimensional): Interfluve

Down-slope shape: Convex

Across-slope shape: Convex

Hydric soil rating: No

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Appendix B

HydroCAD Calculations for Rain Garden

PR Design

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Page 1

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	SB	874.25	873.93	65.0	0.0049	0.013	4.0	0.0	0.0

PR Design

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Type II 24-hr 1-yr Rainfall=2.49"

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Page 2

Summary for Subcatchment A1: Area to Storm Basin

Runoff = 1.33 cfs @ 12.03 hrs, Volume= 0.075 af, Depth= 1.30"

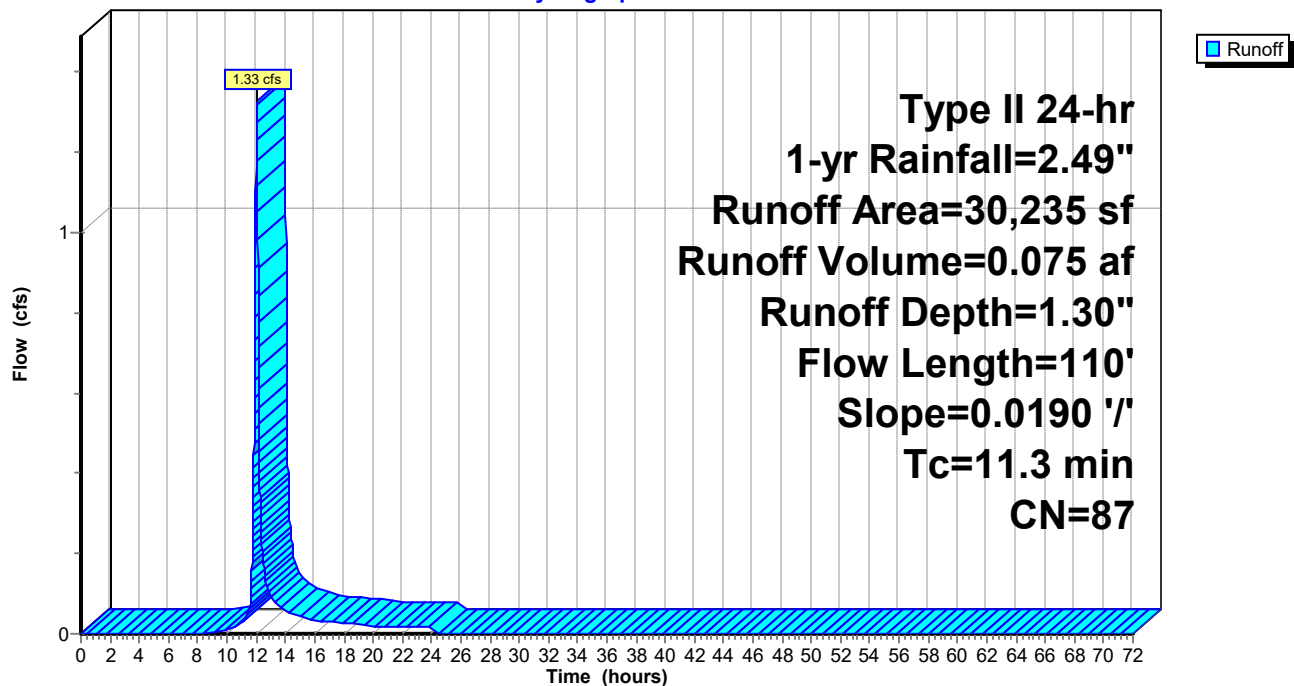
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 1-yr Rainfall=2.49"

Area (sf)	CN	Description
9,740	98	Paved parking, HSG D
2,554	98	Roofs, HSG D
17,941	80	>75% Grass cover, Good, HSG D
30,235	87	Weighted Average
17,941		59.34% Pervious Area
12,294		40.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.3	110	0.0190	0.16		Sheet Flow, sheet
Grass: Short n= 0.150 P2= 2.90"					

Subcatchment A1: Area to Storm Basin

Hydrograph



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Hydrograph for Subcatchment A1: Area to Storm Basin

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	2.49	1.30	0.00
1.00	0.03	0.00	0.00	53.00	2.49	1.30	0.00
2.00	0.05	0.00	0.00	54.00	2.49	1.30	0.00
3.00	0.09	0.00	0.00	55.00	2.49	1.30	0.00
4.00	0.12	0.00	0.00	56.00	2.49	1.30	0.00
5.00	0.16	0.00	0.00	57.00	2.49	1.30	0.00
6.00	0.20	0.00	0.00	58.00	2.49	1.30	0.00
7.00	0.25	0.00	0.00	59.00	2.49	1.30	0.00
8.00	0.30	0.00	0.00	60.00	2.49	1.30	0.00
9.00	0.37	0.00	0.00	61.00	2.49	1.30	0.00
10.00	0.45	0.01	0.01	62.00	2.49	1.30	0.00
11.00	0.59	0.05	0.03	63.00	2.49	1.30	0.00
12.00	1.65	0.64	1.26	64.00	2.49	1.30	0.00
13.00	1.92	0.85	0.09	65.00	2.49	1.30	0.00
14.00	2.04	0.94	0.06	66.00	2.49	1.30	0.00
15.00	2.13	1.00	0.04	67.00	2.49	1.30	0.00
16.00	2.19	1.06	0.03	68.00	2.49	1.30	0.00
17.00	2.25	1.10	0.03	69.00	2.49	1.30	0.00
18.00	2.29	1.14	0.03	70.00	2.49	1.30	0.00
19.00	2.33	1.17	0.02	71.00	2.49	1.30	0.00
20.00	2.37	1.20	0.02	72.00	2.49	1.30	0.00
21.00	2.40	1.23	0.02				
22.00	2.43	1.26	0.02				
23.00	2.46	1.28	0.02				
24.00	2.49	1.30	0.02				
25.00	2.49	1.30	0.00				
26.00	2.49	1.30	0.00				
27.00	2.49	1.30	0.00				
28.00	2.49	1.30	0.00				
29.00	2.49	1.30	0.00				
30.00	2.49	1.30	0.00				
31.00	2.49	1.30	0.00				
32.00	2.49	1.30	0.00				
33.00	2.49	1.30	0.00				
34.00	2.49	1.30	0.00				
35.00	2.49	1.30	0.00				
36.00	2.49	1.30	0.00				
37.00	2.49	1.30	0.00				
38.00	2.49	1.30	0.00				
39.00	2.49	1.30	0.00				
40.00	2.49	1.30	0.00				
41.00	2.49	1.30	0.00				
42.00	2.49	1.30	0.00				
43.00	2.49	1.30	0.00				
44.00	2.49	1.30	0.00				
45.00	2.49	1.30	0.00				
46.00	2.49	1.30	0.00				
47.00	2.49	1.30	0.00				
48.00	2.49	1.30	0.00				
49.00	2.49	1.30	0.00				
50.00	2.49	1.30	0.00				
51.00	2.49	1.30	0.00				

PR Design

Type II 24-hr 1-yr Rainfall=2.49"

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Summary for Pond SB: Storm Basin

Inflow Area = 0.694 ac, 40.66% Impervious, Inflow Depth = 1.30" for 1-yr event
 Inflow = 1.33 cfs @ 12.03 hrs, Volume= 0.075 af
 Outflow = 0.21 cfs @ 12.41 hrs, Volume= 0.075 af, Atten= 84%, Lag= 22.4 min
 Primary = 0.21 cfs @ 12.41 hrs, Volume= 0.075 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 875.17' @ 12.41 hrs Surf.Area= 1,889 sf Storage= 1,221 cf

Plug-Flow detention time= 53.8 min calculated for 0.075 af (100% of inflow)
 Center-of-Mass det. time= 53.8 min (885.5 - 831.7)

Volume	Invert	Avail.Storage	Storage Description
#1	874.25'	4,963 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
874.25	10	0	0
874.50	822	104	104
874.58	1,552	95	199
875.00	1,789	702	901
875.17	1,886	312	1,213
875.22	1,915	95	1,308
875.35	1,992	254	1,562
876.00	2,392	1,425	2,987
876.28	2,571	695	3,682
876.50	2,715	581	4,263
876.75	2,882	700	4,963

Device	Routing	Invert	Outlet Devices
#1	Secondary	876.00'	10.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32
#2	Primary	874.25'	4.0" Round 4" Pipe L= 65.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 874.25' / 873.93' S= 0.0049 '/ Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=0.21 cfs @ 12.41 hrs HW=875.17' (Free Discharge)
 ↑ **2=4" Pipe** (Barrel Controls 0.21 cfs @ 2.38 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=874.25' (Free Discharge)
 ↑ **1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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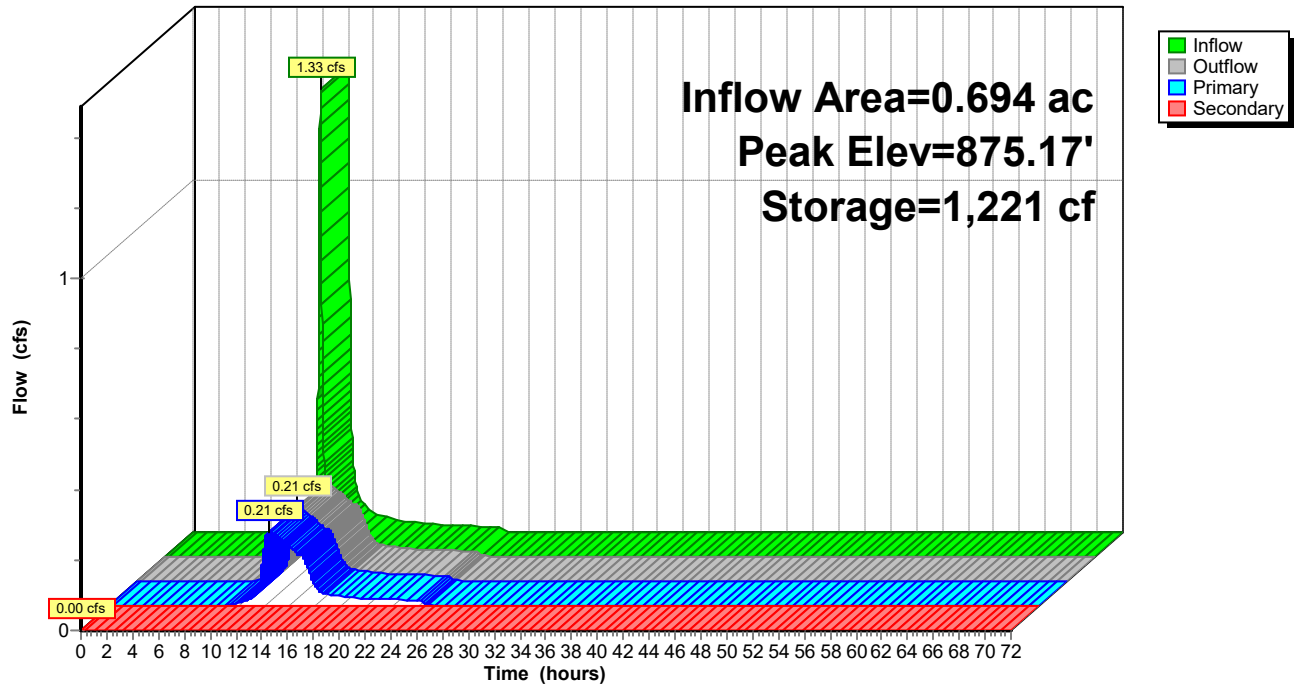
Type II 24-hr 1-yr Rainfall=2.49"

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Pond SB: Storm Basin

Hydrograph



PR Design*Type II 24-hr 1-yr Rainfall=2.49"*

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Hydrograph for Pond SB: Storm Basin

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0	874.25	0.00	0.00	0.00
2.00	0.00	0	874.25	0.00	0.00	0.00
4.00	0.00	0	874.25	0.00	0.00	0.00
6.00	0.00	0	874.25	0.00	0.00	0.00
8.00	0.00	0	874.25	0.00	0.00	0.00
10.00	0.01	9	874.32	0.01	0.01	0.00
12.00	1.26	569	874.81	0.16	0.16	0.00
14.00	0.06	656	874.86	0.17	0.17	0.00
16.00	0.03	66	874.45	0.05	0.05	0.00
18.00	0.03	32	874.39	0.03	0.03	0.00
20.00	0.02	24	874.37	0.02	0.02	0.00
22.00	0.02	21	874.36	0.02	0.02	0.00
24.00	0.02	19	874.35	0.02	0.02	0.00
26.00	0.00	0	874.25	0.00	0.00	0.00
28.00	0.00	0	874.25	0.00	0.00	0.00
30.00	0.00	0	874.25	0.00	0.00	0.00
32.00	0.00	0	874.25	0.00	0.00	0.00
34.00	0.00	0	874.25	0.00	0.00	0.00
36.00	0.00	0	874.25	0.00	0.00	0.00
38.00	0.00	0	874.25	0.00	0.00	0.00
40.00	0.00	0	874.25	0.00	0.00	0.00
42.00	0.00	0	874.25	0.00	0.00	0.00
44.00	0.00	0	874.25	0.00	0.00	0.00
46.00	0.00	0	874.25	0.00	0.00	0.00
48.00	0.00	0	874.25	0.00	0.00	0.00
50.00	0.00	0	874.25	0.00	0.00	0.00
52.00	0.00	0	874.25	0.00	0.00	0.00
54.00	0.00	0	874.25	0.00	0.00	0.00
56.00	0.00	0	874.25	0.00	0.00	0.00
58.00	0.00	0	874.25	0.00	0.00	0.00
60.00	0.00	0	874.25	0.00	0.00	0.00
62.00	0.00	0	874.25	0.00	0.00	0.00
64.00	0.00	0	874.25	0.00	0.00	0.00
66.00	0.00	0	874.25	0.00	0.00	0.00
68.00	0.00	0	874.25	0.00	0.00	0.00
70.00	0.00	0	874.25	0.00	0.00	0.00
72.00	0.00	0	874.25	0.00	0.00	0.00

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Stage-Area-Storage for Pond SB: Storm Basin

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
874.25	10	0
874.30	172	5
874.35	335	17
874.40	497	38
874.45	660	67
874.50	822	104
874.55	1,278	157
874.60	1,563	230
874.65	1,591	309
874.70	1,620	389
874.75	1,648	471
874.80	1,676	554
874.85	1,704	639
874.90	1,733	724
874.95	1,761	812
875.00	1,789	901
875.05	1,818	991
875.10	1,846	1,082
875.15	1,875	1,175
875.20	1,903	1,270
875.25	1,933	1,366
875.30	1,962	1,463
875.35	1,992	1,562
875.40	2,023	1,662
875.45	2,054	1,764
875.50	2,084	1,868
875.55	2,115	1,973
875.60	2,146	2,079
875.65	2,177	2,187
875.70	2,207	2,297
875.75	2,238	2,408
875.80	2,269	2,521
875.85	2,300	2,635
875.90	2,330	2,751
875.95	2,361	2,868
876.00	2,392	2,987
876.05	2,424	3,107
876.10	2,456	3,229
876.15	2,488	3,353
876.20	2,520	3,478
876.25	2,552	3,605
876.30	2,584	3,733
876.35	2,617	3,863
876.40	2,650	3,995
876.45	2,682	4,128
876.50	2,715	4,263
876.55	2,748	4,400
876.60	2,782	4,538
876.65	2,815	4,678
876.70	2,849	4,819
876.75	2,882	4,963

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Type II 24-hr 2-yr Rainfall=2.84"

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Summary for Subcatchment A1: Area to Storm Basin

Runoff = 1.63 cfs @ 12.03 hrs, Volume= 0.093 af, Depth= 1.60"

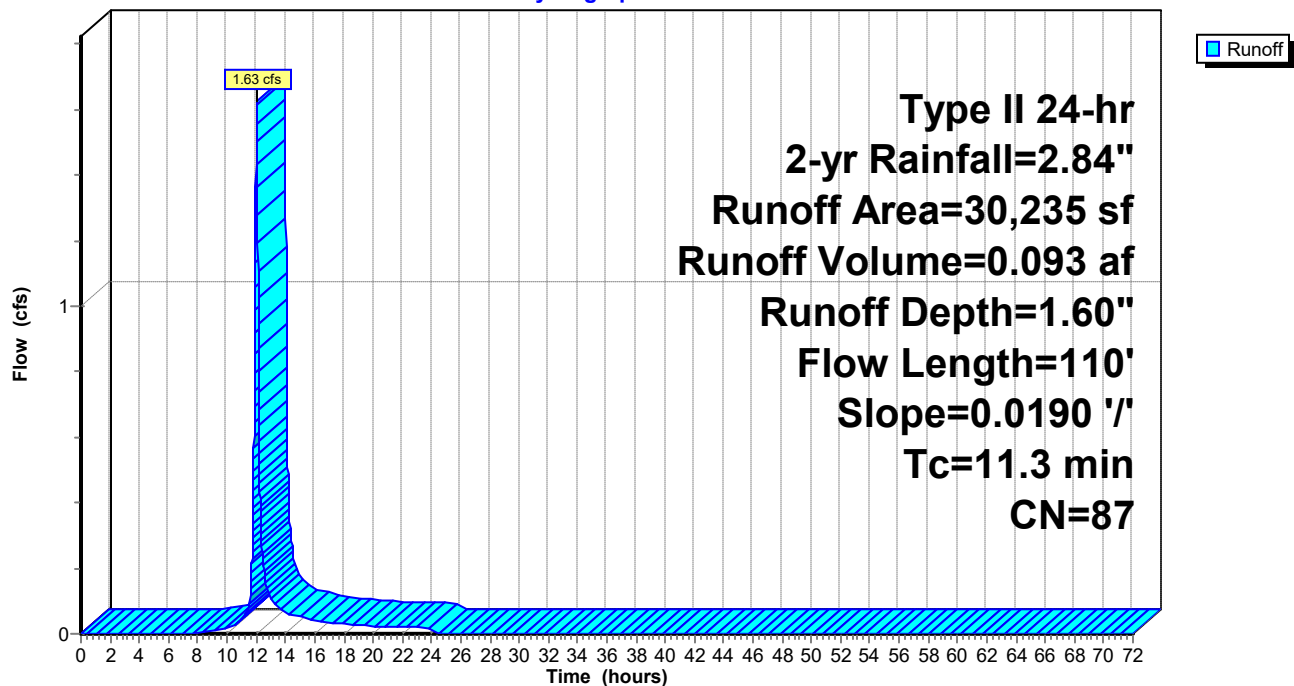
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 2-yr Rainfall=2.84"

Area (sf)	CN	Description
9,740	98	Paved parking, HSG D
2,554	98	Roofs, HSG D
17,941	80	>75% Grass cover, Good, HSG D
30,235	87	Weighted Average
17,941		59.34% Pervious Area
12,294		40.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.3	110	0.0190	0.16		Sheet Flow, sheet
Grass: Short n= 0.150 P2= 2.90"					

Subcatchment A1: Area to Storm Basin

Hydrograph



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Type II 24-hr 2-yr Rainfall=2.84"

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Hydrograph for Subcatchment A1: Area to Storm Basin

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	2.84	1.60	0.00
1.00	0.03	0.00	0.00	53.00	2.84	1.60	0.00
2.00	0.06	0.00	0.00	54.00	2.84	1.60	0.00
3.00	0.10	0.00	0.00	55.00	2.84	1.60	0.00
4.00	0.14	0.00	0.00	56.00	2.84	1.60	0.00
5.00	0.18	0.00	0.00	57.00	2.84	1.60	0.00
6.00	0.23	0.00	0.00	58.00	2.84	1.60	0.00
7.00	0.28	0.00	0.00	59.00	2.84	1.60	0.00
8.00	0.34	0.00	0.00	60.00	2.84	1.60	0.00
9.00	0.42	0.01	0.01	61.00	2.84	1.60	0.00
10.00	0.51	0.03	0.02	62.00	2.84	1.60	0.00
11.00	0.67	0.07	0.04	63.00	2.84	1.60	0.00
12.00	1.88	0.82	1.55	64.00	2.84	1.60	0.00
13.00	2.19	1.06	0.11	65.00	2.84	1.60	0.00
14.00	2.33	1.17	0.07	66.00	2.84	1.60	0.00
15.00	2.42	1.25	0.05	67.00	2.84	1.60	0.00
16.00	2.50	1.31	0.04	68.00	2.84	1.60	0.00
17.00	2.56	1.36	0.03	69.00	2.84	1.60	0.00
18.00	2.62	1.41	0.03	70.00	2.84	1.60	0.00
19.00	2.66	1.45	0.03	71.00	2.84	1.60	0.00
20.00	2.70	1.48	0.02	72.00	2.84	1.60	0.00
21.00	2.74	1.51	0.02				
22.00	2.77	1.54	0.02				
23.00	2.81	1.57	0.02				
24.00	2.84	1.60	0.02				
25.00	2.84	1.60	0.00				
26.00	2.84	1.60	0.00				
27.00	2.84	1.60	0.00				
28.00	2.84	1.60	0.00				
29.00	2.84	1.60	0.00				
30.00	2.84	1.60	0.00				
31.00	2.84	1.60	0.00				
32.00	2.84	1.60	0.00				
33.00	2.84	1.60	0.00				
34.00	2.84	1.60	0.00				
35.00	2.84	1.60	0.00				
36.00	2.84	1.60	0.00				
37.00	2.84	1.60	0.00				
38.00	2.84	1.60	0.00				
39.00	2.84	1.60	0.00				
40.00	2.84	1.60	0.00				
41.00	2.84	1.60	0.00				
42.00	2.84	1.60	0.00				
43.00	2.84	1.60	0.00				
44.00	2.84	1.60	0.00				
45.00	2.84	1.60	0.00				
46.00	2.84	1.60	0.00				
47.00	2.84	1.60	0.00				
48.00	2.84	1.60	0.00				
49.00	2.84	1.60	0.00				
50.00	2.84	1.60	0.00				
51.00	2.84	1.60	0.00				

PR Design

Type II 24-hr 2-yr Rainfall=2.84"

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Summary for Pond SB: Storm Basin

Inflow Area = 0.694 ac, 40.66% Impervious, Inflow Depth = 1.60" for 2-yr event
 Inflow = 1.63 cfs @ 12.03 hrs, Volume= 0.093 af
 Outflow = 0.23 cfs @ 12.45 hrs, Volume= 0.093 af, Atten= 86%, Lag= 24.9 min
 Primary = 0.23 cfs @ 12.45 hrs, Volume= 0.093 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 875.35' @ 12.45 hrs Surf.Area= 1,995 sf Storage= 1,571 cf

Plug-Flow detention time= 63.7 min calculated for 0.093 af (100% of inflow)
 Center-of-Mass det. time= 63.7 min (889.5 - 825.8)

Volume	Invert	Avail.Storage	Storage Description
#1	874.25'	4,963 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
874.25	10	0	0
874.50	822	104	104
874.58	1,552	95	199
875.00	1,789	702	901
875.17	1,886	312	1,213
875.22	1,915	95	1,308
875.35	1,992	254	1,562
876.00	2,392	1,425	2,987
876.28	2,571	695	3,682
876.50	2,715	581	4,263
876.75	2,882	700	4,963

Device	Routing	Invert	Outlet Devices
#1	Secondary	876.00'	10.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32
#2	Primary	874.25'	4.0" Round 4" Pipe L= 65.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 874.25' / 873.93' S= 0.0049 ' / Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=0.23 cfs @ 12.45 hrs HW=875.35' (Free Discharge)
 ↑ **2=4" Pipe** (Barrel Controls 0.23 cfs @ 2.61 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=874.25' (Free Discharge)
 ↑ **1=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

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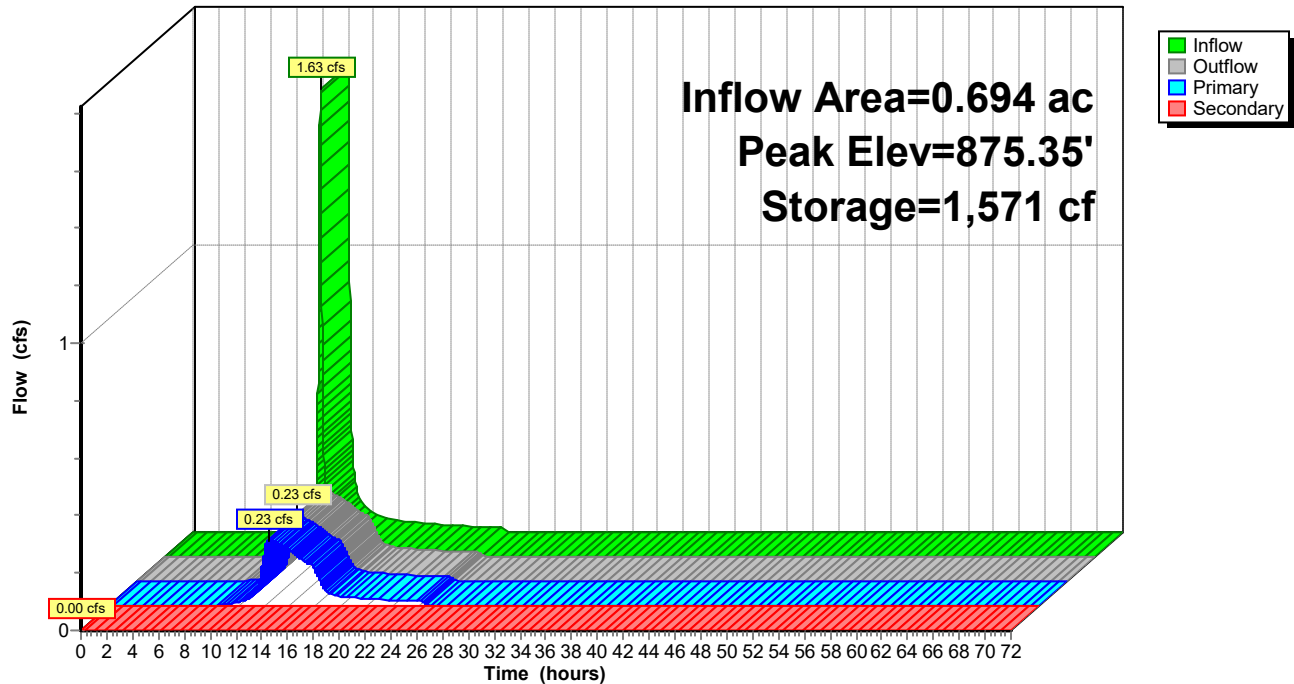
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Pond SB: Storm Basin

Hydrograph



PR Design*Type II 24-hr 2-yr Rainfall=2.84"*

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Hydrograph for Pond SB: Storm Basin

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0	874.25	0.00	0.00	0.00
2.00	0.00	0	874.25	0.00	0.00	0.00
4.00	0.00	0	874.25	0.00	0.00	0.00
6.00	0.00	0	874.25	0.00	0.00	0.00
8.00	0.00	1	874.27	0.00	0.00	0.00
10.00	0.02	15	874.34	0.01	0.01	0.00
12.00	1.55	739	874.91	0.18	0.18	0.00
14.00	0.07	982	875.05	0.19	0.19	0.00
16.00	0.04	195	874.58	0.12	0.12	0.00
18.00	0.03	38	874.40	0.03	0.03	0.00
20.00	0.02	28	874.38	0.02	0.02	0.00
22.00	0.02	24	874.37	0.02	0.02	0.00
24.00	0.02	22	874.36	0.02	0.02	0.00
26.00	0.00	0	874.25	0.00	0.00	0.00
28.00	0.00	0	874.25	0.00	0.00	0.00
30.00	0.00	0	874.25	0.00	0.00	0.00
32.00	0.00	0	874.25	0.00	0.00	0.00
34.00	0.00	0	874.25	0.00	0.00	0.00
36.00	0.00	0	874.25	0.00	0.00	0.00
38.00	0.00	0	874.25	0.00	0.00	0.00
40.00	0.00	0	874.25	0.00	0.00	0.00
42.00	0.00	0	874.25	0.00	0.00	0.00
44.00	0.00	0	874.25	0.00	0.00	0.00
46.00	0.00	0	874.25	0.00	0.00	0.00
48.00	0.00	0	874.25	0.00	0.00	0.00
50.00	0.00	0	874.25	0.00	0.00	0.00
52.00	0.00	0	874.25	0.00	0.00	0.00
54.00	0.00	0	874.25	0.00	0.00	0.00
56.00	0.00	0	874.25	0.00	0.00	0.00
58.00	0.00	0	874.25	0.00	0.00	0.00
60.00	0.00	0	874.25	0.00	0.00	0.00
62.00	0.00	0	874.25	0.00	0.00	0.00
64.00	0.00	0	874.25	0.00	0.00	0.00
66.00	0.00	0	874.25	0.00	0.00	0.00
68.00	0.00	0	874.25	0.00	0.00	0.00
70.00	0.00	0	874.25	0.00	0.00	0.00
72.00	0.00	0	874.25	0.00	0.00	0.00

PR Design*Type II 24-hr 2-yr Rainfall=2.84"*

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Stage-Area-Storage for Pond SB: Storm Basin

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
874.25	10	0
874.30	172	5
874.35	335	17
874.40	497	38
874.45	660	67
874.50	822	104
874.55	1,278	157
874.60	1,563	230
874.65	1,591	309
874.70	1,620	389
874.75	1,648	471
874.80	1,676	554
874.85	1,704	639
874.90	1,733	724
874.95	1,761	812
875.00	1,789	901
875.05	1,818	991
875.10	1,846	1,082
875.15	1,875	1,175
875.20	1,903	1,270
875.25	1,933	1,366
875.30	1,962	1,463
875.35	1,992	1,562
875.40	2,023	1,662
875.45	2,054	1,764
875.50	2,084	1,868
875.55	2,115	1,973
875.60	2,146	2,079
875.65	2,177	2,187
875.70	2,207	2,297
875.75	2,238	2,408
875.80	2,269	2,521
875.85	2,300	2,635
875.90	2,330	2,751
875.95	2,361	2,868
876.00	2,392	2,987
876.05	2,424	3,107
876.10	2,456	3,229
876.15	2,488	3,353
876.20	2,520	3,478
876.25	2,552	3,605
876.30	2,584	3,733
876.35	2,617	3,863
876.40	2,650	3,995
876.45	2,682	4,128
876.50	2,715	4,263
876.55	2,748	4,400
876.60	2,782	4,538
876.65	2,815	4,678
876.70	2,849	4,819
876.75	2,882	4,963

PR Design

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Type II 24-hr 100-yr Rainfall=6.60"

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Summary for Subcatchment A1: Area to Storm Basin

Runoff = 4.95 cfs @ 12.02 hrs, Volume= 0.295 af, Depth= 5.09"

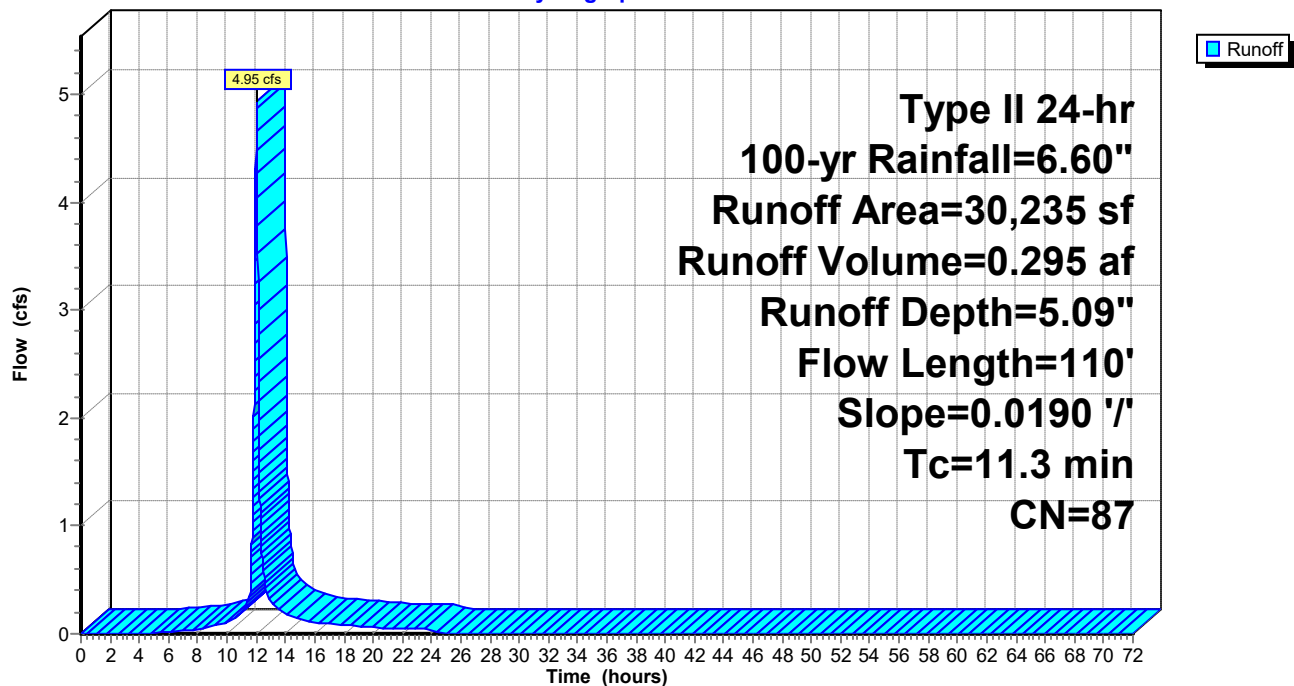
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
Type II 24-hr 100-yr Rainfall=6.60"

Area (sf)	CN	Description
9,740	98	Paved parking, HSG D
2,554	98	Roofs, HSG D
17,941	80	>75% Grass cover, Good, HSG D
30,235	87	Weighted Average
17,941		59.34% Pervious Area
12,294		40.66% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.3	110	0.0190	0.16		Sheet Flow, sheet
Grass: Short n= 0.150 P2= 2.90"					

Subcatchment A1: Area to Storm Basin

Hydrograph



PR Design

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Type II 24-hr 100-yr Rainfall=6.60"

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Hydrograph for Subcatchment A1: Area to Storm Basin

Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)	Time (hours)	Precip. (inches)	Excess (inches)	Runoff (cfs)
0.00	0.00	0.00	0.00	52.00	6.60	5.09	0.00
1.00	0.07	0.00	0.00	53.00	6.60	5.09	0.00
2.00	0.15	0.00	0.00	54.00	6.60	5.09	0.00
3.00	0.23	0.00	0.00	55.00	6.60	5.09	0.00
4.00	0.32	0.00	0.00	56.00	6.60	5.09	0.00
5.00	0.42	0.01	0.01	57.00	6.60	5.09	0.00
6.00	0.53	0.03	0.02	58.00	6.60	5.09	0.00
7.00	0.65	0.07	0.03	59.00	6.60	5.09	0.00
8.00	0.79	0.12	0.04	60.00	6.60	5.09	0.00
9.00	0.97	0.21	0.07	61.00	6.60	5.09	0.00
10.00	1.19	0.34	0.10	62.00	6.60	5.09	0.00
11.00	1.55	0.57	0.21	63.00	6.60	5.09	0.00
12.00	4.38	2.98	4.79	64.00	6.60	5.09	0.00
13.00	5.10	3.66	0.31	65.00	6.60	5.09	0.00
14.00	5.41	3.96	0.18	66.00	6.60	5.09	0.00
15.00	5.63	4.17	0.14	67.00	6.60	5.09	0.00
16.00	5.81	4.33	0.11	68.00	6.60	5.09	0.00
17.00	5.95	4.47	0.09	69.00	6.60	5.09	0.00
18.00	6.08	4.59	0.08	70.00	6.60	5.09	0.00
19.00	6.19	4.70	0.07	71.00	6.60	5.09	0.00
20.00	6.28	4.79	0.06	72.00	6.60	5.09	0.00
21.00	6.37	4.87	0.06				
22.00	6.45	4.95	0.05				
23.00	6.53	5.02	0.05				
24.00	6.60	5.09	0.05				
25.00	6.60	5.09	0.00				
26.00	6.60	5.09	0.00				
27.00	6.60	5.09	0.00				
28.00	6.60	5.09	0.00				
29.00	6.60	5.09	0.00				
30.00	6.60	5.09	0.00				
31.00	6.60	5.09	0.00				
32.00	6.60	5.09	0.00				
33.00	6.60	5.09	0.00				
34.00	6.60	5.09	0.00				
35.00	6.60	5.09	0.00				
36.00	6.60	5.09	0.00				
37.00	6.60	5.09	0.00				
38.00	6.60	5.09	0.00				
39.00	6.60	5.09	0.00				
40.00	6.60	5.09	0.00				
41.00	6.60	5.09	0.00				
42.00	6.60	5.09	0.00				
43.00	6.60	5.09	0.00				
44.00	6.60	5.09	0.00				
45.00	6.60	5.09	0.00				
46.00	6.60	5.09	0.00				
47.00	6.60	5.09	0.00				
48.00	6.60	5.09	0.00				
49.00	6.60	5.09	0.00				
50.00	6.60	5.09	0.00				
51.00	6.60	5.09	0.00				

PR Design

Type II 24-hr 100-yr Rainfall=6.60"

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Summary for Pond SB: Storm Basin

Inflow Area = 0.694 ac, 40.66% Impervious, Inflow Depth = 5.09" for 100-yr event
 Inflow = 4.95 cfs @ 12.02 hrs, Volume= 0.295 af
 Outflow = 4.07 cfs @ 12.09 hrs, Volume= 0.295 af, Atten= 18%, Lag= 3.9 min
 Primary = 0.31 cfs @ 12.09 hrs, Volume= 0.219 af
 Secondary = 3.76 cfs @ 12.09 hrs, Volume= 0.076 af

Routing by Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.01 hrs
 Peak Elev= 876.28' @ 12.09 hrs Surf.Area= 2,570 sf Storage= 3,676 cf

Plug-Flow detention time= 77.1 min calculated for 0.295 af (100% of inflow)
 Center-of-Mass det. time= 77.2 min (870.2 - 793.1)

Volume	Invert	Avail.Storage	Storage Description
#1	874.25'	4,963 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
874.25	10	0	0
874.50	822	104	104
874.58	1,552	95	199
875.00	1,789	702	901
875.17	1,886	312	1,213
875.22	1,915	95	1,308
875.35	1,992	254	1,562
876.00	2,392	1,425	2,987
876.28	2,571	695	3,682
876.50	2,715	581	4,263
876.75	2,882	700	4,963

Device	Routing	Invert	Outlet Devices
#1	Secondary	876.00'	10.0' long x 2.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 Coef. (English) 2.54 2.61 2.61 2.60 2.66 2.70 2.77 2.89 2.88 2.85 3.07 3.20 3.32
#2	Primary	874.25'	4.0" Round 4" Pipe L= 65.0' CPP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 874.25' / 873.93' S= 0.0049 ' / Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=0.31 cfs @ 12.09 hrs HW=876.28' (Free Discharge)
 ↑ **2=4" Pipe** (Barrel Controls 0.31 cfs @ 3.54 fps)

Secondary OutFlow Max=3.76 cfs @ 12.09 hrs HW=876.28' (Free Discharge)
 ↑ **1=Broad-Crested Rectangular Weir** (Weir Controls 3.76 cfs @ 1.35 fps)

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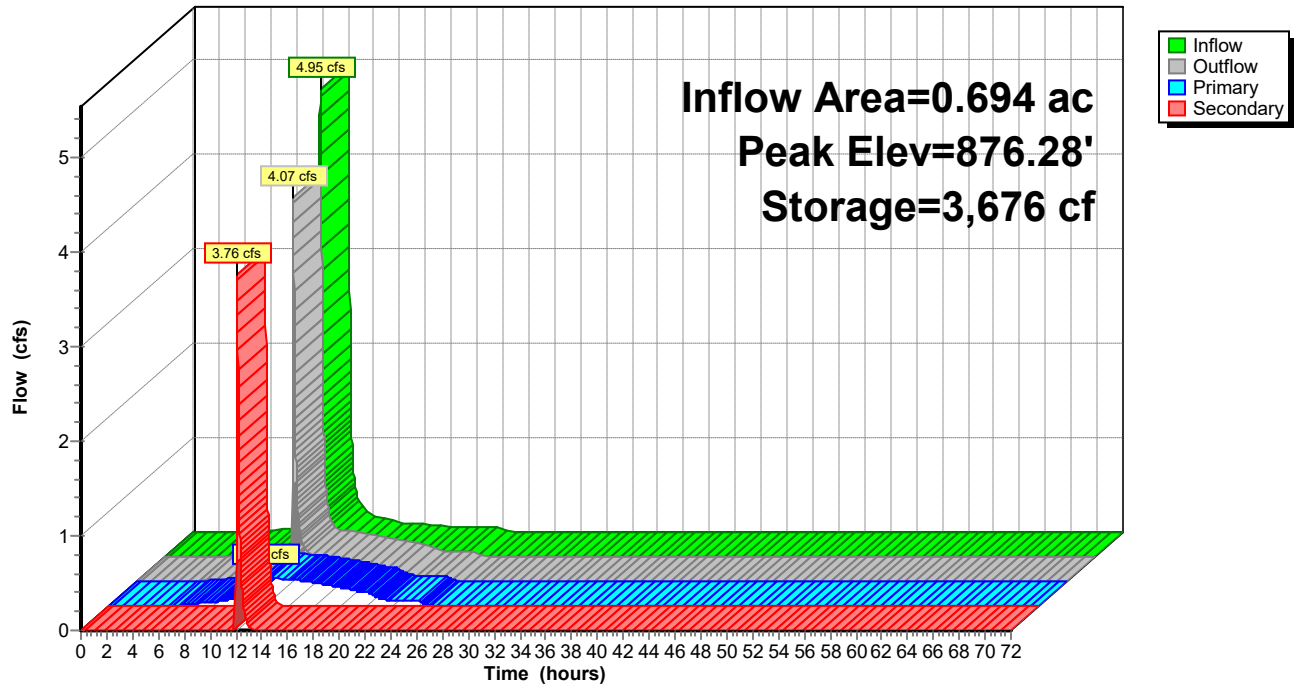
Type II 24-hr 100-yr Rainfall=6.60"

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Pond SB: Storm Basin

Hydrograph



PR Design*Type II 24-hr 100-yr Rainfall=6.60"*

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Hydrograph for Pond SB: Storm Basin

Time (hours)	Inflow (cfs)	Storage (cubic-feet)	Elevation (feet)	Outflow (cfs)	Primary (cfs)	Secondary (cfs)
0.00	0.00	0	874.25	0.00	0.00	0.00
2.00	0.00	0	874.25	0.00	0.00	0.00
4.00	0.00	0	874.25	0.00	0.00	0.00
6.00	0.02	18	874.35	0.02	0.02	0.00
8.00	0.04	44	874.41	0.04	0.04	0.00
10.00	0.10	112	874.51	0.09	0.09	0.00
12.00	4.79	3,063	876.03	0.44	0.29	0.15
14.00	0.18	2,798	875.92	0.28	0.28	0.00
16.00	0.11	1,893	875.51	0.24	0.24	0.00
18.00	0.08	984	875.05	0.19	0.19	0.00
20.00	0.06	299	874.64	0.15	0.15	0.00
22.00	0.05	68	874.45	0.06	0.06	0.00
24.00	0.05	60	874.44	0.05	0.05	0.00
26.00	0.00	0	874.26	0.00	0.00	0.00
28.00	0.00	0	874.25	0.00	0.00	0.00
30.00	0.00	0	874.25	0.00	0.00	0.00
32.00	0.00	0	874.25	0.00	0.00	0.00
34.00	0.00	0	874.25	0.00	0.00	0.00
36.00	0.00	0	874.25	0.00	0.00	0.00
38.00	0.00	0	874.25	0.00	0.00	0.00
40.00	0.00	0	874.25	0.00	0.00	0.00
42.00	0.00	0	874.25	0.00	0.00	0.00
44.00	0.00	0	874.25	0.00	0.00	0.00
46.00	0.00	0	874.25	0.00	0.00	0.00
48.00	0.00	0	874.25	0.00	0.00	0.00
50.00	0.00	0	874.25	0.00	0.00	0.00
52.00	0.00	0	874.25	0.00	0.00	0.00
54.00	0.00	0	874.25	0.00	0.00	0.00
56.00	0.00	0	874.25	0.00	0.00	0.00
58.00	0.00	0	874.25	0.00	0.00	0.00
60.00	0.00	0	874.25	0.00	0.00	0.00
62.00	0.00	0	874.25	0.00	0.00	0.00
64.00	0.00	0	874.25	0.00	0.00	0.00
66.00	0.00	0	874.25	0.00	0.00	0.00
68.00	0.00	0	874.25	0.00	0.00	0.00
70.00	0.00	0	874.25	0.00	0.00	0.00
72.00	0.00	0	874.25	0.00	0.00	0.00

PR Design*Type II 24-hr 100-yr Rainfall=6.60"*

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Stage-Area-Storage for Pond SB: Storm Basin

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
874.25	10	0
874.30	172	5
874.35	335	17
874.40	497	38
874.45	660	67
874.50	822	104
874.55	1,278	157
874.60	1,563	230
874.65	1,591	309
874.70	1,620	389
874.75	1,648	471
874.80	1,676	554
874.85	1,704	639
874.90	1,733	724
874.95	1,761	812
875.00	1,789	901
875.05	1,818	991
875.10	1,846	1,082
875.15	1,875	1,175
875.20	1,903	1,270
875.25	1,933	1,366
875.30	1,962	1,463
875.35	1,992	1,562
875.40	2,023	1,662
875.45	2,054	1,764
875.50	2,084	1,868
875.55	2,115	1,973
875.60	2,146	2,079
875.65	2,177	2,187
875.70	2,207	2,297
875.75	2,238	2,408
875.80	2,269	2,521
875.85	2,300	2,635
875.90	2,330	2,751
875.95	2,361	2,868
876.00	2,392	2,987
876.05	2,424	3,107
876.10	2,456	3,229
876.15	2,488	3,353
876.20	2,520	3,478
876.25	2,552	3,605
876.30	2,584	3,733
876.35	2,617	3,863
876.40	2,650	3,995
876.45	2,682	4,128
876.50	2,715	4,263
876.55	2,748	4,400
876.60	2,782	4,538
876.65	2,815	4,678
876.70	2,849	4,819
876.75	2,882	4,963



Appendix C

Storm Pipe Sizing Calculations

PROJECT:		All-Terrain Construction Roof Drainage to Rain Garden				Computed by:				Tyler Smith, PE			
DATE:		2/7/2021				Checked by:							
LOCATION		BASIN		RAINFALL - RUNOFF						SEWER			
From	To	Runoff Coeff. (C)	Area (A)	Design Storm Yr.	Rain Intensity (I) In./Hr.	Direct Runoff Q=C*I*A CFS	Other Runoff CFS	Design Runoff CFS	Sewer Size In.	Slope of Sewer Ft./Ft.	Capacity Flowing Full CFS		
West Side PR. BLDG	6" TEE	0.98	0.046	10	4.09	0.18		0.18	4	0.0092	0.18		
East Side PR. BLDG	6" TEE	0.98	0.055	10	4.09	0.22		0.22	4	0.0147	0.23		
6" Tee	6"x4" Tee	0.98	0.000	10	4.09	0.00	0.40	0.40	6	0.0092	0.54		
Ex. Roof	6"x4" Tee	0.98	0.034	10	4.09	0.14		0.14	4	0.0100	0.19		
6"x4" Tee	Stormwater Basin	0.98	0.000	10	4.09	0.00	0.54	0.54	6	0.0092	0.54		
Curb Inlet	Ex. Storm Inlet	0.98	0.247	10	4.09	0.99		0.99	8	0.0100	1.21		
Ex.Storm Basin	Mequon Road	0.98	0.040	10	4.09	0.16	0.99	1.15	8	0.0120	1.33		
	Curb Inlet												
				*Other runoff is from HydroCAD calculation for the 10-yr rain event									
Runoff Coefficient is a weighted average based on drainage area													
A = Drainage area to structure (acres).													
I = rainfall intensity													
* Capacity Flowing Full for storm sewer was determined from the Manning's Equation.													



Appendix D

Exterior Lighting Documents



JADEMAR

I G H T I N G

PFL LOW WATTAGE FLOODLIGHT SERIES

Product Description

The Jademar PFL Low Wattage luminaire series provides high efficiency, zero maintenance and extended lifetime in a rugged all weather housing.

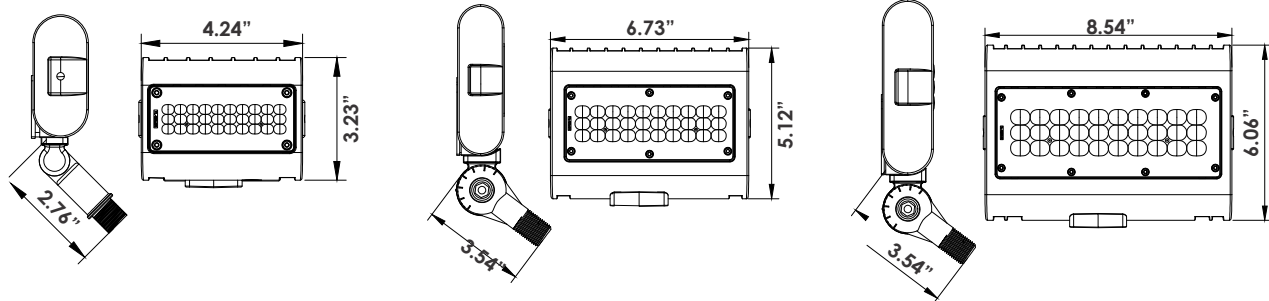
The PFL series is designed for maximum adaptability in municipal, industrial, commercial and residential applications wherever general area security lighting is required.

This series is designed for maintenance free lifespan of over 22 years at 12 hrs/day. Calculated L70 lifespan is over 100,000 hrs.

Features

- Housing: ADC12 Aluminum heat sink, SUS back plate, outdoor powder coating
- Optical Lens: Polycarbonate, Anti-UV and Fire resistant.
- Aluminum LED board: High conductive, waterproof, aging resistance, salt mist resistance,
- make sure the safety and long lifetime

Product Dimensions & Weight				
Model	L	H	Knuckle	Weight
PFL-15W	4.24"	3.23"	2.76"	1.35 lbs.
PFL-30W	6.73"	5.12"	3.54"	1.45 lbs.
PFL-50W	8.54"	6.06"	3.54"	1.80 lbs.



Performance Summary

Input Power	15W / 30W / 50W
Input Voltage	120-277VAC
CCT	3000K / 4000K / 5000K
Efficacy	Average of 128 Lms/W
Power Factor	≥0.90
CRI	>70
THD @ 120VAC	≤20%
Ambient Working Temp.	-40°F to 130°F
Ingress Protection (IP)	IP65
Standard Control Specification	Knockout Mount Field Installable Photo Cell
Construction	Powder Coat Cast Aluminum Housing and UV Stable Polycarbonate Lens
Certifications	UL
Limited Warranty	5 Yrs

Lifetime Based on TM21

	PFL-15W	PFL-30W	PFL-50W
L70	L70 @ >106,000 Hrs	L70 @ >108,000 Hrs	L70 @ >118,000 Hrs
L80	L80 @ >78,000 Hrs	L80 @ >80,000 Hrs	L80 @ >81,000 Hrs
L90	L90 @ >48,000 Hrs	L90 @ >50,000 Hrs	L90 @ >51,000 Hrs

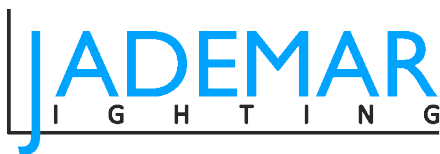
Certifications



Miami, FL USA - info@jademar.com
T: 305.640.0465 - F: 305.640.0468
WWW.JADEMAR.COM



Information contained herein is subject to change without notice.
Values are nominal. All values conform to DLC tolerances.
Revised 01/2020



SPECIFICATION SUBMITTAL DETAIL

Project Name/Type:		Date:	
Catalog/Part #:			

PFL Low Wattage Floodlight Series

Ordering Information / Example: **PFL-15-30K-W-N-KN-BZ**

Product Series	Wattage	CCT	CRI	Input Voltage	Light Distribution	Controls & Dimming	Mounting Options	Finish
PFL	15W 30W 50W	30K (3000K) 40K (4000K) 50K (5000K)	Blank (80 CRI)	Blank (120-277V) Standard	W (Wide 6x6) M (Medium 5x5) N (Narrow 4x4)	N (Non-Dimming)	YK (Yoke mount) Standard KN (Threaded Nipple Type)	BZ (Bronze) Standard WH (White) Special Order

For Field Installed EM Packs, please consult Customer Service.

Lumen Performance Data

Optic Type	CCT	PFL-15W			PFL-30W			PFL-50W		
		Lumens	Efficacy	Wattage	Lumens	Efficacy	Wattage	Lumens	Efficacy	Wattage
IES Type 2VS	3000K	1679.9	116.3	14.4	3882.1	128.4	30.2	6631.6	132.7	50.0
	4000K	1615.0	111.4	14.5	3586.0	121.2	29.6	6031.0	122.5	49.3
	5000K	1663.0	115.6	14.4	3718.0	125.5	29.6	6179.0	126.3	48.9

Lumen Maintenance

Product Number	Test Ambient Temperature	Tested Case Temperature	L90 > (Hrs)	L80 > (Hrs)	L70 > (Hrs)
PFL-15W	25°C	52.4	48,000	78,000	106,000
PFL-30W		55.4	50,000	80,000	108,000
PFL-50W		58.4	51,000	81,000	118,000

Photometric Data

Product Number	Optic Designation	BUG Rating	Distribution Type	Beam Angle (H x V)	Field Angle (H x V)
PFL-15W	T2VS	B1-U1-G0	Wide: NEMA 7x7 / IES T2S	115 x 88	150 x 131
PFL-30W	T2VS	B1-U1-G1	Wide: NEMA 7x7 / IES T2S	119 x 83	160 x 132
PFL-50W	T2VS	B2-U1-G1	Wide: NEMA 7x7 / IES T2S	117 x 90	157 x 158

Electrical Data

Product Number	Voltage (VAC)	System Amps	Power Factor	THD	System Surge Protection	System Control	LED CRI	LED Supply Current	LED Supply Voltage
PFL 15W	120	0.126	0.982	17.58%	22kV Standard	1-10VDC Dimming Standard	>70	128.2mA	42.0VDC
	277	0.061	0.907	16.52%				NA	NA
PFL 30W	120	0.248	0.970	16.91%				122mA	42.0VDC
	277	0.118	0.909	19.23%				NA	NA
PFL 50W	120	0.411	0.973	19.23%				123.5mA	61.6VDC
	277	0.192	0.903	17.63%				NA	NA

Luminaire Mechanical Detail

Specification	PFL-15W	PFL-30W	PFL-50W
Ingress Protection	IP-65		
Construction	Cast Aluminum Alloy / Epoxy Powder Coat Finish / Polycarbonate Lens		
Standard Mount	Yoke Mount Standard		
Mount Options	Threaded Stem with Adjustable Knuckle Optional		
EPA - Single Mount	0.121 Sq. Ft.	0.287 Sq. Ft.	0.431 Sq. Ft.
EPA - 2@180 Deg.	0.243 Sq. Ft.	0.574 Sq. Ft.	0.862 Sq. Ft.



Miami, FL USA - info@jademar.com
T: 305.640.0465 - F: 305.640.0468
WWW.JADEMAR.COM

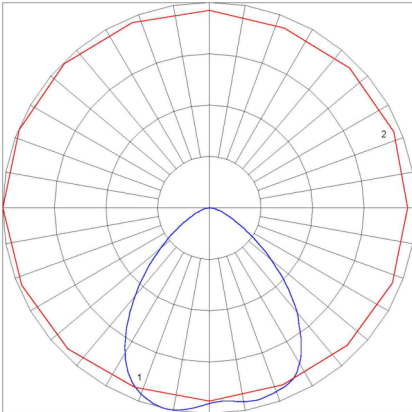


Information contained herein is subject to change without notice.
Values are nominal. All values conform to DLC tolerances.
Revised 01/2020

PHOTOMETRIC DETAIL

PFL - 15W

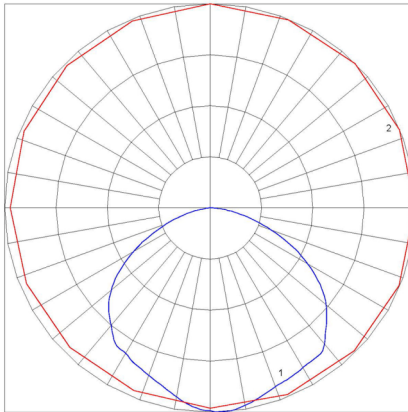
Spacing Criteria (0-180) 1.32
Spacing Criteria (90-270) 1.38
Spacing Criteria (Diagonal) 1.40



1. Vertical Plane at Max. Values
2. Horizontal Cone at Max. Values

PFL - 30W

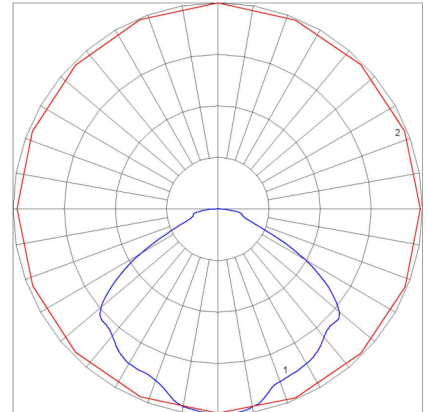
Spacing Criteria (0-180) 1.22
Spacing Criteria (90-270) 1.40
Spacing Criteria (Diagonal) 1.34



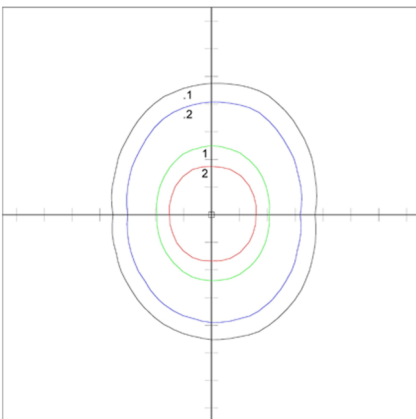
1. Vertical Plane at Max. Values
2. Horizontal Cone at Max. Values

PFL - 50W

Spacing Criteria (0-180) 1.10
Spacing Criteria (90-270) 1.34
Spacing Criteria (Diagonal) 1.48

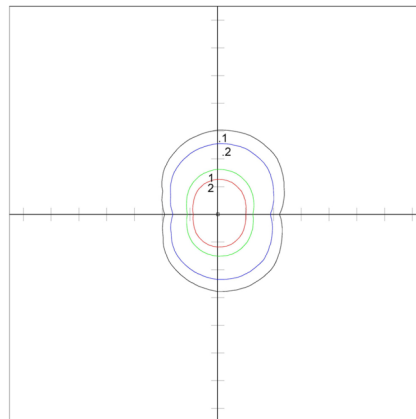


1. Vertical Plane at Max. Values
2. Horizontal Cone at Max. Values



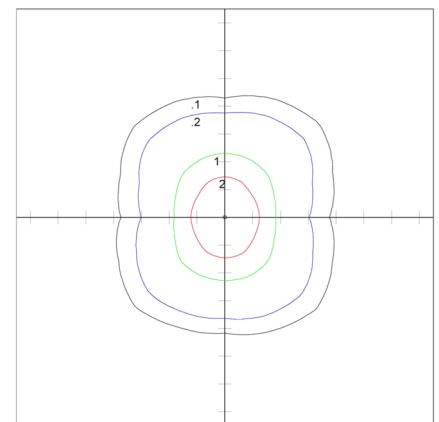
PDL 15W Illumination

(Footcandle) Plot
Mounting Height = 10ft. above grade
Scale Marks: 10ft.



PFL 30W Illumination

(Footcandle) Plot
Mounting Height = 10ft. above grade
Scale Marks: 10ft.



PFL 50W Illumination

(Footcandle) Plot
Mounting Height = 20ft. above grade
Scale Marks: 10ft.



JWP-FC SERIES FULL CUT-OFF WALL PACK



Product Description

The JWP-FC Series of Full Cut-Off Wall Packs is designed for maximum adaptability in a vast range of commercial and industrial applications and rugged service environments. With weatherproof housings, these LED luminaires are a versatile and durable outdoor luminaries. Long-lasting, high-efficiency LEDs provide energy savings and maintenance costs compared to traditional HID Wall Packs.

Features

- Construction is composed of ADC12 Aluminum Heat Sink with Powder Coat Finish
- Polycarbonate Optical Lens emits High Lumen Output, Anti-UV Rays and Fire Resistant
- Aluminum LED Board is highly conductive, waterproof, aging resistant, and salt corrosion resistant.

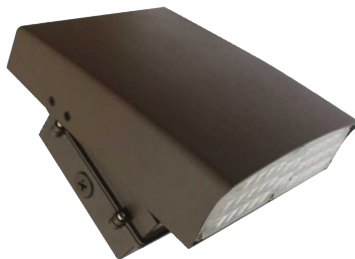
Performance Summary

Input Power	12W / 30W / 38W / 50W / 80W / 100W / 120W
Efficacy	124 Lms/W Average
CCT Options	4000K / 5000K / 5700K
Construction	Powder Coat Cast Aluminum Body / UV Stable Polycarbonate Lens
Input Voltage	100-277VAC or 387-480VAC
Control	0-10VDC Dimming / Knockout for Dusk-to-Dawn Photo Sensor
Ingress Protection	IP65
Compliance	UL / cUL / DLC Premium
Warranty	10 Year Limited

Certifications



12W

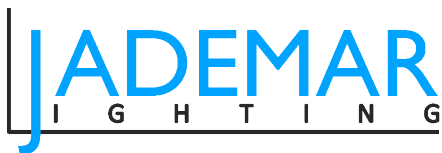


30W / 38W / 50W



80W / 120W





SPECIFICATION SUBMITTAL DETAIL

Project Name/Type:		Date:
Catalog/Part #:		

JWP-FC FULL CUT-OFF WALL PACK SERIES

ORDERING INFORMATION

Example: **JWP-FC-38W-H-40K-D-BZ**

Product	Input Voltage	CCT/Color Temp.	Controls & Dimming	Finish
JWP-FC-12W	Blank (120-277V) H (347-480v)* *38W & 100W Only	30K (3000K) 40K (4000K) 50K (5000K)	N - (Non Dim) D - (0-10V Dimming 80W, 100W & 120W Only)	BZ (Bronze) Standard B (Black)* WH (white)* <i>*Special Order</i>
JWP-FC-30W				
JWP-FC-38W				
JWP-FC-50W				
JWP-FC-80W				
JWP-FC-100W				
JWP-FC-120W				

Electrical Data Table

Model	JWP-FC-12W	JWP-FC-30W	JWP-FC-38W-H	JWP-FC-50W	JWP-FC-80W	JWP-FC-100W-H	JWP-FC-120W
Nominal Watts	12W	30W	38W	50W	80W	100W	120W
Nominal Efficacy (Lms/W)	113.09	121.93	127.69	123.92	130.98	125.54	126.39
Lumens @ 4000K (Type 3)	1,367	3,612	4,551	6,147	10,336	12,376	14,901
Lumens @ 5000K (Type 3)	1,368	3,667	4,606	6,206	10,507	12,589	15,113
Lumens @ 5700K (Type 3)	1,335	3,695	4,633	6,235	10,592	12,696	15,219
Luminaire Dimensions (L x W)	6" x 5" x 3.4"	11" x 7.6" x 4.5"	11" x 7.6" x 4.5"	11" x 7.6" x 4.5"	13" x 11" x 5.5"	13" x 11" x 5.5"	13" x 11" x 5.5"
Weight	3.03 lbs.	7.15 lbs.	7.15 lbs.	7.15 lbs.	11.58 lbs.	11.58 lbs.	11.58 lbs.
Input Voltage	120-277VAC	120-277VAC	347-480VAC	120-277VAC	120-277VAC	347-480VAC	120-277VAC
Power Factor	>0.93						
CCT	4000K / 5000K / 5700K						
CRI	>73.5						
Ambient Working Temp.	-20°C ~+40°C (-4°F ~ +104°F)						
THD @ 120VAC	≥13%						
BUG Rating	B1-U0-G0						
LED L70 Lifetime Calculation	≥100,000 Hrs.						
Ingress Protection (IP)	IP65 Rated						
Standard Control Specification	N/A				0-10V PWM/VR Dimming		
Light Distribution	80° x 100°						
Construction	Powder Coat Cast Aluminum / UV Stable Polycarbonate Lens						
Certifications	UL / DLC Listed						
Limited Warranty	10 Years Limited Warranty						



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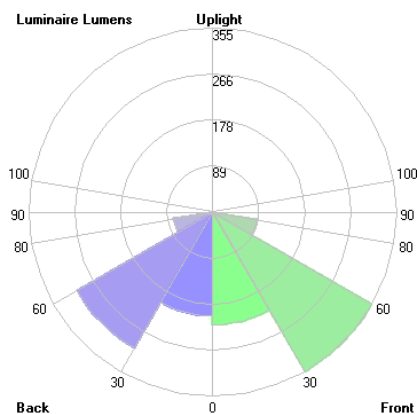
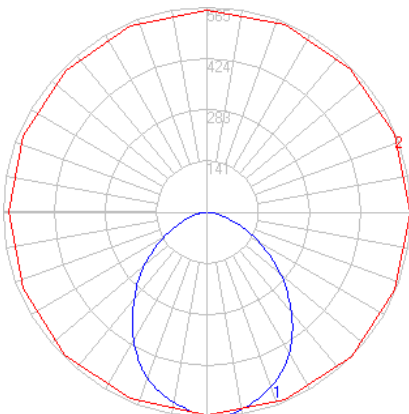
Information contained herein is subject to change without notice.
Values are nominal. All values conform to DLC tolerances.
Revised 05/2019

PHOTOMETRIC DETAIL

JWP-FC-12W

Lum. Classification System (LCS)

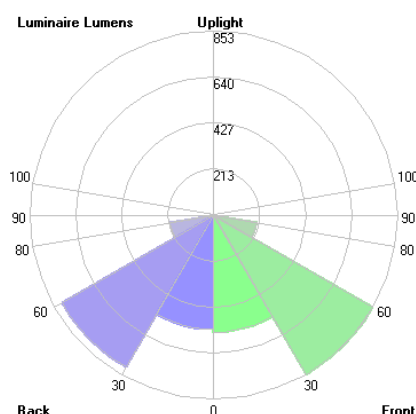
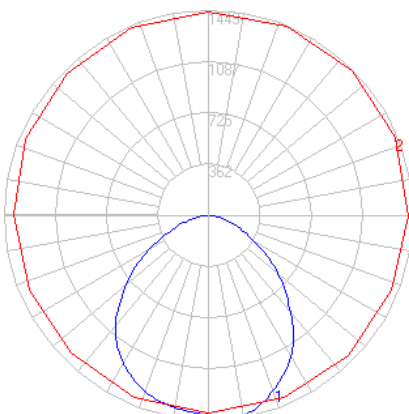
LCS Zone		Lumens	%Lamp	%Lum
FL	(0-30)	217.7	N.A.	17.4
FM	(30-60)	355.1	N.A.	28.4
FH	(60-80)	86.2	N.A.	6.9
FVH	(80-90)	3.8	N.A.	0.3
BL	(0-30)	200.4	N.A.	16.0
BM	(30-60)	302.9	N.A.	24.2
BH	(60-80)	76.3	N.A.	6.1
BVH	(80-90)	7.5	N.A.	0.6
UL	(90-100)	0.0	N.A.	0.0
UH	(100-180)	0.0	N.A.	0.0
Total		1249.9	N.A.	100.0
BUG Rating		B1-U0-G0		



JWP-FC-30W

Lum. Classification System (LCS)

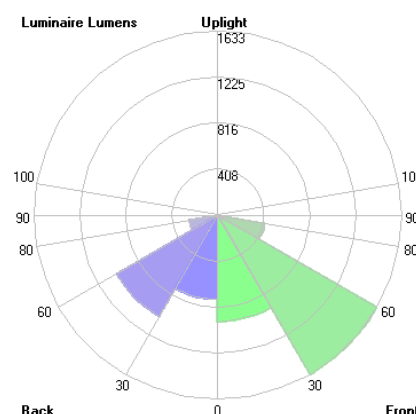
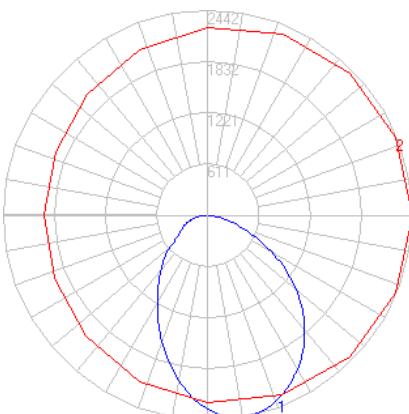
LCS Zone		Lumens	%Lamp	%Lum
FL	(0-30)	544.3	N.A.	17.1
FM	(30-60)	853.4	N.A.	26.8
FH	(60-80)	202.7	N.A.	6.4
FVH	(80-90)	8.2	N.A.	0.3
BL	(0-30)	531.1	N.A.	16.7
BM	(30-60)	815.3	N.A.	25.6
BH	(60-80)	206.0	N.A.	6.5
BVH	(80-90)	19.8	N.A.	0.6
UL	(90-100)	0.0	N.A.	0.0
UH	(100-180)	0.0	N.A.	0.0
Total		3180.8	N.A.	100.0
BUG Rating		B2-U0-G1		



JWP-FC-50W

Lum. Classification System (LCS)

LCS Zone		Lumens	%Lamp	%Lum
FL	(0-30)	945.4	N.A.	18.5
FM	(30-60)	1632.8	N.A.	32.0
FH	(60-80)	424.5	N.A.	8.3
FVH	(80-90)	24.0	N.A.	0.5
BL	(0-30)	751.2	N.A.	14.7
BM	(30-60)	1037.7	N.A.	20.4
BH	(60-80)	256.9	N.A.	5.0
BVH	(80-90)	26.4	N.A.	0.5
UL	(90-100)	0.0	N.A.	0.0
UH	(100-180)	0.0	N.A.	0.0
Total		5098.9	N.A.	100.0
BUG Rating		B2-U0-G1		

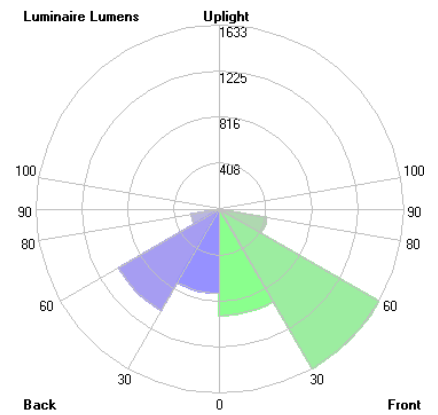
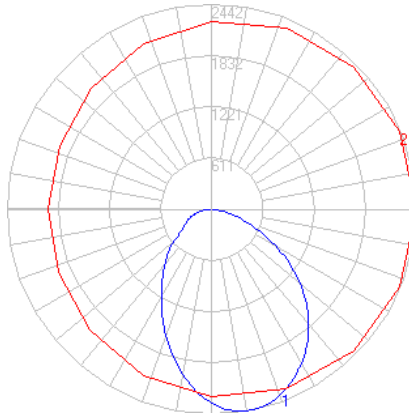


PHOTOMETRIC DETAIL

JWP-FC-80W

Lum. Classification System (LCS)

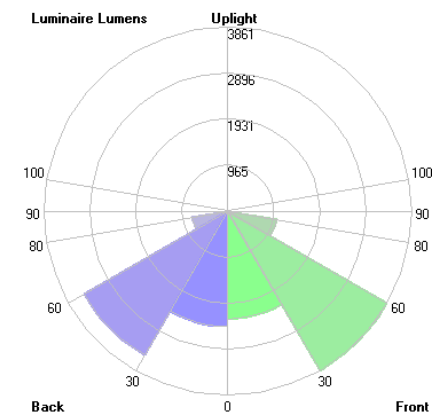
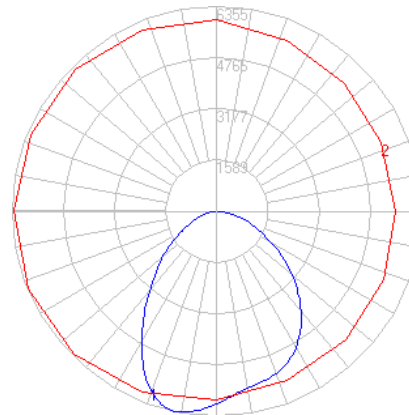
LCS Zone		Lumens	%Lamp	%Lum
FL	(0-30)	1480.0	N.A.	16.7
FM	(30-60)	2551.9	N.A.	28.8
FH	(60-80)	663.7	N.A.	7.5
FVH	(80-90)	38.3	N.A.	0.4
BL	(0-30)	1530.7	N.A.	17.3
BM	(30-60)	2066.3	N.A.	23.3
BH	(60-80)	492.8	N.A.	5.6
BVH	(80-90)	47.0	N.A.	0.5
UL	(90-100)	0.0	N.A.	0.0
UH	(100-180)	0.0	N.A.	0.0
Total		8870.7	N.A.	100.0
BUG Rating		B3-U0-G1		



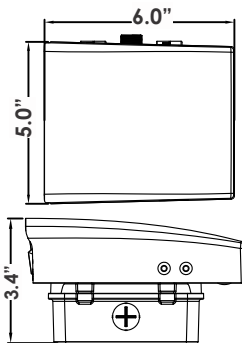
JWP-FC-120W

Lum. Classification System (LCS)

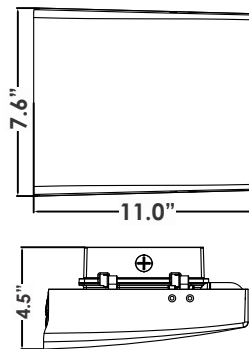
LCS Zone		Lumens	%Lamp	%Lum
FL	(0-30)	2262.7	N.A.	16.2
FM	(30-60)	3861.2	N.A.	27.7
FH	(60-80)	1032.3	N.A.	7.4
FVH	(80-90)	63.7	N.A.	0.5
BL	(0-30)	2417.6	N.A.	17.3
BM	(30-60)	3483.8	N.A.	25.0
BH	(60-80)	760.8	N.A.	5.5
BVH	(80-90)	66.3	N.A.	0.5
UL	(90-100)	0.0	N.A.	0.0
UH	(100-180)	0.0	N.A.	0.0
Total		13948.4	N.A.	100.0
BUG Rating		B3-U0-G2		



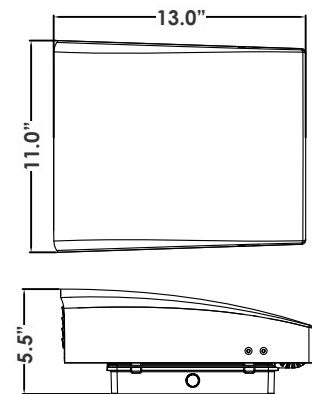
PRODUCT DIMENSIONS



12W



30W / 38W / 50W



80W / 120W



Material examples for storage building.

N112 W14972 Mequon Road

The color chart has the colors highlighted.

Ash gray siding

Charcoal gray for roof and trim

Overhead door example

Service door (access/door)

Siding example

Roofing and trim example





Roofing example







SHERWIN-WILLIAMS® WEATHERXL™ SILICONE-MODIFIED POLYESTER (SMP) COATING SYSTEM



Polar White PPOL*



Light Stone



Ash Gray



Desert Sand



Charcoal Gray



Burnished Slate



Saddle Tan



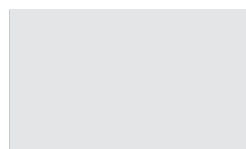
Hawaiian Blue



Rustic Red



Fern Green



Solar White



Koko Brown



Evergreen



Aztec Gold



Crimson Red



Colony Green



Burgundy



Coal Black

SHERWIN-WILLIAMS® FLUOROPON® 70% PVDF COATING SYSTEM



Regal Red



Gallery Blue



Medium Bronze



Snow White



Slate Gray



Almond



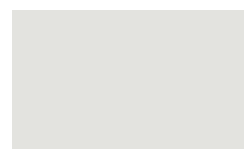
Classic Green



Brownstone



Colonial Red



Bone White



Midnight Bronze

These color samples are as close as possible to the actual colors offered within the limitations of color-chip reproduction.

* Polar White is a premium polyester product (PPOL) not WeatherXL™.



All colors are Energy Star® certified.

Profile	29 Gauge		26 Gauge				24 Gauge			22 Gauge	
	Galvalume®	WeatherXL™	Galvalume®	WeatherXL™	Commodity	Fluropon®	Galvalume®	WeatherXL™	Fluropon®	Galvalume®	WeatherXL™
PBR			•	•		•	•	1	•	•	5
R	•				•						
PBU			•	•		•	•	1	•	•	5
U	•				•						
A			•	•		•	•	1	•	•	5
SBS-369	•	6	•	•	•	•					
TS-324							•	2	•		
VS-216							•	2	•		
SL-11/SL-12							4	3	4		

1. Available in Polar White and Solar White only.

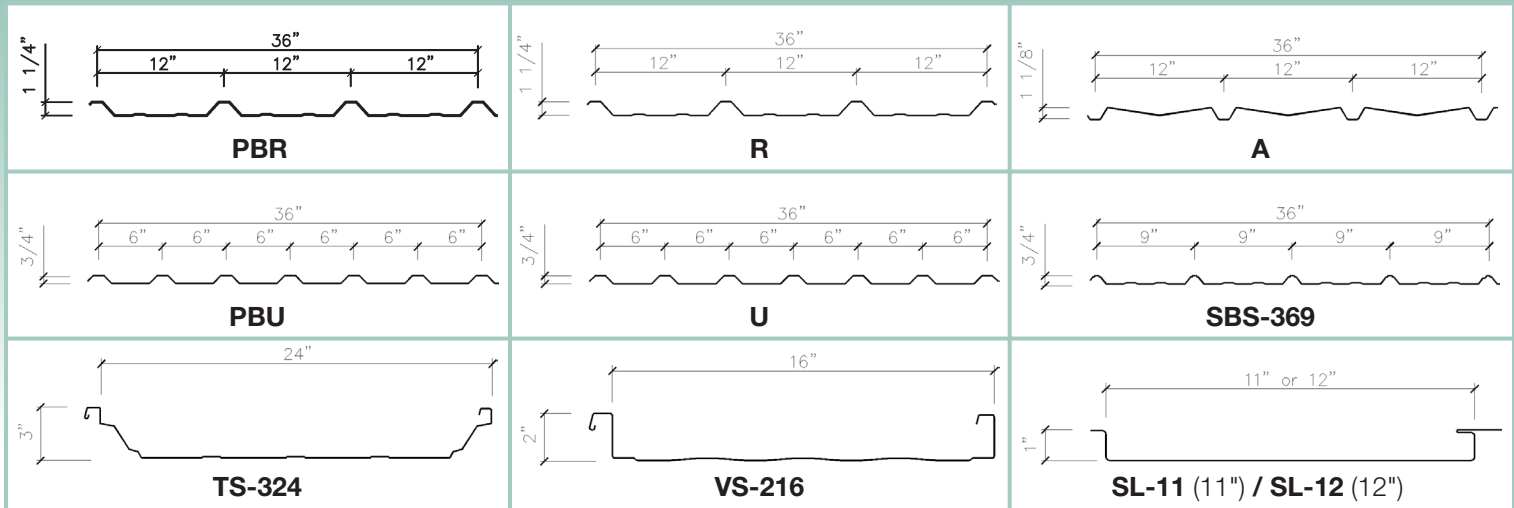
2. Available in Solar White only.

3. SL-12 Available in Polar White only.

4. SL-11 Available in Fluropon® or Galvalume® only.

5. Inquire for Polar White.

6. Polar White only.



Fluropon® is a registered trademark of The Sherwin-Williams® Company
Galvalume is a registered trademark of BIEC International, Inc.
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SHERWIN-WILLIAMS.
Coil Coatings



**Great Western
Building Systems, LLC**
3033 S. Parker Road
Aurora, CO 80014

greatwesternbuildings.com
contact@gwbldings.com
800-497-2135 toll-free
720-729-8712 fax

SITE PLAN APPLICATION

5/10/21 Plan Commission Meeting

G Town Properties / MSI General

Planning & Zoning Report

Germantown, Wisconsin

Summary

MSI General, agent for G Town Properties, property owner, is seeking approval of site development and building plans for an exterior remodel on the existing commercial building located on the 9.78-acre parcel at N112W15800 Mequon Road.

Property Location: N112W15800 Mequon Road

Applicant/

Property Owner: MSI General
Cameron McFarland
PO Box 7
Oconomowoc, WI 53066

G Town Properties
Gregory Devorkin
138 Buntrock Ave
Thiensville, WI 53092

Current Zoning: B-2 PDD: Sendik's Village Centre

Adjacent Land Uses		Zoning
North	Residential	RM-2
South	Commercial	B-3
East	Commercial	B-1
West	Commercial / Residential	B-3 / RM-3



Proposal

MSI General, agent for G Town Properties, property owner, is seeking approval of site development and building plans for an exterior remodel on the existing commercial building located on the 9.78-acre parcel at N112W15800 Mequon Road. The proposed improvements include the following:

- New paint finishes on the existing EIFS (Exterior Insulation and Finish Systems)
- Whitewashing of existing brick masonry units
- Replacement of the existing stone base with brick masonry units
- New built-up façade on the west end of the building including a large, hipped gable roof to be constructed over the new tenant

The Sendik's façade will remain as is and is not included in this project.

Access & Parking. The property will continue to be served by the two (2) existing driveways from Mequon Road to the south and Francese Drive to the east. The proposed reconfiguration will result in a total of ten (10) parking stalls and one (1) ADA compliant parking stall. This will be an increase of two (2) parking stalls to the site.

Storm Water Management. The proposed exterior remodel will add 520 square feet of impervious area to the 11,262 square foot project area. This site is served with municipal storm sewer.

Landscaping. A variety of deciduous and evergreen shrubs and perennials will be installed on site, surrounded with hardwood bark mulch. One existing tree to the west of the building will be preserved. An existing wooded area is located to the west of the site, screening the improvements from the property to the west.

Lighting. Two (2) decorative lighting fixtures will be added to the reconstructed façade. Details on the proposed lighting shall be submitted for review of compliance by Planning Staff.

Signage. No new signage is proposed at this time. Future proposed signage must meet the requirements of Chapter 17.46 of the Village Zoning Code.

Staff CommentsCommunity Development Department: Planning & Zoning

Pursuant to Section 17.49 of the Zoning Code, the PC serves as the Village's Architectural Review Board and responsible for enforcing the principles set forth under 17.49(3) concerning design and exterior appearance (copy of 17.49 enclosed).

Community Development Department: Building Inspection

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

Village Forester

The Village Forester reviewed the landscape plan and has requested that the applicant identify the species and current diameter at breast height of the tree to be preserved on the landscaping plan. Further, tree protection fencing shall be installed around the identified tree to be preserved prior to demolition commencing.

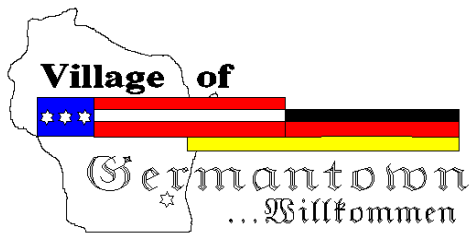
Village Engineer/Public Works Department

The Village's engineering consultant and Public Works Director has identified minor plan revisions and technical corrections as set forth in a March 22, 2021 review memo from the Director of Public Works (copy attached). The applicant has submitted revised plans which have been approved by the engineering consultant and the Public Works Director.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development & building plans for an exterior remodel on the existing commercial building located on the 9.78-acre parcel at N112W15800 Mequon Road. subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the 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 March 1, 2021
 - b. Civil Engineering plan dated March 24, 2021
 - c. Landscaping plan dated March 24, 2021
2. The Landscape Plan shall be revised to reflect the information requested by the Village Forester. These plans shall be submitted to the Planning Department for review and approval prior to the issuance of a building permit.
3. 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.
4. 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 : March 22, 2021
Re : Gtown Properties

Items Reviewed:

1. Civil Plan Set (4 pages) Dated: 03-01-21

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. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
4. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
5. 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.

C102

1. Provide a site data table showing disturbed area and additional impervious added.

C103

1. Patio appears to be sloping towards the building and the south edge is higher than the floor elevation. Revise grading to provide positive drainage away from the building.
2. ADA parking appears to be over the max allowable slope of 2%

**Fee must accompany application**

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

PAID h DATE 2/26/21

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**

MSI General Corp. - Cameron McFarland

P.O. Box 7

Oconomowoc, WI 53066

Phone (608) 931-3584

E-Mail cameron@msigeneral.com**PROPERTY OWNER**

G Town Properties - Gregory Devorkin

138 Buntrock Ave.

Thiensville, WI 53092

Phone (262) 240-1500

E-Mail gid@devooffices.com**2****PROPERTY ADDRESS**

N112W15800 Mequon Rd.

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

North Residential	South Commercial	East Residential & Commercial	West Commercial
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4**READ AND INITIAL THE FOLLOWING:**x

I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

x

I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.

x

I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.

5**SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!**

Applicant

Date

Owner

Date

17.49 - ARCHITECTURAL CONTROL.

- (1) **ARCHITECTURAL REVIEW BOARD.** The Plan Commission shall act as the Architectural Review Board for the purposes of this chapter.
- (2) **RESERVED.** (Rep. Ord. #8-96)
- (3) **PRINCIPLES.** To implement and define criteria for the purpose set forth in this chapter, the following principles are established:
 - (a) No building shall be permitted, the design or exterior appearance of which is of unorthodox or abnormal character in relation to its surroundings as to be unsightly or offensive to generally accepted taste and community standards.
 - (b) No building shall be permitted, the design or exterior appearance of which is so identical with those adjoining as to create excessive monotony or drabness.
 - (c) No building shall be permitted where any exposed facade is constructed or faced with a finished material which is aesthetically incompatible with the other facades and which presents an unattractive appearance to the public and to surrounding properties.
 - (d) No building or sign shall be permitted to be sited on the property in a manner which would unnecessarily destroy or substantially damage the natural beauty of the area, particularly insofar as it would adversely affect values incident to ownership of land in that area; or which would unnecessarily have an adverse effect on the beauty and general enjoyment of existing structures on adjoining properties.
 - (e) See Section 17.41(2a). (Cr. Ord. #8-96; Am. Ord. #34-05; Am Ord. #02-18)
- (4) **ADMINISTRATION.** The Building Inspector shall require that each building permit application be accompanied by plans and a plat or survey showing the exterior elevations of all existing and proposed structures on the property, a description of the proposed materials to be used, and proposed floor elevations of the structures. The Building Inspector shall review the application together with the plans and plat or survey. In the event the Building Inspector determines that the structure, as planned, will not conflict with the principles set forth in subsection (3) above, he shall approve the plans. However, if the Building Inspector finds that the proposed structure may not comply with said principles, he shall transmit the application and accompanying plans, together with his comments and recommendations, to the Plan Commission for its review.
- (5) **REVIEW AND FINDINGS.** The Plan Commission shall review the referred plans and the comments and recommendations of the Building Inspector and approve or disapprove the plans not more than 40 days from the date the original application for a building permit was submitted. In the event the Plan Commission does not act within said 40 days, the plans shall be automatically approved. The Plan Commission shall not approve any building plans unless it finds, by a preponderance of the evidence after viewing the application, that the structure, as planned, will not violate the principles set forth in subsection (3) above.
- (6) **APPEALS.** Any person aggrieved by any decision of the Plan Commission related to architectural control may appeal the decision to the Board of Zoning Appeals. Such appeal shall be filed with the Village Clerk within 30 days after filing of the decision with the Building Inspector.



DesignBuild
Since 1957

February 26, 2021

Jeffrey W. Retzlaff
Village Planner and Zoning
N112 W17001 Mequon Rd
Germantown, WI 53022

Dear Mr. Retzlaff:

On behalf of Gtown Properties and Gregory Devorkin, MSI General is submitting the following project for review and approval at Plan Commission.

Gtown Properties is proposing a remodel of an existing retail center at N112W15800 Mequon Road. The majority of the remodel/update will be only new paint finishes on the existing EIFS and brick for an improved overall look. While the western end of the retail center will also include a new built-up facade for more visibility for some of the existing and a new large retail tenant. The building will retain the german-themed architecture including the the new facade that will include a large hipped gable roof over the new tenant. The new colors will add variety to the existing architecture similar to many german cities but also create an inviting new environment for customers shopping at the retail center. All existing signage of tenants will remain as-is as well as the entire portion of the Sendik's façade.

Thank you for your time and please don't hesitate to reach out with any questions.

Cameron McFarland
Project Director

MSI General

Corporation

P. O. Box 7

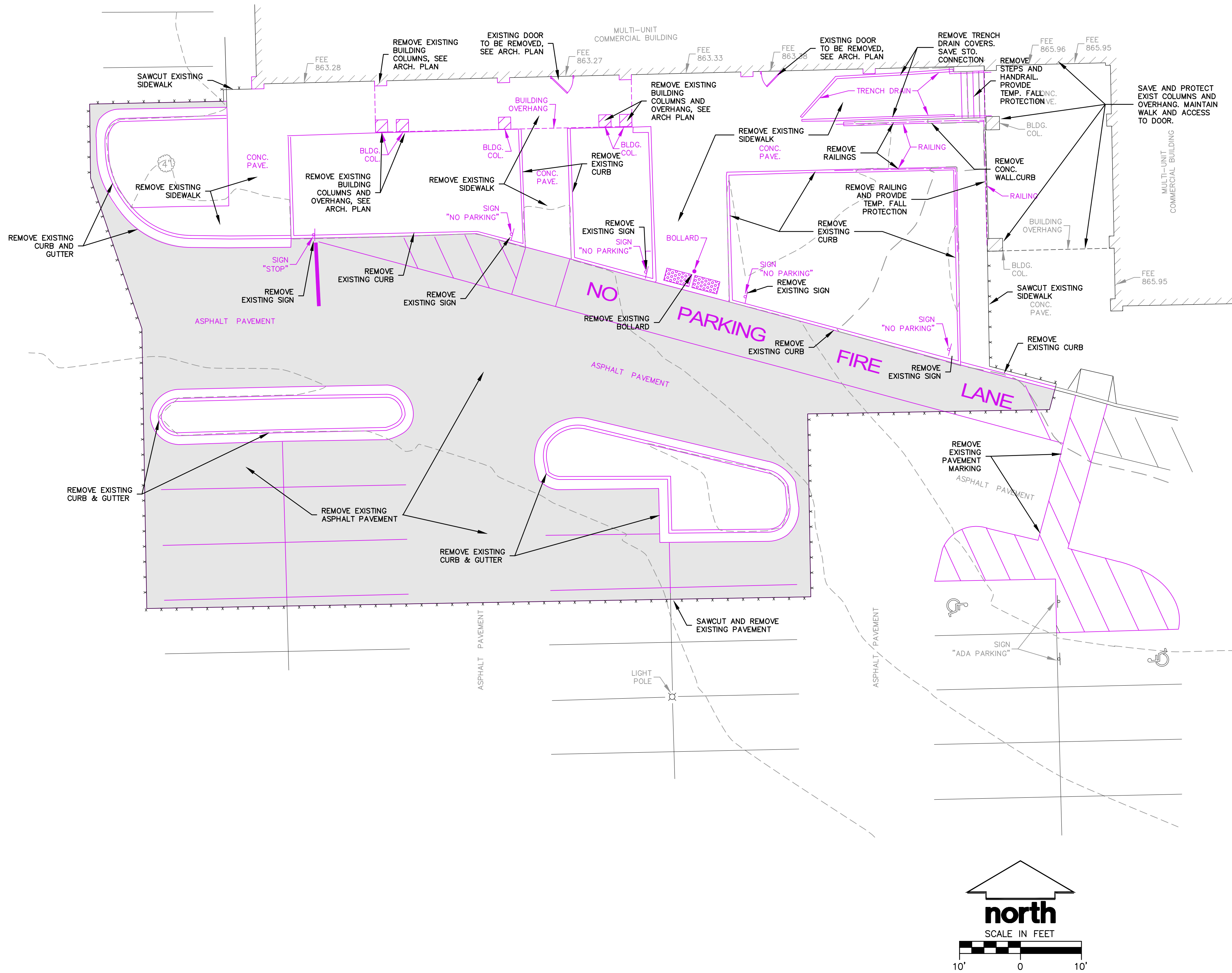
Oconomowoc

Wisconsin

53066

262.367.3661

Fax 262.367.7390

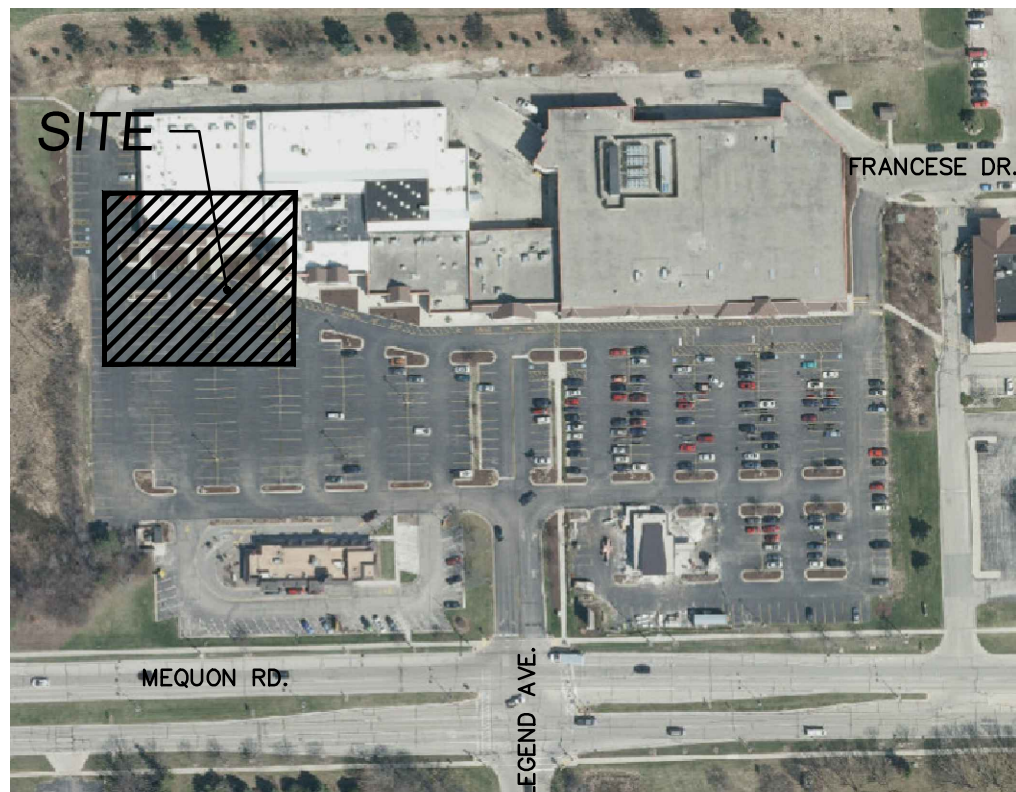


LEGEND

⊙	SANITARY SEWER MANHOLE	⊗	POWER POLE
⊕	STORM MANHOLE	—	GUY WIRE
⊖	CLEAN OUT	•	BOLLARD
⊕	CATCH BASIN ROUND	⊙	TRAFFIC LIGHT
⊕	CATCH BASIN SQUARE	⊗	SOIL BORING
⊕	CURB INLET	— SAN —	SANITARY SEWER
⊕	FIRE HYDRANT	— W —	WATER MAIN
⊕	WATER VALVE	— ST —	STORM SEWER
⊕	GAS VALVE	— G —	UNDERGROUND GAS
⊕	LIGHT POLE	— E —	UNDERGROUND ELECTRIC
⊕	YARD LIGHT	— T —	UNDERGROUND TELEPHONE
⊕	MAIL BOX	— FIB —	UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	— OH —	OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE		
⊕	SIGN		

SHEET INDEX

C-101	SITE DEMOLITION PLAN
C-102	SITE PAVEMENT ID & DIMENSION PLAN
C-103	SITE GRADING, STORM UTILITY & EROSION CONTROL PLAN
C-104	SITE NOTES & DETAILS

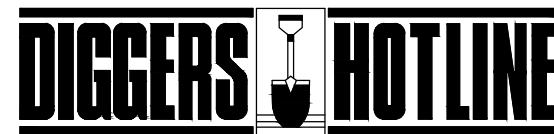


DEMOLITION NOTES

- IT IS THE CONTRACTOR'S/BIDDER'S RESPONSIBILITY TO REVIEW THE PLANS, INSPECT THE SITE AND PROVIDE HIS OWN DUE DILIGENCE TO INCLUDE IN HIS BID WHAT ADDITIONAL ITEMS, IN HIS OPINION, MAY BE NECESSARY FOR DEMOLITION. ANY ADDITIONAL ITEMS IDENTIFIED BY THE CONTRACTOR/BIDDER SHALL BE IDENTIFIED IN THE BID AND REPORTED TO THE ENGINEER OF RECORD.
- CONTRACTOR SHALL KEEP ALL STREETS AND PRIVATE DRIVES FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- ALL TREES WITHIN THE CONSTRUCTION LIMITS SHALL BE REMOVED UNLESS SPECIFICALLY CALLED OUT FOR PROTECTION. ALL TREES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY AND STUMPS SHALL BE GROUND TO PROPOSED SUBGRADE.
- PERFORM TREE PRUNING IN ALL LOCATIONS WHERE PROPOSED PAVEMENT AND/OR UTILITY INSTALLATION ENCRROACH WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN. ALL TRENCHING WITHIN THE EXISTING DRIP LINE OF THE TREES TO REMAIN SHALL BE DONE RADIALLY AWAY FROM THE TRUNK IF ROOTS IN EXCESS OF 1" DIAMETER ARE EXPOSED. ROOTS MUST BE CUT BY REPUTABLE TREE PRUNING SERVICE PRIOR TO ANY TRANSVERSE TRENCHING.
- ALL LIGHT POLES TO BE REMOVED SHALL BE REMOVED IN THEIR ENTIRETY, INCLUDING BASE AND ALL APPURTENANCES. SALVAGE FOR RELOCATION. COORDINATE RELOCATION AND/OR ABANDONMENT OF ALL ELECTRIC LINES WITH ELECTRICAL ENGINEER AND OWNER PRIOR TO DEMOLITION.
- ABANDONED/REMOVED ITEMS SHALL BE DISPOSED OF OFF SITE UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL INSTALL A PEDESTRIAN FENCE AROUND ALL EXCAVATIONS TO BE LEFT OPEN OVERNIGHT AS REQUIRED.
- CONTRACTOR TO REPLACE ALL SIDEWALK AND CURB AND GUTTER ABUTTING THE PROPERTY, WHICH IS DAMAGED BY THE CONSTRUCTION, OR ANY SIDEWALK AND CURB AND GUTTER THAT THE CITY ENGINEER DETERMINES NEEDS TO BE REPLACED BECAUSE IT IS NOT AT A DESIRABLE GRADE REGARDLESS OF WHETHER THE CONDITION EXISTED PRIOR TO BEGINNING CONSTRUCTION.
- GRANULAR BACKFILL MATERIALS ARE REQUIRED IN ALL UTILITY TRENCHES UNDER SIDEWALKS AND PROPOSED PAVED AREAS, ALL UTILITY TRENCH BACKFILL SHALL BE COMPACTED PER SPECIFICATIONS.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR IS RESPONSIBLE FOR:
 - EXAMINING ALL SITE CONDITIONS RELATIVE TO THE CONDITIONS INDICATED ON THE ENGINEERING DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ENGINEER AND RESOLVED PRIOR TO THE START OF CONSTRUCTION.
 - VERIFYING UTILITY ELEVATIONS AND NOTIFYING ENGINEER OF ANY DISCREPANCIES. NO WORK SHALL BE PERFORMED UNTIL THE DISCREPANCIES ARE RESOLVED.
 - NOTIFYING ALL UTILITIES PRIOR TO THE REMOVAL OF ANY UNDERGROUND UTILITIES.
 - NOTIFYING THE DESIGN ENGINEER AND LOCAL CONTROLLING MUNICIPALITY 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE FOR APPROPRIATE CONSTRUCTION INSPECTION.
- ANY SANITARY SEWER, SANITARY SEWER SERVICES, WATER MAIN, WATER SERVICES, STORM SEWER, OR OTHER UTILITIES, WHICH ARE DAMAGED BY THE CONTRACTORS, SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY DURING THE CONSTRUCTION OF THESE IMPROVEMENTS.
- CONTRACTOR TO COORDINATE PRIVATE UTILITY REMOVAL / ABANDONMENT AND NECESSARY RELOCATION WITH RESPECTIVE UTILITY COMPANY. COORDINATION REQUIRED PRIOR TO CONSTRUCTION.
- ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE APPROVED MUNIICIPALITY RECYCLING PLAN.
- ANY CONTAMINATED SOILS SHALL BE REMOVED IN ACCORDANCE WITH FEDERAL AND STATE REGULATIONS TO AN APPROVED LANDFILL.
- ALL EXISTING UTILITIES TO BE FIELD LOCATED AND FLAGGED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- SEWER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 3.2.24, OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND MUNICIPALITY SPECIFICATIONS.
- WATER ABANDONMENT SHALL BE IN ACCORDANCE WITH SECTION 4.14.0 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN WISCONSIN, LATEST ADDITION, AND MUNICIPALITY SPECIFICATIONS.
- ALL PERMETER EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO THE START OF DEMOLITION ACTIVITIES. CONTRACTOR SHALL KEEP ALL STREETS AND PAVEMENT FREE AND CLEAR OF ALL CONSTRUCTION RELATED DIRT, DUST AND DEBRIS.
- CONTRACTOR TO REMOVE EXISTING UTILITY PIPE OR PROVIDE PIPE BACK-FILLING AFTER REMOVAL OF EXISTING UTILITIES WITHIN BUILDING FOOTPRINT USING "LOW DENSITY CONCRETE/FLOWABLE FILL".
- RESTORATION OF THE EXISTING ROADWAY RIGHT-OF-WAYS ARE CONSIDERED INCIDENTAL AND SHOULD BE PART OF THE COST OF THE UNDERGROUND IMPROVEMENTS, DEMOLITION AND REMOVAL. THIS INCLUDES CURB & GUTTER, SIDEWALK, TOPSOIL, SEEDING AND MULCHING.

DEWATERING NOTES

- DEWATERING SHALL BE PUMPED THROUGH A TYPE II GEOTEXTILE FILTER BAG IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1061. INSTALL BAGS PER WDNR TECHNICAL STANDARD 1061.
- MAXIMUM PUMPING RATE ALLOWED FOR DEWATERING IS 250 GPM FROM A 3-INCH PUMP. HIGHER RATES REQUIRE LARGER AND/OR MULTIPLE GEOTEXTILE FILTER BAGS. CONTACT ENGINEER IF ADDITIONAL PUMP RATE IS REQUIRED.
- CONTRACTOR TO INSPECT DEVICES AT START AND END OF WORKING DAY AND REPAIR DEVICES AS NEEDED TO MAINTAIN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPS SHOULD BE PROACTIVE, NOT REACTIVE.
- SEDIMENT SHALL BE REMOVED FROM DEVICES TO MAINTAIN EFFECTIVENESS. ALL SEDIMENT COLLECTED IN DEWATERING DEVICES SHALL BE PROPERLY DISPOSED OF TO PREVENT SEDIMENT DISCHARGE TO WETLANDS/WATERS OF THE STATE OF WISCONSIN.
- ALL DEWATERING PRACTICES SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF WDNR TECHNICAL STANDARD 1061.



Call 811 or (800) 242-8511
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Hearing Impaired TDD (800) 542-2289
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JSD JOB NO.: 21-10347
JSD PROJ. MGR.: RWI



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ISSUE DATES:

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Plan Commission:	03/01/2021

REVISIONS:

1	VILLAGE ENG. COMMENTS	03/24/2021
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PROJECT ADDRESS:

PROJECT NAME
GTOWN PROPERTIES REMODEL
STREET ADDRESS
N112W15800 Mequon Road
CITY/ STATE / ZIP
GERMANTOWN, WI

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

Architect: AMH Engineer: ARG Reviewed By: BJZ

Sheet Title:
SITE DEMO PLAN

Sheet Number:

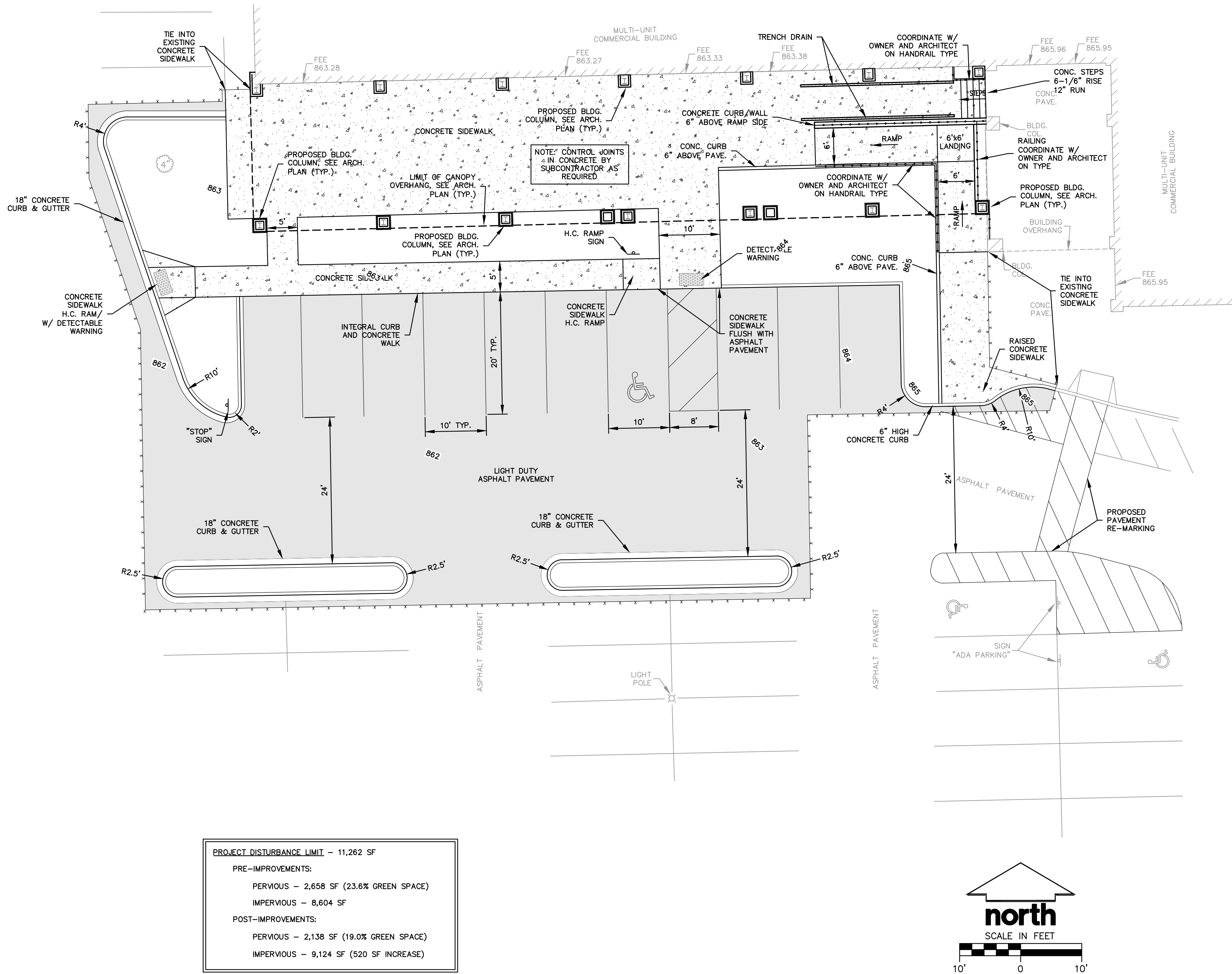
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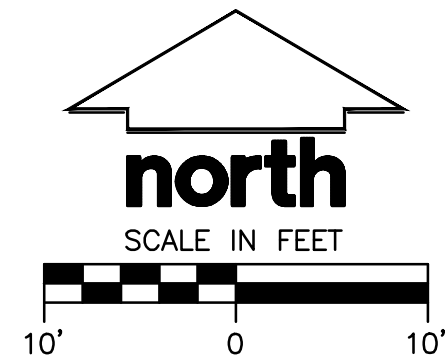
P12950

P12950

DEMO PLAN 1" = 10'-0"



PROJECT DISTURBANCE LIMIT - 11,262 SF	
PRE-IMPROVEMENTS:	
PERVIOUS -	2,658 SF (23.6% GREEN SPACE)
IMPERVIOUS -	8,604 SF
POST-IMPROVEMENTS:	
PERVIOUS -	2,138 SF (19.0% GREEN SPACE)
IMPERVIOUS -	9,124 SF (520 SF INCREASE)



LEGEND

Ⓢ	SANITARY SEWER MANHOLE	⊗	POWER POLE
Ⓢ	STORM MANHOLE	—	GUY WIRE
Ⓢ	CLEAN OUT	•	BOLLARD
⊕	CATCH BASIN ROUND	○	TRAFFIC LIGHT
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⊕	MAIL BOX	—	UNDERGROUND FIBER OPTICS
⊕	TELEPHONE PEDESTAL	—	OVERHEAD UTILITY
⊕	ELECTRICAL MANHOLE		
⊕	SIGN		

SITE PARKING STATISTICS	
10	TOTAL PARKING STALLS
1	ADA PARKING STALL

SITE PLAN NOTES

GENERAL

- ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION AND APPLICABLE VILLAGE OF GERMANTOWN ORDINANCES.
- ALL DIMENSIONS ARE TO FACE OF CURB AND/OR EDGE OF CONCRETE UNLESS OTHERWISE NOTED.
- ALL RADII ARE TO FACE OF CURB AND/OR EDGE OF CONCRETE UNLESS OTHERWISE NOTED.
- ANY REQUIRED REPLACEMENT OF PUBLIC CURB AND GUTTER SHALL MATCH EXISTING AND MEET THE REQUIREMENTS OF THE MUNICIPALITY.
- MARK AND STRIPE ADA PARKING SPACES APPROPRIATELY.
- 2' X 4' TRUNCATED DOME WARNING DETECTION FIELD SHALL BE PLACED AT ALL ADA RAMP.
- ALL PAVEMENT MARKINGS INCLUDING: STOP BARS, CROSSWALKS, DIRECTIONAL ARROWS, PARKING STALL LINES, ADA STALL MARKINGS, NO PARKING ZONES, DROP-OFF/PICK-UP ZONES SHALL BE PAINTED WITH HIGH VISIBILITY YELLOW LATEX PAINT PER SPECIFICATIONS.
- JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.
- SURFACE PREPARATION - NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.

ASPHALTIC CONCRETE PAVING SPECIFICATIONS

- CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, EDITION OF 2005. HEREINAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
- WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
- GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
- CRUSHED AGGREGATE BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
- BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
- SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
- ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

CONCRETE PAVING SPECIFICATIONS

- CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONCRETE WALLS AND STEPS SHALL BE POUR IN-PLACE. CONSULT WITH STRUCTURAL ENGINEER FOR REINFORCEMENT REQUIREMENT.
- CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
- CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
- EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
- ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.

PAVEMENT STRIPING NOTES

- CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
- PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. ALL STRIPING SHALL BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
- DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
- LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
- PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
- APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES. (OR TO MFG. SPECIFICATIONS)
- BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
- ALL HANDICAPPED ACCESSIBLE PARKING SHALL BE LOCATED PER 2009 IBC 1106.6

PAVEMENT STRUCTURE

■	LIGHT DUTY ASPHALT PAVEMENT 8" CRUSHED AGGREGATE BASE COURSE 2.5" HMA BINDER COURSE (3 LT 58-28 S) 1.5" HMA SURFACE COURSE (4 LT 58-28 S)
■	CONCRETE SIDEWALK 6" CRUSHED AGGREGATE BASE COURSE (1-14" DENSE GRADED LESTONE) 5" CONCRETE

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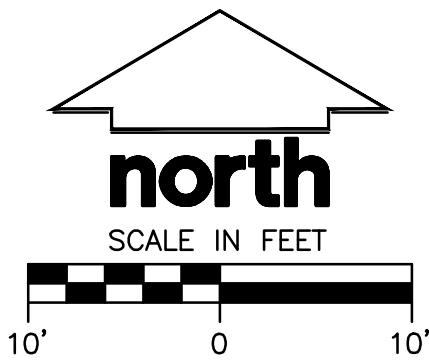
Architect: AMH Engineer: ARG Reviewed By: BJZ

Sheet Title:
SITE PAVEMENT ID &
DIMENSION PLAN
Sheet Number:

C-102

Project Number: P12950

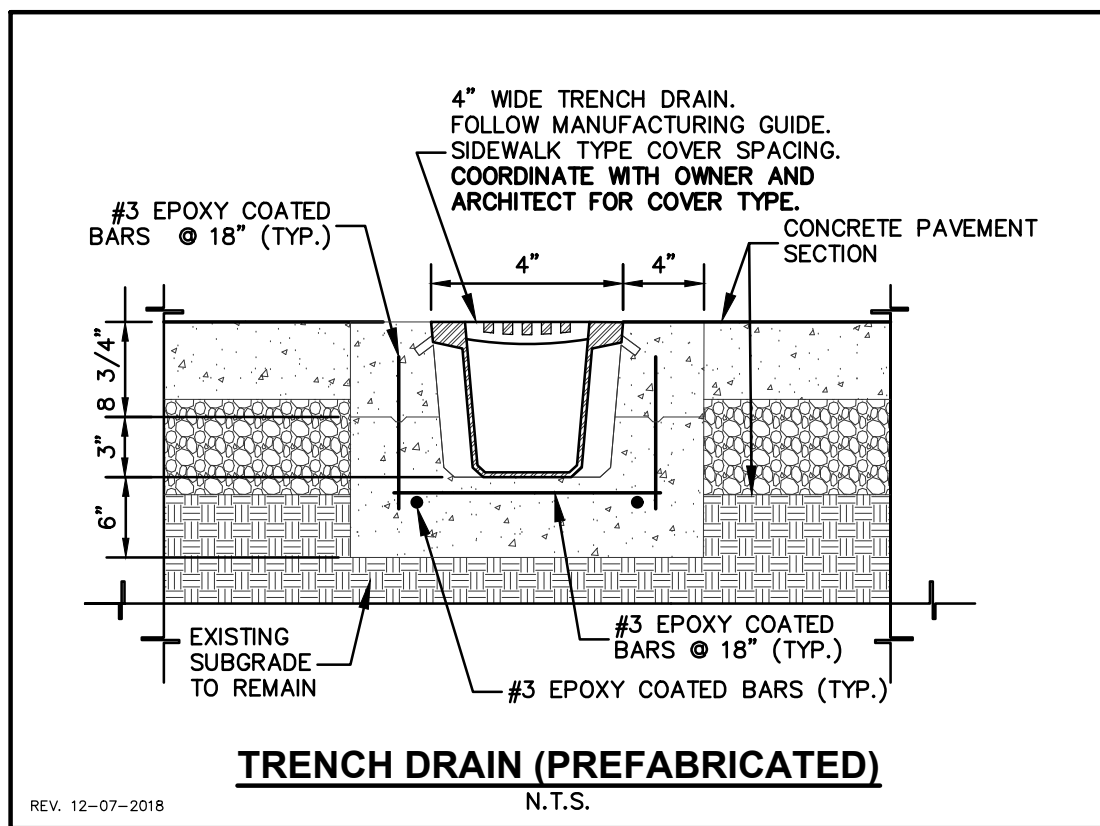
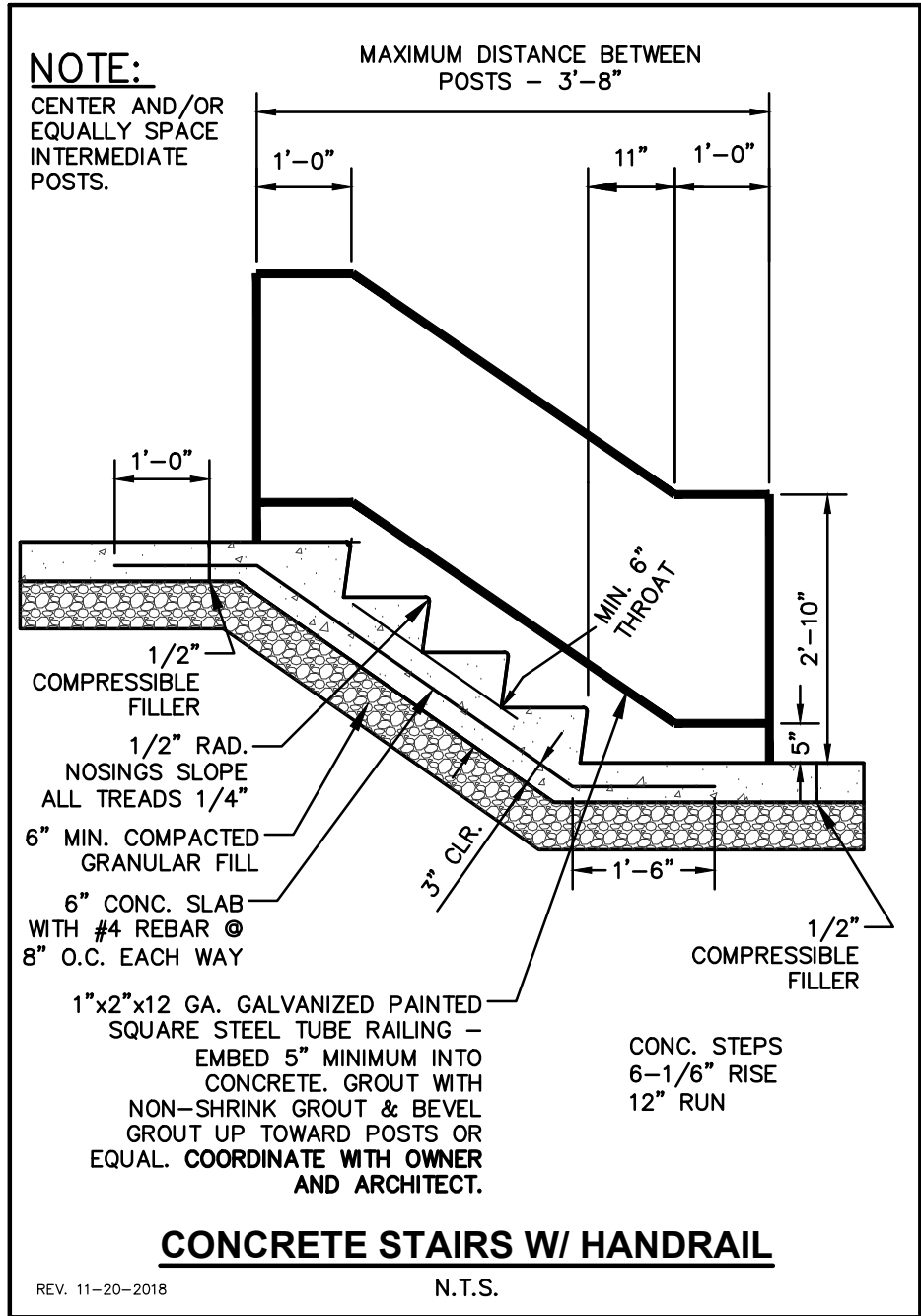
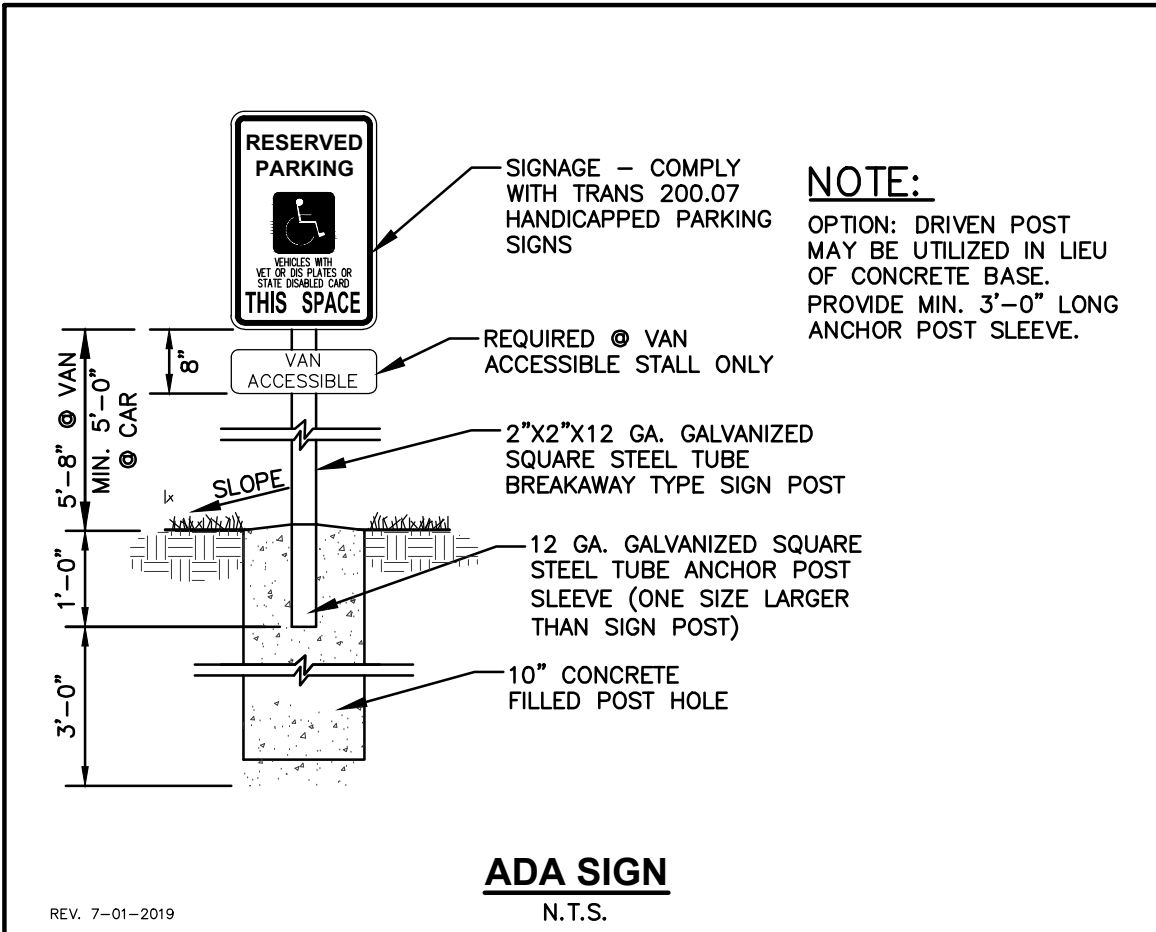
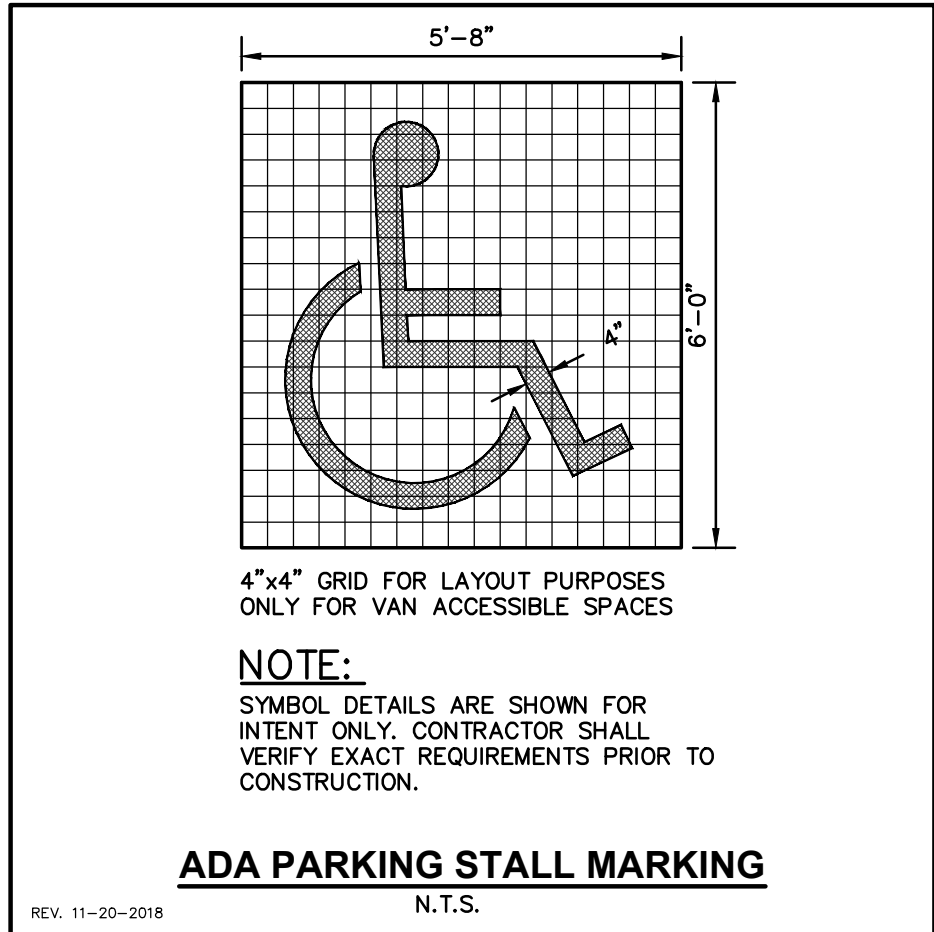
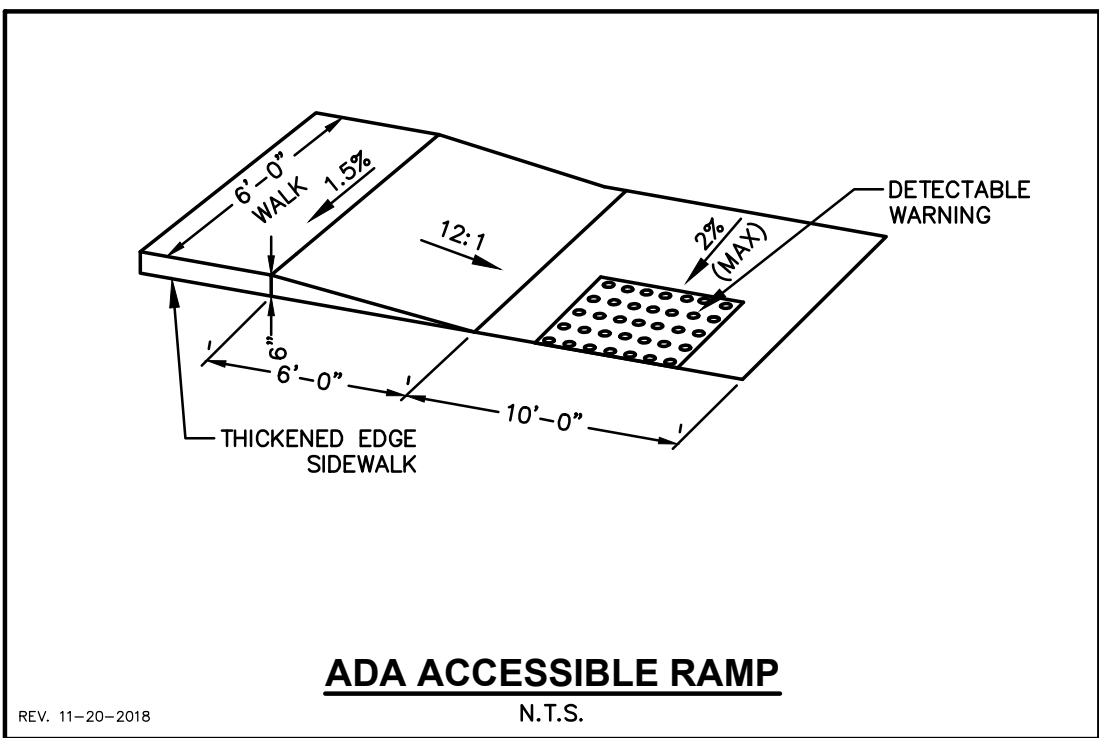
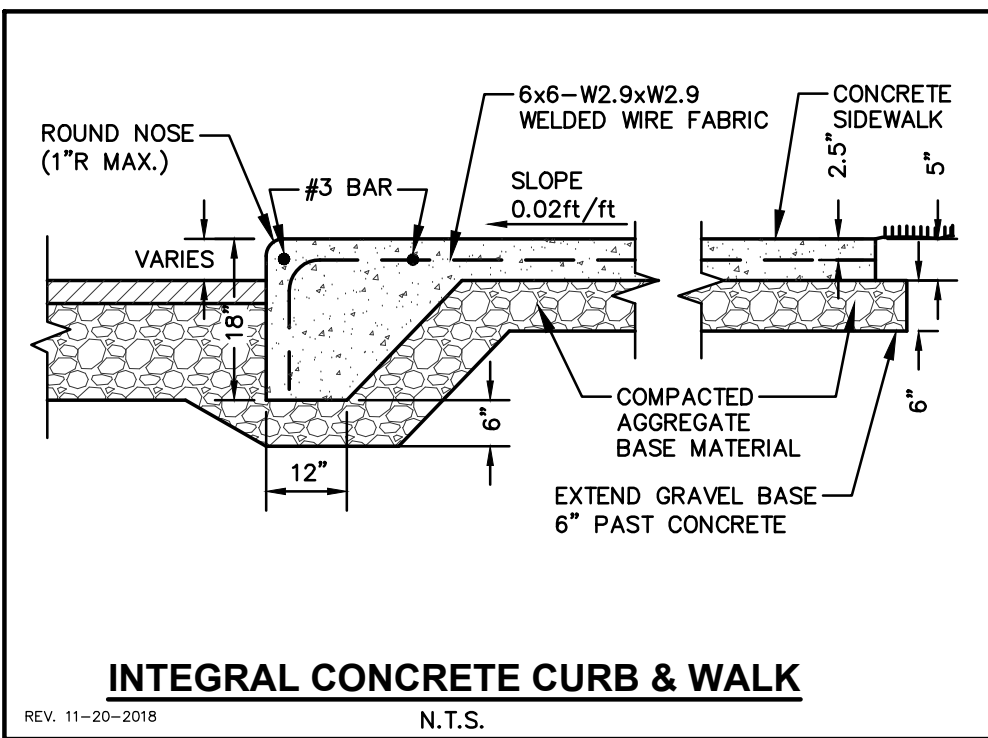
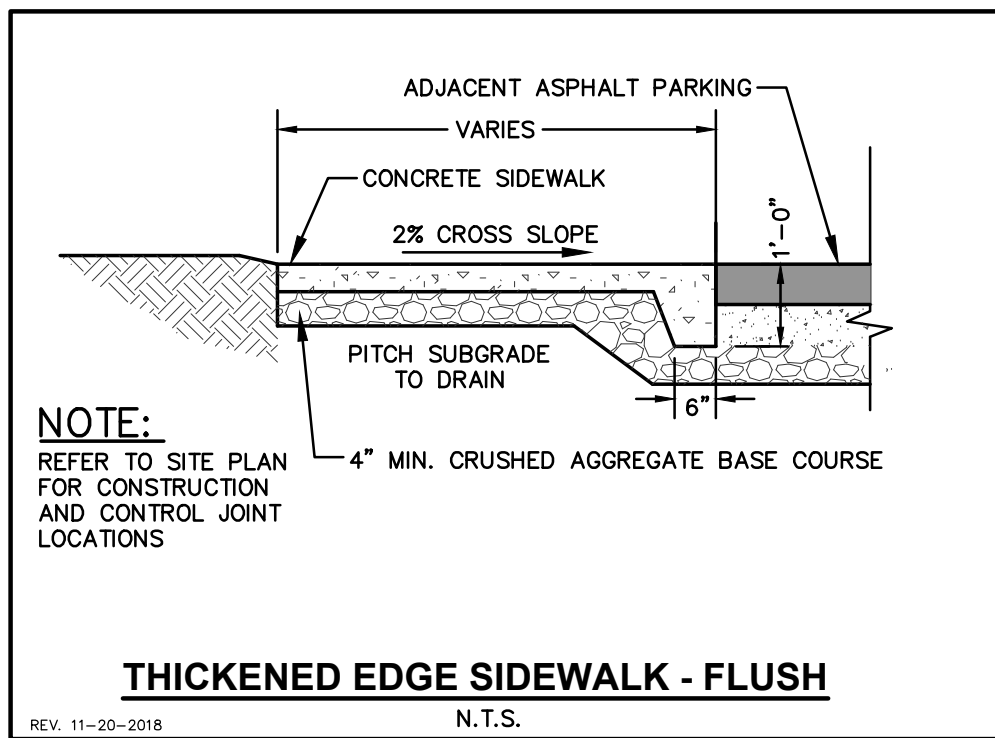
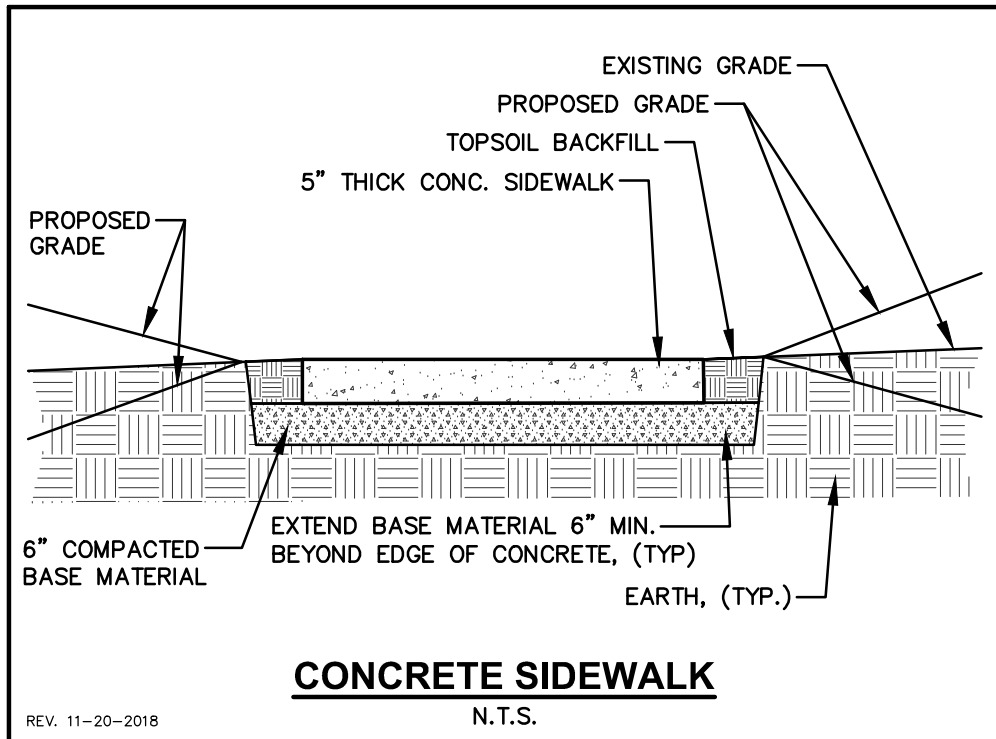
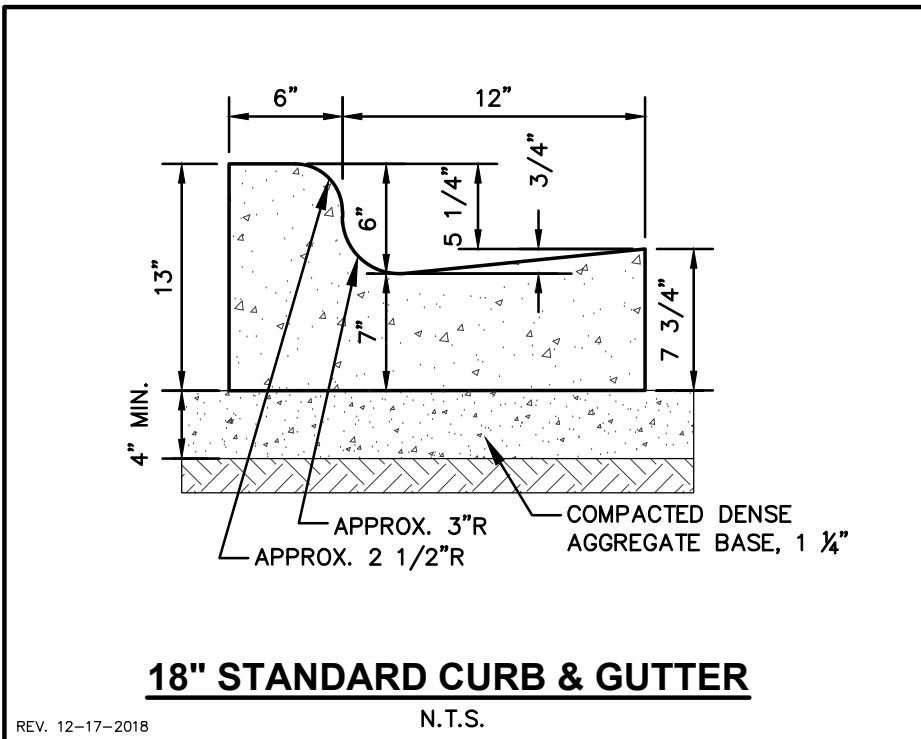
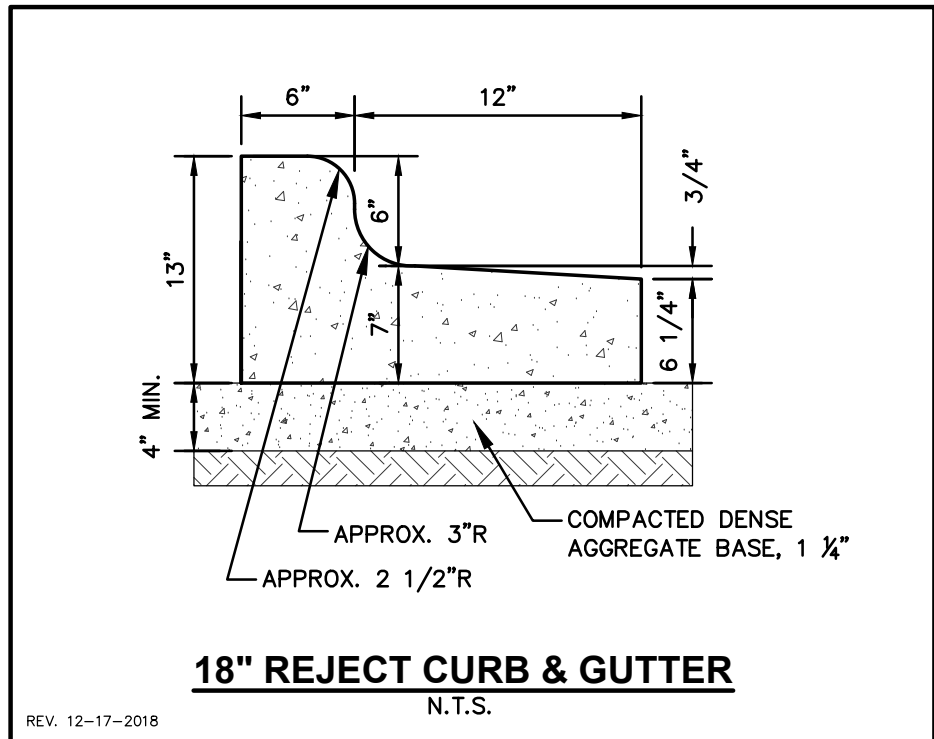
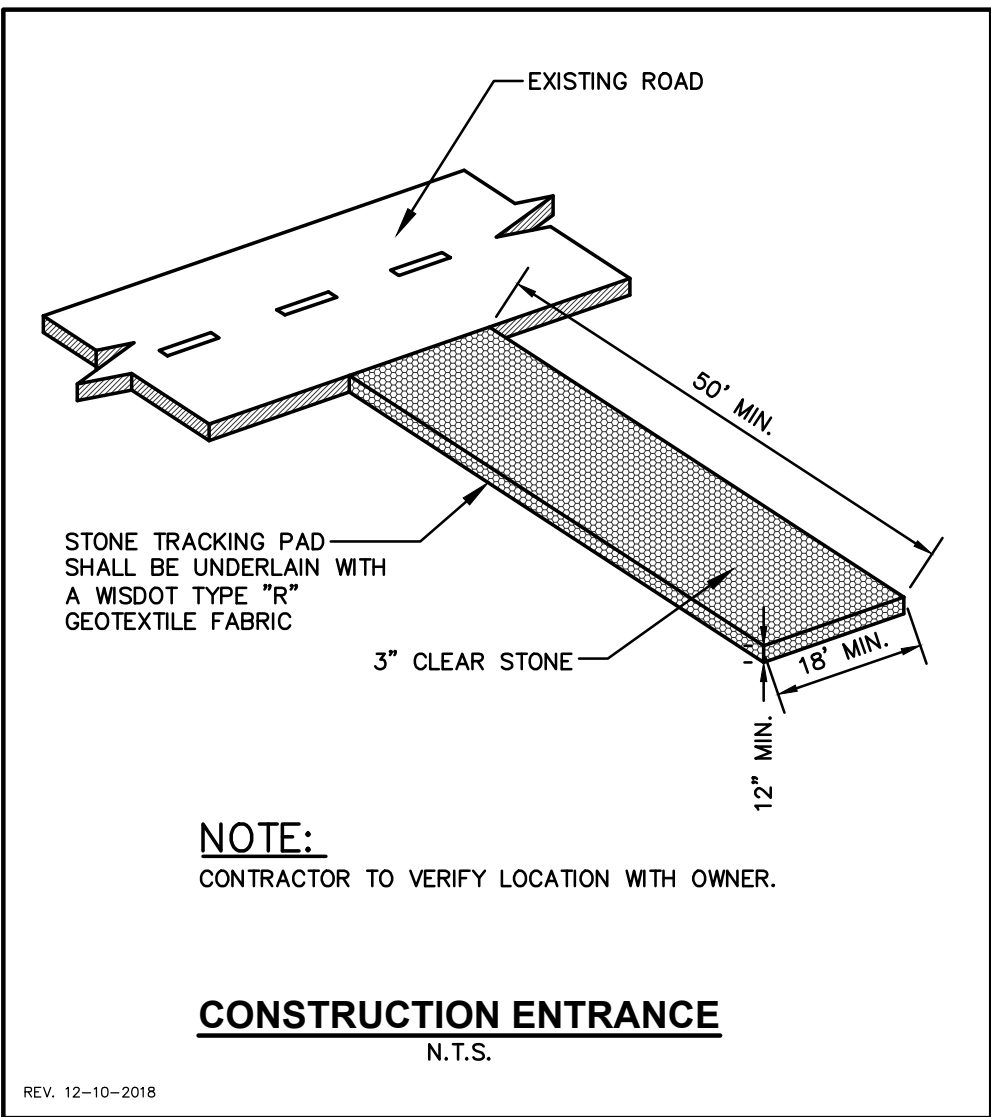
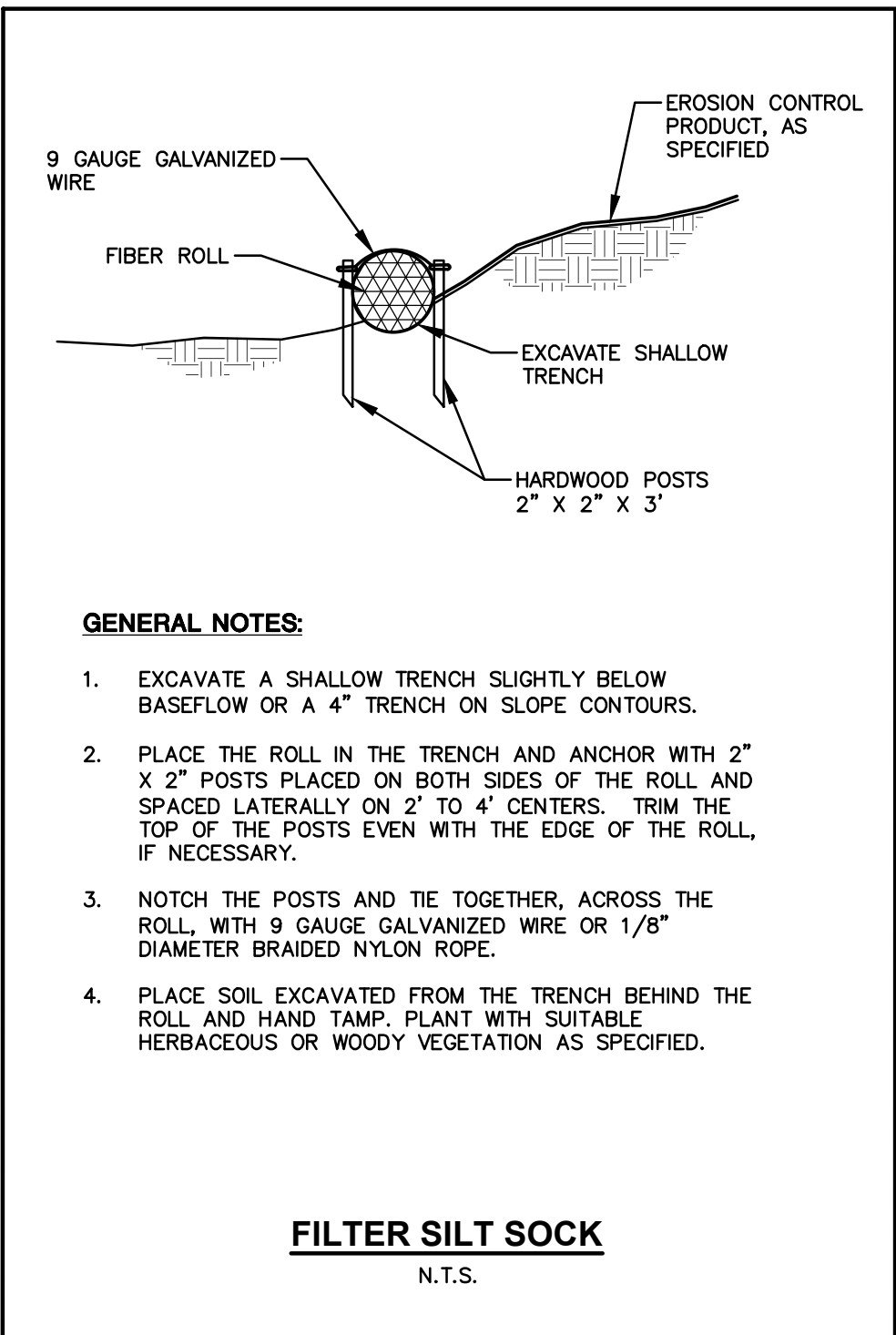
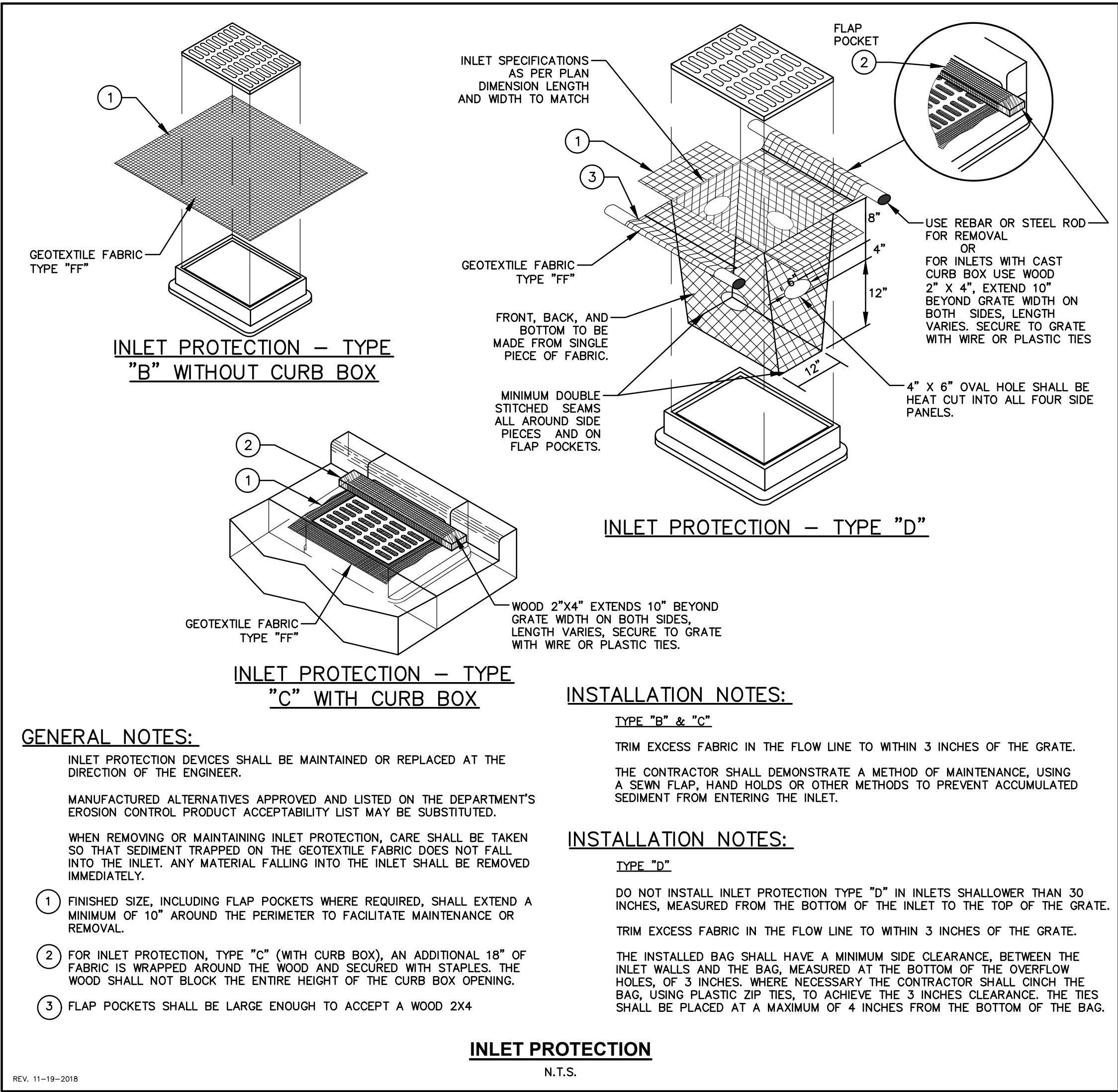
P12950



	SANITARY SEWER MANHOLE		POWER POLE
	STORM MANHOLE		GUY WIRE
	CLEAN OUT		BOLLARD
	CATCH BASIN ROUND		TRAFFIC LIGHT
	CATCH BASIN SQUARE		SOIL BORING
	CURB INLET		SANITARY SEWER
	FIRE HYDRANT		WATER MAIN
	WATER VALVE		STORM SEWER
	GAS VALVE		UNDERGROUND GAS
	LIGHT POLE		UNDERGROUND ELECTRIC
	YARD LIGHT		UNDERGROUND TELEPHONE
	MAIL BOX		UNDERGROUND FIBER OPTICS
	TELEPHONE PEDESTAL		OVERHEAD UTILITY
	ELECTRICAL MANHOLE		
	SIGN		

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PROJECT ADDRESS:

PROJECT NAME
GTOWN PROPERTIES REMODEL
STREET ADDRESS
N112W15800 Mequon Road
CITY/ STATE / ZIP
GERMANTOWN, WI

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

Architect: AMH Engineer: ARG Reviewed By: BJZ

Sheet Title:
SITE NOTES & DETAILS

Sheet Number:

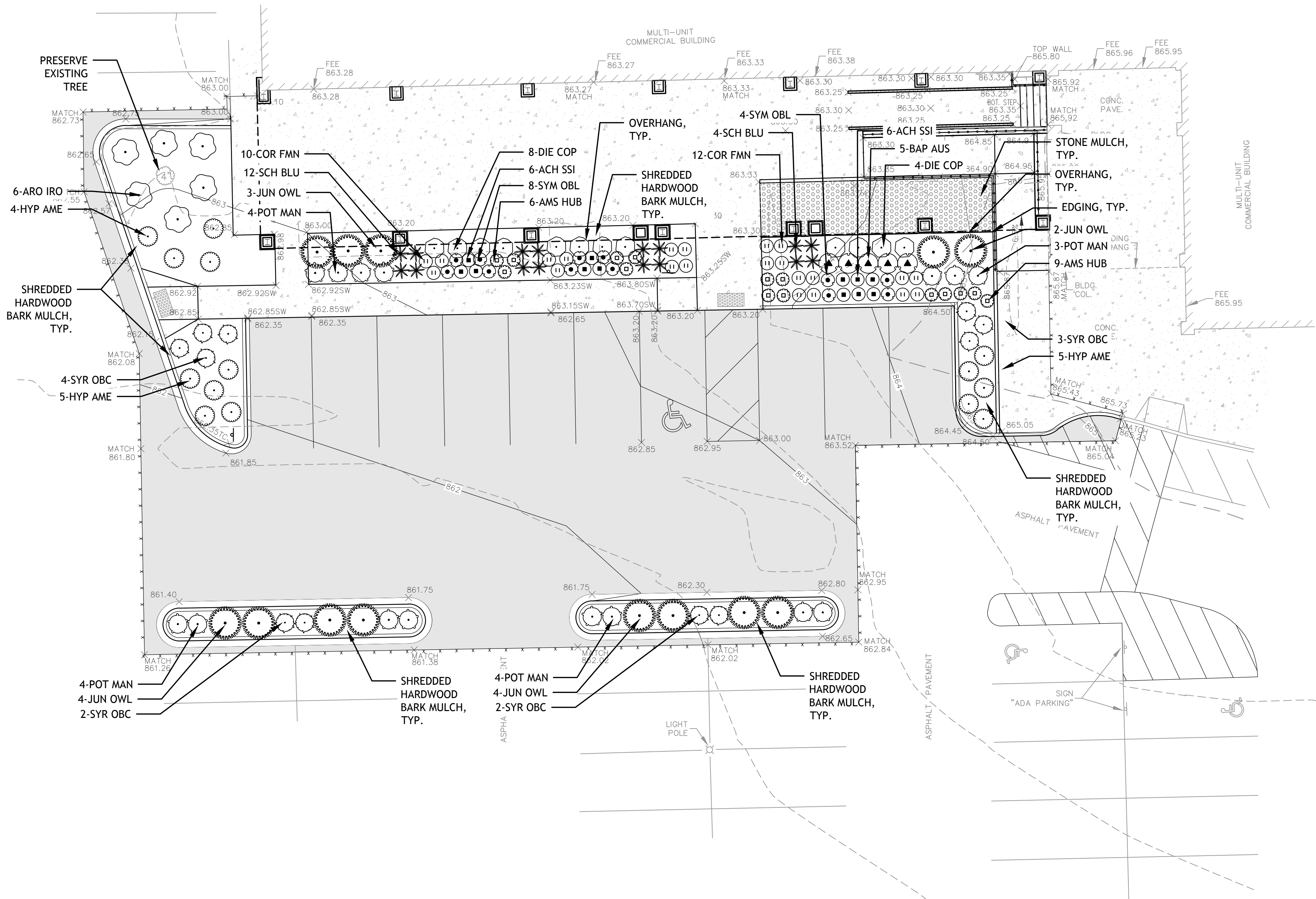
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Project Number: P12950

P12950

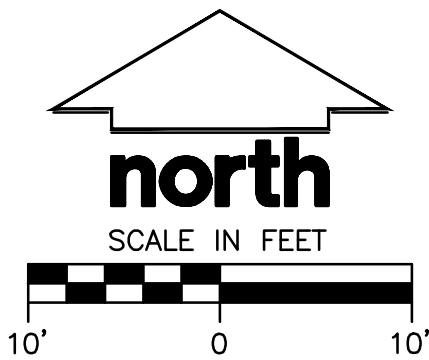
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PLANT SCHEDULE

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	PLANTING SIZE	MATURE HT	MATURE SP	QTY
	ARO IRO	Aronia melanocarpa 'Iroquois Beauty' TM / Black Chokeberry	3 gal	24" Tall Min.	3'	4'	6
	DIE COP	Diervilla lonicera 'Copper' / Copper Low Bush Honeysuckle	3 gal	24" Tall Min.	2.5'	3'	12
	HYP AME	Hypericum kalmianum 'Ames' / Ames St. Johns Wort	3 gal	24" Tall Min.	3'	3'	14
	JUN OWL	Juniperus virginiana 'Grey Owl' / Eastern Redcedar	3 gal	24" Tall Min.	3'	6'	13
	POT MAN	Potentilla fruticosa 'Mango Tango' / Mango Tango Bush Cinquefoil	3 gal	24" Tall Min.	3'	3'	15
	SYR OBC	Syringa x 'SMNJRPI' TM / Bloomerang Dwarf Pink Lilac	3 gal	24" Tall Min.	3'	2.5'	11
ANNUALS/PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONT	PLANTING SIZE	MATURE HT	MATURE SP	QTY
	ACH SSI	Achillea x 'Sassy Summer Silver' / Sassy Summer Silver Yarrow	#1	CONT	3'	2.5'	12
	AMS HUB	Amsonia hubrichtii / Arkansas Bluestar	#1	CONT	3'	2.5'	15
	BAP AUS	Baptisia australis / Blue Wild Indigo 'Blue Mound' PPAF	#1	CONT	3'	4'	5
	COR FMN	Coreopsis x 'Full Moon' TM / Full Moon Big Bang Tickseed	#1	CONT	2'	2'	22
	SCH BLU	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	#1	CONT	4'	2.5'	16
	SYM OBL	Symphotrichum oblongifolium / Fall Aster	#1	CONT	3'	2'	12



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Architect:	Engineer:	Reviewed By:
AMH	ARG	BJZ
Sheet Title: LANDSCAPE PLAN		

Sheet Number:
L-100
Project Number:
P12950

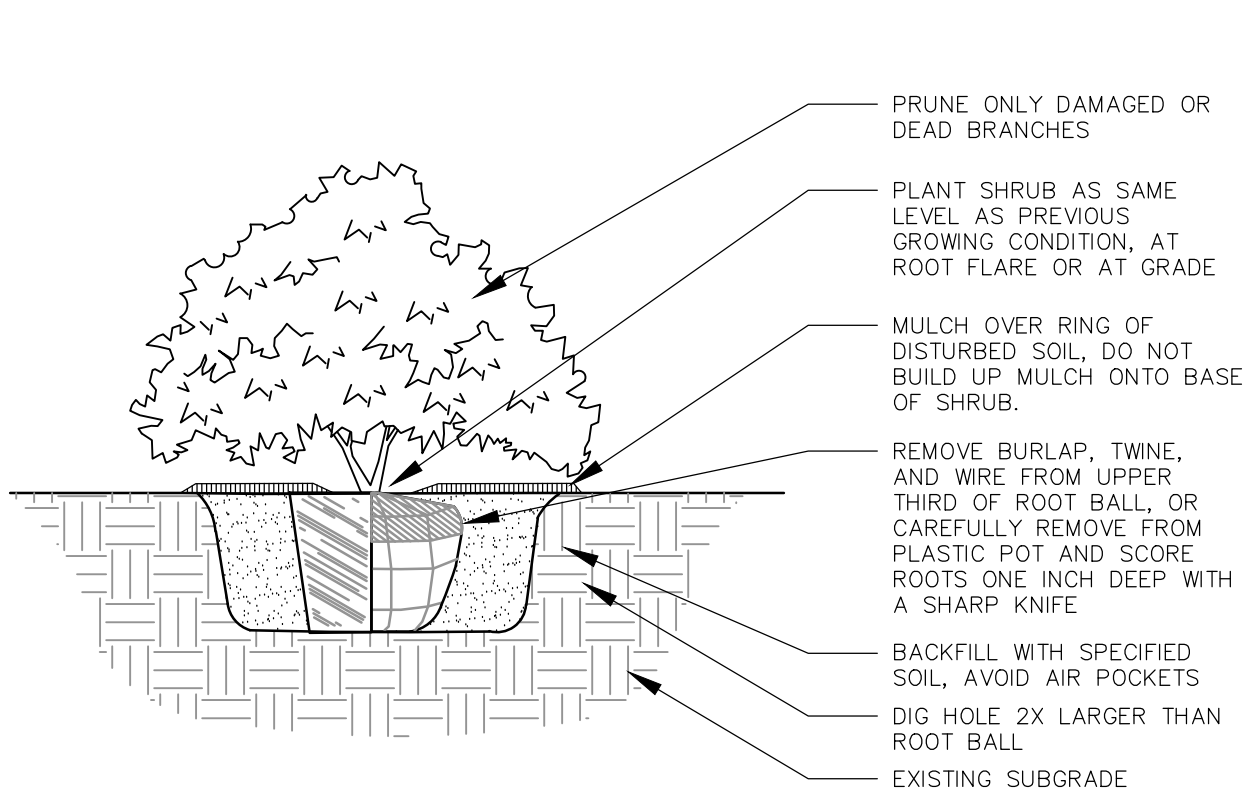
LANDSCAPE PLAN 1" = 10'-0"

MANAGERS

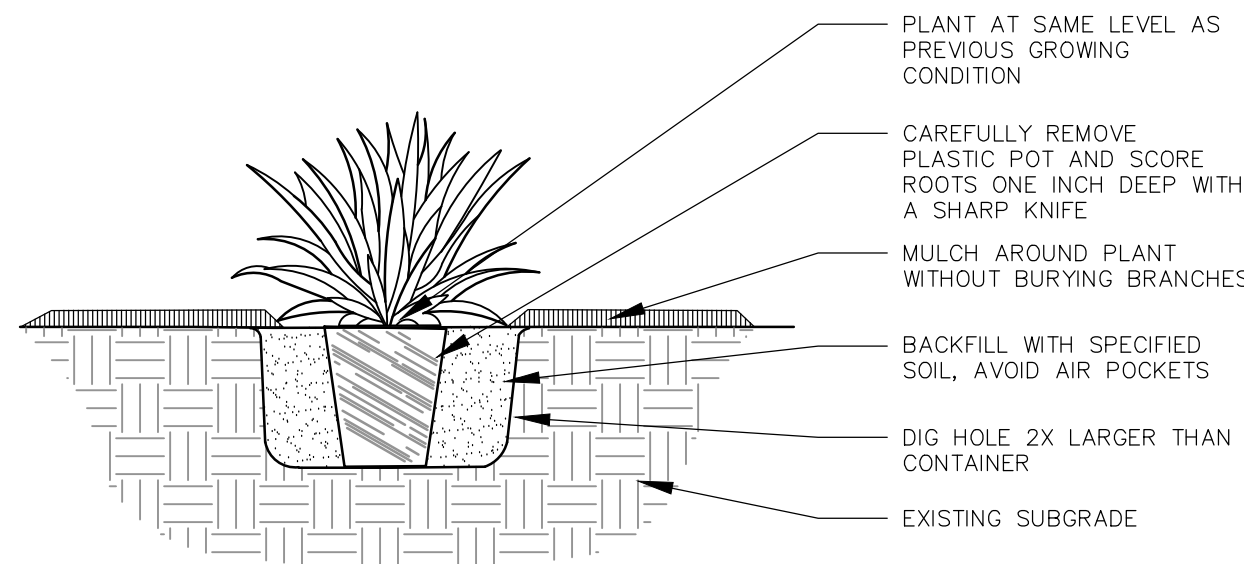
ENGINEERS

CONTRACTORS

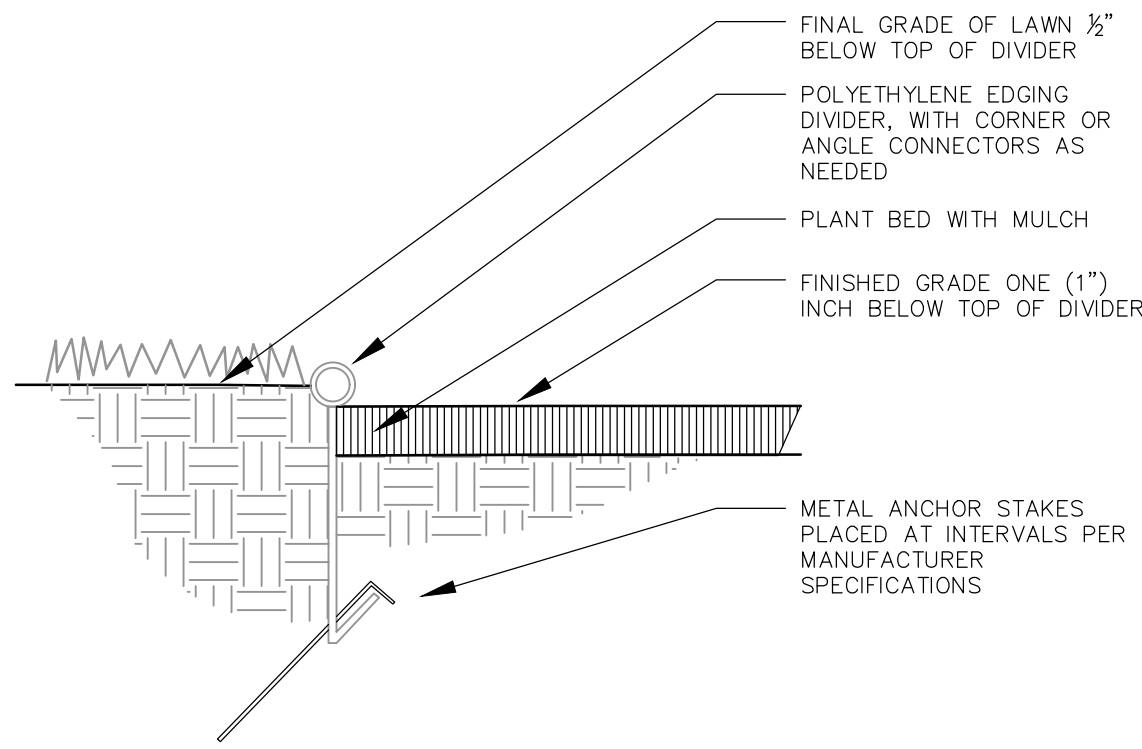
ARCHITECTS



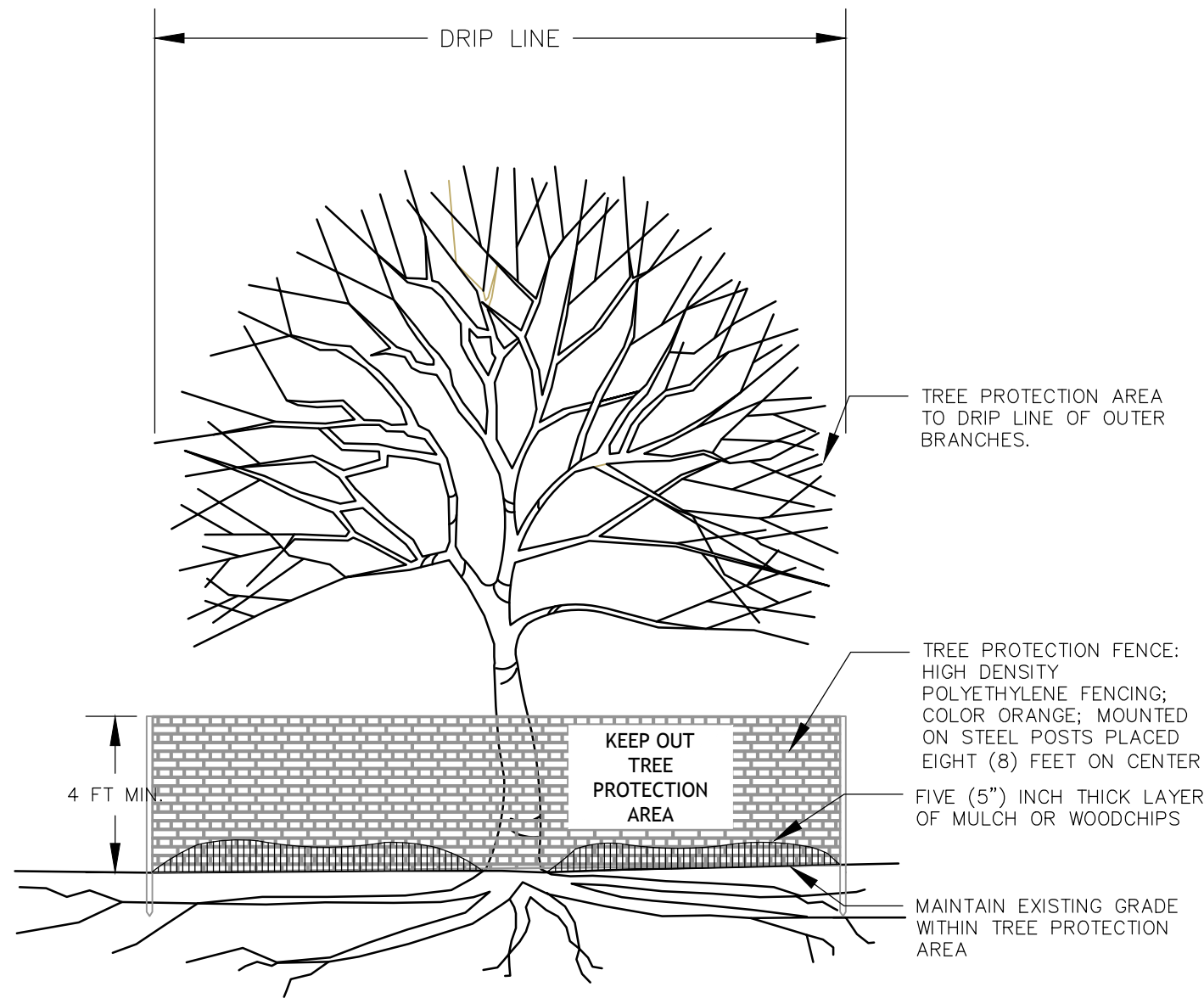
01 SHRUB PLANTING DETAIL
NOT TO SCALE



02 PERENNIAL PLANTING DETAIL
NOT TO SCALE



03 EDGING DETAIL
NOT TO SCALE



04 TREE PROTECTION DETAIL
NOT TO SCALE

GENERAL

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3\"/>
- TOP OF MULCH SHALL BE 1/2\"/>
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- THE LANDSCAPE SHALL BE MAINTAINED IN A MANNER COMMON TO THE PRACTICE, INCLUDING MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, TRASH REMOVAL, AND OTHER SUCH ACTIVITIES.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK FROM THE TIME OF PLANTING FOR 60 DAYS; OR UNTIL FINAL ACCEPTANCE BY THE OWNER. AN ON-SITE INSPECTION BY THE OWNER'S AGENT WILL BE COMPLETED PRIOR TO FINAL ACCEPTANCE.
- DURING WORK, PREMISES SHALL BE KEPT NEAT AND ORDERLY AT ALL TIMES. ALL TRASH AND DEBRIS SHALL BE REMOVED FROM THE SITE AS THE WORK PROGRESSES. KEEP PAVED AREAS CLEAN BY SWEEPING OR HOISING THEM AT THE END OF EACH WORK DAY.
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS THROUGH ONE (1) YEAR AFTER FINAL ACCEPTANCE BY THE OWNER'S AGENT. PLANTS SHALL BE IN HEALTHY CONDITION AT THE END OF THE GUARANTEE PERIOD. ALL PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE AT NO COST TO OWNER. RESTORE BEDS AS NECESSARY FOLLOWING PLANT REPLACEMENT.
- THE OWNER SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE, REPAIR AND REPLACEMENT OF ALL LANDSCAPING MATERIALS AS NECESSARY FOLLOWING THE 60 DAY CONTRACTOR MAINTENANCE PERIOD.

QUALITY ASSURANCE

- LANDSCAPE CONTRACTOR SHALL COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
- SELECTION OF PLANT MATERIAL: MAKE CONTACT WITH SUPPLIERS IMMEDIATELY UPON NOTICE OF CONTRACT ACCEPTANCE TO SELECT AND BOOK MATERIALS.
- SUBSTITUTIONS: DO NOT MAKE PLANT MATERIAL SUBSTITUTIONS, IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO LANDSCAPE ARCHITECT, TOGETHER WITH PROPOSAL FOR USE OF EQUIVALENT MATERIAL. WRITTEN VERIFICATION WILL BE REQUIRED DOCUMENTING MATERIAL SELECTION, SOURCE AND DELIVERY SCHEDULE TO SITE.
- MEASUREMENTS: TAKE CALIPER MEASUREMENTS OF TREES SIX INCHES ABOVE GROUND. MEASURE MAIN BODY OF ALL PLANT MATERIAL FOR HEIGHT AND SPREAD DIMENSIONS, NOT FROM TIP-TO-TIP.
- LANDSCAPE ARCHITECT SHALL INSPECT ALL PLANT MATERIAL WITH RESPECT TO GENUS, SPECIES, CULTIVAR/VARIETY, SIZE AND QUALITY, INCLUDING SIZE AND CONDITION OF ROOT SYSTEMS, LIMBS, BRANCHING HABIT, INSECTS, INJURIES, OR OTHER LATENT DEFECTS UPON ARRIVAL TO SITE OR DURING INSTALLATION.
- LANDSCAPE ARCHITECT MAY REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING THE WORK PROCESS. REMOVE REJECTED MATERIALS FROM SITE AND REPLACE WITH ACCEPTABLE MATERIAL AT NO ADDITIONAL COST TO THE OWNER. PLANTS DAMAGED IN TRANSIT OR AT THE JOB SITE SHALL BE REJECTED.

PRODUCT DELIVERY, STORAGE AND HANDLING

- DELIVER ONLY PLANT MATERIALS THAT CAN BE PLANTED IN ONE DAY UNLESS ADEQUATE STORAGE AND WATERING FACILITIES ARE AVAILABLE ON THE JOB SITE.
- PROTECT PLANTS DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS OR DESICCATION OF LEAVES. KEEP PLANTS MOIST AT ALL TIMES. COVER ALL MATERIALS DURING TRANSPORT. PROTECT ROOT BALLS BY HEELING IN WITH SAWDUST OR OTHER APPROVED MOISTURE RETAINING MATERIAL IF NO PLANTED WITHIN 24 HOURS OF DELIVERY.
- TO AVOID DAMAGE OR STRESS, DO NOT LIFT, MOVE, ADJUST TO PLUMB, OR OTHERWISE MANIPULATE PLANTS BY TRUNK OR STEMS.
- DELIVER PLANTS WITH LEGIBLE IDENTIFICATION LABELS.

MATERIALS

PLANTS

- ALL PLANTS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK ANSI Z60.1, MOST RECENT EDITION.
- PLANTS SHALL CONFORM TO THE SIZE GIVEN ON THE PLAN, AND SHALL BE HEALTHY, SYMMETRICAL, WELL-SHAPED, FULL BRANCHED AND FREE OF DISEASE AND INSECTS.
- ALL PLANTS WHICH ARE FOUND UNSUITABLE IN GROWTH, OR ARE IN ANY UNHEALTHY, BADLY SHAPED, OR UNDERSIZED CONDITION WILL BE REJECTED BY THE LANDSCAPE ARCHITECT EITHER BEFORE OR AFTER PLANTING AND SHALL BE REMOVED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR AND REPLACED WITH ACCEPTABLE PLANT AS SPECIFIED AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS SHALL NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT FOR AT LEAST 2 YEARS.
- PLANTS SHALL BE FRESHLY DUG FROM DURING THE MOST RECENT APPROPRIATE HARVEST SEASON.
- PRUNING SHALL BE LIMITED TO DEAD BRANCHES, LIMBS DAMAGED OR BROKEN DURING THE PLANTING PROCESS. PRUNING SHALL CONFORM TO AMERICAN STANDARD FOR TREE CARE OPERATIONS ANSI A300.

SOILS

- PLANTING SOIL AND TOPSOIL TO BE A CLEAN, FRIABLE LOAM FROM A LOCAL SOURCE, FREE FROM STONES OR DEBRIS OVER 1/4\"/>
- COMPOST SHALL BE COMMERCIALY PREPARED COMPOST AND MEET US COMPOST COUNCIL STA/TMECC CRITERIA AND SHALL CONSIST OF PLANT-BASED MATERIALS, COMPOSTED FOR A MINIMUM OF 9 MONTHS AT TEMPERATURES SUFFICIENT TO BREAK DOWN ALL WOODY FIBERS, SEEDS, AND LEAF STRUCTURES.
- ALL PLANTING AREAS SHALL BE PREPARED BY TILLING EXISTING SOIL TO A DEPTH OF SIX (6\")"/>
- BACKFILL FOR TREE PITS SHALL CONSIST OF EXISTING TOPSOIL ON SITE (OR IMPORTED AS NEEDED) FREE FROM LARGE CLUMPS, ROCKS, DEBRIS, SUBSOILS, ETC., PLACED IN NINE (9\")"/>

OTHER MATERIALS

- SHREDDED HARDWOOD BARK MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE CERTIFIED WEED-FREE SHREDDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF THREE (3\")"/>
- STONE MULCH: ALL PLANTING AREAS LABELED ON PLAN SHALL RECEIVE STONE MULCH SPREAD TO A MINIMUM DEPTH OF THREE (3\")"/>
- EDGING: EDGING SHALL BE 5\"/>
- WEED BARRIER FABRIC: ALL STONE MULCH BEDS SHALL BE INSTALLED WITH WOVEN WEED BARRIER FABRIC PRIOR TO LAYING DOWN THE STONE. NO PLASTIC OR IMPERVIOUS BARRIERS WILL BE ALLOWED.

INSTALLATION

- PLANT MATERIALS SHALL BE DELIVERED TO THE SITE ONLY AFTER THE BEDS ARE PREPARED AND AREAS ARE READY FOR PLANTING.
- EXCAVATE PITS WITH VERTICAL SIDES AND HORIZONTAL BOTTOM. TREE PITS SHALL BE LARGE ENOUGH TO PERMIT HANDLING AND PLANTING WITHOUT INJURY TO THE ROOT BALLS, AND SHALL BE PLACED AT THE SAME DEPTH RELATIVE TO FINISH GRADE AS IT DID TO THE SOIL SURFACE IN THE ORIGINAL PLACE OF GROWTH.
- SHRUB AND TREE PITS SHALL BE NO LESS THAN TWO TIMES WIDER THAN THE LATERAL DIMENSIONS OF THE EARTH BALL AND NO DEEPER THAN ITS VERTICAL DIMENSION. THE SIDES OF THE HOLE SHALL BE ROUGH AND JAGGED, NEVER SLOX AND GLAZED, ROUGH UP WITH SHOVEL IF NEEDED.
- BACKFILL HOLE WITH 5 PARTS EXISTING SOIL AND 1 PART PLANT BED PREPARATION SOIL. CAREFULLY SETTLE BY WATERING TO PREVENT AIR POCKETS. REMOVE THE BURLAP, NYLON, STRING, AND WIRE FROM THE TOP 1/2\"/>
- DO NOT WRAP TREES. STAKE TREES AND LARGE SHRUBS ONLY AS SITE CONDITIONS REQUIRE.
- TURFGRASS SOD SHALL BE HARVESTED, DELIVERED, AND INSTALLED WITHIN A PERIOD OF 24 HOURS. ENSURE EDGES OF SOD ARE STAGGERED AND TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS. POST-PLANT IRRIGATION WILL BE NECESSARY TO ENSURE SOD STAYS ALIVE AND ROOTS INTO THE SOIL. THE CONTRACTOR IS RESPONSIBLE FOR WATERING SOD UNTIL TIME OF ACCEPTANCE BY OWNER. THE SOD SUPPLIER MAY MAKE RECOMMENDATIONS REGARDING THE WATERING SCHEDULE. THE WATERING SCHEDULE SHOULD BEGIN IMMEDIATELY AFTER THE SOD IS INSTALLED.

The landscape designer is Kristi Sherfinski, PLA.

HELIANTHUS

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PROJECT ADDRESS:

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Architect: AMH Engineer: ARG Reviewed By: BJZ

Sheet Title:
LANDSCAPE NOTES,
SPECIFICATION & DETAILS
Sheet Number:

L-200

Project Number:

P12950

P12950

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS

Project Name

Gtown Properties Exterior Remodel

Project Address

N112W15800 Mequon Road

Germantown, WI 53022



Project Narrative

This project is an exciting remodel of an existing retail center on Mequon Road. The majority of the remodel will be new paint finishes on the existing EIFS and brick for an updated look. While the western end of the retail center will also include a new built-up facade for more visibility for some of the existing and a new large retail tenant. The building will retain the german-themed architecture including the new facade that will include a large hipped gable roof over the new tenant. The new colors will add variety to the existing architecture similar to many german cities but also create an inviting new environment for customers shopping at the retail center. All existing signage of tenants will remain as-is.

Architects Seal

Engineers Seal

63
YEARS
OF
DESIGN
EXCELLENCE

SHEET INDEX

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Architect: AMH Engineer: AGR Reviewed By: BJZ

Sheet Title:

COVER SHEET

Sheet Number:

G-001

Project Number: P12950

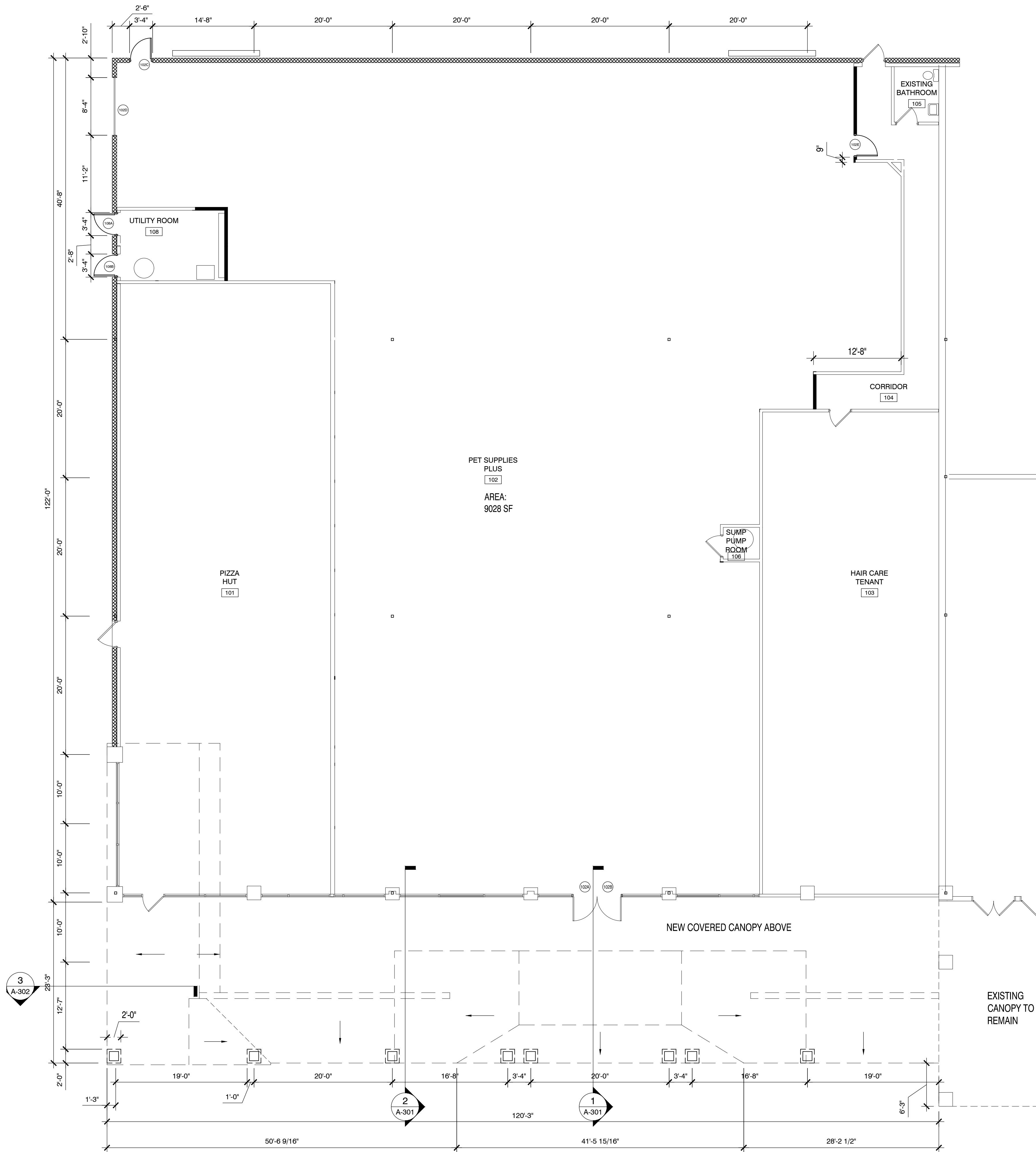
P12950

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



FLOOR PLAN 1/8"= 1'-0"



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Sheet Title:

FLOOR PLAN

Sheet Number:

A-101

Project Number: P12950

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LEADERS

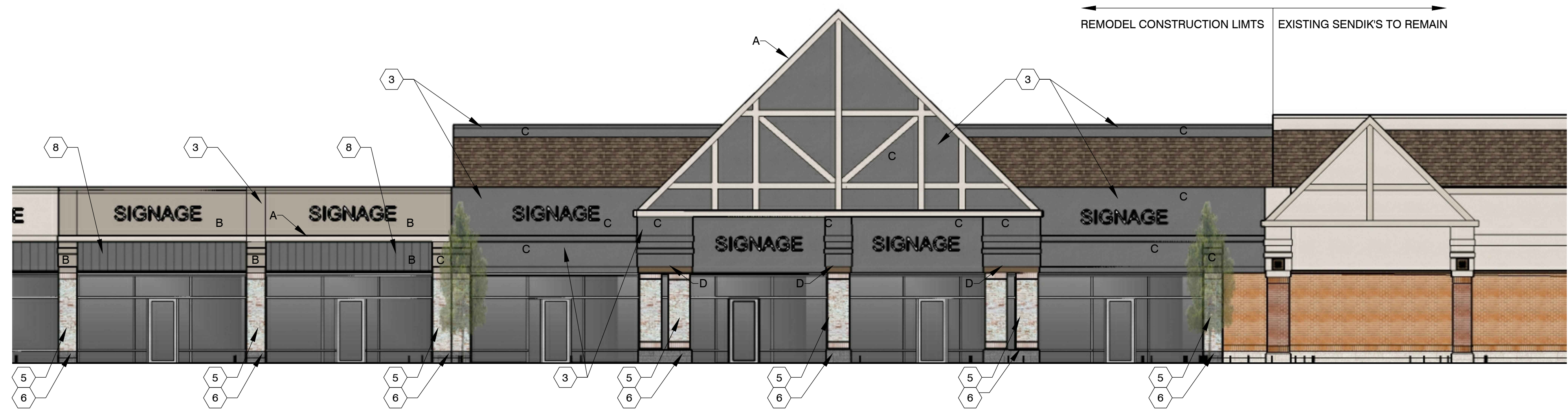
ENGINEERS

CONTRACTORS

ARCHITECTS



OVERALL SOUTH ELEVATION - NO SCALE



PARTIAL SOUTH ELEVATION - EAST END



PARTIAL SOUTH ELEVATION - CENTER

EXTERIOR MATERIAL KEY NOTES

- 1 BROWN ASPHALT SINGLES TO MATCH EXISTING
- 2 DECORATIVE LIGHT FIXTURES
- 3 PAINT EXISTING EIFS AND WOOD TRIM IN (4) NEW PAINT COLORS (LIGHT BEIGE, DARK BEIGE, DARK GREY, BROWN)
A- LIGHT BEIGE
B- DARK BEIGE
C- DARK GREY
D- BROWN
- 4 NEW PAINTED EIFS AND WOOD TRIM IN (4) NEW PAINT COLORS (LIGHT BEIGE, DARK BEIGE, DARK GREY, BROWN)
A- LIGHT BEIGE
B- DARK BEIGE
C- DARK GREY
D- BROWN
- 5 WHITEWASH EXISTING BRICK MASONRY UNITS
- 6 REPLACE EXISTING STONE BASE BELOW BRICK MASONRY UNITS WITH NEW DARK GREY BURNISHED BLOCK
- 7 NEW ALUMINUM STOREFRONT ENTRY DOOR; COLOR TO MATCH EXISTING; ADJUST EXISTING STOREFRONT GLAZING AS REQUIRED FOR NEW ENTRANCE
- 8 NEW STANDING SEAM METAL CANOPY WITH ALUMINUM FRAME; COLOR: DARK GREY

GENERAL NOTES:
ALL EXISTING SIGNAGE TO REMAIN AS-IS WITH THE EXCEPTION OF PET SUPPLIES PLUS

ALL EXISTING CLEAR ANODIZED STOREFRONT GLAZING AND FRAMES TO REMAIN AS-IS. REPAIR ONLY AS REQUIRED.

ALL EXISTING ASPHALT SHINGLE ROOFING TO REMAIN AS-IS. REPAIR ONLY AS REQUIRED.

PAINT EXISTING ROOF COPING TO MATCH ADJACENT EIFS COLOR.



MSI GENERAL CORPORATION
P.O. BOX. 7
OCONOMOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
Proposal:	xx/xx/xxxx
Bid:	xx/xx/xxxx
Contract:	xx/xx/xxxx
State Submittal / Permit:	xx/xx/xxxx
As-Built:	xx/xx/xxxx
Plan Commission:	03/01/2021

REVISIONS:	
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PROJECT ADDRESS:

PROJECT NAME
GTOWN PROPERTIES REMODEL
STREET ADDRESS
N112W15800 Mequon Road
CITY/ STATE / ZIP
GERMANTOWN, WI

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

Architect: AMH Engineer: AGR Reviewed By: BJZ

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:
A-201

Project Number: P12950

P12950

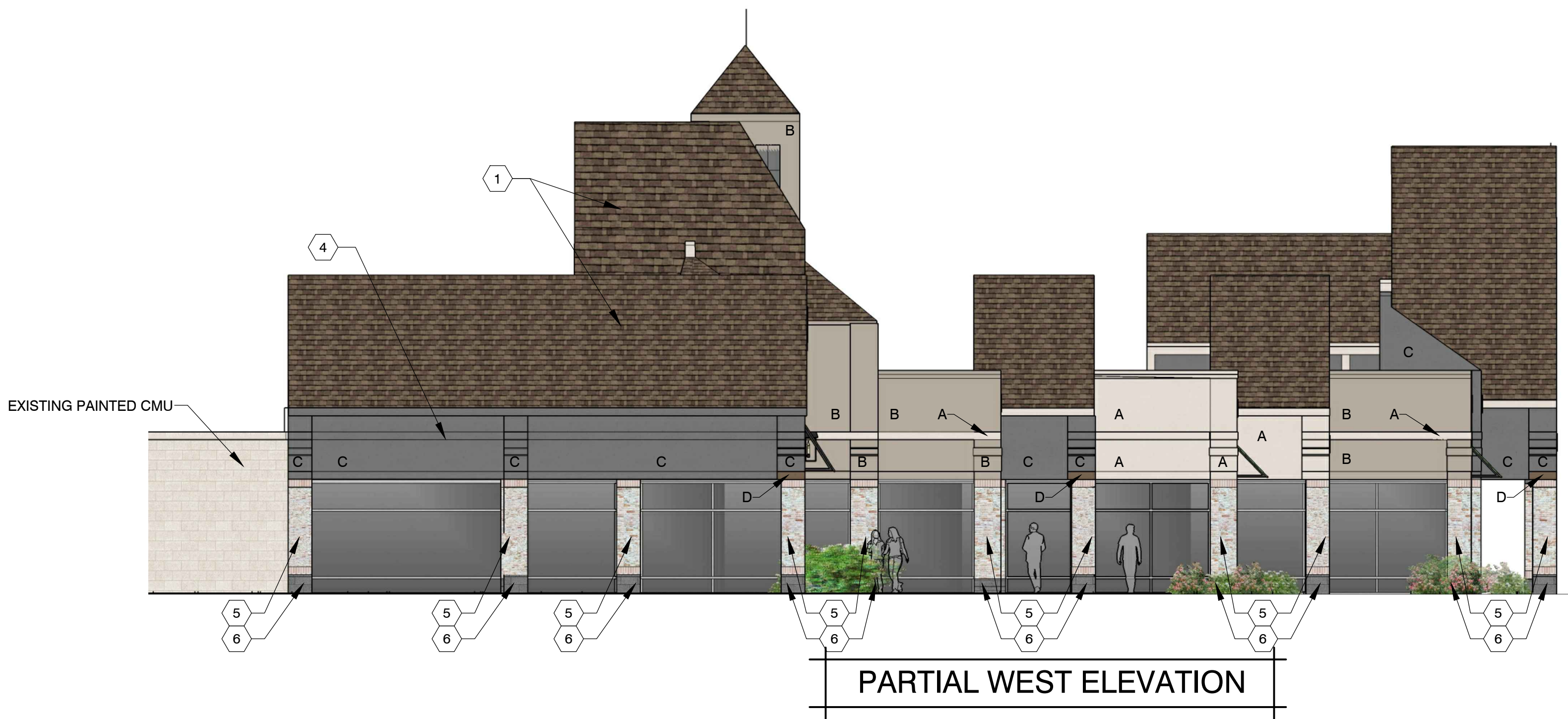
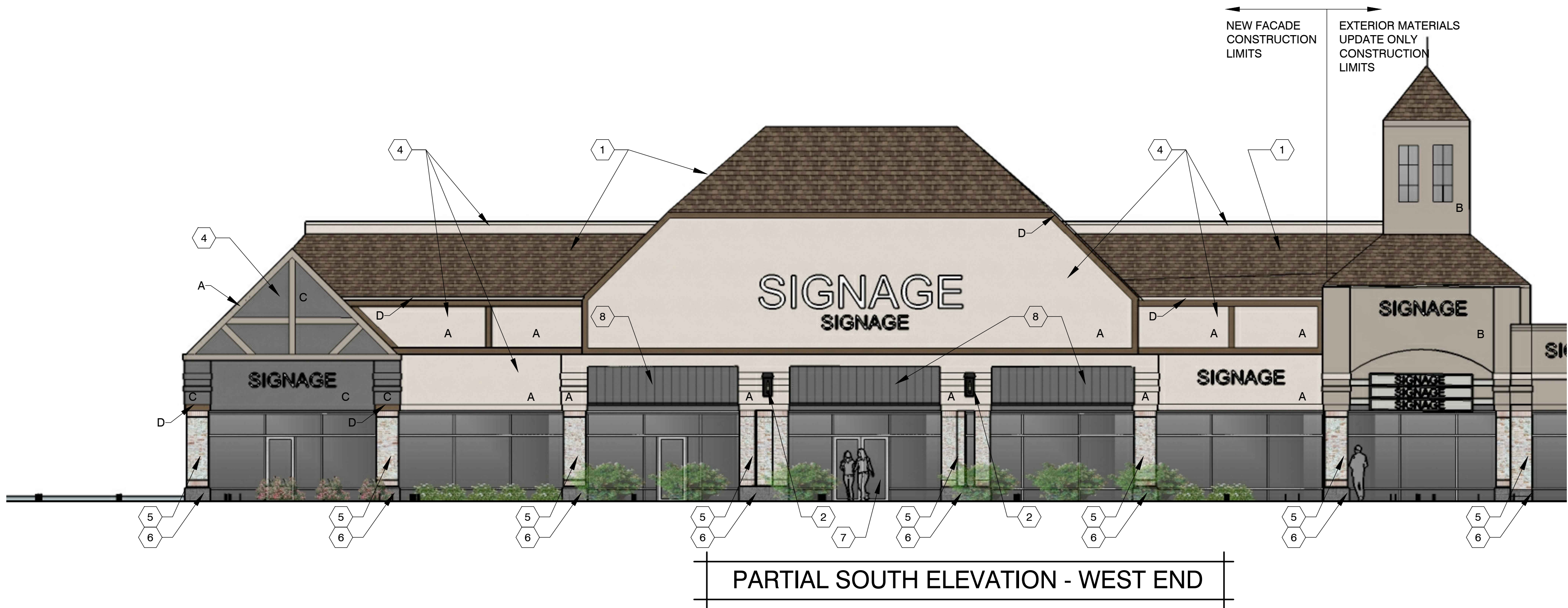
ELEVATIONS 1/8" = 1'-0"

LEADERS

ENGINEERS

CONTRACTORS

ARCHITECTS



EXTERIOR MATERIAL KEY NOTES

- 1 BROWN ASPHALT SINGLES TO MATCH EXISTING
- 2 DECORATIVE LIGHT FIXTURES
- 3 PAINT EXISTING EIFS AND WOOD TRIM IN (4) NEW PAINT COLORS (LIGHT BEIGE, DARK BEIGE, DARK GREY, BROWN)
A- LIGHT BEIGE
B- DARK BEIGE
C- DARK GREY
D- BROWN
- 4 NEW PAINTED EIFS AND WOOD TRIM IN (4) NEW PAINT COLORS (LIGHT BEIGE, DARK BEIGE, DARK GREY, BROWN)
A- LIGHT BEIGE
B- DARK BEIGE
C- DARK GREY
D- BROWN
- 5 WHITEWASH EXISTING BRICK MASONRY UNITS
- 6 REPLACE EXISTING STONE BASE BELOW BRICK MASONRY UNITS WITH NEW DARK GREY BURNISHED BLOCK
- 7 NEW ALUMINUM STOREFRONT ENTRY DOOR; COLOR TO MATCH EXISTING; ADJUST EXISTING STOREFRONT GLAZING AS REQUIRED FOR NEW ENTRANCE
- 8 NEW STANDING SEAM METAL CANOPY WITH ALUMINUM FRAME; COLOR: DARK GREY

GENERAL NOTES:
ALL EXISTING SIGNAGE TO REMAIN AS-IS WITH THE EXCEPTION OF PET SUPPLIES PLUS
ALL EXISTING CLEAR ANODIZED STOREFRONT GLAZING AND FRAMES TO REMAIN AS-IS. REPAIR ONLY AS REQUIRED.
ALL EXISTING ASPHALT SHINGLE ROOFING TO REMAIN AS-IS. REPAIR ONLY AS REQUIRED.
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PROJECT ADDRESS:

PROJECT NAME
GTOWN PROPERTIES REMODEL
STREET ADDRESS
N112W15800 Mequon Road
CITY/ STATE / ZIP
GERMANTOWN, WI

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

Architect: AMH Engineer: AGR Reviewed By: BJZ

Sheet Title:
EXTERIOR ELEVATIONS

Sheet Number:
A-202

Project Number: P12950

P12950

ELEVATIONS 1/8" = 1'-0"



EXISTING PHOTOGRAPH



PROPOSED PARTIAL RENDERING - WEST END



PROPOSED PARTIAL RENDERING - CENTER



PROPOSED PARTIAL RENDERING - EAST END



PROPOSED AERIAL RENDERING - CONSTRUCTION LIMITS



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OCONOMOWOC, WI 53066
PHONE: 262-367-3661

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SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
Proposal:	xx/xx/xxxx
Bid:	xx/xx/xxxx
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State Submittal / Permit:	xx/xx/xxxx
As-Built:	xx/xx/xxxx
Plan Commission:	03/01/2021

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PROJECT ADDRESS:

PROJECT NAME
GTOWN PROPERTIES REMODEL
STREET ADDRESS
N112W15800 Mequon Road
CITY/ STATE / ZIP
GERMANTOWN, WI

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

Architect: AMH Engineer: AGR Reviewed By: BJZ

Sheet Title:
EXTERIOR RENDERING

Sheet Number:

A-203

Project Number: P12950

P12950

CERTIFIED SURVEY MAP (CSM) APPLICATION

5/10/21 Plan Commission Meeting

Heritage Place Joint Venture LLC

Planning & Zoning Report

Germantown, Wisconsin

Summary

Heritage Place Joint Venture LLC, property owner, is seeking approval of a 2-lot Certified Survey Map (CSM) to reconfigure the existing three parcels of Saxony Village (N115W16165 Saxony Village Blvd) into two lots.

Property Location: N115W16165 Saxony Village Blvd
Applicant/
Property Owner: Heritage Place Joint Venture, LLC
W178N9912 Rivercrest Drive Suite 101
Germantown, WI 53022

Current Zoning: Rm-2: Multi-family Residential / B-3 General Business

Adjacent Land Uses		Zoning
North	Commercial / Residential	B-3
South	Commercial / Residential	B-1 / Rm-3 / PDD
East	Residential	PDD
West	Residential	Rm-2



Background/Proposal

Heritage Place Joint Venture LLC, property owner, is seeking approval of a 2-lot Certified Survey Map (CSM) to reconfigure the existing three parcels of Saxony Village (N115W16165 Saxony Village Blvd) into two lots. The purpose of the reconfiguration is to clean up the existing parcels and designate the open space along Main Street as a separate parcel.

Staff Comment

Both proposed parcels (lots) resulting from the CSM will meet the minimum lot size and allow for all setback requirements to be met.

Due to the minimal frontage of Lot 1 along Main Street, and in an effort to minimize the number of driveways, Planning staff recommends requiring the following as conditions of approval:

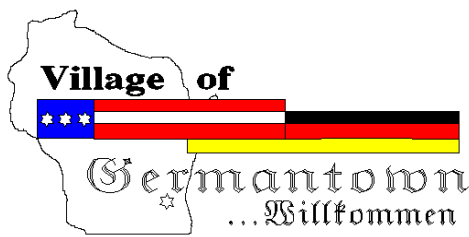
1. An access restriction prohibiting vehicle access to Main Street along entire width of Parcel (Lot) 1
2. An access easement on Parcel (Lot) 2 that runs the entire length of Parcel (Lot) 1 frontage abutting Saxony Village Blvd for the benefit of Parcel (Lot) 1 to allow one (1) access driveway in a location to be mutually agreed upon by the Village of Germantown and Saxony Village Property owner

The Village Engineering Department identified a few technical corrections in a memo dated May 4, 2021 (copy attached). A revised CSM with necessary corrections must be submitted and approved by the Engineering Department prior to recording the CSM.

Village Planner Recommendation

APPROVE the proposed 2-lot Certified Survey Map (CSM) to reconfigure the existing three parcels of Saxony Village (N115W16165 Saxony Village Blvd) into two lots with the following conditions:

1. An access restriction prohibiting all vehicle access to Main Street from Parcel (Lot) 1 shall be added to the CSM and approved by Planning Staff prior to recording.
2. An access easement on Parcel (Lot) 2, running the along entire length of Parcel (Lot) 1 abutting Saxony Village Blvd, for the benefit of Parcel (Lot) 1 to allow one (1) access driveway in a location to be mutually agreed upon by the Village of Germantown and Saxony Village Property owner shall be added to the CSM and approved by Planning Staff prior to recording.
3. All technical issues and plan corrections identified by the Engineering Department (see May 4, 2021 memo) shall be addressed and reflected in a revised CSM submitted and approved by the Engineering Department prior to recording the CSM.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

From: Larry Ratayczak, Public Works Director/Village Engineer

Date: May 4, 2021

Re: Heritage Place Joint Venture LLC CSM - REVISED

Review comments for the CSM received 3/17/2021:

Certified Survey Map

Applicant or Owner: Heritage Place Joint Venture LLC

Land Surveyor/Firm: Don Chaput, PLS – Chaput Land Survey

1. This land redivision is between multiple property owners being, Heritage Place Joint Venture, MCB Investments LLC and Land15 LLC.

An Owner's Certificate and Certificate of Mortgagee needs to be added to the document for MCB Investments LLC and Land15 LLC as well as associated notary certificates.

2. Show the original outlot lines for Outlots 3, 4 and 5.
3. Proposed lots are to be renamed as Lots and not parcels on all affected sheets.
4. On Sheet 3 of 7, there is a missing document number for the existing Sanitary Sewer and Water Main easement.
5. According to Washington County mapping, the right of way along Main Street is 24.75' and is in a highway easement. The right of way along the Main Street frontage needs to be dedicated to the Village of Germantown for Road Purposes to a line 33.00' south of the North Line of the Southeast $\frac{1}{4}$ of Section 22, Township 9 North, Range 20 East.

Document Approval and Recording

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

This includes the CADD file.

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

Document Submittals and Data Conversion

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

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

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

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

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

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



Village of

Germantown
Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid \$ Date 3-17-20

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

~~_____

_____~~

Phone (262) 345-5421

Fax (262) 255-2234

E-Mail SCOTT@JBICompanies.COM

PROPERTY OWNER

Heritage Place Joint Venture LLC
W178N9912 Rivercrest Drive Suite 101
Germantown, WI 53022

Phone (262) 255-1800 ADTIDN 4

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

	GTNV 224 99 2002
	GTNV 224 02 7001
	GTNV 224 02 5001

3

PURPOSE OF LAND SPLIT

<u>Combine 3 Parcels into 2 Parcels</u>	Will the land split require rezoning?	
	<u>NO</u>	
	From	To

4

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.
- ☒ I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.
- ☒ I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.
- ☒ I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date

Scott Bence
3/19/2024

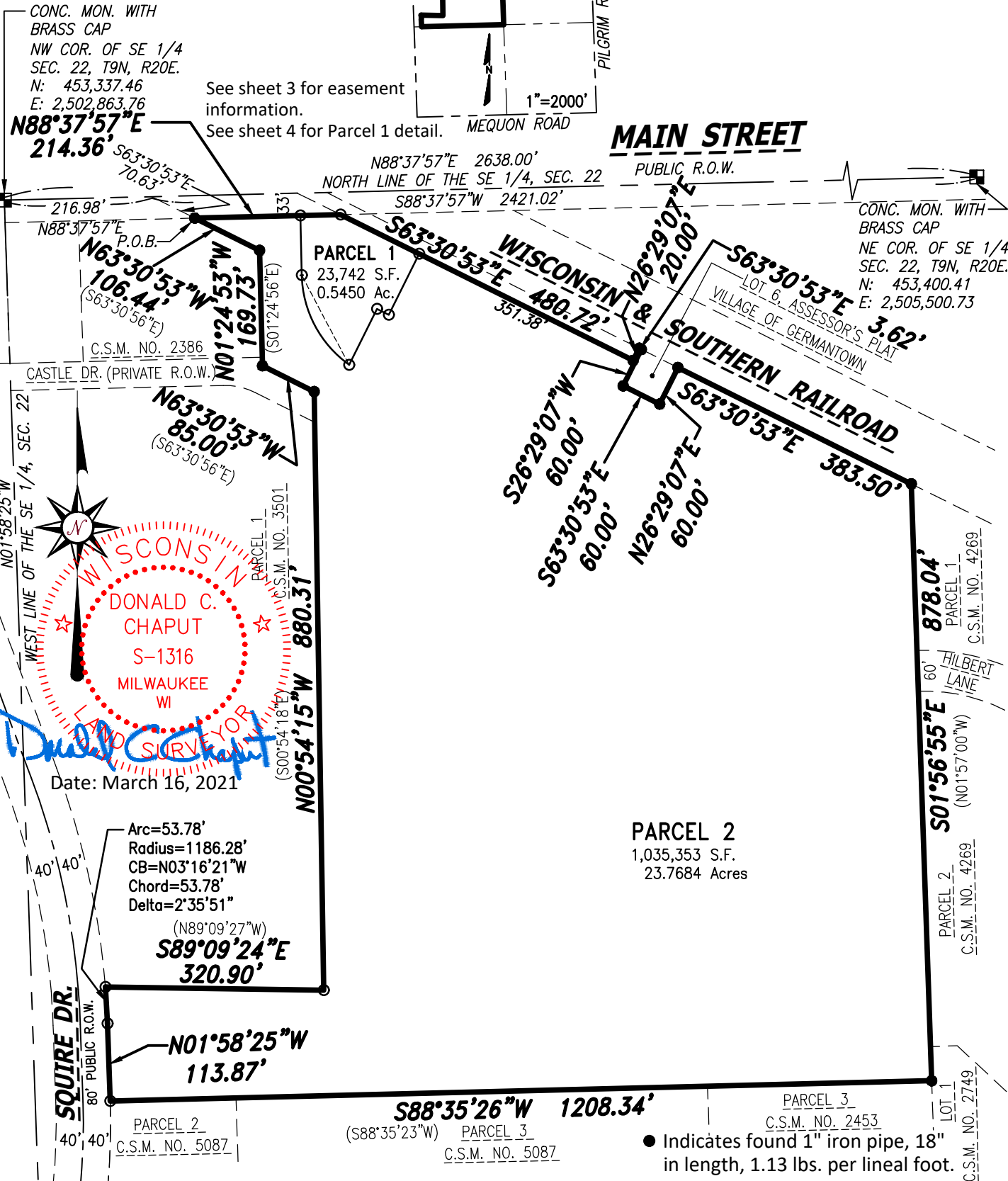
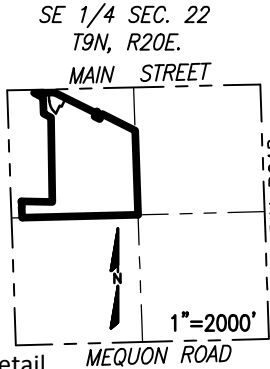
CERTIFIED SURVEY MAP NO. _____

All of Lot 4 and part of Lots 3 and 5 in Assessor's Plat of the Village of Germantown, all being part of the Northwest 1/4 of the Southeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

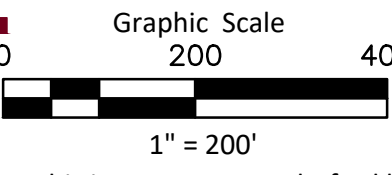
Owner: Heritage Place Joint Venture, LLC
W178 N9912 RIVERCREST DRIVE, #101
Germantown, WI 53022

All bearings are referenced to the Wisconsin State Plane Coordinate System NAD 83 / 2011 (South zone) in which the North line of the SE 1/4, Sec. 22 bears N88°37'57"E.

VICINITY MAP



CHAPUT
LAND SURVEYS



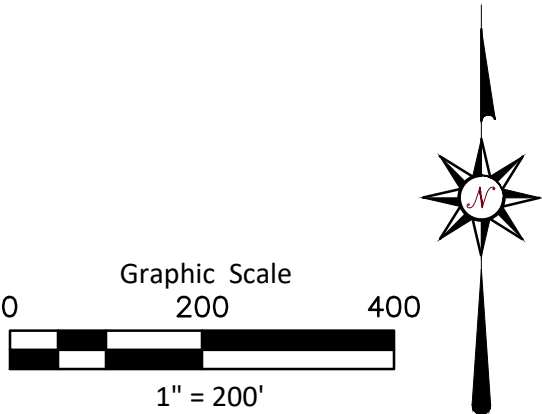
- Indicates found 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.
 - Indicates set 1" iron pipe, 18" in length, 1.68 lbs. per lineal foot.
 - () Indicates recorded as.
- See sheet 2 for existing buildings, setbacks and wetlands information

All of Lot 4 and part of Lots 3 and 5 in Assessor's Plat of the Village of Germantown, all being part of the Northwest 1/4 of the Southeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



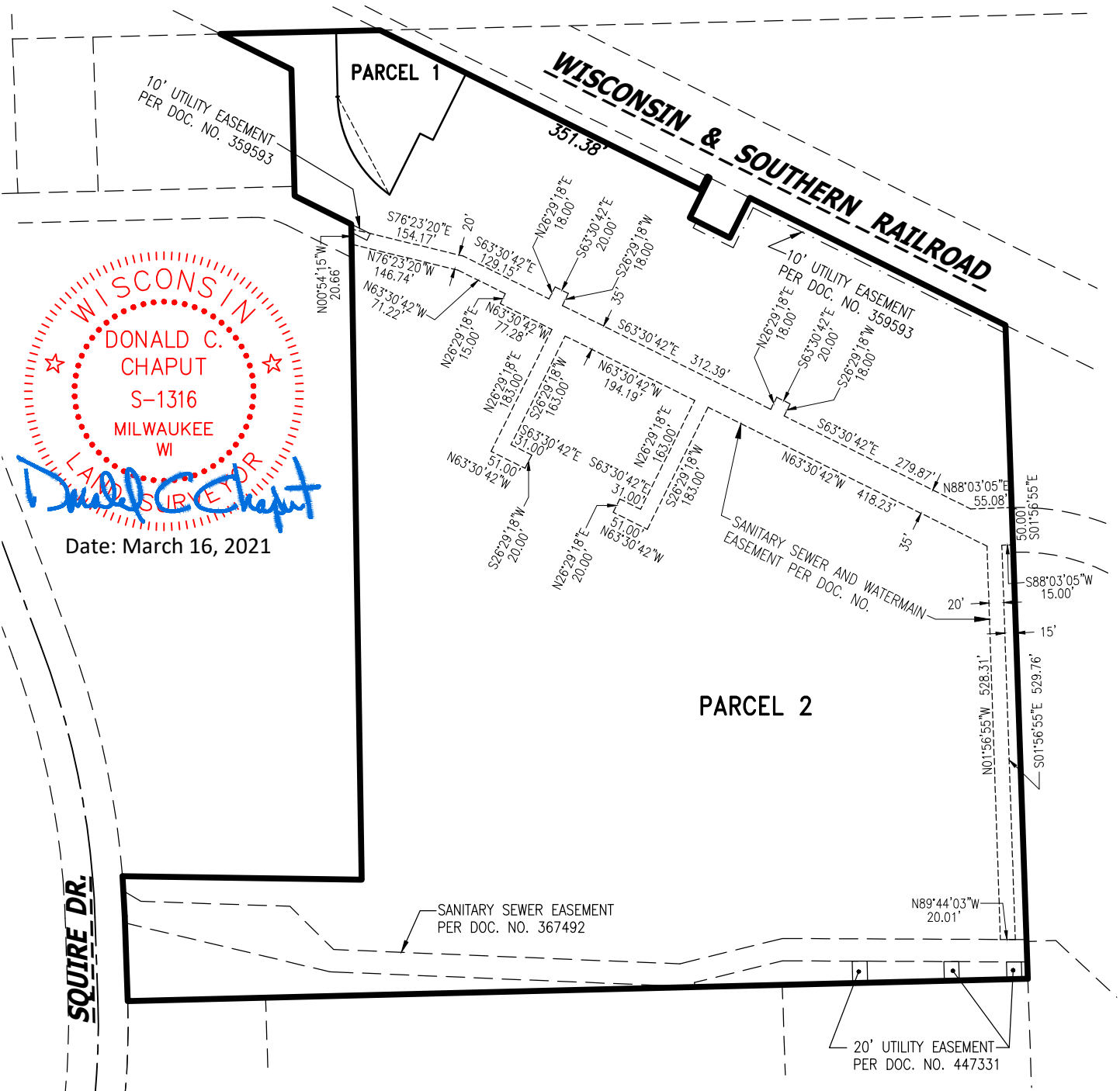
CERTIFIED SURVEY MAP NO. _____

All of Lot 4 and part of Lots 3 and 5 in Assessor's Plat of the Village of Germantown, all being part of the Northwest 1/4 of the Southeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



EXISTING EASEMENTS SHOWN FOR REFERENCE ONLY .

MAIN STREET



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

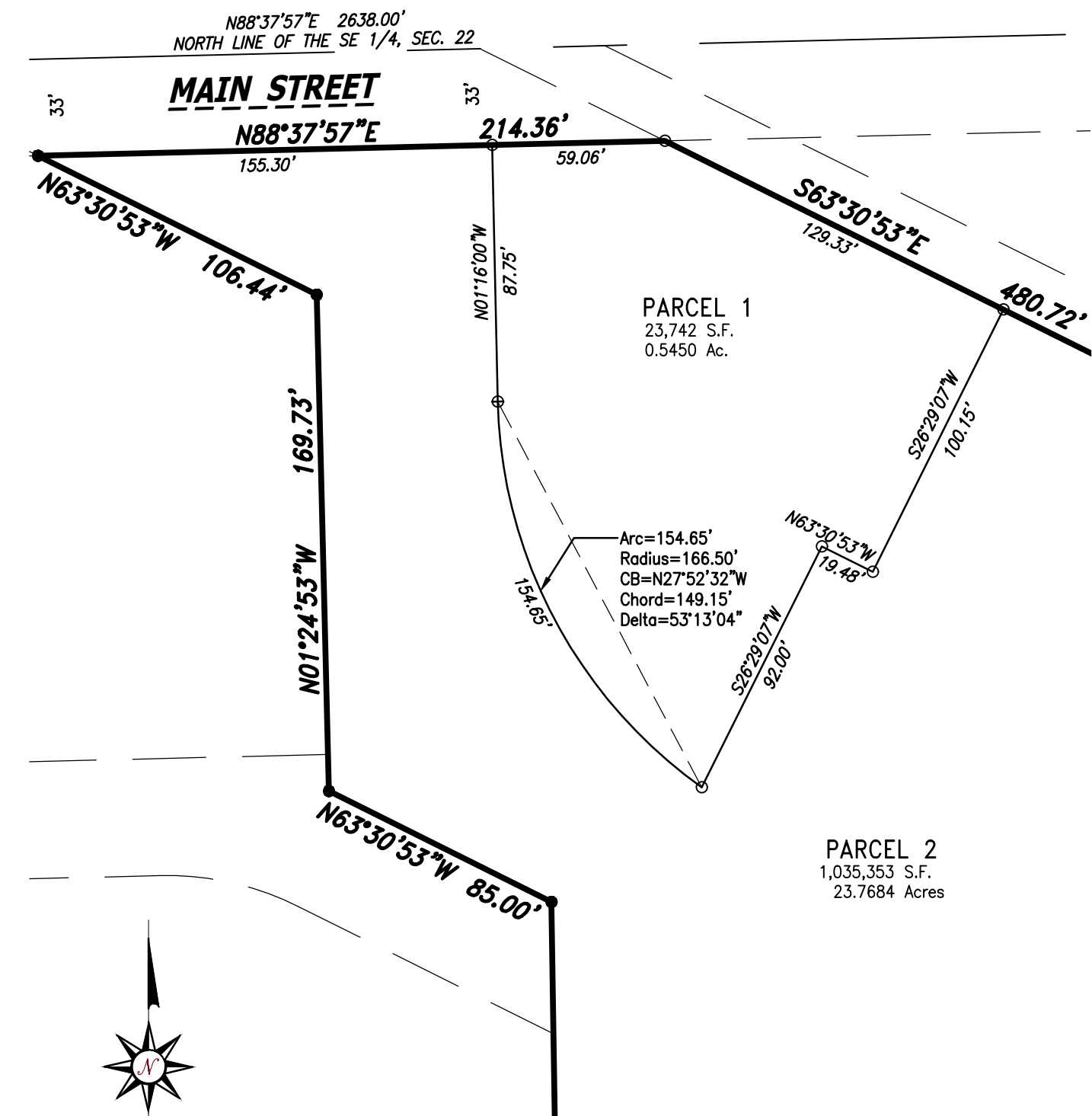
414-224-8068
www.chaputlandsurveys.com

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1579-grb
SHEET 3 OF 7 SHEETS

CERTIFIED SURVEY MAP NO. _____

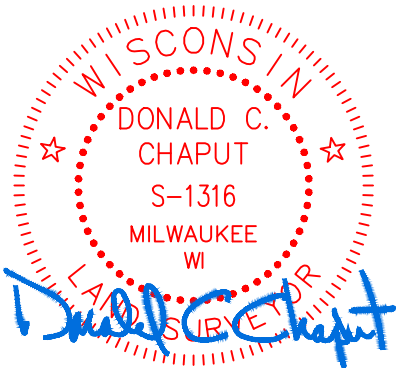
All of Lot 4 and part of Lots 3 and 5 in Assessor's Plat of the Village of Germantown, all being part of the Northwest 1/4 of the Southeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.



CHAPUT
LAND SURVEYS

234 W. Florida Street
Milwaukee, WI 53204

414-224-8068
www.chaputlandsurveys.com



Date: March 16, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1579-grb
SHEET 4 OF 7 SHEETS

CERTIFIED SURVEY MAP NO. _____

All of Lot 4 and part of Lots 3 and 5 in Assessor's Plat of the Village of Germantown, all being part of the Northwest 1/4 of the Southeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN} :SS
MILWAUKEE COUNTY}

I, DONALD C. CHAPUT, Professional Land Surveyor, do hereby certify:

THAT I have surveyed, divided and mapped all of Lot 4 and part of Lots 3 and 5 in Assessor's Plat of the Village of Germantown, all being part of the Northwest 1/4 of the Southeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the Northeast Corner of the Southeast 1/4 of Section 22, thence South 88°37'57" West along the North line of said 1/4 Section 2421.02 feet to a point, said point being North 88°37'57" East 216.98 feet from the Northwest corner of said 1/4 Section; thence South 63°30'53" East along the Southwesterly line of said Lot 5 a distance of 70.63 feet to a point on the South line of Main Street and the point of beginning of lands hereinafter described; thence North 88°37'57" East along said South line 214.36 feet to a point; thence South 63°30'53" East 480.72 feet to a point; thence North 26°29'07" East 20.00 feet to a point on the Southerly line of the Wisconsin & Southern Railroad right of way; thence South 63°30'53" East along said Southerly line 3.62 feet to a point on the Westerly line of Lot 6 in Assessor's Plat of the Village of Germantown; thence South 26°29'07" West along said Westerly line 60.00 feet to a point on the Southerly line of said Lot; thence South 63°30'53" East along said Southerly line 60.00 feet to a point on the Easterly line of said Lot; thence North 26°29'07" East along said Easterly line 60.00 feet to a point on the Southerly line of the Wisconsin & Southern Railroad right of way; thence South 63°30'53" East along said Southerly line 383.50 feet to a point on the West line of Certified Survey Map No. 4269; thence South 01°56'55" East along said West line and the Westerly line of Certified Survey Map No. 2749 a distance of 878.04 feet to a point marking the Northeast corner of Parcel 3 of Certified Survey Map No. 2453; thence South 88°35'26" West along the North line of said Parcel 3 and the North line of Parcels 2 and 3 of Certified Survey Map No. 5087 a distance of 1208.34 feet to a point on the East line of Squire Drive; thence North 01°58'25" West along said East line 113.87 feet to a point; thence Northwesterly 53.78 along said East line and arc of a curve, whose center lines to the West, whose radius is 1186.28 feet and whose chord bears North 03°16'21" West 53.78 feet to a point on the South line of Parcel 1 of Certified Survey Map No. 3501; thence South 89°09'24" East along said South line 320.90 feet to a point on the East line of said Parcel 1; thence North 00°54'15" West along said West line 880.31 feet to a point on the North line of said Parcel 1; thence North 63°30'53" West along said North line 85.00 feet to a point; thence North 01°24'53" West along said North line and the East line of Certified Survey Map No. 2386 a distance of 169.73 feet to a point on the North line of said Certified Survey Map; thence North 63°30'53" West along said North line 106.44 feet to the point of beginning.

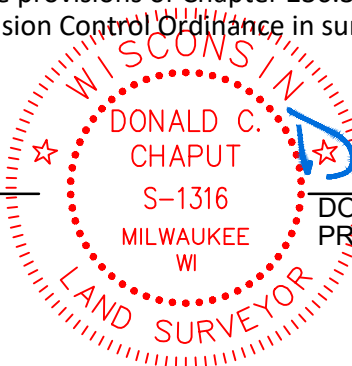
Said lands as described contains 1,059,095 square feet or 24.3135 Acres.

THAT I have made the survey, land division and map by the direction of Heritage Place Joint Venture, LLC, owner.

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

THAT I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same.

March 16, 2021
DATE




DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316

CERTIFIED SURVEY MAP NO. _____

All of Lot 4 and part of Lots 3 and 5 in Assessor's Plat of the Village of Germantown, all being part of the Northwest 1/4 of the Southeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

OWNER'S CERTIFICATE

Heritage Place Joint Venture, LLC, as owner, does hereby certify that they have caused the lands described on this map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Chapter 236.34 of the Wisconsin State Statutes in surveying, dividing and mapping the same.

In Witness Whereof, the said Heritage Place Joint Venture, LLC, has caused these presents to be signed at _____, Wisconsin, this ____ day of _____, 2021.

_____, Owner

STATE OF WISCONSIN}
:SS
MILWAUKEE COUNTY}

Personally came before me this ____ day of _____, 2021, _____, to be known as the person who executed the foregoing instrument and acknowledged the same.

Print Name _____
Notary Public - State of Wisconsin
My commission expires. _____

CONSENT OF CORPORATE MORTGAGEE

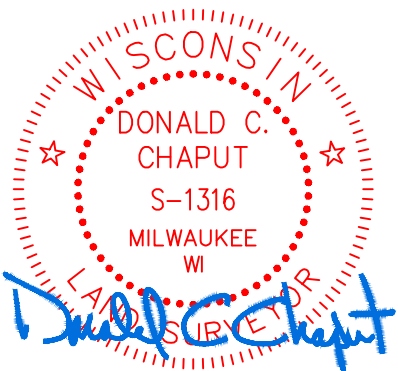
_____, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping the land described on this map and does hereby consent to the above certificate of Heritage Place Joint Venture, LLC, OWNER.

By _____ Its
Name: _____
Title: _____

STATE OF WISCONSIN}
:SS
_____ COUNTY}

Personally came before me this ____ day of _____, 2021, _____ of _____, to me known as the person who executed the foregoing instrument and acknowledged that he executed the foregoing instrument as such officer as the deed of said corporation, by its authority.

Notary Public
State of Wisconsin
My commission expires. _____
My commission is permanent.



Date: March 16, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1579-grb
SHEET 6 OF 7 SHEETS

CERTIFIED SURVEY MAP NO. _____

All of Lot 4 and part of Lots 3 and 5 in Assessor's Plat of the Village of Germantown, all being part of the Northwest 1/4 of the Southeast 1/4 of Section 22, Town 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 2021.

Dean Wolter, Chairman

Date

Laura A. Johnson, Secretary

Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

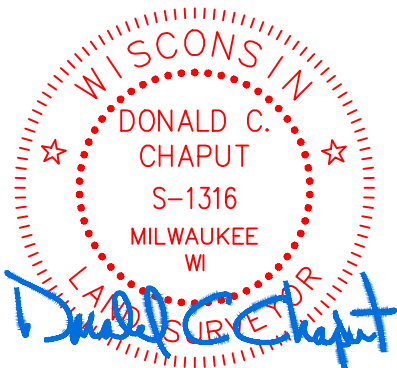
This Certified Survey Map, being a division of NW 1/4 of the SE 1/4 Section 22, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this __ day of _____, 2021.

Dean Wolter, Village President

Date

Deanna Braunschweig, Village Clerk

Date



Date: March 16, 2021

This instrument was drafted by Donald C. Chaput
Professional Land Surveyor S-1316

Drawing No. 1579-grb
SHEET 7 OF 7 SHEETS

CERTIFIED SURVEY MAP (CSM) APPLICATION

5/10/21 Plan Commission Meeting

Harvest Hills Subdivision LLC

Planning & Zoning Report

Germantown, Wisconsin

Summary

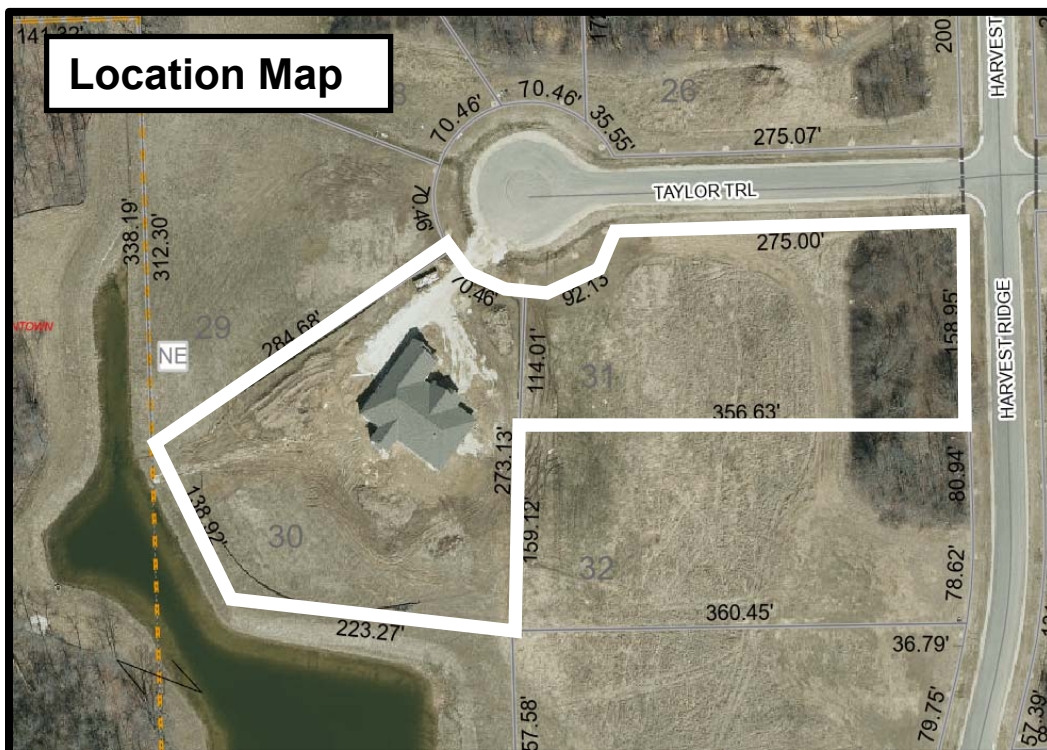
Harvest Hills Subdivision, LLC, property owner, is seeking approval of a 2-lot Certified Survey Map (CSM) to modify the boundary between Lots 30 and 31 of the Harvest Hills Subdivision located at N118W13147 Taylor Trail.

Property Location: N118W13147 Taylor Trail

**Applicant/
Property Owner:** Harvest Hills Subdivision, LLC
3955 Hawks Ridge Drive
Hubertus, WI 53033

Current Zoning: Rs-3: Single-family Residential

Adjacent Land Uses		Zoning
North	Residential	Rs-3
South	Open Space (outlot)	Rs-3
East	Residential	Rs-3
West	Open Space (outlot)	Rs-3



Background/Proposal

Harvest Hills Subdivision, LLC, agent and property owner, is seeking approval of a 2-lot Certified Survey Map (CSM) to modify the boundary between Lots 30 and 31 of the Harvest Hills Subdivision located at N118W13147 Taylor Trail. The purpose of the boundary modification is to accommodate a new septic system for the existing dwelling located on Lot 30. The original planned location for the septic system on Lot 30 was compacted during construction.

Staff Comment

The Rs-3 Single-family Residential district allows a minimum lot size of 1 acre. Both proposed lots resulting from the CSM will meet the minimum lot size and allow for all setbacks requirements to be met.

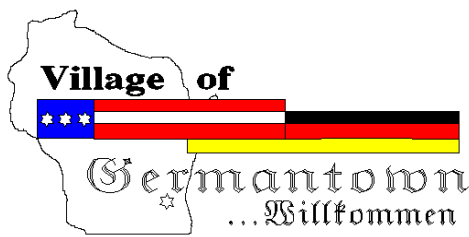
Soil evaluations for proposed Lots 1 and 2 have been completed and the locations have been approved by Washington County as suitable sites for the septic systems.

The Village Surveyor identified a few technical corrections in a memo dated April 5, 2021 (copy attached). A revised CSM has been submitted for review and is awaiting final approval by the Engineering Department.

Village Planner Recommendation

APPROVE the proposed 2-lot Certified Survey Map (CSM) to modify the boundary between Lots 30 and 31 of the Harvest Hills Subdivision located at N118W13147 Taylor Trail with the following conditions:

1. All technical issues and plan corrections identified by the Village Surveyor (see April 5, 2021 memo) shall be addressed and reflected in a revised CSM submitted and approved by the Engineering Department prior to recording the CSM.



Engineering Department Memorandum

To: Jeff Retzlaff Village Planner

CC:

From: Bob Beilfuss, PLS, Village Surveyor

Date: April 5, 2021

Re: Harvest Hills-Holtebeck CSM

Jeff,

Here are my review comments for the CSM received 3/18/2021.

Certified Survey Map

Applicant or Owner: Harvest Hills Subdivision LLC

Land Surveyor/Firm: James Beaty, PLS – Horizon Land Development Services, LLC

1. The bearing basis and horizontal datum should be NAD 83 (2011 Adjustment)
2. This land redivision is between two property owners being Harvest Hills Subdivision LLC and Jeffery L. and Sarah M. Holtebeck. An Owners Certificate and Certificate of Mortgagee needs to be added to the document for the Holtebeck's approval and signature as well as their lender.
3. Add arc dimensions between found iron pipe along the frontage of proposed Lot 1.
4. The south end of the proposed mound system is very close to the south boundary line (common to proposed Lot 1 and Lot 2) and to avoid another issue with the mound system being located or encroaching onto another lot, it is recommended the mound system be shifted to the north if possible. This is only a recommendation and not a requirement as Washington County administers mound systems and they may have offset requirements from boundary lines.
5. Show the original lot line between Lot 30 and 31.

No further review comments.

Document Approval and Recording

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

This includes the CADD file.

April 5, 2021

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

Document Submittals and Data Conversion

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

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

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

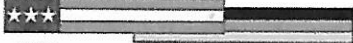
Note: In 2020, the Village will be upgrading its municipal code to recognize the NAD83 Datum, 2011 adjustment for horizontal control and NAVD88 for vertical control for mapping all land division documents and plan submittals for review.

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

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



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☐ \$1,960 no public improvements

Paid _____ Date _____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Harvest Hills Subdivision LLC
3955 Hawks Ridge Drive
Hubertus WI 53033
Phone (262) 923-0469
Fax ()
E-Mail topleftdevelopment@gmail.com

PROPERTY OWNER

Harvest Hills Subdivision LLC
3955 Hawks Ridge Drive
Hubertus WI 53033
Phone (262) 923-0469

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

Lot 31 Harvest Hills Subdivision

GTNV 241051

3

PURPOSE OF LAND SPLIT

Adjust property line for new septic area for Lot 30.

Will the land split require rezoning?

No

From

To

4

READ AND INITIAL THE FOLLOWING:

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

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

SW I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

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

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Shari Waggoner 3/1/2021
Applicant Date

Shari Waggoner 3/1/2021
Owner Date

March 15, 2021

Village of Germantown
N112 W17001 Mequon Road
Germantown WI 53022

To whom it may concern:

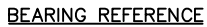
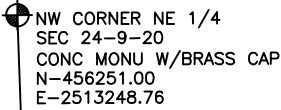
The CSM between Lot 30 and Lot 31 of the Harvest Hills Subdivision is needed to resolve a septic issue. The existing septic system on Lot 30 was not designed or located in accordance with the original soil test provided for that Lot. The septic system is failing. Due to home construction, there is no longer a viable area anywhere on Lot 30, including the original designated septic area, for a new septic system. The property line between Lot 30 and 31 will be shifted to the east to provide additional land for a new septic system for Lot 30. Soil testing was completed on the new portion of land and this area is acceptable for a septic system. Both Lots will still be over the 1 acre size minimum and meet all setback requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "Shari Waggoner", written in a cursive style.

Shari Waggoner
Harvest Hills Subdivision LLC

BEING A REDIVISION OF LOT 30 AND LOT 31 OF HARVEST
HILLS, A RECORDED SUBDIVISION PLAT LYING WITHIN AND
BEING A PART OF THE SOUTHWEST 1/4 AND THE NORTHWEST
1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH,
RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN.



ZONING RS-3
SETBACKS
20ft side yard
35ft rear yard
45ft front yard (Lot 30 = 75ft)



-
- WISCONSIN
- JAMES R.
BEATY
S-1834
WALES,
WI
- LAND SURVEYOR

James R. Beaty, RLS 1834
DATED: MARCH 10, 2021
REVISED: APRIL 16, 2021

CERTIFIED SURVEY MAP NO - _____
BEING A REDIVISION OF LOT 30 AND LOT 31 OF HARVEST HILLS, A RECORDED
SUBDIVISION PLAT LYING WITHIN AND BEING A PART OF THE SOUTHWEST 1/4 AND
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

LEGAL DESCRIPTION:

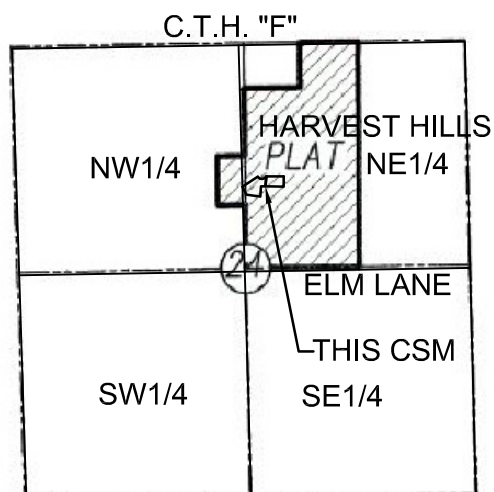
I, James R. Beaty, professional land surveyor, do hereby certify that at the direction of the owner(s), I have made this survey, land division and map, being more particularly described as follows:

Being Lot 30 and Lot 31 of Harvest Hills, as recorded in office of Washington County Register of Deeds office on August 28th, 2019 in Map book 53 Page 41, as Document No. 1478618 and lying within and being a part of the southwest 1/4 and the northwest 1/4 of the northeast 1/4 of Section 24, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

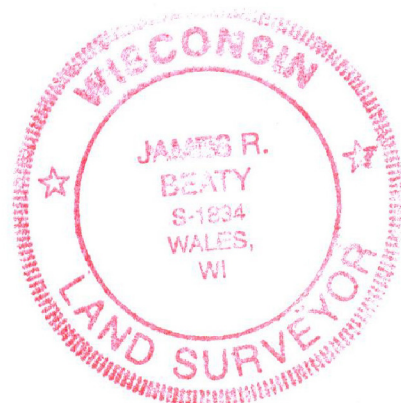
I further certify that I have made this survey, and map by the direction of Harvest Hills Subdivision, LLC., and Jeffery L. Holtebeck & Sarah M. Holtebeck, owner(s) of said land(s).

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

That I have fully complied with the provisions of Section 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision control ordinance in surveying and mapping of same.



LOCATION MAP
SECTION 24-9-20



James R. Beaty

James R. Beaty, PLS 1834
DATED: MARCH 10, 2021
REVISED: APRIL 16, 2021

PREPARED BY / SURVEYOR:
HORIZON LAND DEVELOPMENT SERVICES, LLC
W313 S2562 PENNY LANE
WALES, WISCONSIN 53183
1-262-349-1575
jamieb@horizonlanddevelopmentservices.com

CERTIFIED SURVEY MAP NO - _____
BEING A REDIVISION OF LOT 30 AND LOT 31 OF HARVEST HILLS, A RECORDED
SUBDIVISION PLAT LYING WITHIN AND BEING A PART OF THE SOUTHWEST 1/4 AND
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

CORPORATE OWNER'S CERTIFICATE

Harvest Hills Subdivision, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. Harvest Hills Subdivision, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

Village of Germantown

IN WITNESS WHEREOF, the said Harvest Hills Subdivision, LLC, has caused these presents to be signed by Shari Waggoner, its _____, at _____ Wisconsin, and its corporate seal to be hereunto affixed

on this _____, day of _____, 2021.

In the presence of:

Harvest Hills Subdivision, LLC,

Shari Waggoner, Title

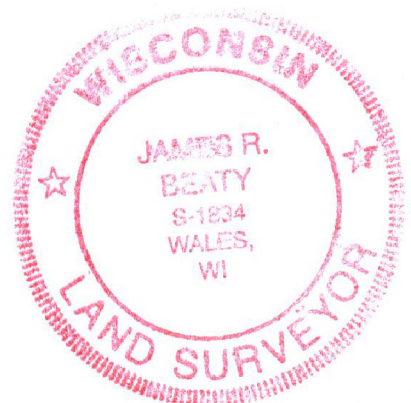
Name Title

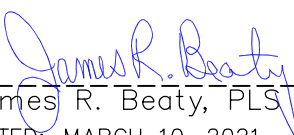
STATE OF WISCONSIN)
SS
WASHINGTON COUNTY)

Personally came before me this _____ day of _____, 2021, Shari Waggoner, of the above named corporation, to me known to be the person who executed the foregoing instrument, and to me known to be such _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____
Notary Public, _____, Wisconsin

My commission expires _____.




James R. Beaty, PLS 1834
DATED: MARCH 10, 2021
REVISED: APRIL 16, 2021

CERTIFIED SURVEY MAP NO - _____
BEING A REDIVISION OF LOT 30 AND LOT 31 OF HARVEST HILLS, A RECORDED
SUBDIVISION PLAT LYING WITHIN AND BEING A PART OF THE SOUTHWEST 1/4 AND
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OWNERS CERTIFICATE

As owner(s), I (we) do hereby certify that we caused said lands to be certified, divided, and mapped as shown on this map.

As owner(s), I (we) also certify that this Certified Survey Map must be submitted to the following for approval or rejection; Village of Germantown

WITNESS the hand and seal of said Jeffery L. & Sarah M. Holtebeck, owner(s)

this _____ day of _____, 2021.

Jeffery L. Holtebeck, owner

Sarah M. Holtebeck, owner

STATE OF WISCONSIN)
COUNTY OF WAUKESHA) (SS

Personally came before me this _____ day of _____, 2021,
the above named , Jeffery L. Holtebeck & Sarah M. Holtebeck to me known to be the
person(s) who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My commission expires _____

CONSENT OF MORTGAGEE

I, _____, mortgagee of the above described land, do
hereby consent to the surveying, dividing, mapping and dedication of the land described on
this plat, and I do hereby consent to the above certificate of Jeffery L. Holtebeck & Sarah
M. Holtebeck, owner.

WITNESS the hand and seal of _____, mortgagee, this
_____ day of _____, 20____.

In the presence of:

Mortgagee

_____ (Seal)

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____,
2021, the above named _____, to me known to be
the person who executed the foregoing
instrument and acknowledged the same.

(Notary Seal) _____

Notary Public, _____, Wisconsin

My commission expires _____.



James R. Beaty
James R. Beaty, PLS 1834
DATED: MARCH 10, 2021
REVISED: APRIL 16, 2021

CERTIFIED SURVEY MAP NO - _____
BEING A REDIVISION OF LOT 30 AND LOT 31 OF HARVEST HILLS, A RECORDED
SUBDIVISION PLAT LYING WITHIN AND BEING A PART OF THE SOUTHWEST 1/4 AND
THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL

This Certified survey Map is hereby approved by the Plan Commission of the Village of
Germantown this _____ day of _____, 2021.

Dean Wolter, Chairman

Date

Laura A. Johnson, Secretary

Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

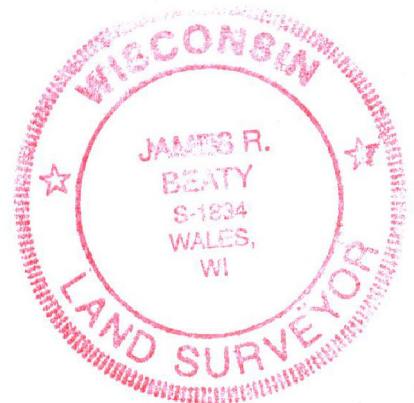
This Certified Survey Map, being a redivision of Lot 30 and Lot 31 of Harvest Hills, as recorded in office of
Washington County Register of Deeds office on August 28th, 2019 in Map book 53 Page 41, as Document No.
1478618 and lying within and being a part of the southwest 1/4 and the northwest 1/4 of the northeast 1/4 of
Section 24, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been
approved by the Planning Commission being the same, is hereby approved by the Village Board of Trustees of
the Village of Germantown on this _____ day of _____, 2021.

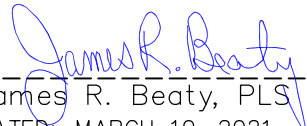
Dean Wolter, Village President

Date

Deanna Braunschweig, Village Clerk

Date





James R. Beaty, PLS 1834
DATED: MARCH 10, 2021
REVISED: APRIL 16, 2021

From: Dave Seils <Dave.Seils@washcowisco.gov>
Sent: Monday, April 5, 2021 2:24 PM
To: Jeff Retzlaff <jretzlaff@village.germantown.wi.us>
Subject: RE: Harvest Hills Lot 30/31 CSM

Hi Jeff,

There is no setback between mound or septic systems. The mound on lot 2 will be far enough away from the mound on lot 30. Technically there should be no vehicle traffic 15 feet from the downslope side of a mound. So if the mound on lot 2 is 15 feet from the lot line it will be fine.



West Bend, WI 53095-7986



[@WashcoWisconsin](https://www.instagram.com/WashcoWisconsin)

DISCOVER. CONNECT. PROSPER.

Thanks,

DAVID SEILS

Land Use Inspector In Charge

E: dave.seils@co.washington.wi.us

O: (262) 335-4445

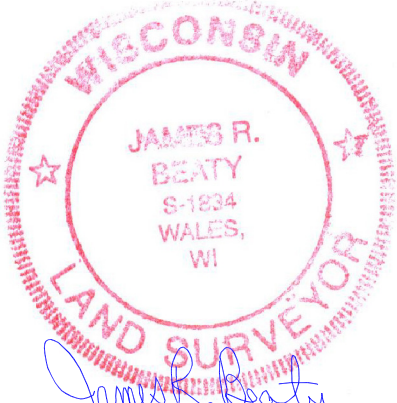
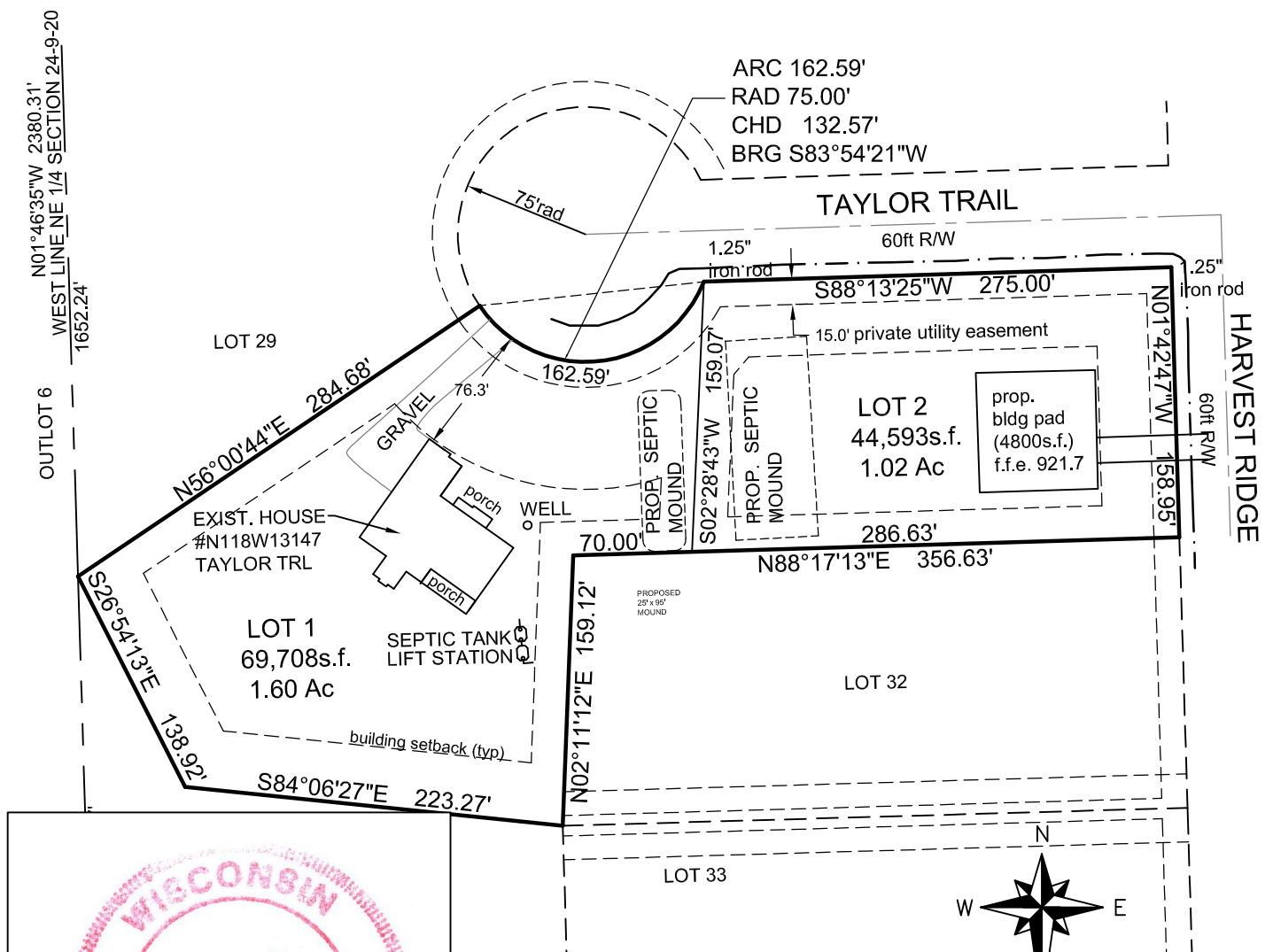
F: (262) 335-6868

Public Agency Center

333 E. Washington St. Suite 2300

EXHIBIT
LOT 30 AND LOT 31
PROPOSED
SEPTIC SYSTEMS & BUILDING PAD AREAS

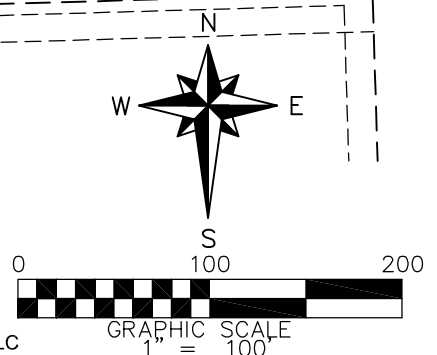
BEING LOT 30 AND LOT 31 OF HARVEST HILLS, A RECORDED SUBDIVISION PLAT
LYING WITHIN AND BEING A PART OF THE SOUTHWEST 1/4 AND THE NORTHWEST 1/4
OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



James R. Beaty, RLS 1834
DATED: FEBRUARY 10, 2021

PREPARED BY:
HORIZON LAND DEVELOPMENT SERVICES, LLC
JAMES R. BEATY, RLS PLS
W313 S2562 PENNY LN.
WALES, WI 53183
1-262-349-1575
www.horizonlanddevelopmentservices.com

THIS INSTRUMENT WAS DRAFTED BY JAMES R. BEATY



Division of Industry Services

in accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11" in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and % slope, scale or dimensions, north arrow, location & distance to nearest road.

Please print all information

Personal information you provide may be used for secondary purposes (Privacy Law, s.15.04(1)(m)).

County	WASHINGTON
Parcel I.D.	GTNV-241050 (LOT 30)
Reviewed by	Date

Property Owner JEFFREY & SARAH HOLTEBECK				Property Location SW 1/4, NE 1/4, S 24, T 9 N, R 20 E			
Property Owner's Mailing Address N118W13147 TAYLOR TRAIL				Lot # Subd. Name or CSM# 30 (easement onto lot 31) HARVEST HILLS			
City	State	Zip Code	Phone Number	☐ City	☒ Village	Nearest Road	
GERMANTOWN, WI		53022	414 731-8623	GERMANTOWN		TAYLOR TRAIL	

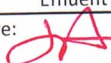
☐ New Construction Use: ☒ Residential/No. bedrooms 4 Code derived design flow rate: 600 GPD
☒ Replacement ☐ Public or commercial- Describe: _____
 Parent Material: LOESS, GLACIAL TILL Flood Plain elevation if applicable _____ ft.
 General comments
 and recommendations: Installer to chisel out tire ruts within 15' of mound toe
0.6 GPD/SQ.FT. LOADING RATE SYSTEM ELEV: 899.8'

Boring		☐ Boring												
1	#	☒ Pit	Ground surface elev.	897.38'					Depth to limiting factor		21"		Soil Application Rate	
Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	GPD/ft ²					
									*Eff#1	*Eff#2				
Ap	0-12	10YR3/2		sil	2mgr	fr	2f	as	0.6	0.8				
B	12-17	10YR4/4		sil	2fsbk	fr	1f	cs	0.6	0.8				
Bt1	17-21	10YR4/4		cl	2fsbk	fi	1f	cs	0.4	0.6				
Bt2	21-23	10YR4/4	c2d7.5YR5/8,5/3	cl	1fsbk	fi	1f	cs	0.2	0.3				
C	23-30	10YR5/3	m2d7.5YR5/8	vf sl	1fsbk	vfr			0.2	0.6				

Boring		☐ Boring																	
2	#	☒ Pit		Ground surface elev.		897.21'		Depth to limiting factor		0"		Soil Application Rate							
Horizon		Depth		Dominant Color		Redox Description		Texture		Structure		Consistence		Roots		Boundary		GPD/ft²	
		inches		Munsell		Qu. Sz. Cont. Color				Gr.Sz.Sh.		(Moist)						*Eff#1 *Eff#2	
Ap		0-8		10YR3/2		COMPACTED		sil		3mabk		fi		1f		as		0.6 0.8	
Bt		8-18		10YR4/4		COMPACTED		cl		3mabk		vfi		1f				0 0	

*Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L*Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name JEFFREY L. HAMMES
 Address 6219 COUNTRYSIDE LN.
 MADISON, WI 53705

Signature: 

Date Evaluation Conducted: 12/17/2020

CST Number 223300
 Telephone No. (608) 233-9200

SBD-8330(R04/15)

Boring ☐ Boring
☒ Pit
 3 # Ground surface elev. 897.59' Depth to limiting factor 22"

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
Ap	0-11	10YR3/2		sil	2fsbk	fr	1f	as	0.6	0.8
B	11-16	10YR4/4		sil	2fsbk	fr	1f	cs	0.6	0.8
Bt	16-22	10YR4/4		cl	2fsbk	fi	1f	cs	0.4	0.6
C	22-35	10YR5/3	c2d7.5YR5/8,5/3	vf sl	1fsbk	vfr			0.2	0.6

Boring ☐ Boring
☒ Pit
 4 # Ground surface elev. 898.9' Depth to limiting factor 29"

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2
Ap	0-10	10YR3/2		sil	2fsbk	fr	2f	as	0.6	0.8
B	10-23	10YR4/4		sil	2fsbk	fr	1f	cs	0.6	0.8
BC	23-29	10YR4/6		l	1fsbk	vfr	1f	cs	0.4	0.6
C	29-32	10YR5/3	c2d7.5YR5/8,5/3	fsl	1fsbk	vfr			0.2	0.6

Boring ☐ Boring
☒ Pit
 # Ground surface elev. Depth to limiting factor

Horizon	Depth inches	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr.Sz.Sh.	Consistence (Moist)	Roots	Boundary	Soil Application Rate GPD/ft ²	
									*Eff#1	*Eff#2

*Effluent #1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L*Effluent #2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

JEFFREY L. HAMMES

CERTIFIED SOIL TESTING
CERTIFIED DESIGNING

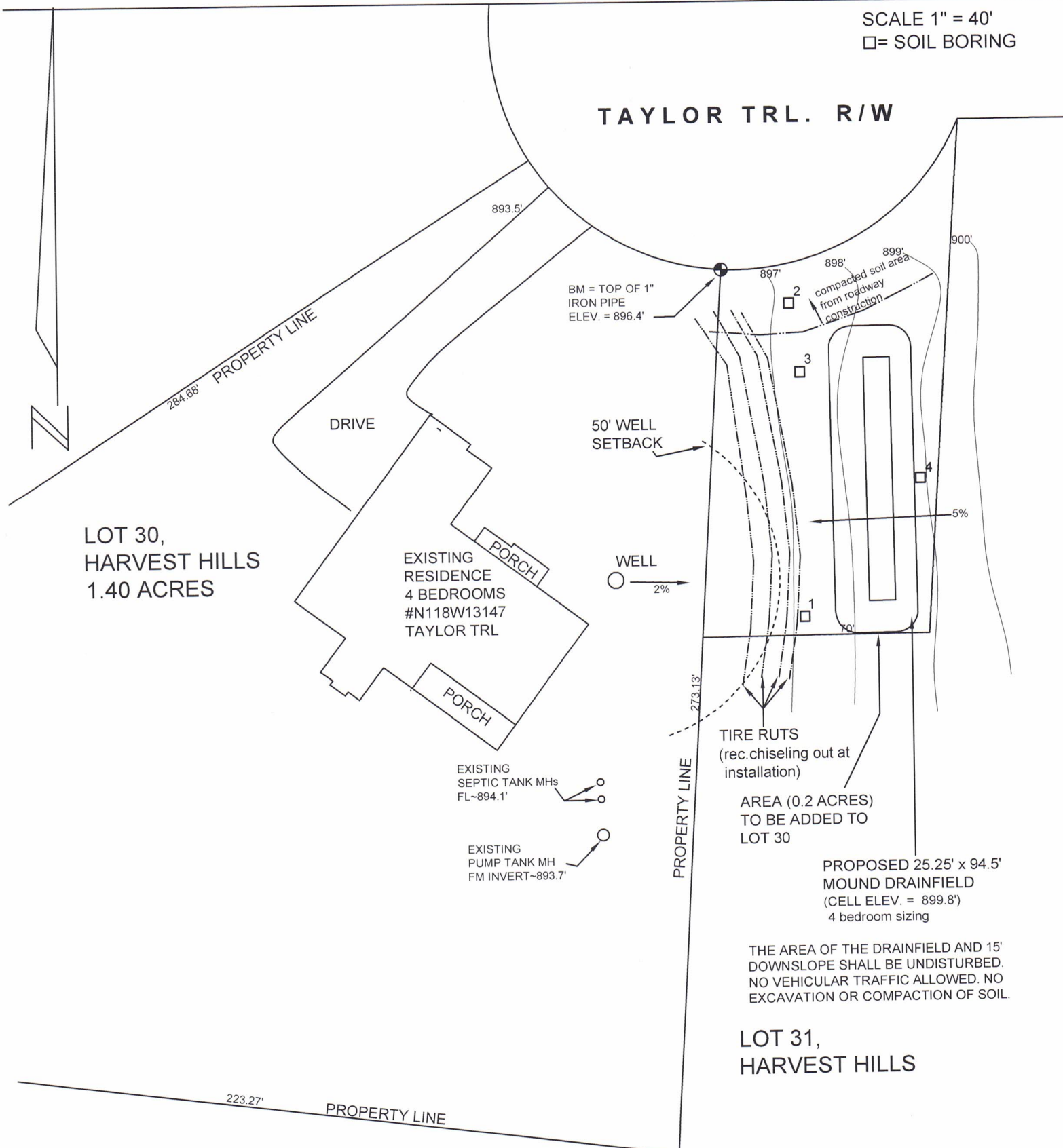
PLOT PLAN

PAGE 3 OF 3

CLIENT: JEFFREY AND SARAH HOLTEBECK

ONE INCH
IF THIS BOX DOES
NOT EQUAL ONE INCH
ON ALL SIDES,
THEN THIS DRAWING
IS NOT TO SCALE

SCALE 1" = 40'
□ = SOIL BORING



SOIL EVALUATION REPORT

in accordance with SPS 385, Wis. Adm. Code

Attach complete site plan on paper not less than 8 1/2 x 11 inches in size. Plan must include, but not limited to: vertical and horizontal reference point (BM), direction and Percent slope, scale or dimensions, north arrow, and location and distance to nearest road.

Please print all information.

Personal information you provide may be used for secondary purposes (Privacy Law, s. 15.04 (1) (m)).

County: Washington	
Parcel I.D.: 241998	
Reviewed by: Mark Finger	Date: 11/28/2018

Property Owner: Alan Luther				Property Location: Govt. Lot SW 1/4 S 24 NE 1/4 S 24 T9 N - R 20 E (or) W			
342 Hillside Rd				Lot # 30	Block #	Subd. Name or CSM # Harvest Hills	
City: Colgate	State: WI	Zip Code: 53017	Phone Number: () -	☐ City: ☒ Village: ☐ Town: Germantown		Nearest Road: Freistadt Rd	

☒ New Construction	Use ☒ Residential / Number of bedrooms: 4	Code derived design flow rate: 600 GPD
☐ Replacement	☐ Public or commercial - Describe:	
Parent material: Glacial Till		Flood Plain elevation if applicable: NA ft.
General comments and recommendations: Recommended mound system: 1-5'x150' cell Additional Comments on page 3		

301 ☐ Boring ☒ Pit Ground surface elev. **895.6** ft. Depth to limiting factor **22** in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
Ap	0-11	10YR 3/3	#	CL	2m gr	fr	as	1f	0.4	0.6
AB	11-22	10YR 4/3	#	CL	2m sbk	fr	gw	1f	0.4	0.6
BC	22-30	10YR 6/4	C1D 7.5YR 6/6, 6/2	SiCL	1m sbk	ff	cw	-	0.2	0.3
C	30-38	10YR 6/4	C1D 7.5YR 6/6, 6/2	SiCL	mass.	fi	-	-	0	0

302 ☐ Boring ☒ Pit Ground surface elev. **896.6** ft. Depth to limiting factor **16** in. Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
Ap	0-11	10YR 3/2	#	CL	2m sbk	fr	as	1f	0.4	0.6
Bt	11-16	7.5YR 4/3	#	CL	2m sbk	fr	gw	1f	0.4	0.6
BC	16-24	10YR 5/4	C1D 7.5YR 6/6, 6/2	SiCL	1m sbk	ff	cw	-	0.2	0.3
C	24-32	10YR 6/4	C1D 7.5YR 6/6, 6/2	SiCL	mass.	fi	-	-	0	0

* Effluent # 1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L

* Effluent # 2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

CST Name (Please Print): Dan Vander Leest	Signature:	CST Number: 221049
Address: 824 Egg Harbor Road Sturgeon Bay, WI 54235		Telephone Number: (920) 743 - 4708
Date Evaluation Conducted: November 27 and 28, 2018		

Property Owner:

Parcel ID #:

Page 2 of 3

303

Boring #

☐ Boring☒ Pit

Ground surface elev. 898.0 ft.

Depth to limiting factor 14 in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2
Ap	0-9	10YR 3/2	#	CL	2m gr	fr	as	1f	0.4	0.6
Bt	9-14	7.5YR 4/4	#	CL	2m sbk	fr	gw	1f	0.4	0.6
BC	14-22	10YR 6/4	C1D 7.5YR 6/6, 6/2	SiCL	1m sbk	fr	cw	-	0.2	0.3
C	22-36	10YR 6/2	C1D 7.5YR 6/6, 6/2	SiCL	mass	fi	-	-	0	0

Boring #

☐ Boring☒ Pit

Ground surface elev. ft.

Depth to limiting factor in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2

Boring #

☐ Boring☐ Pit

Ground surface elev. ft.

Depth to limiting factor in.

Soil Application Rate

Horizon	Depth in.	Dominant Color Munsell	Redox Description Qu. Sz. Cont. Color	Texture	Structure Gr. Sz. Sh.	Consistence	Boundary	Roots	GPD/ft ²	
									Eff#1	Eff#2

* Effluent # 1 = BOD₅ > 30 ≤ 220 mg/L and TSS > 30 ≤ 150 mg/L* Effluent # 2 = BOD₅ ≤ 30 mg/L and TSS ≤ 30 mg/L

The Department of Commerce is an equal opportunity service provider and employer. If you need assistance to access services or need material in an alternate format, please contact the department at 608-266-3151 or TTY 608-264-8777.

Comments:

- 1) A linear loading rate of ≤ 4.5 gals/ft/day is required for systems with in situ soils having a soil application rate of ≤ 0.3 gals/ft²/day within 12 inches of the fill material. A suggested linear loading rate of < 3 gals/ft/day when possible.
- 2) With soils having an in situ soil loading rate of > 0.3 gals/ft²/day within 12 inches of the fill material, a linear loading rate of < 5 gals/ft/day is suggested.
- 3) Long, narrow systems are required. If more than one cell is required, a minimum of half the basal area is suggested between cells.
- 4) Bend cells to follow the existing contours
- 5) Prior to any soil and land disturbance, the proposed mounds and a 25' perimeter surrounding the mounds must be marked and kept undisturbed
- 6) Locate mounds on shoulder and upper back slope landscape positions.
- 7) Final grades of mounds to divert surface waters away from the mound.
- 8) A vegetative cover to prevent erosion and also facilitate soil structure development must be planted as soon as possible.
- 9) The proposed system shown on the attached site plan is only an estimate of the size. A complete mound design is required to determine the precise sizes.
- 10) Pretreatment alternatives can only be considered to lower the height of the mound. (min 12" sand with pretreatment) The sand loading and linear loading cannot be increased with pretreatment.
- 11) The planning of the surrounding wells must be determined prior to individual mound designs to avoid set-back issues.
- 12) If slopes vary by $> 1\%$ with the proposed cell areas, an Individual Site Design (ISD) will be required.
- 13) Remove all organic material prior to plowing. Sites that are wooded must add basal area to the mounds to account for stumps. Remove all loose roots after plowing. It is recommended that large stumps be carefully removed within the basal area. Approval and supervision from the state and/or county is required. An Individual Site Design would also be required with removal of the stumps.

SITE PLAN

BEING:

LOT 30 OF HARVEST HILLS

LOCATED IN:

THE NW 1/4 OF THE NE 1/4, THE SW 1/4 OF THE NE 1/4,
AND THE SE 1/4 OF THE NW 1/4

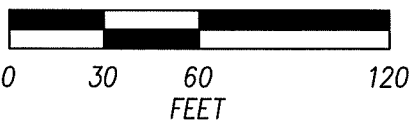
ALL IN:

SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST,
TOWN OF GERMANTOWN,
WASHINGTON COUNTY,
WISCONSIN.



NORTH

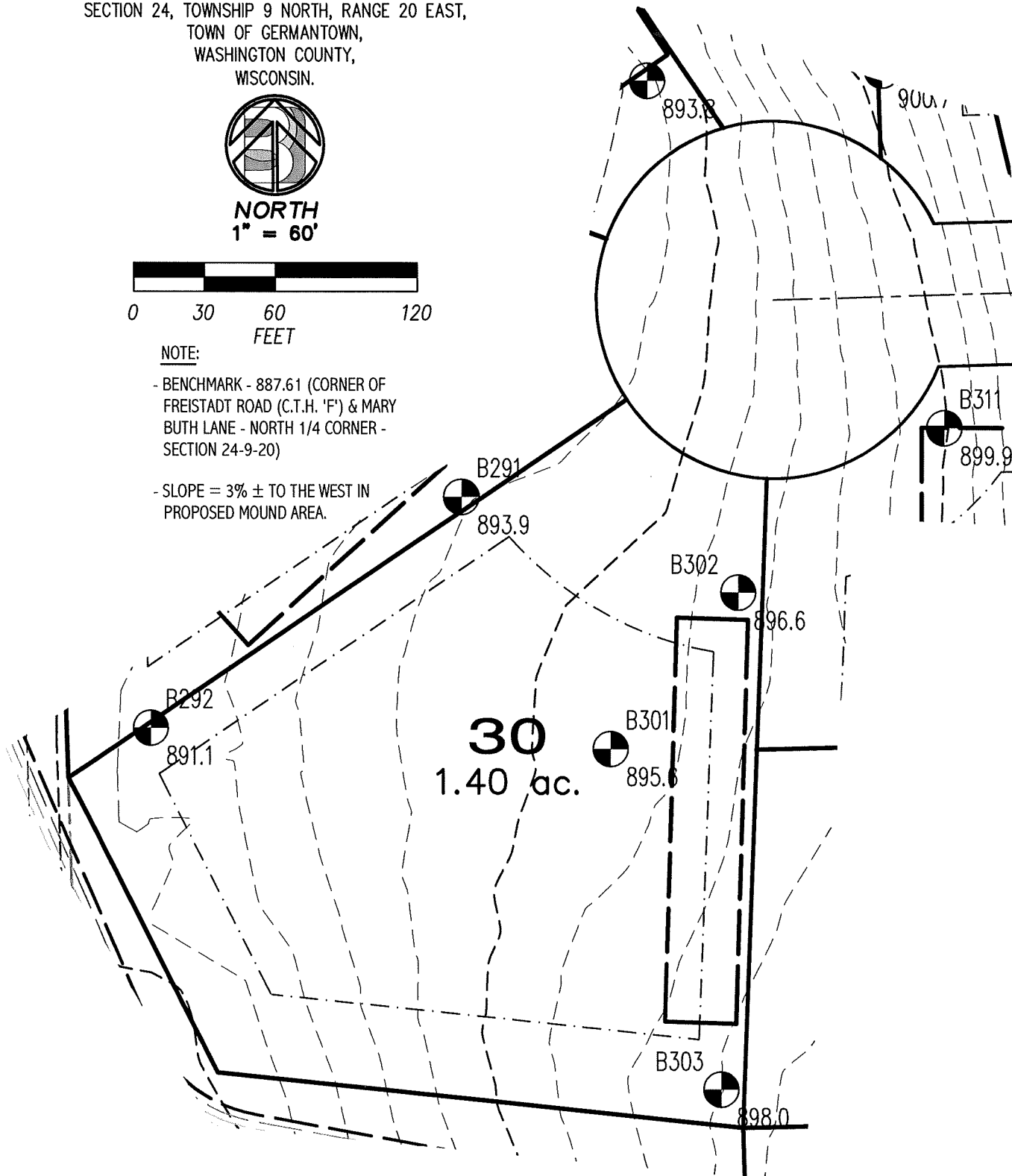
1" = 60'



NOTE:

- BENCHMARK - 887.61 (CORNER OF
FREISTADT ROAD (C.T.H. 'F') & MARY
BUTH LANE - NORTH 1/4 CORNER -
SECTION 24-9-20)

- SLOPE = 3% $\pm$ TO THE WEST IN
PROPOSED MOUND AREA.



Map Book 53 Page 41

HARVEST HILLS

SECTION 24, TOWNSHIP 9 NORTH, RANGE 10 EAST,
COUNTY OF HARVEST, WISCONSIN

1" = 100'

0 50 100 200 300 400

- WASHINGTON COUNTY MONUMENT (6"X6" CONCRETE W/ BRASS CAP)
- FOUND 1.27" STEEL PIPE
- 1.27" OD X 18" REINFORCING BAR, 4.303 LB / LIN FT., SET ALL OTHER LOT AND OUTLOT CORNERS
- 1.375" OD X 18" STEEL PIPE, 1.688 LB / LIN FT., SET

NOTE: ALL DIMENSIONS MEASURED TO THE NEAREST HUNDRETH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST TWO SECONDS.

UTILITY EASEMENTS: NO PILES OR BURIED CABLES ARE TO BE PLACED ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF S. 236.25, WIS. STAT. UTILITY EASEMENTS AS HEREIN SET FORTH ARE FOR THE USE OF PUBLIC BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO SERVE THE AREA.

OUTLET RESTRICTIONS: THE CONSTRUCTION OF BUILDINGS FOR HUMAN HABITATION OR THE INSTALLATION OF SOIL ABSORPTION SYSTEMS IN ALL OUTLOTS IN THIS PLAT IS PROHIBITED.

DRIPNAGE EASEMENTS: THE VILLAGE OF BERNANTOWN IS HEREBY GRANTED ACCESS FOR STORMWATER MAINTENANCE PURPOSES VIA ALL OUTLOTS, BUT IS NOT RESPONSIBLE TO PERFORM THE MAINTENANCE.

LOT 1 - 37 SHALL HAVE AN EQUAL INTEREST IN THE OWNERSHIP OF ALL OUTLOTS.

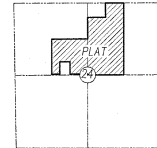
25 FEET OF SEPARATION SHALL BE MAINTAINED BETWEEN PRIVATE WELLS AND STORMWATER PONDS.

PLAT BOUNDING - RS-3 SINGLE-FAMILY RESIDENTIAL DISTRICT.

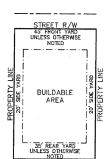
ALL WETLANDS HAVE A 25' BUILDING/GRADING SETBACK.

SURVEYOR: BAUDRUP SURVEYING & ENGINEERING
322 N. 2ND AVENUE
STURBECK, WI 54235
(920)743-8201

LOCATION SKETCH
SECTION 24-9-20
SCALE: 1" = 2000'



TYPICAL SUBDIVISION LOT (RS-3 ZONING)



BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRS, 550 MN ZONE, AND THE WEST LINE OF THE NE 1/4 OF SECTION 24 (ASSUMED IN 91°46'35" W)

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis. Stat. as provided by s. 236.12, Wis. Stat.

Certified: *[Signature]* 2/27/19
Department of Administration

Map Book 53 Page 42

HARVEST HILLS

PARCEL 1 OF C.S.M. NO. 394,
WASHINGTON COUNTY RECORDS
AND
THE SW 1/4 OF THE NE 1/4
AND PART OF
THE NW 1/4 OF THE NE 1/4
ALL IN
SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST,
JULIA
VALLEY OF CERMATION,
WASHINGTON COUNTY,
MINNESOTA



0 50 100 200 300 400

- WASHINGTON COUNTY MONUMENT
(6"X6" CONCRETE W/ BRASS CAP)
- FOUND 1.27" STEEL PIPE
- 1.27" OD X 18" REINFORCING
BAR, 4.303 LB / LIN FT, SET
ALL OTHER LOT AND OUTLOT CORNERS
1.3700" X 18" STEEL PIPE,
1.88 LB / LIN FT, SET

NOTE:
ALL DIMENSIONS MEASURED TO THE NEAREST
HUNDRETHS OF A FOOT. ALL ANGLES MEASURED TO
THE NEAREST FIVE SECONDS AND COMPUTED TO
THE NEAREST SECOND.
UTILITY EASEMENT:
NO POLES OR BURIED CABLES ARE TO BE PLACED
SOONER THAN THE INSTALLATION WOULD DISTURB
ANY SURVEY STAKE OR DISTURB WOOD ALONG
ANY LOT LINE OR STREET LINE. THE CONFORMANCE
OF A SURVEY STAKE BY ANYONE IS A VIOLATION
OF A 206.35 VES STATUTE. UTILITY EASEMENTS AS
HEREIN SET FORTH ARE FOR THE USE OF PUBLIC
BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE
RIGHT TO SERVE THE AREA.

OUTLET RESTRICTION:
THE CONSTRUCTION OF BUILDINGS FOR HUMAN
HABITATION OR THE INSTALLATION OF SOIL
ABSORPTION SYSTEMS IN ALL OUTLOTS IN THIS
PLAT IS PROHIBITED.

DRAINAGE EASEMENTS:
THE VILLAGE OF CERMATION IS HEREBY
GRANTED ACCESS FOR STORMWATER MAINTENANCE
PURPOSES VIA ALL OUTLOTS, BUT IS NOT
RESPONSIBLE TO PERFORM THE MAINTENANCE.

LOTS 1 - 37 SHALL HAVE AN EQUAL INTEREST
IN THE OWNERSHIP OF ALL OUTLOTS.

25 FEET OF SEPARATION SHALL BE MAINTAINED
BETWEEN PRIVATE WELLS AND STORMWATER
PODS.

PLAT ZONING - RS-3 SINGLE-FAMILY RESIDENTIAL
DISTRICT

ALL WETLANDS HAVE A 25' BUILDING/GRADING
SETBACK.

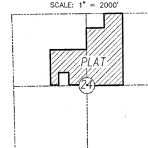
SURVEYOR:
BAUGHMAN SURVEYING & ENGINEERING
302 N. 5TH AVENUE
STURGEON BAY, WI 54235
(920)743-8211

There are no objections to this plat with respect to
Sections 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stat. as provided by s. 236.12, Wis. Stat.

Certified August 21st, 2014
Thomas M. Dwyer
Register of Deeds
Department of Administration

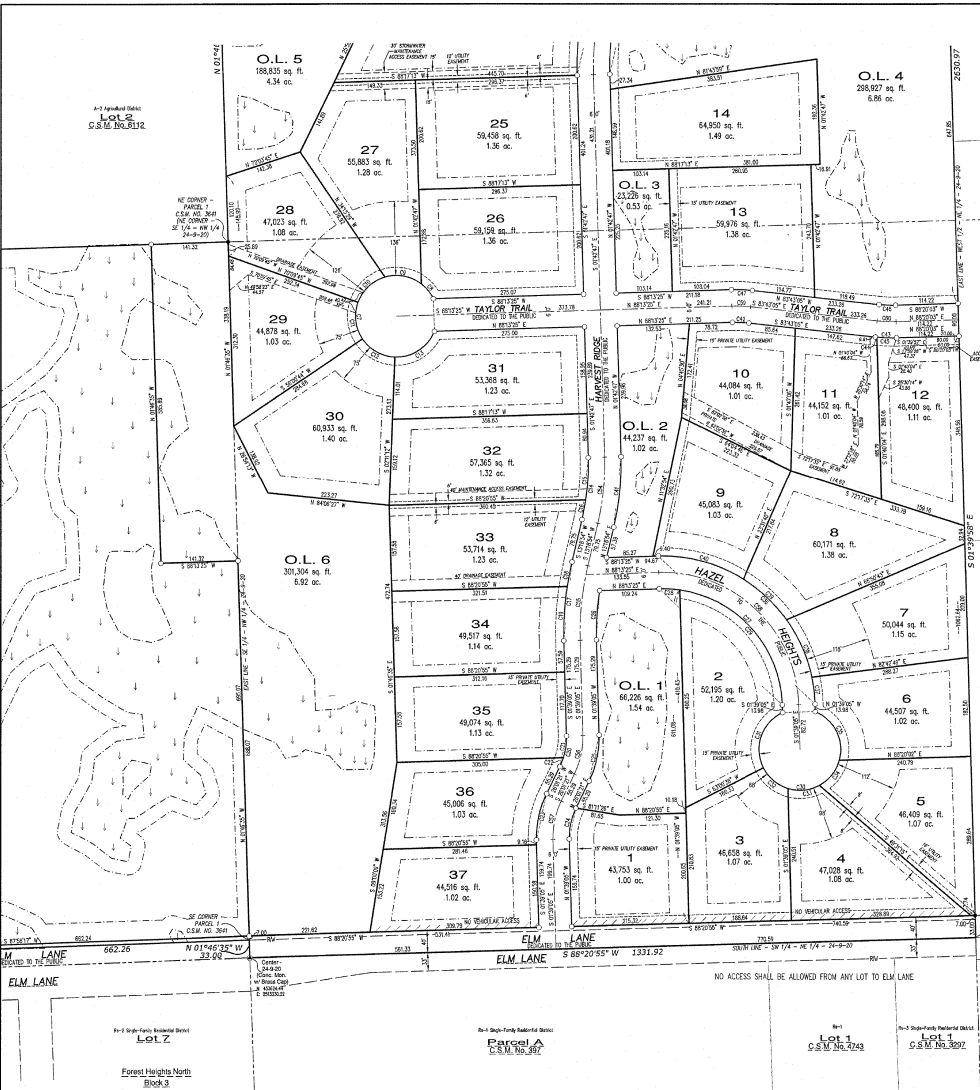
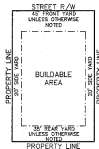
A-1 Subdivision Status
Lot 1
C.S.M. NO. 394

SECTION 24-9-20
SCALE: 1" = 200'



BEARINGS ARE BASED ON THE WISCONSIN STATE
PLANE COORDINATE SYSTEM GRID, SOUTH ZONE, AND
THE WEST LINE OF THE NE 1/4 OF SECTION 24
(ASSUMED N 01°46'35" W)

TYPICAL
SUBDIVISION LOT
(RS-3 ZONING)



Parcel 7
C.S.M. NO. 397
Forest Heights North
Block 3

Parcel A
C.S.M. NO. 397

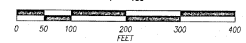
Lot 1
C.S.M. NO. 394

Lot 1
C.S.M. NO. 392

Lot 2
C.S.M. NO. 392

HARVEST HILLS

BEING
PARCEL 1 OF C&M NO. 3041
WASHINGTON COUNTY RECORDS
AND
THE SW 1/4 OF THE NE 1/4
AND PART OF
THE NW 1/4 OF THE NE 1/4
ALL IN
SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST,
WILLIAM COUNTY, WISCONSIN



- WASHINGTON COUNTY MONUMENT (7" x 10" CONCRETE W/ BRASS CAP)
- FOUND 1.2" STEEL PIPE
- 1.2" OD X 18" REINFORCING BAR, 4.353 LB / LIN FT, SET
- ALL OTHER LOT AND OUTLOT CORNERS 1.3700 X 18" STEEL PIPE, 1.68 LB / LIN FT, SET

NOTE: ALL DIMENSIONS MEASURED TO THE NEAREST HUNDRETH OF A FOOT. ALL ANGLES MEASURED TO THE NEAREST FIVE SECONDS AND COMPUTED TO THE NEAREST SECOND.

UTILITY EASEMENTS: NO PILES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY LOT LINE OR STREET LINE. THE DISTURBANCE OF A STREET SHALL BE AT THE USER'S RISK. UTILITY EASEMENTS AS SHOWN SET FORTH ARE FOR THE USE OF PUBLIC, BODIES AND PRIVATE PUBLIC UTILITIES HAVING THE RIGHT TO CROSS THE AREA.

OUTLOT RESTRICTION: THE CONSTRUCTION OF BUILDINGS FOR HUMAN HABITATION OR THE INSTALLATION OF JOINT ABSORPTION SYSTEMS IN ALL OUTLOTS IN THIS PLAT IS PROHIBITED.

DRAINAGE EASEMENTS: THE VILLAGE OF GERMANTOWN IS HEREBY GRANTED ACCESS FOR STORMWATER MAINTENANCE PURPOSES VIA ALL OUTLOTS BUT IS NOT RESPONSIBLE TO PERFORM THE MAINTENANCE.

LOTS 1 - 37 SHALL HAVE AN EQUAL INTEREST IN THE OWNERSHIP OF ALL OUTLOTS.

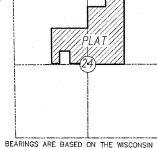
25 FEET OF SEPARATION SHALL BE MAINTAINED BETWEEN PRIVATE WELLS AND STORMWATER PILES.

PLAT ZONING - RS-3 SINGLE-FAMILY RESIDENTIAL DISTRICT.

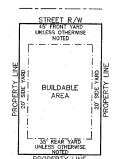
ALL WETLANDS HAVE A 25' BUILDING/GRADING SETBACK.

SURVEYOR: BRADSHAW SURVEYING & ENGINEERING
312 N. 5TH AVENUE
GERMANTOWN, WI 54936
(920)743-8211

LOCATION SKETCH
SECTION 24-9-20
SCALE: 1" = 2000'



TYPICAL SUBDIVISION LOT (RS-3 ZONING)



BEARINGS ARE BASED ON THE WISCONSIN STATE PLANE COORDINATE SYSTEM GRID SOUTH ZONE AND THE WEST LINE OF THE NE 1/4 OF SECTION 24 (ASSUMED N 01°46'35" W)

There are no objections to this plat with respect to Secs. 236.12, 236.16, 236.20 and 236.31(1) and (2), Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified January 21st 2019

Benjamin A. Dwyer
Department of Administration



A-2 Unplanted Forest
C&M NO. 3041

Unplanted Lands
BRUCE BERWANE

NW CORNER -
PARCEL 1
C&M NO. 3041
NW CORNER -
OF 1/4 - NW 1/4
24-9-20

N 88°11'33" E 1327.99

Unplanted Lands
ROBERT T. HARRIS

N 01°55'29" W 1256.04

S 87°58'17" W 372.19

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
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SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
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C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

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PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

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SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
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SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

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C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

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Unplanted Lands
GERMANTOWN VILLAGE

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OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

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C&M NO. 3041

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OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

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SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 - NW 1/4
24-9-20

Unplanted Lands
GERMANTOWN VILLAGE

S 87°58'17" W 290.04

SW CORNER -
PARCEL 2
C&M NO. 3041

SW CORNER -
OF 1/4 -

Surveyors Certificate:

I, Michael G. Mc Carthy, Professional land surveyor for Bauhuin Surveying & Engineering, do hereby certify:

That in full compliance with the provisions of Chapter 236 of the Wisconsin Statutes and the subdivision regulations of the Village of Germantown, Washington County, and under the direction of Harvest Hills Subdivision, LLC and Alan R. and Lynda R. Luther, I have surveyed, divided, and mapped Harvest Hills; that such plat correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is: a parcel being Parcel 1 of C.S.M. No. 3641, Washington County Records, and the SW 1/4 of the NE 1/4, and part of the NW 1/4 of the NE 1/4, all in Section 24, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin. More particularly described as follows:

Commencing at the SE corner of said Parcel 1 of C.S.M. No. 3641, said corner being at the intersection of the east line of the SE 1/4 of the NW 1/4 of said Section 24-9-20 and the northerly right of way line of Elm Lane, and the point of beginning of lands to be described; thence S. 87°58'17" W., 662.26 feet along the southerly line of said Parcel 1 (northerly right of way line of Elm Lane) to the SE corner of Parcel 2 of said C.S.M. No. 3641, thence around the perimeter of said Parcel 2 as follows: N. 01°51'37" W., 453.00 feet to the NE corner of said Parcel 2; thence S. 87°58'17" W., 372.19 feet to the NW corner of said Parcel 2; thence S. 01°51'37" E., 453.00 feet to the SW corner of said Parcel 2; thence leaving said perimeter, S. 87°58'17" W., 280.04 feet along the aforementioned southerly line of said Parcel 1 to the SW corner of said Parcel 1, said corner being on the west line of the SE 1/4 of the NW 1/4 of said Section 24-9-20; thence N. 01°55'59" W., 1286.04 feet along the westerly line of said Parcel 1, said line also being the aforementioned west line of the SE 1/4 of the NW 1/4 of said Section 24-9-20 to the NW corner of said Parcel 1, said corner also being the NW corner of the SE 1/4 of the NW 1/4 of said Section 24-9-20; thence N. 88°11'13" E., 1327.99 feet along the northerly line of said Parcel 1, said line also being the north line of the SE 1/4 of the NW 1/4 of said Section 24-9-20 to the NE corner of said Parcel 1, said corner also being the NE corner of the SE 1/4 of the NW 1/4 of said Section 24-9-20; thence S. 01°39'58" E., 2630.97 feet along the east line of the NW 1/4 of said Section 24-9-20 to the SE corner of Parcel 3 of said C.S.M. No. 386; thence N. 02°06'59" W., 528.00 feet along the easterly line of said Parcel 3 to the north line of the NW 1/4 of the NE 1/4 of said Section 24-9-20, said line also being the centerline of C.T.H. "F"; thence N. 88°13'31" E., 676.98 feet along said north line (centerline) to the NE corner of the NW 1/4 of the NE 1/4 of said Section 24-9-20; thence S. 01°39'58" E., 2630.97 feet along the east line of the West 1/2 of the NE 1/4 of said Section 24-9-20 to the SE corner of the NW 1/4 of the NE 1/4 of said Section 24-9-20; thence S. 01°39'58" E., 2630.97 feet along the east line of the NW 1/4 of the NE 1/4 of said Section 24-9-20 to the SE corner of the NW 1/4 of the NE 1/4 of said Section 24-9-20 (centerline of Elm Lane) to the Center of said Section 24-9-20; thence N. 01°46'35" W., 33.00 feet along the aforementioned east line of the SE 1/4 of the NW 1/4 of said Section 24-9-20 to the point of beginning.

Said parcel contains 107.74 acres and is subject to the rights of the public over those portions previously dedicated for the rights of way of Elm Lane and C.T.H. "F".

Dated this 14th day of August, 2019

Michael G. Mc Carthy
Michael G. Mc Carthy
Registered Land Surveyor-2298



Village of Germantown Board Approval

Resolved, that the plat of Harvest Hills, being Parcel 1 of C.S.M. No. 3641, Washington County Records, and the SW 1/4 of the NE 1/4, and part of the NW 1/4 of the NE 1/4, all in Section 24, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which has been filed for approval is hereby approved as required by Chapter 236 of the Wisconsin Statutes.

I hereby certify that the foregoing is a true and correct copy of a resolution adopted by the Village Board of the Village of Germantown on the 14th day of August, 2019, which actions become effective upon receipt of all other reviewing agencies and all conditions of the Village of Germantown approval were satisfied as of the 14th day of August, 2019.

Date August 27, 2019

Approved: Dean Muller - Village President

Deanne Broschewicz - Village Clerk

Approval of the Village of Germantown Plan Commission:

This plat has been approved by the Village of Germantown Plan Commission.

Dated this 15th day of August, 2019

Dean Muller, Chairman

Dean Muller, Chairman

Dean Muller, Chairman

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Dean Muller, Chairman

HARVEST HILLS

BEING
PARCEL 1 OF C.S.M. NO. 3641,
WASHINGTON COUNTY RECORDS
AND
THE SW 1/4 OF THE NE 1/4
AND PART OF
THE NW 1/4 OF THE NE 1/4
ALL IN
SECTION 24, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMAN TOWN,
WASHINGTON COUNTY,
WISCONSIN.

There are no objections to this plat with respect to
Sections 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis. Stats. as provided by s. 236.12, Wis. Stats.

Certified August 21, 2019

Notary Public



Corporate Owners Certificate of Dedication

Harvest Hills Subdivision, LLC, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of Lots 1 - 37 and Outlots 1 - 6, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat.

Harvest Hills Subdivision, LLC, does further certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Washington County Planning, Conservation and Parks Committee, Village of Germantown, and Department of Administration.

IN WITNESS WHEREOF, the said Harvest Hills Subdivision, LLC has caused these present to be signed Shari Waggoner and Jennifer Hering as Members.

Shari Waggoner

Shari Waggoner

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Owners Certificate of Dedication

As owners of Lot 38, we hereby certify that we caused the land described on this plat to be surveyed, divided, mapped, and dedicated as represented on this plat. We also certify that this plat is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Washington County Planning, Conservation and Parks Committee, Village of Germantown and Department of Administration.

IN WITNESS WHEREOF, the hand and seal of said owners this 22nd day of August, 2019

Alan R. Luther

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SIGN REVIEW

5/10/21 Plan Commission Meeting

Village of Germantown / Public Works

Village Planner Report

Germantown, Wisconsin

Summary

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

Location: N112 W17001 Mequon Road

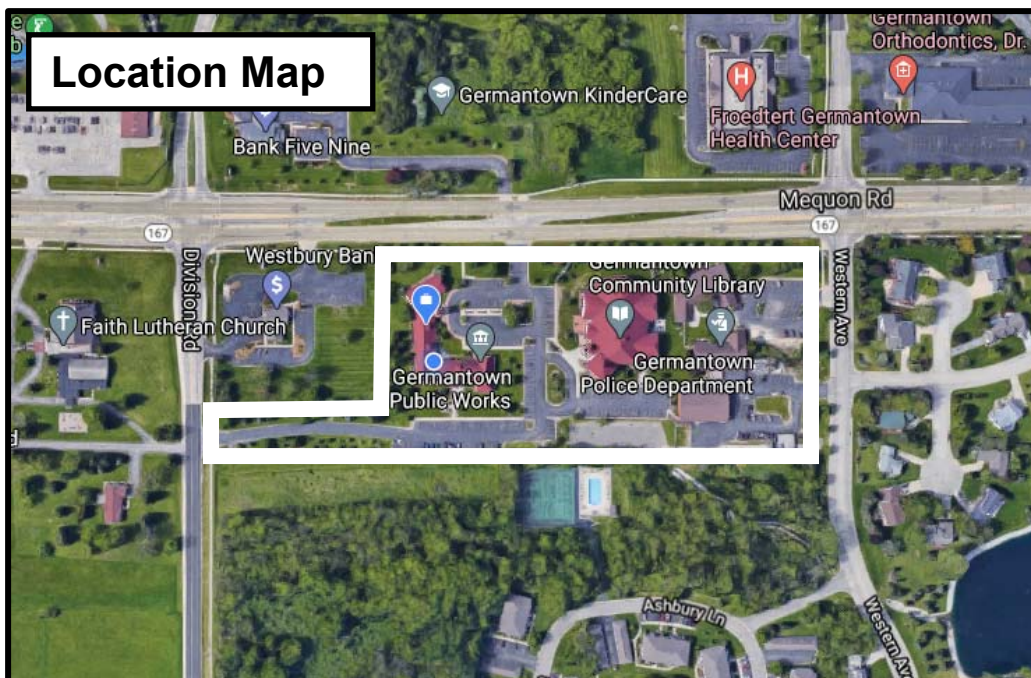
Agent/

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

Village of Germantown
N112W17001 Mequon Road
Germantown, WI

Zoning: I: Institutional

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



Background

Plan Commission action to approve the monument sign was taken on February 8 and then reconsidered on February 22 in order for staff to obtain samples of the proposed fabricated metal tower feature. Since that time, the specifications for the base and tower feature have been revised to require both be constructed with masonry (block for the base and face brick & tile) for the tower feature. It is the desire of the Public Works Department to get PC approval for the proposed monument sign and then work out any further details concerning the brick/tile pattern on the tower element with the Village's Building Oversight Committee with whatever direction/feedback the PC is willing to provide.

Proposal

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

Monument Sign

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

Staff Comments

The proposed monument sign meets the Village's sign requirements. A code-compliant landscape plan has been submitted.

Village Staff Recommendation

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

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



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date 2-1-21

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

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

PROPERTY OWNER

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

2 PROPERTY ADDRESS OR GENERAL LOCATION

1112 W17001 Mequon Road

3 SIGN INFORMATION

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

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

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

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

Lawrence Ratajczak 2/1/2021
Applicant Date

Owner Date



Specifications

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

Appleton
Signarama
 The way to grow your business.

920.739.7446

2428 W. Nordale Dr.
 Appleton, WI 54914

Signarama-Appleton.com

Client _____

**Village of
 Germantown**

Project _____

32745 _ Monument Sign

Date: 3/30/2020

File Name: 32745 _ Monument Sign

Page: 1

Revision: 3

Scale: 1:10

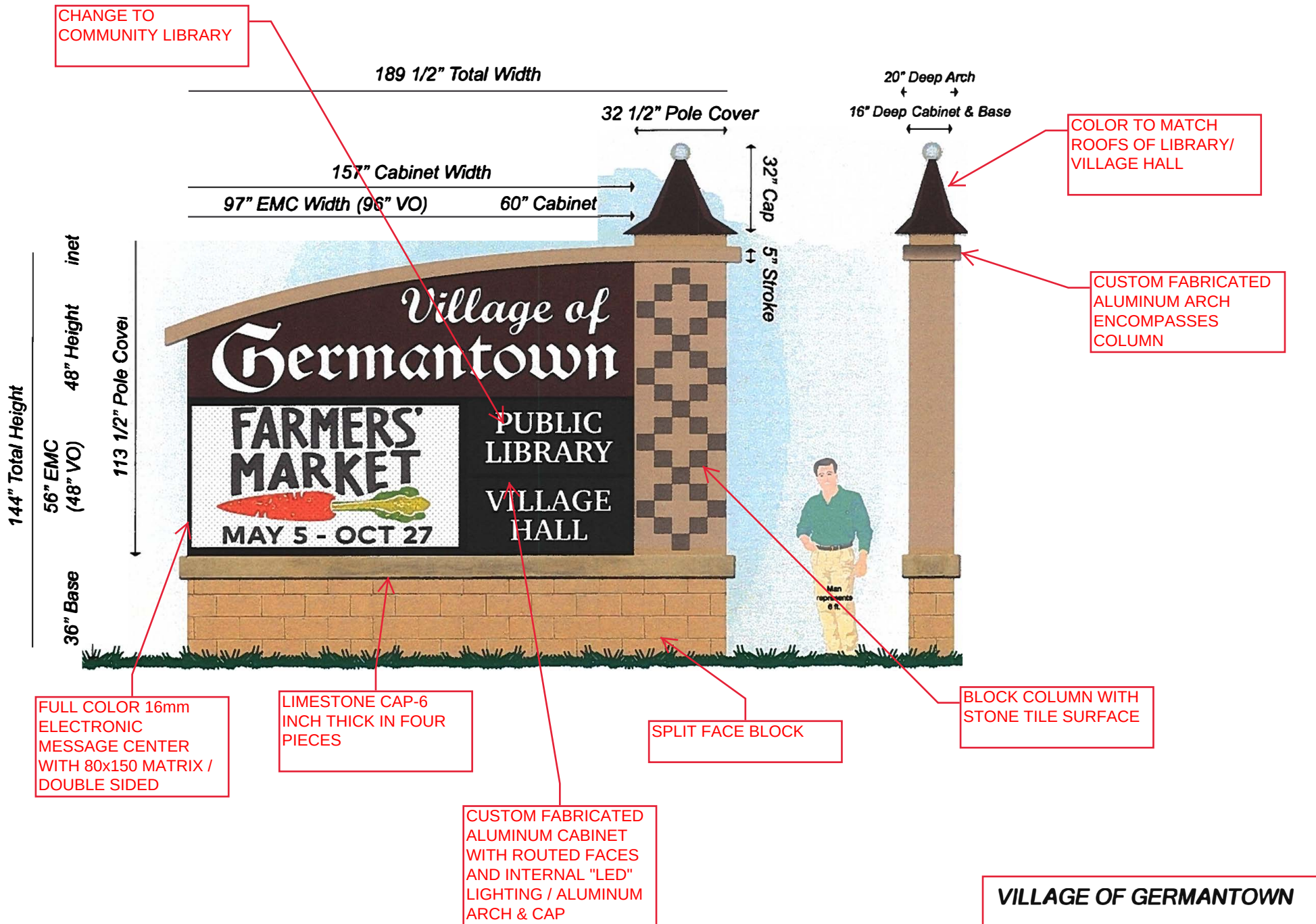
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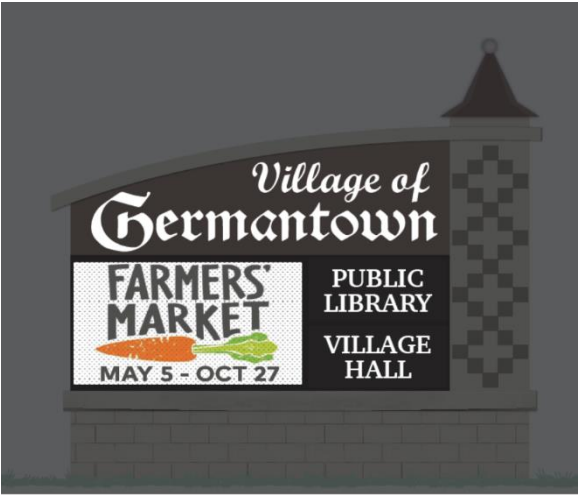
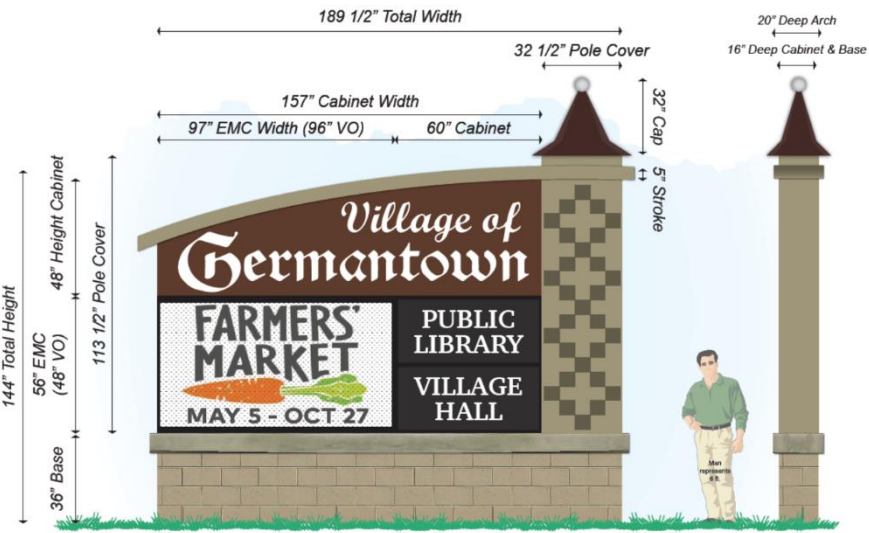
COLOR DISCLAIMER: THE INK COLORS SHOWN IN THIS RENDERING MAY NOT MATCH THE ACTUAL PRINT. FINAL PRINT OR VINYL COLORS THAT WILL BE USED.
 LEGAL PROPRIETARY DISCLAIMER: THIS DOCUMENT AND THE INFORMATION CONTAINED IN IT IS PROPRIETARY TO SIGNARAMA / FLYWAY INC. THE HOLDER NEEDS PRIOR WRITTEN CONSENT OF SIGNARAMA / FLYWAY INC. TO USE THE INFORMATION USED OR BY IT TO ANY THIRD PARTY OR REPRODUCE THIS DOCUMENT.



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



OPTION 1



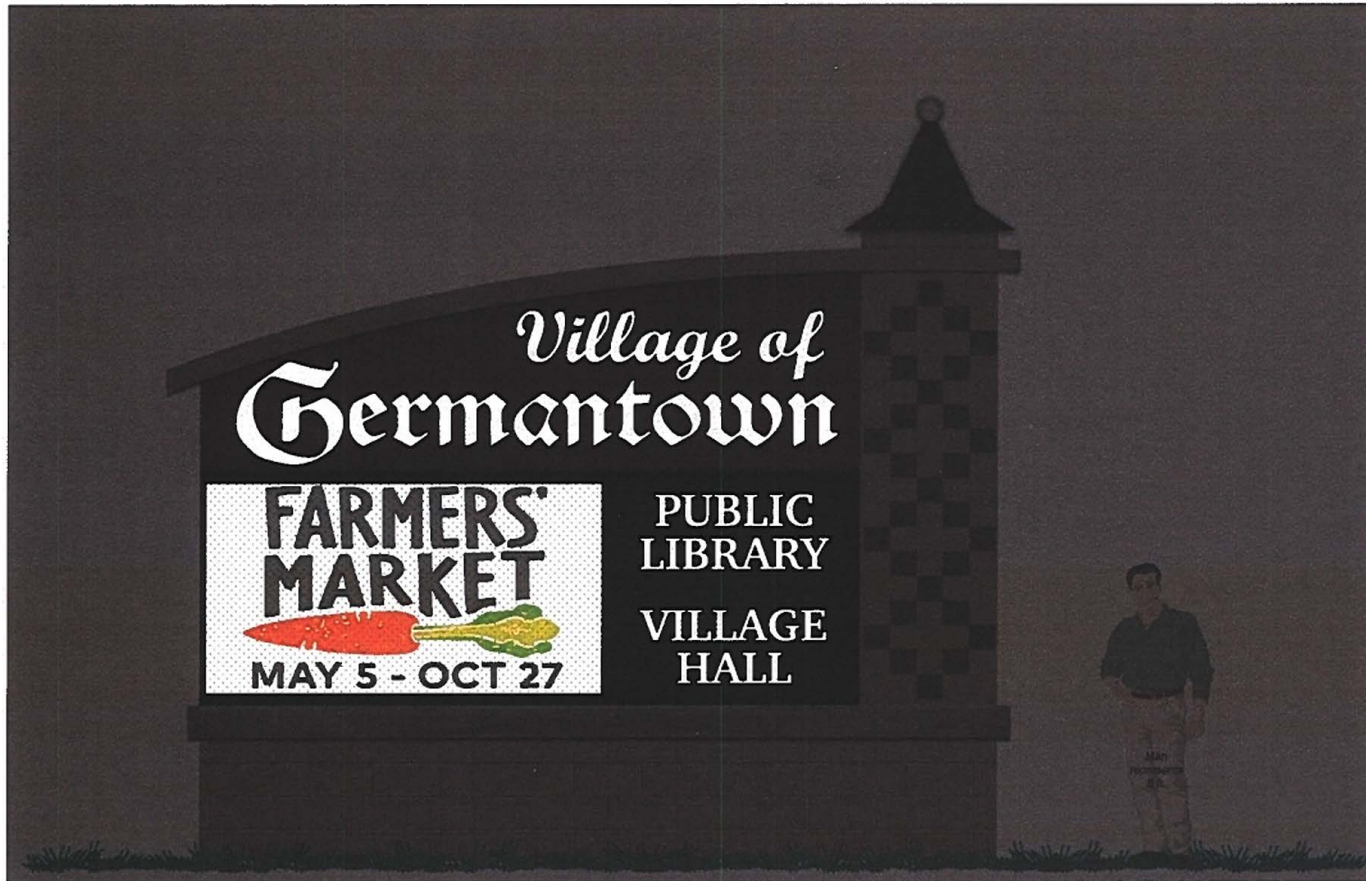
Night View

OPTION 2

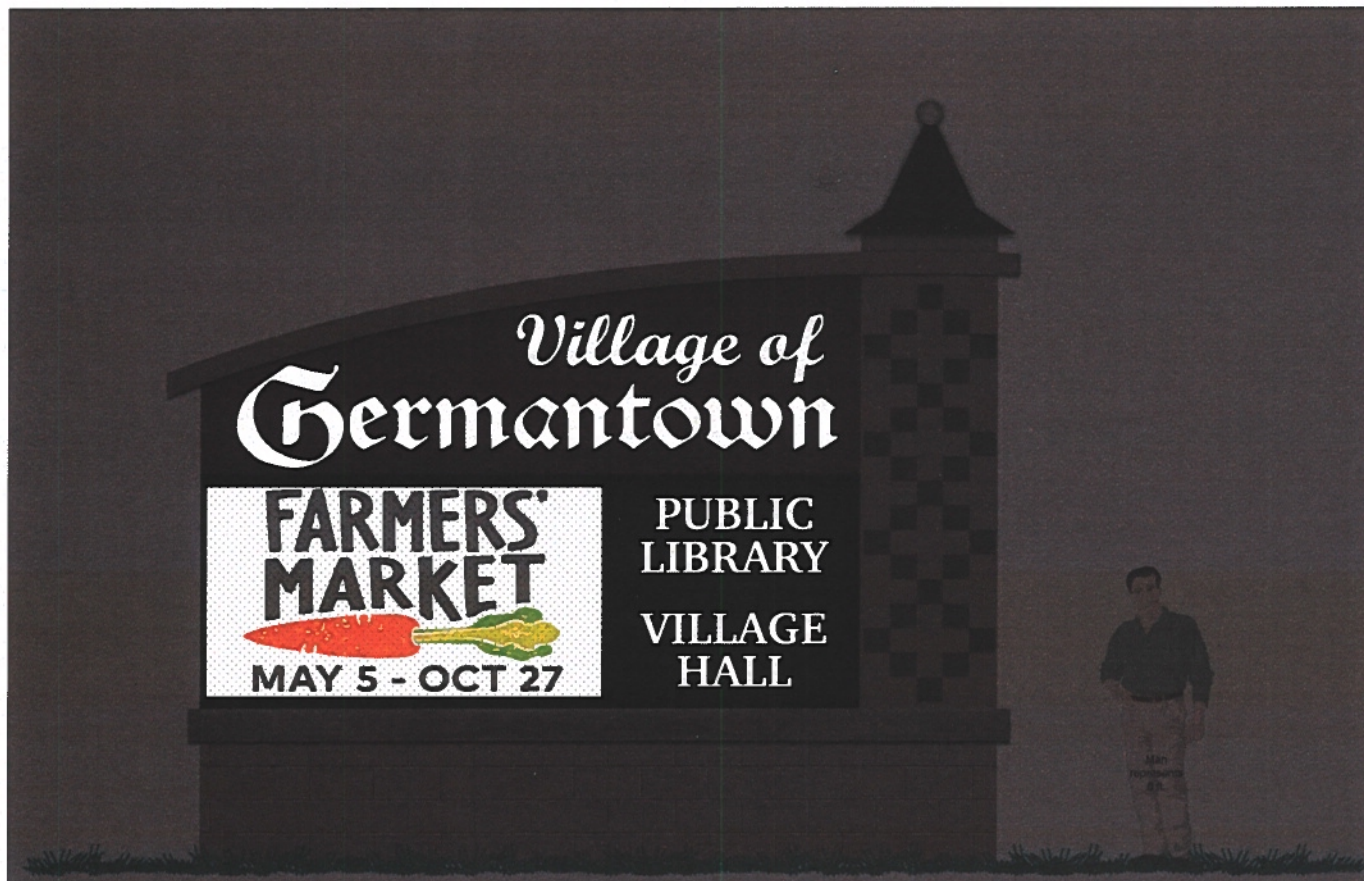


OPTION 3





Night View



Night View

Specifications

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

Appleton
Signarama
 The way to grow your business.

920.739.7446

2428 W. Nordale Dr.
 Appleton, WI 54914

Signarama-Appleton.com

Client _____

**Village of
 Germantown**

Project _____

32745 _ Monument Sign

Date: 3/30/2020

File Name: 32745 _ Monument Sign

Page: 2

Revision: 3

Scale: 1:10

File Drawn By: Travis T.



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

NOTE: Sign shown in this photo rendering is approximate, and may be different than actual installation.



Existing Sign
(to be removed)

New Sign Location



SIGNS

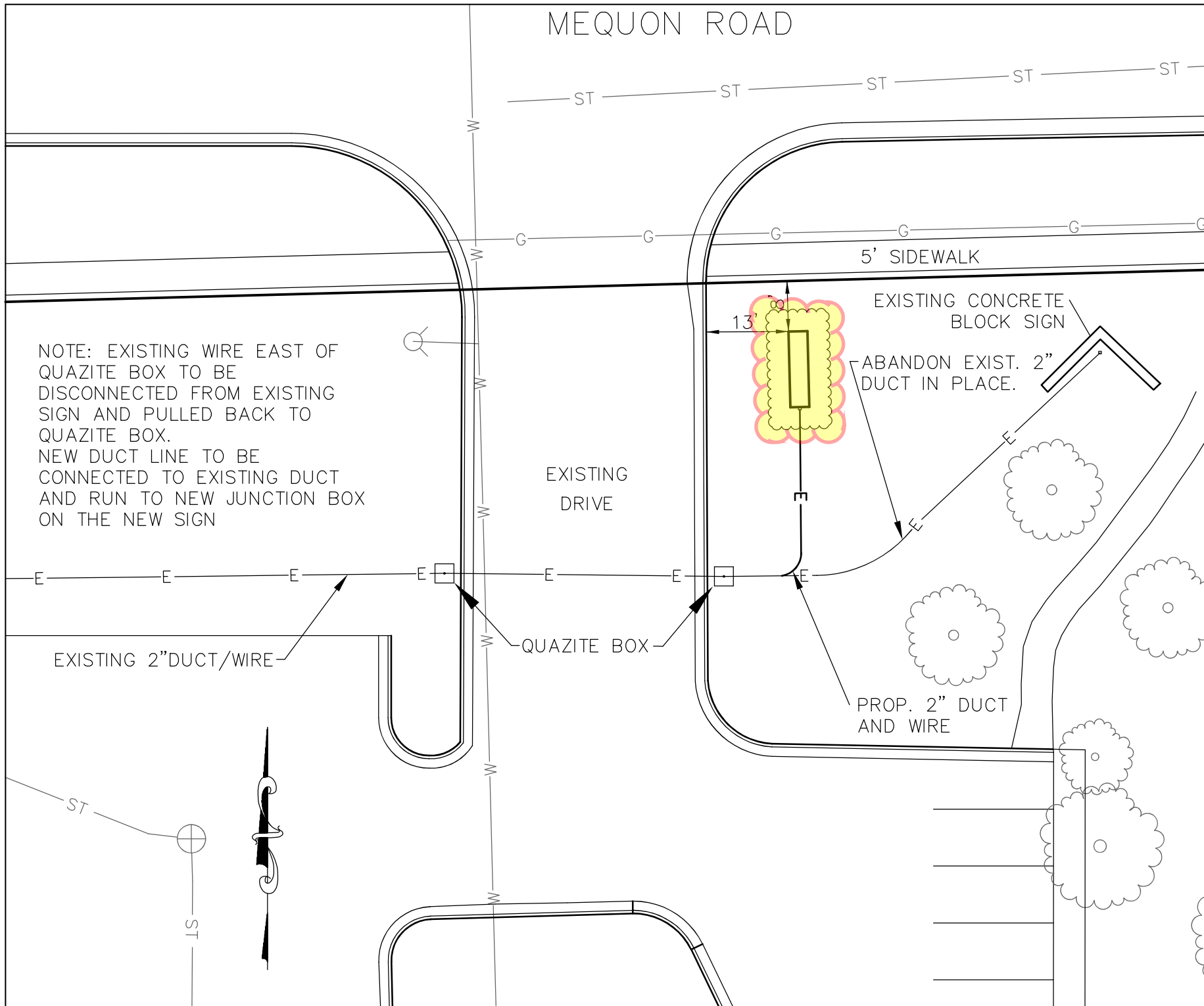
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: Village of Germantown
Location: N112W17001 Mequon Road
City: Germantown, Wisconsin 53022

Sales Representative: Skip DeBack
Project Manager:
Designer: Mark Mayzik

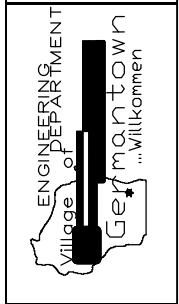
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Paper Size: 11x17
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status Date:
Germantown_MON_LOC_r01_D 04-09-20



DESIGNED BY	RCB	DATE	2/14/20
DRAWN BY	RCB	DATE	2/14/20
APPROVED BY	LWR	DATE	2/14/20
CADFILE (\\myg\cadd\proj\job no 1004\VT.dwg			
© 2010 VILLAGE OF GERMANTOWN ENGINEERING DEPARTMENT			

SIGN LOCATION SITE PLAN VILLAGE OF GERMANTOWN VILLAGE HALL



PROJECT NUMBER	2003
PROJECT FILE	
SCALE	AS SHOWN
SHEET NUMBER	1



QUOTE

Order Number	Quote Date
QO-104150	02/17/2021

W180 N6275 Marcy Road Menomonee Falls, WI 53051
www.jniplants.com

Bill to

Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022 US

Ship To

Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022 US

Phone: 2622504715

Order Date	Sales Rep	PO Number	Department	Terms	Ship Method
	Vanessa Mueller	Monument Sign	Wholesale	NET-30	MF Pickup

ProductID	Description	Size	Qty	Price	Total
1843C2G	Pink-a-licious™ Fritsch Spirea	#2 CONTAINER	8	\$12.50	\$100.00
4010C1G	Jazz Little Bluestem	#1 CONTAINER	6	\$8.00	\$48.00
7789C1G	Karmina Geranium	#1 CONTAINER	15	\$9.00	\$135.00
6023C5G	Green Gem Boxwood	#5 CONTAINER	6	\$58.00	\$348.00
9523C1G	Summer Beauty Ornamental Onion	#1 CONTAINER	15	\$7.50	\$112.50

Your sales rep is: Vanessa Mueller
414-940-4373
vmueller@johnsonsnursery.com

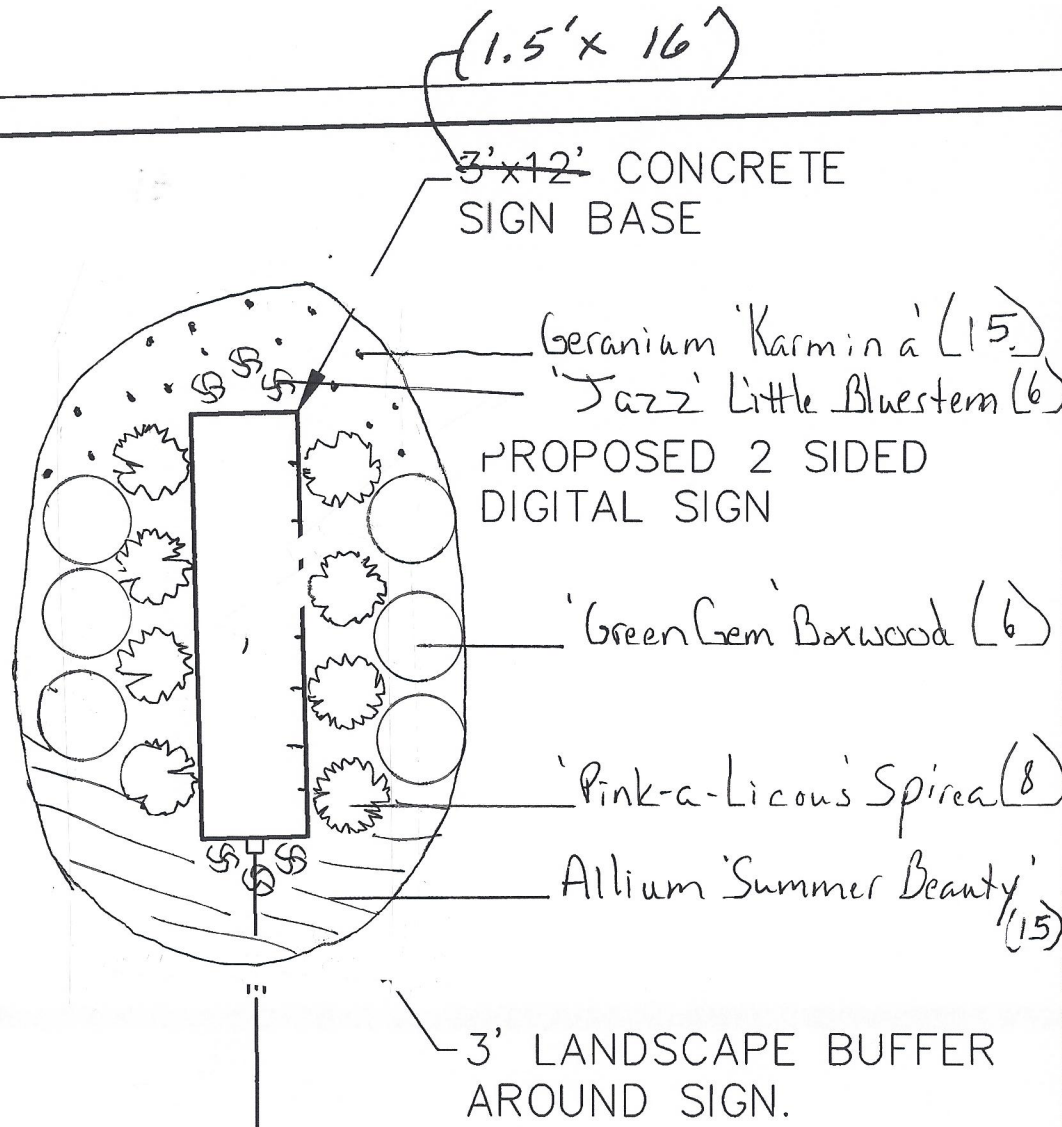
Sub Total \$743.50

EXEMPT Tax \$0.00

Total **\$743.50**

Quote valid for 60 days

Accepted By _____ Date _____



PROJECT NUMBER 2003	MONUMENT SIGN LOCATION DIMENSION PLAN VILLAGE OF GERMANTOWN VILLAGE HALL			DESIGNED BY RCB	DATE 2/14/20
PROJECT FILE				DRAWN BY RCB	DATE 2/14/20
SCALE AS SHOWN				APPROVED BY LWR	DATE 2/14/20
SHEET NUMBER 2				CUSTODY (Village/County/State/Local) and Agency/Project © 2010 VILLAGE OF GERMANTOWN ENGINEERING DEPARTMENT	

SIGN PERMIT REVIEW

5/10/21 Plan Commission Meeting

Mahuta Tool Corporation

Village Staff Report

Germantown, Wisconsin

Summary

Signs & Lines, agent for Mahuta Associate LLC, property owner, and Mahuta Tool Corporation is requesting approval for a wall sign for the existing production facility located at N118 W19137 Bunsen Drive in the Germantown Industrial Park.

Location: N118 W19137 Bunsen Drive

Agent/

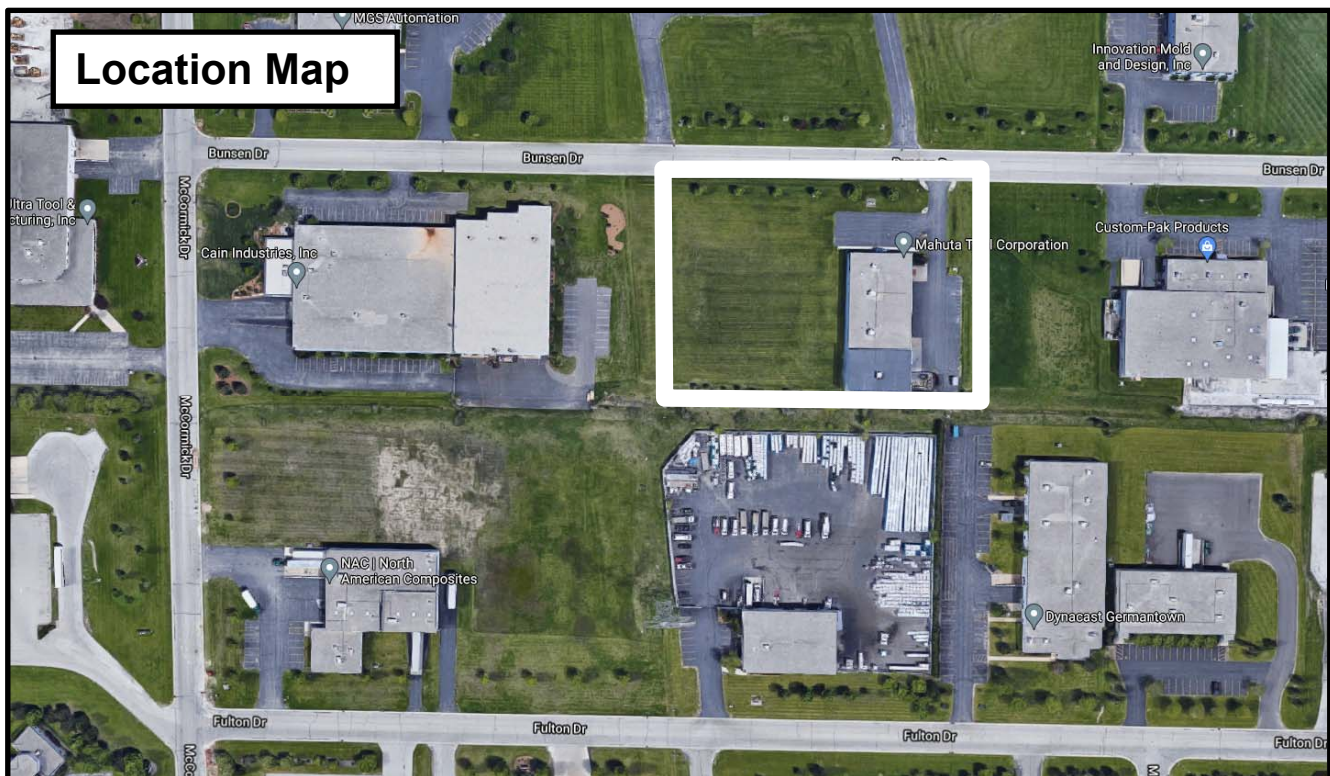
Property Owners: Ramona Marendia
Signs & Lines
W240 S3990 Rockwood Cir
Waukesha, WI

Mahuta Associate LLC
W258 N6928 Victoria Cir
Sussex, WI

Current Zoning: M-1: Limited Industrial

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

Location Map



Proposal

Signs & Lines, agent for Mahuta Associate LLC, property owner, and Mahuta Tool Corporation is requesting approval for a wall sign for the existing production facility located at N118 W19137 Bunsen Drive in the Germantown Industrial Park.

- 3' x 14' (42 sqft total) internally illuminated wall sign w/ aluminum cabinet w/ vinyl graphics located on the front (north) elevation facing Bunsen Drive

Staff Comments

The proposed wall sign meets the Village's sign requirements as proposed.

VILLAGE PLANNER RECOMMENDATION

APPROVE the proposed monument and wall signs for Mahuta Tool Corporation located at N118 W19137 Bunsen Drive subject to the following conditions:

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



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 **APPLICANT OR AGENT**
SIGNS & LINES BY STRETCH
RAMONA MARENGA
W 240 S 3990 ROCKWOOD CIRCLE
WILKESHA, WI 53189
Phone (262) 544-9628
Fax (262) 549-0928
E-Mail ramona@slines.net

PROPERTY OWNER
Mahuta Associate LLC
W 258 N 6920 Victoria Circle
Sussex WI 53089
Phone (262) 502-4100
Jeff Mahuta

2 **PROPERTY ADDRESS OR GENERAL LOCATION**

N 118 W 1937 BUNSEN DRIVE

3 **SIGN INFORMATION**

Sign Dimensions 36" height x 167" width Single Multi Tenant (circle one)
Number of Sides 1
Total Square Footage of Sign (include all sides) 41.75 sq ft Building Frontage SF 1,520 sq ft
Total height of the Sign 36"
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials PLASTIC & ALUMINUM
Distance to Closest Property Line ON BUILDING'S FRONT ELEVATION

Are there any existing signs on the property (1) MONUMENT SIGN
If yes, what is the total Square Footage of existing signs 32 sq ft

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

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

Ramona Marenga 03/26/21
Applicant Date

Jeff Mahuta 3.25.21
Owner Date

CUSTOMER / PROJECT Mahuta Tool Corp. / Outdoor Sign

● INSTALL ○ PICKUP ○ SHIP

REMOVE EXISTING GRAPHICS ○ YES ● NO

WORK ORDER # 25132

QTY: 1 Outdoor Illuminated Cabinet Sign

TOTAL SQ. FT: 41.7'

Overall Size: 36"H x 167"W x 5"D

Return & Trimcap to be White

White Acrylic Face w/ Blue Opaque Vinyl to match 2945C

Internal Lit LED. - Flush mounted to building face.



North Elevation.
Centered between two eastern windows
and within 72"H Blue Panel vertically.

Sign Located at:
N118 W19137 Bunsen Dr.
Germantown, WI 53022



3/4 View



Night View

2" border of backlit face will be visible
at night, including letters. Blue will be
opaque vinyl.



ARTWORK CHARGE — With your drawing/estimate, you are allowed one artwork revision. There will be an artwork charge for any additional drawings **DESIGN LAYOUTS ARE COPYRIGHT © 2021.**

ARTWORK APPROVAL

-PLEASE PROOFREAD CAREFULLY-

I have checked the DETAILS of this proof and approve the design. Signs & Lines by Stretch is not responsible for typographical errors. My signature authorizes Signs & Lines by Stretch to proceed with production of this order. I understand that I will be charged for product and labor, even if I cancel the order after this date.

- Spelling
○ Copy Content
○ Placement

UNIT # N/A
USDOT # N/A
DRAWN BY: Bobby Boelter
DATE: 3/23/21
FILE NAME: Outdoor Sign.PLT

MATERIALS USED

X _____
APPROVE - SIGNATURE

DATE

MAHUTA
N118WA9A37 Bunsen Dr.
Germantown, WI

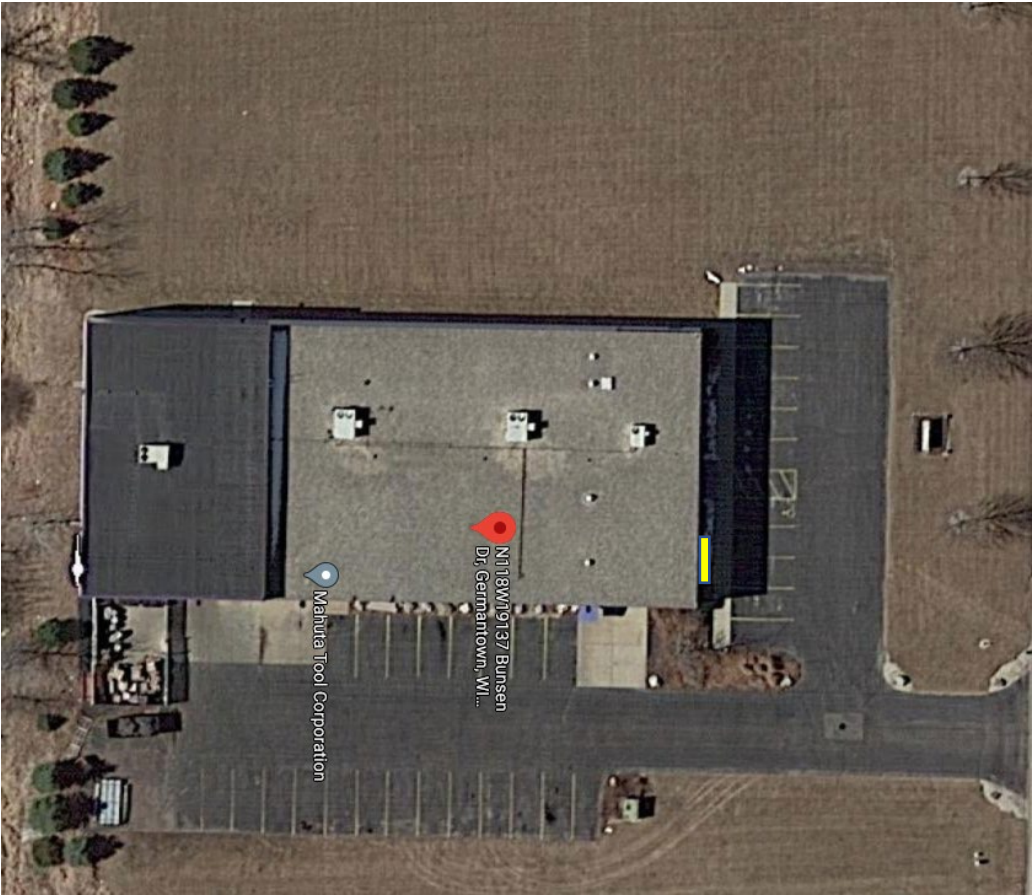
Job #25132



Front elevation; blue band is 6’ tall; sign cabinet to be 3’ tall.



Perspective view of front elevation from southwest. The intent is to have incoming trucks be able to see the sign as they come from the west. Truckers miss the monument sign in the front because it’s parallel to the street.



SIGN PERMIT REVIEW

5/10/21 Plan Commission Meeting

MGS Manufacturing / Moldmakers Investment LLC

Village Staff Report

Germantown, Wisconsin

Summary

Innovative Signs, agent for Moldmakers Investment LLC, property owner, and MGS Manufacturing, is requesting approval for two (2) wall signs for the recently completed building expansion located at N117 W19125 Fulton Drive in the Germantown Industrial Park.

Location: N117 W19125 Fulton Drive

Applicant/

Property Owner/:

Jaime Dieman
Innovative Signs
21795 Doral Rd
Waukesha, WI

Moldmakers Investment LLC
N22 W22922 Nancy's Court
Waukesha, WI

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



Proposal

Innovative Signs, agent for Moldmakers Investment LLC, property owner, and MGS Manufacturing, is requesting approval for two (2) wall signs for the recently completed building expansion located at N117 W19125 Fulton Drive in the Germantown Industrial Park.

- Two 5' 5" x 16' (86 sqft per sign) internally illuminated wall signs w/ aluminum channel letters w/ vinyl graphics located on both the north and east elevations facing Maple Drive

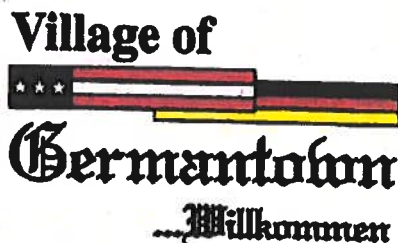
Staff Comments

The proposed wall signs meet the Village's sign requirements as proposed.

VILLAGE PLANNER RECOMMENDATION

APPROVE the proposed wall signs for MGS Manufacturing located at N117 W19125 Fulton Drive subject to the following conditions:

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



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid h Date 4-9-21

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Innovative Signs, Inc.

21795 Doral Rd, Ste B

Waukesha, WI 53186

Phone (262) 432-1330

Fax ()

E-Mail jaime@innovative-signs.com

PROPERTY OWNER

Moldmakers Investments, LLC

N22 W22922 Nancy's Court

Waukesha, WI 53186

Phone (262) 259-0300

2 PROPERTY ADDRESS OR GENERAL LOCATION

N117 W19125 Fulton Drive

3 SIGN INFORMATION

Sign Dimensions 65" height x 192" width

Number of Sides

Total Square Footage of Sign (include all sides) 86

Total height of the Sign

Is the Sign to be illuminated X yes no

Type of Sign Construction Materials Aluminum, Acrylic

Distance to Closest Property Line

Single/Multi Tenant (circle one)
Building Frontage SF

Are there any existing signs on the property New Addition has none

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

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

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

Jaime Diem 3/26/21
Applicant Date

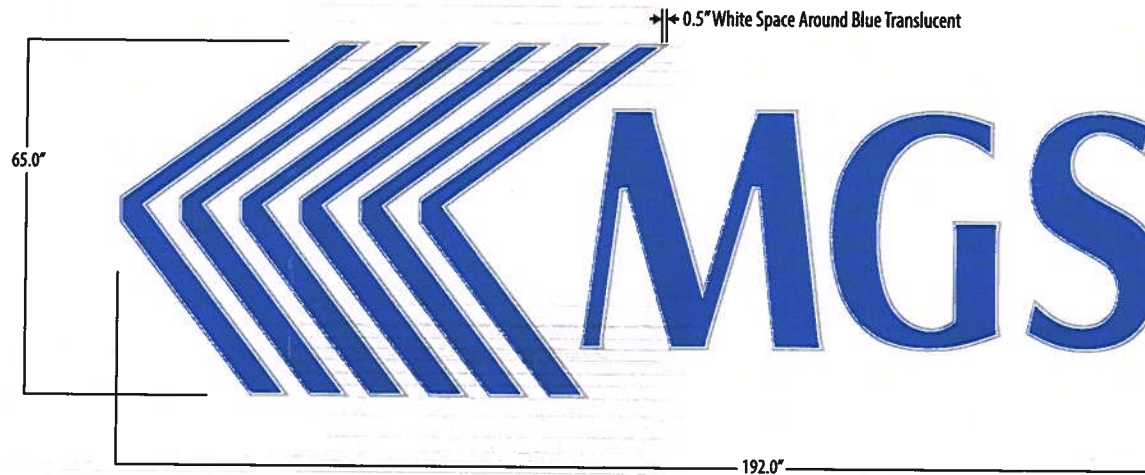
[Signature] 3/26/2021
Owner Date



North Elevation (Install Top of logo is 29" below roof edge & 45" In From Left)



East Elevation (Install Top of logo is 29" below roof edge & 45" In From Right)



www.Innovative-Signs.com

Client
MGS
Germantown Addition
EST/ORD #
EST - 6670

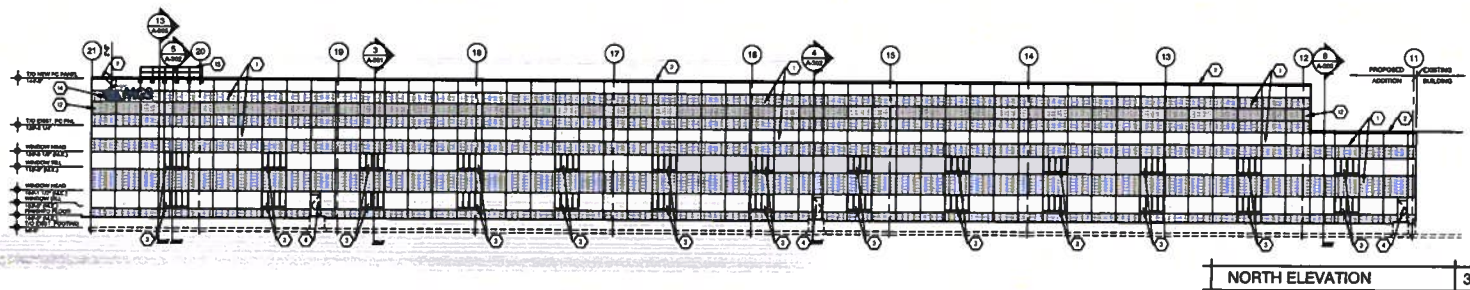
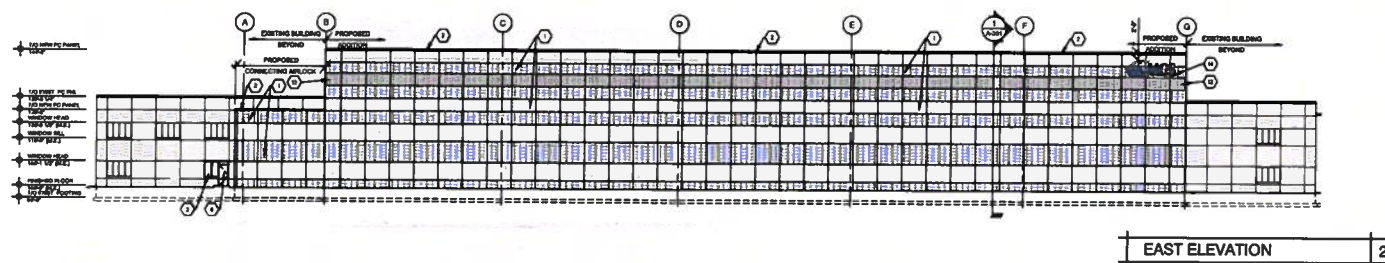
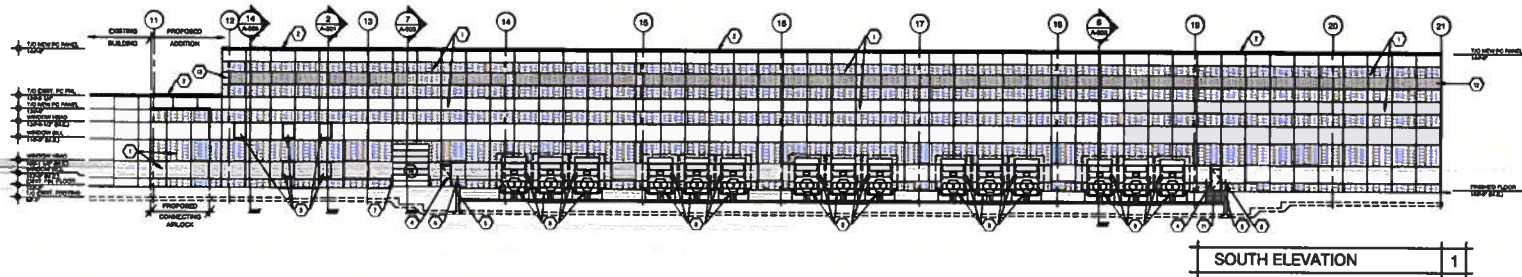
Size
See Above
Sides
■ S/S □ D/S
Quantity
☐ 1 ☒ 2 ☐ 3 ☐ 4 ☐ 5 ☐ 88

Materials & Specs
Exisiting Face Lit - Channel Letters
- Remove and Install at new location

Colors
☐ White Acrylic Face
☒ Blue 3015c Translucent Vinyl
☐ White Trim Cap
☒ Blue Returns

Project Manager
Jaime D.

Designer - Date
Brian Harrigan
03/18/2021



EXTERIOR MATERIAL KEY NOTES

- | | | |
|---|--|---|
| 1. PRECAST CONCRETE WALL PANEL w/ CONTOURED TEXTURE & TONNELED TEXTURE MATCH EXISTING | 8. 42" HIGH GUARDRAIL - PAINT | 12. PAINTED ACCENT BAND BETWEEN CONTOURED TEXTURE - MGS BLUE |
| 2. PREFINISHED METAL CORROG CAP MATCH EXISTING | 7. 6" DIA CONCRETE FILLED PIPE BOLLARD - PAINT | 13. GUARDRAIL AT ROOF ACCESS HATCH - PAINT |
| 3. PREFINISHED ALUMINUM FRAMED WINDOW w/ LOW-E INSULATED GLAZING MATCH EXISTING | 9. DOCK LEVELER, DOCK SHELTER AND DOCK LOCKS | 14. RELOCATED SIGNAGE FROM DAK CREEK FACILITY - VERIFY HEIGHT AND FINAL LOCATION w/ OWNER |
| 4. INSULATED HM DOOR & FRAME w/ INSULATED HM TRANSOM PANEL MATCH EXISTING | 6. 8'W x 12'H OVERHEAD DOOR | |
| 5. 12" THICK RETAINING WALL AT RECESSED LOADING DOCK | 10. 12'W x 12'H OVERHEAD DOOR | |
| | 11. GALVANIZED GRP STRUT STAYS w/ HANDRAIL & GUARDRAIL | |

ELEVATIONS 3/32" = 1'-0"



MSI GENERAL CORPORATION
P.O. BOX 7
OODONOGOWOC, WI 53066
PHONE: 262-367-3661

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:
Rev Date: 4.17.2020
Plan Commission Submittal: 7.08.2020
Contract Plans: 8.12.2020
State Submittal / Permit: 8.28.2020
Plan Commission Updates: 8.08.2020
State Revision (R01 & R02): 11.20.2020

REVISIONS:
1. FIRE PUMP ROOM & MISC. 10.08.2020
2. CIVIL & LANDSCAPE PLANS, OH DOORS, ADDRESS CHANGE 11.08.2020
3. MISC. CIVIL & STRUCTURAL 12.11.2020
4. INTERIOR ELEVATIONS, ROOF ACCESS LADDER & PLATFORM 2.04.2021
5. FINISHED DOOR HARDWARE 2.04.2021



PROJECT ADDRESS:

MGS WAREHOUSE EXPANSION
N117 W18128 Fulton Drive
GERMANTOWN, WI 53022

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

ARCHITECT: AGR BOK

EXTERIOR ELEVATIONS

A-201

4498

MANAGERS

ENGINEERS

CONTRACTORS

ARCHITECTS