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

MEETING:	**PLAN COMMISSION**
DATE AND TIME:	**MONDAY, JUNE 14, 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 # 182 288 1974 Password: MiiPTPMV257 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=m5dd97e82bb44c32f4f49eb16f8daf347 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, June 14th so that they can be provided to the members for their consideration.

IV. **APPROVAL OF MINUTES** May 10, 2021

V. **NEW BUSINESS**

A. D. Lynne Luckow, Redline Canine Training Center and Behavioral Consultation LLC, Agent for Ozaukee Development Group, Property Owner, W188 N11786 Maple Road, Suites 1,2,3,4,5. Amendment to Conditional Use Permit (CUP) #05-2020 to add therapeutic and recreational canine aqua therapy services. **[PUBLIC HEARING & ACTION]**

B. Wiberg Architecture, Agent for Dave Iverson, Ivee's at Main, Property Owner, W157 N11618 Fond du Lac Avenue. Site Plan Review for outside building improvements. **[ACTION]**

C. Canfield Buildings, Agent for Steven & Michele Moss, Property Owners - W148 N12353 Pleasant View Drive. Zoning Permit for an accessory building. **[ACTION]**

D. MacArthur Partners LLC, (a subsidiary owned by Irgens Partners LLC), Property Owner and Agents for TCI Trans-Coil International - W132 N10611 Grant Drive. 2-Lot Certified Survey Map (CSM) and Site Plan Review for a 33,000 SQFT building expansion. **[ACTION]**

E. Nagel Architects + Engineers, Agent for District One LLC, Property Owner - W140 N10393 Fond du Lac Avenue. Sign Review Application for the Kaffeehaus. **[ACTION]**

F. Sign Effectz, Inc., Agent for Gtown Properties, Property Owner - N112 W15800 Mequon Road. Sign Review Application for Pet Supplies Plus. **[ACTION]**

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G. MSI General Corp., Agent for DJN Family Limited Partnership, Property Owner of Enercon Industries - N120 W19349 Freistadt Road. 2-Lot Certified Survey Map (CSM). **[ACTION]**

H. Chaz Hastings, Agent for WI Piggy LLC, Property Owner of Von Rothenburg Bier Stube - N116 W15841 Main Street. Site Plan Review (Building Renovations-Bathroom Addition) **[ACTION]**

I. Lemberg Electric, Agent for Chaz Hastings & WI Piggy LLC, Property Owner - N116 W15841 Main Street. Sign Review Application (Big Boy Restaurant) and Zoning Permit Application (Big Boy Statue) **[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.

PLAN COMMISSION MINUTES
May 10, 2021

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 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, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT:
None

APPROVAL OF MINUTES:
MOTION Baum second Shadid to Approve the Minutes from 4-12-21.
MOTION carried unanimously.

Jason Boehlke, Property Owner - N120 W13537 Freistadt Road. Proposed text amendment to Sections 17.15(2) and 17.15(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. Director Retzlaff summarized the proposal.

Jason Boehlke's attorney spoke regarding the proposal. He stated Mr. Boehlke has been at this property and operated this business for 13 years. His options as proposed from the Village are to move his business somewhere else or propose an amendment that will allow his business to continue. The amendment would provide for the orderly use of this property as a business and avoid external conflicts and problems for other properties and avoid problems this may open doors to other properties that are similarly situated from becoming problematic. The property is surrounded by large tracks of agricultural land that allow for horticultural services. Mr. Boehlke's property is an island in between these properties and the impact to the community and neighbors would be minimal or the same if the property had ag zoning. He said the Village Board can impose restrictions to lessen the impact to the neighboring community.

Jason Boehlke said he purchased the property in 2008 and contacted the Plan Commission to ask if it was OK to run a business out of the property. He said he sent an email and talked to someone in the office and was told it's OK to run a business from this property. He's not trying to hide anything, he grew up in Germantown, helps coach, works for Germantown with roadway stuff, and the high school. He doesn't believe the text amendment will only help him. He employs local residents and works with the high school to give students employment. His shop is not like David J Frank, TLC or Wendland and he's never been directly told by neighbors that he's too loud.

Public Hearing opened at 7:00 pm.

The following residents spoke against the proposal:

- Bruce Bernarde, N120 W13645 Freistadt Road - asked to deny the request, the business has grown and is over capacity at this site, noise debris, traffic, storage, loading trucks, deliveries, 30-35 pieces of equipment on site.
- David Gierach, N124 W18518 Lovers Lane Road - asked to deny the request because Boehlke has outgrown his location and may need to look for a bigger facility.

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- Tracy Bernarde, N120 W13645 Freistadt Road - asked to not approve the request because Boehlke's business has grown and is much more disruptive, he is not there to supervise workers.

Public Hearing closed at 7:21 pm.

MOTION Baum second Laszewski to Approve the proposed text amendment to 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.

Discussion followed. Trustee Baum said he had received numerous complaints about activities on this property. He stated this is a common problem. Mr. Boehlke has a successful business but he has outgrown the location and he needs to move on. He said the business is not appropriate today adding Boehlke's attorney spoke about avoiding conflicts with the adjacent uses. But there is a conflict with the adjacent neighbor that resulted in a court hearing. He doesn't see the Village allowing this type of use on a residential property and feels he has outgrown this property and implores him to do the right thing. Commissioner Williams said he drives by this property every day and sees supplies, equipment and materials that are out in the open and not in a storage facility. Commissioner Shadid said he is against the proposal because the citizens rely on us to uphold the zoning rules and he doesn't see any circumstance in the positive to approve the request. Discussion continued.

Commissioner Laszewski said he is looking for something that this makes sense, but feels the business is busting at the seams and not compatible for the area. Chairman Wolter asked where other Rs-2 zoned properties were located in the area. He commended Mr. Boehlke on the success of his business and his service to customers and he congratulated him for that. But when there is a mix of residential with commercial or residential with industrial, we start to see issues and complaints that come up. And it's usually the residential that loses that argument. As far as the recommendation to change the zoning he will not vote for it for that reason because long term it creates issues with the residents and doesn't work well in a residential neighborhood. So going forward as we move toward the 2050 Plan and as more landowners change over to one or two acre residential zoning in the area as we are recommending, the zoning amendment could impact more lots than just the two there today and cause long term issues to the residents in that area or go to that area for that reason. So for that reason and from the experience he's seen since being on this board, because of the mix of residential to commercial or industrial when we put them together, and there is an issue, he will vote against it for that reason.

MOTION failed unanimously.

Village Board will take final action on June 7th.

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. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the building plans for a 4,400 sqft detached accessory vehicle and equipment storage building and site development plans for parking lot

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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).***
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***

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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.***

Discussion followed on the trees that are close to the property lines and what would happen if the roots were cut or if a tree topples over. Planner Retzlaff explained there are some nicer trees in the back that are likely to be impacted by construction on the site. He added that the Village does not have any specific code requirements to address this sort of thing and he hopes the 2 property owners can work together cooperatively to avoid future property disputes.

Scott Morgan said he is willing to put a wall around one tree that grows on the property line to save it. But the other trees are dead or are invasive species trees. Trustee Baum commented that he was willing to accept the proposal based on an image that shows trees completely surrounding the property and hide the building. But the landscape plan shows that there are barely any trees on the property and that you will be relying on the neighbor's trees to screen the building. Mr. Morgan said he does not have a problem working with his neighbors or putting up a privacy screen either a fence or his preference would be planting arborvitae. He explained the retaining wall and driveway will create a 4-foot area to allow plantings inside. The west property line has a power line that runs along it and is not suitable for planting anything.

Commissioner Kimmler said it may be possible to plant emerald green arborvitae in the 4-foot area, but you would be limited to not putting anything too big in there. Planner Retzlaff said the privacy fence may be a better solution.

MOTION carried unanimously.

Gtown Properties - N112 W15800 Mequon Road Site development and building plans for an exterior remodel on the existing commercial building. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to 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.***

Trustee Baum said he appreciates the efforts the developer has made to upgrade the building. Chairman Wolter also appreciates the upgrades to the building and additional investment to this area to draw more people and business in.

MOTION carried unanimously.

Heritage Place Joint Venture LLC - N115 W16165 Saxony Village Blvd. - Request for approval of a 2-lot Certified Survey Map to reconfigure the existing 3 parcels into 2 lots. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to 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 reservation on Parcel (Lot) 2, running the along entire length of Parcel (Lot) 1 abutting Saxony Village Blvd, for the benefit of allowing Parcel (Lot) 1 access to the private driveway in an agreed upon location and with a maintenance agreement to be mutually agreed upon by the two property owners and approved by the Village of Germantown at such time Parcel (Lot) 1 is approved for development, 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.***

Trustee Baum said he thought that the units per acre was maximized requiring every inch of land was required for this development. And he remembers all the arguments. Planner Retzlaff explained no - Parcel 1 is now a green space and could be used as something different, maybe for parking purposes down the road. He said the parcel that was used for the calculation of Saxony Village was based on the Rm-2 zoned property and not the Parcel 1 property zoned B-3. He further stated that when a PDD was first presented to the Village it included other amenities that the Village lost out on but this area was not part of the density calculation. Discussion followed.

Scott Bence, JBJ Properties, explained the Saxony Village parcel originally did not connect to Main Street and they had to acquire the Jacobus and railroad property which were not part of the Saxony Village calculation. The proposed CSM makes the Saxony Village parcel a few feet larger and the other parcel will remain business zoning. Trustee Baum questioned what can be done with a 1/2-acre lot. Planner Retzlaff said it could be a parking lot, a drive thru coffee shop or small building. He added that the property was taken from an eyesore and turned it into something desirable. The CSM is a cleanup and creates an opportunity for a future use to benefit the public.

MOTION carried 6-1 (Baum).

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Harvest Hills Subdivision, Lot 31 & Jeffrey & Sarah Holtebeck, N118 W13147 Taylor Trail, Lot 30. Two lot Certified Survey Map to modify property lines. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to 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.***

MOTION carried unanimously.

Village of Germantown - N112 W17001 Mequon Road. Request for approval of a new ground sign. Planner Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed monument sign for the Village of Germantown property option #1 that matches the existing masonry at the Village Hall and Library.

1. ***An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.***

MOTION carried unanimously.

Mahuta Tool Corporation - N118 W19137 Bunsen Drive. The request is for approval of a wall sign for the existing facility.

MOTION Baum second Shadid to 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.***

MOTION carried unanimously.

MGS Manufacturing - N117 W19125 Fulton Drive. The request is for approval of 2 wall signs for the recently completed building expansion.

MOTION Baum second Laszewski to 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***

MOTION carried unanimously.

ANNOUNCEMENTS: Chairman Wolter said this Saturday is the Mai Fest celebration in a box. Pickup is between 1 and 4 pm if you placed an order.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:38 pm.

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Respectfully submitted,

Lori Johnson, Planning Assistant

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CONDITIONAL USE PERMIT AMENDMENT APPLICATION

6/14/21 Plan Commission Meeting

Redline Canine Training Center / D. Lynne Luckow

Village Planner Report **Germantown, Wisconsin**

Summary

D. Lynne Luckow, agent for Redline Canine Training Center & Behavioral Consultation LLC, operator and Ozaukee Development Corporation, property owner, is seeking an amendment to the existing Conditional Use Permit (CUP# 05-20) for the dog training and education facility in the building located at W188 N11786 Maple Road in the Germantown Industrial Park.

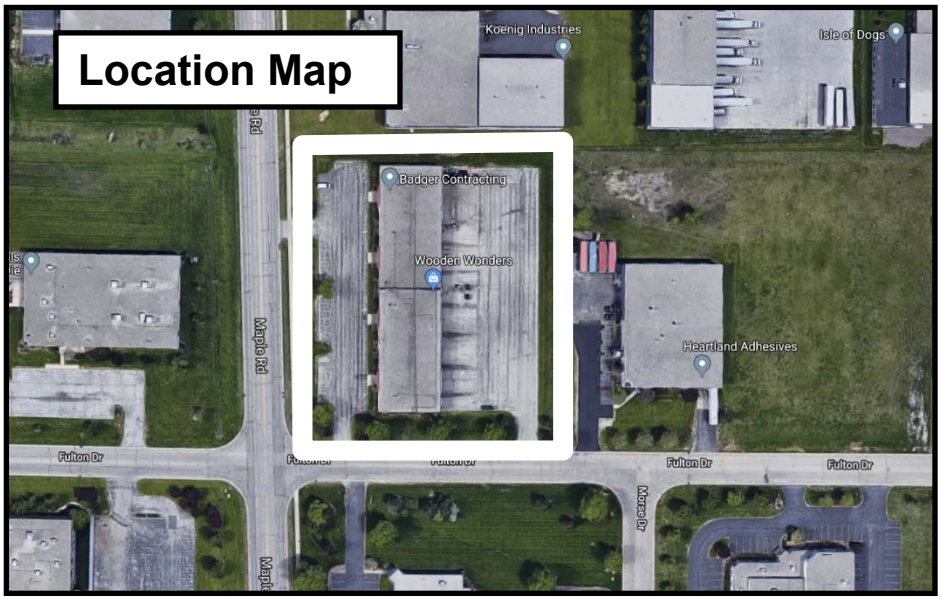
Property Location: W188 N11786 Maple Road

Applicant/
Property Owner: D. Lynne Luckow
RCTC LLC
W157 N10822 Catskill Ln
Germantown, WI

Ozaukee Development Corp.
PO Box 893
Cedarburg, WI 53912

Current Zoning: M-1: Limited Industrial District

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



Proposal

Lynne Luckow, agent for Redline Canine Training Center & Behavioral Consultation LLC (RCTC), operator and Ozaukee Development Corporation, property owner, is seeking an amendment to the existing Conditional Use Permit (CUP# 05-20) for the dog training and education facility in the building located at W188 N11786 Maple Road in the Germantown Industrial Park.

The operation currently occupies Suites 1, 2, 3 & 4 comprising approximately 12,800 gross square feet of the 25,600 square foot multi-tenant building. Under this amendment application, the applicant is proposing to expand the facility to also use Suite 5 (approximately 3,200 square feet), which is currently vacant. The additional space will allow for the addition of a 13' wide x 25' long x 3.5' deep canine pool to be used for aqua therapy and dock diving practice. A small amount of retail space will also be added with Suite 5. No major interior modifications are proposed for the space at this time.

The saltwater canine pool has a steel support structure with a vinyl liner. The pool is cleaned by an automatic pool cleaner and filtration system, which runs hourly. A UV light will be added in the near future, when the supply chain allows. The floor of Suite 5 is pitched to the east, toward the drain and dock in the event of a leak or liner failure.

As discussed in the application materials, RCTC provides a variety of dog training, exercise and educational services to dog owners and the general public at the facility and throughout the community.

The existing CUP allows operation 24 hours/day. The anticipated hours of operation for the canine pool will be 6am to midnight, 7 days per week. Redline anticipates adding several part time employees to operate the new canine pool part of the business.

Staff Comments

Wastewater

The Wastewater Superintendent has inquired with the applicant whether the floor drains in the building connect to the storm sewer or the sanitary sewer. Treated water must be discharged to the to the sanitary sewer system. The Wastewater Superintendent has requested the applicant/property owner confirm the floor drains to the sanitary sewer or make any improvements necessary to properly drain the pool as a part of regular maintenance or in the case of a liner/side wall failure.

Village Planner Recommendation

APPROVE a conditional use permit amendment for the operation of a dog training and education facility in the existing building located at W188 N11786 Maple Road (Alpine Business Center Suite 1, 2, 3 & 4) to include the space in Suite 5, and to add a canine pool and retail area to the list of available services subject to all conditions of CUP #01-19A and the addition of the following conditions:

1. This permit authorizes limited uses and activities as set forth in the conditional use permit amendment application dated March 23, 2021 and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
2. The applicant shall work with the Wastewater Superintendent and a licensed plumbing contractor to confirm that the building drains discharge to the sanitary sewer system and/or make any necessary improvements for the proper draining of the canine pool prior to filling the pool.

Village of Germantown
Willkommen

Fee must accompany application

$1460 730 Paid [signature] Date 3-23-21

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**

D. Lynne Luckow
W158 N10822 Catskill Lane
Germantown, WI 53022

Phone (414) 699-7727
Fax (262) 252-9109
E-Mail Redlinelynne@hotmail.com

PROPERTY OWNER

Douglas R. Lane Real Estate
PO Box 893
7612A Hwy 60
Cedarburg, WI 53012
Phone (262) 377-8597

2 **TO WHOM SHOULD THE PERMIT BE ISSUED?**

Redline Canine Training Center and Behavioral Consultation, LLC

3 **PROPERTY ADDRESS**

W188 N11786 Maple Road 1,2,3,4,5

TAX KEY NUMBER

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.

Vacant

5 **DESCRIPTION OF PROPOSED OPERATION**

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

Canine Aquatherapy See CUP # 01-19

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

Therapeutic and Recreational Canine Aqua-therapy - Please see attached description

Redline Canine Training Center and Behavioral Consultation, LLC is proud to present to the Village of Germantown, its own Canine pool. This very popular recreational way to exercise your dog has gained mainstream popularity the last 5 years. Canine Aqua therapy has been in the vet's office for years using underwater treadmill to aid in rehabilitation from injury and surgical interventions. This has also spilled over to Canine pools, with the use of Therapeutic pools, with wave resistance and splash pads to suit all dogs needs.
Reline will focus on recreational canine swimming and Therapeutics. Dock Diving, while a very popular sport, the current space I am proposing does not have enough length for a regulation Dock Diving pool. Redline will, however, come as close to the regulation specs as to craw that market for practice in a different location. Generalizing behaviors in multiple locations will improve performance at tournaments.

This proposed use will require the pool doors to be locked and opened only by staff letting customers in and out of the pool area. There will be a dog washing station (for rinsing after swimming) and a drying area to remove some of the water before your best friend hops in your car.

Redline will be adding several part time employees to run this part of the business.
We will have a small amount of retail available in this space.
Hours of operation will begin at 6am and the last appointment taken at 11pm.
6am to midnight, 7 days a week.

As a human massage therapist for over 25 years, and a canine massage therapist for over 17 years, I am excited to add Aqua therapy not only to Redline, but to the Germantown area.

Below are a few images to show a few different applications.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

LOT 1 - CMS 3184 DOC 958719

SEC 21-9-20 2.88 AC

7 SUPPORTING DOCUMENTATION:

- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☒ Photos of existing use and/or proposed use operating elsewhere - Alpine Business Center Proposal - Community Impact + Addendum
- ☒ WWW.RCTCclickertraining.com
- ☒ The Diggie Paddle - Oshkosh, WI

8 READ AND INITIAL THE FOLLOWING:

SS 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.

SS 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.

SS 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

SS 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!

SS 3/15/21
Applicant Date

Sarah Noble Lane Stonett 3/20/21
Owner Date


The Doggie Paddle







Community Open Houses: Redline Canine Training Center will feature a state-of-the-art competitive agility turf. We will provide a wonderful array of thrilling agility demonstrations that will engage and entertain the community! We will also provide on-site demos and "fun agility" areas for the community to come try at charity events such as 5K's, non-profit events, and school events.

Therapy Dog Programs: Redline Canine Training Center will train and provide certified therapy dogs for visits at our facility or on-site at schools or organizations such as convalescent and rehabilitation centers, adult day centers, retirement homes, schools, libraries, scout meetings, and after-school programs.

Reading Programs: Redline Canine Training Center will coordinate Reading Programs where young people read to certified therapy dogs. These acclaimed programs have shown to improve reading skills, school attendance, and self-esteem for students of all backgrounds and grade levels.

Educational Programs: Redline Canine Training Center will deliver a wide range of lessons, seminars, and workshops for young people and community members on the following topics:

- Dog Bite Prevention
- Staying Safe Around Dogs
- How to Care for Dogs
- How to Interact with Dogs (i.e. How Dogs Communicate)
- Careers in the Dog Industry
- How to Help Dogs in Need
- The Keys to Responsible Dog Ownership
- Dog Training 101
- Teach Your Dog Tricks
- Ask the Trainer!

We look forward to delivering these lessons and presentations to the following:

- Scouting Groups
- 4H Groups
- Church Groups
- Senior-Aged Groups
- Non-Profit Groups (YMCA's, etc.)
- Schools, Day Care Centers, and After-School Programs
- Police Department and Civic Groups (National Night Out, Safety Town, etc.)
- Special Needs Programming (any of our lessons can be tailored to meet the goals and objectives of special needs groups)

We are thrilled to set our sights on the Village of Germantown. With a population of 19,749 and a median household income of $ $68,975, it is the perfect location for our training center.

We know that Germantown is a growing and robust community with a rich history and bright future. We believe that Redline Canine Training Center will be an invaluable asset to the pet owners of Germantown! Dog ownership in the United States has grown to 89.7 million dogs in households with $5.24 billion spent annually on pet services. Redline Canine Training Center will offer a convenient, unique, and fun training experience for individuals and families to enjoy year-round.

In conclusion, Redline Canine Training Center will serve the citizens of Germantown through dynamic and innovative programming and will make a significant and positive impact through our unique presence. We are eagerly looking forward to being actively involved, to contributing to the wellness of the community, and to supporting educational and civic efforts. Our facility will be a popular place for everyone to enjoy; we would be honored to share our expertise and passion, along with our invaluable resources, with the entire community.

We believe that Redline Canine Training Center will serve the community in countless ways, becoming an invaluable asset to the community of Germantown and its surrounding neighborhoods.

Sponsorship Opportunities

We will actively seek out opportunities to engage sponsors to support the facility in a variety of ways which will offset building and programming costs. Sponsors will receive significant acknowledgement and recognition via banners, social media, and website features. We will strive to have a strong community presence in our facility. Redline Canine Training Center staff have vast experience in sponsorship development as well as relationships with numerous businesses and organizations.
Some of the many we will seek to include are:

- Harley Davidson
- Friends of Nature
- Minuteman Press
- Heartlaub Heating and Cooling
- Nimmer Fence Company
- Bentley's Pet Stuff
- Kohl's and Harley Davidson
- Dog Food Companies (Numerous)
- Veterinary Clinics (Numerous)
- Karen's K9 Pet Care
- Floor Coverings International
- Kari the Painter
- Techteriors
- Elmbrook Humane Society

From: Tim Zimmerman
To: Emily Zandt; Jeff Retzlaff
Subject: RE: Questions regarding CUP Amendment Application
Date: Thursday, June 10, 2021 6:47:59 AM

I need to wait for the plumbers report.

Timothy K. Zimmerman
Superintendent of Wastewater Utility/Recycling Coordinator
Village of Germantown
N122 W17177 Fond du Lac Ave.
PO Box 337
Germantown, WI 53022
Office – 262-253-7765
Fax - 262-250-4702
tzimmerman@village.germantown.wi.us

From: Emily Zandt <ezandt@village.germantown.wi.us>
Sent: Wednesday, June 9, 2021 8:52 AM
To: Jeff Retzlaff <jretzlaff@village.germantown.wi.us>; Tim Zimmerman <tzimmerman@village.germantown.wi.us>
Subject: FW: Questions regarding CUP Amendment Application

Jeff and Tim,
Please see the responses from Lynne highlighted below. Any additional questions at this time?
Thank you,
Emily

From: Lynne Luckow <redlinelynne@hotmail.com>
Sent: Tuesday, June 8, 2021 11:00 PM
To: Emily Zandt <ezandt@village.germantown.wi.us>
Subject: Re: Questions regarding CUP Amendment Application

Hi Emily,
See answers below:

D. Lynne Luckow LMT, NMT, OSCT, KPA-CTP
OneMind Dogs Instructor
Redline Canine Training Center & Behavioral Consultation, LLC
Healing Hands and Paws, K-9 CMT

"A unique training experience"
RCTCclickertraining.com
OneMindDogs.com

TAGteach Certified
Operation Socialization Certified Trainer
FitPaws Master Trainer

Pedigree indicates what the animal should be.
Conformation indicates what the animal appears to be.
But Performance indicates what the animal actually is. *-author unknown*

From: Emily Zandt <ezandt@village.germantown.wi.us>
Sent: Tuesday, June 8, 2021 2:48 PM
To: Lynne Luckow <redlinelynne@hotmail.com>
Cc: Jeff Retzlaff <jretzlaff@village.germantown.wi.us>
Subject: RE: Questions regarding CUP Amendment Application

Hi Lynne,
Thank you for your responses.
We shared this information with the Wastewater Superintendent and he had a few questions:

- Will the pool water be chemically treated? With what? The pool is a saltwater pool, so no chemicals. Salt is converted to chlorine at a very low level, as sodium contains chlorine. No chlorine. We will add a UV light as soon as the supply chain allows. Pools and accessories are at a premium at the moment.
- Can the building owner's plumber verify whether the floor drains go to the sanitary sewer or to the storm sewer? I have no idea what that even means, lol. I will need a professional (the plumber or landowner) to answer that question.and
- What is the emergency plan in case of failure? Yes, we just received the new toilet and have to schedule the plumber. Checking the drains is part of the job order. I can let you know when the plumbers are scheduled to do the work there.
- This is not a large pool, and the water can be push broomed out the dock, if the two drains cannot handle an emergency. I do not know the flow per second of water down a drain hole, but I do intend on doing some research on this question. I will ask the plumbers, but I will aslo check the Inet for possible answers.
- The landowner is very responsive, and I expect to hear from them tomorrow.
- I wonder if I am not understanding what kind of emergency plan they are looking for. Both walls north and south are protected, and the building pitch is east to the dock and drains. If I am not understanding, could you please guide me with another question?

If you can get back to me in the next day or so, that would be great! Let me know if you have any questions.
Emily

From: Lynne Luckow <redlinelynne@hotmail.com>
Sent: Monday, June 7, 2021 1:39 PM
To: Emily Zandt <ezandt@village.germantown.wi.us>
Subject: Re: Questions regarding CUP Amendment Application

Hi Emily, see below

Please read the answers to your questions, and then reply back for additional information so I can meet your deadline of the 8th. MAybe when you read this, it will spark more questions.
Thanks,
Lynne

D. Lynne Luckow LMT, NMT, OSCT, KPA-CTP
OneMind Dogs Instructor
Redline Canine Training Center & Behavioral Consultation, LLC
Healing Hands and Paws, K-9 CMT

"A unique training experience"
RCTCclickertraining.com
OneMindDogs.com

TAGteach Certified
Operation Socialization Certified Trainer
FitPaws Master Trainer

Pedigree indicates what the animal should be.
Conformation indicates what the animal appears to be.
But Performance indicates what the animal actually is. *-author unknown*

From: Emily Zandt <ezandt@village.germantown.wi.us>
Sent: Thursday, June 3, 2021 11:46 AM
To: Lynne Luckow <redlinelynne@hotmail.com>
Subject: Questions regarding CUP Amendment Application

Good Morning, Lynne.
I hope this finds you well. I have some questions for you regarding your CUP Amendment application.

1. Can you provide the square footage of Suite 5? The Square footage is 3200 square feet
2. Can you provide additional information on the pool? Yes, the pool is made by the company called Legacy Pools. It is the most durable and thickest (heaviest too, lol) on the market. it is an industrial pool verses a backyard swimming pool. It is designed for dock dogs, but we are not doing "true dock diving "because the length of the building is too small. Sanctioned Dock Diving requires a 40-foot Dock and 42-foot pool. I decided to go the direction of recreational and Therapeutic swimming. This will involve local veterinarians for dogs that may need weight loss, or muscular re-hab and then of course the K9 athletes and the palliative demographic. The pool will have resistance jets to aide in muscular recover and strength building. I spent a lot of time talking to local vets to see what the need actually is.

3. What are the dimensions of the pool? The pool is 13 feet wide and 25 feet long and 42 inched deep. it will have 2 exits that correspond with the 2 exit doors in the warehouse.
4. What material is the pool made out of? the deck, dock, ramp and stairs will be made of wood covered in Astro turf for traction. The pool is framed in steel and had a vinyl liner.
5. How is it cleaned? It is cleaned continually by an automatic pool cleaner as well as a state-of-the-art filtration system.
6. How often? Hourly
7. Where does it drain to? the warehouse space has 2 (TWO) floor drains and they run to the outdoor truck dock. Property owner is sending the plumber out to assure the drains are clear before we set up the pool. One side of the space is a brick wall that has been caulked for safety and the other side has rubber cove base. This is not a large pool, should some freak accident happen, the water can flow right out the dock door, aided by the two floor drains.
8. In the event of a leak, how will the water be kept out of the other suites? By the above measures.

Any additional information you can provide would be great! If possible, I would like to have the additional information by Tuesday, June 8th.
Thank you,
Emily

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

SITE PLAN REVIEW

6/14/21 Plan Commission Meeting

Ivee's At Main / Dave Iverson

Village Planner Report **Germantown, Wisconsin**

Summary

Timothy Wiberg, architect and agent for David Iverson, property owner, is seeking approval for site development and building plans to replace and extend the existing patio canopy for the existing restaurant located at W157 N11618 Fond du Lac Avenue.

Property Location: W157 N11618 Fond du Lac Avenue

Property Owners/ Agent:

Timothy Wiberg Wiberg Architecture 1865 Kelly Lane Brookfield, WI	David Iverson Ivee's At Main W157 N11618 FDL Ave Germantown, WI 53022

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Residential	B-3
South	Commercial	B-3
East	Commercial	B-3
West	Commercial	B-3



Proposal

Timothy Wiberg, architect and agent for David Iverson, property owner, is seeking approval for site development and building plans to replace and extend the existing patio canopy for the existing restaurant located at W157 N11618 Fond du Lac Avenue.

As described and shown in the attached the following improvements are proposed:

- Remove existing fabric awning and support structure over ½ of the existing 15' x 37.5' concrete patio (225 sqft of the total 562.5 sqft);
- Install permanent canopy over entire 562.5 sqft patio comprised of tube steel and wood framing with a fiberglass shingle or metal standing seam roof

No other building or site improvements are proposed.

Staff Comments

Planning & Zoning
The proposed parking lot expansion and building renovations meet the B-3 Zoning District regulations including required setbacks, impervious area, and other restrictions.

Public Works/Engineering
No comment.

Fire/Police Department
No comment.

Water/Wastewater Utilities
No comment.

Highway Department
No comment.

Building Inspection Services
The Building Inspector has indicated that the submission of state-approved building plans for the new canopy roof will NOT be required prior to issuing a building permit. Plan review will be conducted in-house as part of the permitting process.

Village Planner Recommendation

APPROVE the site development and building plans for the proposed patio canopy for Ivee's restaurant located at W157 N11618 Fond du Lace Avenue subject to the following conditions:

1. Approval is for the site development and building plan set dated March 3, 2021 (unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein).

Village of Germantown ...Willkommen

Fee must accompany application
- [x] $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 [signature] DATE 4-23-21

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

TIMOTHY P. WIBERG, A/A
WIBERG ARCHITECTURE
1865 KELLY LANE
BROOKFIELD, WI 53045

Phone (262) 780-5198
E-Mail wibergarchitecture@sbcglobal.net

PROPERTY OWNER

DAVE IVERSON
NORTHRIDGE AUTOMOTIVE ENTERPRISES, INC. DBA IVEE'S AT MAIN
W157 N11618 FOND DU LAC AVE.
GERMANTOWN, WI 53022
Phone (262) 502.0484
E-Mail DAVE.556370@AOL.COM

2 PROPERTY ADDRESS

W157 N11618 FOND DU LAC AVENUE

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

North	South	East	West
RESIDENT	EMPTY LOT	FLAG CO.	TAVERN

4 READ AND INITIAL THE FOLLOWING:

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

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

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

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

[signature] 4/15/21
TIMOTHY P. WIBERG, A/A
Applicant Date

[signature] 4/15/21
Owner Date

From: tim wiberg <timwiberg@sbcglobal.net>
Sent: Monday, April 26, 2021 2:28 PM
To: Lori Johnson <ljohnson@village.germantown.wi.us>
Subject: Re: Ivee's Site Plan Review

The owner would like to remove the existing fabric awning that covers half the outdoor patio and replace it with a permanent fixed canopy that covers the whole patio. This will allow outdoor dining without worrying about rain or excessive heat.

Timothy P. Wiberg AIA
Wiberg Architecture

Canopy Replacement

LIST OF DRAWINGS

A0 SITE PLAN
A1 PLANS
A2 ELEVATIONS

OWNER:
NORTHRIDGE AUTOMOTIVE ENTERPRISES, INC. DBA IVEE'S AT MAIN
W157 N11618 FOND DU LAC AVENUE
GERMANTOWN, WI 53022
PHONE: 262.502.0484

ARCHITECT:
TIMOTHY P. WIBERG AIA
WIBERG ARCHITECTURE
1865 KELLY LANE
BROOKFIELD, WI 53045
PHONE: 262.780.5198

ENGINEER:
MICHAEL BLODGETT, PE
BLODGETT ENGINEERING LLC
W169 N10815 REDWOOD LANE
GERMANTOWN, WI 53022
PHONE: 262.293.9923
TBD

PROJECT DESCRIPTION:
CANOPY REPLACEMENT

BUILDING TYPE:
2015 IEBC CHAPTER 10 ADDITION & 2015 IBC

OCCUPANCY TYPE:
A-2 ASSEMBLY (RESTAURANT)

TOTAL OUTDOOR PROJECT SPACE:
562 SQ. FT.

CONSTRUCTION CLASS:
TYPE IIB - NON-SPRINKLERED

LEVELS/STORIES:
ONE

TOTAL BUILDING HEIGHT:
LESS THAN 55 FEET

SPRINKLER SYSTEM:
NONE

OCCUPANT LOAD:
NO CHANGE

MEANS OF EGRESS:
NO CHANGE IN NUMBER OF PEOPLE, SIZE OR LOCATIONS OF EXITS

PLUMBING FIXTURES:
ON FIRST FLOOR - NO CHANGE IN SIZE OF SEATING AREA

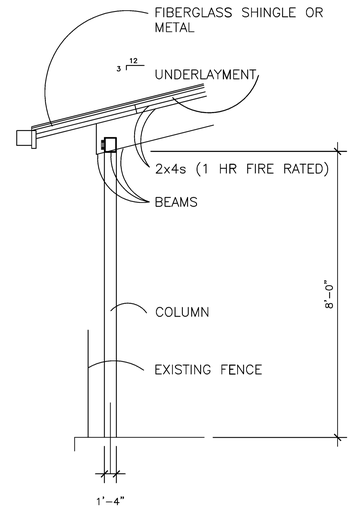
WIBERG ARCHITECTURE

IVEE'S AT MAIN
@ FOND DU LAC AVE
GERMANTOWN, WI

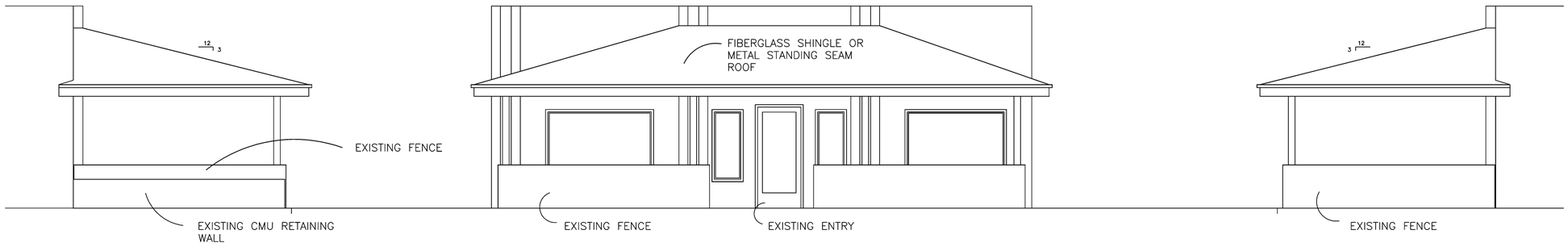
TITLE SHEET

PROJECT NUMBER:	20003
ISSUED:	3/3/2021
DRAWN BY:	TW
CHECKED BY:	TW
FILENAME:	IVEE'S MAIN-T1.DWG

T1



SECTION AT COLUMN
1/2" = 1'-0"
ALSO SEE STRUCTURAL



NW NORTHWEST ELEVATION
1/4" = 1'-0"

SW SOUTHWEST ELEVATION
1/4" = 1'-0"

SE SOUTHEAST ELEVATION
1/4" = 1'-0"

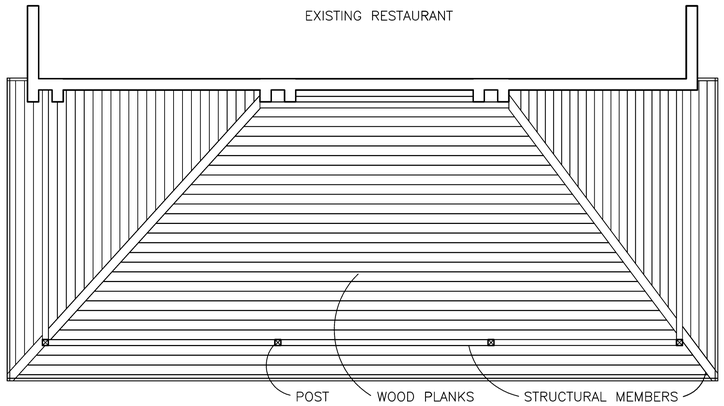
WIBERG ARCHITECTURE

IVEE'S AT MAIN
@ FOND DU LAC AVE
GERMANTOWN, WI

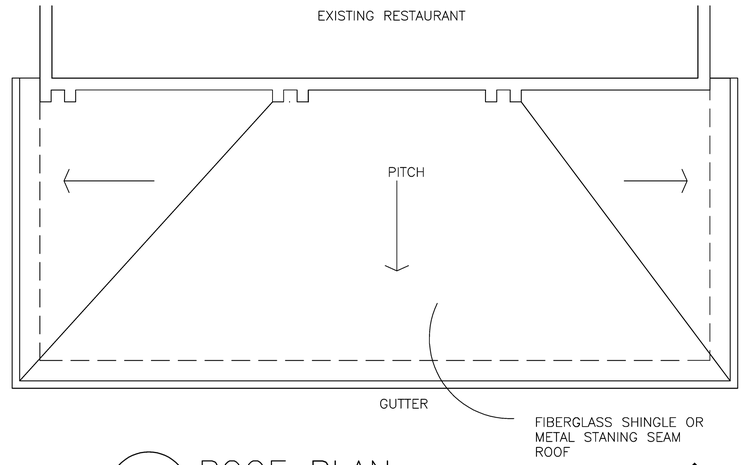
ELEVATIONS

PROJECT NUMBER:	20003
ISSUED:	3/3/2021
DRAWN BY:	TW
CHECKED BY:	TW
FILENAME:	IVEES MAIN-A2b.DWG

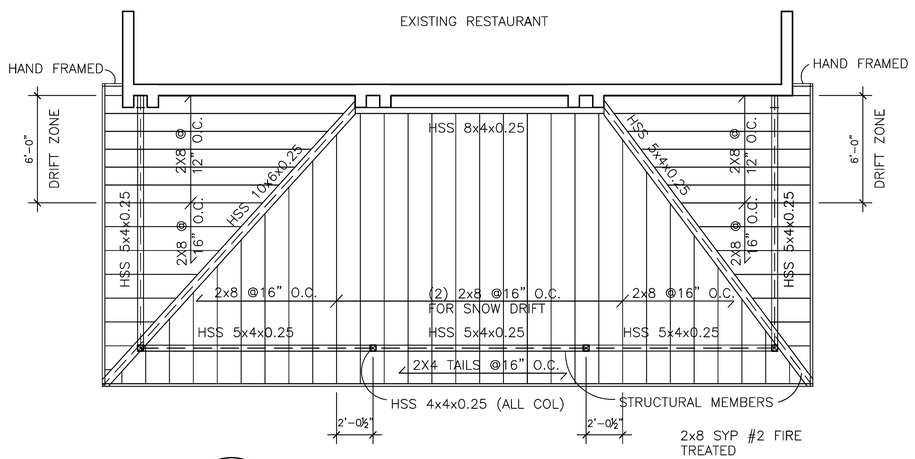
A2



D REFLECTED CEILING PLAN
1/4" = 1'-0"



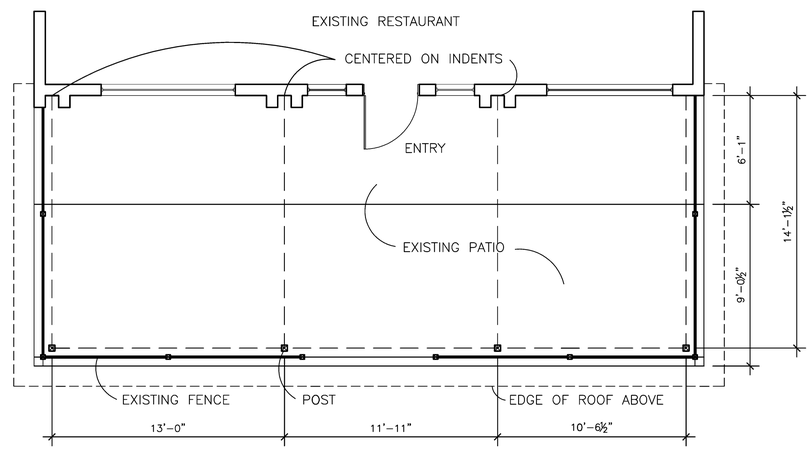
R ROOF PLAN
1/4" = 1'-0"



S STRUCTURAL PLAN
1/4" = 1'-0"

* ALL WOOD MEMBERS WITHIN 30' OF THE SIDE PROPERTY LINE MUST BE 1 HOUR FIRE RATED

*STEEL TUBES HAVE (2) 2X BLOCKING ON TOP TO ALLOW FOR TOP FLANGE HANGERS



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

WIBERG ARCHITECTURE

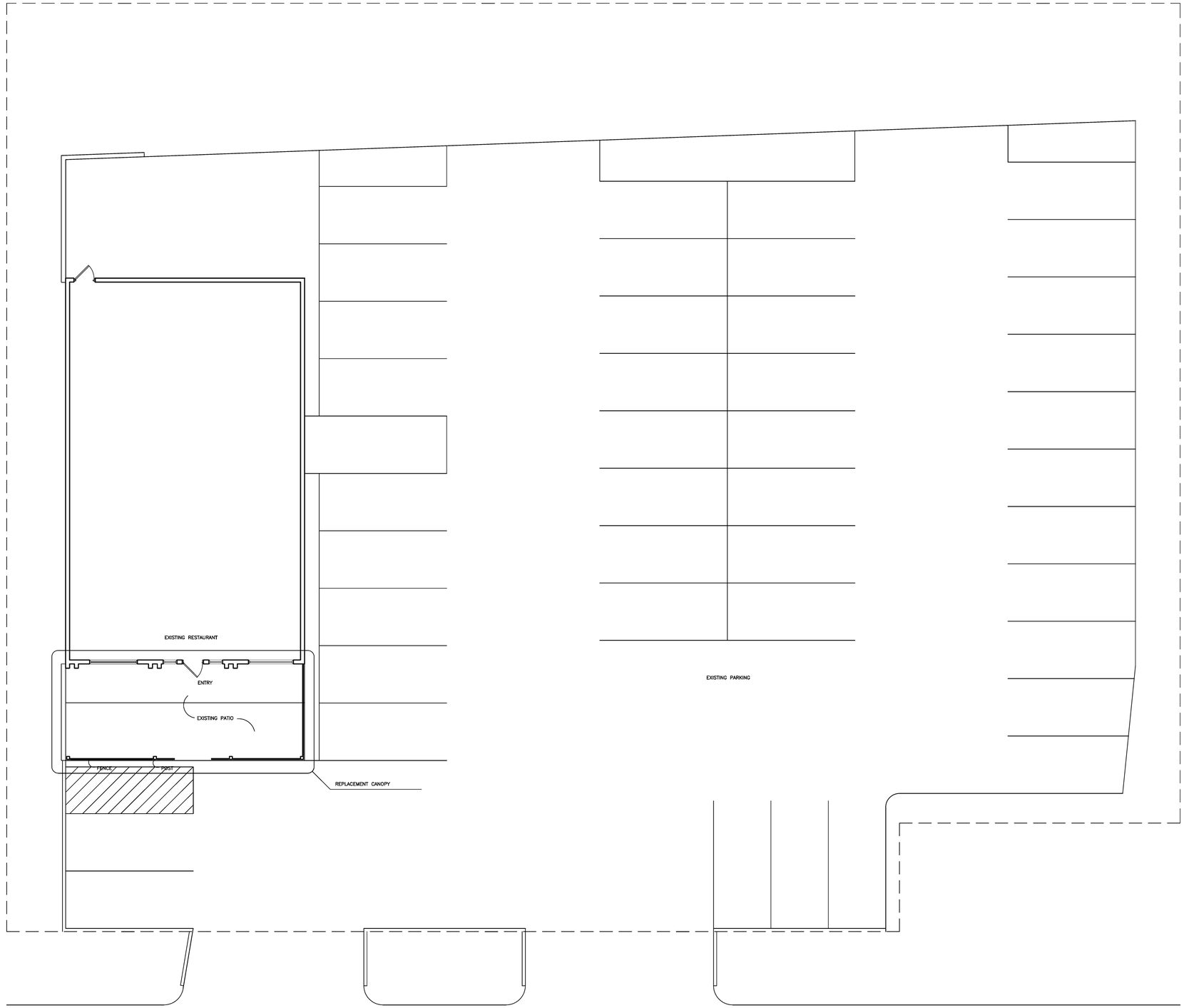
IVEE'S AT MAIN

@ FOND DU LAC AVE
GERMANTOWN, WI

PLANS

PROJECT NUMBER:	20003
ISSUED:	3/3/2021
DRAWN BY:	TW
CHECKED BY:	TW
FILENAME:	IVEES MAIN-A1b.DWG

A1



S SITE PLAN
1/8" = 1'-0"

WIBERG ARCHITECTURE

IVEE'S at MAIN

@ FOND DU LAC AVE
GERMANTOWN, WI

SITE PLAN

PROJECT NUMBER:	20003
ISSUED:	3/3/2021
DRAWN BY:	TW
CHECKED BY:	TW
FILENAME:	IVEE'S MAIN-A0.DWG

A0


Restaurant

January 20, 2021

Ivee's on Main
Germantown, WI

STRUCTURAL CALCULATIONS FOR
Outdoor Canopy

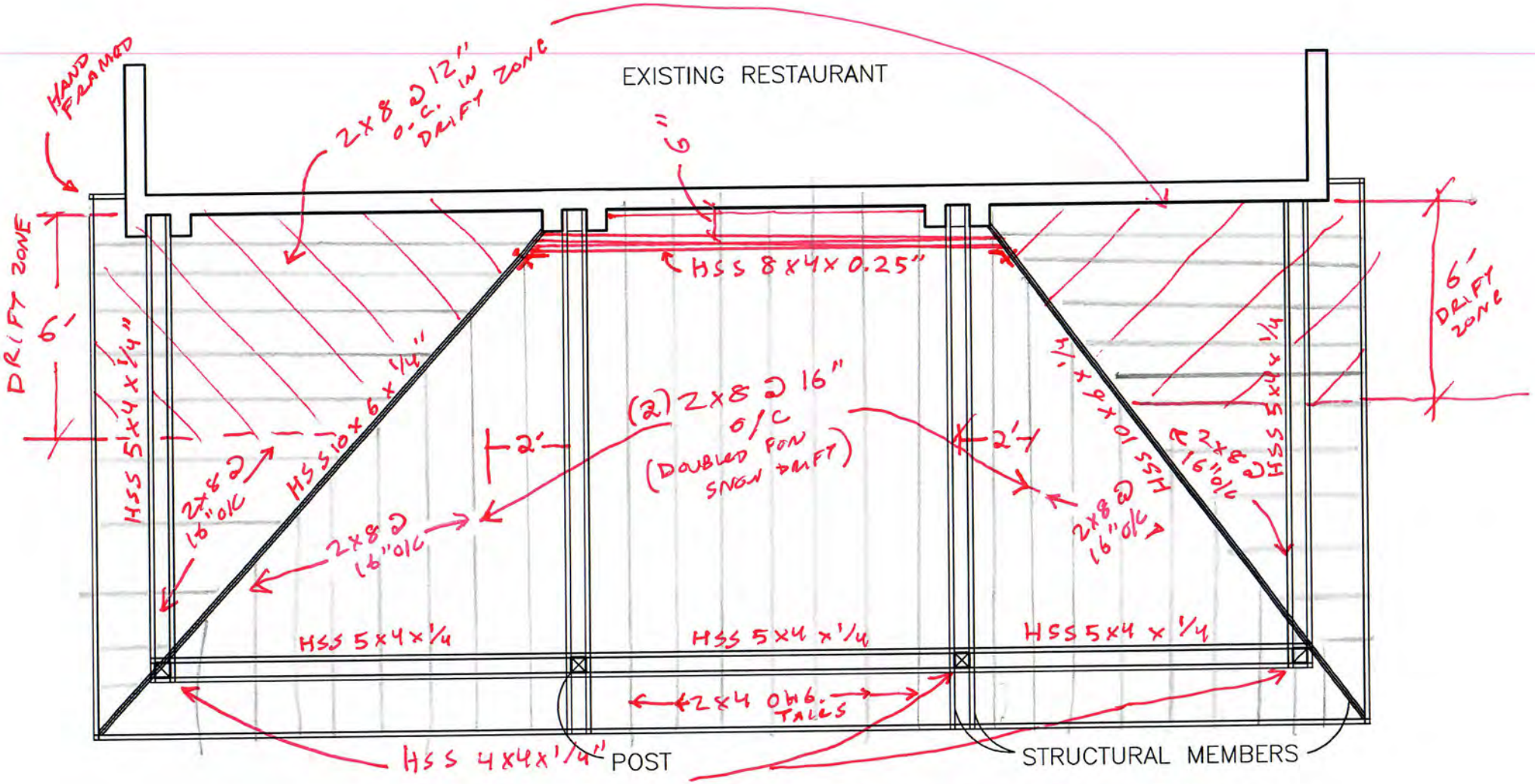
Provided for:

WIBERG ARCHITECTURE

BLODGETT
Engineering, LLC
W169 N10815 Redwood Lane
Germantown, WI 53022
262-293-9923
blodgetteng@wi.rr.com

WISCONSIN
MICHAEL E. BLODGETT
E-36475
GERMANTOWN
WI
PROFESSIONAL ENGINEER

1/20/2021



* STEEL TUBES HAVE (2) 2x BLOCKING ON TOP TO ALLOW TOP FLANGE HANGERS

S

STRUCTURAL PLAN

1/8" = 1'-0"

N

BLODGETT ENGINEERING LLC
STRUCTURAL CONSULTING ENGINEERS
W169 N10815 Redwood Lane
Germantown, WI 53022
blodgetteng@wi.rr.com
Tel/Fax: 262.293.9923

JOB WIBERG - IVEE'S
SHEET NO. _____ OF _____
CALCULATED BY MCB DATE 10/26/2020

LOADS:

$P_g = 30$ psf $D_L = 15$ psf

$P_s = 25.2$ psf FOR CANOPY

DRIFT LOADS:

WINDWARD DRIFTS:

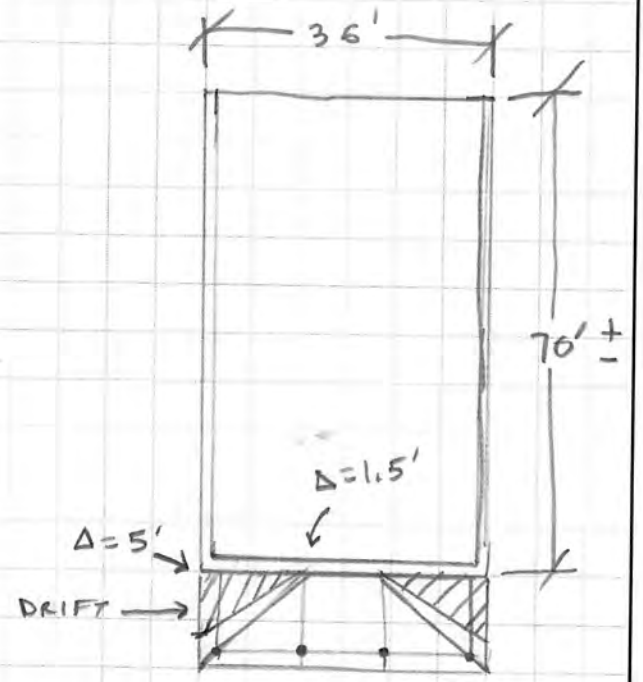
NO DRIFT AT TOP

19.3 PSF AT BOTTOM ($\Delta = 5'$)

LEEWARD DRIFTS:

$p_d = 52.9$ psf $w = 11.83'$ ⇐ CONTROLS

$P_T = 78.1$ = TOTAL SNOW W/DRIFT



SIDE BEAM: 14'-3" SPAN

$W_D = \left(\frac{13'}{2} + 2'\right) 10$ psf $= 85$ plf AT MAX

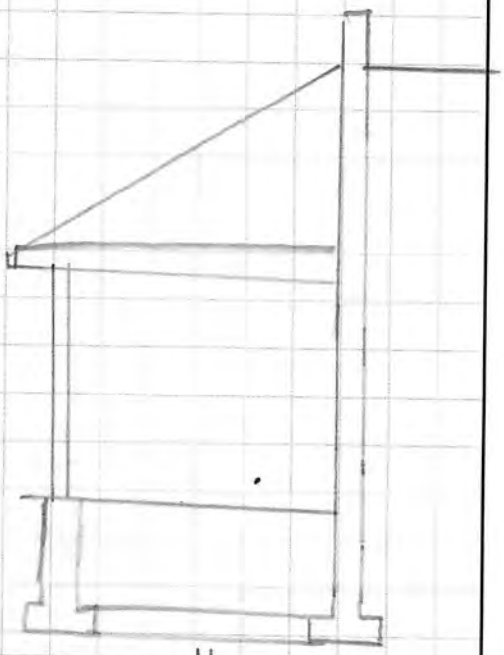
$W_D = (2')\ 15$ psf $= 30$ plf

$W_S = 25.2 \times \left(\frac{6}{2}+2\right) = 126$ plf AT START OF DRIFT

$W_S = 25.2$ psf $\times\ 2' = 50.4$ plf

DRIFT $W_{SD} = 52.9$ psf $\times \left(\frac{5}{2}+2\right) = 264.5$ plf

DRIFT $W_{SD} = 52.9$ psf $\times \left(\frac{10}{2}+2\right) = 370.3$ plf



USE: HSS5x4x1/4 (50 ksi MIN)

Blodgett Engineering
W169 N10815 Redwood Lane
Germantown, WI 53022
262-293-9923

JOB TITLE Ivee's at Main
Germantown, WI
JOB NO. SHEET NO.
CALCULATED BY DATE
CHECKED BY DATE

Snow Loads - from adjacent building or roof:

ASCE 7-10

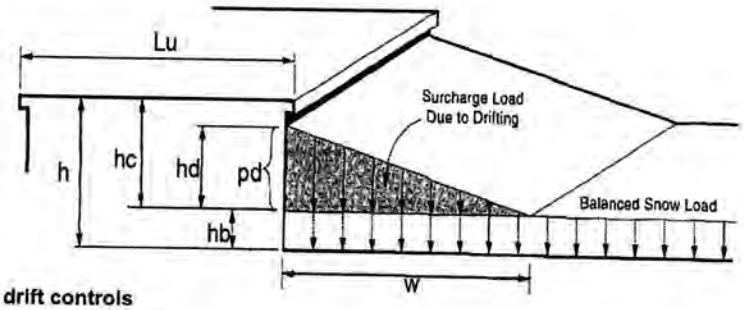
Nominal Snow Forces

		Higher Roof	Lower Roof
Roof slope	=	1.2 deg	3.00 / 12 = 14.0 deg
Horiz. eave to ridge dist (W)	=	36.0 ft	36.0 ft
Roof length parallel to ridge (L)	=	70.0 ft	16.3 ft
Projection height (roof step) h	=		5.0 ft
Building separation s	=		0.0 ft
Type of Roof		Monoslope	Monoslope
Ground Snow Load	Pg =	30.0 psf	30.0 psf
Risk Category	=	II	II
Importance Factor	I =	1.0	1.0
Thermal Factor	Ct =	1.00	1.20
Exposure Factor	Ce =	1.0	1.0
Pf = 0.7*Ce*Ct*I*Pg	=	21.0 psf	25.2 psf
Unobstructed Slippery Surface		no	yes
Sloped-roof Factor	Cs =	1.00	1.00
Balanced Snow Load	**Ps =**	**21.0 psf**	**25.2 psf**
Rain on Snow Surcharge Angle		0.72 deg	0.72 deg
Code Maximum Rain Surcharge		5.0 psf	5.0 psf
Rain on Snow Surcharge	=	0.0 psf	0.0 psf
Ps plus rain surcharge	=	21.0 psf	25.2 psf
Minimum Snow Load	Pm =	20.0 psf	20.0 psf
Uniform Roof Design Snow Load	=	**21.0 psf**	**25.2 psf**
Building Official Minimum	=	20.0 psf	

NOTE: Alternate spans of continuous beams and other areas shall be loaded with half the design roof snow load so as to produce the greatest possible effect - see code.

Leeward Snow Drifts - from adjacent higher roof

Upper roof length	lu =	70.0 ft
Snow density	γ =	17.9 pcf
Balanced snow height	hb =	1.41 ft
	hc =	3.59 ft
hc/hb >0.2 = 2.6	**Therefore, design for drift**	
Adj structure factor	=	1.00
Drift height (hd)	=	2.96 ft
Drift width	w =	11.83 ft
Surcharge load:	pd = γ*hd =	**52.9 psf**
Balanced Snow load:	=	25.2 psf
		78.1 psf **Leeward drift controls**



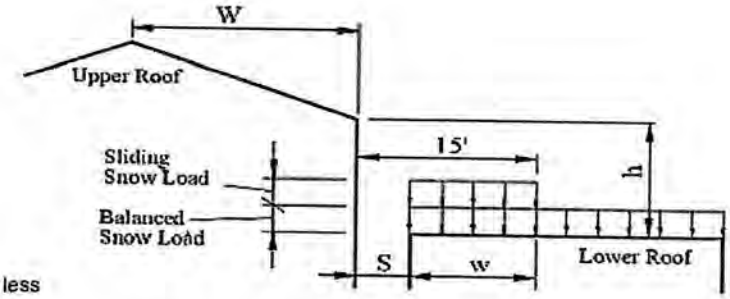
Windward Snow Drifts - from low roof against high roof

Lower roof length	lu =	16.3 ft
Adj structure factor	=	1.00
Drift height	hd =	1.08 ft
Drift width	w =	4.31 ft
Surcharge load:	pd = γ*hd =	**19.3 psf**
Balanced Snow load:	=	25.2 psf
		44.5 psf

Sliding Snow - onto lower roof

Sliding snow = 0.4 Pf W =	0.0 plf
Distributed over 15 feet =	0.0 psf
hd + hb =	1.41 ft
hd + hb < =h therefore sliding snow =	**0.0 psf**
Balanced snow load =	25.2 psf
Uniform snow load =	25.2 psf

Sliding snow not required since upper roof slope is 1/4 in 12 or less



Blodgett Engineering
W169 N10815 Redwood Lane
Germantown, WI 53022
262-293-9923

JOB TITLE Ivee's at Main
Germantown, WI
JOB NO. SHEET NO.
CALCULATED BY DATE
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Snow Loads : ASCE 7-10

Nominal Snow Forces

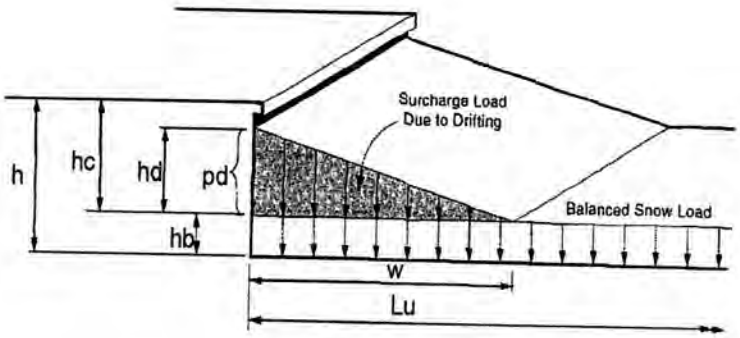
Roof slope	=	14.0 deg
Horiz. eave to ridge dist (W)	=	15.0 ft
Roof length parallel to ridge (L)	=	36.0 ft
Type of Roof		Monoslope
Ground Snow Load	Pg =	30.0 psf
Risk Category	=	II
Importance Factor	I =	1.0
Thermal Factor	Ct =	1.20
Exposure Factor	Ce =	1.0
Pf = 0.7*Ce*Ct*I*Pg	=	25.2 psf
Unobstructed Slippery Surface		yes
Sloped-roof Factor	Cs =	1.00
Balanced Snow Load	=	**25.2 psf**
Rain on Snow Surcharge Angle		0.30 deg
Code Maximum Rain Surcharge		5.0 psf
Rain on Snow Surcharge	=	0.0 psf
Ps plus rain surcharge	=	25.2 psf
Minimum Snow Load	Pm =	20.0 psf
Uniform Roof Design Snow Load	=	**25.2 psf**

Near ground level surface balanced snow load = **30.0 psf**

NOTE: Alternate spans of continuous beams shall be loaded with half the design roof snow load so as to produce the greatest possible effect - see code for loading diagrams and exceptions for gable roofs..

Windward Snow Drifts 1 - Against walls, parapets, etc

Upwind fetch	lu =	16.3 ft
Projection height	h =	1.5 ft
Snow density	g =	17.9 pcf
Balanced snow height	hb =	1.41 ft
	hd =	1.08 ft
	hc =	0.09 ft
hc/hb <0.2 = 0.1	**Therefore, no drift**	
Drift height (hc)	=	0.00 ft
Drift width	w =	0.74 ft
Surcharge load:	pd = γ*hd =	**0.0 psf**
Balanced Snow load:	=	25.2 psf
		25.2 psf



Windward Snow Drifts 2 - Against walls, parapets, etc

Upwind fetch	lu =	16.3 ft
Projection height	h =	5.0 ft
Snow density	g =	17.9 pcf
Balanced snow height	hb =	1.41 ft
	hd =	1.08 ft
	hc =	3.59 ft
hc/hb >0.2 = 2.6	**Therefore, design for drift**	
Drift height (hd)	=	1.08 ft
Drift width	w =	4.31 ft
Surcharge load:	pd = γ*hd =	**19.3 psf**
Balanced Snow load:	=	25.2 psf
		44.5 psf

PASS

DATE:	1/18/2021	COMPANY:	Blodgett Engineering
VITRUVIUS BUILD:	Base	DESIGNED BY:	Michael Blodgett
CUSTOMER:	Wiberg Architecture	REVIEWED BY:	Michael Blodgett
PROJECT LOCATION:			
LEVEL:	Roof	LOADING:	ASD
LOCATION:	Side Beam - Steel	CODE:	2015 International Building Code
TYPE:	FLOOR BEAM	AISC:	AISC 360-10
MATERIAL:	STEEL		

HSS Rectangular	HSS5x4x.250	A500 Gr.C-50			

Side Beam - Steel DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 14.25 Member Slope: 0/12 Actual Length (ft): 14.25

Es x10³ (psi)	Fy x10³ (psi)	Fu x10³ (psi)	Area (in^2)	Ix (in^4)	Iy (in^4)	Zx (in^3)	Zy (in^3)	J (in^4)	Cw (in^6)
29000	50	62	3.84	13.4	9.46	6.49	5.57	18	0

DESIGN PROPERTIES

Lp (in)	Lr (in)	Flange Flexure	Web Flexure	Flange Compression	Web Compression	Cv	Cv_WA
152	4043	Compact	Compact	Non-Slender	Non-Slender	1	1

BEAM DATA

Span	Length	Unbraced Length Top	Unbraced Length Bottom	Beam End Elev. Diff	Pnt/Ω	Pnc/Ω	Mn/Ω	Mn-OOP/Ω	Vn/Ω	Vn-OOP/Ω	Cb	Cb-OOP
1	14.25	0	14.25	0	0	0	16.19	13.9	36	46.13	1.156	1

PASS-FAIL

	PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	AISC CODE	LOAD COMBO
Shear Force Y (lbf)	PASS (93.5%)	-2340.6	35996.4	14.25	F7-1	D+S
Moment Y (lbf-ft)	PASS (60.6%)	6382.4	16192.6	8.55	G2-1 (Ref G5)	D+S
Deflection (in)	PASS (11.9%)	0.419 (=L/409)	0.475 (=L/360)	7.55		S

REACTIONS

Units for V: lbf Units for M: lbf-ft

Y axis	DEAD	LIVE	LIVE ROOF	SNOW	WIND +	WIND -	SEISMIC +	SEISMIC -	ICE	RAIN	EARTH
A	443	0	0	866	0	0	0	0	0	0	0
B	574	0	0	1766	0	0	0	0	0	0	0

Reaction Location



A B

LOAD LIST

Type	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Trapezoidal (lbf/ft)	30	85	0	14.25	Dead	Y
Trapezoidal (lbf/ft)	50.4	126	0	8.25	Snow	Y
Trapezoidal (lbf/ft)	264.5	370.3	8.25	14.25	Snow	Y
Self Weight (lbf/ft)	13.91	13.91	0	14.25	Dead	Y

NOTES

BLODGETT ENGINEERING LLC
STRUCTURAL CONSULTING ENGINEERS
W169 N10815 Redwood Lane
Germantown, WI 53022
blodgetteng@wi.rr.com
Tel/Fax: 262.293.9923

JOB_____

SHEET NO._____ OF _____

CALCULATED BY_____ DATE_____

LATERAL - WIND LOADS:

$A = 48.75$ SF

$F_{WW} = 48.75 \times 24.9 = 1213.875\#$

$F_{LW} = 48.75 \times -8.8 = 429\#$

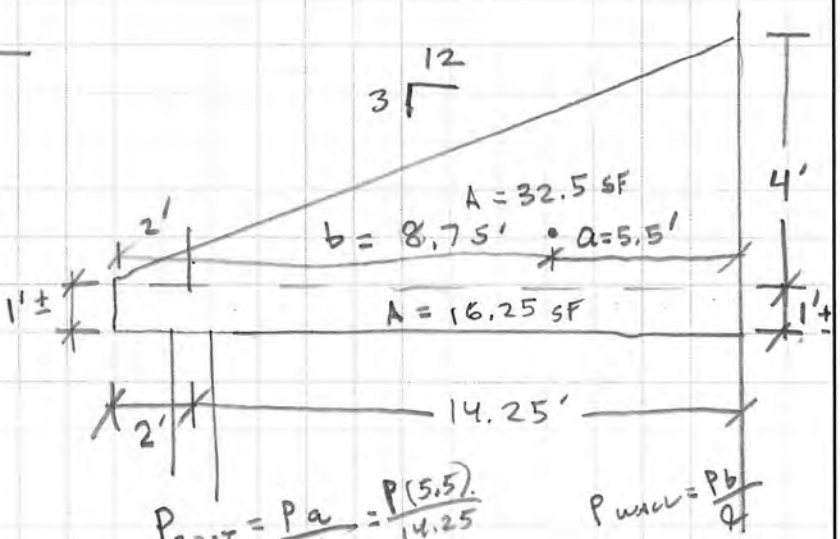
$F_{WW_h} = 0.97(1213.875) = 1104.6\#$

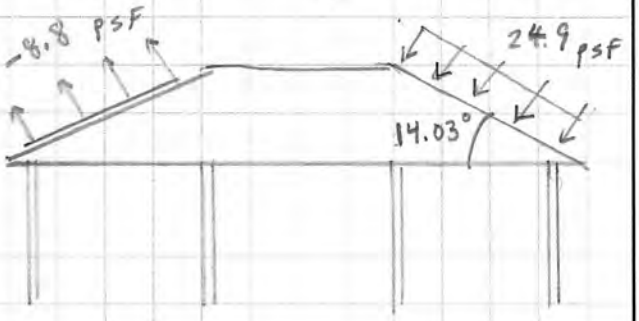
$F_{LW_H} = 0.97(429) = 416.2\#$

F_{WW_h} POST $= 1104.6 \times 0.386 = 426.3\#$

F_{LW_h} POST $= 416.8 \times 0.386 = 160.88\#$

TOTAL $h = 587.2\#$





$F_H = \cos 14.03° = 0.97$

$F_V = \sin 14.03° = 0.2424$

LOAD / POST $= \frac{587.2}{4} = 146.8\#$

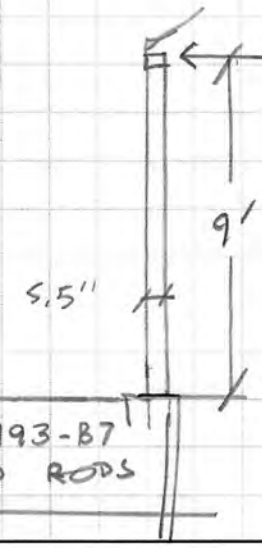
$M = 146.8^{\#} \times 9' = 1321.2\#'$ $\quad M_u = 1321.2 \times 1.6 = 2114\#'$

$T = C = \frac{M}{d} = \frac{1321.2\#'}{.5} = 2642.4\#$

UPLIFT $= 8.8$ PSF $\times \frac{16.25 \times 36}{4 \text{ POSTS}} = 1287\#/\text{POST}$

$\times 1.6$

$2059.2\#$



USE: 3/8" BASE PLATE W/ (4) 1/2" ϕ x 3" A193-B7 THREADED RODS

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262-293-9923

JOB TITLE Ivee's at Main
Germantown, WI
JOB NO. SHEET NO.
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Wind Loads - Open Buildings: 0.25 ≤ h/L ≤ 1.0

Ultimate Wind Pressures

Type of roof = Pitched Free Roofs
Wind Flow = Clear

G = 0.85
Roof Angle = 14.0 deg

Main Wind Force Resisting System

NOTE: The code requires the MWFRS be designed for a minimum pressure of 16 psf.

Kz = Kh (case 2) = 0.85

Base pressure (qh) = **26.6 psf**

Roof pressures - Wind Normal to Ridge

Wind Flow	Load Case		Wind Direction Y = 0 & 180 deg	
			Cnw	Cnl
Clear Wind Flow	A	Cn =	1.10	-0.39
		p =	+ 24.9 psf	-8.8 psf
	B	Cn =	0.11	-1.11
		p =	+ 2.6 psf	-25.2 psf

NOTE: 1). Cnw and Cnl denote combined pressures from top and bottom roof surfaces.
2). Cnw is pressure on windward half of roof. Cnl is pressure on leeward half of roof.
3). Positive pressures act toward the roof. Negative pressures act away from the roof.

Roof pressures - Wind Parallel to Ridge, Y = 90 deg

Wind Flow	Load Case		Horizontal Distance from Windward Edge		
			≤ h	>h ≤ 2h	> 2h
Clear Wind Flow	A	Cn =	-0.80	-0.60	-0.30
		p =	-18.1 psf	-13.6 psf	-6.8 psf
	B	Cn =	0.80	0.50	0.30
		p =	18.1 psf	11.3 psf	6.8 psf

h = 12.0 ft
2h = 24.0 ft

Fascia Panels -Horizontal pressures

qp = 0.0 psf

Fascia pressures not applicable - roof angle exceeds 5 degrees.

Windward fascia: 0.0 psf (GCpn = +1.5)
Leeward fascia: 0.0 psf (GCpn = -1.0)

Components & Cladding - roof pressures

Kz = Kh (case 1) = 0.85
Base pressure (qh) = **26.6 psf**
G = 0.85

a = 3.0 ft

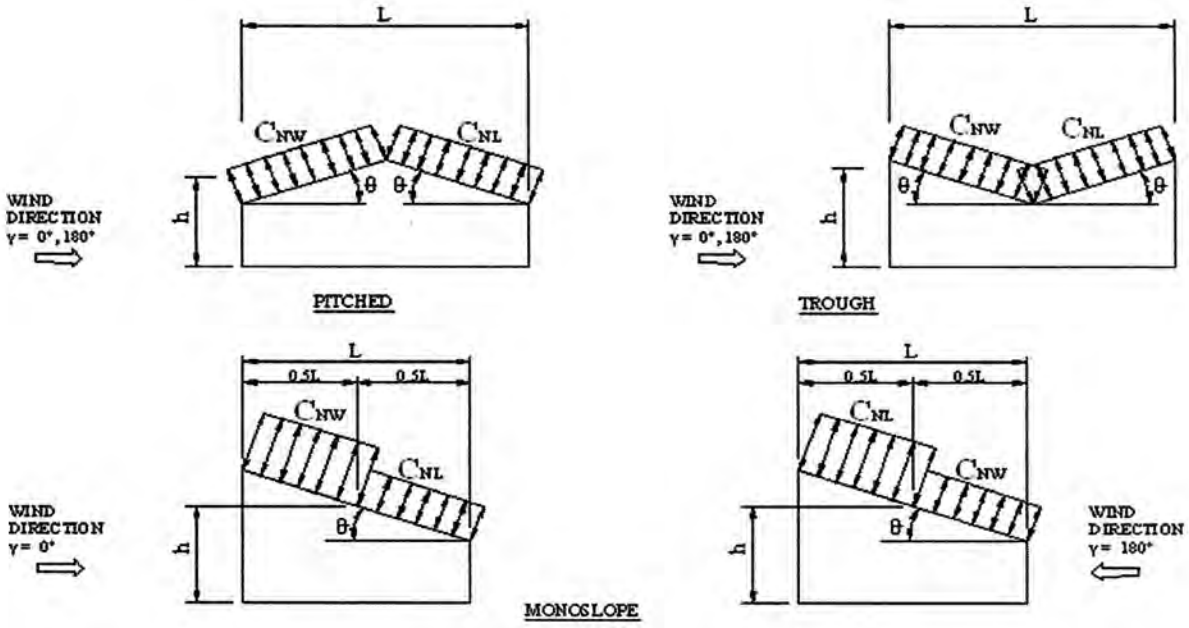
a^2 = 9.0 sf
$4a^2$ = 36.0 sf

	Effective Wind Area	Clear Wind Flow					
		zone 3		zone 2		zone 1	
		positive	negative	positive	negative	positive	negative
C_N	≤ 9 sf	2.20	-2.38	1.70	-1.71	1.10	-1.11
	>9, ≤ 36 sf	1.70	-1.71	1.70	-1.71	1.10	-1.11
	> 36 sf	1.10	-1.11	1.10	-1.11	1.10	-1.11
Wind pressure	≤ 9 sf	49.7 psf	-53.8 psf	38.4 psf	-38.7 psf	24.9 psf	-25.2 psf
	>9, ≤ 36 sf	38.4 psf	-38.7 psf	38.4 psf	-38.7 psf	24.9 psf	-25.2 psf
	> 36 sf	24.9 psf	-25.2 psf	24.9 psf	-25.2 psf	24.9 psf	-25.2 psf

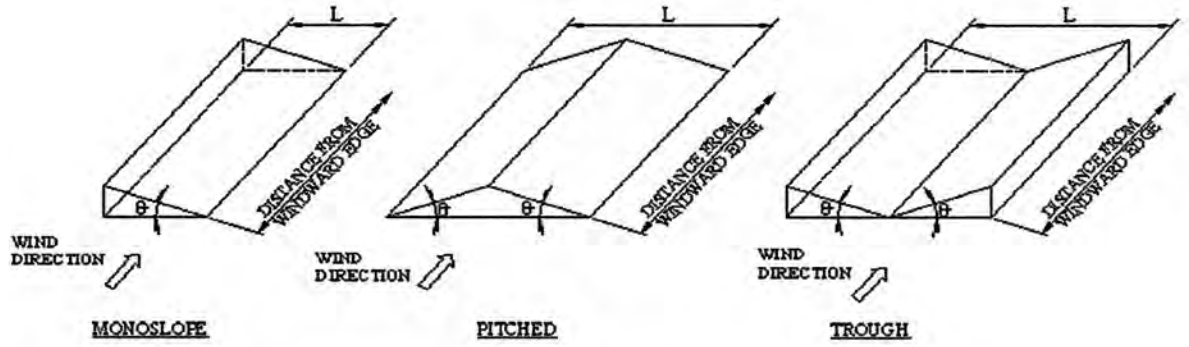
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JOB TITLE Ivee's at Main
Germantown, WI
JOB NO. SHEET NO.
CALCULATED BY DATE
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Location of Wind Pressure Zones

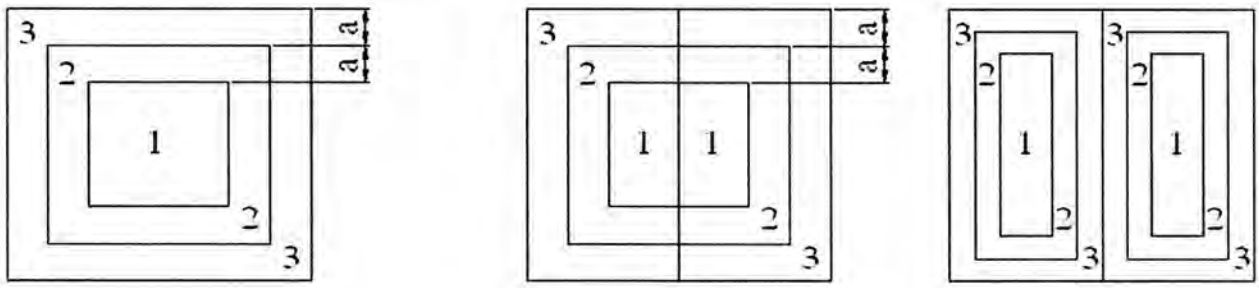


WIND DIRECTION $\gamma = 0°, 180°$



WIND DIRECTION $\gamma = 90°$

MAIN WIND FORCE RESISTING SYSTEM



COMPONENTS AND CLADDING

BLODGETT ENGINEERING LLC
STRUCTURAL CONSULTING ENGINEERS
W169 N10815 Redwood Lane
Germantown, WI 53022
blodgetteng@wi.rr.com
Tel/Fax: 262.293.9923

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

CENTER AND SIDE RAFTERS:

$W_S = 25.2 \times 1.33 = 33.6$ plf

$W_D = 15 \times 1.33 = 20$ plf

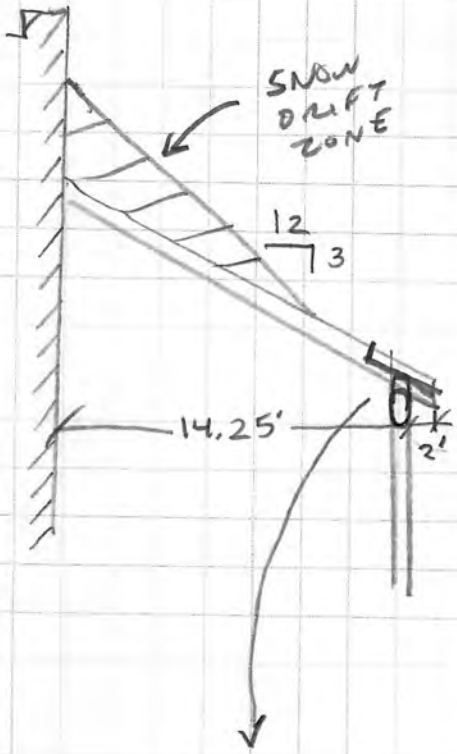
USE: (2) 2x8 SYP #2 (TREATED)

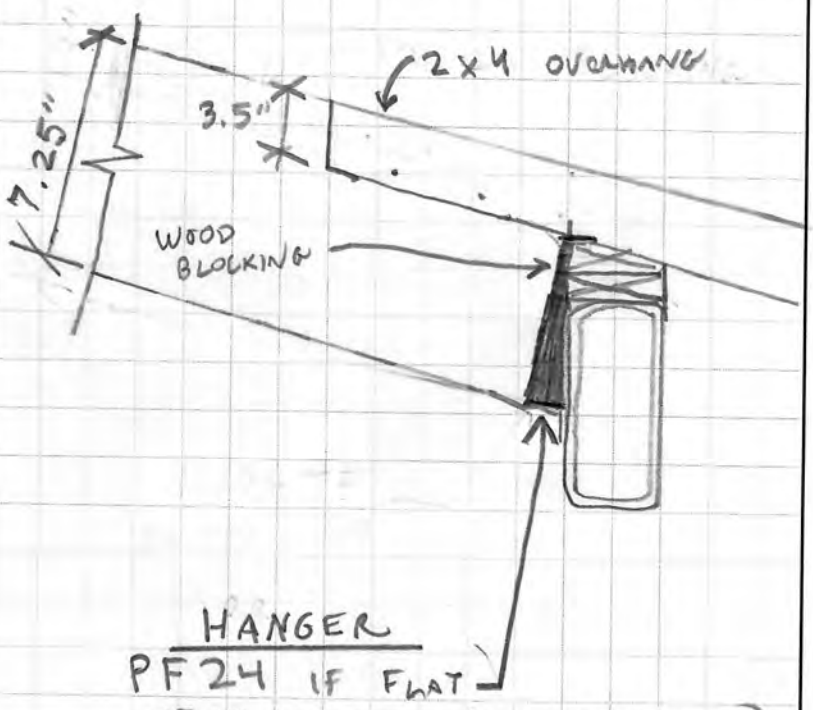
-OR-

(2) 2x8 SPF #2 (IF YOU DON'T WANT TREATED)

(OK TO USE SINGLES WHERE SPAN IS 12' OR LESS)

USE: (1) 2x4 RAFTER TAIL ADDED
NAIL TO SIDE OF 2x8





HANGER
HU24TF
(FOR DOUBLE RAFTERS)

HANGER
PF24 IF FLAT SEAT IS O.K. (CUT 2x8 FLAT) NOT BEARING
USES 3" NAILS
COSTS LESS

PASS

DATE:	1/18/2021	COMPANY:	Blodgett Engineering
VITRUVIUS BUILD:	Base	DESIGNED BY:	Michael Blodgett
CUSTOMER:	Wiberg Architecture	REVIEWED BY:	Michael Blodgett
PROJECT LOCATION:	(2) 2x8 @ 16" o/c		
LEVEL:	Roof	LOADING:	ASD
LOCATION:	Front Section Rafter	CODE:	2015 International Building Code
TYPE:	FLOOR BEAM	NDS:	2015 NDS
MATERIAL:	SOLID SAWN		

Spruce-Pine-Fir	No. 2	(2) 1.5 X 7.25	DRY		

Front Section Rafter DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 16.25 Member Slope: 0/12 Actual Length (ft): 16.25

Area (in^2)	Ix (in^4)	Iy (in^4)	BSW (lbf/ft)	Lams	G	Kcr Creep Factor
21.75	95.27	4.08	4.2	2	0.42	1

STRENGTH PROPERTIES

	Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc⊥ (psi)	E (psi) x10^3	Emin (psi) x10^3
Base Values	875	450	135	1150	425	1400	510
Adjusted Values	1208	540	135	1208	425	1400	510
C_M	1	1	1	1	1	1	1
C_T	1	1	1	1	1	1	1
C_i	1	1	1	1	1	1	1
C_F	1.2	1.2	1	1.05	1	1	1

Bending Adjustment Factors $C_{fu} = 1$ $C_r = 1.15$

BEAM DATA

Span	Length (ft)	Unbraced Length (ft) Top	Unbraced Length (ft) Bottom	Beam End Elev. Diff (ft)	CL(Top)	CL(Bottom)	CL(Left)	CL(Right)
1	14.25	0	14.25	0	1.00	0.47	1.00	1.00
2	2	0	2	0	1.00	0.99	1.00	1.00

PASS-FAIL

	PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR C
Shear Stress Y (psi)	PASS (68.5%)	48.8	155.3	0	D+S	1.15
Bending Stress Y (psi)	PASS (29.0%)	986.5	1388.6	6.5	D+S	1.15
Deflection (in)	PASS (11.1%)	0.178 (=L/270)	0.200 (=L/240)	16.25	S	
Bearing Stress (psi)	PASS (84.1%)	67.4	425.0	0	D+S	1.15

REACTIONS

Units for V: lbf Units for M: lbf-ft

Y axis	DEAD	LIVE	LIVE ROOF	SNOW	WIND +	WIND -	SEISMIC +	SEISMIC -	ICE	RAIN	EARTH
A	169	0	0	539	0	0	0	0	0	0	0
B	224	0	0	430	0	0	0	0	0	0	0
C	0	0	0	0	0	0	0	0	0	0	0

Reaction Location

A B C

LOAD LIST

Type	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lbf/ft)	20	20	0	16.25	Dead	Y
Uniform (lbf/ft)	33.6	33.6	0	16.25	Snow	Y
Trapezoidal (lbf/ft)	70.53	0	0	12	Snow	Y
Self Weight (lbf/ft)	4.2	4.2	0	16.25	Dead	Y

NOTES

PASS

DATE:	1/18/2021	COMPANY:	Blodgett Engineering
VITRUVIUS BUILD:	Base	DESIGNED BY:	Michael Blodgett
CUSTOMER:	Wiberg Architecture	REVIEWED BY:	Michael Blodgett
PROJECT LOCATION:	SINGLE 2x8 @ 16" o/c		
LEVEL:	Roof	LOADING:	ASD
LOCATION:	Hip Section Rafter	CODE:	2015 International Building Code
TYPE:	FLOOR BEAM	NDS:	2015 NDS
MATERIAL:	SOLID SAWN		

Spruce-Pine-Fir	No. 2	(1) 1.5 X 7.25	DRY		

Hip Section Rafter DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 12 Member Slope: 0/12 Actual Length (ft): 12

Area (in^2)	Ix (in^4)	Iy (in^4)	BSW (lbf/ft)	Lams	G	Kcr Creep Factor
10.88	47.63	2.04	2.1	1	0.42	1

STRENGTH PROPERTIES

	Fb (psi)	Ft (psi)	Fv (psi)	Fc (psi)	Fc⊥ (psi)	E (psi) x10^3	Emin (psi) x10^3
Base Values	875	450	135	1150	425	1400	510
Adjusted Values	1208	540	135	1208	425	1400	510
C_M	1	1	1	1	1	1	1
C_T	1	1	1	1	1	1	1
C_i	1	1	1	1	1	1	1
C_F	1.2	1.2	1	1.05	1	1	1

Bending Adjustment Factors $C_{fu} = 1$ $C_r = 1.15$

BEAM DATA

Span	Length (ft)	Unbraced Length (ft) Top	Unbraced Length (ft) Bottom	Beam End Elev. Diff (ft)	CL(Top)	CL(Bottom)	CL(Left)	CL(Right)
1	10	0	10	0	1.00	0.65	1.00	1.00
2	2	0	2	0	1.00	0.99	1.00	1.00

PASS-FAIL

	PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	LOAD COMBO	DURATION FACTOR C
Shear Stress Y (psi)	PASS (53.7%)	71.9	155.3	0	D+S	1.15
Bending Stress Y (psi)	PASS (23.9%)	1057.1	1388.6	4.68	D+S	1.15
Deflection (in)	PASS (28.9%)	0.142 (=L/337)	0.200 (=L/240)	12	S	
Bearing Stress (psi)	PASS (76.6%)	99.3	425.0	0	D+S	1.15

REACTIONS

Units for V: lbf Units for M: lbf-ft

Y axis	DEAD	LIVE	LIVE ROOF	SNOW	WIND +	WIND -	SEISMIC +	SEISMIC -	ICE	RAIN	EARTH
A	106	0	0	415	0	0	0	0	0	0	0
B	159	0	0	411	0	0	0	0	0	0	0
C	0	0	0	0	0	0	0	0	0	0	0

Reaction Location

A B C

LOAD LIST

Type	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lbf/ft)	20	20	0	12	Dead	Y
Uniform (lbf/ft)	33.6	33.6	0	12	Snow	Y
Trapezoidal (lbf/ft)	70.53	0	0	12	Snow	Y
Self Weight (lbf/ft)	2.1	2.1	0	12	Dead	Y

NOTES

Top-Flange Hangers – Solid Sawn Lumber (DF/SP)

Visit **strongtie.com/software** to learn more about our Joist Hanger Selector software.

These products are available with additional corrosion protection. For more information, see p. 15.

Joist or Purlin Size	Model No.	Ga.	Dimensions				Fasteners (in.)		DF/SP Allowable Loads				Installed Cost Index (ICI)	Code Ref.
			W	H	B	TF	Header	Joist	Uplift (160)	Floor (100)	Snow (115)	Roof (125)		
Sawn Lumber Sizes														
2x4	PF24	18	1⁹⁄₁₆	3⁷⁄₁₆	1½	1¹⁄₁₆	(2) 0.148 x 3	(2) 0.148 x 3	300	1,255	1,255	1,255	Lowest	
2x4	HU24TF	12	1⁹⁄₁₆	3⁷⁄₁₆	2¼	2⁷⁄₁₆	(6) 0.162 x 3½	(2) 0.148 x 1½	190	1,865	1,865	1,865	850%	
DBL 2x4	HU24-2TF	12	3⅛	3⁷⁄₁₆	2½	2½	(8) 0.162 x 3½	(2) 0.148 x 3	370	2,050	2,050	2,050	Lowest	
2x6	JB26	18	1⁹⁄₁₆	5⅜	1½	1⁵⁄₁₆	(4) 0.148 x 3	(2) Prong	—	995	995	995	Lowest	
2x6	LB26	14	1⁹⁄₁₆	5⅜	1½	1½	(4) 0.162 x 3½	(2) 0.148 x 1½	380	1,135	1,135	1,135	117%	
2x6	HU26TF	12	1⁹⁄₁₆	5⅜	2¼	2⁷⁄₁₆	(10) 0.162 x 3½	(4) 0.148 x 1½	660	2,550	2,550	2,550	568%	
DBL 2x6	HUS26-2TF	14	3⅛	5⅜	2	1¾	(6) 0.162 x 3½	(4) 0.162 x 3½	1,200	2,440	2,440	2,440	Lowest	
DBL 2x6	WP26-2	12	3⅛	5⅜	2½	2¾₁₆	(2) 0.148 x 3	(2) 0.148 x 3	—	3,300	3,300	3,300	33%	IBC, FL, LA
DBL 2x6	HU26-2TF	12	3⅛	5⅜	2½	2½	(10) 0.162 x 3½	(4) 0.148 x 3	815	2,785	2,785	2,785	87%	
2x8	JB28	18	1⁹⁄₁₆	7¼	1½	1⁵⁄₁₆	(4) 0.148 x 3	(2) Prong	—	955	955	955	Lowest	
2x8	LB28	14	1⁹⁄₁₆	7¼	1½	1½	(4) 0.162 x 3½	(2) 0.148 x 1½	380	1,135	1,135	1,135	98%	
2x8	HU28TF	12	1⁹⁄₁₆	7⅛	2¼	2⁷⁄₁₆	(10) 0.162 x 3½	(4) 0.148 x 1½	700	2,910	2,970	3,010	563%	
DBL 2x8	HUS28-2TF	14	3⅛	7¼	2	1⅞	(8) 0.162 x 3½	(6) 0.162 x 3½	1,765	3,400	3,400	3,400	Lowest	
DBL 2x8	WP28-2	12	3⅛	7⅛	2½	2¾₁₆	(2) 0.148 x 3	(2) 0.148 x 3	—	3,300	3,300	3,300	16%	
DBL 2x8	HU28-2TF	12	3⅛	7⅛	2½	2½	(12) 0.162 x 3½	(4) 0.148 x 3	815	3,265	3,265	3,265	75%	
2x10	JB210A	18	1⁹⁄₁₆	9³⁄₁₆	2	1⁷⁄₁₆	(6) 0.162 x 3½	(2) 0.148 x 1½	260	1,685	1,685	1,685	*	IBC, FL
2x10	LB210AZ	14	1⁹⁄₁₆	9³⁄₁₆	2	1⁷⁄₁₆	(6) 0.162 x 3½	(2) 0.148 x 1½	355	1,865	1,865	1,865	*	
2x10	HU210TF	12	1⁹⁄₁₆	9⅛	2¼	2⁷⁄₁₆	(12) 0.162 x 3½	(4) 0.148 x 1½	700	2,910	2,970	3,010	359%	
DBL 2x10	HUS210-2TF	14	3⅛	9¼	2	1½	(10) 0.162 x 3½	(8) 0.162 x 3½	2,315	3,735	4,065	4,275	Lowest	
DBL 2x10	WP210-2	12	3⅛	9⅛	2½	2¾₁₆	(2) 0.148 x 3	(2) 0.148 x 3	—	3,300	3,300	3,300	9%	IBC, FL, LA
DBL 2x10	HU210-2TF	12	3⅛	9⅛	2½	2½	(14) 0.162 x 3½	(6) 0.148 x 3	1,220	3,945	3,945	3,945	67%	
TPL 2x10	HU210-3TF	12	4¹⁄₁₆	9⅛	2½	2½	(14) 0.162 x 3½	(6) 0.162 x 3½	1,420	3,945	3,945	3,945	Lowest	
2x12	JB212A	18	1⁹⁄₁₆	11⅞	2	1⁷⁄₁₆	(6) 0.162 x 3½	(2) 0.148 x 1½	260	1,685	1,685	1,685	*	IBC, FL
2x12	LB212AZ	14	1⁹⁄₁₆	11⅞	2	1⁷⁄₁₆	(6) 0.162 x 3½	(2) 0.148 x 1½	355	1,865	1,865	1,865	*	
2x12	HU212TF	12	1⁹⁄₁₆	11	2¼	2⁷⁄₁₆	(14) 0.162 x 3½	(6) 0.148 x 1½	700	3,070	3,070	3,070	339%	
DBL 2x12	HUS212-2TF	14	3⅛	11⅞	2	2¼	(10) 0.162 x 3½	(8) 0.162 x 3½	2,080	4,375	4,375	4,375	Lowest	
DBL 2x12	WP212-2	12	3⅛	11	2½	2¾₁₆	(2) 0.148 x 3	(2) 0.148 x 3	—	3,300	3,300	3,300	12%	IBC, FL, LA
DBL 2x12	HU212-2TF	12	3⅛	11	2½	2½	(16) 0.162 x 3½	(6) 0.148 x 3	1,220	4,590	4,590	4,590	48%	
TPL 2x12	HU212-3TF	12	4¹⁄₁₆	11	2½	2½	(16) 0.162 x 3½	(6) 0.162 x 3½	1,420	4,590	4,590	4,590	Lowest	
2x14	JB214A	18	1⁹⁄₁₆	13⅞	2	1⁷⁄₁₆	(6) 0.162 x 3½	(2) 0.148 x 1½	260	1,685	1,685	1,685	*	IBC, FL
2x14	LB214AZ	14	1⁹⁄₁₆	13⅞	2	1⁷⁄₁₆	(6) 0.162 x 3½	(2) 0.148 x 1½	355	1,865	1,865	1,865	*	
2x14	HU214TF	12	1⁹⁄₁₆	13	2¼	2½	(16) 0.162 x 3½	(6) 0.148 x 1½	1,140	2,955	3,045	3,110	189%	
DBL 2x14	HUS214-2TF	14	3⅛	13⅞	2	2¼	(12) 0.162 x 3½	(8) 0.162 x 3½	2,715	4,065	4,065	4,065	Lowest	
DBL 2x14	WP214-2	12	3⅛	13	2½	2¾₁₆	(2) 0.148 x 3	(2) 0.148 x 3	—	3,300	3,300	3,300	2%	
DBL 2x14	HU214-2TF	12	3⅛	13	2½	2½	(18) 0.162 x 3½	(8) 0.148 x 3	1,330	4,030	4,030	4,030	33%	IBC, FL, LA
TPL 2x14	HU214-3TF	12	4¹⁄₁₆	13	2½	2½	(18) 0.162 x 3½	(8) 0.162 x 3½	1,560	4,030	4,030	4,030	Lowest	
2x16	LB216	14	1⁹⁄₁₆	15⅞	2	1½	(4) 0.162 x 3½	(2) 0.148 x 1½	380	1,480	1,480	1,480	Lowest	
2x16	HU216TF	12	1⁹⁄₁₆	15	2¼	2½	(18) 0.162 x 3½	(8) 0.148 x 1½	1,065	3,235	3,360	3,440	199%	

See footnotes on p. 131.

Codes: See p. 12 for Code Reference Key Chart

BLODGETT ENGINEERING LLC
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W169 N10815 Redwood Lane
Germantown, WI 53022
blodgetteng@wi.rr.com
Tel/Fax: 262.293.9923

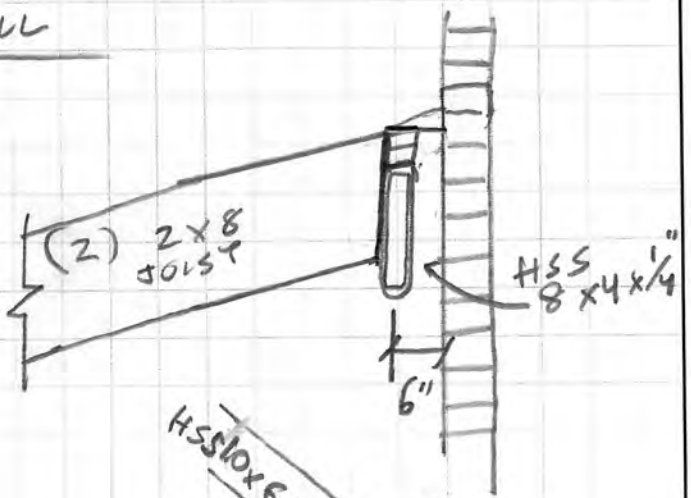
JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

JOIST SUPPORT TUBE AT WALL

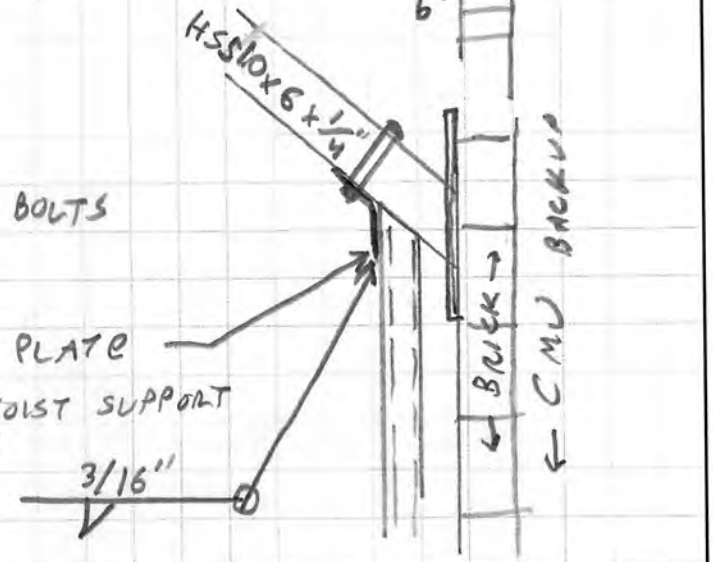
$P_S = 539\#$ PER = 404.25 plf
$P_D = 169\#$ 16" O/C = 126.75 plf



ADD LOADS TO HIP BEAMS:

$P_S = 3032\#$ $P_D = 1093\#$

USE (2) 5/8" ϕ A325-N BOLTS

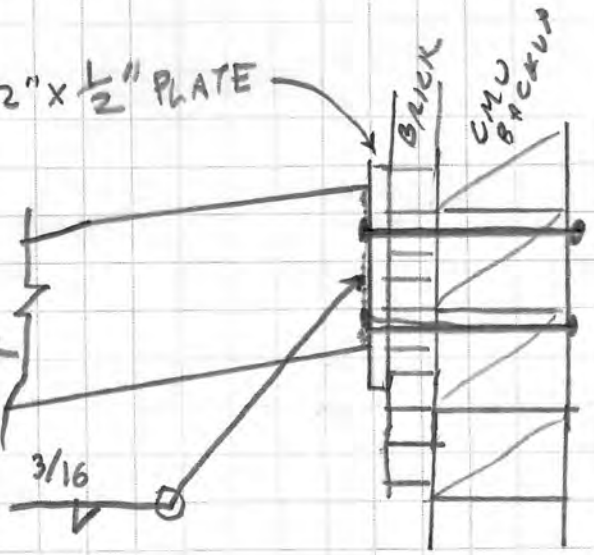


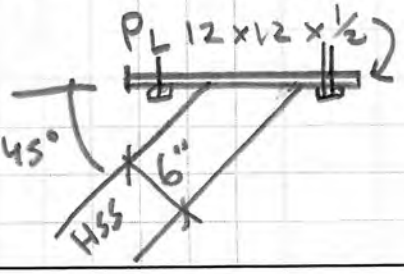
THRU BOLT HIP CONNECTIONS AND SIDE BEAM CONNECTIONS:

$P_{MAX} = 9964\# = 9.9K$

USE: (4) 5/8" ϕ A325 BOLTS THRU ENTIRE EXISTING WALL

CAPACITY = 8.29 x 4 = 33.16 K ≥ 9.9K





PASS

DATE:	1/18/2021	COMPANY:	Blodgett Engineering
VITRUVIUS BUILD:	Base	DESIGNED BY:	Michael Blodgett
CUSTOMER:	Wiberg Architecture	REVIEWED BY:	Michael Blodgett
PROJECT LOCATION:			
LEVEL:	Roof	LOADING:	ASD
LOCATION:	Joist Support Beam at wall	CODE:	2015 International Building Code
TYPE:	FLOOR BEAM	AISC:	AISC 360-10
MATERIAL:	STEEL		

HSS Rectangular	HSS8x4x.250	A500 Gr.C-50			

Joist Support Beam at wall DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 15 Member Slope: 0/12 Actual Length (ft): 15

Es x10^3 (psi)	Fy x10^3 (psi)	Fu x10^3 (psi)	Area (in^2)	Ix (in^4)	Iy (in^4)	Zx (in^3)	Zy (in^3)	J (in^4)	Cw (in^6)
29000	50	62	5.24	42.5	14.4	13.3	8.2	35.3	0

DESIGN PROPERTIES

Lp (in)	Lr (in)	Flange Flexure	Web Flexure	Flange Compression	Web Compression	Cv	Cv_WA
128	3530	Compact	Compact	Non-Slender	Non-Slender	1	1

BEAM DATA

Span	Length	Unbraced Length Top	Unbraced Length Bottom	Beam End Elev. Diff	Pnt/Ω	Pnc/Ω	Mn/Ω	Mn-OOP/Ω	Vn/Ω	Vn-OOP/Ω	Cb	Cb-OOP
1	15	0	15	0	0	0	33.18	18.87	61.11	46.13	1.136	1

PASS-FAIL

	PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	AISC CODE	LOAD COMBO
Shear Force Y (lbf)	PASS (93.2%)	-4125.2	61110.2	15	F7-1	D+S
Moment Y (lbf-ft)	PASS (53.4%)	15469.3	33183.6	7.5	G2-1 (Ref G5)	D+S
Deflection (in)	PASS (50.2%)	0.374 (=L/482)	0.750 (=L/240)	7.5		S

REACTIONS

Units for V: lbf Units for M: lbf-ft

Y axis	DEAD	LIVE	LIVE ROOF	SNOW	WIND +	WIND -	SEISMIC +	SEISMIC -	ICE	RAIN	EARTH
A	1093	0	0	3032	0	0	0	0	0	0	0
B	1093	0	0	3032	0	0	0	0	0	0	0

Reaction Location



A B

LOAD LIST

Type	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Uniform (lbf/ft)	404.25	404.25	0	15	Snow	Y
Uniform (lbf/ft)	126.75	126.75	0	15	Dead	Y
Self Weight (lbf/ft)	19.02	19.02	0	15	Dead	Y

NOTES

PASS

DATE:	1/18/2021	COMPANY:	Blodgett Engineering
VITRUVIUS BUILD:	Base	DESIGNED BY:	Michael Blodgett
CUSTOMER:	Wiberg Architecture	REVIEWED BY:	Michael Blodgett
PROJECT LOCATION:	,		
LEVEL:	Roof	LOADING:	ASD
LOCATION:	Hip Beam - Steel	CODE:	2015 International Building Code
TYPE:	HIP BEAM	AISC:	AISC 360-10
MATERIAL:	STEEL		

HSS Rectangular	HSS10x6x.250	A500 Gr.C-50			

Hip Beam - Steel DIAGRAM



BEAM PROPERTIES

Start (ft): 0 End (ft): 22.153 Member Slope: 0/12 Actual Length (ft): 22.15

Es x10^3 (psi)	Fy x10^3 (psi)	Fu x10^3 (psi)	Area (in^2)	Ix (in^4)	Iy (in^4)	Zx (in^3)	Zy (in^3)	J (in^4)	Cw (in^6)
29000	50	62	7.1	96.9	44.1	23.6	16.6	96.7	0

DESIGN PROPERTIES

Lp (in)	Lr (in)	Flange Flexure	Web Flexure	Flange Compression	Web Compression	Cv	Cv_WA
208	5573	Compact	Compact	Non-Slender	Slender	1	1

BEAM DATA

Span	Length	Unbraced Length Top	Unbraced Length Bottom	Beam End Elev. Diff	Pnt/ϕ	Pnc/ϕ	Mn/ϕ	Mn-OOP/ϕ	Vn/ϕ	Vn-OOP/ϕ	Cb	Cb-OOP
1	20.153	0	20.153	0	0	0	58.88	33.25	77.85	74.09	1.151	1
1	2	0	2	0	0	0	58.88	33.25	77.85	74.09	2.611	1

PASS-FAIL

	PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	AISC CODE	LOAD COMBO
Shear Force Y (lbf)	PASS (87.2%)	9964.3	77852.7	0	F7-1	D+S
Moment Y (lbf-ft)	PASS (57.1%)	25249.9	58882.2	8.64	G2-1 (Ref G5)	D+S
Deflection (in)	PASS (25.9%)	0.148 (=L/324)	0.200 (=L/240)	22.15		S

REACTIONS

Units for V: lbf Units for M: lbf-ft

Y axis	DEAD	LIVE	LIVE ROOF	SNOW	WIND +	WIND -	SEISMIC +	SEISMIC -	ICE	RAIN	EARTH
A	2384	0	0	7580	0	0	0	0	0	0	0
B	955	0	0	2749	0	0	0	0	0	0	0
C	0	0	0	0	0	0	0	0	0	0	0

Reaction Location



LOAD LIST

Type	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Trapezoidal (lbf/ft)	75.57	0	0	22.153	Dead	Y
Trapezoidal (lbf/ft)	507.65	0	0	22.153	Snow	Y
Trapezoidal (lbf/ft)	75.57	0	0	22.153	Dead	Y
Trapezoidal (lbf/ft)	151.14	0	0	22.153	Snow	Y
Point (lbf)	3032	-	0.5	-	Snow	Y
Point (lbf)	1093	-	0.5	-	Dead	Y
Self Weight (lbf/ft)	25.82	25.82	0	22.153	Dead	Y

PASS

DATE:	1/18/2021	COMPANY:	Blodgett Engineering
VITRUVIUS BUILD:	Base	DESIGNED BY:	Michael Blodgett
CUSTOMER:	Wiberg Architecture	REVIEWED BY:	Michael Blodgett
PROJECT LOCATION:	,		
LEVEL:	Roof	LOADING:	ASD
LOCATION:	Inner Support Column	CODE:	2015 International Building Code
TYPE:	COLUMN	AISC:	AISC 360-10
MATERIAL:	STEEL		

HSS Square	HSS4x4x.250	A500 Gr.C-50			

Inner Support Column DIAGRAM



COLUMN PROPERTIES

Start (ft): 0 End (ft): 9 Member Slope: 0/12 Actual Length (ft): 9

Es x10^3 (psi)	Fy x10^3 (psi)	Fu x10^3 (psi)	Area (in^2)	Ix (in^4)	Iy (in^4)	Zx (in^3)	Zy (in^3)	J (in^4)	Cw (in^6)
29000	50	62	3.37	7.8	7.8	4.69	4.69	12.8	0

DESIGN PROPERTIES

Lp (in)	Lr (in)	Flange Flexure	Web Flexure	Flange Compression	Web Compression	Cv	Cv_WA
160	4242	Compact	Compact	Non-Slender	Non-Slender	1	1

COLUMN DATA

Span	Length	Unbraced Length Top	Unbraced Length Bottom	Column End Elev. Diff	Pnt/ϕ	Pnc/ϕ	Mn/ϕ	Mn-OOP/ϕ	Vn/ϕ	Vn-OOP/ϕ	Cb	Cb-OOP
1	9	0	0	0	0	100.9	11.7	11.7	27.63	46.13	1	1

PASS-FAIL

	PASS/FAIL	MAGNITUDE	STRENGTH	LOCATION (ft)	AISC CODE	LOAD COMBO
Deflection (in)	PASS (99.1%)	0.003 (=L/40000)	0.300 (=L/360)	9		S
Compressive Force (lbf)	PASS (96.0%)	4073.9	100898.2	0	E3-1	D+S

REACTIONS

Units for V: lbf Units for M: lbf-ft

Z axis	DEAD	LIVE	LIVE ROOF	SNOW	WIND +	WIND -	SEISMIC +	SEISMIC -	ICE	RAIN	EARTH
A	1618	0	0	2456	0	0	0	0	0	0	0
B	0	0	0	0	0	0	0	0	0	0	0

Reaction Location



LOAD LIST

Type	Left Magnitude	Right Magnitude	Load Start (ft)	Load End (ft)	Load Type	Direction
Point (lbf)	-2456	-	9	-	Snow	Z
Point (lbf)	-1508	-	9	-	Dead	Z
Self Weight (lbf/ft)	12.21	12.21	0	9	Dead	Z

NOTES

BLODGETT ENGINEERING LLC
STRUCTURAL CONSULTING ENGINEERS
W169 N10815 Redwood Lane
Germantown, WI 53022
blodgetteng@wi.rr.com
Tel/Fax: 262.293.9923

JOB _____

SHEET NO. _____ OF _____

CALCULATED BY _____ DATE _____

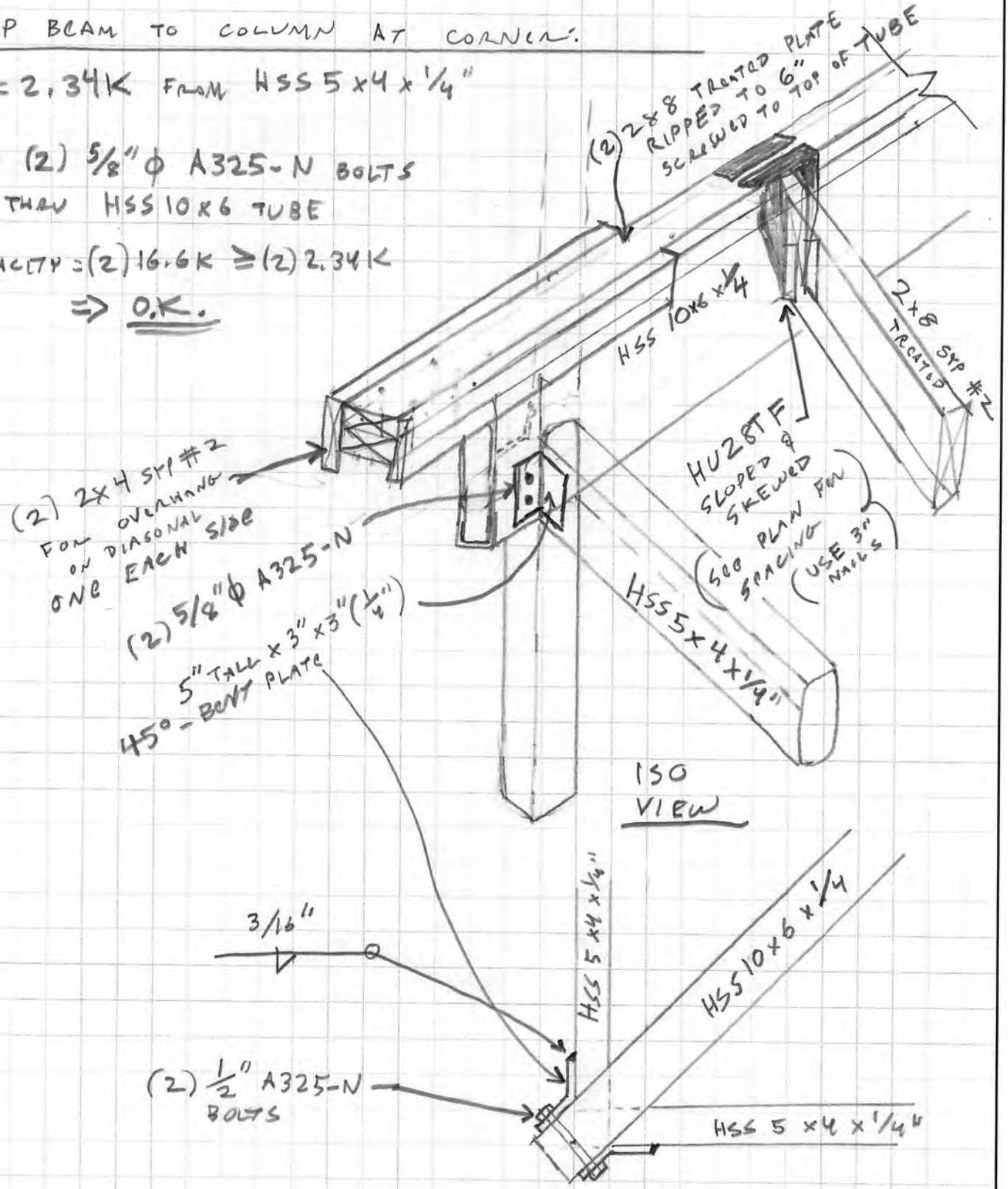
HLP BEAM TO COLUMN AT CORNER.

P = 2.34K FROM HSS 5x4x1/4"

USE (2) 5/8" ϕ A325-N BOLTS THRU HSS 10x6 TUBE

CAPACITY = (2) 16.6K ≥ (2) 2.34K

⇒ O.K.



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JOB _____

SHEET NO. _____ OF _____

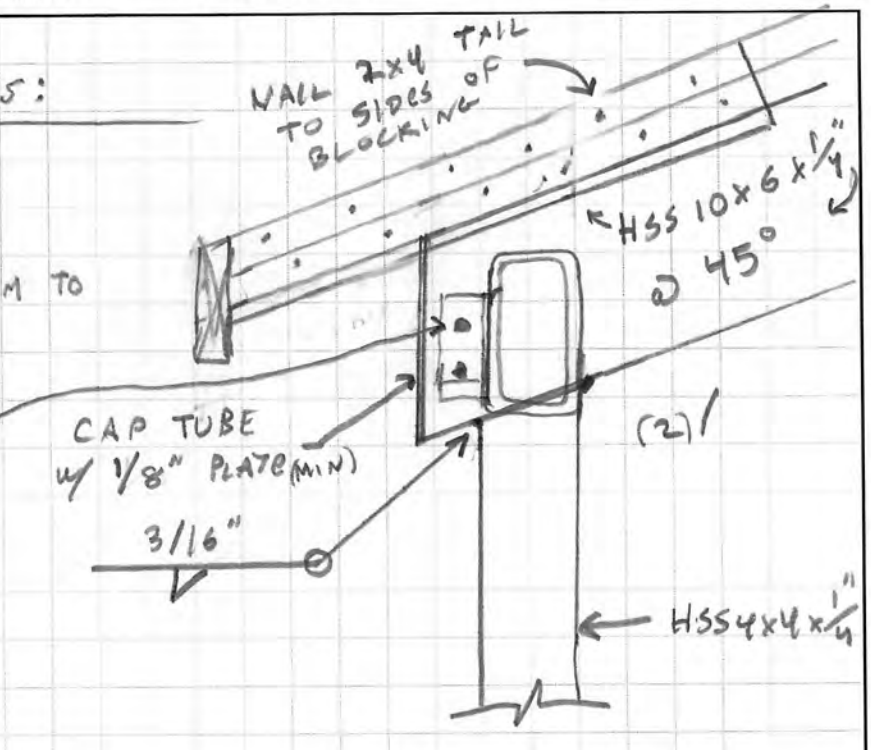
CALCULATED BY _____ DATE _____

COLUMN CONNECTIONS:

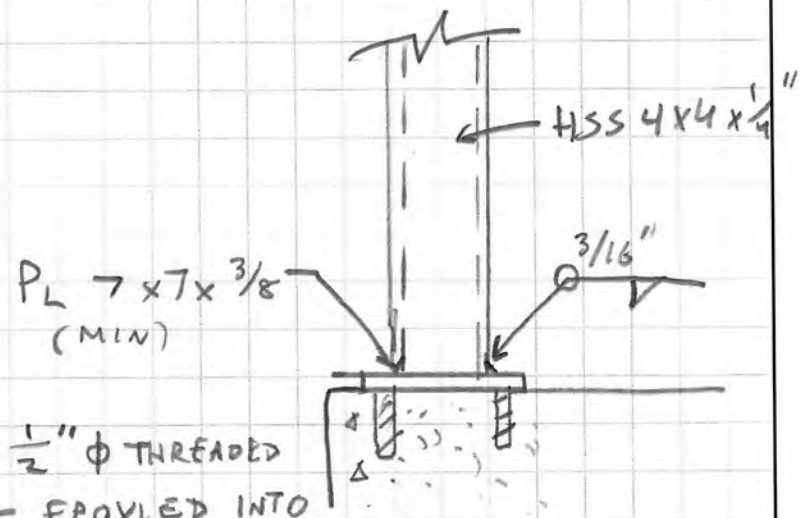
TOP AT HIP BEAM:

- SHOP WELD VALLEY BEAM TO COLUMN

USE: (2) 5/8" A325-N BOLTS THRU TUBE



TO CONCRETE:



(WELD RODS TO PLATE)
CONCEALED CONNECTION

ZONING PERMIT REVIEW

6/14/21 Plan Commission Meeting

Canfield Buildings / Steven & Michele Moss

Planning & Zoning Report **Germantown, Wisconsin**

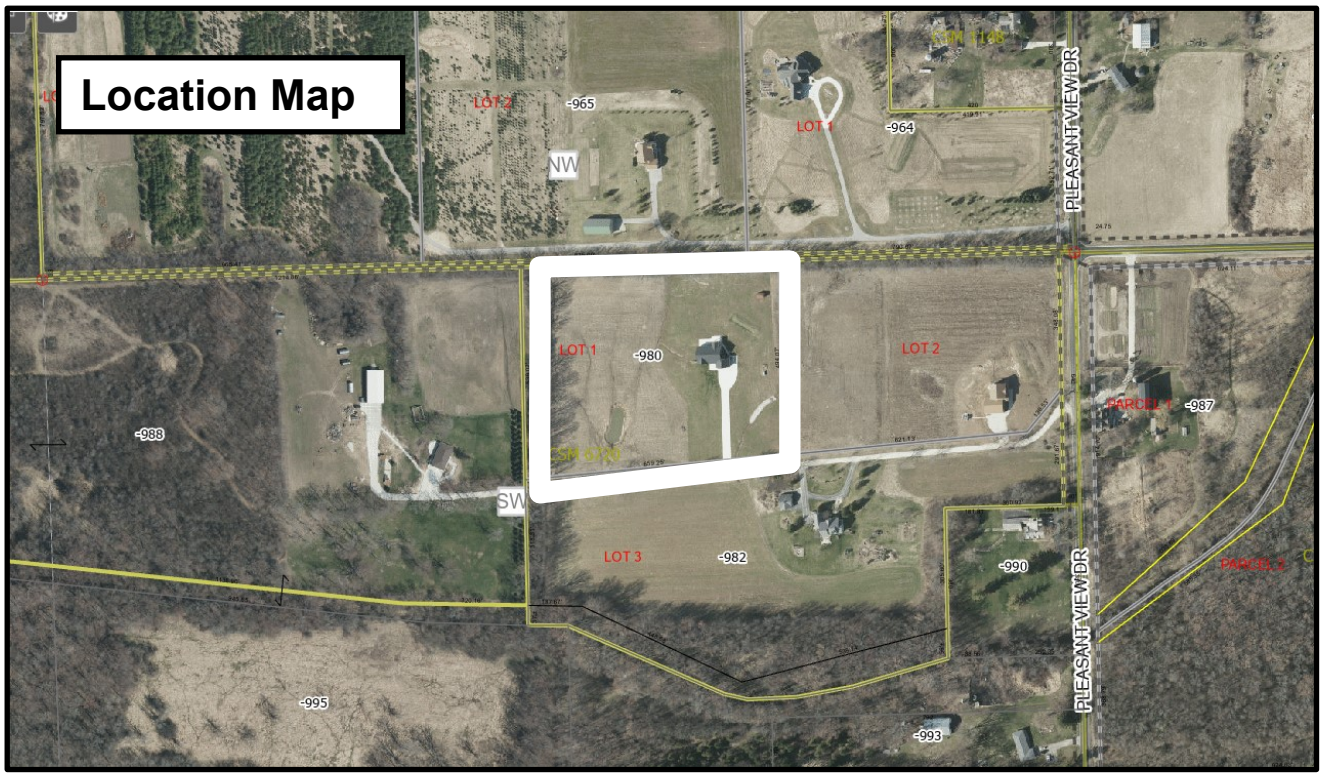
Summary

Canfield Buildings, agent for Steven & Michele Moss, property owners, are seeking approval to construct a detached residential accessory storage building on a 7.8-acre parcel located at W148 N12353 Pleasant View Drive.

Location: W148 N12353 Pleasant View Drive
Agent/
Property Owners: Steven & Michele Moss
W148 N12353 Pleasant View Drive
Germantown, WI

Zoning: Rs-1: Single-Family Residential

Adjacent Land Uses		Zoning
North	Residential/Agricultural	A-2
South	Single-Family Residential	Rs-1
East	Single-Family Residential	Rs-1
West	Single-Family Residential	Rs-1



Background/Proposal

Canfield Buildings, agent for Steven & Michele Moss, property owners, are seeking approval to construct a detached residential accessory storage building on a 7.8-acre parcel located at W148 N12353 Pleasant View Drive.

As indicated in their supporting information, the Moss' would like to construct a 5,600 sqft detached accessory building for a hobby shop, car & tractor storage. The proposed building will be wood frame construction with steel wall and roof panels. The exterior wall panels will be painted "Alamo" white and the roof and wainscot painted "Gallery" blue. While not shown in the photo images or plan, the owner indicates that a stone wainscot will be installed under the porch.

The Moss' building permit application was put on hold and deferred to the Plan Commission pursuant to Section 17.49(2a) of the Zoning Code that requires accessory buildings greater than 160 sqft to have a similar architectural appearance and exterior materials as the dwelling unless a variance is granted by the Plan Commission:

17.49(2a) ARCHITECTURAL APPEARANCE AND MATERIALS. (Cr. Ord. #02-18) In single-family and 2-family zoning districts (Rs-1 through Rs-7 and Rd-2), accessory buildings which exceed 160 square feet in area shall be of a similar architectural appearance and exterior material as the dwelling on the property. For accessory buildings greater than 160 square feet in area, the Plan Commission may, in circumstances which it deems appropriate, grant a variance to this requirement and approve different architecture and/or exterior materials with a Zoning Permit.

The dwelling has a similar blue-grey color wood siding with charcoal asphalt shingles. The proposed accessory building has metal wall and roof panels w/ a 4:12 pitch.

Staff Analysis

As indicated above, the Planning Commission has the authority to approve the architectural appearance and exterior materials for residential accessory buildings that the Zoning Administrator and/or Building Inspector determine do not meet the requirements of Section 17.49(2a).

In 2018 the Village made several revisions to the accessory building allowances for all the residential districts. Generally speaking, the number, size and height of accessory buildings in all the residential districts was increased to allow more, taller and larger accessory buildings. We also revised the provision that requires the architecture and materials of larger accessory buildings to be like those for the existing dwelling. The revisions made were to add the word "similar" (vs. "same") and to allow the Plan Commission the ability to approve different materials and architecture (vs. an owner filing an appeal to the Board of Appeals). The requirement is less stringent and the process is now easier for owners to seek a "variance" from this requirement if the architecture and materials for a proposed accessory building are different.

These code revisions have not really been tested since they were adopted in 2018 and are not expected to come into play for most residential accessory buildings except for large single-family lots in the Rs-1 District (5 acres or more) where owners want to build large homes with high-quality materials, architecture, and steep roof lines, but then install metal pole building with low-slope metal roofs and metal wall panels.

In my opinion, simply painting a metal building the same or similar color to the dwelling does not meet the requirement under Section 17.49(2a). The Plan Commission is asked to judge and consider the property size, setting, visibility, neighboring buildings, house materials and architecture, etc. when making a determination.

Village of Germantown Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 4-29-21

Fee Received By: [illegible]

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

APPLICANT OR AGENT:

Name: Canfield Buildings

Address: S66 W27890 River Rd

City/State/Zip: Waukesha WI 53189

Phone: 262 366 1570

E-Mail: bill@canfieldbuildings.com

PROPERTY or Business OWNER:

Name: Steven + Michele Moss

Address: W148 N12353 pleasant view Dr

City/State/Zip: germantown WI 53022

Phone: 262-208-6227

E-Mail: Mosstrucking@sbcglobal.net

PROPERTY ADDRESS OR Tax Parcel ID#: Tax Key 143980

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

Personal Hobby Shop: Storing Collector Cars & Tractors - Heated Space
- Building in Rural Area out of site from Road
- Attractive Building that is compatable w/ house and large property
- Building is compatable w/ other buildings in the neighborhood.

READ AND INITIAL THE FOLLOWING:

☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself by sufficient cause to deny the petition.

☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

☒ A scaled site plan showing location of proposed use on the property (not required if within building).

☒ $175 Application Fee

☒ Other Information required by Zoning Administrator

VILLAGE USE ONLY

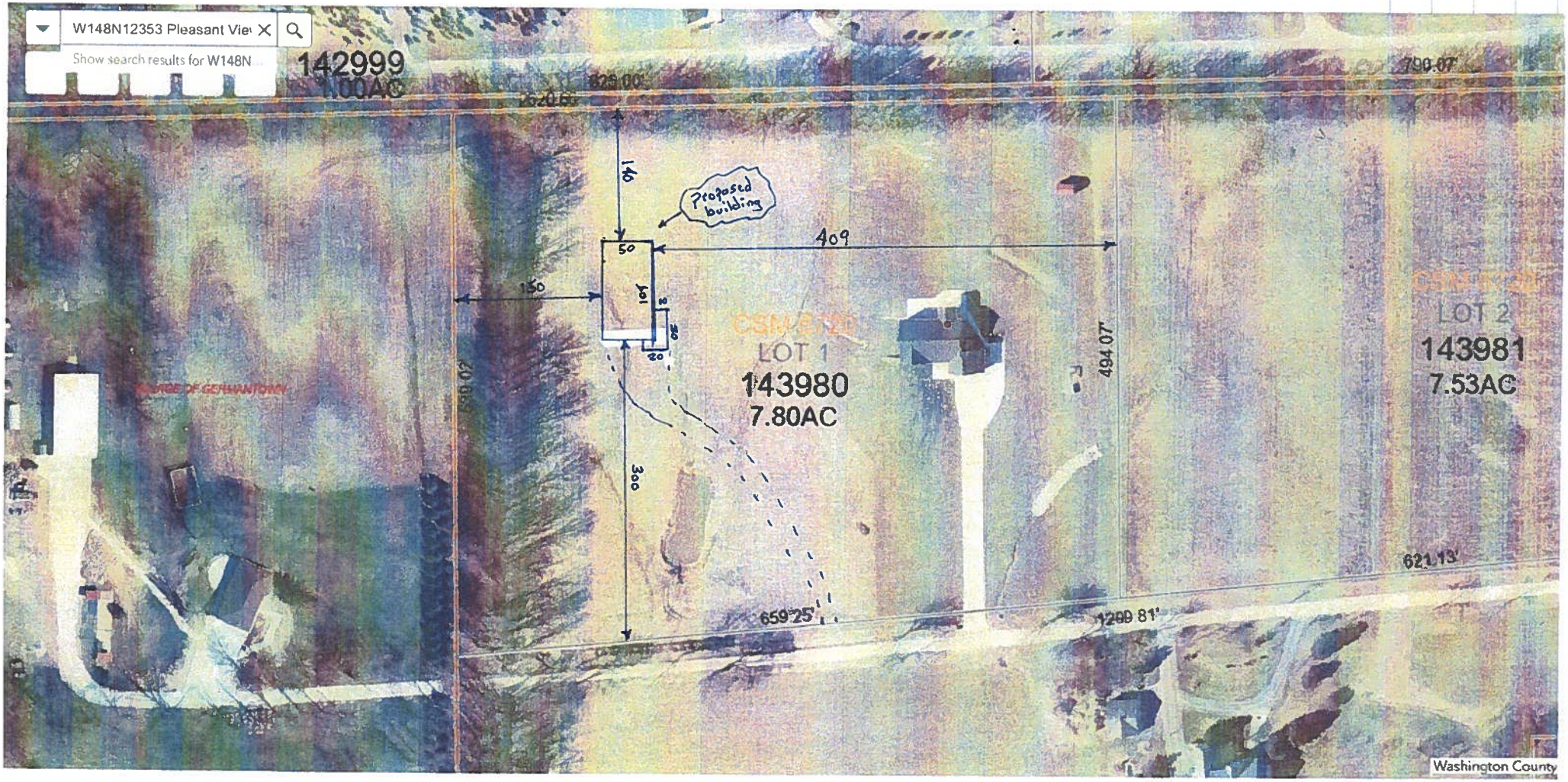
SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Applicant [signature] 4-29-21 Date

Property Owner [signature] 4/29/21 Date

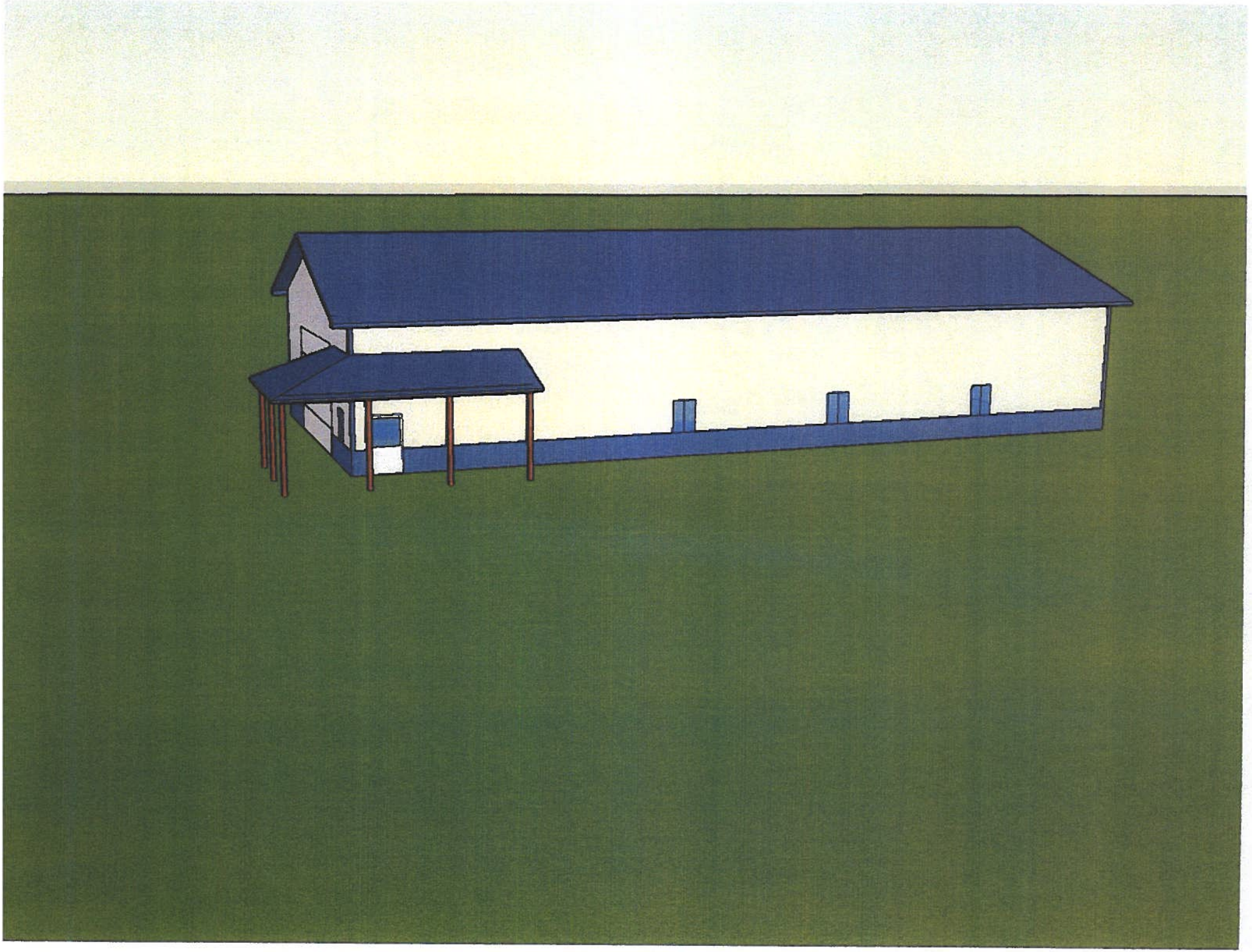
29 Apr 2021

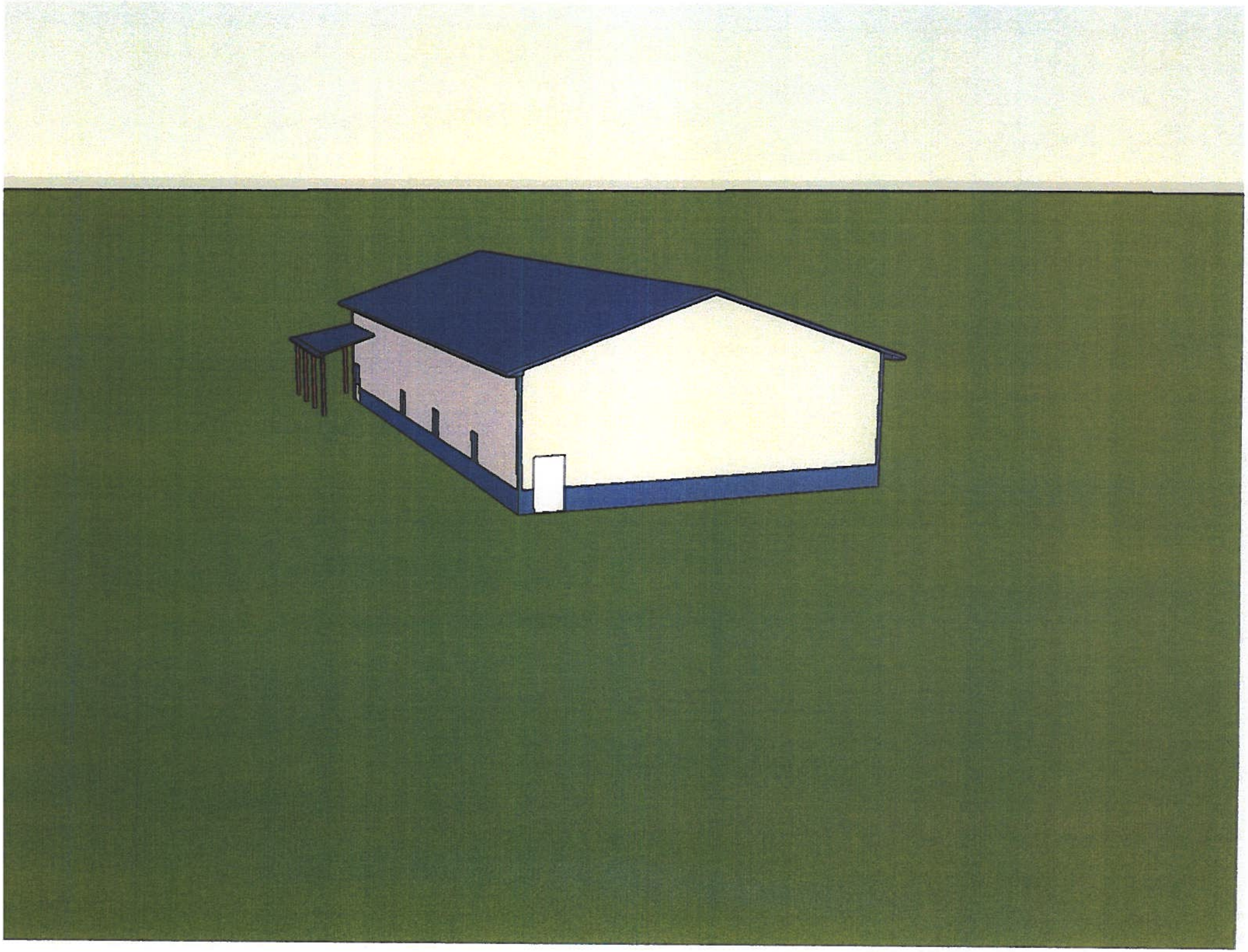
Bill Canfield

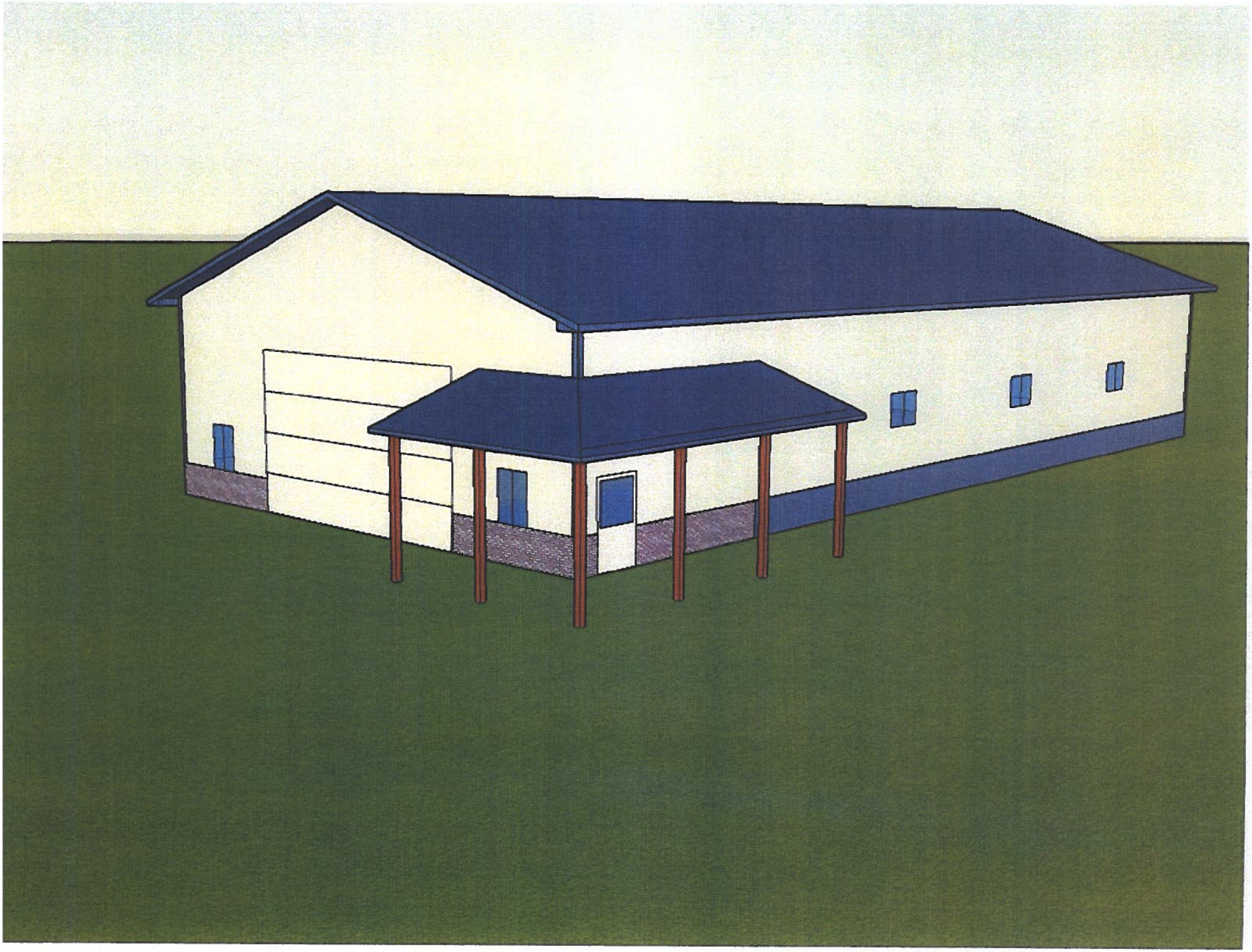


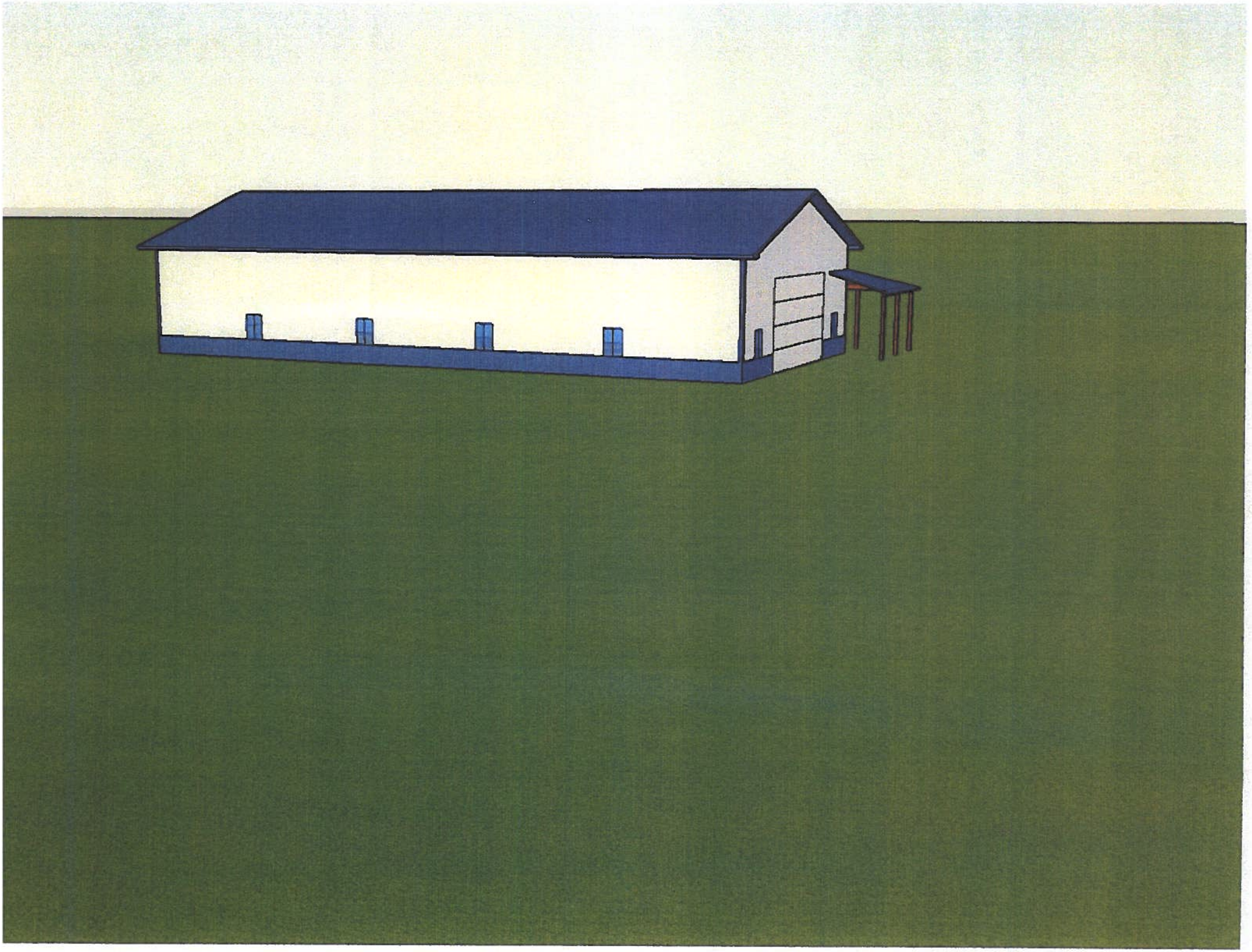
Steve & Michelle Moss
W148 N12353 Pleasant View
Germantown, WI 53022

12 Mar 2021











- Alamo will be
  White Building
  ~~Steel~~ Building
- gallery will
  Roof & wanes coat
  ~~&~~ Roof will be steel
- Stone on front wanes
  coat & under porch
  will match house
  exact
- Windows will match
  exact to house w/white

Black
Prime

Charcoal
Thrifty | Prime | Ultra

Pewter
Prime
Trim in 29ga only.

Gray
Thrifty | Prime | Ultra

Alamo
Thrifty | Prime | Ultra
Trim in 29ga only.

Brilliant
Thrifty | Prime | Ultra

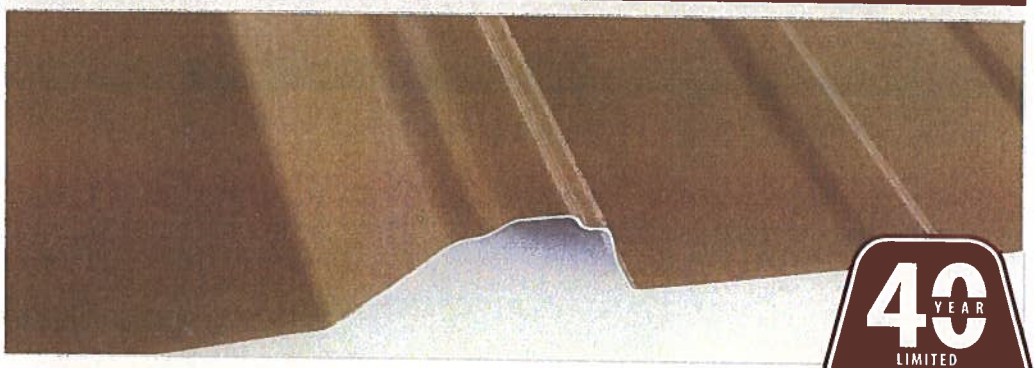
CENTRALGUARD®

POWERED BY valspar

Panel-Loc Plus™

Color Selection Tool

Includes Panel-Loc™



40 YEAR LIMITED PAINT WARRANTY

CENTRAL® STATES MANUFACTURING, INC.

METAL BUILDING COMPONENTS

www.centralstatesmfg.com

* Copper Metallic available in Fluropon® 70% PVDF only. Contact your sales person for accurate pricing. Copper Metallic panels must be installed in the same direction. See directional arrows or stickers provided on your panels. Color variation between orders is normal and not cause for rejection.

† Weathering and appearance variation, including color, sheen, and spangle, is common in non-painted materials and is not a cause for rejection. For consistent appearance, choose a paint-finished product.

Colors on this chart are close representations of actual metal color, limited by printing and viewing conditions. Color matching is optimized for outdoor viewing.

METAL CONSTRUCTION ASSOCIATION CERTIFIED ROOFING PANELS

ENERGY STAR RATED

All colors meet ENERGY STAR® requirements for steep slope roofs.

Galvalume®†
Prime | Ultra
Clear acrylic coating
NOT ENERGY STAR RATED

Copper Metallic*
Prime
Fluropon® 70% PVDF

Burnished Slate
Prime | Ultra

Brown
Thrifty | Prime | Ultra

Tan
Thrifty | Prime | Ultra

CHRT_PLPL_160125

Forest
Prime | Ultra

Hunter
Thrifty | Prime | Ultra

Colony
Prime
Trim in 26ga only.

Crimson
Prime | Ultra

Rustic
Thrifty | Prime | Ultra

Burgundy
Prime | Ultra

Gallery
Prime | Ultra

Ocean
Prime | Ultra
Trim in 29ga only.

Ivory
Prime
Trim in 29ga only.

Light Stone
Thrifty | Prime | Ultra

Desert
Prime
Trim in 26ga only.

Taupe
Prime | Ultra

CERTIFIED SURVEY MAP (CSM)
& SITE PLAN APPLICATIONS
6/14/21 Plan Commission Meeting

Irgens Partners, LLC / MacArthur Partners, LLC

Planning & Zoning Report **Germantown, Wisconsin**

Summary

Irgens Partners, LLC, agent for TCI Trans-Coil International and MacArthur Partners, LLC, property owner, is seeking approval of a 2-lot certified survey map (CSM) and site development and building plans for a 33,000-square foot addition to the existing industrial building located at W132N10611 Grant Drive.

Property Location: W132N10611 Grant Drive

Applicant/
Property Owner: Irgens Partners, LLC for
TCI Trans-Coil International
833 E. Michigan St, Ste 400
Milwaukee, WI 53202

MacArthur Partners, LLC
833 E. Michigan St, Ste 400
Milwaukee, WI 53202

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



Proposal

Irgens Partners, LLC, agent for TCI Trans-Coil International and MacArthur Partners, LLC, property owner, is seeking approval of a 2-lot certified survey map (CSM) and site development and building plans for a 33,000-square foot addition to the existing 66,000-square foot industrial building located at W132N10611 Grant Drive.

The purpose of the CSM is to move the property line between the two existing lots (Lots 2 & 3 of CSM 6520) 10 feet to the west. This modification will allow for the proposed addition to meet the required setback as listed on CSM No. 6520, recorded in 2013. MacArthur Partners owns both of the impacted lots.

The proposed 33,000-square foot addition to the existing industrial building will be used primarily for additional storage and shipping/receiving docks and includes the following improvements:

- 8’ wide extruded/insulated precast concrete wall panels with accents to match the existing building
- 4 overhead dock doors and dock equipment, 1 overhead drive in door, and 2 man doors on the south elevation of the building
- 1 man door on the north elevation
- 1 man door and one overhead drive in door on the west elevation.

Access & Parking. The property will continue to be served by the two (2) existing driveways from Grant Drive. The proposed improvements do not include any additional parking spaces as the number of employees will not be increasing.

Storm Water Management. The proposed addition will add 0.9 acres of impervious area to the 3.87 acres of existing impervious area, resulting in 55.5% impervious coverage on the site. This property is served by an existing detention pond that can accommodate the increase in runoff from this project.

Landscaping. A variety of evergreen and ornamental trees as well as deciduous shrubs will be installed on the north side of the property and in the southwest corner. Two existing trees will be removed for construction and replanted in the same place following the completion of the project. Plantings on the west side of the addition are minimal as a future addition to the west is anticipated.

Lighting. This project includes the relocation of one light pole to the west to accommodate the new dock doors and the addition of wall packs at each new door.

Signage. No new signage is proposed with this project.

Staff Comments

Community 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 details on protective fencing for the trees/shrubs to be preserved be added to the landscape plan.

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 May 25, 2021 review memo from the Director of Public Works (copy attached).

VILLAGE STAFF RECOMMENDATION

APPROVE the site development & building plans for the 33,000-square foot addition to the existing industrial building located at W132N10611 Grant Drive 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 May 3, 2021
    b. Civil Engineering plan dated May 3, 2021
    c. Landscaping plan dated May 3, 2021

2. All technical issues and plan corrections identified by the Village Public Works Director (see May 25, 2021 memo) shall be addressed and reflected in revised plans submitted and approved by the Engineering Department prior to the issuance of building permits

3. 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.

4. 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.

5. 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.

APPROVE the proposed 2-lot Certified Survey Map (CSM) to modify the boundary between Lots 2 and 3 of CSM 6520 at W132N110611 Grant Drive subject to the following condition:

1. All technical issues and plan corrections that may be identified by the Village Engineering Department 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 : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator

From : Lawrence Ratayczak, P.E., Director of Public Works

Date : May 25th, 2021

Re : Trans Coil – Site Plan Review

Items Reviewed:

1. Civil Plan Set Dated: 07-11-19

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. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
5. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
6. 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.

C-1

1. Add a site data table showing disturbance amounts and existing and proposed impervious surface.
2. Add an address to the titleblock

1. Plan proposes grading in the ROW of Bradley Court. Revise plan to remove proposed grading from the ROW.
2. Provide erosion control notes, including construction sequence, stabilization requirements, timeframes for stabilization and late season stabilization requirements.
3. Plan proposes a significant disturbed area and grading operation. Site is tributary to an existing regional basin. Provide a sediment trap designed per WDNR technical standards on-site to keep construction sediment from filling the regional basin.

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.

Village of Germantown ...Willkommen

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

PAID_____ DATE_____

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**

Andrea Mullins
Development Director
Irgens Partners, LLC
833 E. Michigan St., Ste 400
Milwaukee, WI 53202
Phone (414) 443-2521
E-Mail amullins@irgens.com

PROPERTY OWNER

MacArthur Partners, LLC
833 E. Michigan St., Ste 400
Milwaukee, WI 53202
Phone (414) 443-0700
E-Mail tirgens@irgens.com

2 **PROPERTY ADDRESS**

W132 N10611 Grant Drive
Germantown, WI 53022

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

North	South	East	West
Bradley Corporation - Industrial	Waste Management Industrial	Satisloh - office/Industrial	Union Pacific Railway

4 **READ AND INITIAL THE FOLLOWING:**

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

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

AM 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!

Andrea Mullins 5/3/2021
Applicant Date

[signature] 05/03/2021
Owner Date

IRGENS

MILWAUKEE | CHICAGO | PHOENIX

May 3, 2021

Village of Germantown
Community Development Department
c/o Jeff Retzlaff
N112 W17001 Mequon Road
Germantown, WI 53022

RE: Letter of Explanation regarding Irgens Site Plan Review Application and CSM Application

Dear Mr. Retzlaff:

MacArthur Partners, LLC (a subsidiary owned and controlled by Irgens Partners, LLC) is the owner of property located at W132 N10611 Grant Drive within the Germantown Business Park. Built in 2013 by Irgens, this property was a build-to-suit development for Trans-Coil International, Inc. ("TCI"). The flex industrial building consists of approximately 66,000 sf and is located on 8.4757 acres (Lot 3 of CSM 6520) in the Germantown Business Park. The current building is comprised of approximately 26% office space and 74% warehouse/manufacturing space and features 156 parking spaces.

In 2018 TCI was acquired by Allied Motion Technologies, Inc. ("Allied Motion"), a publicly traded company headquartered in Amherst, New York. Since acquisition by Allied Motion, TCI's business has seen tremendous growth, however their current facility has reached capacity. Over the past 12-18 months, TCI and Irgens have worked together to understand needs and reach a mutually agreeable solution, which includes building a 33,000 sf expansion of the existing facility and extending their lease out to 2036.

With this Letter of Explanation/Site Plan Application, Irgens is submitting plans for a 33,000 sf expansion of the existing TCI facility, to be constructed along the western side of the property. Expansion of the building was anticipated when originally constructed, therefore site design and many of the building systems are already equipped for additional capacity. The proposed expansion will be built using the same design and materials as the existing facility, with the expansion space primarily containing additional storage and shipping/receiving docs. Additional landscaping needs will be minimal, with the current landscape treatment along Bradley Way (north side of building) carried west as needed. The lighting plan is also minimal and includes moving one light pole further west to accommodate additional pavement for new doc doors and required wall packs at each new door.

MacArthur Partners is also submitting a CSM Application that relocates the western boundary of Lot 3 of CSM 6520 further west by 10 feet, thereby reducing the size of Lot 2 of CSM 6520 by same. This is necessary to meet required setbacks of 25 feet from the back property line. MacArthur Partners owns both parcels (Lot 2 and Lot 3 – together approximately 12.47 acres).

We look forward to working with the Village of Germantown to complete this project and obtain all necessary approvals. Should you have any questions and/or comments, please let me know.

Sincerely,



Andrea Mullins
Development Director

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 3/07)

GENERAL INFORMATION

- ☑ Provide Completed Checklist with submittal
- ☑ Names and Contact Information for Agent/Applicant, Property Owner, Developer (if different), and all engineers, architects, planners, or other individuals responsible for preparing one or more plans included in application submittal
- ☐ ~~Legal Description of the Property~~ (electronic Microsoft WORD format; metes and bounds description preferred)
- ☑ Graphic scale and North Arrow
- ☑ General Location Map (within village)
- ☑ Size of site (gross and net acreage)
- ☑ Existing zoning
- ☐ ~~Adjacent zoning and land uses.~~
- ☑ Current date(s) each plan sheet prepared or revised

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 (wooded areas, streams, lakes, ponds, rock outcroppings)
- ☐ Wetland boundaries (provide date of delineation; include report and DNR concurrence letter)
- ☐ Floodplain elevation and boundaries
- ☐ Environmental concerns (underground tanks, etc)
- ☐ Primary Environmental Corridor boundary

N/A

- ☑ 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.
- ☑ Lot coverage (Existing)
    - Total parcel area by square footage and acreage
    - Impervious area (sqft) and percentage of total by type (e.g. building, parking, etc.)
    - Open space area (sqft) and percentage of total by type (landscaped, wetland, floodplain, etc.)
    - Comparison of maximum impervious area allowed under zoning district(s) vs. existing and proposed

ARCHITECTURAL PLANS

- ☑ Existing building location
- ☑ Existing building elevations materials (photos can be provided)
- ☑ Proposed use(s) of building
- ☑ Statement of design intent (narrative)
- ☑ Proposed floor plans (with area and dimensions)
- ☑ Square footage (total and individual rooms/stores)
- ☑ Proposed exterior elevations (with heights and dimensions)
- ☑ Colored Rendering (3-D preferred) or Colored elevations
- ☑ Proposed materials and colors
  - narrative description
  - material sample board (required for new construction) — Not required by Jeff Retzlaff
- ☑ Details of any special features, e.g. clock towers, cupolas, overhangs, canopies, drive-through windows, etc.

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)

  See Memo
- ☑ 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)
  - building setbacks as set in PDD Resolution
  - wetland, floodplain and shoreland setbacks
- ☑ Vehicular entrances (dimension to centerline of nearest intersection)
- ☑ Streets (dimension and direction for one-ways)
- ☑ Curve radii
- ☑ Sidewalks (dimension) — Nothing new
- ☑ Parking areas (show striping/spot elevations)
- ☑ Parking setback from property line
- ☑ Loading areas (dimension)
- N/A ☐ Intersection Improvements (if any; consistent with Traffic Study Recommendations)
- ☑ Lot coverage (Proposed)
- ☑ Total parcel area by Square footage and acreage
  - Impervious area total sqft. by type and percentage of total by type (e.g. building, pavement, etc.)
  - Open space area total sqft. by type and percentage of total by type (landscaped, wetland, floodplain, etc.)
  - Comparison of impervious area permitted under zoning district(s) vs. proposed

- ☑ Municipal utility connections & locations
    - Sanitary sewer (pipe size/elevations)
    - Water (size, valve location, elevations)
    - Location of hydrants
    - Easements for public water mains

LIGHTING PLAN — Very minimal

- ☐ Show major features and proposed improvements for context (use proposed site plan as base)
- ☐ Location and type of existing lighting features and fixtures
- ☐ Location and type of all proposed lighting features and fixtures, including: access driveways or intersections, internal roads, driveways and parking areas, building-mounted and entryways
- ☐ Photometric statistical analysis and graphic report (shown to scale on proposed site plan)
- ☐ Provide manufacturer specification "cut-sheets" for all proposed poles and/or fixtures
- ☐ Lighting schedule
    - keyed to plan
    - number and type of fixtures and lamp
    - lamp output (lumens and wattage)
    - Installation details as appropriate (include detail for light poles and pedestals)

LANDSCAPE PLAN

- ☑ Major improvements for context (property lines, building, drives, walks)
- ☑ Proposed outdoor amenities (benches, paths, landscaping beds, 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 and proposed landscape lighting
- ☑ Irrigation/watering systems (locate outlets)
- ☑ Plant lists or schedules
    - Keyed to plan
    - Number of each species
    - Size when planted (caliper)
- ☑ Installation details/staking
- ☑ Street Trees

SIGNAGE PLAN

N/A ☐ Proposed signage (elevations, color, square footage, height, construction material, lighting)
☐

MODEL SUBMITTAL INCLUDES THE FOLLOWING PLANS:

- ☑ Cover / Title Page
- ☑ Existing Site Information Plan
- ☑ Proposed Site Plan
- ☑ Grading, Paving & Erosion Control Plan
- ☑ Utility Plan
- ☑ Landscape Plan
- ~~☐ Lighting Plan~~ – incorporated in site plans
- ☑ Archtectural Plans
- ~~☐ Signage Plans~~

In addition to the items on this list, Village staff and/or the Plan Commission may require additional drawings and data to be submitted for approval. If any public improvements or work is to be done in the Public Right-of-Way the Village will require that a **Developer's Agreement** be submitted and approved by the Village Board.

As requested within the Site Plan Review Checklist, please see below for all names and contact info of those involved in the TCI Expansion submittal.

Developer /Applicant: Andrea Mullins
Irgens Partners, LLC
833 E Michigan Street, Suite 400
Milwaukee, WI 53202
(414) 443-2521

Property Owner: Tom Irgens
MacArthur Partners, LLC
833 E. Michigan Street, Suite 400
Milwaukee, WI 53202
(414) 443-0700

Architect: Werner Brisske, AIA ALA GGP
Partners in Design Architects
2610 Lake Cook Road, Suite 280
Riverwoods, IL 60015
(847) 940-0300

Civil Engineer: Aaron E. Koch, P.E.
Pinnacle Engineering Group
20725 Watertown Road, Suite 100
Brookfield, WI 53186
(262) 754-8888

THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC

LEGAL DESCRIPTION:

AS DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NUMBER NCS-616581-1-MKE WITH AN EFFECTIVE DATE OF APRIL 16, 2021.

LOTS 2 AND 3 OF CERTIFIED SURVEY MAP NO. 6520 RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS FOR WASHINGTON COUNTY, WISCONSIN ON AUGUST 9, 2013, IN VOLUME 49 OF CERTIFIED SURVEY MAPS ON PAGES 286 TO 288 AS DOCUMENT NO. 1343849, BEING A REDIVISION OF LOTS 14 AND 15 OF CERTIFIED SURVEY MAP NO. 5805, AND LOT 1 OF CERTIFIED SURVEY MAP NO. 3922, LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

ALSO KNOWN AS:

LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 6520, BEING A REDIVISION OF LOTS 14 AND 15 OF CERTIFIED SURVEY MAP NO. 5805, AND LOT 1 OF CERTIFIED SURVEY MAP NO. 3922, LOCATED IN THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 25, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE S 88°08'25" W ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 170.67 FEET; THENCE N 04°06'14" W, 1082.62 FEET TO THE POINT OF BEGINNING; THENCE S 88°09'38" W, 841.07 FEET; THENCE N 20°34'53" W, 634.39 FEET; THENCE N 88°21'41" E, 369.27 FEET TO THE WEST LINE OF BRADLEY WAY; THENCE S 01°38'19" E ALONG SAID WEST LINE, 63.00 FEET TO A POINT ON A CURVE; THENCE EASTERLY 176.54 FEET ALONG THE ARC OF A CURVE WITH A 63.00 FOOT RADIUS TO THE EAST AND A CHORD BEARING S 81°54'10" E, 124.19 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHEASTERLY 33.24 FEET ALONG THE ARC OF A CURVE WITH A 27.00 FOOT RADIUS TO THE SOUTHEAST AND A CHORD BEARING N 53°05'49" E, 31.18 FEET; THENCE N 88°21'41" E ALONG THE SOUTH LINE OF SAID BRADLEY WAY, 361.28 FEET TO A POINT ON A CURVE; THENCE SOUTHEASTERLY 268.94 FEET ALONG THE ARC OF A CURVE WITH A 567.00 FOOT RADIUS TO THE SOUTH AND A CHORD BEARING S 78°03'01" E, 266.43 FEET; THENCE S 64°27'42" E, 70.24 FEET TO THE WEST LINE OF GRANT DRIVE; THENCE S 25°32'18" W ALONG SAID WEST LINE OF GRANT DRIVE, 235.72 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY 217.07 FEET ALONG THE ARC OF A CURVE WITH A 419.58 FOOT RADIUS TO THE EAST AND A CHORD BEARING S 10°43'02" W, 214.66 FEET; THENCE S 04°06'14" E ALONG SAID WEST LINE OF GRANT DRIVE, 17.04 FEET TO THE POINT OF BEGINNING.

NOTES CORRESPONDING TO SCHEDULE B - II

1 - 3, 10, 22 VISIBLE EVIDENCE SHOWN IF ANY

4 - 9, 16 - 21 NOT SURVEY RELATED

11. Setbacks as set forth on Certified Survey Map No. 5805 and Certified Survey Map No. 6520. LIES WITH IN THE SURVEY PROPERTY - its location is shown.
12. Easement granted to West Shore Pipe Line Company recorded on April 10, 1961 in Volume 349, Page 354, as Document No. 256365 and as set forth on Certified Survey Map No. 5805 and Certified Survey Map No. 6520. (Affects Lot 2 of CSM No. 6520) CROSSES THE SURVEYED PROPERTY - its location is shown.
13. Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 recorded on February 23, 1999 as Document No. 815487. Amendment to Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 recorded on April 23, 2009 as Document No. 1218277. Modification and/or amendment by instrument: Amendment No. 2 to Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 Recording Information: July 11, 2013 as Document No. 1341456. Modification and/or amendment by instrument: Amendment No. 3 to Declaration of Restrictions and Covenants for Germantown Business Park TIF #4 Recording Information: July 01, 2015 as Document No. 1385207. Affects surveyed property but cannot be plotted.
14. Easement granted to Wisconsin Electric Power Company and Ameritech Wisconsin recorded on May 23, 2000 as Document No. 856642 and as set forth on Certified Survey Map No. 5805 and Certified Survey Map No. 6520. CROSSES THE SURVEYED PROPERTY - its location is shown.
15. Utility Easement to Wisconsin Electric Power Company, a Wisconsin corporation doing business as We Energies, dated October 02, 2013, recorded/filed July 16, 2014 as Document No. 1363253. (Affects Lot 3 of CSM No. 6520) LIES WITH IN THE SURVEY PROPERTY - its location is shown.

CERTIFICATION

To: First American Title Insurance Company; Landmark Credit Union and each successor and/or assign; MacArthur Partners, LLC, a Wisconsin limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS LAND TITLE SURVEYS, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 6(a), 6(b), 7(a), 7(c), 8, 11(a), 13, 16, 17, 18 & 19 of Table A thereof. The fieldwork was completed on APRIL 26, 2021.

John P. Konopacki, PLS
License No. S-2461

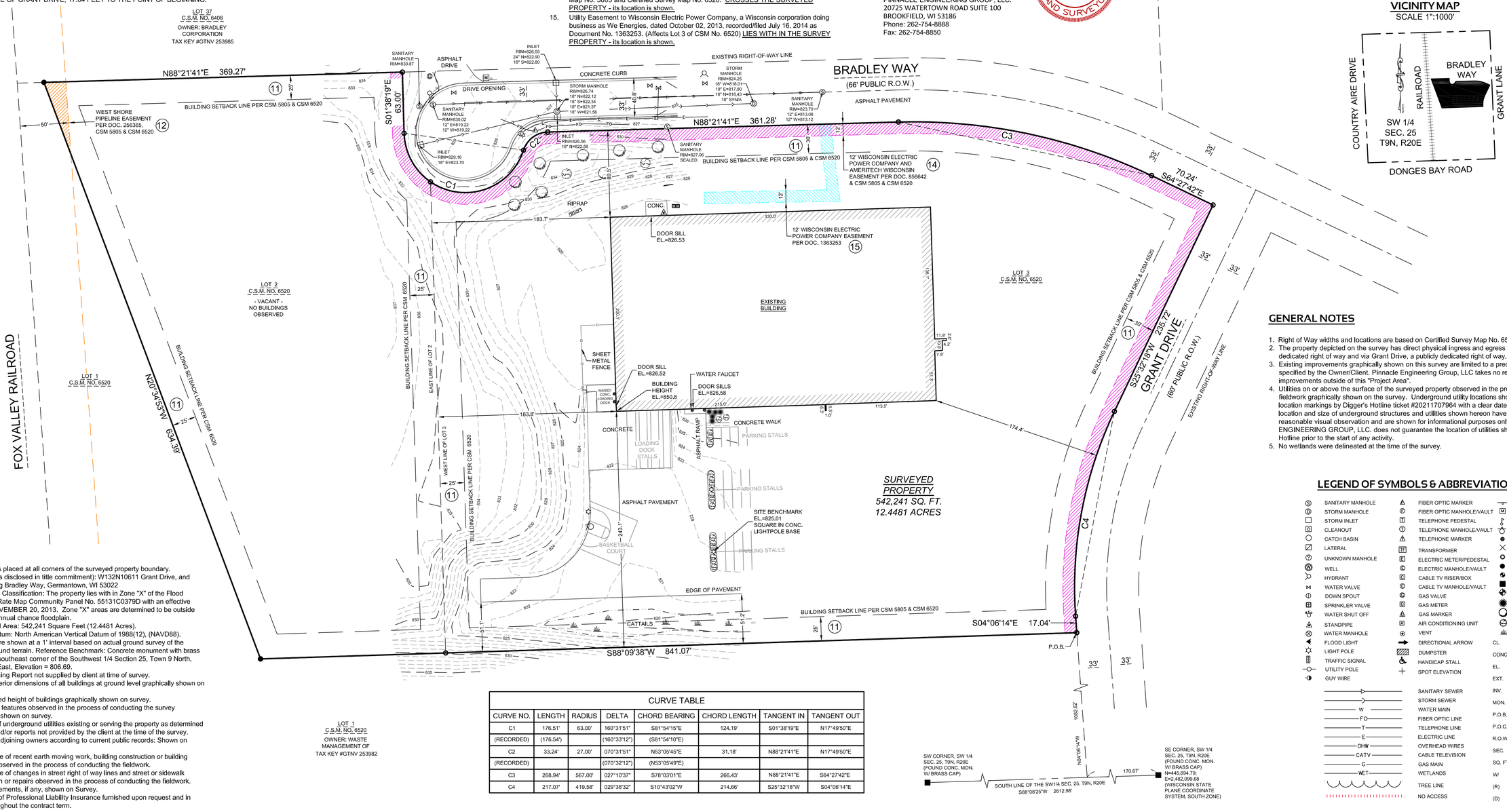
Date of Plat or Map: APRIL 29, 2021

PINNACLE ENGINEERING GROUP, LLC.
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
Phone: 262-754-8888
Fax: 262-754-8850

WISCONSIN — JOHN P. KONOPACKI S-2461 PEWAUKEE, WI — LAND SURVEYOR

STATEMENT OF POTENTIAL ENCROACHMENTS

None Observed



VICINITY MAP

SCALE 1":1000'

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The south line of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East has a bearing of S88°08'25"W.

GENERAL NOTES

1. Right of Way widths and locations are based on Certified Survey Map No. 6520.
2. The property depicted on the survey has direct physical ingress and egress via Bradley Way, a publicly dedicated right of way and via Grant Drive, a publicly dedicated right of way.
3. Existing improvements graphically shown on this survey are limited to a predefined "Project Area" specified by the Owner/Client. Pinnacle Engineering Group, LLC takes no responsibility for improvements outside of this "Project Area".
4. Utilities on or above the surface of the surveyed property observed in the process of conducting the fieldwork graphically shown on the survey. Underground utility locations shown are based on field location markings by Digger's Hotline ticket #20211707964 with a clear date of APRIL 23, 2021. The location and size of underground structures and utilities shown hereon have been located based on a reasonable visual observation and are shown for informational purposes only. PINNACLE ENGINEERING GROUP, LLC. does not guarantee the location of utilities shown. Contact Digger's Hotline prior to the start of any activity.
5. No wetlands were delineated at the time of the survey.

TABLE A

1. Monuments placed at all corners of the surveyed property boundary.
2. Address (as disclosed in title commitment): W132N10611 Grant Drive, and Lands along Bradley Way, Germantown, WI 53022
3. Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55131C0379D with an effective date of NOVEMBER 20, 2013. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
4. Gross Land Area: 542,241 Square Feet (12.4481 Acres).
5. Vertical Datum: North American Vertical Datum of 1988(12). (NAVD88). Contours are shown at a 1' interval based on actual ground survey of the current ground terrain. Reference Benchmark: Concrete monument with brass cap at the southeast corner of the Southwest 1/4 Section 25, Town 9 North, Range 20 East, Elevation = 806.69.
6. Letter / Zoning Report not supplied by client at time of survey.
7. (a) The exterior dimensions of all buildings at ground level graphically shown on survey.
   (c) Measured height of buildings graphically shown on survey.
8. Substantial features observed in the process of conducting the survey graphically shown on survey.
11. Evidence of underground utilities existing or serving the property as determined by plans and/or reports not provided by the client at the time of the survey.
13. Names of adjoining owners according to current public records: Shown on Survey.
16. No evidence of recent earth moving work, building construction or building additions observed in the process of conducting the fieldwork.
17. No evidence of changes in street right of way lines and street or sidewalk construction or repairs observed in the process of conducting the fieldwork.
18. Offsite easements, if any, shown on Survey.
19. Certificate of Professional Liability Insurance furnished upon request and in effect throughout the contract term.

LOT 1 C.S.M. NO. 6520 OWNER: WASTE MANAGEMENT OF TAX KEY #GTNV 253982

CURVE TABLE							
CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	176.51'	63.00'	160°31'51"	S81°54'15"E	124.19'	S01°38'19"E	N17°49'50"E
(RECORDED)	(176.54')		(160°33'12")	(S81°54'10"E)			
C2	33.24'	27.00'	070°31'51"	N53°05'45"E	31.18'	N88°21'41"E	N17°49'50"E
(RECORDED)			(070°32'12")	(N53°05'49"E)			
C3	268.94'	567.00'	027°10'37"	S78°03'01"E	266.43'	N88°21'41"E	S64°27'42"E
C4	217.07'	419.58'	029°38'32"	S10°43'02"W	214.66'	S25°32'18"W	S04°06'14"E

LEGEND OF SYMBOLS & ABBREVIATIONS

SANITARY MANHOLE	FIBER OPTIC MARKER	SIGN	
STORM MANHOLE	FIBER OPTIC MANHOLE/VAULT	MAIL BOX	
STORM INLET	TELEPHONE PEDESTAL	FLAG POLE	
CLEANOUT	TELEPHONE MANHOLE/VAULT	BASKETBALL HOOP	
CATCH BASIN	TELEPHONE MARKER	BOLLARD	
LATERAL	TRANSFORMER	CROSS CUT	
UNKNOWN MANHOLE	ELECTRIC METER/PEDESTAL	FOUND 1" IRON PIPE	
WELL	ELECTRIC MANHOLE/VAULT	SET 3/4" X 18" IRON REBAR	
HYDRANT	CABLE TV RISER/BOX	MAG NAIL	
WATER VALVE	CABLE TV MANHOLE/VAULT	SECTION MONUMENT	
DOWN SPOUT	GAS VALVE	BENCH MARK	
SPRINKLER VALVE	GAS METER	CONIFER TREE	
WATER SHUT OFF	GAS MARKER	DECIDUOUS TREE	
STANDPIPE	AIR CONDITIONING UNIT	BUSH	
WATER MANHOLE	VENT	CATTAILS	
FLOOD LIGHT	DIRECTIONAL ARROW	CL.	=CENTERLINE
LIGHT POLE	DUMPSTER	CONC.	=CONCRETE
TRAFFIC SIGNAL	HANDICAP STALL	EL.	=ELEVATION
UTILITY POLE	SPOT ELEVATION	EXT.	=EXISTING
GUY WIRE		INV.	=INVERT
SANITARY SEWER		MON.	=MONUMENT
STORM SEWER		P.O.B.	=POINT OF BEGINNING
W WATER MAIN		P.O.C.	=POINT OF COMMENCEMENT
FO FIBER OPTIC LINE		R.O.W	=RIGHT OF WAY
T TELEPHONE LINE		SEC.	=SECTION
E ELECTRIC LINE		SQ. FT.	=SQUARE FEET
OHW OVERHEAD WIRES		W/	=WITH
CATV CABLE TELEVISION		(R)	=RECORDED AS
G GAS MAIN		(D)	=DEEDED AS
WET WETLANDS			
TREE LINE			
NO ACCESS			

PLAN I DESIGN I DELIVER
www.pinnacle-engr.com
PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
CHICAGO I MILWAUKEE : NATIONWIDE
WISCONSIN OFFICE:
20725 WATERTOWN ROAD SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

W132N10611 GRANT DRIVE

LOT 2 AND LOT 3 OF CERTIFIED SURVEY MAP NO. 6520, IN THE NE 1/4 AND SE 1/4 OF THE SW 1/4 OF SEC. 25, T9N, R20E, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

ALTA/NSPS LAND TITLE SURVEY

REVISIONS

PEG JOB No.: 2210.00
PEG PM:
DATE: 04/29/2021
SCALE: 1"=50'

SHEET 1 OF 1

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SURVEY

www.pinnacle-engr.com

MEMO

TO: **Village of Germantown Engineering**

FROM: **Aaron E. Koch, P.E.**

DATE: 4-30-21

RE: **TCI Stormwater**

Pinnacle Engineering has reviewed the proposed 33,000 s.f. addition in regards to stormwater drainage. The existing building was designed with a storm lateral to accommodate the new addition. There will be no new storm lateral for the addition. There is an existing downstream detention pond that accommodates storm water runoff for the site. The coverage summary for the property is as follows. Note this reflects the new lot line adjustment on the west side of the property.

Total site area: 8.59 ac
Existing Impervious area: 3.87 ac
Existing Pervious area: 4.72 ac
Proposed New Impervious area: 0.90 ac
Total Impervious area:4.77 ac
Total Pervious area: 3.82 ac

Proposed Curve Number with addition: 87

Please contact us if you have any additional questions. Thank you.

TRANS-COIL, LLC
BUILDING EXPANSION

GERMANTOWN, WISCONSIN

PROJECT DATA

APPLICABLE CODES:
INTERNATIONAL BUILDING CODE - 2015 AS MODIFIED BY THE WISCONSIN ENROLLED COMMERCIAL BUILDING CODE IN CHAPTERS SPS 362.

BUILDING CLASSIFICATION:
FACTORY-INDUSTRIAL: F-1 (MODERATE HAZARD)
STORAGE: S-1 (MODERATE HAZARD)

CONSTRUCTION CLASSIFICATION:
TYPE 2B - UNPROTECTED W/ AUTOMATIC SPRINKLER SYSTEM

EXISTING BUILDING AREA: 66,000 SF
BUILDING ADDITION: 33,000 SF

GENERAL NOTES

1. DO NOT SCALE DRAWINGS.
2. CONTRACTOR SHALL FIELD VERIFY AND BECOME THOROUGHLY FAMILIAR WITH ALL CONDITIONS AND DIMENSIONS.
3. EACH CONTRACTOR SHALL REVIEW COMPLETE PLANS FOR RELATED WORK.
4. ALL WORK SHALL BE IN COMPLINCE WITH STATE AND LOCAL CODES FOR RESPECTIVE TRADES.

SHEET INDEX

T1	TITLE SHEET
CIVIL	
C-1	GRADING & EROSION CONTROL PLAN
C-2	SITE DETAILS
LANDSCAPE	
L-1	OVERALL LANDSCAPE PLAN
L-2	GENERAL LANDSCAPE NOTES AND DETAILS
ARCHITECTURAL	
A1.1	SITE PLAN
A3.1	FLOOR PLAN
A4.1	EXTERIOR ELEVATIONS
A4.2	EXTERIOR ELEVATIONS
A4.3	EXTERIOR ELEVATION PHOTOS

OWNER:
MACARTHUR PARTNERS, LLC
C/O IRGENS PARTNERS, LLC
833 EAST MICHIGAN STREET, SUITE 400
MILWAUKEE, WI 53202
PHONE: 414-443-0700
ATTN: JIM BENTZ

TENANT:
TRANS-COIL, LLC
W351 N10611 GRANT DRIVE
GERMANTOWN, WI 53022
PHONE: 414-357-2719
ATTN: MIKE KEBIS

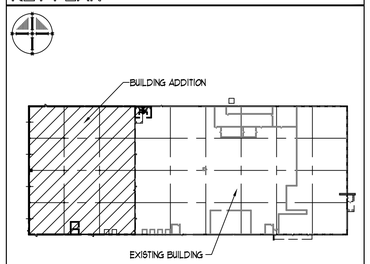
ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 280
RIVERWOODS, IL 60015
PHONE: 847.940.0300
ATTN: WERNER BRISSKE, AIA

CIVIL ENGINEER:
PINNACLE ENGINEERING GROUP
16850 W. BLUEMOUND ROAD, SUITE 210
BROOKFIELD, WI 53005
PHONE: 262.754.8888
ATTN: AARON E. KOCH, P.E.

ABBREVIATIONS

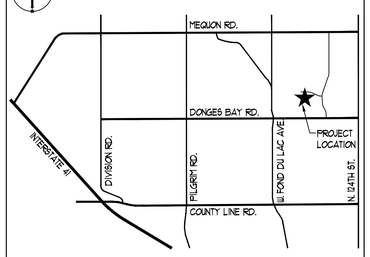
ALT	ALTERNATE	HDWR	HARDWARE
A/E	ARCHITECT/ENGINEER	HM	HOLLOW METAL
AFF	ABOVE FINISH FLOOR	HT	HEIGHT
ALUM	ALUMINUM	HW	HOT WATER
BD	BOARD	INT	INTERIOR
BO	BOTTOM OF	INSUL	INSULATION
CPT	CARPET	JT	JOINT
℄	CENTER LINE	LAV	LAVATORY
CLG	CEILING	MFR	MANUFACTURER
CJ	CONTROL JOINT	MIN	MINIMUM
CMU	CONCRETE MASONRY UNIT	MO	MASONRY OPENING
CONC	CONCRETE	MTL	METAL
CONT	CONTINUOUS	NIC	NOT IN CONTRACT
CO	CLEAN OUT	NTS	NOT TO SCALE
CW	COLD WATER	OC	ON CENTER
CT	CERAMIC TILE	OFCI	OWNER FURNISHED, CONTRACTOR TO INSTALL
DBL	DOUBLE		
DF	DRINKING FOUNTAIN		
DIA	DIAMETER	OPP	OPPOSITE
DIM	DIMENSION	PLYWD	PLYWOOD
DN	DOWN	PL	PLASTIC LAMINATE
DR	DOOR	PL	PLATE
DS	DOWNSPOUT	PT	PORCELAIN TILE
DTL	DETAIL	QT	QUARRY TILE
DWG	DRAWING	REQ'D	REQUIRED
EA	EACH	RO	ROUGH OPENING
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	SHT	SHEET
		SV	SHEET VINYL
EL	ELEVATION	SIM	SIMILAR
EJ	EXPANSION JOINT	SS	SOLID SURFACE
EQ	EQUAL	SST	STAINLESS STEEL
EQUIP	EQUIPMENT	STD	STANDARD
EXIST	EXISTING	SAT	SUSPENDED ACOUSTIC TILE CEILING
EXT	EXTERIOR		
EWC	ELECTRIC WATER COOLER	TBD	TO BE DETERMINED
FEC	FIRE EXTINGUISHER CABINET	TEMP	TEMPORARY
		T/O	TOP OF
FIN	FINISH	T&G	TONGUE AND GROOVE
FD	FLOOR DRAIN	TYP	TYPICAL
FLR	FLOOR	UNO	UNLESS NOTED OTHERWISE
FRP	FIBERGLASS REINFORCED PLASTIC	VCT	VINYL COMPOSITION TILE
		VB	VINYL BASE
GA	GAUGE	VIF	VERIFY IN FIELD
GALV	GALVANIZED	WD	WOOD
GYP BD	GYPSUM BOARD	WWF	WELDED WIRE FABRIC

KEY PLAN



LOCATION MAP

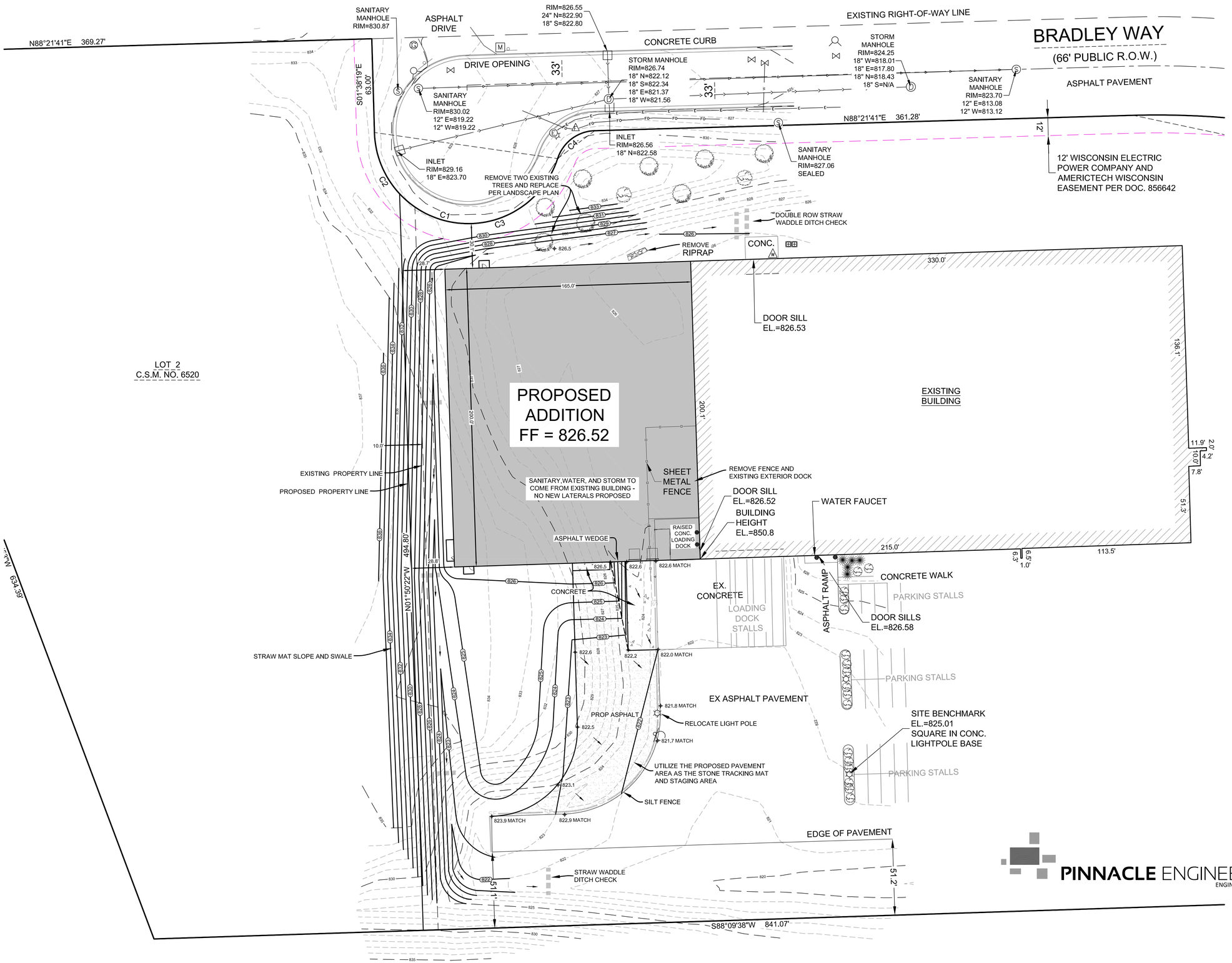
GERMANTOWN, WI



Partners in Design ARCHITECTS

TRANS-COIL, LLC
BUILDING EXPANSION
PROJECT NUMBER: 636.20.143

SITE PLAN SUBMITTAL
ISSUE DATE: 05.03.21



NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

PEG # 2210.00

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

REVISIONS

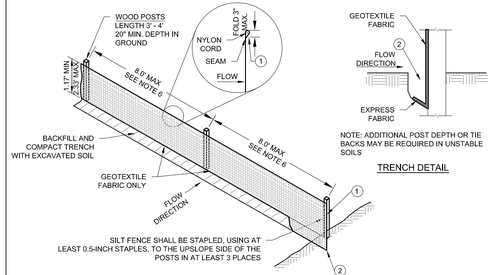
TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI

GRADING & EROSION CONTROL PLAN

Partners in Design ARCHITECTS
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300
www.pidarchitects.com

PROJECT NO.: 636.20.143
DRAWN BY: AEK
CHECKED BY: AEK
DATE: 05.03.21
SHEET NO.: C-1

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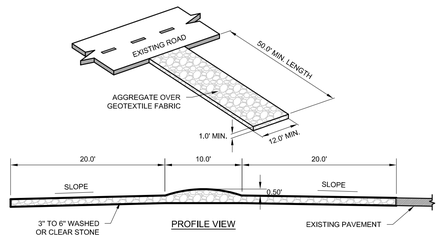
TRENCH DETAIL

NOTES:

1. ALL SILT FENCE MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1056.
2. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. SILT FENCE SHALL BE ANCHORED BY SPREADING AT LEAST 8-INCHES OF FABRIC IN A 4-INCH WIDE AND 8-INCH DEEP TRENCH OR 6-INCH DEEP V-TRENCH ON THE UPSLOPE SIDE OF THE FENCE. TRENCHES SHALL NOT BE EXCAVATED WIDER OR DEEPER THAN NECESSARY FOR PROPER INSTALLATION.
4. FOLD MATERIAL TO FIT TRENCH AND BACKFILL AND COMPACT TRENCH WITH EXCAVATED SOIL.
5. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1.125-INCHES x 1.125-INCHES OF DRIED OAK OR HICKORY.
6. SILT FENCE TO EXTEND ABOVE THE TOP OF PIPE, WHERE APPLICABLE.
7. POST SPACING SHALL BE SELECTED BASED ON GEOTEXTILE FABRIC (8-FEET FOR WOVEN AND 3-FEET FOR NON-WOVEN).

SILT FENCE

#1054 (R-01-14)

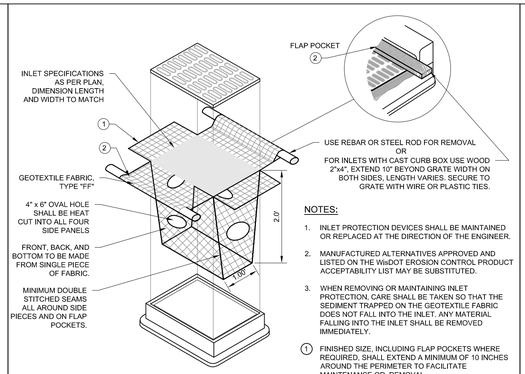


NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 12 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE

#1074R (04-02-14)



INSTALLATION NOTES:

1. DO NOT INSTALL INLET PROTECTION TYPE "D" IN INLETS SHALLOWER THAN 30 INCHES, MEASURED FROM THE BOTTOM OF THE INLET TO THE TOP OF THE GRATE. ALTERNATIVELY, INSTALL INLET PROTECTION TYPE "B" (WITHOUT CURB BOX) OR TYPE "C" (WITH CURB BOX)
2. TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.
3. THE INSTALLED BAG SHALL HAVE A MINIMUM SIDE CLEARANCE, BETWEEN THE INLET WALLS AND THE BAG, MEASURED AT THE BOTTOM OF THE OVERFLOW HOLES, OF 3 INCHES. WHERE NECESSARY THE CONTRACTOR SHALL CINCH THE BAG, USING PLASTIC ZIP TIES, TO ACHIEVE THE 3 INCHES CLEARANCE. THE TIES SHALL BE PLACED AT A MAXIMUM OF 4 INCHES FROM THE BOTTOM OF THE BAG.

NOTES:

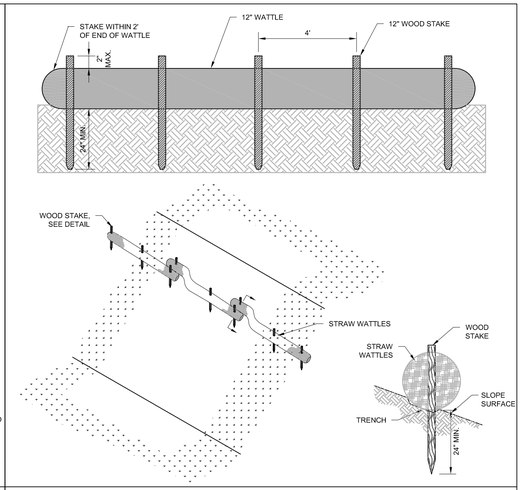
1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

(1) FINISHED SIZE, INCLUDING FLAP POCKETS WHERE REQUIRED, SHALL EXTEND A MINIMUM OF 10 INCHES AROUND THE PERIMETER TO FACILITATE MAINTENANCE OR REMOVAL.

(2) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2 INCH X 4 INCH.

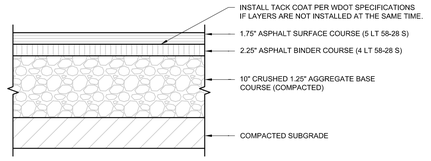
INLET PROTECTION

#105 06-20-14



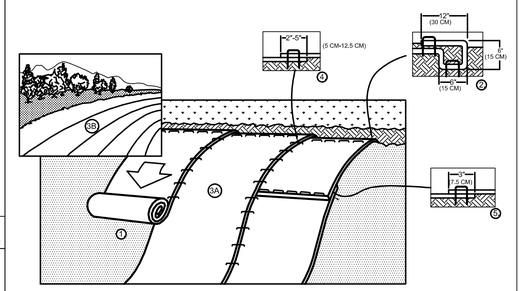
STRAW WATTLE

#137 06/01/15



HEAVY DUTY PAVEMENT SECTION

#003 10-10-12



1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" (15 CM) DEEP X 6" (15 CM) WIDE TRENCH WITH APPROXIMATELY 12" (30cm) OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" (30 CM) APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" (30 CM) PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" (30 CM) APART ACROSS THE WIDTH OF THE BLANKET.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNIROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM , STAPLES/STAKES SHOULD BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" - 5" (5 CM - 12.5 CM) OVERLAP DEPENDING ON BLANKET TYPE.
5. CONSECUTIVE BLANKETS SPLICED DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" (7.5 CM) OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" (30 CM) APART ACROSS ENTIRE BLANKET WIDTH.

NOTE: "IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" (15 CM) MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

EROSION MATTING - SLOPE INSTALLATION

1336 11/19/10

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES

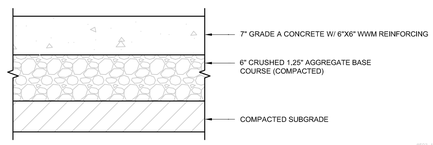
1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY- EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGER'S HOTLINE AT 1-800-242-8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY. FOLLOW THE SEQUENCE OF CONSTRUCTION ON THE EROSION CONTROL PLAN FOR MORE DETAILS. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE. REPAIRS SHALL BE MADE IMMEDIATELY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT-OF-WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL BE NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.
12. CLAY CHECK DAMS SHALL BE CONSTRUCTED TO PREVENT MIGRATION OF WATER WITHIN THE TRENCH SECTION ON PUBLIC SANITARY SEWER, SANITARY FORCE MAIN, WATER MAIN TRENCH SECTIONS. CLAY DAMS SHALL BE 10 FEET ALONG THE LENGTH OF A PIPE; CLAY DAMS SHALL BE KEYED INTO THE NORMAL TRENCH WALL SO THAT THE WIDTH OF THE DAM IS 2 FEET WIDER THAN THE NORMAL TRENCH WALL ON EACH SIDE OF THE TRENCH; CLAY DAMS SHOULD EXTENT TO 3 FEET BELOW SUBGRADE IN PAVED AREAS OR 3 FEET FROM FINAL GROUND SURFACE IN UNPAVED AREAS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON-SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE. BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING. STOCKPILES SHALL NOT BE LOCATED CLOSER THAN 25' TO A DRAINAGE STRUCTURE OR FEATURE AND SHALL BE SURROUNDED WITH SILT FENCE.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WITTING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY. ALL FILL SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE PLACED IN ACCORDANCE WITH THE FOLLOWING: THE COMPACTED FILL SUBGRADE SHALL CONSIST OF AND SHALL BE UNDERLAIN BY SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF-ROLLING TO DETECT UNSTABLE AREAS THAT MIGHT BE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED BELOW. THE COMPACTED FILL MATERIALS SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM-D-423) AND PLASTICITY INDEX (ASTM D-424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT, IF THE FILL IS TO PROVIDE NON-FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D-2487). FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL AND SCARIFIED SUBGRADE AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D-698) WITH THE EXCEPTION TO THE TOP 12 INCHES OF PAVEMENT SUBGRADE WHICH SHALL A MINIMUM IN-SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS. THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN -1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING, HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D-398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE. THE SUBGRADE SHALL BE PROOF-ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +-+" FOR LANDSCAPE AREAS AND +- ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. CONTRACTOR IS ADVISED THAT ALL MUD AND DEBRIS MUST NOT BE DEPOSITED ONTO THE ADJACENT ROADWAYS PER THE REQUIREMENT OF THE MUNICIPALITY OR OTHER APPROPRIATE GOVERNMENT AGENCIES. IN THE EVENT THIS OCCURS, THE ROADWAYS SHALL BE POWER SWEPT IMMEDIATELY AND ALL SEDIMENT REMOVED FROM DOWNSTREAM FACILITIES.

SPECIFICATIONS FOR PAVING

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1½" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58-28 S IS REQUIRED UNLESS NOTED OTHERWISE. A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. CONCRETE FOR CURB, DRIVEWAY, WALKS AND NON-FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS , GRADE A, ASTM C-94, 6 BAG MIX, WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7, 602.3.2.5, AND 601.3.4-5, OF THE STANDARD SPECIFICATIONS. CONSTRUCTION JOINTS SHALL BE SPACED NOT FURTHER THAN 10' FOR PAVEMENT, 10' FOR SIDEWALKS (OR THE WIDTH OF THE WALK), AND 15' FOR CURB. EXPANSION JOINTS SHALL BE SPACED NO FURTHER THAN 50' FOR PAVEMENT, 300' FOR CURB, AND 100' FOR WALKS. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.



CONCRETE PAVEMENT SECTION

#003 10-10-12

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING

PEG # 2210.00

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
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(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

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REVISIONS:

TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI

SITE DETAILS

2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300
www.pdarchitects.com

Partners in Design ARCHITECTS

PROJECT NO.: 636.20.143
DRAWN BY: AEK
CHECKED BY: AEK
DATE: 05.03.21
SHEET NO.: C-2

BRADLEY WAY
(66' PUBLIC R.O.W.)

33'

33'

12'

12' WISCONSIN ELECTRIC POWER COMPANY AND AMERICTECH WISCONSIN EASEMENT PER DOC. 856642

EXISTING DECIDUOUS TREE TO BE PROTECTED, TYP.

EXISTING ORNAMENTAL TREE TO BE PROTECTED, TYP.

EXISTING EVERGREEN SHRUB, TYP.

BLEND TURF THROUGH LINE OF DISTURBANCE, TYP.

TRANSPLANT (2) EXISTING TREES TO SAME LOCATION AFTER GRADING OPERATIONS ARE COMPLETE.

(2) MML
(3) TN
(5) TY
(5) TP
(3) RAG
(3) TP
(3) RAG

330.0'

PROPOSED ADDITION
FF = 826.52

200.1'

EXISTING BUILDING

136.1'

11.9'
2.0'
4.2'
10.0'
7.8'
51.3'

WATER FAUCET

215.0'
6.3'
6.5'
1.0'
113.5'

(5) TTY

BLEND TURF THROUGH LINE OF DISTURBANCE, TYP.

EXISTING CONTOUR MAJOR, TYP.

EXISTING CONTOUR MINOR, TYP.

PROPOSED CONTOUR MAJOR, TYP.

PROPOSED CONTOUR MINOR, TYP.

EXISTING DECIDUOUS SHRUB, TYP.

LOT 2
C.S.M. NO. 6520

LOT 3
C.S.M. NO. 6520

ENT

PLANT SCHEDULE

EVERGREEN TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TY	Thuja occidentalis `George Peabody`	George Peabody Arborvitae	5` Ht.	5
TN	Thuja occidentalis `Nigra`	Black Arborvitae	5` Ht.	3
TTY	Thuja occidentalis `Techny`	Techny Arborvitae	5` Ht.	5
TP	Thuja occidentalis 'Pyramidalis'	Pyramidal Arborvitae	5` Ht.	8

ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
MML	Magnolia x loebneri `Merrill`	Merrill Magnolia	1.5" Cal.	2

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
RAG	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	24" Ht.	6

GROUND COVERS	BOTANICAL NAME	COMMON NAME	QTY
	Turf Hydroseed	Drought Tolerant Fescue Blend	38,800 sf

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NORTH

GRAPHICAL SCALE (FEET)
0 1" = 30' 60'

PEG # 2210.00

PINNACLE ENGINEERING GROUP
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REVISIONS

TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI

OVERALL LANDSCAPE PLAN

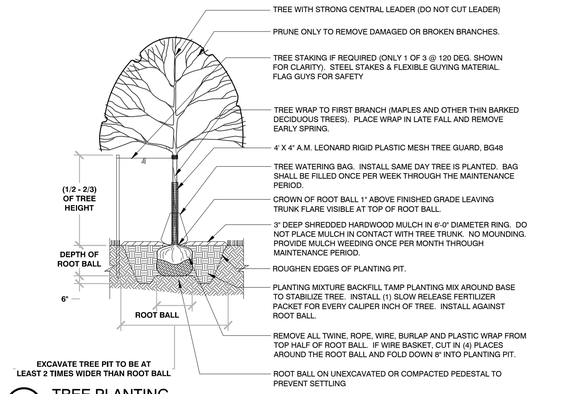
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PROJECT NO.:
636.20143

DRAWN BY: HLJ
CHECKED BY: DJB

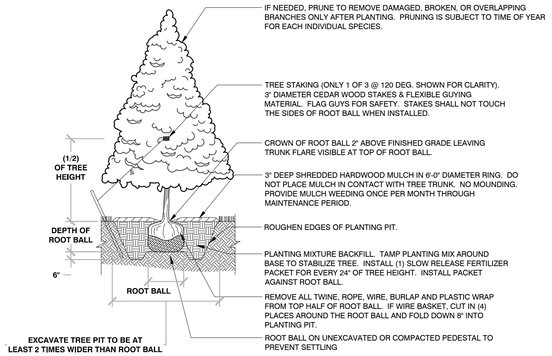
DATE:
05.03.21

SHEET NO.:
L-1



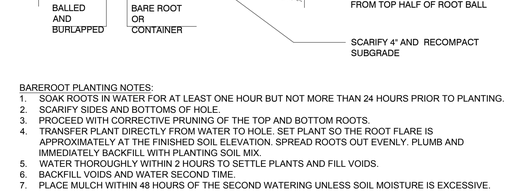
1 TREE PLANTING

NTS 329343-01



2 EVERGREEN TREE PLANTING

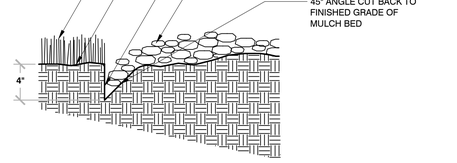
NTS 329343-03



BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY AT THE FINISHED SOIL ELEVATION. SPREAD ROOTS OUT EVENLY. PLUMB AND IMMEDIATELY BACKFILL WITH PLANTING SOIL MIX.
5. WATER THOROUGHLY WITHIN 2 HOURS TO SETTLE PLANTS AND FILL VOIDS.
6. BACKFILL VOIDS AND WATER SECOND TIME.
7. PLACE MULCH WITHIN 48 HOURS OF THE SECOND WATERING UNLESS SOIL MOISTURE IS EXCESSIVE.

3 SHRUB PLANTING

1/2" = 1'-0" 329333-01



4 TRENCHED BED EDGE

3/4" = 1'-0" 3293-03

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GENERAL PLANTING NOTES

1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
4. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
5. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
6. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
7. TREES SHALL BE INSTALLED A MINIMUM DISTANCE OF 5' FROM ANY SEWER AND WATER LINES, 10' FROM DRIVEWAYS, LIGHT POLES, AND FIRE HYDRANTS.
8. TREES SHALL BE INSTALLED A MINIMUM OF 25' FROM STREET CORNERS OF MINOR ROADS, AND 50' FROM STREET CORNERS OF ARTERIAL ROADS.
9. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
10. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
11. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
12. ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 3" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
13. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
14. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
15. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
16. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
17. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
18. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
19. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
20. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
21. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
22. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
23. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
24. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.
25. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT, VILLAGE FORESTER, AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER.
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.

PINNACLE ENGINEERING GROUP
ENGINEERING I NATURAL RESOURCES I SURVEYING
PEG # 2210.00
WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO I MILWAUKEE : NATIONWIDE

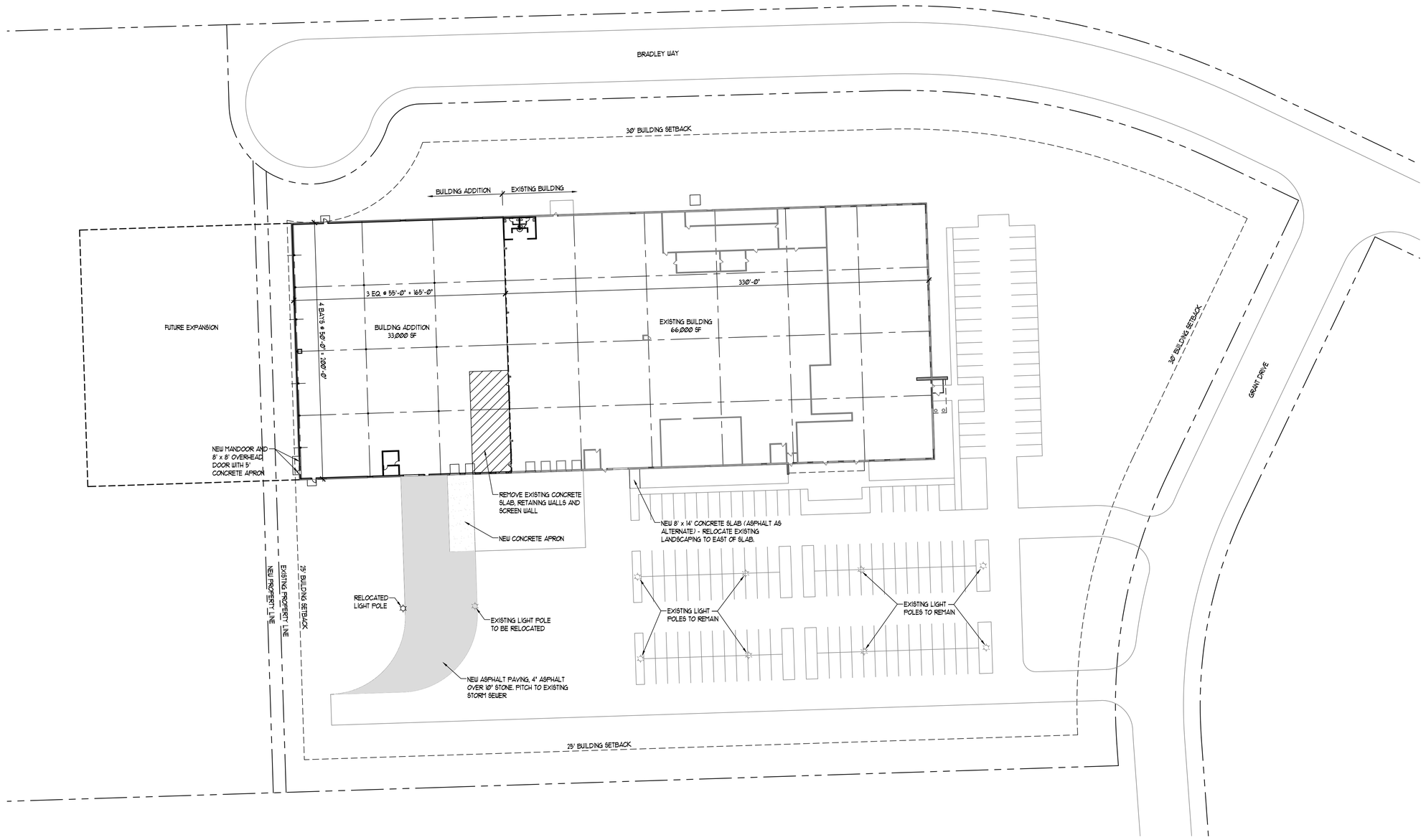
REVISIONS

TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI

GENERAL LANDSCAPE NOTES AND DETAILS

Partners in Design ARCHITECTS
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300
www.pidarchitects.com

PROJECT NO.: 636.20.143
DRAWN BY: HLJ
CHECKED BY: DJB
DATE: 05.03.21
SHEET NO.: L-2



1 A1.1 SITE PLAN
1" = 40'-0"

0 20'-0" 40'-0" 80'-0"
SCALE: 1" = 40'-0"

SITE DEVELOPMENT DATA

EXISTING TOTAL PARCEL AREA:	368,358 SF (8.45 ACRES)
IMPERVIOUS AREA:	201,591 SF (54.73%)
OPEN SPACE AREA:	166,761 SF (45.27%)
PROPOSED TOTAL PARCEL AREA:	373,241 SF (8.57 ACRES)
IMPERVIOUS AREA:	206,480 SF (55.32%)
OPEN SPACE AREA:	166,761 SF (44.68%)
ALLOWABLE IMPERVIOUS AREA:	80.00%
PROPOSED IMPERVIOUS AREA:	55.32%

NOTE: BUILDING IS BEING EXPANDED TO ACCOMMODATE EXPANDING OPERATIONS. USE OF BUILDING WILL REMAIN THE SAME. THERE WILL BE NO NEED FOR ADDITIONAL PARKING.

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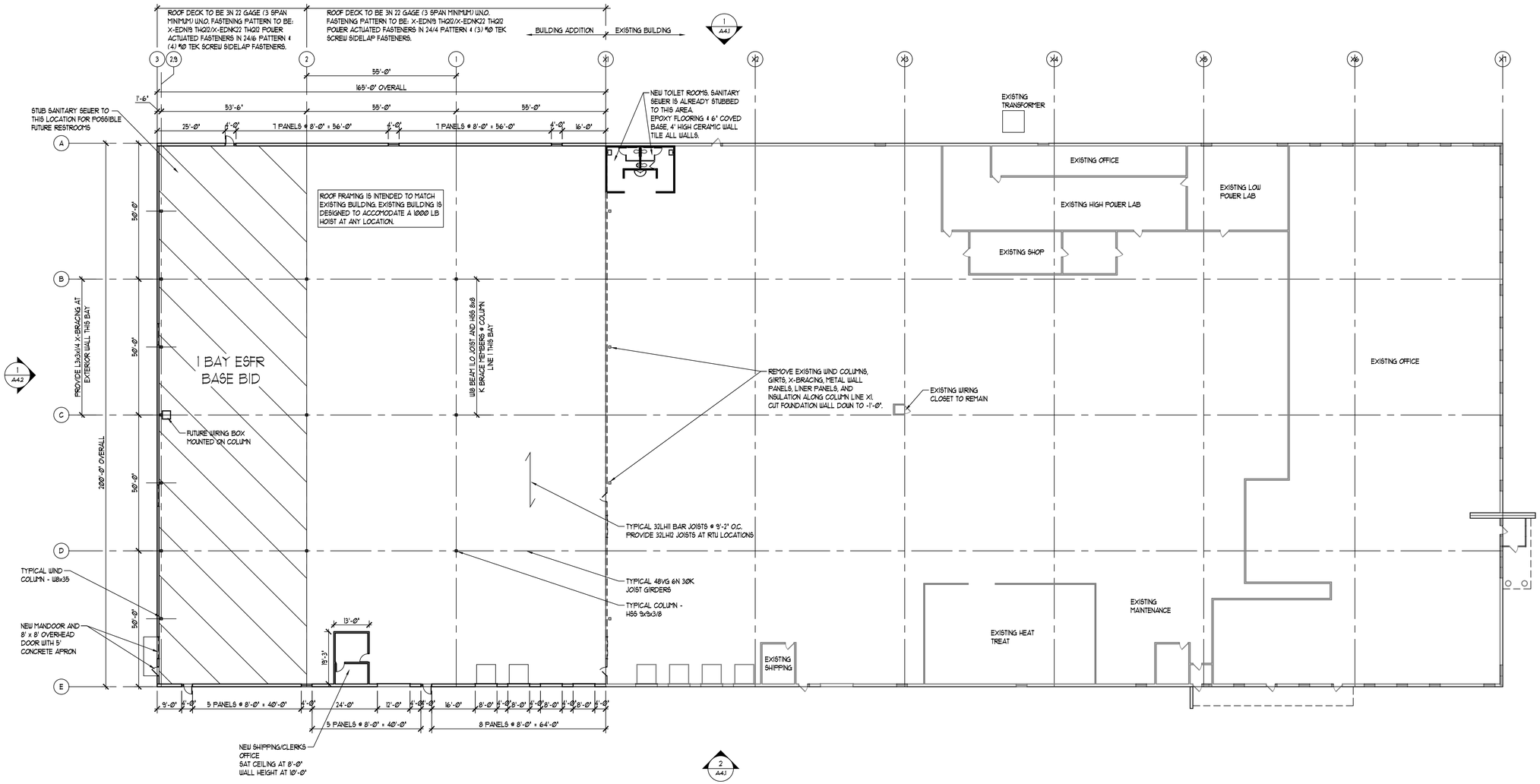
TRANS-COIL, LLC BUILDING EXPANSION
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SITE PLAN

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PROJECT NO.: 636.20.143
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 05.03.21
SHEET NO.: A1.1



1 A3.1 FLOOR PLAN

1" = 20'-0"

NOTE: LIGHTING TO BE LITHONIA LIGHTING LED HIGH BAY IBG (CAT* IBG 36000LM 9EF AFL GND MVOLT GZ10 40K 80 CRI) OR EQUAL. SPACING TO MATCH EXISTING (EAST-WEST APPROX. 21'-6" O.C., NORTH-SOUTH APPROX. 20'-0" O.C.)

NOTE: STRUCTURAL NOTES ARE ASSUMPTIONS BASED ON EXISTING BUILDING DESIGN FOR BUDGET PRICING ONLY.

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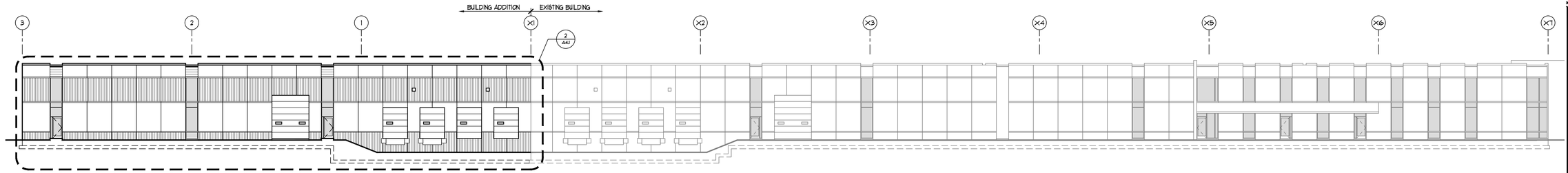
TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI

FLOOR PLAN

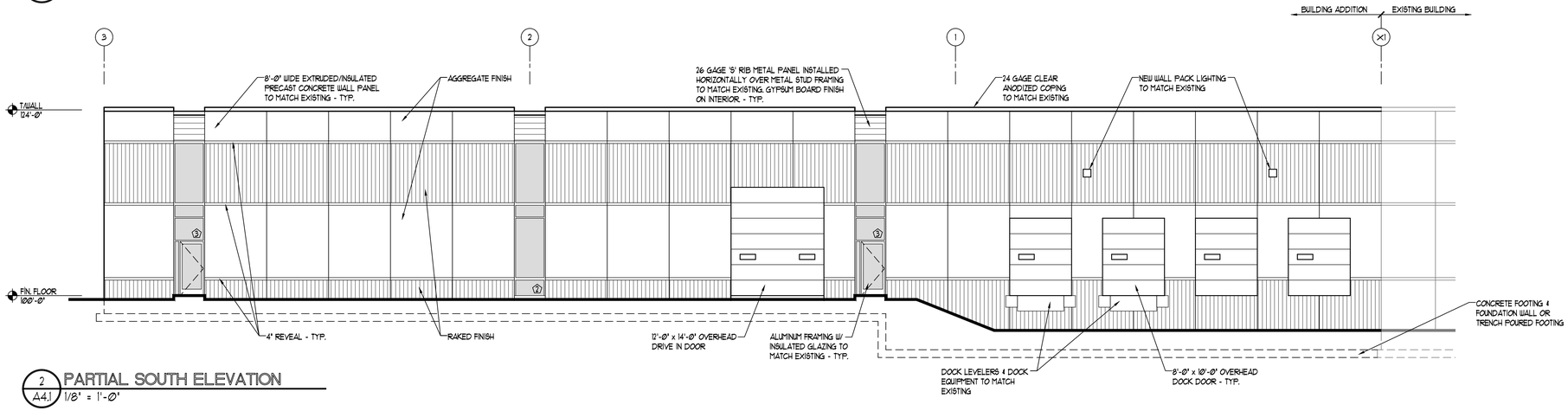
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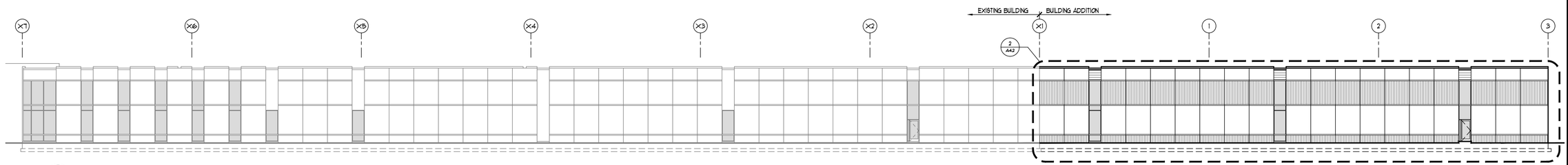
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DRAWN BY: EEO
CHECKED BY: WHB
DATE: 05.03.21
SHEET NO.: A3.1



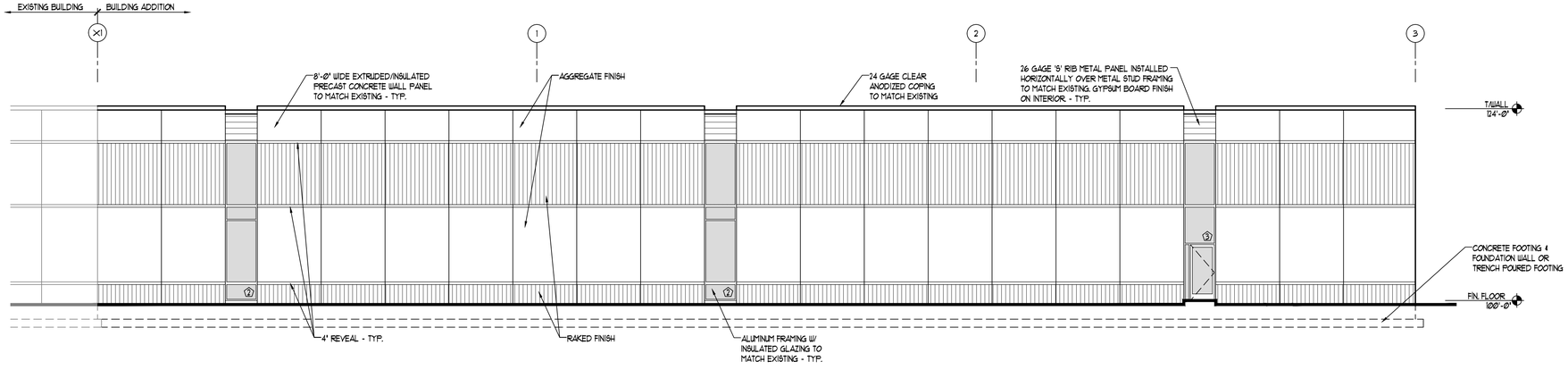
1 A4.1 SOUTH ELEVATION
1/16" = 1'-0"



2 A4.1 PARTIAL SOUTH ELEVATION
1/8" = 1'-0"



3 A4.1 NORTH ELEVATION
1/16" = 1'-0"



4 A4.1 PARTIAL NORTH ELEVATION
1/8" = 1'-0"

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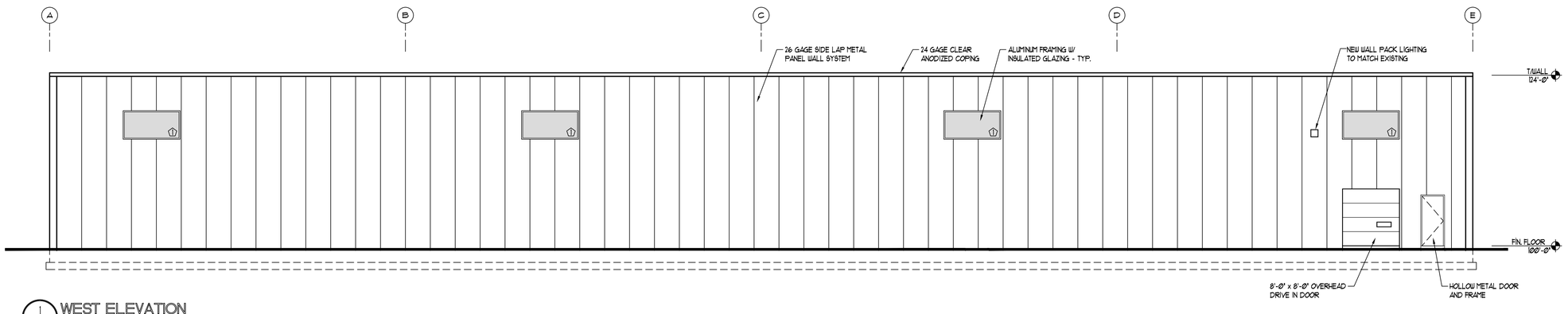
Germantown, WI

EXTERIOR ELEVATIONS

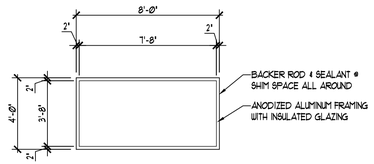
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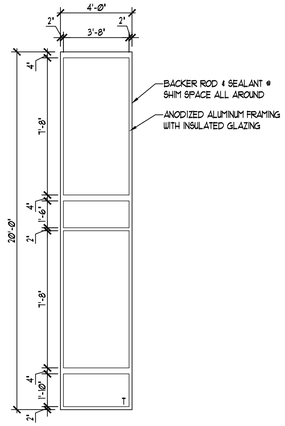
PROJECT NO.: 636.20.143
DRAWN BY: EEO
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DATE: 05.03.21
SHEET NO.: A4.1



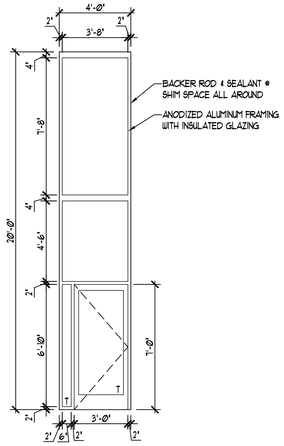
1 / A4.2 **WEST ELEVATION**
1/8" = 1'-0"



2 / A4.2 **TYPE 1 ALUM. FRAME ELEV.**
1/4" = 1'-0"



3 / A4.2 **TYPE 2 ALUM. FRAME ELEV.**
1/4" = 1'-0"
T = TEMPERED GLAZING



4 / A4.2 **TYPE 3 ALUM. FRAME ELEV.**
1/4" = 1'-0"
T = TEMPERED GLAZING

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Germantown, WI

EXTERIOR ELEVATIONS

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DATE: 05.03.21
SHEET NO.: A4.2

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1 A4.3 EXISTING SOUTH ELEVATION
1/8" = 1'-0"



2 A4.3 EXISTING EAST ELEVATION
1/8" = 1'-0"



3 A4.3 EXISTING NORTH ELEVATION
1/8" = 1'-0"



4 A4.3 EXISTING WEST ELEVATION
1/8" = 1'-0"

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EXTERIOR ELEVATION PHOTOS

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DRAWN BY: EEO
CHECKED BY: WHB
DATE: Ø5.Ø3.21
SHEET NO.: A4.3

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

Andrea Mullins
Irgens Partners, LLC
833 E. Michigan St, Ste 400
Milwaukee, WI 53202
Phone (414) 443-2521
Fax ( )
E-Mail amullins@irgens.com

PROPERTY OWNER

MacArthur Partners, LLC
833 E. Michigan St., Ste 400
Milwaukee, WI 53202
Phone (414) 443-0700

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
W132 N10611 Grant Drive	253984

3 PURPOSE OF LAND SPLIT

Accommodate expansion of existing building and comply with required setbacks from property line.	Will the land split require rezoning? NO	
	From	To

4 READ AND INITIAL THE FOLLOWING:

AM 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.

AM 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.

AM 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.

AM 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!

Andrea Mullins 5/3/2021
Applicant Date

Thomas R. [illegible] 5/3/2021
Owner Date

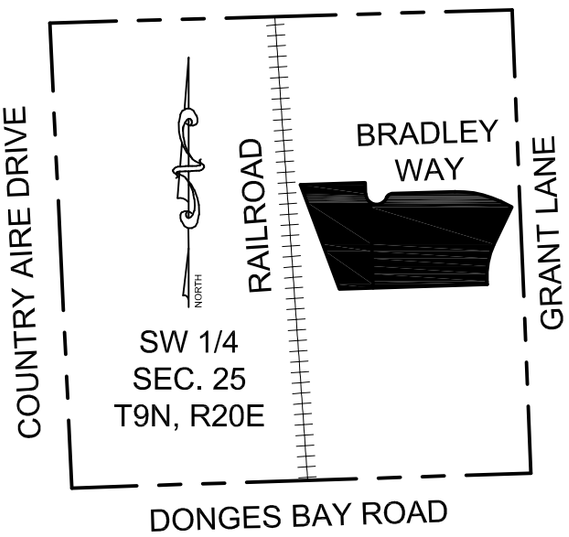
CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 6520, located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1983/2011). The south line of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East has a bearing of S88°08'25"W.

VICINITY MAP

SCALE 1":1000'



Subject Property
Zoning: M-1
Building Setbacks per CSM 6520:
STREET = 30'
SIDE = 25'
REAR = 25'
Tax Key Numbers:
GTNV 253983
GTNV 253984

Prepared for:
MACARTHUR PARTNERS LLC
833 E. Michigan Street Suite 400
Milwaukee, WI 53202

NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55131C0379D with an effective date of NOVEMBER 20, 2013. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

APRIL 29, 2021

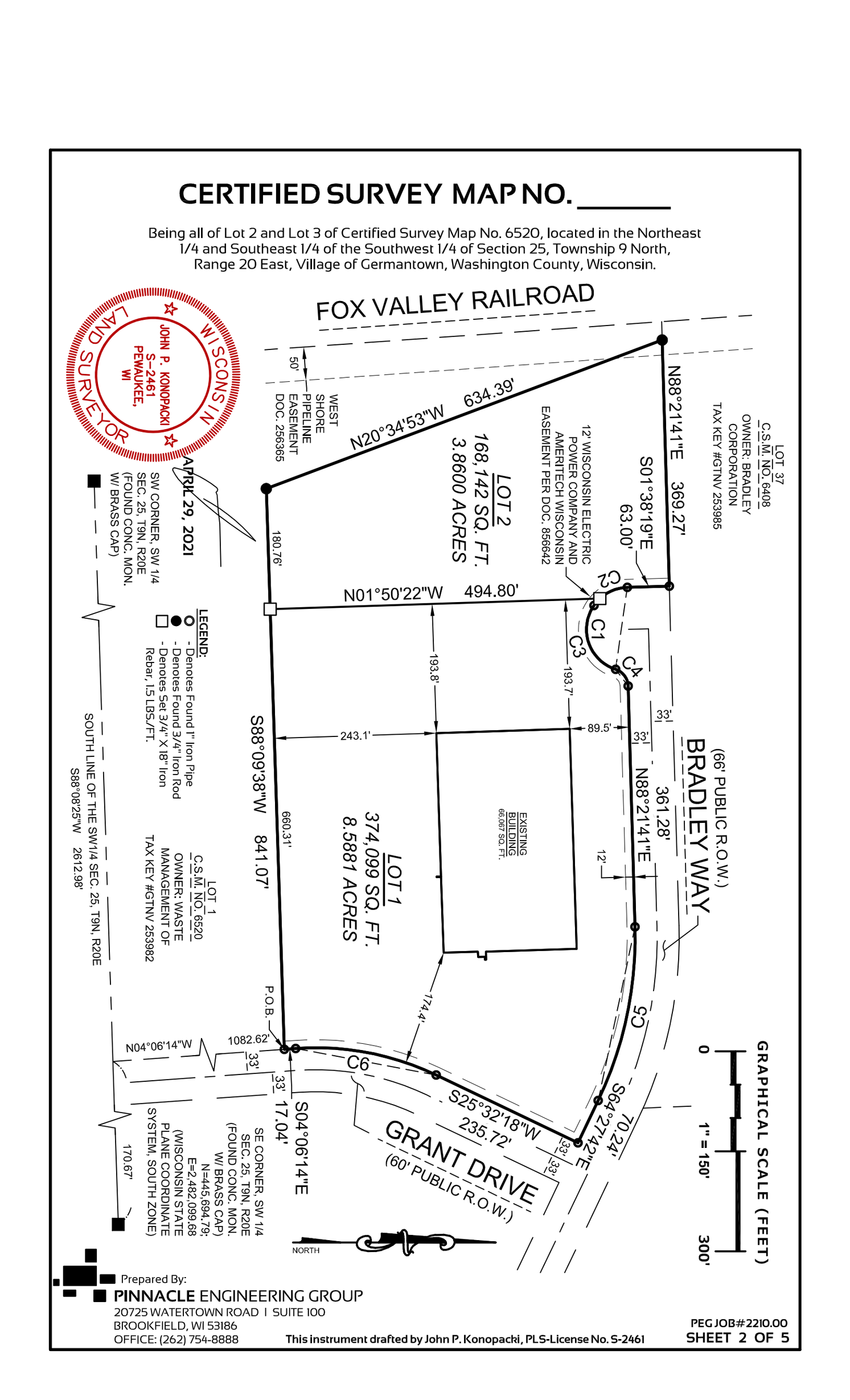
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2210.00

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 6520, located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.



JOHN P. KONOPACKI S-2461 PEWAUKEE, WI
WISCONSIN LAND SURVEYOR

APRIL 29, 2021

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2210.00

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 6520, located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided all of Lot 2 and Lot 3 of Certified Survey Map No. 6520, as recorded in the Register of Deeds office for Washington County as Document No. 1343849, being located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 25;
Thence South 88°08'25" West along the south line of said Southwest 1/4, 170.67 feet;
Thence North 04°06'14" West and then along the west right of way line of Grant Drive, 1082.62 feet to the north line of Lot 1 of Certified Survey Map No. 6520 and Point of Beginning;

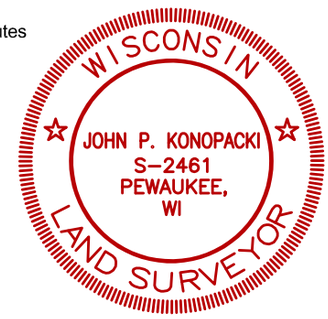
Thence South 88°09'38" West along said north line, 841.07 feet;
Thence North 20°34'53" West along said north line, 634.39 feet to the south line of Certified Survey Map No. 6408;
Thence North 88°21'41" East along said south line, 369.27 feet to the right of way line of Bradley Way;
Thence South 01°38'19" East along said right of way line, 63.00 feet to a point of curvature;
Thence southeasterly 176.51 feet along the arc of said curve to the left and said right of way line, whose radius is 63.00 feet and whose chord bears South 81°54'15" East, 124.19 feet to a point of reverse curve;
Thence northeasterly 33.24 feet along the arc of said reverse curve to the right, whose radius is 27.00 feet and whose chord bears North 53°05'45" East, 31.18 feet;
Thence North 88°21'41" East along said right of way line, 361.28 feet to a point of curvature;
Thence southeasterly 268.94 feet along the arc of said curve to the right and said right of way, whose radius is 567.00 feet and whose chord bears South 78°03'01" East, 266.43 feet;
Thence South 64°27'42" East along said right of way, 70.24 feet to the west right of way line of Grant Drive;
Thence South 25°32'18" West along said west right of way line, 235.72 feet to a point of curvature;
Thence southwesterly 217.07 feet along the arc of said curve to the left and said west right of way line, whose radius is 419.58 feet and whose chord bears South 10°43'02" West, 214.66 feet;
Thence South 04°06'14" East along said west right of way line, 17.04 feet to the Point of Beginning.

Containing 542,241 square feet (12.4481 acres) of land more or less.

That I have made such survey, land division and map by the direction of MACARTHUR PARTNERS LLC, owner of said land.

That such 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 requirements of Chapter 236 of the Wisconsin State Statutes and the Village of Germantown Land Division Ordinance in surveying, mapping and dividing the land with in the certified survey map.



John P. Konopacki
Professional Land Surveyor S-2461
Date: APRIL 29, 2021

CURVE TABLE

CURVE NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	TANGENT IN	TANGENT OUT
C1	176.51'	63.00'	160°31'51"	S81°54'15"E	124.19'	S01°38'19"E	N17°49'50"E
(RECORDED)	(176.54')		(160°33'12")	(S81°54'10"E)			
C2	45.44'	63.00'	041°19'45"	S22°18'12"E	44.47'	S01°38'19"E	S42°58'05"E
C3	131.07'	63.00'	119°12'06"	N77°25'52"E	108.68'	S42°58'05"E	N17°49'50"E
C4	33.24'	27.00'	070°31'51"	N53°05'45"E	31.18'	N88°21'41"E	N17°49'50"E
(RECORDED)			(070°32'12")	(N53°05'49"E)			
C5	268.94'	567.00'	027°10'37"	S78°03'01"E	266.43'	N88°21'41"E	S64°27'42"E
C6	217.07'	419.58'	029°38'32"	S10°43'02"W	214.66'	S25°32'18"W	S04°06'14"E

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 6520, located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

OWNER'S CERTIFICATE

MACARTHUR PARTNERS LLC, a Limited Liability Company duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

MACARTHUR PARTNERS LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Germantown

IN WITNESS WHEREOF, the said _____ has caused these presents to be signed by (name - print) _____, (title) _____, at (city)_____, _____ County, Wisconsin, on this _____ day of _____ , 2021.

In the presence of: MACARTHUR PARTNERS LLC

_____
Name (signature) - Title

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2021, (name) _____, (title) _____, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such _____(title) of said limited liability company, and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability, by its authority.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____ , a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

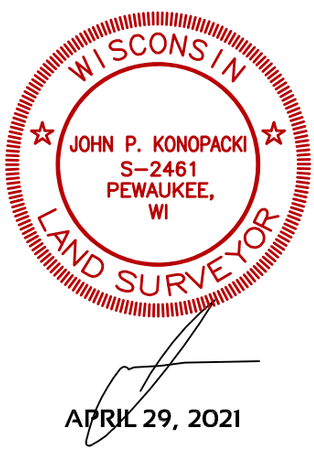
IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 2021.

_____ _____
Date President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2021, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____



APRIL 29, 2021

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 and Lot 3 of Certified Survey Map No. 6520, located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the, Village of Germantown, on this _____ day of _____ , 2021.

_____ _____
Date

_____
Dean Wolter, Village President

_____ _____
Date

_____
Laura Johnson, Secretary

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____ , 2021, (names)_____,
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being all of Lot 2 and Lot 3 of Certified Survey Map No. 6520, located in the Northeast 1/4 and Southeast 1/4 of the Southwest 1/4 of Section 25, 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 by the Village Board of Trustees of the Village of Germantown on this _____ day of _____ , 2021.

_____ _____
Date

_____
Dean Wolter, Village President

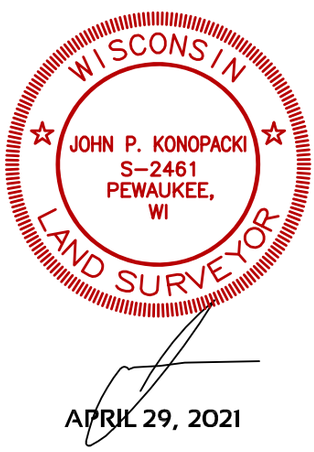
_____ _____
Date

_____
Deanna Braunschweig, Village Clerk

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____ , 2021, (names)_____,
to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____



APRIL 29, 2021

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#2210.00

Village of Germantown ...Willkommen

Engineering Department

Certified Survey Map Review Checklist

This checklist has been compiled from the requirements of Chapter 236 of the Wisconsin Statutes and Chapter 17 and 18 of the Village of Germantown Zoning and Land Division Ordinances.

Mapping Requirements (for Sheet 1 and/or all needed mapping sheets)

- ☑ Map Scale: 1"=____ Ft. (1'=500' max per Ch.236.34 (c) **Only** recognized engineering scales (1=10 - 60, 100, 200, 300, 400, 500) will be approved.
- ☑ Minimum text height = 100 Leroy or a 12 pt. font.

  Should the lettering on the document be too small to read or scan and reproduce, the Washington County Register of Deed can reject the document and not record it at her discretion.

- ☑ Graphic Scale.
- ☑ North Arrow.
- ☑ Sheet size is 8 ½" x 14" with borders as described by Chapter 236
- ☑ A 3"x 3" square in the upper right-hand corner of Sheet 1 is to be left blank for the County recording information. This reserved area is in addition to the areas needed for sheet borders. (per Washington County Register of Deeds Office)
- ☑ Bearing basis noting the grid bearing of a designated USPLSS line. Per Chapter 18 of the Village Land Division Ordinance, all subdivision and Certified Survey Maps will be referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1983-2011 datum) grid bearings for a bearing basis.
- ☑ Mapping will be provided using the Wisconsin State Plane Coordinate System, South Zone (NAD 1983 datum).
- ☑ Legend denoting: found or set boundary markers, their size and weight and other symbols, linetypes and hatching being used on the map.
- ☑ Direct bearing and distance tie to two (2) USPLSS corner monuments (excluding center of section)
- ☑ Coordinates (NAD 1983 Grid) of point of commencement monument.
- ☑ Point of Beginning noted if a metes and bounds description format used in Surveyor's Certificate.
- ☑ Bearing and distance annotation for all exterior lot lines.
- ☑ Does exterior boundary form a mathematically closed figure?
- ☑ Parcels annotated as "Lot #" or Outlot per 236.34(1).
- ☑ Street name
- ☑ Existing right of way width noted.

N/A ☐ Proposed street right of way dedication shall include the following statement **"Dedicated to the Village of Germantown for Public Road Purposes".**

☑ Existing structures shown.

N/A ☐ Existing well to be shown.

☐ Existing septic cover and/or septic vent to be shown.

☑ Current building setback lines mapped, dimensioned and date stamped.

☑ Status of abutting lands, including dashed underscore. (236.20 (3)(d&e)

☑ Total gross and net lot area shown.

☑ Easements:
All proposed easements, public or private, will be created either;

1. As a separate legal document with exhibit and recorded prior to the approval of the Certified Survey Map. The recording information for the proposed easements will be included on the new Certified Survey Map.

   If the easement document has not been recorded before the CSM has been submitted for recording, the proposed easement lines will be defined on the map as either a "Future" or "Proposed" easement with dimensions.

OR

2. If the intent is to create the easement with the same instrument (CSM or subdivision plat) the easement terms and conditions are to be included in the document as a separate page in the set as in the use for a CSM. Easement terms and conditions in the case of a subdivision plat can be included as one of the sheets of the subdivision plat.

☑ All existing utility and drainage easements with recording information will be shown and dimensioned.

N/A
- ☐ All wetlands will be delineated by an approved and certified wetland specialist.
- ☐ All wetland mapping will be done by a Professional Land Surveyor registered in the State of Wisconsin.
- ☐ A wetland line table is no longer required as long as the mapping is included as part of the required CD provided to the Village prior to recording of the CSM or subdivision plat.
- ☐ The 25' setback line for all delineated wetlands.
- ☐ All existing streams, creeks, lakes and ponds.
- ☐ The 75' setback line for all streams and creeks.
- ☐ Should Stream and Wetland setback lines be shown on the Certified Survey Map document, the following note will be added:

"Development within these setback areas is prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code".
This note will apply to Certified Survey Maps, Condominium and Subdivision Plats.

- ☑ Limits and elevation of 100-year flood plain line based on the North American Vertical Datum of 1988.
- ☑ Owner's name, address and telephone number.
- ☑ Professional Land surveyor's name, address and telephone number.
- ☑ Professional Land Surveyor's seal and signature **in contrasting color per A-E 2.02(7)(b)(1) for all sheets of the document.**

Expanded Use Certified Survey Maps

N/A

The Village passed an ordinance in 2014 allowing the use of expanded use Certified Survey Maps in the TIF 6 area (Section 32) having a B-1 Zoning and up to 10 new lots

Non-Sewered Properties

N/A

- ☐ All properties located **outside** of the Village's delineated sanitary sewer service area will provide a passing soil test report and the location of a minimum of three (3) soil borings and the proposed septic or mound system will be shown on the face of the map.

Surveyor's Certificate

- ☑ Written boundary description of parcel.
- ☑ Does description coincide with map?
- ☑ Complete statements per Chapter 236.34
- ☑ Include the following statement in the last section of the Surveyor's Certificate

"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."

Owner's Certificate

- ☑ Complete statements per Chapter 236.34.
- ☑ Date and signature of all owners and all parties with an interest in the property.
- ☑ Notary statement, seal, signature and date.

The Village of Germantown requires all lands abutting a public road be dedicated to the ultimate right of way. If a road right of way dedication is required as part of the survey, include the following paragraph in the Owner's Certificate:

"As Owners, we hereby dedicate that part of *(street name)* to the Village of Germantown for public road purposes as represented on Sheet _____of____ of this Certified Survey Map."

Mortgagee's Certificate (Required if land is mortgaged)

- ☑ Complete statements per Chapter 236.21(2)(a)

☑ Lending institution name, signature of bank officer and date.
☑ Notary statement, seal, signature and date.

Mortgage certificate requirement is waived if owner can provide written proof of ownership that the property is free of mortgage from the lending institution.

Village of Germantown Approval and Signature Blocks:

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 _____, 2020.

_____ _____
Dean Wolter, Chairman Date

_____ _____
Laura A. Johnson, Secretary Date

Village of Germantown Board Approval

This Certified Survey Map, being a division of (¼ ¼ Section __, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and *(the dedication of that part of (insert street name) for public road purposes as shown on Sheet __of__ is hereby)* accepted by the Village Board of Trustees of the Village of Germantown on this __day of _____, 2020.

_____ _____
Dean Wolter, Village President Date

_____ _____
Deanna Braunschweig, Village Clerk Date

- Include text in red italics for Certified Survey Maps which require road right of way dedication to the Village.

These approval blocks can be obtained in Microsoft Word format via email.

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 requirements.

The professional land surveyor shall submit an AutoCad drawing file (.dwg) of the document in version 2020 on a flash drive or via email to the Village Surveyor.

Any digital professional land surveyor seals will be purged from the digital copy prior to submittal.

The model space of the drawing will be done in Wisconsin State Plane Coordinate System, South Zone (NAD 1983 datum) and the Grid Bearing basis.

The Engineering Department will be verifying that all boundary monumentation has been set as stated on the map prior to recording of the document. The Department will not be re-measuring platted lines or angles between monuments.

SIGN PERMIT REVIEW

6/14/21 Plan Commission Meeting

District One LLC / Kaffeehaus

Village Staff Report **Germantown, Wisconsin**

Summary

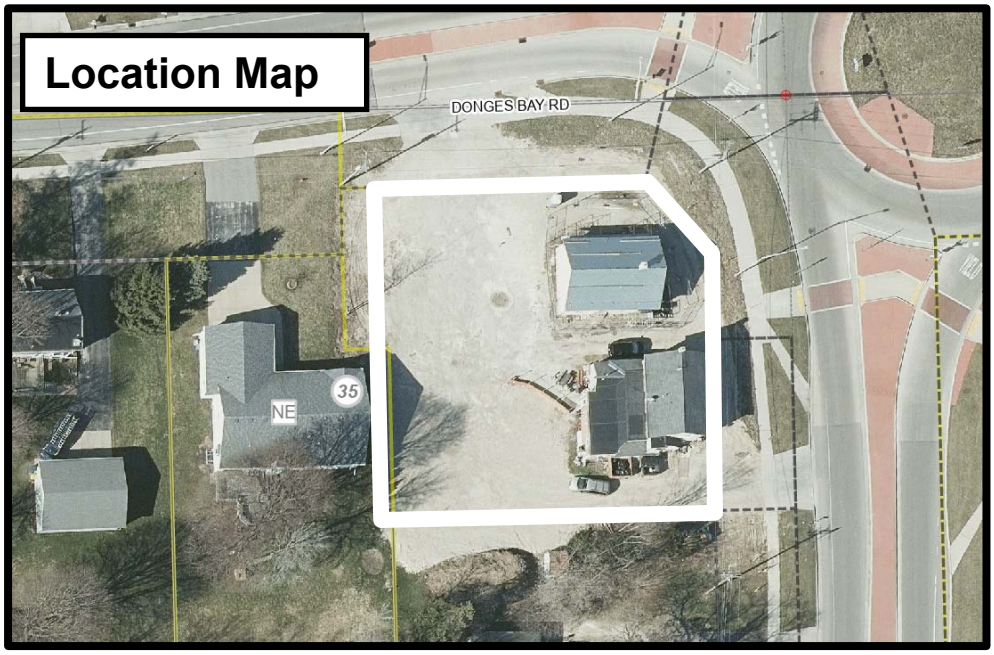
Greg Nagel, agent for District One LLC, property owner, is requesting approval for one ground sign for the Kaffeehaus located at W140N10393 Fond du Lac Ave.

Location: W140N10393 Fond du Lac Avenue

Applicant/
Property Owner/: Greg Nagel
District One LLC
13100 Watertown Plank Road
Elm Grove, WI 53122

Current Zoning: Kuhburg PDD

Adjacent Land Uses		Zoning
North	Commercial	B-3
South	Residential	B-3
East	Industrial	M-1
West	Residential	Rs-6



Proposal

Greg Nagel, agent for District One LLC, property owner, is requesting approval for one ground sign for the Kaffeehaus located at W140N10393 Fond du Lac Ave.

- 24” x 108” (18 sqft) internally illuminated metal sign inset in a cast-in-place 12’ x 40” concrete panel located in the southwest corner of the intersection of Donges Bay Road and Fond du Lac Avenue

Staff Comments

The Kuhburg Planned Development District (PDD) was approved in 2018 for the purpose of redeveloping and renovating the two existing buildings (single-story schoolhouse and 2-story tavern) into a coffee shop and restaurant. The proposal included the construction of a covered portico between and serving both buildings with seasonal seating, interior and exterior building renovations, and reconstruction/expansion of the existing parking lot west of the buildings. As a part of the Resolution adopting Conditions and Restrictions (Resolution No. 16-2018), the standard 5’ setback from the property line for ground signs was reduced to 0’. The proposed sign meets this requirement.

In addition to the location of the proposed sign, the proposed cast concrete panel will act as an edge patio edge delineator as well as a back for a wooden bench on the opposite side from the sign. As such, staff supports the use of the cast-in-place concrete material.

Address coordinates are required to be located on the base of the sign per Chapter 17.46 of the Village Code. This has been added as a condition of approval.

The proposed ground sign is intended to replace two of the three signs originally approved with the Site Development Plan in 2018. This sign will replace the ground sign along Donges Bay Road and the northern ground sign along Fond du Lac Avenue. As a result of the change in location of the sign, the landscaping plan has been revised. A portion of the proposed landscaping around the base of the sign is proposed to be located in the Fond du Lac Avenue road right-of-way. WisDOT requires a permit to install landscaping within their right-of-way. Permit approval for these plantings by the WisDOT has been included as a condition of approval for this sign.

VILLAGE PLANNER RECOMMENDATION

APPROVE the proposed ground sign for the Kaffeehaus located at W140N10393 Fond du Lac Avenue subject to the following conditions:

1. Address Coordinates (5-inch minimum size) shall be mounted to the base of the proposed sign.
2. An approved permit (DT1812) from the Wisconsin Department of Transportation (WisDOT) shall be obtained and a copy provided to the Village Planner/Zoning Administrator prior to the installation of landscaping within the road right-of-way.
3. 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 5-4-21

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

District One LLC
13100 Watertown Plank Rd.
Elm Grove, WI 53122
ATTN: Greg Nagel
Phone (262) 641-0746
Fax (888) 600-6207
E-Mail greg.nagel@virtusdevelopment.us

PROPERTY OWNER

District One LLC
13100 Watertown Plank Rd.
Elm Grove, WI 53122
Phone (262) 641-0746

2 PROPERTY ADDRESS OR GENERAL LOCATION

W140N10393 Fond du Lac Ave.
Germantown, WI 53022

3 SIGN INFORMATION

Sign Dimensions 24" height x 108" width (Single/Multi Tenant (circle one))
Number of Sides 1
Building Frontage SF 27' L ~405 SF
Total Square Footage of Sign (include all sides) 18 SF
Total height of the Sign 3'-6"
Is the Sign to be illuminated X yes ____ no
Type of Sign Construction Materials CONCRETE/STONE/METAL
Distance to Closest Property Line ~5'

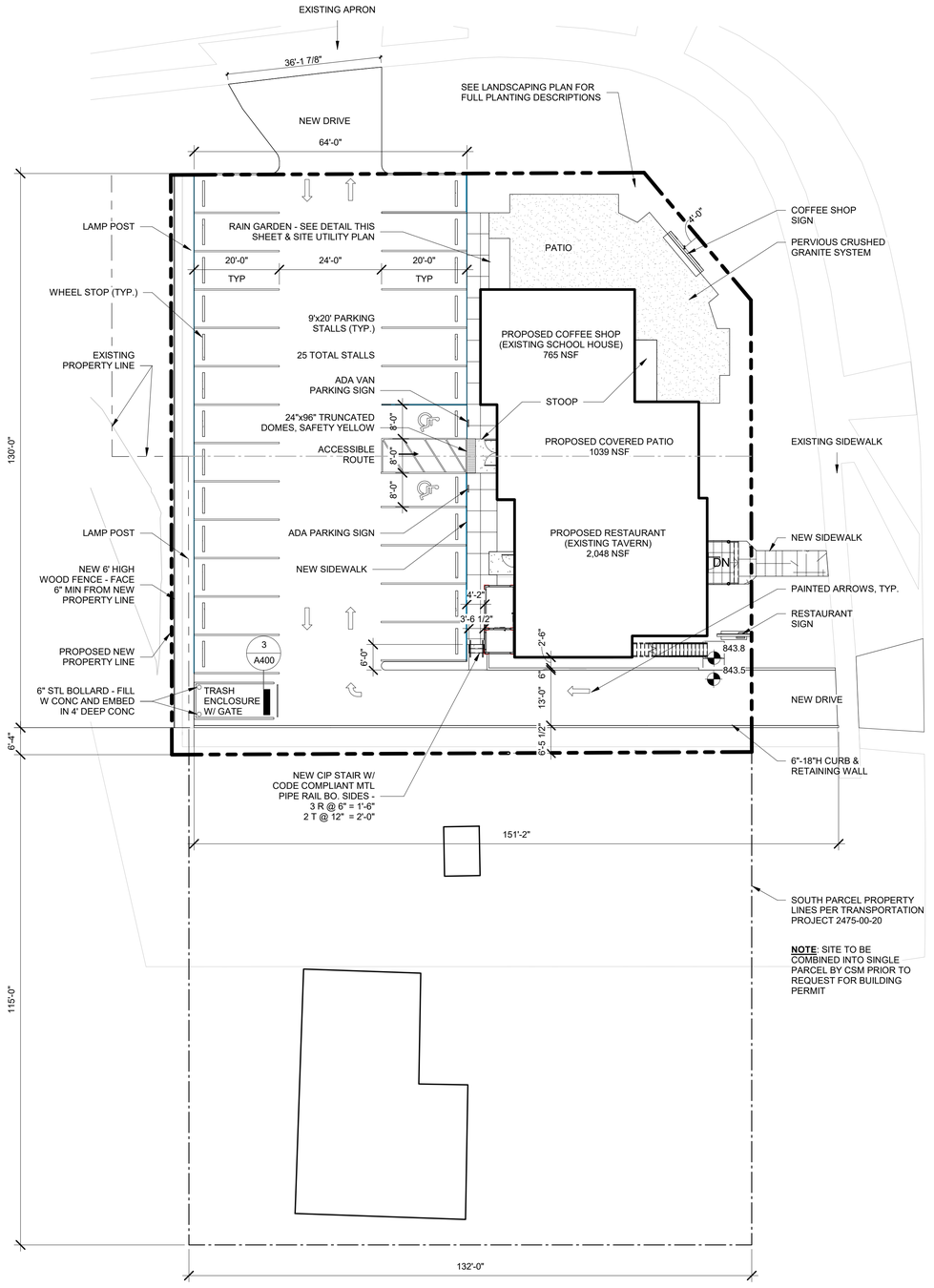
Are there any existing signs on the property NO
If yes, what is the total Square Footage of existing signs N/A

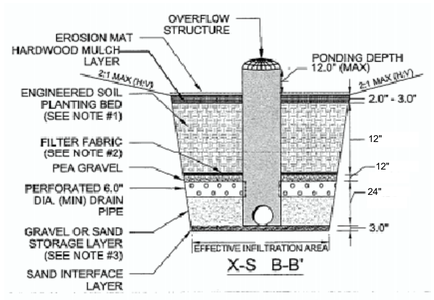
What are the intentions for the existing signs: Take down N/A Remain N/A

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

Applicant 4/29/2021 Date

Owner 4/29/2021 Date





2 AS100 **RAIN GARDEN DETAIL**
1 1/2" = 1'-0"

1 AS100 **SITE PLAN**
1/16" = 1'-0"

NORTH

0' 8' 16' 32'
SCALE 1/16" = 1'-0"

LOT COVERAGE - SITE PLAN

Name	Area	% of Total
Building	3783 SF	21%
Green Space	2803 SF	15%
Paving & Concrete	11695 SF	64%
Total Area	18281 SF	

5/10/2021 3:05:47 PM

nagel
architects + engineers
13100 watertown plank road
suite 200
elm grove, wi 53122
262.641.0746

PROJECT TITLE

GERMANTOWN RESTAURANT

W140N10385 & W140N10393 FOND DU LAC AVE
GERMANTOWN, WI, 53022

Rev. No.	Revisions:	Date:

PROJECT NUMBER
17031

ISSUE DATE
12/03/2019

DRAWN BY
TO

CHECKED
KC

DRAWING TITLE
ARCHITECTURAL SITE PLANS

DRAWING NUMBER
AS100

© Nagel Architects + Engineers

QUAM ENGINEERING, LLC 1519 E Washington St, Suite A, West Bend, WI 53095 (262) 338-6641

\NA-01-17\NA01BASE.DWG

DONGES BAY RD

FOND DU LAC AVENUE

EX. 12" STORM SEWER

EX. STORM INLET RIM=844.35

EX. STORM INLET RIM=844.41

EXISTING DRIVE ENTRANCE

EX. SAN MH RIM=845.01

EX. SAN MH

BENCHMARK SECTION CORNER ELEV=845.04 NAVD 88

EX. 36" STORM SEWER

EX. CONCRETE SIDEWALK

EX. LIGHT POLE

1 1/2" DIRECT CONNECT & CORPORATION STOP

EX. 16" WATER MAIN

EX. 16" WATER MAIN

EX. LIGHT POLE

PROPOSED ASPHALT

CB #1 (3' DIA.) W/ NEENAH R-2554 RIM=844.90 10" E=842.64

EX. STORM INLET RIM=845.20 24" E=842.40 10" W=842.50 6" S=842.75

EX. 24" STORM SEWER

EX. 36" STORM SEWER

45' - 10" RCP STORM SEWER @ 0.3%

EX. HYDRANT

EX. POWER PLATE

EX. STORM MH RIM=845.33 36" N=838.40 36" E=838.31 12" S=839.70

S 89°43'31" E 124.91

CURB STOP

5' UTILITY EASEMENT

EX. POWER POLE

SAWCUT, REMOVE AND REPLACE SIDEWALK TO CONSTRUCT STORM SEWER EXTENSION PER WisDOT STANDARDS. SIDEWALK SHALL BE SAWCUT AT NEAREST JOINT.

CAUTION CROSSING

NEW 6' HIGH WOOD FENCE

LAMP POST

26'-6" HDPE ROOF DRAIN @ 0.5%

LANDSCAPE PATIO

RAIN GARDEN STAND PIPE (DESIGN BY OTHERS) 6" IE=842.88

S 39°58'41" E 38.99

COFFEE SHOP SIGN

Location revised by architect for sign permit submittal 10 May 2021

PROPOSED PROPERTY LINE

N 00°06'23" W 66.00

64'-6" HDPE ROOF DRAIN @ 0.5%

PROPOSED COFFEE SHOP (EXISTING SCHOOL) FF ELEV=846.40

EX. LIGHT POLE

EXISTING OVERHEAD ELECTRIC CONNECTION (TO BE REMOVED BY OTHERS)

LANDSCAPE PATIO

105'-1 1/2" HDPE WATER SERVICE (WITH TRACER WIRE PURSANT TO VILLAGE SPECIFICATIONS)

S 00°06'29" E 106.00

36.00

22'-0" @ 12" RCP STORM SEWER @ 0.5%

EX. CONCRETE SIDEWALK

PROPOSED ASPHALT PARKING LOT (25 STALLS)

PROPOSED COVERED PATIO FF ELEV=846.40

17.90

S 89°43'31" W

EX. PEDESTAL

PRO. DOWNSPOUT CONNECTION IE=843.20

RELOCATE BURIED TELEPHONE (TO BE RELOCATED BY OTHERS)

LAMP POST

SAN SAMPLING MH (PER VILLAGE SPECIFICATION) RIM=844.73 (CONTRACTOR TO VERIFY EXISTING LATERAL LOCATION AND PLACE MANHOLE INLINE)

EXISTING SANITARY LATERAL (CONTRACTOR TO VERIFY LOCATION & RE-USE IF ADEQUATELY SIZED)

PROPOSED SIDEWALK

PROPOSED RESTAURANT (EXISTING TAVERN) FF ELEV=846.40

NEW WOOD STAIR 3R@6"=1.5' 2T@12"=2.0'

EXISTING BUILDING

NEW CIP STAIR 3R@6"=1.5' 2T@12"=2.0'

EXISTING OVERHEAD ELECTRIC CONNECTION (TO BE REMOVED BY OTHERS)

N 00°06'23" W 70.00

70.00

6" CURB HEAD

RESTAURANT SIGN

TRASH ENCLOSURE

PROPOSED ASPHALT

EXISTING DRIVE ENTRANCE

NEW 6' HIGH WOOD FENCE

18" ACCEPT CURB & GUTTER

S 89°43'31" W 132.00

EX. CONCRETE SIDEWALK

CB #2 (3' DIA.) W/ NEENAH R-2554 RIM=842.50 12" N=840.00

EXISTING SHED

EX. GAS MH RIM=841.71

EX. PEDESTAL

N

0 10 20

UTILITY NOTES:

EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.

ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.

ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF GERMANTOWN AND WISCONSIN DSPS STANDARDS.

THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.

MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 12" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.

ANY UTILITIES WHICH ARE DAMAGED BY THE CONSTRUCTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

ALL UNDERGROUND EXTERIOR NON-METALLIC SEWERS/MAINS MUST BE PROVIDED WITH TRACER WIRE OR OTHER METHODS IN ORDER TO BE LOCATED IN ACCORDANCE WITH 182.0715(2r) OF STATE STATUTES.

ALL UNDERGROUND EXTERIOR NON-METALLIC WATER SERVICES/MAINS MUST BE PROVIDED WITH TRACER WIRE PER VILLAGE OF GERMANTOWN SPECIFICATIONS.

THE CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF ALL EXISTING UTILITIES PRIOR TO BUILDING CONSTRUCTION AND SHALL REPORT DISCREPANCIES PRIOR TO COMMENCING WORK TO THE ENGINEER OR BUILDING CONTRACTOR.

THE CONTRACTOR SHALL TELEVISE EXISTING SEWER LATERAL SERVICE PRIOR TO CONSTRUCTION AND PROVIDE VILLAGE WITH CONDITION REPORT FOR REVIEW.

CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OR THE AREAS DISTURBED DURING CONSTRUCTION.

THE CONTRACTOR SHALL CONTACT THE VILLAGE OF GERMANTOWN PRIOR TO CONNECTING TO THE WATER MAIN IN DONGES BAY ROAD.

BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES. SITE UTILITY CONTRACTOR SHALL STUB LATERAL TO 5 FEET OUTSIDE BUILDING. SEE INTERIOR PLUMBING PLANS FOR CONTINUATION OF PIPING INTO BUILDING BY BUILDING PLUMBING CONTRACTOR IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION.

GENERAL CONTRACTOR SHALL COORDINATE WITH LOCAL GAS TELEPHONE, AND ELECTRICAL UTILITIES FOR EXACT LOCATION SIZE AND DEPTH OF NEW SERVICE.

SANITARY SEWER SHALL BE PVC ASTM D-3034, SDR 35 WITH INTEGRAL BELL TYPE ELASTOMERIC JOINTS MEETING THE REQUIREMENTS OF ASTM D-3212.

WATER MAIN SHALL BE INSTALLED IN CONFORMANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS WITHIN ROW. SPECIFICATIONS ARE INCLUDED ON THE DETAILS SHEET.

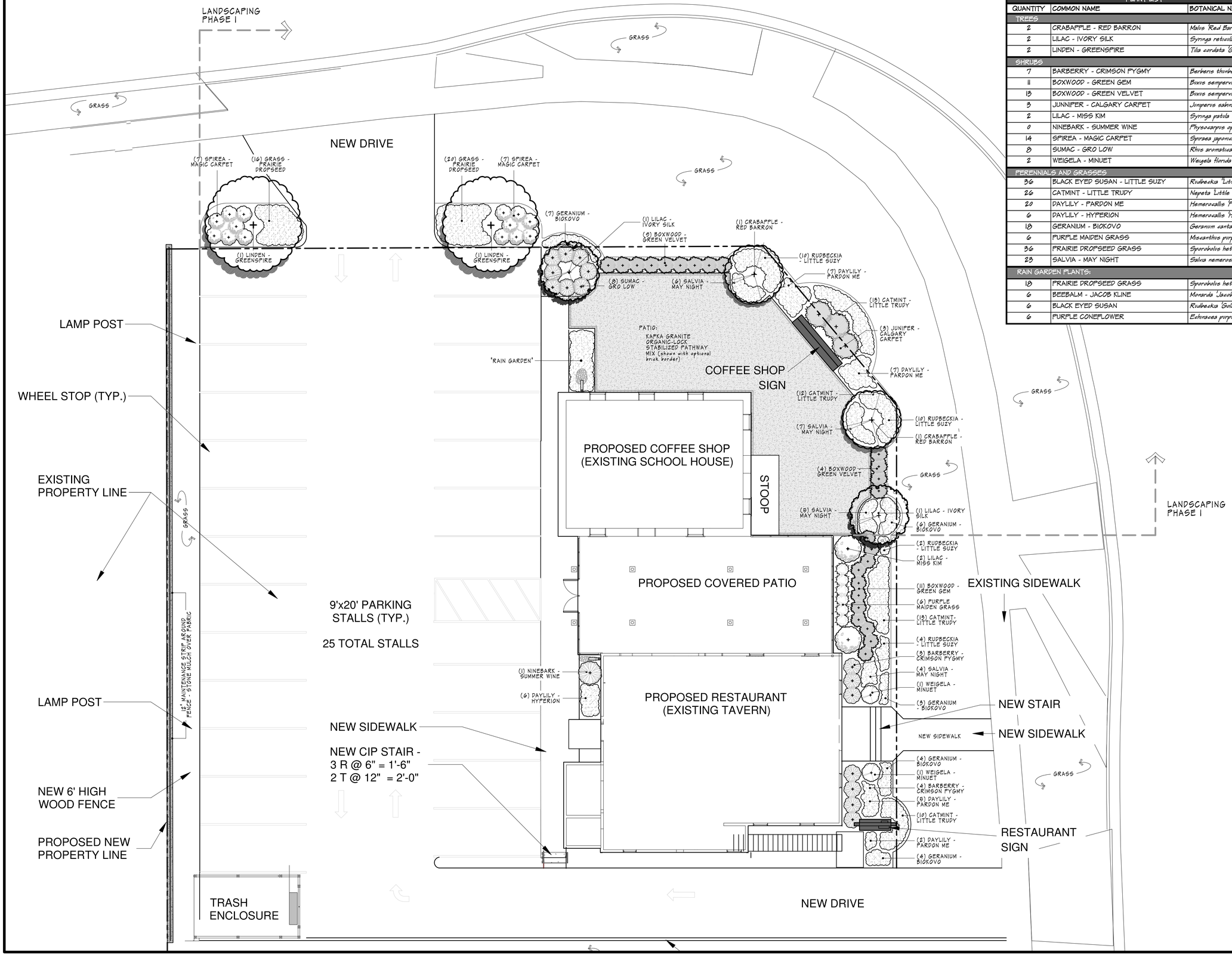
ALL STORM SEWER SHALL BE INSTALLED IN CONFORMANCE WITH VILLAGE OF GERMANTOWN SPECIFICATIONS WITHIN ROW. SPECIFICATIONS ARE INCLUDED ON THE DETAILS SHEET.

ALL WORK WITHIN THE CITY RIGHT-OF-WAY REQUIRES A PERMIT FROM THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT.

GERMANTOWN RESTAURANT
UTILITY PLAN
DATED: SEPTEMBER 21, 2018

C-103

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
1519 E Washington Street, Suite A; West Bend, Wisconsin 53095
Phone (262) 338-6641; www.quamengineering.com



PLANT LIST			
QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE
TREES			
2	CRABAPPLE - RED BARRON	*Malus 'Red Barron'*	2"
2	LILAC - IVORY SILK	*Syringa reticulata 'Ivory Silk'*	2"
2	LINDEN - GREENSPIRE	*Tila cordata 'Greenspire'*	2.5"
SHRUBS			
7	BARBERRY - CRIMSON PYGMY	*Berberis thunbergii 'Crimson Pygmy'*	15-18"
11	BOXWOOD - GREEN GEM	*Buxus sempervirens 'Green Gem'*	15-18"
13	BOXWOOD - GREEN VELVET	*Buxus sempervirens 'Green Velvet'*	15-18"
3	JUNNIPER - CALGARY CARPET	*Juniperus sabina 'Calgary Carpet'*	18-24"
2	LILAC - MISS KIM	*Syringa patula 'Miss Kim'*	30-36"
0	NINEBARK - SUMMER WINE	*Physocarpus opulifolius 'Summer Wine'*	30-36"
14	SPIREA - MAGIC CARPET	*Spiraea japonica 'Walluma'*	15-18"
8	SUMAC - GRO LOW	*Rhus aromatica 'Gro Low'*	15-18"
2	WEIGELA - MINUET	*Weigela florida 'Minuet'*	15-18"
PERENNIALS AND GRASSES			
36	BLACK EYED SUSAN - LITTLE SUZY	*Rudbeckia 'Little Suzy'*	1 GAL
26	CATMINT - LITTLE TRUDY	*Nepeta 'Little Trudy'*	1 GAL
20	DAYLILY - PARDON ME	*Hemerocallis 'Pardon Me'*	1 GAL
6	DAYLILY - HYPERION	*Hemerocallis 'Hyperion'*	1 GAL
18	GERANIUM - BIOKOVO	*Geranium cantabrigiense 'Biokovo'*	1 GAL
6	PURPLE MAIDEN GRASS	*Miscanthus purpurascens*	1 GAL
36	PRAIRIE DROPSEED GRASS	*Sporobolus heterolepsis*	1 GAL
23	SALVIA - MAY NIGHT	*Salvia nemerosa 'May Night'*	1 GAL
RAIN GARDEN PLANTS:			
18	PRAIRIE DROPSEED GRASS	*Sporobolus heterolepsis*	1 GAL
6	BEEBALM - JACOB KLINE	*Monarda 'Jacob Kline'*	1 GAL
6	BLACK EYED SUSAN	*Rudbeckia 'Goldsturm'*	1 GAL
6	PURPLE CONEFLOWER	*Echinacea purpurea 'Magnus'*	1 GAL

SINCE 1875
HAWKS LANDSCAPE INC.
• LANDSCAPE ARCHITECTURE
• DESIGN & CONSTRUCTION
• LANDSCAPE MAINTENANCE
• TREE CARE & REMOVAL
•
12217 W. Watertown Plank Rd.
Wauwatosa, WI 53226
•
Phone: 414-258-5525
Fax: 414-258-9739
•
hawkslandscape.com
info@hawkslandscape.com

GERMANTOWN RESTAURANT

W140N10395 & W140N10393 FOND DU LAC AVE - GERMANTOWN, WI

This plan is the property of Hawks Landscape and cannot be used without written permission.

JOE KRESL
Designed By

10/13/17
Date

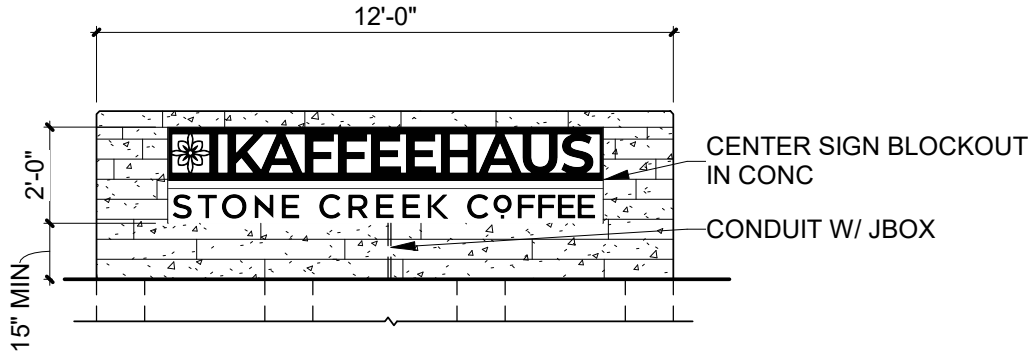
1/8" = 1'
Scale

Revisions:

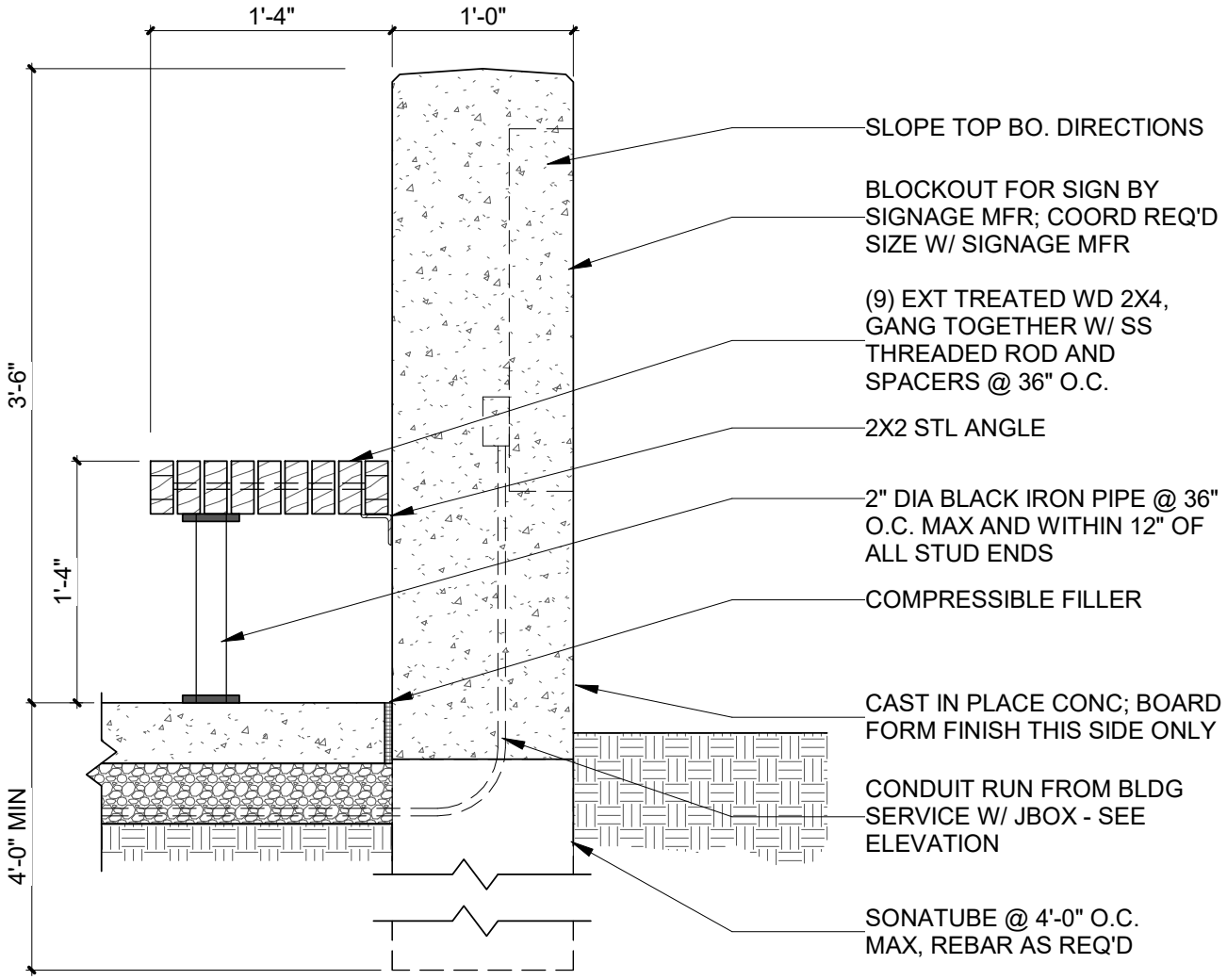
Date:	By:	Description:
10/16/17		
1/5/18		
1/8/18		
4/30/21		

Sheet #: 1 of 1

Title: PLANTING PLAN



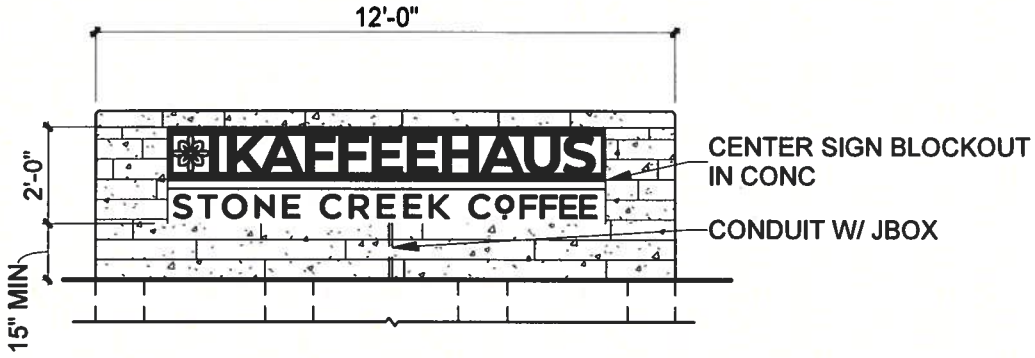
2 SK09 **ELEVATION**
1/4" = 1'-0"



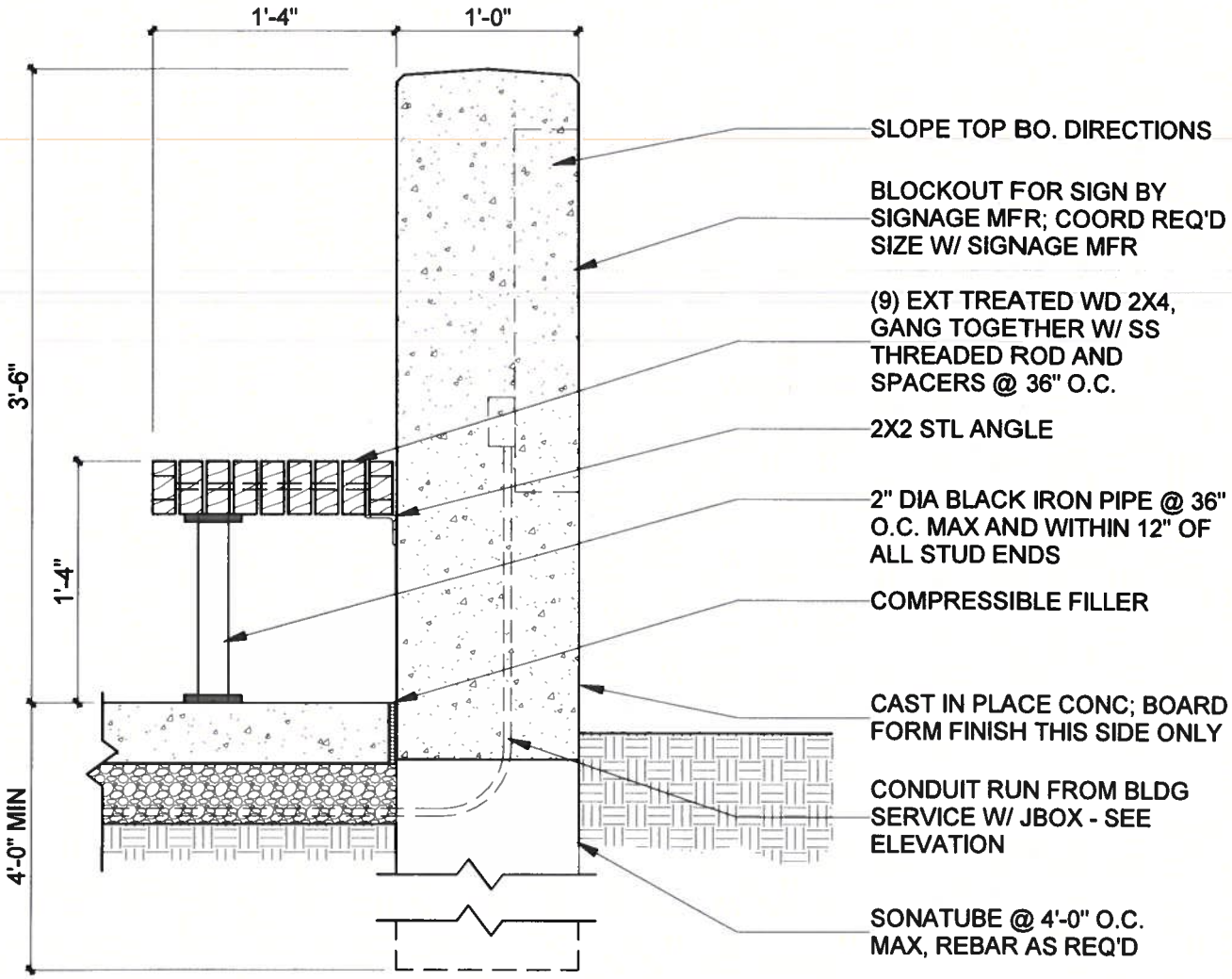
1 SK09 **DETAIL**
1" = 1'-0"

NAGEL architects + engineers	CAFE SIGN DETAILS	GERMANTOWN RESTAURANT GERMANTOWN, WI 04/15/21	**SK09**


KAFFEEHAUS
STONE CREEK COFFEE



2 / SK09 **ELEVATION**
1/4" = 1'-0"



1 / SK09 **DETAIL**
1" = 1'-0"

NAGEL architects + engineers	**CAFE SIGN DETAILS**	GERMANTOWN RESTAURANT GERMANTOWN, WI 04/15/21	**SK09**

SIGN REVIEW

6/14/21 Plan Commission Meeting

Pet Supplies Plus / DEVO Properties

Planning & Zoning Report **Germantown, Wisconsin**

Summary

Sign Effectz Inc., agent for DEVO Properties, property owner, and Pet Supplies Plus, is requesting approval for a wall sign and a sign face replacement for a new tenant in the Sendik's Village Centre located at N112 W15800 Mequon Road.

Property Location: N112W15800 Mequon Road

Applicant/
Property Owner:

Sign effects	G Town Properties
Eric Rohs	Gregory Devorkin
1827 W Gendale Ave	138 Buntrock Ave
Milwaukee, WI	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

Sign Effectz Inc., agent for DEVO Properties, property owner, and Pet Supplies Plus, is requesting approval for a wall sign and a sign face replacement for a new tenant in the Sendik's Village Centre located at N112 W15800 Mequon Road.

Wall Sign

- 2'6" x 30' (75 sqft) "PET SUPPLIES PLUS" and 1' x 19.75' (21.5 sqft) "GROOMING" & "DOG WASH" LED internally illuminated flush mounted channel letters. The signs will be placed on the south elevation of the building over the entrance facing the parking lot and Mequon Road.

Face Replacement

- 1.6' x 9.5' (15.2 sqft) double-sided, internally illuminated acrylic and vinyl sign panel insert to be located on the existing multi-tenant monument sign.

Staff Comments

The proposed signs meet the Village's sign requirements. Electrical permits will be required from Inspection Services prior to the installation of new electrical components.

Village Planning & Zoning Staff Recommendation

APPROVE the proposed wall sign and sign face replacement for Pet Supplies Plus subject to the following condition:

1. Electrical permits 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 5-19-21 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

Eric Rohs
Sign Effectz, Inc.
1827 W. Glendale Avenue
Milwaukee, WI 53209
Phone (262) 220-9220
Fax ( )
E-Mail ericr@signeffectz.com

PROPERTY OWNER

Gregory I. Devorkian
Devo Properties
138 Buntrock Avenue
Theinsville, WI 53092
Phone (262) 240-1500
gid@devooffices.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

N112W15800 Mequon Road

3 SIGN INFORMATION

Sign Dimensions 4' - 5 7/8" height x 19' - 9 7/8" width Single/Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF
Total Square Footage of Sign (include all sides) 89.80
Total height of the Sign
Is the Sign to be illuminated ✓ yes no
Type of Sign Construction Materials Aluminum, Acrylic, and vinyl
Distance to Closest Property Line

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 Remain ✓

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

Eric Rohs — May, 17th, 2021
Applicant — Date

Owner Greg Devorkian Manager — 5/18/2021
Owner — Date

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

Eric Rohs
Sign Effectz, Inc.
1827 W. Glendale Avenue
Milwaukee, WI 53209
Phone (262) 220-9220
Fax ( )
E-Mail ericr@signeffectz.com

PROPERTY OWNER

Gregory I. Devorkian
Devo Properties
138 Buntrock Avenue
Theinsville, WI 53092
Phone (262)240-1500
gid@devooffices.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

N112W158000 Mequon Road

3 SIGN INFORMATION * Reface Tenant Panels

Sign Dimensions 19.25" height x 113.75" width Single/Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 30.4
Total height of the Sign _____
Is the Sign to be illuminated ✓ yes _____ no
Type of Sign Construction Materials Aluminum faces
Distance to Closest Property Line _____

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

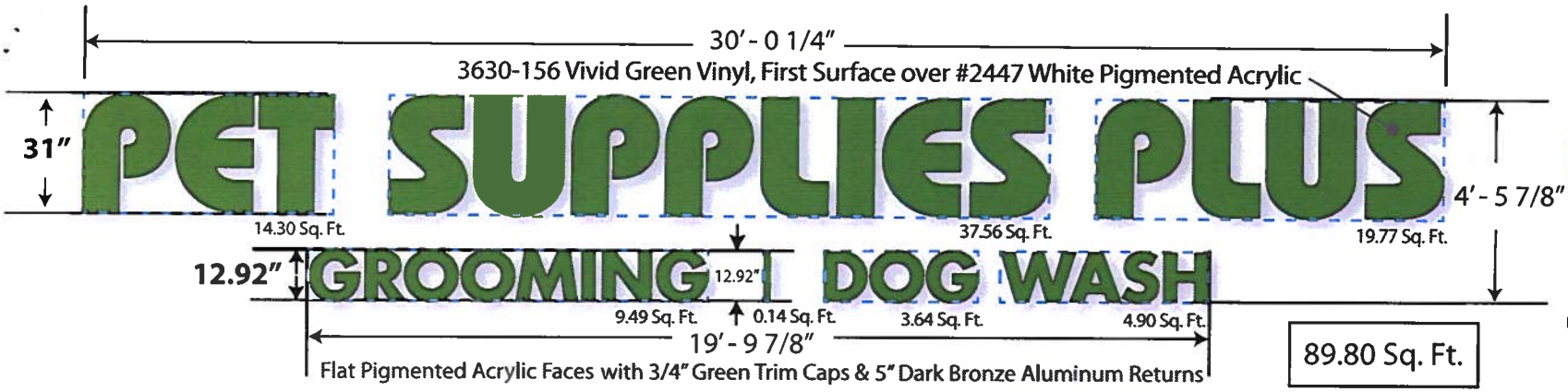
What are the intentions for the existing signs: Take down ✓ Remain _____

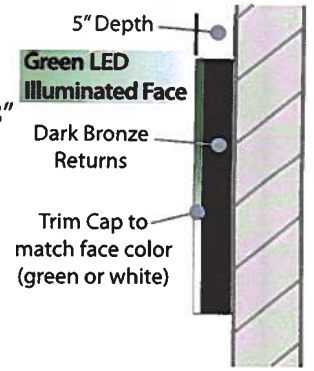
4 SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Eric Rohs — May 17th, 2021
Applicant — Date

Owner — 5/18/2021 — Date
Greg Devorkin
Manager

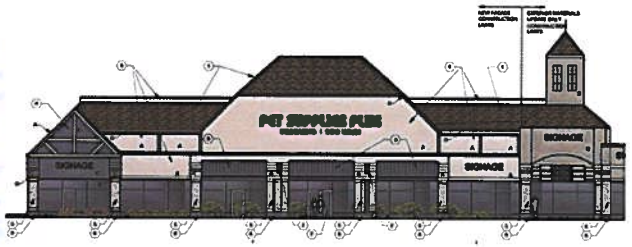
LED ILLUMINATED





FLUSH MOUNT (FACE LIT)
(FRONT ILLUMINATES)





Everbrite

DISCLAIMER: Renderings are for graphic purposes only and not intended for actual construction dimensions. For windload requirements, actual dimensions and mounting detail, please refer to engineering specifications and install drawings.
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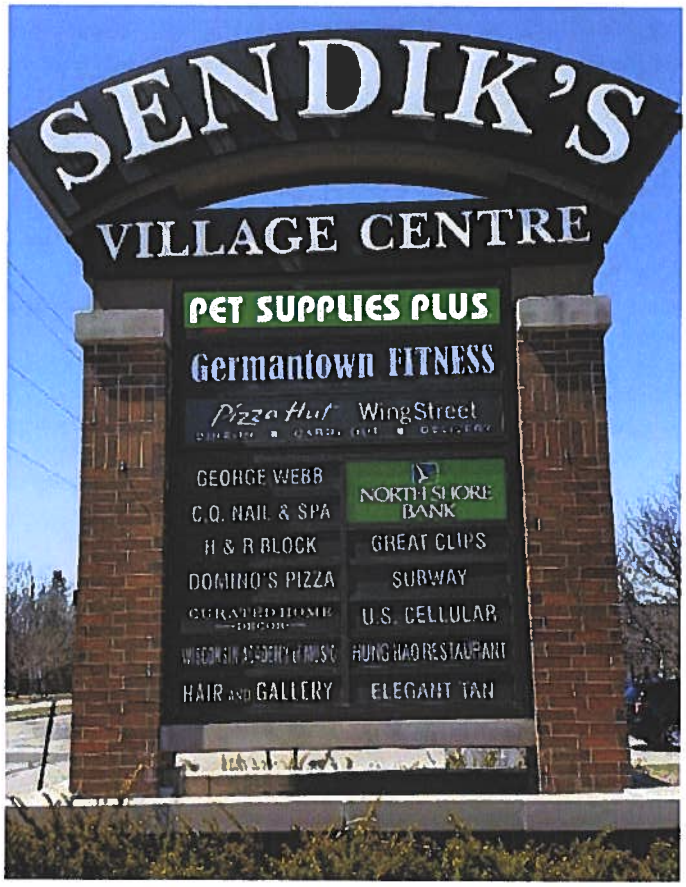
Customer: PS: Pet Supplies Plus		Description: 31" LED Channel Letter Set w/ LED Taglines, Individual Mount
Project No: 445673	Scale:	
Date: 03/11/2021	Drawn By: KW	
Location: Germantown, WI	Site No: PSN122ADR	Revised:
		Revised:

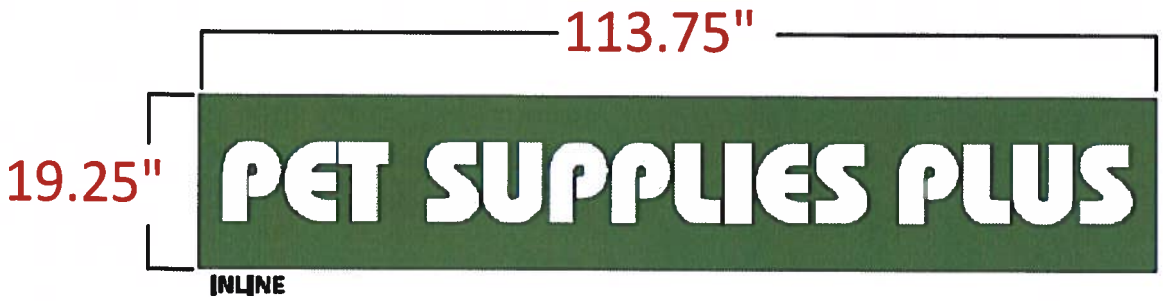
Customer Approval: Graphics and colors on file will be used unless otherwise specified by customer. Please review drawing carefully. By signing below, you agree to graphics as shown above, and to location of sign as shown. Please return signed copy back to Everbrite.

CUSTOMER SIGNATURE _____ DATE _____

LANDLORD SIGNATURE _____ DATE _____

Tenant's Pylon/Monument Signs





CERTIFIED SURVEY MAP (CSM) APPLICATION

6/14/21 Plan Commission Meeting

DJN Family Partnership / Bunsen Realty LLC

Village Planner Report **Germantown, Wisconsin**

Summary

Eric Neuman, MSI General Corp, agent for DJN Family Partnership (Enercon Industries Corp) and Bunsen Realty LLC (MGS Automation), are seeking approval of a Certified Survey Map (CSM) to relocate the common property line between their properties located in the Germantown Industrial Park.

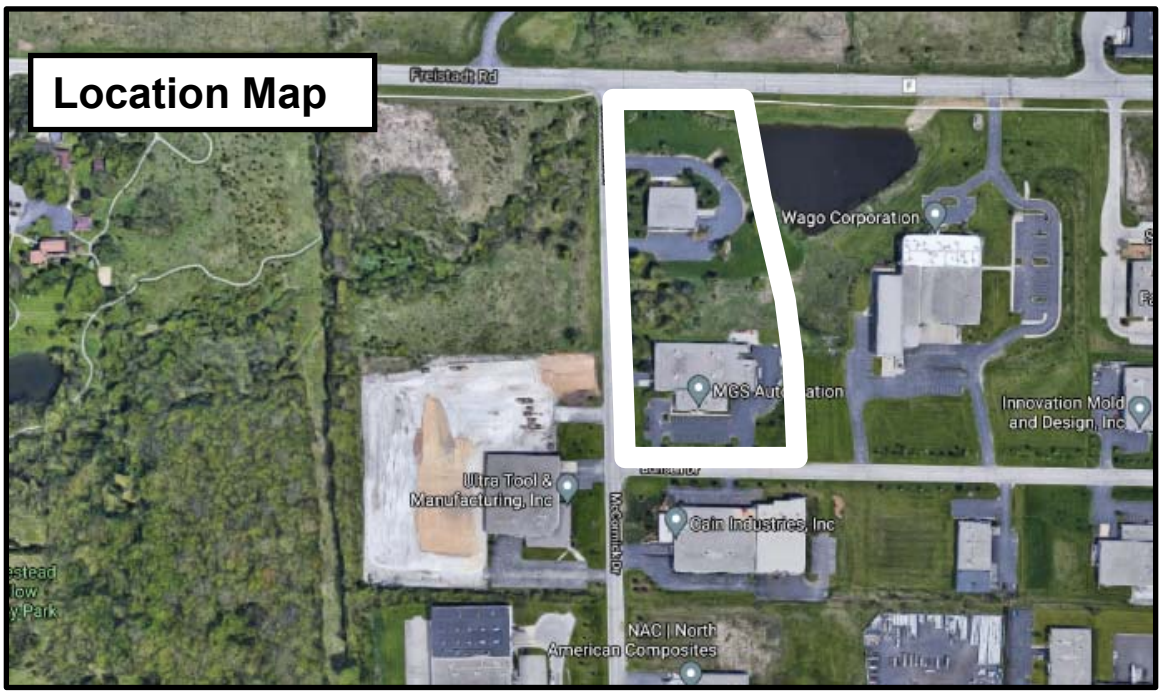
Property Location: N118 W19328 Bunsen Drive (MGS Automation)
N120 W19349 Freistadt Road (Enercon Industries)

Applicant/
Property Owner:

Eric Neuman	DJN Family Partnership
MSI General Corp	494 Hunters Trail
Oconomowoc, WI	Colgate, 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



Proposal

Eric Neuman, MSI General Corp, agent for DJN Family Partnership (Enercon Industries Corp) and Bunsen Realty LLC (MGS Automation), are seeking approval of a Certified Survey Map (CSM) to relocate the common property line between their properties located in the Germantown Industrial Park.

Enercon Industries and MGS Automation have agreed to move their common property line approximately 150' to the south to increase the total land area of the Enercon parcel (proposed Lot 1) from 4.18 to 5.96 acres and reduce the land area of the MGS Automation parcel (proposed Lot 2) from 5.34 to 3.56 acres. The purpose for the land area expansion is to allow for a future 55,000 sqft expansion of the Enercon Industries facility and relocation of their corporate headquarters to this site.

Staff Comment

Planning & Zoning

As shown on the proposed CSM, there is a small wetland area (8,973 sqft) on Lot 1 and a 125' overhead power line easement along the east side of both parcels.

Relocation of the common property line between the parcels results in the existing MGS Automation building being located at the minimum 10' side yard building setback. Further, the topography of the two parcels, i.e. sloping from south to north with a steeper drop off along the existing property line. However, a preliminary plan for the future Enercon building and parking area expansion indicates a future parking lot and new access driveway to McCormick Drive north of the MGS building. The Fire Department has commented that despite the minimum 10' building setback, the plan will actually provide for better accessibility to the north and east side of the MGS building and, as a result, are in favor of the CSM and building expansion.

Village Engineer/Public Works Department

The Village's engineering consultant and Public Works Director have not yet completed their review of the CSM. However, it is expected that whatever minor technical corrections that may be identified will be corrected prior to recording the CSM.

VILLAGE STAFF RECOMMENDATION

APPROVE the 2-lot Certified Survey Map to relocate the common property line between the Enercon Industries and MGS Automation properties located in the Germantown Industrial Park subject to the following conditions:

1. All technical issues and plan corrections that may be identified by the Village Engineering Department shall be addressed and reflected in a revised CSM submitted and approved by the Engineering Department prior to recording the CSM.

Village of Germantown
Willkommen

Fee must accompany application
☒ $2,900 with public improvements
☐ $1,960 no public improvements

Paid [illegible] Date 5-3-21

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

Eric J Neuman
VP Senior Project Executive
MSI General Corp
PO Box 7, Oconomowoc, WI 53066
Phone (414) 333-6800
Fax (262) 367-7390
E-Mail eric@msigeneral.com

PROPERTY OWNER

DJN Family Limited Partnership
494 Hunters Hill Trl
Colgate, WI 53017
Phone (262) 255-6070

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N120W19349 Freistadt Rd	GTNV 201968

3 PURPOSE OF LAND SPLIT

Enercon is expanding existing facility for new corporate headquarters and needs additional lands to allow for size needed.	Will the land split require rezoning? No - Possible setback interpretati	
	From	To

4 READ AND INITIAL THE FOLLOWING:

DJN 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.

DJN 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.

DJN 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.

DJN 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!

Eric Neuman 5-3-21
Applicant Date

DJN General Partner
Owner Date

CERTIFIED SURVEY MAP NO.

All of Parcel 2, Certified Survey Map No. 4772 and Parcel 3, Certified Survey Map No. 4902, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

OWNER: DJN Family Ltd Partnership
494 HUNTERS HILLS TRL
COLGATE , WI 53017

OWNER: Bunsen Realty LLC
W229N1433 WESTWOOD DR STE 210
WAUKESHA , WI 53186-1183

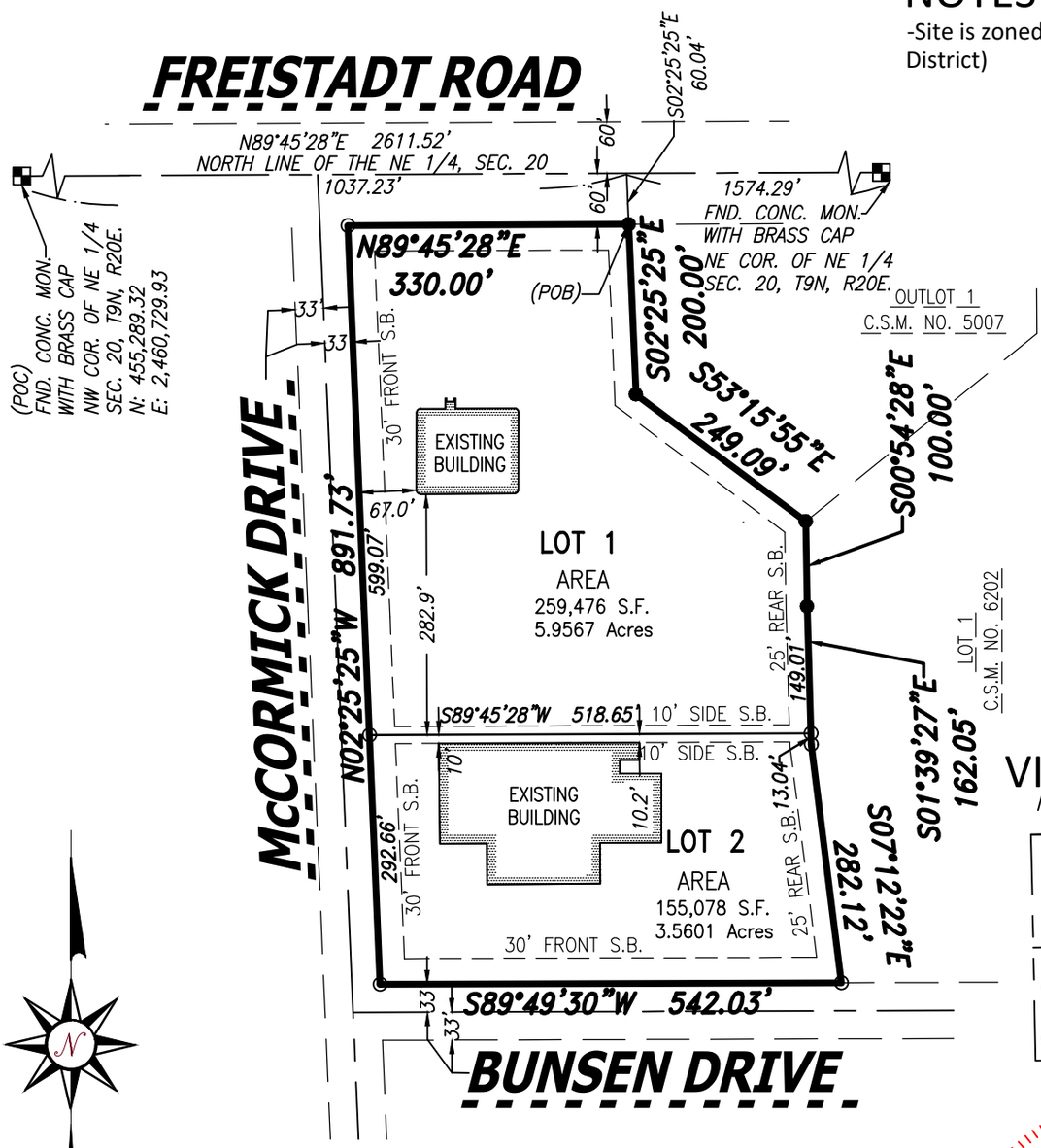
Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) NAD 83-2011, in which the North line of the Northeast 1/4 of Section 20, Town 9 North, Range 20 East, bears N89°45'28"E.

LEGEND

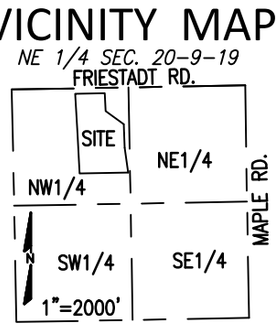
- ● Indicates found 1" iron pipe.
- ⊙ Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.

NOTES

-Site is zoned M-1 (Limited Industrial District)

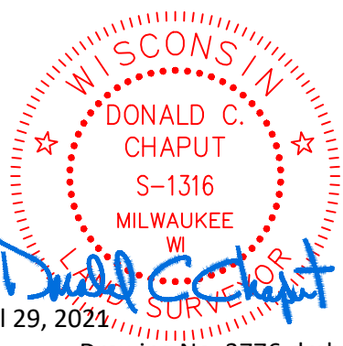


VICINITY MAP





Graphic Scale
0 200 400
1" = 200'



April 29, 2021

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. 3776-dmb
SHEET 1 OF 6 SHEETS

CERTIFIED SURVEY MAP NO.

All of Parcel 2, Certified Survey Map No. 4772 and Parcel 3, Certified Survey Map No. 4902, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

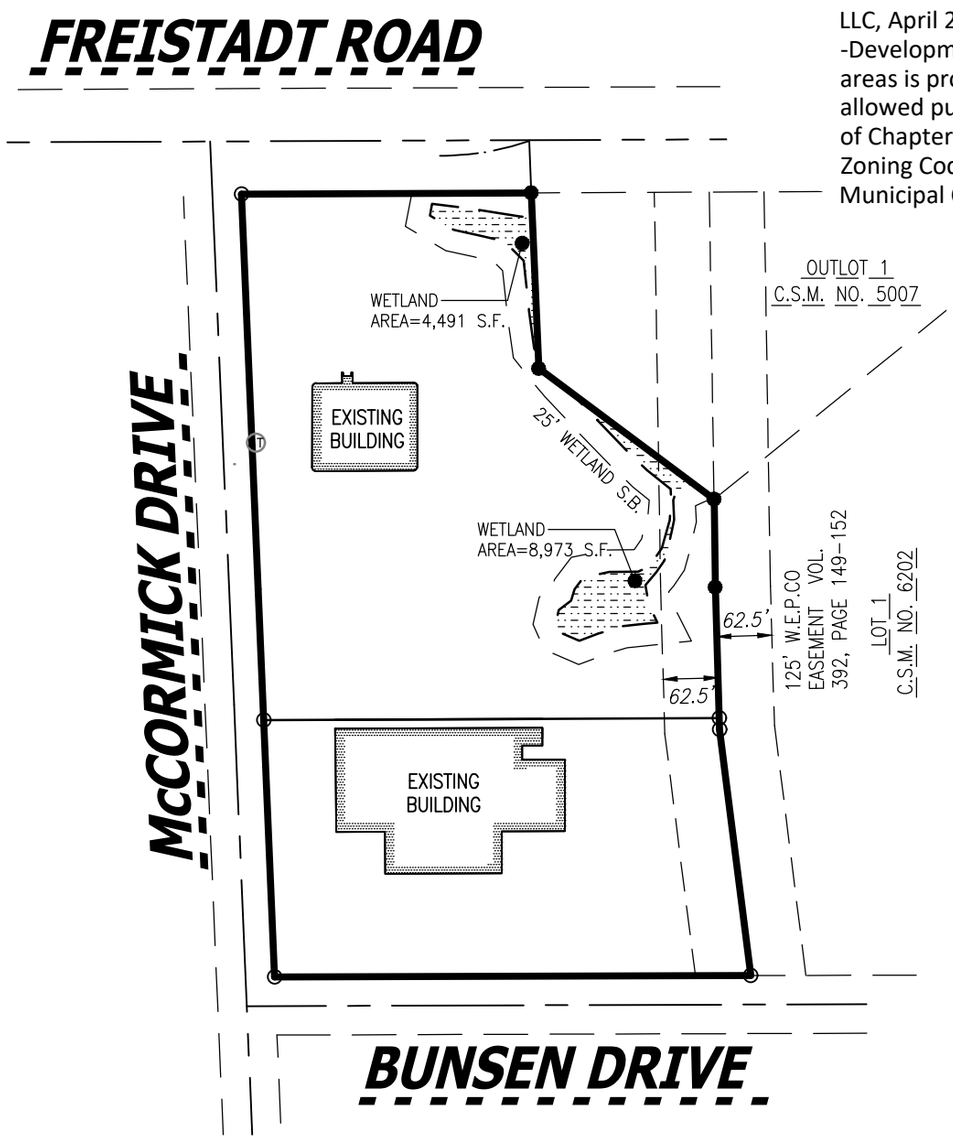
WETLANDS, STRUCTURES AND EASEMENTS

(Easements shown hereon are for reference only)

NOTES

-Wetlands were delineated by Wetland & Waterway Consulting LLC, April 29, 2021

-Development within these setback areas is prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code.



LEGEND

- ● Indicates found 1" iron pipe.
- ⊙ Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.
- ST Indicates storm sewer manhole
- Indicates wetlands

Graphic Scale

0 200 400

1" = 200'

WISCONSIN
DONALD C. CHAPUT
S-1316
MILWAUKEE
WI
LAND SURVEYOR

April 29, 2021

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. 3776-dmb

CERTIFIED SURVEY MAP NO.

All of Parcel 2, Certified Survey Map No. 4772 and Parcel 3, Certified Survey Map No. 4902, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 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 Parcel 2, Certified Survey Map No. 4772 and Parcel 3, Certified Survey Map No. 4902, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

COMMENCING at the Northwest corner of said Northeast 1/4 Section; thence North 89°45'28" East along the North line of said 1/4 Section 1037.23 feet to a point; thence South 02°25'25" East 60.04 feet to a point on the South line of Friestadt Road and the point of beginning of lands hereinafter described; thence South 02°25'25" East along the West line of Outlot 1, Certified Survey Map No. 5007, a distance of 200.00 feet; thence South 53°15'55" East along said west line 249.09 feet to a point; thence South 00°54'28" East along the West line of Lot 1, Certified Survey Map No. 6202 a distance of 100.00 feet to a point; thence South 01°39'27" East along said West line 162.05 feet to a point; thence South 07°12'22" East along said West line 282.12 feet to a point on the North line of Bunsen Drive; thence South 89°49'30" West along said North line 542.03 feet to a point on the East line of McCormick Drive; thence North 02°25'25" West along said East line 891.73 feet to a point on the South line of Friestadt Road; thence North 89°45'28" East along said South line 330.00 feet to the point of beginning.

Said lands contain 414,554 square feet, or 9.5168 acres.

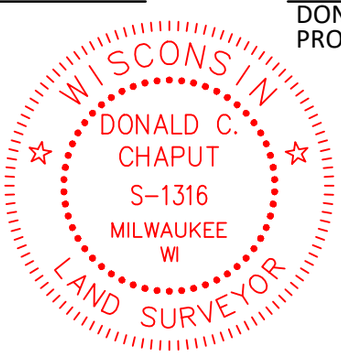
THAT I have made the survey, land division and map by the direction of DJN Family Ltd Partnership and Bunsen Realty LLC, owners.

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.

April 29, 2021
DATE

Donald C Chaput
DONALD C. CHAPUT
PROFESSIONAL LAND SURVEYOR S-1316



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

CERTIFIED SURVEY MAP NO.

All of Parcel 2, Certified Survey Map No. 4772 and Parcel 3, Certified Survey Map No. 4902, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

OWNER'S CERTIFICATE

DJN Family Ltd Partnership, a Wisconsin company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of Lot 1, hereby certifies that said company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Germantown.

DJN Family Ltd Partnership, as owner, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: Village of Germantown.

IN WITNESS WHEREOF, DJN Family Ltd Partnership, has caused these presents to be signed by the hand of _____, _____, on this _____ day of _____, 2021

In the presence of:

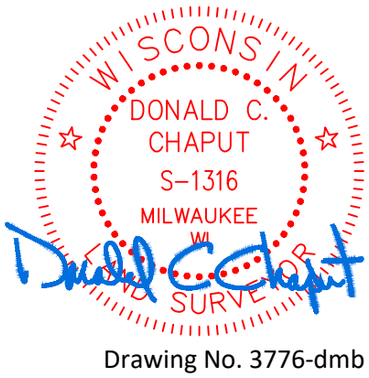
DJN Family Ltd Partnership

_____

STATE OF WISCONSIN}
:SS
WASHINGTON COUNTY}

Personally came before me this ___ day of _____, 2021, _____, _____ of DJN Family Ltd Partnership, 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 limited liability company, by its authority.

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



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. 3776-dmb
SHEET 4 OF 6 SHEETS

CERTIFIED SURVEY MAP NO.

All of Parcel 2, Certified Survey Map No. 4772 and Parcel 3, Certified Survey Map No. 4902, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

OWNER'S CERTIFICATE

Bunsen Realty LLC, a Wisconsin limited liability company, duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of Lot 2, hereby certifies that said limited liability company caused the land described on this Certified Survey Map to be surveyed, divided and mapped as represented on this map in accordance with the requirements of the Village of Germantown.

Bunsen Realty LLC, as owner, does further certify that this map is required by S.236.20 or 236.12 to be submitted to the following for approval or objection: Village of Germantown.

IN WITNESS WHEREOF, Bunsen Realty LLC, has caused these presents to be signed by the hand of _____, _____, on this _____ day of _____, 2021

In the presence of:

Bunsen Realty LLC

_____

STATE OF WISCONSIN}
:SS
WASHINGTON COUNTY}

Personally came before me this ___ day of _____, 2021, _____, _____ of Bunsen Realty LLC, 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 limited liability company, by its authority.

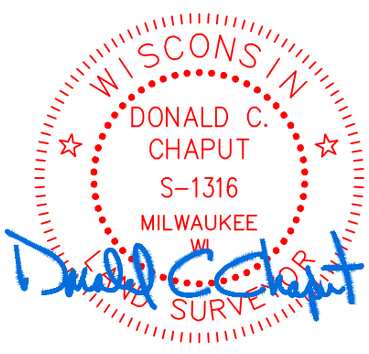
Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

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

_____
LAURA A. JOHNSON, SECRETARY



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. 3776-dmb
SHEET 5 OF 6 SHEETS

CERTIFIED SURVEY MAP NO.

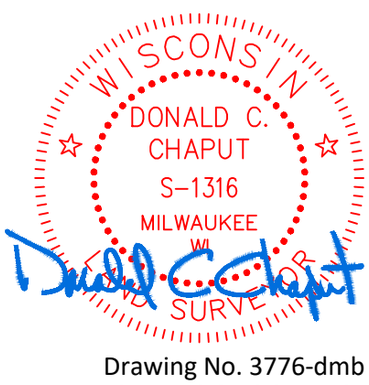
All of Parcel 2, Certified Survey Map No. 4772 and part of Parcel 3, Certified Survey Map No. 4902, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey map, being a division of the Northwest 1/4 of the Northeast 1/4 of Section 20, 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

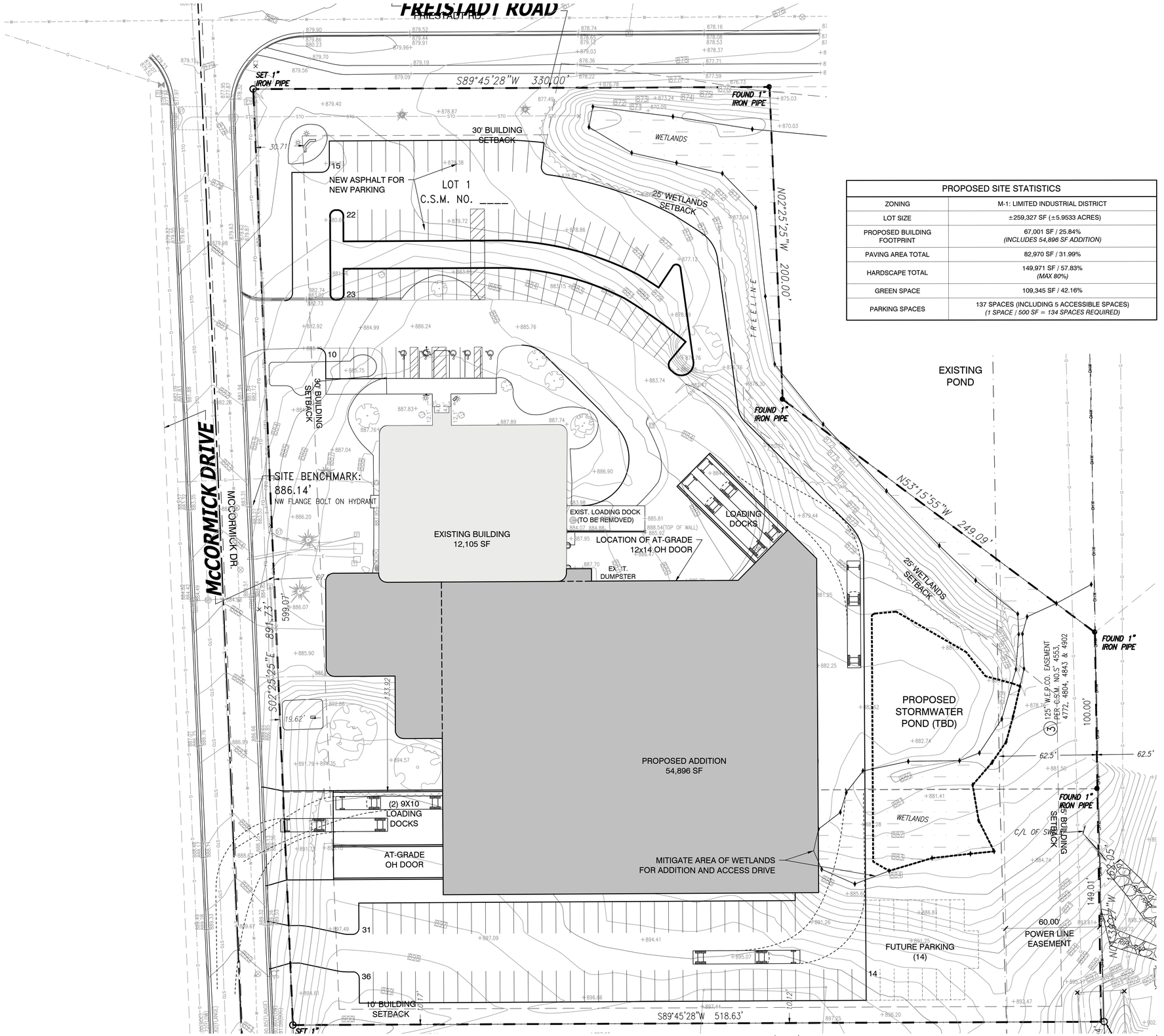
_____
DEANNA BRAUNSCHWEIG, VILLAGE CLERK



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. 3776-dmb
SHEET 6 OF 6 SHEETS



PROPOSED SITE STATISTICS	
ZONING	M-1: LIMITED INDUSTRIAL DISTRICT
LOT SIZE	±259,327 SF (±5.9533 ACRES)
PROPOSED BUILDING FOOTPRINT	67,001 SF / 25.84% *(INCLUDES 54,896 SF ADDITION)*
PAVING AREA TOTAL	82,970 SF / 31.99%
HARDSCAPE TOTAL	149,971 SF / 57.83% *(MAX 80%)*
GREEN SPACE	109,345 SF / 42.16%
PARKING SPACES	137 SPACES (INCLUDING 5 ACCESSIBLE SPACES) *(1 SPACE / 500 SF = 134 SPACES REQUIRED)*

SITE PLAN - OPTION 6 (55,000 SF) 1" = 30'-0"

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

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY ™

ISSUE DATES:	
Owner Review:	11.03.2020
Property Acquisition Review:	2.09.2021
Owner Review:	6.09.2021
Bid Set:	
State Submittal / Permit:	
As-Built:	
REVISIONS:	
1	--

PROJECT ADDRESS:

PROJECT NAME
Enercon Technical Center - Addition
STREET ADDRESS
N120 W19349 Freistadt Rd.
CITY/ STATE / ZIP
Germantown, WI 35022

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

Architect:	Engineer:	Reviewed By:
BGK	xxx	BGK

Sheet Title:
SITE PLAN
OPTION 6 (55,000 SF)
Sheet Number:
C-101.6
Project Number: P12364
P12364

MANAGERS . ENGINEERS . CONTRACTORS . ARCHITECTS

SITE PLAN REVIEW

6/14/21 Plan Commission Meeting

Chaz Hastings / WI Piggy LLC

Village Planner Report **Germantown, Wisconsin**

Summary

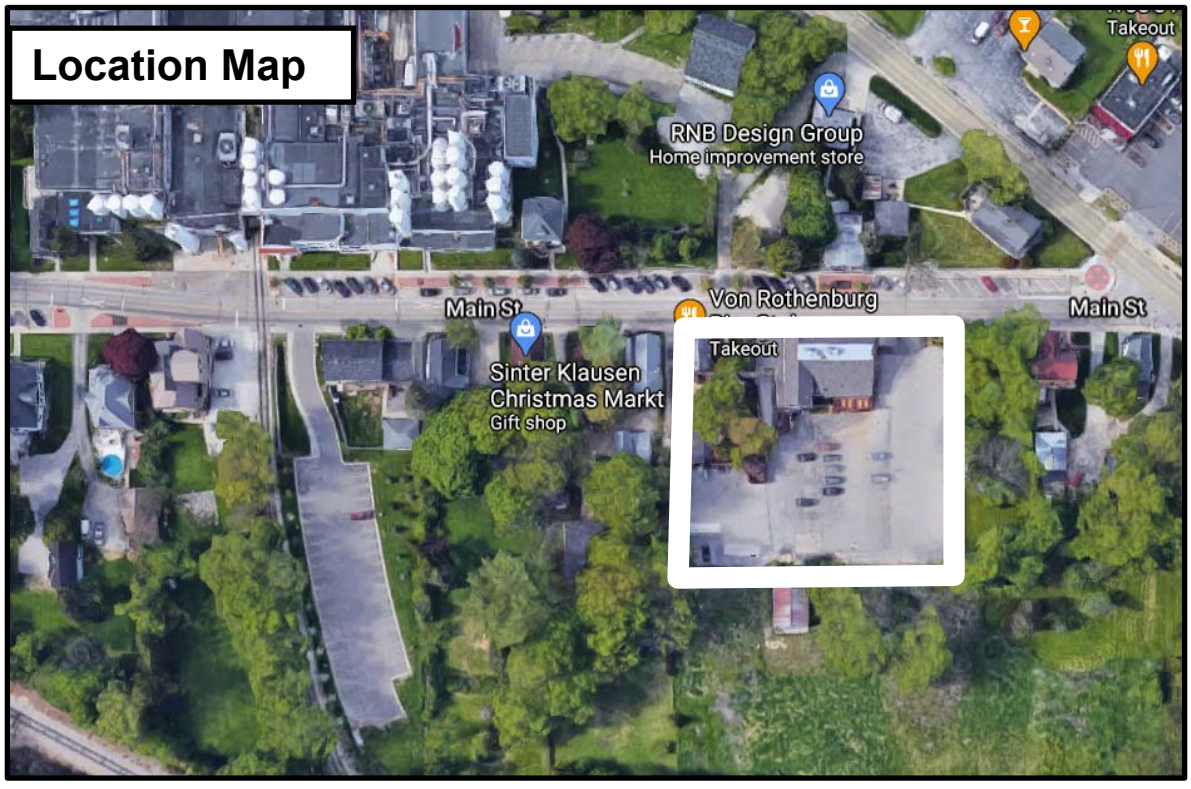
Chaz Hastings, agent for WI Piggy LLC, property owner of the VonRothenburg Bier Stube, is seeking approval of Site Development and Building Plans for a bathroom addition to the existing restaurant located at N116 W15863 Main Street.

Property Location: N116 W15863 Main Street

Applicant/
Property Owner: Chaz Hastings
WI Piggy LLC
N116 W15841 Main Street
Germantown, WI 53022

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Residential	B-3
East	Residential	B-3
West	Residential	B-3



Background/Proposal

Chaz Hastings, agent for WI Piggy LLC, property owner of the VonRothenburg Bier Stube, is seeking approval of Site Development and Building Plans for a bathroom addition to the existing restaurant located at N116 W15863 Main Street.

As described and shown in the plan set (revised construction set dated 5-3-2021), two (2) ADA compliant bathrooms will be installed on the back (south) elevation of the building facing the beer garden. A cedar shake roof and pergola/trellis screen wall will also be installed.

Staff Comment

Planning & Zoning

In 2020, Chaz Hastings approached Village Staff with a proposal to permanently expand the enclosed outdoor "bier garten" at the Bier Stube. Because the proposed expansion encroached over the common property line and onto the adjacent Old Town Inn parcel, a certified survey map (CSM) was approved to combine the two parcels into one.764 ac parcel containing both the Bier Stube and Old Town Inn buildings.

In addition, to accommodate the owner's desire to benefit from an expanded outdoor bier garten during the summer months in 2020, a temporary use permit was granted to the Bier Stube that allowed the bier garten to be expanded into the existing parking lot to the south. A second temporary use permit was issued earlier this year and will expire October 31, 2021.

NOTE: In order to expand the bier garten permanently, the owner has been advised that a Planned Development District (PDD) needs to be created for the property. Because the property is too small to provide all of the parking stalls necessary to support the two businesses and given the non-conforming characteristics of the existing buildings and overall site improvements (primarily due to inadequate parking and setback issues), the expanded operation does not comply with the current B-3: General Business Zoning District within which the parcel is located. To that end, Staff will be working with Hastings to develop a planned development district with specific allowances and restrictions for the two businesses.

Public Works/Engineering

No comment.

Fire/Police Department

No comment.

Water/Wastewater Utilities

No comment.

Highway Department

No comment.

Building Inspection Services

The Building Inspector has indicated that the submission of state-approved building plans for the bathrooms will NOT be required prior to issuing a building permit. Plan review will be conducted in-house as part of the permitting process.

Village Planner Recommendation

APPROVE the proposed bathroom addition for the Bier Stube restaurant located at N116 W15863 Main Street with the following conditions:

1. Approval is for the site development and building plan set dated May 3, 2021 (unless otherwise revised by a subsequent plan set approved by the Village Planner pursuant to revisions required herein).

Village of Germantown
Willkommen

Fee must accompany application
- [x] $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 CK DATE 5-18-21

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**

Chazbo Hastings

Phone ( )

E-Mail

PROPERTY OWNER

Charles Hastings
Wolverine WI LLC

Phone (414) 334-9363

E-Mail Chaz@hastingswi.com

2 **PROPERTY ADDRESS**

N116W15841 Main Street Germantown

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

North	South	East	West

4 **READ AND INITIAL THE FOLLOWING:**

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

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

CH 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 5/16/21 Date

Owner 5/16/21 Date

To the Village of Germantown

We would like to construct the addition of 2 exterior bathrooms on the south facing wall of Von Rothenburg. This is needed since the men's room is on the second floor of the building and it would be a very welcomed addition to our male guests - for many it not the easiest climb. The females would also welcome this addition since the current bathroom is only for one guest at a time and the wait can be a little long at times. We have wanted to make this addition for years and are finally able to get it done with your approval.

Thank you for your consideration

Chaz Hastings & Scott Carleton

PROJECT NAME:

Von Rothenburg Bier Stube

Toilet Rooms
N116 W15863 Main Street
Germantown, WI 53022

CONSTRUCTION FLOOR PLAN GENERAL NOTES:

A) ALL WORK TO BE PERFORMED IN STRICT COMPLIANCE WITH ALL LOCAL CODES, ORDINANCES, AND REGULATIONS HOLDING AUTHORITY WITHIN ALL GOVERNING JURISDICTIONS.

B) ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE BUILDING OWNER / PROPERTY MANAGER'S GUIDLINES FOR BUILDING STANDARDS AND TENANT FINISH DOCUMENTS.

C) ALTHOUGH EVERY EFFORT HAS BEEN MADE TO INSURE THE ACCURACY OF THESE DRAWINGS, ALL DIMENSIONS MUST BE FIELD VERIFIED. DO NOT SCALE DRAWINGS. NOTIFY THE PROJECT SUPERINTENDANT IMMEDIATELY OF ANY DISCREPENCIES BETWEEN EXISTING CONDITIONS AND CONTRACT DOCUMENTS

D) PROVIDE NEW INTERIOR PARTITIONS AS INDICATED ON THE PLANS. REFER TO PARTITION SECTION AND LEGEND FOR DETAILS.

E) ROUTE FULL HEIGHT DEMISING PARTITIONS AROUND EXISTING DUCTWORK AND PIPING AS NECESSARY TO STRUCTURE ABOVE. FILL PENETRATIONS WITH FIRE TREATED SEALANT. PROVIDE 1" PLENUM RATED GASKET BETWEEN ALL WALL TRACK DUCTWORK TO MINIMIZE VIBRATION.

F) MAINTAIN FIRE RATING IN ALL EXISITNG FIRE-RATED PARTITIONS AND RATED ASSEMBLIES WHERE AFFECTED BY CONSTRUCTION.

G) WHERE FIREPROOFING IS MODIFIED ABOVE CEILING FOR ATTACHMENT FOR NEW PARTITIONS OR OTHER FASTENERS, CONTRACTOR TO PATCH AND REPLACE FIREPROOFING TO MAINTAIN UNIFORM THICKNESS AND APPLICATION.

H) ALL NEW PERIMETER PARTITIONS TO ALLIGN WITH CENTERLINE OF MULLION OR COLUMN, UNLESS OTHERWISE NOTED. I) ALL DIMENSIONS ARE FROM FINISHED FACE OF NEW PARTITION TO FINISHED FACE OF EXISTING SURFACE UNLESS OTHERWISE NOTED.

J) WHERE NEW WORK ADJOINS EXISTING, SUCH WORK SHALL PROVIDE A SEAMLESS UNIFORM TRANSITION, NEW SURFACES SHALL ALIGN WITH EXISTING ADJACENT SURFACES, UNLESS OTHERWISE NOTED.

K) ALL DOORS TO BE OFFSET 4" UNLESS OTHERWISE NOTED OR RESTRICTED.

L) PROVIDE FIRE RESISTANT WOOD BLOCKING AT ALL MILLWORK ITEMS. CONTRACTOR SHALL COORDINATE ALL MILLWORK INSTALLATIONS.

M) CONTRACTOR TO PREPARE FLOOR LEVEL TO BE NO GREATER THAN 1/4" IN 10 FEET. PREPARE FLOOR LEVEL AND SMOOTH TO ACCEPT NEW HARD SURFACE FINISHES, REPAIR EXISTING PENETRATIONS AND ABNORMALITIES IN EXISTING FLOORS (MAINTAIN ANY NECESSARY FIRE RATINGS WHERE APPLICABLE) CONTRACTOR SHALL COORDINATE DEPTHS REQUIRED FOR FINISH FLOOR MATERIALS.

N) ALL VERTICAL DIMENSIONS TO BE ABOVE FINISH FLOOR (AFF) UNLESS OTHERWISE NOTED.

O) ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.

P) G.C. TO PROVIDE NEW CABINET MOUNTED ADA ACCESSIBLE 4A-60B:C RATED 10 L.B. DRY CHEMICAL FIRE EXTINGUISHERS AS SHOWN ON PLAN, OR AS REQUIRED BY THE FIRE DEPARTMENT HAVING JURISDICTION.

Q) ALL APPLIANCES, FURNITURE, INNER OFFICE PARTITIONS, STAND ALONE CABINETRY, OR ITEMS NOT SPECIFICALLY BUILT IN ARE TO BE PROVIDED BY THE OTHERS. GENERAL CONTRACTOR TO COORDINATE APPROPRIATE ACCOMMODATIONS.

DRAWING INDEX :

ARCHITECTURAL:

T 1.0	TITLE SHEET
G 1.0	EXISTING & DEMO PLANS
A 1.0	FLOOR PLAN

MECHANICAL, ELECTRICAL, PLUMBING & FP
DESIGN - BUILD

CODE SUMMARY :

CODE AND PROJECT SCOPE:

2015 IEBC / SPS 362
CHAPTER 7 LEVEL 2 ALTERATION

ACCESSIBILITY CODE:
2015 IBC / SPS 362
2015 ICC/ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

MECHANICAL CODE: 2015 IMC / SPS 364

PLUMBING CODE: 2016 WISCONSIN PLUMBING CODE SPS 381-387

ELECTRICAL CODE: 2017 NFPA 70 NEC / SPS 316

ENERGY CODE: 2015 IECC / SPS 363

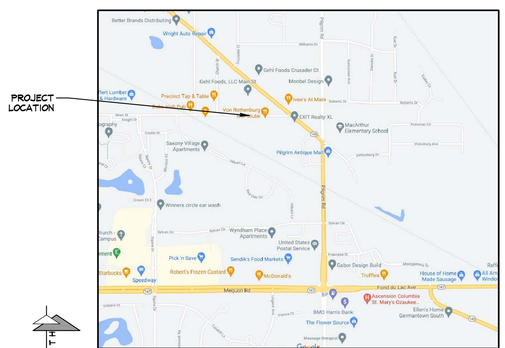
PROJECT AREA =
COMMERCIAL BUILDING - TWO STORY
PROJECT AREA 154 sq. ft

FIRE PROTECTION SYSTEMS
NOT SPRINKLERED

USE and OCCUPANCY
OCCUPANCY = ASSEMBLY (A-2)

TYPE OF CONSTRUCTION
TYPE 5-B (COMBUSTIBLE NON-RATED)

STRUCTURAL FRAMING	0 HOUR
BEARING WALLS (EXT.)	0 HOUR
BEARING WALLS (INT.)	0 HOUR
NON-BEARING WALLS (EXT.)	1 HOUR (< 5 ft.) 1 HOUR (5 ft. TO 10 ft.) 0 HOUR (>10 ft. TO 30 ft.) 0 HOUR (> 30 ft.)
NON-BEARING WALLS (INT.)	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR



2 PROJECT LOCATION
NTS

Professional Seal

THE CUSTOM HOUSE LLC
ARCHITECTURE UNLIMITED

RESIDENTIAL
COMMERCIAL

1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Von Rothenburg Biew Stube
Toilet Rooms
N116 W15863 Main Street
Germantown, WI 53022

All Rights Reserved

OWNERSHIP OF DOCUMENTS

This document, and the ideas and design incorporated herein, as an instrument of professional service, is the sole property of The Custom House LLC, and is not to be used in whole or in part for any other project or purpose without the expressed written authorization of The Custom House LLC.

COPYRIGHT 2021

Sheet Contents

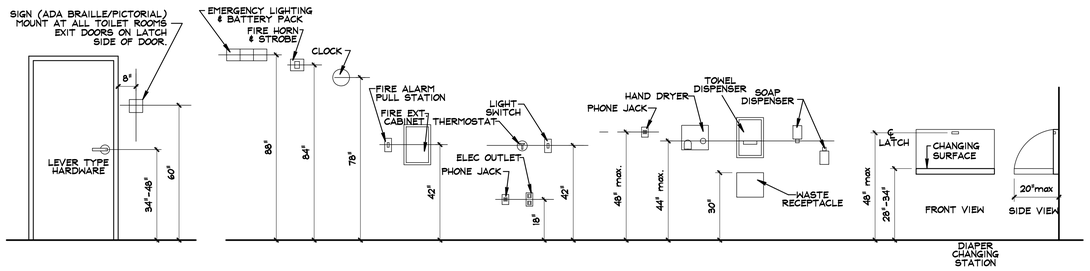
TITLE SHEET
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Issued For:	Date:
Prelim 1	29 April, 2021
Construction	03 May, 2021

Drawn By:	DG
Checked By:	DG
Date:	22 April, 2021
Job Number:	21.023

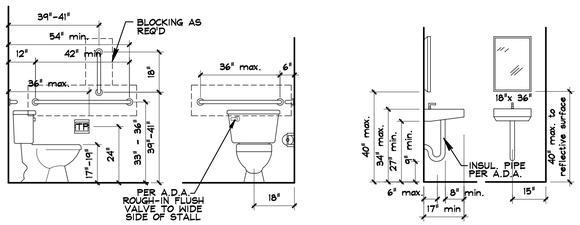
Sheet Number

T 1.0



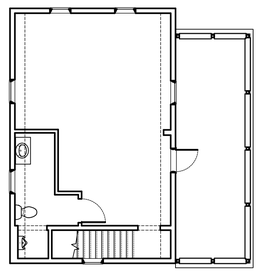
20 ACCESSIBLE MOUNTING HEIGHTS DIAGRAMS

3/8" = 1'-0"



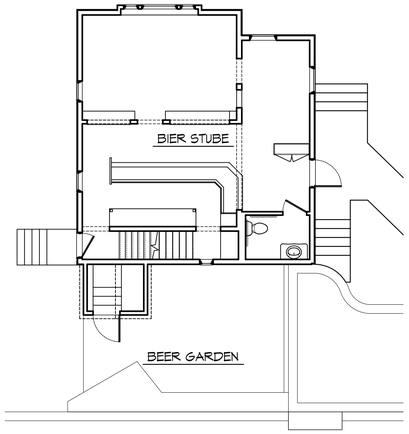
15 TOILET ROOM MOUNTING HEIGHTS

3/8" = 1'-0"



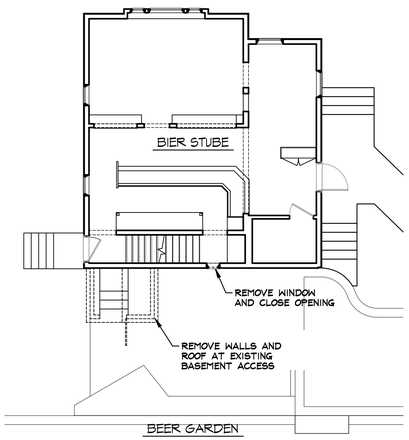
12 SECOND FLOOR PLAN (EXISTING)

1/8" = 1'-0"



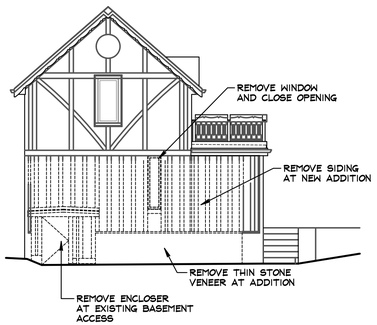
11 FIRST FLOOR PLAN (EXISTING)

1/8" = 1'-0"



5 DEMO PLAN

1/8" = 1'-0"



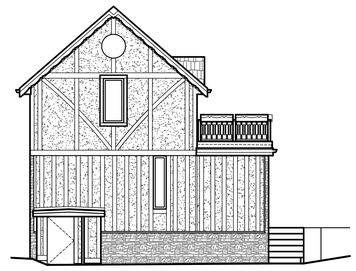
4 REAR (SOUTH) ELEVATION (DEMO)

1/8" = 1'-0"



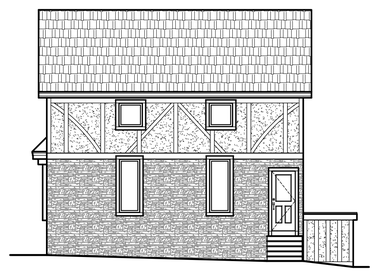
7 LEFT (WEST) ELEVATION

1/8" = 1'-0"



6 REAR (SOUTH) ELEVATION

1/8" = 1'-0"



2 RIGHT (EAST) ELEVATION

1/8" = 1'-0"



1 FRONT (NORTH) ELEVATION

1/8" = 1'-0"

THE CUSTOM HOUSE LLC

ARCHITECTURE UNLIMITED

RESIDENTIAL
COMMERCIAL

1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Von Rothenburg Biew Stube
Toilet Rooms
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OWNERSHIP OF DOCUMENTS

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Sheet Contents

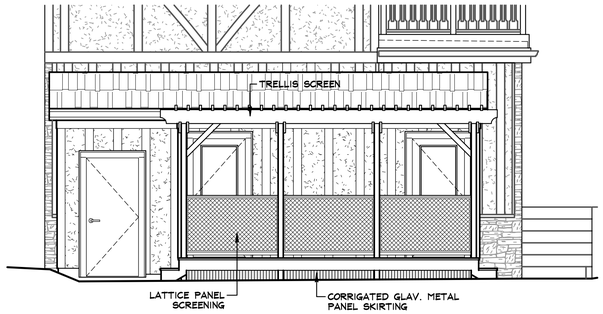
EXISTING PLANS
DEMO PLANS
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Issued For:	Date:
Prelim 1	29 April, 2021
Construction	03 May, 2021

Drawn By:	DG
Checked By:	DG
Date:	22 April, 2021
Job Number:	21.023

Sheet Number

G 1.0

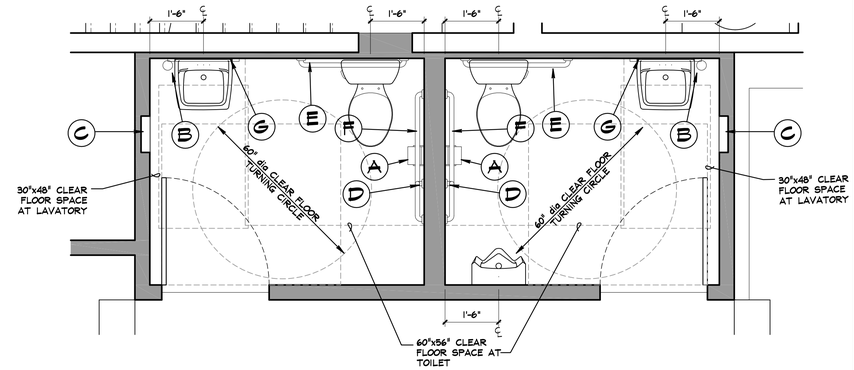


20 REAR ELEVATION W/TRELLIS SCREEN

3/16" = 1'-0"

TAG	ITEM	MANUFACTURER	PART NO.
A	TOILET TISSUE DISPENSER	BOBRICK	B-4288
B	LIQUID SOAP DISPENSER	BOBRICK	B-2111
C	TOWEL DISPENSER	BOBRICK	B-369
D	18" GRAB BAR (VERT.)	BOBRICK	B-6806-18
E	36" GRAB BAR	BOBRICK	B-6806-36
F	42" GRAB BAR	BOBRICK	B-6806-42
G	18"x36" FRAMED MIRROR w/SH	BOBRICK	B-166-1836

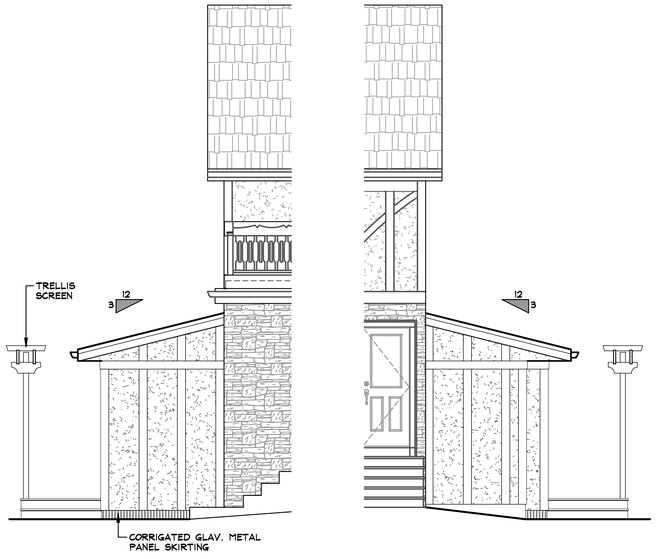
GENERAL NOTES:
1. SEE DIAGRAMS FOR MOUNTING HEIGHTS
2. COORDINATE ALL BLOCKING REQUIREMENTS



12 PLAN ENLARGEMENT

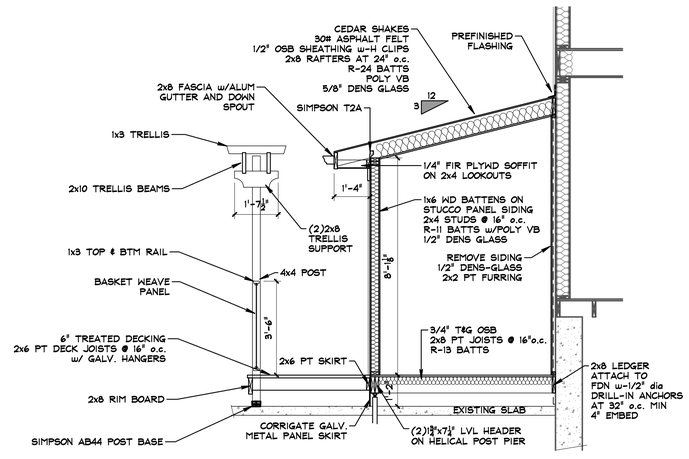
1/4" = 1'-0"





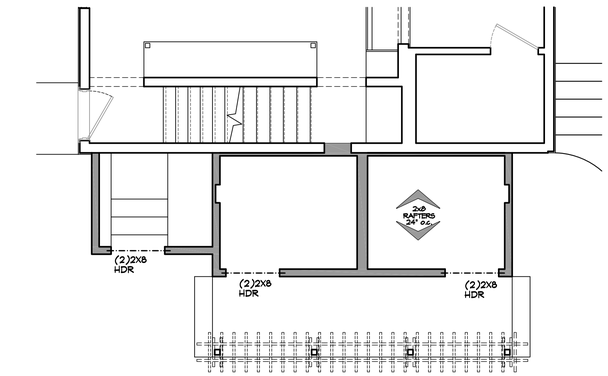
10 ELEVATIONS

3/16" = 1'-0"



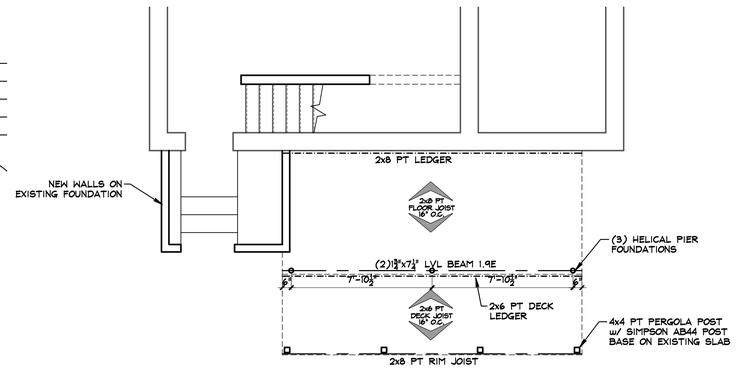
5 SECTION

3/8" = 1'-0"



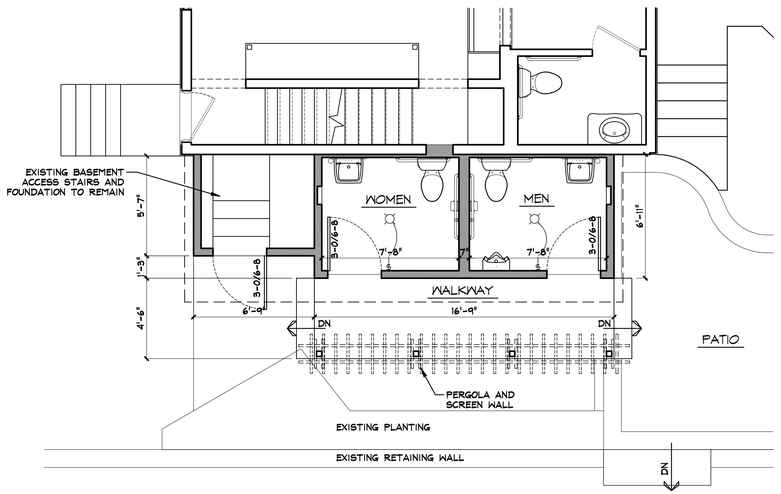
5 FRAMING

1/4" = 1'-0"



3 PROPOSED FOUNDATION

1/4" = 1'-0"



2 PROPOSED PLAN

1/4" = 1'-0"

THE CUSTOM HOUSE LLC
ARCHITECTURE UNLIMITED

RESIDENTIAL
COMMERCIAL

1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Von Rothenburg Biew Stube
Toilet Rooms
N116 W15863 Main Street
Germantown, WI 53022

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PLANS
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A 1.0

SIGN & ZONING PERMIT REVIEW

6/14/21 Plan Commission Meeting

Chaz Hastings / Lemberg Electric / WI Piggy LLC

Village Staff Report **Germantown, Wisconsin**

Summary

Lemberg Electric, agent for Chaz Hastings and WI Piggy, property owner, is requesting approval for a wall sign for the existing restaurant building located at N116 W15841 Main Street. Additional approval is requested for a statue to be placed on the property.

Location: N116 W15841 Main Street

Agent/
Property Owners: Lemberg Electric
4085 N 128th Street
Brookfield, WI 53005

WI Piggy LLC
N116W15841 Main Street
Germantown, WI 53022

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Commercial	B-3
South	Commercial	B-3
East	Commercial	B-3
West	Commercial	B-3



Proposal

Lemberg Electric, agent for Chaz Hastings and WI Piggy, property owner, is requesting approval for a wall sign for the existing restaurant building located at N116 W15841 Main Street.

- 5'6" x 4'2" (~23 sqft total) aluminum wall sign w/ aluminum cabinet w/ vinyl graphics located on the east elevation facing the parking lot on the property. The sign will be illuminated with glass neon tube outlining the shape.

Additional approval is requested for a Big Boy statue to be placed in the northeast corner of the property, near the entrance to the parking lot. The proposed statue is 12' tall and approximately 3' wide.

Staff Comments

Given the unique nature of the proposed statue and with the goal of public safety in mind, staff supports a setback requirement consistent with that of ground signs (5' from all lot lines). Beyond the location, the statue needs to be sufficiently anchored and secured to prevent damage to property or injury of persons in the vicinity of the statue. A report on how the statue will be securely anchored to the ground and meet or exceed with pressure loads of not less than 40 pounds/square foot (see Chapter 17.46(12)) or other applicable building code requirement has been added as a condition of approval.

VILLAGE PLANNER RECOMMENDATION

APPROVE the proposed wall sign and statue zoning permit for Big Boy to be located at N116 W15841 Main Street subject to the following conditions:

1. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.
2. The Big Boy statue shall be located a minimum of 5' from all property lines.
3. The owner shall prepare a report on the means and methods to be used to securely anchor the statue to the ground and meet or exceed wind pressure loads of not less than 40 lbs./sqft or other applicable building code requirement. Said report to be submitted to the Village Engineer and Building Inspector for review and approval with a building permit application and prior to installation.

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid ✓ Date 5-25-21

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**

Lemberg Electric
4085 N 128th St.
Brookfield, WI 53005

Phone (262) 364-0364
Fax ( )
E-Mail zwenger@lembergelectric.com

PROPERTY OWNER

Chaz Hastings
N116W1584 Main St.
Germantown, WI 53022

Phone (414) 334-9363

2 **PROPERTY ADDRESS OR GENERAL LOCATION**

N116W1584 Main St

3 **SIGN INFORMATION**

Sign Dimensions 5'6" height x 4'2" width Single/Multi Tenant (circle one)
Number of Sides _____ Building Frontage SF _____
Total Square Footage of Sign (include all sides) 22.91
Total height of the Sign _____
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials Aluminum
Distance to Closest Property Line _____

Are there any existing signs on the property N/A
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!**

Applicant 5/25/21 Date

Owner 5/25/21 Date

CONCEPTUAL DRAWING

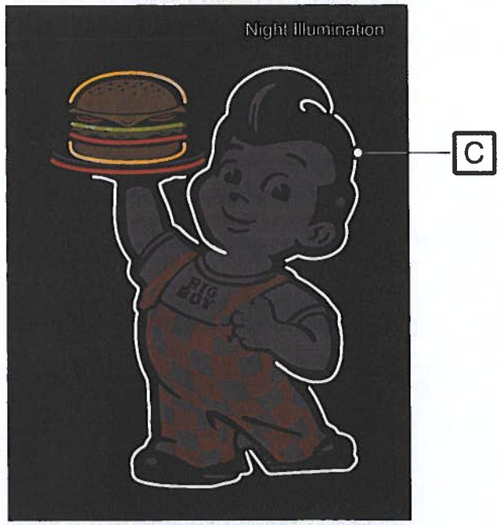


Remove Existing Neon and Leave with Customer



PRODUCTION ART REQUIRED





Neon Wall Sign Specifications

Neon Wall Sign

Single Sided
Size: 50" W x 66" H

(A) Background Panel & Cabinet:
1/8" thick flat cut aluminum face painted white. Fabricated aluminum cabinet to accomodate housings and wiring. Location of transformer to be determined.

(B) Graphics:
3M opaque vinyl / digital print applied to 1st surface of face.

(C) Neon:
Glass neon tube, size and color of tube to be determined.

Installation Method:
Mount flush to exterior wall. (verify)

Colors:

1) 3M opaque film, Red 7725-13
2) 3M opaque film, Black 7725-12
3) Digital Print
4) 3M opaque film, White 7725-10
5) 3M opaque film, Fawn 7725-99
6) Grey / Silver paint, satin finish T.B.D.
7) White Neon
8) Gold Neon
9) Red Neon

LEMBERG SIGNS
4085 North 128th Street
Brookfield, WI 53005
p. 262-781-1500
www.LembergElectric.com

Client: Big Boy
Address: N116 W1584 Main Street
City: Germantown, Wiscosnin 53022

Sales Representative: Skip DeBack
Project Manager: T.B.D.
Designer: Mark Mayzik / Skip DeBack

Scale: 3/4"=1'
Paper Size: 11x17
Signature / Date:

Client / Location or Project / Sign Classification / Version# or Sheet / Revision# / Drawing Status: Big_Boy_NEON_v01_r03_D
Date: 05-20-21

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N116W15605
N116W15650
N116W15630
N116W15720
15830
N116W15812
Main St
Main St
Main St
Main St
Sign Location
Von Rothenburg
Bier Stube
Takeout
15863
N116W15861
Jerry's Old Town Inn
Takeout
N116W15775
15757
N116W15767
Google

Village of Germantown ...Willkommen

ZONING COMPLIANCE / OCCUPANCY PERMIT

Date of Application: 5-24-21

Fee Received By: [illegible]

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

APPLICANT OR AGENT:

Name: Chaz Hastings

Address: N116 W15841 Main St

Phone: 414-334-9363

Fax:

E-Mail: Chaz@hastingswi.com

PROPERTY or Business OWNER:

Name: Wolverine WI, LLC

Address:

Phone:

Fax:

E-Mail:

PROPERTY ADDRESS OR Tax Parcel ID#: N116 W15841 Main St. Germantown

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

Big Boy STATUE 12' x 36"

READ AND INITIAL THE FOLLOWING:

☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself by sufficient cause to deny the petition.

☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the zoning district and/or other Village Code requirements that may apply to the subject property (See Zoning Code Section 17.07(5)

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

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

VILLAGE USE ONLY

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Chaz Hastings — Applicant — 5/23/21 — Date

Chaz — Property Owner — 5/23/21 — Date

