VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	**REGULAR MEETING OF THE VILLAGE BOARD**
DATE AND TIME:	**MONDAY, June 21, 2021 7:00 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 #: 182 987 5514 Password: PAh3nPXPf24 which can be accessed by phone at 408-418-9388 or by logging on https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m1e151cf41f8a8f5d14e7fbefeda6c5ab Citizens wishing to view the meeting are encouraged to watch the live broadcast of the meeting through the livestream on the Village's website via Webex. 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 of the body for their consideration. Previously recorded Village Board Meeting Videos can be viewed at https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ.

AGENDA

I. CALL TO ORDER: *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

II. ROLL CALL:

III. PLEDGE OF ALLEGIANCE:

IV. PRESIDENT'S REPORT:

V. ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST COMMITTEE AND DEPARTMENT REPORTS:

A. The following individuals will be given the opportunity to make announcements of future municipal activities: Village President, Village Board Members, Village Administrator, Village Attorney, Village Clerk, And Department Heads, to include:

VI. CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

Please be advised per §19.84(2), information will be received from the public. It is the policy of this municipality that there be a three (3) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes) Written Public Comments should be directed to comments@village.germantown.wi.us, by 4 p.m. on Monday, June 21st.

VII. CONSENT AGENDA:

A. Approval of Minutes June 7, 2021 Regular Village Board Meeting.

B. Accounts payable/payroll:

1.	June 11, 2021	Accounts Payable	$	108,732.86
2.	June 15, 2021	Payroll (Salary)	$	107,143.83
3.	June 22, 2021	Payroll (Hourly)	$	244,798.00

The following items were forwarded from **Public Works** with a unanimous recommendation.

C. Resolution 17-2021, Adopting 2020 CMAR Report (Compliance Maintenance Annual Report.)

VIII. UNFINISHED BUSINESS

A. None.

IX. PUBLIC HEARINGS:

A. None.

X. NEW BUSINESS:

A. Homeowners Association Amendment for Lone Oaks Subdivision.

B. Kiwanis of Germantown, Picnic License, Temporary Class "B" Fermented Malt Beverage and Wine License, for Taste of Germantown, July 22, 2021, Firemen's Park, approximately 5 PM – 9 PM.

C. Kiwanis of Germantown, Picnic License, Temporary Class "B" Fermented Malt Beverage and Wine License, for Independence Day, July 4, 2021, Firemen's Park, approximately 4 PM – 10 PM.

D. Kiwanis of Germantown, Fireworks User Permit, July 4th Fireman's Park – Lynn Grgich, Operator: Wolverine Fireworks Display.

E. Conditional Use Permit Amendment - 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 CUP #05-2020 to add therapeutic and recreational canine aqua therapy services.

F. 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).

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).

H. American Rescue Plan Act – Local Recovery Funds – Informational Only.

License Renewals I - P: All premise license recommendations / approvals to be conditional upon completion of all documentation, compliance of all code violations/requirements and monies owed to the village paid prior to issuance of licenses in addition to any other conditions noted.

I. The following have applied to the Village Board of the Village of Germantown, Washington County, Wisconsin, for **RENEWAL** "Class B" Fermented Malt Beverage and Intoxicating Liquor License for the period commencing July 1, 2021 and ending June 30, 2022:

1. Aldos Catering LLC, Dwayne Ketterer, 584 Jordan Circle, Colgate, W156 N11058 Pilgrim Rd., Alcohol stored in closet on premise.
2. Barley Pop Brew Haus, LLC, Jodi Kanzenbach, Agent, 709 S 2nd Ave West Bend, d/b/a Barley Pop Pub & Restaurant, N116W16137 Main St First Floor, Basement Storage, outside beer garden located on North Side of Building and an additional 35'x39.10' on the Western Side of business. During July 4 parade beginning at 11 am outside extension from east end of building to western end to sidewalk.
3. WI Bier Stube LLC, Charles Hastings, Agent, N116W15841 Main Street, d/b/a Von Rothenburg Bier Stube, N116 W15863 Main Street. Basement keg cooler, 1st floor bar, includes outside fenced beer garden and garage extended to parking lot open until 10:00 p.m.
4. BSC Wisconsin LLC, Eric D Schroeder, Agent, N132W17573 Rockfield Road, Richfield, d/b/a Big Sky Country Bar & Grill, W204N11498 Goldendale Rd, Bar Area, Dining Area on First Floor, Banquet / Dining Area in basement, Office and 8' x 55' outside patio on side open until 10:00 p.m.
5. Blackstone Creek Golf Club Ltd, Troy Schmidt, Agent, N105W14467 Wilson Circle, d/b/a Blackstone Creek Golf Club, N112W17300 Mequon Rd, Clubhouse bar, golf shop, includes golf course property of 156 acres
6. Blazin Wings, Inc., Dave Makgaf, Agent, 1314 Sunnydale Cir, West Bend, d/b/a Buffalo Wild Wings, N96 W17990 County Line Rd Patio, dining, bar, and beer cooler in kitchen. Attached patio with hours restricted between 10:00 pm and 8:00 am Reserve.
7. Bubs on Main LLC, Scott Pecor Agent, 306 W Ravine Baye Road, Bayside, d/b/a Bubs Irish Pub, N116W16218 Main Street, Bar and Banquet, South Side Entry Ramp and Two Triangle Grassy Areas on South East side of building.
8. Brinker Restaurant Corporation, James Linderman, 911 Carolina Street, Neenah, d/b/a Chili's Grill & Bar, N96W18640 County Line Rd; dining area and bar area, storage and five to go parking areas.
9. Das Barrel Room LLC, Mark Brooks, Agent, N52W14018 Aberdeen Dr, Menomonee Falls, d/b/a Das Barrel Room, W201N10466 Appleton Ave, Main Building Basement Bar, Storage Room, Dining Areas, Deck and Lawn off of back of building.
10. Eastern Kettle Moraine Moose Lodge 1238, William Numrich, Agent, N88W17521 Christman Road, Menomonee Falls, d/b/a E.K.M. Moose Lodge, W198N10217 Appleton Ave, includes main building, kitchen, hall, and outside pavilion 22' x 20', and open area for Lodge picnics including buildings to be open until 10:00 pm, 480' x 525' grounds area

11. Fawn Lane, LLC, Boro Buzdum, Agent, 1804 Barton Ave, West Bend, d/b/a Buzdum's Pub & Grill, W188N10515 Maple Rd First Floor and basement and patio and field.
12. Florian Park, Inc., Ryan Rahl, Agent, 311 Preserve Way, Colgate, d/b/a The Florian, N111 W18611 Mequon Rd three interior bars, liquor storage room, cooler, includes outside premise Willow Path, Willow Gardens, and Willow Point on south end of Willow Pond to be open until 10:00 p.m. and outdoor designated smoking area to the north of property
13. Germantown American Legion Post #1, Inc., James A. Heimann, Agent, 2584 Country Aire, Cedarburg, d/b/a Germantown American Legion Post #1, N120 W15932 Freistadt Rd, Hall, bar, lounge, walk in cooler, office storage.
14. JK GAM, LLC, Jon R. Gamroth, Agent, N104W15303 Donges Bay Rd, d/b/a Gamroth's Kuhburg Junction, W140 N10385 Fond du Lac Ave, Bar area, liquor room, office area, smoking area.
15. Northridge Automotive Enterprises, Inc, David L Iverson, Agent, N166W19523 Ravens Way, Jackson, d/b/a Ivee's at Main, W157N11618 Fond du Lac Ave, 2300 square foot restaurant, and outside patio in front of building until 10:00 pm
16. Old Town WI, LLC, Charles Hastings, Agent, N116W15841 Main Street, d/b/a Jerry's Old Town, N116 W15841 Main St, keg cooler basement, upstairs liquor room, bar area, includes outdoor deck open until 10:00 p.m.
17. Lone Star, LLC, Karen Ann Pritzlaff, Agent, W204N11912 Goldendale Rd., d/b/a Lone Star, W204 N11912 Goldendale Rd. (includes horseshoe courts, path, outside fenced area to be open until 10:00 p.m., and outside front porch area)
18. Mama Mia's – Port, Inc., Jude Barbiere, Agent, N167W10547 Bridle Path, d/b/a Mama Mia's Germantown, N112W16344 Mequon Rd, Restaurant, bar liquor closets, beer walk in cooler, patio
19. Marko's Pizza II Inc., Ken Ubert, Agent, 3943 Rosie Court, Colgate, d/b/a Marko's Pizza II, Inc., W156 N9664 Pilgrim Rd
20. Metro Cigars, LLC, Jennifer Lynn Groh, Agent, 1671 Holy Hill Lane, Hubertus , d/b/a Metro Cigars, LLC, N102W19455 Willow Creek Way, 3760 Square Foot Building, with 400 Square Foot Outdoor Patio
21. Barley Pop Brew Haus, LLC, Jodi Kazenbach, Agent, 709 S 2nd Ave, West Bend, d/b/a The Precinct, W16N11629 Church St Includes outside patio and additional 23'x35.9' beyond patio.
22. Robin L. Bird, LLC, Robin L. Bird, Agent, W188N13367 Maple Rd, Richfield, d/b/a Sports Corner Bar & Grill, W187N12793 Fond du Lac Ave includes main floor, basement, outside volleyball courts and smoking room to be open until 10:00 p.m.
23. ST1X Golf Entertainment Bar LLC, Robert Stafford, Agent, 13985 N Pine Bluff Rd, Mequon, d/b/a Stix Golf, W164N11271 Squire Dr
24. Tiny T's, Christine BrockmanW156N11625 Pilgrim Road, W156 N11638 Fond du lac, bar, basement, outside patio, 4th of July.

J. The following have applied to the Village Board of the Village of Germantown, Washington County, Wisconsin, for **a NEW** of a "Class B" Fermented Malt Beverage and Intoxicating Liquor License for the period commencing July 1, 2021 and ending June 30, 2022:

1. Black Dog Hospitality LLC, Jake Woller, Agent, 19690 W Lincoln Ave., New Berlin, d/b/a Bixenberg Tavern, N112W21290 Mequon Road, Northeast Room of Building, 1st Floor, East Patio of Building, Southeast Room of Building, First Floor, South Deck of Building, Basement,

K. The following have applied to the Village Board of the Village of Germantown, Washington County, Wisconsin, for **RENEWAL** of "Class C" Wine License for the period commencing July 1, 2021 and ending June 30, 2022:

1. Latitude Café LLC, Shackar Levy, N87W15878 Belleview Blvd, Menomonee Falls, Latitude Café' LLC, W156N9635 Pilgrim Road, Wine in locked cabinet and dining area.
2. Old Germantown LLC, Scott Sommer and Georgene Sommer, W148N12696 Pleasant View Dr, Main Café, Brewery, Outdoor Patio, Future Storage included in Storage Building to the East of Main Facility.

L. The following have applied to the Village Board of the Village of Germantown, Washington County, Wisconsin, for RENEWAL of "Class B" Fermented Malt Beverage and "Class C" Wine License:

1. Brama's Pizzeria LLC, Carrie Wegner, N116W12831 Elm Lane, d/b/a Brama's Pizzeria, N112W16700 Mequon Road, Coolers and bar area located on the West wall, rear of restaurant in locked storage room / office.
2. Kai Yong Inc., Gong Kai Ma, 18 N Main Street, Fond du Lac, d/b/a China Kitchen, N112 W16560 Mequon Road, dining room.
3. Hung D. Lu, Agent, N109W12628 Coneflower Cir., d/b/a Hung Hao Restaurant, N112 W15800 Mequon Rd, cooler in kitchen, dining area.
4. MC Roadhouse LLC, Matthew Roadhouse, W160N10544 Old Farm Rd, Swingtime, W197N10340 Appleton Ave. Includes 12 acres of property, buildings and backroom

M. The following have applied to the Village Board of the Village of Germantown, Washington County, Wisconsin, for **NEW** Class "B" Fermented Malt Beverage License and "Class C" Wine License for the period commencing July 1, 2021 and ending June 30, 2022:

1. Cracker Barrel Old Country Store Inc., William Gruver, N89W15353 Cleveland Ave, Menomonee Falls, d/b/a Cracker Barrel #175, W176N97788 Rivercrest Dr, Germantown, Cooler, dry storage, display area, porch area of restaurant.

N. The following have applied to the Village Board of the Village of Germantown, Washington County, Wisconsin, for renewal of "Class B" Winery License and Class "B" Fermented Malt Beverage License:

1. Apple Works Winery LLC, Kevin H. Behnke, Agent, W179N12536 Fond Du Lac Ave., d/b/a Apple Works Winery/Behnke Estates, W179N12536 Fond Du Lac Ave. (Includes an Outside Premise Extension which includes an outdoor patio area and tent.)

O. The following have applied to the Village Board of the Village of Germantown, Washington County, Wisconsin, for renewal of "Class A" Fermented Malt Beverage, including cider, and Intoxicating Liquor License:

1. Aldi Inc., Jessica Lomibao, Agent, 254 Nicks Way, Belgium, d/b/a **Aldi #67**, N96 W18838 County Line Rd. Single Story Brick Bldg, Grocery Store, Alcohol Beverages will be sold on the sales floor and stored in the backroom.
2. Colgate Gas, Inc., Didar Singh, Agent, Paseo Lane, Menomonee Falls, d/b/a **County Line BP**, N96 W21962 County Line Rd, Shelves, Cooler, Beer Cave, Storage.
3. Kwik Trip, Inc., Kimberly Kuecker, Agent, 320 N German St, Mayville, d/b/a **Kwik Trip 631,** W188N10963 Maple Rd storage coolers, Sales Floor and Behind Counter
4. B&B Inc of Milwaukee, Asif Vadsaria, Agent, W151N11492 Potomac Cir, d/b/a **Quick Pick Food Mart,** N128 W21760 Holy Hill Rd, coolers, office, gas station.
5. Sendik's Germantown LLC, Theodore Balistreri, Agent, 5566 N Diversey Blvd, Whitefish Bay, d/b/a **Sendik's Food Market**, N112W15800 Mequon Rd, store and storage, Includes exterior parking stalls designated for on-line grocery pick up
6. Ultra Mart Foods, LLC., Kristi O'Connor, Agent, 9611 W Forest Home Ave, Hales Corners, d/b/a **Pick 'n Save 6357**, N112 W16200 Mequon Rd. Grocery and liquor store, Includes exterior parking stalls designated for on-line grocery pick up. Displayed throughout the store.
7. Walgreen Co., Vickie Matt, Agent, d/b/a **Walgreens #05427**, W156 N11261 Pilgrim Rd, 13,905 square foot building.
8. NSM Enterprises LLC owned by Naheed Naseem, Naseem Abbas, Agent, N114W15775 Sylvan Ct, 20, d/b/a **Willow Creek BP**, W201 N10451 Appleton Ave
9. Wal-Mart Stores East, LP, Alexey Hunt, Agent, 202 Royal Court; d/b/a **Wal-Mart 1515**, W190N9855 Appleton Ave, 103,075 square foot building, 1,465 foot in front of building for display and storage, and outside parking lot specifically designated for online grocery pick up.

P. The following have applied to the Village Board of the Village of Germantown, Washington County, Wisconsin, for renewal of Class "A" Fermented Malt Beverage, including cider, License:

1. Speedway, LLC, Richard Eastham, Agent, 2958 S 90 St, West Allis, d/b/a **Speedway 4465**, W178 N9653 Riversbend Lane.
2. Speedway, LLC, Dawn Reith, Agent, N75W22256 Cherry Hill, Sussex, d/b/a **Speedway 4495**, W164 N11233 Squire Dr.

Q. Resolution 18-2021, Authorizing Municipal and Direct Charges for Public Fire Protection.

R. Location and Design of Public Works Building. The Village Board May Enter into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

S. Intergovernmental Agreement with Germantown School District for School Resource Officers. The Village Board May Enter into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

XI. ADJOURNMENT.

The next regular meeting of the Village Board will be on Monday, July 19, 2021, at 7:00 p.m. There will not be a Village Board Meeting on July 5, 2021.

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.*

VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
June 7, 2021

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

ROLL CALL: Present: President Wolter, Trustees Baum, Hudson, Kaminski, J. Miller, R. Miller, Myers, Neureuther, and Pieper. Also present: Administrator Kreklow, Clerk Braunschweig, Attorney Sajdak, and Director Retzlaff, Director Ratayczak, Assistant Planner Zandt, Chief Snow, Director Schroeder, Superintendent Anderson. Clerk's Note: This was a partial Virtual Webex Meeting.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:

President Wolter reported on the new audio visual equipment and seating arrangement.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/DEPARTMENT AND COMMITTEE REPORTS:

The following individuals will be given the opportunity to make announcements of future municipal activities: Village President, Village Board Members, Village Administrator, Village Attorney, Village Clerk, And Department Heads, to include:

Trustee R. Miller commented on the Honor Flight fundraiser. Raised 13,000 yesterday.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

President Wolter read the email from Steve and Jodi Rupnow against the Boehlke rezoning.

President Wolter read the email from Rhonda Hilgendorf for Janice Bernarde against the Boehlke rezoning.

Bruce Bernarde of Freistadt Road came to the podium. He lives next door to Mr. Boehlke. Spoke against the rezoning. He commented on large number of vehicles and equipment. Mr. Bernarde commented on the current zoning and Mr. Boehlke does not live at the property. Requested the Village Board deny the request.

Tracy Bernarde of Friestadt Road came to the podium. She spoke against the rezoning. Stated Mr. Boehlke does not live at the business address. She commented on the current zoning. She commented on the traffic with the business, debris, and noise. She commented on the industrial zoned districts that would be a better fit for Mr. Boehlke's business. Requested the Village Board deny the request.

Sally Winslow of Friestadt Road came to the podium. She commented on the amount of traffic with the business and the growth of the business. Requested the Village Board deny the request.

CONSENT AGENDA:

A. Approval of Minutes May 17, 2021 Regular Village Board Meeting.

B. Accounts payable/payroll:

1.	May 21, 2021	Accounts Payable	$	281,875.24
2.	May 25, 2021	Payroll (Hourly)	$	233,823.78
3.	May 28, 2021	Payroll (Salary)	$	106,993.84
4.	May 28, 2021	Accounts Payable	$	169,765.04
5.	June 4, 2021	Accounts Payable	$	175,584.21
6.	June 8, 2021	Payroll (Hourly)	$	240,557.16

The following items were forwarded from General Government and Finance with a unanimous recommendation.

C. Resolution 14-2021, Approve Commitment and Assignment of Special Revenue Fund Balance, Specific to the Fire Department Explorer Program.

The following items were forwarded from **Public Works** with a unanimous recommendation.

D. Installation of HVAC equipment for Wells #2, #5, and #7 by Conditioned Air Design in an amount not to exceed $21,797.

E. Dheinsville Park – Parking Lot Paving in an amount not to exceed $74,482.

F. Purchase of Sternberg Street Light Poles, Pole Bases, Pole Arms, and Fixtures from Hein Electric Supply Company in an amount not to exceed $150,326.08.

Motion (Myers/Baum) to approve consent agenda items A - F. Roll Call Vote carried unanimously.

UNFINISHED BUSINESS:

A. None.

PUBLIC HEARING:

A. None.

NEW BUSINESS:

A. Resolution 15-2021, Wolverine Fireworks Display, Inc. - Contract in an amount not to exceed, 14,862.50, Village Portion $8,000, Kiwanis portion $6,862.

Motion (Myers/Pieper) to approve Resolution 15-2021, Wolverine Fireworks Display, Inc. - Contract in an amount not to exceed, 14,862.50, Village Portion $8,000, Kiwanis portion $6,862. Roll Call vote carried unanimously.

B. Resolution 16-2021, Awarding the Sale of $3,200,000 General Obligation Promissory Notes, Series 2021A; providing the form of Notes; and Levying a Tax in Connection Therewith.

Phil Cosson came to the podium. He distributed the sale day report. He reviewed the process and reviewed the document. Bids were taken this am. The Village rate is Aa2. The credit strengths were reviewed. He reviewed the declining levy tax rate and borrowing capacity. The Village is at 35% of borrowing capacity.

Motion (Myer/R. Miller) to approve Resolution 16-2021, Awarding the Sale of $3,200,000 General Obligation Promissory Notes, Series 2021A; providing the form of Notes; and Levying a Tax in Connection Therewith. Roll Call Vote carried. Tr. Pieper voted no.

C. Denial of Operator's License – Angel D. Clemmerson.

Police Chief Snow came to the podium. He reported on the applicant's record and criminal record and probation. Attorney Sajdak advised that the conviction is a misdemeanor not an automatic bar; however, the probation status raises concern. The Village should not actively authorize a license to violate probation. We are aware of the fact she is on probation. Speedway is a gas station.

Motion (Pieper/Kaminski) to approve the Operator's License – Angel D. Clemmerson. Chief snow commented this is a violation of probation. Discussion ensued that the applicant could still work. Motion fails.

D. Ordinance 04-2021, An Ordinance Amending Chapter 17 (Zoning Code), Amending Section 17.15 (2) and Creating Section 17.15(4), Conditional Use Minimum Requirements; Jason Boehlke, N120 W13537 Freistadt Road. Text Amendment to Zoning Code Sections 17.15(2) and 17.15(4) of the Germantown Municipal Code pertaining to conditional uses allowed in the Rs-2: Single-Family Zoning District.

Pres. Wolter questioned if Mr. Boehlke is here or on-line or on the phone.
Mr. Boehlke is ill and asked if the board would consider postponement due to illness.

Motion (Kaminski/Pieper) to postpone. Previously was postponed at a Plan Commission meeting. Motion failed. Voted no, Baum, Hudson, R. Miller, Myers, Neureuther.

Director Retzlaff came to the podium. He reported on the amendment changes to the ordinance. Director Retzlaff showed the Boehlke property location for context reasons and an aerial view that contains bins for gardening and landscaping bins.

The amendment was initiated by Mr. Boehlke. Director Retzlaff reported on conditional use permit options. Mr. Boehlke has attempted to acquire the MMSD property but was unsuccessful in that attempt. His CUP application was rejected by staff as it did not comply with the requirements. He also filed an appeal with the board of zoning of appeals. Mr. Boehlke has been issued citations for code operations.

In code amendments must be made for the purpose of public interest and not the benefit of one property owner.

Director Retzlaff reviewed the zoning districts and conflicts with abutting districts and the purpose of the zoning code and land use plan. The 2020 land use plan was shown. The Boehlke property was pointed out as a transitional area. Harvest Hills, Woodland Ponds, Wrenwood are close by and consistent with the 2020 and 2050 land use plan. The 2050 plan designates the property as residential. The MMSD has an easement.

Mr. Boehlke's use is not consistent with the current land use plan or the 2050 land use plan.

The plan commission recommendation was to deny the text amendment.

Motion (Baum/R. Miller) to approve Ordinance 04-2021, An Ordinance Amending Chapter 17 (Zoning Code), Amending Section 17.15 (2) and Creating Section 17.15(4), Conditional Use Minimum Requirements; Jason Boehlke, N120 W13537 Freistadt Road. Text Amendment to Zoning Code Sections 17.15(2) and 17.15(4) of the Germantown Municipal Code pertaining to conditional uses allowed in the Rs-2: Single-Family Zoning District.

The business is successful and has outgrown the location. Does not fit into the residential area or fit into the plan today.

Motion failed. Seven Nays. Tr. Kaminski voted yes. Myers abstained.

The Zoning Board of Appeals could overturn the decision of the zoning administrator. For his business as a home occupation.

Kaminski voted in favor due to Mr. Boehlke was unable to attend due to illness.

E. Heritage Place Joint Venture LLC, N115 W16165 Saxony Village Blvd & N115 W16225 Saxony Sq Building 1, Land 15 LLC, N116 W16261 Main Street, MCB Investments LLC, N116 W16257 Main Street – 2 lot Certified Survey Map to Combine Parcels.

Assistant Planner Emily Zandt came to the podium. The proposed is to reconfigure the parcels. The proposed CSM was shown. Planning staff recommends an access restriction and an access easement on lot to be mutually agreed upon by Village. There were a few technical corrections. Plan Commission did recommend approval with conditions.

Motion (Myers/R. Miller) to approve Heritage Place Joint Venture LLC, N115 W16165 Saxony Village Blvd & N115 W16225 Saxony Sq Building 1, Land 15 LLC, N116 W16261 Main Street, MCB Investments LLC, N116 W16257 Main Street – 2 lot Certified Survey Map to Combine Parcels.

Motion Carried. Baum had left Village Board Room at the time of the vote.

F. Harvest Hills Subdivision LLC – Lot 31 Harvest Hills Subdivision and Jeffrey L. & Sarah M. Holtebeck – N118 W13147 Taylor Trail, Lot 30 Harvest Hills Subdivision. 2 lot Certified Survey Map to adjust property lines.

Assistant Planner Emily Zandt came to the podium. The proposed is to Modify lot 30 and 31. Zoned Rs-3 Residential. To accommodate new septic system on lot 30. Baum returned to Village Board Room. There were a few technical corrections. Plan Commission did recommend approval with conditions. Both are mound systems. No conventional.

Motion (Baum/R. Miller) to approve Harvest Hills Subdivision LLC – Lot 31 Harvest Hills Subdivision and Jeffrey L. & Sarah M. Holtebeck – N118 W13147 Taylor Trail, Lot 30 Harvest Hills Subdivision. 2 lot Certified Survey Map to adjust property lines. Motion carried unanimously.

G. Approve Easement for Heritage Place Joint Venture, LLC Saxony Village.

Motion (Myers/R. Miller) Approve Easement for Heritage Place Joint Venture, LLC Saxony Village. Motion carried. Baum opposed.

H. Meter Install Project - Increase spending authority of quoted cost of meters in the amount not to exceed $478,500.

Superintendent Paul Haugen reported on the water meters that are failing. This is provide a contracted installation project. There will be an increase of the meter cost. Review the cash flow or interfund loan. 478,500 is the base cost. There will be a 5% increase. This is not in the budget.

The water utility is past due for a rate increase and there are cash flow issues in the water utility. The cash balance is declining. Way of working thru is possibility of an interfund loan from reserves beyond 25% and would more than cover the replacement. The general fund could loan to the water utility and would have to pay that back would allow to go forward. Would not recommend but for the rate increase. There have been hundreds of calls from residents upset and concerned. Administrator Kreklow is recommending an interfund loan to allow the water utility to go forward.

Motion (R. Miller/Kaminski) to approve Meter Install Project in an amount not to exceed 502,500, go with interfund loan to finance. Installation by the vendor will be done in eight weeks with six to eight staff. Roll call vote carried. Neureuther voted no.

I. Update on Water Rate Increase Application.

Administrator Kreklow presented information on the upcoming water rate increase application. 2010 was the last rate increase. The application was filed in 2019, however it was denied due to project in Holy Hill area. Staff has been responding to questions and providing data over six months. The PSC has completed their first review in 2021. They have developed initial findings.

Water utility requires an additional $1,154,000 dollars to operate adequately. This is an increase of 48.9%. Will increase 45-90 per quarter for residents depending on their homes. Additionally, The Village can put the Public Fire Protection on the water bill. There continues to be discussion with a large industrial user. The PSC indicated that in order to proceed would like to know the Village Board position on public fire protection fees.

The rate increase may be able to be implemented by the end of 2021. Businesses would see a similar increase in their bills. We are very near the bottom as far as costs and this moves up, will remain competitive. The PSC approves the rate structure and the PSC is open to looking at special rates.

J. Public Fire Protection (Hydrant) Fee.

Administrator Kreklow explained the Public Fire Protection Fee. This fee is outside the normal water bill. Municipalities have options of how to collect these fees. As the water rates increases, this will effect this fee. Will increase to approximately $600,000 and to $680,000 in 2022. The Public Fire Protection fee is traditionally on the property tax bill rather than water bills. This charge would be on top of the water bill increase.

Administrator Kreklow reviewed options of all on the water bill, a portion on the water bill or cap on the levy with the increase to the water bill. Comparison of impacts to households were shown. Looking for direction from the Village Board.

The Board is not required to reduce the levy by that amount. Could cover increased costs for fire protection. There are additional staffing concerns in the fire department. Could go to the road program.

Recommendation A: Shift the Public Fire Protection to the Water Bill, Apply Levy Funds to road program, and reduce borrowing.

Recommendation B: Cap levy for Public Fire Protection at 2021 level and charge additional costs to water bill.

Discussion ensued of the second scenario with a review every few years. Discussion ensued of the Public Fire Protection going to the Fire Department budget.

K. Location and Design of Public Works Building. The Village Board May Enter into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

A representative from Graef came to the podium. Square footage size for the building was based on equipment, workshops, workable areas, space, and came up with square footage. 140,000 square feet is the starting point of square footage. Subtracted buildings four and five square footage.

Option Floor Plan #3 was presented and reviewed. The growth for future equipment was accounted for. Water run off to the pond was pointed out, as a landscape. All of the offices are on the west side facing the pond. Removable walls for expansion were pointed out. It does take up the building site and leave the cell tower in place. Wayne recommended to keep building four and remove building five. Would encompass approximately 12-13 acres. The building can fit on the site.

Discussion ensued of the number of years the building would be effective. The building will be utilized for more than ten - twenty years. Growth for twenty years was reflected on the diagram. The original building was built in 1953. Discussion ensued of outgrowing in twenty years. Discussion ensued of parking vehicles efficiently. There is four feet between vehicles; could park vehicles closer. Discussion ensued of how to park for efficiency.

Discussion ensued of the grading and placement of pond. Discussion ensued of stacking areas. Placement of the mechanical units and space utilization was discussed.

Discussion ensued of the condition of existing buildings and potentially keep building four and remove building 5. The bins can be moved for the recycling. Discussion ensued of the movement of recycling to the site with considerations of compost. Discussion of the lowest point in the southwest point.

Discussion ensued of the building lasting for 30 years and then removal of building four if the build is mirrored.

Discussion ensued of the timeline and looking at January of next year for bid. And then completed by the end of next year.

Discussion ensued of the fueling station. The fueling station would have to be above ground. The current tanks are 12-15 years old.

K. Location and Design of Public Works Building. The Village Board May Enter into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

Motion (Myers/Pieper) to convene into closed session at 10:25 p.m. for item K. and to include the Village Board, Village Attorney, Administrator Kreklow, Braunschweig, Water Superintendent Hogan, Street Superintendent Anderson, and Director of Public Works Ratayczak. Roll Call Voted Unanimously.

L. Potential Water Service Agreement with Large Water User. The Village Board May Enter into Closed Session per Wis. Stat. § 19.85(1)(e) for the purpose of deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate.

Motion (Myers/Pieper) to convene into closed session at 10:25 p.m. for item L. and to include the Village Board, Village Attorney, Administrator Kreklow, Clerk / Treasurer Braunschweig, Water Superintendent Hogan, Street Superintendent Anderson, and Director of Public works Ratayczak. Roll Call Voted Unanimously.

ADJOURNMENT.
ADJOURNMENT: There being no further business, the meeting adjourned at 11:10 p.m.

The next regular meeting of the Village Board will be on Monday, June 21, 2021 at 7:00 p.m.

Respectfully Submitted,

Deanna Braunschweig

Deanna B. Braunschweig, WCMC/CMC
Village Clerk - Treasurer

STATE OF WISCONSIN
VILLAGE OF GERMANTOWN
WASHINGTON COUNTY

RESOLUTION NO. 17-2021

A RESOLUTION ADOPTING THE 2020 WISCONSIN POLLUTION DISCHARGE ELIMINATATION SYSTEM COMPLAINCE MAINTANCE ANNUAL REPORT

WHEREAS, by the action taken in Resolution NO. 17-2021, the Village is a participant in the Wisconsin Pollutant Discharge Elimination System ("WPDES") program; and

WHEREAS, participants in the WPDES program are required to renew their General Permits issued under that program; and

WHEREAS, the permit renewal requires the Village to complete and submit a Compliance Maintenance Annual Report ("CMAR"); and

WHEREAS, the Village's Public Works Committee reviewed the attached CMAR report and forwarded the same to the Village Board with a recommendation for adoption; and

WHEREAS, the Village Board having reviewed the same concurs with the recommendation of the Public Works Committee.

NOW, THEREFORE, BE IT RESOLVED that the Village Board of the Village of Germantown, Wisconsin, do hereby adopt the attached Compliance Maintenance Annual Report.

BE IT FURTHER RESOLVED that the Village Wastewater Superintendent is hereby directed and authorized to include the attached CMAR in the Village's application for the renewal of its WPDES General Permit.

Introduced by Trustee:

Adopted: June 21, 2021

Vote: Ayes: _____ Nays: _____ Absent: _____

_____
Dean M. Wolter, Village President

ATTEST:

_____
Deanna Braunschweig, WCMC/CMC
Village Clerk / Treasurer

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: June 21, 2021

AGENDA ITEM: Consent Agenda

ITEM TITLE: 2020 Compliance Maintenance Annual Report

SUBMITTED BY: Public Works and Highways Committee

SUMMARY EXPLANATION:

The Public Works and Highways Committee is presenting for your review the 2020 CMAR (Compliance Maintenance Annual Report). This requirement went into effect on January 1, 2006 as part of the renewal of our WPDES (Wisconsin Pollutant Discharge Elimination System) General Permit under the authority of Chapter 283, Wisconsin Statutes and the requirements of ch. NR 208 Wisconsin Administrative Code. The report must be accepted by resolution by the governing body (Village Board) before submission to the Department of Natural Resources.

ATTACHMENT: ORDINANCE_____ RESOLUTION__X__ OTHER__X___

RECOMMENDATION:

It is the unanimous recommendation of the Public Works and Highways Committee to send forward to the Village Board the 2020 CMAR and adopt its results by resolution of the full Village Board.

BOARD ACTION:

Proper parliamentary procedure to deny a request is to have a motion made in the affirmative and by voting NAY would deny the request if a majority vote.

Compliance Maintenance Annual Report

Germantown Sewage Collection System

Last Updated: 5/26/2021 Reporting For: **2020**

Financial Management

1. Provider of Financial Information

Name: Timothy K. Zimmerman

Telephone: (262)253-7765 (XXX) XXX-XXXX

E-Mail Address (optional): tzimmerman@village.germantown.wi.us

2. Treatment Works Operating Revenues

2.1 Are User Charges or other revenues sufficient to cover O&M expenses for your wastewater treatment plant AND/OR collection system ?

- ● Yes (0 points) ☐☐
- ○ No (40 points)

If No, please explain:

2.2 When was the User Charge System or other revenue source(s) last reviewed and/or revised?

Year: 2020

- ● 0-2 years ago (0 points) ☐☐
- ○ 3 or more years ago (20 points)☐☐
- ○ N/A (private facility)

2.3 Did you have a special account (e.g., CWFP required segregated Replacement Fund, etc.) or financial resources available for repairing or replacing equipment for your wastewater treatment plant and/or collection system?

- ● Yes (0 points)
- ○ No (40 points)

0

REPLACEMENT FUNDS [PUBLIC MUNICIPAL FACILITIES SHALL COMPLETE QUESTION 3]

3. Equipment Replacement Funds

3.1 When was the Equipment Replacement Fund last reviewed and/or revised?

Year: 2020

- ● 1-2 years ago (0 points)☐☐
- ○ 3 or more years ago (20 points)☐☐
- ○ N/A

If N/A, please explain:

3.2 Equipment Replacement Fund Activity

3.2.1 Ending Balance Reported on Last Year's CMAR		$ 827,319.15
3.2.2 Adjustments - if necessary (e.g. earned interest, audit correction, withdrawal of excess funds, increase making up previous shortfall, etc.)		$ 0.00
3.2.3 Adjusted January 1st Beginning Balance		$ 827,319.15
3.2.4 Additions to Fund (e.g. portion of User Fee, earned interest, etc.)	+	$ 60,235.85

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Last Updated: 5/26/2021 Reporting For: **2020**

3.2.5 Subtractions from Fund (e.g., equipment replacement, major repairs - use description box 3.2.6.1 below*) - $ 509,840.00

3.2.6 Ending Balance as of December 31st for CMAR Reporting Year $ 377,715.00

All Sources: This ending balance should include all Equipment Replacement Funds whether held in a bank account(s), certificate(s) of deposit, etc.

3.2.6.1 Indicate adjustments, equipment purchases, and/or major repairs from 3.2.5 above.

Purchase of a new combination sewer cleaner $509,840.00

3.3 What amount should be in your Replacement Fund? $ 125,000.00

0

Please note: If you had a CWFP loan, this amount was originally based on the Financial Assistance Agreement (FAA) and should be regularly updated as needed. Further calculation instructions and an example can be found by clicking the SectionInstructions link under Info header in the left-side menu.

3.3.1 Is the December 31 Ending Balance in your Replacement Fund above, (#3.2.6) equal to, or greater than the amount that should be in it (#3.3)?

- ● Yes
- ○ No

If No, please explain.

4. Future Planning

4.1 During the next ten years, will you be involved in formal planning for upgrading, rehabilitating, or new construction of your treatment facility or collection system?

- ● Yes - If Yes, please provide major project information, if not already listed below.☐☐
- ○ No

Project #	Project Description	Estimated Cost	Approximate Construction Year
1	Private property I/I remiadiation	375000	2022
2	48" Interceptor Rhabilitation 7240 lin. ft. 2021 cost 2.576 million	2576000	2021
3	Removal of Lift 2	400000	2023

5. Financial Management General Comments

ENERGY EFFICIENCY AND USE

6. Collection System

6.1 Energy Usage

6.1.1 Enter the monthly energy usage from the different energy sources:

COLLECTION SYSTEM PUMPAGE: Total Power Consumed

Number of Municipally Owned Pump/Lift Stations: 9

Compliance Maintenance Annual Report

Germantown Sewage Collection System

Last Updated: 5/26/2021 Reporting For: **2020**

	Electricity Consumed (kWh)	Natural Gas Consumed (therms)
January	68,394	
February	58,560	
March	60,449	
April	68,782	
May	55,110	
June	58,918	
July	46,564	
August	43,741	
September	40,426	
October	43,352	
November	41,394	
December	47,097	
Total	**632,787**	**0**
Average	**52,732**	**0**

6.1.2 Comments:

6.2 Energy Related Processes and Equipment

6.2.1 Indicate equipment and practices utilized at your pump/lift stations (Check all that apply):

- ☒ Comminution or Screening
- ☐ Extended Shaft Pumps
- ☒ Flow Metering and Recording
- ☐ Pneumatic Pumping
- ☒ SCADA System
- ☐ Self-Priming Pumps
- ☒ Submersible Pumps
- ☒ Variable Speed Drives
- ☐ Other:

6.2.2 Comments:

6.3 Has an Energy Study been performed for your pump/lift stations?

- ● No
- ○ Yes

Year:

By Whom:

Describe and Comment:

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Reporting For: **2020**

6.4 Future Energy Related Equipment

6.4.1 What energy efficient equipment or practices do you have planned for the future for your pump/lift stations?

Replace lighting with LED as needed.

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	**A**

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Germantown Sewage Collection System

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Reporting For: **2020**

Sanitary Sewer Collection Systems

1. Capacity, Management, Operation, and Maintenance (CMOM) Program

1.1 Do you have a CMOM program that is being implemented?

- ● Yes
- ○ No

If No, explain:

1.2 Do you have a CMOM program that contains all the applicable components and items according to Wisc. Adm Code NR 210.23 (4)?

- ● Yes
- ○ No (30 points)
- ○ N/A

If No or N/A, explain:

1.3 Does your CMOM program contain the following components and items? (check the components and items that apply)

☒ Goals [NR 210.23 (4)(a)]

Describe the major goals you had for your collection system last year:

- Comply with the conditions of the WPDES permit
- Minimize the occurrence of preventable overflows
- Minimize the life cycle ownership costs of the collection system assets
- Improve or maintain the level of customer service
- Improve or maintain system reliability
- Reduce the potential threat to human health from sewer overflows
- Provide adequate capacity to convey peak flow
- Manage infiltration and inflow

Did you accomplish them?

- ● Yes
- ○ No

If No, explain:

☒ Organization [NR 210.23 (4) (b)]☐☐

Does this chapter of your CMOM include:

- ☒ Organizational structure and positions (eg. organizational chart and position descriptions)
- ☒ Internal and external lines of communication responsibilities
- ☒ Person(s) responsible for reporting overflow events to the department and the public

☒ Legal Authority [NR 210.23 (4) (c)]

What is the legally binding document that regulates the use of your sewer system?

Chapter 13 Municipal Code

If you have a Sewer Use Ordinance or other similar document, when was it last reviewed and revised? (MM/DD/YYYY) 2003-01-01

Does your sewer use ordinance or other legally binding document address the following:

- ☒ Private property inflow and infiltration
- ☒ New sewer and building sewer design, construction, installation, testing and inspection
- ☒ Rehabilitated sewer and lift station installation, testing and inspection
- ☒ Sewage flows satellite system and large private users are monitored and controlled, as necessary
- ☒ Fat, oil and grease control
- ☒ Enforcement procedures for sewer use non-compliance

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☒ Operation and Maintenance [NR 210.23 (4) (d)]

Does your operation and maintenance program and equipment include the following:

- ☒ Equipment and replacement part inventories
- ☒ Up-to-date sewer system map
- ☒ A management system (computer database and/or file system) for collection system information for O&M activities, investigation and rehabilitation
- ☒ A description of routine operation and maintenance activities (see question 2 below)
- ☒ Capacity assessment program
- ☒ Basement back assessment and correction
- ☒ Regular O&M training

☒ Design and Performance Provisions [NR 210.23 (4) (e)]☐☐

What standards and procedures are established for the design, construction, and inspection of the sewer collection system, including building sewers and interceptor sewers on private property?

- ☒ State Plumbing Code, DNR NR 110 Standards and/or local Municipal Code Requirements
- ☒ Construction, Inspection, and Testing
- ☒ Others:

http://www.village.germantown.wi.us/DocumentCenter/View/74/Village-of-Germantown---Development-Har

0

http://www.village.germantown.wi.us/DocumentCenter/View/3639/Sanitary-Manhole-and-Sampling-Manhol

☒ Overflow Emergency Response Plan [NR 210.23 (4) (f)]☐☐

Does your emergency response capability include:

- ☒ Responsible personnel communication procedures
- ☒ Response order, timing and clean-up
- ☒ Public notification protocols
- ☒ Training
- ☒ Emergency operation protocols and implementation procedures

☒ Annual Self-Auditing of your CMOM Program [NR 210.23 (5)]☐☐

☒ Special Studies Last Year (check only those that apply):

- ☒ Infiltration/Inflow (I/I) Analysis
- ☐ Sewer System Evaluation Survey (SSES)
- ☐ Sewer Evaluation and Capacity Managment Plan (SECAP)
- ☒ Lift Station Evaluation Report
- ☐ Others:

2. Operation and Maintenance

2.1 Did your sanitary sewer collection system maintenance program include the following maintenance activities? Complete all that apply and indicate the amount maintained.

Cleaning	12.3	% of system/year
Root removal	0	% of system/year
Flow monitoring	100	% of system/year
Smoke testing	0	% of system/year
Sewer line televising	4.2	% of system/year
Manhole inspections	4.3	% of system/year
Lift station O&M	210	# per L.S./year
Manhole rehabilitation		

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	.004	% of manholes rehabbed
Mainline rehabilitation	.0020	% of sewer lines rehabbed
Private sewer inspections	0	% of system/year
Private sewer I/I removal	0	% of private services
River or water crossings	100	% of pipe crossings evaluated or maintained

Please include additional comments about your sanitary sewer collection system below:

Due to COVID 19 Manhole and Mainline maintenance were suspended except for emergency response for the first 6 months of the pandemic. Staff was rotated out on a two week basis for sustainability reasons. We were operating at minimum staffing. Lift station O&M became the main focus during this time.

3. Performance Indicators

3.1 Provide the following collection system and flow information for the past year.

29.71	Total actual amount of precipitation last year in inches
34.89	Annual average precipitation (for your location)
107.97	Miles of sanitary sewer
9	Number of lift stations
0	Number of lift station failures
0	Number of sewer pipe failures
7	Number of basement backup occurrences
1	Number of complaints
3.542	Average daily flow in MGD (if available)
4.857	Peak monthly flow in MGD (if available)
	Peak hourly flow in MGD (if available)

3.2 Performance ratios for the past year:

0.00	Lift station failures (failures/year)
0.00	Sewer pipe failures (pipe failures/sewer mile/yr)
0.00	Sanitary sewer overflows (number/sewer mile/yr)
0.06	Basement backups (number/sewer mile)
0.01	Complaints (number/sewer mile)
1.4	Peaking factor ratio (Peak Monthly:Annual Daily Avg)
0.0	Peaking factor ratio (Peak Hourly:Annual Daily Avg)

4. Overflows

LIST OF SANITARY SEWER (SSO) AND TREATMENT FACILITY (TFO) OVERFLOWS REPORTED **			
Date	Location	Cause	Estimated Volume
None reported			

** If there were any SSOs or TFOs that are not listed above, please contact the DNR and stop work on this section until corrected.

5. Infiltration / Inflow (I/I)

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5.1 Was infiltration/inflow (I/I) significant in your community last year?

○ Yes

● No

If Yes, please describe:

5.2 Has infiltration/inflow and resultant high flows affected performance or created problems in your collection system, lift stations, or treatment plant at any time in the past year?

○ Yes

● No

If Yes, please describe:

5.3 Explain any infiltration/inflow (I/I) changes this year from previous years:

I/I is trending down due to manhole rehab and mainline grouting

5.4 What is being done to address infiltration/inflow in your collection system?

on going manhole rehab, mainline pipe evaluations, PP I/I program through MMSD

Total Points Generated	0
Score (100 - Total Points Generated)	100
Section Grade	**A**

Compliance Maintenance Annual Report

Germantown Sewage Collection System

Last Updated: 5/26/2021

Reporting For: **2020**

Grading Summary

WPDES No: 0047341

SECTIONS	LETTER GRADE	GRADE POINTS	WEIGHTING FACTORS	SECTION POINTS
Financial	A	4	1	4
Collection	A	4	3	12
TOTALS			**4**	**16**
GRADE POINT AVERAGE (GPA) = 4.00				

Notes:
A = Voluntary Range (Response Optional)
B = Voluntary Range (Response Optional)
C = Recommendation Range (Response Required)
D = Action Range (Response Required)
F = Action Range (Response Required)

Compliance Maintenance Annual Report

Germantown Sewage Collection System

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Reporting For: **2020**

Resolution or Owner's Statement

Name of Governing Body or Owner: Village of Germantown - Village Board

Date of Resolution or Action Taken: 2021-06-21

Resolution Number:

Date of Submittal:

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO SPECIFIC CMAR SECTIONS (Optional for grade A or B. Required for grade C, D, or F):

Financial Management: Grade = A

Collection Systems: Grade = A

(Regardless of grade, response required for Collection Systems if SSOs were reported)

ACTIONS SET FORTH BY THE GOVERNING BODY OR OWNER RELATING TO THE OVERALL GRADE POINT AVERAGE AND ANY GENERAL COMMENTS

(Optional for G.P.A. greater than or equal to 3.00, required for G.P.A. less than 3.00)

G.P.A. = 4.00

Addendum #3 to:

Declaration of Restrictions for Lone Oaks at Germantown

Page 6, Article A, Section 13 shall be deleted and is herby amended to recite as follows:

There shall be no ~~outbuildings~~ Tennis courts or satellite dish antennas (having a diameter in excess of twenty-four (24) inches). No antenna or permitted satellite dish shall be visible from any roadway or neighboring lot. Above ground swimming pools that remain up year-round shall not be permitted. Wading pools and pools that are inflatable or of vinyl material are permitted. Pools shall be no larger than eighteen (18) feet in diameter and the height of the pool shall be no higher than forty-eight (48) inches. Said pool cannot be of any material that may rust or look undesirable to the area. No pools should be set up before Memorial Day and must be taken down no later than Labor Day.

Outbuildings are permitted provided they are constructed in accordance with the following:

1. The outbuilding shall be no smaller than 8'x8" and no larger than 12'x12'.
2. The outbuilding shall be secured to and built upon a concrete footing (poured or concrete block).
3. The outbuilding shall be stick built, not constructed of molded plastic or similar preformed materials.
4. The outbuilding shall include at least one (1) access door and one (1) window.
5. The roof line of the outbuilding shall be constructed to match that of the main dwelling.
6. The outbuilding materials and colors (siding/roof/trim) shall match those on main dwelling.
7. The outbuilding must also adhere to all Village Zoning and Building Code requirements for outbuilding construction and placement on the property.

Prior to construction of any outbuilding:

1. Detailed plans, documenting the above, shall be submitted to the HOA committee for approval.
2. A building permit shall be obtained through the Village of Germantown, (262) 250-4760.

DECLARATION OF RESTRICTIONS

FOR

LONE OAKS AT GERMANTOWN

KNOW ALL PERSONS BY THESE PRESENTS; that FRED Germantown Land Development Limited Partnership is a limited partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, located at 225 E. Mason Street, Milwaukee, Wisconsin (herein referred to as the "Declarant," which term shall also include any duly authorized agent of the Declarant, including, but not limited to, the Developer, as defined below). The Declarant is the owner of certain real estate located in the Village of Germantown, Washington County, State of Wisconsin, as more particularly described on EXHIBIT A attached hereto, and hereafter referred to as "Lone Oaks". The Declarant desires to develop Lone Oaks as a single family residential subdivision, and the Declarant has hired Fiduciary Real Estate Development, Inc. (hereafter the "Developer") as the developer of Lone Oaks for the purpose of developing Lone Oaks as a single family residential subdivision. As provided herein, the Declarant and the Developer desire and intend to establish a general plan for the use, occupancy and enjoyment of Lone Oaks, and therefore do hereby declare for the mutual benefit of present and future owners of lots or other lands in Lone Oaks, including, but not limited to, any future stages of development added to Lone Oaks as provided in Article C herein, that Lone Oaks shall be and hereby is subject to the following restrictions, declarations and covenants:

ARTICLE A

BUILDING AND USE RESTRICTIONS.

1. All single-family residential lots in Lone Oaks (hereafter referred to as a "Lot" or "Lots") are hereby restricted to allow the erection of only one (1) single family residence (hereafter referred to as a "Residence"). Such Residences shall be limited to one story Residences, story and one-half Residences, two story Residences, tri-level Residences or split level Residences. Each Residence shall have an attached garage which shall be of sufficient size to accommodate a minimum of two cars. Lone Oaks is zoned Rs-5 by the Village of Germantown, and only single family residential dwellings are permitted pursuant to such zoning. No duplexes or multi-family dwellings shall be permitted in Lone Oaks.

2. The following minimum sizes for a Residence in Lone Oaks shall be based solely on living area within the Residence. For the purpose of computing the square footage of living area within a Residence, the basement level or garage area of a Residence shall not be included in the square footage. All Residences in Lone Oaks shall have the following minimum living areas:

A. A single story Residence shall have a minimum of 1,600 square feet of living area on the first floor of the Residence.

B. A story and one-half Residence shall have a minimum of 2,000 square feet of living area, with a minimum of 1,300 square feet of living area on the first floor of the Residence.

C. A two-story Residence shall have a combined minimum of 2,000 square feet of living area on the first and second floors of the Residence.

D. A split level Residence shall have a combined minimum of 2,000 square feet of living area on the first and second floors of the Residence.

E. A tri-level Residence shall have a combined minimum of 2,000 square feet of living area on the three floors of the Residence.

3. All garages shall be attached to the Residence, directly or by breezeway, or built into the basement of the Residence, and all garages shall be constructed at the same time the Residence is constructed. All driveways shall be paved (with asphalt, cement or brick).

4. During construction of a Residence or any other permitted improvement, all Owners, and all contractors and subcontractors, shall comply with the erosion control plan requirements set forth in the attached Exhibit B.

5. It is preferred that the exterior wall of a Residence and attached garage be constructed of structural face brick, stucco, stone, wood, or other natural materials. The use of manufactured siding materials such as pressed board, masonite, plywood, vinyl, aluminum or steel is appropriate. Staccato board is acceptable if no seams are exposed and the materials are approved by the Declarant. All roof areas shall have an appropriate pitch of six feet in height for every twelve feet in length (6/12), except for rear dormers on a story and one-half residences and other special circumstances if the same are approved in writing by the Declarant, and all roof areas shall be covered with fiberglass, asphalt, or wood shake shingles or other roofing material; provided, however, the Declarant shall have the right to approve other roofing materials if they are of comparable or superior quality and are better suited to the approved building design of the Residence.

6. Any Residence, attached garage, landscaping and/or paved driveway shall be completed within one (1) year from the start of construction, subject to delays caused by adverse weather and other adverse seasonable conditions.

7. The minimum setback for a Residence from any abutting street right-of-way shall be 35 feet, the minimum side yard setback shall be 15 feet, and the minimum rear yard setback shall be 35 feet. Driveways shall be permitted within the minimum 15 foot side yard setback.

8. In order to maintain the integrity and aesthetics of Lone Oaks, all building plans for any Residence or other permitted improvement, including, but not limited to, the exterior design and color of each building to be constructed, and all yard grades and stake out surveys showing erosion control measures shall be submitted to the Declarant and the Declarant shall have approved the same in writing prior to an Owner (or its agents or contractors) submitting an application for a building permit. In addition, landscape plans and basic site features such as fences, decks, inground swimming pools, additions and other temporary or permanent structures or elements contributing significantly to the total environmental and aesthetic effect of Lone Oaks are subject to the prior written approval of the Developer. The Declarant's approval of building design, square footage requirements, building location, and any other restriction influencing the integrity and aesthetics of Lone Oaks shall be based upon the building and use restrictions contained in this Article A and such guidelines as may be adopted from time-to-time by the Declarant, at Declarant's reasonable discretion. The Declarant shall have the right to withhold exterior design, exterior material, and square footage requirements approval if the design and square footage requirements are too similar in appearance or do not aesthetically conform with the other buildings in close proximity, it being the intent of the Declarant to maintain diversity in appearance and design in Lone Oaks.

9. At the time of construction of a Residence, the Owner of that Residence shall install, at the Owner's expense, one (1) outdoor electric lamppost (the design and quality of which shall be specified by the Declarant), with an unswitched photo-electric cell, at a location on the Lot selected by Declarant, which shall be within ten (10) feet of the access street right of way and aligned with the front entrance or walkway to the residence (per Section 19.02(12) of the Municipal Code) The lamppost shall be maintained by the Owner, at their cost, in a proper operating manner. If the Owner fails to maintain the lamppost in proper operating order, maintenance of the lamppost may, fifteen (15) days after written notice to the Owner, be performed by the Declarant and the cost of such maintenance shall be a Special Assessment against the Owner, payable according to the terms and conditions contained in Article B hereof.

10. No soil shall be removed from any lot in the Subdivision without the prior consent of the Declarant or its duly appointed agent. Any excess soil resulting from excavations shall be transported, at the lot buyer's expense, to such other places in the Subdivision or on other property as may be designated by the Declarant. If the Declarant, after notification from the Lot Owner, fails or neglects within forty-eight (48) hours to notify the Lot Owner of the place to which fill is to be delivered, the Owner may dispose of said fill at his own discretion. Failure to comply with this paragraph shall render Lot Owners liable for damages equal to the cost of acquiring the same amount and quality of fill improperly disposed of, plus the cost of delivering the same from its source to the parcel designated.

11. The design (including materials) and location of each mailbox/newspaper box shall be subject to the approval of the Declarant, in Declarant's discretion.

12. There shall be no outside storage of cars, motorcycles, snowmobiles, jet skis, boats, trailers, buses, trucks or campers, or any other vehicles or items deemed to be unsightly by the Declarant. The outside storage or parking of commercial vehicles is expressly prohibited, and any commercial vehicle must be housed in a garage.

13. There shall be no out-buildings, above ground swimming pools, tennis courts or satellite dish antennas (having a diameter in excess of twenty-four (24) inches). No antenna or permitted satellite dish shall be visible from any roadway or neighboring Lot.

14. No Lot shall be used in whole or in part for the storage of rubbish or building materials (other than during the construction of a Residence or other permitted improvement) of any character whatsoever, nor shall any Lot be used for the storage of any property, item or material that shall cause such Lot to appear in an unclean or untidy condition or that will be obnoxious or offensive to the eye in the opinion of the Declarant. Trash, garbage, refuse, debris or other waste kept on any Lot in preparation for removal from such Lot shall be kept in sanitary covered containers, which are stored out of sight of the street and adjacent property.

15. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done thereon which may be or may become a nuisance to the neighborhood.

16. No exterior detached dog kennel or house detached from the main structure shall be constructed or maintained on any Lot. No Lot Owner shall keep any pet or pets which create a nuisance. The maximum number of household pets shall be in accordance with the Village of Germantown ordinances covering such pets. All farm animals, poultry, horses, etc., and all animals kept for commercial purposes shall be prohibited under any circumstances.

17. The storm water retention ponds located on Outlots 4 & 5 (as shown on the Plat of Lone Oaks) have been created and were required by the Village of Germantown to assist in the removal and detention of storm water from Lone Oaks. The storm water retention ponds are not intended to be used for swimming or recreational facilities, and any use of the storm water retention ponds for such use is strictly prohibited. Any persons entering into or using the storm water retention ponds either intentionally or accidentally do so at their own risk. By purchase of a Lot in Lone Oaks, each Owner and its respective successors, assigns, heirs and personal representatives thereby waives, to the fullest extent permitted by law, any and all claims for liability against the Declarant, the Developer, the Lone Oaks of Germantown Homeowners Association, and their respective agents, contractors, employees, officers, directors and shareholders, for injury or damage to person or property sustained in or about or resulting from the use or existence of the storm water retention ponds. In addition, each Owner (and its successors, assigns, heirs and personal representatives) agrees to indemnify, defend and hold harmless the Declarant, the Developer, the Lone Oaks of Germantown Homeowners Association, and their respective agents, contractors, employees, officers, directors and shareholders, from and against any and all liabilities, claims, demands, costs and expenses of every kind and nature (including attorneys' fees), including those arising from any injury or damage to any person (including death) or property sustained in or about or resulting from the use or existence of the storm water retention ponds.

18. The following constitute specific restrictions on individual Lots in Lone Oaks, and nothing contained in this Section 18 shall in any manner invalidate the effect of the more general restrictions contained in this Article A on said Lots:

A. No structure of any kind shall be permitted within a "vision corner" (as shown on the Plat of Lone Oaks) which exceeds two (2) feet above the elevation of the intersection, except for necessary highway and traffic signs, public utility lines and open fences through which there is clear vision. No vegetation or other plant material shall be permitted which obscures safe vision of the approaches to any intersection in Lone Oaks.

B. Landscaped areas within the easements of the Development shall be maintained by the owners of the lots on which the easement is platted.

C. Any drainage easement shall be maintained free of obstruction by the owners of the lots on which the easement is platted.

D. All trees in the planting easements in lots 16 through 25, as shown on the plat, shall be maintained by the individual Lot Owner. Owner shall not be allowed to remove any trees in this easement without Declarant's approval.

19. Plans showing exact locations and construction details of fences, walls, hedges or mass screening plantings shall be submitted to the Declarant and be approved before they may be constructed or planted. No fences erected on any Lot effected by these declarations shall be higher than six (6) feet from the graded surface of the ground on which said fence is erected. No perimeter Lot fencing shall be permitted. In the event the fence restrictions and ordinances of the Village of Germantown are more restrictive from time to time than the restrictions contained herein, the Village of Germantown restrictions and ordinances shall control and supersede the terms and conditions contained herein.

20. All Lots shall be graded immediately upon completion of construction of a Residence, and the grade shall thereafter be maintained to comply with the comprehensive grading plan for Lone

Oaks approved by the Village of Germantown. Strict compliance with such grading plan shall be enforced so as to prevent the discharge or redirection of storm water onto any adjacent Lots.

21. The Declarant shall have the right to enforce all of the terms, conditions and restrictions contained herein. Any Owner violating the terms, conditions or restrictions contained herein shall be personally liable for and shall reimburse the Declarant for all costs and expenses, including attorneys' fees, incurred by the Declarant in enforcing the terms, conditions and restrictions contained in this Declaration. Any Owner who causes or allows any improvement or improvements to be constructed, installed, placed, or altered on that Owner's Lot without first obtaining the prior written approval of the Declarant shall, at the Declarant's discretion, be required to remove such improvement or improvements in their entirety at the Lot Owners' expense. The foregoing shall be in addition to any other rights or remedies which may be available to the Declarant.

22. The Owners, by the purchase of their Lots, agree that the Declarant shall not be held liable for any good faith decision or decisions made by the Declarant in enforcing the terms, conditions and restriction contained herein and in preserving the integrity, and the natural beauty of the Lone Oaks.

23. At such time as the Declarant determines, in its discretion, the Declarant shall delegate or assign the authority and responsibilities of the Declarant contained herein to the Lone Oaks of Germantown Homeowners Association established according to Article B herein.

24. The Village of Germantown shall have the right to remedy deficiencies under the preceding paragraphs, the right to charge the lot owners for costs incurred and the right to enforce collection of such amounts in accordance with SS66.60(16) of the Wisconsin Statutes.

ARTICLE B

LONE OAKS OF GERMANTOWN HOMEOWNERS ASSOCIATION.

1. An unincorporated association (herein referred to as the "Association") of the Owners of land in Lone Oaks (and all future stages of development as provided in Section C herein), is hereby created for purposes of: (a) owning, managing and controlling the common affairs of Lone Oaks, (b) owning, managing, controlling and maintaining any Common Areas in Lone Oaks (as defined below), and, (c) performing other duties as set forth herein for the common benefit of the Owners. The Association shall be known as "Lone Oaks of Germantown Homeowners Association."

2. The term "Common Areas" shall include the following areas of Lone Oaks, and any areas designated as Common Areas in any future stages of development of Lone Oaks added to this Declaration in accordance with Section C (hereafter referred to as "Future Stages of Development"):

A. All Outlots, Conservancy Areas and Common Areas of Lone Oaks, as shown on the Plat of Lone Oaks, now or hereafter owned by the Declarant, any Lot Owner and/or the Association.

B. Any area of easements granted to the Association by Declarant as indicated on the final Plat of Lone Oaks over portions of the lands subject to this Declaration.

C. The grass area and any fencing and landscaping contained within the public rights-of-way of any public roadway adjacent to or included with the lands subject to this Declaration.

All Common Areas and related facilities shall be used for the common benefit of the Owners of Lots in Lone Oaks. Such Common areas shall not be used for recreational or any other activities by any Lot Owner unless in accordance with the terms, conditions and restrictions contained herein

or as are hereafter adopted or otherwise approved by the Association. The Declarant shall have the right to erect a sign in the Outlots and common areas to promote the sale of lots in the Subdivision. Any signs, monuments, structures or other common facilities constructed by the Declarant or the Association on any Common Areas shall be operated and properly maintained and repaired by the Declarant or the Association (as the case may be) so as to be neat and attractive in appearance. The Association shall properly maintain the Common Areas so that they are neat and attractive in appearance (including, without limitation, proper care and cutting of grass and other vegetation). The Association shall maintain all storm water drainage facilities (retention ponds) so as to ensure that they function properly. The obligation to maintain the storm water retention ponds includes, but is not limited to, the obligation to clean and dredge such facilities as necessary. Any plantings or signs placed in Lone Oaks by the Declarant or the Association at any of the entry locations to the subdivision shall also be considered Common Areas, and shall be cared for and maintained in the same manners as described above. Any portion of the Common Area within the public street right-of-way may only be improved or altered with the consent of the appropriate public authorities.

3. The Association shall be governed by a three-member Committee, hereinafter referred to as the "Committee," which shall be solely responsible for the activities of the Association. The initial members of the Committee have been appointed by the Declarant and shall be Bradley J. Wilson, Rhonda K. Kenney, and Terri J. Hansen.

4. To qualify as a member of the Committee, a person must be either an Owner or a duly designated officer, agent or representative of an Owner.

5. The term of office of the initial members of the Committee shall commence upon the date of recording of this Declaration and shall continue until two calendar years after the year in

which Declarant no longer owns seventy-five (75%) of the Lots then subject to this Declaration (provided, however, in the event the Declarant, during such two (2) year period, adds Future Stages of Development to this Declaration pursuant to Article C herein which results in Declarant again owning twenty-five percent (25%) or more of the Lots subject to the Declaration, then the initial term of the Committee shall continue in full force and effect until two (2) years after such time as Declarant no longer owns seventy-five percent (75%) of the Lots then subject to this Declaration). During such initial term, Declarant shall have the right to appoint, remove or replace all three members of the Committee. Declarant may relinquish or reassert all or any part of the rights provided to the Committee or the Association at any time or times during such initial term.

6. Subject to the rights of Declarant as provided in Article B, Section 5 above, each Owner shall be entitled to vote in person or by proxy in elections for selecting members of the Committee. The Owners of a Lot (whether the Lot is owned singularly or collectively) shall have one (1) vote in the affairs of the Association for each Lot owned.

7. After the initial term as provided in Article B, Section 5 above, the term of office of members of the Committee shall be for two (2) calendar years. If any member of the Committee shall die, resign, be unable to act or cease to be qualified to be a member, the unexpired term of such member shall be filled by special election of the Association.

8. All meetings of the Committee shall be open to all Owners, and shall be held upon not less than three (3) days prior written notice to all of the Owners. Two (2) members of the Committee shall constitute a quorum. Actions of the Committee shall be taken by majority vote. The Committee shall call a meeting of all of the Owners of the Association no less than one (1) time per calendar year.

9. The Committee shall have the following duties:

A. To provide for the maintenance of improvements in the Common Area;

B. To establish dates and procedures for the election members of the Committee;

C. To promulgate operating procedures for the conduct of the Association's and the Committee's affairs;

D. To enforce the terms, conditions and restrictions contained in this Declaration according to the terms thereof; and;

E. Establish an Architectural Review Board (as hereinafter defined) if so delegated by the Declarant pursuant to Article A, Section 23 herein. Such Architectural Review Board shall consist of three (3) persons appointed by the Committee. No Owner of a vacant Lot (except for the Declarant) shall have the right to serve on the Architectural Review Board. Upon the delegation of the Declarant's authority under this Declaration to the Architectural Review Board, the Architectural Review Board shall have all of the rights and obligations of the Declarant pursuant to Article A herein.

10. The Committee shall have the following powers:

A. To take such action as may be necessary to cause the Common Area to be maintained, repaired, landscaped (where appropriate) and kept in good, clean and attractive condition;

B. To enter into contracts and to employ agents, attorneys or others for purposes of discharging its duties and responsibilities hereunder;

C. To levy and collect assessments in accordance with the provisions of Article B, Section 11, below; and;

D. To do anything or take any other action which is incidental to or necessary for the Committee to perform its duties and discharge its obligations under this Declaration.

11. The Committee shall levy and collect assessments in accordance with the following:

A. The Owner of each Lot shall be subject to a general annual charge or assessment ("General Assessment") equal to its pro rata share of the costs incurred or anticipated being incurred by the Association in performing its duties and discharging its obligations hereunder. The pro rata share of an Owner of a Lot shall be a fraction, the numerator of which shall be one and the denominator of which shall be the total number of Lots subject to this Declaration (including Future Stages of Development) at the time of the assessment. Said costs shall include, but not be limited to: taxes; insurance; repair, replacement and additions to the improvements made to the Common Areas; equipment; materials; labor, management and supervision thereof; and, all costs for the Association reasonably incurred in conducting its affairs and enforcing the terms, conditions and restrictions contained in this Declaration. The Committee shall also have the power to levy a special assessment ("Special Assessment") against any individual Lot Owner for the failure of such Lot Owner to: maintain said Owner's Lot in accordance with the reasonable standard of the subdivision; maintain the lamppost required under Article A, Section 9 herein; and/or, failure of said Owner to comply with the terms, conditions and restrictions contained in this Declaration. Herein General Assessments and Special Assessment are sometimes collectively referred to as "Assessments."

B. Assessments shall be approved at a duly convened meeting of the Committee;

C. Written notice of an Assessment shall be personally delivered to each Owner subject to the assessment or delivered by regular mail addressed to the last known address of such Owner;

D. Assessments shall be due and payable on or before 30 days after the mailing or personal delivery of the notice, as the case may be.

E. Assessments not paid when due shall bear interest at the rate of twelve percent (12%) per annum from the date due until paid, and such unpaid Assessments and the interest thereon shall constitute a continuing lien on the real estate against which it was assessed until they have been paid in full. The Assessments and interest thereon shall also be the personal obligation of any current or subsequent Owner of the Lot against which the Assessment was made.

F. The Committee may record a document with the Register of Deeds in Washington County, Wisconsin, giving notice of a lien for any such unpaid Assessment and upon payment or satisfaction of the amount due record a document canceling or releasing any such lien. The failure to file any such notice shall not impair the validity of the lien. All recording and attorney fees relating to any such document or the collection of an Assessment shall be borne by the effected Owner.

G. Upon application by any Owner, any member of the Committee may, without calling a meeting of the Committee, provide to such Owner a statement in recordable form certifying (1) that the signer is a duly elected or appointed member of the Committee, and (2) as to the existence of any unpaid assessments or other amounts due to the Association. Such statement shall be binding upon the Association and shall be conclusive evidence to any party

relying thereon of the payment of any and all outstanding Assessments or other amounts due to the Association.

H. Any lien for Assessments may be foreclosed by a suit brought by the Committee, acting on behalf of the Association, in a like manner as the foreclosure of a mortgage on real property. The effected Owner shall be responsible for all of the Association's costs in collecting the Assessment, including, but not limited to, attorneys' fees.

12. During the initial term of the Committee, the Committee shall not have the power to make improvements to the Common Area in addition to those then in existence (herein referred to as "Additional Improvements") without the written approval of the Developer. After the initial term, the Committee shall not have the power to make Additional Improvements having a cost in excess of One Thousand Dollars ($1,000.00) without the consent of ninety percent (90%) of the then current Owners.

13. Members of the Committee shall not be liable for any action taken by them in good faith in discharging their duties hereunder, even if such action involved a mistaken judgment or negligence by the member or agents or employees of the Committee. The Association shall indemnify and hold the members of the Committee harmless from and against any and all costs or expenses, including reasonable attorney's fees, in connection with any suit or other action relating to the performance of their duties hereunder.

14. Failure of the Association or the Committee to enforce any terms, conditions or restrictions contained in this Declaration, upon the violation thereof, shall not be deemed to be a waiver of the rights to do so, or an acquiescence in any subsequent violation.

ARTICLE C

FUTURE STAGES OF DEVELOPMENT OF LONE OAKS

The Developer, its successors and assigns shall have the right, after the effective date hereof, to add Future Stages of the Development to the real estate subject to this Declaration, provided such Future Stages of Development are or become adjacent to the real estate which is or becomes subject to this Declaration or any supplemental declaration. The Future Stages of Development authorized under this Article C shall be added by recording a Supplemental Declaration of Restrictions with respect to such Future Stages of Development which shall extend the provisions of this Declaration to such Future Stages of Development, and shall indicate any provisions which differ from the provisions of this Declaration or any prior Supplemental Declaration. Except with respect to increasing the number of Lots and adding to the Common Areas, and all amendments and modifications incidental thereto, such Supplemental Declarations shall not otherwise revoke, modify, amend or add to the covenants established by this Declaration or any prior Supplemental Declaration.

ARTICLE D

AMENDMENT PROVISIONS

Any of the provisions of this Declaration may be annulled, waived, changed, modified or amended at any time by written document setting forth such annulment, waiver, change, modification or amendment, executed by the Owners of lands having at least seventy-five percent (75%) of the votes in the Association; provided, however, that any such action must also be approved in writing by (i) the Village, and (ii) the Declarant so long as it shall be a Lot Owner. This Declaration and all

amendments shall be executed as required by law so as to entitle it to be recorded, and shall be effective upon recording in the office of the Register of Deeds for Washington County, Wisconsin.

ARTICLE E

ROADS

Certain roads in Lone Oaks and Future Stages of Development terminate or may terminate at the then current boundaries of the subdivision. Owners are hereby put on notice that said roads (or any other roads which may be located over Outlots owned by the Declarant) may be connected with or extended to other roads in Future Stages of Development or in lands owned by others if such extension or connection is approved by the Village of Germantown, Washington County or other public entities having jurisdiction. No owner shall have the right to object to any such road extension or connection, nor shall any Owner have the right to claim that it has incurred a loss or damage as a result thereof.

ARTICLE F

TERM AND BINDING EFFECT

This Declaration and any amendments shall be in force for a term of 30 years from the date the Declaration is recorded. Upon the expiration date of such initial 30 year term or any extended term as provided herein, this Declaration shall be automatically extended for a successive term of 10 years, unless prior to the end of the then-current term a Notice of Termination is executed by the Owners of at least seventy-five percent (75%) of all Lots and their mortgagees, is consented to by the Village of Germantown, and is thereafter recorded in the Office of the Register of Deeds of

Washington County. This Declaration shall be binding upon all Owners and any other person claiming under or through the Declarant.

IN WITNESS WHEREOF, the undersigned has executed this Declaration of Restrictions this 7th day of December, 1994.

FRED-Germantown Land Development Limited Partnership, a Wisconsin Limited Partnership

By: FIDUCIARY REAL ESTATE DEVELOPMENT, INC., General Partner

By: _____
William R. Arpe, President

Attest: _____
Donald S. Wilson, Secretary

STATE OF WISCONSIN)
) ss.
COUNTY OF WASHINGTON)

Personally came before me this 7th day of December, 1994, the above-named William R. Arpe, President, and Donald S. Wilson, Secretary, of Fiduciary Real Estate Development, Inc., to me known to be the person(s) who executed the foregoing instrument and acknowledged the same in such capacity.

_____
Rhonda K. Kenney
Notary Public, County of Milwaukee
State of Wisconsin
My Commission: 8/4/96

EXHIBIT A

Legal Description of Lone Oaks

Fiduciary Real Estate Development, Inc. is the "Developer" of Lone Oaks, being a part of the NE 1/4 and NW 1/4, of the NE 1/4 OF SECTION 33, T.9N., R.20E., Village of Germantown, Washington County, Wisconsin.

EXHIBIT B

Erosion Control Standards

To protect the retention ponds and the storm sewer system in Lone Oaks, the purchaser shall prevent soil erosion and sedimentation by:

1. Installing and maintaining a gravel entrance (6 inches of 2 to 3 inch aggregate, 7 feet wide and 50 feet long or the distance from the road to the construction area, whichever is less) requiring all vehicles to use that entrance;
2. At the end of each work day, cleaning up any soil tracked onto the road;
3. Locating all soil piles at least 25 feet from any downslope road, ditch or drainageway; immediately placing silt fence on the downslope side of all soil piles;
4. As soon as gutters are installed, placing extenders on all downspouts to route roof water to a stabilized area; continuing use of the extenders until vegetation is established, and;
5. Sodding, or seeding and mulching, the Lot within 60 days after the occupancy permit is issued; maintaining the sod or seed by watering and any necessary replanting. (For homes with occupancy permits issued between September 1 and April 30, the Lot shall be covered with mulch within 30 days after the occupancy permit is issued and the mulch shall be maintained until the Lot is sodded or seeded. For these Lots, sodding or seeding shall be completed by June 1.)

All erosion control measures shall be installed and maintained according to the best standards and specifications set forth in the Wisconsin Construction Site Best Management Practice Handbook, the Wisconsin Soil Conservation Service Field Technical Guide, or adopted by the Lone Oaks County Land Conservation Department.

ADDENDUM #1 to:

DECLARATION OF RESTRICTIONS
FOR
LONE OAKS AT GERMANTOWN

Page 6, Section 13 of the Lone Oaks Covenants shall be amended to read as follows:

There shall be no outbuildings, tennis courts, satellite dish antennas (having a diameter in excess of twenty-four (24) inches). No antenna or permitted satellite dish shall be visible from any roadway or neighboring lot. **Above ground swimming pools that remain up year round shall not be permitted. Wading pools and pools that are inflatable or of vinyl material are permitted. Pools shall be no larger than eighteen feet in diameter and depth of pool shall be no deeper than thirty-six inches. The said pool cannot be of any metal material that may rust or look undesirable to the area. No pools should be set up before Memorial Day and must be taken down no later than Labor Day.**

This addendum should be attached to your copy of the covenants.
5/20/04

Addendum #2 to Declaration of Restrictions For Lone Oaks at Germantown Effective October 29, 2012

Page 6, Article I, Paragraph 13 shall be deleted and is herby amended to recite as follows:

There shall be no outbuildings, tennis courts, satellite dish antennas (having a diameter in excess of twenty-four (24) inches). No antenna or permitted satellite dish shall be visible from any roadway or neighboring lot. Above ground swimming pools that remain up year round shall not be permitted. Wading pools and pools that are inflatable or of vinyl material are permitted. Pools shall be no larger than eighteen (18) feet in diameter, and the height of the pool shall be no higher than forty-eight (48) inches. Said pool cannot be of any material that may rust or look undesirable to the area. No pools should be set up before Memorial Day and must be taken down no later than Labor Day.

This amendment shall constitute a covenant which runs with the land and shall be enforceable against any Lot Owner or any Lot Owner's successors, grantees or assigns.

This addendum should be attached to your copy of the covenants. If you need a copy of the covenants please contact an association officer.

#

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: June 21, 2021

AGENDA ITEM: New Business (**CONDITIONAL USE PERMIT AMENDMENT)**

ITEM TITLE: 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.

SUBMITTED BY: Emily Zandt, Associate Planner, Community Development Department

SUMMARY EXPLANATION:
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.

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.

PLAN COMMISSION RECOMMENDATIONS:

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 #05-20 and the addition of two conditions.

APPLICATION, PLANS & RELATED DOCUMENTS:
All relevant documents, including applications, plans, supporting information, the staff report & recommendation, and Plan Commission meeting minutes (when available) are included in the PDF digital file distributed by the Village Clerk.

PLAN COMMISSION MINUTES
June 14, 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 Bill Shadid, Bob Williams and Peter Nilles were in attendance. Commissioners Tony Laszewski and Matt Kimmler were absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT:
None

APPROVAL OF MINUTES:
MOTION Baum second Shadid to Approve the Minutes from 5-10-21.
MOTION carried unanimously.

Redline Canine Training Center - W188 N11786 Maple Road. D. Lynne Luckow, agent and operator is seeking an amendment to the existing Conditional Use Permit (CUP #05-20) for the dog training and education facility. Associate Planner Zandt summarized the proposal.

Public Hearing opened at 6:35 pm.
Public Hearing closed at 6:37 pm.

MOTION Baum second Nilles to 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.***

Ms. Luckow said she would contact the wastewater superintendent to coordinate his visit when the plumber is scheduled. Chairman Wolter congratulated Ms. Luckow on the success of her business.

MOTION carried unanimously.

DRAFT

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.

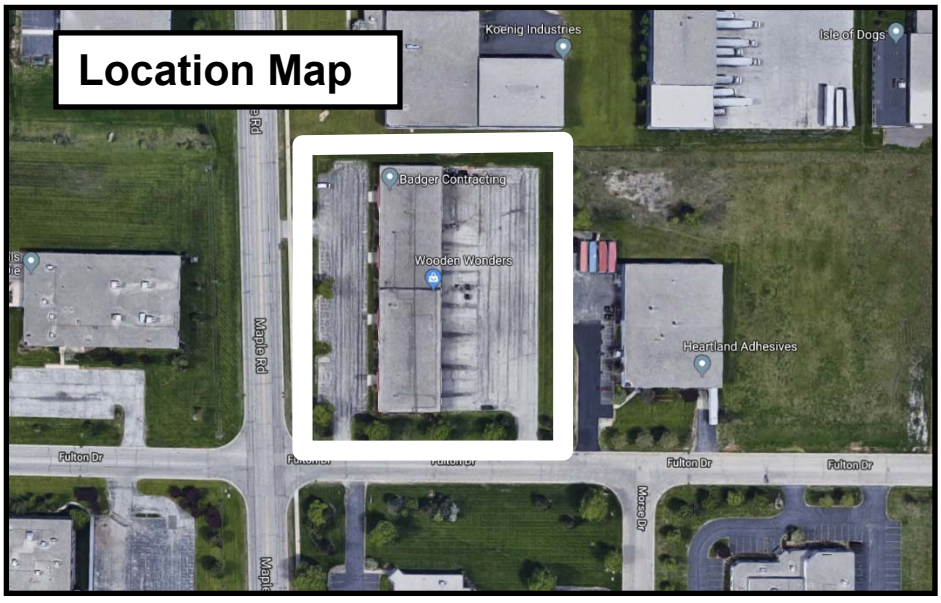
Property Location: W188 N11786 Maple Road

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

CUP # XX-21 Document No.	CONDITIONAL USE PERMIT Document Title

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

Whereas the Applicants:
D. Lynne Luckow, Redline Canine Owner/Operator, and Douglas R. Lane, Agent for Ozaukee Development Corporation, Property Owner

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

Now, therefore, this permit, an amendment to CUP#05-20, is issued to allow the operation of a dog training and education facility (Redline Canine Training Center & Behavioral Consultation LLC) from the property located at W188 N11786 Maple Road pursuant to Section 17.33(3)(h) of the Village Zoning Code.

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

Parcel Identification No:
GTNV 212-960

On the following described property located in the Village of Germantown, Washington County, Wisconsin:
Lot 1 of Certified Survey Map (CSM) 3184; a 2.88-acre parcel of Section 21, Town 9 North, Range 20 East, in the Village of Germantown, County of Washington, State of Wisconsin.

Tax Key No: 212-960
Address: W188 N11786 Maple Road, Suites 1,2,3,4,5

Pursuant to the following condition(s):

1. This permit authorizes limited uses and activities as set forth in the conditional use permit application dated December 5, 2018 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. This permit authorizes limited uses and activities as set forth in the conditional use permit amendment application dated February 3, 2020 and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
3. 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

DRAFT

of approval.

4. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP or where conditions imposed were anticipated to ameliorate or eliminate such problems or harmful effects but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
5. All interior and exterior building modifications (including exterior lighting) and/or site improvements may require permits and/or other approvals from the Village. State-approved plans may be required for any proposed improvements or remodeling. Detailed plans for any interior or exterior improvements shall be submitted to the Village as part of a building permit application.
6. 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.
7. If the proposed use constitutes the type of change in occupancy that requires interior and/or exterior remodeling or additional fire safety features to comply with current building, fire safety and other applicable codes and regulations, the operator shall coordinate the preparation and submittal of state-approved plans to and approved by the Village Fire Department and Inspection Services prior to occupancy.
8. The owner/operator shall coordinate with the Fire Department to properly post the tenant space with a maximum occupancy of 49 persons. In the event that the maximum capacity of 49 persons is exceeded on a regular basis as determined by the Fire Department, the owner/operator will be required to re-classify the occupancy type from “business” to “kennel” and, as a result, install any additional, necessary fire-safety measures required by the Fire Department, or, discontinue operation.
9. The owner/operator shall contact the Fire Department and Inspection Services for a pre-occupancy inspection prior to commencing operations.
10. All exterior signage, including temporary signs, require a permit from the Village.
11. If the Village receives any complaints regarding noise generated from barking dogs, the owner/operator shall install sound-deadening materials, e.g. sound absorbing acoustic panels, or implement other sound-proofing measures within the tenant space.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the _____ day of _____, 2021.

_____
Dean Wolter, Village President

ATTEST:

_____
Deanna Braunschweig, Village Clerk

DRAFT

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)
Personally came before me this_____ day of _____, 2021, the above named Dean Wolter, Village President, and Deanna Braunschweig, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}
Notary Public, State of Wisconsin
My Commission Expires: _____

DRAFT

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As the business owner/operator, D. Lynne Luckow, I hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of _____, 2021

_____

D. Lynne Luckow, Business Owner/Operator, Redline Canine Training Center and Behavioral Consultation, LLC

STATE OF WISCONSIN) SS
_____ COUNTY)

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

_____

{type or print name of Notary on this line}

_____

{signature of Notary on this line}

Notary Public, State of Wisconsin My Commission Expires: _____

DRAFT

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

As property owner, Ozaukee Development Corporation, I hereby accept the terms and conditions set forth in this Permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of _____, 2021

_____
Ozaukee Development Corporation, Property Owner

STATE OF WISCONSIN) SS
_____ COUNTY)

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

_____
{type or print name of Notary on this line}

_____
(signature of Notary on this line)
Notary Public, State of Wisconsin
My Commission Expires: _____

This instrument was drafted by:
Emily Zandt, AICP
Associate Planner/Zoning Administrator
Village of Germantown, Wisconsin

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#

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: June 21, 2021

AGENDA ITEM: New Business [CSM]

ITEM TITLE: MacArthur Partners LLC, (a subsidiary owned by Irgens Partners LLC), Property Owner and Agents for TCI Trans-Coil International; 2-lot Certified Survey Map (CSM)

SUBMITTED BY: Emily Zandt, Associate Planner, Planning & Zoning

SUMMARY EXPLANATION:
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) located at W132N10611 Grant Drive.

At the June 14, 2021 meeting, the Plan Commission approved 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 subject to five (5) conditions. The proposed CSM will allow the addition to meet applicable setback requirements.

PLAN COMMISSION RECOMMENDATIONS:
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 one condition.

APPLICATION, PLANS & RELATED DOCUMENTS:
All relevant documents, including applications, plans, supporting information, the staff report & recommendation, and Plan Commission meeting minutes (when available) are included in the PDF digital file distributed by the Village Clerk.

MacArthur Partners LLC, a subsidiary owned by Irgens Partners LLC, Property Owner and agents for TCI Trans-Coil International - W132 N10611 Grant Drive. The property owner is seeking approval of a 2-lot certified survey map and site development and building plans for a 33,000 square foot addition to the existing industrial building. Associate Planner Zandt summarized the proposal.

MOTION Baum second Williams to 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.***

MOTION carried unanimously.

MOTION Baum second Shadid to 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.***

Chairman Wolter congratulated TCI on the success of the growth of their business.

MOTION carried unanimously.

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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.

The Avenue
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

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June 15, 2021

Mr. Jeffrey Retzlaff, Village Planner
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

SUBJECT: MACARTHUR PARTNERS LLC CSM Review

Certified Survey Map

Applicant or Owner: MACARTHUR PARTNERS LLC
Land Surveyor/Firm: John Konopacki, Pinnacle Engineering Group

1. Building setback lines are to be mapped and dimensioned.

2. Grant Drive R/W is labeled as both 66' and 60'.

3. The last paragraph in the Surveyor's Certificate should include Chapter 18 of the Village of Germantown Land Division Ordinance.

4. The top of sheet 5 should be labeled as **Planning Commission Approval** This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this ___day of _____, 2021.

5. For Planning Commission signatures, Dean Wolter is **Chairman** and Laura **A.** Johnson is Secretary.

No further review comments.

Document Approval and Recording

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

This includes the CADD file.

T:\Engineering\Planning Commission Review\Bob\2020\10\Leszczynski-Schneider CSM.doc08\ Moldmakers-rozite csm docx

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

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

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

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

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

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

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

Sincerely,

Burt J. Naumann, PLS
Senior Vice President

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

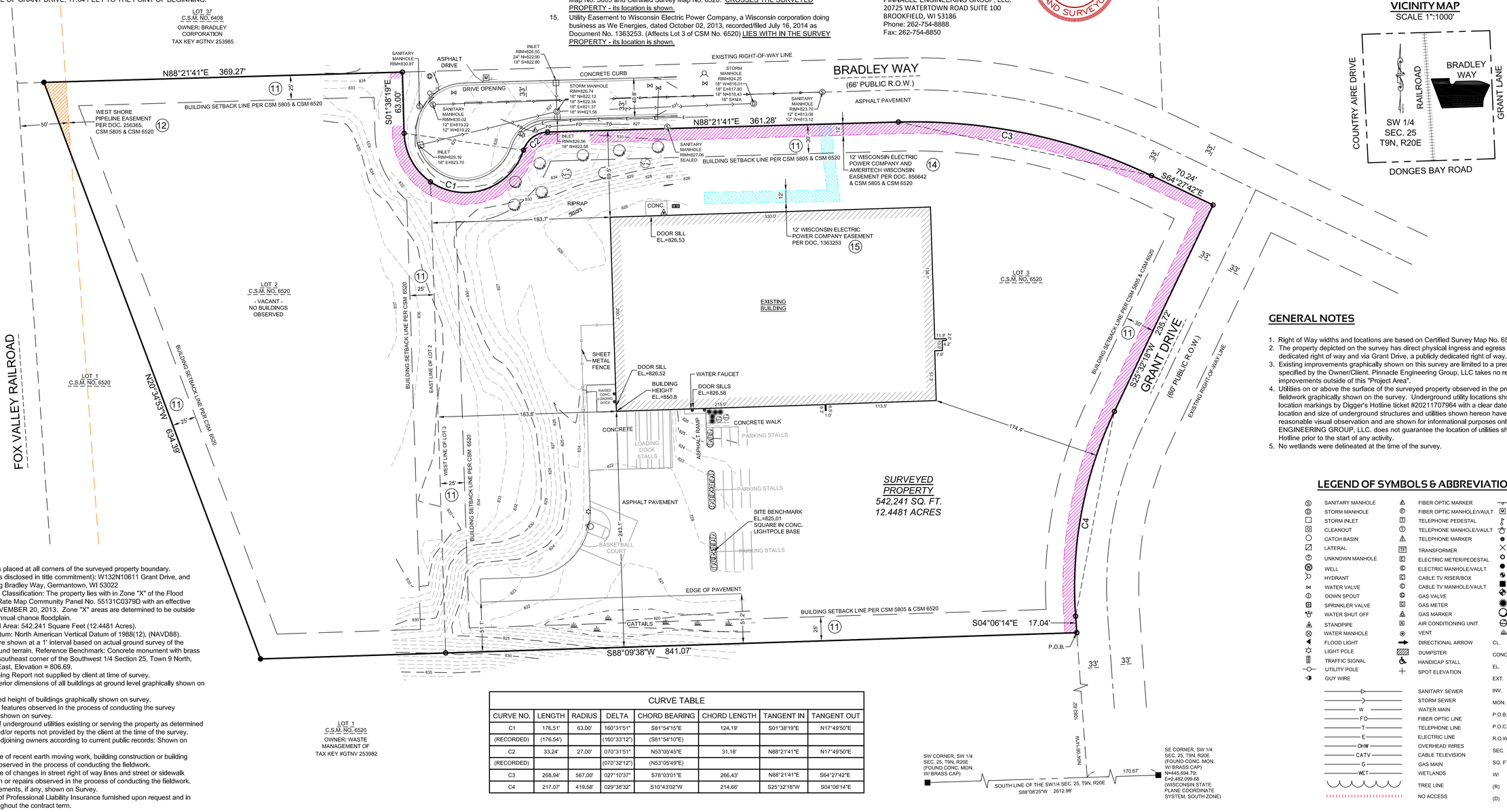
Date of Plat or Map: APRIL 29, 2021

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

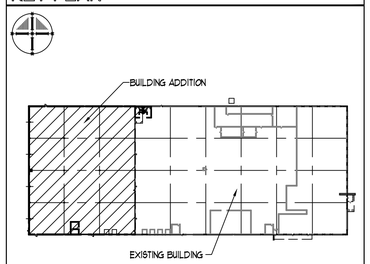
ARCHITECT:
PARTNERS IN DESIGN ARCHITECTS
2610 LAKE COOK ROAD, SUITE 280
RIVERWOODS, IL 60015
PHONE: 847.940.0300
ATTN: WERNER BRISSKE, AIA

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

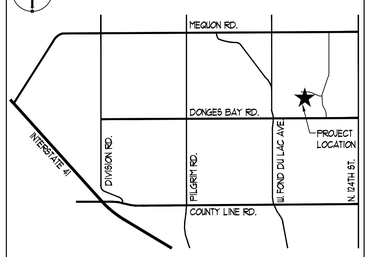
ALT	ALTERNATE	HDWR	HARDWARE
A/E	ARCHITECT/ENGINEER	HM	HOLLOW METAL
AFF	ABOVE FINISH FLOOR	HT	HEIGHT
ALUM	ALUMINUM	HW	HOT WATER
BD	BOARD	INT	INTERIOR
BO	BOTTOM OF	INSUL	INSULATION
CPT	CARPET	JT	JOINT
℄	CENTER LINE	LAV	LAVATORY
CLG	CEILING	MFR	MANUFACTURER
CJ	CONTROL JOINT	MIN	MINIMUM
CMU	CONCRETE MASONRY 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

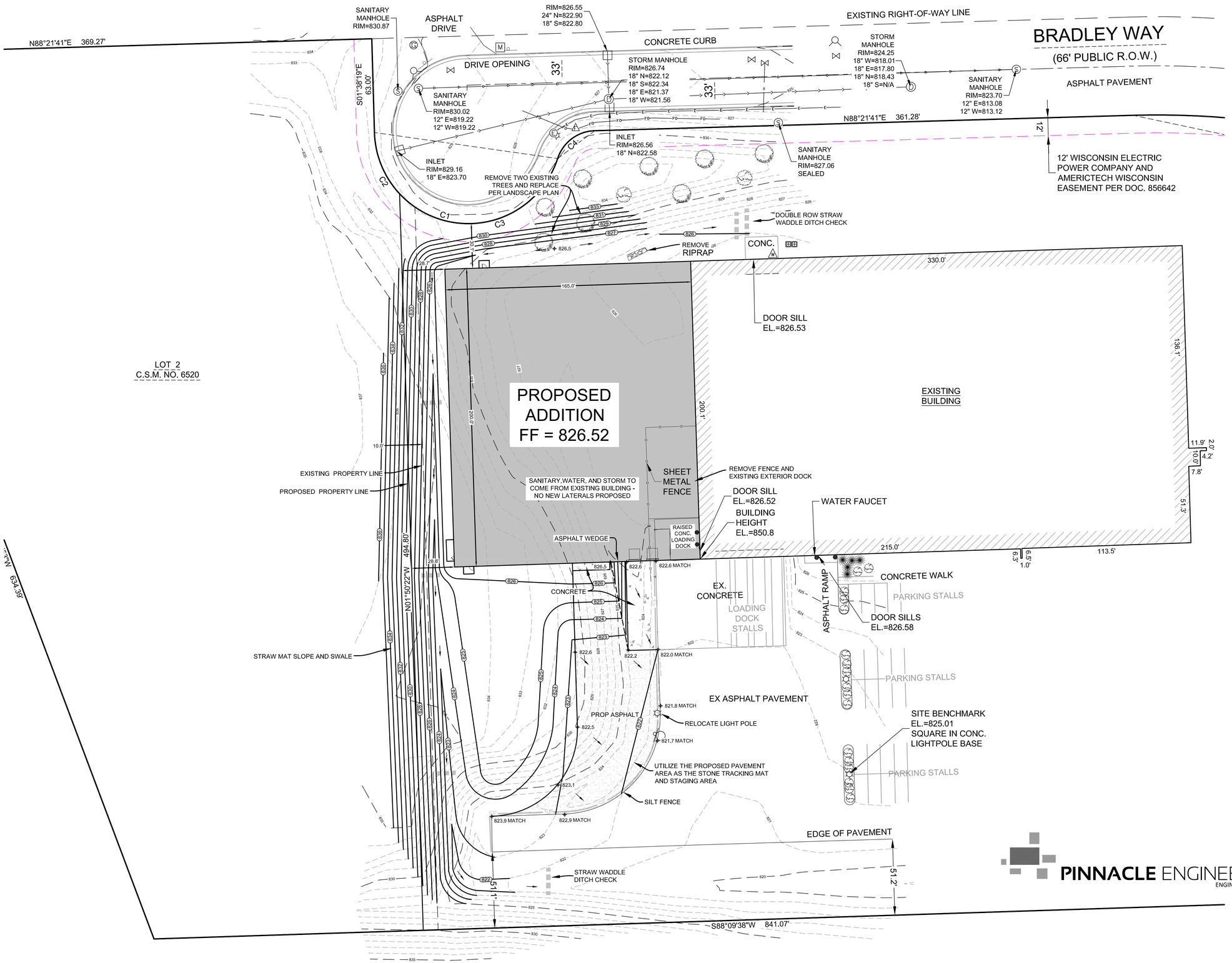
GERMANTOWN, WI



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
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REVISIONS

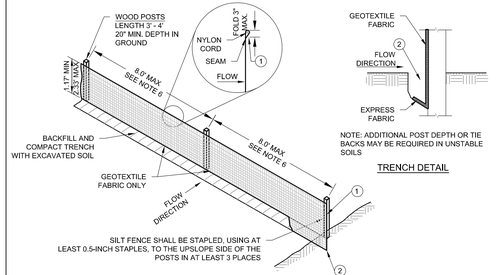
TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI

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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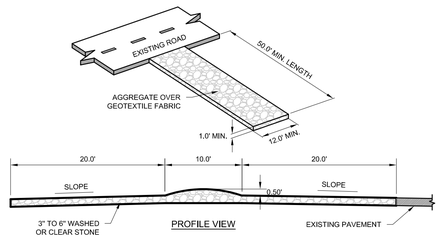
TRENCH DETAIL

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)

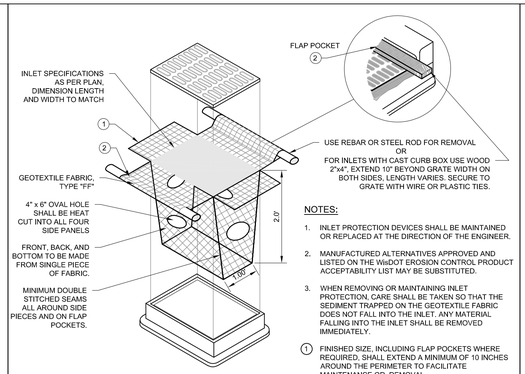


NOTES:

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:

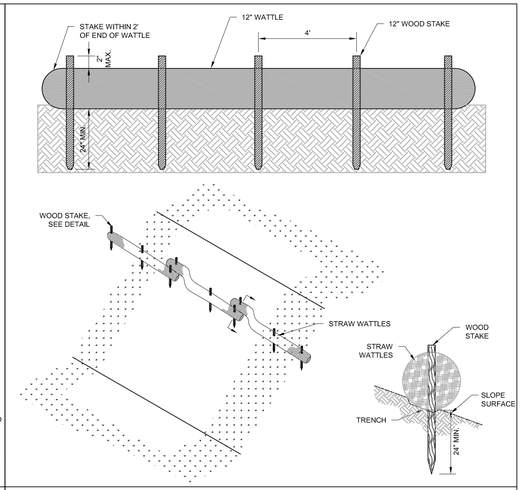
1. INLET PROTECTION DEVICES SHALL BE MAINTAINED OR REPLACED AT THE DIRECTION OF THE ENGINEER.
2. MANUFACTURED ALTERNATIVES APPROVED AND LISTED ON THE WisDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST MAY BE SUBSTITUTED.
3. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE 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.

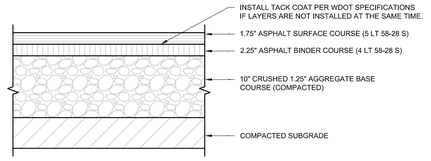
INLET PROTECTION

#105 06-20-14



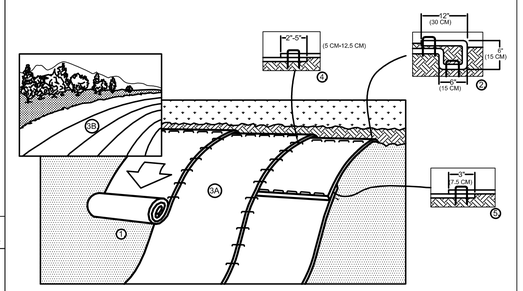
STRAW WATTLE

#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

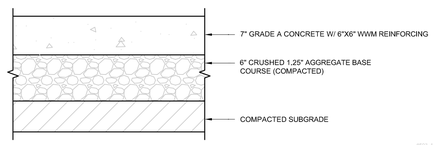
1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360, 382-383, AND THE LOCAL ORDINANCES 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
BROOKFIELD, WI 53186
(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

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ENGINEERING I NATURAL RESOURCES I SURVEYING
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

OVERALL LANDSCAPE PLAN

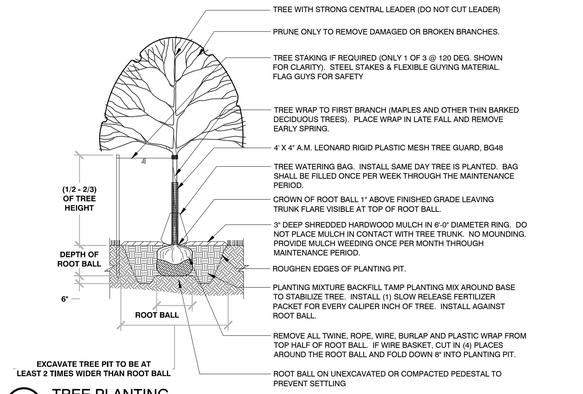
Partners in Design ARCHITECTS
2610 Lake Cook Road
Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300
www.pidarchitects.com

PROJECT NO.:
636.20143

DRAWN BY: HLJ
CHECKED BY: DJB

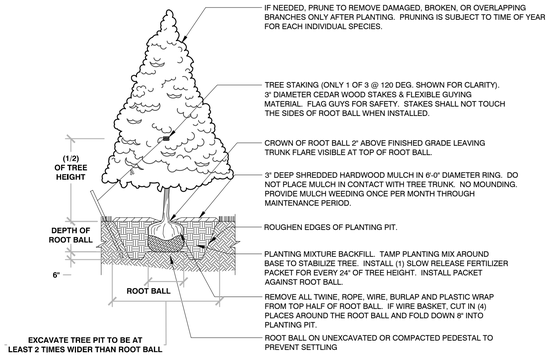
DATE:
05.03.21

SHEET NO.:
L-1



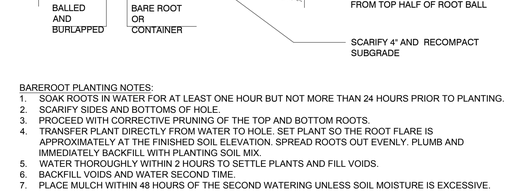
1 TREE PLANTING

NTS 329343-01



2 EVERGREEN TREE PLANTING

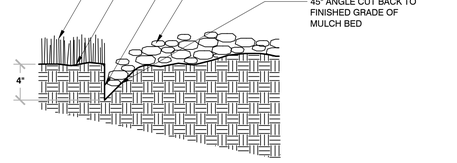
NTS 329343-03



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

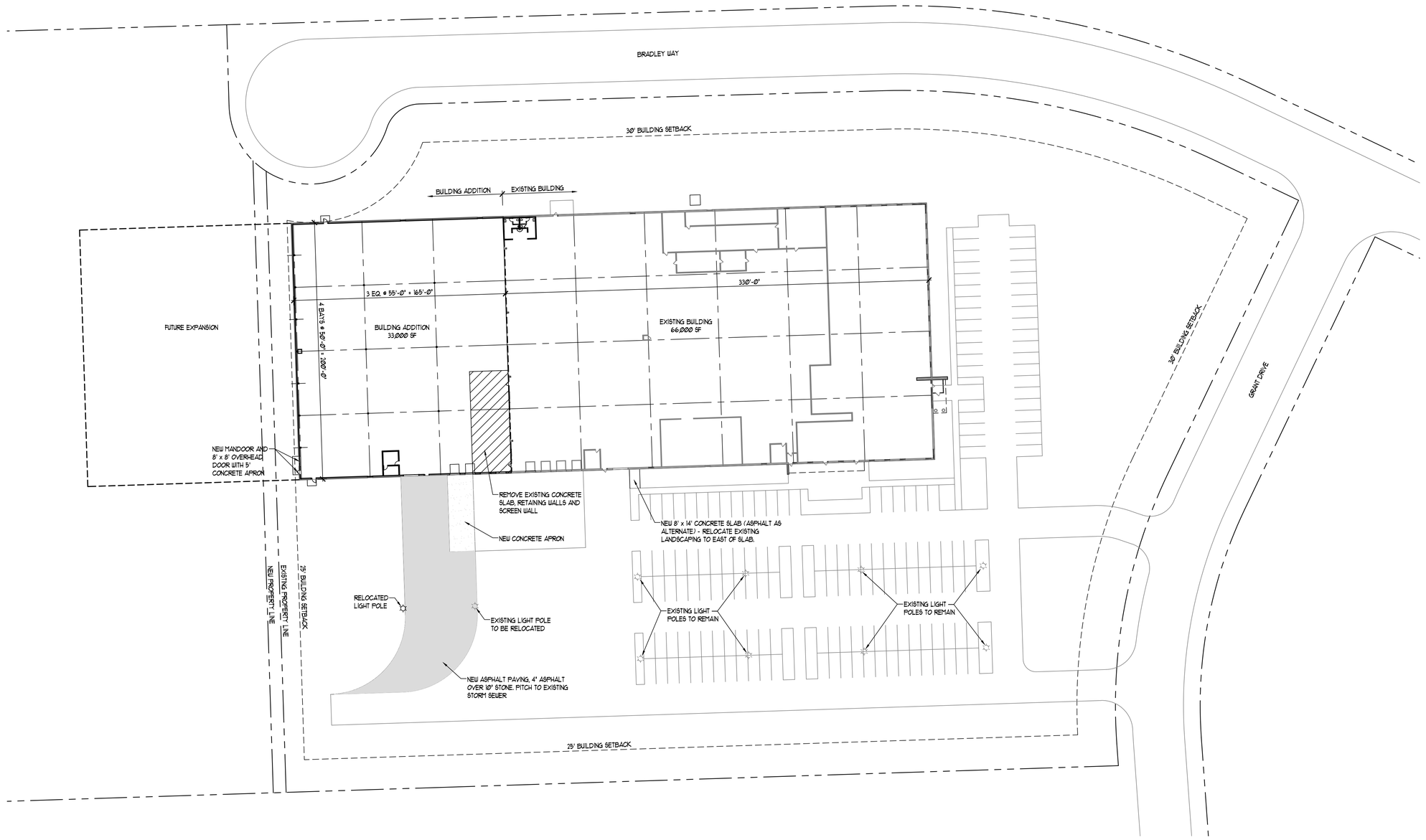
REVISIONS

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.

PRELIMINARY
NOT FOR CONSTRUCTION
CONCEPT DESIGN/ SCOPE DEFINITION

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REVISIONS:

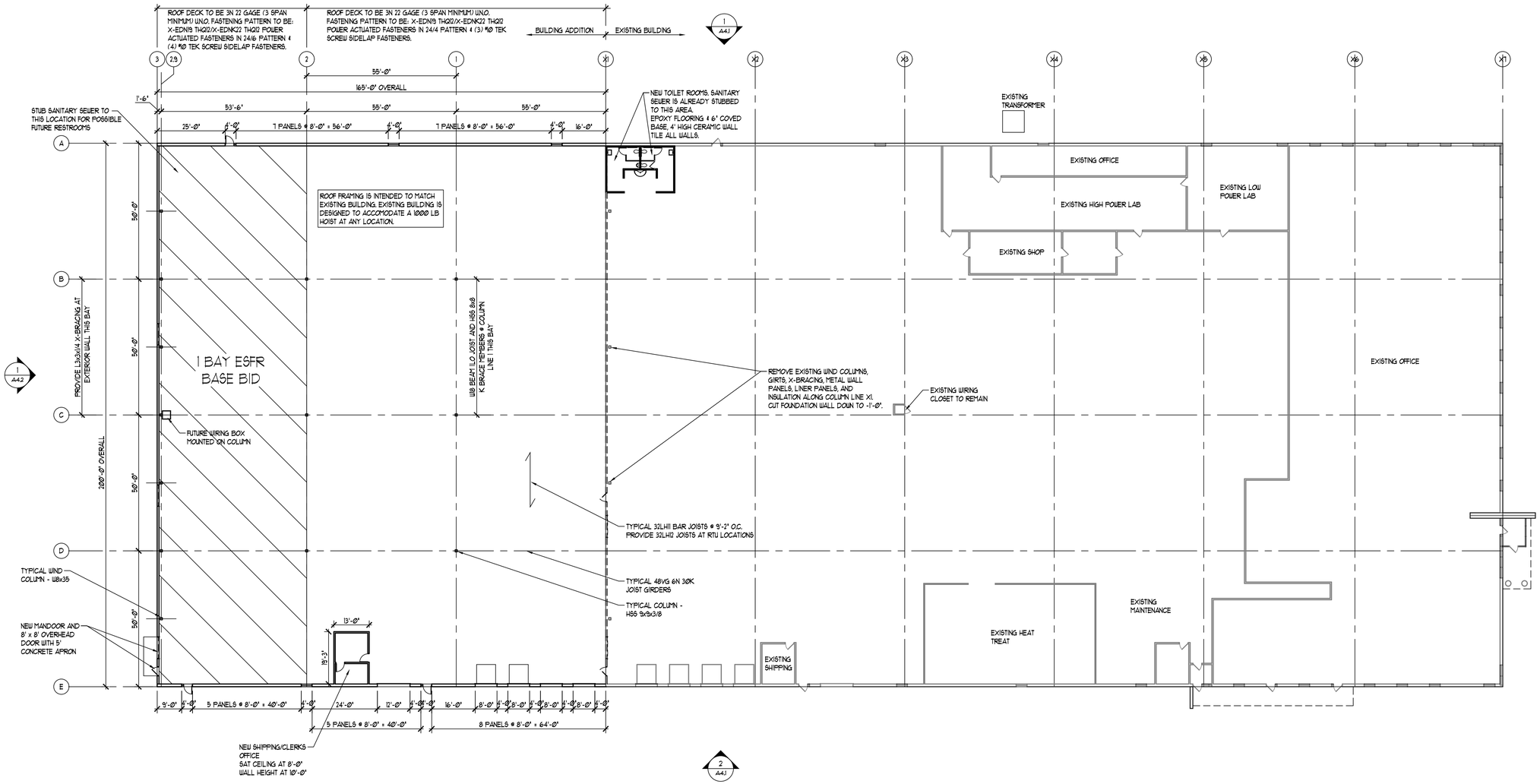
TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI

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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CONCEPT DESIGN/
SCOPE DEFINITION

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REVISIONS:

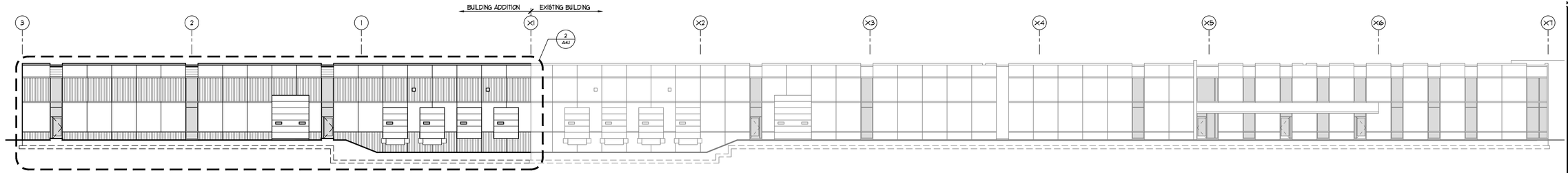
TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI

FLOOR PLAN

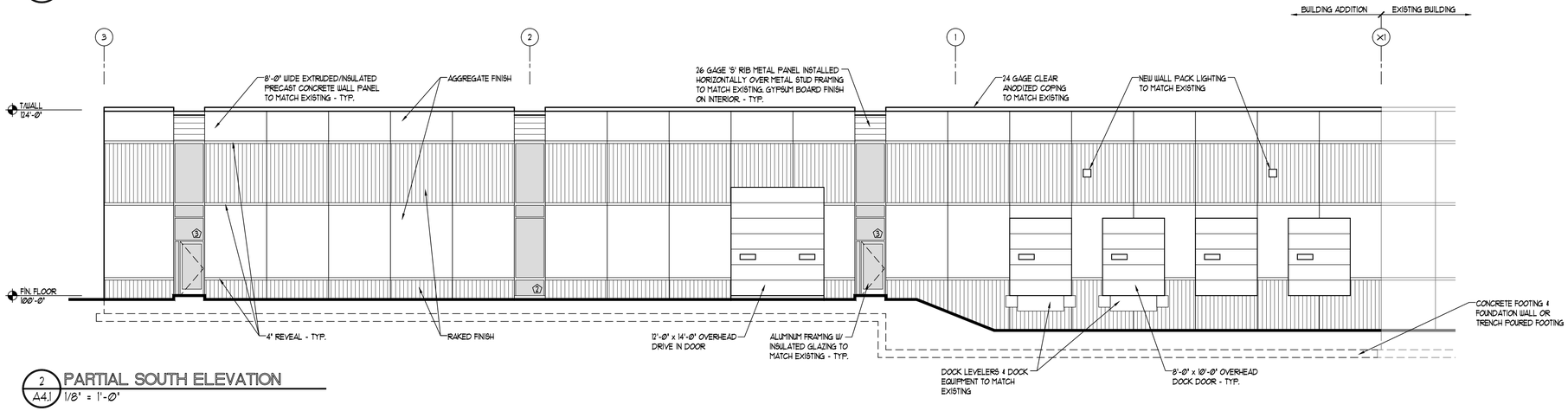
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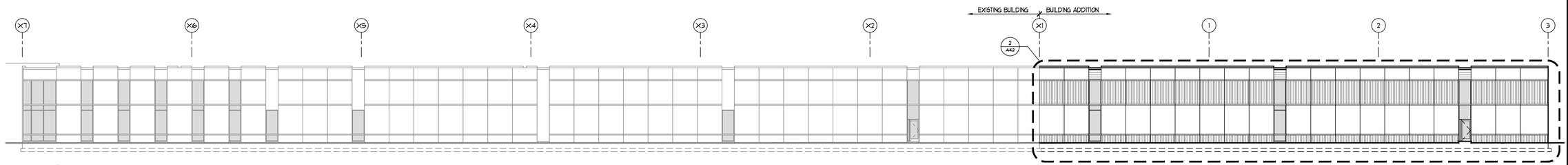
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DRAWN BY: EEO
CHECKED BY: WHB
DATE: 05.03.21
SHEET NO.: A3.1



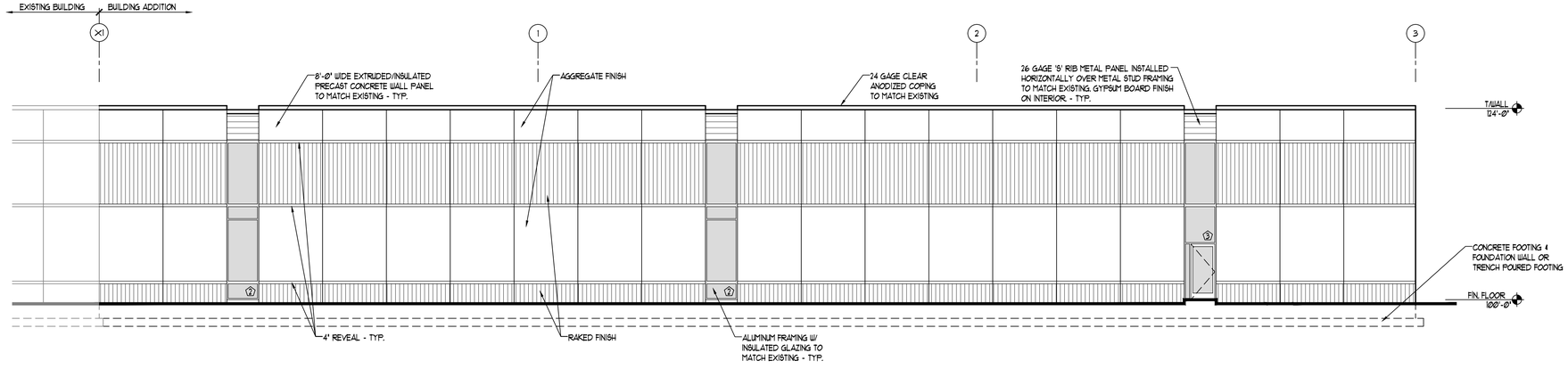
1 A4.1 SOUTH ELEVATION
1/16" = 1'-0"



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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CONCEPT DESIGN/
SCOPE DEFINITION

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REVISIONS:

TRANS-COIL, LLC BUILDING EXPANSION

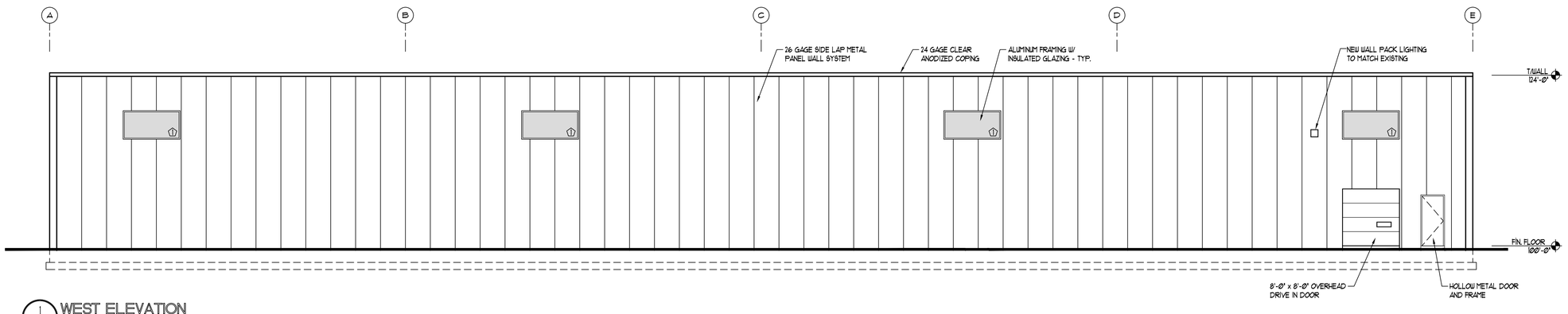
Germantown, WI

EXTERIOR ELEVATIONS

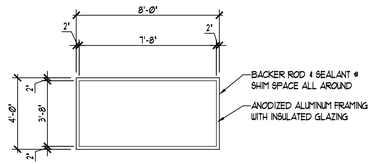
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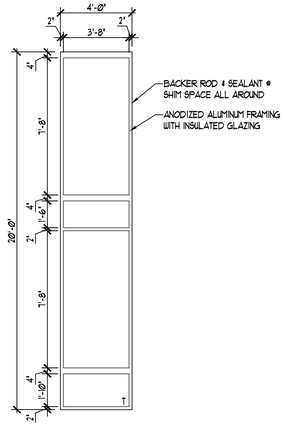
PROJECT NO.: 636.20.143
DRAWN BY: EEO
CHECKED BY: WHB
DATE: 05.03.21
SHEET NO.: A4.1



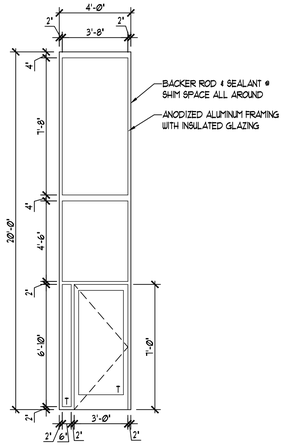
1 / A4.2 **WEST ELEVATION**
1/8" = 1'-0"



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

PRELIMINARY
NOT FOR CONSTRUCTION

CONCEPT DESIGN/
SCOPE DEFINITION

REVISIONS:

TRANS-COIL, LLC BUILDING EXPANSION
Germantown, WI

EXTERIOR ELEVATIONS

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Suite 280
Riverwoods, IL 60015
Ph.: (847) 940-0300
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PROJECT NO.: 636.20.143
DRAWN BY: EEO
CHECKED BY: WHB
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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SCOPE DEFINITION

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REVISIONS:

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Germantown, WI

EXTERIOR ELEVATION PHOTOS

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Ph.: (847) 940-0300
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Partners in Design ARCHITECTS



PROJECT NO.: 6362Ø.143
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

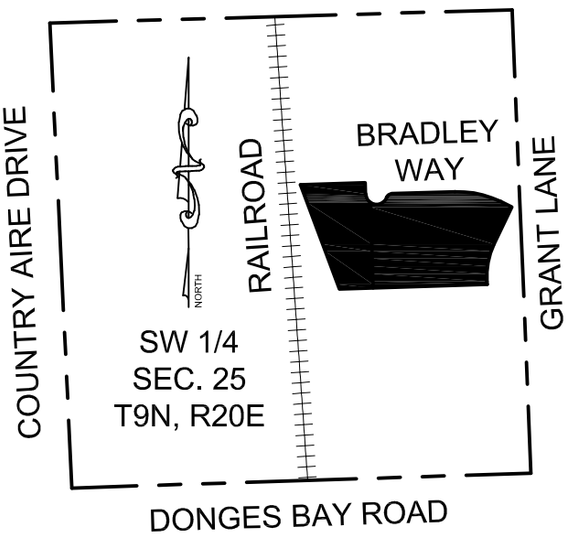
CERTIFIED SURVEY MAP NO. _____

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

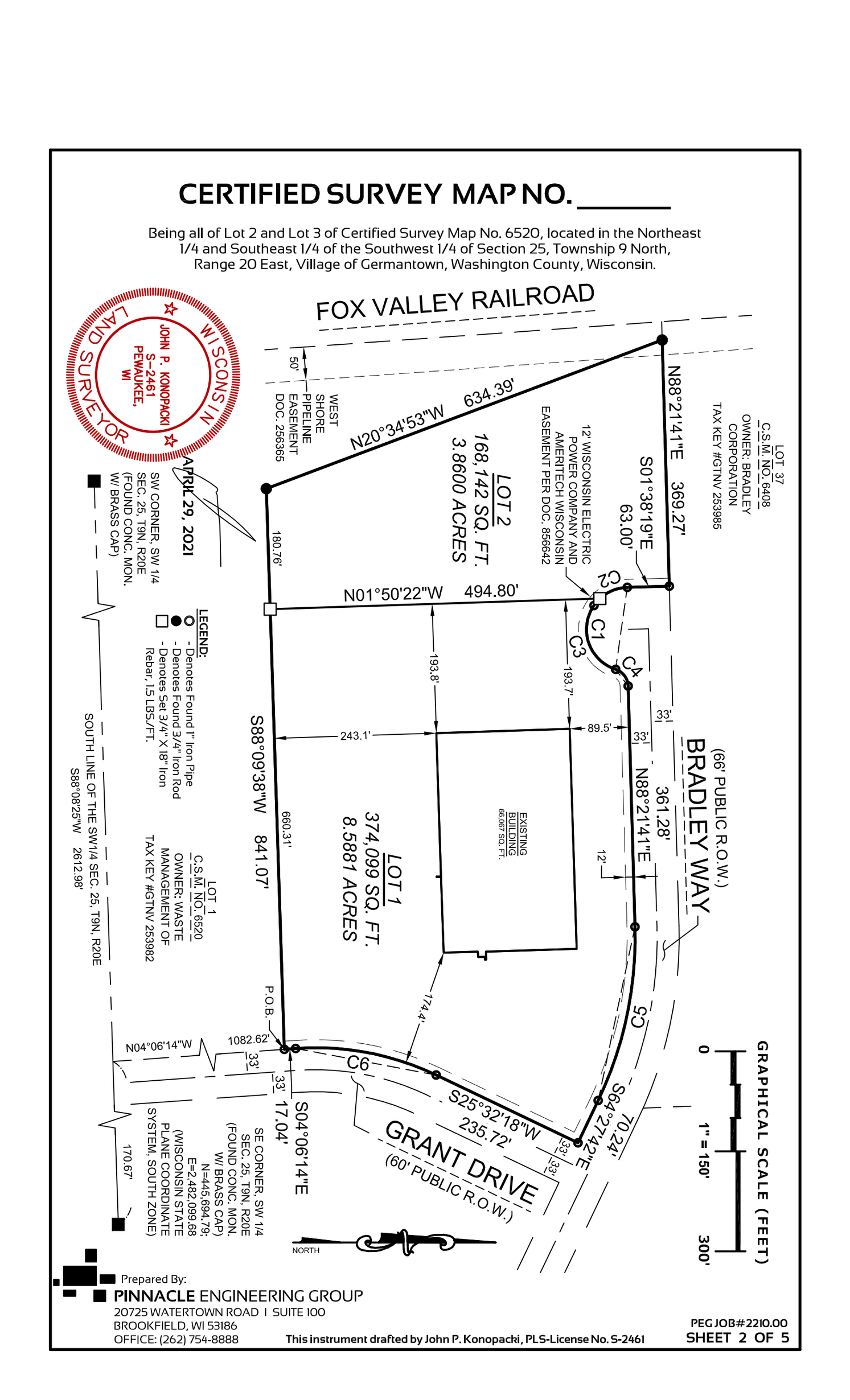
Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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;

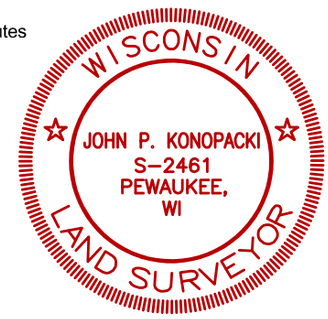
Thence South 88°09'38" West along said north line, 841.07 feet;
Thence North 20°34'53" West along said north line, 634.39 feet to the south line of Certified Survey Map No. 6408;
Thence North 88°21'41" East along said south line, 369.27 feet to the right of way line of Bradley Way;
Thence South 01°38'19" 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.

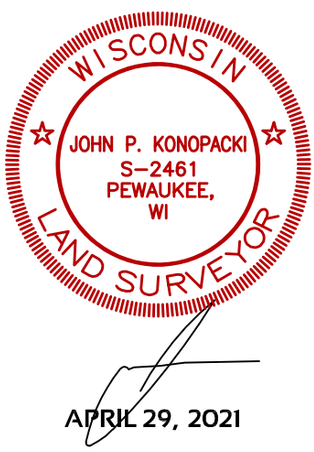
IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 2021.

_____ _____
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

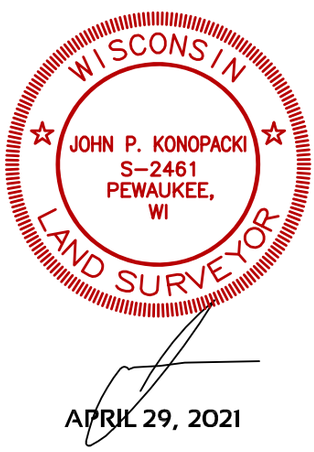
_____ _____
Date

_____
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.

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: June 21, 2021

AGENDA ITEM: New Business [CSM]

ITEM TITLE: MSI General Corp, agent for DJN Family Partnership (Enercon Industries Corp) and Bunsen Realty LLC (MGS Automation), Property Owners; a 2-lot Certified Survey Map (CSM)

SUBMITTED BY: Jeffrey W. Retzlaff, Community Development Director,

SUMMARY EXPLANATION:
MSI General Corp, agent for DJN Family Partnership (Enercon Industries Corp) and Bunsen Realty LLC (MGS Automation), are seeking approval of a 2-lot 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 expanding the land area for Lot 1 is to accommodate a future 55,000 sqft building and parking lot expansion of the Enercon Industries facility and relocation of their corporate headquarters to this site from Menomonee Falls.

PLAN COMMISSION RECOMMENDATIONS:
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 one (1) condition.

APPLICATION, PLANS & RELATED DOCUMENTS:
All relevant documents, including applications, plans, supporting information, the staff report & recommendation, and Plan Commission meeting minutes (when available) are included in the PDF digital file distributed by the Village Clerk.

MSI General Corp., Agent for Enercon Industries N120 W19349 Freistadt Road and MGS Automation- N118 W19328 Bunsen Drive. The request is for approval of a Certified Survey Map to relocate the common property line between the properties. Director Retzlaff summarized the proposal.

MOTION Baum second Williams to 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.***

Trustee Baum asked if the 10-foot building setback had been reviewed and was acceptable. Director Retzlaff confirmed the Fire Chief had reviewed the setback and said he preferred it because it provides better access for emergency vehicles.

MOTION carried unanimously.

ANNOUNCEMENTS:

ADJOURNMENT: There being no further business, the meeting was adjourned at 7:38 pm.

Respectfully submitted,

Lori Johnson, Planning Assistant

DRAFT

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.

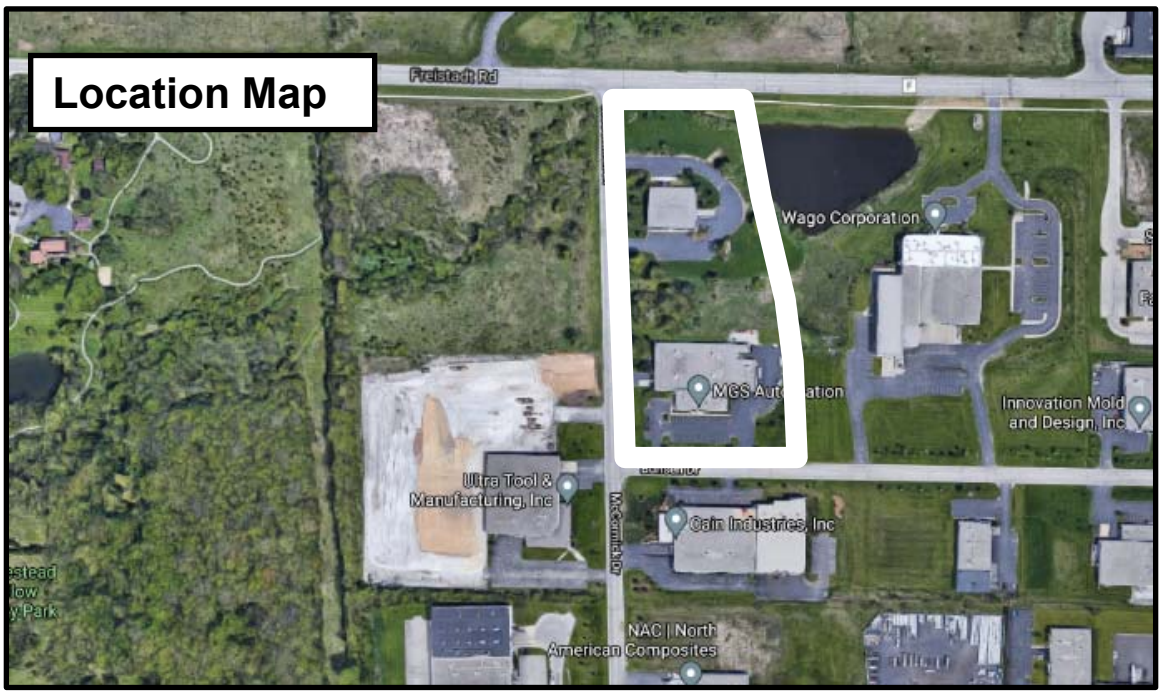
Property Location: N118 W19328 Bunsen Drive (MGS Automation)
N120 W19349 Freistadt Road (Enercon Industries)

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.

The Avenue
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax
www.graef-usa.com

GRAEF

collaborate / formulate / innovate

June 15, 2021

Mr. Jeffrey Retzlaff, Village Planner
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

SUBJECT: DJN Family Ltd Partnership CSM Review

Certified Survey Map

Applicant or Owner: DJN Family Ltd Partnership
Land Surveyor/Firm: Donald Chaput, Chaput Land Surveys

1. On the Vicinity Map Range 19 should be corrected to Range 20.

2. An off-set from the existing building in Lot 2 to McCormick Drive should be shown.

3. Per Chapter 236.21(2)(a), a Mortgagee Certificate should be included, if applicable.

No further review comments.

Document Approval and Recording

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

This includes the CADD file.

T:\Engineering\Planning Commission Review\Bob\2020\10\Leszczynski-Schneider CSM.doc08\ Moldmakers-rozite csm docx

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

GRAEF

collaborate / formulate / innovate

Document Submittals and Data Conversion

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

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

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

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

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

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

Sincerely,

Burt J. Naumann, PLS
Senior Vice President

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

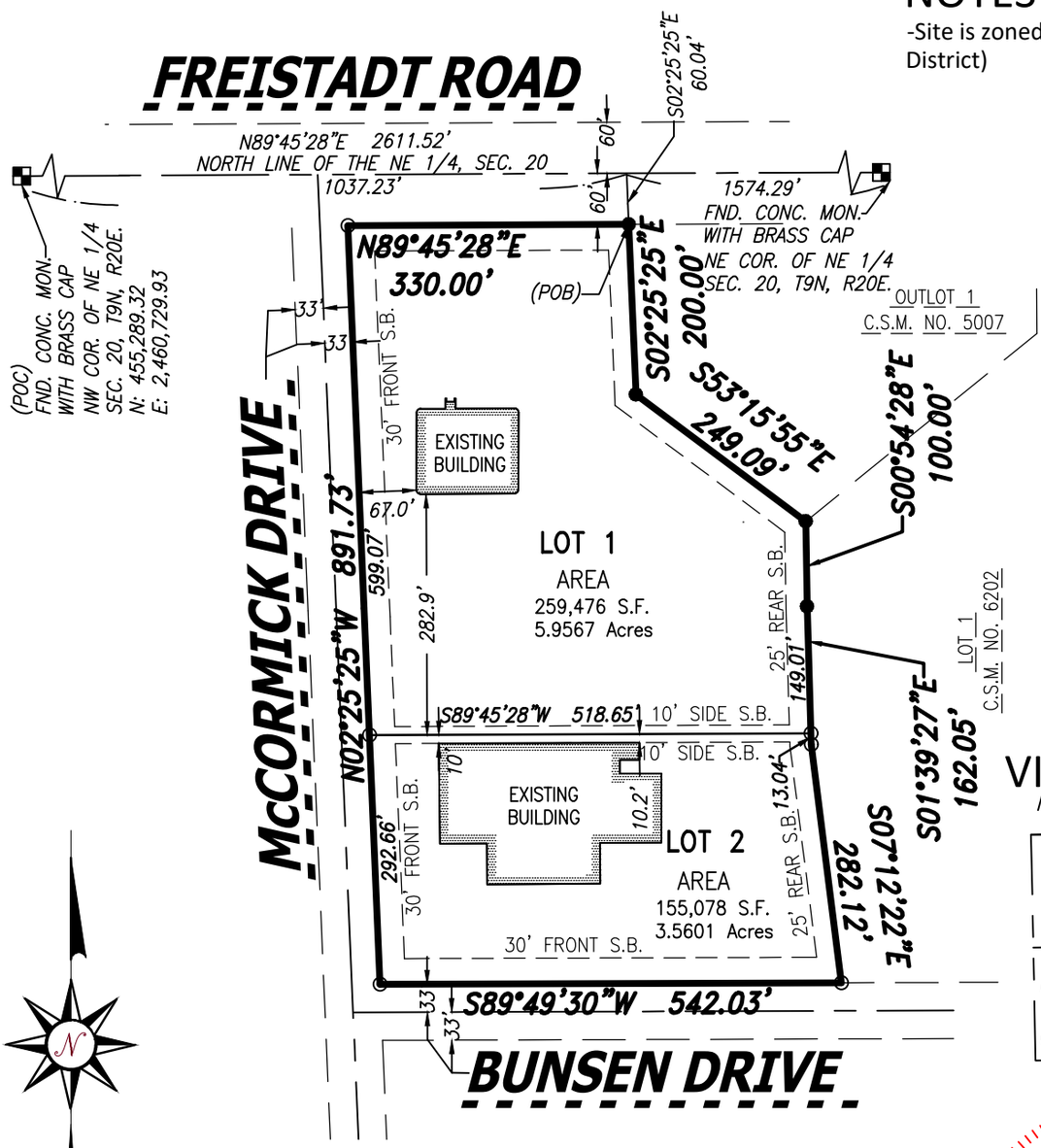
Bearings are referenced to grid North of the Wisconsin State Plane Coordinate System (South Zone) NAD 83-2011, in which the North line of the Northeast 1/4 of Section 20, Town 9 North, Range 20 East, bears N89°45'28"E.

LEGEND

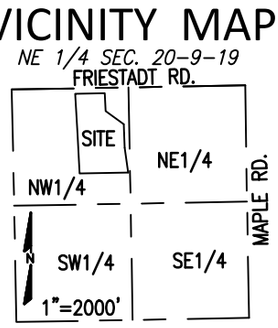
- ● Indicates found 1" iron pipe.
- ⊙ Indicates set 1" iron pipe, 18" in length, 1.13 lbs. per lineal foot.

NOTES

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

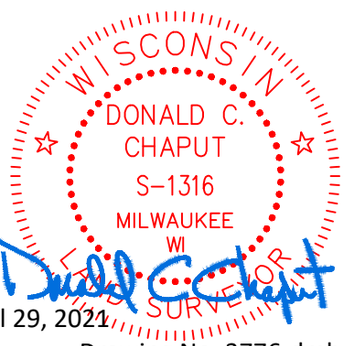


VICINITY MAP





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.

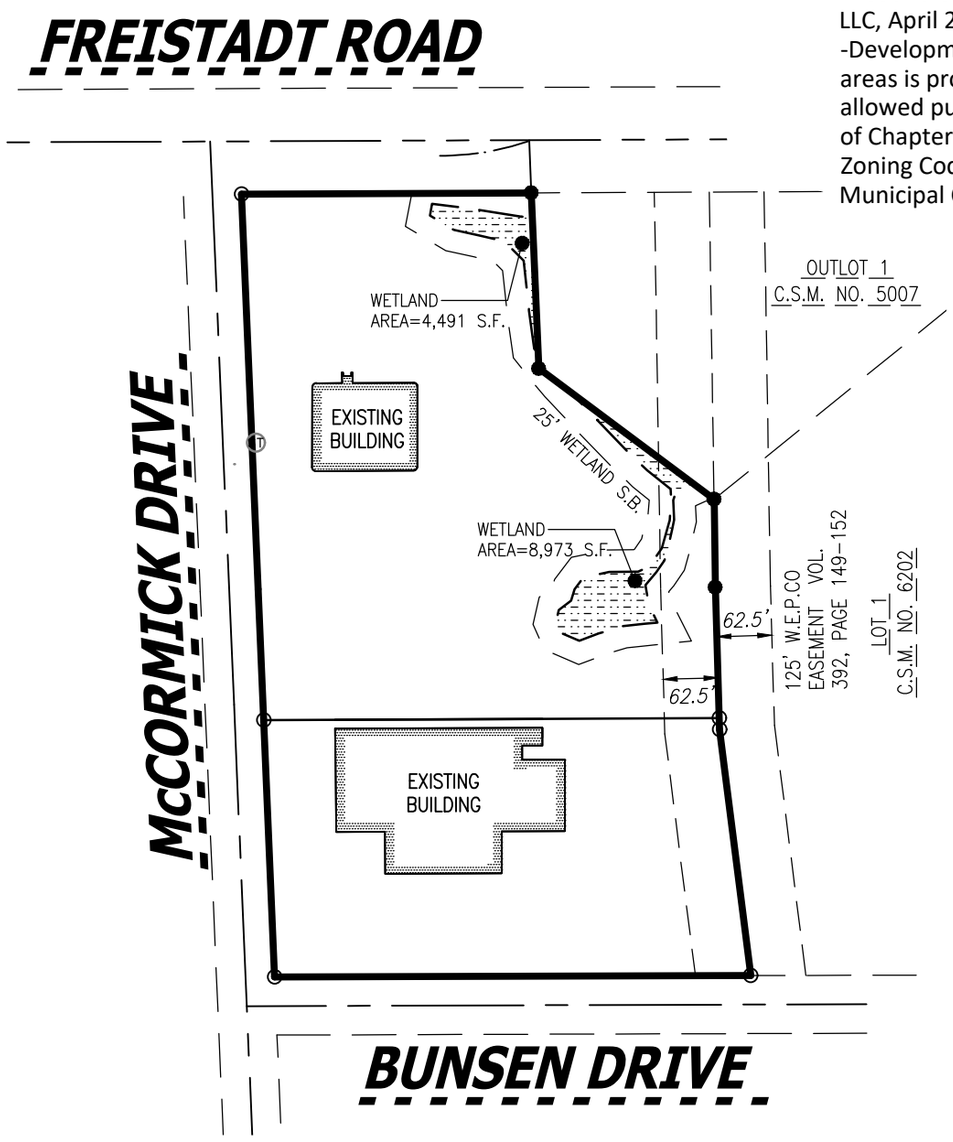
WETLANDS, STRUCTURES AND EASEMENTS

(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.

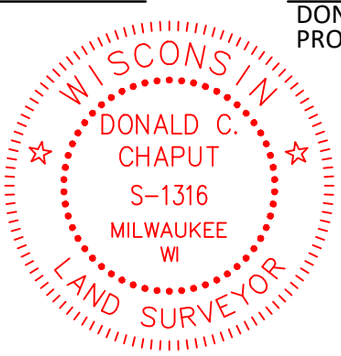
THAT I have made the survey, land division and map by the direction of DJN Family Ltd Partnership and Bunsen Realty LLC, owners.

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:

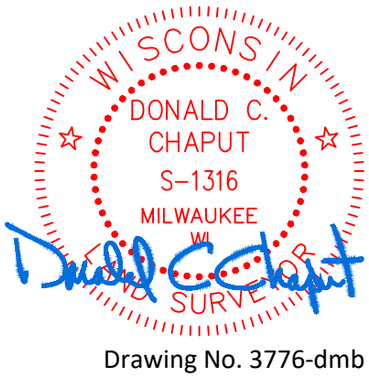
DJN Family Ltd Partnership

_____

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.

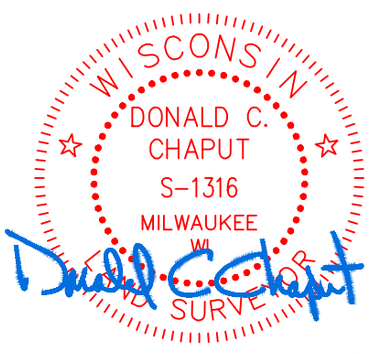
Notary Public
State of Wisconsin
My commission expires._____
My commission is permanent.

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



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Drawing No. 3776-dmb
SHEET 5 OF 6 SHEETS

CERTIFIED SURVEY MAP NO.

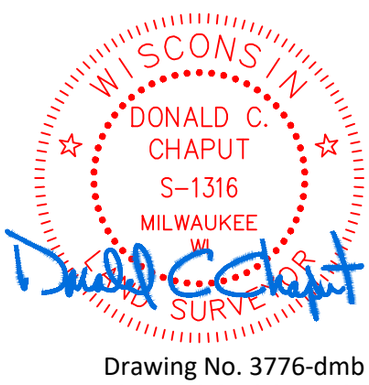
All of Parcel 2, Certified Survey Map No. 4772 and part of Parcel 3, Certified Survey Map No. 4902, being a part of the Northwest 1/4 of the Northeast 1/4 of Section 20, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

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

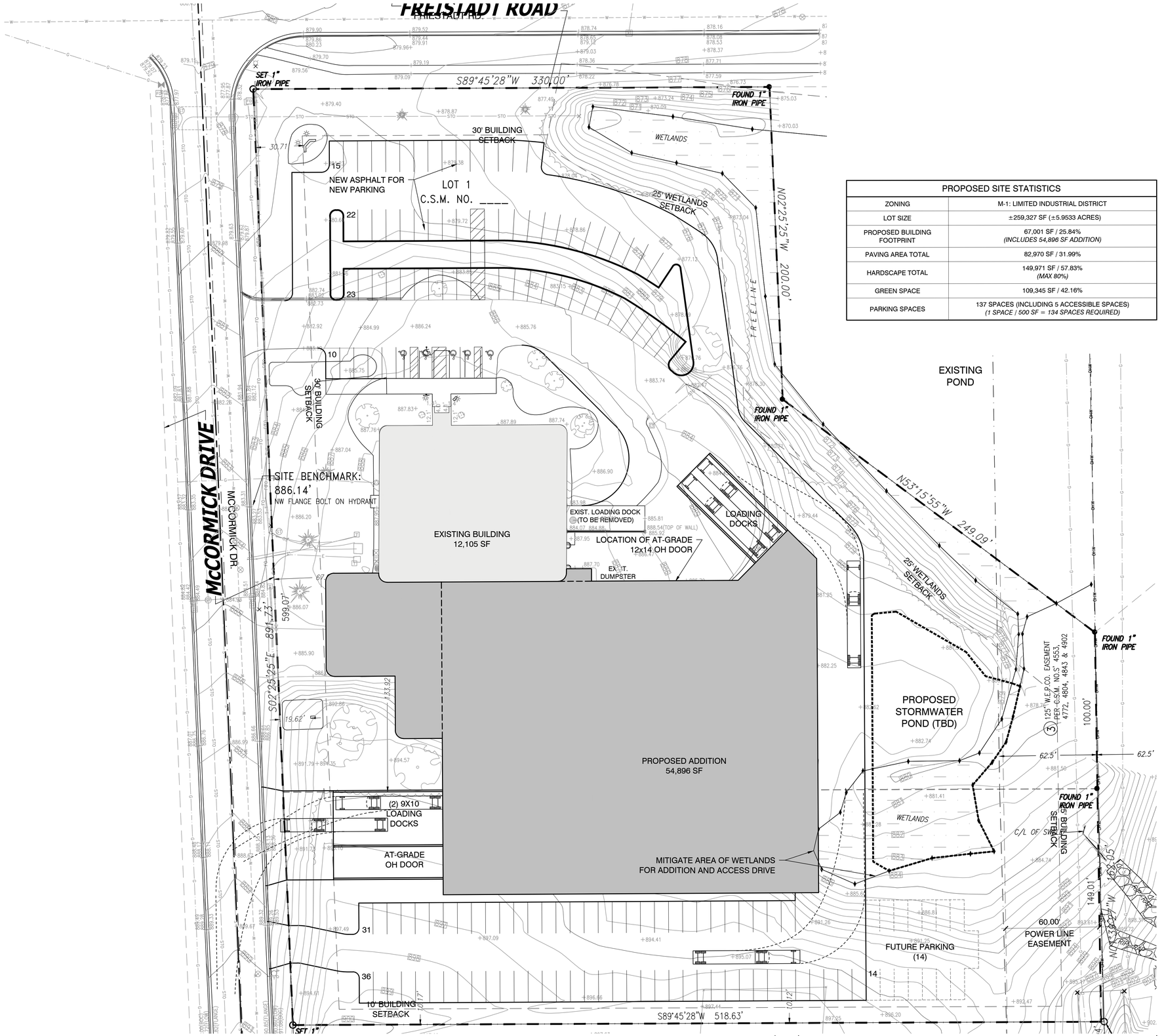
_____
DEANNA BRAUNSCHWEIG, VILLAGE CLERK



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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

Village Board

MEETING DATE: June 21, 2021

AGENDA ITEM: American Rescue Plan Act – Local Recovery Funds – Informational Only.

ITEM TITLE: ARPA Funds

FROM: Matthew Uselding, Budget Manager

SUMMARY:

The American Rescue Plan Act (ARPA) provides $350 billion in additional funding for state and local governments. The Wisconsin Department of Revenue has provided an estimate of the allocations non-entitlement units of government (NEUs) are eligible to receive. This week, the Village Clerk/Treasurer filed with the State to receive our ARPA funds. The Village is set to receive $2.1 million over the next two years. The first payment is expected to be dispersed Friday, June 25, 2021, with the second payment due the following year. The table below shows the breakdown.

Total ARPA Allocation	**2021 ARPA Allocation**	**2022 ARPA Allocation**
$2,105,512.65	$1,052,756.32	$1,052,756.32



Germantown Fire Department

PRE 2016 - CURRENT

Title and Content Layout with List

- Staffing Pre 2016
- Staffing since 2016
- Budget Progression
- Current Needs
- Planning for the future



Staffing Pre 2016

Combination Model

1990-2000

- 2 Part time Firefighter/EMTS Monday through Friday
- About 60 Paid on Call FF/EMTS nights and weekends
- Fulltime Fire Chief
- 474 Calls For Service
- 1066 Fire Inspections

2000-2016

- 3 Fulltime Firefighter/EMTs Monday Through Friday
- 2 Part time Firefighter/EMTS Monday Through Friday
- 33 Paid on Call
- Fulltime Fire Chief
- 1155 Calls for service
- 1818 Fire Inspections

Staffing 2016 to Current

2016 Until Current

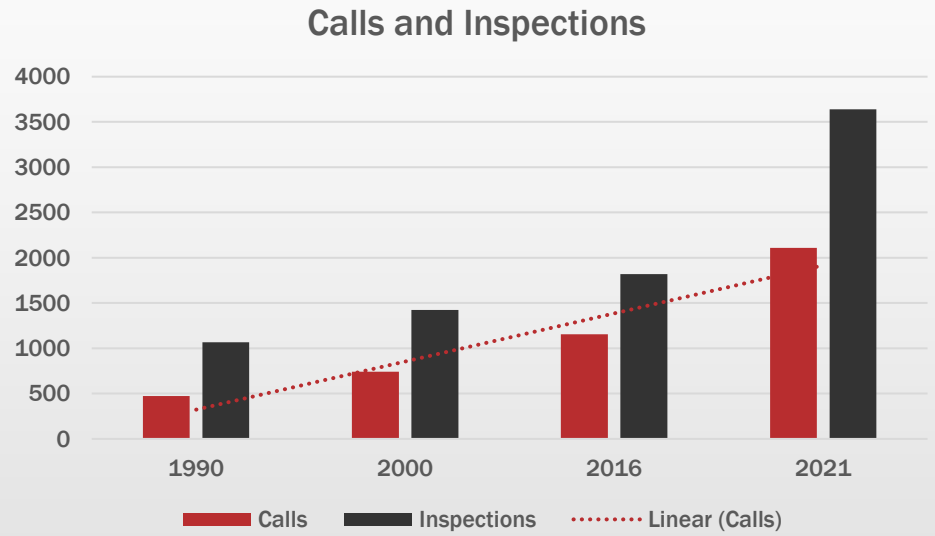
2016-2019

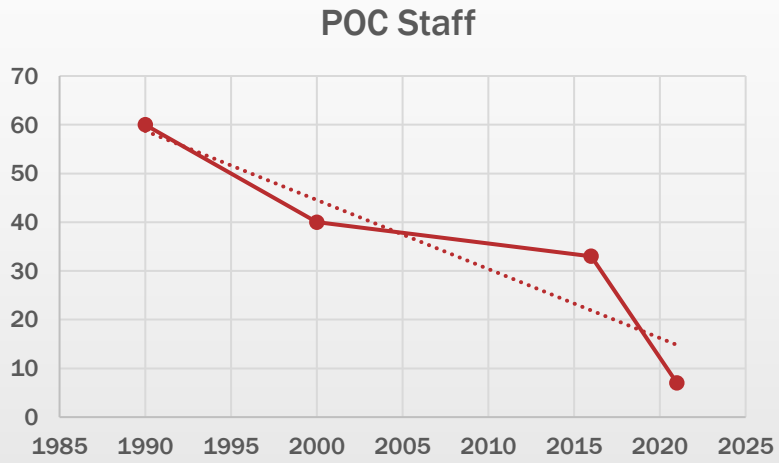
- 2 Fulltime Firefighter/EMTs Monday Through Friday
- 2 Fulltime time Firefighter/EMTS Per 24 Hour Shift
- Approx. 25 Paid on Call
- Fulltime Fire Chief
- Fulltime Deputy Chief
- 1735 Calls for service
- 2966 Fire Inspections

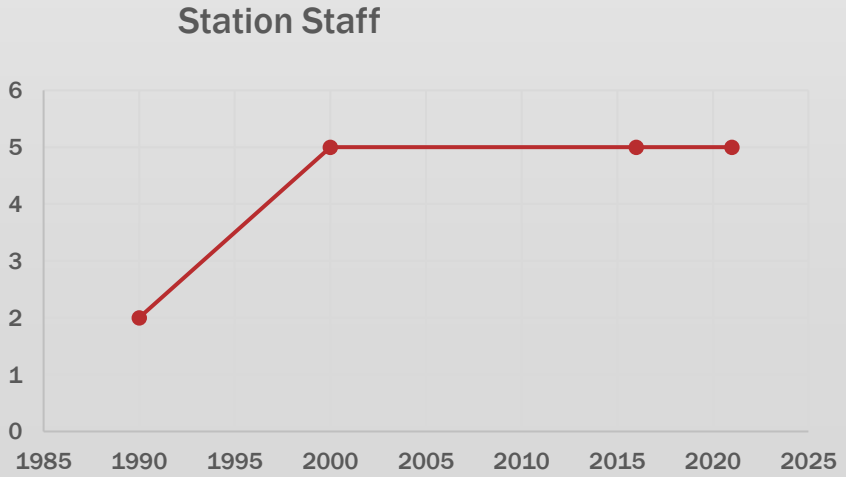
2019-Current

- 4 Fulltime Firefighter/Paramedics Per 24 Hour Shift
- 1 Battalion Chief Per 24 Hour Shift
- Fulltime Fire Chief
- Approx. 7 Paid on Call
- 2108 Calls for Service
- 3640 Inspections

Data Charts


Calls and Inspections
4000
3500
3000
2500
2000
1500
1000
500
0
1990
2000
2016
2021
Calls
Inspections
Linear (Calls)


POC Staff
70
60
50
40
30
20
10
0
1985
1990
1995
2000
2005
2010
2015
2020
2025


Station Staff
6
5
4
3
2
1
0
1985
1990
1995
2000
2005
2010
2015
2020
2025

Budgets

Department Expenditures

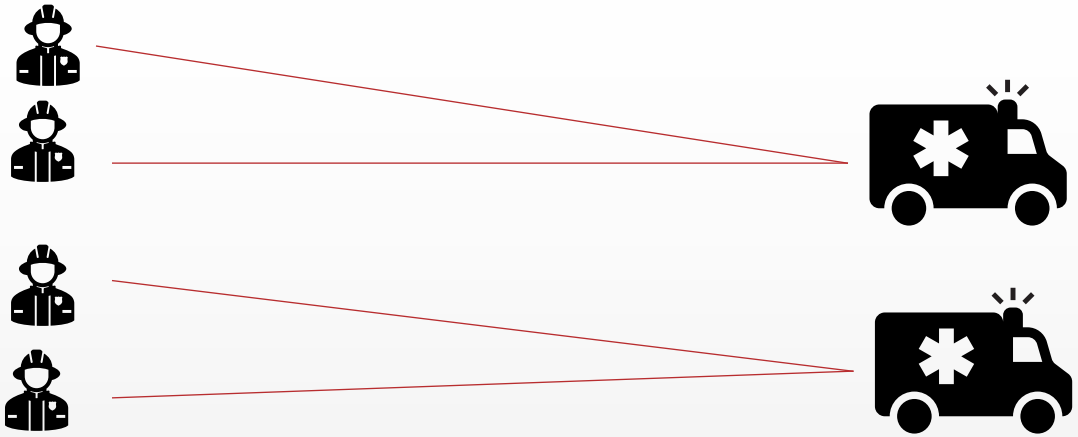
Year	Fire Department	Police Department	Highway
2013	1.64	4.86	2.80
2014	1.82	4.82	2.95
2015	1.82	4.87	3.00
2016	1.92	4.84	2.98
2017	1.89	4.89	3.19
2018	1.89	4.83	3.30
2019	2.23	4.87	3.83
2020	2.33	5.16	4.22
2021	2.55	5.30	3.63

in millions of dollars

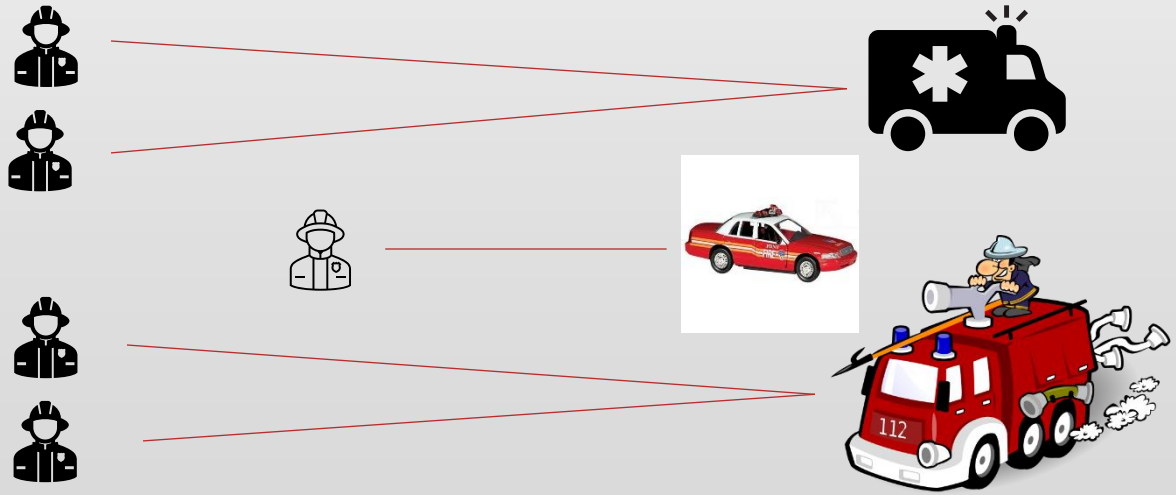
- Fire Department Includes PFP Fee of $537,430.00

Budget History

Needs



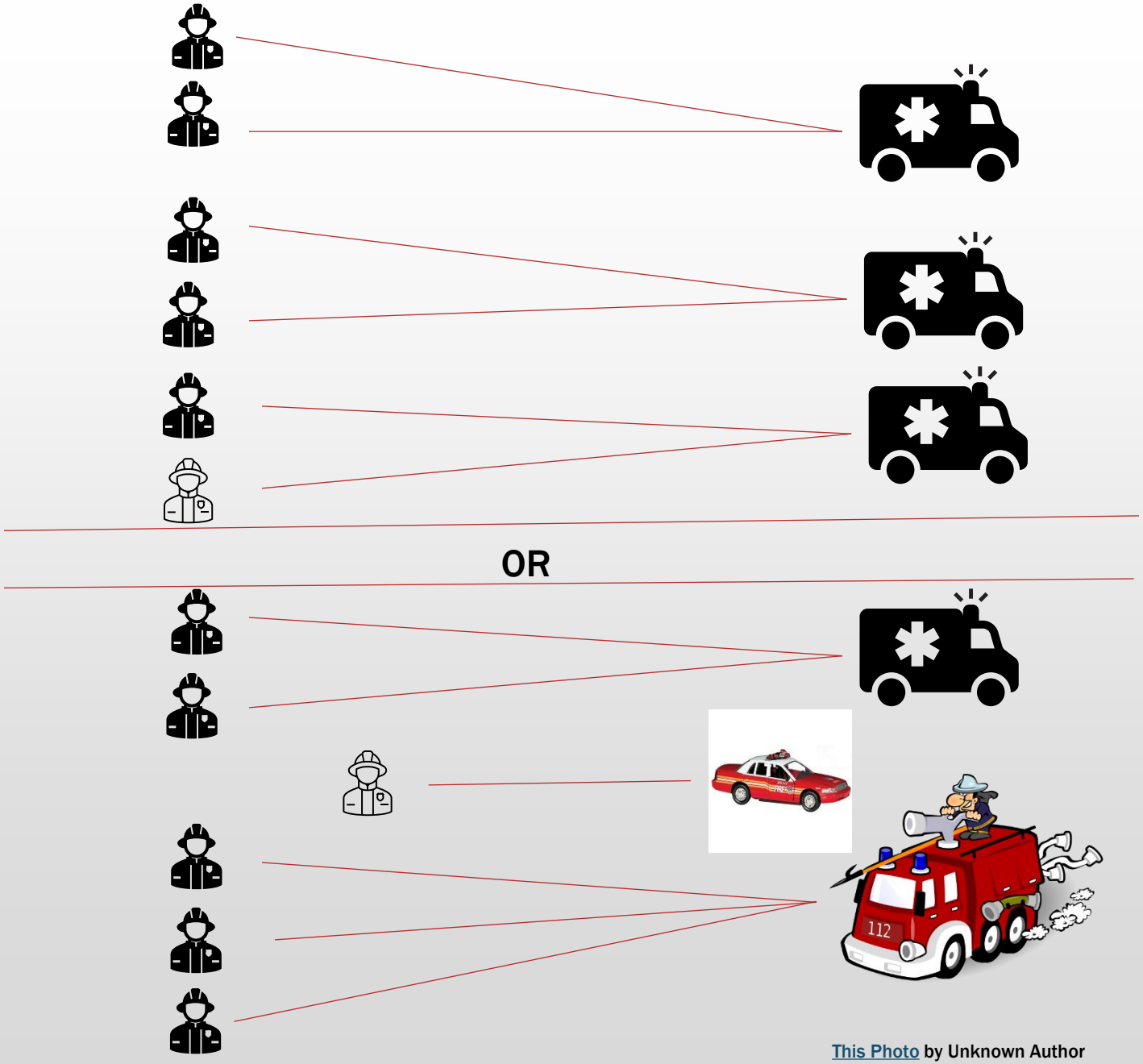
OR



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What we have now.

24 hours per day



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With one more per shift.

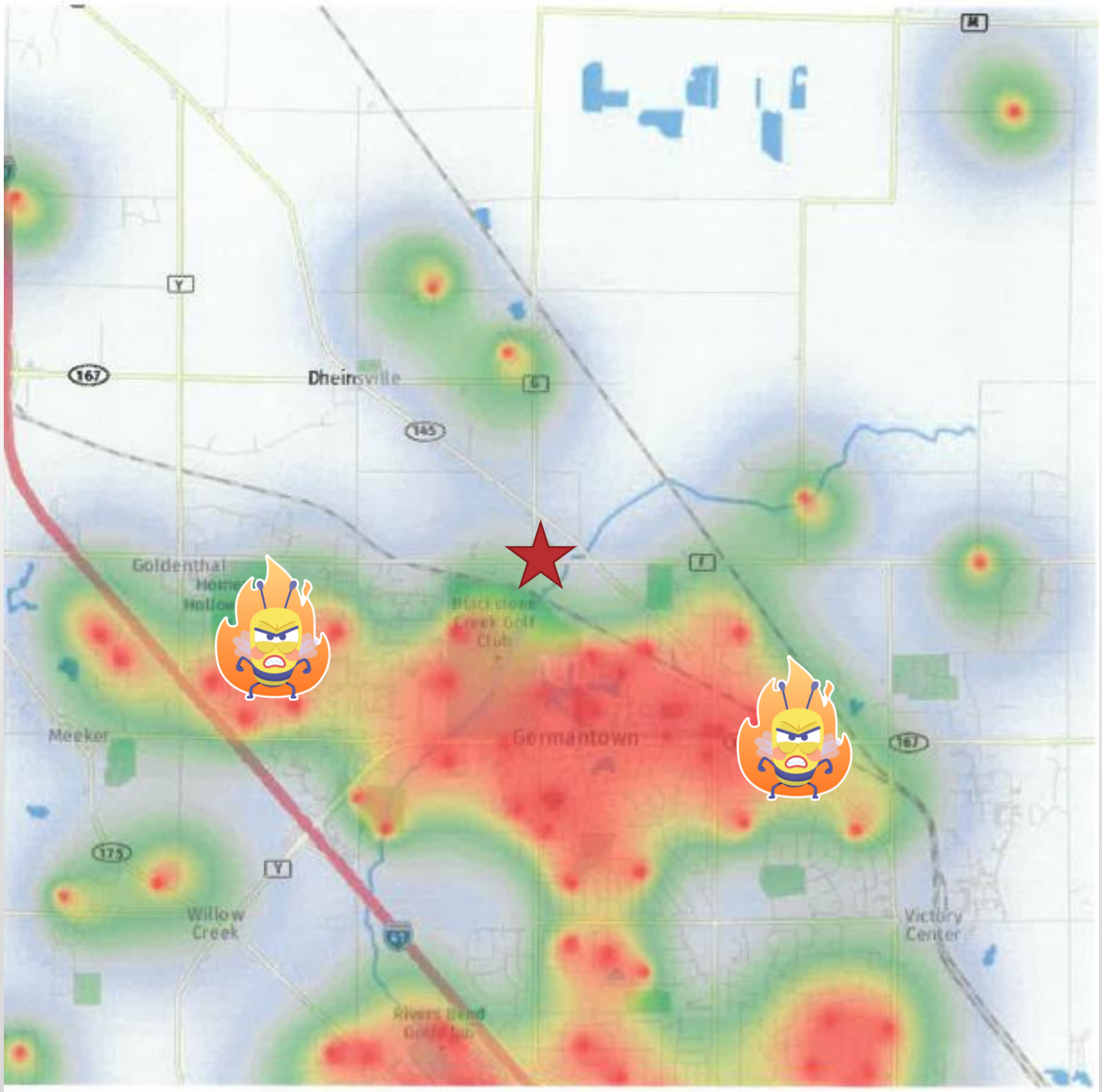
24 hours per day

Planning for our future



- 6 Bunk rooms
- 8 bays
- 2 engines
- 1 Ladder Truck
- 2 primary Ambulances
- 1 backup Ambulance
- Battalion Chief Car
- Water Tender

Current Situation



Future Needs



Public Fire Protection Fee

- The Village currently pays for 100% of these expenses, $537,000, through the property tax levy.
- PFP will increase to $600,000 upon implementation of rate increase and may increase to $683,000 one year later.



Future Options

Proposed Step1: $598,640

Allocation	Proposed Charges – 75%	Proposed Charges – 50%	Proposed Charges – 25%
Water Utility	$448,980	$299,320	$149,660
Municipal Charge	$149,660	$299,320	$448,980

Proposed Step 2: $683,376

Allocation	Proposed Charges – 75%	Proposed Charges – 50%	Proposed Charges – 25%
Water Utility	$512,532	$341,688	$170,844
Municipal Charge	$170,844	$341,688	$512,532

Impact on Household

Proposed Step1: $598,640

Allocation	Proposed Charges – 75%	Proposed Charges – 50%	Proposed Charges – 25%
Cost to $350K Home	$19.00	$38.00	$57.00
Water Bill	$62.10	$41.40	$20.70

Proposed Step 2: $683,376

Allocation	Proposed Charges – 75%	Proposed Charges – 50%	Proposed Charges – 25%
Cost to $350K Home	$21.68	$43.37	$65.05
Water Bill	$70.92	$47.28	$23.64

VILLAGE OF GERMANTOWN

RESOLUTION NO. 18-2021

A RESOLUTION AUTHORIZING THE MUNICIPAL AND DIRECT CHARGE OF PUBLIC FIRE PROTECTION

WHEREAS, the Village of Germantown Municipal Water Utility is a municipality-owned public utility; and

WHEREAS, the Village provides fire protection for the benefit of the health, safety and welfare of its residents; and

WHEREAS, the Water Utility is authorized by the Wisconsin Public Service Commission ("PSC") to recover the cost of providing and maintaining fire hydrants used for fire protection; and

WHEREAS, the PSC determines the revenue requirement for the public fire protection charge during its cost-of-service study; and

WHEREAS, the Village of Germantown wishes to change the manner in which public fire protection charges are being paid, setting the municipal charge (via tax roll) at a fixed amount and charging the balance as a direct charge on water bills; and

WHEREAS, the Village of Germantown requests that the equivalent meters method be used to calculate the public fire protection direct charges;

NOW THEREFORE, BE IT RESOLVED by the Village Board of the Village of Germantown that the public fire protection municipal charge be set at a fixed amount of $ [448,979] [299,319] [149,660], and to charge the balance as a direct charge on water bills.

Introduced by: _____

Adopted: June 21, 2021 Vote: Ayes:_____ Nays:_____

_____
Dean M. Wolter, Village President

ATTEST:

_____
Deanna Braunschweig, WCMC/CMC
Village Clerk Treasurer