

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, JULY 12, 2021 6:30 p.m.
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

NOTICE: Pursuant to the recommendations of the Centers for Disease Control and Prevention concerning the prevention of COVID-19 infections, any member of the body and/or citizen may also attend the meeting virtually through the WebEx platform, Meeting # 182 246 4967 Password: XfavtH8Hw67 which can be accessed by phone at 408-418-9388 or by logging on at

<https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m063c024d63fa641641a1746adacb6da2>

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. Citizens may also view the meeting by live broadcast on Spectrum Cable Channel 25 or the livestream on the Village's website.

- I. **CALL TO ORDER** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time. Written Public Comments should be directed to comments@village.germantown.wi.us by 4 p.m. on Monday, July 12th so that they can be provided to the members for their consideration.
- IV. **APPROVAL OF MINUTES** June 14, 2021 and June 28, 2021
- V. **NEW BUSINESS**
 - A. TR Capital, LLC, Agent for Bruce J. Miller, Property Owner - W219 N11588 Appleton Avenue. 2020 Land Use Plan Map Amendment from Commercial to Industrial/Office, Rezoning Application from B-1: Neighborhood Business Zoning District to M-1: Limited Industrial Zoning District pursuant to Section 17.33 of the Zoning Code, and Conditional Use Permit (CUP) for commercial self-storage. **[PUBLIC HEARING & ACTION]**
 - B. John E. & Brenda L. Perry, Property Owners - N124 W14106 Lovers Lane. Rezoning Application on portions of the property from A-2: Agricultural and Rs-2: Single-Family Zoning Districts into the A-2: Agricultural and Rs:3 Single Family Residential Districts pursuant to Section 17.13 and Section 17.16 of the Village Zoning Code and, 3-Lot Certified Survey Map (CSM) Application. **[PUBLIC HEARING & ACTION]**
 - C. John D. East, Applicant and Property Owner - W164 N11974 Fond du Lac Avenue. Conditional Use Permit Application for a Major Home Occupation for East Outdoor Services. **[PUBLIC HEARING & ACTION]**
 - D. Mike Faber, Agent for Capstone Development Company, and MLG/RMS Ltd. Partnership, Property Owner, N128 W20943 Holy Hill Road. Consultation for the proposed 52.5-acre Capstone 41 Business Park. **[DISCUSSION]**

Village of Germantown
Plan Commission Meeting Agenda
July 12, 2021

- E. Marty G. & Meghann Ybarra, Property Owners - W202 N11860 Merkel Drive. Zoning Permit for a 6-foot fence. **[ACTION]**
- F. Melvin Schuette, Property Owner - N124 W14435 Lovers Lane. Zoning Permit for an Accessory Building. **[ACTION]**
- G. Loris Memic Agent for Harbor Freight Tools and Rhino Holdings Germantown LLC, Property Owner - N96 W18650 County Line Road. Site Plan Review for Building Renovations and Bauer Sign & Lighting Sign Review Application. **[ACTION]**

VI. **ANNOUNCEMENTS**

VII. **ADJOURNMENT**

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

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.

Ivee's at Main - W157 N11618 Fond du Lac Avenue. Site Plan Review to replace and extend the existing patio canopy for the existing restaurant. Director Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve site development and building plans for the proposed patio canopy for Ivee's restaurant located at W157 N11618 Fond du Lac Avenue subject to the following conditions:

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

MOTION carried unanimously.

Steven & Michele Moss - W148 N12353 Pleasant View Drive. The property owners are seeking approval to construct a detached residential accessory storage structure on a 7.8- acre parcel with the construction materials as proposed. Director Retzlaff explained the 5,600 sqft building will be wood frame construction with steel wall and roof panels. The exterior wall panels will be painted to match the Moss home. His opinion is that painting the metal building the same color as the dwelling does not meet the requirements of Section 17.49(2a) that requires accessory buildings greater than 160 sqft to have a similar architectural appearance and exterior materials as the dwelling.

Michele Moss reviewed pictures showing where their property is and other accessory buildings in the area that were constructed with the same building materials they are proposing to use. Steven Moss submitted letters from the surrounding neighbors giving their approval of the accessory building. He said the accessory building would be located 900 feet off Pleasant View Drive. Cheryl Laufer said they own property to the west of the Moss home and support their proposal.

MOTION Baum second Shadid to Approve the accessory building as presented.

Chairman Wolter asked where the building would be located on the lot. The letters submitted from the neighbors were reviewed.

MOTION carried unanimously.

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 and the growth of their business.

MOTION carried unanimously.

District One LLC - W140 N10393 Fond du Lac Avenue. The property owner is requesting approval for a ground sign for the Kaffeehaus. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Williams to Approve the proposed ground sign for the Kaffeehaus located at W140 N10393 Fond du Lac Avenue subject to the following conditions:

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

Greg Nagel said the property was acquired in 2019 and then Covid blew the project apart. They resumed bank financing last fall and they felt it was more prudent to open the coffee house first and then proceed to the restaurant.

MOTION carried (Baum abstained).

Pet Supplies Plus - N112 W15800 Mequon Road. Devo Properties, property owner, is requesting approval for a wall sign and face replacement for a new tenant in the Sendik's Village Centre. Director Retzlaff summarized the proposal.

MOTION Baum second Nilles to Approve the proposed wall sign and sign face replacement for Pet Supplies Plus subject to the following condition:

- 1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components***

MOTION carried unanimously.

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.

Chaz Hastings for Von Rothenburg Bier Stube - N116 W15841 Main Street. Request for approval of site development and building plans for a bathroom addition to the existing restaurant. Director Retzlaff summarized the proposal. He explained that the bathrooms are ADA compliant but the access to the bathrooms is not ADA compliant. He said the Building Inspector said Safebuilt will review the plans for compliance with the commercial building code and stated the access to the bathrooms will need to be ADA compliant. The architect for Chaz Hastings stated the bathrooms for the Big Boy are ADA accessible and are sufficient to satisfy the ADA code regarding accessibility.

Chaz Hastings explained he will use traffic bond coming in from the garden as something that someone in a wheelchair could use to roll up to that entrance and be sufficient. Director Retzlaff stated if the incline satisfies Safebuilt and their commercial plan review then that requirement would be satisfied. Discussion continued. Trustee Baum said he would defer until Safebuilt can confirm the plans are code compliant.

MOTION Baum second Nilles to Approve the toilet room addition with the 1 condition currently stated and a 2nd condition that if additional grading and ramping is necessary in the patio area is required, a site plan needs to be brought back for Plan Commission approval.

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

Director Retzlaff told Mr. Hastings he could proceed with construction on the bathroom addition unless the building inspector says the accessibility doesn't meet the requirements of the code.

MOTION carried unanimously.

Chaz Hastings for Big Boy Restaurant - N116 W15841 Main Street. Request for approval of a wall sign on the existing building and statue. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the wall sign and statue zoning permit for Big Boy to be located at N116 W15841 Main Street subject to the following conditions:

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

Commissioner Williams asked what code is governing the statue. Director Retzlaff said this is a hybrid and not really a sign, but the zoning permit is required for the setbacks.

MOTION carried unanimously.

ANNOUNCEMENTS: Chaz Hastings announced there is an 85th anniversary event for Big Boy on Thursday, June 17th beginning at 3:00 pm. Director Retzlaff said there will be a special meeting on the 2050 Plan on June 28th.

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

Respectfully submitted,

Lori Johnson
Planning Assistant

PLAN COMMISSION MINUTES

June 28, 2021

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

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

PUBLIC INPUT:

Bill Carity, Carity Land Corp. and Brian Kazmierczak, W202 N11420 Merkel Drive, reviewed their plan for a future development.

Community Development Department/Graef - 2050 Comprehensive Plan Project Status and

Discussion: Director Retzlaff summarized the virtual workshop meeting held on March 22nd outlining the NDC map, concept plans and introduction to the Social Pinpoint website that was used to generate feedback. He explained this meeting would review summary information on the survey results and overall project status.

Craig Huebner, Graef, reviewed where we are in the LUP update process and said a final draft plan is being created and will be previewed at the next public information meeting. Danya Littlefield, Graef, summarized the visual preference survey. The Holy Hill Gateway and Village Center areas received several comments.

Discussion followed. Comments included:

- The Village Center comments reflected positive reviews
- Update to lighting guidelines needed
- Locations for future subdivisions discussed and where entry level housing could be located.
- Description for conservation subdivisions needed, define open space requirement
- Need to identify future transportation, road extensions, proposed industrial area, trails
- How comfortable are we with the definitions in the future land use table and are we content with the level of flexibility in the desirable/undesirable category.
- Because the plan has been delayed, should there be 2 public hearings
- Open house meeting will show the plan and highlight different chapters and different drafts
- Most people are only interested in what's happening around them and what will change in the future
- A question and answer area and land specific areas of plan should be included at a meeting
- Need another meeting to receive input, workshop type format
- More publicity is needed, use new Village sign to advertise, hang banners
- Discuss comments received and highlight changes made to address those concerns
- Village Center discussion

The goal moving forward is to have in person meetings and present what we have been come up with, and what's been discussed and talked about. There should be a break down and the end of the meeting with an opportunity to talk.

ANNOUNCEMENTS: Chairman Wolter said the 4th of July celebration begins with the parade starting at 3 pm and fireworks at dusk.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:44 pm.

Respectfully submitted

Lori Johnson, Planning Assistant

2020 LAND USE PLAN MAP AMENDMENT, REZONING, & CONDITIONAL USE PERMIT (CUP) APPLICATIONS

7/12/21 Plan Commission Meeting

TR Capital, LLC

Village Planner Report

Germantown, Wisconsin

Summary

TR Capital, LLC, property owner, is seeking approval of a 2020 Land Use Plan Amendment from Commercial to Industrial/Office, a Rezoning from B-1: Neighborhood Business to M-1: Limited Industrial, and a Conditional Use Permit (CUP) for commercial self-storage within an enclosed building and outside within a secure area screened from view on the 3.65-acre property located at W219N11588 Appleton Avenue.

Location: W219N11588 Appleton Avenue

Applicant/

Property Owner: TR Capital, LLC
N91W27428 Red Fox Run
Hartland, WI 53029

Current Zoning District: B-1: Neighborhood Business

Proposed Zoning District: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Quarry	M-4
East	Quarry	M-4
West	Residential	NA



Proposal

TR Capital, LLC, property owner, is seeking approval of a 2020 Land Use Plan Amendment from Commercial to Industrial/Office, a Rezoning from B-1: Neighborhood Business to M-1: Limited Industrial, and a Conditional Use Permit (CUP) for commercial self-storage within an enclosed building and outside within a secure area screened from view on the 3.65-acre property located at W219N11588 Appleton Avenue.

The purpose of the three applications is to allow the redevelopment of the existing single-family home and commercial plant sales into both enclosed self-storage and exterior boat/vehicle self-storage. This site has a cap installed by the Department of Natural Resources due to previous contamination. As a result, the development potential of buildings on the site is limited.

Land Use Plan Map Amendment

With the 2050 Land Use Plan still being finalized, the existing 2020 Land Use Plan must be amended from Commercial to Industrial/Office to accommodate the proposed self-storage. The proposed use is required to be screened and buffered to minimize the impacts on surrounding properties. The applicant will be required to submit a site plan for review and approval by the Village Plan Commission.

Rezoning

The subject property is currently zoned B-1 Neighborhood Business. The proposed use of the property for self-storage requires a rezoning to the M-1 Limited Industrial District. This rezoning is consistent with the proposed Land Use Map amendment. Due to the

CUP

Outdoor storage, which is proposed for the rear portion of the property, requires a Conditional Use Permit in the M-1 Limited Industrial District. Due to the DNR cap on the eastern portion of the property, no buildings can be constructed in this area. The proposed outdoor storage will be required to be secured and screened from view.

Staff Comment

The previous owner of the property operated plant sales under a Conditional Use Permit (CUP#08-09) that expired under the sale of the property, per condition #5 of CUP#08-09).

The conditions of the property as it exists today limit the development potential of this site. The proposed use of the property would not only clean up the site but be a good use of the site with its limited development potential. An engineered site plan will be required to be reviewed and approved by the Plan Commission prior to the development of this site.

Planning Staff recommend specifying conditions of the Conditional Use Permit to limit the use of the storage units/parking area to include no business operation from the storage units or parking stalls, no residence on the property, and no storage of hazardous materials.

VILLAGE STAFF RECOMMENDATION

APPROVE the 2020 Land Use Plan (LUP) map amendment to change the designation of the property at W219N11588 Appleton Avenue (3.65 acres) from Commercial to Industrial/Office as proposed.

APPROVE the rezoning of the 3.65-acre property at W219N11588 Appleton Avenue from B-1 Neighborhood Business to M-1 Limited Industrial as proposed.

APPROVE a conditional use permit for commercial self-storage buildings where storage is conducted within an enclosed building, individual units within a building, or outside of a building but within a secure area screened from view for the 3.65-acre property located W219N11588 Appleton Avenue subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit (CUP) application and supporting documents dated June 28, 2021. The size and relative location of those areas within the property from which said uses and activities are permitted are limited to that presented in the site plan and description submitted with the supporting documents. Days and hours of operation shall be limited to those specified in the CUP application (Monday through Sunday Daylight hours) and supporting documents submitted to the Village. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Planner.
2. A site plan shall be submitted as reviewed for approval by the Plan Commission prior to grading or the issuance of building permits for the property.
3. No tenant, nor the property owner, may run additional businesses from the subject property at any time, including from the storage units or the outdoor parking area.
4. No portion of this property, storage structures, or parked vehicles may be used as a residence.
5. There shall be no storage of hazardous materials on the subject property.



Village of



Germantown

Willkommen

Fee Must Accompany Application

☐ \$1,165 Paid _____ Date _____

☐ \$200 PC Consultation Only
Paid _____ Date _____

COMPREHENSIVE PLAN AMENDMENT APPLICATION

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

APPLICANT OR AGENT:

TR Capital, LLC

Rosie Roberts

Address: N91 W27428 Red Fox Run

Hartland, WI 53029

Phone: (262) 719-3368

E-Mail: rosie.a.roberts@gmail.com

PROPERTY OWNER(S):

Bruce J Miller

Address: W219 N11588 Appleton Avenue

Germantown, WI 53022

Phone: (262) 305-5990

E-Mail:

☒ REQUEST TO AMEND LAND USE MAP

Current Land Use Map Designation(s):

Commercial

Proposed Land Use Map Designation(s):

Industrial/Office

Address of Property, Parcel ID Number(s) or General Location (¼ section ¼ section):

Address: W219 N11588 Appleton Avenue

Parcel ID: 193955

Legal Description of Property or Area (metes and bounds description):

That part of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 9 North, Range 20 East, lying north and east of the center of Fond du Lac Road (U.S. Hwy No. 41) excepting therefrom that part described as follows: Commencing at the center of the said Fond du Lac Road on the south line of the said NW 1/4 of the SW 1/4, thence East to the line of the NW 1/4 of the SW 1/4 27 rods, thence north on the said line 20 rods, thence west 37 rods to the middle of Fond du Lac Road, thence southeasterly along the centerline of said road to the place of beginning. Further excepting that part conveyed in warranty deed recorded on January 24, 1966, in Volume 412, on page 547, as Document No. 284461.

Size of Property or Area: Acres: 3.65 Square Feet: _____

Comprehensive Plan Amendment Application

Page 2 of 3

Land Use and Zoning of Adjacent Properties (example: residential; Rs-2):

Adjacent Property Land Uses		Zoning
North	Agriculture	A-1
South	Quarry	M-4
East	Quarry	M-4
West	Residential (West of Appleton Ave)	RS-1 RS-3

☐ REQUEST TO AMEND PLAN TEXT

Section(s) of Comprehensive Plan to be Amended:

Proposed Text Amendment:

Attach separate pages as necessary

Detailed Explanation and Justification for Proposed Amendment(s):

Required for both Land Use Amendment and Text Amendments
Attach separate pages as necessary

Comprehensive Plan Amendment Application

Page 3 of 3

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

All Amendment Applications:

- ☒ Complete Application Form (Affidavit of Understanding and signatures required)
- ☒ Application Fee
- ☒ Additional Sheet(s) for explanation of and justification for proposed amendment(s)

Land Use Plan Map Amendment Only:

- ☒ Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- ☒ Detailed Plat of Survey or Site Plan of the land subject to the map amendment at a scale of 1" = 50' or other suitable scale necessary to accurately present:
 - o Exterior boundary of the land subject of the map amendment
 - o Concept plan showing general size, shape and relative location of existing and future roads, lots, structures, wetlands, floodplain or other natural features, environmental etc. as may be necessary to further explain and/or support the proposed map amendment.

AFFIDAVIT OF UNDERSTANDING

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

☒

I understand that Village Staff, the Plan Commission and/or the Village Board may request additional information to properly evaluate this application and failure to provide such information may be sufficient justification to deny this application;

☒

I understand that, regardless of the justification and/or information provided in support of my application, the Village is under no obligation to approve my application nor amend the Comprehensive Plan as requested;

☒

I am aware that the approval of an application to amend the Land Use Plan Map only amends the Land Use Map and does not otherwise revise or change the zoning of the land affected by the Map amendment, and, if I am applying for a Map amendment in order to pursue actual development of the land affected by the amendment, I may be required to obtain separate permits and/or approvals (e.g. rezoning, land division, site plan, etc.) from the Village or other agencies as a prerequisite to the development of such land.

☒

I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property 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.

ALL APPLICATIONS MUST BE SIGNED BY THE APPLICANT/AGENT AND PROPERTY OWNER(S)



Applicant/Agent

4-29-21

Date



Property Owner

Date

Applicant/Agent

Date

Property Owner

Date

**FEES MUST BE PAID AT TIME OF APPLICATION**

\$200 Plan Commission Consultation

\$1,085 Rezoning

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: _____ Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1	APPLICANT OR AGENT TR Capital, LLC _____ N91 W27428 Red Fox Run _____ Hartland, WI 53029 _____ Phone (262) 719-3368 _____ E-Mail rosie.a.roberts@gmail.com _____	PROPERTY OWNER Bruce J Miller _____ W219 N11588 Appleton Avenue _____ Germantown, WI 53022 _____ Phone (262) 305-5990 _____ E-Mail _____
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2	PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
	W219 N11588 Appleton Avenue	193955

3	REZONING REQUEST		
	<table><tr><td>FROM B-1</td><td>TO M-1</td></tr></table>	FROM B-1	TO M-1
FROM B-1	TO M-1		

4	METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED
	Attach pages as necessary That part of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 9 North, Range 20 East, lying north and east of the center of Fond du Lac Road (U.S. Hwy No. 41) excepting therefrom that part described as follows: Commencing at the center of the said Fond du Lac Road on the south line of the said NW 1/4 of the SW 1/4, thence East to the line of the NW 1/4 of the SW 1/4 27 rods, thence north on the said line 20 rods, thence west 37 rods to the middle of Fond du Lac Road, thence southeasterly along the centerline of said road to the place of beginning. Further excepting that part conveyed in warranty deed recorded on January 24, 1966, in Volume 412, on page 547, as Document No. 284461.

5

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

Due to the contaminated nature of the property, which includes a 1 acre DNR cap in the center, and inadequate/unknown fill the construction possibilities are limited. The DNR cap cannot have any buildings on it, and the remaining filled area can only support floating slabs. Only the front area where the existing house is can support any real structure. Therefore outdoor parking for residential use, and some small combination of mini-storage buildings makes the most sense for this land.

M-1 is required for that purpose.

6

SUPPORTING DOCUMENTATION:

- ☐ Plat of Survey (1:100)
- ☒ Site Plan and elevations for new construction (can be conceptual)

7

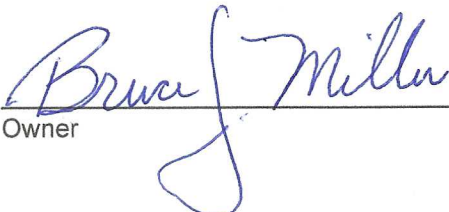
READ AND INITIAL THE FOLLOWING:

- X I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.
- X I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- X I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance
- X 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 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 time frame.

8

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

 4/29/21
Applicant Date

 4/29/21
Owner Date

TR Capital

PO Box 75
Sussex, WI 53089

Owners:

Jon Then
Heidi Then
Rosie Roberts
Eric Roberts

TR Capital is a private real estate company founded by two families residing in Lisbon, Wisconsin. Our primary focus is light industrial developments and renovations that add value to the surrounding communities that we are a part of.

Our most recent project was an industrial development/renovation in the Town of Brookfield. This site consisted of 5.25 acres and a 3,800 SF industrial building that was abandoned for 16 years. This project was recently completed and sold to Johns Disposal adding substantial value to the surrounding community.

We are very excited to work with the Village of Germantown to clean up and improve the property at W21N11588 Appleton Ave. We feel our experience with contaminated and neglected properties makes us a great choice to partner with on this project. We hope the direction we want to take with this property makes sense to the village.

From: [Roberts, Eric](#)
To: [Rosie Roberts](#); [Emily Zandt](#)
Subject: RE: Appleton Ave - proposed storage buildings
Date: Thursday, June 24, 2021 8:39:52 AM

Emily,

The storage buildings will be individual units with exterior access garage doors.
The first building will likely be of variable sizes of 10x10 up to possibly 15 x 40.
Once we get the M-1 Zoning approval, we will begin detailed engineering plans and work with the village to make sure they are built in accordance with the villages wishes.

Our plan is to get the first building up then see what the demand is before determining sizes of the 2nd and possibly 3rd building.

We are also not locked in to needing 3 buildings if the space and configuration don't allow for it, or more outside parking is possible or desired over the storage buildings. No buildings can be built on the DNR cap that sits in the middle of the property, so there is some limitations there that might come up as we get more detailed engineering done.

The intended use much like the outside parking is for Residential storage, people who might need winter storage for a boat/camper, or store items from their home, etc.

If you have any other questions please feel free to reach out to me.
I also have some recent arial photos from a drone, and other pertinent information if needed.

Thanks

Eric Roberts
TR Capital, LLC
Member

c: 262-719-3368
eroberts@quad.com

-----Original Message-----

From: Rosie Roberts <rosie.a.roberts@gmail.com>
Sent: Wednesday, June 23, 2021 7:28 PM
To: ezandt@village.germantown.wi.us
Cc: Roberts, Eric <EROBERTS@quad.com>
Subject: Appleton Ave - proposed storage buildings

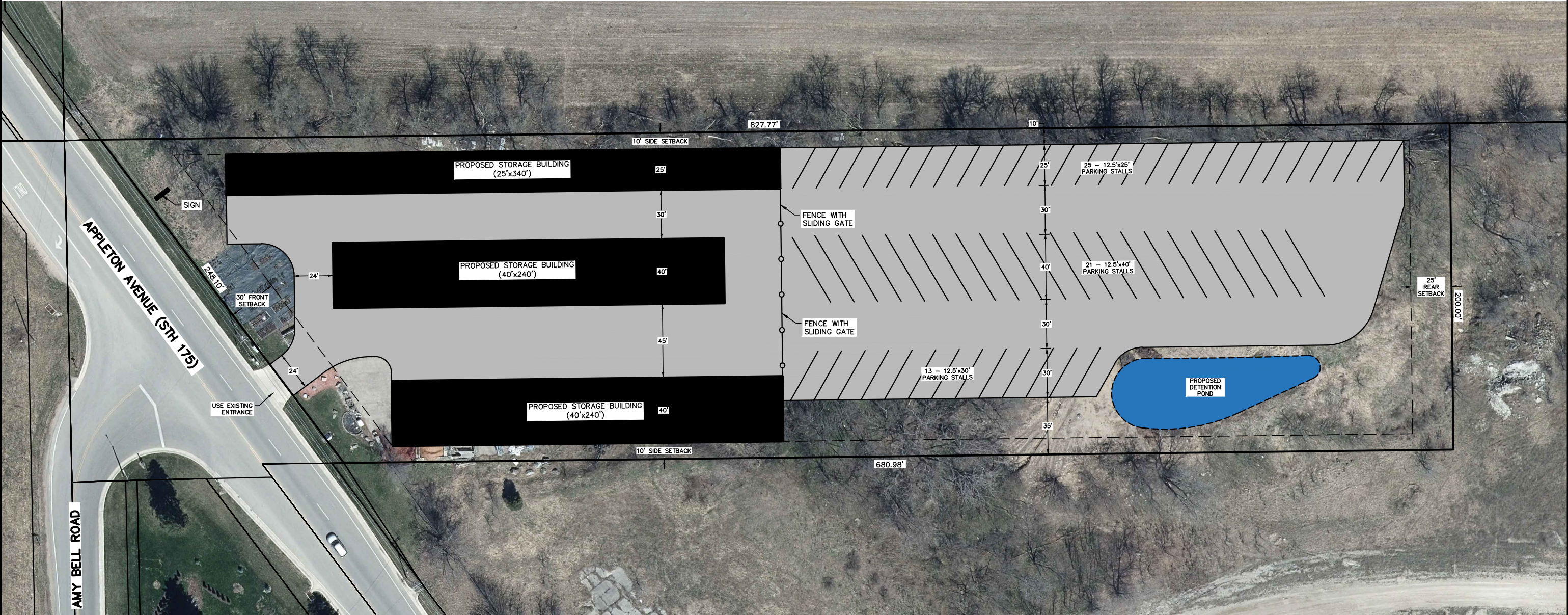
[External Email]

Hi Emily,

We will gather some information for you and send something over shortly.

Thank you,

Rosie Roberts
TR Capital LLC



SITE INFORMATION BLOCK	
Site Address	W219 N11588 Appleton Avenue
Site acreage (total)	3.65 Acres
Current Zoning	B-1
Proposed Zoning	M-1
M-1 Lot and Yard Requirements	
Front Yard	30'
Side Yard	10'
Rear Yard	25'
% Coverage	80%
Surface Coverage:	
Impervious Area	2.51 Acres
Lot Area	3.65 Acres
Impervious Percentage	68.8%

APPLETON AVENUE STORAGE

CONCEPT PLAN

DATED: APRIL 23, 2021

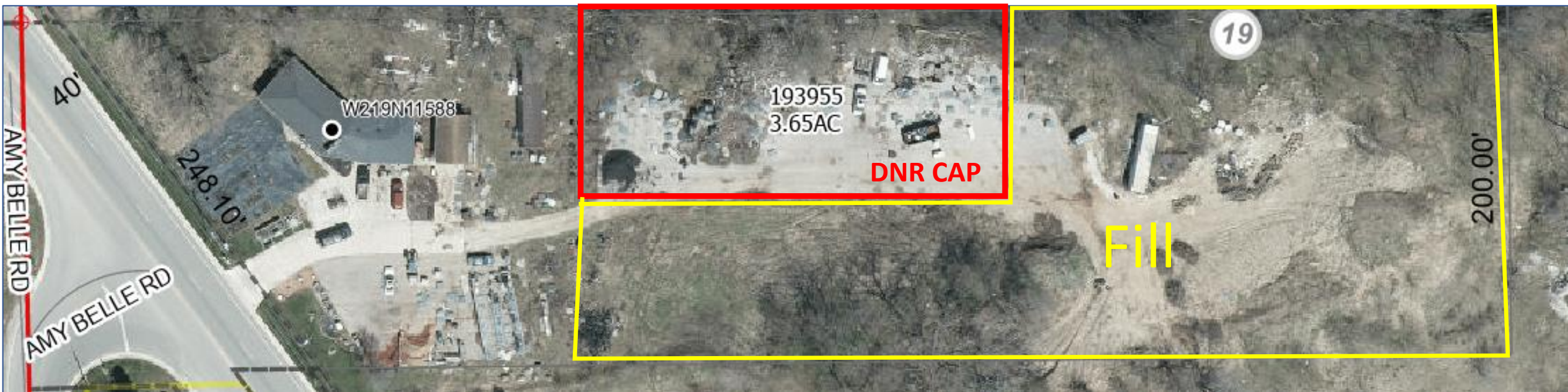
C-100

QUAM ENGINEERING, LLC

Residential and Commercial Site Design Consultants



122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com



- DNR CAP – cannot have any buildings on it
- DNR Cap – Must be maintained every 2 years and remain for 30 years since its installation.
- Fill section can only have floating slabs



TR Capital Previous project
Before



After



Village of

Germantown
Willkommen

Fee must accompany application

☐ \$1460 Paid _____ Date _____

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

Phone () _____
Fax () _____
E-Mail _____

PROPERTY OWNER

TR Capital, LLC

N91 W27428 Red Fox Run

Hartland, WI 53029

Phone (262) 719-3368

rosie.a.roberts@gmail.com

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

TR Capital, LLC

3 PROPERTY ADDRESS

W219 N11588 Appleton Avenue

TAX KEY NUMBER

193955

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.

Property is currently being used for the sale of plants and mulch by current previous owner who is there till August 31st. Rest of property is vacant and in need of cleanup/repair.

5 DESCRIPTION OF PROPOSED OPERATION

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

Commercial self-storage buildings where storage is conducted within an enclosed building, individual units within a building, or outside of a building but within a secure area screened from view. (Cr. Ord. #09-16)

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

We plan on using approximately 2 acres of the property for outdoor residential parking (Campers, Boats, etc). The spots will be of varying sizes and consist of roughly 100+ spots depending on engineering and design approvals. Current hours of operation will be during daylight hours only. Once cleanup of the property is completed, Current construction will consist of retention pond, pavement of an additional acre of the property, in addition to fencing to secure area.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

That part of the Northwest 1/4 of the Southwest 1/4 of Section 19, Township 9 North, Range 20 East, lying north and east of the center of Fond du Lac Road (U.S. Hwy No. 41) excepting therefrom that part described as follows: Commencing at the center of the said Fond du Lac Road on the south line of the said NW 1/4 of the SW 1/4, thence East to the line of the NW 1/4 of the SW 1/4 27 rods, thence north on the said line 20 rods, thence west 37 rods to the middle of Fond du Lac Road, thence southeasterly along the centerline of said road to the place of beginning. Further excepting that part conveyed in warranty deed recorded on January 24, 1966, in Volume 412, on page 547, as Document No. 284461.

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

- X 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.
- X 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.
- X 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.
- X 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!

Applicant

Date

Eric Roberts

Owner

6/28/21

Date

CERTIFIED SURVEY MAP (CSM) & REZONING APPLICATION

7/12/21 Plan Commission Meeting

John & Brenda Perry

Village Planner Report

Germantown, Wisconsin

Summary

John & Brenda Perry, property owners of two parcels totaling 38.2 acres located at N124 W14106 Lovers Lane are seeking approval of a 3-lot Certified Survey Map (CSM) and Rezoning of a portion of proposed Lot 2 (10.65 acres) from Rs-2: Single-Family to A-2: Agricultural and proposed Lot 3 (1.01 acres) from Rs-2: Single-Family to Rs-3: Single-Family. Proposed Lot 1 will remain in the A-2: Agricultural District.

Location: N124 W14106 Lovers Lane (1/4 mile east of Pleasant View Drive)

Property Owner: John & Brenda Perry
N124 W14106 Lovers Lane
Germantown, WI

Current Zoning District: A-2: Agricultural & Rs-2: Single-Family
Proposed Zoning District: Rs-3: Single-family and A-2: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Agricultural/Residential	A-2/Rs-2/Rs-3
East	Agricultural	A-2
West	Agricultural	A-1/A-2



Proposal

John & Brenda Perry, property owners of two parcels totaling 38.2 acres located at N124 W14106 Lovers Lane are seeking approval of a 3-lot Certified Survey Map (CSM) and Rezoning of a portion of proposed Lot 2 (10.65 acres) from Rs-2: Single-Family to A-2: Agricultural and proposed Lot 3 (1.01 acres) from Rs-2: Single-Family to Rs-3: Single-Family. Proposed Lot 1 will remain in the A-2: Agricultural District.

The 3-lot CSM reconfigures the lot lines between the two existing parcels to expand the parcel upon which the existing Perry residence is being constructed from (going from 4.6 to 10.65 acres and rezoned from Rs-2 to A-2), and, create a new 1.0-acre parcel for future residential development. Further, the expansion of Lot 2 to 10+ acres and rezoning into the A-2 District will enable Perry to keep four (4) existing detached accessory buildings and build a 3rd detached building (garage) alongside the new dwelling being constructed (which could not have been possible in the Rs-2 Zoning District).

Staff Comment

Rezoning to the A-2 (Lot 1 & Lot 2) and Rs-3 (Lot 3) zoning districts is consistent with the 2020 Land Use Plan that classifies the area within which Lot 1 & Lot 2 are located as "Agricultural/Conservation Residential" and "Rural Residential". The area within which Lot 3 is located is classified as "Rural Residential".

A significant amount of wetland associated with the Menomonee River that runs through the property along the west side has been identified; however, a wetland delineation has been deferred because there is no development proposed on Lot 1. A delineation will be required if/when any development of Lot 1 is proposed. A note requiring a wetland delineation if/when Lot 1 is proposed for development should be included on the CSM.

Soil evaluations for proposed Lot 3 indicate the parcel is suitable for the installation of a "mound" private on-site wastewater treatment system (POWTS). Lot 1 is not intended for development in the near future, so soil evaluations have not been submitted. Soil evaluations will be required prior to development of proposed Lot 1. A note requiring soil evaluations if/when Lot 1 is proposed for development should be included on the CSM.

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 proposed rezoning for the John & Brenda Perry property to rezone a portion of proposed Lot 2 (10.65 acres) from Rs-2: Single-Family to A-2: Agricultural and all of proposed Lot 3 (1.01 acres) from Rs-2: Single-Family to Rs-3: Single-Family.

APPROVE the proposed 3-lot Certified Survey Map (CSM) for the John & Brenda Perry property to redivide two parcels totaling 38.2 acres into three parcels located on Lovers Lane 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.
2. Notes requiring a wetland delineation and soil evaluations if/when Lot 1 is proposed for development should be included on the CSM.



Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid \$ Date 5-25-21

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 <u>JOHN PERRY</u> <u>N124 W14106 LOVER LN</u> <u>GERMANTOWN WI</u> <u>53022</u> Phone <u>(414) 406-9427</u> Fax <u>() N/A</u> E-Mail <u>JPbiz@wi.rr.com</u>	PROPERTY OWNER <u>BRENDA + JOHN PERRY</u> <u>N124 W14106 LOVERS LN</u> <u>GERMANTOWN WI</u> <u>53022</u> Phone <u>(414) 406-9427</u>
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2	PROPERTY ADDRESS OR GENERAL LOCATION <u>N124 W14106 LOVERS LANE</u>	TAX KEY NUMBER <u>141994 + 141999</u>
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3	PURPOSE OF LAND SPLIT <u>CSM to be further divided into 3 lots for outbuildings etc.</u>	<table border="1"><tr><td colspan="2">Will the land split require rezoning?</td></tr><tr><td colspan="2"><u>YES</u></td></tr><tr><td>From <u>A-2, B-2</u></td><td>To <u>A-2</u></td></tr></table>	Will the land split require rezoning?		<u>YES</u>		From <u>A-2, B-2</u>	To <u>A-2</u>
Will the land split require rezoning?								
<u>YES</u>								
From <u>A-2, B-2</u>	To <u>A-2</u>							

4	READ AND INITIAL THE FOLLOWING:	<u>R-3</u> <u>R-2</u>
<u>[Initials]</u>	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.	
<u>[Initials]</u>	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.	
<u>[Initials]</u>	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.	
<u>[Initials]</u>	I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.	

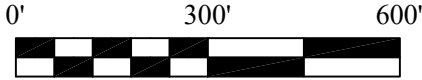
5	SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!		
<u>John Perry</u> Applicant	<u>5/3/21</u> Date	<u>John Perry</u> Owner	<u>5/3/21</u> Date

Certified Survey Map No. _____

A Redivision of Lot 1 and Lot 2 Certified Survey Map No. 3853, being all of the Southeast ¼ of the Northeast ¼ of Section 14, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Unplatted Lands

Scale 1"= 300'



Legend:

- Denotes Iron Pipe Found
- 3#4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set
- Location of Soil Borings

CSM No. 5478

A2 Zoning - Lot 1 and Lot 2

60' - Front
50' - Rear
25' - Sides
25' - Wetland Setback

RS3 Zoning - Lot 3

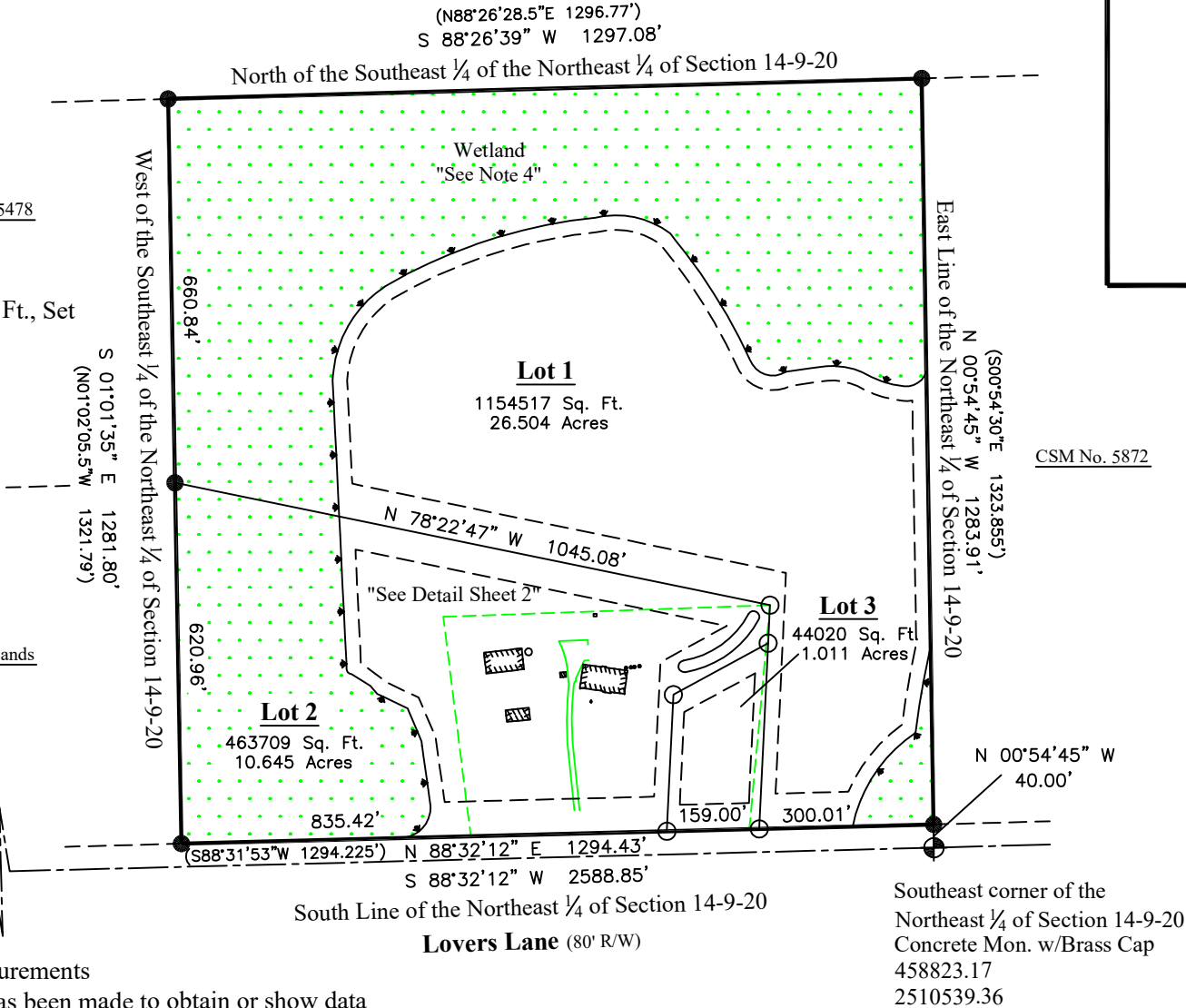
45' - Front
35' - Rear
20' - Sides
25' Wetland Setback

Unplatted Lands

Southwest corner of the
Northeast ¼ of Section 14-9-20
Concrete Mon. w/Brass Cap
458687.74
2507951.62

Notes:

- 1) Bearings or Distances in () are Recorded Measurements
- 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned.
- 3) Bearings are referenced to the South line of the Northeast ¼ of Section 14-9-20, bearing S88°32'12"W per State Plane Coordinate System, South Zone. (NAD 1927)
- 4) Wetland, as shown on Washington County GIS Mapping



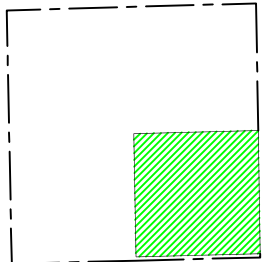
Surveyor:

Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
rich@cornerstonelandsurvey.com
(262) 424-5630

Owners:

John E. Perry
Brenda L Perry
N124 W14106 Lovers Lane
Germantown, WI 53022

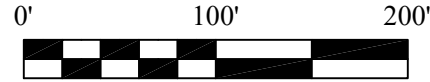
Location Map
Northeast ¼ of Section 14-9-20



Lovers Lane



Scale 1"= 100'

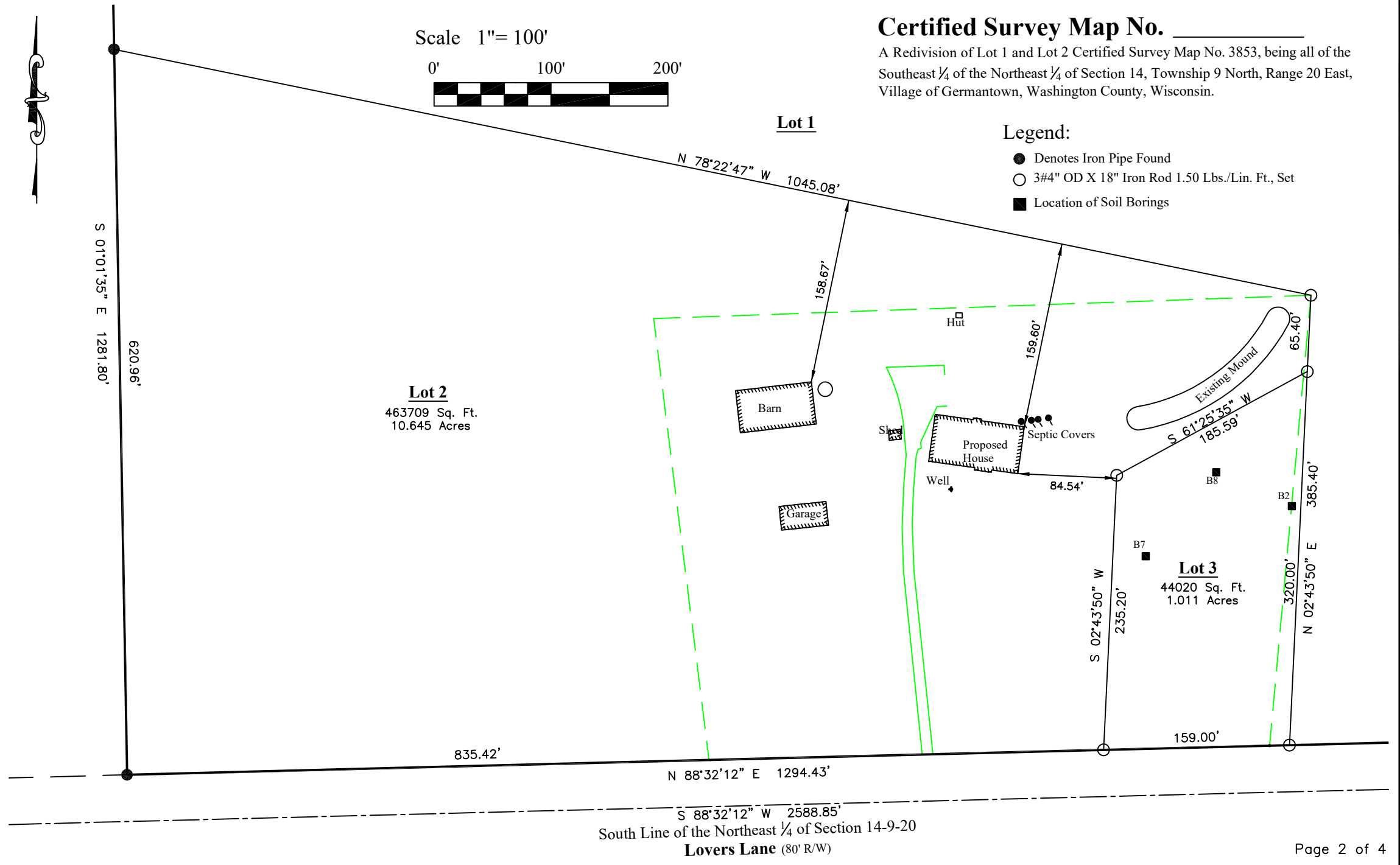


Certified Survey Map No. _____

A Redivision of Lot 1 and Lot 2 Certified Survey Map No. 3853, being all of the Southeast ¼ of the Northeast ¼ of Section 14, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Legend:

- Denotes Iron Pipe Found
- 3#4" OD X 18" Iron Rod 1.50 Lbs./Lin. Ft., Set
- Location of Soil Borings



South Line of the Northeast ¼ of Section 14-9-20
Lovers Lane (80' R/W)

Certified Survey Map No. _____

A Redivision of Lot 1 and Lot 2 Certified Survey Map No. 3853, being all of the Southeast ¼ of the Northeast ¼ of Section 14, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Surveyor's Certificate

I, Richard L Simon, Professional Land Surveyor, hereby certify:

All of Lot 1 and Lot 2 Certified Survey Map No. 3853, being all of the Southeast ¼ of the Northeast ¼ of Section 14, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Described as follows:

All of Lot 1 and Lot 2 Certified Survey Map No. 3853, being all of the Southeast ¼ of the Northeast ¼ of Section 14, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Said parcel contains 38.16 Acres Gross

That I have made such survey, division, and map by the direction of John E. Perry and Brenda L. Perry.

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

That I have fully complied with provisions of s. 236.34 of the Wisconsin Statutes and the subdivision regulations of the Village of Germantown in surveying, dividing, and mapping the same.

Dated this 24th day of May, 2021

Richard L Simon, P.L.S. #2698
Cornerstone Land Surveying
5080 Fairy Chasm Road
West Bend, WI 53095
262-424-5630

Village of Germantown Planning Commission Approval

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

Dean Wolter, Chairman Date

Laura A. Johnson, Secretary Date

Village of Germantown Board Approval

This Certified Survey Map, being a division of (SE ¼ of the NE ¼ of Section 14, Township 9 North, Range 20 East Village of Germantown, Washington County, Wisconsin), having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this ____ day of _____, 2021.

Dean Wolter, Village President Date

Barbara K.D. Goeckner, Village Clerk Date

Certified Survey Map No. _____

A Redivision of Lot 1 and Lot 2 Certified Survey Map No. 3853, being all of the Southeast ¼ of the Northeast ¼ of Section 14, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Owner's Certificate

We, John E. Perry and Brenda L. Perry do hereby certify that we caused the land described in the foregoing affidavit of Richard L. Simon , Surveyor, to be surveyed, divided and mapped as represented on this Certified Survey Map.

WITNESS the hand and seal of said Signer, this _____ day of _____, _____

John E. Perry

Brenda L. Perry

State of Wisconsin) SS
_____) County)

Personally came before me this _____ day of _____, _____, the above named, John E. Perry and Brenda L. Perry to me, known to be the people who executed the foregoing instrument and acknowledge the same.

Notary Public

_____ County, State of Wisconsin

My commission expires: _____

Washington County, Wisconsin



5/26/2021, 7:04:07 AM

1:3,043

Current Parcel

Urbanized Area 2010

Urbanized Area Buffer

100 Year Floodplane Zoning District

Floodway Zoning District

Flood Storage

Perennial Lake, Pond, Stream or Watercourse

Perennial Lake, Pond, Stream or Watercourse

Perennial lake or stream area

PLAKE; PSTREAM

Intermittent Lake, Pond, Stream or Watercourse

Perennial Lake

NOBUFFER; PLAKE; PSTREAM

Non-navigable Pond in Ag. Area

STREAM

POND

Non-Navigable Stream in Ag. Area

NNAGSTREAM

Non-Navigable Stream, Pond or Watercourse in Ag. Area

NNAGSTREAM

Intermittent Lake, Pond, Stream or Watercourse

Intermittent

Shoreland Zoning District

DNR/Army Corps of Eng. Regulated Wetland

County Regulated Shoreland/Wetland

Non-Navigable Agricultural Area

Intermittent Zoning District

Building

Parcel Taxkey & Acreage

Leader Lines

Subdivision Name

Condominium Name

0

0.0375

0.075

0.15 mi

Certified Survey Number

0

0.05

0.1

0.2 km

Lot Number

0

0.05

0.1

0.2 km

Washington County GIS
Washington County | Southeast Wisconsin Regional Planning Commission | Washington County, US Census Bureau |



Village of



Germantown

Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

\$200 Plan Commission Consultation

\$1,085 Rezoning

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: 5-5-21 Received by: [Signature]

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

JOHN PERRY
N124W14106 LOVERS LANE
GERMANTOWN WI
53022
Phone (414) 406-9427
E-Mail JPbiz@wi.rr.com

PROPERTY OWNER

BRENDA + JOHN PERRY
N124W14106 LOVERS LANE
GERMANTOWN WI
53022
Phone (414) 406-9427
E-Mail JPbiz@wi.rr.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

<u>N124W14106 LOVERS LANE</u>	<u>141994 and</u> <u>141999</u>
-------------------------------	------------------------------------

3

REZONING REQUEST

FROM A-2
and Rs-2

TO A-2
and Rs-3 + Rs-2

4

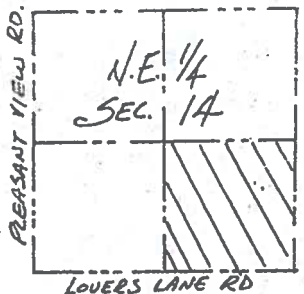
METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

All of the S.E. ¼ of the ¼ of Section 14, Town 9 North, Range 20 East,
Village of Germantown, Washington County, Wisconsin,
bounded and described as follows: (see attached)

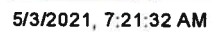
All of the S.E. $\frac{1}{4}$ of the $\frac{1}{4}$ of Section 14, Town 9 North, Range 20 East,
Village of Germantown, Washington County, Wisconsin,
bounded and described as follows: (see attached)

Commencing at the East $\frac{1}{4}$ Corner of said Section 14; thence S88°31'53"W
along the south line of the N.E. $\frac{1}{4}$, 1294.225 ft. to the west line of the S.E.
 $\frac{1}{4}$ of the N.E. $\frac{1}{4}$; thence N01°02'05.5"W along said west line, 1321.79 ft. to
the north line of the S.E. $\frac{1}{4}$ of the N.E. $\frac{1}{4}$; thence N88°26'28.5"E along said
north line 1296.77 ft. to the east line of the N.E. $\frac{1}{4}$; thence S00°54'30"E
along said east line 1323.855 ft. to the point of beginning.

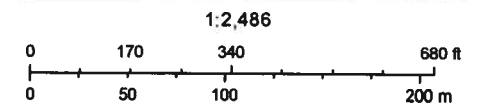


LOCATION MAP
SCALE 1" = 2000'

Washington County, Wisconsin



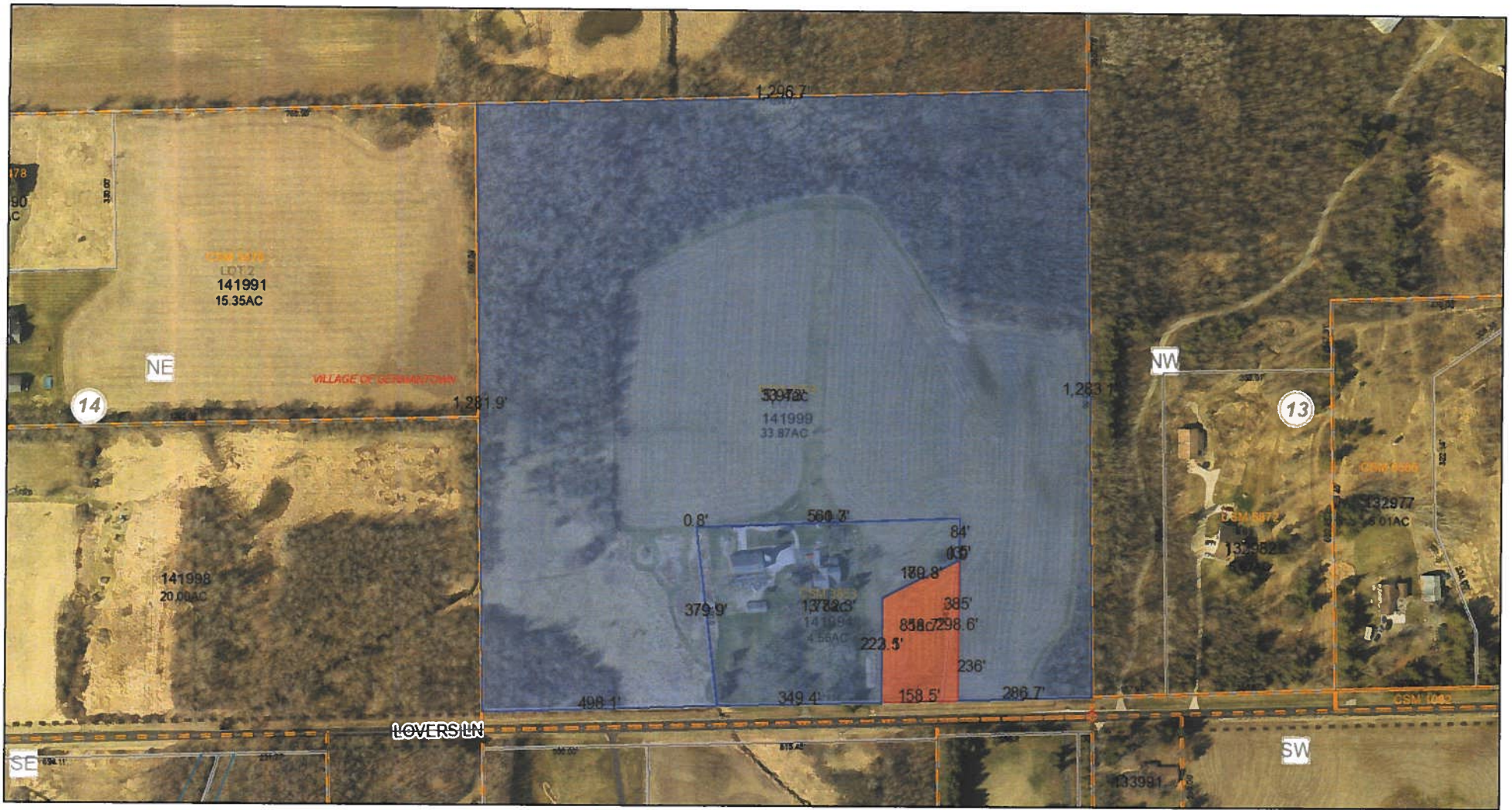
- | | | | | | |
|--|---------------------|---|-------------------|---|----------------|
|  | Current Parcel |  | Landhook |  | Lot |
|  | Building |  | Meander Line |  | Municipality |
| RoadCenterline TWN,CVS,PVT | |  | PLSS Monument |  | Retired Parcel |
|  | Township Road |  | PLSS Boundary |  | Right-of-Way |
|  | City/Village Street |  | Text Leader Lines | | |
|  | Private Street |  | Plat | | |



Washington County

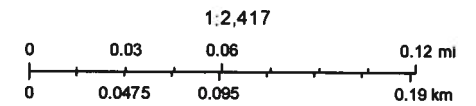
B

Washington County, Wisconsin



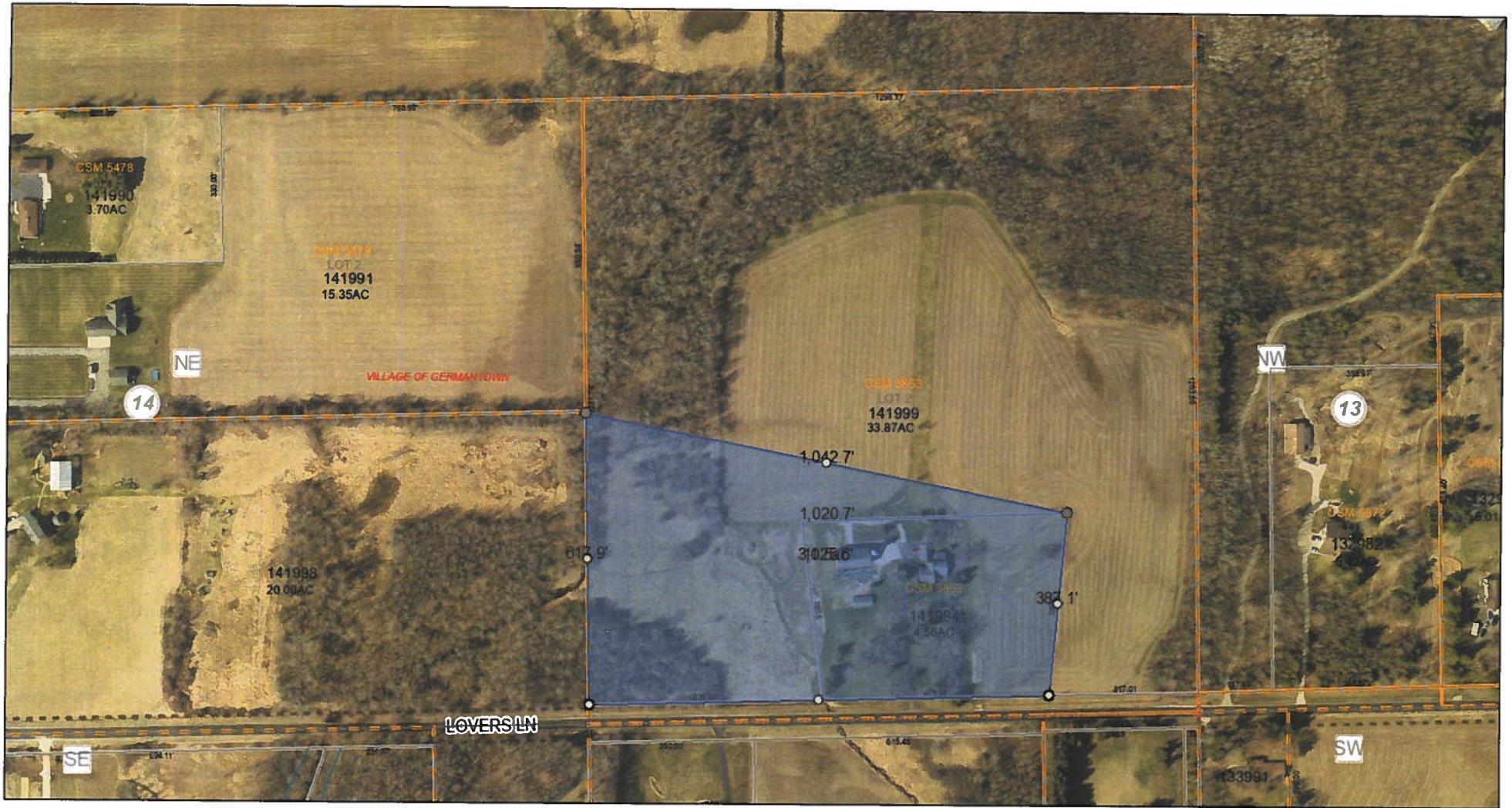
5/3/2021, 11:24:41 AM

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|----------------------------|-------------------|----------------|
| Current Parcel | Landhook | Lot |
| Building | Meander Line | Municipality |
| RoadCenterline TWN,CVS,PVT | PLSS Monument | PLSS Quarter |
| Township Road | PLSS Boundary | PLSS Section |
| City/Village Street | Text Leader Lines | Retired Parcel |
| Private Street | Plat | Right-of-Way |



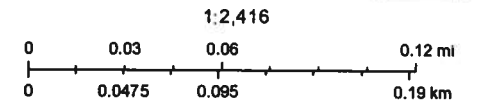
Washington County

Washington County, Wisconsin



5/3/2021, 9:30:44 AM

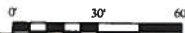
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|----------------------------|-------------------|----------------|
| Current Parcel | Landhook | Lot |
| Building | Meander Line | Municipality |
| RoadCenterline TWN,CVS,PVT | PLSS Monument | PLSS Quarter |
| Township Road | PLSS Boundary | PLSS Section |
| City/Village Street | Text Leader Lines | Retired Parcel |
| Private Street | Plat | Right-of-Way |



Washington County

Cornerstone Land Surveying, Inc.
Plat of Survey

Scale 1"= 30'



Lot 2 CSM No. 3853

Surveyor:
Richard Simon
3080 Fary Chasm
West Bend, WI 53095
(262) 424-5630

Legend:

- Denotes Iron Pipe Found
- Denotes Iron Rod Set
- x Denotes Spot Elevation
- ◆ Denotes Lath set for Planning Purpose

Note:
Not all improvements shown at Owner's Request

Lot 1 CSM No. 3853
1.9872 Acres
1.003 Acres

CSM 3853

LOT 1

141994

4.56AC

380.6

479.56

387.01

Proposed 1st Wide
43884 Sq. Ft.
1.003 Acres

Proposed 1st Wide
43766 Sq. Ft.
1.003 Acres

Lot 2 CSM No. 3853

Description:
All of Lot 1 of Certified Survey Map
Southeast 1/4 of the Northeast 1/4 of Sec
20 East, Village of Germantown, Wa

Notes:
1) Bearings or Distances in () are Re
2) In providing this boundary survey
obtain or show data concerning the ex
whether private, municipal, or public
3) No Title Policy furnished therefore
warranted

STATE OF WISCONSIN) SS.
COUNTY OF WAUKESHA)
I, RICHARD SIMON, Surveyor, do hereby certify that I have surveyed the above described property according to official records and the above map is a true
representation thereof. This survey is made for the exclusive use of the present owners of the property and also
those who purchase, mortgage or guarantee this title thereto, within one year from this date hereunto.

Survey For: John E Perry
Dated this 17th day of December, 2019

Cornerstone Land Surveying, Inc.

Plat of Survey

Surveyor:

Richard Simon
5080 Fairy Charm
West Bend, WI 53095
(262) 424-5630

Address:

N124 W14106 Lovers Lane
Germaniown, WI 53022

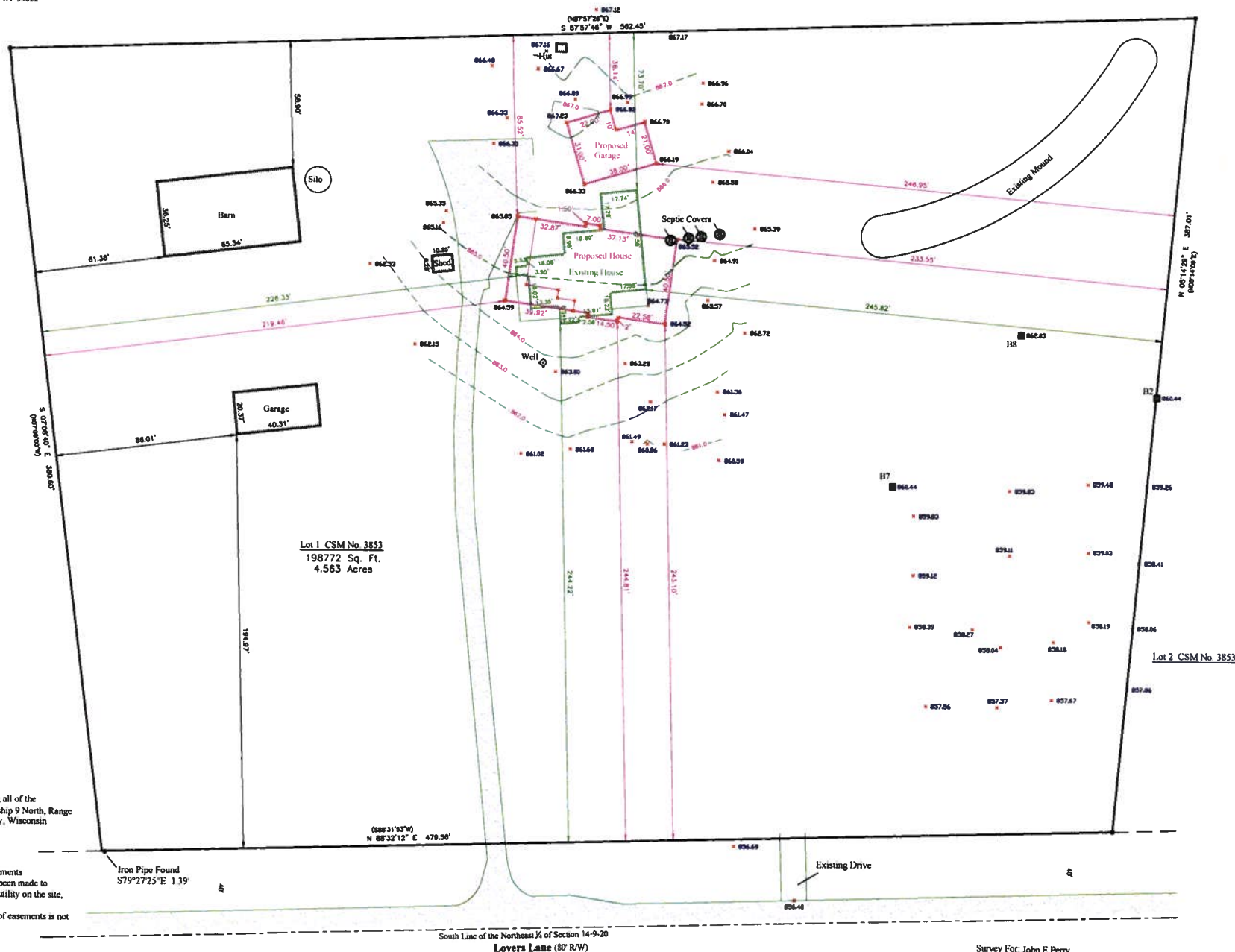
Scale 1" = 30'



Lot 2 CSM No. 3853

Legend:

- Denotes Iron Pipe Found
- Denotes Iron Rod Set
- x Denotes Spot Elevation
- Denotes Proposed Features
- Denotes Existing Features



Description:

All of Lot 1 of Certified Survey Map No. 3853 being all of the Southeast 1/4 of the Northeast 1/4 of Section 14, Township 9 North, Range 20 East, Village of Germaniown, Washington County, Wisconsin

Notes:

- 1) Bearings or Distances in () are Recorded Measurements
- 2) In providing this boundary survey no attempt has been made to obtain or show data concerning the existence of any utility on the site, whether private, municipal, or public owned
- 3) No Title Policy furnished therefore completeness of easements is not warranted.

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

Survey For: John E Perry
Dated this 17th day of December, 2019.
Proposed House / Garage this 12th day of December, 2020

Lori Johnson

ATTACHMENT for REZONING APPLICATION

From: jpbiz@wi.rr.com
Sent: Monday, May 3, 2021 1:35 PM
To: Jeff Retzlaff; Lori Johnson; Emily Zandt
Cc: 'JPbiz@wi.rr.com'; 'ronnybarez@barezbuilders.com'; 'chad@barezbuilders.com'; 'germantowninspections@safebuilt.com'
Subject: FW: GERMANTOWN- rezoning Parcels # 141994 & 141999
Attachments: REZONING 2020 A.doc; REZONING 2020 B.doc; Perry Preliminary 1 16 2020 (3).pdf; Perry Revised POS 12 21 2020.pdf; CSM 3853 A lots 1, 2, 3 LOVERS LANE.pdf; CSM 3853 B lots 1, 2, LOVERS LANE.pdf; CSM 3853 C lots 1, 2, LOVERS LANE.pdf

Jeff, et al..... I am out of town, but returning to WIS on **Tuesday night, May 4th**. So I can visit Village Hall on Weds to answer questions & submit \$\$\$ fees once I know how much. Can someone from Germantown please advise me the app fee(s) via Email ?? Is it \$1085 ???

Attached is the Rezoning Application & supportive "preliminary" GIS maps from the Washington County website. Our Surveyor's calendar did not have any openings in April, so I'm hoping the attachments will at least get the ball rolling & onto the Plan Commission agenda for **July 12th**.

My preference is to rezone our 38- 40 acres into 3 lots from the existing 2 lots as we discussed. Here is more of the brief description that did not fit onto the application (see below):

>

Original (HOMESTEAD) 40 acre parcel was divided into 2 lots in CSM 3853 by previous owner. We propose to follow the 2020 Smart Growth Comprehensive Plan from Map 8-1 and further divide our Rural Residential property into 3 lots. The first lot would be a 1-acre (Rs-3) lot created from within parcel #141994. Then a second lot would be created by expanding parcel #141994 into a 10.5 acre (A-2) lot. Lastly the third lot would be created by reducing parcel #141999 into the remaining 27.3 acres (A-2).

These rezoned lots would allow us to maintain & retain existing outbuildings, plus build a new detached garage next to our new farmhouse. The smaller Rural Residential lot is being set aside for a potential "in-law" home and/or will remain as agricultural land. This is PLAN "A"... if not acceptable, then we alternatively propose either PLAN "B" or "C" (see attached maps from Washington County GIS mapping).

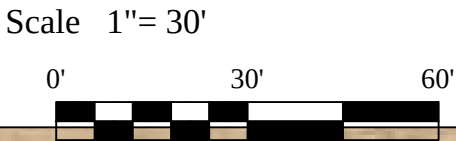
>

I apologize for submitting the documents this way, but am technically challenged not being able to use my HOME computers, etc...

Please "reply" via Email to confirm receipt

THANK YOU for your anticipated cooperation..... jp

Cornerstone Land Surveying, Inc.
Plat of Survey



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

- Legend:**
- Denotes Iron Pipe Found
 - Denotes Iron Rod Set
 - × Denotes Spot Elevation
 - ⊕ Denotes Lath set for Planning Purp

Note:
Not all Improvements shown at Owner's Request

Lot 1 CSM No. 3853
198772 Sq. Ft.
4.563 Acres

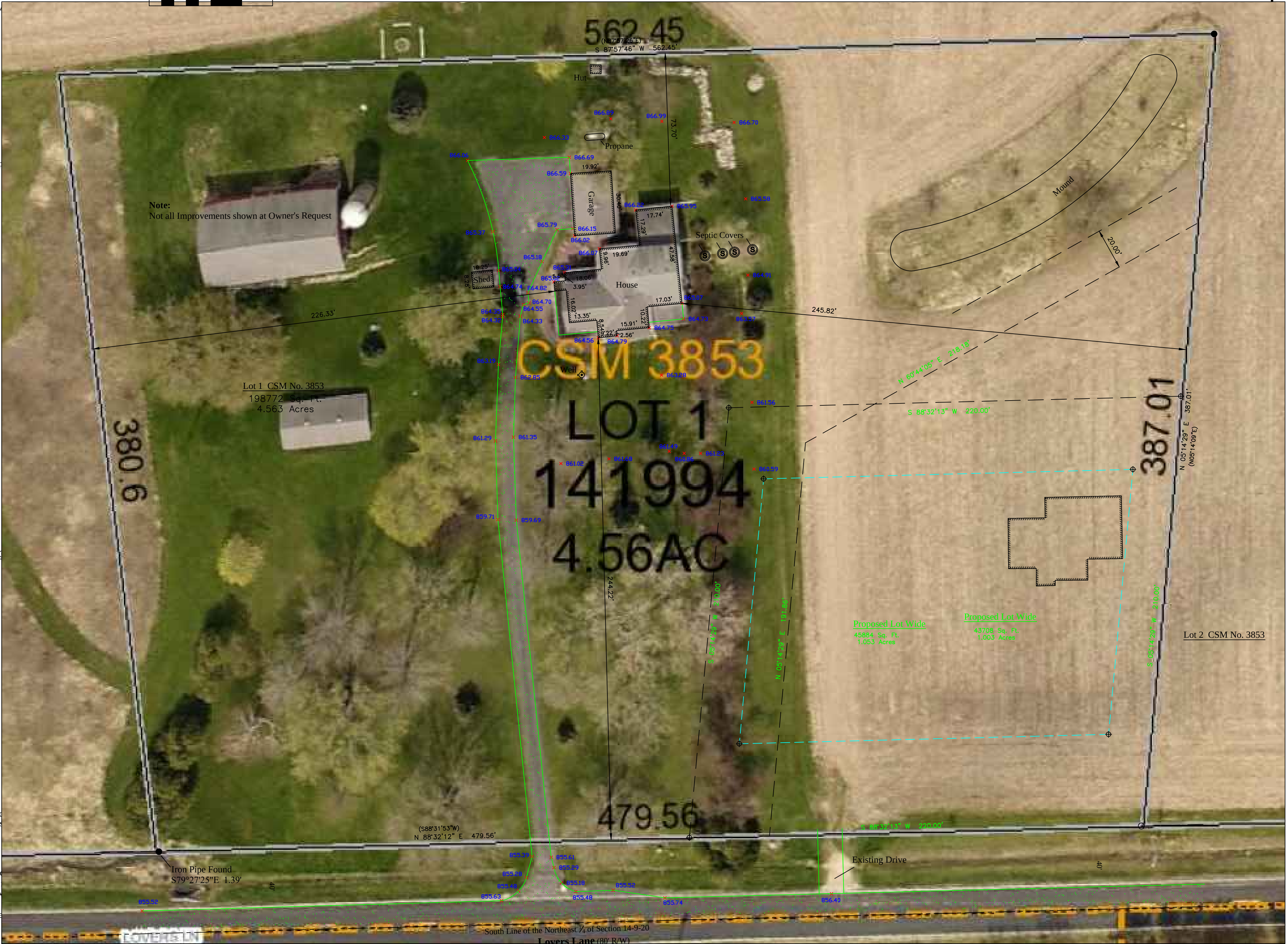
Lot 2 CSM No. 3853

Description:
All of Lot 1 of Certified Survey Map
Southeast ¼ of the Northeast ¼ of Sec
20 East, Village of Germantown, Was

- Notes:**
- 1) Bearings or Distances in () are Rec
 - 2) In providing this boundary survey
obtain or show data concerning the ex
whether private, municipal, or public
 - 3) No Title Policy furnished therefore
warranted.

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

Lot 2 CSM No. 3853



Survey For: John E Perry
Dated this 17th day of December, 2019.

CONDITIONAL USE PERMIT (CUP) APPLICATION

7/12/21 Plan Commission Meeting

John East / East Outdoor Services

Planning & Zoning Report

Germantown, Wisconsin

Summary

John East, property owner and operator of East Outdoor Services, is requesting approval of a Conditional Use Permit (CUP) to operate a tree removal, trimming and stump grinding service (as a “major” home occupation) on a 2.9-acre residential property located at W164 N11974 Fond du Lac Avenue.

Location: W164 N11974 Fond du Lac Avenue

Applicant/

Property Owner: John East
W164 N11974 Fond du Lac Avenue
Germantown, WI

Zoning: Rs-2: Single-Family

Adjacent Land Uses		Zoning
Northwest	Residential	Rs-2
Southwest	Agricultural/Business	A-2 / B-4
Northeast	Residential	Rs-4
Southwest	Residential/Business	Rs-4 / B-4



Background/Proposal

John East, property owner and operator of East Outdoor Services, is requesting approval of a Conditional Use Permit (CUP) to operate a tree removal, trimming and stump grinding service (as a “major” home occupation) on a 2.9-acre residential property located at W164 N11974 Fond du Lac Avenue.

As described in the application, East Outdoor Services is an off-site tree removal, trimming and stump grinding service (no landscape maintenance or hardscape construction activities or services). East indicates that, although the business trucks and equipment are parked/stored overnight on the subject property, business-related office work is conducted by an employee (office manager) from an office in Cedarburg. All tree removal services are conducted off-site.

East Outdoor Services currently has a total of 3 non-resident employees; two of which work from the property (arrive in the morning to pick up business trucks/equipment) and the off-site office manager. Employees will arrive to the site at approximately 8am, Monday through Friday, park their personal vehicles, and take company vehicles to job sites. Employees will return to the site by 5pm. All four (4) business trucks are stored outside on the property. Company vehicles include 1 bucket truck, 1 chipper truck, 1 dump truck and 1 stump grinder trailer. No tree branches, stumps or other materials are brought back to the property. No retail or wholesale sales of mulch or other landscaping products from the subject property is proposed. A condition is recommended that would prohibit onsite wholesale or retail sales from the site.

Staff Comments**Planning and Zoning**

Both “minor” and “major” home occupations are allowed on property in an Rs-2: Single-Family Zoning District. In this case, because there is outside parking/storage of business vehicles and equipment, this business can only be allowed as a “major” home occupation with a CUP.

Under Section 17.61(5)(b) “major” home occupations shall comply with all of the following performance criteria:

1. Activities associated with a home occupation shall be conducted entirely within the residential dwelling and/or in an enclosed accessory building or structure;
2. The display, storage or parking of materials, goods, supplies, or equipment outside of the dwelling is permitted in an enclosed accessory building, or in the side or rear yard of the subject property provided the yard area used for such display, storage or parking is completely screened from view from all public streets and adjacent property. Screening shall be accomplished through the use of natural landscaping materials (i.e., trees, plants, berms, rocks), or, a combination of natural landscaping and other manmade or fabricated screening materials (e.g., fencing, etc.) provided that all screening shall be instantaneous and continuously maintained; and (Am. Ord. #18-09)

3. The number of part-time or full-time nonresident employees working upon the premises for which a home occupation permit has been granted shall not exceed the following:
 - a. Five nonresident employees for home occupations in the Rs-1 Zoning District;
 - b. Two nonresident employees for home occupations in the Rs-2...Zoning Districts.

As indicated in the application, there are two (2) non-resident employees who work from the property.

As shown in the photos included in the application, the property is heavily screened on all sides with an established tree line. However, business vehicles are generally parked up front on the gravel driveway in front of the house and generally visible from Fond du Lac Avenue. East is requesting that he be allowed to park business vehicles on the gravel driveway. As indicated above under Section 17.61(5)(b)2., the storage or parking of "... materials, goods, supplies, or equipment outside of the dwelling is permitted in an enclosed accessory building or in the side or rear yard of the subject property provided the yard area used for such display, storage or parking is completely screened from view from all public streets and adjacent property". Other than when the business trucks are leaving from/returning to the site, business vehicles should be parked in the side yard as shown in Photos #4 & #5.

VILLAGE STAFF RECOMMENDATION

APPROVE a conditional use permit (CUP) for John East and East Outdoor Services to operate as a "major" home occupation providing tree trimming, removal and stump grinding services from the property located at W164 N11974 Fond du Lac Avenue subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations for vehicle parking specified in the conditional use permit (CUP) application and supporting documents dated June 4, 2021. The size and relative location of those areas within the property from which said uses and activities are permitted are limited to that presented in the detailed site plan and description submitted with the supporting documents. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village (Monday through Friday, 8am to 5pm). The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.

-
2. The on-site storage or parking of business vehicles and equipment shall be permitted in an enclosed accessory building or in a side or rear yard provided that the area used for such storage or parking is screened from view from all public streets and adjacent property. Other than when the business trucks are leaving from/returning to the site, business vehicles should be parked in the side yard as shown in the application photos.
 3. Outdoor storage of trees, branches, stumps or other tree components is prohibited.
 4. Wholesale and/or retail sale of landscaping products, trees or other business-related products from the property is prohibited.
 5. The property owner shall develop a detailed site plan indicating where business vehicles and equipment will be parked or stored and how said items will be screened. Said plan shall be approved by Planning & Zoning staff prior to the recording of the CUP, and, if landscaping or other forms of screening need to be installed, said installation shall be completed no later than October 1, 2021.
 6. In the event the Village receives complaints regarding outdoor storage, noise, dust, odor, vibration or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to address the complaints and mitigate the issue.
 7. Site improvements, buildings, signage, exterior lighting and any other improvements on the property that are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
 8. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
 9. Upon issuance of the CUP, the business shall comply with all general and specific requirements and performance criteria applicable to all "major" home occupations under Section 17.61 of the Zoning Code. Operation of the business in a manner that does not comply with the applicable requirement under 17.61 or inconsistent with the application dated June 4, 2021 and the conditions of approval adopted herein shall be deemed a violation of the Village Municipal Code and subject to the enforcement provisions contained therein.



Village of

★★★
Germantown

Willkommen

Fee must accompany application

☒ \$1460

Paid

Date

6-4-21

check 1128

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

John D. East

W164 N11974 Fond du Lac Avenue
Germantown, WI 53022

Phone ()

Fax ()

E-Mail

PROPERTY OWNER

same

Phone ()

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

John East

3 PROPERTY ADDRESS

TAX KEY NUMBER

W164 N11974 Fond du Lac Ave, Germantown

GTNV222-989

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.

see attached

5 DESCRIPTION OF PROPOSED OPERATION

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

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

see attached

CUP – Village of Germantown

- 1) John East, W164N11974 Fond du Lac Avenue, Germantown, WI 53022; 262.853.2298;
john@eastoutdoorservices.com
 - a. Property Owner: same
- 2) John East
- 3) W164N11974 Fond du Lac Avenue GTNV222-989
- 4) First and foremost, this address is used for me as my family home. I live here with my two children, Vivian and William. I am running my company, East Outdoor Services (EOS), from a post office box and employee's home in Cedarburg. EOS is a small tree removal, trimming and stump grinding service. There is no store front on this property or signage for conducting any sales, shopping activities, etc. All business is completed off-site at customer residences; no customers come to this address AND the business office that runs my business is in Cedarburg. EOS does not provide any landscaping services, nor are any materials stored on or brought back to this address. Any materials that may be generated from daily jobs (logs, chips, etc.) are properly recycled at local landscape nurseries or left on the customer's property. I use the garage for my hobby metal fabrication, welding, woodworking, and repair shop. EOS is using this property to store small equipment in my garage (along with lawn mower, etc.) and as the primary place to park equipment overnight (four vehicles and trailer). These vehicles are used daily; our hours of operation are from 8 am to approximately 5 pm, Monday through Friday. EOS currently employs a total of 4, which includes me:
 1. Owner- I reside at this address with my children.
 2. Office Manager- Works from Cedarburg and does not come to this address.
 3. Relative-Father/Laborer- Travels to this address to drive a vehicle.
 4. Laborer- Travels to this address to drive a vehicle.
 5. I am actively looking for an additional Laborer who would meet at job site.
- 5) Major Home Occupation per Section 17.61 *

I would like to continue to use my driveway for parking my vehicles. Currently, I have:

 - a. Personal Vehicle – White Silverado Pickup Truck (does have East Outdoor Signage); park outside my garage
 - b. Bucket Truck – International; white; I hope to replace with a "lift" by the end of summer, which would sit on a trailer and would not be a vehicle; park SE of home.
 - c. Dump Truck – International; white; park SE of home.
 - d. Chip Truck – International; white; park SE of home.
 - e. Flat Bed Truck – International; white; park SE of home.

1A



1B



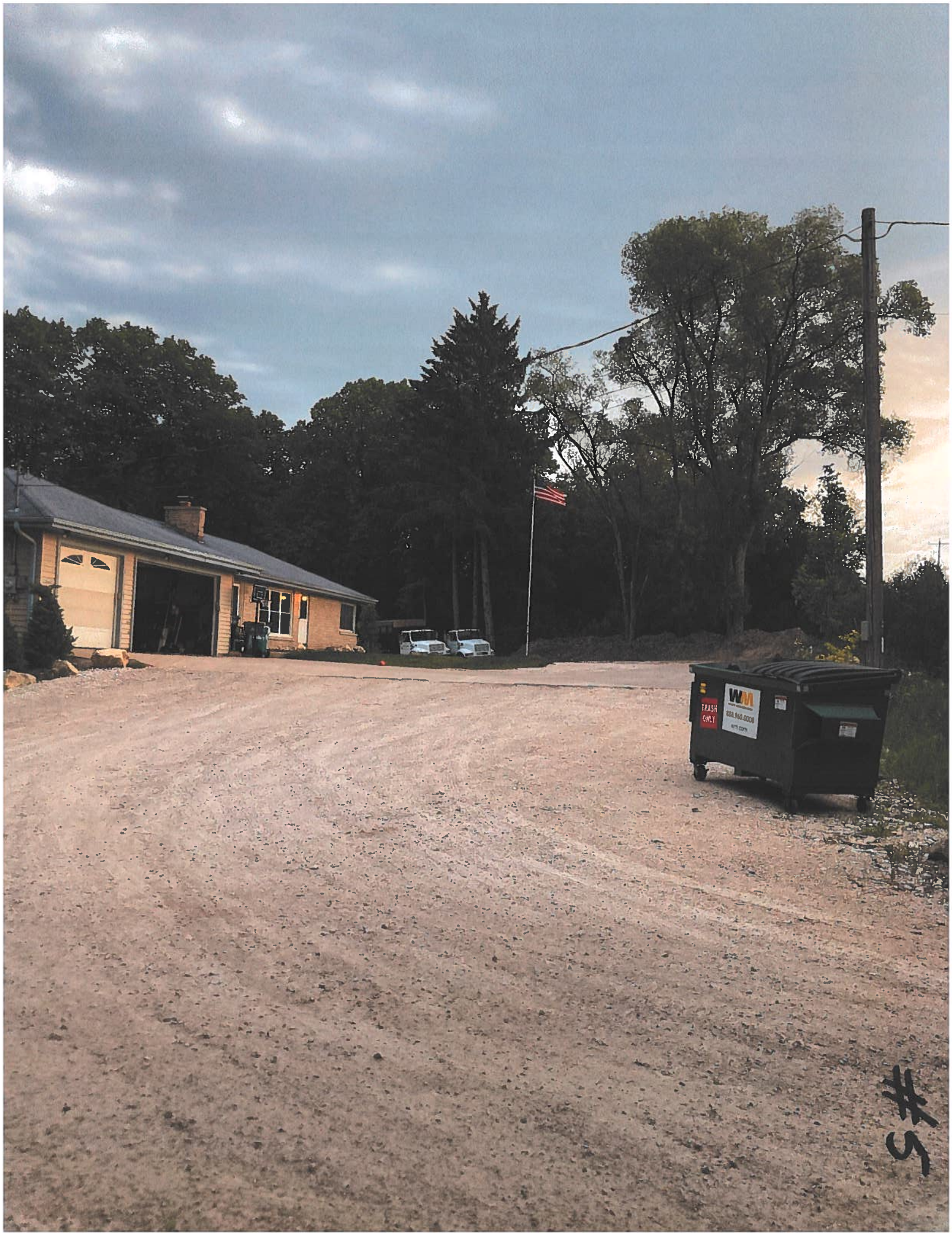


#3



#4





#5

CAPSTONE 41 BUSINESS PARK CONSULTATION

7/12/21 Plan Commission Meeting

Capstone Development Company / MLG/RMS Ltd. Partnership
Village Planner Report **Germantown, Wisconsin**

Summary

Mike Faber, agent for Capstone Development Company and MLG/RMS Ltd. Partnership, property owner, is requesting feedback on "Capstone 41" a proposed 52.5-acre business park development located on Holy Hill Road as part of the Tax Increment District (TID) No. 7 expansion.

Property Location: Holy Hill Road (TID#7 Expansion)

Applicant/

Property Owner: Mike Faber
Capstone Quadrangle
W24222 Riverwood Drive
Waukesha, WI

MLG/RMS Ltd. Partnership
19000 W. Bluemound Road
Brookfield, WI

Current Zoning: A-1: Agricultural
Proposed Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Business/Industrial	M-1
South	Agricultural	A-1
East	Business/Industrial	M-1
West	Business/Agricultural	B-3/A-1



Background/Proposal

Mike Faber, agent for Capstone Development Company and MLG/RMS Ltd. Partnership, property owner, is requesting feedback on “Capstone 41” a proposed 52.5-acre business park development located on Holy Hill Road as part of the Tax Increment District (TID) No. 7 expansion.

As described in the project summary and proposed site plan (dated July 9, 2021), Capstone proposes to develop the 52.5-acre site that was recently added to the Village’s TID#7 into a Class “A” business park comprised of up to three (3) multi-tenant buildings totaling approximately 785,400 sqft for light manufacturing, assembly, warehouse, distribution, or e-commerce uses consistent with the M-1: Limited Industrial Zoning District.

Development is expected to occur in phases with Phase 1 commencing in the summer 2021. Phase 1 will include all site development and an initial speculative 203,000 sqft building on the west side of the park.

Staff Comments

The 52.5-acre property is designated on the 2020 Land Use Plan as “Industrial/Office” and is part of the recently expanded TID#7 boundary. Rezoning is required (A-1: Agricultural to M-1: Limited Industrial). Other approvals that will be required include a certified survey map (CSM) land division to divide the land into 2 or 3 development parcels and outlots for the public road to be constructed through the development (an extension of Gateway Crossing south of Holy Hill Road) and storm water facilities as shown in the proposed site plan and phasing plan. Detailed Site Development & Building Plans (a.k.a. Site Plan) application for the overall development and individual building improvements will also be required. A conditional use permit (CUP) may also be required depending on the final design and extent of the storm water basins proposed around the perimeter of the site adjacent to the wetlands located along the west and south boundaries of the overall park area.

The developer expects that all the required applications, i.e. Rezoning, CSM, Site Plan & CUP, will be submitted for review at the August 9 Plan Commission meeting.

At this time, staff and the developer are requesting feedback on the proposed site layout, building elevations, landscaping plan and other aspects of the proposed business park development that may need to be addressed as the site development and building plans are prepared.



July 9, 2021

Mr. Jeffrey W. Retzlaff, AICP
Community Development Director
Village of Germantown
N112W17001 Mequon Road
Germantown, Wisconsin 53022-0337

RE: **Capstone 41** Site Plan Request: GTVN 181987
N128W20943 Holy Hill Road, Germantown Wisconsin
Overall Development Description

Dear Jeff,

In conjunction with our Site Plan application and a preliminary consultation with the Plan Commission, this letter is a description summarizing the overall 52.5 acre site that you and your Plan Commissioners may find helpful.

We are commercial developers focused on industrial, office, and healthcare projects and have developed business parks and buildings with a total value of about \$800 million in our careers. However, we are a small firm, because as partners we prefer to develop projects rather than manage people. This gives us more personal satisfaction and we like to think it results in better buildings in the long run. More information is available at www.capstonequadrangle.com.

Our plan is to develop this parcel as a Class A business park, to be known as "Capstone 41", with industrial uses generally as described in the M-1 Limited Industrial District zoning category of your zoning ordinance. This vision is consistent with the Tax Increment Financing recently approved by the Village Board and is also consistent with the Germantown Comprehensive Plan.

In addition to constructing the park infrastructure such as the main entrance drive coming off Holy Hill Road and two stormwater ponds, we are gearing up to develop a speculative building as Phase I, beginning late this summer and being complete by late next spring (June 2022). See our attached Master Plan for the site. The initial speculative building will be on the west end of the site, and will be about 203,000 square feet in size, with 32 foot clear height inside. This size and features is aimed at being "state of the art", and we hope to appeal to what seems to be robust activity in the market.

Capstone Quadrangle
Chicago Milwaukee Kansas City San Francisco
N17 W24222 Riverwood Drive, Suite 160, Waukesha WI 53188-1134
(262) 523-1122 www.capstonequadrangle.com

For the Phase I building, although some prospects have expressed interest even though we have not yet begun marketing, due to the speculative nature it is difficult to know which kinds of users we will end up with. The typical categories would be light manufacturing, assembly, warehouse, distribution, or e-commerce. Each of those uses has different priorities and characteristics of course. The building is designed to be flexible regarding the size of tenants. We hope to have one or two tenants fill the building, but due to multiple drive-in (grade) doors, we can go as low as 50,000 SF tenant size if necessary. As you may know, most industrial tenants want very rectangular space, so jogs in the walls tend to cause problems or wasted space. The sophisticated national credit tenants are very much about efficiency and they are focused on the docks and loading.

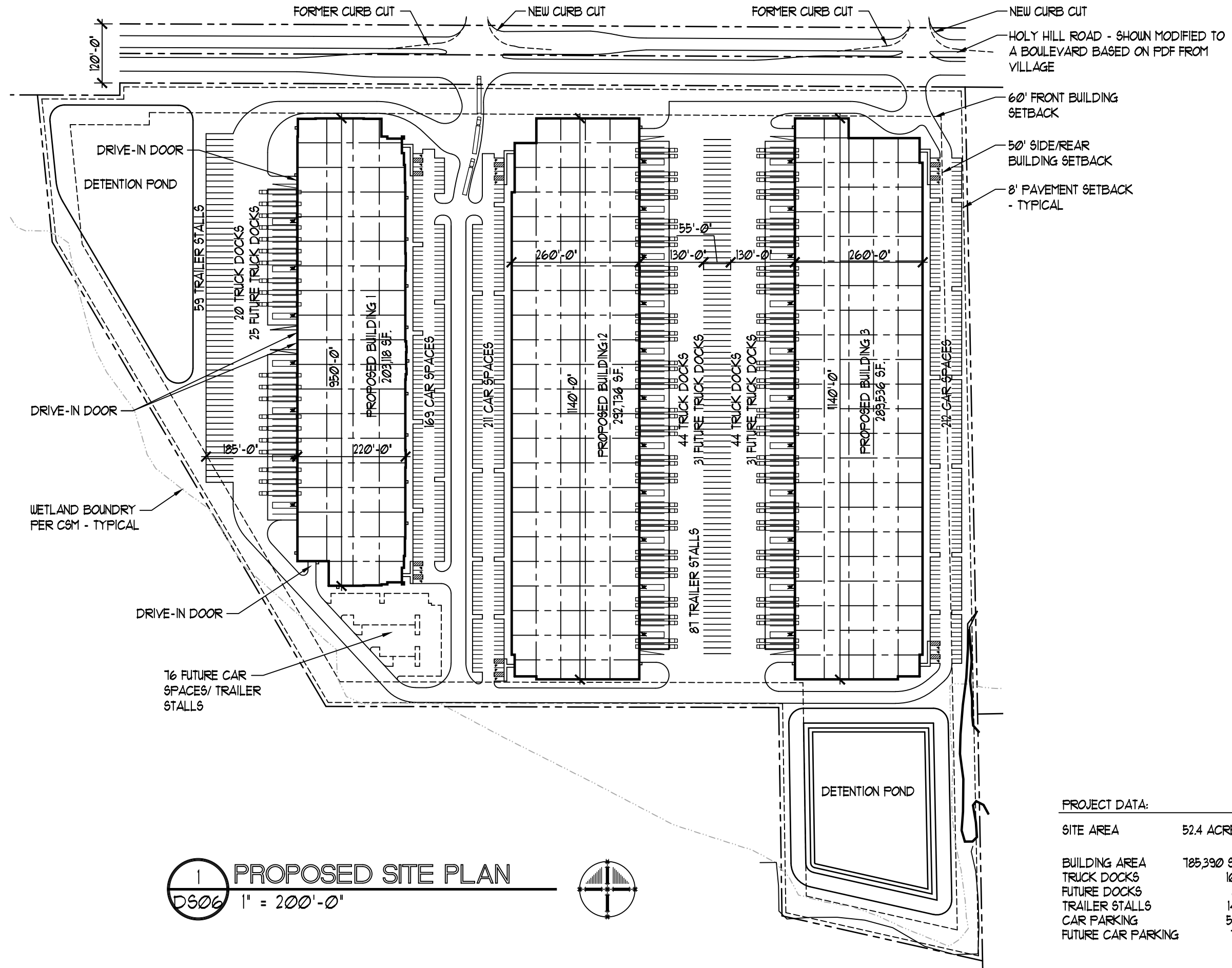
A particular challenge we face right now is economic feasibility. Construction costs, especially steel and precast concrete, have risen incredibly rapidly in the past 6 to 9 months. Our Phase I building has seen structural steel costs alone rise about \$1.2 million in that time frame, and other costs such as roofing, paving, doors, windows, and HVAC equipment have risen over \$600,000 in the past 3 months. We are aware of market rents that we must compete with, so it is a struggle to balance costs against that market rent.

Despite those challenges, we believe we have crafted an attractive and thoughtful Class A building, consistent with those in the vicinity, that we and Germantown can be proud of, and we look forward to our time next week with you and the Plan Commission.

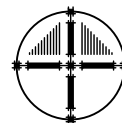
Regards,

A handwritten signature in blue ink, appearing to read "Michael Faber", with a stylized flourish at the end.

Michael Faber
Principal



1 PROPOSED SITE PLAN
DS06 1" = 200'-0"



PROJECT DATA:

SITE AREA	52.4 ACRES
BUILDING AREA	785,390 SF.
TRUCK DOCKS	108
FUTURE DOCKS	81
TRAILER STALLS	146
CAR PARKING	592
FUTURE CAR PARKING	16

N128 W20943 HOLY HILL ROAD
GERMANTOWN, WI
PROPOSED SITE PLAN

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

Partners in Design
ARCHITECTS



PROJECT NO.: 079.21.064
DRAWN BY: CTG CHECKED BY: WHB
DATE: 05.27.21
SHEET NO.:

DS06



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
CAPSTONE DEVELOPMENT COMPANY
N17W 24222 RIVERWOOD DRIVE
SUITE 160
WAUKESHA WI 53188-1134

Phone (262) 523-1122
E-Mail mike@capstonequadrangle.com

PROPERTY OWNER
MLG/RMS Ltd. Partnership
19000 W. BLUEMOUND ROAD
BROOKFIELD, WI 53045

Phone (262) 938-4448
E-Mail phinkfuss@gmail.com

2 PROPERTY ADDRESS

N128 W20943 HOLY HILL ROAD, GERMANTOWN WI 53076

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

North <u>INDUSTRIAL</u> <u>(Gateway Corporate Park)</u>	South <u>VACANT</u> <u>(MMSD)</u>	East <u>AGRICULTURAL</u> <u>(WETTERAU)</u>	West <u>VACANT</u> <u>(MMSD)</u>
--	--------------------------------------	---	-------------------------------------

4 READ AND INITIAL THE FOLLOWING:

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

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

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

5 SIGNATURES - ALL APPLICATION MUST BE SIGNED BY OWNER!

[Signature]
Applicant its: Principal Date 7/2/21

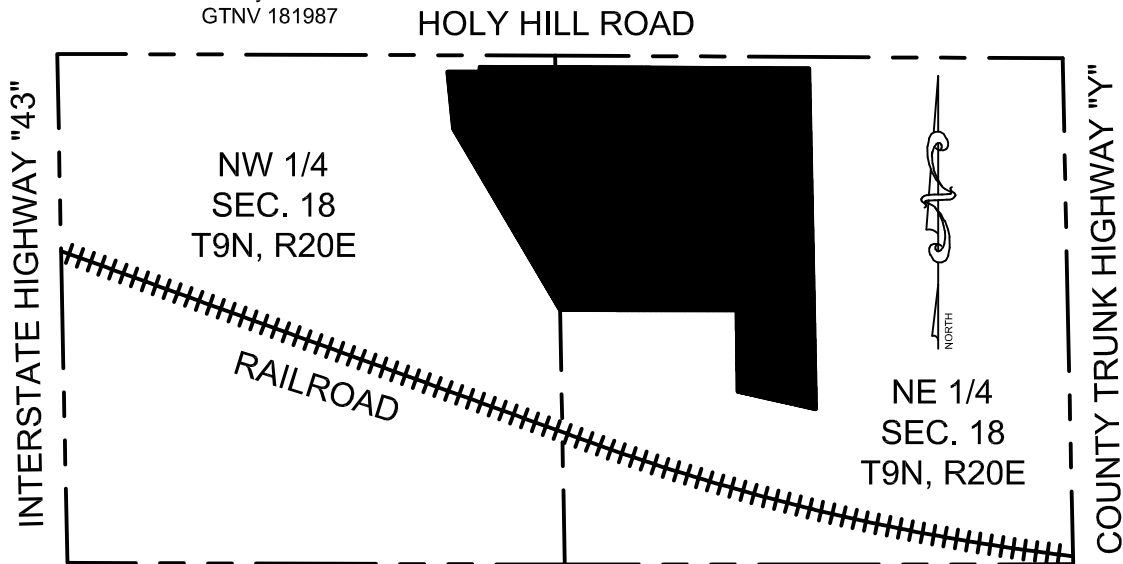
[Signature] MLG/RMS Limited Partnership
Owner Date 7/8/2021

CERTIFIED SURVEY MAP
NO. _____

Being all of Lot 3 of Certified Survey Map No. 6506,
located in the Northwest 1/4 and Southwest 1/4 of the
Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4
of Section 18, Township 9 North, Range 20 East, Village
of Germantown, Washington County, Wisconsin

VICINITY MAP
SCALE 1":1000'

Subject Property
Zoning: A-1
Tax Key Number:
GTNV 181987



NOTES:

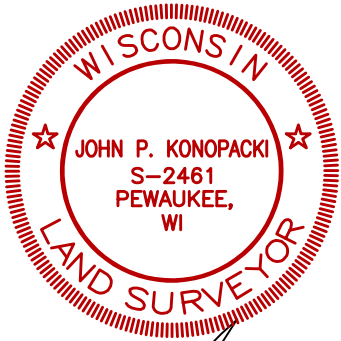
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- All existing buildings on this Certified Survey Map to be razed.
- 40' Wide Public Utility Easement and 25' Wide Access Easement per Certified Survey Map No. 6506 to be released prior to the recording of this Certified Survey Map.
- Flood Zone Classification: The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55131C0268D with an effective date of NOVEMBER 20, 2013 AND 55131C0356E with an effective date of OCTOBER 16, 2015. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- This survey is based on the Wisconsin State Plane Coordinate System, South Zone, based on the North American Datum 1983/2011 adjustment, with north line of the NW 1/4 of Section 18, T9N, R20E bearing S89°48'14"E.
- Wetlands delineated by Heartland Ecological Group, Inc. in MAY, 2021

Prepared for:
CQ WI 2021, LLC
N17 W24222 Riverwood - Suite 160
Waukesha, WI 53188

Prepared By:

PINNACLE ENGINEERING GROUP

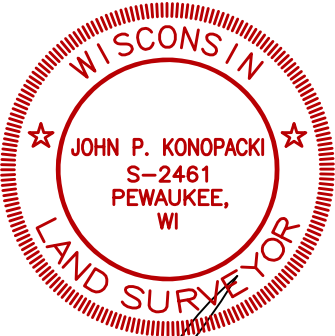
20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888



JULY 8, 2021

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 6506, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



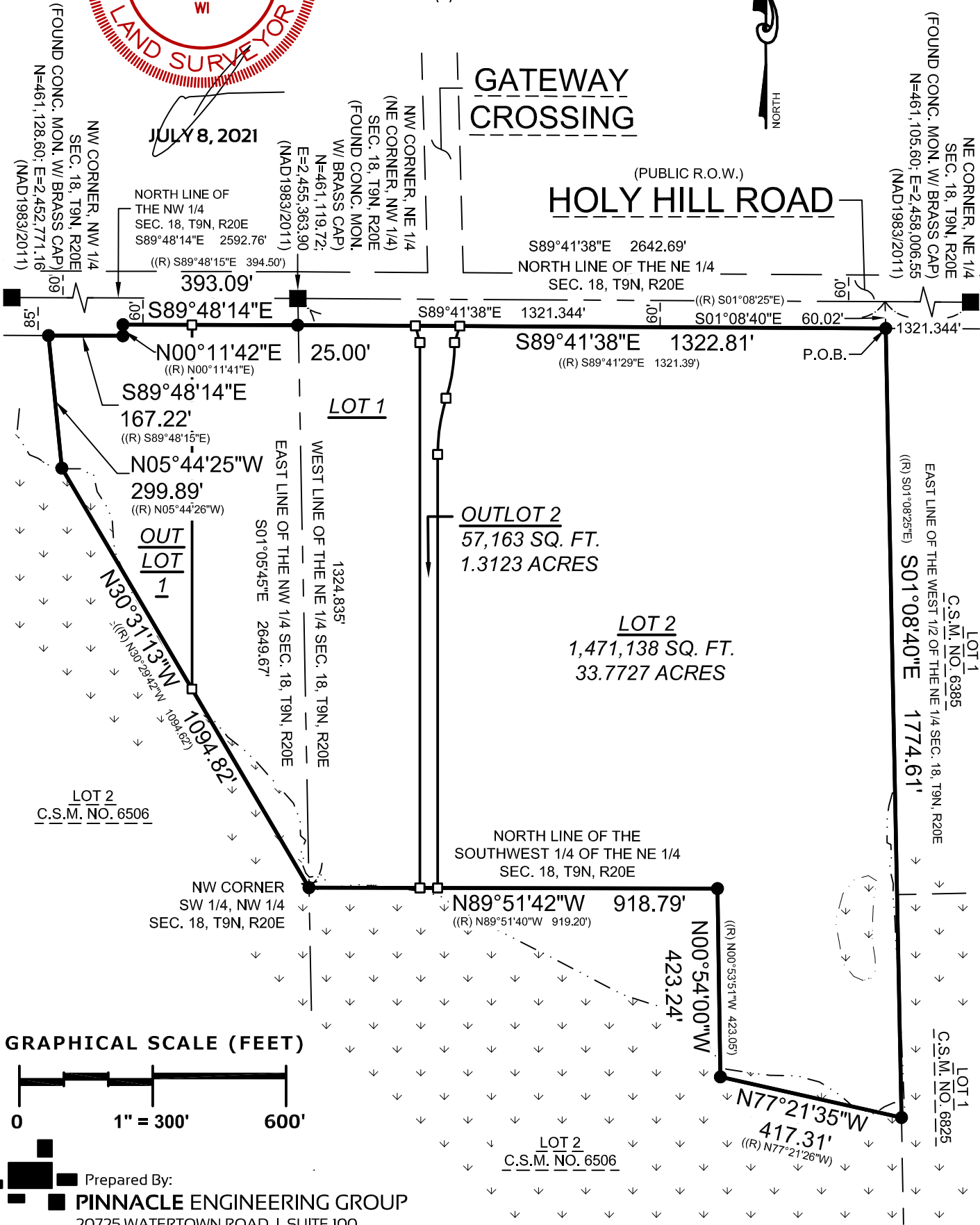
- LEGEND:**
- - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LB5./FT.
 - (R) - Denotes "Recorded As"



GATEWAY
CROSSING

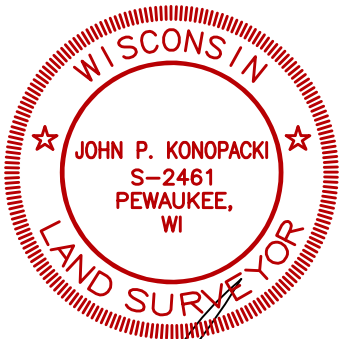
HOLY HILL ROAD

(PUBLIC R.O.W.)



CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 6506, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



JULY 8, 2021



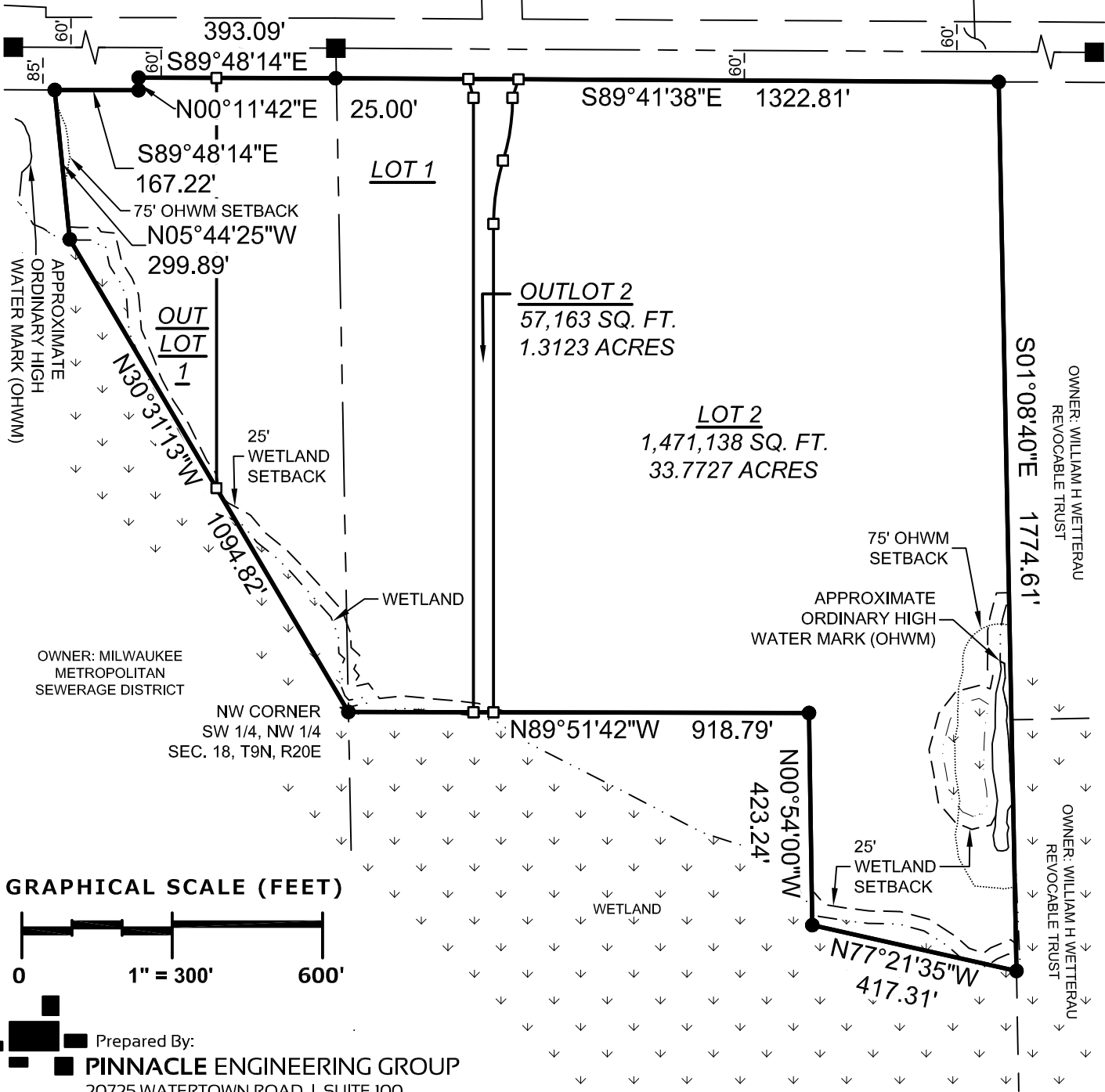
- LEGEND:
- - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

OUTLOT 1
168,185 SQ. FT.
3.8610 ACRES

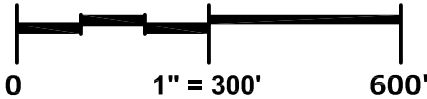
LOT 1
589,092 SQ. FT.
13.5237 ACRES

GATEWAY
CROSSING

(PUBLIC R.O.W.)
HOLY HILL ROAD



GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

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

PEG JOB#1262.00A
SHEET 3 OF 7

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 6506, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



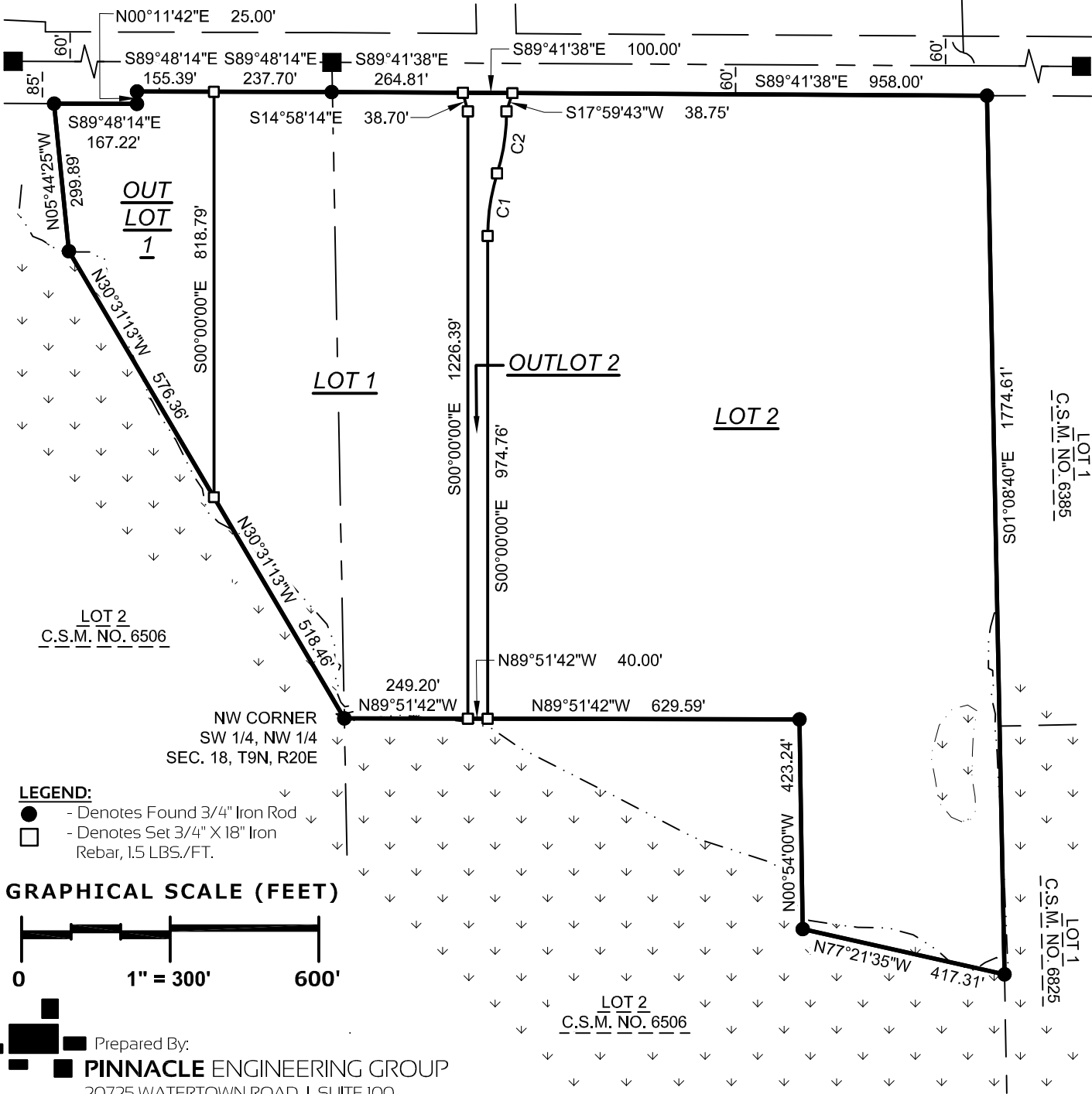
JULY 8, 2021



CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	128.23'	425.00'	N08°38'36"E	127.74'
C2	127.34'	417.00'	N08°32'17"E	126.85'

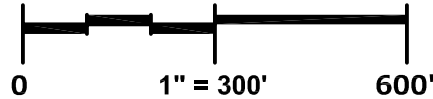
GATEWAY
CROSSING

(PUBLIC R.O.W.)
HOLY HILL ROAD



- LEGEND:**
- - Denotes Found 3/4" Iron Rod
 - - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

GRAPHICAL SCALE (FEET)



Prepared By:

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100

BROOKFIELD, WI 53186

OFFICE: (262) 754-8888

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

PEG JOB#1262.00A

SHEET 4 OF 7

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 6506, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 18, 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 3 of Certified Survey Map No. 6506, as recorded in the Register of Deeds office for Washington County as Document No. 1335168, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 18;
Thence South 89°41'38" East along the north line of said Northeast 1/4, 1321.344 feet;
Thence South 01°08'40" East, 60.02 feet to the south right of way line of Holy Hill Road and the Point of Beginning;

Thence continuing South 01°08'40" East along the west line of Lot 1 of Certified Survey Map No. 6385 and then along the west line of Lot 1 of Certified Survey Map No. 6825, 1774.61 feet to a northerly line of Lot 2 of Certified Survey Map No. 6506;
Thence the following courses along said northerly line:

North 77°21'35" West, 417.31 feet; North 00°54'00" West, 423.24 feet; North 89°51'42" West, 918.79 feet; North 30°31'13" West, 1094.82 feet; North 05°44'25" West, 299.89 feet to the aforesaid south right of way line of Holy Hill Road;

Thence the following courses along said south right of way line:

South 89°48'14" East, 167.22 feet; North 00°11'42" East, 25.00 feet; South 89°48'14" East, 393.09 feet; South 89°41'38" East, 1322.81 feet to the Point of Beginning.

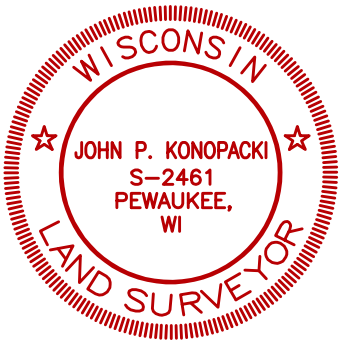
Containing 2,285,578 square feet (52.4697 acres) of land, more or less.

That I have made such survey, land division and map by the direction of CQ WI 2021, 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 this certified survey map.

Date: JULY 8, 2021





John P. Konopacki
Professional Land Surveyor S-2461

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 6506, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

OWNER'S CERTIFICATE

CQ WI 2021, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Delaware, 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.

CQ WI 2021, 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 CQ WI 2021, LLC, has caused these presents to be signed by Michael Faber, Manager, at (city) _____, _____ County, State of _____, on this _____ day of _____, 2021.

In the presence of: Capstone Development Company

Michael Faber, Manager (signature)

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 2021, Michael Faber, Manager, 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 Manager of said limited liability company and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

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



JULY 8, 2021

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 3 of Certified Survey Map No. 6506, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Northwest 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

PLAN COMMISSION APPROVAL

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

Date Dean Wolter, Chairman

Date Laura A. 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 a part of the Southwest 1/4 of the Southeast 1/4 and the Southeast 1/4 of the Southwest 1/4 of Section 7, 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.

Date Dean Wolter, Village President

Date Deanna Braunschweig, Village Clerk

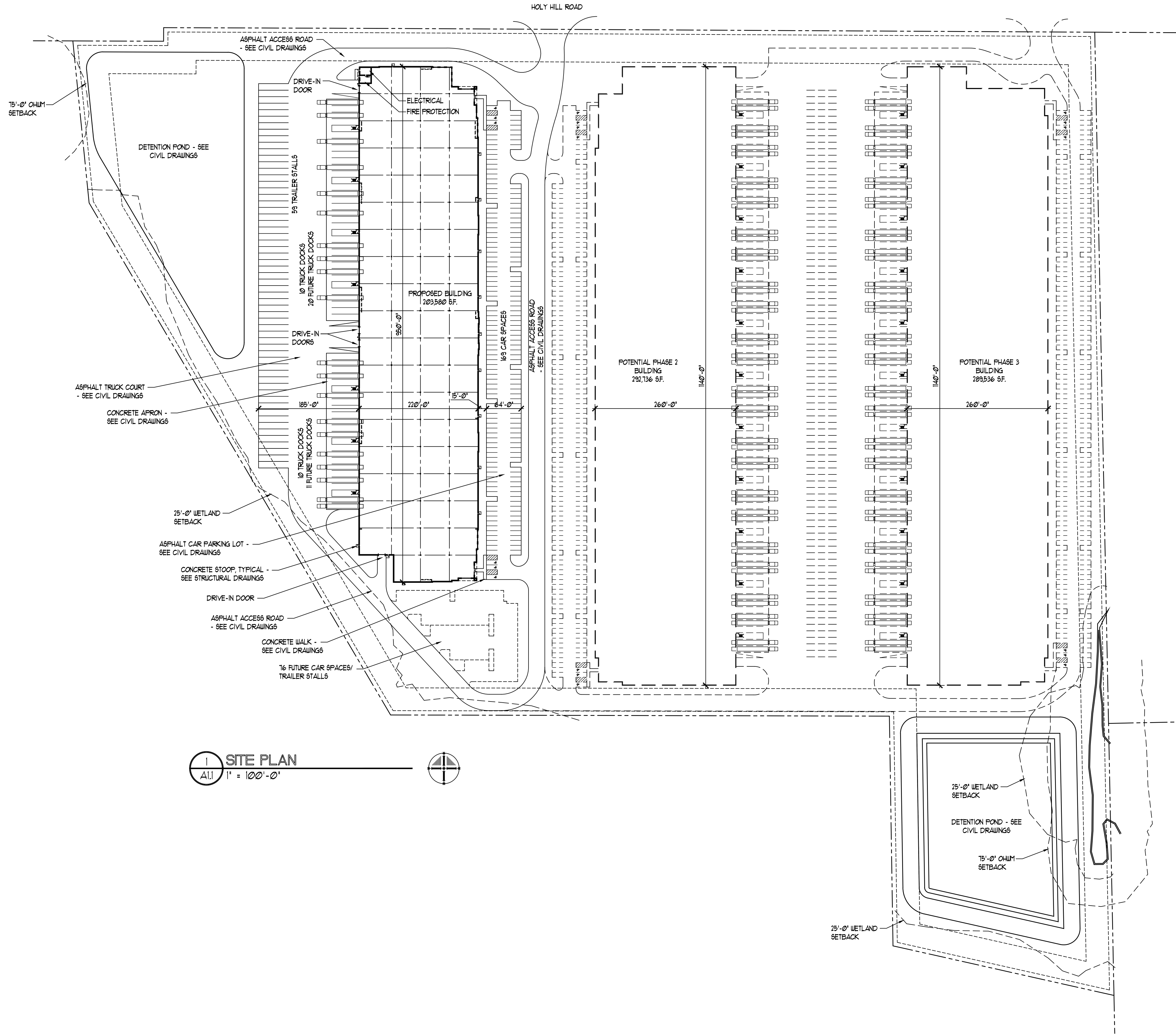
STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

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.

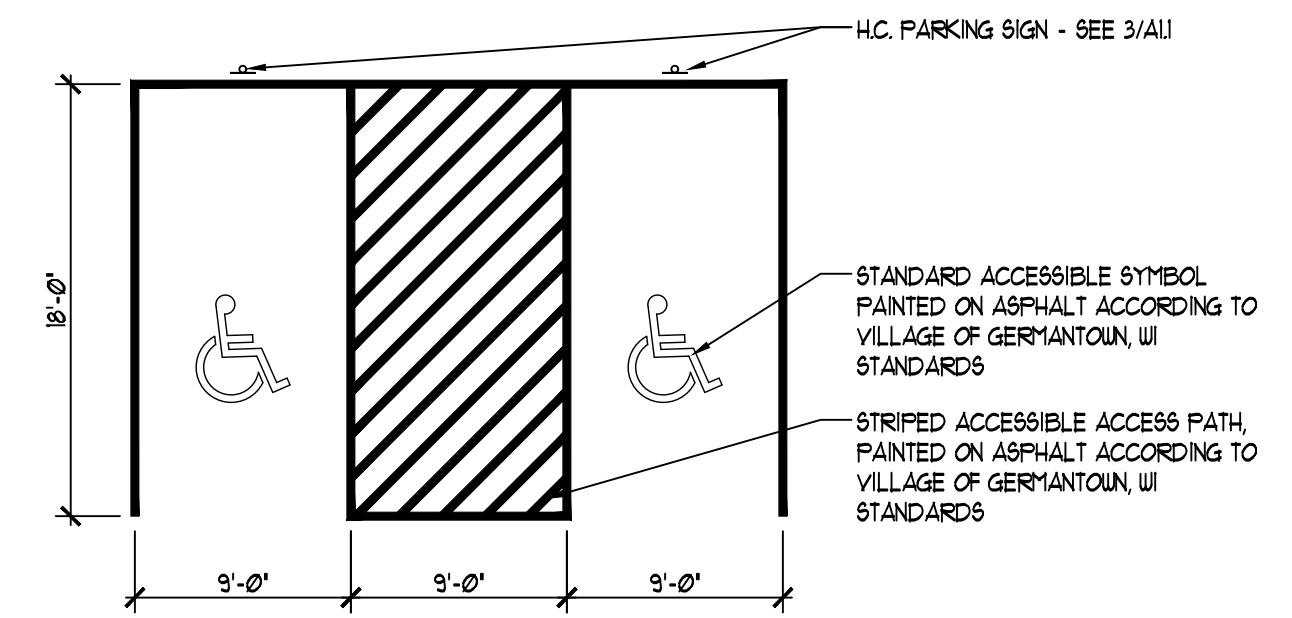
Notary Public
Name: _____
State of Wisconsin
My Commission Expires: _____



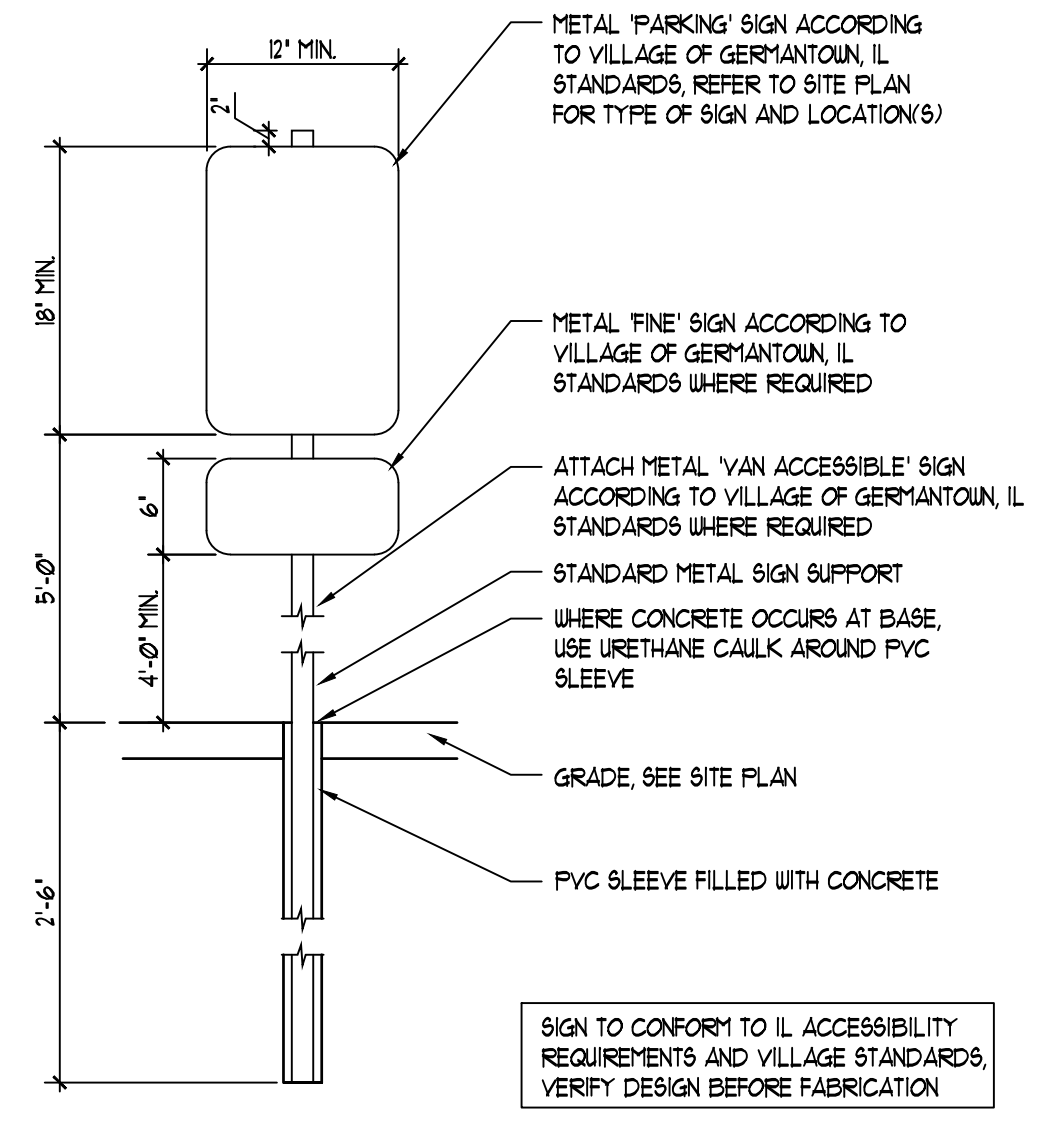
JULY 8, 2021



1 SITE PLAN
1" = 100'-0"

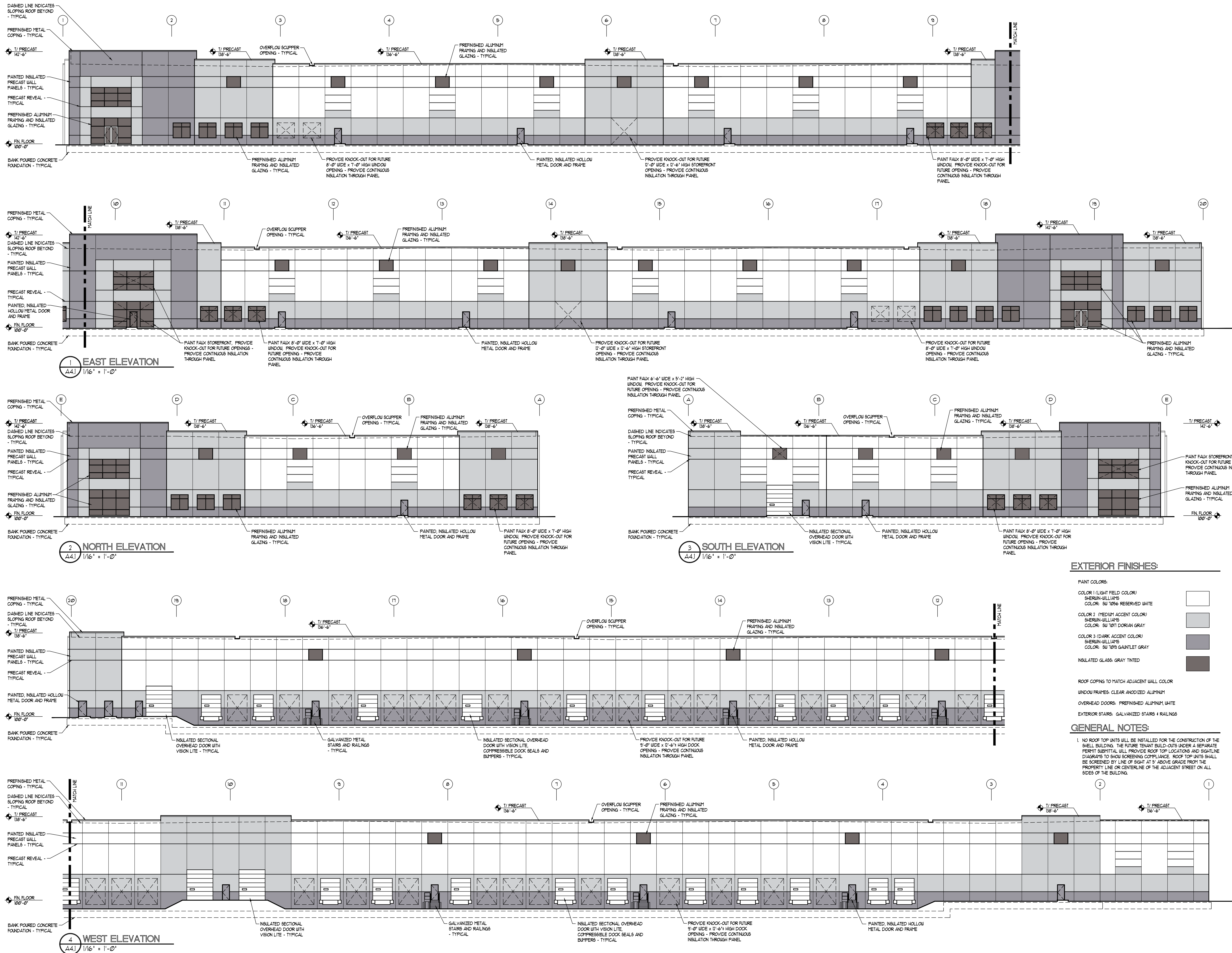


2 TYP. H.C. PARKING STALL
1/8" = 1'-0"

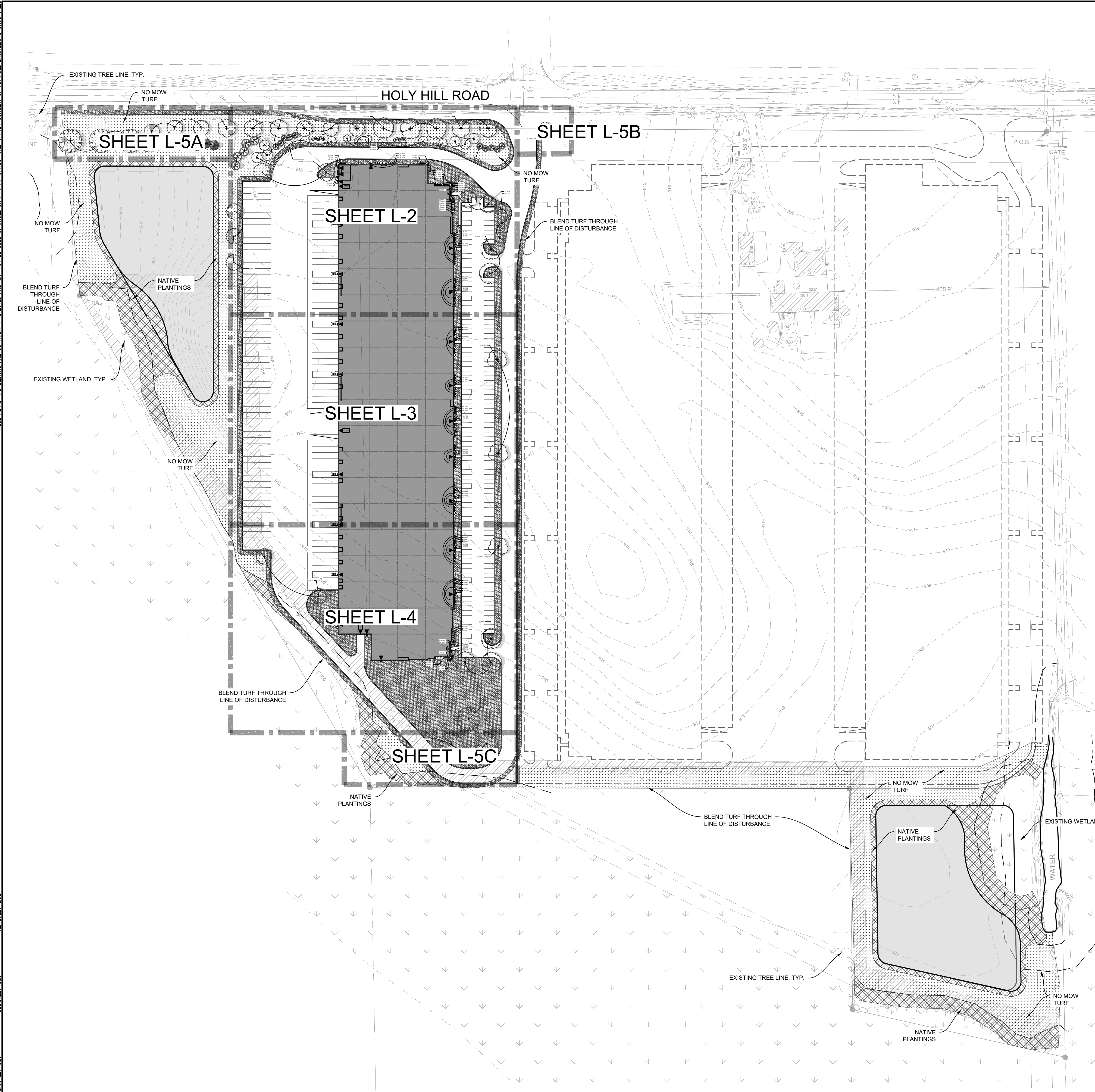


3 SIGN MOUNTING DETAIL
1" = 1'-0"





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. DESIGNED: JSJ DRAWN: JSJ REVIEWED: DUB

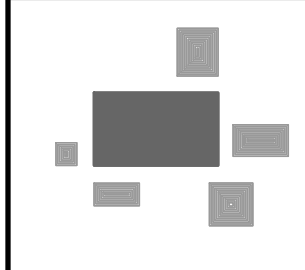


GROUND COVER KEY

GROUND COVERS	BOTANICAL / COMMON NAME
	Native Plantings AGRECOL RAINWATER RENEWAL MIX
	Turf Hydroseed Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow Reinders No Mow/Low Grow Mix

NOTES

- REFER TO INDIVIDUAL SHEETS FOR PLANTING KEY AND SPECIES CALLOUTS



PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

PLAN | DESIGN | DELIVER
www.pinnacle-engr.com

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

CAPSTONE - GERMANTOWN
GERMANTOWN, WI

**LANDSCAPE PLAN
OVERVIEW**

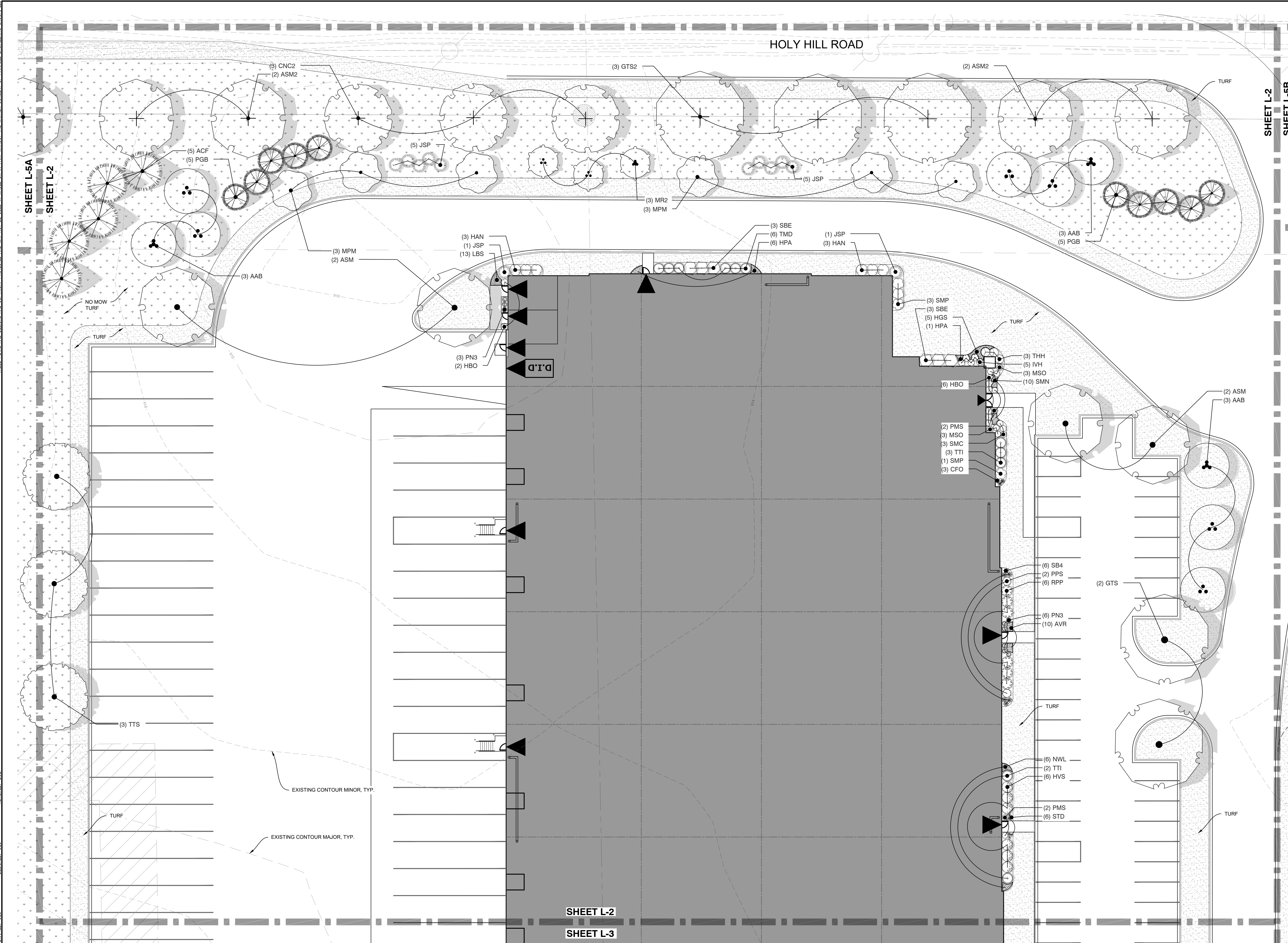
REVISIONS

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—	—	—	—
—	—	—	—
—	—	—	—

REG JOB #3262.00A-WI REG PM AJS START DATE 06/01/21 SCALE 1" = 100'	SHEET L-1 L-7
---	---------------------

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DRAWN: JSJ
DESIGNED: JSJ
REVIEWED: DUB



PLANT KEY

TREES
ASM
ASM2
AAB
CNC2
GTS
GTS2
GDS2
GPM
MR2
QXS2
TTS
TTS2

EVERGREEN TREES

ACF
PGB
PSW

SHRUBS
CPP
HAN
HBO
HVS
IVH
RPP
SBE
SMC
SMP

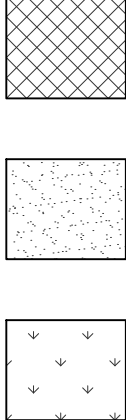
EVERGREEN SHRUBS

JSG
JSP
PPS
PMS
TMD
TTI
THH

ORNAMENTAL GRASSES

CFO
CK3
MSO
PN3
SB4
STD

GROUND COVERS



BOTANICAL / COMMON NAME
Acer saccharum
Sugar Maple
Acer saccharum
Sugar Maple
Amelanchier x grandiflora 'Autumn Brilliance'
Autumn Brilliance Serviceberry
Catalpa speciosa
Northern Catalpa
Gleditsia triacanthos inermis 'Shademaster'
Shademaster Locust
Gleditsia triacanthos inermis 'Shademaster'
Shademaster Locust
Gymnocladus dioica
Kentucky Coffee Tree
Malus x 'Prairie Maid'
Prairie Maid Crabapple
Malus x 'Royal Raindrops'
Royal Raindrops Crabapple - Multi-Stem
Quercus x schuetti
Swamp Bur Oak
Tilia tomentosa 'Sterling'
Sterling Silver Linden
Tilia tomentosa 'Sterling'
Sterling Silver Linden

BOTANICAL / COMMON NAME
Abies concolor
White Fir
Picea glauca 'Densata'
Black Hills Spruce
Pinus strobus
Eastern White Pine

BOTANICAL / COMMON NAME
Cephalanthus occidentalis 'Ping Pong'
Ping Pong Buttonbush
Hydrangea arborescens 'Annabelle'
Annabelle Smooth Hydrangea
Hydrangea paniculata 'Bobo'
Bobo Hydrangea
Hydrangea paniculata 'Vanilla Strawberry'
Vanilla Strawberry Panicle Hydrangea
Itea virginica 'Little Henry'
Little Henry Sweetspire
Rosa rugosa 'Purple Pavement'
Purple Pavement Rugosa Rose
Sambucus nigra 'Black Lace'
Black Lace Elderberry
Spiraea japonica 'Magic Carpet'
Magic Carpet Spirea
Syringa meyeri 'Palibin'
Dwarf Korean Lilac

BOTANICAL / COMMON NAME
Juniperus chinensis 'Sea Green'
Sea Green Juniper
Juniperus x 'J.N Select Blue'
Star Power Juniper
Picea abies 'Pumila'
Pumila Spruce
Pinus mugo 'Slowmound'
Slowmound Mugo Pine
Taxus x media 'Densiformis'
Densiform Yew
Taxus x media 'Tauntonii'
Tauntonii Yew
Thuja occidentalis 'Holmstrup'
Holmstrup Cedar

BOTANICAL / COMMON NAME
Calamagrostis x a 'Overdam'
Overdam Reed Grass
Calamagrostis x acutiflora 'Karl Foerster'
Feather Reed Grass
Miscanthus sinensis 'Oktoberfest'
Oktoberfest Miscanthus
Panicum virgatum 'Northwind'
Switch Grass
Schizachyrium scoparium 'Blue Heaven'
Blue Heaven Little Bluestem
Sporobolus heterolepis 'Tara'
Prairie Dropseed

BOTANICAL / COMMON NAME

Native Plantings
AGRECOL RAINWATER RENEWAL MIX

Turf Hydroseed
Reinders - Cadet 70/30 Fescue/Blue Mix

Turf Hydroseed Low Grow
Reinders No Mow/Low Grow Mix



GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
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WISCONSIN OFFICE:
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CAPSTONE - GERMANTOWN

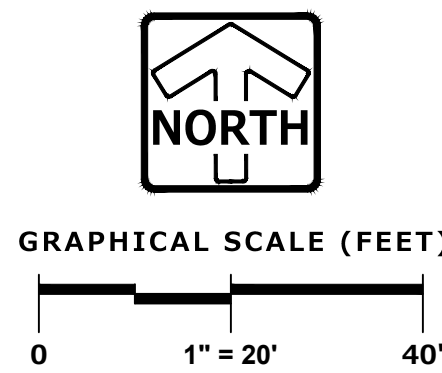
GERMANTOWN, WI

LANDSCAPE ENLARGEMENT

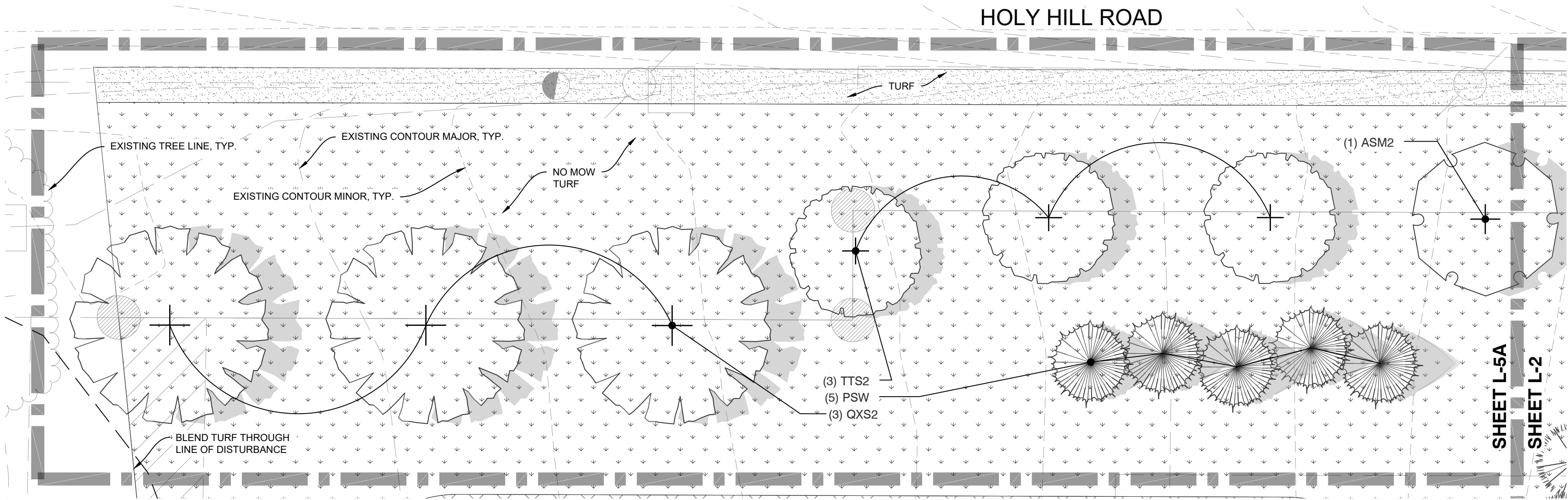
REVISIONS

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3				
4				
5				

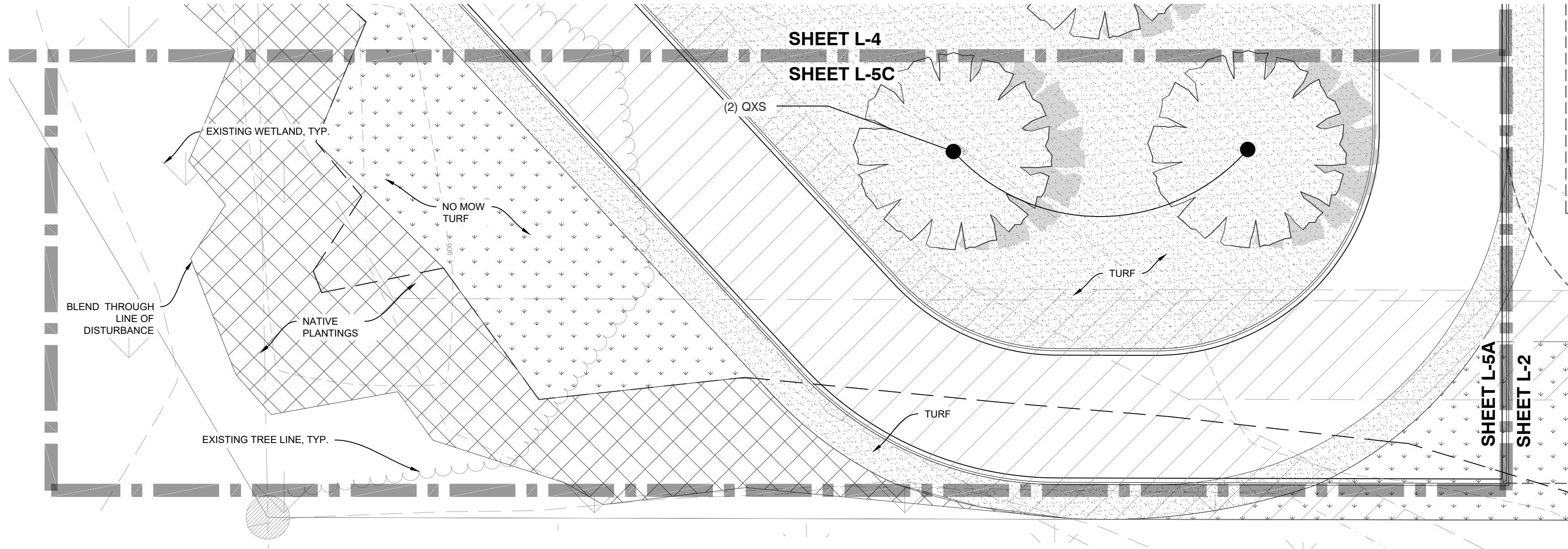
PEG JOB #1262.00A-WI	AUS	SHEET
REG PM	06/01/21	L-2
START DATE	1" = 20'	L-7
SCALE		



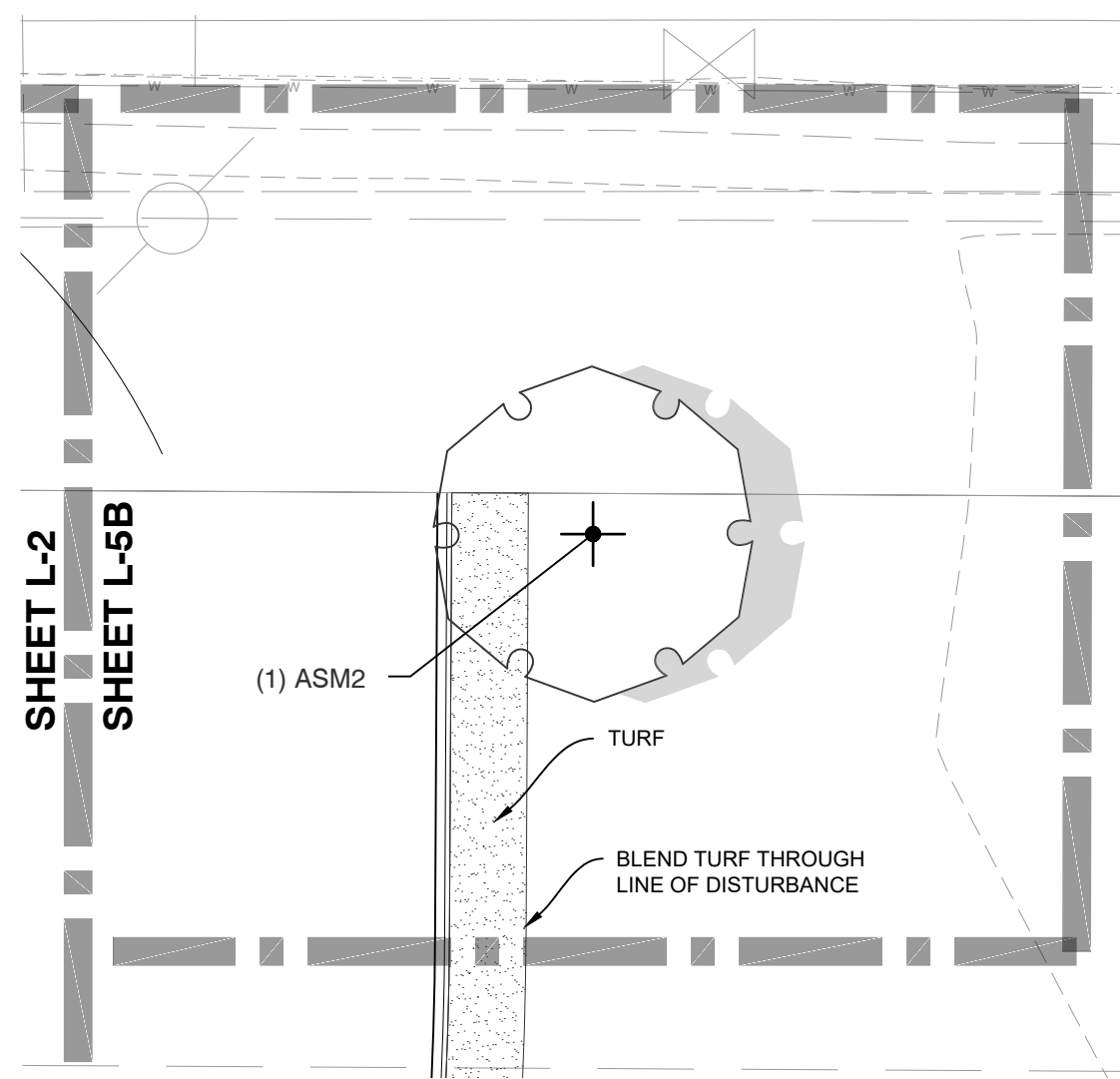
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ENLARGEMENT L-5A
SCALE: 1"=20'



ENLARGEMENT L-5C
SCALE: 1"=20'



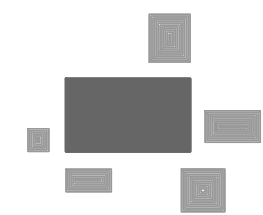
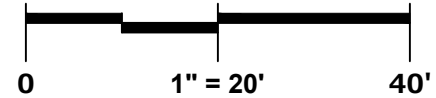
ENLARGEMENT L-5B
SCALE: 1"=20'

PLANT KEY	
TREES	BOTANICAL / COMMON NAME
ASM	Acer saccharum Sugar Maple
ASM2	Acer saccharum Sugar Maple
AAB	Amelanchier x grandiflora 'Autumn Brilliance'
CNC2	Autumn Brilliance Serviceberry
	Catalpa speciosa
GTS	Northern Catalpa
	Gleditsia triacanthos inermis 'Shademaster'
GTS2	Shademaster Locust
	Gleditsia triacanthos inermis 'Shademaster'
	Shademaster Locust
GDK2	Gymnocladus dioica
	Kentucky Coffee Tree
MPM	Malus x 'Prairie Maid'
	Prairie Maid Crabapple
MR2	Malus x 'Royal Raindrops'
	Royal Raindrops Crabapple - Multi-Stem
QXS2	Quercus x schuetti
	Swamp Bur Oak
TTS	Tilia tomentosa 'Sterling'
	Sterling Silver Linden
TTS2	Tilia tomentosa 'Sterling'
	Sterling Silver Linden
EVERGREEN TREES	BOTANICAL / COMMON NAME
ACF	Abies concolor
	White Fir
PGB	Picea glauca 'Densata'
	Black Hills Spruce
PSW	Pinus strobus
	Eastern White Pine
SHRUBS	BOTANICAL / COMMON NAME
CPP	Cephalanthus occidentalis 'Ping Pong'
	Ping Pong Buttonbush
HAN	Hydrangea arborescens 'Annabelle'
	Annabelle Smooth Hydrangea
HBO	Hydrangea paniculata 'Bobo'
	Bobo Hydrangea
HVS	Hydrangea paniculata 'Vanilla Strawberry'
	Vanilla Strawberry Panicked Hydrangea
IVH	Itea virginica 'Little Henry'
	Little Henry Sweetspire
RPP	Rosa rugosa 'Purple Pavement'
	Purple Pavement Rugosa Rose
SBE	Sambucus nigra 'Black Lace'
	Black Lace Elderberry
SMC	Spiraea japonica 'Magic Carpet'
	Magic Carpet Spirea
SMP	Syringa meyeri 'Palibin'
	Dwarf Korean Lilac
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
JSG	Juniperus chinensis 'Sea Green'
	Sea Green Juniper
JSP	Juniperus x 'J.N Select Blue'
	Star Power Juniper
PPS	Picea abies 'Pumila'
	Pumila Spruce
PMS	Pinus mugo 'Slowmound'
	Slowmound Mugo Pine
TMD	Taxus x media 'Densiformis'
	Densiform Yew
TTI	Taxus x media 'Tauntonii'
	Taunton Yew
THH	Thuja occidentalis 'Holmstrup'
	Holmstrup Cedar
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
CFO	Calamagrostis x a 'Overdam'
	Overdam Reed Grass
CK3	Calamagrostis x acutiflora 'Karl Foerster'
	Feather Reed Grass
MSO	Miscanthus sinensis 'Oktoberfest'
	Oktoberfest Miscanthus
PN3	Panicum virgatum 'Northwind'
	Switch Grass
SB4	Schizachyrium scoparium 'Blue Heaven'
	Blue Heaven Little Bluestem
STD	Sporobolus heterolepis 'Tara'
	Prairie Dropseed

GROUND COVERS		BOTANICAL / COMMON NAME
	Native Plantings	AGRECOL RAINWATER RENEWAL MIX
	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow	Reinders No Mow/Low Grow Mix



GRAPHICAL SCALE (FEET)



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REVISIONS

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PEG JOB #3262.00A-WI

REG PM AUS

START DATE 06/01/24

SCALE 1" = 20'

SHEET

L-5

L-7

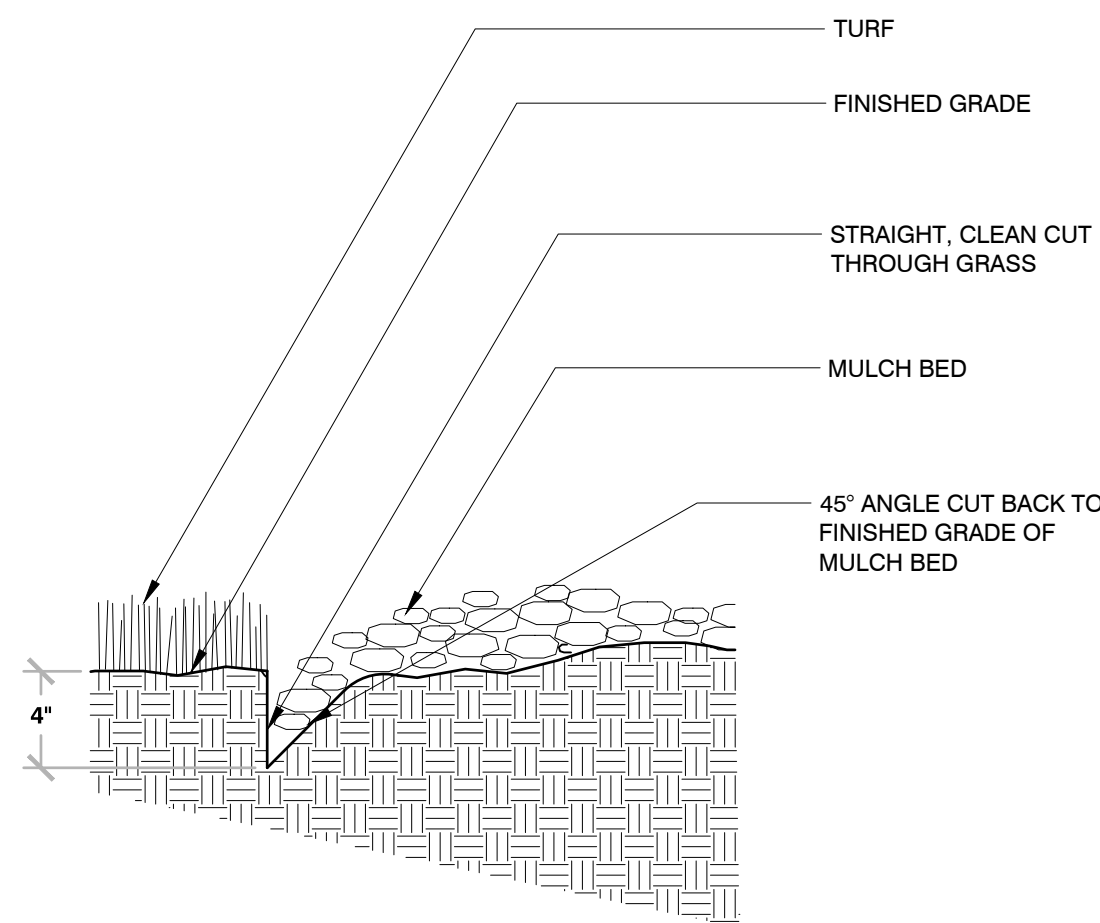
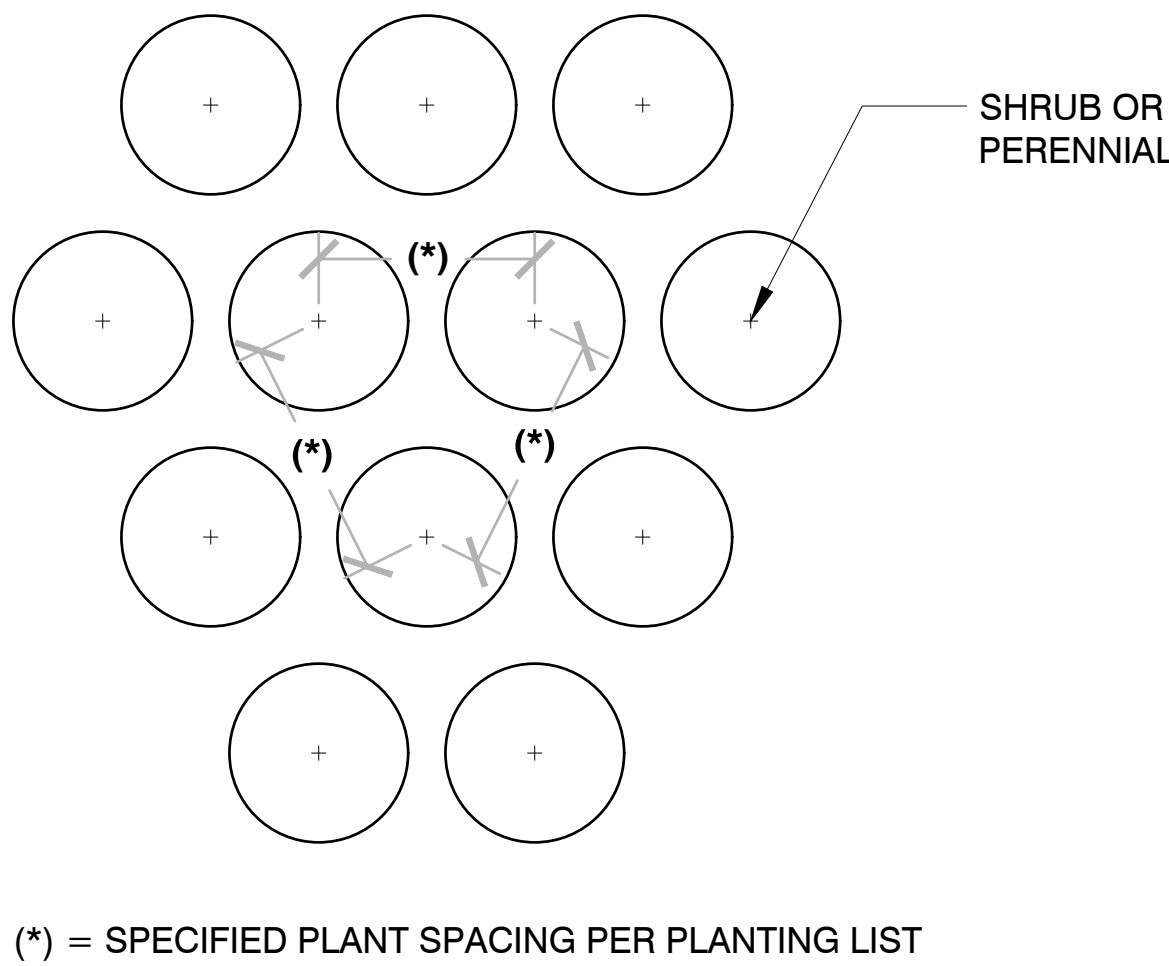
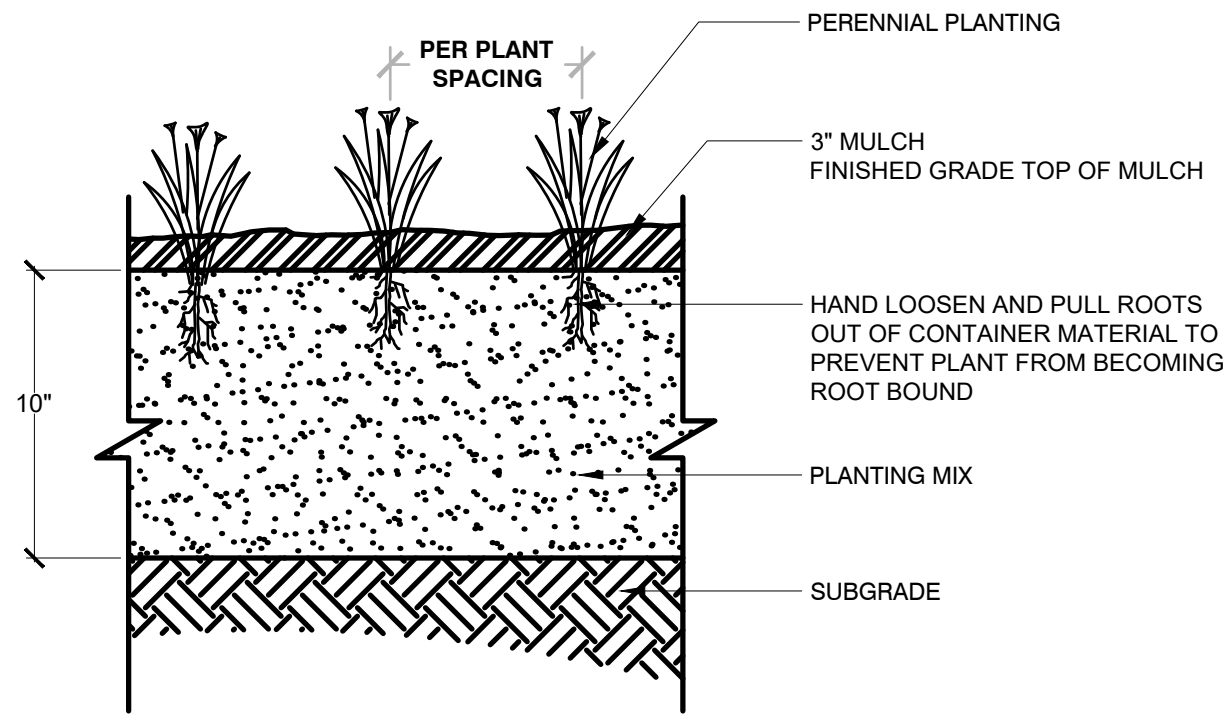
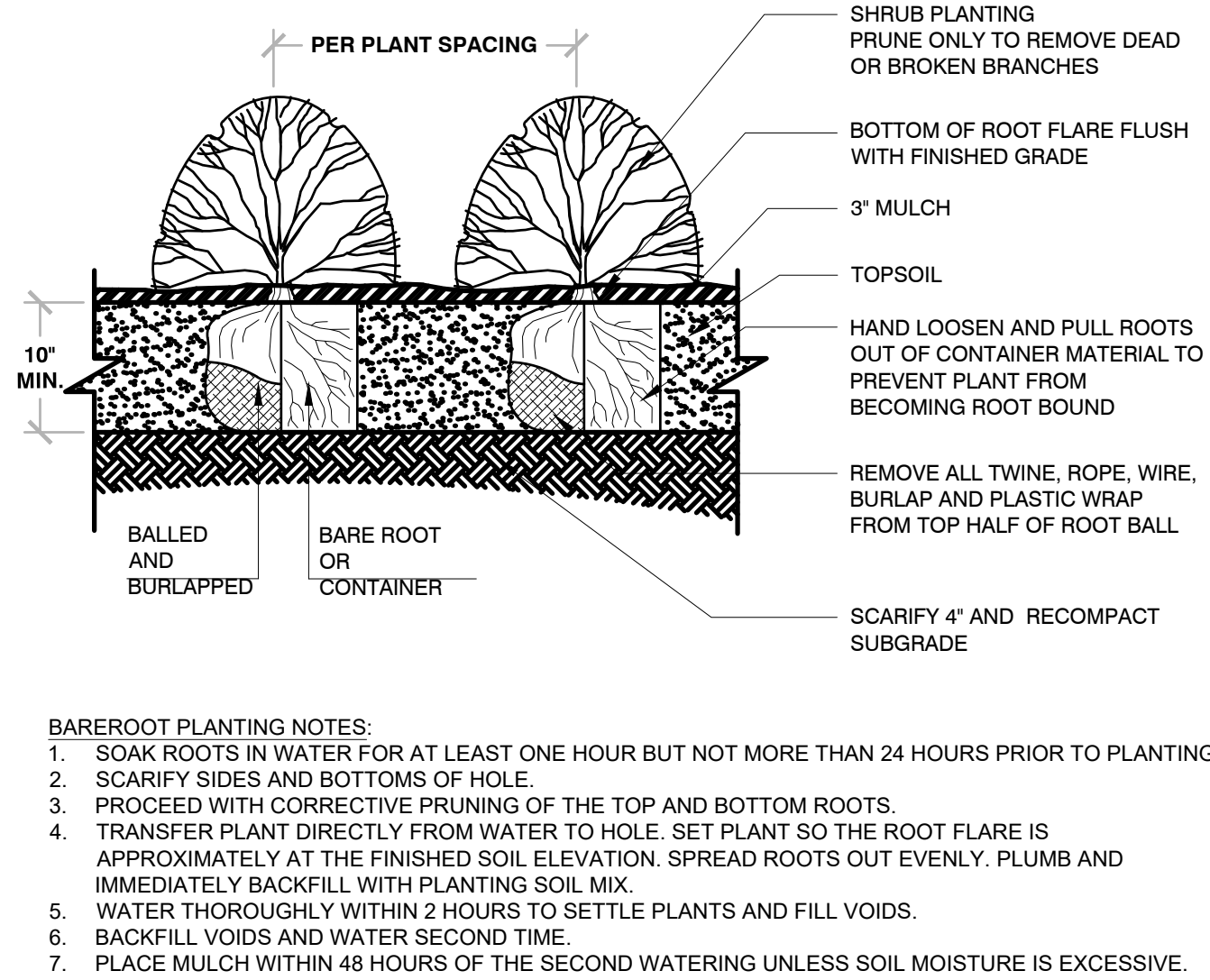
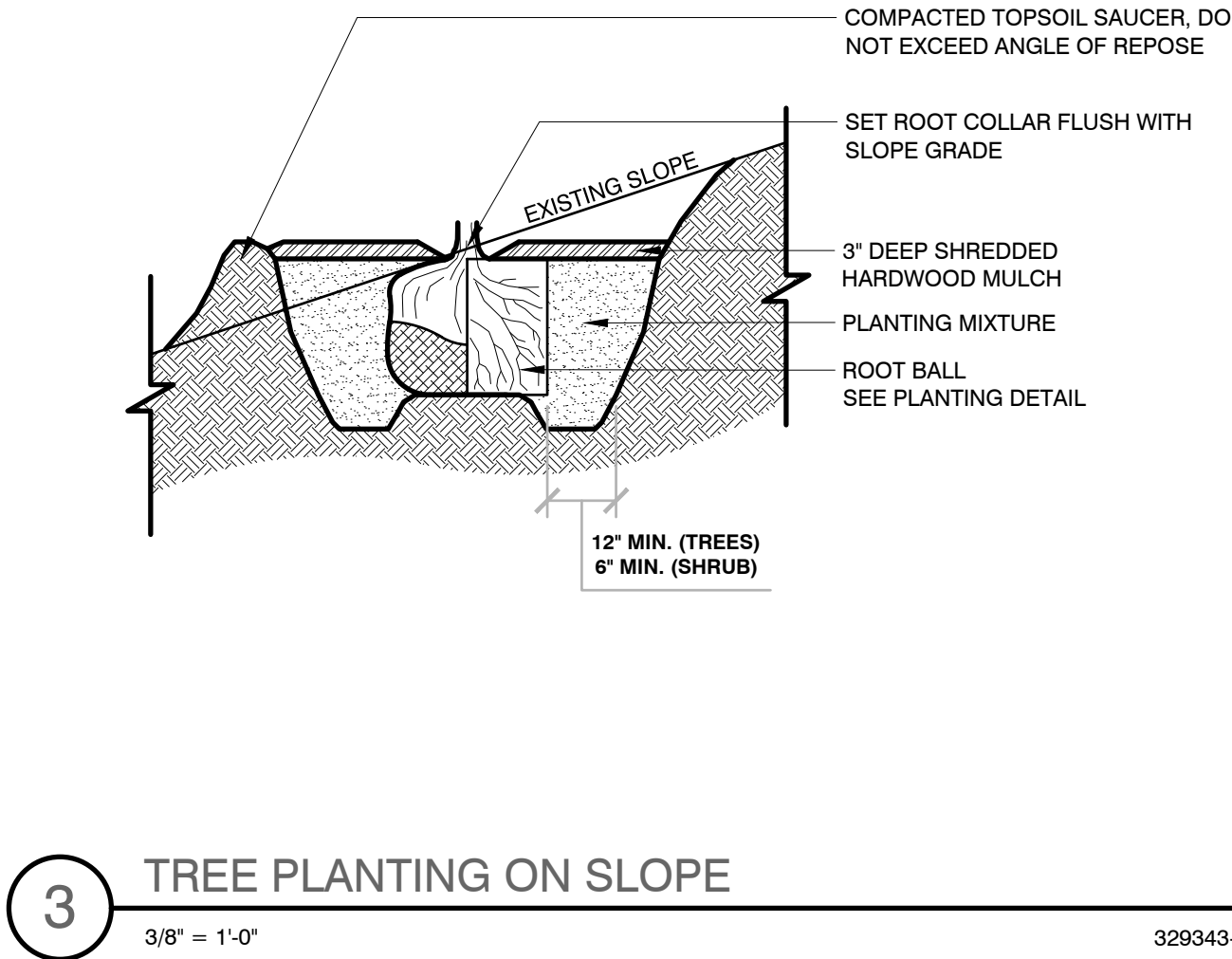
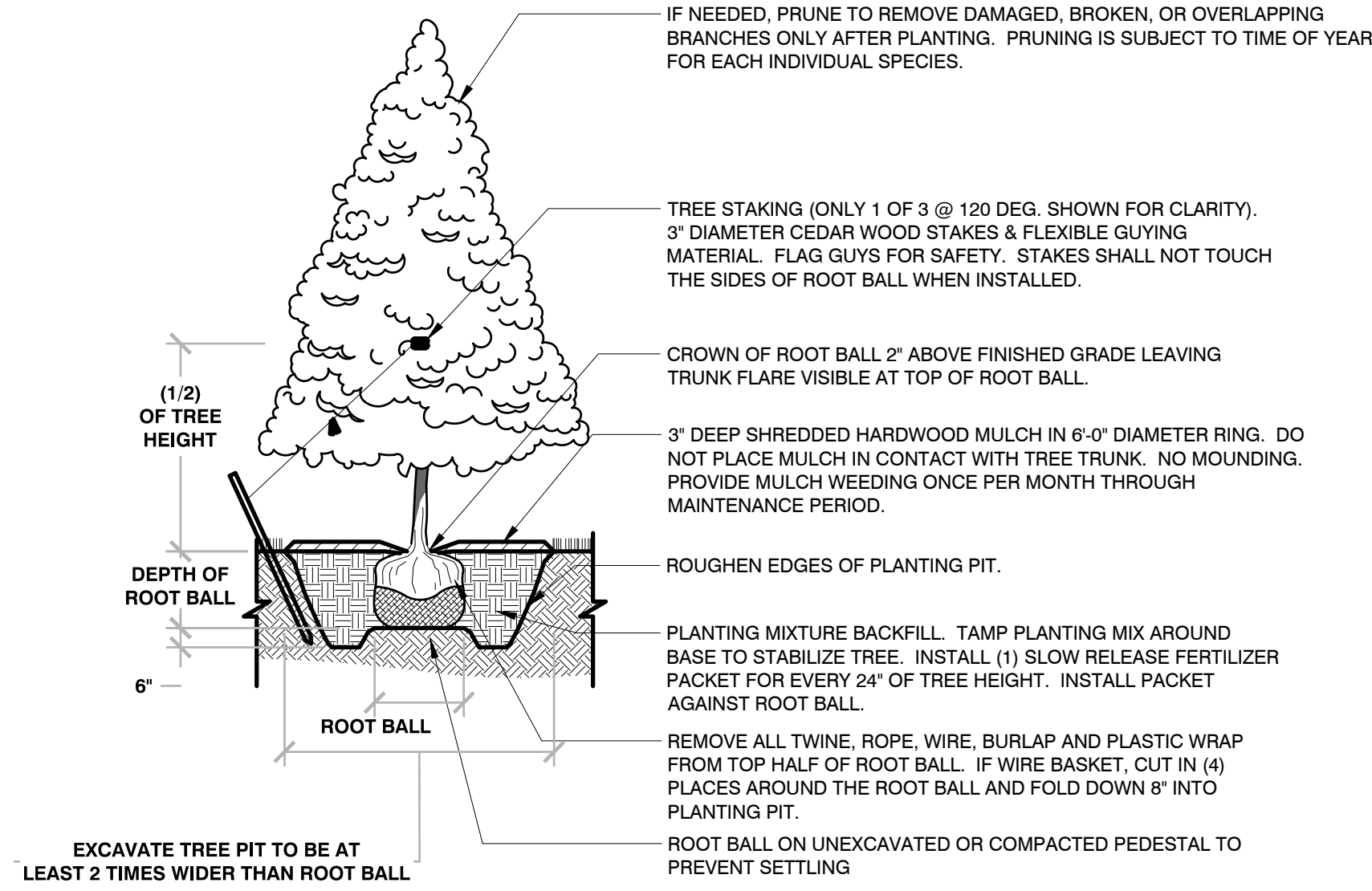
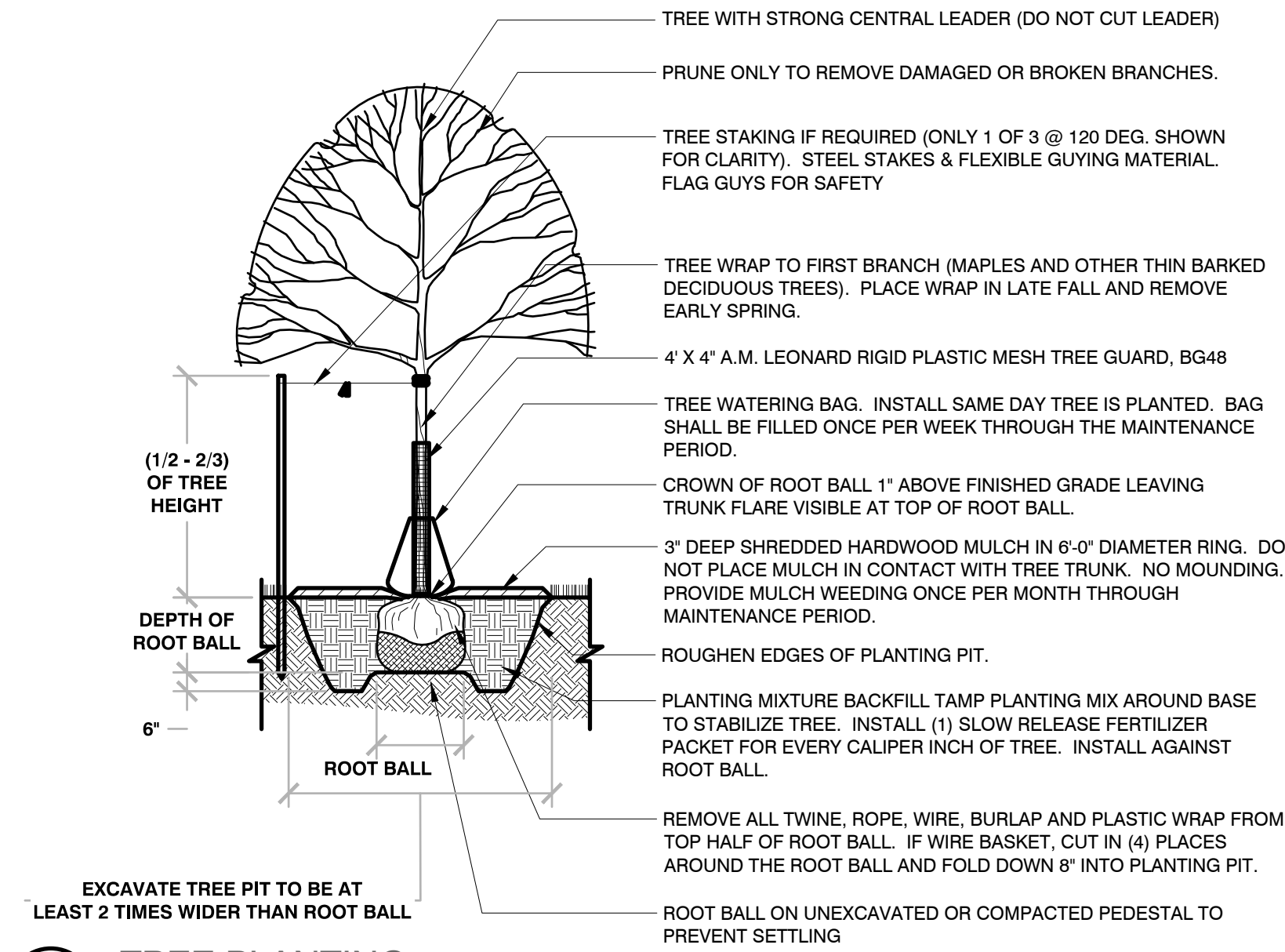
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REVISED: DUB

DESIGNED: JSJ

DRAWN: JSJ

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REVIEWED: DJB

DESIGNED: JSJ

DRAWN: JSJ

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. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
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.

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.
4.

ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. 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.
5.

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.
6.

ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
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.

ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS. FOR STREET TREE PLANTINGS, REFER TO TREE PLANTING DETAIL AND TO THE VILLAGE OF GERMANTOWN SPECIFICATIONS FOR PLANTING STREET TREES.
10.

TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
11.

ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
12.

BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
13.

ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
14.

ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
15.

TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
16.

ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
17.

ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
18.

WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
19.

THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
20.

OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
21.

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.
22.

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.
23.

ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" 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.
24.

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).
25.

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 RESEEDD AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
26.

ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
27.

ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
28.

ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
29.

THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
30.

TREES SHALL BE INSTALLED NO CLOSER THAN:

-10 FEET FROM ANY FIRE HYDRANT

- 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
31.

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
32.

THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
33.

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.
34.

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 IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
35.

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.
36.

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.
37.

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.

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 EXTRANEIOUS MATTER. AREAS ADJACENT TO WALKS AND PAVEMENT SHALL BE FREE OF EXCESS STONE AND PAVING MATERIALS SO AS TO PROVIDE AN UNINTERRUPTED CROSS SECTION OF SOIL. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
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.

NATIVE PLANTINGS AND STORM WATER BASIN

SPECIFICATIONS FOR HAND BROADCASTING:

SEEDING SHALL BE CONDUCTED IN LATE FALL (SEPTEMBER 1- SOIL FREEZE) SO THAT SEEDS MAY LIE DORMANT DURING THE WINTER, ALLOWING FOR STRATIFICATION, OR SPRING (MARCH 1-JUNE 1) TO ALLOW A COMPLETE GROWING SEASON TO BECOME ESTABLISHED.

- A.

PREPARATION OF SOIL PRIOR TO SEEDING

1.

REFER TO CIVIL PLANS FOR SOIL MIX.

2.

ALL FOREIGN MATERIALS LARGER THAN 1-INCH SHALL BE REMOVED FROM THE SOIL PRIOR TO SEEDING OR PLANTING.

3.

AREA SHOULD BE FREE FROM UNSIGHTLY VARIATIONS, RIDGES, AND DEPRESSIONS.

4.

AVOID DRIVING OVER THE SPECIFIED AREA WITH MACHINERY.
- B.

COVER CROP

1.

ANNUAL RYE SHALL BE SPREAD AT A DENSITY OF 20 POUNDS PER ACRE DURING THE PLANTING OR SEEDING OF THE NATIVE PLANT SPECIES TO STABILIZE THE SOIL AND REDUCE THE GROWTH OF UNWANTED VEGETATION. THIS ANNUAL GRASS GROWS RAPIDLY WITHOUT COMPETING WITH THE WILDFLOWERS AND GRASSES THAT ARE PLANTED IN THE TARGET AREAS.

2.

WINTER WHEAT OR PERENNIAL RYE SHALL NOT BE USED AS A COVER CROP. THESE GRASSES MAY OUT COMPETE PRAIRIE SEEDLINGS, LEADING TO A REDUCTION IN THE SUCCESS OF THE PLANTINGS.
- C.

SEED MIX: MIX ALL PRAIRIE SEED WITH VERMICULITE ACCORDING TO AGRECOL RECOMMENDATIONS AND INSTALLATION GUIDELINES.

1.

BROADCAST HALF THE SEED OVER THE ENTIRE SITE OR TARGET AREA.

2.

BROADCAST THE OTHER HALF OF SEED PERPENDICULAR TO THE DIRECTION THAT THE FIRST HALF OF THE SEED WAS BROADCAST.

3.

COVER SEED WITH $\frac{1}{4}$ -INCH TO $\frac{1}{2}$ -INCH OF SOIL (USE ANY EXCESS SOIL FROM THE SITE) WITH RAKE OR DRAG.

4.

ROLL SITE TO ENSURE FIRM SEED-TO-GROUND CONTACT.

5.

KEEP SEED CONSTANTLY WET THROUGH GERMINATION PERIOD. GENERALLY 3 WEEKS.

ALL SEEDING SHALL BE COVERED WITH 1-INCH OF CLEAN, NON-INVASIVE STRAW (NO MARSH HAY, OR REED CANARY GRASS) WITHOUT SEEDS, WITHIN SEVEN DAYS. WHEAT, RYE, OATS, OR BARLEY ARE ACCEPTABLE FORMS OF STRAW. THOSE AREAS OF SLOPES STEEPER THAN 8:1 (EIGHT FEET HORIZONTAL TO ONE FOOT VERTICAL) SHALL BE PLANTED NO LATER THAN OCTOBER 1 AND STAKED WITH AN EROSION CONTROL BLANKET TO PREVENT EROSION.

NATIVE PLANTINGS:

WEED SUPPRESSION MEASURES:

1st YEAR - PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. THIS SHOULD OCCUR APPROXIMATELY EVERY MONTH OF THE GROWING SEASON AFTER NATIVE PLANTINGS HAVE BEEN ROUGH GRADED.

2nd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS. HAVE PROFESSIONAL ASSESS PLANTINGS. REPEAT MOWING NATIVE PLANTINGS AND SPOT-SPRAY IN EARLY JULY.

3rd YEAR - IN MAY/JUNE MOW NATIVE PLANTINGS AT 6" HEIGHT TO SUPPRESS THE WEEDS. PERFORM SPOT SPRAY WITH HERBICIDE TO SUPPRESS WEEDS.

4th YEAR - IN MAY PERFORM A PRESCRIBED BURN. IN JUNE HAVE A QUALIFIED PROFESSIONAL ASSESS PLANTINGS. IF A PRESCRIBED BURN CAN NOT BE UTILIZED, NATIVE PLANTINGS SHALL BE CUT TO THE GROUND AND ALL CUT MATERIAL SHALL BE REMOVED AND DISPOSED OF OFF SITE.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
ASM	7	Acer saccharum / Sugar Maple	2.5" Cal.
ASM2	3	Acer saccharum / Sugar Maple	3" Cal.
AAB	9	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry	8" Ht.
CNC2	3	Catalpa speciosa / Northern Catalpa	3" Cal.
GTS	5	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Locust	2.5" Cal.
GTS2	3	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Locust	3" Cal.
GDK2	3	Gymnocladus dioica / Kentucky Coffee Tree	3" Cal.
MPM	6	Malus x 'Prairie Maid' / Prairie Maid Crabapple	1.5" Cal.
MR2	3	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple - Multi-Stem	8" Ht.
QXS	3	Quercus x schuetti / Swamp Bur Oak	2.5" Cal.
QXS2	3	Quercus x schuetti / Swamp Bur Oak	3" Cal.
TTS	5	Tilia tomentosa 'Sterling' / Sterling Silver Linden	2.5" Cal.
TTS2	3	Tilia tomentosa 'Sterling' / Sterling Silver Linden	3" Cal.

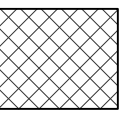
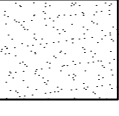
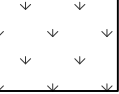
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
ACF	5	Abies concolor / White Fir	5" Ht.
PGB	10	Picea glauca 'Densata' / Black Hills Spruce	5" Ht.
PSW	5	Pinus strobus / Eastern White Pine	5" Ht.

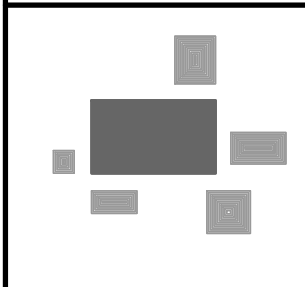
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
HAN	6	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	2" Ht.
HBO	14	Hydrangea paniculata 'Bobo' / Bobo Hydrangea	2" Ht.
HVS	24	Hydrangea paniculata 'Vanilla Strawberry' / Vanilla Strawberry Panicle Hydrangea	2" Ht.
IVH	10	Itea virginica 'Little Henry' / Little Henry Sweetspire	2" Ht.
RPP	18	Rosa rugosa 'Purple Pavement' / Purple Pavement Rugosa Rose	2" Ht.
SBE	13	Sambucus nigra 'Black Lace' / Black Lace Elderberry	2" Ht.
SMC	6	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea	2" Ht.
SMP	5	Syringa meyeri 'Palibin' / Dwarf Korean Lilac	2" Ht.

EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
JSG	12	Juniperus chinensis 'Sea Green' / Sea Green Juniper	2" Ht.
JSP	12	Juniperus x 'J.N Select Blue' / Star Power Juniper	4" Ht.
PPS	10	Picea abies 'Pumila' / Pumila Spruce	24" W
PMS	8	Pinus mugo 'Slowmound' / Slowmound Mugo Pine	24" W
TMD	6	Taxus x media 'Densiformis' / Densiform Yew	2" Ht.
TTI	10	Taxus x media 'Tauntonii' / Tauton Yew	2" Ht.
THH	6	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar	4" Ht.

ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
CFO	6	Calamagrostis x a 'Overdam' / Overdam Reed Grass	1 gal.
CK3	12	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal.
MSO	12	Miscanthus sinensis 'Oktoberfest' / Oktoberfest Miscanthus	1 gal.
PN3	21	Panicum virgatum 'Northwind' / Switch Grass	1 gal.
SB4	18	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem	1 gal.
STD	12	Sporobolus heterolepis 'Tara' / Prairie Dropseed	1 gal.

PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
AS2	12	Allium x 'Summer Beauty' / Summer Beauty Allium	4.5" cont.
AVR	10	Astilbe chinensis 'Vision in Red' / Vision in Red Astilbe	4.5" cont.
CAL	24	Calamintha nepeta / Calamint	4.5" cont.
EMS	11	Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower	4.5" Cont.
HPP	28	Heuchera m 'Palace Purple' / Palace Purple Coral Bells	4.5" Cont.
HGS	5	Hosta x 'Gold Standard' / Gold Standard Hosta	4.5" cont.
HPA	7	Hosta x 'Patriot' / Patriot Hosta	4.5" cont.
LBS	13	Leucanthemum x 'Becky' / Becky Shasta Daisy	4.5" Cont.
NWL	14	Nepeta x 'Walker's Low' / Walker's Low Catmint	4.5" Cont.
SMN	20	Salvia nemorosa 'May Night' / May Night Sage	4.5" Cont.

GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	73,883 sf	Native Plantings / AGRECOL RAINWATER RENEWAL MIX
	105,212 sf	Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix
	203,452 sf	Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix



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LANDSCAPE GENERAL NOTES

REVISIONS

—	—	—	—
—	—	—	—
—	—	—	—
—	—	—	—

REG JOB #4362, 00A-WI

REG PM: AJS

START DATE: 06/01/24

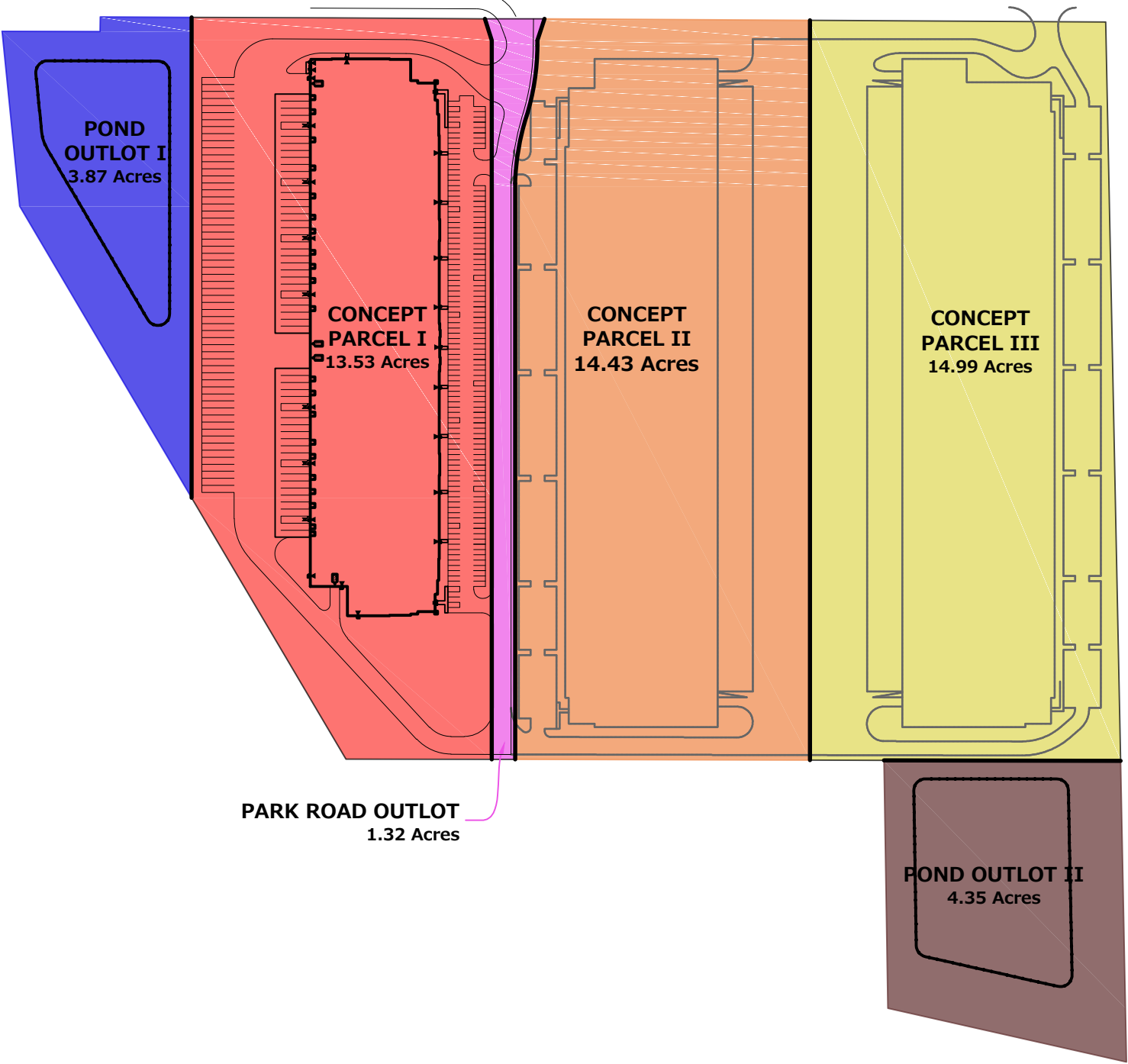
SCALE: NTS

SHEET

L-7

L-7

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ZONING PERMIT REVIEW

7/12/21 Plan Commission Meeting

Meghann Ybarra

Village Planner Report

Germantown, Wisconsin

Summary

Meghann Ybarra, property owner, is seeking approval to construct a privacy fence in a front yard at a height of 6' on their residential lot located at W202N11860 Merkel Drive.

Property Location: W202N11860 Merkel Drive

Applicant/

Property Owners: Meghann & Marty Ybarra
W202N11860 Merkel Drive
Germantown, WI

Current Zoning: Rs-5: Single-family Residential

Adjacent Land Uses		Zoning
North	Residential	Rs-5
South	Residential	Rs-5
East	Park	I
West	Residential	Rs-5



Proposal

Meghann Ybarra, property owner, is seeking approval to construct a privacy fence in a front yard at a height of 6' on their residential lot located at W202N11860 Merkel Drive.

As indicated in their supporting information, the applicant would like to install a 6' high, privacy fence around the north and east portions of the yard, within the front and rear yards of their property located on Merkel Drive.

Staff Comments

At their June 15th meeting, The Board of Zoning Appeals approved a variance application submitted by the Ybarras for a pool to be located within the front yard. The Board of Zoning Appeals also considered a variance for the additional height of the 6' fence but determined that the Plan Commission should consider it first as provided for under Section 17.50. If the Plan Commission does not approve the request, the applicant can bring the request back to the Board of Zoning Appeals for consideration of a variance.

The Ybarra property is located on the east side of Merkel Drive where the street makes a curve to the east. This results in front or street yard of the property extending the entire length of the parcel to meet the rear yard, effectively eliminating the side yard of the parcel. The road right-of-way along Merkel Drive is 60' wide, providing an ample setback from the edge of the road. (18' of ROW east of the road pavement + 2' required setback from the ROW = a minimum of 20' from the edge of the pavement).

As indicated below, Section 17.50(2)(f) of the Zoning Code prohibits fences over 4' in height in a front yard unless approved by the Plan Commission:

(f) Fences in Residential Districts.

1. All fences shall be subject to review and approval of the Building Inspector prior to the issuance of a building permit.
2. Fences in rear or side yards may be up to 6 feet in height.
3. Fences in front yards may not exceed 4 feet in height, except a maximum height of 6 feet on approval of the Plan Commission after consideration of visibility, privacy and access concerns.
4. No fence shall be closer than 2 feet to a public right-of-way.
5. Fences that contain a finished side and an unfinished side, shall be installed in a manner in which the finished side faces the adjacent property. In case of a discrepancy, the Village Building Inspector shall determine which side of the fence is the finished side.
6. Fences and easements.
 - (i) Fences shall not be located within any type of easement, provided however, the Planning Commission may authorize the encroachment by a fence into a drainage easement where the owner of the land encumbered by the easement shows to the satisfaction of the Planning Commission that, considering the proposed location, design and materials of the proposed fence, the encroachment of the fence into the easement will not materially interfere with drainage flow within the easement, and, in the case of a subdivision, the homeowners association consents in writing to the encroachment, or if not in a subdivision, the adjacent landowners consent in writing.
 - (ii) If the Planning Commission deems it necessary in order to make its decision to authorize

an encroachment into a drainage easement by a fence, it may require that the applicant provide a report by a professional engineer providing an opinion that the encroachment will not impair drainage flow within the easement.

- (iii) If the applicant whose property abuts the drainage way shall be aggrieved by the decision of the Planning Commission, such aggrieved person may appeal the decision to the Village Board by filing a request for appeal review of the record below within 14 days of the date of the Planning Commission's decision.*
- 7. It is the property owner's responsibility for any lawn maintenance of lands that lie between a fence and the property line.*
 - 8. Should it be necessary that the Village or its agent, remove the fence, the material costs (materials and labor) would be borne by the owner of the fence.*

As indicated above, the Planning Commission may authorize the installation of a residential fence up to 6' in height after considering such things as visibility, privacy and access.

Village Planner Recommendation

APPROVE the proposed installation of a fence 6' in height along the Merkel Drive front/street yard for the residential lot located at W202N11860 Merkel Drive.



Village of

Germantown

Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 6-29-21

Fee Received By: [Signature]

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

APPLICANT OR AGENT:

Name: Meghann Ybarra

Address: W202 N11860 Merkel Dr

City/State/Zip: Germantown WI 53022

Phone: 262-343-5636

E-Mail: ybarra.meg@gmail.com

PROPERTY or Business OWNER:

Name: Meghann Ybarra

Address: W202 N11860 Merkel Dr.

City/State/Zip: Germantown WI 53022

Phone: 262-343-5636

E-Mail: ybarra.meg@gmail.com

PROPERTY ADDRESS OR Tax Parcel ID#:

W202 N11860 Merkel Dr.

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

See attached documents

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- ☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the Village's Zoning Codes and/or other Village requirements that may apply to the subject property.

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

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

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Meghann Ybarra
Applicant
Meghann Ybarra
Property Owner

6/29/21

Date

6/29/21

Date

VILLAGE USE ONLY

To whom it may concern,

Our application is to obtain permission to increase the height of my proposed fence from 4ft to the height of 6 ft. The proposed fence that runs along the rear side of the property (backyard) will be dog ear panels (on the land survey it is highlighted yellow). The portion of the fence that runs along Merkel Dr will be constructed of lattice topped fence panels made of red cedar (pending availability of materials, this is highlighted green on the land survey). If this fence does not become available by this fall we would install the matching dog ear panel being installed in the backyard. The entire fence will be finished with a natural wood stain color.

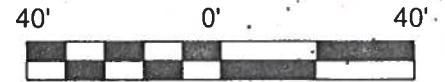
The request for the proposed fence height of 6 ft is to reduce visibility into our yard (pool to be installed this summer 2021) as well as keep our dogs in the yard safely.

The proposed fence height of 6 ft will not be an obstruction to traffic visibility because it is ^{only} 10 ft away from the road. I have included pictures of the drivers view when leaving our driveway as well as driving down Merkel dr.

Thank you for your consideration.

Sincerely,
Meghann and Marty Ybarra

Plat of Survey



Property Description: Document No. 1517915
 Lot 1 of Block 7 in WOODLAND MANOR ADD. 1, a part of the
 Northwest 1/4 and Southwest 1/4 of the Northwest 1/4, Section
 20-9-20, Village of Germantown, Washington County, Wisconsin.

PREPARED FOR:

Meghann Ybarra
 W202 N11860 Merkel Drive
 Germantown, 53022



BEARINGS ARE REFERENCED TO
 WOODLAND MANOR ADD. 1, EAST LINE
 LOT 1, BLOCK 7 BEARS S 00°56'00" E

LEGEND



WELL



POWER POLE

— OHP — OVERHEAD UTILITIES



3/4"x18" IRON ROD SET
 1.50Lbs./LINEAL FOOT



MONUMENT FOUND AS NOTED
 (Measured Outside Diam.)



() INDICATES RECORDED AS
 DISTANCES ARE MEASURED TO THE
 NEAREST HUNDREDTH OF A FOOT

Notes:

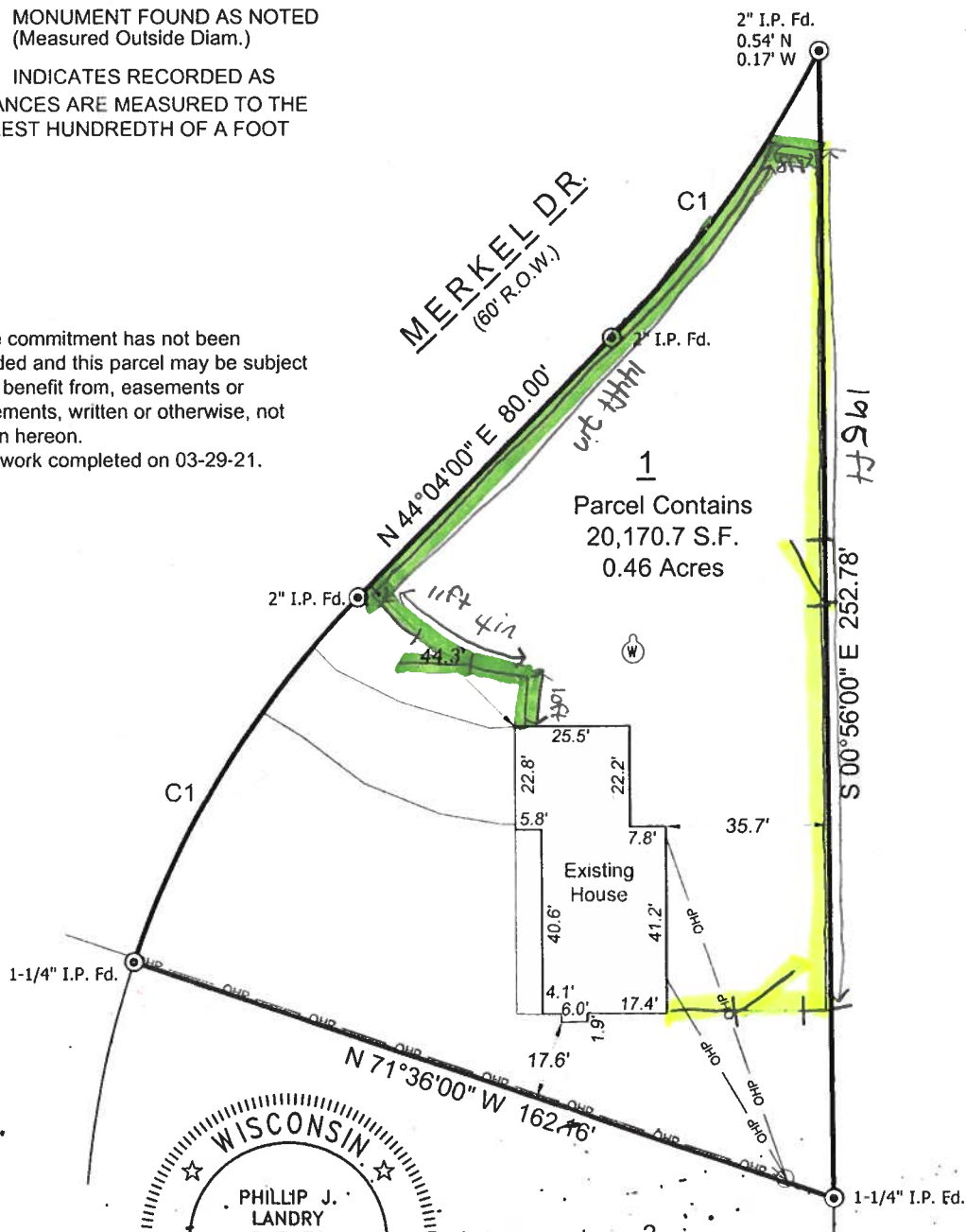
1. A title commitment has not been provided and this parcel may be subject to, or benefit from, easements or agreements, written or otherwise, not shown hereon.
2. Field work completed on 03-29-21.

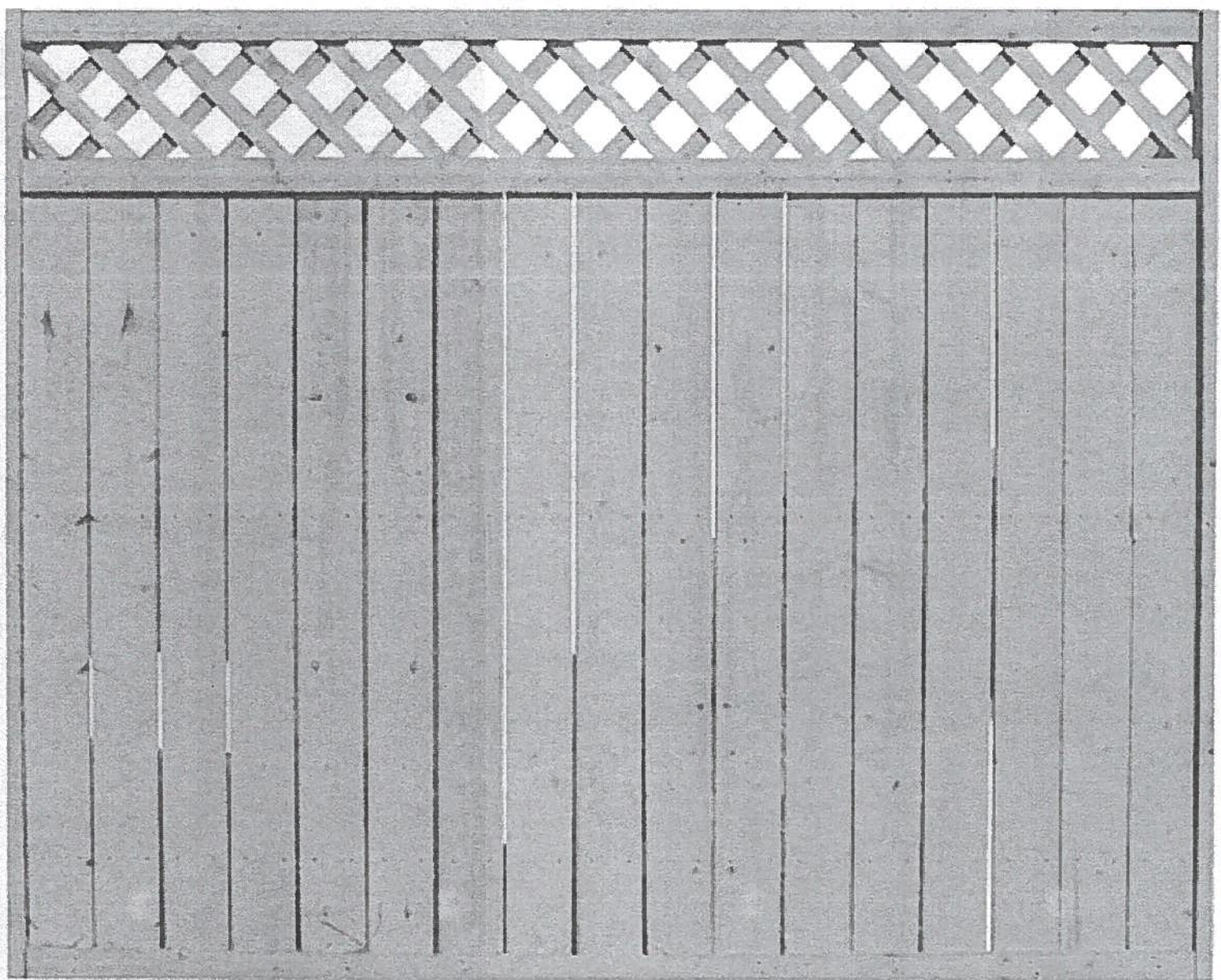
C1 Curve Data

RAD. = 212.59'
 ARC = 95.23'
 CHD. = 94.44'
 BRG. = N 31°14'00" E

C2 Curve Data

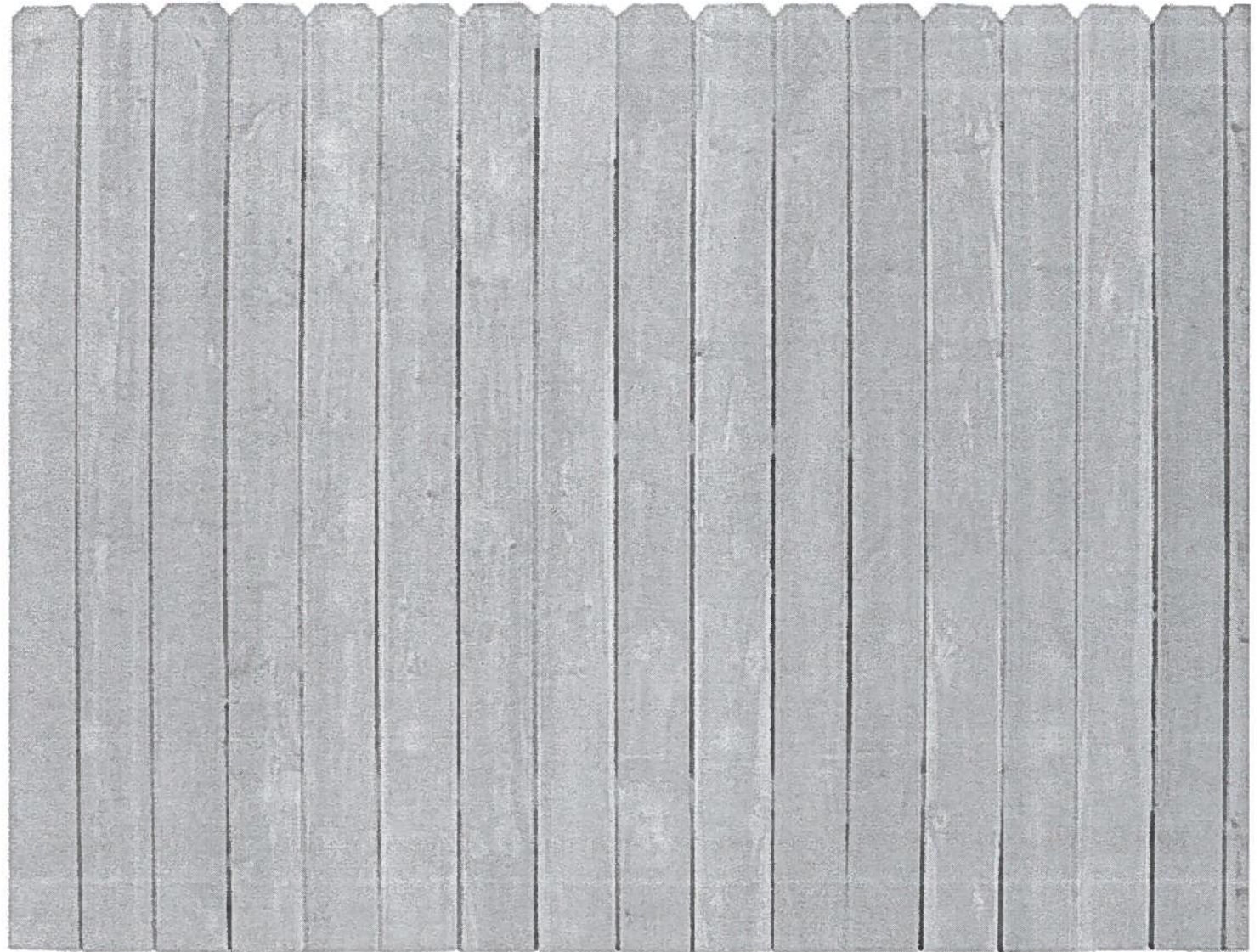
RAD. = 260.00'
 ARC = 78.16'
 CHD. = 77.76'
 BRG. = N 35°28'00" E

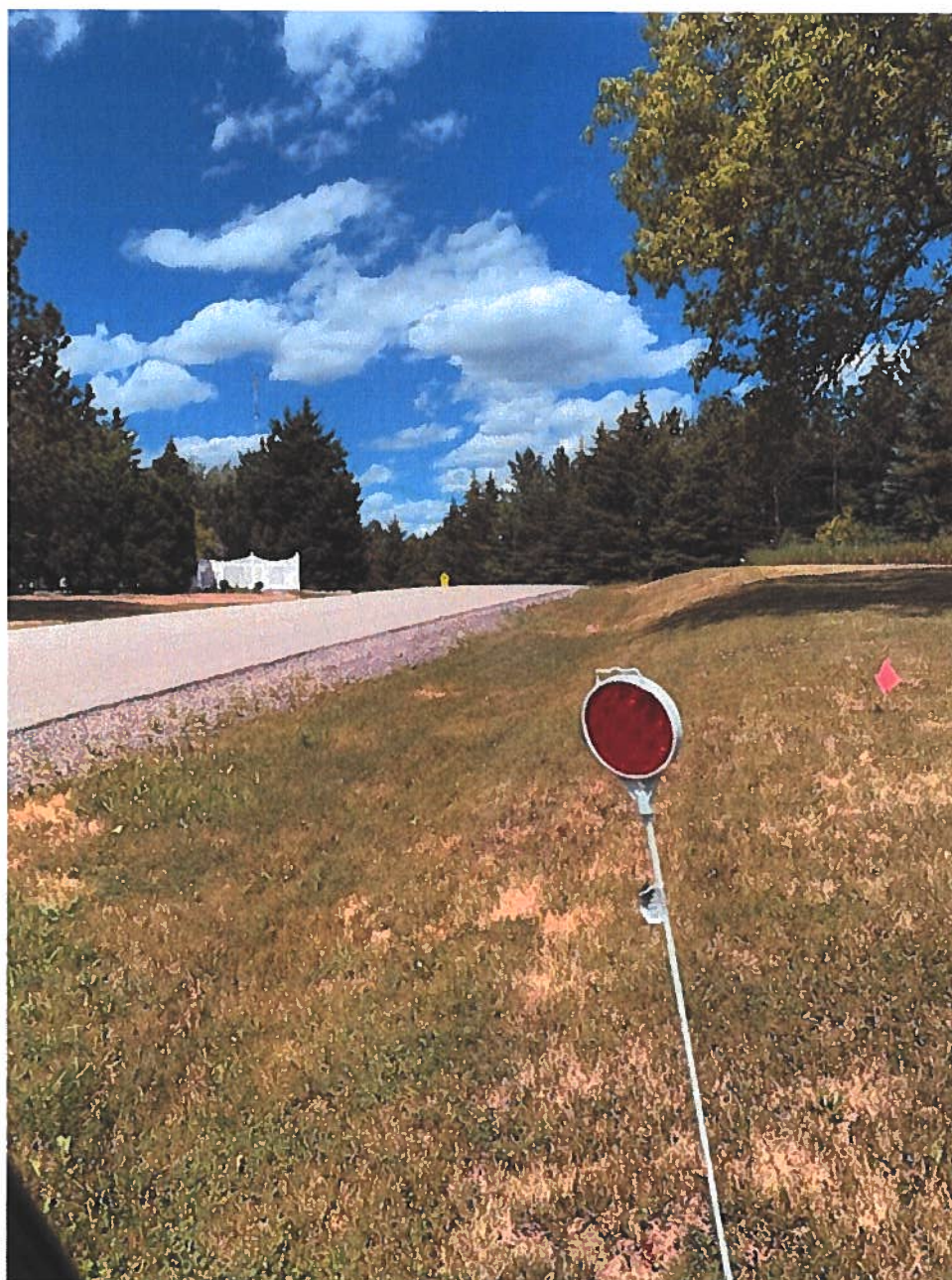


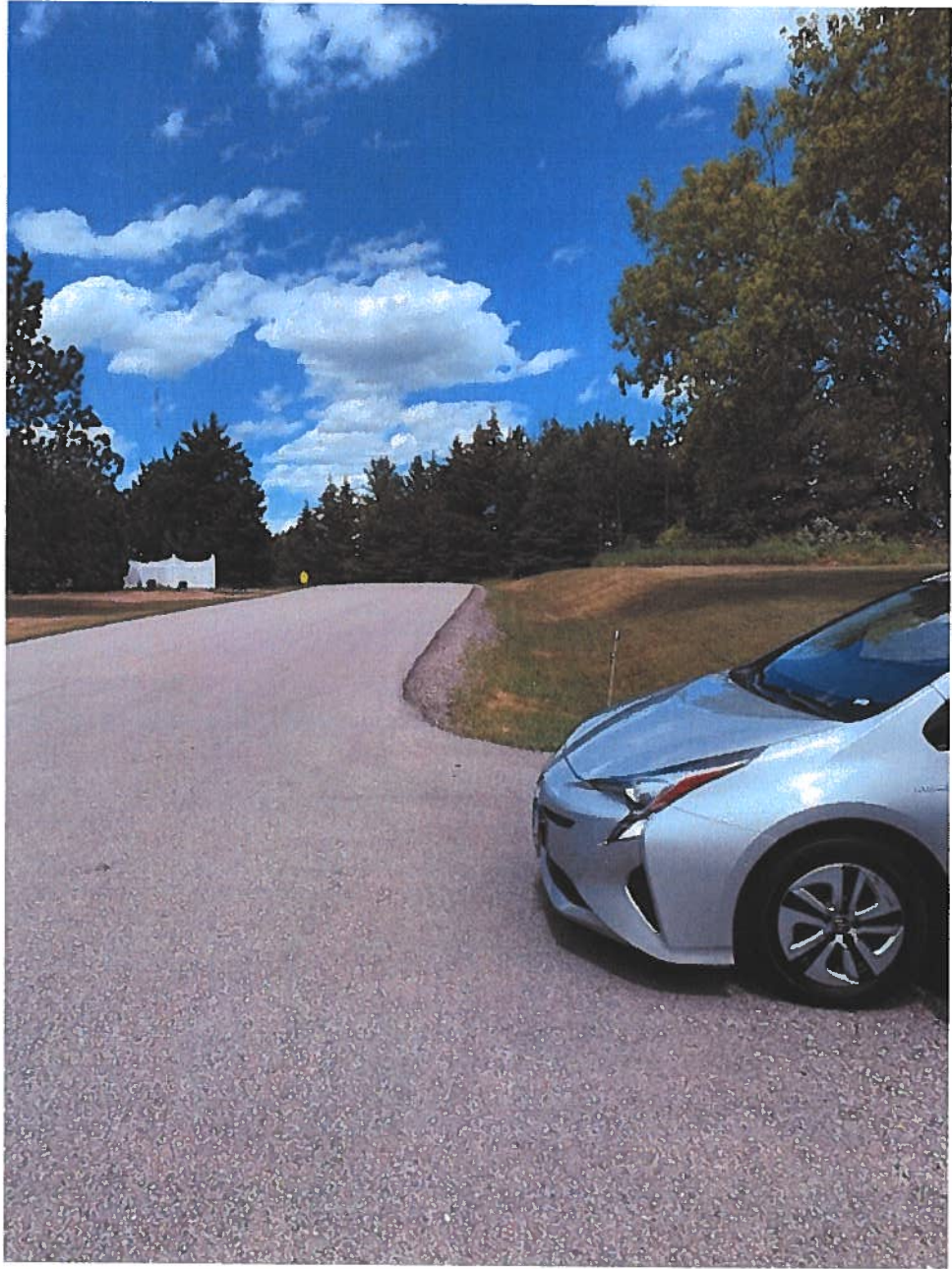


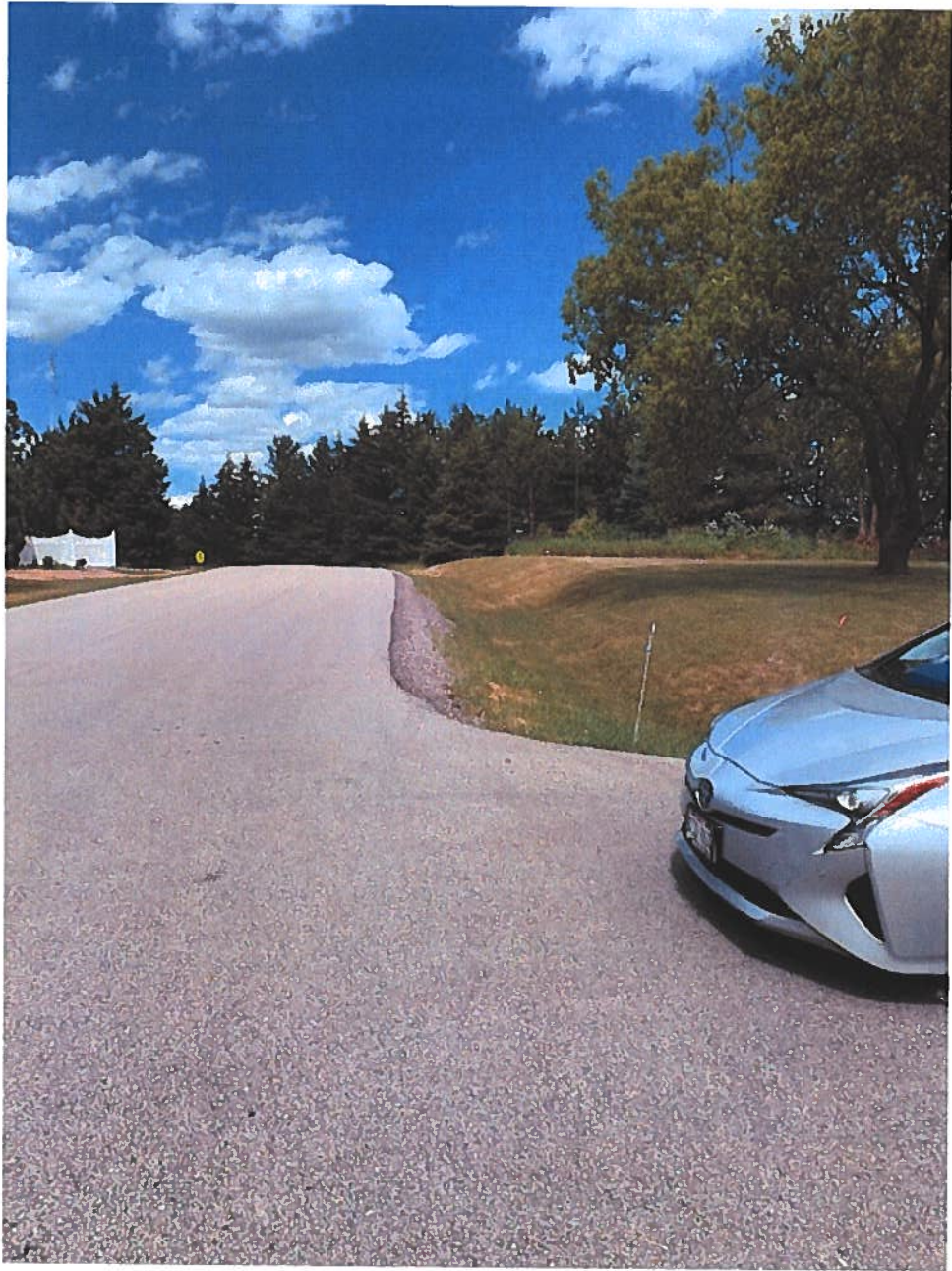
8 Pressure Treated Dog Ear Fence Panel

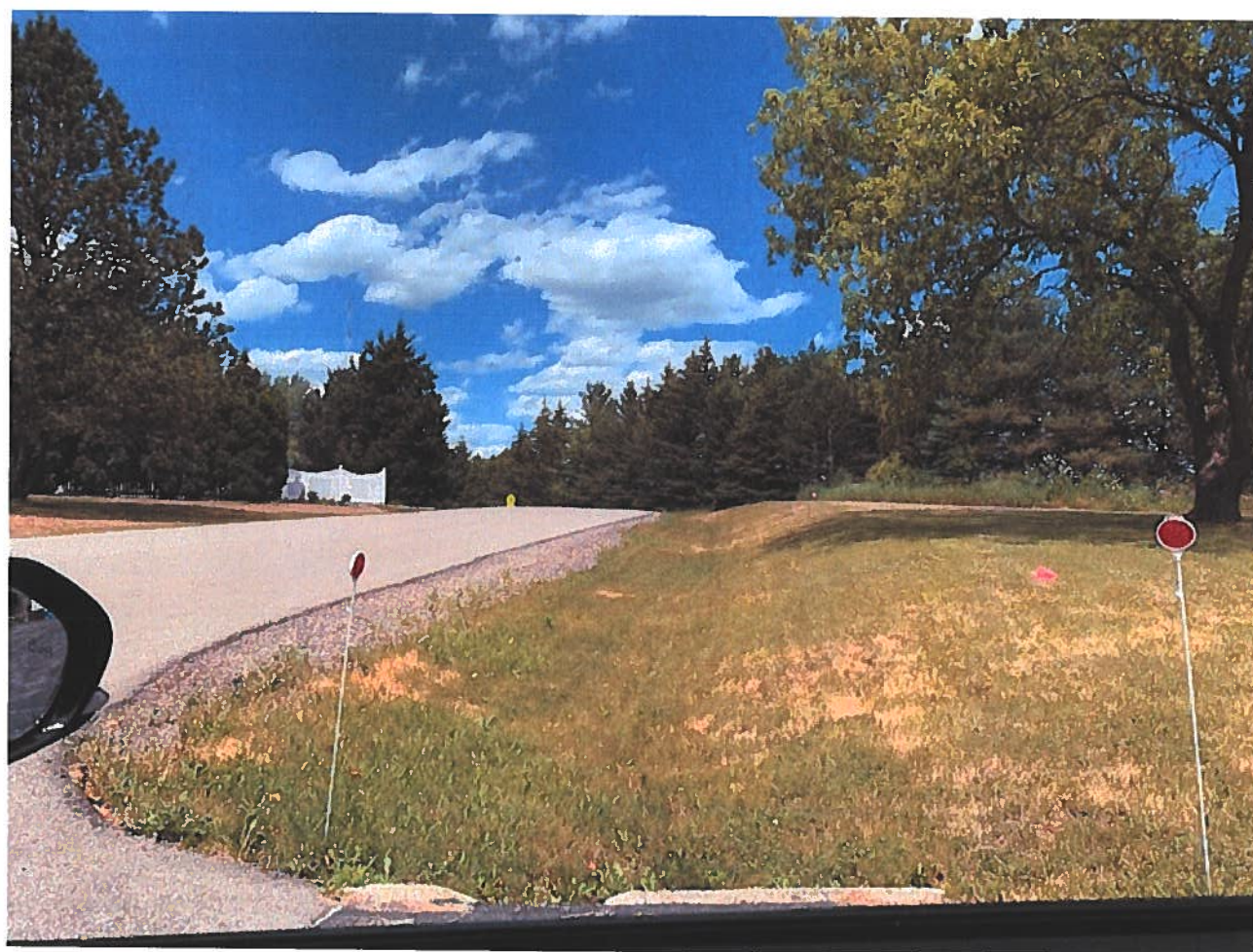
Model Number: 1731145 | Menards® SKU: 1731145











ZONING PERMIT REVIEW

7/12/21 Plan Commission Meeting

Melvin Schuette

Planning & Zoning Report

Germantown, Wisconsin

Summary

Melvin Schuette, property owner, is seeking approval to construct a 2,400 sqft detached residential accessory storage building on a 10-acre parcel located at N124 W14435 Lovers Lane.

Location: N124 W14435 Lovers Lane

Agent/

Property Owners: Melvin Schuette
N124 W14435 Lovers Lane
Germantown, WI

Zoning: Rs-1: Single-Family Residential

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

Location Map



Background/Proposal

Melvin Schuette, property owner, is seeking approval to construct a 2,400 sqft detached residential accessory storage building on a 10-acre parcel located at N124 W14435 Lovers Lane.

As indicated in the supporting information, Schuette would like to construct a 40' x 60' x 19' (2,400 sqft) detached accessory building (pole barn) for storage. The proposed building will be wood frame construction with steel wall and roof panels. The exterior wall panels will be painted "Charcoal" grey and the roof and wainscot painted black.

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

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

The dwelling has dark grey wood siding with black asphalt shingles. The proposed accessory building has metal wall and roof panels w/ a 4:12 pitch.

Staff Analysis

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

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

These code revisions have not really been tested since they were adopted in 2018 and are not expected to come into play for most residential accessory buildings except for large single-family lots in the Rs-1 District (5 acres or more) where owners want to build large homes with high-quality materials, architecture, and steep roof lines, but then install metal pole building with low-slope metal roofs and metal wall panels. In this case, the property is 10 acres in area and, arguably, could be located in an A-2: Agricultural District where the “similar” requirements would not apply.

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



Village of

Germantown
Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 4/29/21

Fee Received By: \$

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

APPLICANT OR AGENT:

Name: Melvin Schuette
Address: 1124 W 14435 Lovers Lane
City/State/Zip: Germantown WI 53022
Phone: 414-870-1753
E-Mail: mjs@laser-finishing.com

PROPERTY or Business OWNER:

Name: Melvin Schuette
Address: 1124 W 14435 Lovers Lane
City/State/Zip: Germantown WI 53022
Phone: 414-870-1753
E-Mail: _____

PROPERTY ADDRESS OR Tax Parcel ID#:

GTNV 144994

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

Build as proposed
color to match House

READ AND INITIAL THE FOLLOWING:

MS

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

MS

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

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

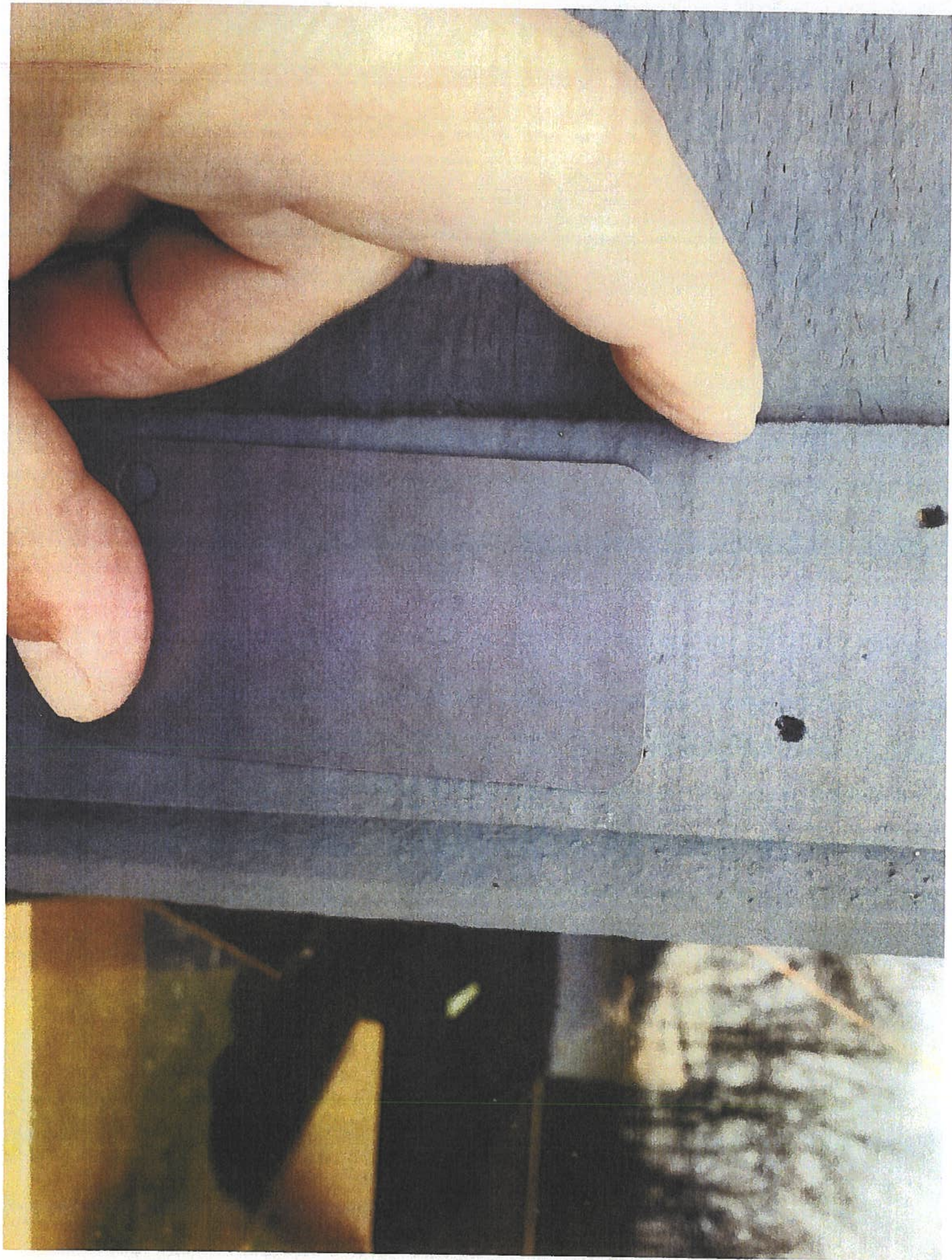
- ☐ A scaled site plan showing location of proposed use on the property (not required if within building).
- ☐ \$175 Application Fee
- ☐ Other Information required by Zoning Administrator

VILLAGE USE ONLY

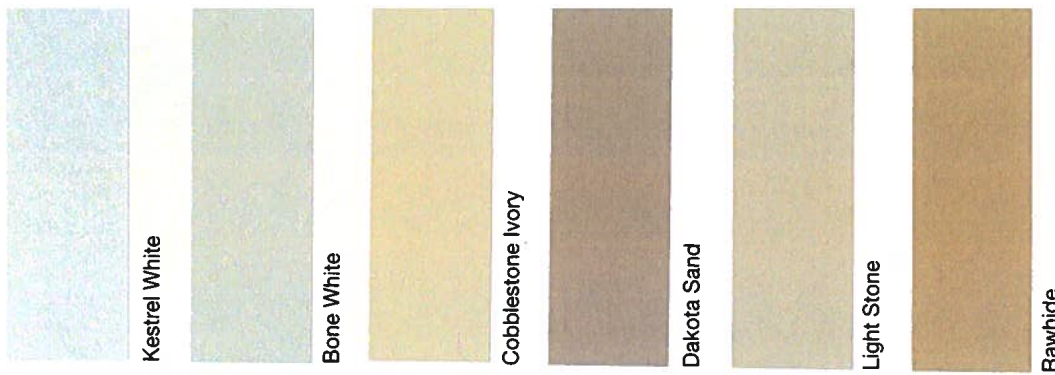
SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Melvin Schuette
Applicant
Melvin Schuette
Property Owner

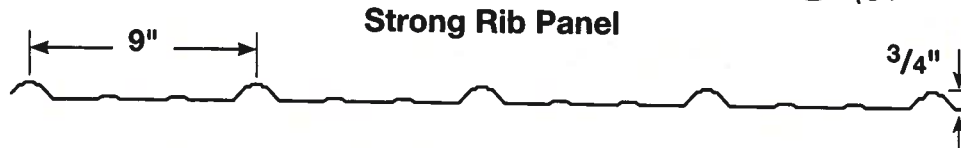
4/29/21
Date
4/29/21
Date



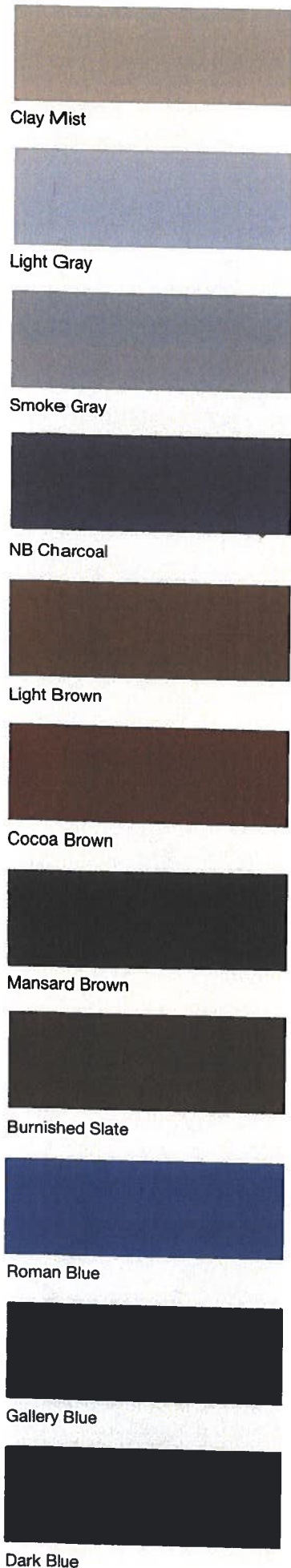




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 Eau Claire, WI 54703 | 1-800-736-4510
 Stop by one of our six locations in WI & MN
www.northlandbuildings.com



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Color *

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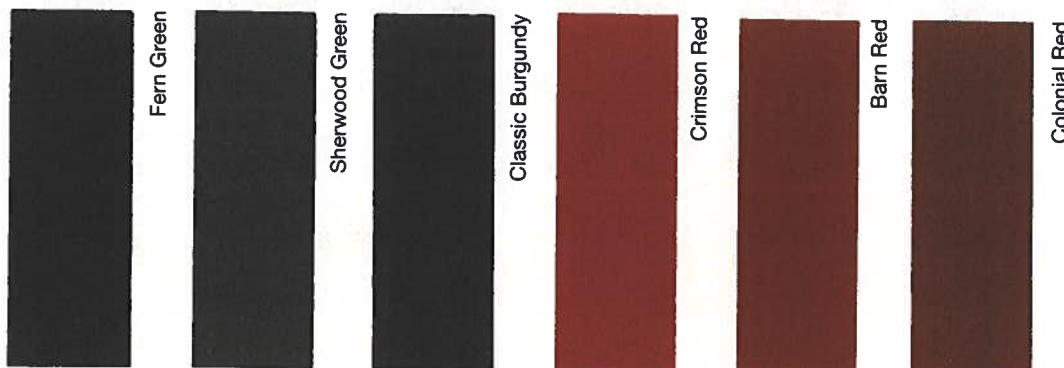
WeatherXL™



DST 45 Year Paint Warranty, see your local representative for details.

More colors listed on reverse!

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

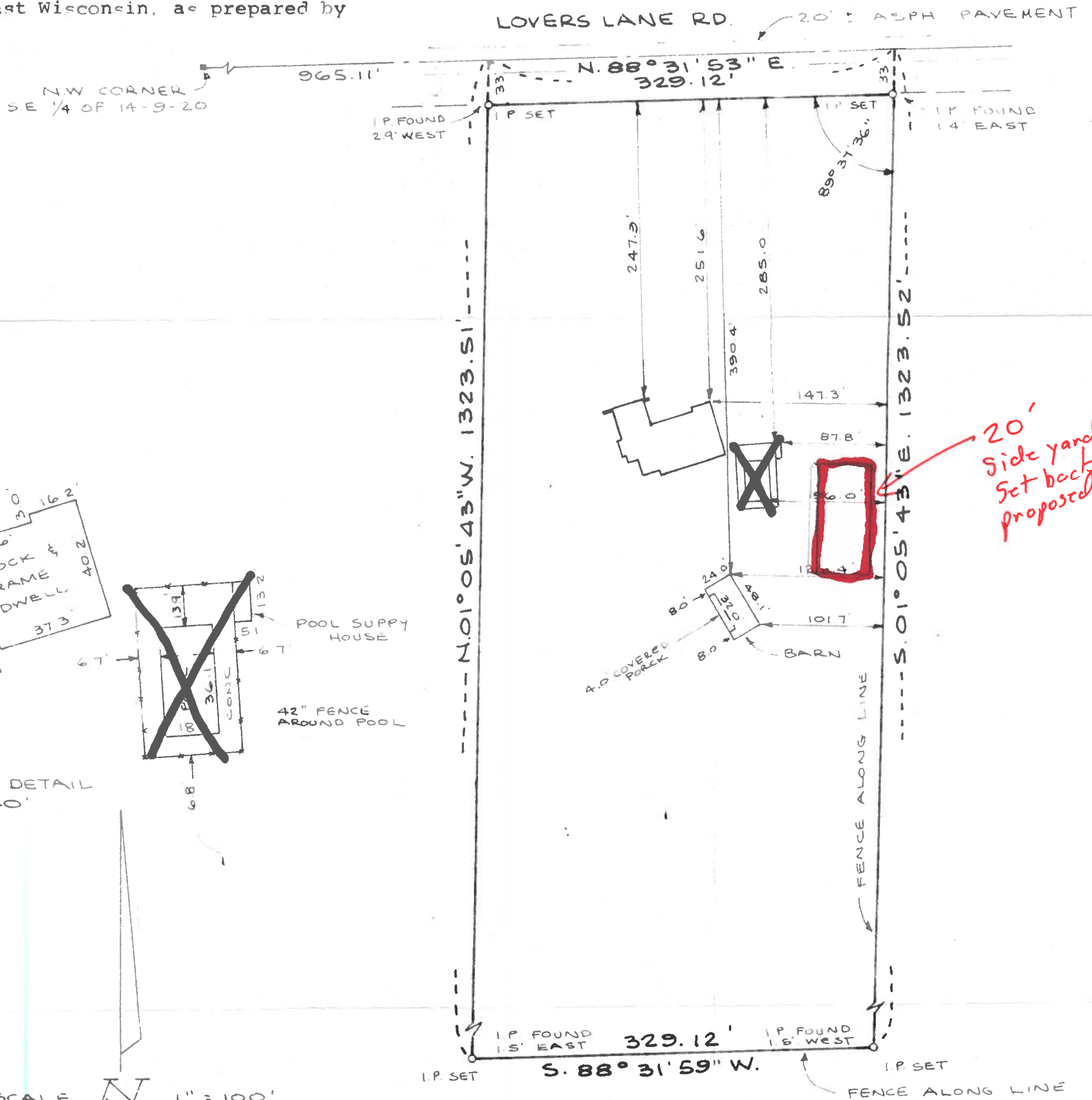


PLAT OF SURVEY

The East 10 Acres of the Northwest 40 Acres of the Southeast 1/4 of Section 14, Township 9 North, Range 20 East, in the Village of Cermantown, County of Washington, State of Wisconsin: Rounded and described as follows: Commencing at the Northwest corner of said Southeast 1/4 of Section 14. Thence North 88°-31'-53" East on and along the Northline of said 1/4 Section, 965.11 feet to the place of beginning of the land to be described; Thence continuing North 88°-31'-53" East on and along the Northline of said 1/4 Section 329.12 feet to a point; Thence South 01°-05'-43" East 1323.52 feet to a point; Thence South 88°-31'-59" West 329.12 feet to a point; Thence North 01°-05'-43" West 1323.51 feet to the place of beginning.

Located at N124 W14435 Lovers Lane Rd.

This survey is based on the Horizontal and Vertical Survey Control in Southeast Wisconsin, as prepared by S.E.W.R.P.C.



HOUSE & POOL DETAIL
SCALE 1" = 40'

SCALE 1" = 100'

SURVEY CERTIFICATE

I have surveyed the above described property and the above map is a true representation thereof and shows the size and location of the property, its exterior boundaries, the location and dimensions of all visible structures thereon, fences, apparent easements and roadways and visible encroachments.

This survey is made for the exclusive use of the present owners of the property, and also those who purchase, mortgage, or guarantee the title thereto within one (1) year from date hereof.

WISCONSIN LAND SURVEYORS, LTD.
1325 NORTH 72nd STREET

WAUWATOSA, WISCONSIN 53213
TELEPHONE 476-8080

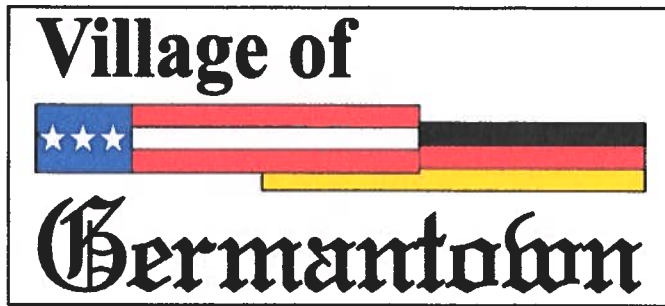
For:
Eric Levendusky
5277 North Hollywood Ave.
Whitefish Bay, Wisconsin
53209



NOT ORIGINAL UNLESS SEALED IN RED INK

No. Wash. 377-16035 Date April 10, 1982

Surveyor



**Community Development Department
Inspection Services**
N112 W17001 Mequon Road P.O. Box 337
Germantown, Wisconsin 53022-0337
Phone: (262) 250-4760 Fax: (262) 253-8255
www.village.germantown.wi.us

Dated: April 29, 2021

**Address: N124 W14435 Lovers Lane
Contractor: Northland Buildings Inc
Owner: Mel Schuette**

Re: 2400 sf Pole Barn

Your construction plans for the above referenced building have not been approved.

Reason for Denial:

The principal residence is blue wood siding with brown or charcoal asphalt shingles. Although the computer-generated picture of the pole barn is not always accurate the siding appears to be more green in color. Also, the pole barn material is metal roof and siding whereas the principle structure is wood siding and asphalt shingles.

This proposed 2400 square foot accessory structure does not meet the architectural appearance and exterior material as the dwelling on the property according to village ordinance 17.41.

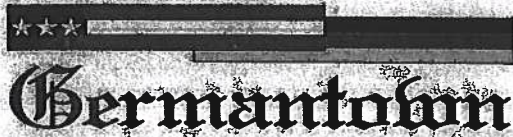
ARCHITECTURAL APPEARANCE AND MATERIALS. (Cr. Ord. #02-18) In single-family and 2-family zoning districts (Rs-1 through Rs-7 and Rd-2), accessory buildings which exceed 160 square feet in area shall be of a similar architectural appearance and exterior material as the dwelling on the property. For accessory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

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.

Please contact the Building Inspector at 262-263-8550 if you have any questions regarding the above conditions.

Allan Schmuck
Building Inspector/Plan Reviewer

Village of



Village of Germantown

N112 W17001 Mequon Road
Germantown, WI 53022
262-250-4760 / Fax 262-253-8255
Building Permit Application

PERMIT NO:

000151

TAX KEY NO:

GTNV-44994

Project Address: N124 W14435 Lovers Lane		Date: 4/15/21	
Permit For: Post-Frame Building		Size of Structure/Square Footage: 2400	Height: 19' 10"
Zoning District: RS-1	Setbacks: Front _____ Rear _____ Side _____	Estimated Cost of Project: \$68,000.00	
Owner: Mel Schuette		Owner Phone: 414-870-1753	
Address: N124 W14435 Lovers Lane Germantown		EMAIL: mjs@laser-finishing.com	
City/State/Zip: Germantown WI 53022			
Contractor: Northland Buildings Inc.		Contractor # 677157	EXP 10-10-21
Address: 380 Main Street		Qualifier # 695918	
City/State/Zip: Brownsville WI 53006		EXP 10-24-21	
		Contractor Phone: 920-583-2554	
		EMAIL: mishd@northlandbuildings.com	

If applicable, you should contact your homeowners association for any approval that may be required. Note: if any work is commenced prior to obtaining the proper permits, all fees shall be doubled.

It is hereby agreed between the undersigned, as owner/agent and the Village of Germantown for and in consideration of the premises and of the permit to construct, erect, alter, or install and the occupancy of building as above described, to be issued and granted by the Village Building Inspector, that the work thereon will be done in strict compliance with the Ordinances of the Village of Germantown and to obey all and any lawful orders of the Village Building Inspector and the State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment. I have received and read the cautionary statements and notices on the reverse side of this application form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.

Signature Mel Schuette Print Name Melvin Schuette
Address _____ City & State _____ Zip Code _____
Phone _____ EMAIL _____

REMARKS:

SEPARATE ELECTRICAL, PLUMBING AND HEATING PERMITS MAY BE REQUIRED.

Building/Remodeling	\$ <u>624</u>	Bldg. Permit Fees (BLD)	\$ <u>669</u>	 Permit Issued By 4-28-2021 Date
Plan Review	\$ <u>45</u>	Prop. Record Fee (APF)	\$ <u>15</u>	
Occupancy Permit	\$ _____	Technology Fee (TMF)	\$ <u>3.00</u>	
Building Subtotal	\$ <u>669</u>	Total Fees	\$ <u>687</u>	

4/29/2021

Mail - Allan Schmuck - Outlook



Mel Schuette, Germantown. 40'x60'x12' Building



Emily Zandt

From: Emily Zandt
Sent: Wednesday, December 30, 2020 1:38 PM
To: 'mjs@laser-finishing.com'
Cc: 'Germantown Inspections'
Subject: N124W14435 Lovers Lane

Mel,

Thank you for your phone call this morning. Your property at N124W14435 Lovers Lane is zoned Rs-1 Single-family Residential.

The property is 10 acres or 435,600 square feet. The Rs-1 district allows for up to two (2) detached accessory buildings totaling up to 2% of the total lot area or 8,712 square feet. Your current accessory structure is 1,152 square feet, leaving up to 7,560 square feet for a second building.

The proposed 40' x 60' building for personal storage would be permitted within these Rs-1 restrictions. A building permit would be required from Inspection Services (SafeBuilt): 262-346-4460.

Please let me know if you have any questions as you move forward.

Thank you,

Emily

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

* Must be located in "rear yard" (south of the most southern point of the dwelling) or be 30' from the east lot line.

Washington County
Planning and Parks Department - Land Use Division

Public Agency Center - Suite 2300, 333 East Washington Street, P.O. Box 2003, West Bend, WI 53095-2003
Phone: (262) 335-4445, Toll Free: 800-616-0446 (Wisconsin Only), FAX: (262) 335-6868

PERMIT APPLICATION REVIEW

Date: 4/21/21 Tax Key # GTNV-144994
Owners Name: Melvin Schuette
Mailing Address: #N124 W14435 Lovers Lane Germantown 53022
Phone - Home: 414-870-1753 Work: 262-250-1056
Property Location's Address: Same
Legal Description: SE Section 14 Town/City/Village Germantown
Lot _____ Block _____ Subdivision _____ CSM# _____
Project for: [check appropriate boxes]

☐ Commercial	☐ Residential	☒ Detached accessory
☐ New	☐ Existing	☐ Other

Brief description of project: 40X60 Pole Shed

Following items must be submitted: Full legal description of the property, map, drawn to scale or showing dimensions, including boundaries and dimensions of the property, location and distances from existing and proposed buildings and/or grading/filling/excavating to lot lines, location and distances from private onsite wastewater treatment systems and wells to lot lines and buildings, and an arrow indicating north. If soil borings are required, the system may be condemned as a result of soil conditions observed.

*NOTICE TO APPLICANT: PERMITS MAY ALSO BE REQUIRED FROM OTHER AGENCIES
INCLUDING COUNTY HIGHWAY DEPARTMENT, TOWN, VILLAGE, CITY,
STATE DEPARTMENT OF NATURAL RESOURCES, AND/OR ARMY CORPS. OF ENGINEERS.

Please allow a minimum of 24 hours for processing.

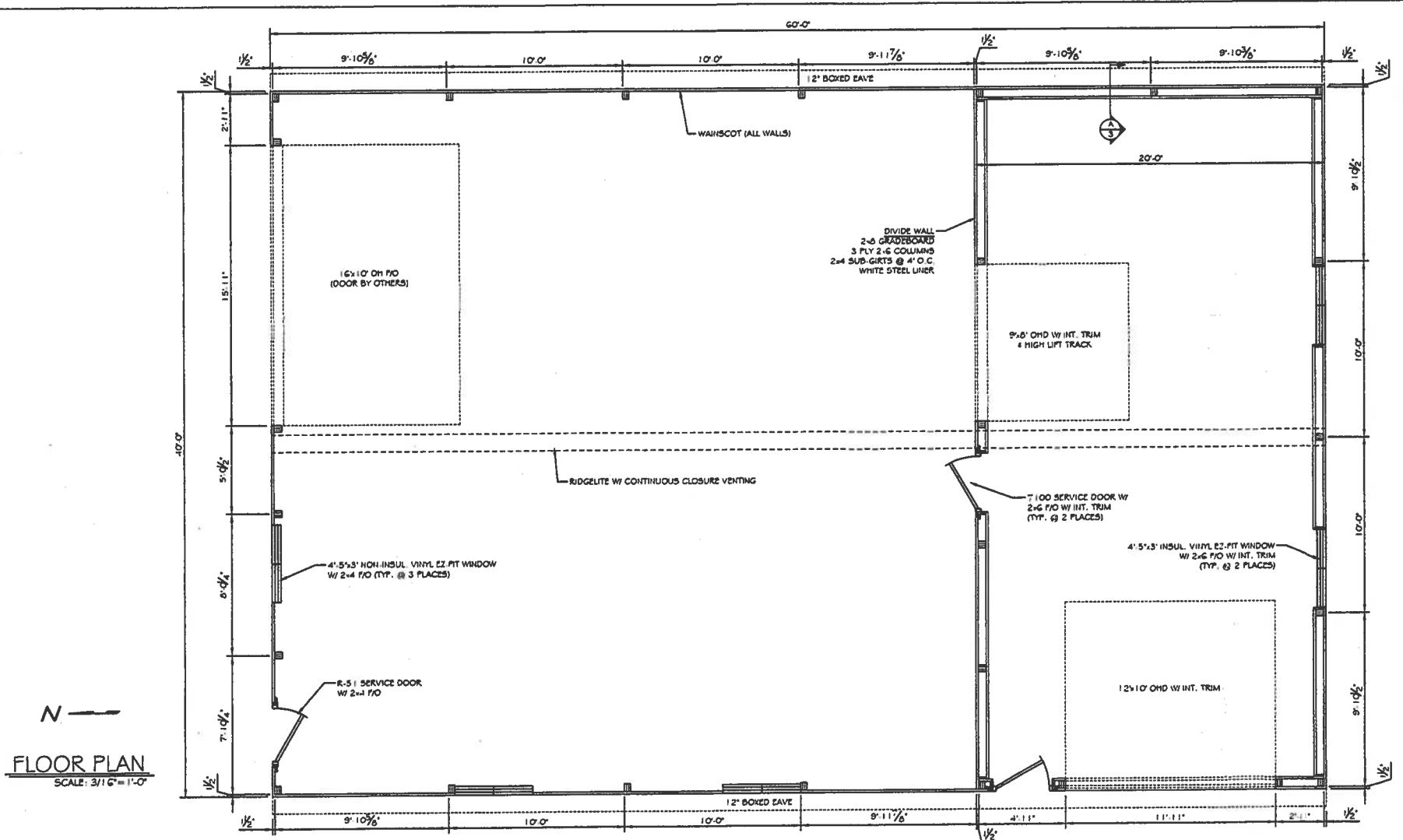
(for office use - do not write below this line)

Permit Required	Yes	No	County Permit Issued	Date Issued
<u>Under Chapter 23 or 25</u>				
Sanitary - Chapter 25	☐	☒	No. <u>579295</u>	<u>9/3/2015</u>
Floodplain - Chapter 23	☐	☒	No. _____	_____
Shoreland/Wetland - Ch. 23	☐	☒	No. _____	_____

<u>Under Chapter 17</u>	Yes	No	Jurisdiction	
Erosion Control - Chapter 17	☐	☒	County ☐	Town/Village ☐
- Disturbs > 4,000 Sq. Ft.				
Stormwater Management - Chapter 17	☐	☒	County ☐	Town/Village ☐
- Increases Impervious > 20,000 Sq. Ft.				

Remarks: Per site plan the proposed pole barn meets the setbacks to the septic tanks & septic field. No proposed interior plumbing except for maybe a hose spicket.

Joseph Steier
Authorized Signature



ENGINEERING DEPARTMENT
2894 58th Street
Eau Claire, WI 54703
Fax (715) 874-4213
Office (715) 874-4211

PROJECT TITLE

MEL SCHUETTE

GERMANTOWN, WI

40' x 60' x 12'

FILE NAME

\\ACAD\DWGS\PLAN\REQUEST2\1\BRSCHUETTE.MEL.DWG

REVISIONS

NO.	DATE	DESCRIPTION	BY
0			
1			
2			
3			

SCALE

AS NOTED

DRAWN BY

WLC

DATE
4/7/21

JOB NO.

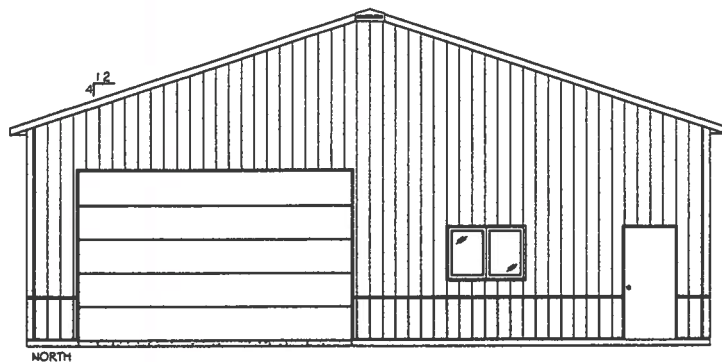
5504170

SHEET NO

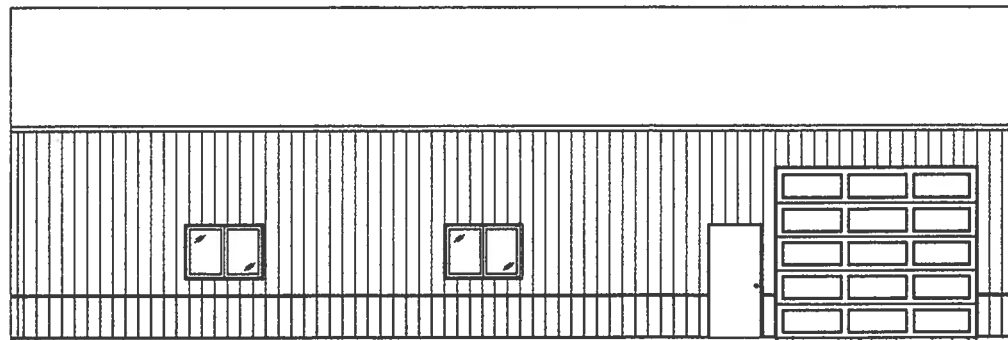
1 of 3



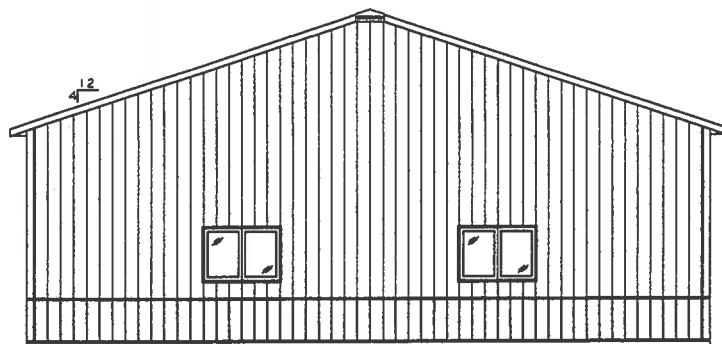
Melvin J. Schuette
N124W14435 Lovers Ln.
Germantown, WI 53022-2028



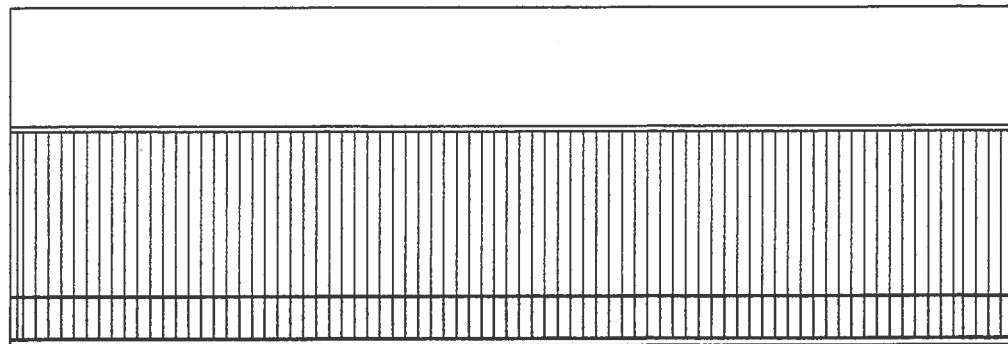
NORTH



WEST



SOUTH



EAST

ELEVATIONS



ENGINEERING DEPARTMENT
2894 58th Street
Eau Claire, WI 54703
Fax (715) 874-4213
Office (715) 874-4211

PROJECT TITLE

MEL SCHUETTE

GERMANTOWN, WI

40' x 60' x 12'

FILE NAME

I:\ACAD\DWGS\PLAN\REQUEST\21\BRSCHUETTE.MEL.DWG

REVISIONS

NO	DATE	DESCRIPTION	BY
0			
1			
2			
3			

SCALE

AS NOTED

DRAWN BY WLC

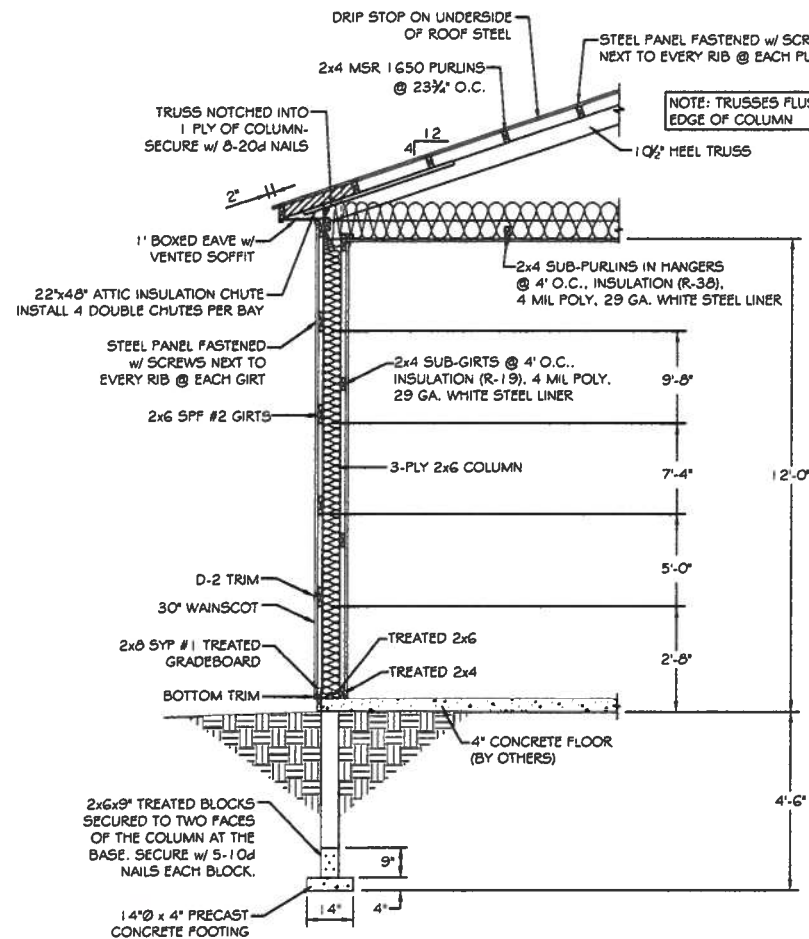
DATE 4/7/21

JOB NO.

5504170

SHEET NO.

2 of 3



A
3 WALL SECTION



ENGINEERING DEPARTMENT
2894 58th Street
Eau Claire, WI 54703
Fax (715) 874-4213
Office (715) 874-4211

PROJECT TITLE

MEL SCHUETTE

GERMANTOWN, WI

40' x 60' x 12'

FILE NAME

\\ACAD\\DWG5\\PLAN\\REQUEST2\\1\\BRSCHUETTE.MEL.DWG

REVISIONS

NO	DATE	DESCRIPTION	BY
0			
1			
2			
3			

SCALE

AS NOTED

DRAWN BY

WLC

DATE

4/7/21

JOB NO.

5504170

SHEET NO

3 of 3

Job 30-4-5# 4-12SLOPE 10'0" @ 30	Truss ROOF TRUSS	Truss Type 1	Qty 1	Ply 1	COMN Job Reference (optional)
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Littfin Truss Company, Winsted, MN, Chris Torgerson

7.640 s Nov 10 2015 MiTek Industries, Inc. Fri Feb 05 15:57:48 2016 Page 1

ID:IPfzC7XVxo0IOIU05KAKezX6KV45lorWuDick1ZqMLRM?pAw?ldGBWwKM35TxpQwzo8OX

0-0-0 7-10-0 13-11-0 19-10-8 25-10-0 31-11-0 39-9-0
4.00' 12' 8x8 =
Scale = 1:56.0

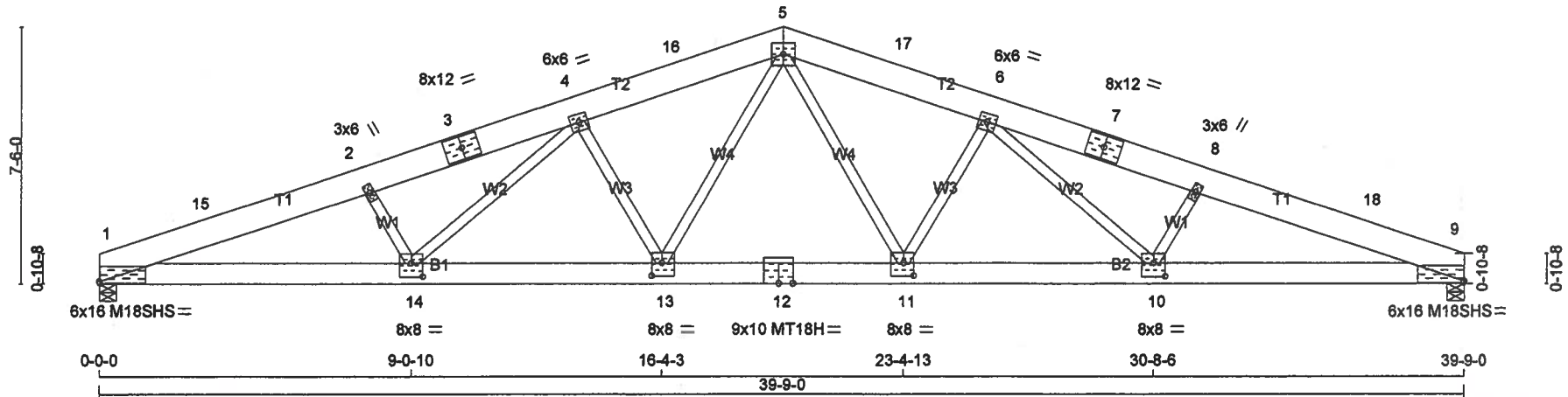


Plate Offsets (X,Y)-- [1:0-0-4,0-0-8], [9:0-0-4,0-0-8], [10:0-4-0,0-4-12], [11:0-3-8,0-4-8], [13:0-3-8,0-4-8], [14:0-4-0,0-4-12]

LOADING (psf)	SPACING	CSL	DEFL.	PLATES	GRIP
TCLL 30.0	10-0-0	TC 0.95	in (loc) l/defl L/d	MT20	197/144
(Roof Snow=30.0)	Plate Grip DOL 1.15	BC 0.93	Vert(LL) -0.69 13 >680 240	MT18H	244/190
TCDL 4.0	Lumber DOL 1.15	WB 0.91	Vert(TL) -1.02 11-13 >464 180	M18SHS	244/190
BCLL 0.0	Rep Stress Incr NO	(Matrix)	Horz(TL) 0.36 9 n/a n/a	Weight: 344 lb	FT = 20%
BCDL 5.0	Code IBC2012/TPI2007				

LUMBER-

TOP CHORD 2x10 SP 2400F 2.0E
BOT CHORD 2x8 SP 2400F 2.0E
WEBS 2x4 DF No.2 or 2x4 DF-N No.1/No.2 *Except*
W3: 2x4 DF 1800F 1.6E, W1: 2x4 DF Std or 2x4 SPF Stud

BRACING-

TOP CHORD 2-0-0 oc purlins (2-1-12 max.)
(Switched from sheeted: Spacing > 2-0-0).
BOT CHORD Rigid ceiling directly applied or 5-11-5 oc bracing.

REACTIONS. (lb/size) 1=7654/0-6-0 (req. 0-6-5), 9=7654/0-6-0 (req. 0-6-5)
Max Horz 1=272(LC 11)
Max Uplift 1=1471(LC 12), 9=1471(LC 12)

FORCES. (lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.

TOP CHORD 1-15=-18154/4275, 2-15=-17801/4312, 2-3=-17085/4249, 3-4=-16843/4275, 4-16=-13850/3593, 5-16=-13532/3616,
5-17=-13532/3616, 6-17=-13850/3593, 6-7=-16843/4275, 7-8=-17085/4249, 8-18=-17801/4312, 9-18=-18154/4275
BOT CHORD 1-14=-3826/16710, 13-14=-3121/14261, 12-13=-2286/11171, 11-12=-2286/11171, 10-11=-3126/14261, 9-10=-3821/16710
WEBS 5-11=-913/3639, 6-11=-3130/929, 6-10=-638/2416, 8-10=-1574/597, 5-13=-913/3639, 4-13=-3130/929, 4-14=-638/2416,
2-14=-1574/597

NOTES-

- 1) Wind: ASCE 7-10; Vult=114mph (3-second gust) Vasd=90mph; TCDL=2.4psf; BCDL=0.6psf; h=23ft; B=45ft; L=24ft; eave=5ft; Cat. II; Exp B; enclosed; MWFRS (directional) and C-C Exterior(2) 0-3-0 to 3-3-0, Interior(1) 3-3-0 to 19-10-8, Exterior(2) 19-10-8 to 22-10-8 zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- 2) TCLL: ASCE 7-10; Pf=30.0 psf (flat roof snow); Category II; Exp B; Partially Exp.; Ct=1.1
- 3) This truss has been checked for uniform snow load only, except as noted.
- 4) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
- 5) All plates are MT20 plates unless otherwise indicated.
- 6) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- 7) WARNING: Required bearing size at joint(s) 1, 9 greater than input bearing size.
- 8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 1471 lb uplift at joint 1 and 1471 lb uplift at joint 9.
- 9) This truss is designed in accordance with the 2012 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.

Continued on page 2



SITE PLAN & SIGN REVIEW APPLICATION

7/12/21 Plan Commission Meeting

Harbor Freight Tools / GGD Oakdale, LLC

Planning & Zoning Report

Germantown, Wisconsin

Summary

Loris Memic, Permit Advisors, on behalf of Harbor Freight Tools, applicant, and GGD Oakdale, LLC, property owner, is seeking approval of site development and building plans for exterior improvements and signage for the existing commercial building located on the 5.35-acre lot at N96W18650 County Line Road.

Property Location: N96W18650 County Line Road

Applicant/

Property Owner:

Loris Memic on behalf of
Harbor Freight Tools
8370 Wilshire Blvd., Suite 330
Beverly Hills, CA 90211

GGD Oakdale, LLC
Attn: Sanjin Chopra
101 E. Vineyard Ave., Suite 201
Livermore, CA 94550

Current Zoning: B-1: Neighborhood Business

Adjacent Land Uses		Zoning
North	Commercial	B-2
South	Commercial	B-1
East	Commercial	B-1
West	Commercial / Residential	B-3 / PDD / Rs-4



Proposal

Loris Memic, Permit Advisors, on behalf of Harbor Freight Tools, applicant, and GGD Oakdale, LLC, property owner, is seeking approval of site development and building plans for exterior improvements and signage for the existing commercial building located on the 5.35-acre lot at N96W18650 County Line Road.

Harbor Freight Tools is an affordable tool retail store open 7 days a week, Mondays through Saturdays from 8am to 7pm and Sundays 9am to 6pm. Harbor Freight anticipates hiring 25-30 local employees.

The proposed exterior improvements include the following:

- Paint existing sign board and accent band with “Safety Red”
- Repaint the canopy metal panel fascia existing blue color
- Removal of Garden center structure on the west side of building
- Filling three access points on the building
- Replacement of existing with new access doors
- Expanding the platform door opening for a new forklift door
- Adding a new steel/metal panel receiving enclosure on the existing platform
- Repair of concrete damage
- New ADA signage, striping, 5’ wide crosswalk striping, new concrete ramps and landings

Access & Parking. The property will continue to be served by the driveway from County Line Road to the south and the cross-access easement that connects to the commercial property to the west. The parking lot will be restriped by the owner of the property and is required to meet the minimum stall size of 180 square feet.

Storm Water Management. No impervious surface will be added to the site with the proposed improvements. This site is served with municipal storm sewer.

Lighting. Exterior wall mounted cutoff light fixtures (20 & 80 Watts) will be added to the exterior façade. Exterior ceiling mounted fixtures will be added under the canopy (35 Watts).

Signage. A new 200-square foot wall sign is proposed for the front of the building. The proposed wall sign will be internally illuminated aluminum cans with polycarbonate faces. A sign face replacement is also proposed for both sides of the existing 92-square foot pylon sign. No modifications will be made to the existing cabinet or supports. The proposed signage meets the requirements of requirements of Chapter 17.46 of the Village Zoning Code.

Staff CommentsCommunity Development Department: Planning & Zoning

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

Community Development Department: Building Inspection

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

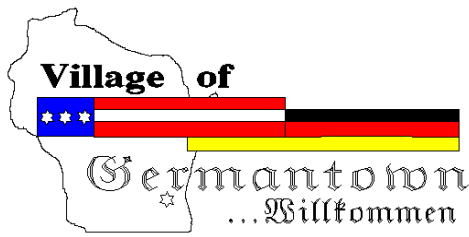
Village Engineer/Public Works Department

The Village's engineering consultant and Public Works Director have identified additional information to be provided as set forth in a June 30, 2021 review memo from the Director of Public Works (copy attached). After the memo was prepared, staff and the engineer discussed that the priority is to ensure that the ADA improvements are code-compliant and, as a result, determined that a grading plan submitted with the building permits should be required. This has been added as a condition of approval.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development & building plans for an exterior remodel and new signage for the existing commercial building located on the 5.35-acre lot at N96W18650 County Line Road, subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:
 - a. Architectural plan set dated June 8, 2021
2. Per the memo dated June 30, 2021, detailed grading plans of the ADA improvements shall be submitted with the building permits for review and approval by the building inspector to ensure compliance with the ADA code.
3. 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.
4. An electrical permit shall be obtained from Inspection Services prior to installation of any/all electrical components.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : June 30, 2021
Re : Harbor Freight Tools

Items Reviewed:

1. Site Plan Dated: 06-08-21

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
4. Provide a survey of the site showing existing site features and topography stamped by a registered surveyor.
5. Provide a grading plan for the proposed improvements stamped by a professional engineer.

**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 CodePlease read and complete this application carefully. **All applications must be signed and dated.****1****APPLICANT OR AGENT**

Loris Memic

RE: Harbor Freight Tools

8370 Wilshire Blvd., Suite 330

Beverly Hills, CA 90211

Phone (817) 673-9052

E-Mail loris@permitadvisors.com**PROPERTY OWNER**

GGD Oakdale, LLC

ATTN: Sanjin Chopra

101 E. Vineyard Ave., Suite 201

Livermoe, CA 94550

Phone (209) 581-8445

E-Mail sanjiv@rhinoig.com**2****PROPERTY ADDRESS**N. 96 W. 18650 County Line Rd.
Germantown, WI 53022**3****NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North M- Retail	South	East	West
--------------------	-------	------	------

4**READ AND INITIAL THE FOLLOWING:**☒ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.

n/a existing development

☐ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.☒ I understand that an incomplete application will be withdrawn from the Plan Commission agenda and that all resubmissions to the Plan Commission are subject to a new application fee.**5****SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!**Loris Memic6/8/2021

Applicant

Date

Owner

Date

For more than 40 years, Harbor Freight Tools has been America's go-to source for affordable tools. The family-owned company started in Southern California in 1977, when 17-year-old Eric Smidt began transforming his father's small phone sales business into a successful mail order company, bypassing the resellers, dealing directly with factories, and passing the savings on to the customer.

Harbor Freight Tools locations are open 7 days a week, Mondays through Saturdays from 8 am to 7 pm and on Sundays from 9 am to 6 pm. The health and safety of our customers and our associates is our primary concern and we are observing the protocols recommended by the CDC during the COVID-19 pandemic.

Harbor Freight Tools hires locally and is planning to bring between 25-30 new jobs to the community. The company was recently recognized by *Forbes* as both one of the 20 Best Large companies to work for in retail, and the nation's Number One Employer for Veterans in any industry. We strive to be the best place to work in retail and offer highly competitive salaries, a full benefits package and the opportunity to advance in one of the fastest growing retailers around.

The company opened its first store in 1980. Today Harbor Freight Tools has more than 1,100 stores across the country, 23,000 employees and more than 40 million customers who depend on Harbor Freight's quality and value to earn a living, repair their homes and cars and pursue their hobbies. With core values of excellence and continuous improvement, Harbor Freight Tools works to constantly improve the quality of its products and this year will introduce more than 1,000 new tools and accessories. Harbor Freight Tools is one of the nation's fastest growing retailers, opening two new stores every week.

At this site, we are proposing to paint the existing signboard and accent band with "Safety Red" to comply with the overall theme and branding of Harbor Freight Tools. We are also proposing to paint to match the existing coping and metal flank at the main entry per the sign brand book. Additional exterior items include infilling three openings, expanding the platform door opening to accommodate a new forklift door, new steel/metal panel receiving enclosure (at existing platform) with three openings for access, replace one existing ramp with a wider accessible ramp for forklift access to the parking lot, and remove and replace exterior wall packs and canopy can lights with HFT prototypical light fixtures.



6/9/21

Bryce Islava
Director of Real Estate
Harbor Freight Tools

SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

This checklist provides a summary of requirements found in the Municipal Code. It is intended purely as a guide for developers and should not substitute for a full review of the Code and applicable regulations. (Revised 1/02)

GENERAL INFORMATION

- ☐ Provide Completed Checklist with submittal
- ☐ Names and addresses of owner/developer/designer
- ☐ Graphic scale, north arrow
- ☐ Location sketch
- ☐ Size of site (gross and net acreage)
- ☐ Existing zoning
- ☐ Adjacent zoning and uses
- ☐ Number of residents (subdivisions)
- ☐ Number of employees

EXISTING SITE INFORMATION

- ☐ Dimensions of site and lot lines (pipes found, pipes set, monuments)
- ☐ Existing grades (2' contours minimum)
- ☐ Adjacent property grades (within 10' minimum of property lines)
- ☐ Adjacent structures (within 20' minimum of property lines)
- ☐ Drainage systems and structures
- ☐ Natural features (woods, streams, lakes, ponds, outcroppings)
- ☐ Wetland boundaries (provide date of staking)
- ☐ Floodplain elevation and boundaries
- ☐ Environmental concerns (underground tanks, etc)
- ☐ Roads, curbs, parking lots, pavement areas
- ☐ Structures (location, size)
- ☐ Rights-of-Way (existing/ultimate)
- ☐ Easements (drainage, utility)
- ☐ Existing utilities (sanitary, water, electric, gas, telephone)
- ☐ Benchmark locations and elevations
- ☐ Location of fences, wells, borings, etc.

ARCHITECTURAL PLANS

- ☐ Existing building location
- ☐ Existing building elevations/materials
- ☐ Proposed use (use list from Section 17.45)
- ☐ Statement of design intent (narrative)
- ☐ Proposed floor plans (dimension)
- ☐ Square footage (total and individual rooms/stores)
- ☐ Proposed elevations (dimension)
- ☐ Proposed building height

- ☐ Proposed materials and colors (material sample board required for new construction)
- ☐ Proposed signage (elevations, color, square footage, height, construction material, lighting)
- ☐ Details of any special features

PROPOSED SITE PLAN

- N/A Grading and spot elevations
- N/A Erosion control measures (silt fencing, hay bales, rip-rap, tracking mat, stockpile locations)
- N/A Stormwater management
 - stormwater management design report
 - general drainage pattern
 - swales w/ arrows for direction of flow
 - pond design with outfalls
 - culverts (location/size)
- N/A Utilities (size, invert elevations, length, slope, etc.)
 - sanitary
 - water
 - stormsewer
- AS1.0 Building location (dimension)
- A3.0 & A3.1 Building elevation (finished grade)
- AS1.0 & 3.0 Location of proposed signage
- N/A Details of outside storage (including trash receptacles)
- N/A Setbacks (clearly marked and dimensioned)
- N/A Vehicular entrances (dimension to centerline of nearest intersection)
- N/A Streets (dimension and direction for one-ways)
- N/A Curve radii
- N/A Sidewalks (dimension)
- N/A Parking areas (show striping/spot elevations)
- N/A Parking setback from property line
- AS1.0 Loading areas (dimension)
- N/A Lot coverage
 - Square footage total
 - Impervious surfaces total (%)
 - Green space total (%)
 - Percent permitted (over/under %)
- N/A Municipal utility connections
 - Sanitary sewer (pipe size/elevations)
 - Water (size, valve location, elevations)
 - Location of hydrants
- N/A Easement for public water mains

LIGHTING PLAN

N/A Major improvements for context

N/A Location/nature of existing fixtures

A2.0 A3.0, A3.1 Location of proposed fixtures

N/A Photometric report (to scale on plan)

N/A Manufacturers cut-sheets of all fixtures

A2.0 Lighting schedule

& E2.1 – key to plan

– number/type of fixtures

– output (wattage)

N/A Installation details as appropriate

LANDSCAPING PLAN

☐ Major improvements for context
(building, drives, walks)

☐ Proposed outdoor amenities (benches,
paths, etc.)

☐ Existing vegetation

– Species

– Size

– Approximate canopy in plan

☐ Vegetation to be destroyed

– List and show location

☐ Proposed method of saving existing
vegetation during construction

☐ Proposed landscape features (berms,
fountains)

☐ Existing/proposed lighting

☐ Irrigation/watering systems (locate
outlets)

☐ Plant lists or schedules

– Keyed to plan

– Number of each species

– Size when planted (caliper)

☐ Installation details/staking

MODEL SUBMITTAL

INCLUDES THE FOLLOWING

PLANS:

1. Cover / Title Page
2. Existing Conditions Survey
3. General Site Plan
4. Grading, Paving & Erosion Control Plan
5. Utility Plan
6. Site Details (curbing, catch basins, detention ponds, pavement, erosion control and sign details)
7. Landscape Plan
8. Landscape details (planting schedule, berming cross-sections, method of installation)
9. Lighting Plan
10. Floor Plan
11. Exterior Building Elevations
12. Building Material Sample Board

In addition to the items on this list, Village Staff and/or the Plan Commission may require additional drawings and data to be submitted for approval.

If any public improvements or work is to be done in the Public Right-of-Way, the Village will require that a Developer's Agreement be submitted and approved by the Village Board.

GERMANTOWN, WI 53022

LIST OF DRAWINGS

PROJECT SCOPE:

INTERIOR BUILD OUT OF AN EXISTING STALONE MERCANTILE BUILDING (FORMER SEARS DEPARTMENT STORE) INTERIOR ALTERATIONS INCLUDE AUTOMATIC BI-PARTING DOORS, NEW OFFICES, NEW RESTROOMS, AND BREAK ROOM WITH CABINETS. EXTERIOR ALTERATIONS INCLUDE NEW BI-PARTING DOORS IN MODIFIED OPENING, NEW SALES EGRESS DOOR WITH LANDINGS AND RAMP TO GRADE, NEW STOCK EGRESS DOOR IN AN EXISTING OPENING, NEW OVERHEAD COILING DOOR IN A MODIFIED OPENING, CONCRETE PLATFORM/DOCK EXPANSION TO ACCOMMODATE NEW RECEIVING ENCLOSURE AND AREA OF ASSISTED RESCUE WITH CONCRETE STEPS AND LANDING, HAND RAILING, AND NEW ACCESSIBLE CURB RAMP.

PARKING ANALYSIS: NEW ACCESS CROSSWALK TO ADJACENT PARKING SPACES NEAREST TO MAIN ENTRY. CRACK AND SEAL, AND RESTRIPE BY LANDLORD UNDER SEPARATE LANDLORD PERMIT.

DEFERRED SUBMITTALS:

- EXTERIOR SIGNAGE (INCLUDING TEMPORARY SIGN BANNER)
- AUTOMATIC SPRINKLER SYSTEM MODIFICATIONS
- FIRE ALARM SYSTEM MODIFICATIONS
- MERCHANDISE RACKING

APPLICABLE CODES:

BUILDING CODE: 2015 INTERNATIONAL BUILDING CODE
ENERGY CODE: 2015 INTERNATIONAL ENERGY CONSERVATION CODE
MECHANICAL CODE: 2015 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE
PLUMBING CODE: 2015 INTERNATIONAL PLUMBING CODE
FIRE CODE: 2015 INTERNATIONAL FIRE PREVENTION CODE

USE and OCCUPANCY CLASSIFICATION:

M - MERCANTILE

CONSTRUCTION CLASSIFICATION (TYPE):

III - FULLY SPRINKLERED

FIRE-RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS (HOURS):

STRUCTURAL FRAME:	0 HOURS	INTERIOR NONBEARING WALLS:	0 HOURS
EXTERIOR BEARING WALLS:	0 HOURS	FLOOR CONSTRUCTION:	0 HOURS
INTERIOR BEARING WALLS / COLUMNS:	0 HOURS	ROOF CONSTRUCTION:	0 HOURS

ALLOWABLE HEIGHT and BUILDING AREAS:

ALLOWABLE AREA:	50,000 SQ. FT.
SALES AREA:	12,849 SQ. FT.
NON-SALES AREA:	4,589 SQ. FT.
GROSS LEASED AREA:	21,109 SQ. FT.
ALLOWABLE HEIGHT:	75'-0"
ACTUAL HEIGHT:	32'-2"

OCCUPANT LOAD:

ACTUAL INTERIOR AREA BUILDING: 21,109 SQ. FT.		
FUNCTION OF SPACE	FLR. AREA / OCC.	CALCULATION
M - SALES	60 GROSS	12,849 SQ. FT.
B - CORE AREA	100 GROSS	643 SQ. FT.
S-2 - STOCK	300 GROSS	7,617 SQ. FT.
		25 OCCUPANTS

ANTICIPATED OCCUPANT LOAD FOR HARBOR FREIGHT TOOLS: 150 MAX FROM HISTORICAL DATA 246 OCCUPANTS

EGRESS REQUIREMENTS:

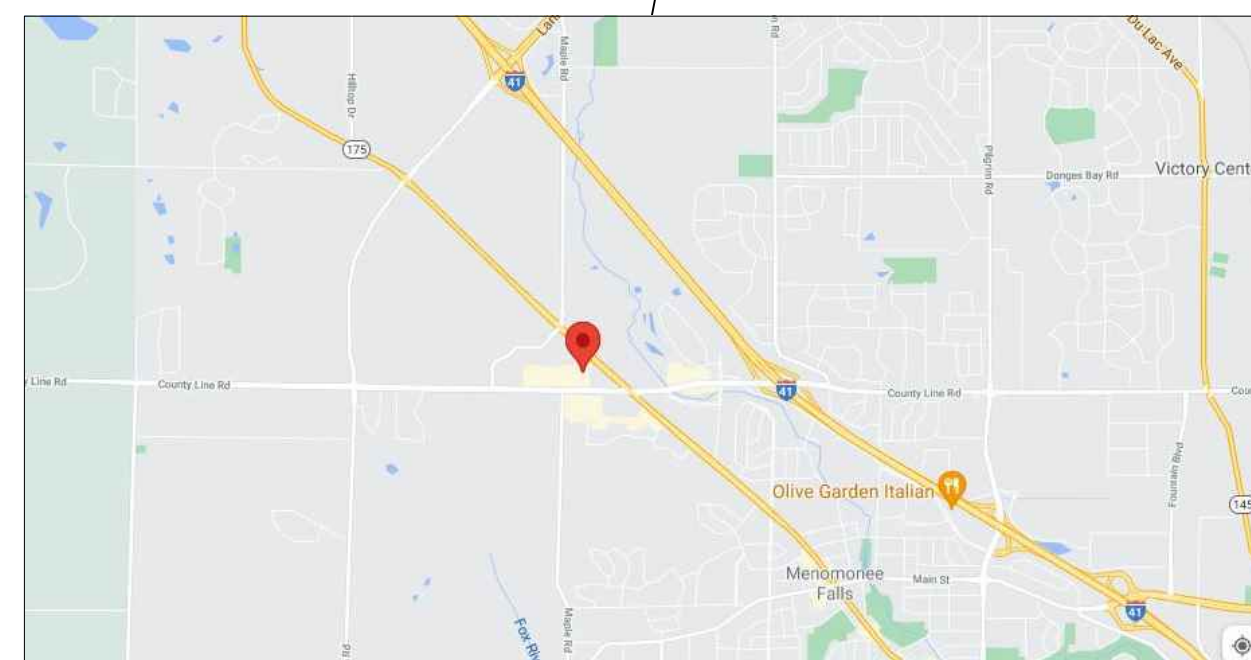
REQUIRED EGRESS WIDTH:	246 OCC. x 0.20 = 49.2" (44" MIN)
PROVIDED EGRESS WIDTH:	ONE (1) BREAK-AWAY BI-PARTING DOORS @ 68", TWO (2) H.M. DOOR @ 34" = 136"
REQUIRED EXIT ACCESS TRAVEL DISTANCE:	250'
PROVIDED EXIT ACCESS TRAVEL DISTANCE:	LESS THAN 250'
MIN. NUMBER OF EXITS REQUIRED / PROVIDED	2 EXITS REQUIRED / 3 EXITS PROVIDED

PLUMBING FIXTURE REQUIREMENTS:

PLUMBING FIXTURE	CALCULATION	REQUIRED	PROVIDED
WATER CLOSETS, MEN:	1 PER 500 OCC.	1	1
WATER CLOSETS, WOMEN:	2 PER 500 OCC.	1	1
LAVATORIES, MEN:	1 PER 750 OCC.	1	1
LAVATORIES, WOMEN:	1 PER 750 OCC.	1	1
DRINKING FOUNTAINS:	1 PER 1,000 OCC.	1	1
MOP SINK:	1 SERVICE SINK/USE GROUP	1	1

SHEET NO.	DRAWING NAME	ISSUE DATE	REVISION DATE
	PROJECT ORIENTATION		
A0.0	COVER SHEET	06/08/21	
	SITE		
AS1.0	ARCHITECTURAL SITE PLAN	06/08/21	
	DEMOLITION		
D1.0	DEMOLITION PLAN	06/08/21	
	ARCHITECTURAL		
A0.2	GENERAL NOTES	06/08/21	
A0.3	CONCRETE SPECIFICATIONS	06/08/21	
A0.4	CONCRETE SPECIFICATIONS	06/08/21	
A1.1	FLOOR PLAN	06/08/21	
A1.2	FIXTURE PLAN	06/08/21	
A1.3	FINISH PLAN	06/08/21	
A1.4	FIXTURE SPECIFICATION AND DETAILS	06/08/21	
A1.5	FIXTURE SPECIFICATION AND DETAILS	06/08/21	
A1.6	FIXTURE SPECIFICATION AND DETAILS	06/08/21	
A1.7	FIXTURE SPECIFICATION AND DETAILS	06/08/21	
A1.8	RACKING SPECIFICATION AND DETAILS	06/08/21	
A1.9	RACKING / FIXTURE SPECIFICATION AND DETAILS	06/08/21	
A1.10	FIXTURE SPECIFICATION AND DETAILS	06/08/21	
A1.11	FIXTURE SPECIFICATION AND DETAILS	06/08/21	
A1.12	FIXTURE SPECIFICATION AND DETAILS	06/08/21	
A2.0	CEILING PLAN	06/08/21	
A3.0	EXTERIOR ELEVATIONS	06/08/21	
A3.1	EXTERIOR ELEVATIONS AND WALL SECTION	06/08/21	
A4.0	SECTIONS AND DETAILS	06/08/21	
A4.1	WALL TYPES AND DETAILS	06/08/21	
A4.2	MISC. DETAILS	06/08/21	
A4.3	MISC. DETAILS	06/08/21	
A4.4	RECEIVING ENCLOSURE DETAILS	06/08/21	
A5.0	DOOR SCHEDULE AND DETAILS	06/08/21	
A5.1	ENLARGED VESTIBULE PLAN & DETAILS	06/08/21	
	STRUCTURAL		
S0.0	GENERAL STRUCTURAL NOTES	06/08/21	
S0.1	GENERAL STRUCTURAL NOTES	06/08/21	
S1.0	PARTIAL FLOOR AND ROOF FRAMING PLAN	06/08/21	
S1.1	ENLARGED FRAMING PLANS	06/08/21	
S2.0	STRUCTURAL DETAILS	06/08/21	
S2.1	STRUCTURAL DETAILS	06/08/21	
S2.2	STRUCTURAL DETAILS	06/08/21	
	MECHANICAL / PLUMBING		
M1.0	MECHANICAL PLAN	06/08/21	
M1.1	MECHANICAL SCHEDULES	06/08/21	
M1.2	MECHANICAL DETAILS	06/08/21	
M1.3	MECHANICAL / PLUMBING SPECIFICATIONS	06/08/21	
P1.0	PLUMBING PLAN	06/08/21	
P1.1	PLUMBING DETAILS	06/08/21	
	FIRE PROTECTION		
FP1.0	FIRE PROTECTION PLAN	06/08/21	
	ELECTRICAL		
E0.1	ELECTRICAL SPECIFICATIONS	06/08/21	
E1.0	POWER PLAN	06/08/21	
E1.1	LIGHTING PLAN	06/08/21	
E1.1A	ROOM LIGHTING CONTROL / DIMMING SYSTEM DETAILS	06/08/21	
E1.2	COMMUNICATIONS PLAN	06/08/21	
E2.0	ONE LINE DIAGRAM & DETAILS	06/08/21	
E2.1	LIGHTING AND PANEL SCHEDULES	06/08/21	
E2.2	PHONE BOARD DETAIL	06/08/21	
	EMS		
EMS-1	ENERGY MANAGEMENT SYSTEM	06/02/20	
EMS-2	ENERGY MANAGEMENT SYSTEM	06/02/20	
EMS-3	ENERGY MANAGEMENT SYSTEM	06/02/20	

PROJECT LOCATION



SCALE = NTS

HFT FURNISHED ITEMS
G.C. TO INSTALL

FIXTURES / FURNISHINGS:

- FURNISH AND INSTALL SALES AREA CASH WRAPS
- FURNISH AND INSTALL FRONT OF HOUSE AND BACK OF HOUSE FIXTURES
- FURNISH AND INSTALL EXTERIOR CART CORRAL (IF APPLICABLE)
- FURNISH AND INSTALL POWER STRIP AND CHARGERS AT BANNER AND CHARGING STATION

DOORS:

- FURNISH DOORS, FRAMES, AND HARDWARE. SEE SHEET A5.0 FOR FURTHER INFORMATION.
- FURNISH AND INSTALL OVERHEAD DOOR AT RECEIVING AREA. SEE SHEET A5.0 FOR FURTHER INFORMATION.
- FURNISH AND INSTALL HLT BI-PARTING DOOR PACKAGES. SEE SHEET A5.0 FOR FURTHER INFORMATION.

SIGNAGE:

- FURNISH AND INSTALL EXTERIOR SIGNAGE. POWER AND BLOCKING BY G.C.
- FURNISH ALL INTERIOR SIGNAGE.

FLOOR FINISHES:

- FURNISH AND INSTALL LVT FLOORS
- FURNISH AND INSTALL WALL BASE
- FURNISH AND INSTALL GRINDING AND POLISHING OF CONCRETE FLOORS

ELECTRICAL:

- FURNISH AND INSTALL TELEPHONE / DATA WIRING. VERIFY IF WIRING IS TO BE PLENUM RATED
- FURNISH AND INSTALL SOUND SYSTEM
- FURNISH AND INSTALL CAMERAS
- FURNISH LIGHT FIXTURES AND LAMPS
- FURNISH LIGHTING DIMMING SYSTEM COMPONENTS (IF APPLICABLE, SEE E1.1A)
- FURNISH AND INSTALL EMS COMPONENTS

MECHANICAL:

- FURNISH HVAC ROOFTOP UNITS. G.C. TO COORDINATE SCHEDULE AND DELIVERY

RESTROOM ACCESSORIES:

- FURNISH GRAB BARS. BLOCKING BY G.C.
- FURNISH SANITARY NAPKIN DISPOSAL
- FURNISH TOILET PARTITIONS (IF APPLICABLE)

NOTE: G.C. SHALL MANAGE ALL WARRANTY ITEMS AND REMEDIES INCLUDING MANAGING SUB-CONTRACTORS, VENDORS AND HFT VENDORS FOR A PERIOD OF (1) YEAR FROM TURNOVER

FIXTURES / FURNISHINGS:

- MILLWORK KIT FOR OFFICES
- FIRE EXTINGUISHERS
- PLASTIC BOLLARD COVERS
- EYE WASH STATION AND CARTRIDGE
- CORNER GUARDS
- POWER POLES
- FORKLIFT BATTERY CHARGER STATION AND WATER TANK
- MOP SINK SHELVES
- UPRIGHT FRAME PROTECTORS
- BOX RAILS
- BOLT DOWN BOLLARDS

ELECTRICAL:-

- BURGLAR ALARM PANEL
- WIRED ZONE EXPANDER
- KEY PAD
- SIREN
- CEILING MOUNTED MOTION DETECTOR
- GLASSBREAK DETECTOR
- MOTION DETECTOR
- MICROWAVE DETECTOR
- EXTERIOR DOOR CONTACTS
- OVERHEAD DOOR CONTACT
- EMPLOYEE TIME CLOCK

MECHANICAL

- DIGITAL DIFFUSERS
- 12" X 12" SQUARE PLAFF DIFFUSERS

PLUMBING FIXTURES:

- DRINKING FOUNTAIN AND STAINLESS STEEL WALL GUARDS
- MOP SINK, FAUCET AND ACCESSORIES
- BREAK ROOM SINK AND FAUCET
- RESTROOM LAVATORIES AND FAUCET
- WATER HEATER AND PAN
- EXPANSION TANK

RESTROOM ACCESSORIES:

- HAND DRYERS AND WALL GUARDS
- TOILET PAPER HOLDERS
- MIRRORS
- TOILET SEAT COVER DISPENSER

FLOOR FINISHES:

- VESTIBULE CARPET TILE

NOTE: G.C. TO COMPLETE (2) 40'-0" CONEX CONTAINERS FOR TEMPORARY STORAGE OF HFT SUPPLIED ITEMS. COORDINATE WITH IVEY / PL / ACMFMT WITH HFT PM.

LIFE SAFETY SUMMARY

NOTE: FIRE ALARM MONITORING IS VIA CELLULAR ANNUNCIATOR-NAPCO # SLE-LTEV-FIRE OR SLE-LTEA-FIRE. REFER TO SHEET E2.2 FOR ADDITIONAL INFORMATION

TELE: (262) 502-4701
EMAIL: john.delain@germantownfiredept.com

IT VENDOR		IT CHECKLIST		FLOORING VENDORS				LVT VENDOR			
RETAIL TECH INC. MAIN CONTACT: CRISTIN BELISIO T: (952) 356-1775 X 2007 C: (440) 263-2270 EMAIL: cbelisio@retailtechinc.com		<u>MUST HAVE CHECK LIST:</u> ☐ PROJECT MANAGERS CONTACT INFORMATION INCLUDING EMAIL ADDRESS ☐ CONTRACTOR INFORMATION 1 WEEK BEFORE CONSTRUCTION STARTS (PROTRACTR TRIGGER VIA EMAIL) ☐ GENERAL CONTRACT INFO INCLUDING EMAIL ADDRESSES ☐ SITE FOREMAN INFO INCLUDING EMAIL ADDRESS ☐ CONFIRMED ADDRESS WITH MPOE LOCATION (CLOSEST, DMARK, ETC) ☐ STANDARD STORE SET UP IS 2 LINES IN A HUNT GROUP, 1 LINE FOR BACK UP COMMUNICATION, AND 1 ALARM LINE IF WE NEED MORE DEDICATED ALARM LINES TO PASS CITY CODE, NEED TO KNOW THAT UPFRONT		DIAMA-SHIELD, LLC 32401 INDUSTRIAL DRIVE MADISON HEIGHTS, MI 48071 CONTACT: TRAVIS SIBLEY T: (313) 510-6149 EMAIL: tsibley@damashield.com		ROCKERZ INC. 100 COMMONWEALTH DR. WARRENDALE, PA 15086 CONTACT: ROBERT SMITH T: (724) 553-3854 EMAIL: rsmith@rockerzinc.com		PREFERRED GLOBAL CONTACT: MATTHEW NEWCOMER T: (371) 601-7284 EMAIL: mnewcomer@preferredglobal.net CONTACT: DEREK BROWN T: (371) 869-3712 EMAIL: dbrown@preferredglobal.net		FLOORMAX USA CONTACT: ALX RAHMAN 7701 DERRY STREET HARRISBURG, PA 17111 T: (717) 571-3548 EMAIL: alx@floormaxusa.com	
CABINET VENDOR				RACKING VENDOR		RACKING ENGINEER		BI-PARTING DOOR VENDOR		OVERHEAD XDO VENDOR	
RETAIL TECH INC. MAIN CONTACT: CRISTIN BELISIO T: (952) 356-1775 X 2007 C: (440) 263-2270 EMAIL: cbelisio@retailtechinc.com				MADIX, INC. 500 AIRPORT ROAD TERRELL, TX 75160 CONTACT: SCOTT NELSON T: (800) 528-6457 C: (905) 795-9386 EMAIL: snelson@madixinc.com		GARY K. MUNKELT AND ASSOCIATES 1180 WELSH ROAD, SUITE 190 NORTH WALES, PA 19454 CONTACT: BRUCE MATTHEWS, P.E. T: (215) 855-8719 EMAIL: bruce.matthews@gkmassoc.com EMAIL: brenda.bailey@gkmassoc.com		DORMA 924 SHERTWOOD DRIVE LAKE BLUFF, IL 60044 CONTACT: TESS FREEMAN T: (717) 335-4731 EMAIL: Tess.Freeman@dormakaba.com		CORNELL IRON 140 MAFFETT STREET WILKES-BARRE, PA 18705 CONTACT: KRISTA BONAVINA T: (800) 882-6773 X 620 EMAIL: kbonavina@cornellstorefronts.com	
DOOR HARDWARE VENDORS / RESTROOM ACCESSORIES		FIRE ALARM MONITORING VENDOR		ADDRESS VERIFICATION / METER SERVICES		SECURITY GATE VENDORS					
COOK AND BOARDMAN, LLC 345 MASON ROAD LAVERGNE, TN 37086 CONTACT: MIKE DONNELLY T: (615) 564-6000 x4523 EMAIL: harborfirelightteam@cookandboardman.com		PROTECTION 1 4221 W JOHN CARPENTER FWY IRVING, TX 75063 CONTACT: STEPHANIE NYSTROM T: (214) 271-7125 EMAIL: snystrom@adt.com		COST CONTROL ASSOCIATES 310 BAY ROAD QUEENSBURY, NY 12804 CONTACT: DAVE SADILOHA T: (518) 824-0311		RETAIL SECURITY, INC. 421 ELLIS CIRCLE FOLSOM, CA 95630 CONTACT: WES CROTEAU T: (916) 828-1419 EMAIL: wes@retailgates.com		CORNELL STOREFRONT SYSTEMS 140 MAFFETT STREET WILKES-BARRE, PA 18705 CONTACT: KRISTA BONAVINA T: (800) 882-6773 X 620 EMAIL: kbonavina@cornellstorefronts.com		COMMERCIAL REPAIRS & SALES, INC. P.O. BOX 3379 RIVERVIEW, RI 02868 CONTACT: RICK CIANCICULLI T: (800) 345-8045 EMAIL: rick@commercialrepairs.com	
HVAC VENDOR		EMS VENDOR		EMS SHIELDED CABLE VENDOR		LIGHTING VENDOR		NOTE: SUBSTITUTE PRODUCTS -OR- ALTERNATES TO THOSE SPECIFIED ON PLANS WILL NOT BE ACCEPTED WITHOUT HFT'S EXPRESS CONSENT. ANY PROPOSED SUBSTITUTIONS MUST BE SUBMITTED TO ARCHITECT FOR REVIEW AND APPROVAL.			
LENNOX INDUSTRIES NATIONAL ACCOUNTS CONTACT: DEREK GAREN T: (972) 497-6082 EMAIL: LennoxNationalAccounts@Lennoxinc.com		SIEMENS CONTACT: SAM BARRICK T: (877) 306-9400 EMAIL: sam.barrick@siemens.com PROJECT MANAGER: LESLIE VAUGHN EMAIL: leslie.vaughn@siemens.com ENGINEERING MANAGER: JUAN CABRERA T: (512) 567-7455 EMAIL: juanacabrera@siemens.com		WINDY CITY WIRE CONTACT: KIMBERLY DEPAOLA T: (800) 375-1191 X 2511 C: (630) 633-4811 EMAIL: kdepaula@smarwire.com		CAPITOL LIGHT 270 LOCUST ST. HARTFORD, CT 06114 CONTACT: BETH RIBE T: (860) 449-4502 EMAIL: beth.ribe@capitollight.com					

REVISIONS

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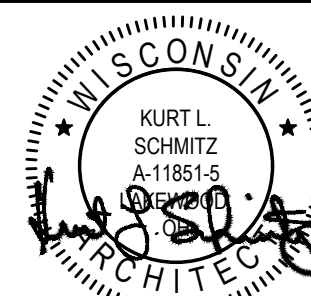
COVER SHEET

DATE	06/08/21
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JOB NO.	21101
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A0.0

SHEET NO.



06/08/21

IKLS

ARCHITECT

Kurt L. Schmitz, Architect
17710 Detroit Avenue Lakewood, Ohio 44107
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HARBOR FREIGHT TOOLS

GERMANTOWN, WI 53022

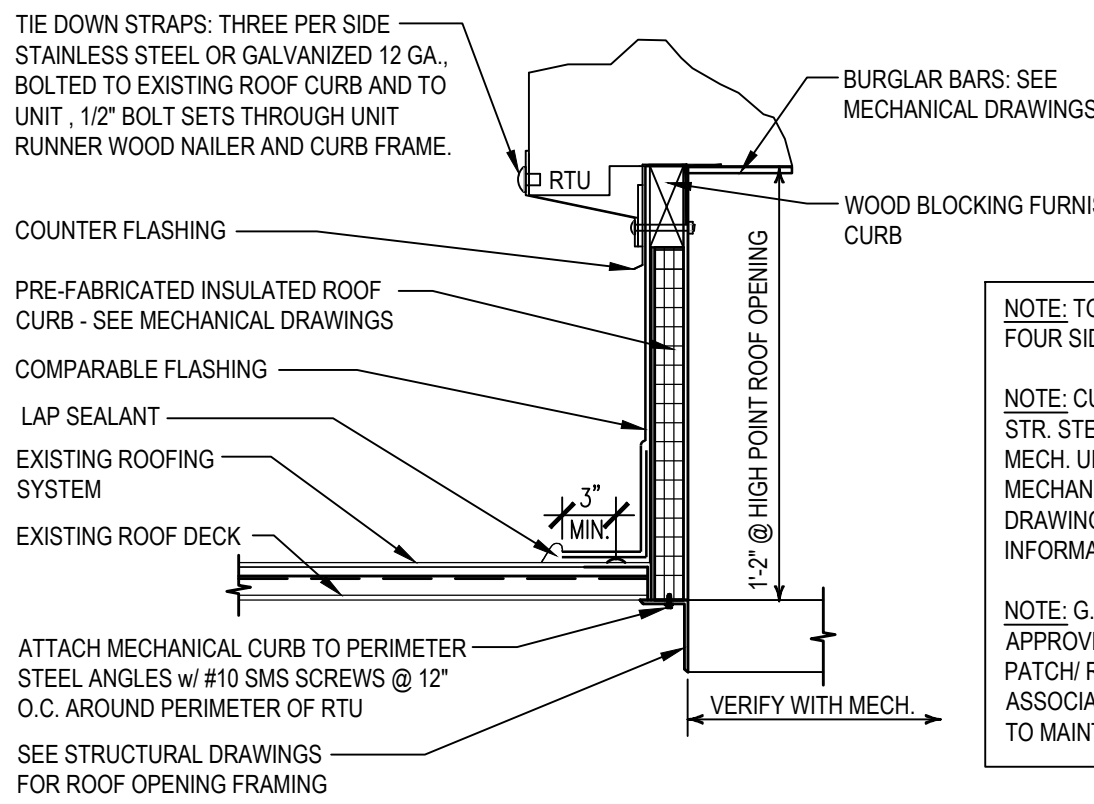
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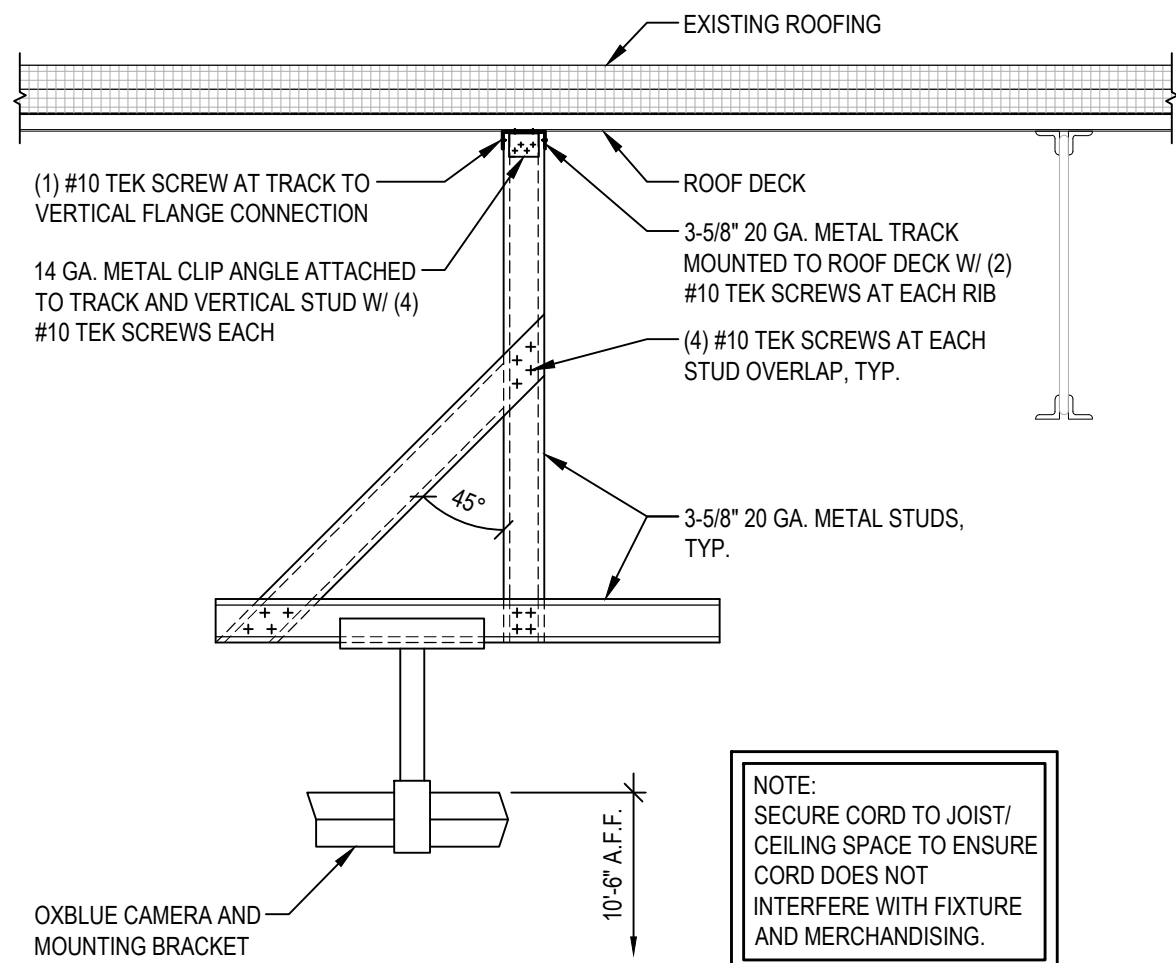


-  **OVERALL SITE PLAN**
NOT TO SCALE

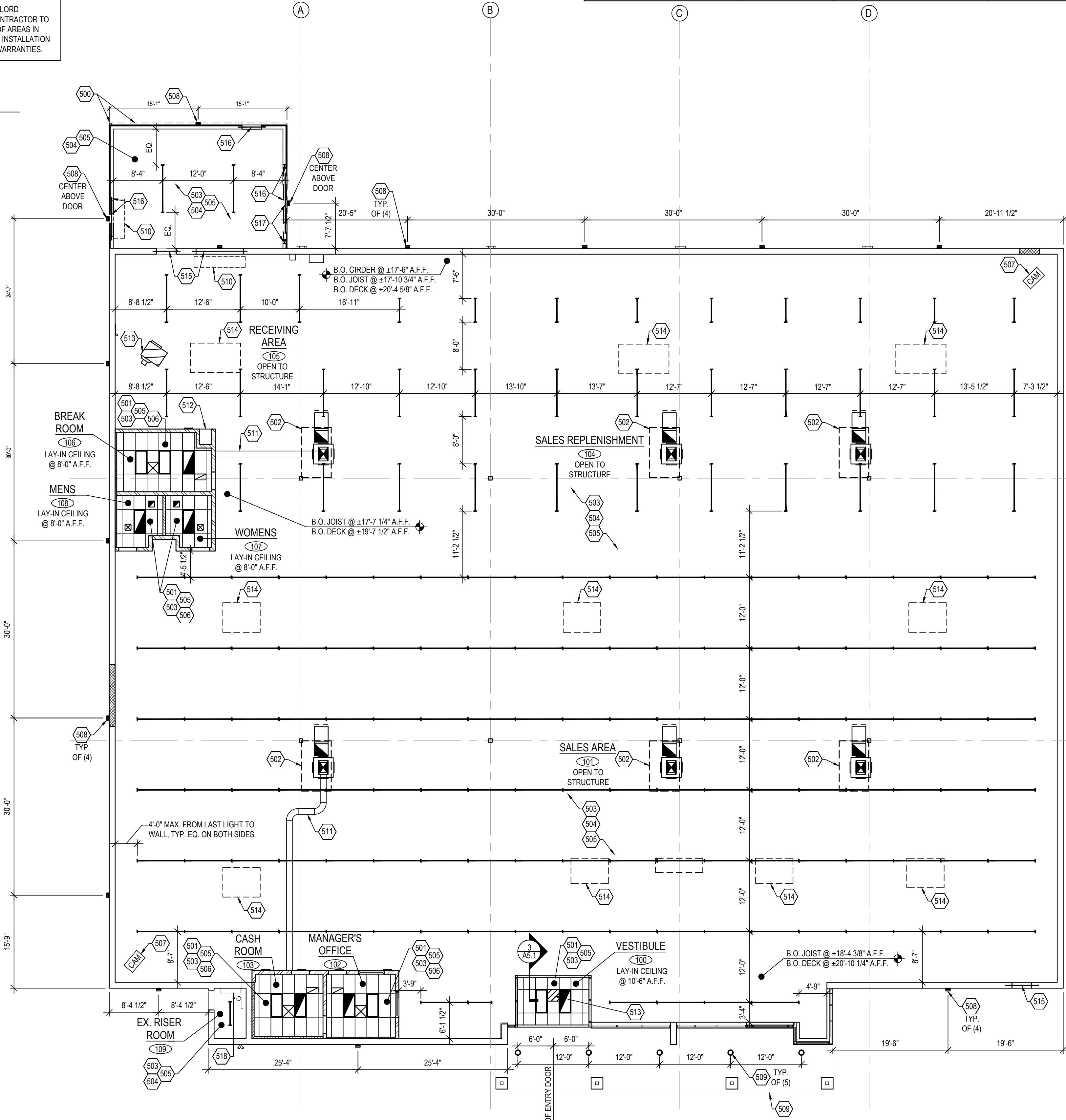
DO NOT SCALE THESE DRAWINGS



1
A2.0
MECHANICAL ROOF CURB DETAIL
SCALE: 3/4" = 1'-0"



2
A2.0
OXBLUE MOUNTING DETAIL
SCALE: 3/4" = 1'-0"



N
REFLECTED CEILING PLAN
SCALE 3/32" = 1'-0"

CEILING PLAN LEGEND

2' X 4' RECESSED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION		SUPPLY AIR DIFFUSER - SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION	
8' SURFACE MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION		RETURN AIR DIFFUSER - SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION	
4' SURFACE MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION		EXHAUST FAN - SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION	
EXTERIOR WALL MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION		ELECTRIC UNIT HEATER - SEE MECHANICAL PLANS FOR ADDITIONAL INFORMATION	
EXTERIOR SURFACE MOUNTED LIGHT FIXTURE - SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION			

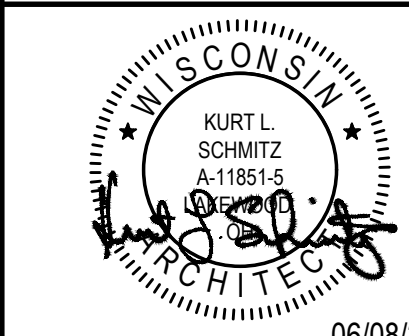
CEILING PLAN GENERAL NOTES

1. REFER TO GENERAL NOTES OF SHEET A0.2 FOR ADDITIONAL INFORMATION.
2. HFT G.C. TO VISIT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING PROPOSALS AND COMMENCING WORK.
3. HFT G.C. TO NOTIFY HFT PROJECT MANAGER IMMEDIATELY AFTER DEMOLITION OR START OF CONSTRUCTION, IF PROPOSED CEILING HEIGHTS & MECHANICAL REQUIREMENTS CAN NOT BE ACHIEVED FOR ANY REASON.
4. HFT G.C. IS RESPONSIBLE FOR PATCHING & REPAIRING ALL FIREPROOFING AS REQUIRED DUE TO PRIOR TENANT CONSTRUCTION AND DUE TO ANY NEW DEMOLITION OR NEW CONSTRUCTION TO MEET BOTH LANDLORD AND BUILDING DEPARTMENT REQUIREMENTS.
5. HFT G.C. TO PROVIDE CEILING ACCESS PANELS AS REQUIRED TO ACCOMMODATE ELECTRICAL, PLUMBING, SPRINKLER AND/OR MECHANICAL SERVICES THAT PASS THROUGH THE LEASED PREMISES, IE., J-BOXES, DUCT SMOKE DETECTORS, FIRE DAMPERS, FLOW SWITCHES, UTILITY CONNECTION POINTS, ETC.
6. SUSPENSION WIRES SHALL BE INSTALLED WITH A MAXIMUM SPACING OF 48" O.C.
7. ALL LAY-IN CEILING GRIDS SHALL BE CENTERED IN ROOM U.N.O.
8. SEE FP1.0 FOR SPRINKLER INFORMATION.

500 SERIES CEILING PLAN KEY NOTES

500. NEW GUTTER AND DOWNSPOUT AT NEW RECEIVING ENCLOSURE. SEE SHEET A1.1 FOR ADDITIONAL INFORMATION.
501. 2' x 4' SUSPENDED CEILING SYSTEM INSTALLED PER MANUFACTURERS SPECIFICATIONS. SEE FINISH SCHEDULE ON A1.3 FOR ADDITIONAL INFORMATION. CEILING TO BE CENTERED IN ROOM U.N.O.
502. APPROXIMATE LOCATION OF NEW HVAC ROOFTOP UNIT. G.C. TO CONTRACT WITH LANDLORD ROOFING CONTRACTOR TO MAINTAIN ALL ROOFING WARRANTIES. REFER TO DETAIL 1A2.0, STRUCTURAL, AND MECHANICAL DRAWINGS.
503. RE-WORK EXISTING SPRINKLER SYSTEM TO WORK WITH ROOM LAYOUT. SEE FP1.0 FOR ADDITIONAL INFORMATION.
504. EXPOSED STRUCTURE. REMOVE ANY UNUSED EQUIPMENT, WIRES, HANGERS, ETC. FROM STRUCTURE AREA. PAINT ENTIRE STRUCTURE AND DECK PER FINISH SCHEDULE ON SHEET A1.3.
505. NEW LIGHT FIXTURES THROUGHOUT ENTIRE HFT SPACE, UNLESS NOTED OTHERWISE. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
506. SUPPLY AND RETURN AIR DIFFUSERS OCCUR AT ROOM LOCATIONS. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
507. MOUNT OX-BLUE CAMERAS PER DETAIL 2 THIS SHEET, 12'-0" FROM THE CORNERS OF THE SPACE AT 45° ACROSS THE SALES AND STOCK AREAS. CAMERAS ARE TO BE MOUNTED AT OPPOSITE CORNERS OF THE SPACE. COORDINATE WITH HFT PM FOR FINAL QUANTITIES AND LOCATIONS.
508. WALL MOUNTED EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
509. LINE OF EXISTING CANOPY. SEE SHEET A3.0 FOR ADDITIONAL INFORMATION.
510. OVERHEAD COIL-UP DOOR HOUSING. SEE SHEET A5.0 FOR ADDITIONAL INFORMATION.
511. APPROXIMATE LOCATION OF MECHANICAL DUCTWORK. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
512. GYPSUM BOARD SHELF AT 8'-0" A.F.F. TO BE PAINTED. SEE SHEET A1.3 AND DETAIL 1A4.1 FOR ADDITIONAL INFORMATION.
513. UNIT HEATER CABINET. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
514. EXISTING RTU TO BE ABANDONED IN PLACE. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
515. STEEL LINTEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
516. METAL STUD BOX HEADER AND NESTED STUD JAMBS AT ENCLOSURE OPENINGS. SEE STRUCTURAL DRAWINGS. SEE EXTERIOR ELEVATIONS FOR CLEAR OPENING DIMENSIONS AND SHEET A4.3 FOR ADDITIONAL FRAMING INFORMATION. SEE DOOR SCHEDULE ON SHEET A5.0 FOR ADDITIONAL INFORMATION.
517. STEEL BEAM AND STEEL COLUMNS AT OPENING MOMENT FRAME. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
518. EXISTING WALL UNIT HEATER TO REMAIN. SEE MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
519. NEW CANOPY LIGHTING. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

DO NOT SCALE THESE DRAWINGS



06/08/21

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HARBOR FREIGHT TOOLS

GERMANTOWN, WI 53022

18650 COUNTY LINE ROAD #96

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REVISIONS

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REFLECTED
CEILING PLAN

DATE 06/08/21

JOB NO. 21101

A2.0

SHEET NO.

REMOVE GARDEN CENTER WALLS AND STRUCTURE COMPLETELY. CAP ASSOCIATED EQUIPMENT AND PREP CONCRETE SLAB EXTERIOR WEATHER EXPOSURE. SEE SHEET D1.0 FOR ADDITIONAL INFORMATION.



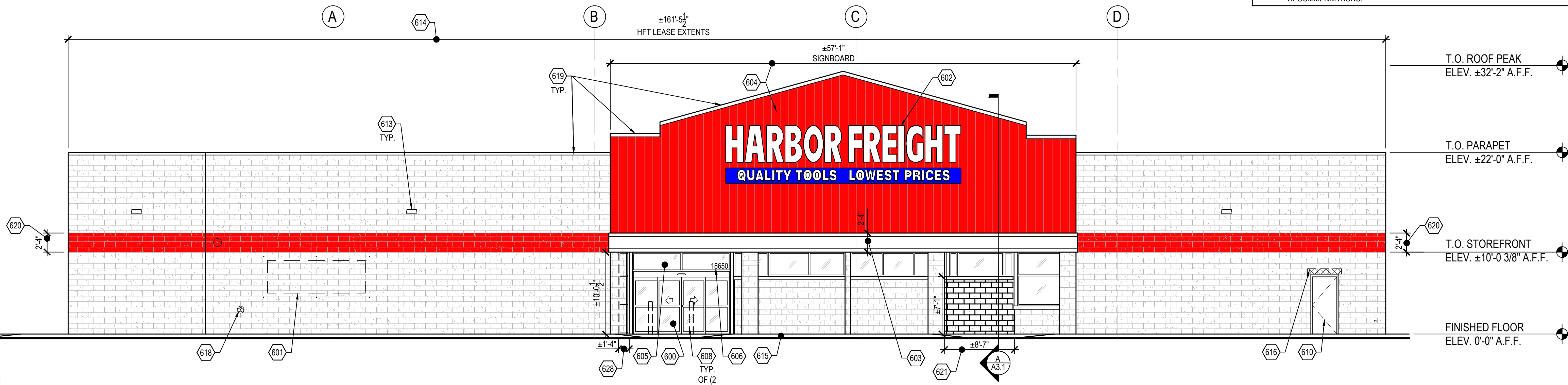
EXISTING SOUTH ELEVATION
NO SCALE

GENERAL NOTES

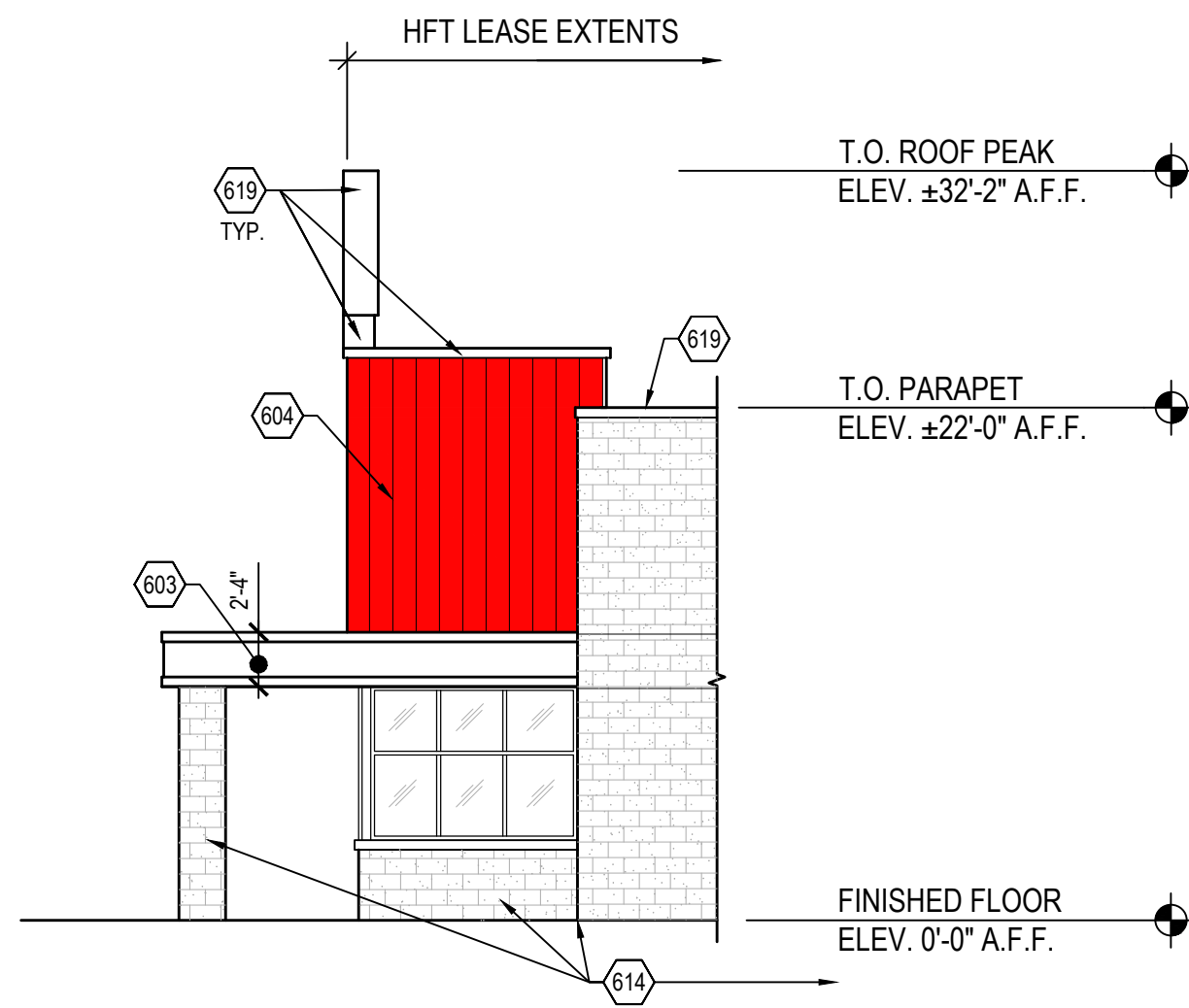
1. REFER TO GENERAL NOTES ON SHEET **A0.2** FOR ADDITIONAL INFORMATION.
2. SIGNAGE PERMIT DRAWINGS TO BE SUBMITTED SEPARATELY.
3. HFT GENERAL CONTRACTOR TO VISIT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING PROPOSALS AND COMMENCING WORK.
4. SIGNAGE SHOWN FOR REFERENCE ONLY - ACTUAL SIGNAGE SIZE AND TYPE TO BE DETERMINED BY HFT AND LANDLORD.
5. ALL SIGNAGE TO COMPLY WITH LANDLORD TENANT CRITERIA AND STATE / LOCAL CODES.
6. COORDINATE WITH SIGNAGE VENDOR FOR ANY SPECIFIC CRITERIA TO BE USED.
7. ALL SIGNAGE TO BE UL RATED.
8. EXISTING STOREFRONT CONSTRUCTION AND FINISHES TO REMAIN U.N.O.
9. WHERE A SURFACE IS NOTED TO BE PAINTED, PAINTING SHALL INCLUDE SURFACE PREPARATION FOR PAINT ACCORDING TO PAINT MANUFACTURER RECOMMENDATIONS.

600 SERIES ELEVATION KEY NOTES

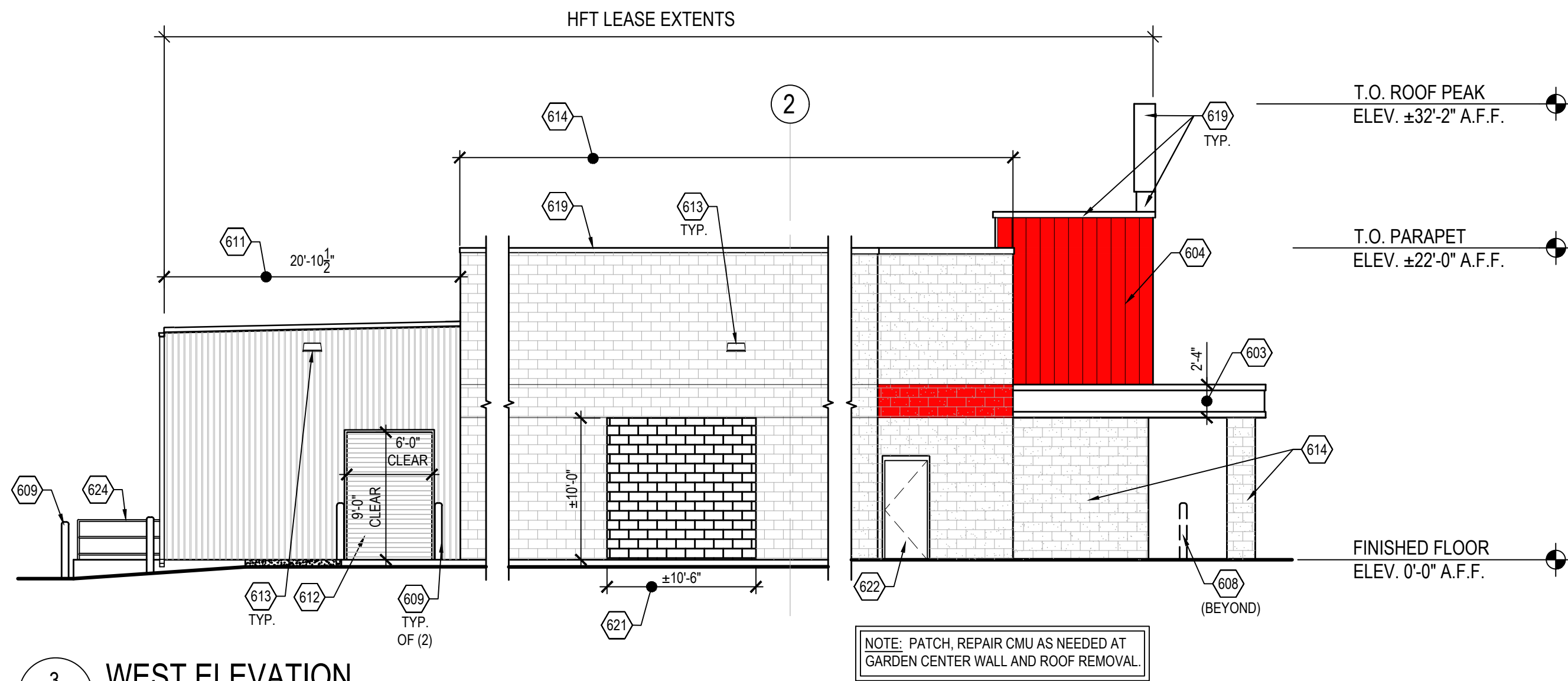
600. DORMA BI-PARTING DOOR SYSTEM. SEE SHEETS **A5.0** AND **A5.1** FOR ADDITIONAL INFORMATION.
601. SIGNAGE BANNER. PROVIDE 3/8" GALVANIZED EYELETS SPACED AS SHOWN ON DETAIL **A/A3.0**.
602. APPROXIMATE LOCATION OF HFT EXTERIOR BUILDING SIGN. BUILDING SIGNAGE PROVIDED AND INSTALLED BY HFT SIGN VENDOR.
603. HFT GENERAL CONTRACTOR TO COORDINATE ACTUAL SIGNAGE LOCATION WITH **FINAL APPROVED BRANDBOOK**. LOCATION AND SIZE SHOWN ARE APPROXIMATE. ALL SIGNAGE IS BY SEPARATE PERMIT. G.C. TO PROVIDE AND INSTALL SIGNAGE BLOCKING AND POWER AS COORDINATED WITH SIGNAGE VENDOR. G.C. RESPONSIBLE FOR PATCH AND REPAIR OF WALL / ROOF WHERE AFFECTED BY SIGNAGE INSTALL. G.C. TO CONTRACT WITH LANDLORD'S ROOFING CONTRACTOR FOR ALL ROOFING WORK TO MAINTAIN ALL ROOFING WARRANTIES.
604. CANOPY METAL PANEL FASCIA. REPAINT TO MATCH EXISTING BLUE PAINT COLOR.
605. METAL PANEL SIGNBOARD. REPAIR PENETRATIONS FROM FORMER SIGNAGE FOR WEATHER TIGHT CONDITION. REPLACE FULL HEIGHT METAL PANEL TO MATCH EXISTING IF UNIFORM SURFACE OR WEATHER TIGHT CONDITION CANNOT BE ACHIEVED. REPAIR METAL PANEL SIGNBOARD "SAFETY RED".
606. ALUMINUM FRAME TRANSOM SYSTEM. SEE SHEET **A5.1** FOR ADDITIONAL INFORMATION.
607. PROVIDE 8" HIGH WHITE VINYL NUMBERS STATING STREET ADDRESS IN HELVETICA FONT STYLE ON TRANSOM. SEE DOOR SCHEDULE NOTES ON SHEETS **A5.0** AND **A5.1** FOR ADDITIONAL INFORMATION.
608. PROVIDE 8" HIGH VINYL LETTERING STATING "HFT" AND STREET ADDRESS IN HELVETICA FONT. COLOR TO CONTRAST WITH DOOR.
609. 6" PIPE BOLLARD. SEE SHEET **A1.1** AND DETAIL **3/A4.1** FOR ADDITIONAL INFORMATION.
610. 8" PIPE BOLLARD. SEE SHEET **A1.1** AND DETAIL **3/A4.1** FOR ADDITIONAL INFORMATION.
611. NEW HOLLOW METAL DOOR AND FRAME IN NEW OPENING. DOOR AND FRAME TO BE PAINTED TO MATCH ADJACENT WALL FINISH. SEE SHEETS **A1.3** AND **A5.0** FOR ADDITIONAL INFORMATION.
612. NEW STEEL/METAL STUD WITH METAL PANELS RECEIVING ENCLOSURE. SEE SHEET **A1.1**, DETAIL **1/A4.3** AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
613. OVERHEAD DOOR AND FRAME. SEE SHEET **A1.1** AND **A5.0** DOOR SCHEDULE FOR ADDITIONAL INFORMATION.
614. WALL MOUNTED LIGHT FIXTURE. SEE SHEET **A2.0** AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
615. G.C. TO PATCH/ REPAIR AND PAINT CMU WALL TO MATCH EXISTING EXTERIOR COLOR SCHEME. EXCEPT AS NOTED OTHERWISE BY TAG NOTE 620.
616. EXISTING CONCRETE WALK.
617. HATCHING INDICATES STEEL LINTEL. SEE STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
618. EXISTING DOWNSPOUT WITH COLLECTOR AND CONDUCTOR. CONTRACTOR TO CLEAN DOWNSPOUT OF ALL DEBRIS TO ENSURE PROPER DRAINAGE. RE-PAINT TO MATCH EXISTING BLUE PAINT COLOR.
619. EXISTING GUARD RAIL. REPAINT "HONORABLE BLUE" IN RUST RESISTANT PAINT. SEE FINISH SCHEDULE ON SHEET **A1.3** FOR ADDITIONAL INFORMATION.
620. EXISTING METAL COPING. RE-PAINT TO MATCH EXISTING BLUE PAINT COLOR.
621. EXISTING CMU ACCENT BAND TO BE REPAINTED "SAFETY RED".
622. INFILL EXISTING OPENING WITH CMU WALL CONSTRUCTION. PAINT TO MATCH EXISTING ADJACENT COLOR. SEE WALL SECTION **A/A3.1**.
623. NEW HOLLOW METAL DOOR AND FRAME IN EXISTING OPENING. DOOR AND FRAME TO BE PAINTED TO MATCH EXISTING EXTERIOR COLOR SCHEME.
624. EXISTING GAS METER. SEE MECHANICAL AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
625. NEW 2'-10" STEEL HAND RAILING. SEE DETAIL **B/A3.0** FOR ADDITIONAL INFORMATION.
626. NEW CONCRETE STEPS FROM CONCRETE PLATFORM EXTENSION TO GRADE. SEE SHEET **A1.1** FOR ADDITIONAL INFORMATION.
627. CONCRETE PLATFORM/DOCK EXPANSION. SEE SHEET **A1.1** AND STRUCTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
628. NEW DOCK BUMPERS TO BE BEACON INDUSTRIES, INC. BDB1212-4.5 SERIES RUBBER DOCK BUMPER OR APPROVED EQUAL.
629. INFILL OPENING WITH STOREFRONT SIDE LITE. FINISH TO MATCH DOOR SYSTEM.
630. NEW 3'-6" HIGH REMOVABLE RAILING. SEE DETAIL **C/A3.0** FOR ADDITIONAL INFORMATION.
631. INSTALL VINYL STRIP CURTAIN BY ULINE, H-4782, OR EQUAL TO INTERIOR SIDE OF OPENING HEADER OR SOFFIT PER MFR RECOMMENDATIONS.



1 SOUTH ELEVATION
A3.0 SCALE: 1/8" = 1'-0"

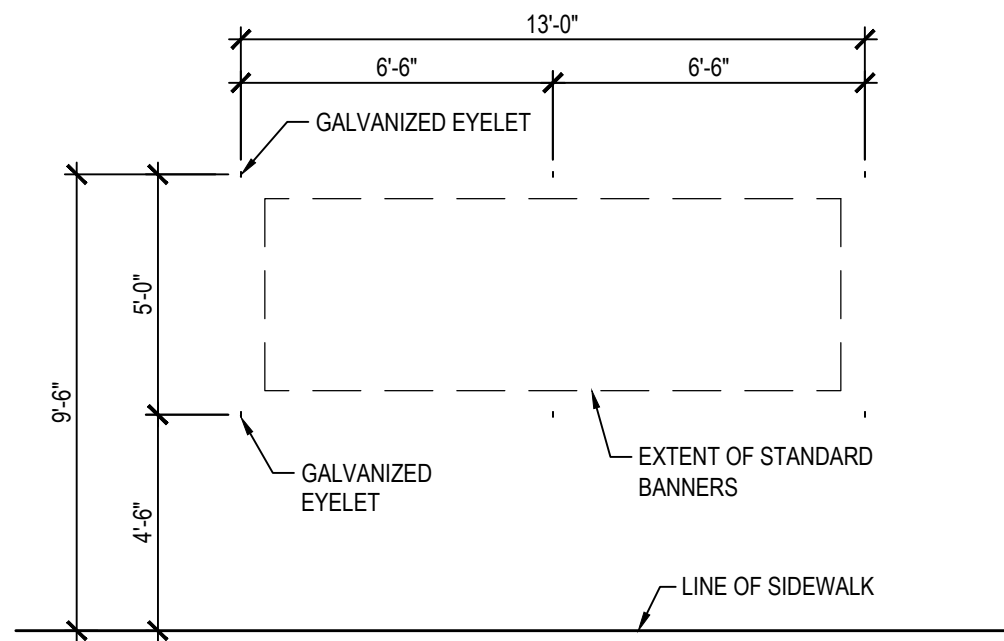


2 PARTIAL EAST ELEVATION @ ENTRANCE CANOPY
A3.0 SCALE: 1/8" = 1'-0"



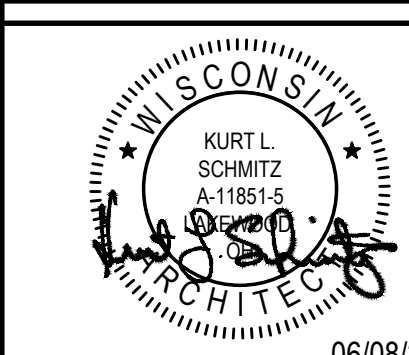
3 WEST ELEVATION
A3.0 SCALE: 1/8" = 1'-0"

- NOTES
1. HARBOR FREIGHT USES ONE STANDARD SIZE BANNER (4' X 12')
 2. EYELETS FOR THIS BANNER TO BE GALVANIZED
 3. ALL ITEMS SUPPLIED BY HFT, UNDER SKU #81487, EXCEPT (3) 5/16" X 4 1/4" SCREW HOOKS AND (2) 5/16" X 4 1/4" EYELETS
 4. G.C. TO ENSURE EYELETS ARE INSTALLED TO SUITABLE BLOCKING MATERIAL AND CAPABLE OF WITHSTANDING WIND FORCES.
 5. G.C. TO VERIFY WITH HFT P.M. IF EYELETS ARE ALLOWED PRIOR TO INSTALLATION.



A EYELET AND SCREW HOOK SPACING DETAIL
A3.0 SCALE: 1/4" = 1'-0"

DO NOT SCALE THESE DRAWINGS



06/08/21

KLS
ARCHITECT

HARBOR FREIGHT TOOLS

GERMANTOWN, WI 53022

18660 COUNTY LINE ROAD #96

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REVISIONS

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EXTERIOR
ELEVATIONS

DATE 06/08/21

JOB NO. 21101

A3.0

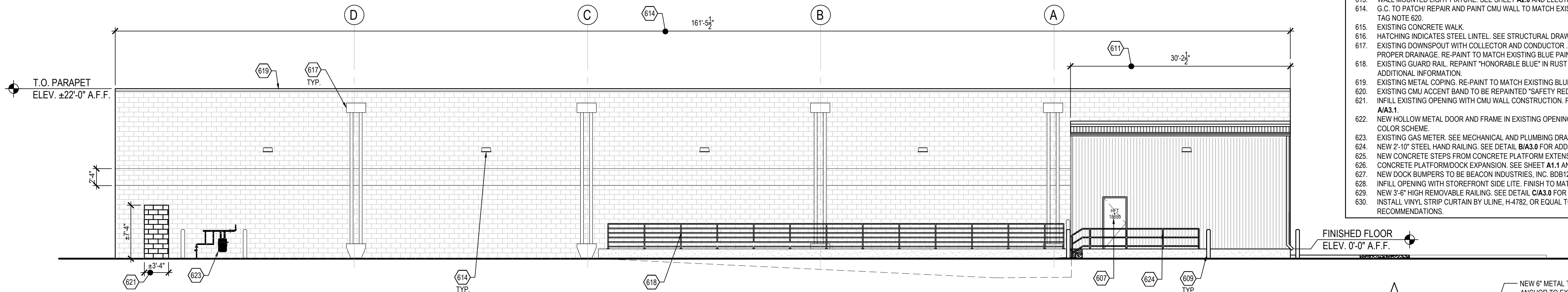
SHEET NO.

GENERAL NOTES

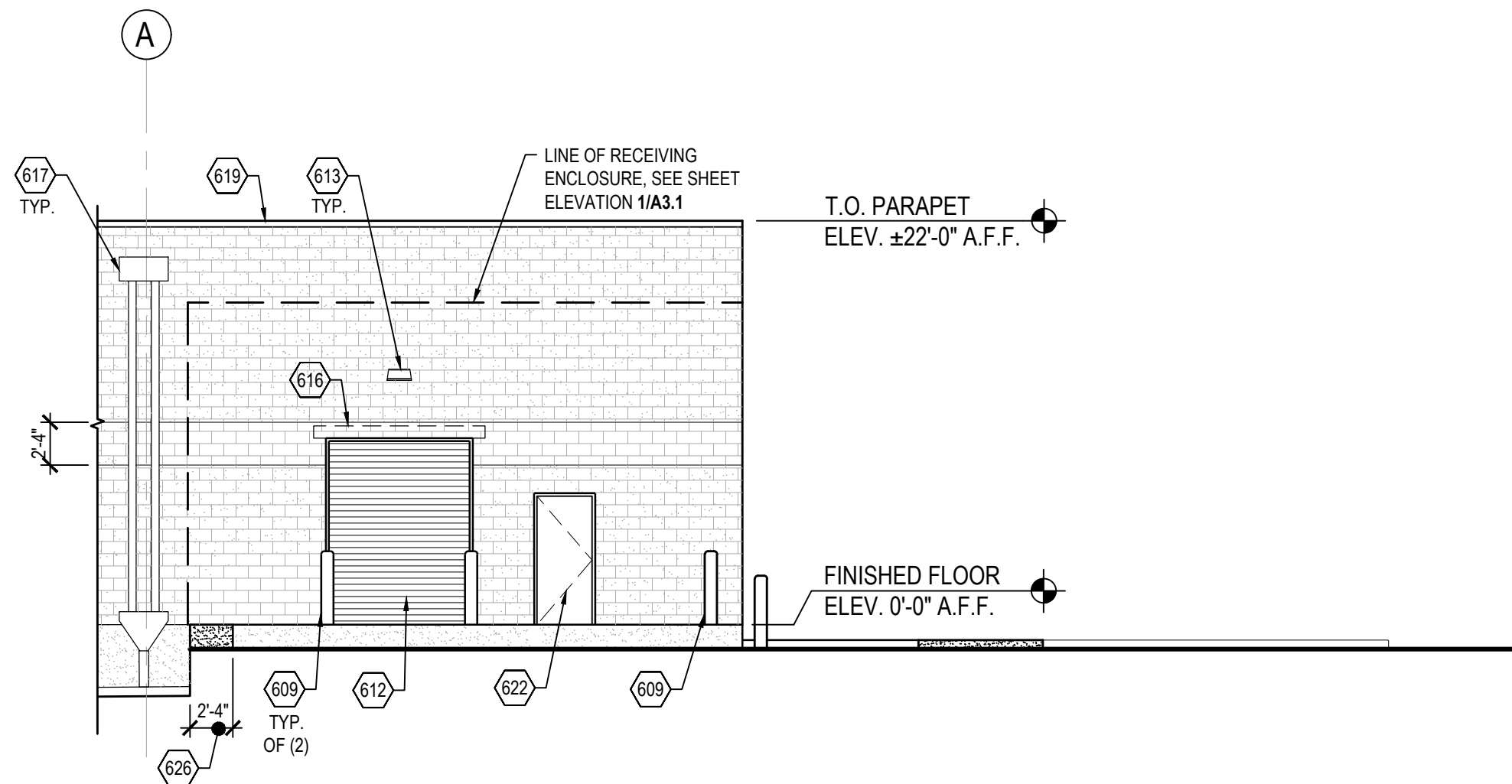
1. REFER TO GENERAL NOTES ON SHEET **A0.2** FOR ADDITIONAL INFORMATION.
2. SIGNAGE PERMIT DRAWINGS TO BE SUBMITTED SEPARATELY.
3. HFT GENERAL CONTRACTOR TO VISIT SITE AND VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING PROPOSALS AND COMMENCING WORK.
4. SIGNAGE SHOWN FOR REFERENCE ONLY - ACTUAL SIGNAGE SIZE AND TYPE TO BE DETERMINED BY HFT AND LANDLORD.
5. ALL SIGNAGE TO COMPLY WITH LANDLORD TENANT CRITERIA AND STATE / LOCAL CODES. COORDINATE WITH SIGNAGE VENDOR FOR ANY SPECIFIC CRITERIA TO BE USED.
6. ALL SIGNAGE TO BE UL RATED.
7. EXISTING STOREFRONT CONSTRUCTION AND FINISHES TO REMAIN U.N.O.
8. WHERE A SURFACE IS NOTED TO BE PAINTED, PAINTING SHALL INCLUDE SURFACE PREPARATION FOR PAINT ACCORDING TO PAINT MANUFACTURER RECOMMENDATIONS.

600 SERIES ELEVATION KEY NOTES

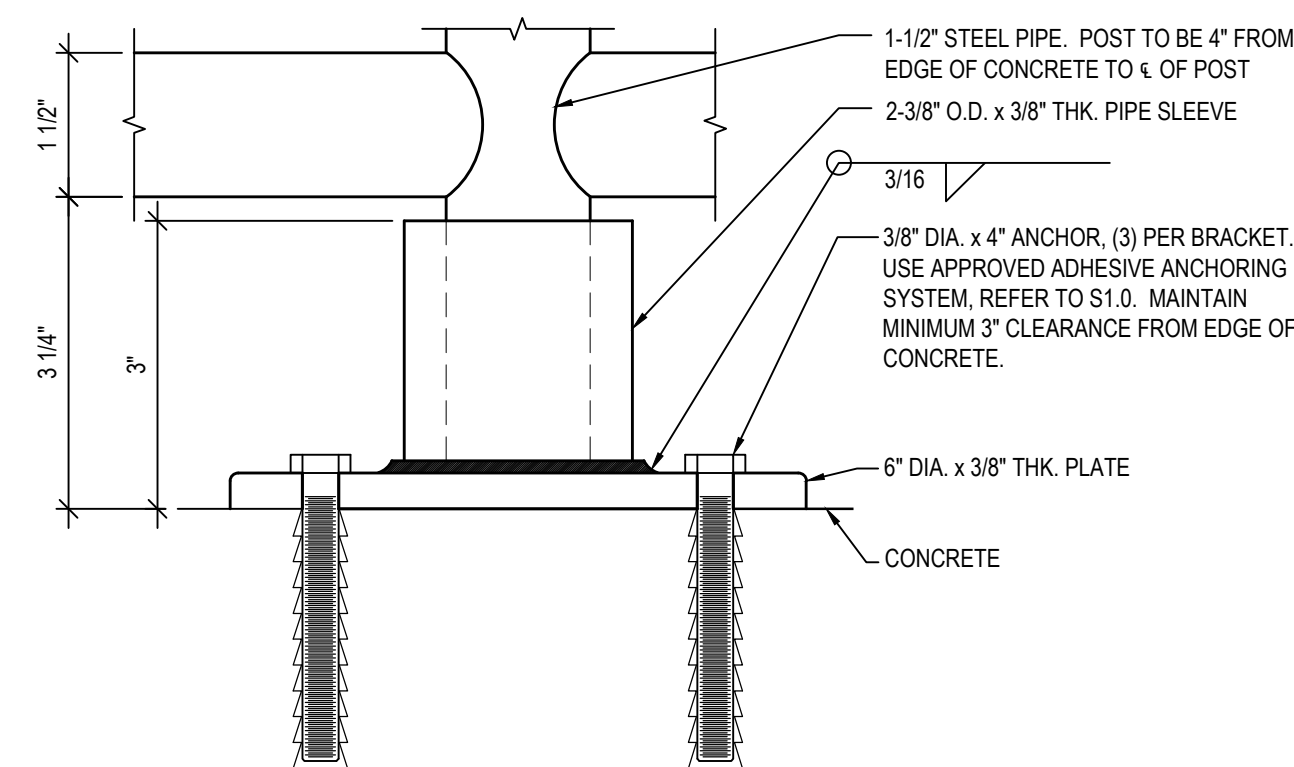
600. DORMA BI-PARTING DOOR SYSTEM. SEE SHEETS **A5.0** AND **A5.1** FOR ADDITIONAL INFORMATION.
601. SIGNAGE BANNER. PROVIDE 3/8" GALVANIZED EYELETS SPACED AS SHOWN ON DETAIL **AJ3.0**.
602. APPROXIMATE LOCATION OF HFT EXTERIOR BUILDING SIGNAGE PROVIDED AND INSTALLED BY HFT SIGN VENDOR. HFT GENERAL CONTRACTOR TO COORDINATE ACTUAL SIGNAGE LOCATION WITH **FINAL APPROVED BRANDBOOK**. LOCATION AND SIZE SHOWN ARE APPROXIMATE. ALL SIGNAGE IS BY SEPARATE PERMIT. G.C. TO PROVIDE AND INSTALL SIGNAGE BLOCKING AND POWER AS COORDINATED WITH SIGNAGE VENDOR. G.C. RESPONSIBLE FOR PATCH AND REPAIR OF WALL / ROOF WHERE AFFECTED BY SIGNAGE INSTALL. G.C. TO CONTRACT WITH LANDLORD'S ROOFING CONTRACTOR FOR ALL ROOFING WORK TO MAINTAIN ALL ROOFING WARRANTIES.
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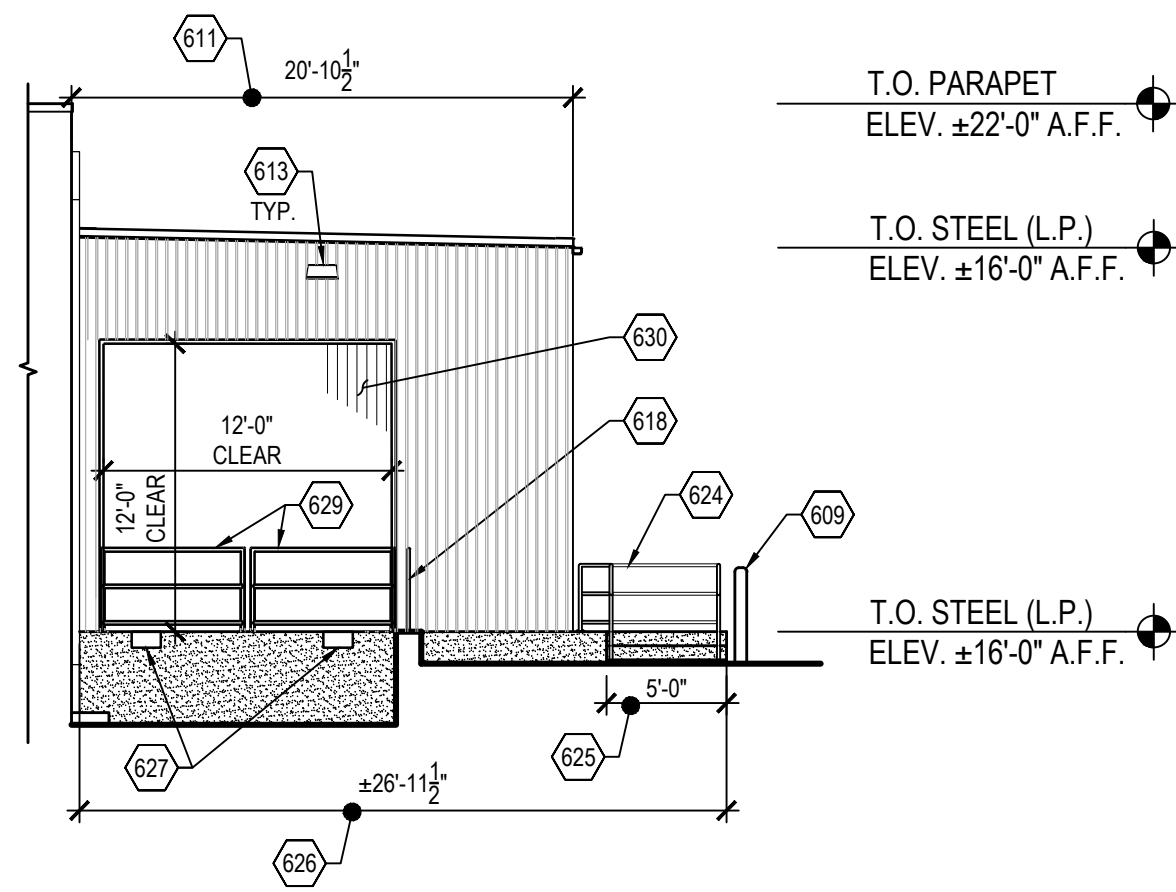
1 NORTH ELEVATION
A3.1 SCALE: 1/8" = 1'-0"



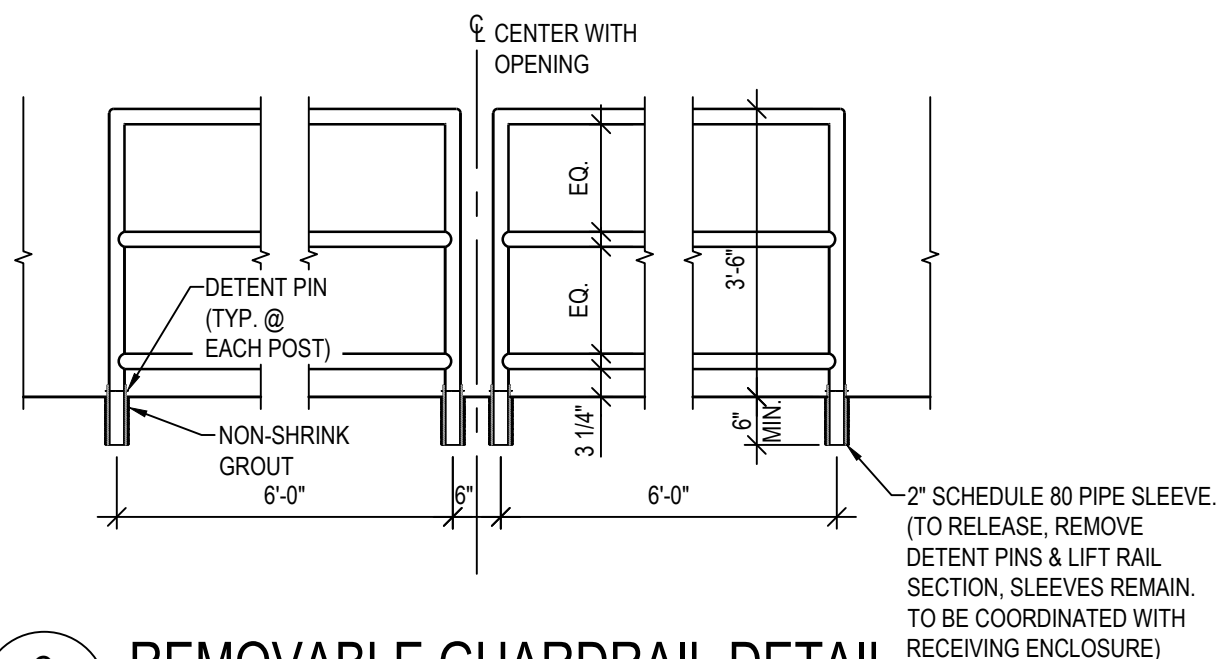
2 PARTIAL NORTH ELEVATION @ EXISTING RECEIVING AREA EXTERIOR WALL
A3.1 SCALE: 1/8" = 1'-0"



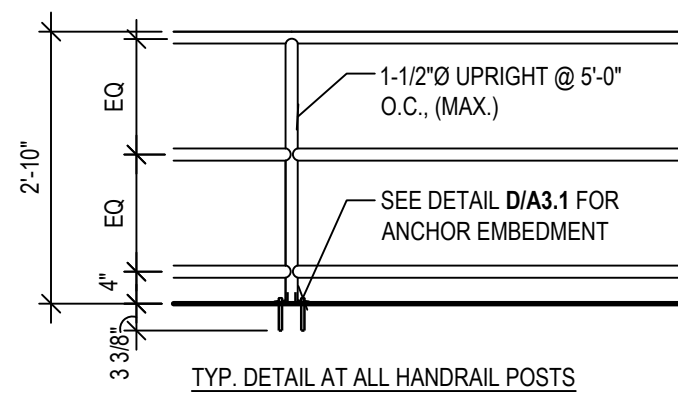
D GUARDRAIL POST @ CONC.
A3.1 SCALE: 6" = 1'-0"



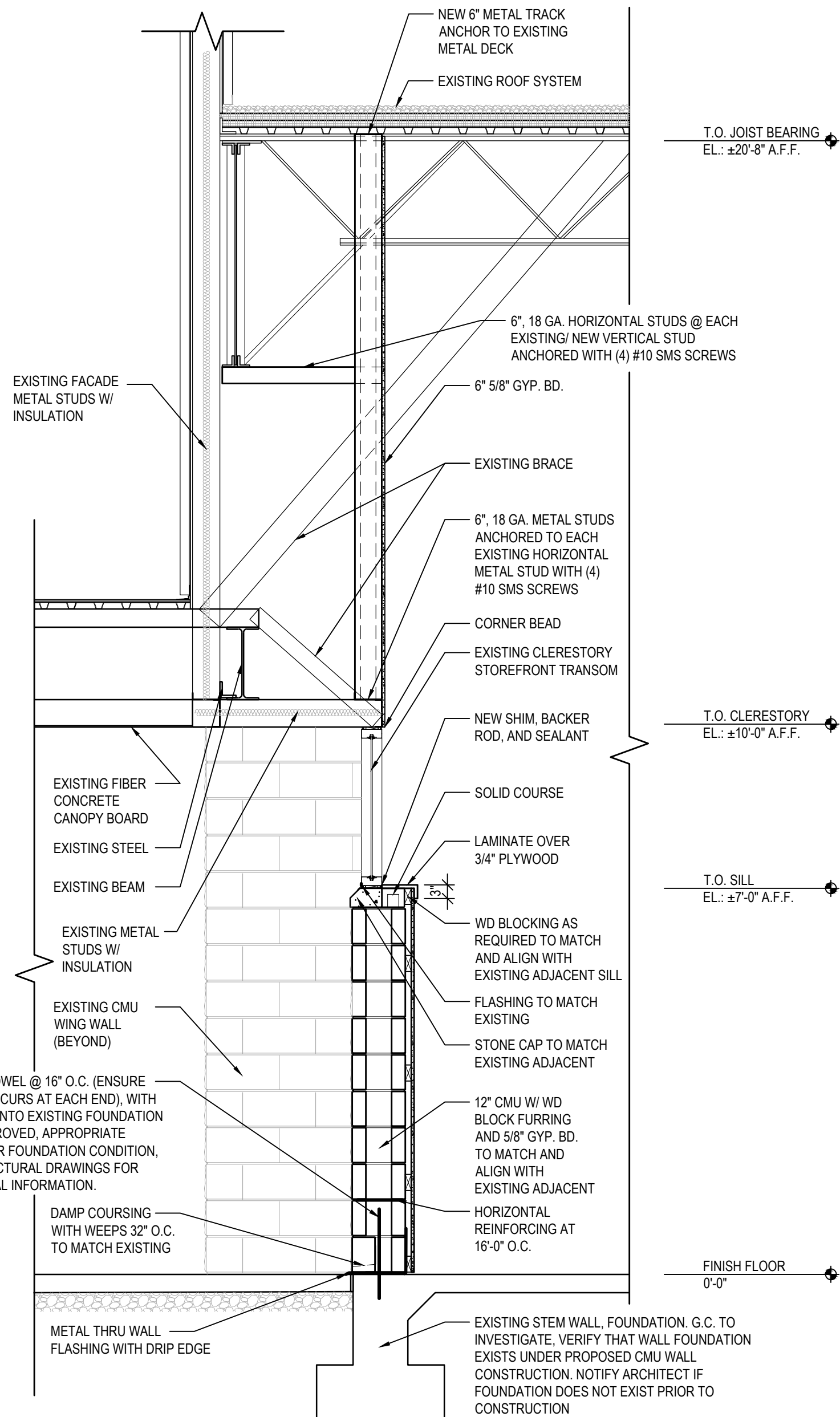
3 PARTIAL EAST ELEVATION @ RECEIVING ENCLOSURE
A3.1 SCALE: 1/8" = 1'-0"



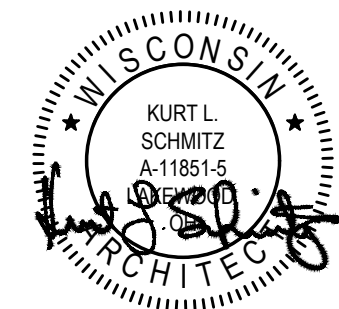
C REMOVABLE GUARDRAIL DETAIL
A3.1 SCALE: 1/2" = 1'-0"



B HANDRAIL DETAIL
A3.1 SCALE: 1/2" = 1'-0"



A STOREFRONT WALL SECTION
A3.1 SCALE: 1/2" = 1'-0"



06/08/21

KLS
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HARBOR FREIGHT TOOLS

GERMANTOWN, WI 53022

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EXTERIOR
ELEVATIONS AND
WALL SECTION

DATE 06/08/21

JOB NO. 21101

A3.1

SHEET NO.

'LCP' LIGHTING CONTACTOR SCHEDULE				
CIRCUIT	DESCRIPTION	ZONE	CONTACTOR SIZE	CONTACTOR #
L-1	EMPLOYEE LIGHTING	GROUP 1	30A/4P	1
L-6	EMPLOYEE LIGHTING	GROUP 1		
L-8	EMPLOYEE LIGHTING	GROUP 1		
L-21	EMPLOYEE LIGHTING	GROUP 1		
L-23	EMPLOYEE LIGHTING	GROUP 1	30A/4P	2
P1-11	EXHAUST FAN	GROUP 1		
-	SPARE	GROUP 1		
-	SPARE	GROUP 1		
L-12	SALES REPLENISHMENT LTG.	GROUP 1	30A/4P	3
L-14	SALES REPLENISHMENT LTG.	GROUP 1		
L-16	SALES REPLENISHMENT LTG.	GROUP 1		
-	SPARE	GROUP 1		
L-2	CUSTOMER LIGHTING	GROUP 2	30A/4P	4
L-3	CUSTOMER LIGHTING	GROUP 2		
L-4	CUSTOMER LIGHTING	GROUP 2		
L-5	CUSTOMER LIGHTING	GROUP 2		
L-7	CUSTOMER LIGHTING	GROUP 2	30A/4P	5
L-9	CUSTOMER LIGHTING	GROUP 2		
L-18	CUSTOMER LIGHTING	GROUP 2		
L-20	CUSTOMER LIGHTING	GROUP 2		
P-13	INTERIOR SIGN	GROUP 2	30A/4P	6
P-16	CEILING RECEPTACLE	GROUP 2		
P1-8	CEILING RECEPTACLE	GROUP 2		
-	SPARE	GROUP 2		
L-17	EXTERIOR SECURITY LIGHTING	GROUP 3	30A/4P	7
P1-10	EXTERIOR SIGN	GROUP 3		
P2-7	PYLON SIGN	GROUP 3		
P2-9	PYLON SIGN	GROUP 3		
L-19	EXTERIOR LIGHTING	GROUP 4	30A/4P	8
-	SPARE	GROUP 4		
-	SPARE	GROUP 4		
-	SPARE	GROUP 4		
-	EX. SITE LIGHTING	GROUP 4	30A/4P	9
-	EX. SITE LIGHTING	GROUP 4		
-	EX. SITE LIGHTING	GROUP 4		
-	EX. SITE LIGHTING	GROUP 4		
L-25	FURNITURE RECEPTACLES	SPARE	30A/4P	10
L-27	FURNITURE RECEPTACLES	SPARE		
L-29	FURNITURE RECEPTACLES	SPARE		
L-31	FURNITURE RECEPTACLES	SPARE		

* ELECTRICAL CONTRACTOR SHALL FIELD WIRE THE SPARE CONTACTOR TO GROUP 2 CONTROL WIRING. COORDINATE REQUIREMENTS WITH EMS SUPPLIER.

MECHANICAL EQUIPMENT SCHEDULE								
MARK	DESCRIPTION	LOAD	VOLTAGE & PHASE	PANEL	CIRCUIT	C.B.	WIRE	NOTES
RTU-1	ROOF TOP UNIT	52 MCA	208V-3PH	MDP	-	603	6-3	1.3
RTU-2	ROOF TOP UNIT	52 MCA	208V-3PH	MDP	-	603	6-3	1.3
RTU-3	ROOF TOP UNIT	52 MCA	208V-3PH	MDP	-	603	6-3	1.3
RTU-4	ROOF TOP UNIT	52 MCA	208V-3PH	MDP	-	603	6-3	1.3
RTU-5	ROOF TOP UNIT	52 MCA	208V-3PH	MDP	-	603	6-3	1.3
RTU-6	ROOF TOP UNIT	52 MCA	208V-3PH	MDP	-	603	6-3	1.3
UH-01	UNIT HEATER	1.8 KW	120V-1PH	P	22	301	10-2	1.3
UH-02	UNIT HEATER	4 KW	208V-1PH	L	38,41	252	10-2	1.2
EF-1	EXHAUST FAN #1	0.1 KW	120V-1PH	P1	11	201	12-2	1.2,4
EF-2	EXHAUST FAN #2	0.1 KW	120V-1PH	P1	11	201	12-2	1.2,4
EF-3	EXHAUST FAN #3	0.1 KW	120V-1PH	P1	5	201	12-2	1.2,5
EF-4	EXHAUST FAN #4	0.1 KW	120V-1PH	P1	5	201	12-2	1.2,5

- MECHANICAL EQUIPMENT SCHEDULE NOTES:
- VERIFY LOAD, LOCATION AND CONNECTION REQUIREMENTS WITH MECHANICAL & PLUMBING DESIGN DRAWINGS, SHOP DRAWINGS, AND MECHANICAL & PLUMBING CONTRACTOR IN THE FIELD. ADJUST CONNECTION DEVICE, MOUNTING HEIGHT, WIRE, CONDUIT, AND CIRCUIT BREAKER AS REQUIRED IN ORDER TO POWER THE EQUIPMENT. COORDINATE WITH THE EQUIPMENT INSTALLING CONTRACTOR PRIOR TO ROUGH-IN.
 - PROVIDE A LOCAL NEMA 3R HEAVY DUTY NON FUSED DISCONNECT SWITCH SIZED PER EQUIPMENT NAMEPLATE DATA.
 - PROVIDE A LOCAL NEMA 3R HEAVY DUTY FUSED DISCONNECT SWITCH SIZED AND FUSED PER EQUIPMENT NAMEPLATE DATA. WIRE AHEAD OF THE INTEGRAL UNIT BREAKER.
 - CONTROL CIRCUIT WITH TIME CLOCK.
 - WIRE TO 120 VOLT TSTAT AND LOUVER.

LIGHT FIXTURE SCHEDULE										
TYPE	SYMBOL	DESCRIPTION	MANUFACTURER	LAMPS	VOLT	WATTS	REMARKS			
A		24 LED TROFFER FOR INSTALLATION IN LAY-IN ACOUSTIC CEILING TILE GRID	COLUMBIA LIGHTING# LCAT24-40VL-G-U-EDU-PNCS	LED 4000K	120/277	59	OFFICES FACTORY INSTALLED WHIP CONNECTION.			
AE		24 LED TROFFER WITH 1400 LUMEN BATTERY FOR INSTALLATION IN LAY-IN ACOUSTIC CEILING TILE GRID	COLUMBIA LIGHTING# LCAT24-40VL-G-U-EDU-PNCS-ELL14	LED 4000K	120/277	59	OFFICES EMERGENCY BATTERY. SEE GENERAL NOTE #1. VERIFY THAT EM BALLAST IS WIRED FOR APPROPRIATE VOLTAGE PRIOR TO WIRING FIXTURE. FACTORY INSTALLED WHIP CONNECTION.			
B		24 LED TROFFER FOR INSTALLATION IN LAY-IN ACOUSTIC CEILING TILE GRID	COLUMBIA LIGHTING# LCAT24-40LW-G-U-EDU-PNCS	LED 4000K	120/277	36	TOILET ROOM FACTORY INSTALLED WHIP CONNECTION			
BE		24 LED TROFFER WITH 1400 LUMEN BATTERY FOR INSTALLATION IN LAY-IN ACOUSTIC CEILING TILE GRID	COLUMBIA LIGHTING# LCAT24-40LW-G-U-EDU-PNCS-ELL14	LED 4000K	120/277	36	TOILET ROOM EMERGENCY BATTERY. SEE GENERAL NOTE #1. FACTORY INSTALLED WHIP CONNECTION.			
C		8' - LED CHAIN MOUNTED STRIP FIXTURE	COLUMBIA LIGHTING# MPS-8-40-HLHE-CW-EDV-INT-LBC	LED 4000K	120/277	100	SALES & STORAGE AREA FOR OPEN CEILINGS PROVIDE CHAIN & INSTALL AT HEIGHT NOTED ON E1.1 (CSHC). RUN IN CONTINUOUS ROWS WHERE SHOWN. PROVIDED WITH COUPLER. NOTE #2 & #4			
CE		8' - LED CHAIN MOUNTED STRIP WITH 1400 LUMEN BATTERY	COLUMBIA LIGHTING# MPS-8-40-HLHE-CW-EDV-ELL14-INT-LBC	LED 4000K	120/277	100	SALES & STORAGE AREA FOR OPEN CEILINGS PROVIDE CHAIN & INSTALL AT HEIGHT NOTED ON E1.1 (CSHC). RUN IN CONTINUOUS ROWS WHERE SHOWN. EMERGENCY BATTERY. SEE GENERAL NOTE #1,2,4. PROVIDED WITH COUPLER.			
C1		4' - LED CHAIN MOUNTED STRIP FIXTURE	COLUMBIA LIGHTING# MPS-8-40-HLHE-CW-EDV-INT-LBC	LED 4000K	120/277	50	SALES & STORAGE AREA FOR OPEN CEILINGS PROVIDE CHAIN & INSTALL AT HEIGHT NOTED ON E1.1 (CSHC). RUN IN CONTINUOUS ROWS WHERE SHOWN. PROVIDED WITH COUPLER. NOTE #2 & #4			
C1E		4' - LED CHAIN MOUNTED STRIP FIXTURE WITH 1400 LUMEN BATTERY	COLUMBIA LIGHTING# MPS-8-40-HLHE-CW-EDV-ELL14-INT-LBC	LED 4000K	120/277	50	SALES & STORAGE AREA FOR OPEN CEILINGS PROVIDE CHAIN & INSTALL AT HEIGHT NOTED ON E1.1 (CSHC). RUN IN CONTINUOUS ROWS WHERE SHOWN. EMERGENCY BATTERY. SEE GENERAL NOTE #1,2,4. PROVIDED WITH COUPLER.			
D		8' - LED SURFACE MOUNTED STRIP FIXTURE	COLUMBIA LIGHTING# MPS-8-40-HLHS-CW-EDV	LED 4000K	120/277	100	SALES & STORAGE AREA SURFACE MOUNTED. FOR CEILING / JOIST MOUNT PROVIDE CEILING CLIPS & SUPPORT FROM STRUCTURE AS REQUIRED BY CODE. FOR JOIST MOUNT, PROVIDE MOUNTING HARDWARE & UNISTRUT AS REQUIRED. RUN IN CONTINUOUS ROWS WHERE SHOWN. PROVIDED WITH COUPLER.			
DE		8' - LED SURFACE MOUNTED STRIP FIXTURE WITH 1400 LUMEN BATTERY	COLUMBIA LIGHTING# MPS-8-40-HLHE-CW-EDV-ELL14	LED 4000K	120/277	100	SALES & STORAGE AREA SURFACE MOUNTED. FOR CEILING / JOIST MOUNT PROVIDE CEILING CLIPS & SUPPORT FROM STRUCTURE AS REQUIRED BY CODE. FOR JOIST MOUNT, PROVIDE MOUNTING HARDWARE & UNISTRUT AS REQUIRED. RUN IN CONTINUOUS ROWS WHERE SHOWN. EMERGENCY BATTERY. SEE GENERAL NOTE #1,2. PROVIDED WITH COUPLER.			
D1		4' - LED SURFACE MOUNTED STRIP FIXTURE	COLUMBIA LIGHTING# MPS-8-40-HLHE-CW-EDV	LED 4000K	120/277	50	SALES & STORAGE AREA SURFACE MOUNTED. FOR CEILING / JOIST MOUNT PROVIDE CEILING CLIPS & SUPPORT FROM STRUCTURE AS REQUIRED BY CODE. FOR JOIST MOUNT, PROVIDE MOUNTING HARDWARE & UNISTRUT AS REQUIRED. RUN IN CONTINUOUS ROWS WHERE SHOWN. PROVIDED WITH COUPLER.			
D1E		4' - LED SURFACE MOUNTED STRIP FIXTURE WITH 1400 LUMEN BATTERY	COLUMBIA LIGHTING# MPS-8-40-HLHE-CW-EDV-ELL14	LED 4000K	120/277	50	SALES & STORAGE AREA SURFACE MOUNTED. FOR CEILING / JOIST MOUNT PROVIDE CEILING CLIPS & SUPPORT FROM STRUCTURE AS REQUIRED BY CODE. FOR JOIST MOUNT, PROVIDE MOUNTING HARDWARE & UNISTRUT AS REQUIRED. RUN IN CONTINUOUS ROWS WHERE SHOWN. EMERGENCY BATTERY. SEE GENERAL NOTE #1,2. PROVIDED WITH COUPLER.			
EM1		SELF-POWERED EXIT SIGN WITH LED LAMPS - UNIVERSAL MOUNTED - SINGLE FACE NOTE #3	COMPASS# CER	LED	120/277	5	SALES & STORAGE AREA EMERGENCY/EXIT LIGHTS EQUIPPED WITH 90 MINUTE BATTERY BACK-UP. WIRE AHEAD OF LOCAL CONTROL.			
EM2		SELF-POWERED EXIT SIGN WITH LED LAMPS - UNIVERSAL MOUNTED - DOUBLE FACE NOTE #3	COMPASS# CER	LED	120/277	5	SALES & STORAGE AREA			
EM3		SURFACE MOUNTED 2 HEAD EMERGENCY UNIT WITH REMOTE CAPACITY	DUAL LITE# L230	HALOGEN	120/277	5	SALES & STORAGE AREA REMOTE CAPACITY			
EM4		EXTERIOR WP 2 LAMP REMOTE HEADS	DUAL LITE# OCR-DB-0605	HALOGEN	6	-	EXTERIOR PROVIDE WITH 2 HEAD MOUNTING PLATE. WIRE TO EM3.			
EM5		EXTERIOR WP LED EMERGENCY FIXTURE WITH 4 LAMPS	HUBBELL LIGHTING# PS-2	LED	120/277	5	EXTERIOR WIRE SO THAT FIXTURE IS OFF WHEN BUILDING POWER IS AVAILABLE.			
SA		EXTERIOR WALL MOUNTED FIXTURE	HUBBELL LIGHTING# SG1-20-4K7-08	LED 4000K	120/277	20	EXTERIOR WALL MOUNTED FIXTURE. SEE ARCHITECTURAL ELEVATIONS FOR MOUNTING HEIGHT.			
SB		EXTERIOR WALL MOUNTED FIXTURE	HUBBELL LIGHTING# SG2-80-4K7-FT-UNV-08	LED 4000K	120/277	80	EXTERIOR WALL MOUNTED FIXTURE AT 15'-0" ABOVE FINISHED GRADE.			
SC		EXTERIOR CEILING MOUNTED FIXTURE	BEACON# SRT1-35-4K7-50W	LED 4000K	120/277	35	SURFACE MOUNT ON CANOPY.			
LIGHTING FIXTURE SCHEDULE NOTES (SEE REMARKS)							REFER TO SHEET A0.0 FOR LIGHTING VENDOR CONTACT INFORMATION.			
1. FOR EMERGENCY FIXTURES AE, A1E, BE, CE, C1E, DE & D1E NOT SHOWN AS NIGHT LIGHTS, RUN AN EXTRA HOT CONDUCTOR (BYPASSING ALL CONTROL) AND CONNECT TO EMERGENCY BATTERY. FIXTURES SHALL BE SHUT OFF WITH LOCAL LIGHT FIXTURE CONTROL.										
2. FOR ALL CHAIN MOUNTED FIXTURES E.C. SHALL PROVIDE EXTENSIONS AS REQUIRED TO INSTALL LIGHT FIXTURES AT HEIGHTS AS NOTED.										
3. MOUNT EXIT SIGNS A MAXIMUM OF 1'-0" ABOVE TOP OF EGRESS DOOR. PROVIDE PENDANT IF REQUIRED. FOR SIGNS NOT MOUNTED DIRECTLY ABOVE AN EGRESS DOOR, IN SALES AREA MOUNT EXIT SIGNS 6' BELOW TYPE 'C' FIXTURES. IN SALES REPLENISHMENT AREA MOUNT EXIT SIGNS 12' BELOW TYPE D FIXTURES.										
4. THE LIGHT FIXTURE SHALL BE PROVIDED WITH A 7 WIRE HARNESS WITH PIN CONNECTORS FOR BRANCH CIRCUIT THROUGH WIRING FOR CONTINUOUS ROW MOUNTING.										

P1

MOUNTING: SURFACE

BUS RATING: 150A

150A MAIN LUG ONLY

VOLTAGE: 120/208V-3PH-4W

COMMENTS: EXISTING PANEL TO REMAIN. PROVIDE MATCHING STYLE CIRCUIT BREAKERS AS REQUIRED TO ACCOMMODATE LOADS SHOWN.

LOCATION:

A.I.C.: -

AMPS CONN.: 22.8

AMPS DEMAND.: 23.9

BREAKER REMARKS

C-CONTACTOR CONTROLLED, S-SHUNT TRIP,

L-LOCK ON, G-GFCI, A-ARC FAULT,

SW-SWITCHING DUTY, HA-HACR, HI-HID

CKT.	DESCRIPTION	KVA CONNECTED				C/B	REMARKS	C/B	KVA CONNECTED				DESCRIPTION	CKT
		LTG.	REC.	HVAC	MISC.				MISC.	HVAC	REC.	LTG.		
1	DOOR BELL				0.2	20/1	-	L	20/1	0.5			FACP	2
3	ROOF RECEPTACLE		1.0			20/1	-	-	20/1			0.4	STOCK RECEPTACLE	4
5	EF-03.04			0.4		20/1	-	-	20/1	1.5			WATER HEATER	6
7	EW				0.6	20/1	G	C	20/1			1.2	CEILING RECEPTACLE	8
9	SALES RECEPTACLE		0.8			20/1	-	C	20/1			1.2	EXTERIOR SIGN	10
11	EF-01.02			0.4		20/1	C	-	20/1				SPARE	12
13	SPARE	-				20/1	-	-	20/1				SPARE	14
15	SPARE	-				20/1	-	-	20/1				SPARE	16
17	SPARE	-				20/1	-	-	20/1				SPARE	18
19	SPARE	-				20/1	-	-	20/1				SPARE	20
21	SPARE	-				20/1	-	-	20/1				SPARE	22
23	SPARE	-				20/1	-	-	20/1				SPARE	24
25	SPARE	-				20/1	-	-	20/1				SPARE	26
27	SPARE	-				20/1	-	-	20/1				SPARE	28
29	SPARE	-				20/1	-	-	20/1				SPARE	30
TOTALS		0.00	1.8	0.8	0.8					2.0	0.00	1.6	1.2	TOTALS
LOAD		CONNECTED				DEMAND								
LIGHTING		1.2				1.5								
RECEPTACLE		3.4				3.4								
HVAC		0.8				0.9								
MISC		2.8				2.8								

MOUNTING: SURFACE										LOCATION:				BREAKER REMARKS C-CONTACTOR CONTROLLED, S-SHUNT TRIP, L-LOCK ON, G-GFCI, A-ARC FAULT, SW-SWITCHING DUTY, HA-HACR, HI-HID			
BUS RATING: 200A										A.I.C.: -							
200A MAIN LUG ONLY										AMPS CONN.: 83.1							
VOLTAGE: 120/208V-3PH-4W										AMPS DEMAND.: 101.1							
COMMENTS: EXISTING PANEL TO REMAIN. PROVIDE MATCHING STYLE CIRCUIT BREAKERS AS REQUIRED TO ACCOMMODATE LOADS SHOWN.																	
CKT.	DESCRIPTION	KVA CONNECTED				C/B	REMARKS	C/B	KVA CONNECTED				DESCRIPTION	CKT			
		LTG.	REC.	HVAC	MISC.				MISC.	HVAC	REC.	LTG.					
1	SALES LIGHTING	0.6				20/1	C	C	20/1				0.9	SALES LIGHTING	2		
3	SALES LIGHTING	1.0				20/1	C	C	20/1				0.8	SALES LIGHTING	4		
5	SALES LIGHTING	0.8				20/1	C	C	20/1				1.0	SALES LIGHTING	6		
7	SALES LIGHTING	1.0				20/1	C	C	20/1				0.9	SALES LIGHTING	8		
9	SALES LIGHTING	0.8				20/1	C	-	20/1				-	SPARE	10		
11	DOCK LIGHTING	0.2				20/1	-	C	20/1				0.9	SALES REPLENISHMENT LIGHTING	12		
13	OFFICE, BREAKROOM, TOILET LIGHTING	0.4				20/1	-	C	20/1				1.2	SALES REPLENISHMENT LIGHTING	14		
15	NIGHT / EMERGENCY LIGHTING	1.1				20/1	L	C	20/1				0.6	SALES REPLENISHMENT LIGHTING	16		
17	EXTERIOR LIGHTING	0.7				20/1	C	C	20/1				1.0	SALES LIGHTING	18		
19	EXTERIOR LIGHTING	0.7				20/1	C	C	20/1				0.9	SALES LIGHTING	20		
21	SALES LIGHTING	0.9				20/1	C	-	20/1				-	SPARE	22		
23	SALES LIGHTING	0.7				20/1	C	-	20/1				-	SPARE	24		
25	FURNITURE RECEPTACLE	1.2				20/1	C	-	20/1				-	SPARE	26		
27	FURNITURE RECEPTACLE	1.2				20/1	C	-	20/1				-	SPARE	28		
29	FURNITURE RECEPTACLE	1.2				20/1	C	-	20/1				-	SPARE	30		
31	FURNITURE RECEPTACLE	1.2				20/1	C	-	20/1				-	SPARE	32		
33	SPARE	-				20/1	-	-	20/1				-	SPARE	34		
35	CHARGER				2.0	25/2	-	-	20/1				-	SPARE	36		
37					2.0		-	-	20/1				-	SPARE	38		
39	UH-02			2.0	25/2	-	-	20/1					-	SPARE	40		
41				2.0		-	-	20/1					-	SPARE	42		
TOTALS		13.7	0.00	4.0	4.0					0.00	0.00	0.00	8.2	TOTALS			
LOAD		CONNECTED				DEMAND											
LIGHTING		21.9				27.4											
RECEPTACLE		-				-											
HVAC		4.0				5.0											
MISC		4.0				4.0											



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date 6-7-21

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1

APPLICANT OR AGENT

Bauer Sign & Lighting Co., Inc. Bob Kraus agent

2500 S 170th St

New Berlin, WI 53151

Phone (262) 784-0500 x2302

Fax (262) 784-6675

E-Mail bkraus@bauersignusa.com

PROPERTY OWNER

GGD Oakdale, LLC

101 E Vinyard Ave Suite 201

Livermore, CA 94550

Attn: Sanjiv Chopra

Phone (209) 581-8445

sanjiv@rhinoig.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

N96 W18650 County Line Rd

3

SIGN INFORMATION

Sign Dimensions 85" height x 28' 10-1/8" width

Number of Sides 1

Total Square Footage of Sign (include all sides) 204.31

Total height of the Sign 80"

Is the Sign to be illuminated X yes no

Type of Sign Construction Materials Aluminum cans / polycarbonate faces

Distance to Closest Property Line _____

Single Multi Tenant (circle one)
Building Frontage SF 192 LF

Are there any existing signs on the property Refacing existing pylon - no wall signage

If yes, what is the total Square Footage of existing signs _____

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

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Robert J Kraus 4/15/2021
Applicant Date

[Signature] _____
Owner Date



URBAN NEON
Sign, Lighting & Graphics Company

Quality Craftsmanship Since 1983

500 Pine St., Suite 3A
Holmes, PA 19043

810-622-5555
Fax 810-461-5566
www.UrbanNeon.com

Harbor Freight Tools

N. 96W 18650 County Line Rd
Germantown, WI 53022

Revisions

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Red Line Notes

--

Customer Approval

Customer's signature
authorizes Urban Neon to
produce design as specified.

ALL SPELLING, PUNCTUATION
AND COLORS HAVE BEEN
REVIEWED AND APPROVED.

SIGNATURE

DATE

Landlord Approval

SIGNATURE

DATE

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Sales	SL	PM	JM
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Drawing No.	12480 Rev 00
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Drawn By	KM
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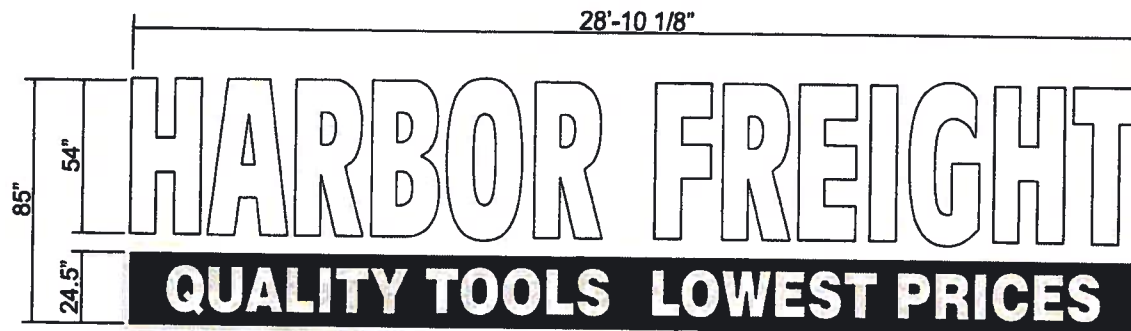
Date	2/15/2021
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Sheet Size 8.5" x 14"	Page 1
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FRONT ELEVATION - Sign Type (A) (QTY:1)
Channel Letters on Wall
Scale: 1/16" = 1' (204.3 SQFT)

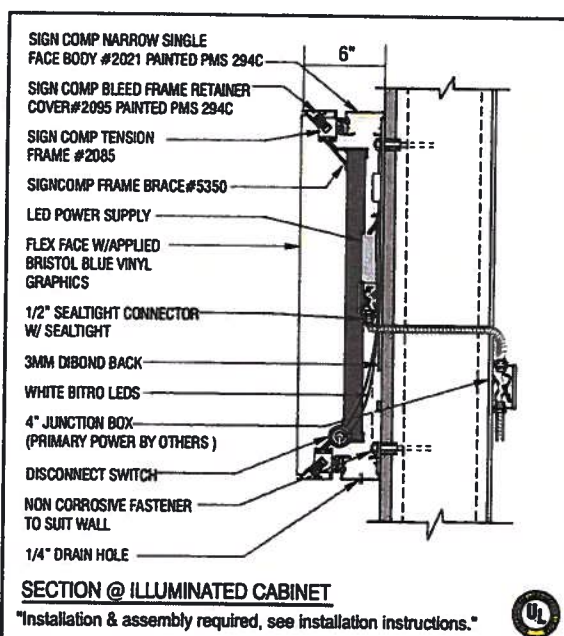
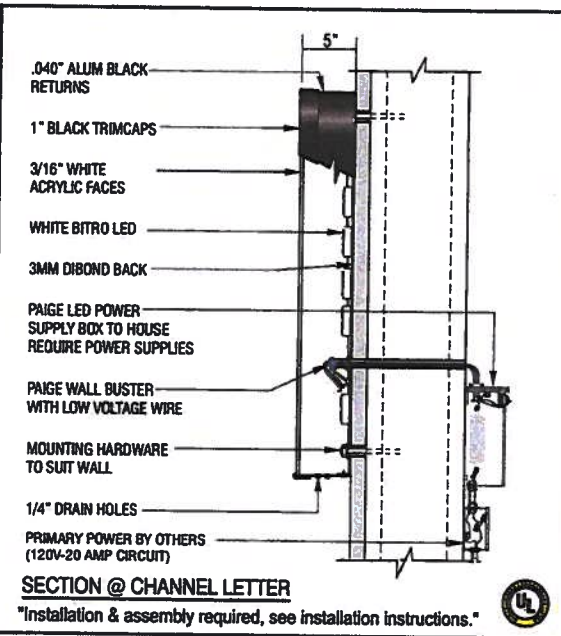


EXISTING CONDITIONS
Scale: NTS



FRONT ELEVATION - Sign Type (A)(QTY:1)
Channel Letters - Mounted To Wall
Scale: 1/4" = 1'-0" (204.3 SQFT)

Opaque background, only copy illuminates.



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500 Pine St., Suite 3A
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Fax 610-481-5566
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Germantown, WI 53022

Revisions

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Red Line Notes

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SIGNATURE

DATE

Landlord Approval

SIGNATURE

DATE

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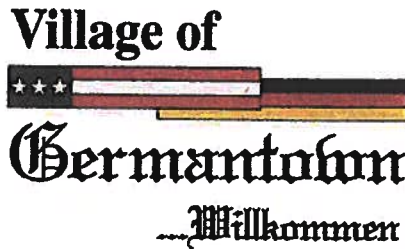
Sales	SL	PM	JM
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Drawing No.	12480 Rev 00
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Drawn By	KM
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Date	2/15/2021
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Sheet Size 8.5" x 14"	Page 2
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Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid _____ Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1

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New Berlin, WI 53151

Phone (262) 784-0500 x2302

Fax (262) 784-6675

E-Mail bkraus@bauersignusa.com

PROPERTY OWNER

GGD Oakdale, LLC

101 E Vinyard Ave Suite 201

Livermore, CA 94550

Attn: Sanjiv Chopra

Phone (209) 581-8445

sanjiv@rhinoig.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

N96 W18650 County Line Rd

3

SIGN INFORMATION

Sign Dimensions 5'1.5" height x 9'0" width Single Multi Tenant (circle one)

Number of Sides 2 Building Frontage SF 192 LF

Total Square Footage of Sign (include all sides) 92.25

Total height of the Sign 20'

Is the Sign to be illuminated X yes no

Type of Sign Construction Materials Aluminum cabinet / Vinyl flex face

Distance to Closest Property Line _____

Are there any existing signs on the property This face is replacing existing face/cabinet and pole remain
If yes, what is the total Square Footage of existing signs _____

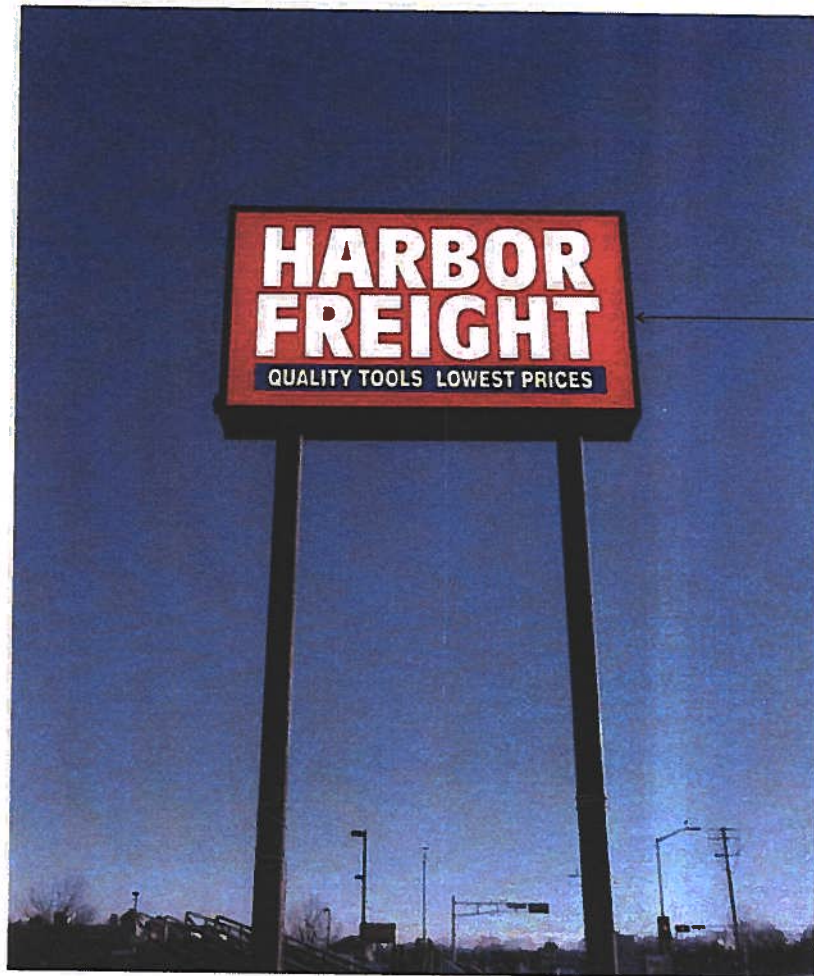
What are the intentions for the existing signs: Take down _____ Remain X (infrastructure)

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Robert J Kraus 4/15/2021
Applicant Date

[Signature] _____
Owner Date



PYLON ELEVATION - Sign Type (B) (QTY: 2)
Replacement flexible face for existing pylon.
(46.13 SQFT)

Flexible sign face. Background is opaque; only letters illuminate.



EXISTING CONDITIONS
Scale: NTS

URBANNEON
Sign, Lighting & Graphics Company

Quality Craftsmanship Since 1993

500 Pine St., Suite 3A
Holmes, PA 19043

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Fax 610-461-5566
www.UrbanNeon.com

Harbor Freight Tools

N. 96W 18650 County Line Rd
Germantown, WI 53022

Revisions

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Red Line Notes

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Customer Approval

Customer's signature
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produce design as specified.
**ALL SPELLING, PUNCTUATION
AND COLORS HAVE BEEN
REVIEWED AND APPROVED.**

SIGNATURE

DATE

Landlord Approval

SIGNATURE

DATE

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Sales	SL	PM	JM
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Drawing No. 12480 Rev 00

Drawn By KM

Date 2/15/2021

Sheet Size 8.5" x 14" Page 3



Flexible sign face. Background is opaque; only letters illuminate.

PYLON ELEVATION - Sign Type (B) (QTY: 2)
Replacement flexible face for existing pylon.
Scale: 1:20 (46.13 SQFT)

URBANNEON
Sign, Lettering & Graphics Contractor

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Holmes, PA 19043

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N. 96W 18650 County Line Rd
Germantown, WI 53022

Revisions

Red Line Notes

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SIGNATURE

DATE

Landlord Approval

SIGNATURE

DATE

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Drawn By	KM		
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Revisions

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Red Line Notes

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SIGNATURE

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Revisions

Red Line Notes

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Landlord Approval

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Drawn By KM

Date 2/15/2021

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