AMENDED FEBRUARY 11, 2022

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

MEETING:	**PLAN COMMISSION**
DATE AND TIME:	**MONDAY, February 14, 2022 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 # 2553 506 8971 Password: 5RZs9E3briD which can be accessed by phone at 408-418-9388 or by logging on https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m8f6f903579026O9ee77527d5c123fef6

Citizens not wishing to attend the meeting personally or virtually may submit written 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.

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.

IV. **APPROVAL OF MINUTES** January 10, 2022

V. **NEW BUSINESS**

A. Grant Moore, Agent for Moore Designs Inc. & MD Development LLC, Property Owner - W193 N10980 Kleinmann Drive and Christopher West, Agent for Pace Property Management LLC, Property Owner - N112 W19225 Mequon Road. Land Use Plan Map Amendment from "Agricultural/Conservation Residential" to "Industrial/Office," Rezoning from B-5: Highway Business to M-1: Limited Industrial District and a 2-lot Certified Survey Map (CSM). **[PUBLIC HEARING & ACTION]**

B. Guy Jacobi, Agent for Detail Woodworks and Hooshang M. Khadem, Property Owner - N114 W18775 Clinton Drive. Sign Review Application **[ACTION]**

C. Holy Hill Road Improvement Project: Street Lighting **[DISCUSSION]**

D. 2050 Comprehensive Plan Update **[Discussion]**
   1. Future Land Use: Neighborhoods, Districts & Corridors
   2. Public Input & Community Workshop Schedule

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
January 10, 2022

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:41 pm.

ROLL CALL: Chairman Dean Wolter, Trustee Representative David Baum, Commissioners Peter Nilles, Bill Shadid, Bob Williams and Tony Laszewski were in attendance. Commissioner Matt Kimmler was 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 December 13, 2021.
MOTION carried unanimously.

Odyssey Hotel Group, property owner of Holiday Inn Express - W177 N9675 Riversbend Lane.
The request is for approval of a proposed amendment to the Nevaiser Planned Development District (PDD) General Development Plan and conditions resolutions and site plan development and building plans for a 26-room hotel expansion and renovation for the property. Director Retzlaff summarized the proposal.

Public Hearing opened 6:59 pm.

Chairman Wolter read the following comments into the record:
-Rick Akeson, N97 W17770 Riversbend Circle, Vice President of the Riversbend Homeowners Association, commented on the ineffectiveness of the current berm that does not keep car headlights out of the residents living and bed rooms.
-Anne Wittig, W179 N9773 Riversbend Cir West, asked to not allow Holiday Inn to expand because of light and noise that is seen and heard at night and trespassing.
-Wally Watson-W178 N9743 Riversbend Cir West, Jerry & Carol Kommer-W178 N9745 Riversbend Cir W, Robert & Sue Ehmke-W178 N9739 Riversbend Cir W, were concerned with car lights shining underneath the trees into their houses and trespassing, they asked for an 8-foot berm.
-S. Engelman, W180 N9843 Riversbend Cir West, was concerned with the misuse of the parking areas and trespassing.

-Trustee Jan Miller said she received several emails and phone calls from owners along the expansion that expressed concerns about parking, headlights and intrusion on their property. They were not against the proposal but want to protect their property from headlights and trespassing. They asked that a fence be installed as a simple solution for the homeowners.
-Trustee Phil Hudson said he believed the residents want an 8-foot berm running east to west with plantings.

Public Hearing closed 7:11 pm.

Discussion followed regarding installing a fence versus a berm. Director Retzlaff explained the original plan called for additional landscaping but was never installed. He said the problem with installing any berm is the 100-year floodplain. Chairman Wolter said he remembers asking for a berm the full length of the condos, but that would have caused additional flooding in the spring. Director Retzlaff said his only concern with a fence is the aesthetics.

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Rachit Dhingra, property owner of Odyssey Hotels, stated he wants to be a good neighbor to the residents and that car headlights seem to be a problem because they shine through the pine trees. He can understand the request to put up a fence. He explained the hotel has been instructed to call the police if a resident complains about trespassing adding that some residents call the hotel to ask permission to fish in the pond. He will be as cooperative as possible to address all concerns. Jason Daye, Excel Engineering, explained installing a berm will be difficult because approval is needed from the DNR to fill wetland and develop along the floodplain. He feels a fence is the best option and could be softened with landscaping. Mike, Odyssey Hotel, requested that the fence be 10 to 15 feet off of the asphalt for snow storage.

MOTION Baum second Shadid to Approve the proposed amendment by Odyssey Hotel Group to the Neviaser PDD subject to the following conditions:

1. ***The General Development Plan (GDP) referenced in the Neviaser PDD shall be revised to include the proposed "off-site" parking lot and landscaping improvements and features shown in the plan set dated November 1, 2021; specifically Sheets C1.1 and C1.3.***
2. ***The proposed amendments shall be codified into an appropriate resolution amending the current list of conditions & restrictions for the Neviaser PDD to be considered for approval by the Village Board.***

MOTION carried unanimously.

MOTION Baum second Shadid to Approve the site development and building plans for the proposed 26-room hotel expansion, renovations and minor "off-site" parking lot improvements for the existing hotel facility located at W177 N9675 Riversbend Lane subject to the following conditions:

1. ***This approval is for the proposed building expansion and "off-site" parking lot improvements for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Village Engineer pursuant to revisions required herein and/or by the Plan Commission:***
    a. ***Architectural plan set dated October 4, 2021 (elevations & renderings)***
    b. ***Architectural plan set dated September 17, 2021 (floor plans)***
    c. ***Civil plan set dated November 1, 2021***
2. ***All landscaping, grading, paving, storm water management, utility and other improvements shown on the approved site plans shall be installed as approved prior to issuance of an occupancy permit for the building addition unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
3. ***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. ***All permanent and/or temporary signage including modifications to existing exterior signage will require separate review and approval of a Sign Permit by the Plan Commission (permanent signs) or Planning & Zoning Staff (temporary signs). Contact Lori Johnson, Planning & Zoning Services to coordinate all Sign Permit applications.***

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5. ***Additional buffering comprised of evergreen and deciduous trees and shrubs ~~in combination with a low-level earth berm (to the extent allowed without impacting the floodplain)~~ shall be installed along the northern edge of the existing paved asphalt parking lot. Said plantings shall be a type, quantity and location that will provide an obstructed view of any/all vehicles that park in the 26 stalls used by the hotel. The size and timing of said plantings shall provide the required obstructed view up to a height of 4 feet above the finished pavement grade of the northernmost parking stalls within 2 years after planting. A revised landscape plan meeting these requirements shall submitted to the Village Planner for review and approval prior to issuance of a building permit for the hotel expansion with the required plantings to be installed within three (3) months after issuance of the hotel expansion occupancy permit.***
6. ***ANR Capital LLC should consider installing appropriate signage and/or other measures to mitigate trespass onto the former golf course property. Other than the installation of "No Trespassing" signage, the owner shall contact the Village Planner to discuss what, if any, permits or approvals may be required prior to the installation of other physical improvements intended to mitigate/prohibit illegal trespass onto the property.***
7. ***An eight (8) foot tall fence shall be installed from the east edge of the parking lot to a point two-thirds of the way to the vertical dotted line where the grade changes. A revised landscape plan shall be brought back to the Plan Commission for review and approval prior to installation of the fence.***

Mr. Dhingra commented that the residents asked for a 5-foot fence saying an 8-foot fence may look odd. Trustee Hudson stated some neighbors asked for 5-foot fence, some are asking for an 8-foot berm, and the compromise would be an 8-foot berm, but he realizes a berm is not on the table. He said the fence could be softened up significantly with some evergreen type landscaping perhaps on both sides of the fence. Chairman Wolter said a fence would stop the lights completely, but aesthetically we are asking for some plantings to break up the large expanse of the 8-foot wall and would be appreciated.

Discussion continued. Director Retzlaff commented at what point do we require the hotel owner to provide all of the screening and where should it be, closer to the property line or closer to where the source of the headlights are. If the fence is 10 feet off the property line some landscaping should be required on the south side of the fence at a minimum. The idea of staggering the fence and landscaping was discussed. Trustee Hudson said that is not what the citizens are asking for. He understands the aesthetics and snow issue but does not think the fence should stop and continue. Trustee Baum said it depends on the selection of plants used and suggested a dense arborvitae will block out anything in the gap.

MOTION to Amend Nilles second Baum to strike references to the berm in Condition #5. MOTION to Amend carried unanimously.

Mr. Dhingra stated residents should call the hotel general manager if they have complaints. He will provide the GM's phone number to the Riversbend Homeowners Association adding he wants to make sure the area is safe.

Director Retzlaff said a formal landscape plan should be brought back to the Plan Commission for approval.

***MOTION to Approve as Amended carried unanimously*.**

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Ryan Rahl, Agent for the Florian - N111 W18611 Mequon Road and Country Inn & Suites - W188 N11020 Maple Road. The request is for approval of a 2-lot Certified Survey Map to relocate the common property line between the two parcels. Director Retzlaff summarized the proposal.

MOTION Baum second Shadid to Approve the proposed 2-lot Certified Survey Map (CSM) to relocate the common property line between the Florian Park and Country Inn & Suites parcels subject to the following conditions:

1. ***All technical issues and corrections identified by the Village Surveyor in the November 29, 2021 memo shall be addressed and reflected in a revised CSM submitted and approved by the Village Engineer prior to recording the CSM.***
2. ***Notes requiring a wetland delineation when any further development on either parcel is proposed for development shall be added to a revised CSM submitted and approved by the Village Planner prior to recording the CSM.***

MOTION carried unanimously.

Innovative Signs, agent for Goldendale Road II, LLC, property owner - W204 N13035 and W204 N13055 Goldendale Road. The request is for approval for a new ground sign for the multi-tenant building. Associate Planner Zandt summarized the proposal.

MOTION Baum second Nilles to Approve the proposed ground sign for the two multi-tenant buildings located at W204N13035 and W204N13055 Goldendale Road 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.

Robert & Rhoda Hoeft - W199 N11525 Rosewood Avenue. The request is for approval of a 2-lot Certified Survey Map to modify the boundary between Lots 2 and 7 of the Woodland Manor Subdivision. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the proposed 2-lot Certified Survey Map (CSM) to modify the boundary between Lots 2 and 7 of the Woodland Manor Subdivision located at W199N11525 Rosewood Avenue with the following conditions:

1. ***All technical issues and plan corrections identified by the Village Surveyor (see January 3, 2022 memo) shall be addressed and reflected in a revised CSM submitted and approved by the Village Engineer prior to recording the CSM.***
2. ***The property owner shall work with the Community Development Department to bring proposed Lot 1 into conformance with Chapter 17.41 Residential Accessory Use, Building and Structure Restrictions of the Village Code no later than June 30, 2022, or obtain a variance from the Board of Zoning Appeals that may allow two to or more existing accessory buildings on Lot 1.***

Commissioner Williams asked what would occur if the property was not brought into compliance by the deadline date. Associate Planner Zandt said the deadline date was based on a plan submitted from the property owner. Director Retzlaff stated the owner would receive a code violation notice if it was not brought into compliance.

Rhoda Hoeft explained the structures were on the property when they purchased it 31 years ago and

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they did not know the buildings were not in compliance. She stated the two extra sheds would be removed by May 31st.

MOTION carried unanimously.

Gehl Foods, LLC - N116 W15970 Main Street. The request is for approval if a new wall sign for the production facility visitor entrance. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the proposed wall sign for Gehl Food and Beverage located at N116 W15970 Main Street, as proposed.
MOTION carried unanimously.

ANNOUNCEMENTS None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:09 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

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2020 LAND USE PLAN MAP AMENDMENT, REZONING & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

2/14/22 Plan Commission Meeting

MD Development LLC / PACE Property Management LLC

Village Planner Report **Germantown, Wisconsin**

Summary

MD Development and PACE Property Management, property owners, are requesting approval of a Land Use Plan map amendment, rezoning application, and 2-lot certified survey map (CSM) to relocate a common property line to divide and transfer 6.5 acres between the two abutting parcels.

Location: W193 N10980 Kleinmann Drive (MD Development)
N112 W19125 Mequon Road (PACE Property Management)

Applicant/ Property Owners:

Grant Moore	Chris West
MD Development LLC	PACE Prop Mgmt LLC
W193N10980 Kleinmann Dr	9120 N 107th St
Germantown, WI	Milwaukee, WI

Existing LUP Classification: Agricultural/Conservation Residential
Proposed LUP Classification: Industrial/Office
Existing Zoning: B-5: Highway Business
Proposed Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Business	B-5
East	Business	B-5
West	Business/Industrial	B-5/M-1



Proposal/Background

MD Development and PACE Property Management, property owners, are requesting approval of a Land Use Plan map amendment, rezoning application, and 2-lot certified survey map (CSM) to relocate a common property line to divide and transfer 6.5 acres between the two abutting parcels.

The existing 8.25-acre parcel owned by MD Development contains an existing 4,300 sqft real estate office and contractor storage building. Approximately 5.7 acres of the parcel is covered in wetland with approximately 1.0 acre of "buildable" land area located on the far north side adjacent to the back (south) side of the PACE Property Management parcel. The existing 6.4-acre PACE parcel contains an existing 7,500 sqft building used for office space occupied by Custom CDL Testing and A&G Trailer Leasing.

The purpose for the land transfer and to make the PACE parcel larger is to accommodate an expansion of the existing gravel parking area on the south side of the parcel for trailer parking which, in turn, will allow more area on the existing paved part of the parking lot to be used for CDL testing activities.

CSM

An area approximately 6.5 acres (to the meander line of the navigable stream that is the east property line for the MD Development parcel) will be detached from the MD parcel and attached to the PACE parcel. No new parcel is being created. The CSM effectively moves the common property line between the parcels to increase the Pace parcel from 6.4 to 12.9 acres. The MD Development parcel is reduced from 8.2 to 1.7 acres.

LUP Map Amendment & Rezoning

The 6.5 acre area on the north side of the MD Development parcel is currently classified as "Agricultural/Conservation Residential." In order to transfer this area and attach it to the PACE parcel, an amendment to the 2020 Land Use Plan map is required to reclassify the area to the "Industrial/Office" classification to match the rest of the PACE parcel.

Similarly, rezoning is required to change the zoning from B-5: Highway Business on the MD Development parcel to the M-1: Limited Industrial District to match the PACE parcel.

Staff Comments

Staff supports the LUP map re-classification and rezoning. As mentioned earlier, the 6.5-acre area is wetland with only about 1.0 acre of buildable area outside the 25' wetland and 75' navigable stream setbacks. The perimeter of the PACE parcel and the 1.0 acre of buildable area is heavily buffered from the adjacent property; albeit existing industrial uses to the north and west and existing retail/office uses to the east. A previously recorded 33' road reservation along the east side of the PACE parcel is no longer necessary and should be vacated.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed 2020 Land Use Plan (LUP) map amendment to change the 6.5-acre area to be attached to the PACE Property Management parcel from "Agricultural/ Conservation Residential" to "Industrial/Office" as proposed.

APPROVE rezoning the 6.5-acre area to be attached to the PACE Property Management parcel from the B-5: Highway Business District to the M-1: Limited Industrial District as proposed subject to (1) condition:

1. Prior to any filling, grading and change of use of the 6.5-acre area attached to the PACE Property Management parcel (proposed Parcel 2 on the CSM), a detailed site plan set indicating both pre and post-construction grading, erosion control and storm water management (to the extent required given the amount of area to be filled and used for trailer parking) shall be submitted to the Village for review and approval.

APPROVE the proposed 2-lot Certified Survey Map (CSM) as proposed subject to the following conditions:

1. All technical issues and plan corrections identified by the Public Works Department surveyor (see letter dated January 24, 2022) shall be addressed and reflected in a revised CSM submitted to the Village prior to recording the CSM.
2. The CSM shall be revised to remove the 33' road reservation along the east side of Parcel 2.

The Avenue
275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
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January 24, 2022

Jeff Retzlaff, Village Planner
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

SUBJECT: Dave Moore / Chris West CSM Review

Certified Survey Map

Applicant or Owner: Dave Moore / Chris West
Land Surveyor/Firm: Steven Arnold / Terra Tec Engineering, Inc.

1. Building setback lines are to be mapped and dimensioned.
2. Village of Germantown requires all lands abutting a public road to be dedicated.
3. Label the NW corner of the NE ¼, describe the monument type and show the dimension along the North line of the NE ¼.
4. Is the 33' road reservation existing or proposed? If existing, identify what document created it. If proposed, label all bearings and distances.
5. Label all physical features that are shown on the map.
6. Reference bearing should be referenced to the North line of the NE ¼.
7. Label owners name address and telephone number.
8. Label PLS name, address and telephone number.
9. Label wetland boundary line on sheet 2.
10. Identify who delineated the wetlands and when.
11. Add the following note to sheet 2:

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

12. Why is Mchenry County Illinois shown in Surveyor's Certificate?

13. In the last paragraph of the Surveyor's Certificate refer to Chapter 18 of the Village of Germantown Subdivision Control Ordinance.

14. In the Planning Commission approval replace Common Council with Planning Commission.

15. In the Planning Commission approval replace Lori with Laura A.

16. In the Germantown Board Approval replace Chairman with Village President.

No further review comments.

Document Approval and Recording

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

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

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

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

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

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

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

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

Sincerely,

Burt J. Naumann, PLS
Senior Vice President

Village of Germantown
...Willkommen

Community Development Department
Jeffrey W. Retzlaff, AICP, Director
Village Planner & Zoning Administrator
N112 W17001 Mequon Road P.O. Box 337
Germantown, WI 53022-0337
Telephone: (262) 250-4735 Website: www.village.germantown.wi.us
FAX: (262) 253-8255 E-mail: jretzlaff@village.germantown.wi.us

January 17, 2022

Grant Moore
MD Development LLC
W193 N10980 Kleinmann Drive
Germantown, WI 53022

RE: Proposed Land Division for W193 N10975 Kleinmann Drive;
Staff Review Comments for CSM, Rezoning & Map Amendment Applications

Mr. Moore:

Village Staff has reviewed the applications and supporting materials submitted for the land division proposal. Below are follow-up comments and outstanding items/issues that need to be addressed prior to scheduling before the Plan Commission. Please provide the requested information, corrections and/or revisions as soon as possible.

Community Development Department: Planning & Zoning

1. All owners of the properties subject of these applications need to be joint or co-applicants. Please have the owner or authorized agent for the parcel owned by Pace Property Management LLC sign, date and submit the application forms (a separate set with contact info would be appropriate).
2. For purposes of the rezoning public notice and ordinance, we need a separate legal description of the land area that is being detached from the Moore parcel and attached to the PACE parcel. A metes and bounds description is needed in both hard copy and digital format (i.e. Word).
3. Please respond to and/or correct the following items on the proposed CSM:
    a. Under the Planning Commission approval on page 5, “Lori Johnson” should be “Laura Johnson”.
    b. The building setbacks for the Moore parcel will be for the B-5: Highway Business District and for the PACE parcel the setbacks are for the M-1: Limited Industrial District; the correct building setbacks should be on the CSM either in a note or drawn within the parcels using dashed lines
    c. Why is there a note indicating “33’ reserved for roadway” on page 1?
4. The “Concept Site Plan” shows a significant area as “proposed parking lot”. This area is approximately 65,000 sqft or 1.5 acres; far exceeding the .5 acre cut-off for needing to prepare an erosion control and storm water management plan (gravel is considered an impervious surface for storm water management purposes). This “proposed parking lot” area shown on the “concept” plan also indicates impact to existing wetlands. The “Proposed Grading Plan” for the PACE property a smaller area to be filled with gravel and graded. The following questions/comments pertain to this area:

a. Which plan, i.e. “Concept” vs. “Grading”, shows the correct amount and extend of development for the proposed parking area?
b. As indicated in earlier emails, the proposal to create/expand a parking area onto the land area being attached to the PACE property will require a Site Plan application approval (and not just a Zoning Permit approval) given the apparent extent of the gravel area shown on the Grading Plan (~49,000 sqft or 1.1 acres), storm water management will also need to be address as part of the overall Site Plan application.
c. This means another application form is required (see enclosed Site Plan Application form and checklist). Since the Site Plan application will pertain to only the Pace property, it can be submitted separately and at a later date by the owner once the land division is complete, or, it can be submitted and process concurrently with the other applications. If the choice is to submit the Site Plan application and a more detailed site plan set at a later date, the proposed land division, rezoning and map amendment will proceed.
d. See the enclosed checklist for the items that need to be included in a “Site Plan” application; neither the “Concept Site Plan” nor “Grading Plan” are sufficient. At a minimum, the site plan submitted for the Site Plan application needs to include all of PACE property and not just the area being added shown in the Grading Plan.
e. Any disturbance within a 25’ wetland or 75’ navigable water setback (shown on the Grading Plan as “75’ Shoreland Setback”), needs to be identified and preferably left in the existing, undisturbed condition.

5. There really isn’t much, if any, explanation as to why this proposal has been submitted...other than “… an adjacent neighbor is purchasing the land with future extension of his business…”. What is the business that is being expanded? Why is the expansion necessary? Why should the Village go through this effort to amend the 2020 Land Use Plan map and rezone what is environmentally sensitive land for a gravel parking lot? How does this benefit the owner and the Village overall?

Additional staff review comments from other Village departments, if any, will be forwarded to you in the next couple of weeks. If a Site Plan application and more thoroughly detailed site plan set is submitted, additional review comments will provided for that application and plan set and may affect when these applications are scheduled for review/approval by the Plan Commission and Village Board.

It may be prudent to let the CSM, Rezoning and 2020 Plan Map Amendment applications proceed and, if approved, then the owner of the PACE property can submit the detailed Site Plan application and plan set at a later date when they are ready to expand the parking area.

Obviously, to do so means that the parking area cannot be filled and graded until the Site Plan application is approved. Doing so could proceed with only the PACE property owner going forward and not involve Moore Design and MD Development LLC.

When submitting revised plans or additional information, please submit (1) digital plan set and three (3) full-size, hard-copy plan sets set to the Community Development Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

Respectfully,

Jeffrey W. Retzlaff, AICP
Village Planner & Zoning Administrator

TERRATEC ENGINEERING, LLC.

W67 N222 Evergreen Blvd., Suite 205
Cedarburg, Wisconsin 53012
Tel.: 262.377.9905
Fax: 262.375.1958

January 26, 2022

Mr. Dave Moore
Moore Design Inc.
W193N10975 Kleinmann Dr
Germantown, WI 53022

Mr. Chris West
Pace Property Management, LLC
N112W19125 Mequon Road
Germantown, WI 53022

Re: Village of Germantown Comments
CSM Review Comments
Germantown, Wisconsin

Dear Messrs. Moore & West:

TerraTec Engineering has prepared this letter in response to the Village's review comments dated January 24, 2022. The italics text are the Village's comments with TerraTec's response following in regular font.

CSM Review

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

   Setback lines have been mapped and dimensioned.

2. *Village of Germantown requires all lands abutting a public road to be dedicated.*

   Comment noted, all lands are abutting a public road. No action performed.

3. *Label the NW corner of the NE ¼, describe the monument type and show the dimension along the North line of the NE ¼.*

   Monument described and dimensioned.

4. *Is the 33' road reservation existing or proposed? If existing, identify what document created it. If proposed, label all bearings and distances.*

   Labeled existing and document referenced.

5. *Label all physical features that are shown on the map.*

   Features labeled.

6. *Reference bearing should be referenced to the North line of the NE ¼.*

   Reference changed to North line of NE 1/4.

7. *Label owners name address and telephone number.*

   Owner's contact information added.

8. *Label PLS name, address and telephone number.*

   Surveyor's contact information added.

9. *Label wetland boundary line on sheet 2.*

   Boundary labelled.

10. *Identify who delineated the wetlands and when.*

    Delineator's contact information added.

11. *Add the following note to sheet 2:*
    "Development within these setback areas is prohibited unless otherwise allowed pursuant to provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code."

    Note added.

12. *Why is Mchenry County Illinois shown in Surveyor's Certificate?*

    TerraTec's Wisconsin PLS resides in Illinois.

13. *In the last paragraph of the Surveyor's Certificate refer to Chapter 18 of the Village of Germantown Subdivision Control Ordinance.*

    Reference added.

14. *In the Planning Commission approval replace Common Council with Planning Commission.*

    Revision made.

15. *In the Planning Commission approval replace Lori with Laura A.*

    Revision made.

16. *In the Germantown Board Approval replace Chairman with Village President.*

    Title changed.

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: _____ 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

Grant Moore

Phone (262) 339 9031
E-Mail Grant @ Mooredesigns.com

PROPERTY OWNER

MD Development

Phone (262) 339 9031
E-Mail Grant @ Mooredesigns.com

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
W193 N10930 Kleinmann Drive	291 961

3

REZONING REQUEST

FROM	TO
B-5	M-1

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See Attached "Certified Survey Map" per Terra Tec Engineering

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.

An adjacent neighbor is purchasing the land with future expansion of his business in mind.

6 SUPPORTING DOCUMENTATION:

☒ Plat of Survey (1:100)

☐ Site Plan and elevations for new construction (can be conceptual) -- N/A

7 READ AND INITIAL THE FOLLOWING:

GM 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.

GM 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 by sufficient cause to deny the petition.

GM 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

GM 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!

Applicant 11/23/21 Date

Owner 11/23/21 Date

Village of Germantown ...Willkommen

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

Paid_____ Date_____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 **APPLICANT OR AGENT**

Grant Moore

Phone (262) 339 9031

Fax ( )

E-Mail Grant@Moorpdesigns.com

PROPERTY OWNER

#Same as Agent#

Phone ( )

2 **PROPERTY ADDRESS OR GENERAL LOCATION** | **TAX KEY NUMBER**

W193 N10980 Kleinman Drive | 291061

3 **PURPOSE OF LAND SPLIT**

Property sale to adjacent neighbor

Will the land split require rezoning? Yes

From B-5 To M-1

4 **READ AND INITIAL THE FOLLOWING:**

GM 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.

GM 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.

GM 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.

GM I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

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

Applicant 11/23/21 Date

Owner 11/23/21 Date

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:
Grant Moore

Address: W193 N10975 Kleinman Drive, Germantown 53022

Phone: 262 339 9031

E-Mail: Grant@Mooredesigns.com

PROPERTY OWNER(S):
Same as Applicant

Address:

Phone:

E-Mail:

☐ **REQUEST TO AMEND LAND USE MAP**

Current Land Use Map Designation(s): Agricultural/Open Space Residential

Proposed Land Use Map Designation(s): Industrial/Office

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

W193 N10975 Kleinman Drive -- 291961

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

Attach separate legal description if necessary

See Attached certified Survey Map

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

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

	Adjacent Property Land Uses	Zoning
North	Industrial / Office	M1
South	"	"
East	"	"
West	"	"

☐ 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

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

All Amendment Applications:

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

Land Use Plan Map Amendment Only:

- [x] Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- [x] 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:
  - Exterior boundary of the land subject of the map amendment
  - 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):

GM 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;

GM 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;

GM 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.

GM 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)

[signature]	11/23/21	[signature]	11/23/21
Applicant/Agent	Date	Property Owner	Date
Applicant/Agent	Date	Property Owner	Date

Village of Germantown
Willkommen

Fee Must Accompany Application

☐ $1,165 Paid _____ Date_____

☐ $200 PC Consultation Only
~~Paid~~ _____ Date 2-9-22

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:
Christopher K. West

Address:

Phone: 815-219-5343

E-Mail: Chris@AGTrailerLeasing.com

PROPERTY OWNER(S):
PACE Property Management, LLC

Address: N112W19125 Meguon Rd
Germantown, WI 53022

Phone: 815-219-5343

E-Mail: Chris@AGTrailerLeasing.com

☐ **REQUEST TO AMEND LAND USE MAP**

Current Land Use Map Designation(s): Agricultral / Open Space restriction

Proposed Land Use Map Designation(s): Industrial / office

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

W193N10980 Kleinmann Drive - 29196 1

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

Attach separate legal description if necessary

See Attached certified Survey MAP

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

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

	Adjacent Property Land Uses	Zoning
North	Industrial / office	M-1
South	"	"
East	"	"
West	"	"

☐ **REQUEST TO AMEND PLAN TEXT**

Section(s) of Comprehensive Plan to be Amended:

Proposed Text Amendment:

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Detailed Explanation and Justification for Proposed Amendment(s):

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- ☒ 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:
  - Exterior boundary of the land subject of the map amendment
  - 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):

CW 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;

CW 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;

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

Christy K. Wit 2/8/22
Applicant/Agent Date

Christy K. Wit 2/8/22
Property Owner Date

Applicant/Agent Date

Property Owner Date

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: 2-9-22 Received by: K.

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**

Christopher K. Wast

Phone (815) 219-5343
E-Mail Chris@AGTrailerLeasing.com

PROPERTY OWNER

PACE Property Management, LLC
N112W19125 Meguon Rd
Germantown, WI 53022

Phone (815) 219-5343
E-Mail Chris@AGTrailerLeasing.com

2 **PROPERTY ADDRESS OR GENERAL LOCATION** | **TAX KEY NUMBER**

W193N10980 Kleinmann Drive | 291961

3 **REZONING REQUEST**

FROM	TO
B-5	M-1

4 **METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

See Attached "Certified Survey Map" per Terra Tec Engineering

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.

An adjacent neighor is purchasing the land with Future expansion of his business in mind

6 **SUPPORTING DOCUMENTATION:**

☒ Plat of Survey (1:100)

☐ Site Plan and elevations for new construction (can be conceptual) -- N/A

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8 **SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!**

Christ Kwat 2/8/22
Applicant Date

Christ Kwat 2/8/22
Owner Date

Village of Germantown
...Willkommen

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

~~Paid~~ _____ Date 2-9-22

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

Christopher K. West

Phone (815) 219-5343
Fax ( )
E-Mail Chris@AGTrailerLeasing.com

PROPERTY OWNER

PACE Property Management, LLC
N112W19125 Meguon Road
Germantown, WI 53022

Phone (815) 219-5343

2 PROPERTY ADDRESS OR GENERAL LOCATION | **TAX KEY NUMBER**

W193N10980 Kleinmann Drive | 291961

3 PURPOSE OF LAND SPLIT

Property sale to adjacent neighbor

Will the land split require rezoning? Yes
From R-5 To M-1

4 READ AND INITIAL THE FOLLOWING:

CW 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.

CW 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.

CW 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.

CW I understand all delinquent property taxes on any of the properties involved shall be paid prior to recording.

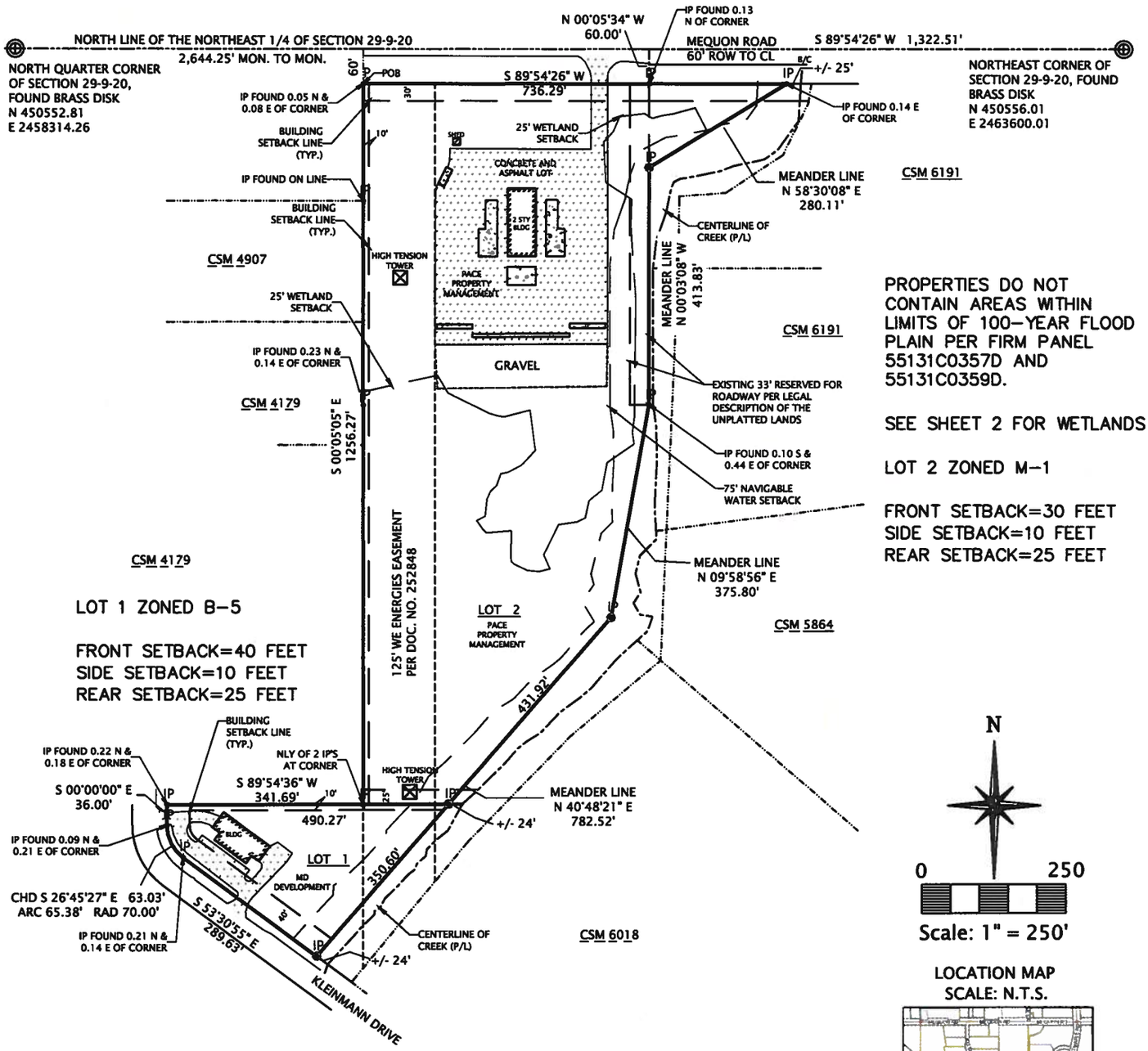
5 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Christopher K. West 2/8/22
Applicant Date

Christopher K. West 2/8/22
Owner Date

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 5968 AND UNPLATTED LANDS, IN THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN



PROPERTIES DO NOT CONTAIN AREAS WITHIN LIMITS OF 100-YEAR FLOOD PLAIN PER FIRM PANEL 55131C0357D AND 55131C0359D.

SEE SHEET 2 FOR WETLANDS

LOT 2 ZONED M-1

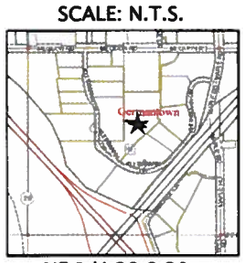
FRONT SETBACK=30 FEET
SIDE SETBACK=10 FEET
REAR SETBACK=25 FEET

N

0 250

Scale: 1" = 250'

LOCATION MAP
SCALE: N.T.S.



NE 1/4 29-9-20

OWNER: DAVE MOORE
MD DEVELOPMENT, LLC.
W193N10975 KLEINMANN DR.
GERMANTOWN, WI 53022
(262)339-9362
TAX KEY NUMBER: GNTV_291961

OWNER: PACE PROPERTY MANAGEMENT, LLC.
9120 N. 107TH STREET
MILWAUKEE, WI 53224
(815)219-5343
TAX KEY NUMBER: GNTV_291989

SURVEYOR: TERRATEC ENGINEERING, LLC.
STEVEN M. ARNOLD, PLS
W67N222 EVERGREEN BLVD.
SUITE 205
CEDARBURG, WI 53012
(262)377-9905

IP ● 1"X18" IRON PIPE WEIGHING 1.13 LBS. PER LINEAL FOOT SET

IP • IP FOUND

(N 00°00'00" E, 0.00') DENOTES RECORD DIMENSION

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST 1:100 OF A FOOT.

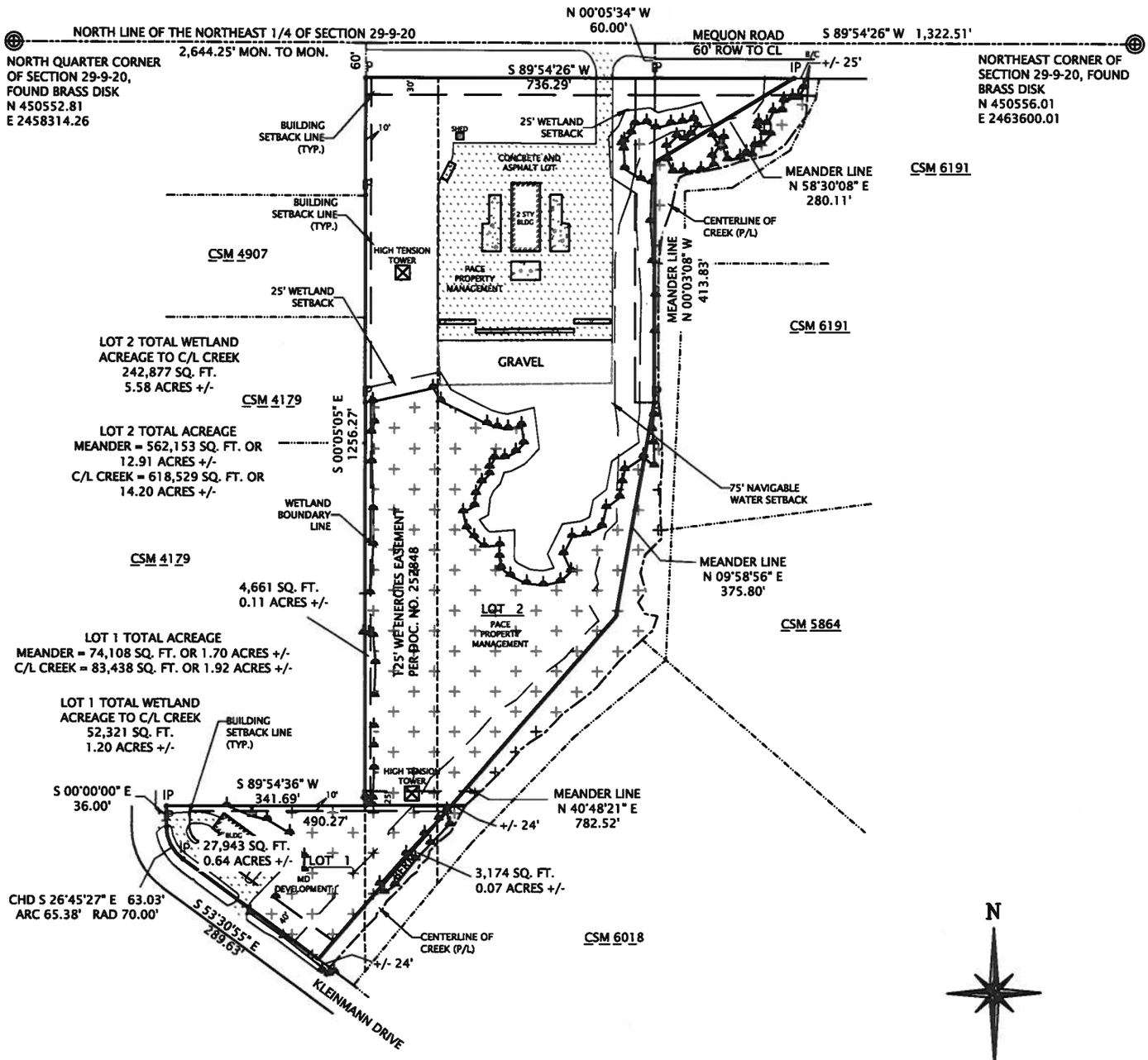
BEARINGS REFERENCED TO THE NORTH LINE OF THE NE ¼ BEING S 89°54'26" W.

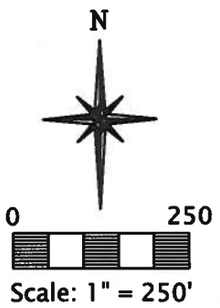
TERRATEC ENGINEERING, INC

THIS INSTRUMENT DRAFTED BY STEVEN M. ARNOLD-PLS 3168

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 5968 AND UNPLATTED LANDS IN THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN





DEVELOPMENT WITHIN THESE SETBACK AREAS IS PROHIBITED UNLESS OTHERWISE ALLOWED PURSUANT TO PROVISIONS OF CHAPTER 24 (SHORELAND–WETLAND ZONING CODE) IN THE GERMANTOWN MUNICIPAL CODE.

WETLAND DELINEATION COMPLETED 8/3/2021 BY:

DAVE MEYER, WIDNR ASSURED DELINEATOR
WETLAND & WATERWAY CONSULTING, LLC
S83 W23915 ARTESIAN AVE
BIG BEND, WI 53103
PHONE – 262–719–4286
E–MAIL – DAVE@WETLANDWI.COM

TERRATEC ENGINEERING, INC

THIS INSTRUMENT DRAFTED BY STEVEN M. ARNOLD–PLS 3168

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 5968 AND UNPLATTED LANDS IN THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN

SURVEYORS CERTIFICATE

I, STEVEN M. ARNOLD, PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND KNOWN AS:

A REDIVISION OF LOT 1 OF CSM NO. 5968 AND UNPLATTED LANDS IN THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHEAST CORNER OF THE NE ¼ OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN; THENCE S 89°54'26" W, ALONG THE NORTH LINE OF SAID 1/4 SECTION, 1322.51 FEET; THENCE S 00°05'05" E, 60.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 00°05'05" E, 1256.27 FEET; THENCE S 89°54'36" W, 341.69 FEET; THENCE S 00°00'00" E, 36.00 FEET; THENCE ALONG AN ARC WITH A CHORD BEARING S 26°45'27" E, 63.03 FEET, AN ARC LENGTH OF 65.38 FEET AND RADIUS OF 70.00 FEET; THENCE S 53°30'55" E, 289.63 FEET TO A MEANDER POINT, SAID POINT BEING 24 FEET MORE OR LESS FROM THE CENTERLINE OF AN UNNAMED STREAM; THENCE N 40°48'21" E, 782.52 FEET TO A MEANDER POINT; THENCE N 09°58'56" E, 375.80 FEET TO A MEANDER POINT; THENCE N 00°03'08" W, 413.83 FEET TO A MEANDER POINT; THENCE N 58°30'08" E, 280.11 FEET TO A MEANDER POINT ON THE SOUTHERLY RIGHT-OF-WAY OF MEQUON ROAD, SAID POINT BEING 25 FEET MORE OR LESS FROM THE CENTERLINE OF SAID STREAM; THENCE ALONG SAID RIGHT-OF-WAY S 89°54'26" W, 736.29 FEET; TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 636,261 SQ. FT. OR 14.61 ACRES OF LAND TO THE MEANDER LINES, MORE OR LESS.

SAID PARCEL CONTAINS 701,967 SQ. FT. OR 16.12 ACRES OF LAND TO THE CENTERLINE OF THE CREEK, MORE OR LESS.

THAT I HAVE MADE SUCH SURVEY, LAND DIVISION AND MAP BY THE DIRECTION OF DAVE MOORE AND PACE PROPERTY MANAGEMENT, LLC., OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE LAND DIVISION THEREOF.

I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATE STATUTES , AND CHAPTER 18 OF THE VILLAGE OF GERMANTOWN SUBDIVISION CONTROL ORDINANCE, IN SURVEYING, DIVIDING AND MAPPING THE SAME.

DATED THIS 25TH DAY OF JANUARY, 2022.

STEVEN M. ARNOLD
PROFESSIONAL LAND SURVEYOR
PLS No. S-3168

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 5968 AND UNPLATTED LANDS IN THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN

OWNERS CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, COMBINED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF GERMANTOWN.

WASHINGTON COUNTY

_____
DAVE MOORE, OWNER
DATED THIS _____ DAY OF _____ , 20___.

STATE OF WISCONSIN)
)SS
_____ COUNTY, WI)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20___.

THE ABOVE NAMED DAVE MOORE, TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ACKNOWLEDGED THE SAME.

OWNERS CERTIFICATE

AS OWNERS, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED HEREIN TO BE SURVEYED, COMBINED AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP. WE ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL: VILLAGE OF GERMANTOWN.

WASHINGTON COUNTY

PACE PROPERTY MANAGEMENT, LLC.

_____
CHRISTOPHER K. WEST, PRESIDENT
DATED THIS _____ DAY OF _____ , 20___.

STATE OF WISCONSIN)
)SS
_____ COUNTY, WI)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20___.

THE ABOVE NAMED CHRISTOPHER K. WEST TO ME KNOWN TO BE THE SAME PERSON WHO EXECUTED THE FOREGOING INSTRUMENT ACKNOWLEDGED THE SAME.

CERTIFIED SURVEY MAP NO. _____

A REDIVISION OF LOT 1 OF CSM NO. 5968 AND UNPLATTED LANDS IN THE NE 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST OF THE FOURTH PRINCIPAL MERIDIAN, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

RESOLVED, THAT THIS CERTIFIED SURVEY MAP IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GERMANTOWN ON THE _____ DAY OF _____, 20____.

APPROVED: _____ _____
DEAN WOLTER, CHAIRMAN DATE

_____ _____
LAURA A. JOHNSON, SECRETARY DATE

VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF PART OF THE NE 1/4 OF SECTION 29, 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 _____, 20_____.

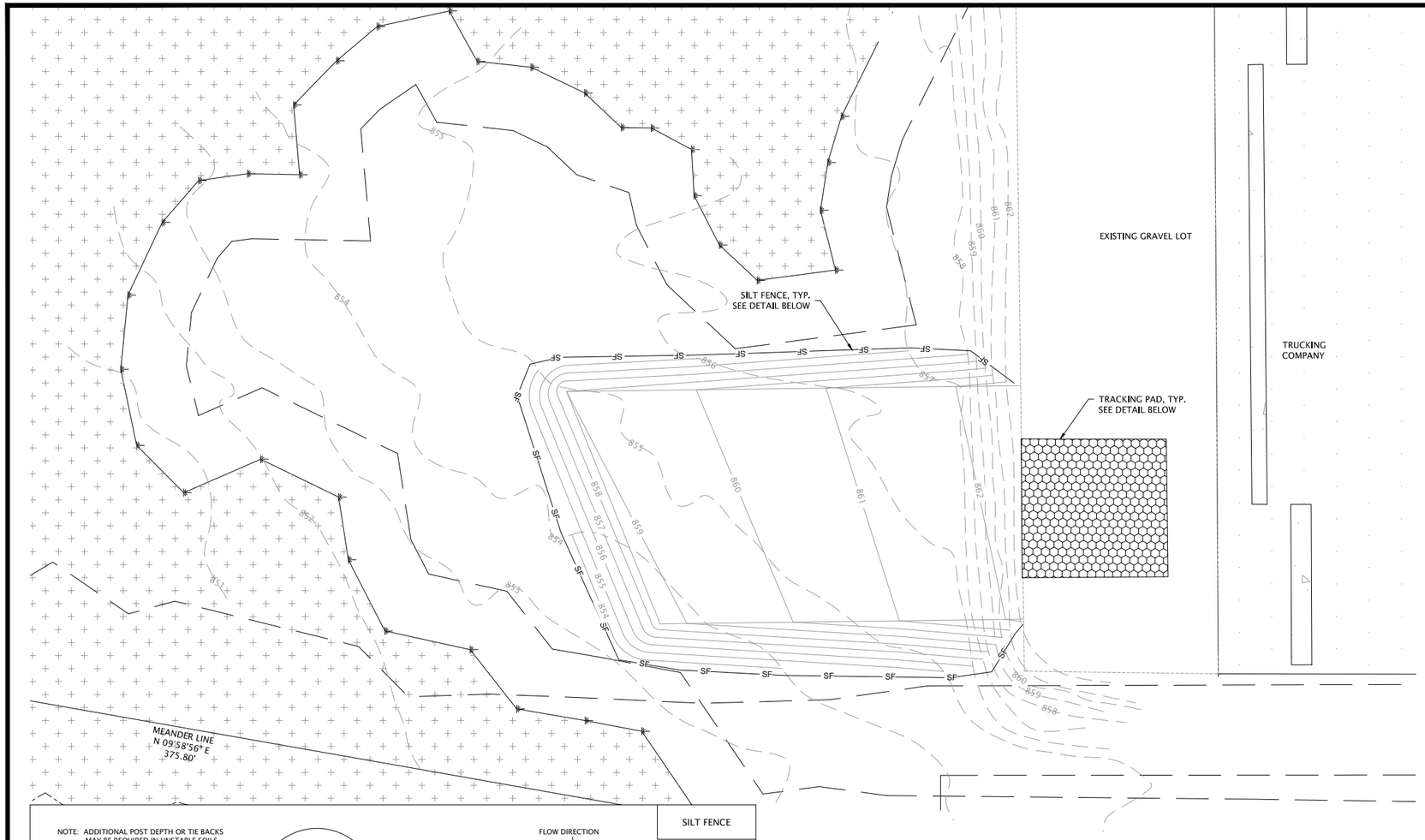
_____ _____
DEAN WOLTER, VILLAGE PRESIDENT DATE

_____ _____
DEANNA BRAUNSCHWEIG, VILLAGE CLERK DATE

- "There really isn't much, if any, explanation as to why this proposal has been submitted...other than "... an adjacent neighbor is purchasing the land with future extension of his business...". What is the business that is being expanded? Why is the expansion necessary? Why should the Village go through this effort to amend the 2020 Land Use Plan map and rezone what is environmentally sensitive land for a gravel parking lot? How does this benefit the owner and the Village overall?"

Pace Property Management, LLC. looks to purchase property from MD Development to expand the parking lot to better facilitate our tenant Custom CDL Testing who's testing course is on the east side of the property, adding just less than ½ acre of parking directly south of the test course will free up parking for A&G Enterprises, a semi-trailer leasing company.

RECEIVED
FEB 09 2022
OFFICE OF THE VILLAGE PLANNER
VILLAGE OF GERMANTOWN



PROPOSED CONDITIONS LEGEND

- SF — SILT FENCE
- WETLANDS
- TRACKING PAD
- WETLAND SETBACK
- 858 — EXISTING CONTOURS

GENERAL PLAN NOTES:

1. REFER TO CERTIFIED SURVEY MAP FOR OVERALL SITE PLAN, PROPERTY BOUNDARY, AND WETLAND DELINEATION.

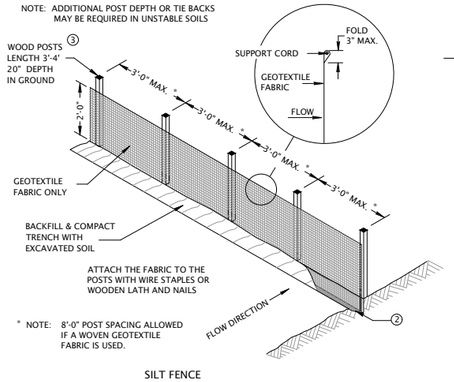
DEMOLITION NOTES:

1. DEMOLITION AND DISPOSAL WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION OVER THIS WORK INCLUDING FEDERAL, STATE, COUNTY, AND THE LOCAL MUNICIPALITY.
2. THE OWNER AND ENGINEER ASSUME NO RESPONSIBILITY AND MAKES NO REPRESENTATION AS TO THE CONDITION OF THE STRUCTURES/MATERIALS TO BE REMOVED OR THE SPECIFIC MATERIALS THAT COMPRISE THEIR MAKEUP AND CONTENTS. IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, DEMOLITION SHALL CEASE AND THE OWNER SHALL BE NOTIFIED. THE MATERIAL SHALL BE REMOVED, CONTAINERIZED, TRANSPORTED AND DISPOSED IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, COUNTY AND CITY LAWS AND REGULATIONS. DO NOT RESUME UNTIL SPECIFICALLY AUTHORIZED BY THE OWNER.
3. CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL DEBRIS FROM THE SITE AND DISPOSING OF THE DEBRIS IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS/LAWS.
4. NO BURNING OF MATERIALS FROM THE SITE IS PERMITTED. THE USE OF EXPLOSIVES ON THIS PROJECT IS NOT PERMITTED.
5. CONTRACTOR SHALL STRIP TOPSOIL FROM ALL AREAS THAT ARE TO BE GRADED OR BUILT UPON. TOPSOIL SHALL BE STOCKPILED IN A LOCATION PRE-APPROVED BY OWNER. STOCKPILE SHALL HAVE SILT FENCE INSTALLED AROUND THE PERIMETER. PERMANENT TOPSOIL STOCKPILES WILL NOT BE ALLOWED.
6. THE PROPER UTILITY COMPANIES SHALL BE NOTIFIED PRIOR TO WORK COMMENCEMENT AS REQUIRED BY THE SPECIFIC UTILITIES. ALL WORK SHALL BE COORDINATED WITH THE UTILITY COMPANY HAVING THE JURISDICTION OVER THE SPECIFIC UTILITY PRIOR TO ANY DISCONNECTION, ABANDONMENT AND/OR REMOVAL/CAPPING OF THE UTILITY. ADEQUATE TIME SHALL BE PROVIDED IN CONTRACTOR'S SCHEDULE FOR REMOVAL, RELOCATION OR INSTALLATION TO PROVIDE SMOOTH TRANSITION IN UTILITY SERVICE. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND PAY FOR ALL UTILITY SERVICES/FEES/INSPECTIONS,ETC.
7. CONTRACTOR SHALL MAINTAIN ALL UTILITY SERVICES TO ADJACENT PROPERTIES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS AND PROTECTIONS FOR ALL UTILITIES, STORM DRAINAGE, SIGNS, UTILITY POLES, ETC. AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION IN PLACE, WHETHER SPECIFICALLY CALLED OUT ON THE PLANS OR NOT. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES' SPECIFICATIONS.
9. NO UTILITIES SHALL REMAIN BELOW STORM WATER FEATURES AND BUILDINGS UNLESS SPECIFICALLY CALLED OUT TO REMAIN. UTILITIES SHALL EITHER BE REMOVED, REPLACED, OR RELOCATED AS DIRECTED BY OWNER.
10. GRAVEL AREAS (IF APPLICABLE) - ONLY REMOVE GRAVEL DOWN TO FINAL GRADE (FOR PROPOSED GRAVEL AREAS)
11. TREE/BRUSH REMOVAL INCLUDES ROOT BALL.

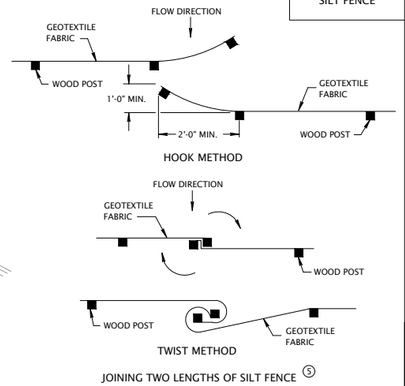
GENERAL EROSION CONTROL AND CLEAN UP REQUIREMENTS:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL STATE AND LOCAL CODES AND ORDINANCES.
2. EROSION CONTROLS
   - A. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE WDNR TECHNICAL GUIDANCE PRIOR TO OTHER CONSTRUCTION ACTIVITIES.
   - B. INSTALL EROSION MAT ON ALL FINISHED GRADE SLOPES EQUAL TO OR GREATER THAN 4:1 AND IN AREAS WITH CHANNELIZED FLOW.
   - C. INSPECT AND MAINTAIN ALL EROSION CONTROLS DAILY.
   - D. MAINTENANCE OF ALL SEDIMENT CONTROL STRUCTURES SHALL BE PROVIDED WITH THE MEASURES IN WORKING CONDITION AT THE END OF EACH WORKING DAY.
   - E. AFTER ANY SIGNIFICANT RAINFALL, SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED FOR INTEGRITY. ANY DAMAGED STRUCTURES SHALL BE CORRECTED FOR INTEGRITY.
   - F. OVERLAND FLOW SHALL BE PREVENTED FROM LEAVING THE WORK SITE BY INSTALLING STRAW BALES OR FABRIC FILTER FENCING PARALLEL TO THE CONTOURS LOCATED DOWNHILL FROM THE WORK AREA.
   - G. NATURAL PLANT COVERING SHALL BE PRESERVED AND PROTECTED.
   - H. THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED DURING DEVELOPMENT AND KEPT TO AS SHORT A DURATION OF TIME AS IS PRACTICAL.
   - I. ALL DISTURBED GROUND LEFT INACTIVE FOR TWO WEEKS DURING THE EXCAVATION OR CONSTRUCTION PROCESS SHALL BE STABILIZED BY MULCHING OR COVERING.
   - J. ALL SOIL OR DIRT STORAGE PILES CONTAINING MORE THAN 10 CUBIC YARDS OF MATERIAL SHALL BE PROTECTED FROM THE FORCES OF EROSION.
   - K. TEMPORARY SEDIMENT BASINS SHALL BE CONSTRUCTED AND MAINTAINED ON ALL DRAINAGE WAYS TO TRAP AND REMOVE AND PREVENT SEDIMENT AND DEBRIS FROM OCCURRING.
   - L. WATER PUMPED FROM THE SITE SHALL BE TREATED BY TEMPORARY SEDIMENT BASINS, GRIT CHAMBERS OR OTHER APPROPRIATE MEASURES.
   - M. ALL WASTE AND UNUSED CONSTRUCTION MATERIALS SHALL BE PROPERLY DISPOSED OF IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
   - N. PROVIDE ACCESS DRIVES AND PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROADWAY SHALL BE REMOVED (NOT FLUSHING) IMMEDIATELY BEFORE THE END OF EACH WORK DAY.
3. CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHES OR PUMPING TO ALLEVIATE WATER PONDING.
4. CONTRACTOR SHALL NOT ALLOW MUD AND DEBRIS TO BE DEPOSITED ONTO ADJACENT ROADWAYS OR PROPERTIES. CLEANUP SHALL BE PERFORMED AT A MINIMUM OF DAILY OR AS NEEDED.

SILT FENCE



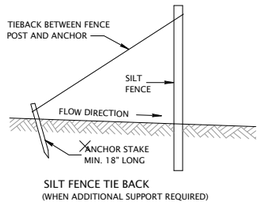
SILT FENCE



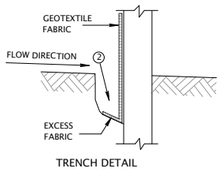
HOOK METHOD

TWIST METHOD

JOINING TWO LENGTHS OF SILT FENCE ⑤



SILT FENCE TIE BACK
(WHEN ADDITIONAL SUPPORT REQUIRED)



TRENCH DETAIL

GENERAL NOTES

① HORIZONTAL BRACE REQUIRED WITH 2" X 4" WOODEN FRAME OR EQUIVALENT AT TOP OF POSTS.

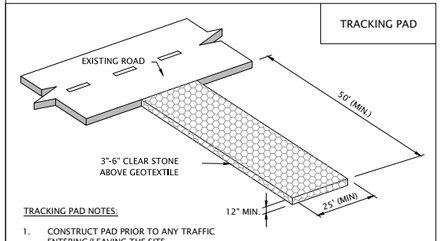
② TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.

③ WOOD POSTS SHALL BE A MINIMUM SIZE OF 1„ X 1„ OF OAK OR HICKORY.

④ SILT FENCE TO EXTEND ACROSS THE TOP OF THE PIPE.

⑤ CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS; A) OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK THE END OF EACH SILT FENCE LENGTH.

TRACKING PAD



TRACKING PAD NOTES:

1. CONSTRUCT PAD PRIOR TO ANY TRAFFIC ENTERING/LEAVING THE SITE.
2. CONSTRUCT PAD ACROSS THE FULL WIDTH OF THE EGRESS POINT.
3. TRACKING PAD SHALL BE MAINTAINED BY SCRAPING OR TOP DRESSING WITH ADDITIONAL AGGREGATE.

SCALE IN FEET

50' 0 50'

EROSION CONTROL PLAN
PACE PROPERTY MANAGEMENT
N112W19125 MEQUON ROAD
GERMANTOWN, WISCONSIN

DESIGNED BY	APPROVED BY	DATE
DMM	JPF	01/19/2022

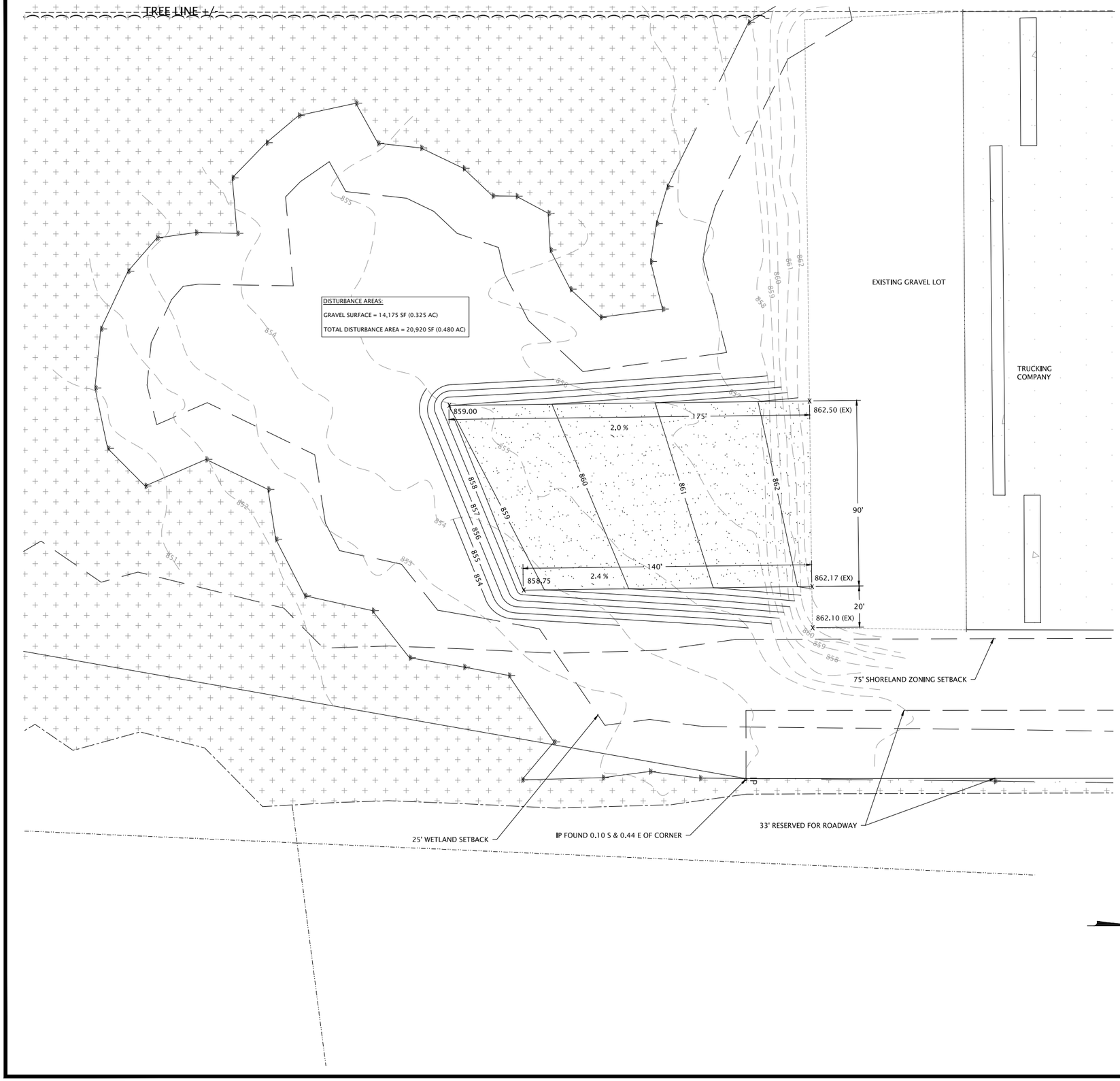
REVISION NO.	REVISIONS	DATE	BY

TERRATEC ENGINEERING, LLC.
W67 N222 EVERGREEN BLVD., STE. 205
CEDARBURG, WI 53012
Tel.: 262.377.9905

© 2015 TERRATEC ENGINEERING, LLC.

TERRATEC PROJECT NO. 2106009.2

SHEET No. 1 OF 2



PROPOSED CONDITIONS LEGEND

738 — PROPOSED CONTOURS

EDGE OF PROPOSED GRAVEL LOT

GRAVEL LOT SURFACE

GENERAL PLAN NOTES:

1. REFER TO CERTIFIED SURVEY MAP FOR OVERALL SITE PLAN, PROPERTY BOUNDARY, AND WETLAND DELINEATION.
2. REFER TO SHEET 1 OF 2 FOR EXISTING LEGEND.

GENERAL GRADING/PAVING NOTES

1. ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES.
2. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION. DISCREPANCIES OR OTHER MODIFICATIONS REPORTED/MADE AFTER CONSTRUCTION COMMENCEMENT SHALL BE AT CONTRACTOR'S COST.
3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LOCAL/STATE/FEDERAL REQUIREMENTS.
4. SUBGRADE TO BE CONSTRUCTED/PREPARED AS SPECIFIED BY SITE GEOTECHNICAL REPORT, IF AVAILABLE. IF NO GEOTECHNICAL REPORT IS AVAILABLE, PREPARE AND PROOF SUBGRADE IN ACCORDANCE WITH WISDOT STANDARDS. SOFT AREAS SHALL BE REPAIRED BY OVEREXCAVING TWO FEET, PLACING GEOTEXTILE (TYPE SR) DOWN UNDER CRUSHED STONE.
5. GRADING SHALL BE CONSTRUCTED IN ACCORDANCE WITH MUNICIPALITY AND WISDOT SPECIFICATIONS.
6. MATCH EXISTING GRADES WHERE PROPOSED GRAVELMEETS EXISTING GRAVEL/GRASS.
7. PROPOSED GRASSY AREAS SHALL HAVE SIX INCHES OF TOPSOIL (MINIMUM) AND BE SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED PER THE LANDSCAPE PLAN (PREPARED BY OTHERS).

SCALE IN FEET

50' 0 50'

PROPOSED GRADING PLAN
PACE PROPERTY MANAGEMENT
N112W19125 MEQUON ROAD
GERMANTOWN, WISCONSIN

DESIGNED BY	APPROVED BY	DATE
DMM	JPF	01/19/2022

REVISION NO.	REVISIONS	DATE	BY

TERRATEC ENGINEERING, LLC.
W67 N222 EVERGREEN BLVD., STE. 205
CEDARBURG, WI 53012
Tel.: 262.377.9905

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TERRATEC PROJECT NO. 2106009.2

SHEET No. 2 OF 2



N

SCALE IN FEET

150' 0 150'

LEGEND

- DELINEATED WETLAND AREA
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- IMPACTED WETLAND AREA
- PROPOSED PARKING LOT

CONCEPT SITE PLAN
W193N10980 KLEINMANN DRIVE
MD PROPERTY
GERMANTOWN, WISCONSIN

DESIGNED BY	APPROVED BY	DATE
JPF	JPF	9/13/2021

REVISION NO.	REVISIONS	DATE	BY

TERRATEC ENGINEERING, LLC.
W67 N222 EVERGREEN BLVD., STE. 205
CEDARBURG, WI 53012
Tel.: 262.377.9905

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TERRATEC PROJECT NO. 2106009

SHEET No. 1 OF 1

SIGN REVIEW

2/14/22 Plan Commission Meeting

Detail Woodworks

Planning & Zoning Report **Germantown, Wisconsin**

Summary

Guy Jacobi, agent for Detail Woodworks and Hooshang Khadem, property owner, is requesting approval for two (2) new wall signs for the property at N114W18775 Clinton Drive.

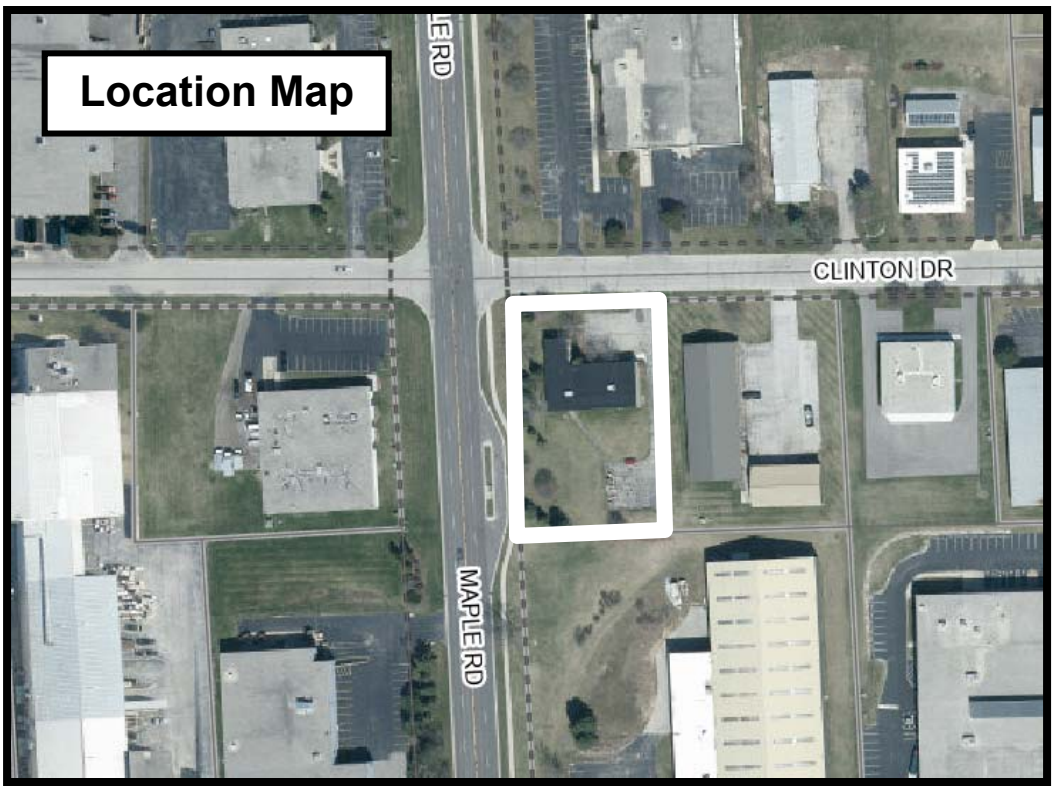
Property Location: N114W18775 Clinton Drive

Applicant/
Property Owner:

Guy Jacobi	Hooshang Khadem
N114W18775 Clinton Drive	6025 Paseo Carreta
Germantown, WI 53022	Carlsbad, CA 92009

Zoning: M-1: Limited Industrial

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



Background/Proposal

Guy Jacobi, agent for Detail Woodworks and Hooshang Khadem, property owner, is requesting approval for two (2) new wall signs for the property at N114W18775 Clinton Drive (former Bell Tool building).

Wall Signs

- Two (2) 5' x 14' (70 square feet), non-illuminated, alumalite sign with vinyl lettering, mounted flush to the west and south walls

Staff Comments

The proposed signage meets the Village's sign code requirements.

An identical sign was approved administratively as a face-replacement for the existing ground sign along Maple Road on January 21, 2022.

Village Staff Recommendation

APPROVE the wall signs for Detail Woodworks located at N114W18775 Clinton Drive, as proposed.

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid 200.00 75.00 Date _____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 **APPLICANT OR AGENT**

Detail Woodworks

Phone (262) 623-2356

Fax ( )

E-Mail guy@detailwoodworks.com

PROPERTY OWNER

Mike Khadoom

Phone ( )

2 **PROPERTY ADDRESS OR GENERAL LOCATION**

N114 W18775 Canton Dr

3 **SIGN INFORMATION**

2

Sign Dimensions 60 height x 168 width Single/Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF _____

Total Square Footage of Sign (include all sides) 70

Total height of the Sign 60

Is the Sign to be illuminated _____ yes X no

Type of Sign Construction Materials Aluminum

Distance to Closest Property Line 15'0 WALL SIGNS (South + West)

Are there any existing signs on the property yes

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

What are the intentions for the existing signs: Take down _____ Remain + ROAD SIGN

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

Applicant 1-24-22 Date

Owner _____ Date

Village of
Germantown
Willkommen

Fee must accompany application
$275 Sign Review Fee
$ 75 Sign Face Replacement
Paid Lee Date 1-25-22

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**

Detour Woodworks
Phone (262)623-2356
Fax ( )
E-Mail guy@detourwoodworks.com

PROPERTY OWNER

Mike Kharoom
Phone ( )

2 **PROPERTY ADDRESS OR GENERAL LOCATION**

N114 W18775 Clinton Dr.

3 **SIGN INFORMATION**

2
Sign Dimensions 60 height x 168 width
Number of Sides 1
Total Square Footage of Sign (include all sides) 70
Total height of the Sign 60
Is the Sign to be illuminated ____ yes X no
Type of Sign Construction Materials Aluminum
Distance to Closest Property Line 15'D6 WALL SIGNS (South + West

Single/Multi Tenant (circle one)
Building Frontage SF ____

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

What are the intentions for the existing signs: Take down ____ Remain ✓ ROAD SIGN

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

Applicant 1-24-22 Date

Owner 1-26-22 Date

West Elevation





South Elevation





Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid $\frac{}{}$ Date 1/17/22 1/21/22

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

Detail Woodworks

Phone (262) 623-2354

Fax ( )

E-Mail guy@detailwoodworks.com

PROPERTY OWNER

Hoosthang Mike Khamsom

Phone ( )

2 PROPERTY ADDRESS OR GENERAL LOCATION

N114 W18775 Clinton Dr.

3 SIGN INFORMATION

Sign Dimensions 5' height x 10' width Single/Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF _____

Total Square Footage of Sign (include all sides) 50

Total height of the Sign 5'

Is the Sign to be illuminated X yes _____ no SOLAR

Type of Sign Construction Materials ALUMALITE

Distance to Closest Property Line EXISTING BELL TOOL SIGN LOCATION

Ground Sign face Replacement approved administratively

Are there any existing signs on the property yes

If yes, what is the total Square Footage of existing signs 25

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

4 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant 1-12-22 Date

Owner Date

For Plan Commission:

2 Wall Signs Alumalite + Vinyl

14' x 5' on West & South Elevations

Germantown
Willkommen

$275 Sign Review Fee
$ 75 Sign Face Replacement
Paid _____ Date_____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Detail Woodworks

Phone (262) 623-2356
Fax ( )
E-Mail greg@detailwoodworks.com

PROPERTY OWNER

Hoosiang Mike Khamdam

Phone ( )

2 PROPERTY ADDRESS OR GENERAL LOCATION

N114 W18775 CLINTON DR.

3 SIGN INFORMATION

Sign Dimensions 5' height x 10' width (Single/Multi Tenant (circle one))
Number of Sides 1 Building Frontage SF _____
Total Square Footage of Sign (include all sides) 50
Total height of the Sign 5'
Is the Sign to be illuminated X yes _____ no SOLAR
Type of Sign Construction Materials DIBOND
Distance to Closest Property Line EXISTING BELL TOOL SIGN LOCATION

Are there any existing signs on the property Yes
If yes, what is the total Square Footage of existing signs 25

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

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

Applicant 1-12-22 Date

Owner 1-16-22 Date

Mike Khamdam

Option A

APPROVED
By Emily Zandt at 2:38 pm, Jan 21, 2022





HOLY HILL ROAD IMPROVEMENT PROJECT: STREET LIGHTING

2/14/22 Plan Commission Meeting

Germantown Community Development Department

Village Planner Report **Germantown, Wisconsin**

BACKGROUND

Holy Hill Road from US41 to Goldendale Road is scheduled to be widened from a 2-lane to 4-lane divided cross section in 2022. Street lighting is included in the project and is comprised of standard highway lighting.

As indicated by our engineering consultant, the proposed street lighting will include the following fixtures and performance characteristics (with references made to the attached documents):

- The cut sheet is for the fixtures planned for the Holy Hill project. The fixture is from Cooper Lighting and the sheet image just shows the light fixture in white, although we will be ordering black fixtures (on black poles and mast arms).

- The luminaire included in the fixture has a color temperature of 4,000K, a middle ground between warm and bright white where DOT uses a 6,000K color (brighter white vs. the warm LED typically used is residential applications at 2,700K. A Type II distribution is proposed as shown.

- A sample of the light spread (photometrics) showing a double head light pole in the median and the foot-candle distribution over the 215 foot spacing. You will see it ranges from 0.3 fc to 2.1 fc, with an average of 1.2 fc's.

- Pole height will be 30 feet with mast arms extending 8 feet.

This information is provided for information purposes only. No action by the Plan Commission is required.

VILLAGE OF GERMANTOWN
ENGINEERING DEPARTMENT
N 112 W 17001 MEQUON ROAD
GERMANTOWN, WISCONSIN 53022
PHONE: 1-262-250-4720
FAX: 1-262-253-8255

VILLAGE OF GERMANTOWN

ENGINEERING DEPARTMENT

HOLY HILL ROAD RECONSTRUCTION

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT NO. XXXX
PLAN OF PROPOSED IMPROVEMENTS

INDEX

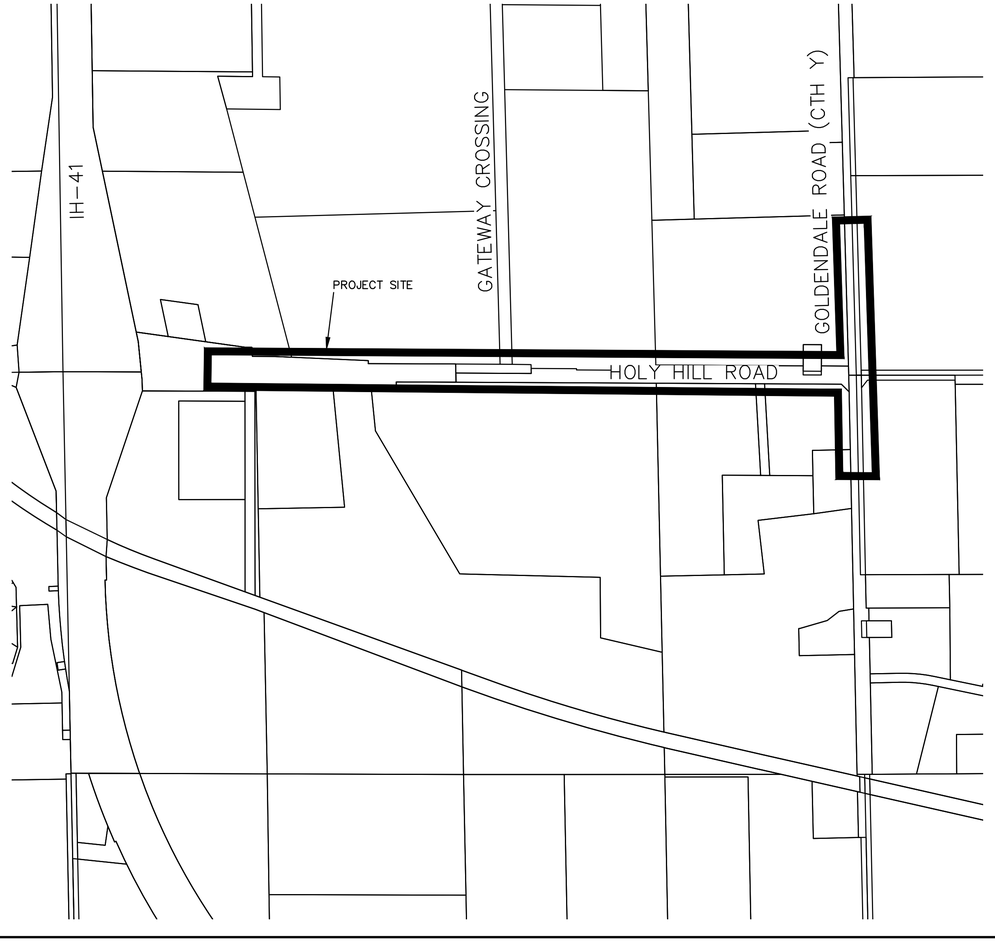
TITLE	SHEET NO.
COVER SHEET	1
TYPICAL SECTIONS	2
PLAN & PROFILE	4 – ##
CROSS SECTIONS	36 – 82

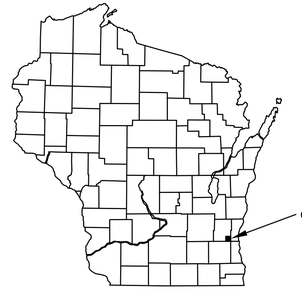
LEGEND

- SECTION LINE–PUBLIC LAND SURVEY SYSTEM
- R/W LINE–FEE
- R/W LINE–HIGHWAY EASEMENT (66')
- LOT LINE
- EASEMENT LINE
- PROPOSED SILT FENCE
- PROPOSED SNOW FENCE
- EXISTING WETLAND LINE
- ELECTRIC
- TELEPHONE
- GAS
- 1" IRON PIPE(FND)
- 5/8" X 18" IRON ROD AND CAP(SET)
- USPLSS MONUMENT – SECTION CORNER
- LIGHT
- FLOOD/AREA LIGHT
- WATER VALVE
- CATCH BASIN SQUARE
- CATCH BASIN ROUND
- SIGN
- POWER POLE
- TRANSFORMER
- TRAFFIC LIGHT
- SIGNAL BOX
- TELEPHONE PEDESTAL
- CONCETE POST
- GAS VALVE
- GUY WIRE
- ELECTRIC PEDESTAL
- MANHOLE
- HYDRANT
- TELEPHONE POLE
- TEST PIT OR BORING
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB

* INDICATES TYPE
C – COMMUNICATIONS
E – ELECTRIC
G – GAS
M – METER
S – SANITARY
ST – STORM
T – TELEPHONE
U – UNKNOWN
W – WATER

CAUTION SIGN FOR COMBUSTIBLE UNDERGROUND GAS LINE



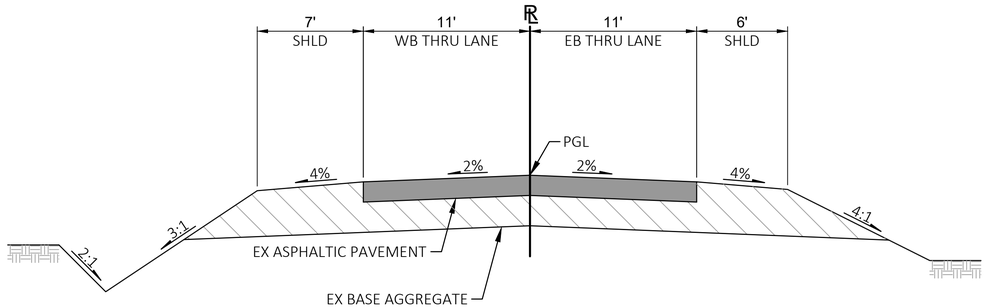


ABBREVIATION

EOM	END OF MARKING–DIGGERS HOTLINE FIELD LOCATE
FL	FLOW LINE (GUTTER OR DITCH C/L)
IP–IPF–IRD	IRON PIPE–IRON PIPE FOUND–IRON ROD(REBAR)
TC	TOP OF CURB (BACK OF CURB)
TW	TOP OF WALK (WALL)

PRELIMINARY PLANS: 1/28/2022

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:



TYPICAL EXISTING SECTION
HOLY HILL ROAD

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W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

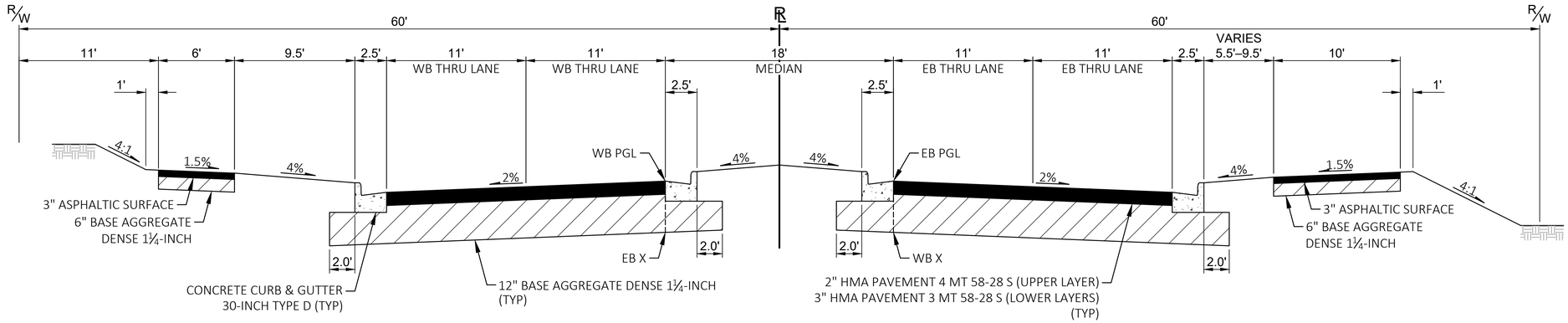
HOLY HILL ROAD
VILLAGE OF GERMANTOWN

TYPICAL SECTIONS
TYPICAL EXISTING SECTIONS

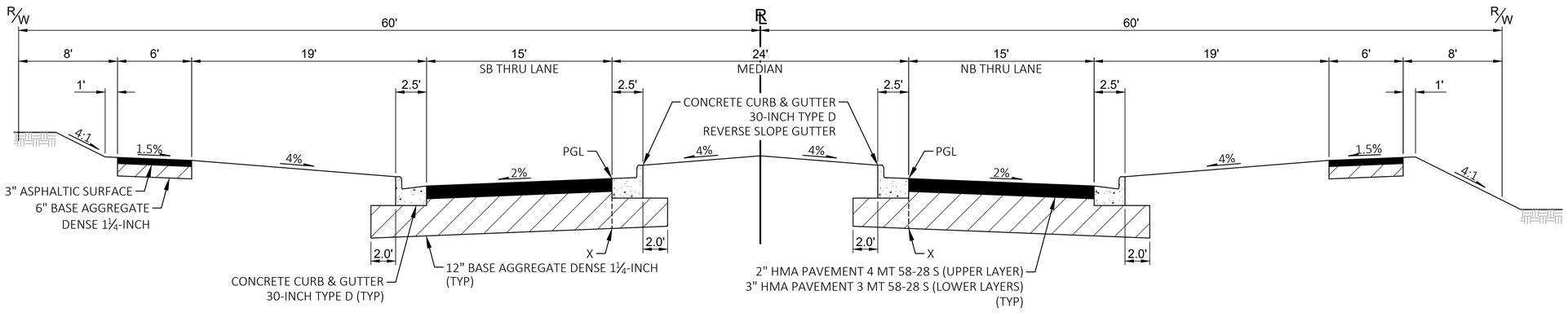
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DATE: 12/01/2021
SCALE: 1"=5'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
2



TYPICAL FINISHED SECTION
HOLY HILL ROAD



TYPICAL FINISHED SECTION
"B" STREET

NOTES

Ⓐ SALVAGED TOPSOIL, SEEDING MIXTURE NO. 80, FERTILIZER TYPE B, MULCH, AND EROSION MAT CLASS I TYPE A.

SEE CROSS SECTIONS FOR SUPERELEVATION & DITCH SECTIONS.

PGL = POINT REFERRED TO ON PROFILE
X = POINT REFERRED TO ON CROSS SECTIONS

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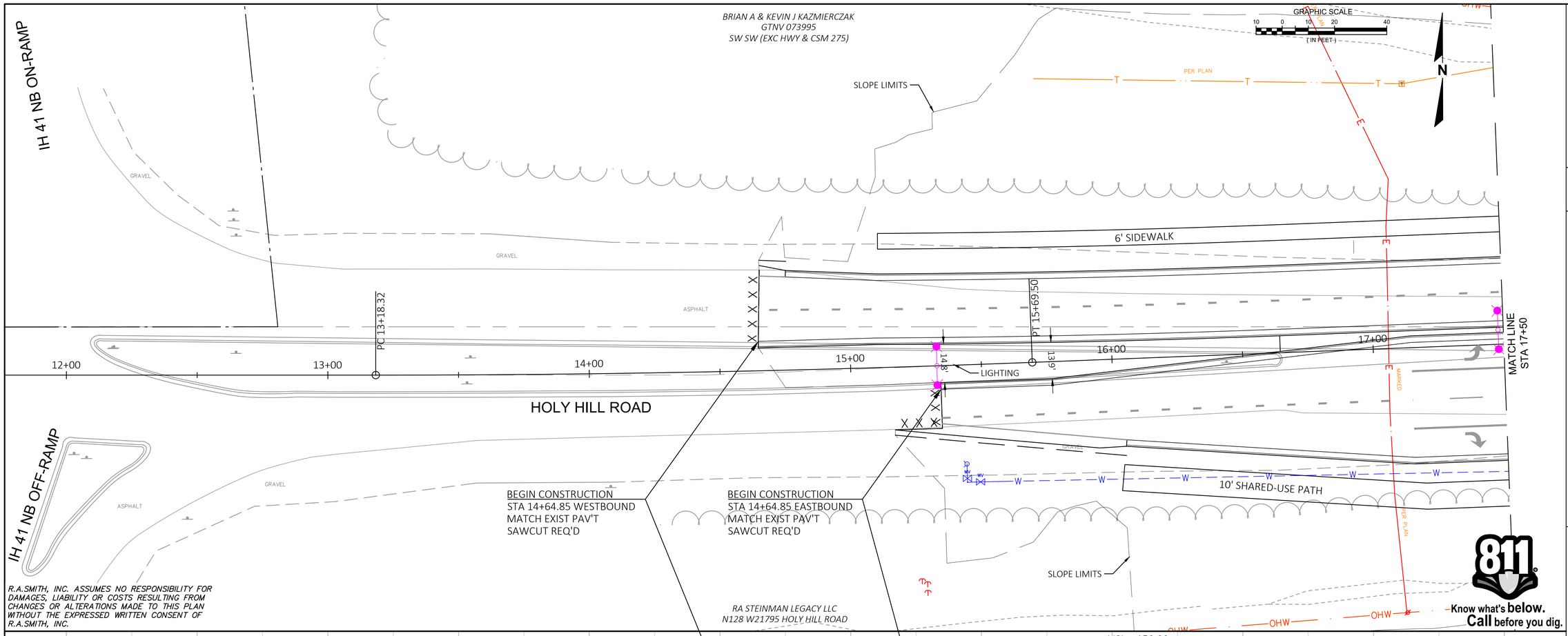
HOLY HILL ROAD
VILLAGE OF GERMANTOWN

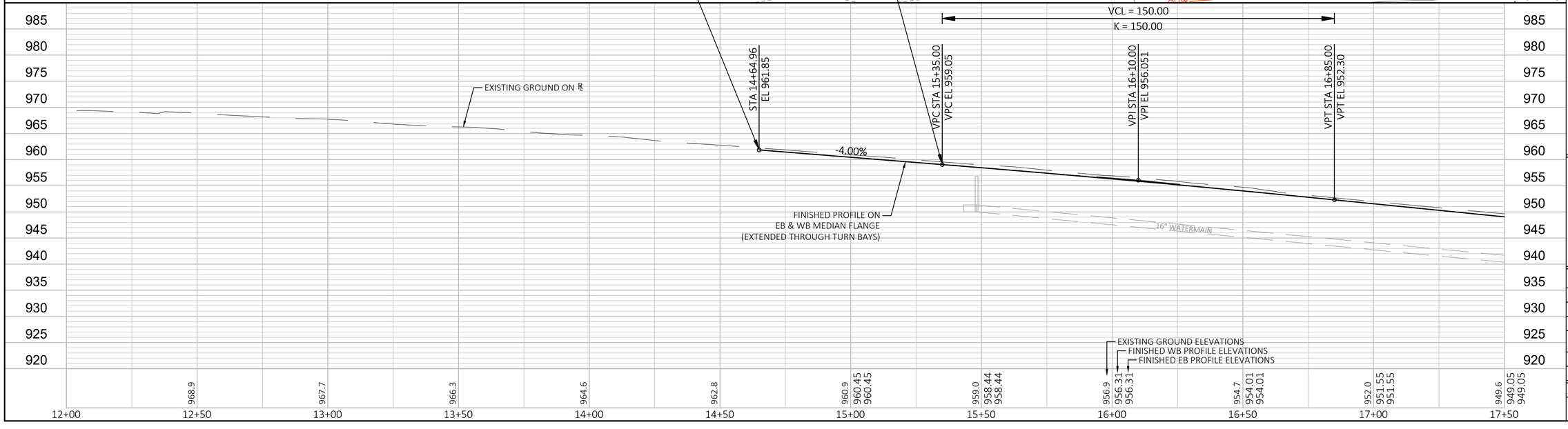
TYPICAL SECTIONS
TYPICAL FINISHED SECTIONS

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SCALE: 1"=5'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
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SHEET NUMBER
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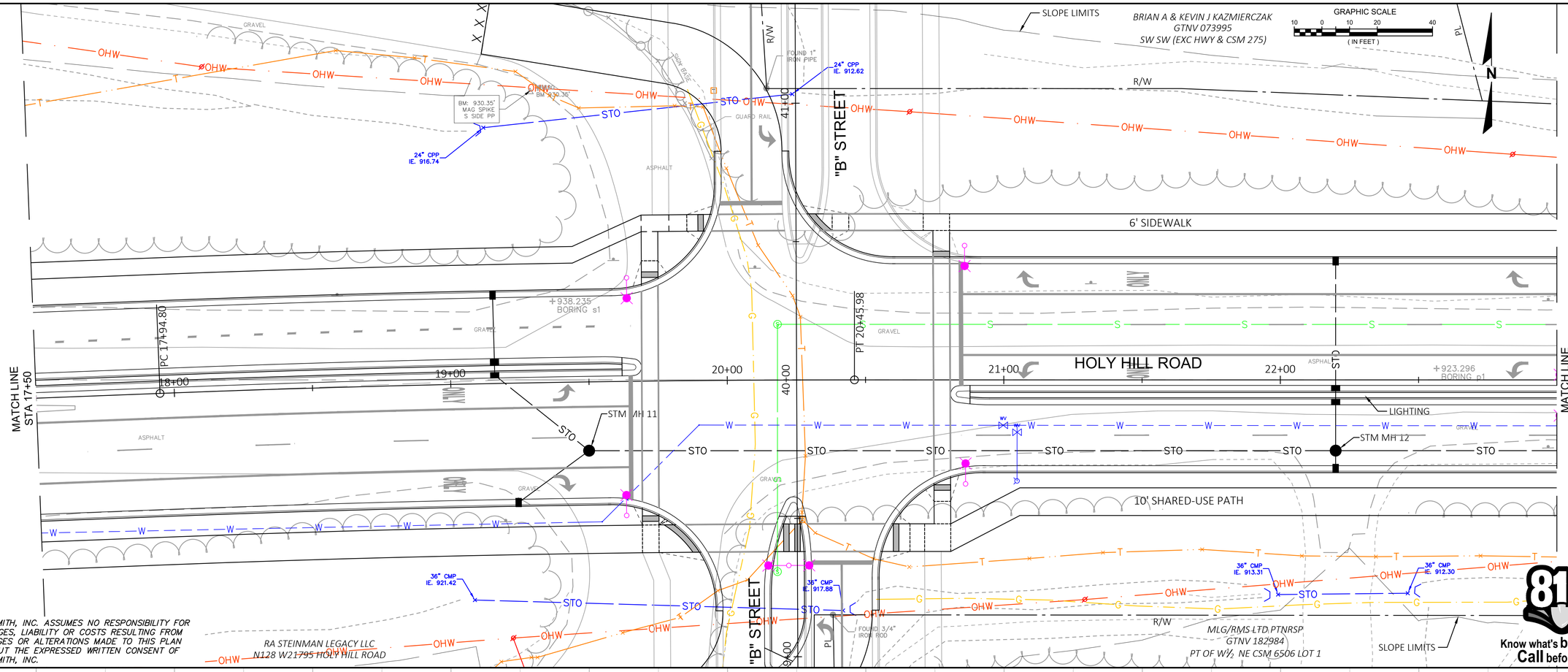
HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 14+64 – STA 17+50

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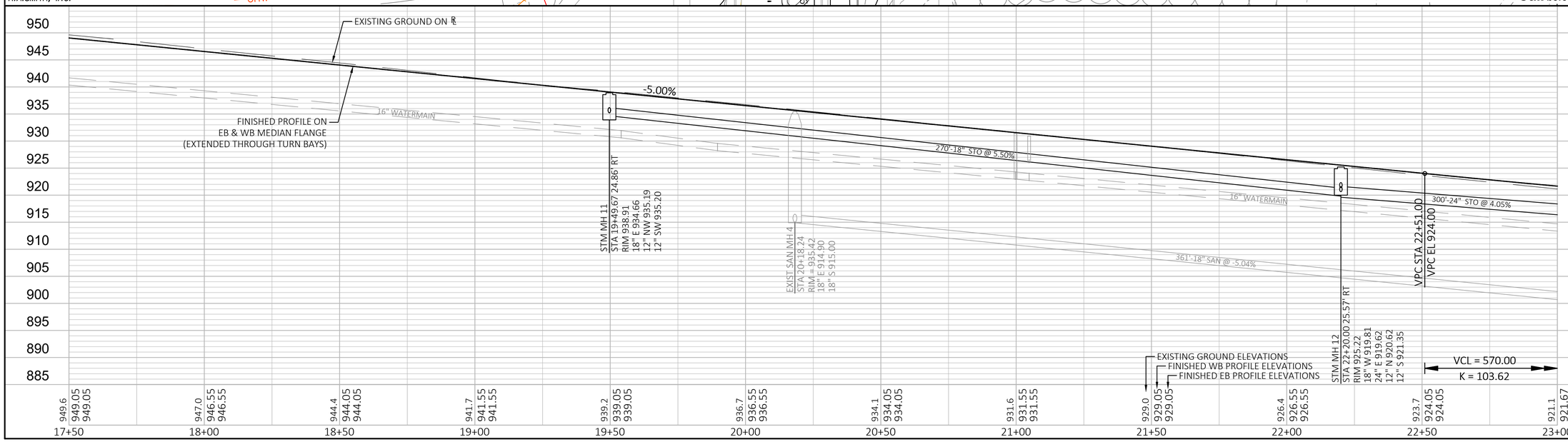
DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
4



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rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 17+50 – STA 23+00

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DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
5

TI INVESTORS OF GERMANTOWN II LLC
W210 N12805 GATEWAY CROSSING

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

RIM 914.00

N

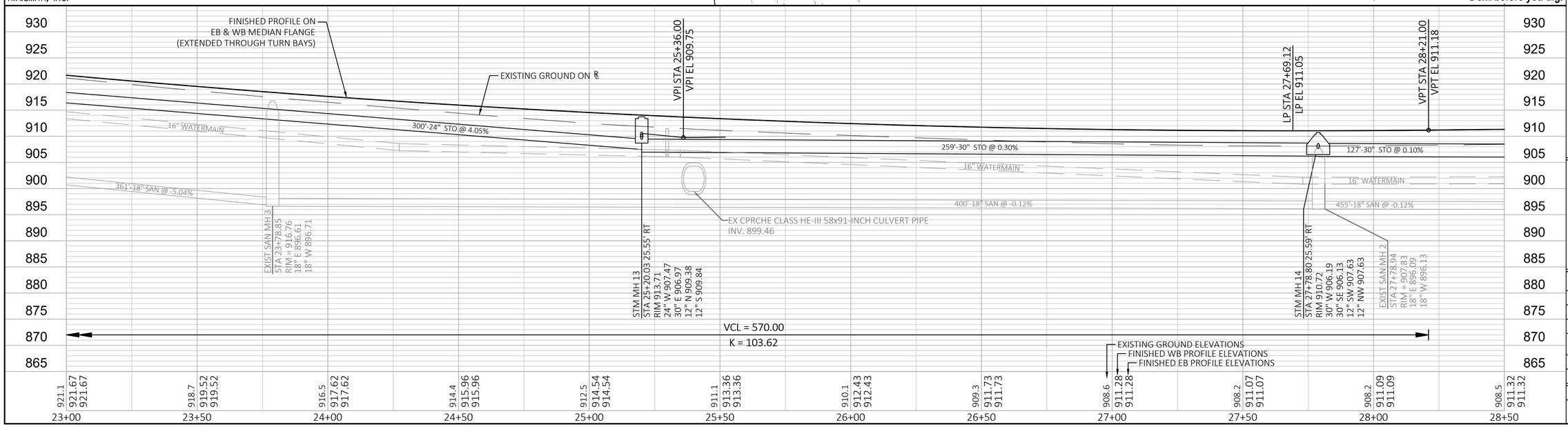
R/W
SLOPE LIMITS
6' SIDEWALK
ASPHALT
GRAVEL
LIGHTING
HOLY HILL ROAD
10' SHARED-USE PATH
MATCH LINE STA 23+00
MATCH LINE STA 28+50
24+00
25+00
26+00
27+00
28+00
STM MH 13
STM MH 14
36" CMP IE. 903.34
36" CMP IE. 902.72
30" CMP IE. 901.53
30" CMP IE. 902.19
18" CMP IE. 902.72
18" CMP IE. 902.62
BM: 908.27' NAIL IN PP
+903.903 BORING s2
OHW
STO
W
T
G
S
PL

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MLG/RMS LTD PTNRSP
GTNV 182984
PT OF W½ NE CSM 6506 LOT 1

MILWAUKEE METROPOLITAN SEWERAGE DISTRICT
GTNV 182985
PT OF W½ NE CSM 6506 LOT 2

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Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 23+00 – STA 28+50

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DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
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SHEET NUMBER
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TI INVESTORS OF GERMANTOWN II LLC
W210 N12805 GATEWAY CROSSING

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

R/W
SLOPE LIMITS
6' SIDEWALK
+911.023
BORING w1
GRAVEL
HOLY HILL ROAD
PI 33+57.30
MATCH LINE
STA 28+50
MATCH LINE
STA 34+00
29+00
30+00
LIGHTING
31+00
32+00
33+00
FOUND CONC. MON W/ CAP
SOUTH CORNER OF 7
ASPHALT
GRAVEL
STM MH 10
STO
OHW
W
G
10' SHARED-USE PATH
R/W
SLOPE LIMITS
STO
W

CQ WI 2021 LLC
N128 W20943 HOLY HILL ROAD

Know what's below. Call before you dig.

FINISHED PROFILE ON
EB & WB MEDIAN FLANGE
(EXTENDED THROUGH TURN BAYS)
EXISTING GROUND ON ℄
0.50%
119'-36" STO @ -0.03%
300'-36" STO @ 0.50%
16" WATERMAIN
455'-18" SAN @ -0.12%
STO ENDWALL STRUCTURE - (108)
STA 28+57.75 125.53' RT
30" NW 906.00
STO ENDWALL STRUCTURE - (98)
STA 30+46.72 119.70' RT
36" NE 906.50
STM MH 10
STA 31+20.04 25.52' RT
RIM 912.34
36" E 906.47
36" SW 906.47
12" SE 909.50
12" N 909.50
EXIST SAN MH 1
STA 32+34.04
RIM = 915.25
18" E 895.50
18" W 895.54
EXISTING GROUND ELEVATIONS
FINISHED WB PROFILE ELEVATIONS
FINISHED EB PROFILE ELEVATIONS

	930	925	920	915	910	905	900	895	890	885	880	875	870	865
28+50	908.5	911.32	911.32											
29+00	908.8	911.57	911.57											
29+50	909.6	911.82	911.82											
30+00	910.8	912.07	912.07											
30+50	912.3	912.32	912.32											
31+00	914.0	912.57	912.57											
31+50	915.5	912.82	912.82											
32+00	916.2	913.08	913.08											
32+50	916.6	913.33	913.33											
33+00	916.7	913.58	913.58											
33+50	916.7	913.83	913.83											
34+00	916.6	914.08	914.08											

DESCRIPTION
DATE

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Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 28+50 – STA 34+00

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DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
7

TI INVESTORS OF GERMANTOWN II LLC
W210 N12805 GATEWAY CROSSING

EXETER HOLY HILL LP
W210 N12800 GATEWAY CROSSING

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

GATEWAY CROSSING

HOLY HILL ROAD

MATCH LINE STA 34+00

MATCH LINE STA 39+50

SLOPE LIMITS

6' SIDEWALK

10' SHARED-USE PATH

FUTURE SIGNALS
TYP
(SHOWN FOR REFERENCE ONLY)

STM MH 9

STM MH 8

+913.525
BORING w2

PROPERTY LINE

CQ WI 2021 LLC
N128 W20943 HOLY HILL ROAD

CQ WI 2021 LLC
N128 W20943 HOLY HILL ROAD

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FINISHED PROFILE ON EB & WB MEDIAN FLANGE (EXTENDED THROUGH TURN BAYS)

EXISTING GROUND ON ℄

FINISHED PROFILE ON WB MEDIAN FLANGE (EXTENDED THROUGH TURN BAYS)

FINISHED PROFILE ON EB MEDIAN FLANGE (EXTENDED THROUGH TURN BAYS)

EXISTING GROUND ELEVATIONS
FINISHED WB PROFILE ELEVATIONS
FINISHED EB PROFILE ELEVATIONS

STM MH 9
STA 34+20.09 25.39' RT
RIM 913.85
30" E 908.47
36" W 907.97
12" N 911.00
12" S 911.00

STA 34+98.00 WB
EL 914.57

STA 35+45.00 EB
EL 914.80

STA 36+22.00 WB
EL 915.62

STRUCTURE - (170)
STA 36+45.07 25.46' RT
RIM 915.07
30" E 909.70
30" W 909.60
12" S 912.05

EXIST SAN EX. MH SA074-009
STA 36+89.12
RIM = 916.20
18" W 894.95

STM MH 8
STA 37+59.59 25.50' RT
RIM 915.75
30" E 910.20
30" W 910.10
12" S 913.00
12" N 913.00

VPC STA 37+60.00 WB
VPC EL 916.45

VPC STA 37+60.00 EB
VPC EL 916.09

VPI STA 38+40.00 WB
VPI EL 916.92

VPI STA 38+35.00 EB
VPI EL 916.53

VPT STA 39+20.00 WB
VPT EL 918.72

VPC STA 39+34.00 WB
VPC EL 919.04

VPCC STA 39+10.00 EB
VPT EL 918.07

VCL = 160.00
K = 96.80

VCL = 380.00
K = 138.25

VCL = 150.00
K = 103.08

VCL = 150.00
K = 96.63

0.50%
0.85%
0.60%
0.60%
2.25%

225'-30" STO @ 0.50%
300'-36" STO @ 0.50%
115'-30" STO @ 0.35%
455'-18" SAN @ -0.12%
506'-18" SAN @ -0.15%
16" WATERMAIN
16" WATERMAIN

	34+00	34+50	35+00	35+50	36+00	36+50	37+00	37+50	38+00	38+50	39+00	39+50
EXISTING GROUND	916.6	916.6	916.4	916.4	916.6	916.7	916.7	916.9	917.2	917.7	918.2	918.8
FINISHED WB PROFILE	914.08	914.33	914.58	915.01	915.43	915.79	916.09	916.39	916.77	917.40	918.29	919.39
FINISHED EB PROFILE	914.08	914.33	914.58	914.83	915.13	915.43	915.73	916.03	916.40	917.02	917.87	918.81

945 940 935 930 925 920 915 910 905 900 895 890 885 880

DESCRIPTION | DATE

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rasmith.com
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Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 34+00 – STA 39+50

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DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
8

EXETER HOLY HILL LP
W210 N12800 GATEWAY CROSSING

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

MATCH LINE STA 39+50

MATCH LINE STA 45+00

HOLY HILL ROAD

SLOPE LIMITS

R/W

6' SIDEWALK

10' SHARED-USE PATH

LIGHTING

STM MH 7

STM MH 6

+919.094 BORING w3

RIM 920.85
E 894.25
W 894.21

BM: 919.05' RR SPIKE ON PP

24" CMP IE 914.96

24" CMP IE 915.10

18" CMP IE 916.66

18" CMP IE 916.85

GRAVEL

ASPHALT

STO

OHW

FO

W

S

G

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CQ WI 2021 LLC
N128 W20943 HOLY HILL ROAD

Know what's **below.** **Call** before you dig.

VCL = 380.00
K = 138.25

VCL = 150.00
K = 150.21

VCL = 150.00
K = 96.63

STM MH 7
STA 40+49.81 25.50' RT
RIM 919.60
30" E 913.49
30" W 913.39
12" N 915.00
12" S 915.00

VPI STA 41+24.00 WB
VPI EL 923.314

EXISTING GROUND ON ℄

FINISHED PROFILE ON WB MEDIAN FLANGE (EXTENDED THROUGH TURN BAYS)

HP STA 42+45.06 WB
HP EL 922.54

VPCC STA 43+14.00 WB
VPT EL 922.37

LP STA 43+88.90 WB
LP EL 922.18

VPI STA 43+89.00 WB
VPI EL 921.99

STM MH6
STA 44+00.00 25.50' RT
RIM 921.36
30" E 914.64
30" W 914.54
12" N 916.70
12" S 916.70

VPT STA 44+64.00 WB
VPT EL 922.37

0.50%

0.50%

290'-30" STO @ 1.10%

506'-18" SAN @ -0.15%

16" WATERMAIN

16" WATERMAIN

FINISHED PROFILE ON EB MEDIAN FLANGE (EXTENDED THROUGH TURN BAYS)

VPI STA 39+85.00 EB
VPI EL 919.612

VPT STA 40+60.00 EB
VPT EL 919.99

EXIST SAN Structure - (26)
STA 41+94.98
RIM = 920.85
18" E 894.20
18" W 894.20

EXISTING GROUND ELEVATIONS
FINISHED WB PROFILE ELEVATIONS
FINISHED EB PROFILE ELEVATIONS

945	940	935	930	925	920	915	910	905	900	895	890	885	880

39+50	40+00	40+50	41+00	41+50	42+00	42+50	43+00	43+50	44+00	44+50	45+00
918.8	919.4	920.0	920.4	921.0	921.2	921.4	921.5	921.6	921.7	921.9	922.1
919.39	920.37	921.16	921.78	922.21	922.46	922.54	922.43	922.23	922.18	922.30	922.55
918.81	919.50	919.93	920.19	920.44	920.69	920.94	921.19	921.44	921.69	921.94	922.19

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Cedarburg, WI | Naperville, IL | Irvine, CA

DESCRIPTION

DATE

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 39+50 – STA 45+00

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DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
9

EXETER HOLY HILL LP
W210 N12800 GATEWAY CROSSING

ELLARETEE LLC
W206 N12865 GATEWOOD COURT

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

29+00
28+00
27+00
46+00
47+00
48+00
49+00
50+00

MATCH LINE
STA 45+00

MATCH LINE
STA 50+50

HOLY HILL ROAD

SLOPE LIMITS
R/W
6' SIDEWALK
10' SHARED-USE PATH
LIGHTING
ASPHALT
GRAVEL
FOUND 5/8" IRON ROD
SIGN
PL

30" RCP
IE. 921.82

18" RCP
IE. 919.35

18" RCP
IE. 919.32

RIM 922.91
W 894.2±
E 894.2±
S 900.25

RIM 922.41
E 893.7±
W 893.7±
S 893.7±

STM MH 5
STM MH 4

STO
OHW
G
E
S
W

8" PVC
IE. 919.92

8" PVC
IE. 919.66

BM: 920.75'
RR SPIKE
E. SIDE

+ 919.797
BORING s3

GATE
FENCE POST
FENCE POST

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CQ WI 2021 LLC
N128 W20943 HOLY HILL ROAD

WILLIAM H WETTERAU REVOCABLE TRUST
GTNV 181988
PT OF NE NE CSM 6385 LOT 1

811
Know what's below.
Call before you dig.

VCL = 150.00
K = 150.42

VPC STA 46+39.00 WB
VPC EL 923.24
STM MH 5
STA 46+49.28 25.50' RT
RIM 922.60
30" E 915.41
30" W 915.31
12" N 917.80
12" S 917.80

STRUCTURE - (196)
STA 47+01.45 25.50' RT
RIM 922.84
24" E 916.15
30" W 915.65
30" N 915.76

HP STA 47+14.21 WB
HP EL 923.43

VPI STA 47+14.00 WB
VPI EL 923.617

VPT STA 47+89.00 WB
VPT EL 923.24

FINISHED PROFILE ON
WB MEDIAN FLANGE
(EXTENDED THROUGH TURN BAYS)

FINISHED PROFILE ON
EB MEDIAN FLANGE
(EXTENDED THROUGH TURN BAYS)

EXISTING GROUND ON ℄

-0.50%

249'-30" STO @ 0.27%
52'-30" STO @ 0.45%
273'-24" STO @ 0.25%
460'-24" STO @ 0.30%
16" WATERMAIN

VPC STA 46+75.00 EB
VPC EL 923.06

VPI STA 47+50.00 EB
VPI EL 923.437

HP STA 47+50.24 EB
HP EL 923.25

VPT STA 48+29.00 EB
VPT EL 923.06

VPC STA 49+00.00
VPC EL 922.69

LP STA 49+74.76
LP EL 922.51
STM MH 4
STA 49+74.76 25.50' RT
RIM 922.18
24" E 917.20
24" W 916.83
12" N 917.83
12" S 918.07

VPI STA 49+75.00
VPI EL 922.32

VPT STA 50+50.00
VPT EL 922.69

EXIST SAN Structure - (25)
STA 46+91.38
RIM = 922.41
18" E 893.70
18" W 893.70
12" N 893.70
18" S 893.70

EXIST SAN Structure - (24)
STA 48+88.85
RIM = 922.91
15" E 894.20
18" W 894.20

496'-18" SAN @ -0.10%
197'-18" SAN @ 0.25%
372'-15" SAN @ 1.87%

VCL = 150.00
K = 150.48

VCL = 150.00
K = 150.48

EXISTING GROUND ELEVATIONS
FINISHED WB PROFILE ELEVATIONS
FINISHED EB PROFILE ELEVATIONS

	45+00	45+50	46+00	46+50	47+00	47+50	48+00	48+50	49+00	49+50	50+00	50+50
EXISTING GROUND ELEVATIONS	922.1	922.3	922.5	922.6	922.7	923.0	923.2	923.1	923.1	923.1	923.0	923.0
FINISHED WB PROFILE ELEVATIONS	922.55	922.80	923.05	923.29	923.42	923.39	923.19	922.94	922.69	922.53	922.53	922.69
FINISHED EB PROFILE ELEVATIONS	922.19	922.44	922.69	922.94	923.17	923.25	923.17	922.94	922.69	922.53	922.53	922.69

DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 45+00 – STA 50+50

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
10

ELLARETEE LLC
W206 N12865 GATEWOOD COURT

ELLARETEE LLC
GTNV 074981
PT E ½ SE CSM 6897 LOT 2

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

GATEWAY COURT

HOLY HILL ROAD

MATCH LINE STA 50+50

MATCH LINE STA 56+00

SLOPE LIMITS

6' SIDEWALK

10' SHARED-USE PATH

LIGHTING

SIGN

PLANTER

TRANSFORMER

BM: 925.74'
NW FLANGE
BOLT ON HYD.
#6688
BM 925.74'

18" RCP
IE. 920.87

18" RCP
IE. 921.35

STO

W

OHW

GRAVEL

ASPHALT

R/W

51+00

52+00

53+00

54+00

55+00

30+00

31+00

F.O

NIM 922.48
N 912.37
N 901.37
W 901.15
E 901.25

WILLIAM H WETTERAU REVOCABLE TRUST
GTNV 181988
PT OF NE NE CSM 6385 LOT 1

HOMESTEAD TRANSFER AND STORAGE LLC
GTNV 181991
PT OF NE NE CSM 6385 OL 1

WILLIAM H WETTERAU REVOCABLE TRUST
GTNV 181990
PT OF NE NE CSM 6385 LOT 3

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Know what's below. Call before you dig.

VCL = 300.00
K = 240.00

VCL = 360.00
K = 240.00

FINISHED PROFILE ON EB & WB MEDIAN FLANGE (EXTENDED THROUGH TURN BAYS)

EXISTING GROUND ON ℄

VPT STA 50+50.00
VPT EL 922.69

STA 51+60.00 WB
EL 923.24

STA 52+50.00 EB
EL 923.51

VPC STA 53+40.50 WB
VPC EL 924.15

VPC STA 53+40.50 EB
VPC EL 923.97

STA 54+34.96 25.50' RT
RIM 924.48
15" E 919.33
24" W 918.58
18" N 919.09
12" S 921.46

VPI STA 54+90.50 WB
VPI EL 924.90

VPI STA 55+20.50 EB
VPI EL 924.87

0.50%
0.30%
0.50%
0.50%

460'-24" STO @ 0.30%

180'-15" STO @ 1.60%

16" WATERMAIN

372'-15" SAN @ 1.87%

55'-12" SAN @ 0.45%

EXIST SAN Structure - (23)
STA 52+61.13
RIM = 922.48
15" W 901.15
12" E 901.25
12" N 912.37

EXISTING GROUND ELEVATIONS
FINISHED WB PROFILE ELEVATIONS
FINISHED EB PROFILE ELEVATIONS

| | | |

ELLARETEE LLC
GTNV 074981
PT E ½ SE CSM 6897 LOT 2

ELMER GRONEMEYER
N128 W20472 HOLY HILL ROAD

ELLARETEE LLC
GTNV 074981
PT E ½ SE CSM 6897 LOT 2

FRANK E, JR & MARY J WIEDMEYER
N128 W20158 HOLY HILL ROAD
N128 W20450 HOLY HILL ROAD

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

GOLDENDALE ROAD
(CTH Y)

HOLY HILL ROAD

MATCH LINE
STA 56+00

MATCH LINE
STA 61+50

SLOPE LIMITS

6' SIDEWALK

10' SHARED-USE PATH

LIGHTING

R/W

PL

EXISTING BUILDING

ASPHALT

GRAVEL

METAL RISER

18" CMP
IE. 924.71

18" CMP
IE. 926.34

18" CMP
IE. 927.01

8" CMP
924.25

18" CMP
IE. 927.01

OVAL 18 24x36
IE. 931.47

OVAL 8 24x36
IE. 929.22

+932.53
RIM

FOUND CONC. MON. W/ DISC
NE CORNER OF SEC 18

BM 932.70'
RR SPIKE
NW FACE PP

D.0
STA 57+75.00 25.50' RT
RIM 929.55
12" W 925.56
12" N 925.84
12" S 925.66

STA 59+22.50 WB
EL 932.91

VPT STA 56+40.50 WB
VPT EL 927.52

VPT STA 57+00.50 EB
VPT EL 928.47

VCL = 300.00
K = 240.00

VCL = 360.00
K = 240.00

EXISTING GROUND ON ℄

FINISHED PROFILE ON
WB MEDIAN FLANGE
(EXTENDED THROUGH TURN BAYS)

FINISHED PROFILE ON
EB MEDIAN FLANGE
(EXTENDED THROUGH TURN BAYS)

2.00%

1.75%

1.75%

160 - 12" STO @ 1.90%

16" WATERMAIN

24" STORM
BOTTOM EL: 929.97

EX 38" CULVERT PIPE
INV: 930.48

	955	950	945	940	935	930	925	920	915	910	905	900	895	890
EXISTING GROUND ELEVATIONS	926.2	927.3	928.6	930.2	932.1	933.6	934.3	934.2	934.4	934.7	935.1	936.0		
FINISHED WB PROFILE ELEVATIONS	926.67	927.51	928.46	929.46	930.46	931.46	932.46	933.39	934.26	935.14	936.01	936.89		
FINISHED EB PROFILE ELEVATIONS	926.85	927.69	928.56	929.44	930.31	931.19	932.06	932.94	933.81	934.69	935.56	936.44		
	56+00	56+50	57+00	57+50	58+00	58+50	59+00	59+50	60+00	60+50	61+00	61+50		

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WILLIAM H WETTERAU REVOCABLE TRUST
GTNV 181990
PT OF NE NE CSM 6385 LOT 3

BRIAN A & KEVIN J KAZMIERCZAK
GTNV 172996
W½ OF NW NW DOC 1397251

Know what's below.
Call before you dig.

DESCRIPTION

DATE

raSmith
CREATIVITY BEYOND ENGINEERING
W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
[262] 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 56+00 – STA 61+50

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
12

FRANK E, JR & MARY J WIEDMEYER
N128 W20158 HOLY HILL ROAD
N128 W20450 HOLY HILL ROAD

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

SLOPE LIMITS

6' SIDEWALK

R/W

GRAVEL

MATCH LINE
STA 61+50

ASPHALT

62+00 63+00 64+00 65+00 66+00 67+00

B-94-188
BORING w6

LIGHTING

ASPHALT

GRAVEL

HOLY HILL ROAD

OHW

10' SHARED-USE PATH

R/W

END CONSTRUCTION
STA 66+33.09
MATCH EXIST PAV'T
SAWCUT REQ'D

R/W

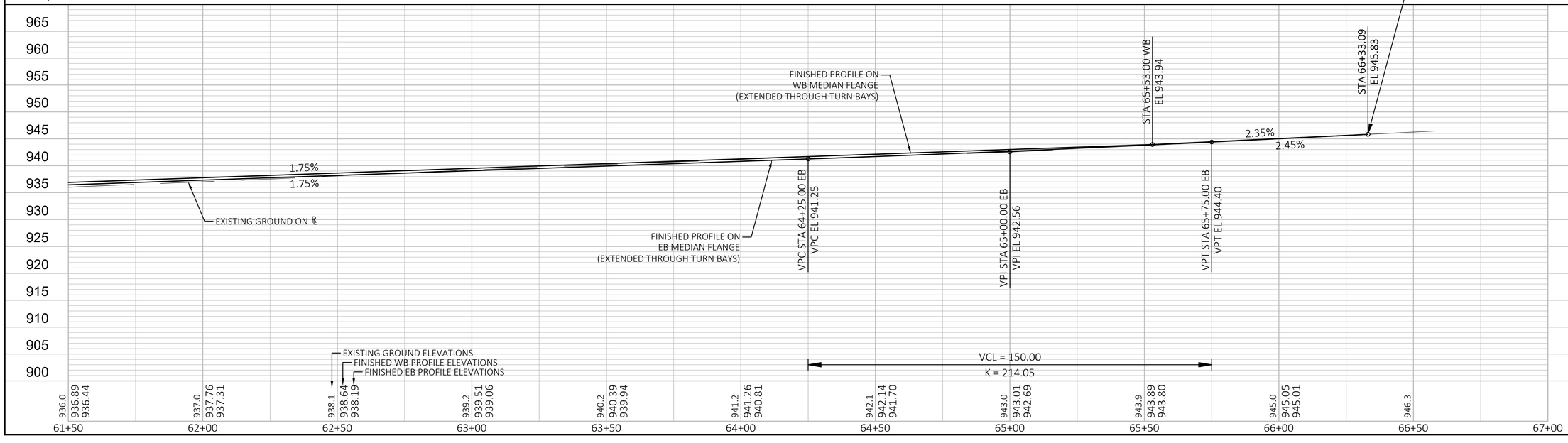
SLOPE LIMITS

PL

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

BRIAN A & KEVIN J KAZMIERCZAK
GTNV 172996
W½ OF NW NW DOC 1397251

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rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 61+50 – STA 66+32

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DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
13

HOLY HILL SELF STORAGE LLC
N128 W21661 HOLY HILL ROAD

RA STEINMAN LEGACY LLC
N128 W21795 HOLY HILL ROAD

BRIAN A & KEVIN J KAZMIERCZAK
GTNV 073995

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

HOLY HILL ROAD

REM SMALL PIPE CULVERT 36-INCH CMP

REMOVING SMALL PIPE CULVERT 24-INCH CPP

36" CMP IE. 921.42

36" CMP IE. 917.88

24" CPP IE. 912.62

STM MH 11

PT 20+45.98

PI 38+09.52

FUTURE R/W

PL

60'

R/W

22'

15'

12'

37+00 'B' STREET 38+00 39+00 40+00 41+00 42+00 'B' STREET

SLOPE LIMITS

BEGIN CONSTRUCTION
STA 39+16.72 'B' STREET

END CONSTRUCTION
STA 40+82.75 'B' STREET

21+00 HOLY HILL ROAD

MLG/RMS LTD PTNRSP
GTNV 182984
PT OF W½ NE CSM 6506 LOT 1

BRIAN A & KEVIN J KAZMIERCZAK
GTNV 073995
SW SW (EXC HWY & CSM 275)

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811 Know what's below. Call before you dig.

VCL = 120.00
K = 60.04

VCL = 156.00
K = 78.06

VCL = 130.00
K = 44.77

VCL = 156.00
K = 44.19

VPC STA 38+15.00 EL 930.90

VPC STA 38+40.00 VPC EL 931.90

VPI STA 38+80.00 VPI EL 933.496

VPI STA 39+00.00 VPI EL 934.296

VPT STA 39+43.00 VPT EL 934.21

VPT STA 39+60.00 VPT EL 935.50

STA 39+68.98 EL 934.47

STA 39+69.00 EL 935.68

STA 39+99.98 EL 934.79

STA 40+00.00 EL 935.99

STA 40+08.98 EL 934.70

STA 40+09.00 EL 935.90

VPC STA 40+31.00 VPC EL 934.26

VPC STA 40+31.00 VPC EL 935.45

VPI STA 41+09.00 VPI EL 933.113

VPT STA 41+87.00 VPT EL 929.21

FINISHED SB FLANGE PROFILE

FINISHED NB FLANGE PROFILE

PROP 18" STORM INV. 930.53

EXISTING GROUND ON ℄

4.00%
2.00%
1.00%
1.00%
-2.00%
1.10%
1.01%
0.99%
-1.99%
-5.00%

89'-18" SAN @ -0.22%

EX 16" WATER INV. 926.53

EXIST SAN MH 5
STA 20+17.85
RIM = 930.60
18" N 915.20

EXIST SAN MH 4
STA 20+18.24
RIM = 935.40
18" E 914.90
18" S 915.00

℄ EXISTING GROUND ELEVATIONS
FINISHED SB FLANGE PROFILE ELEVATIONS
FINISHED NB FLANGE PROFILE ELEVATIONS

965 960 955 950 945 940 935 930 925 920 915 910 905 900

923.6 922.0 920.3 921.9 932.29 932.16 925.1 934.00 933.49 931.8 935.29 934.26 935.4 935.99 934.79 930.6 934.86 933.94 914.3 933.08 932.71 910.8 930.98 930.91 911.6 911.2

37+00 37+50 38+00 38+50 39+00 39+50 40+00 40+50 41+00 41+50 42+00 42+50

DESCRIPTION	DATE

R.A.Smith
CREATIVITY BEYOND ENGINEERING
W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

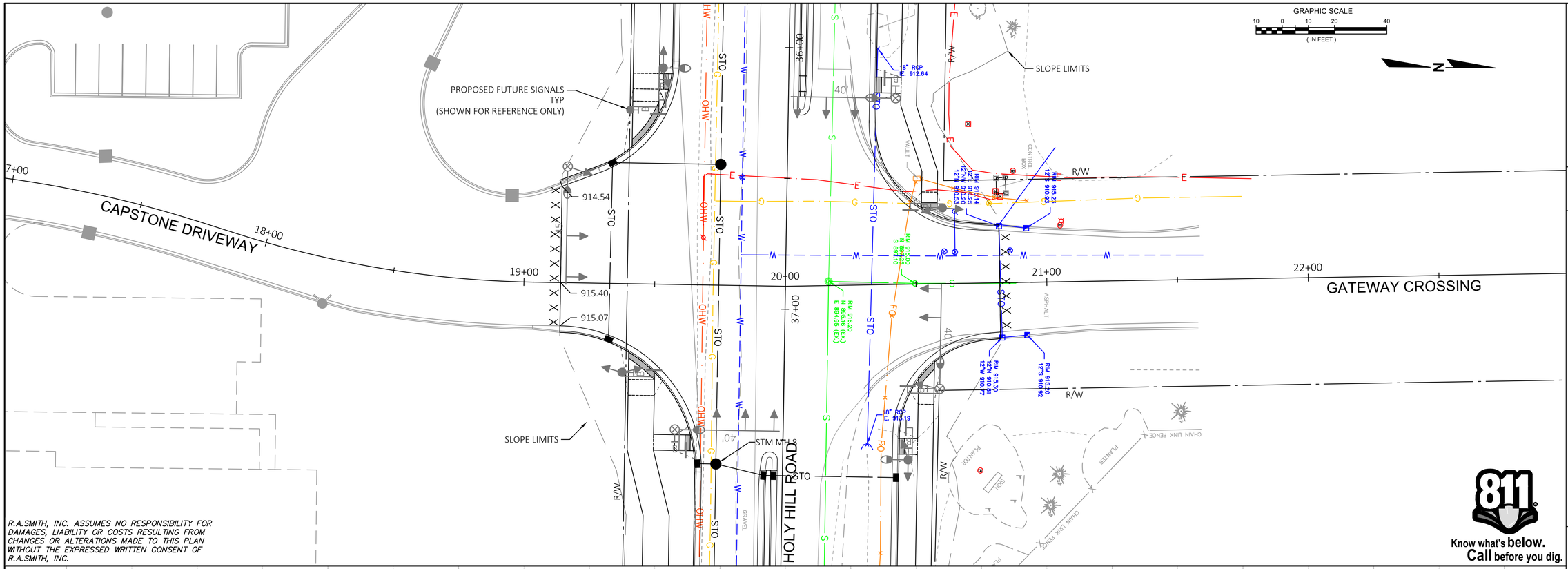
HOLY HILL ROAD
VILLAGE OF GERMANTOWN

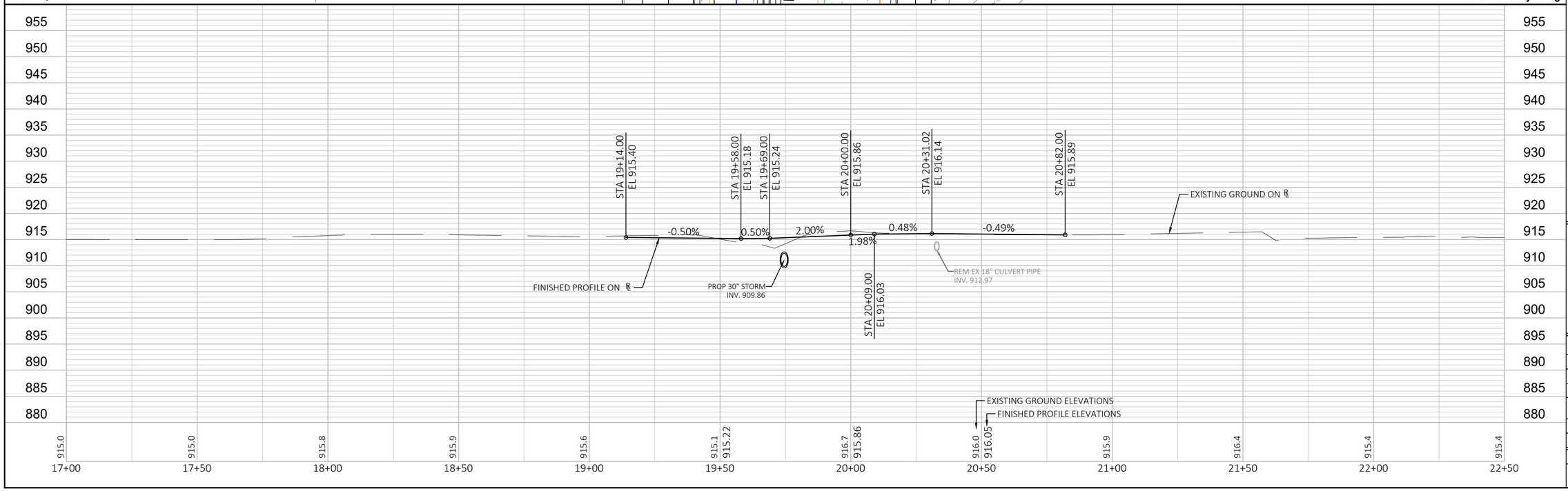
PLAN & PROFILE
'B' STREET

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
14





DESCRIPTION

DATE

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Cedarburg, WI 53012-2074
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Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
GATEWAY CROSSING

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R.A. Smith, Inc.

DATE: 12/01/2021

SCALE: 1" = 20'

JOB NO. 1200627

PROJECT MANAGER:
T. HARTJES

DESIGNED BY: MCG

CHECKED BY:

SHEET NUMBER
15

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

CQ WI 2021 LLC
N128 W20943 HOLY HILL ROAD

EXETER HOLY HILL LP
W210 N12800 GATEWAY CROSSING

HOLY HILL ROAD

SLOPE LIMITS

R/W

CAPSTONE DRIVEWAY

BRIGGS & STRATTON DRIVEWAY

27+00 28+00 29+00 29+80

46+00 47+00

STM MH 5

STO

OHW

S

W

E

GRAVEL

ASPHALT

18" RCP
IE. 919.55

18" RCP
IE. 919.32

30" RCP
IE. 921.82

RIM 924.07
S-4"NE 916.42
S-4"SW 916.23

8" PVC
IE. 919.66

RIM 922.41
W 889.74
S 889.74

RIM 920.56
E 905.36
S 905.36

FENCE POST

GATE

PL

FOUND 5/8" IRON ROD

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

WILLIAM H WETTERAU REVOCABLE TRUST
GTNV 181988
PT OF NE NE CSM 6385 LOT 1

ELLARETEE LLC
W206 N12865 GATEWOOD COURT

811 Know what's below. Call before you dig.

945 940 935 930 925 920 915 910 905 900 895 890 885 880

FINISHED PROFILE ON ℄

STA 27+45.00 EL 922.57
STA 27+69.00 EL 922.21
STA 28+00.00 EL 922.83
STA 28+31.02 EL 923.44
STA 28+50.50 EL 923.73
STA 28+75.00 EL 924.71

-1.50% 2.00% 1.98% 1.50% 4.00%

EXISTING GROUND ON ℄

PROP 30" STORM
INV: 915.16

EX 16" WATER
INV. 915.30

REM EX 18" CULVERT PIPE
INV: 919.33

EX 18" SANITARY
INV. 893.80

EXISTING GROUND ELEVATIONS
FINISHED PROFILE ELEVATIONS

25+50 26+00 26+50 27+00 27+50 28+00 28+50 29+00 29+50 30+00 30+50

918.6 919.3 922.49 922.5 922.83 923.6 923.72 924.9 924.6

DESCRIPTION | DATE

raSmith
CREATIVITY BEYOND ENGINEERING
W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
[262] 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

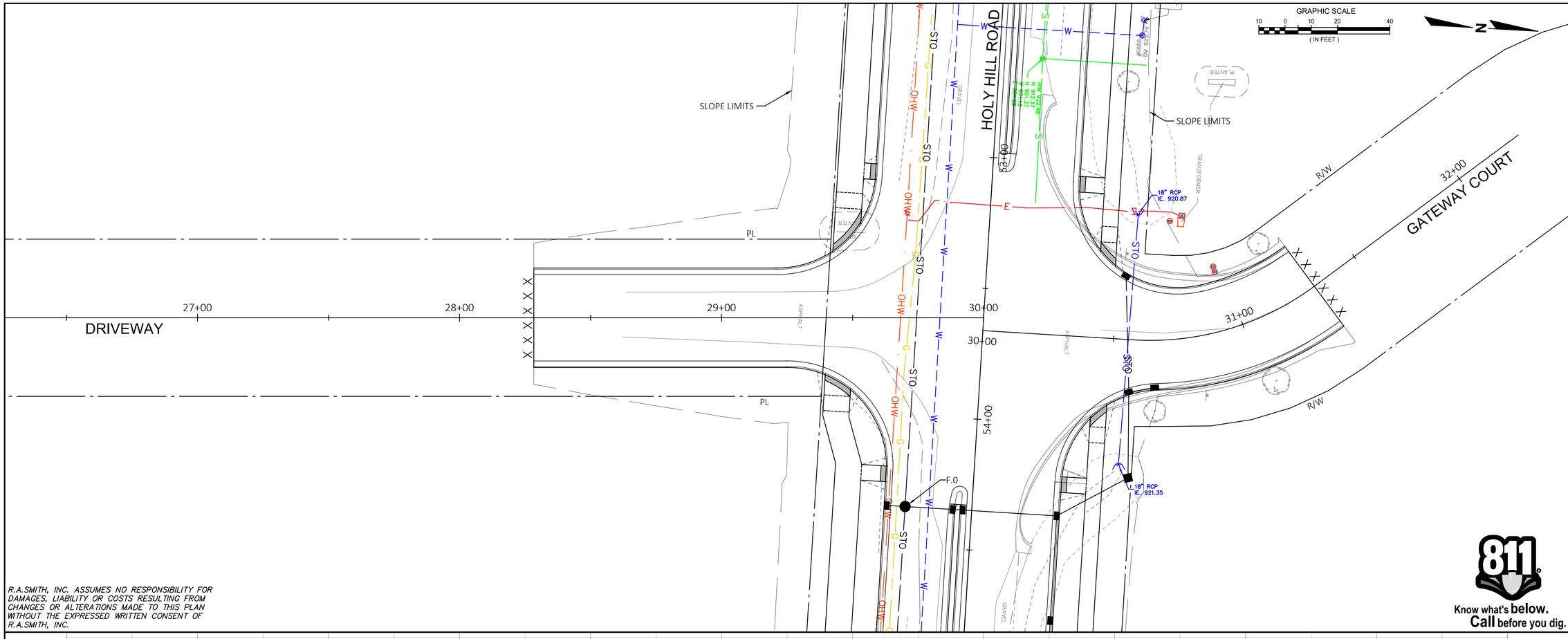
HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
CAPSTONE 41 & BRIGGS DRIVEWAYS

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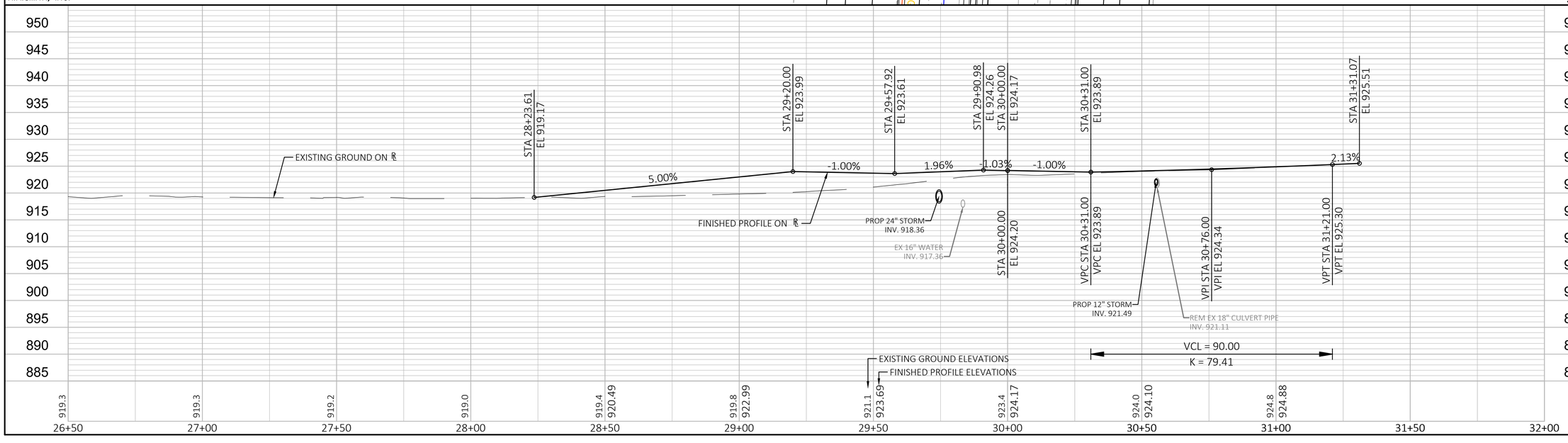
DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
16



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Know what's **below.**
Call before you dig.



DESCRIPTION	DATE

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(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
GATEWAY COURT

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DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
17

JOHN W MURPHY REVOCABLE TRUST
BARBARA J MURPHY REVOCABLE TRUST
W204 N12707 GOLDENDALE ROAD

WILLIAM H WETTERAU REVOCABLE TRUST
GTNV 181990
PT OF NE NE CSM 6385 LOT 3

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

24" ○
15" ○
34" ○
PL
R/W
MHO
M
GRAVEL
ASPHALT
SLOPE LIMITS
192+00
193+00
194+00
195+00
196+00
197+00
GOLDENDALE ROAD (CTH Y)
MATCH LINE
STA 197+50
R/W
SLOPE LIMITS

BEGIN CONSTRUCTION
STA 194+62.33
MATCH EXIST PAV'T
SAWCUT REQ'D

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

BRIAN A & KEVIN J KAZMIERCZAK
GTNV 172996
W½ OF NW NW DOC 1397251

Know what's **below.** **Call** before you dig.

955 950 945 940 935 930 925 920 915 910 905 900 895 890

STA 194+62.33
EL 923.36
EXISTING GROUND ON ℄
FINISHED PROFILE ON ℄
1.80%
16" WATERMAIN
16" WATERMAIN

EXISTING GROUND ELEVATIONS
FINISHED PROFILE ELEVATIONS

921.4	922.3	923.2	924.0 / 924.03	925.0 / 924.93	925.8 / 925.83	926.6 / 926.73	927.4 / 927.63	928.3 / 928.53		

192+00 192+50 193+00 193+50 194+00 194+50 195+00 195+50 196+00 196+50 197+00 197+50

DESCRIPTION | DATE

raSmith
CREATIVITY BEYOND ENGINEERING
W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
GOLDENDALE ROAD

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
18

WILLIAM H WETTERAU REVOCABLE TRUST
GTNV 181990
PT OF NE NE CSM 6385 LOT 3

ELLARETEE LLC
GTNV 074981
PT E ½ SE CSM 6897 LOT 2

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

SLOPE LIMITS
R/W
MHO
OHW
GRAVEL
ASPHALT
21" O
18" IE. 9

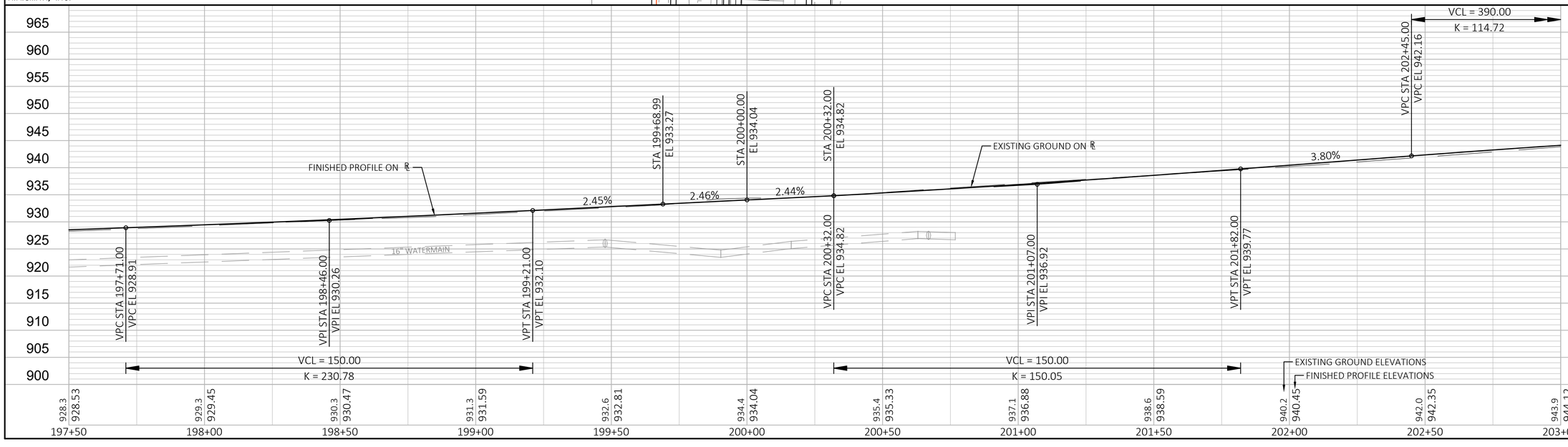
HOLY HILL ROAD
59+00
61+00
60+00
PI 200+00.00
PI 60+00.00
MATCH LINE STA 197+50
MATCH LINE STA 203+00
198+00
199+00
200+00
201+00
202+00
203
GOLDENDALE ROAD (CTH Y)
FOUND CONC. MON. W/ BRASS CAP NE CORNER OF SEC 18
BM ARROW IN FENCE POST 922.70' PP
OVAL = 24x36 IE. 929.62
OVAL = 24x36 IE. 931.07
STO
01S

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BRIAN A & KEVIN J KAZMIERCZAK
GTNV 172996
W½ OF NW NW DOC 1397251

FRANK E, JR & MARY J WIEDMEYER
N128 W20158 HOLY HILL ROAD
N128 W20450 HOLY HILL ROAD

Know what's below. Call before you dig.



DESCRIPTION | DATE

raSmith
CREATIVITY BEYOND ENGINEERING
W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
(262) 781-1000 | rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
GOLDENDALE ROAD

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
19

ELLARETEE LLC
GTNV 074981
PT E ½ SE CSM 6897 LOT 2

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

SLOPE LIMITS

GRAVEL

18" CMP
IE. 944.03

18" CMP
IE. 947.11

18" CMP
IE. 947.62

CMP
42.85

MHO

GRAVEL

MATCH LINE
STA 203+00

203+00 204+00 205+00 206+00 207+00 208+00

GOLDENDALE ROAD (CTH Y)

GRAVEL

SLOPE LIMITS

END CONSTRUCTION
STA 206+35.00
MATCH EXIST PAV'T
SAWCUT REQ'D

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FRANK E, JR & MARY J WIEDMEYER
N128 W20158 HOLY HILL ROAD
N128 W20450 HOLY HILL ROAD

Know what's below.
Call before you dig.

VCL = 390.00
K = 114.72

VPI STA 204+40.00
VPI EL 949.572

VPT STA 206+35.00
VPT EL 950.35

980 975 970 965 960 955 950 945 940 935 930 925 920 915

EXISTING GROUND ELEVATIONS
FINISHED PROFILE ELEVATIONS

203+00	203+50	204+00	204+50	205+00	205+50	206+00	206+50	207+00	207+50	208+00	208+50
943.9	945.7	947.5	948.9	949.7	950.1	950.2	950.4				
944.12	945.67	947.01	948.12	949.02	949.70	950.16					

DESCRIPTION | DATE

raSmith
CREATIVITY BEYOND ENGINEERING
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rasmith.com
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HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
GOLDENDALE ROAD

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
20

DESCRIPTION

The OVH LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patented modular LightBAR™ technology delivers uniform and energy-conscious illumination to walkways, parking lots and roadways. UL/cUL listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-duty cast aluminum housing and removable door. 3G vibration rated to ensure strength of construction and longevity in application. Die-cast aluminum door frame features integral hinges for tool-less maintenance access.

Optics
Choice of twelve patented, high efficiency AccuLED Optics™ manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

Electrical
LED drivers hard mount to die-cast aluminum back casting for optimal heat sinking and operation efficiency. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Shipped standard with the Cooper Lighting Solutions' proprietary circuit module designed to withstand 10kV of transient line surge. Thermal management incorporates both conduction and natural convection to transfer heat rapidly away from the LED source and retain optimal efficiency and light output. OVH LED luminaire is suitable for low temperature operation down to -40°C. Standard three-position tunnel type compression terminal block. 95% lumen maintenance expected at 60,000 hours per IESNA TM-21. LightBARs feature IP66 enclosure rating.

Mounting
Two-bolt/one bracket slipfitter with cast-in pipe stop and leveling steps. Fixed-in-place birdguard seals around 1-1/4" or 2" mounting arms.

Finish
Components finished in a standard grey five-stage Super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors including black and bronze. RAL and custom color matches available.

Warranty
Five-year warranty.

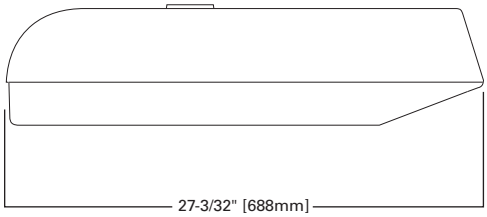


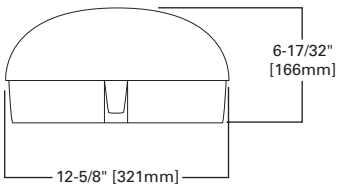
OVH LED

1 - 4 LightBARs
LED

ROADWAY LUMINAIRE

DIMENSIONS





CERTIFICATION DATA

UL/cUL Listed
ISO 9001
IP66 LightBARs
3G Vibration Rated

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA

Effective Projected Area: (Sq. Ft.)
.80

SHIPPING DATA

Approximate Net Weight:
21 lbs. (9.5 kgs.)

POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs		E01	E02	E03	E04
Drive Current		350mA Drive Current			
Power (Watts)		25W	52W	75W	97W
Current @ 120V (A)		0.22	0.44	0.63	0.82
Current @ 277V (A)		0.10	0.20	0.28	0.36
Current @ 347V (A)		0.11	0.19	0.28	0.29
Current @ 480V (A)		0.09	0.15	0.20	0.21
T2	Lumens	2,999	5,997	8,996	11,994
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
T3	Lumens	2,986	5,972	8,957	11,943
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
T4	Lumens	2,939	5,877	8,816	11,754
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3
5MQ	Lumens	2,999	5,997	8,996	11,994
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
5WQ	Lumens	2,986	5,972	8,957	11,943
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
5XQ	Lumens	2,939	5,877	8,816	11,754
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3
SL2	Lumens	2,928	5,856	8,784	11,712
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
SL3	Lumens	2,969	5,937	8,906	11,875
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
SL4	Lumens	2,882	5,764	8,646	11,528
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
RW	Lumens	3,004	6,007	9,011	12,015
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
SLL/SLR	Lumens	2,693	5,387	8,080	10,774
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3

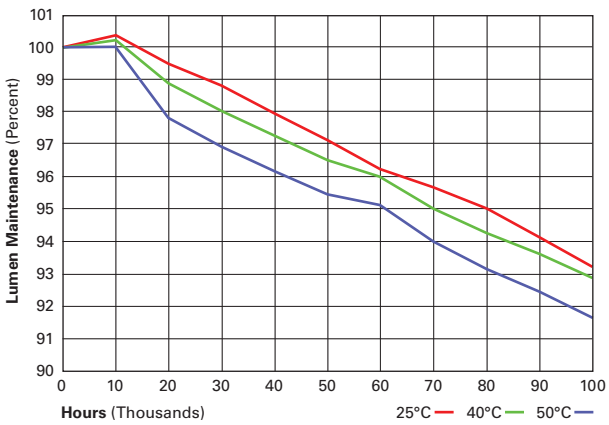
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARs		F01	F02	F03	F04
Drive Current		1A Drive Current			
Power (Watts)		26W	55W	78W	102W
Current @ 120V (A)		0.22	0.46	0.66	0.86
Current @ 277V (A)		0.10	0.21	0.29	0.37
Current @ 347V (A)		32	60	85	105
Current @ 480V (A)		0.11	0.19	0.28	0.30
T2	Lumens	2,475	4,951	7,426	9,902
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
T3	Lumens	2,465	4,930	7,395	9,859
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
T4	Lumens	2,426	4,852	7,278	9,704
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
5MQ	Lumens	2,565	5,131	7,696	10,262
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
5WQ	Lumens	2,531	5,061	7,592	10,123
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
5XQ	Lumens	2,553	5,105	7,658	10,210
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3
SL2	Lumens	2,417	4,834	7,251	9,668
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
SL3	Lumens	2,451	4,901	7,352	9,803
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
SL4	Lumens	2,379	4,758	7,138	9,517
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
RW	Lumens	2,480	4,959	7,439	9,918
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
SLL/SLR	Lumens	2,224	4,447	6,671	8,894
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25°C	> 99%	> 97%	> 96%	> 93%	> 450,000
40°C	> 98%	> 97%	> 96%	> 92%	> 425,000
50°C	> 97%	> 96%	> 95%	> 91%	> 400,000

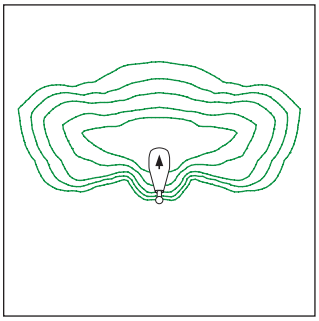
* Per IESNA TM-21 data.



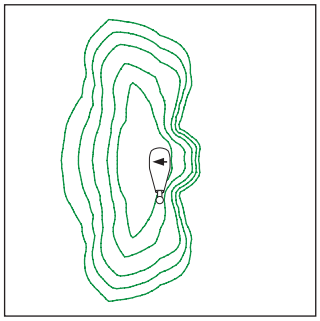
LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.99
50°C	0.96

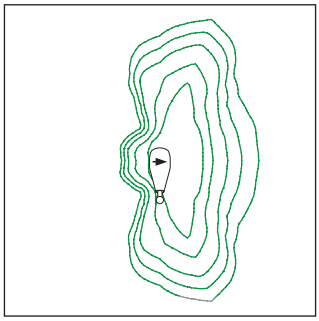
OPTIC ORIENTATION



Standard



Optics Rotated Left @ 90° (L90)



Optics Rotated Right @ 90° (R90)

ORDERING INFORMATION

Sample Number: OVH-E04-LED-E-U-T4-AP

Product Family [1]	Number of LightBARs [2, 3]	Lamp Type	Ballast Type	Voltage	Distribution	Color
OVH=Full Cutoff Luminaire	**E01**=(1) 21 LED LightBAR **E02**=(2) 21 LED LightBARs **E03**=(3) 21 LED LightBARs **E04**=(4) 21 LED LightBARs **F01**=(1) 7 LED LightBAR **F02**=(2) 7 LED LightBARs **F03**=(3) 7 LED LightBARs **F04**=(4) 7 LED LightBARs	**LED**=Solid State Light Emitting Diodes	**E**=Electronic	**U**=Universal (120-277V) **8**=480V [4] **9**=347V	**T2**=Type II **T3**=Type III **T4**=Type IV **SL2**=Type II with Spill Control **SL3**=Type III with Spill Control **SL4**=Type IV with Spill Control **RW**=Rectangular Wide **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **5XQ**=Type V Square Extra Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**AP**=Grey **BZ**=Bronze **BK**=Black **WH**=White **A**=Raw Aluminum Unfinished

Options (Add as Suffix)		**Accessories** (Order Separately)
4=NEMA Twistlock Photocontrol Receptacle **U**=UL and cUL Listed **K**=Level Indicator **2L**=Two Circuits [5] **LCF**=LightBAR Cover Plate Matches Housing Finish	**R90**=Optics Rotated Right 90° **L90**=Optics Rotated Left 90° **7060**=70 CRI / 6000K CCT [6] **8030**=80 CRI / 3000K CCT [6] **HA**=50°C High Ambient	**OA/RA1016**=NEMA Twistlock Photocontrol - Multi-Tap **OA/RA1014**=NEMA Twistlock Photocontrol - 120V **OA1223**=10kV Circuit Module Replacement **OA/RA1013**=Photocontrol Shorting Cap **LB/HSS-21**=Field Installed House Side Shield for "E" Light BARs [7,8] **LB/HSS-07**=Field Installed House Side Shield for "F" Light BARs [7,8]

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatiblity for all applications. Refer to our white paper WP513001EN for additional support information.
2. Standard 4000K CCT and nominal 70 CRI.
3. 21 LED LightBAR powered at 350mA, 7 LED LightBAR powered at 1A.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Low-level output varies by bar count specified. Consult factory. Not available with 347V or 480V. Requires quantity two or more light bars.
6. Consult factory for lead times and lumen multipliers.
7. Only for use with SL2, SL3, and SL4 distributions. Not available with L90 and R90 options.
8. One required for each light bar. Not available with L90 and R90 options.

Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

VILLAGE OF GERMANTOWN
ENGINEERING DEPARTMENT
N 112 W 17001 MEQUON ROAD
GERMANTOWN, WISCONSIN 53022
PHONE: 1-262-250-4720
FAX: 1-262-253-8255

VILLAGE OF GERMANTOWN

ENGINEERING DEPARTMENT

HOLY HILL ROAD RECONSTRUCTION

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT NO. XXXX
PLAN OF PROPOSED IMPROVEMENTS

INDEX

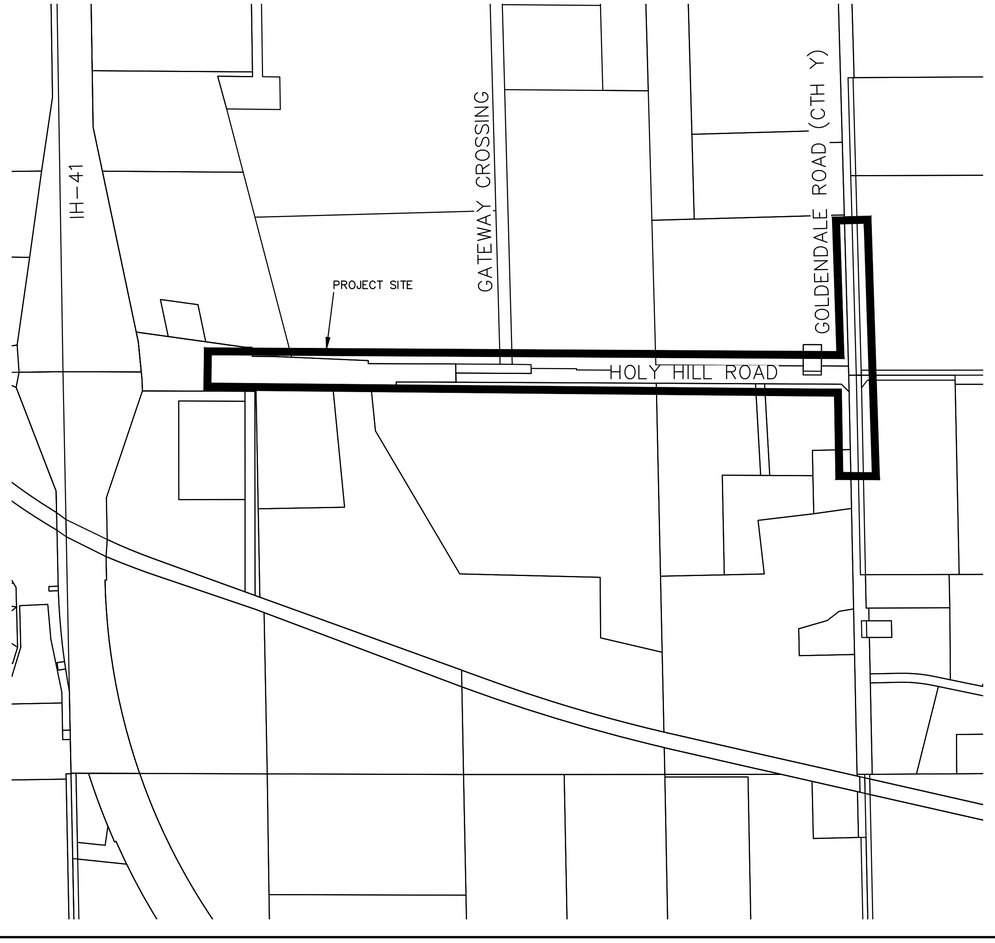
TITLE	SHEET NO.
COVER SHEET	1
TYPICAL SECTIONS	2
PLAN & PROFILE	4 – ##
CROSS SECTIONS	36 – 82

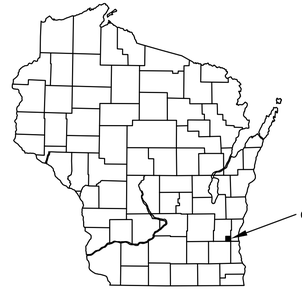
LEGEND

- SECTION LINE–PUBLIC LAND SURVEY SYSTEM
- R/W LINE–FEE
- R/W LINE–HIGHWAY EASEMENT (66')
- LOT LINE
- EASEMENT LINE
- PROPOSED SILT FENCE
- PROPOSED SNOW FENCE
- EXISTING WETLAND LINE
- ELECTRIC
- TELEPHONE
- GAS
- 1" IRON PIPE(FND)
- 5/8" X 18" IRON ROD AND CAP(SET)
- USPLSS MONUMENT – SECTION CORNER
- LIGHT
- FLOOD/AREA LIGHT
- WATER VALVE
- CATCH BASIN SQUARE
- CATCH BASIN ROUND
- SIGN
- POWER POLE
- TRANSFORMER
- TRAFFIC LIGHT
- SIGNAL BOX
- TELEPHONE PEDESTAL
- CONCETE POST
- GAS VALVE
- GUY WIRE
- ELECTRIC PEDESTAL
- MANHOLE
- HYDRANT
- TELEPHONE POLE
- TEST PIT OR BORING
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB

* INDICATES TYPE
C – COMMUNICATIONS
E – ELECTRIC
G – GAS
M – METER
S – SANITARY
ST – STORM
T – TELEPHONE
U – UNKNOWN
W – WATER

CAUTION SIGN FOR COMBUSTIBLE UNDERGROUND GAS LINE



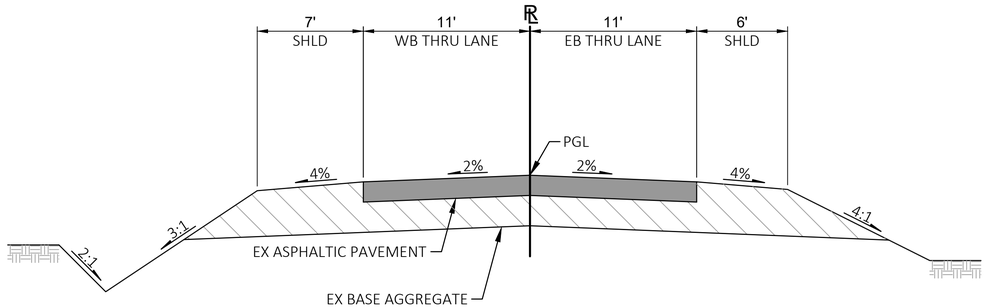


ABBREVIATION

EOM	END OF MARKING–DIGGERS HOTLINE FIELD LOCATE
FL	FLOW LINE (GUTTER OR DITCH C/L)
IP–IPF–IRD	IRON PIPE–IRON PIPE FOUND–IRON ROD(REBAR)
TC	TOP OF CURB (BACK OF CURB)
TW	TOP OF WALK (WALL)

PRELIMINARY PLANS: 1/28/2022

REVISIONS	ISSUE DATE	SHEET NO.'S	ISSUED FOR:



TYPICAL EXISTING SECTION
HOLY HILL ROAD

Know what's **below.**
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(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

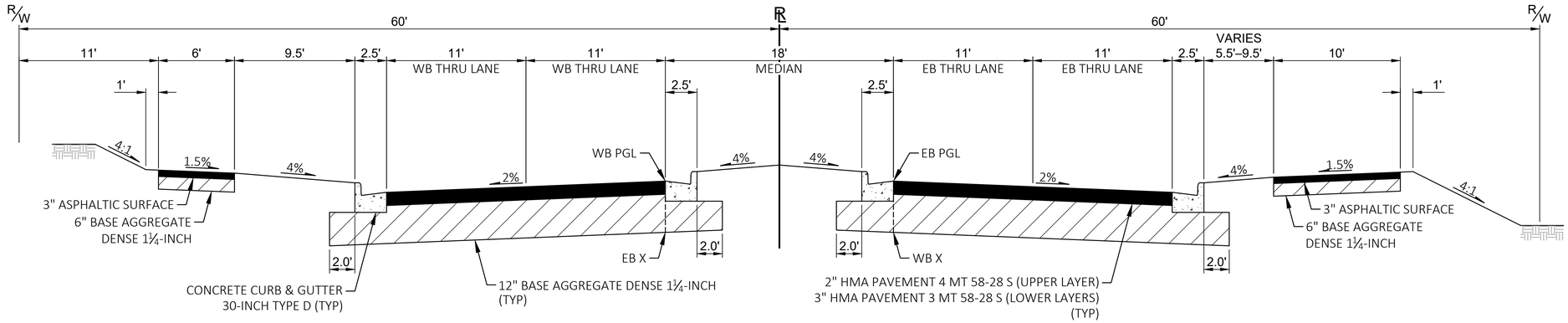
HOLY HILL ROAD
VILLAGE OF GERMANTOWN

TYPICAL SECTIONS
TYPICAL EXISTING SECTIONS

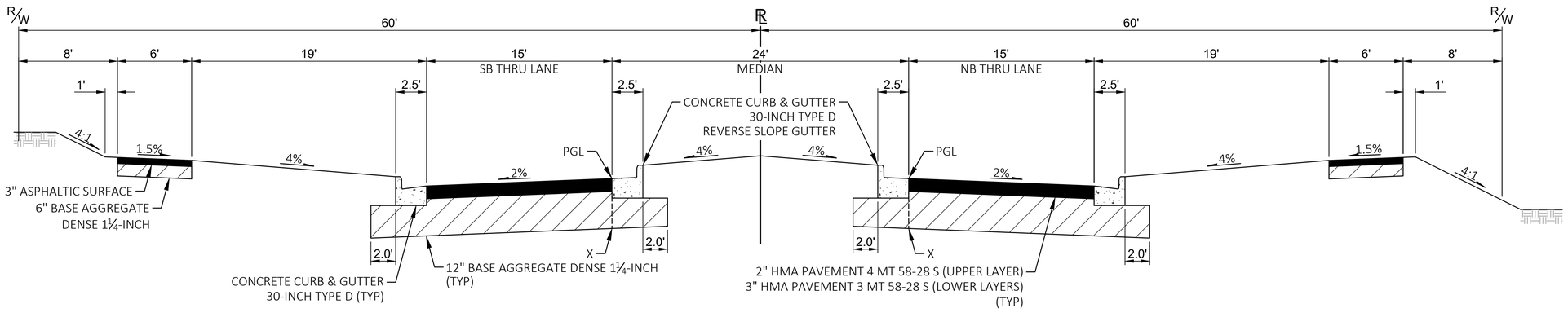
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DATE: 12/01/2021
SCALE: 1"=5'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
2



TYPICAL FINISHED SECTION
HOLY HILL ROAD



TYPICAL FINISHED SECTION
"B" STREET

NOTES

Ⓐ SALVAGED TOPSOIL, SEEDING MIXTURE NO. 80, FERTILIZER TYPE B, MULCH, AND EROSION MAT CLASS I TYPE A.

SEE CROSS SECTIONS FOR SUPERELEVATION & DITCH SECTIONS.

PGL = POINT REFERRED TO ON PROFILE
X = POINT REFERRED TO ON CROSS SECTIONS

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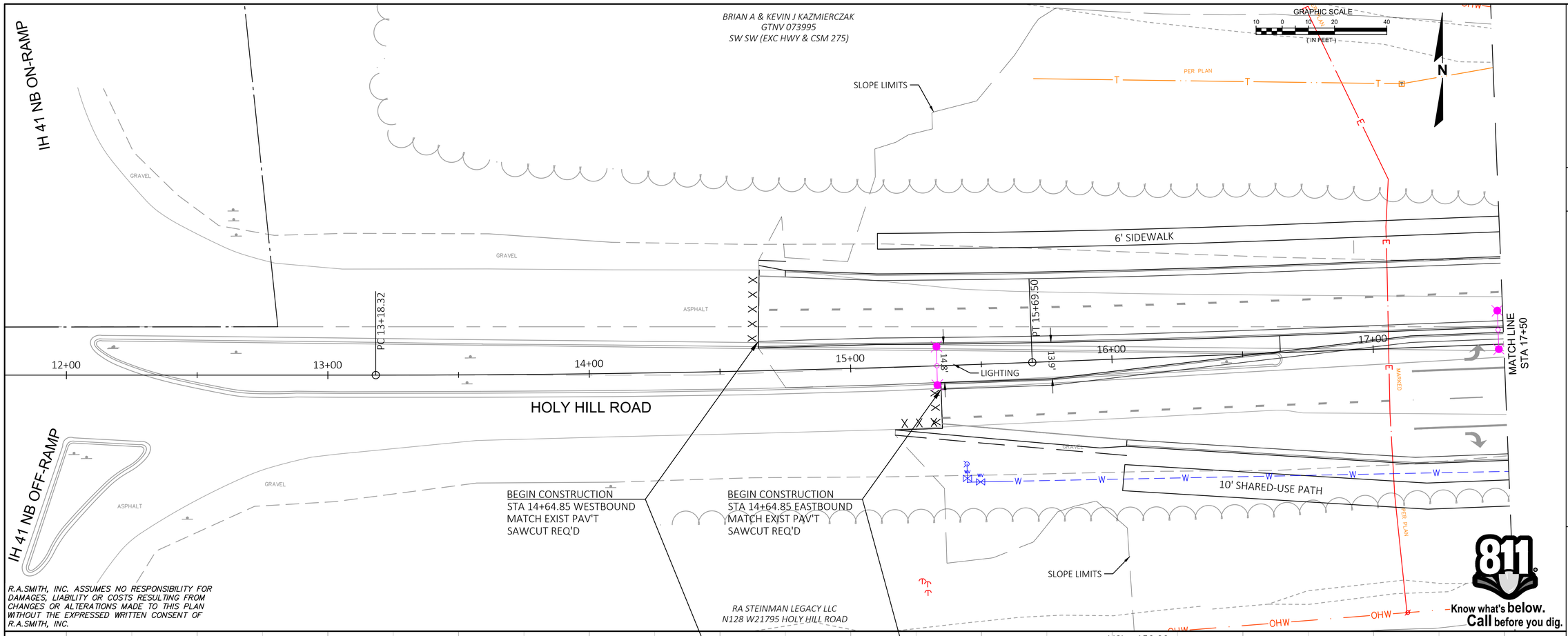
HOLY HILL ROAD
VILLAGE OF GERMANTOWN

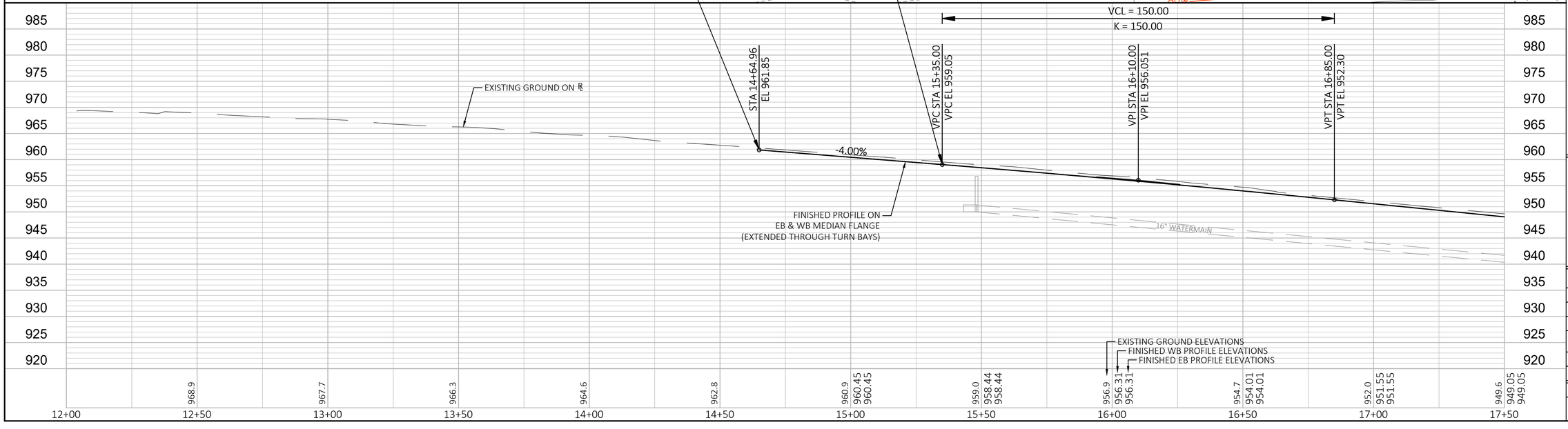
TYPICAL SECTIONS
TYPICAL FINISHED SECTIONS

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1"=5'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
3





DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

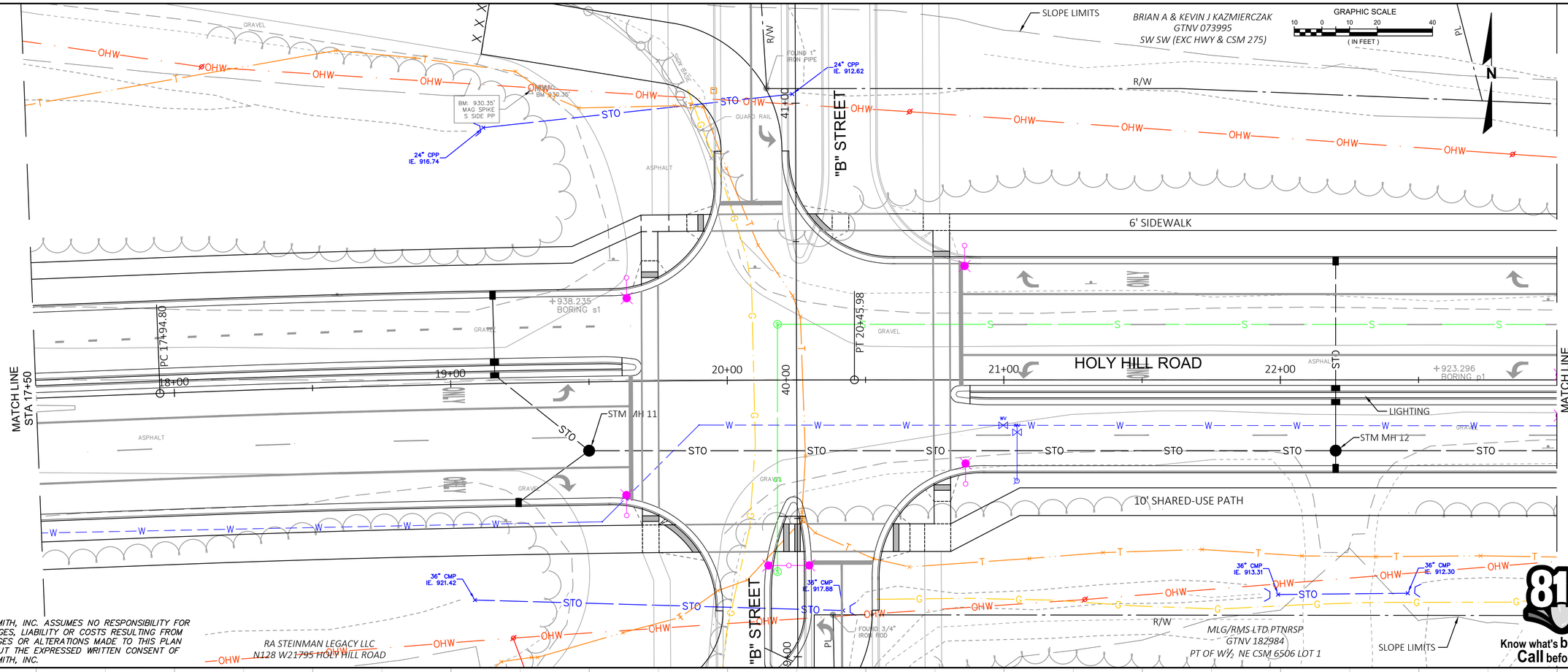
HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 14+64 – STA 17+50

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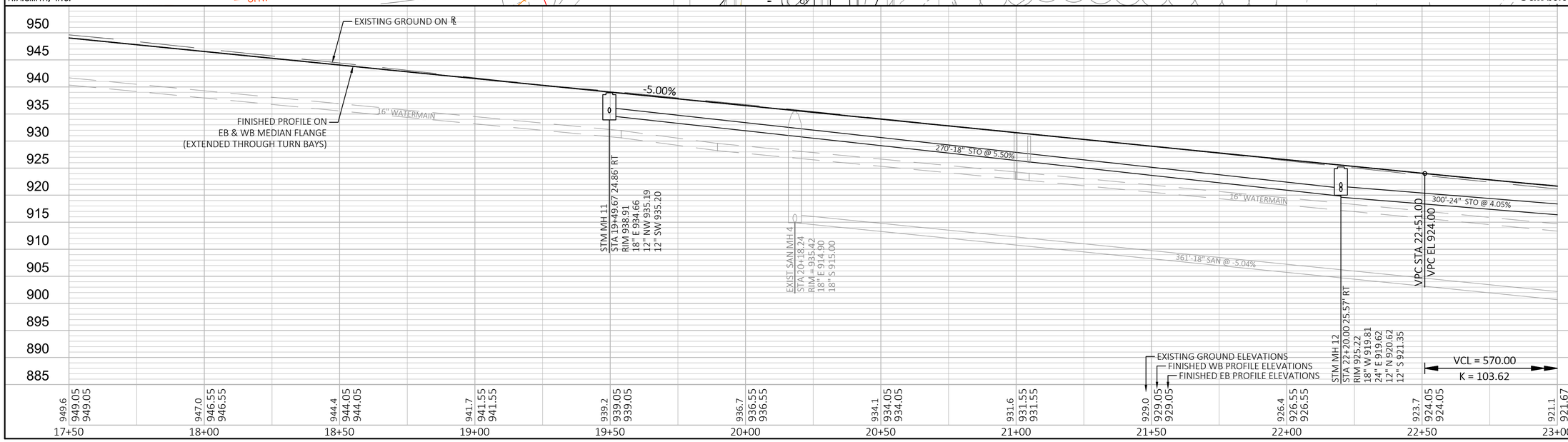
DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
4



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Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 17+50 – STA 23+00

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DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
5

TI INVESTORS OF GERMANTOWN II LLC
W210 N12805 GATEWAY CROSSING

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

RIM 914.00

N

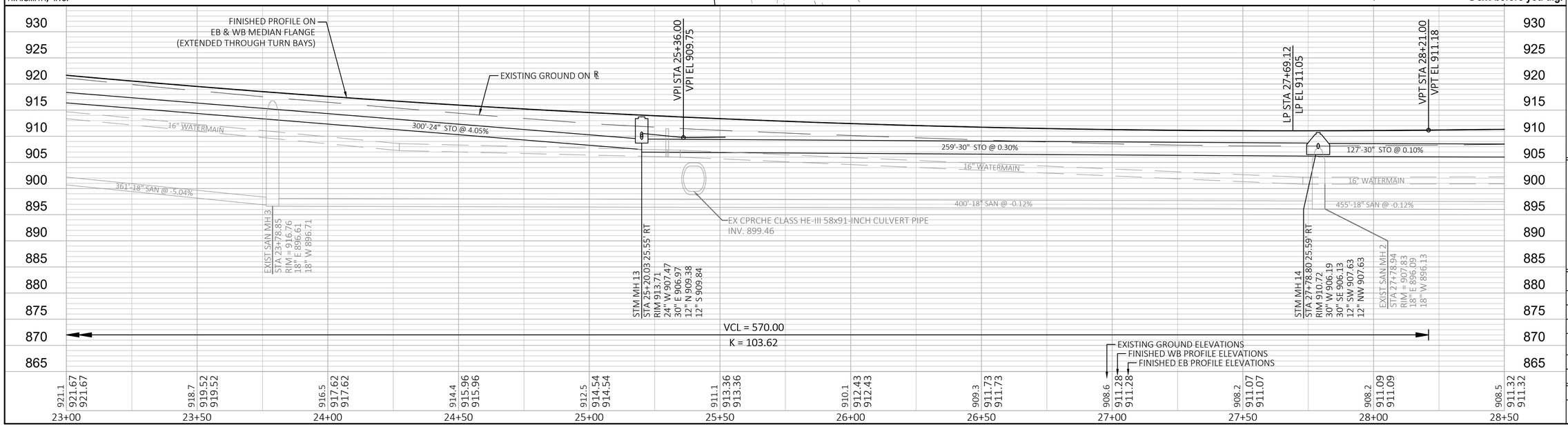
R/W
SLOPE LIMITS
6' SIDEWALK
ASPHALT
GRAVEL
LIGHTING
HOLY HILL ROAD
10' SHARED-USE PATH
MATCH LINE STA 23+00
MATCH LINE STA 28+50
24+00
25+00
26+00
27+00
28+00
STM MH 13
STM MH 14
36" CMP IE. 903.34
36" CMP IE. 902.72
30" CMP IE. 901.53
30" CMP IE. 902.19
18" CMP IE. 902.72
18" CMP IE. 902.62
BM: 908.27' NAIL IN PP
+903.903 BORING s2
OHW
STO
W
T
G
S
PL

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

MLG/RMS LTD PTNRSP
GTNV 182984
PT OF W½ NE CSM 6506 LOT 1

MILWAUKEE METROPOLITAN SEWERAGE DISTRICT
GTNV 182985
PT OF W½ NE CSM 6506 LOT 2

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DESCRIPTION | DATE

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Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 23+00 – STA 28+50

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DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
6

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

TI INVESTORS OF GERMANTOWN II LLC
W210 N12805 GATEWAY CROSSING

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

R/W
SLOPE LIMITS
6' SIDEWALK
+911.023
BORING w1
GRAVEL
HOLY HILL ROAD
PI 33+57.30
MATCH LINE
STA 28+50
MATCH LINE
STA 34+00
29+00
30+00
LIGHTING
31+00
32+00
33+00
FOUND CONC. MON W/ CAP
SOUTH CORNER OF 7
ASPHALT
GRAVEL
STM MH 10
STO
OHW
W
G
10' SHARED-USE PATH
R/W
SLOPE LIMITS
STO
W

CQ WI 2021 LLC
N128 W20943 HOLY HILL ROAD

Know what's below. Call before you dig.

FINISHED PROFILE ON
EB & WB MEDIAN FLANGE
(EXTENDED THROUGH TURN BAYS)
EXISTING GROUND ON ℄
0.50%
119'-36" STO @ -0.03%
300'-36" STO @ 0.50%
16" WATERMAIN
455'-18" SAN @ -0.12%
STO ENDWALL STRUCTURE - (108)
STA 28+57.75 125.53' RT
30" NW 906.00
STO ENDWALL STRUCTURE - (98)
STA 30+46.72 119.70' RT
36" NE 906.50
STM MH 10
STA 31+20.04 25.52' RT
RIM 912.34
36" E 906.47
36" SW 906.47
12" SE 909.50
12" N 909.50
EXIST SAN MH 1
STA 32+34.04
RIM = 915.25
18" E 895.50
18" W 895.54
EXISTING GROUND ELEVATIONS
FINISHED WB PROFILE ELEVATIONS
FINISHED EB PROFILE ELEVATIONS

	930	925	920	915	910	905	900	895	890	885	880	875	870	865
28+50	908.5	911.32	911.32											
29+00	908.8	911.57	911.57											
29+50	909.6	911.82	911.82											
30+00	910.8	912.07	912.07											
30+50	912.3	912.32	912.32											
31+00	914.0	912.57	912.57											
31+50	915.5	912.82	912.82											
32+00	916.2	913.08	913.08											
32+50	916.6	913.33	913.33											
33+00	916.7	913.58	913.58											
33+50	916.7	913.83	913.83											
34+00	916.6	914.08	914.08											

DESCRIPTION
DATE

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rasmith.com
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Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 28+50 – STA 34+00

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
7

TI INVESTORS OF GERMANTOWN II LLC
W210 N12805 GATEWAY CROSSING

EXETER HOLY HILL LP
W210 N12800 GATEWAY CROSSING

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

GATEWAY CROSSING

HOLY HILL ROAD

MATCH LINE STA 34+00

MATCH LINE STA 39+50

SLOPE LIMITS

6' SIDEWALK

10' SHARED-USE PATH

FUTURE SIGNALS
TYP
(SHOWN FOR REFERENCE ONLY)

STM MH 9

STM MH 8

+913.525
BORING w2

PROPERTY LINE

CQ WI 2021 LLC
N128 W20943 HOLY HILL ROAD

CQ WI 2021 LLC
N128 W20943 HOLY HILL ROAD

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Know what's below. Call before you dig.

FINISHED PROFILE ON EB & WB MEDIAN FLANGE (EXTENDED THROUGH TURN BAYS)

EXISTING GROUND ON ℄

FINISHED PROFILE ON WB MEDIAN FLANGE (EXTENDED THROUGH TURN BAYS)

FINISHED PROFILE ON EB MEDIAN FLANGE (EXTENDED THROUGH TURN BAYS)

EXISTING GROUND ELEVATIONS
FINISHED WB PROFILE ELEVATIONS
FINISHED EB PROFILE ELEVATIONS

STM MH 9
STA 34+20.09 25.39' RT
RIM 913.85
30" E 908.47
36" W 907.97
12" N 911.00
12" S 911.00

STA 34+98.00 WB
EL 914.57

STA 35+45.00 EB
EL 914.80

STA 36+22.00 WB
EL 915.62

STRUCTURE - (170)
STA 36+45.07 25.46' RT
RIM 915.07
30" E 909.70
30" W 909.60
12" S 912.05

EXIST SAN EX. MH SA074-009
STA 36+89.12
RIM = 916.20
18" W 894.95

STM MH 8
STA 37+59.59 25.50' RT
RIM 915.75
30" E 910.20
30" W 910.10
12" S 913.00
12" N 913.00

VPC STA 37+60.00 WB
VPC EL 916.45

VPC STA 37+60.00 EB
VPC EL 916.09

VPI STA 38+40.00 WB
VPI EL 916.92

VPI STA 38+35.00 EB
VPI EL 916.53

VPT STA 39+20.00 WB
VPT EL 918.72

VPC STA 39+34.00 WB
VPC EL 919.04

VPCC STA 39+10.00 EB
VPT EL 918.07

VCL = 160.00
K = 96.80

VCL = 380.00
K = 138.25

VCL = 150.00
K = 103.08

VCL = 150.00
K = 96.63

0.50%
0.85%
0.60%
0.60%
2.25%

225'-30" STO @ 0.50%
300'-36" STO @ 0.50%
115'-30" STO @ 0.35%
455'-18" SAN @ -0.12%
506'-18" SAN @ -0.15%
16" WATERMAIN
16" WATERMAIN

	34+00	34+50	35+00	35+50	36+00	36+50	37+00	37+50	38+00	38+50	39+00	39+50
EXISTING GROUND	916.6	916.6	916.4	916.4	916.6	916.7	916.7	916.9	917.2	917.7	918.2	918.8
FINISHED WB PROFILE	914.08	914.33	914.58	915.01	915.43	915.79	916.09	916.39	916.77	917.40	918.29	919.39
FINISHED EB PROFILE	914.08	914.33	914.58	914.83	915.13	915.43	915.73	916.03	916.40	917.02	917.87	918.81

945 940 935 930 925 920 915 910 905 900 895 890 885 880

DESCRIPTION | DATE

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Cedarburg, WI 53012-2074
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Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 34+00 – STA 39+50

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
8

EXETER HOLY HILL LP
W210 N12800 GATEWAY CROSSING

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

MATCH LINE STA 39+50

MATCH LINE STA 45+00

HOLY HILL ROAD

SLOPE LIMITS

R/W

6' SIDEWALK

10' SHARED-USE PATH

LIGHTING

STM MH 7

STM MH 6

+919.094 BORING w3

RIM 920.85
E 894.25
W 894.21

BM: 919.05' RR SPIKE ON PP

24" CMP IE 914.96

24" CMP IE 915.10

18" CMP IE 916.66

18" CMP IE 916.85

GRAVEL

ASPHALT

STO

OHW

FO

W

S

G

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CQ WI 2021 LLC
N128 W20943 HOLY HILL ROAD

Know what's **below.** **Call** before you dig.

VCL = 380.00
K = 138.25

VCL = 150.00
K = 150.21

VCL = 150.00
K = 96.63

STM MH 7
STA 40+49.81 25.50' RT
RIM 919.60
30" E 913.49
30" W 913.39
12" N 915.00
12" S 915.00

VPI STA 41+24.00 WB
VPI EL 923.314

EXISTING GROUND ON ℄

FINISHED PROFILE ON WB MEDIAN FLANGE (EXTENDED THROUGH TURN BAYS)

HP STA 42+45.06 WB
HP EL 922.54

VPCC STA 43+14.00 WB
VPT EL 922.37

LP STA 43+88.90 WB
LP EL 922.18

VPI STA 43+89.00 WB
VPI EL 921.99

STM MH6
STA 44+00.00 25.50' RT
RIM 921.36
30" E 914.64
30" W 914.54
12" N 916.70
12" S 916.70

VPT STA 44+64.00 WB
VPT EL 922.37

0.50%

0.50%

290'-30" STO @ 1.10%

506'-18" SAN @ -0.15%

16" WATERMAIN

16" WATERMAIN

FINISHED PROFILE ON EB MEDIAN FLANGE (EXTENDED THROUGH TURN BAYS)

VPI STA 39+85.00 EB
VPI EL 919.612

VPT STA 40+60.00 EB
VPT EL 919.99

EXIST SAN Structure - (26)
STA 41+94.98
RIM = 920.85
18" E 894.20
18" W 894.20

EXISTING GROUND ELEVATIONS
FINISHED WB PROFILE ELEVATIONS
FINISHED EB PROFILE ELEVATIONS

945	940	935	930	925	920	915	910	905	900	895	890	885	880

39+50	40+00	40+50	41+00	41+50	42+00	42+50	43+00	43+50	44+00	44+50	45+00
918.8	919.4	920.0	920.4	921.0	921.2	921.4	921.5	921.6	921.7	921.9	922.1
919.39	920.37	921.16	921.78	922.21	922.46	922.54	922.43	922.23	922.18	922.30	922.55
918.81	919.50	919.93	920.19	920.44	920.69	920.94	921.19	921.44	921.69	921.94	922.19

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Cedarburg, WI | Naperville, IL | Irvine, CA

DESCRIPTION

DATE

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 39+50 – STA 45+00

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
9

EXETER HOLY HILL LP
W210 N12800 GATEWAY CROSSING

ELLARETEE LLC
W206 N12865 GATEWOOD COURT

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

29+00
28+00
27+00
46+00
47+00
48+00
49+00
50+00

MATCH LINE
STA 45+00

MATCH LINE
STA 50+50

HOLY HILL ROAD

SLOPE LIMITS
R/W
6' SIDEWALK
10' SHARED-USE PATH
LIGHTING
ASPHALT
GRAVEL
FOUND 5/8" IRON ROD
SIGN
PL

30" RCP
IE. 921.82

18" RCP
IE. 919.35

18" RCP
IE. 919.32

RIM 922.91
W 894.2±
E 894.2±
S 900.25

RIM 922.41
E 893.7±
W 893.7±
S 893.7±

STM MH 5
STM MH 4

STO
OHW
G
E
S
W

8" PVC
IE. 919.92

8" PVC
IE. 919.66

BM: 920.75'
RR SPIKE
E. SIDE

+ 919.797
BORING s3

GATE
FENCE POST
FENCE POST

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CQ WI 2021 LLC
N128 W20943 HOLY HILL ROAD

WILLIAM H WETTERAU REVOCABLE TRUST
GTNV 181988
PT OF NE NE CSM 6385 LOT 1

811
Know what's below.
Call before you dig.

VCL = 150.00
K = 150.42

VPC STA 46+39.00 WB
VPC EL 923.24
STM MH 5
STA 46+49.28 25.50' RT
RIM 922.60
30" E 915.41
30" W 915.31
12" N 917.80
12" S 917.80

STRUCTURE - (196)
STA 47+01.45 25.50' RT
RIM 922.84
24" E 916.15
30" W 915.65
30" N 915.76

HP STA 47+14.21 WB
HP EL 923.43

VPI STA 47+14.00 WB
VPI EL 923.617

VPT STA 47+89.00 WB
VPT EL 923.24

FINISHED PROFILE ON
WB MEDIAN FLANGE
(EXTENDED THROUGH TURN BAYS)

FINISHED PROFILE ON
EB MEDIAN FLANGE
(EXTENDED THROUGH TURN BAYS)

EXISTING GROUND ON ℄

-0.50%

249'-30" STO @ 0.27%
52'-30" STO @ 0.45%
273'-24" STO @ 0.25%
460'-24" STO @ 0.30%
16" WATERMAIN

VPC STA 46+75.00 EB
VPC EL 923.06

VPI STA 47+50.00 EB
VPI EL 923.437

HP STA 47+50.24 EB
HP EL 923.25

VPT STA 48+29.00 EB
VPT EL 923.06

VPC STA 49+00.00
VPC EL 922.69

LP STA 49+74.76
LP EL 922.51
STM MH 4
STA 49+74.76 25.50' RT
RIM 922.18
24" E 917.20
24" W 916.83
12" N 917.83
12" S 918.07

VPI STA 49+75.00
VPI EL 922.32

VPT STA 50+50.00
VPT EL 922.69

EXIST SAN Structure - (25)
STA 46+91.38
RIM = 922.41
18" E 893.70
18" W 893.70
12" N 893.70
18" S 893.70

EXIST SAN Structure - (24)
STA 48+88.85
RIM = 922.91
15" E 894.20
18" W 894.20

496'-18" SAN @ -0.10%
197'-18" SAN @ 0.25%
372'-15" SAN @ 1.87%

VCL = 150.00
K = 150.48

VCL = 150.00
K = 150.48

EXISTING GROUND ELEVATIONS
FINISHED WB PROFILE ELEVATIONS
FINISHED EB PROFILE ELEVATIONS

	45+00	45+50	46+00	46+50	47+00	47+50	48+00	48+50	49+00	49+50	50+00	50+50
EXISTING GROUND ELEVATIONS	922.1	922.3	922.5	922.6	922.7	923.0	923.2	923.1	923.1	923.1	923.0	923.0
FINISHED WB PROFILE ELEVATIONS	922.55	922.80	923.05	923.29	923.42	923.39	923.19	922.94	922.69	922.53	922.53	922.69
FINISHED EB PROFILE ELEVATIONS	922.19	922.44	922.69	922.94	923.17	923.25	923.17	922.94	922.69	922.53	922.53	922.69

DESCRIPTION	DATE

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Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 45+00 – STA 50+50

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
10

ELLARETEE LLC
W206 N12865 GATEWOOD COURT

ELLARETEE LLC
GTNV 074981
PT E ½ SE CSM 6897 LOT 2

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

GATEWAY COURT

HOLY HILL ROAD

MATCH LINE STA 50+50

MATCH LINE STA 56+00

SLOPE LIMITS

6' SIDEWALK

10' SHARED-USE PATH

LIGHTING

SIGN

PLANTER

TRANSFORMER

BM: 925.74'
NW FLANGE
BOLT ON HYD.
#6688
BM 925.74'

18" RCP
IE. 920.87

18" RCP
IE. 921.35

STO

W

OHW

GRAVEL

ASPHALT

R/W

51+00

52+00

53+00

54+00

55+00

30+00

31+00

F.O

NIM 922.48
N 912.37
N 901.37
W 901.15
E 901.25

WILLIAM H WETTERAU REVOCABLE TRUST
GTNV 181988
PT OF NE NE CSM 6385 LOT 1

HOMESTEAD TRANSFER AND STORAGE LLC
GTNV 181991
PT OF NE NE CSM 6385 OL 1

WILLIAM H WETTERAU REVOCABLE TRUST
GTNV 181990
PT OF NE NE CSM 6385 LOT 3

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

Know what's below. Call before you dig.

VCL = 300.00
K = 240.00

VCL = 360.00
K = 240.00

FINISHED PROFILE ON EB & WB MEDIAN FLANGE (EXTENDED THROUGH TURN BAYS)

EXISTING GROUND ON ℄

VPT STA 50+50.00
VPT EL 922.69

STA 51+60.00 WB
EL 923.24

STA 52+50.00 EB
EL 923.51

VPC STA 53+40.50 WB
VPC EL 924.15

VPC STA 53+40.50 EB
VPC EL 923.97

STA 54+34.96 25.50' RT
RIM 924.48
15" E 919.33
24" W 918.58
18" N 919.09
12" S 921.46

VPI STA 54+90.50 WB
VPI EL 924.90

VPI STA 55+20.50 EB
VPI EL 924.87

0.50%
0.30%
0.50%
0.50%

460'-24" STO @ 0.30%

180'-15" STO @ 1.60%

16" WATERMAIN

372'-15" SAN @ 1.87%

55'-12" SAN @ 0.45%

EXIST SAN Structure - (23)
STA 52+61.13
RIM = 922.48
15" W 901.15
12" E 901.25
12" N 912.37

EXISTING GROUND ELEVATIONS
FINISHED WB PROFILE ELEVATIONS
FINISHED EB PROFILE ELEVATIONS

| | | |

ELLARETEE LLC
GTNV 074981
PT E ½ SE CSM 6897 LOT 2

ELMER GRONEMEYER
N128 W20472 HOLY HILL ROAD

ELLARETEE LLC
GTNV 074981
PT E ½ SE CSM 6897 LOT 2

FRANK E, JR & MARY J WIEDMEYER
N128 W20158 HOLY HILL ROAD
N128 W20450 HOLY HILL ROAD

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

GOLDENDALE ROAD
(CTH Y)

HOLY HILL ROAD

MATCH LINE
STA 56+00

MATCH LINE
STA 61+50

SLOPE LIMITS

6' SIDEWALK

10' SHARED-USE PATH

LIGHTING

R/W

PL

EXISTING BUILDING

ASPHALT

GRAVEL

METAL RISER

18" CMP
IE. 924.71

18" CMP
IE. 926.34

18" CMP
IE. 927.01

8" CMP
924.25

18" CMP
IE. 927.01

OVAL 18 24x36
IE. 931.47

OVAL 8 24x36
IE. 929.22

+932.53
RIM

FOUND CONC. MON. W/ DISC
NE CORNER OF SEC 18

BM 932.70'
RR SPIKE
NW FACE PP

D.0
STA 57+75.00 25.50' RT
RIM 929.55
12" W 925.56
12" N 925.84
12" S 925.66

STA 59+22.50 WB
EL 932.91

VPT STA 56+40.50 WB
VPT EL 927.52

VPT STA 57+00.50 EB
VPT EL 928.47

VCL = 300.00
K = 240.00

VCL = 360.00
K = 240.00

EXISTING GROUND ON ℄

FINISHED PROFILE ON
WB MEDIAN FLANGE
(EXTENDED THROUGH TURN BAYS)

FINISHED PROFILE ON
EB MEDIAN FLANGE
(EXTENDED THROUGH TURN BAYS)

2.00%

1.75%

1.75%

160 - 12" STO @ 1.90%

16" WATERMAIN

24" STORM
BOTTOM EL: 929.97

EX 38" CULVERT PIPE
INV: 930.48

	955	950	945	940	935	930	925	920	915	910	905	900	895	890
EXISTING GROUND ELEVATIONS	926.2	927.3	928.6	930.2	932.1	933.6	934.3	934.2	934.4	934.7	935.1	936.0		
FINISHED WB PROFILE ELEVATIONS	926.67	927.51	928.46	929.46	930.46	931.46	932.46	933.39	934.26	935.14	936.01	936.89		
FINISHED EB PROFILE ELEVATIONS	926.85	927.69	928.56	929.44	930.31	931.19	932.06	932.94	933.81	934.69	935.56	936.44		
	56+00	56+50	57+00	57+50	58+00	58+50	59+00	59+50	60+00	60+50	61+00	61+50		

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

WILLIAM H WETTERAU REVOCABLE TRUST
GTNV 181990
PT OF NE NE CSM 6385 LOT 3

BRIAN A & KEVIN J KAZMIERCZAK
GTNV 172996
W½ OF NW NW DOC 1397251

Know what's below.
Call before you dig.

DESCRIPTION

DATE

raSmith
CREATIVITY BEYOND ENGINEERING
W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
[262] 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 56+00 – STA 61+50

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
12

FRANK E, JR & MARY J WIEDMEYER
N128 W20158 HOLY HILL ROAD
N128 W20450 HOLY HILL ROAD

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

SLOPE LIMITS

6' SIDEWALK

R/W

GRAVEL

MATCH LINE
STA 61+50

ASPHALT

62+00 63+00 64+00 65+00 66+00 67+00

B-94-188
BORING w6

LIGHTING

ASPHALT

GRAVEL

HOLY HILL ROAD

OHW

10' SHARED-USE PATH

R/W

END CONSTRUCTION
STA 66+33.09
MATCH EXIST PAV'T
SAWCUT REQ'D

R/W

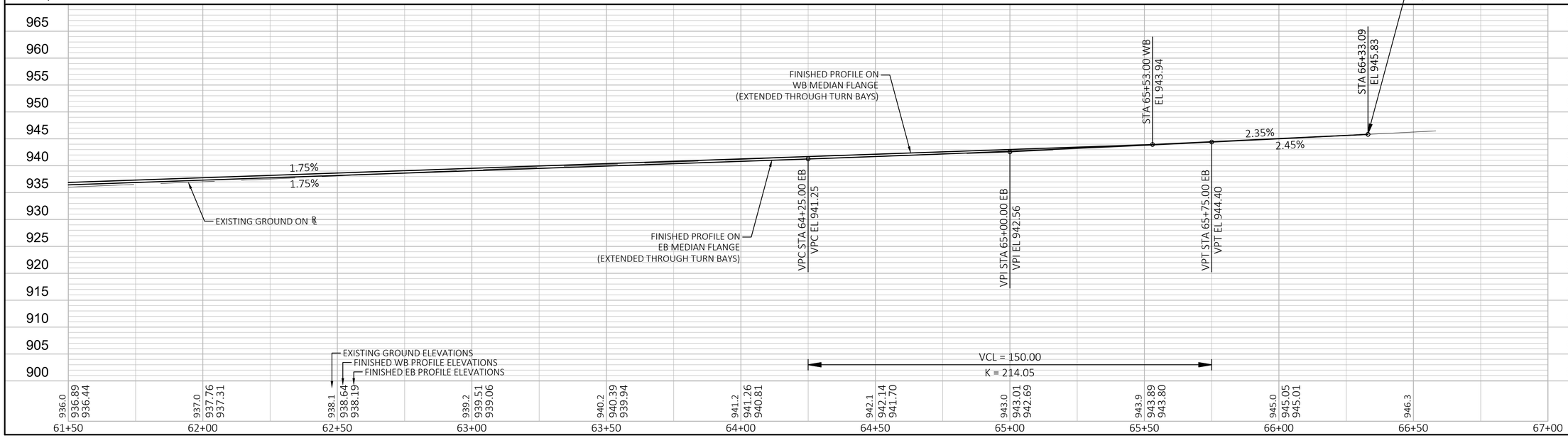
SLOPE LIMITS

PL

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

BRIAN A & KEVIN J KAZMIERCZAK
GTNV 172996
W½ OF NW NW DOC 1397251

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(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
STA 61+50 – STA 66+32

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DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
13

HOLY HILL SELF STORAGE LLC
N128 W21661 HOLY HILL ROAD

RA STEINMAN LEGACY LLC
N128 W21795 HOLY HILL ROAD

BRIAN A & KEVIN J KAZMIERCZAK
GTNV 073995

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

HOLY HILL ROAD

REM SMALL PIPE CULVERT 36-INCH CMP

REMOVING SMALL PIPE CULVERT 24-INCH CPP

36" CMP IE. 921.42

36" CMP IE. 917.88

24" CPP IE. 912.62

STM MH 11

PT 20+45.98

PI 38+09.52

FUTURE R/W

PL

60'

R/W

22'

15'

12'

37+00 'B' STREET 38+00 39+00 40+00 41+00 42+00 'B' STREET

SLOPE LIMITS

BEGIN CONSTRUCTION
STA 39+16.72 'B' STREET

END CONSTRUCTION
STA 40+82.75 'B' STREET

21+00 HOLY HILL ROAD

MLG/RMS LTD PTNRSP
GTNV 182984
PT OF W½ NE CSM 6506 LOT 1

BRIAN A & KEVIN J KAZMIERCZAK
GTNV 073995
SW SW (EXC HWY & CSM 275)

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811 Know what's below. Call before you dig.

VCL = 120.00
K = 60.04

VCL = 156.00
K = 78.06

VCL = 130.00
K = 44.77

VCL = 156.00
K = 44.19

VPC STA 38+15.00 EL 930.90

VPC STA 38+40.00 VPC EL 931.90

VPI STA 38+80.00 VPI EL 933.496

VPI STA 39+00.00 VPI EL 934.296

VPT STA 39+43.00 VPT EL 934.21

VPT STA 39+60.00 VPT EL 935.50

STA 39+68.98 EL 934.47

STA 39+69.00 EL 935.68

STA 39+99.98 EL 934.79

STA 40+00.00 EL 935.99

STA 40+08.98 EL 934.70

STA 40+09.00 EL 935.90

VPC STA 40+31.00 VPC EL 934.26

VPC STA 40+31.00 VPC EL 935.45

VPI STA 41+09.00 VPI EL 933.113

VPT STA 41+87.00 VPT EL 929.21

FINISHED SB FLANGE PROFILE

FINISHED NB FLANGE PROFILE

PROP 18" STORM INV. 930.53

EXISTING GROUND ON ℄

4.00%
2.00%
1.00%
1.00%
-2.00%
1.10%
1.01%
0.99%
-1.99%
-5.00%

89'-18" SAN @ -0.22%

EX 16" WATER INV. 926.53

EXIST SAN MH 5
STA 20+17.85
RIM = 930.60
18" N 915.20

EXIST SAN MH 4
STA 20+18.24
RIM = 935.40
18" E 914.90
18" S 915.00

℄ EXISTING GROUND ELEVATIONS
FINISHED SB FLANGE PROFILE ELEVATIONS
FINISHED NB FLANGE PROFILE ELEVATIONS

965 960 955 950 945 940 935 930 925 920 915 910 905 900

923.6 922.0 920.3 921.9 932.29 932.16 925.1 934.00 933.49 931.8 935.29 934.26 935.4 935.99 934.79 930.6 934.86 933.94 914.3 933.08 932.71 910.8 930.98 930.91 911.6 911.2

37+00 37+50 38+00 38+50 39+00 39+50 40+00 40+50 41+00 41+50 42+00 42+50

DESCRIPTION	DATE

R.A.Smith
CREATIVITY BEYOND ENGINEERING
W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

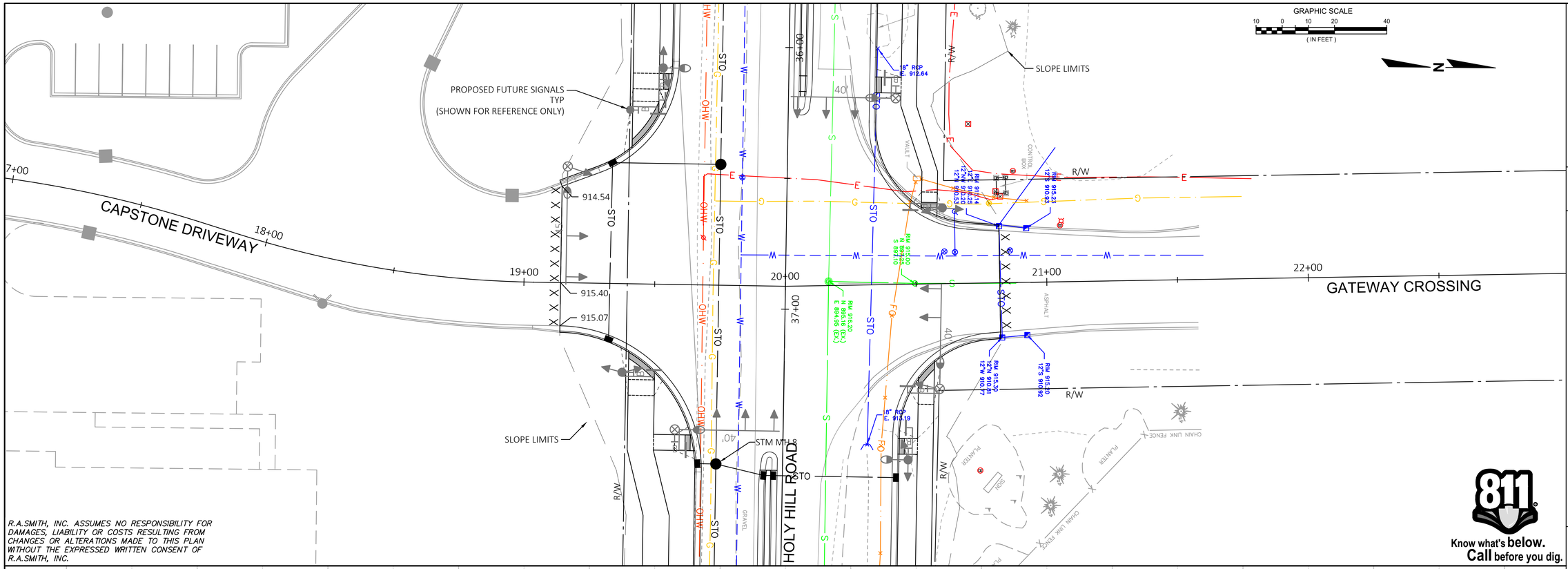
HOLY HILL ROAD
VILLAGE OF GERMANTOWN

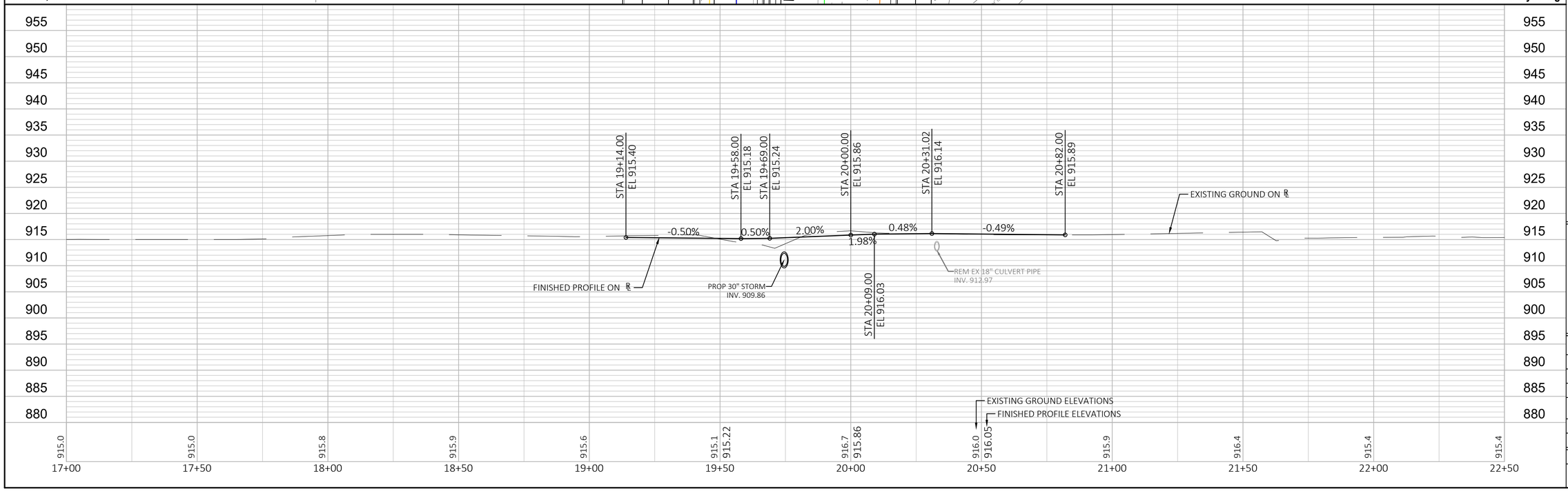
PLAN & PROFILE
'B' STREET

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
14





DESCRIPTION

DATE

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Cedarburg, WI 53012-2074
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
GATEWAY CROSSING

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R.A. Smith, Inc.

DATE: 12/01/2021

SCALE: 1" = 20'

JOB NO. 1200627

PROJECT MANAGER:
T. HARTJES

DESIGNED BY: MCG

CHECKED BY:

SHEET NUMBER
15

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

CQ WI 2021 LLC
N128 W20943 HOLY HILL ROAD

EXETER HOLY HILL LP
W210 N12800 GATEWAY CROSSING

HOLY HILL ROAD

SLOPE LIMITS

R/W

CAPSTONE DRIVEWAY

BRIGGS & STRATTON DRIVEWAY

27+00 28+00 29+00 29+80

46+00 47+00

STM MH 5

STO

OHW

S

W

E

GRAVEL

ASPHALT

18" RCP
IE. 919.55

18" RCP
IE. 919.32

30" RCP
IE. 921.82

RIM 924.07
S-4"NE 916.42
S-4"SW 916.23

8" PVC
IE. 919.66

RIM 922.41
W 889.74
S 889.74

RIM 920.56
E 905.36
S 905.36

FENCE POST

GATE

PL

FOUND 5/8" IRON ROD

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WILLIAM H WETTERAU REVOCABLE TRUST
GTNV 181988
PT OF NE NE CSM 6385 LOT 1

ELLARETEE LLC
W206 N12865 GATEWOOD COURT

811 Know what's below. Call before you dig.

945 940 935 930 925 920 915 910 905 900 895 890 885 880

FINISHED PROFILE ON ℄

STA 27+45.00 EL 922.57
STA 27+69.00 EL 922.21
STA 28+00.00 EL 922.83
STA 28+31.02 EL 923.44
STA 28+50.50 EL 923.73
STA 28+75.00 EL 924.71

-1.50% 2.00% 1.98% 1.50% 4.00%

EXISTING GROUND ON ℄

PROP 30" STORM
INV: 915.16

EX 16" WATER
INV. 915.30

REM EX 18" CULVERT PIPE
INV: 919.33

EX 18" SANITARY
INV. 893.80

EXISTING GROUND ELEVATIONS
FINISHED PROFILE ELEVATIONS

25+50 26+00 26+50 27+00 27+50 28+00 28+50 29+00 29+50 30+00 30+50

918.6 919.3 922.49 922.5 922.83 923.6 923.72 924.9 924.6

DESCRIPTION | DATE

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CREATIVITY BEYOND ENGINEERING
W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
[262] 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

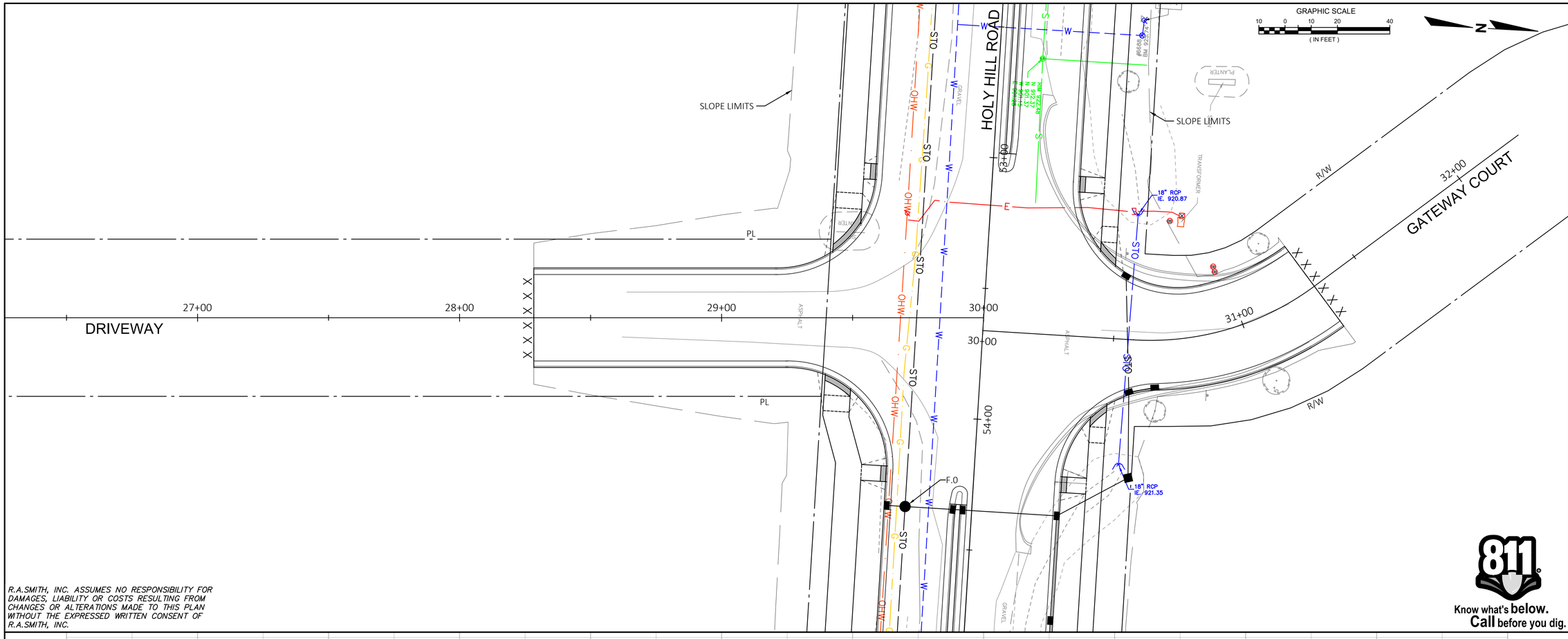
HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
CAPSTONE 41 & BRIGGS DRIVEWAYS

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R.A. Smith, Inc.

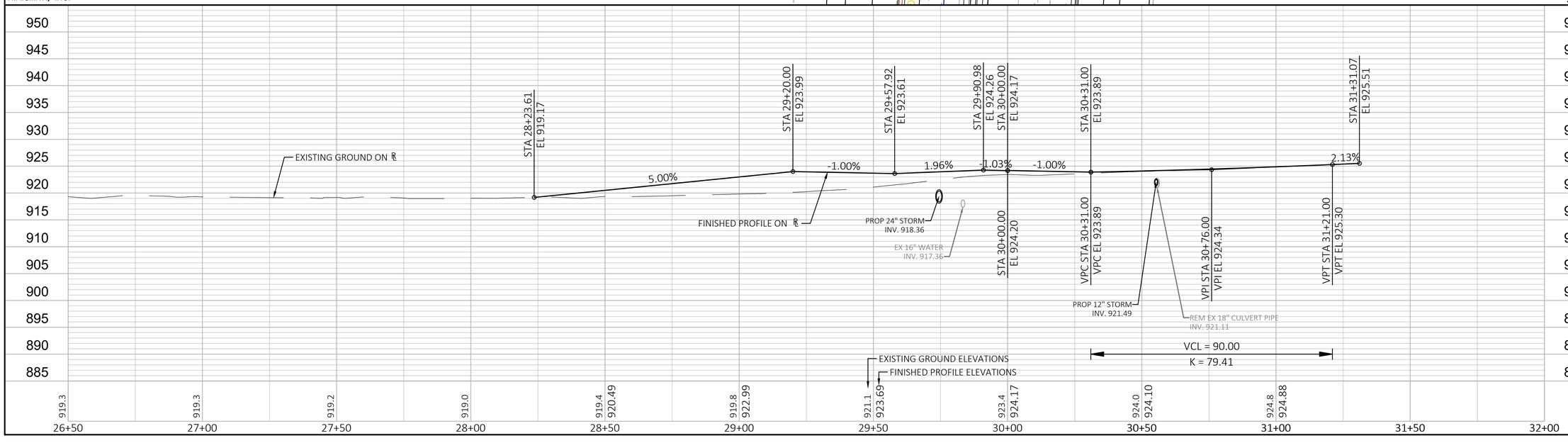
DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
16



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Know what's **below.**
Call before you dig.



DESCRIPTION	DATE

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W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
GATEWAY COURT

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
17

JOHN W MURPHY REVOCABLE TRUST
BARBARA J MURPHY REVOCABLE TRUST
W204 N12707 GOLDENDALE ROAD

WILLIAM H WETTERAU REVOCABLE TRUST
GTNV 181990
PT OF NE NE CSM 6385 LOT 3

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

24" ○
15" ○
34" ○
PL
R/W
MHO
M
GRAVEL
ASPHALT
SLOPE LIMITS
192+00
193+00
194+00
195+00
196+00
197+00
GOLDENDALE ROAD (CTH Y)
MATCH LINE
STA 197+50
R/W
SLOPE LIMITS

BEGIN CONSTRUCTION
STA 194+62.33
MATCH EXIST PAV'T
SAWCUT REQ'D

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

BRIAN A & KEVIN J KAZMIERCZAK
GTNV 172996
W½ OF NW NW DOC 1397251

Know what's **below.** **Call** before you dig.

955 950 945 940 935 930 925 920 915 910 905 900 895 890

STA 194+62.33
EL 923.36
EXISTING GROUND ON ℄
FINISHED PROFILE ON ℄
1.80%
16" WATERMAIN
16" WATERMAIN

EXISTING GROUND ELEVATIONS
FINISHED PROFILE ELEVATIONS

921.4	922.3	923.2	924.0 / 924.03	925.0 / 924.93	925.8 / 925.83	926.6 / 926.73	927.4 / 927.63	928.3 / 928.53		

192+00 192+50 193+00 193+50 194+00 194+50 195+00 195+50 196+00 196+50 197+00 197+50

DESCRIPTION | DATE

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CREATIVITY BEYOND ENGINEERING
W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
GOLDENDALE ROAD

© COPYRIGHT 2022
R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
18

WILLIAM H WETTERAU REVOCABLE TRUST
GTNV 181990
PT OF NE NE CSM 6385 LOT 3

ELLARETEE LLC
GTNV 074981
PT E ½ SE CSM 6897 LOT 2

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

SLOPE LIMITS
R/W
MHO
OHW
GRAVEL
ASPHALT
21" O
18" IE. 9

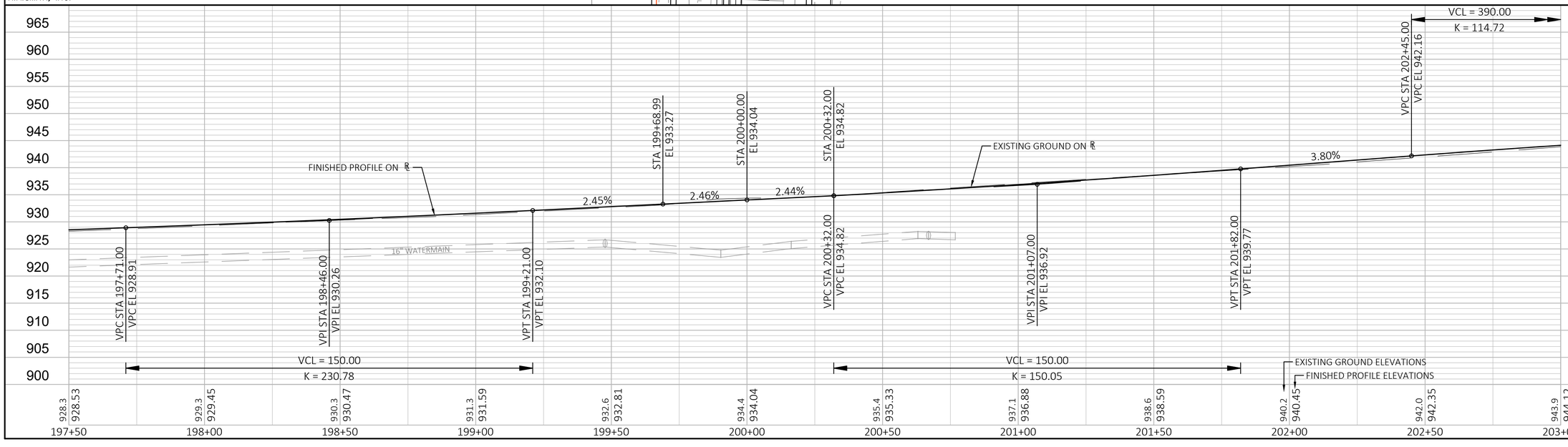
HOLY HILL ROAD
59+00
61+00
60+00
PI 200+00.00
PI 60+00.00
MATCH LINE STA 197+50
MATCH LINE STA 203+00
198+00
199+00
200+00
201+00
202+00
203
GOLDENDALE ROAD (CTH Y)
FOUND CONC. MON. W/ BRASS CAP NE CORNER OF SEC 18
BM ARROW IN FENCE POST 922.70' PP
OVAL = 24x36 IE. 929.62
OVAL = 24x36 IE. 931.07
STO
01S

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

BRIAN A & KEVIN J KAZMIERCZAK
GTNV 172996
W½ OF NW NW DOC 1397251

FRANK E, JR & MARY J WIEDMEYER
N128 W20158 HOLY HILL ROAD
N128 W20450 HOLY HILL ROAD

Know what's below. Call before you dig.



DESCRIPTION | DATE

raSmith
CREATIVITY BEYOND ENGINEERING
W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
(262) 781-1000 | rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
GOLDENDALE ROAD

© COPYRIGHT 2022
R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
19

ELLARETEE LLC
GTNV 074981
PT E ½ SE CSM 6897 LOT 2

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

SLOPE LIMITS

GRAVEL

18" CMP
IE. 944.03

18" CMP
IE. 947.11

18" CMP
IE. 947.62

CMP
42.85

MHO

GRAVEL

MATCH LINE
STA 203+00

203+00 204+00 205+00 206+00 207+00 208+00

GOLDENDALE ROAD (CTH Y)

GRAVEL

SLOPE LIMITS

END CONSTRUCTION
STA 206+35.00
MATCH EXIST PAV'T
SAWCUT REQ'D

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

FRANK E, JR & MARY J WIEDMEYER
N128 W20158 HOLY HILL ROAD
N128 W20450 HOLY HILL ROAD

Know what's below.
Call before you dig.

VCL = 390.00
K = 114.72

VPI STA 204+40.00
VPI EL 949.572

VPT STA 206+35.00
VPT EL 950.35

980 975 970 965 960 955 950 945 940 935 930 925 920 915

EXISTING GROUND ELEVATIONS
FINISHED PROFILE ELEVATIONS

203+00	203+50	204+00	204+50	205+00	205+50	206+00	206+50	207+00	207+50	208+00	208+50
943.9	945.7	947.5	948.9	949.7	950.1	950.2	950.4				
944.12	945.67	947.01	948.12	949.02	949.70	950.16					

DESCRIPTION | DATE

raSmith
CREATIVITY BEYOND ENGINEERING
W62 N588 Washington Ave., Ste. 201
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rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

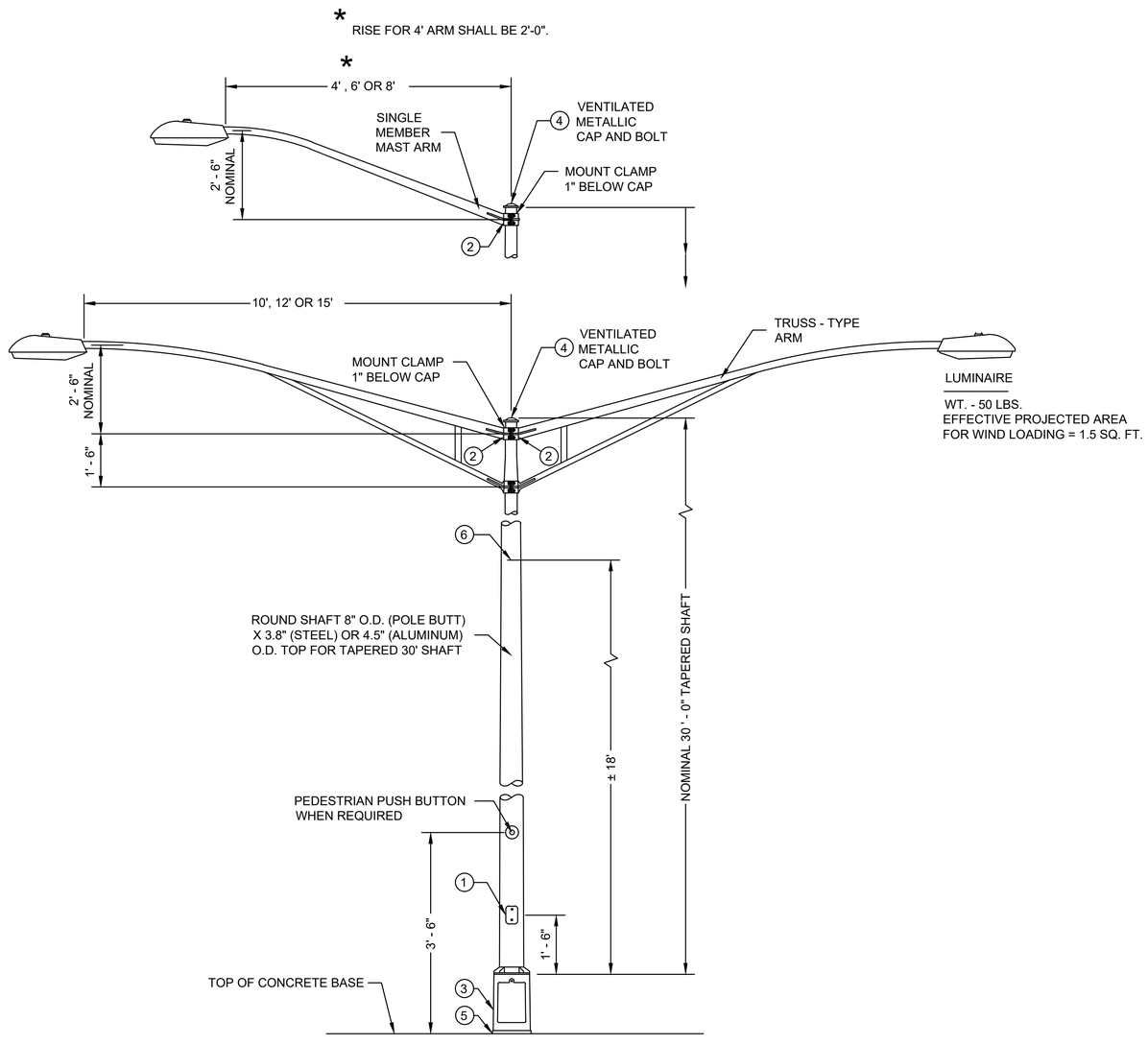
HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PLAN & PROFILE
GOLDENDALE ROAD

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DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
20



TYPE 5 POLE MOUNTING CONFIGURATION

(MAXIMUM LOAD)

LIGHTING ONLY

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

SECTION 657, POLES, OF THE STANDARD SPECIFICATIONS SHALL APPLY TO THIS DRAWING.

ALL TYPE 5 POLE MOUNTINGS SHALL BE DESIGNED TO INCLUDE TWIN 15' ARMS WITH LUMINAIRES.

POLES SHALL BE GALVANIZED STEEL OR ALUMINUM, AS CALLED FOR IN THE CONTRACT.

TYPE 5 ALUMINUM POLES SHALL BE CONSTRUCTED OF 6063 - T6 ALUMINUM ALLOY. SLEEVING INSIDE THE POLE IS NOT ACCEPTABLE.

TYPE 5 ALUMINUM POLES SHALL HAVE A MINIMUM WALL THICKNESS OF 0.1888".

TYPE 5 STEEL POLES SHALL HAVE A MINIMUM WALL THICKNESS OF U.S. STANDARD 11 GAGE (0.1196").

THE SLIPFITTER END OF THE LUMINAIRE MAST ARM SHALL BE A NOMINAL 2 ⅜ INCHES IN OUTSIDE DIAMETER. THE STRAIGHT PORTION OF THE SLIPFITTER END OF THE LUMINAIRE MAST ARM SHALL BE A NOMINAL 12 INCHES IN LENGTH.

WHEN TRANSFORMER BASES ARE USED, WIRE CONNECTIONS SHALL BE MADE IN THE TRANSFORMER BASE.

(1) 4" X 6" REINFORCED HANDHOLE AND COVER ASSEMBLY WITH TWO (2) ¼ X ¾ - 20 TPI, STAINLESS STEEL, HEX HEAD BOLTS.

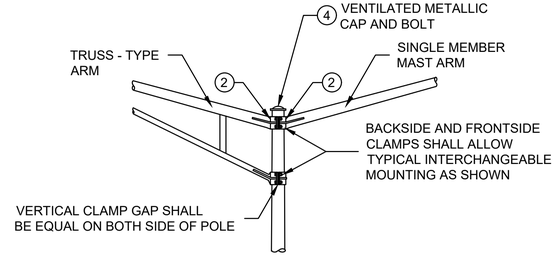
(2) GROMMETS. 1" CHASE NIPPLES OR 1" CLOSE CONDUIT NIPPLES WITH BUSHINGS SHALL BE PROVIDED FOR 1 ⅜ HOLE IN POLE SHAFT FOR WIRING.

(3) CAST ALUMINUM TRANSFORMER BASE, WHEN REQUIRED.

(4) FURNISH AND INSTALL VENTILATED, CAST METALLIC (ALUMINUM ALLOY) CAPS. FASTEN CAPS WITH ONE (1) ¼ X ¾ - 20 TPI STAINLESS STEEL, HEX HEAD BOLT.

(5) SHIMMING, IF NEEDED, SHALL BE LOCATED BETWEEN THE CONCRETE FOUNDATION AND POLE.

(6) INTERNAL DUMBBELL - TYPE VIBRATION DAMPER.



INTERCHANGEABLE MOUNTING DETAIL

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VILLAGE OF GERMANTOWN

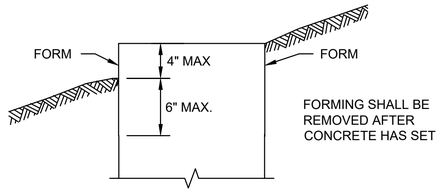
LIGHTING PLANS
LIGHTING DETAILS

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SCALE: 1"=5'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
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FORM DEPTH SHALL BE
NO MORE THAN 6" BELOW
GRADE ON THE LOWER
SIDE OF BASE



FORMING DETAIL

QUANTITY REQUIREMENTS	
APPROX. CUBIC YARDS OF CONCRETE	0.40
LBS. OF HOOP BAR STEEL	16
LBS. OF VERTICAL BAR STEEL	18

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWINGSHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

BASES SHALL BE EXCAVATED BY USE OF A CIRCULAR AUGER.

TOP SURFACES OF CONCRETE BASES SHALL BE TROWEL FINISHED SMOOTH AND LEVEL.

CONDUIT SIZES AND LOCATIONS SHALL BE SHOWN ON THE PLANS

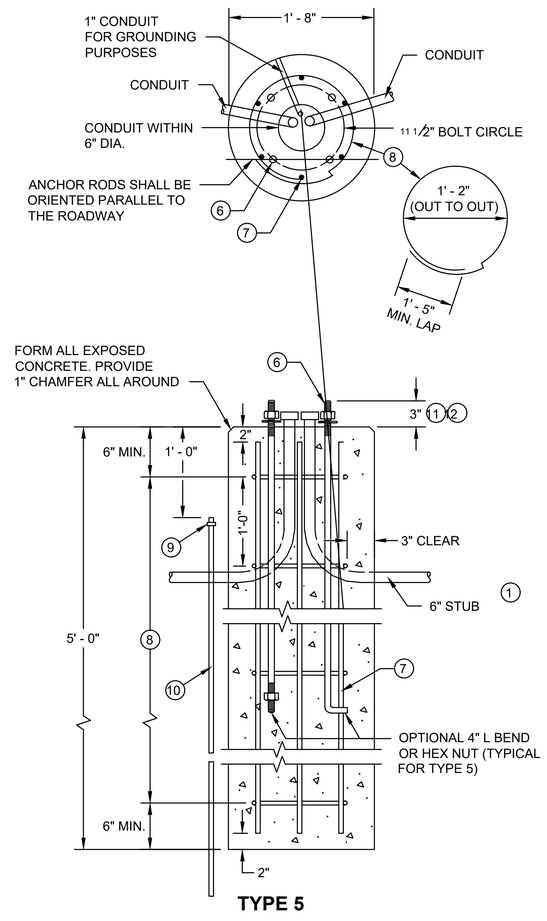
THE FINAL OR TERMINATING CONCRETE BASE IN A CONDUIT RUN SHALL HAVE A 6" EXIT STUB INSTALLED FOR FUTURE CABLING USE. THE EXIT STUB SHALL BE SIZED AS USED THROUGHOUT THE CONDUIT RUN AS SHOWN A THE ENTRANCE OF THE BASE.

ENDS OF CONDUIT INSTALLED BELOW GRADE FRO FUTURE USE SHALL BE CAPPED IF METALLIC OR PLUGGED IF NON-METALLIC.

MINIMUM BENDING RADIUS OF CONDUIT IS EQUAL TO 6X THE DIAMETER.

CONDUIT HEIGHT ABOVE CONCRETE BASES SHALL BE 1 INCH. ALL METALLIC CONDUIT ENDS SHALL BE REAMED AND THREADED.

ALL CONDUIT ENDS AT THE TOP OF CONCRETE BASES SHALL BE CAPPED IF METALLIC OR PLUGGED IF NON-METALLIC IMMEDIATELY AFTER PLACEMENT AND BEFORE CONCRETE IS POURED. CONDUITS IN WHICH WIRE OR CABLE IS NOT INSTALLED SHALL REMAIN CAPPED OR PLUGGED.



TYPE 5

BELL ENDS SHALL BE INSTALLED ON ALL PVC CONDUIT EXPOSED AT THE TOP OF CONCRETE BASES BEFORE INSTALLATION.

WHEN REQUIRED TO CONNECT NON-METALLIC CONDUIT TO METALLIC CONDUIT, ONLY ADAPTER FITTINGS, U.L. LISTED FOR ELECTRICAL USE, SHALL BE USED.

IF A BASE REQUIRES A DEEP FORM BECAUSE OF LOOSE DIRT OR FILL, THE FORM SHALL BE REMOVED BEFORE BACKFILLING AROUND THE BASE. BACKFILL SHALL BE TAMPED TIGHT AGAINST THE BARE CONCRETE BASE IN LAYERS OF 1 FOOT OR LESS.

A NO. 4 AWG STRANDED COPPER EQUIPMENT GROUNDING CONDUCTOR SHALL BE EXOTHERMICALLY WELDED TO THE EQUIPMENT GROUNDING ELECTRODE (GROUND ROD) FOR TYPE 5.

THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE FURNISHED AND INSTALLED TO ENTER ALL BASE TYPES THROUGH A 1 INCH CONDUIT INSTALLED FOR GROUNDING PURPOSES, LEAVING A 4 FOOT COIL OF WIRE ABOVE THE CONCRETE BASE. THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE NEATLY COILED AND THE COILS TIED TOGETHER.

ANCHOR RODS SHALL BE THREADED 12" IN LENGTH ON EACH END OF THE ROD. ANCHOR RODS SHALL BE MANUFACTURED IN ACCORDANCE WITH SECTION 654.2.1 OF THE STANDARD SPECIFICATIONS.

WASHERS AND LOCK WASHERS ARE REQUIRED ON ALL ANCHOR RODS.

WHEN ANCHOR RODS USING THE ALTERNATE "L" BEND ARE FURNISHED, THE 4-INCH "L" BEND SHALL BE IN ADDITION TO THE SPECIFIED ANCHOR ROD BAR LENGTH. THE "L" BEND SHALL NOT BE THREADED.

ANCHOR RODS SHALL BE INSTALLED WITH MISALIGNMENTS OF LESS THAN 1:40 FROM VERTICAL.

WELDING OF THE ANCHOR RODS TO THE CAGE IS UNACCEPTABLE. TIE WIRES SHALL BE USED.

BAR STEEL REINFORCEMENT SHALL BE COATED WITH POWDERED EPOXY RESIN IN ACCORDANCE WITH SECTION 505 OF THE STANDARD SPECIFICATIONS (LATEST EDITION).

(1) THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETE BASE AND INSTALLED BELOW THE TRAVELED WAY SHALL BE 24 INCHES. THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETE BASE THAT IS NOT INSTALLED BELOW THE TRAVELED WAY SHALL BE 18 INCHES. THE MAXIMUM DEPTH OF ALL CONDUIT SHALL BE 36 INCHES EXCEPT WITH WRITTEN APPROVAL OF THE ENGINEER.

(2) (4) 1" DIA. X 3' - 6" ANCHOR RODS.

(3) (4) 1" DIA. X 5' - 0" ANCHOR RODS.

(4) (6) NO. 6 X 6' - 8" BAR STEEL REINFORCEMENT.

(5) (7) NO. 4 X 5' - 1" BAR STEEL REINFORCEMENT @ 1' - 0" C - C.

(6) (4) 1" DIA. X 3' - 6" ANCHOR RODS.

(7) (6) NO. 4 X 4' - 8" BAR STEEL REINFORCEMENT.

(8) (5) NO. 4 X 5' - 1" BAR STELL REINFORCEMENT @ 1' - 0" C -C.

(9) EXOTHERMIC CONNECTION TO EUIPMENT GROUNDING CONDUCTOR

(10) ⅝" DIA. X 8' -0" COPPERCLAD EQUIPMENT GROUNDING ELECTRODE REQUIRED

(11) ANY ANCHOR ROD PROJECTION SHORTER THAN 2 ¾" OR LONGER THAN 3 ¼" SHALL REQUIRE THE BASE TO BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

(12) FOR NON - BREAKAWAY INSTALLATIONS, 4 ½" ± ANCHOR ROD PROJECTION WITH THE USE OF LEVELING NUTS. RODENT SCREEN REQUIRED.

CONCRETE BASES

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HOLY HILL ROAD
VILLAGE OF GERMANTOWN

LIGHTING PLANS
LIGHTING DETAILS

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R.A. Smith, Inc.

DATE: 12/01/2021
SCALE: 1"=5'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
22

Streetworks

DESCRIPTION

The OVH LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patented modular LightBAR™ technology delivers uniform and energy-conscious illumination to walkways, parking lots and roadways. UL/cUL listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-duty cast aluminum housing and removable door. 3G vibration rated to ensure strength of construction and longevity in application. Die-cast aluminum door frame features integral hinges for tool-less maintenance access.

Optics
Choice of twelve patented, high efficiency AccuLED Optics™ manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

Electrical
LED drivers hard mount to die-cast aluminum back casting for optimal heat sinking and operation efficiency. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Shipped standard with the Cooper Lighting Solutions' proprietary circuit module designed to withstand 10kV of transient line surge. Thermal management incorporates both conduction and natural convection to transfer heat rapidly away from the LED source and retain optimal efficiency and light output. OVH LED luminaire is suitable for low temperature operation down to -40°C. Standard three-position tunnel type compression terminal block. 95% lumen maintenance expected at 60,000 hours per IESNA TM-21. LightBARs feature IP66 enclosure rating.

Mounting
Two-bolt/one bracket slipfitter with cast-in pipe stop and leveling steps. Fixed-in-place birdguard seals around 1-1/4" or 2" mounting arms.

Finish
Components finished in a standard grey five-stage Super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors including black and bronze. RAL and custom color matches available.

Warranty
Five-year warranty.

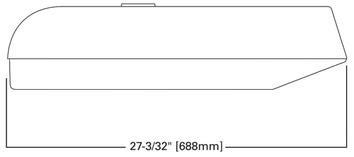


OVH LED

1 - 4 LightBARs
LED

ROADWAY LUMINAIRE

DIMENSIONS



CERTIFICATION DATA

UL/cUL Listed
ISO 9001
IP66 LightBARs
3G Vibration Rated

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA

Effective Projected Area: (Sq. Ft.)
.80

SHIPPING DATA

Approximate Net Weight:
21 lbs. (9.5 kgs.)

COOPER Lighting Solutions

TD521002EN
2017-01-04 16:19:14

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rasmith.com
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HOLY HILL ROAD
VILLAGE OF GERMANTOWN

LIGHTING PLANS
LIGHTING DETAILS

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PROJECT MANAGER: T. HARTJES
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23

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

12+00 13+00 14+00 15+00 16+00 17+00

MATCH LINE
STA 17+75

MARKED

PER PLAN

18+00 19+00 20+00 21+00 22+00 23+00

MATCH LINE
STA 17+75

MATCH LINE
STA 23+50

40+00

OHW G T S W E

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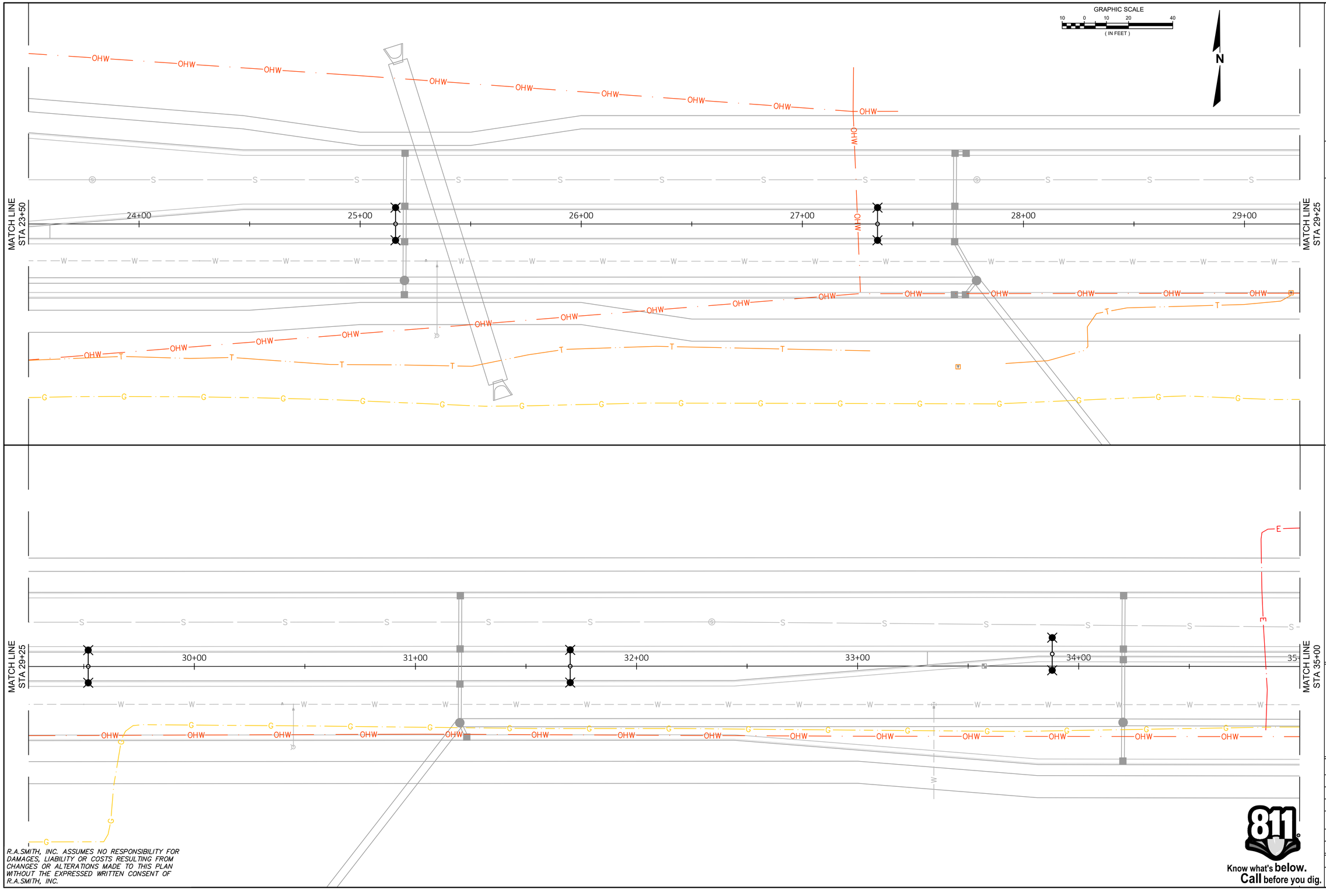
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LIGHTING PLANS
STA 14+64 – STA 23+50

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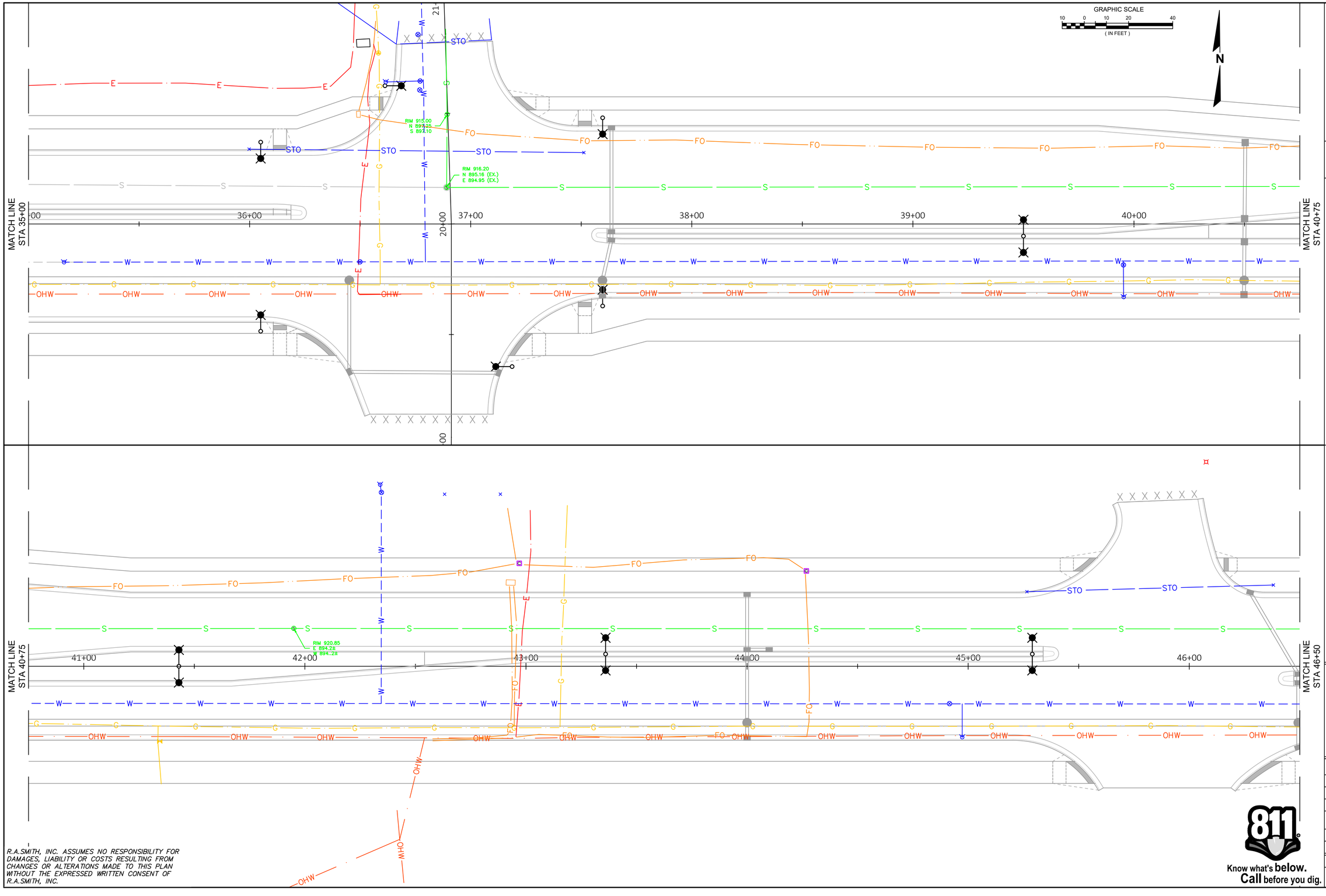
HOLY HILL ROAD
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LIGHTING PLANS
STA 23+50 – STA 35+00

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LIGHTING PLANS
STA 35+00 – STA 46+50

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GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

MATCH LINE STA 46+50

RIM 922.41
E 893.7±
W 893.7±
S 893.7±

RIM 922.91
W 894.2±
E 894.2±
E 900.25

47+00 48+00 49+00 50+00 51+00 52+00

MATCH LINE STA 52+25

MATCH LINE STA 52+25

RIM 922.48
N 912.37
N 901.37
W 901.15
E 901.25

53+00 30+00 30+00 54+00 55+00 56+00 57+00 58

MATCH LINE STA 58+00

STO STO

OHW

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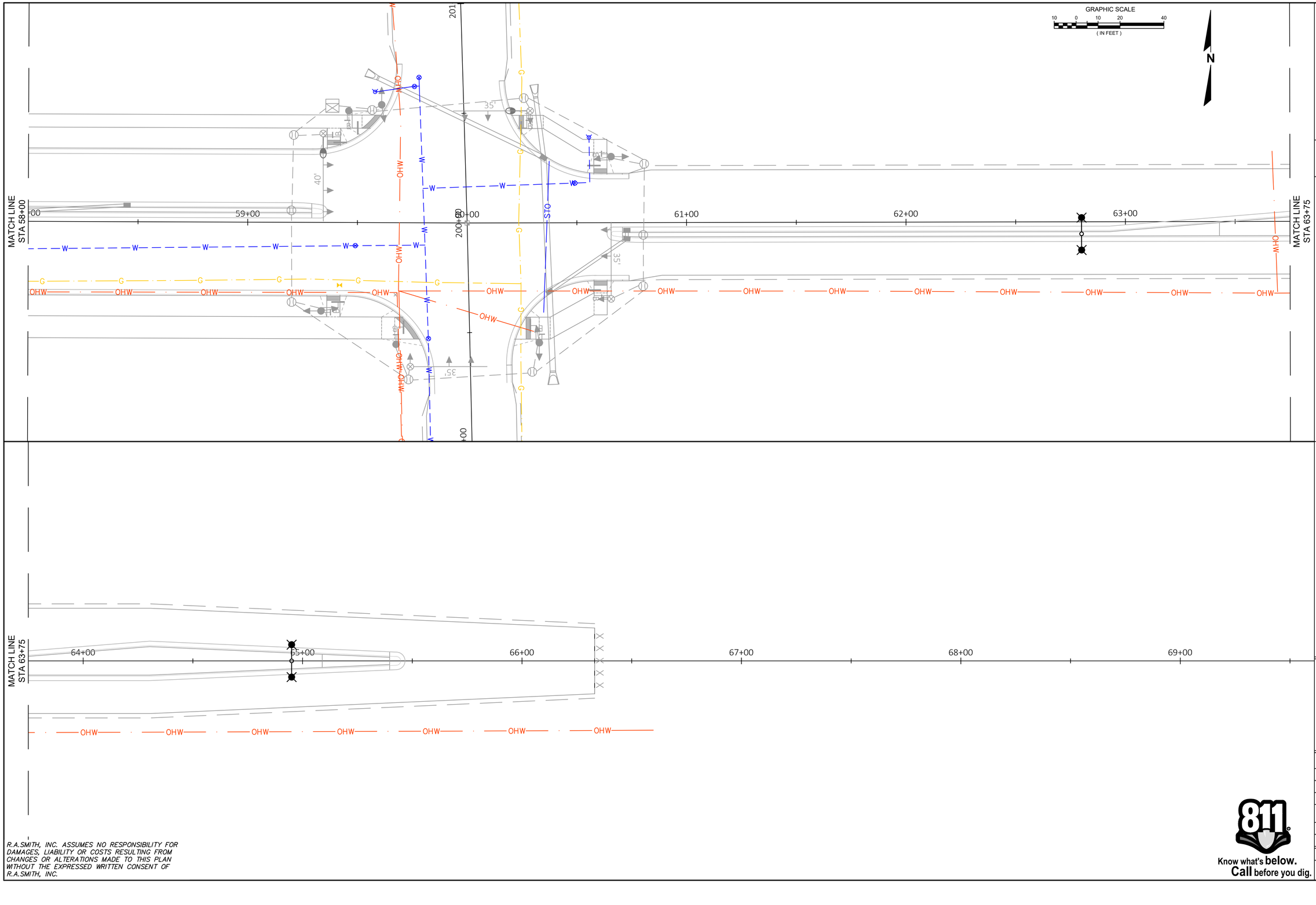
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LIGHTING PLANS
STA 46+50 – STA 58+00

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LIGHTING PLANS
STA 58+00 – STA 66+32

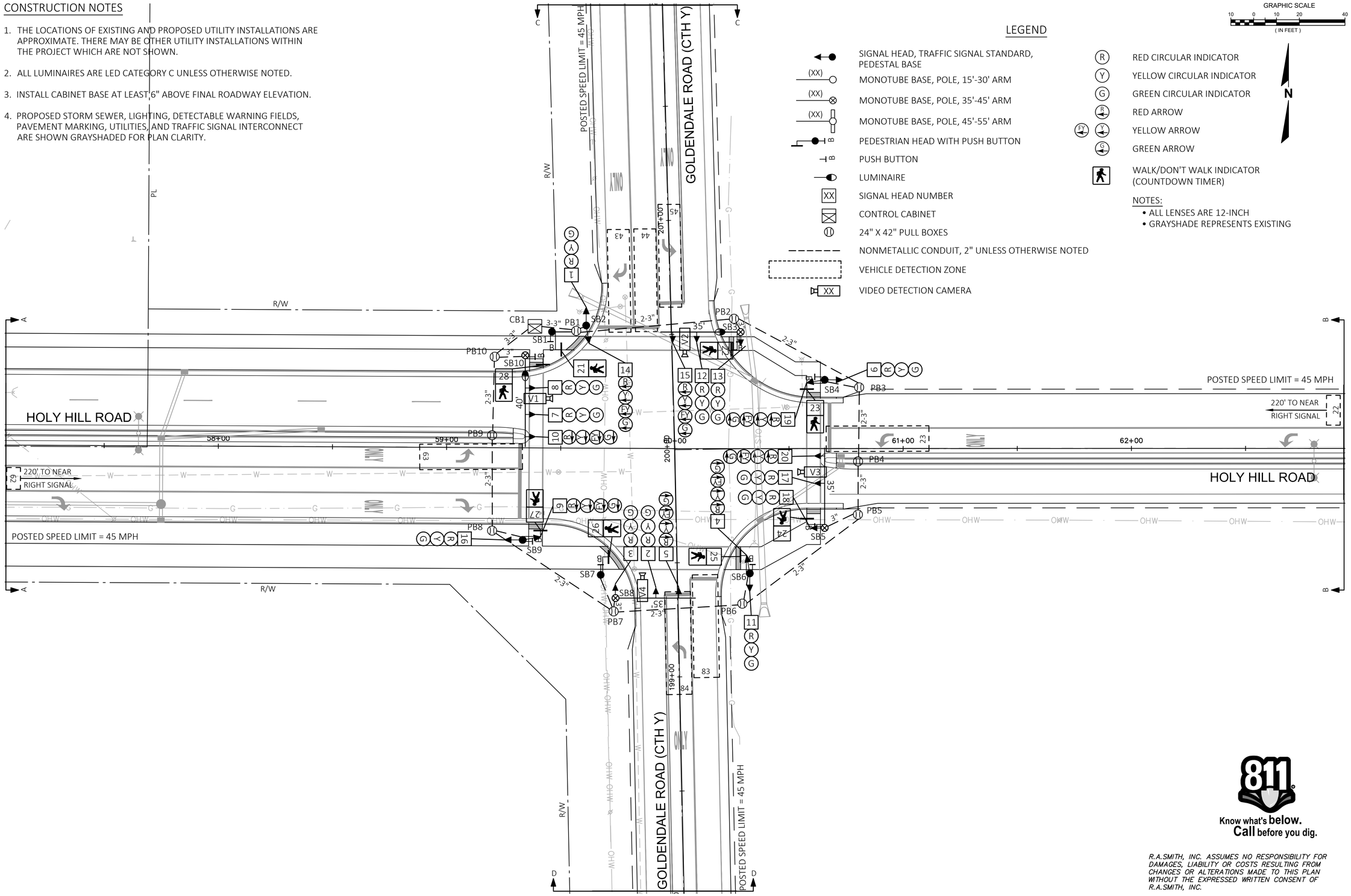
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CONSTRUCTION NOTES

1. THE LOCATIONS OF EXISTING AND PROPOSED UTILITY INSTALLATIONS ARE APPROXIMATE. THERE MAY BE OTHER UTILITY INSTALLATIONS WITHIN THE PROJECT WHICH ARE NOT SHOWN.
2. ALL LUMINAIRES ARE LED CATEGORY C UNLESS OTHERWISE NOTED.
3. INSTALL CABINET BASE AT LEAST 6" ABOVE FINAL ROADWAY ELEVATION.
4. PROPOSED STORM SEWER, LIGHTING, DETECTABLE WARNING FIELDS, PAVEMENT MARKING, UTILITIES, AND TRAFFIC SIGNAL INTERCONNECT ARE SHOWN GRAYSHADED FOR PLAN CLARITY.



GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

LEGEND

- SIGNAL HEAD, TRAFFIC SIGNAL STANDARD, PEDESTAL BASE
- (XX) MONOTUBE BASE, POLE, 15'-30' ARM
- (XX) MONOTUBE BASE, POLE, 35'-45' ARM
- (XX) MONOTUBE BASE, POLE, 45'-55' ARM
- PEDESTRIAN HEAD WITH PUSH BUTTON
- PUSH BUTTON
- LUMINAIRE
- XX SIGNAL HEAD NUMBER
- CONTROL CABINET
- 24" X 42" PULL BOXES
- NONMETALLIC CONDUIT, 2" UNLESS OTHERWISE NOTED
- VEHICLE DETECTION ZONE
- XX VIDEO DETECTION CAMERA
- R RED CIRCULAR INDICATOR
- Y YELLOW CIRCULAR INDICATOR
- G GREEN CIRCULAR INDICATOR
- R RED ARROW
- Y YELLOW ARROW
- G GREEN ARROW
- WALK/DON'T WALK INDICATOR (COUNTDOWN TIMER)

NOTES:
- ALL LENSES ARE 12-INCH
- GRAYSHADE REPRESENTS EXISTING

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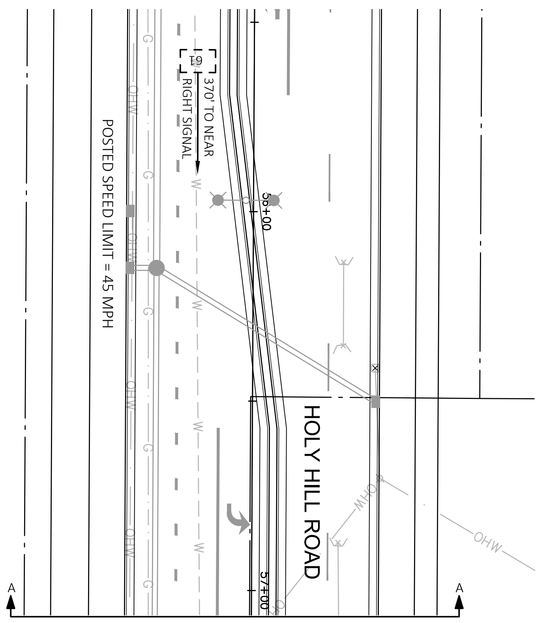
HOLY HILL ROAD
VILLAGE OF GERMANTOWN

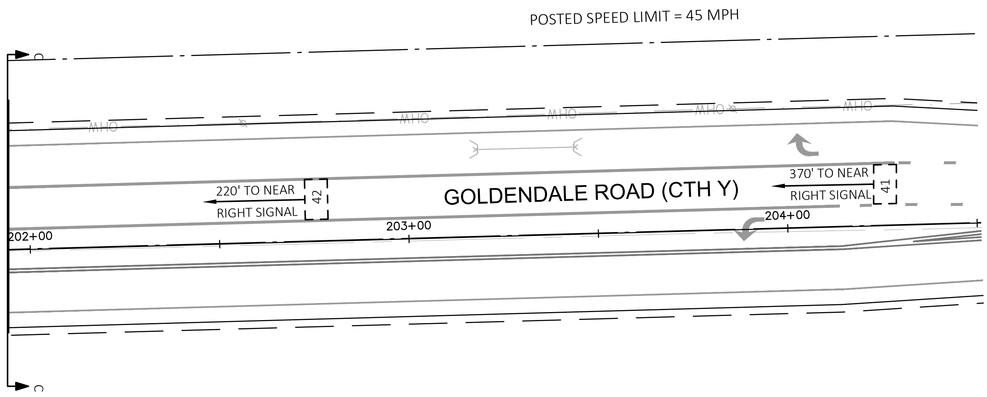
TRAFFIC SIGNAL PLANS
HOLY HILL RD & GOLDENDALE ROAD

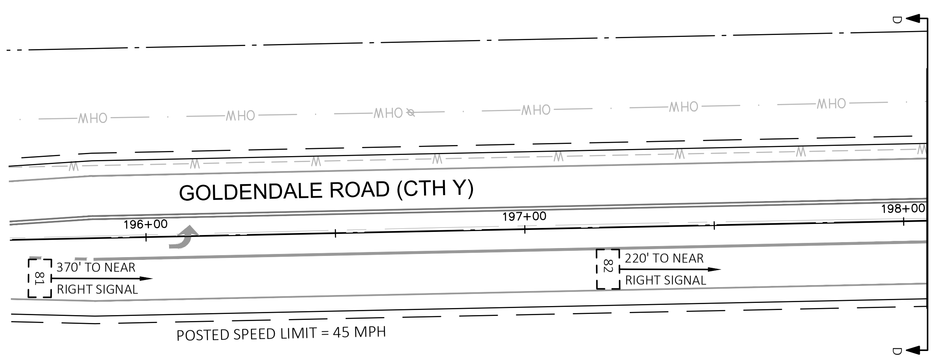
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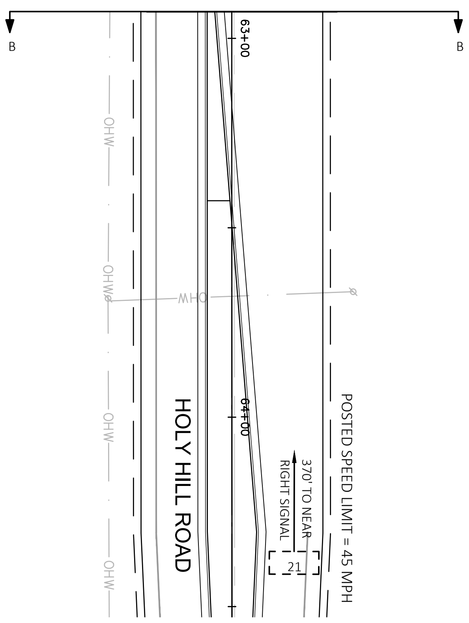
DATE: 12/01/2021
SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

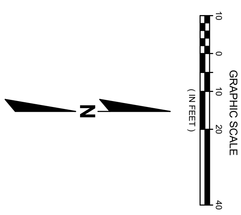
SHEET NUMBER
29











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HOLY HILL ROAD
VILLAGE OF GERMANTOWN

TRAFFIC SIGNAL PLANS
1200627-SIG01 - SIG11 (2)

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PROJECT MANAGER:
T. HARTJES
DESIGNED BY:
MCG
CHECKED BY:

SHEET NUMBER
30

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

12+00 13+00 14+00 15+00 16+00 17+00

MATCH LINE
STA 17+75

18+00 19+00 20+00 21+00 22+00 23+00

MATCH LINE
STA 17+75

MATCH LINE
STA 23+50

40-00

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HOLY HILL ROAD
VILLAGE OF GERMANTOWN

PAVEMENT MARKING & SIGNING
STA 14+64 – STA 23+50

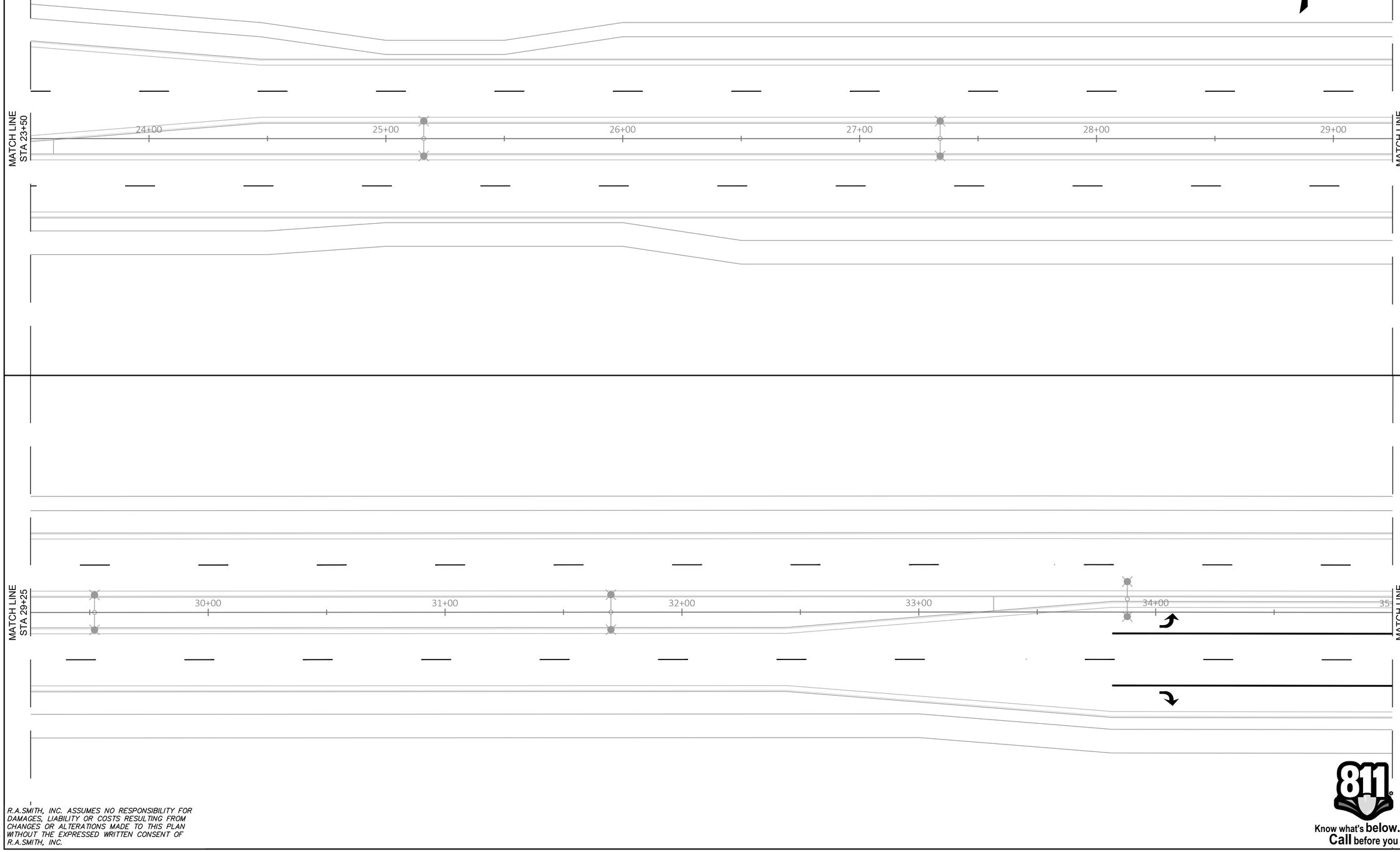
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SCALE: 1" = 20'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
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SHEET NUMBER
31

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N



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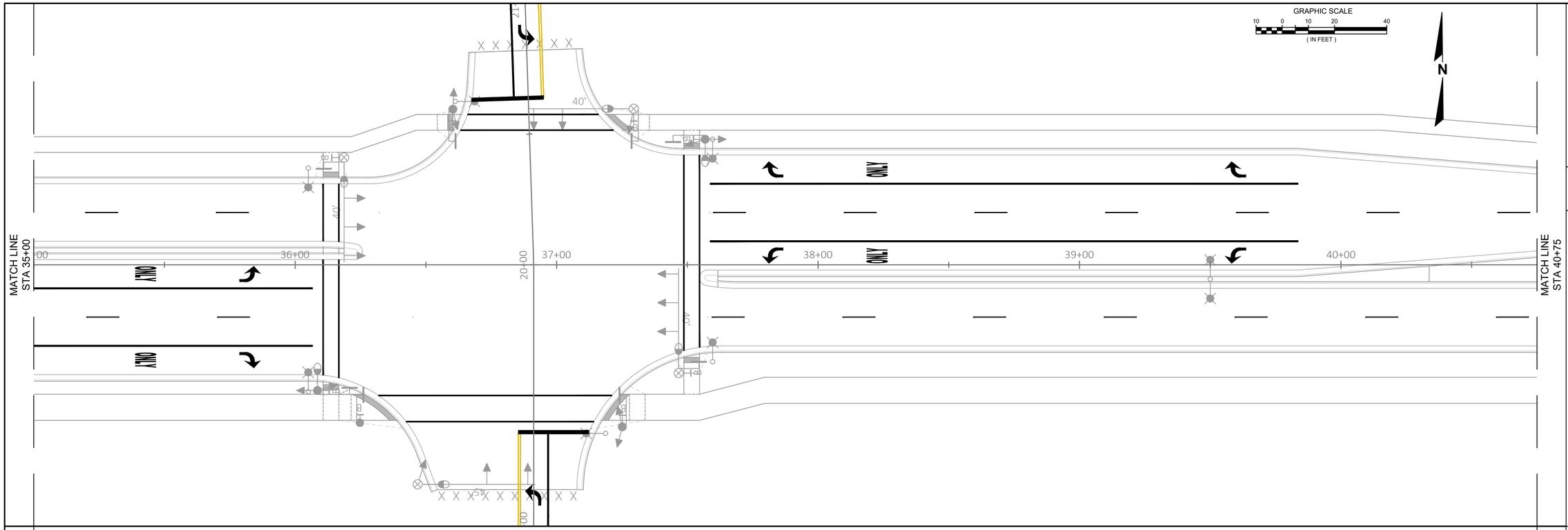
HOLY HILL ROAD
VILLAGE OF GERMANTOWN

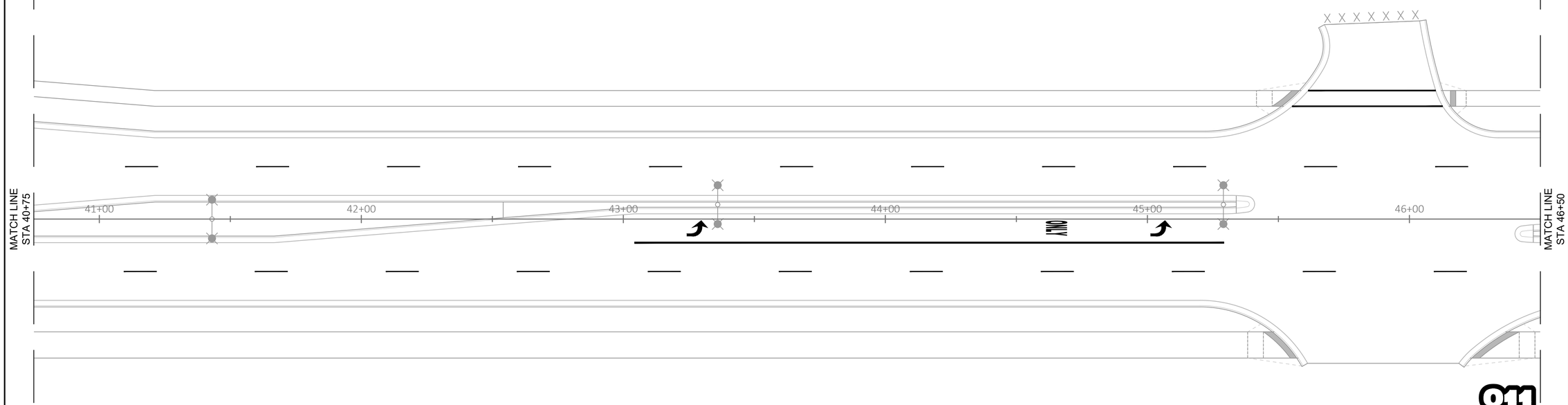
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SHEET NUMBER
32





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PROJECT MANAGER: T. HARTJES
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CHECKED BY:

SHEET NUMBER
33

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)

N

MATCH LINE
STA 46+50

47+00 48+00 49+00 50+00 51+00 52+00

MATCH LINE
STA 52+25

53+00 30+00 30+00 54+00 55+00 56+00 57+00 58

MATCH LINE
STA 58+00

ONLY

ONLY

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SHEET NUMBER
34

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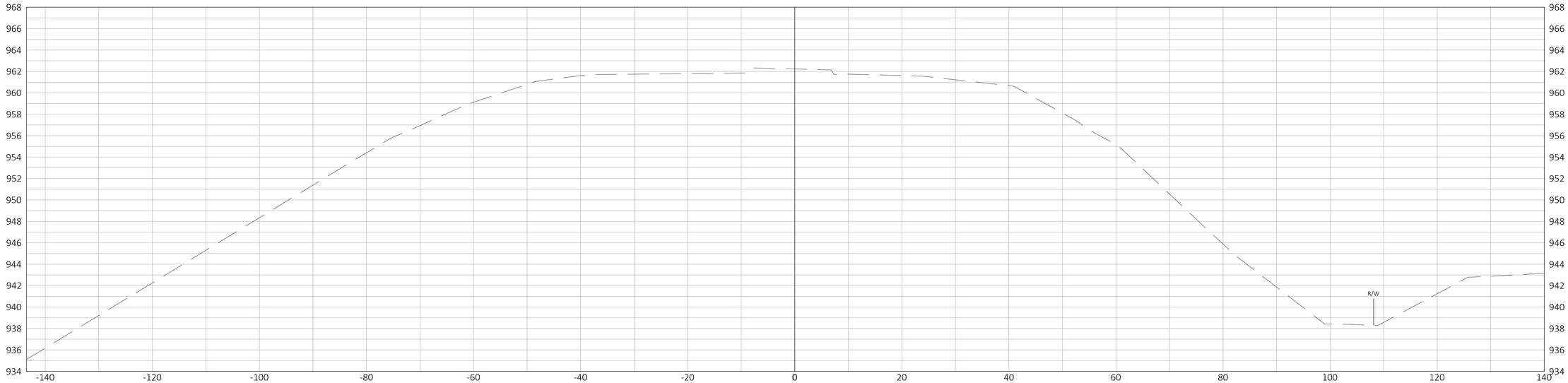
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JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
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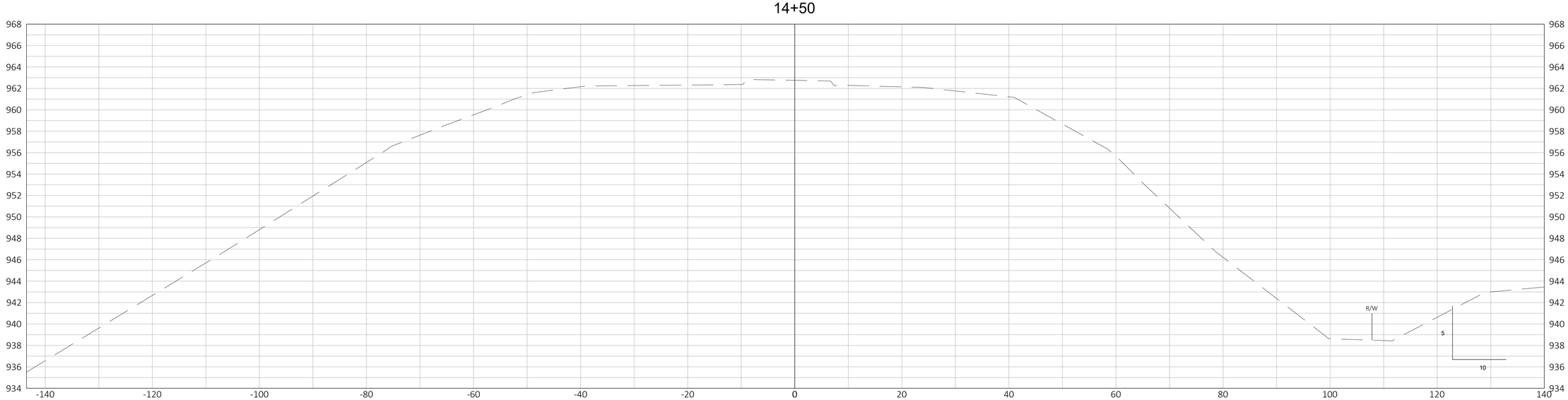
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35

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14+64.95



14+50



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VILLAGE OF GERMANTOWN

CROSS SECTIONS
HOLY HILL ROAD

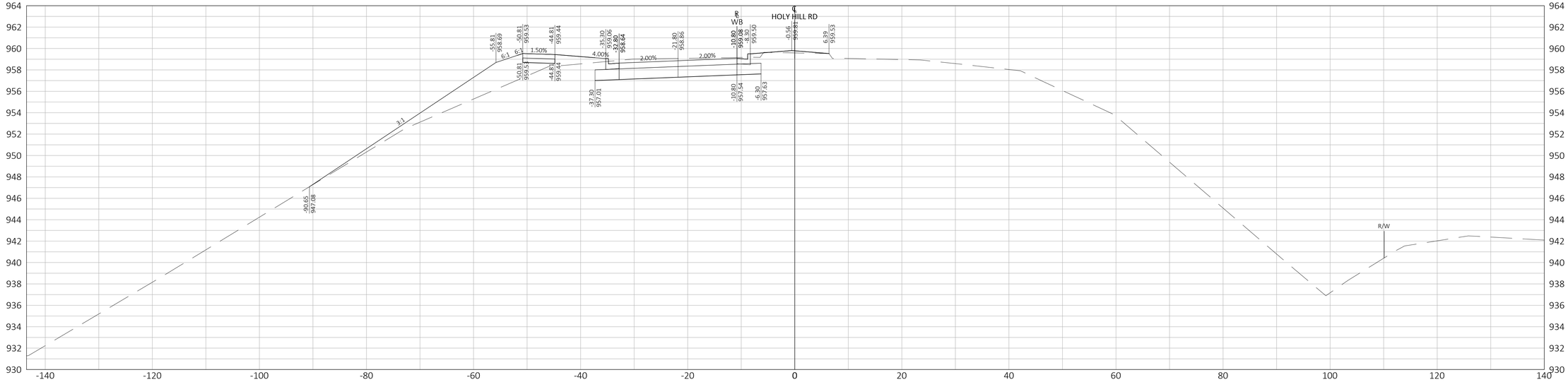
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JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
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CHECKED BY:

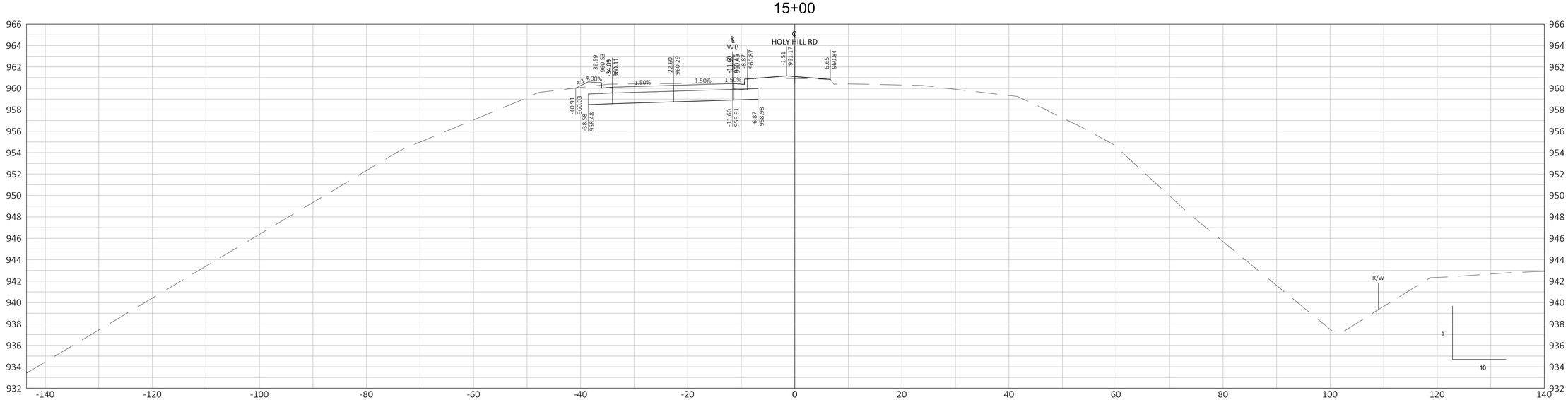
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36

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15+34.32



15+00



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HOLY HILL ROAD

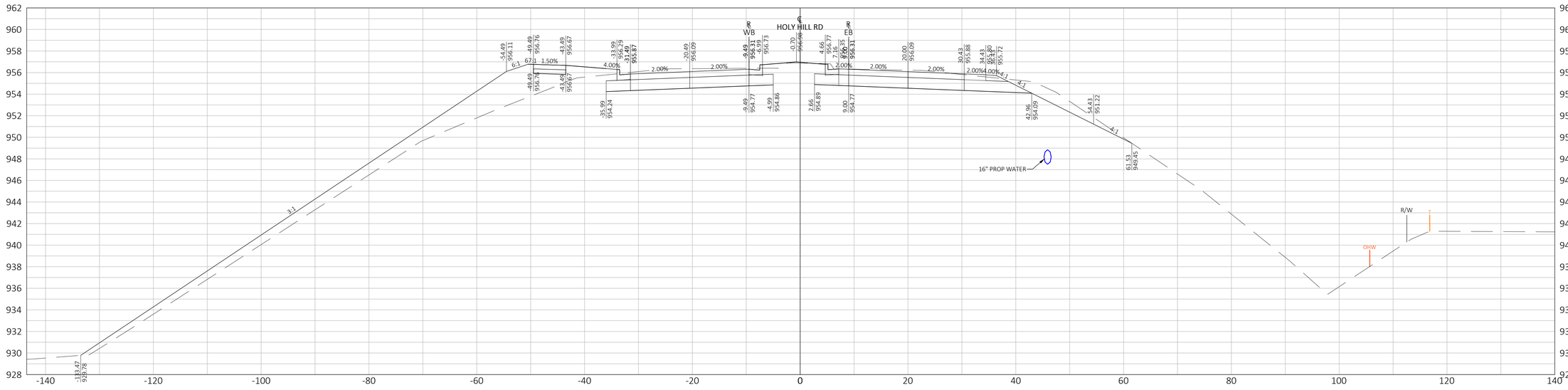
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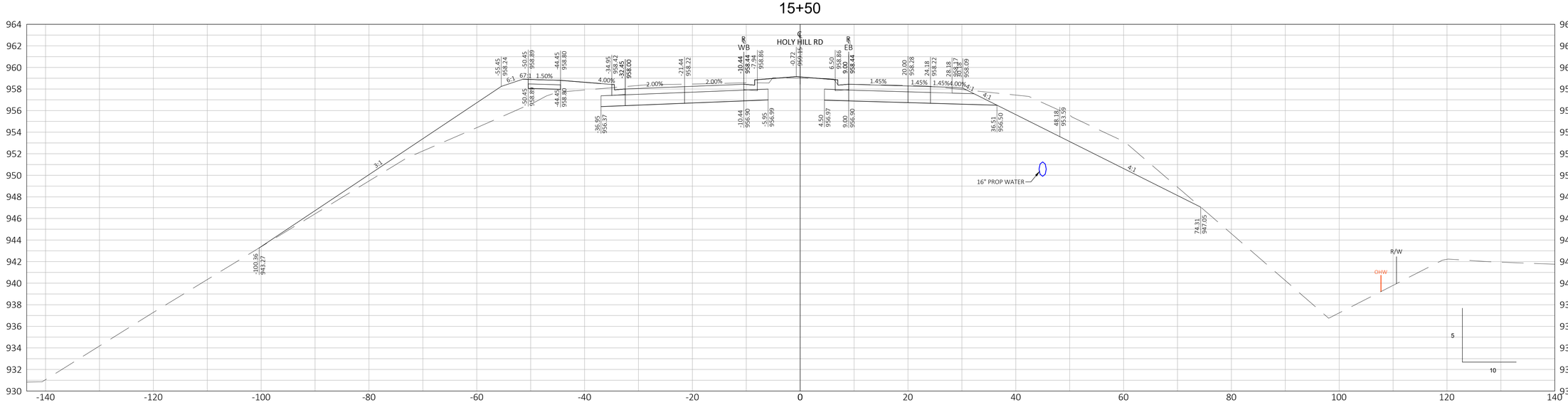
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16+00



15+50



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CROSS SECTIONS
HOLY HILL ROAD

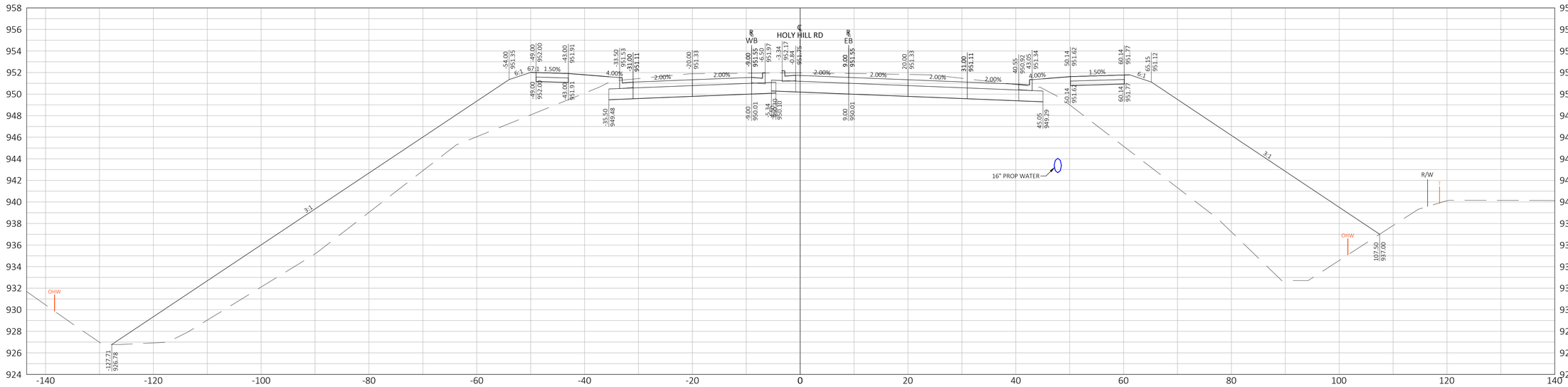
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JOB NO. 1200627
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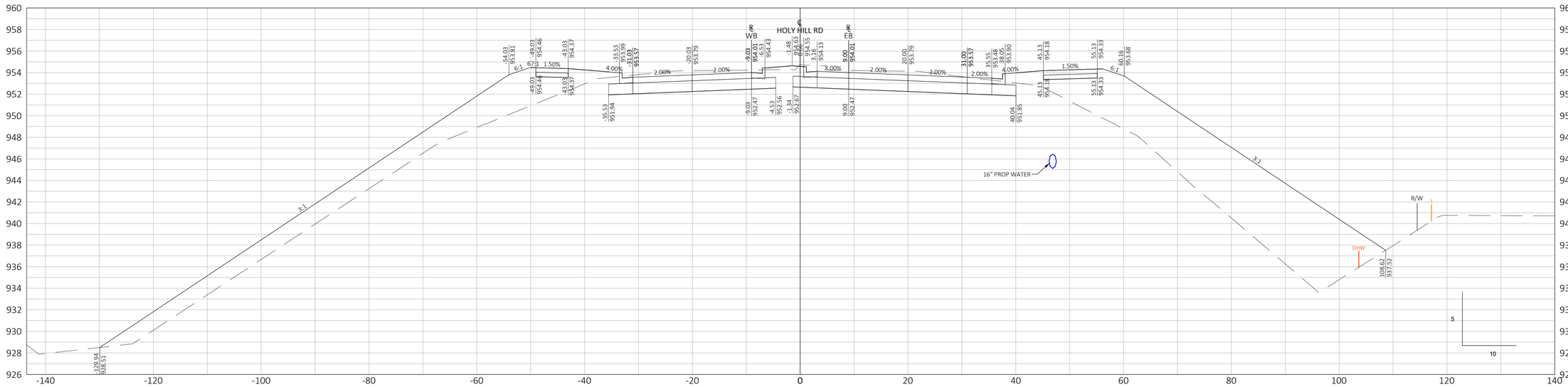
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17+00



16+50



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VILLAGE OF GERMANTOWN

CROSS SECTIONS
HOLY HILL ROAD

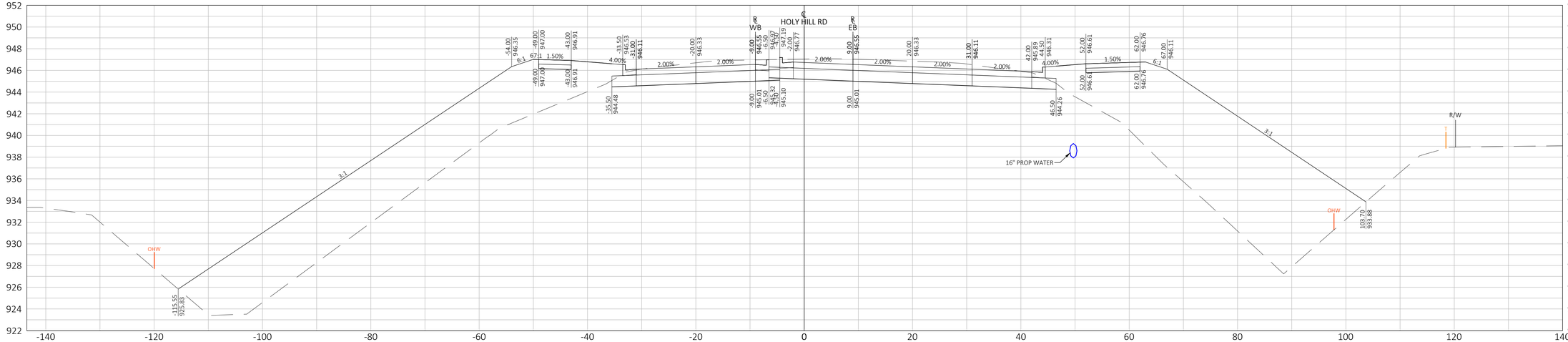
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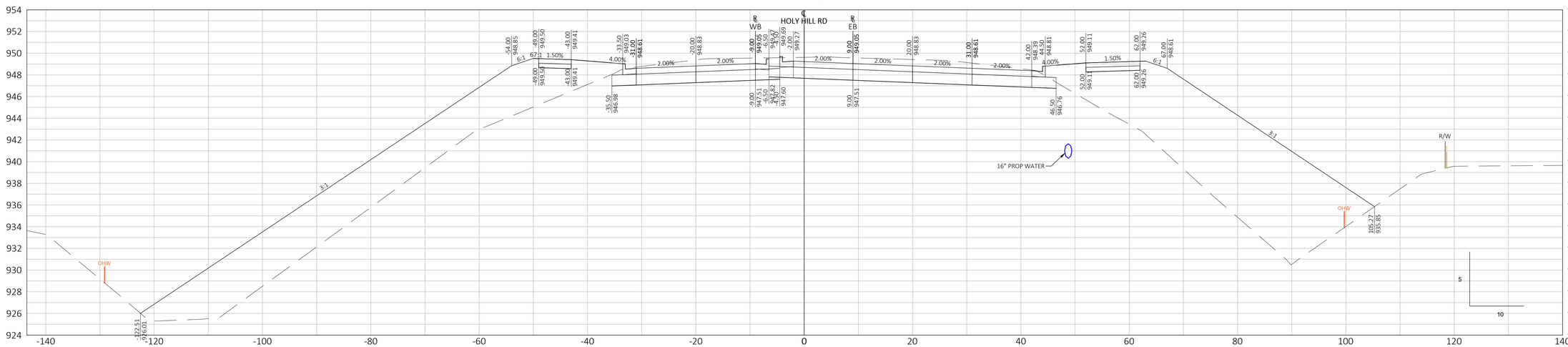
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39

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DESCRIPTION | DATE

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

CROSS SECTIONS
HOLY HILL ROAD

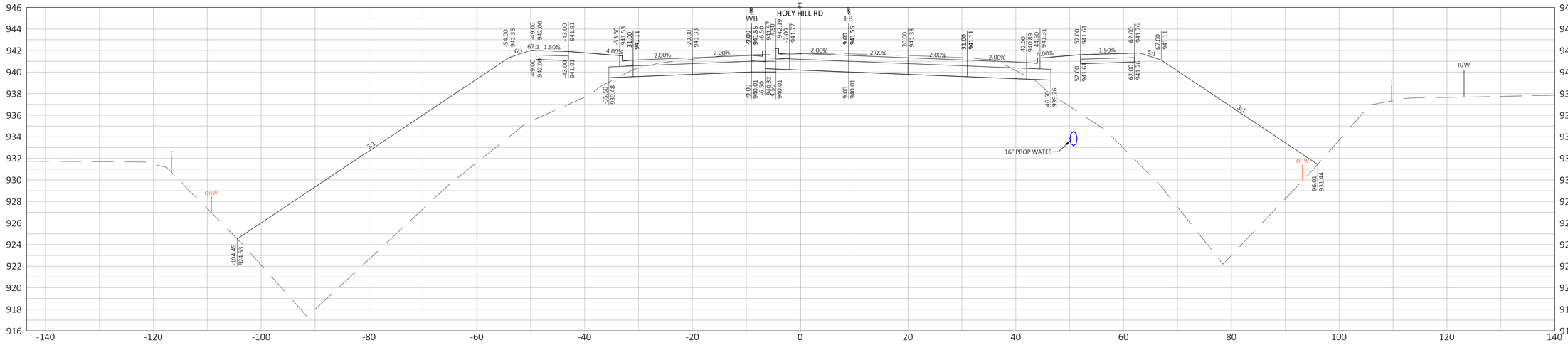
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JOB NO. 1200627
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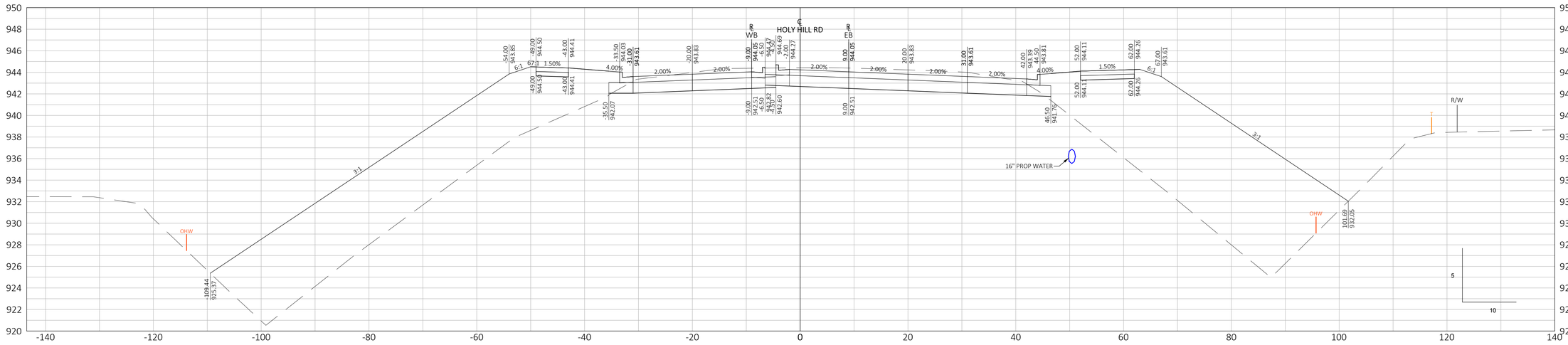
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CROSS SECTIONS
HOLY HILL ROAD

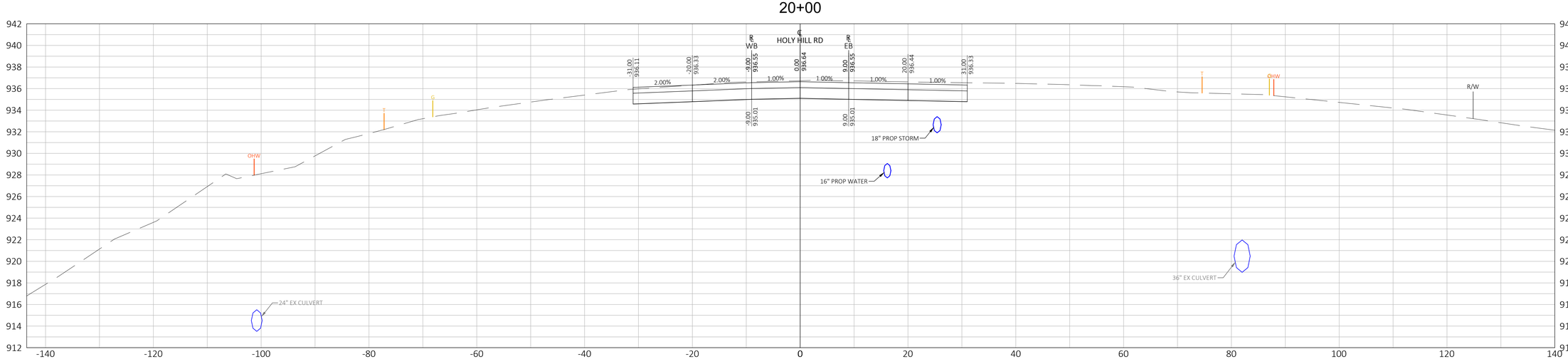
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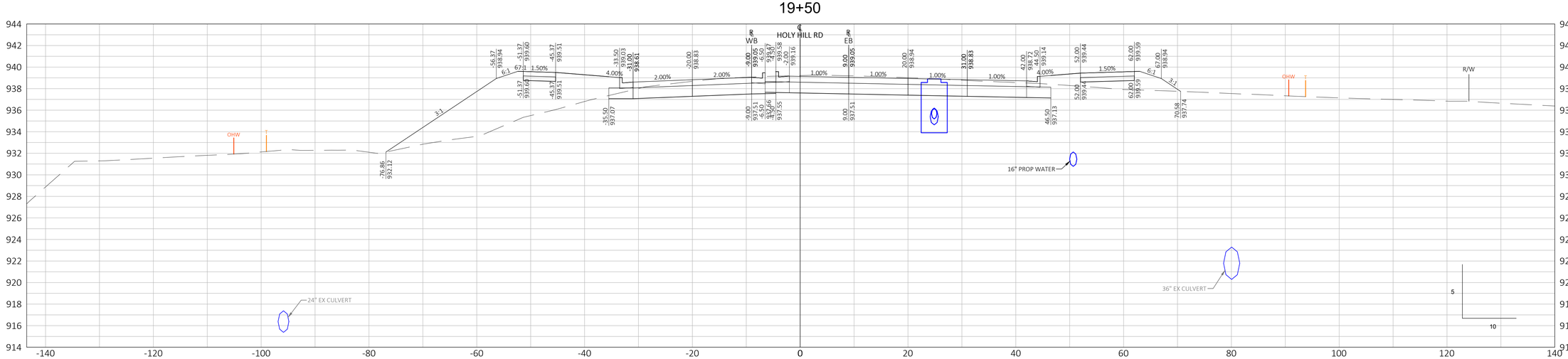
SHEET NUMBER
41

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20+00



19+50



DESCRIPTION | DATE

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HOLY HILL ROAD

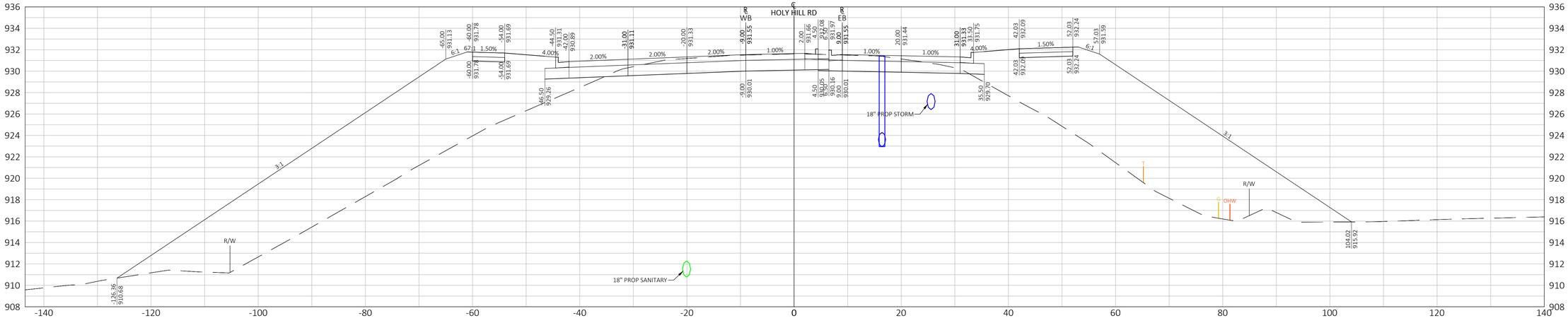
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SCALE: 1" = 10'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
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CHECKED BY:

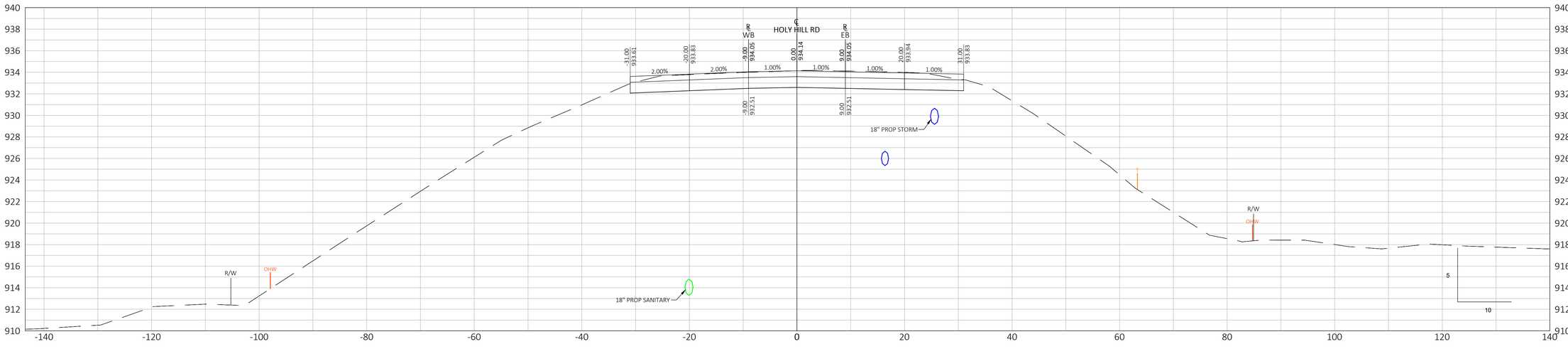
SHEET NUMBER
42

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21+00



20+50



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CROSS SECTIONS
HOLY HILL ROAD

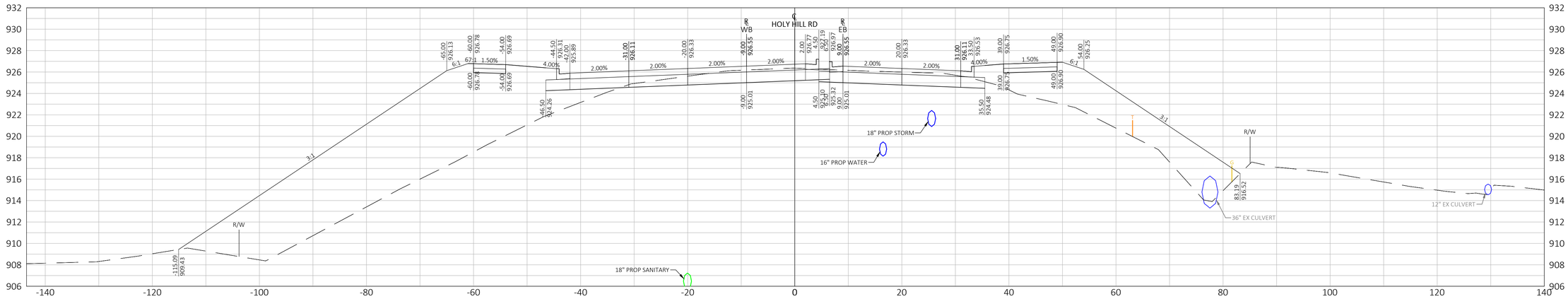
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SCALE: 1" = 10'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
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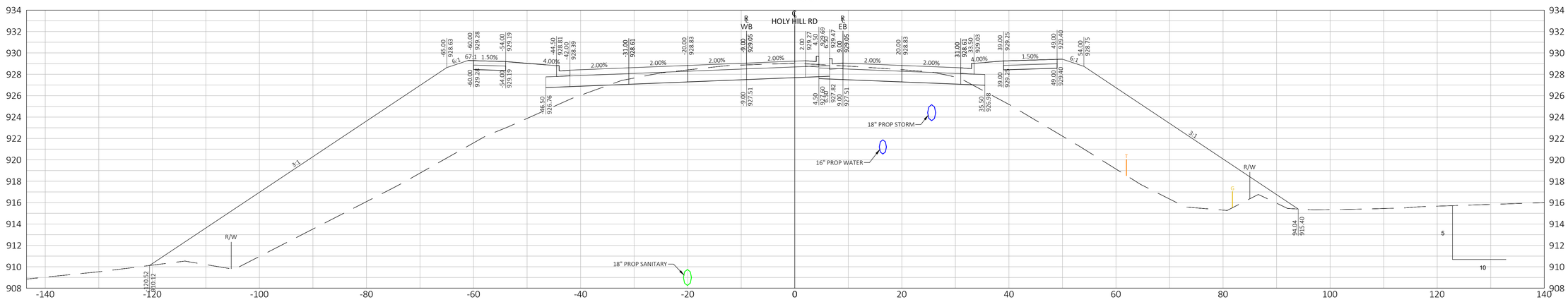
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DESCRIPTION | DATE

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

CROSS SECTIONS
HOLY HILL ROAD

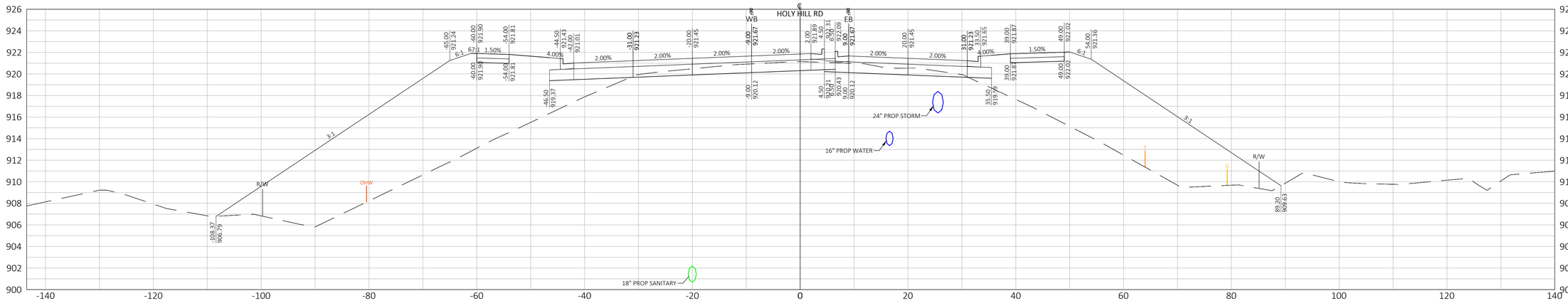
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DATE: 12/01/2021
SCALE: 1" = 10'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

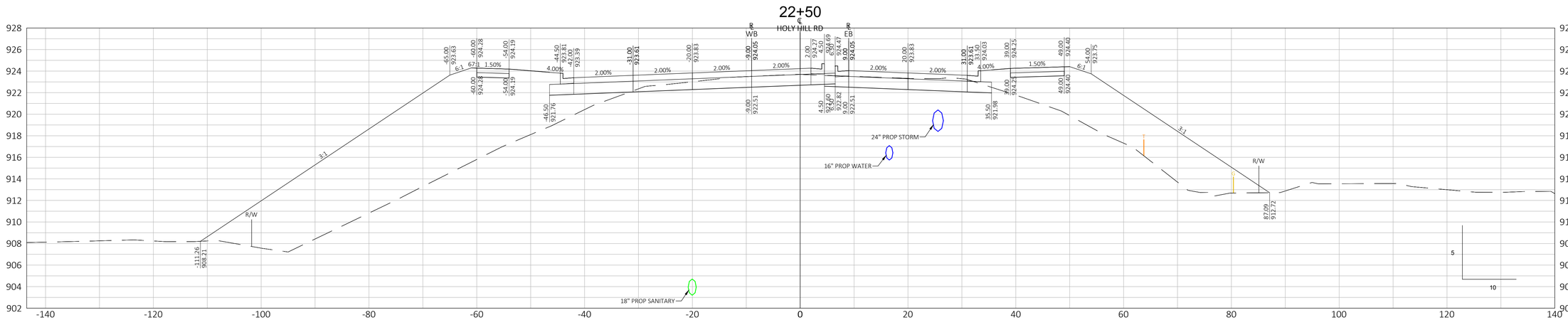
SHEET NUMBER
44

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HOLY HILL ROAD
VILLAGE OF GERMANTOWN

CROSS SECTIONS
HOLY HILL ROAD

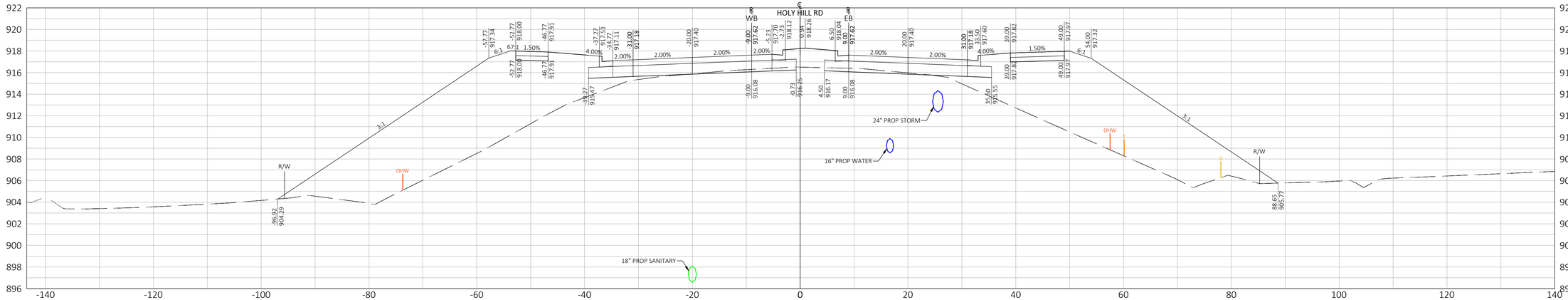
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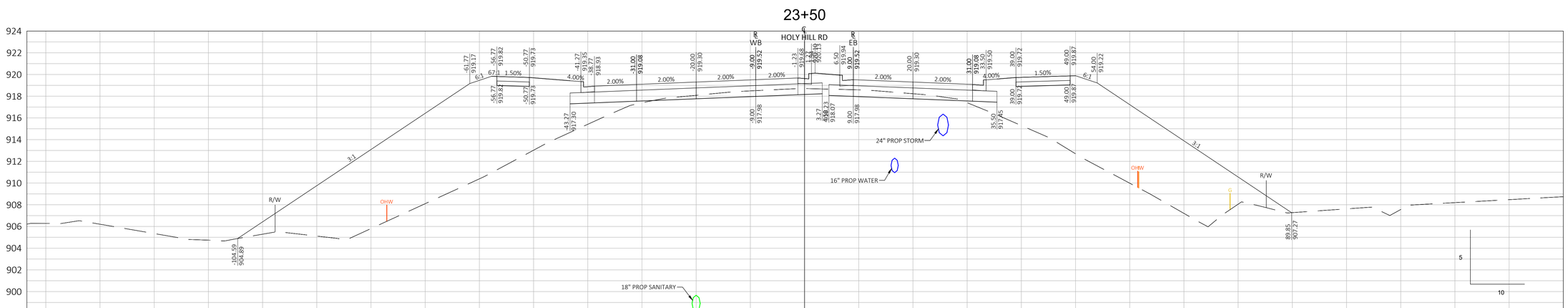
SHEET NUMBER
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HOLY HILL ROAD

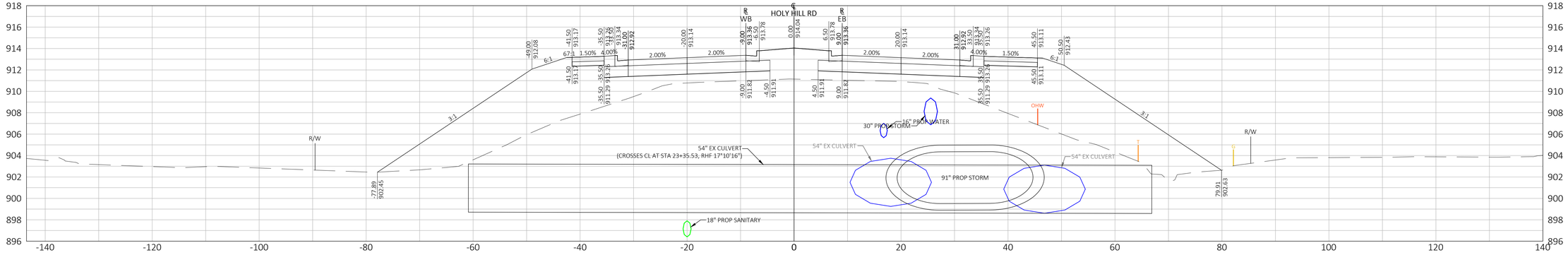
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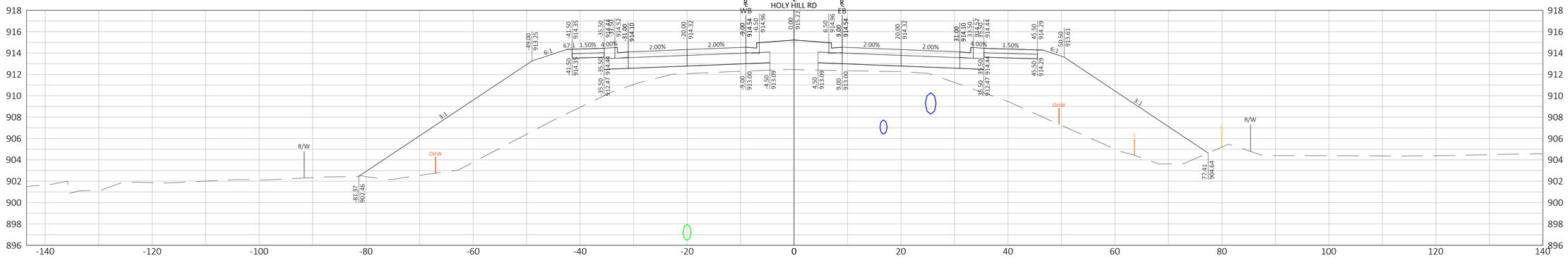
SHEET NUMBER
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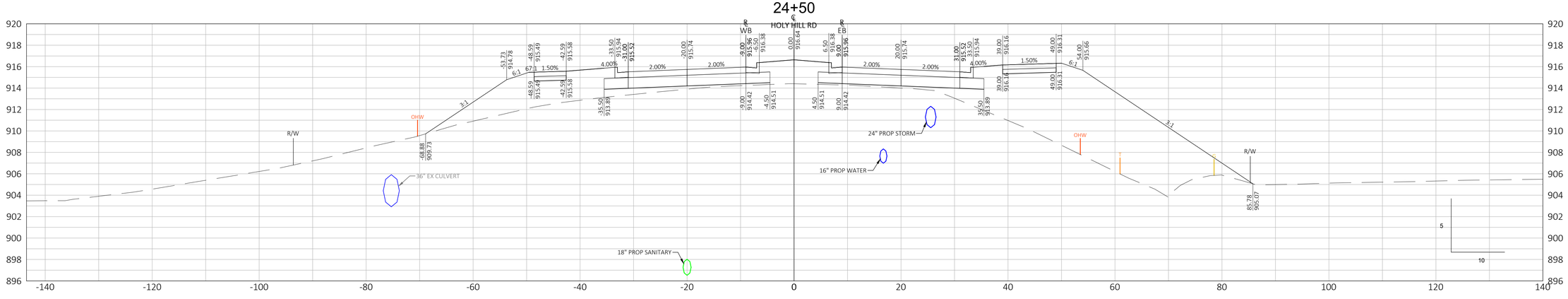
25+50



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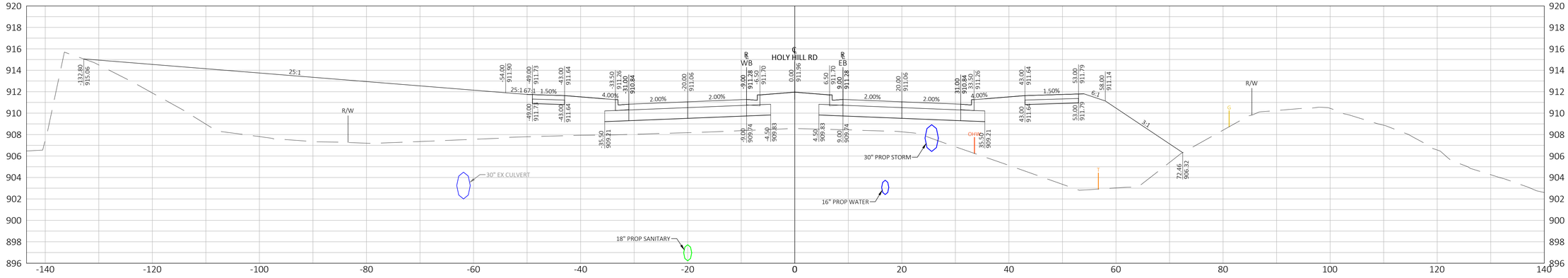
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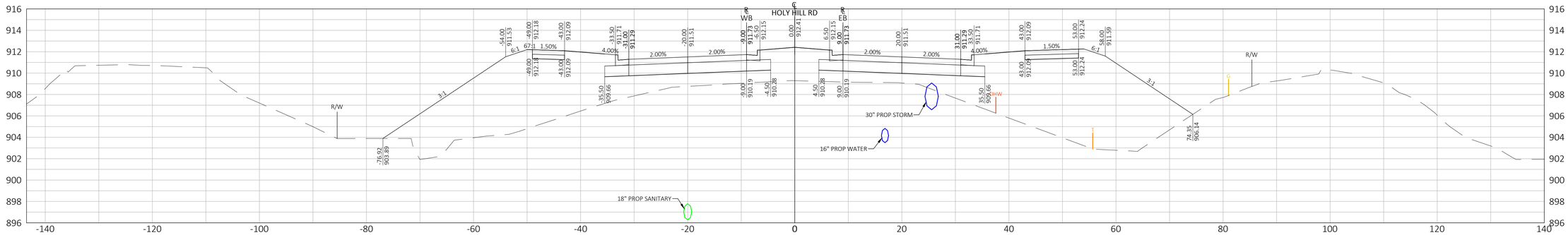
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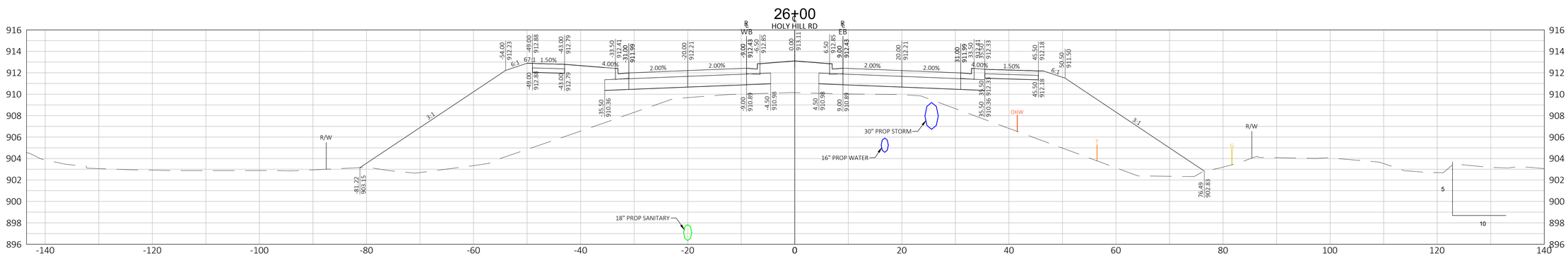
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HOLY HILL ROAD
VILLAGE OF GERMANTOWN

CROSS SECTIONS
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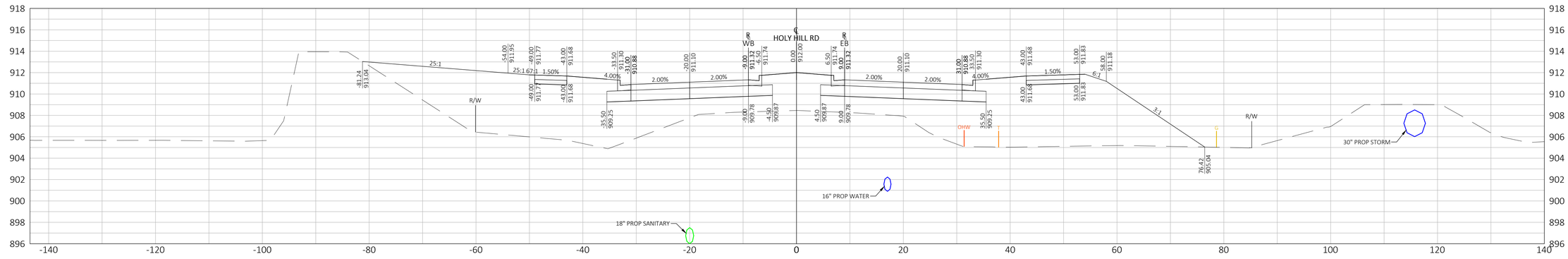
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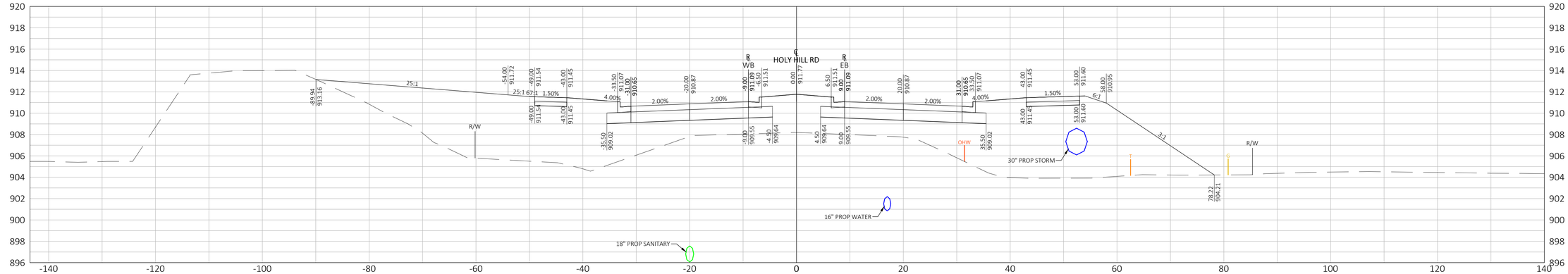
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48

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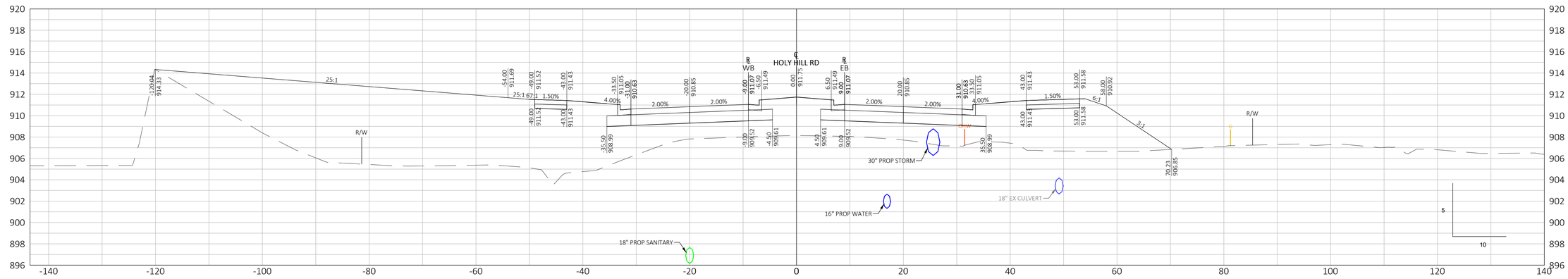
28+50



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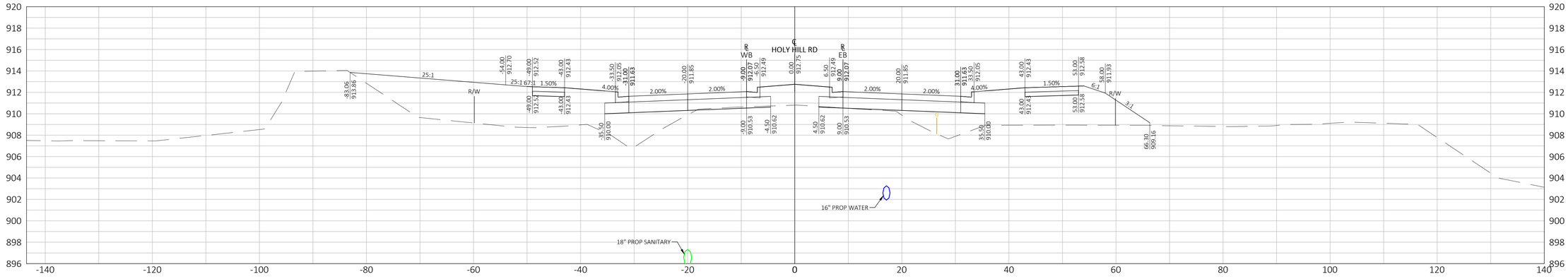
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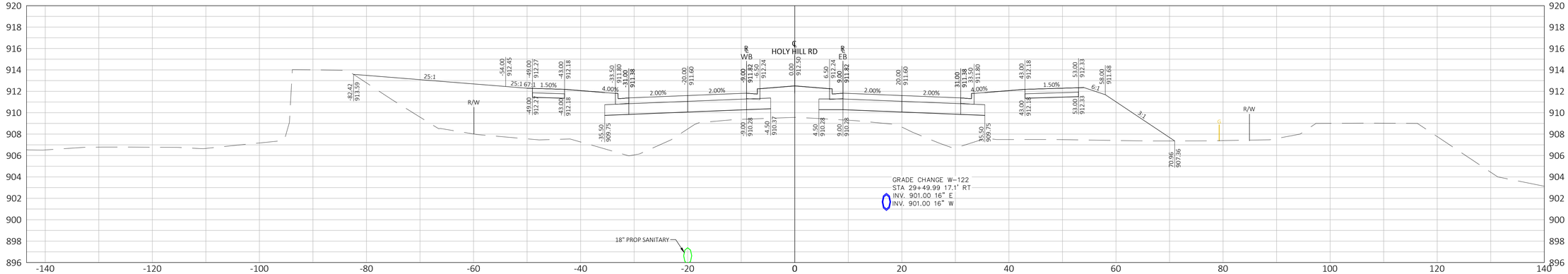
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49

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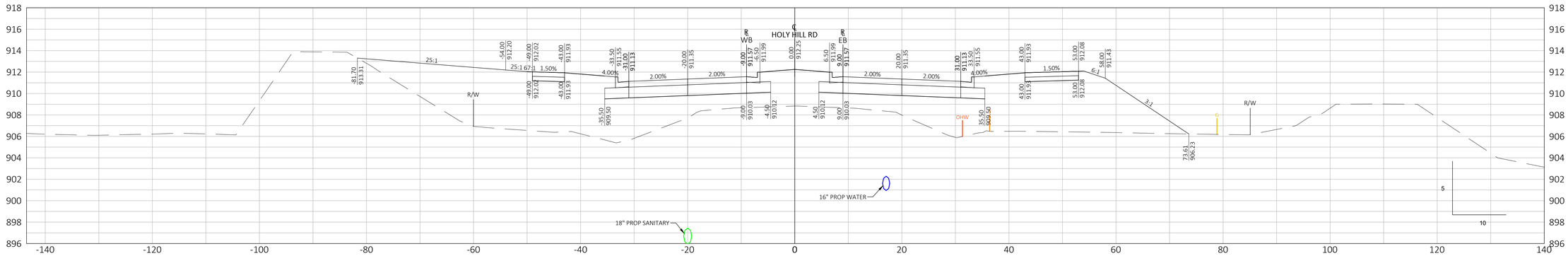
30+00



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VILLAGE OF GERMANTOWN

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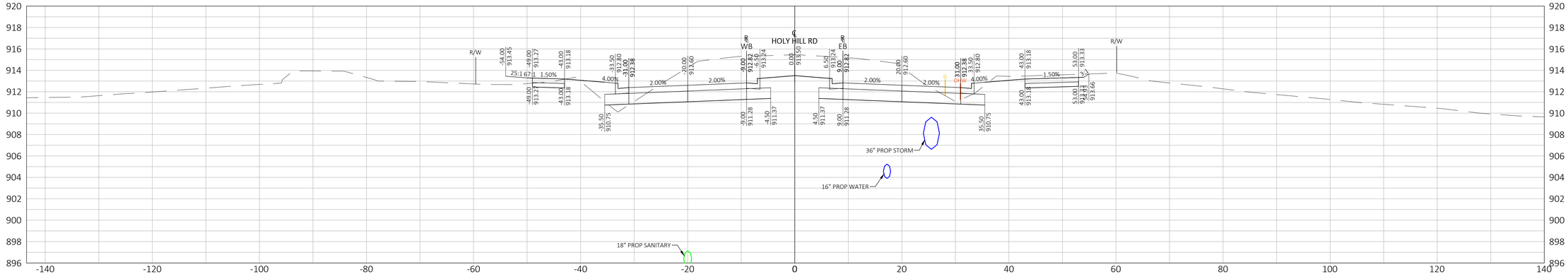
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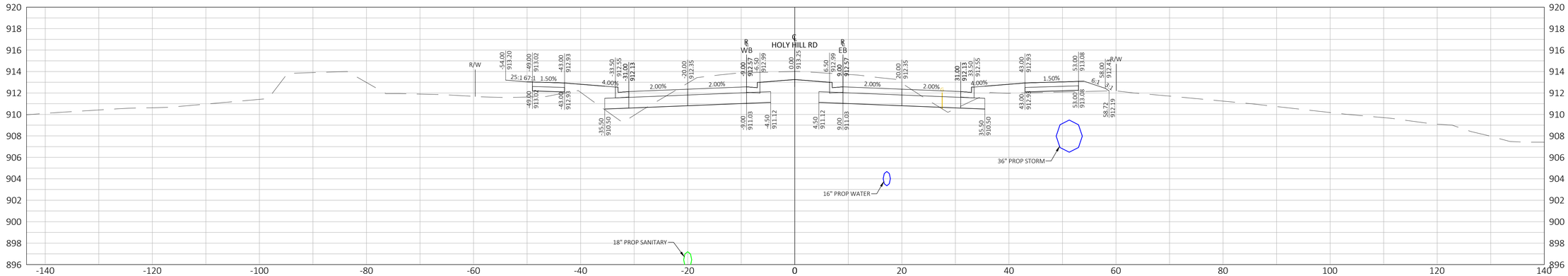
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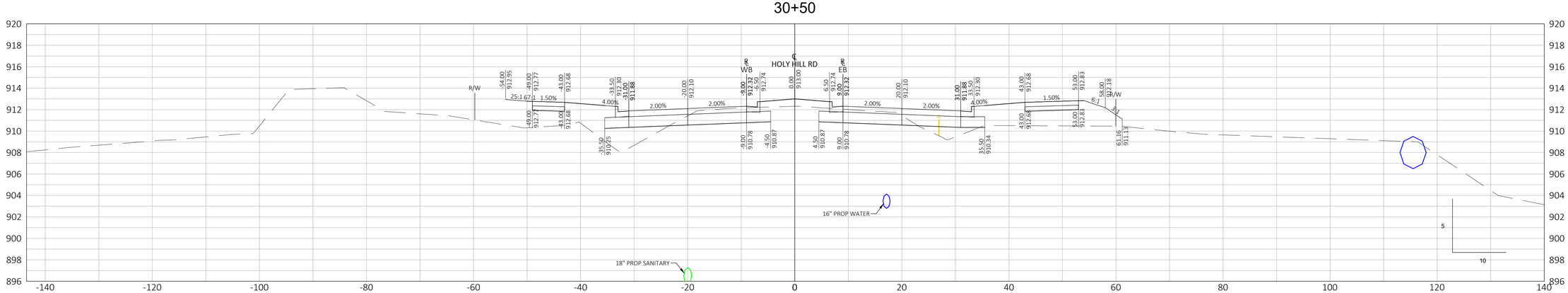
31+50



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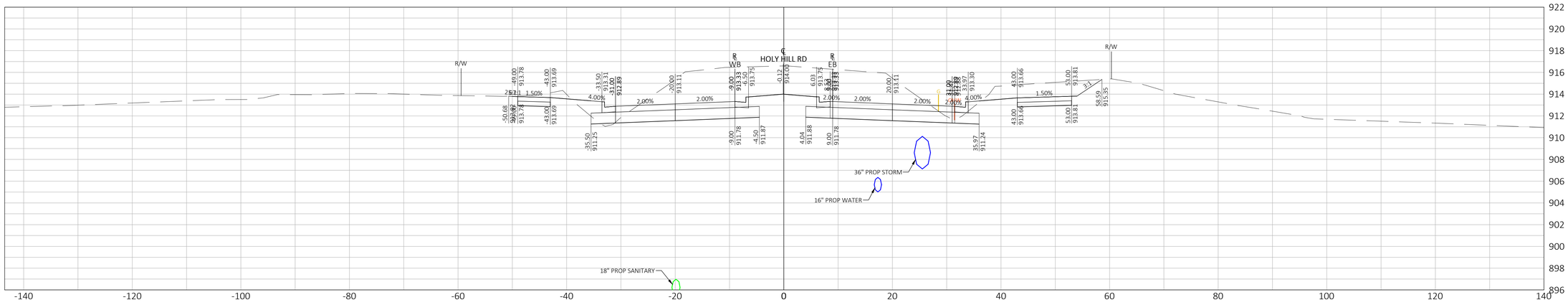
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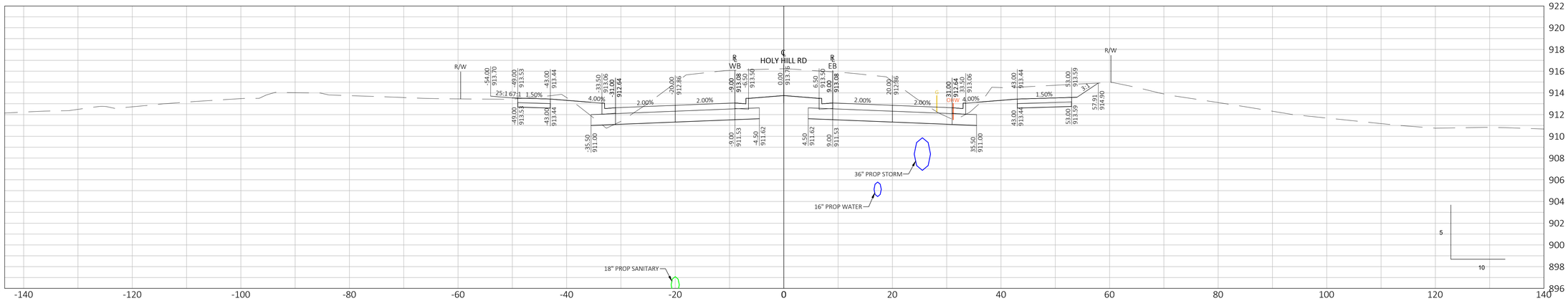
SHEET NUMBER
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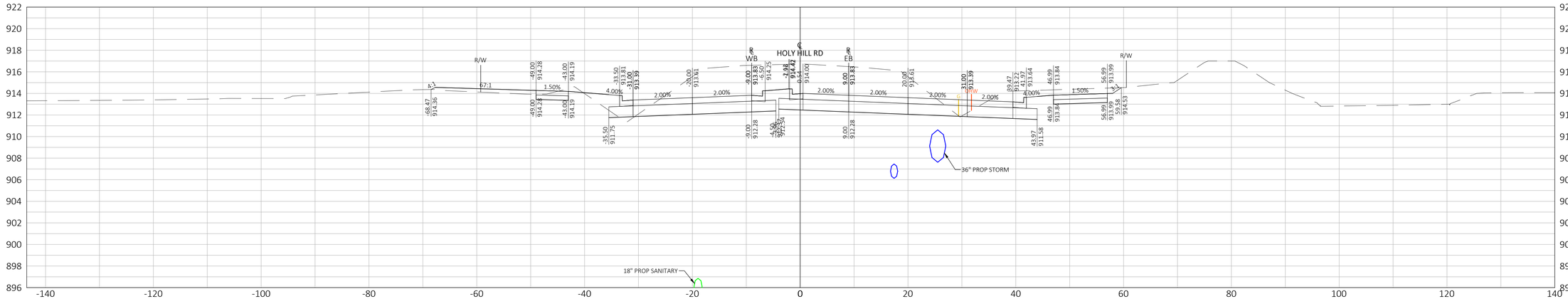
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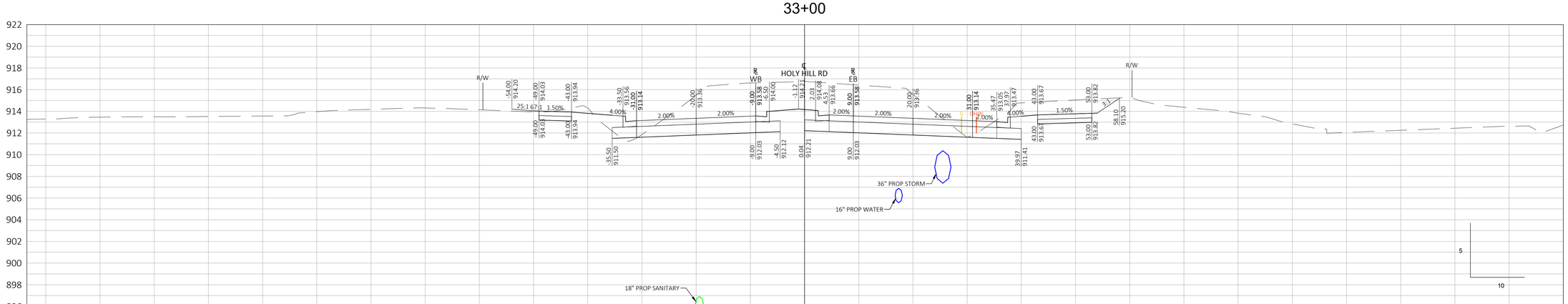
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52

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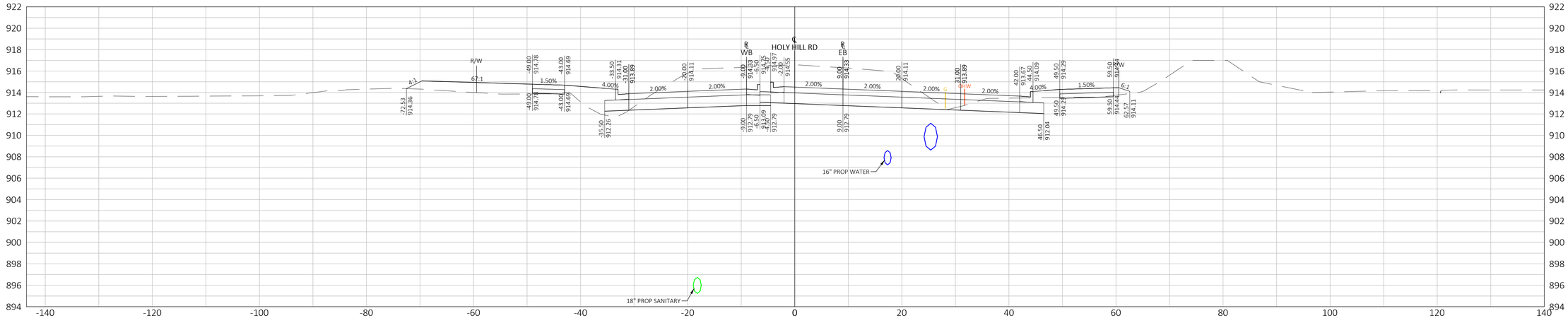
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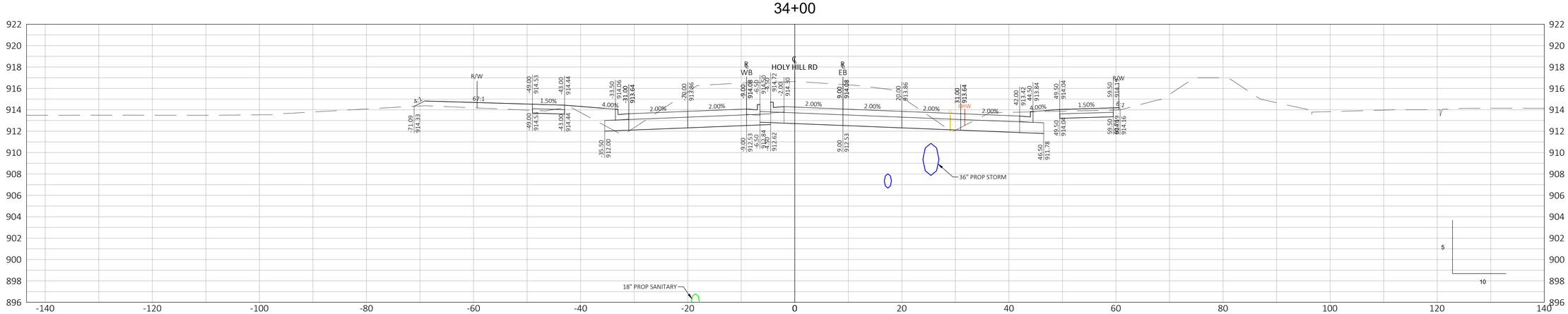
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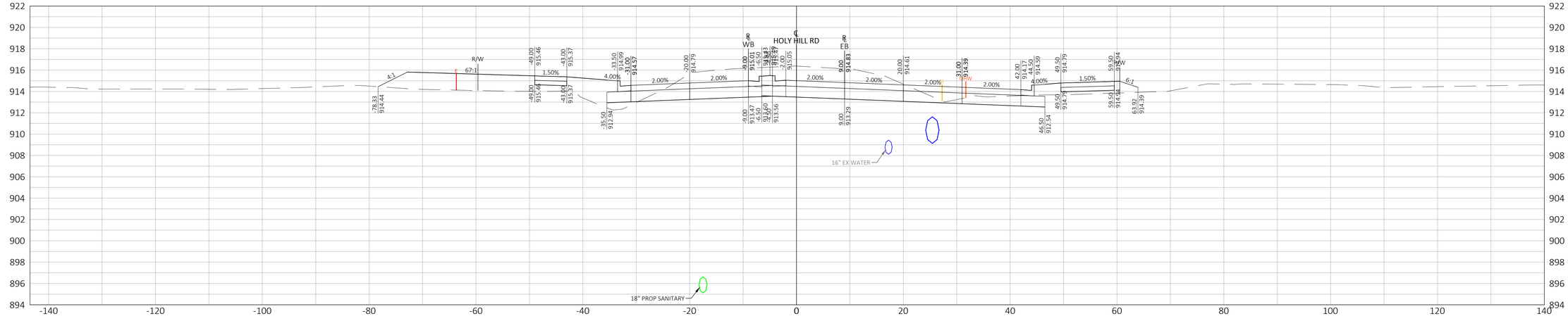
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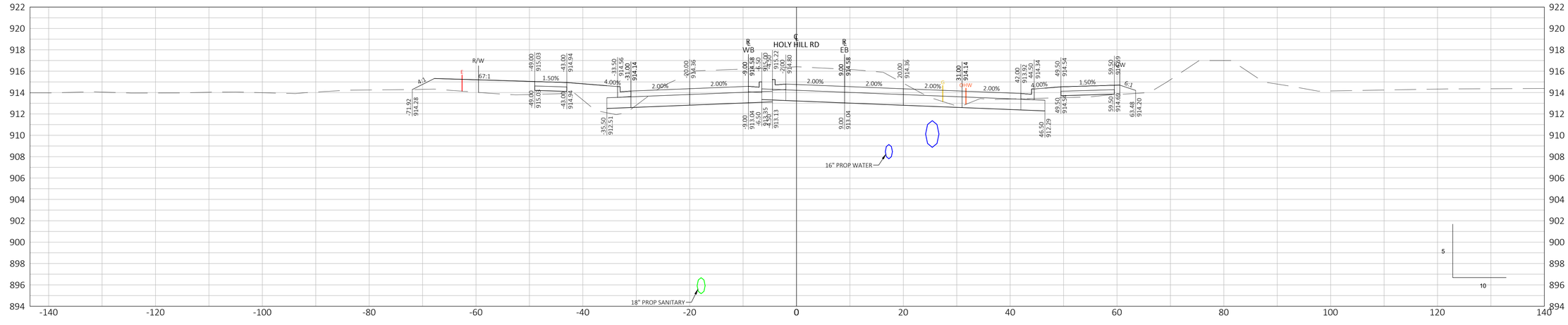
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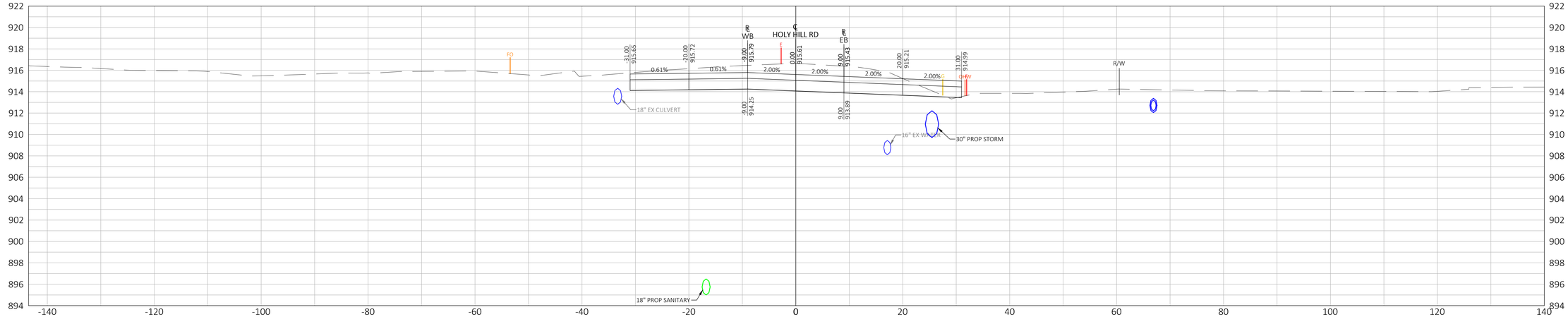
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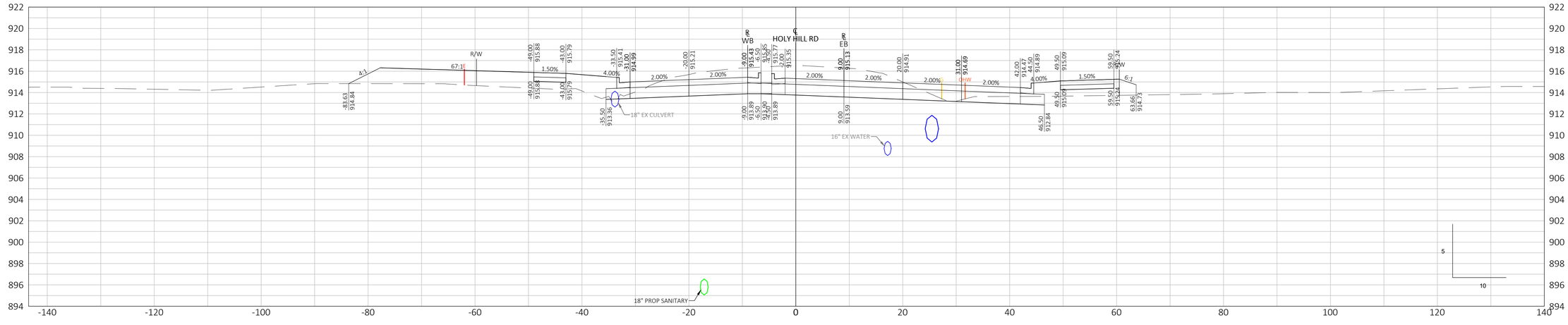
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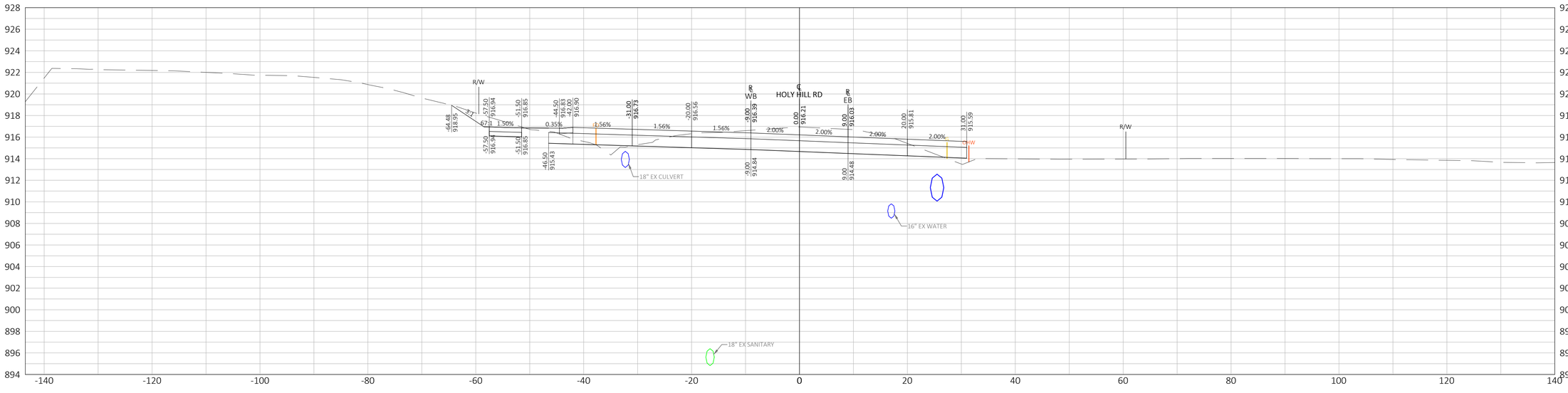
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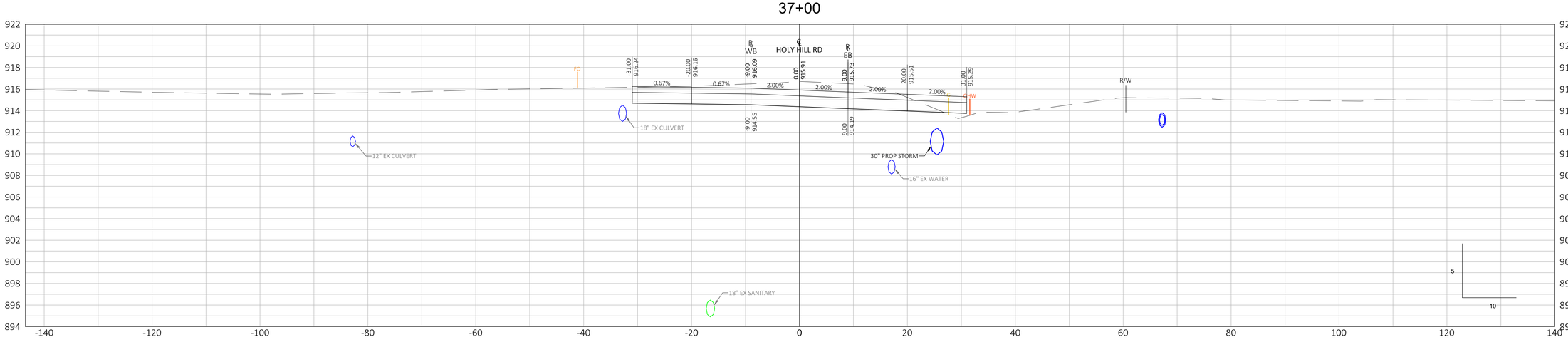
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HOLY HILL ROAD
VILLAGE OF GERMANTOWN

CROSS SECTIONS
HOLY HILL ROAD

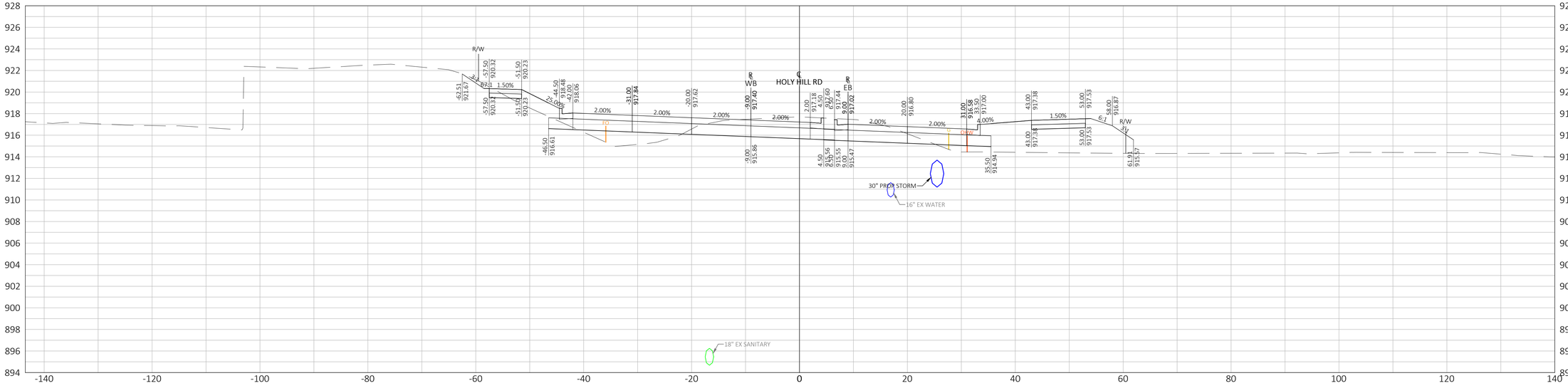
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DATE: 12/01/2021
SCALE: 1" = 10'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
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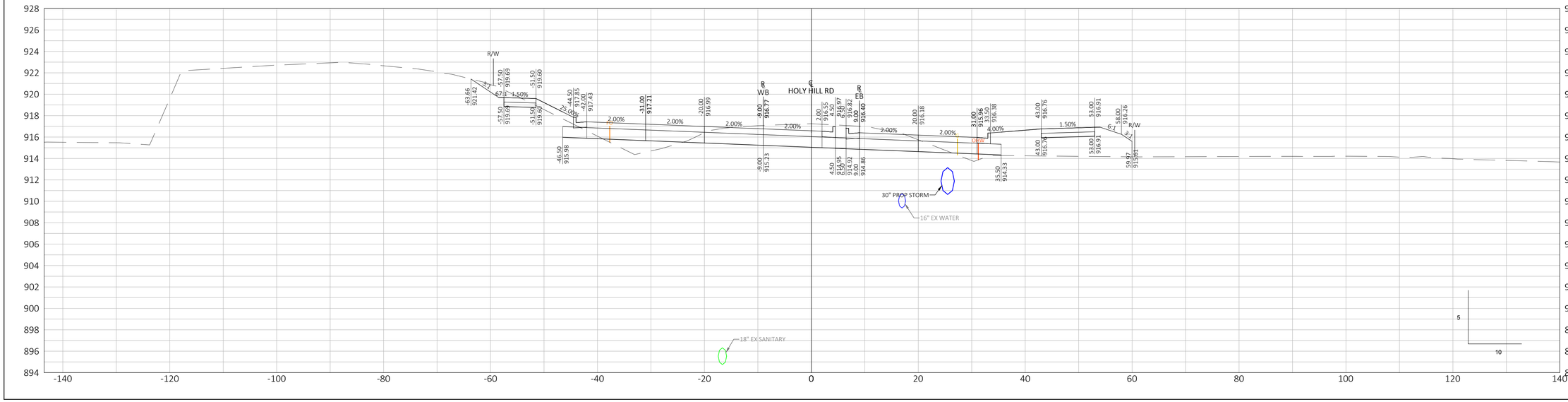
SHEET NUMBER
57

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VILLAGE OF GERMANTOWN

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HOLY HILL ROAD

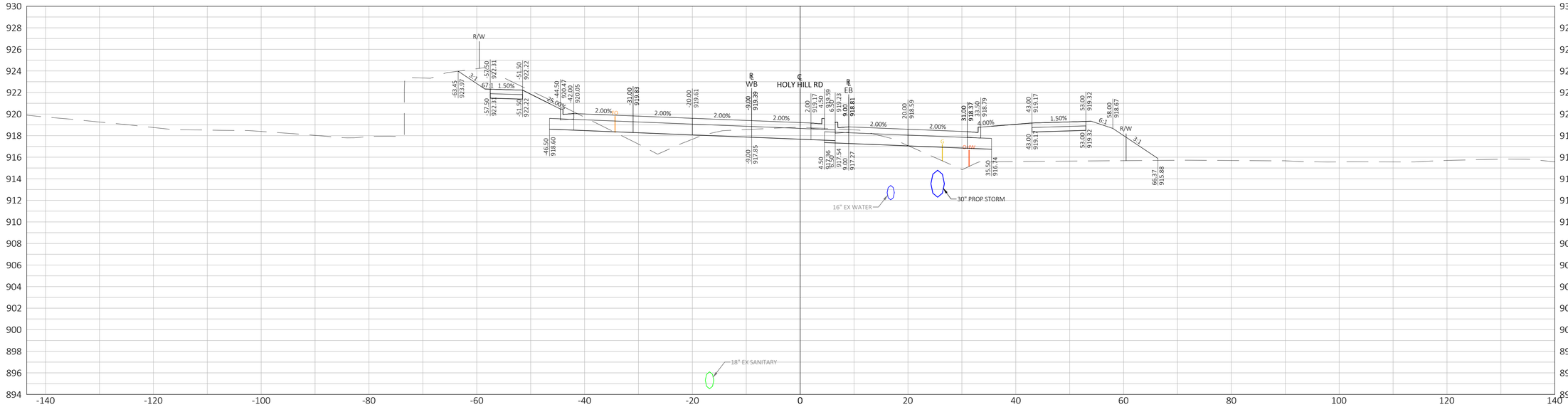
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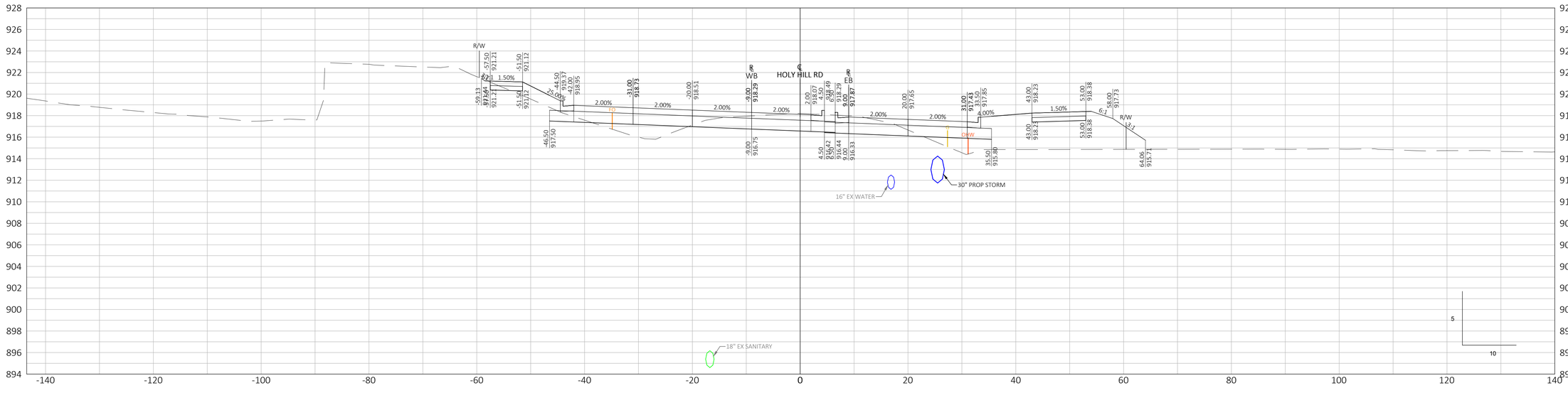
SHEET NUMBER
58

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VILLAGE OF GERMANTOWN

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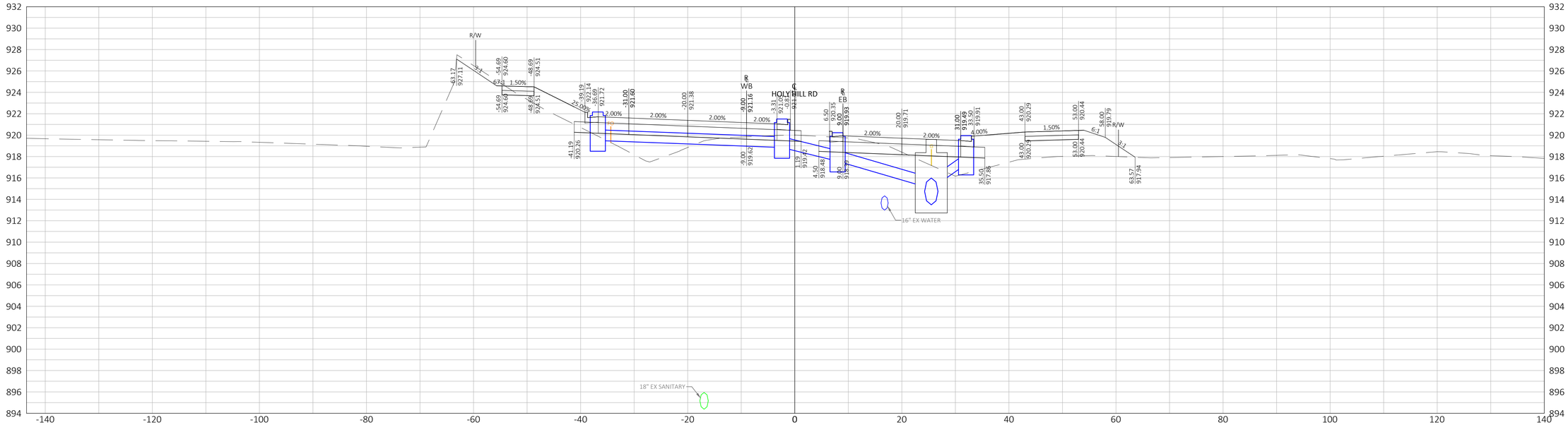
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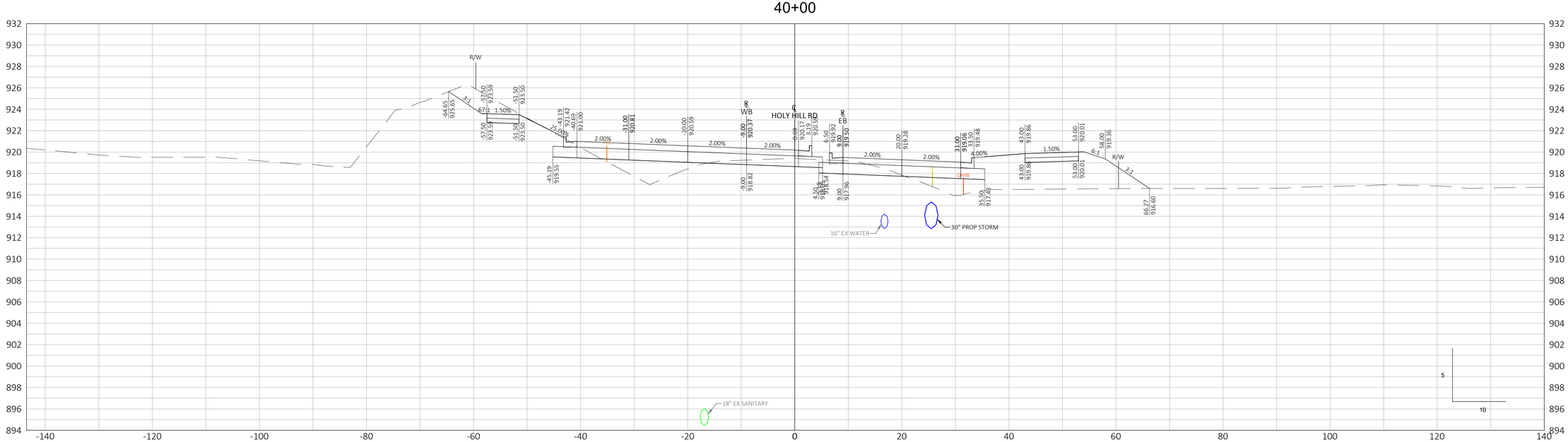
SHEET NUMBER
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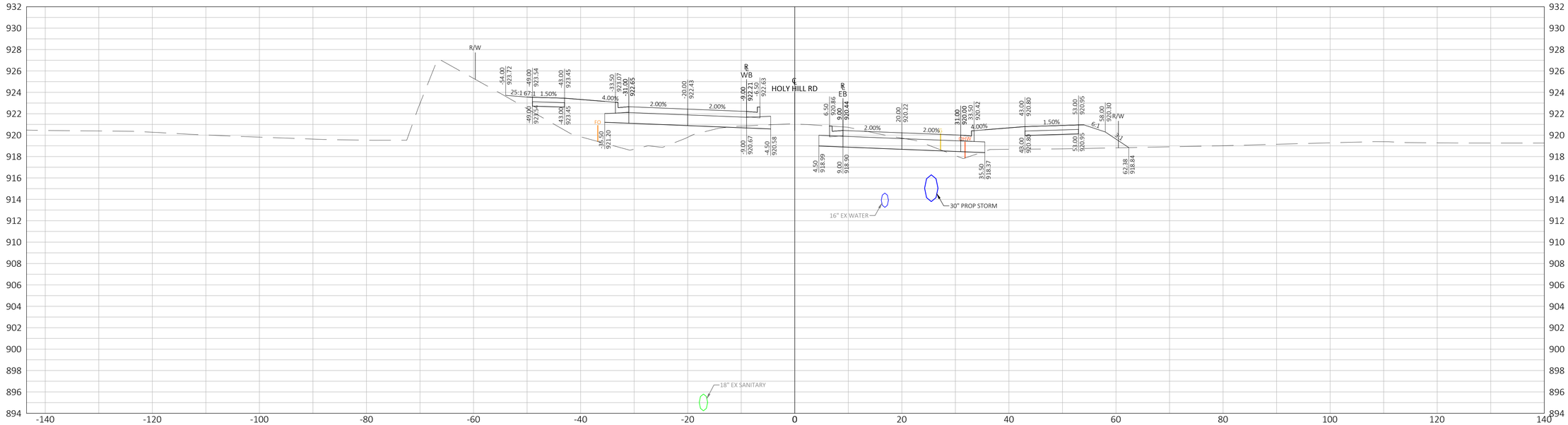
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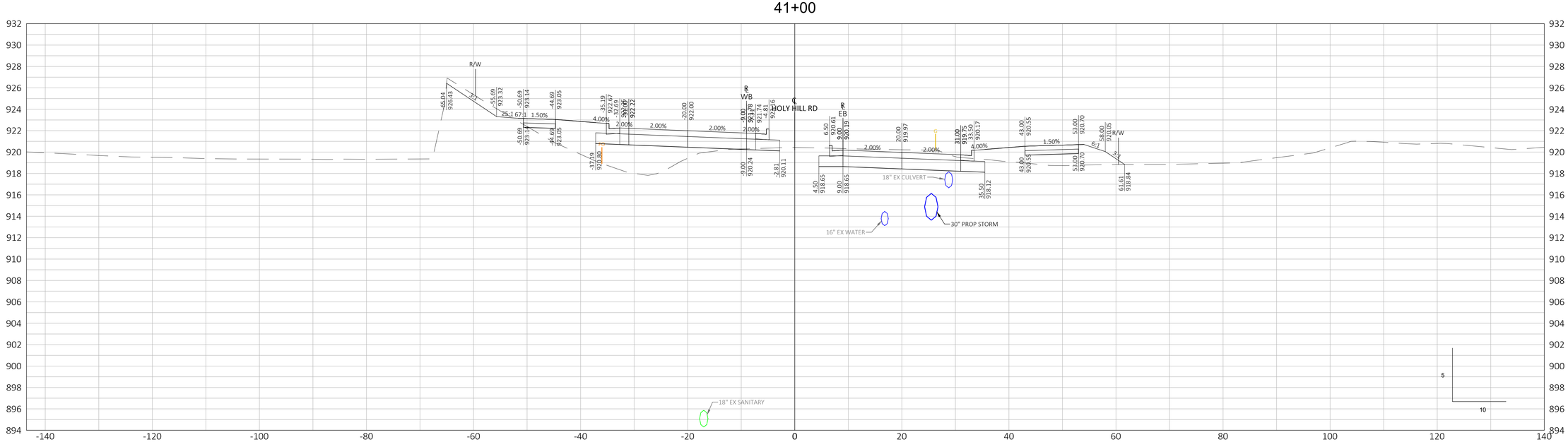
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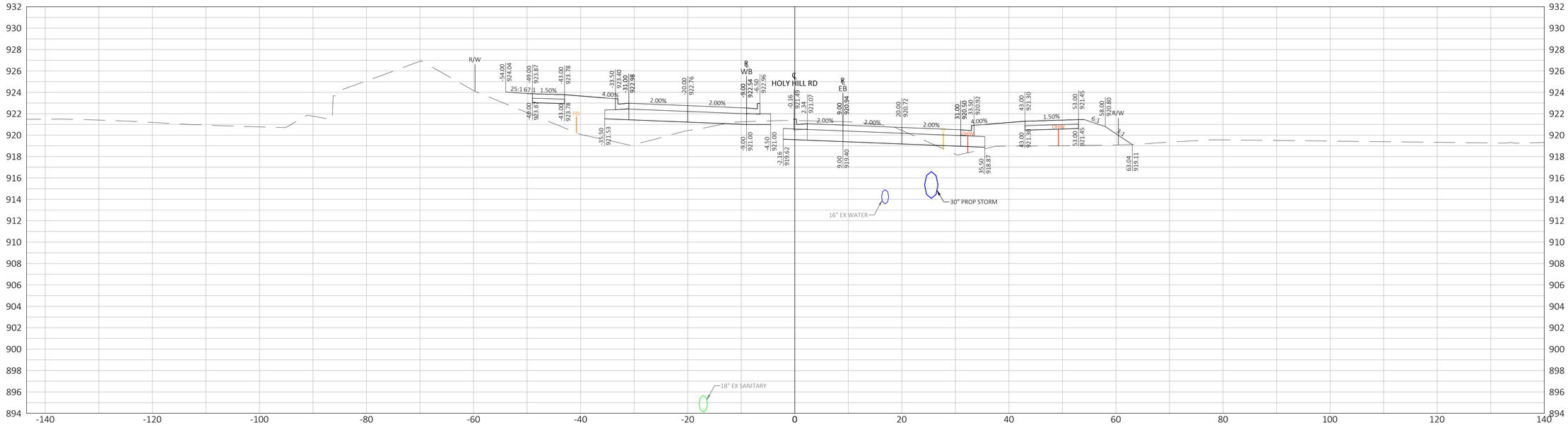
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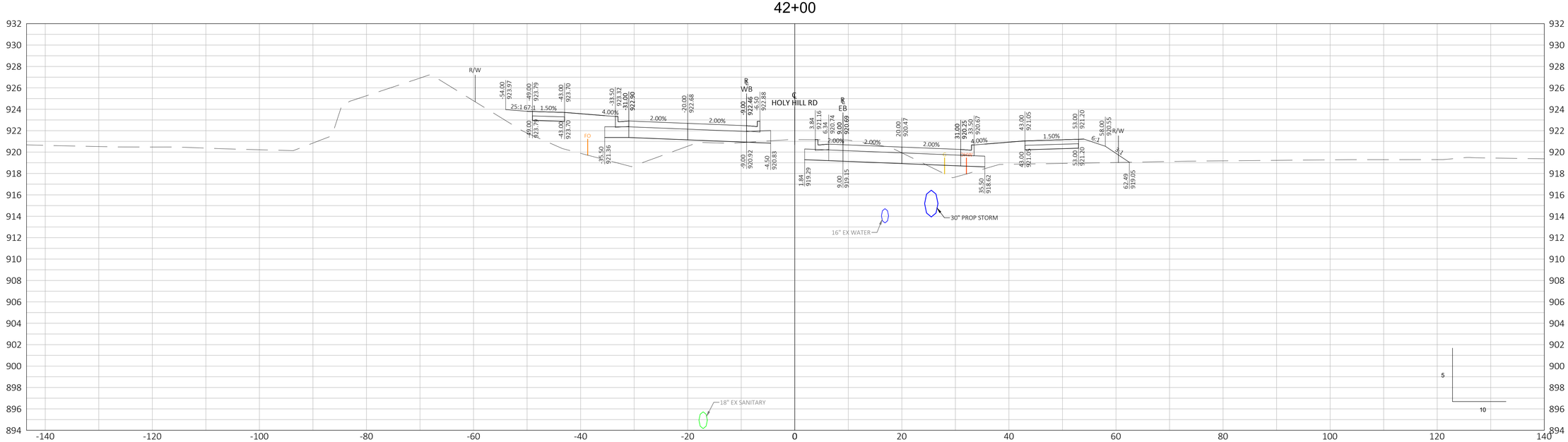
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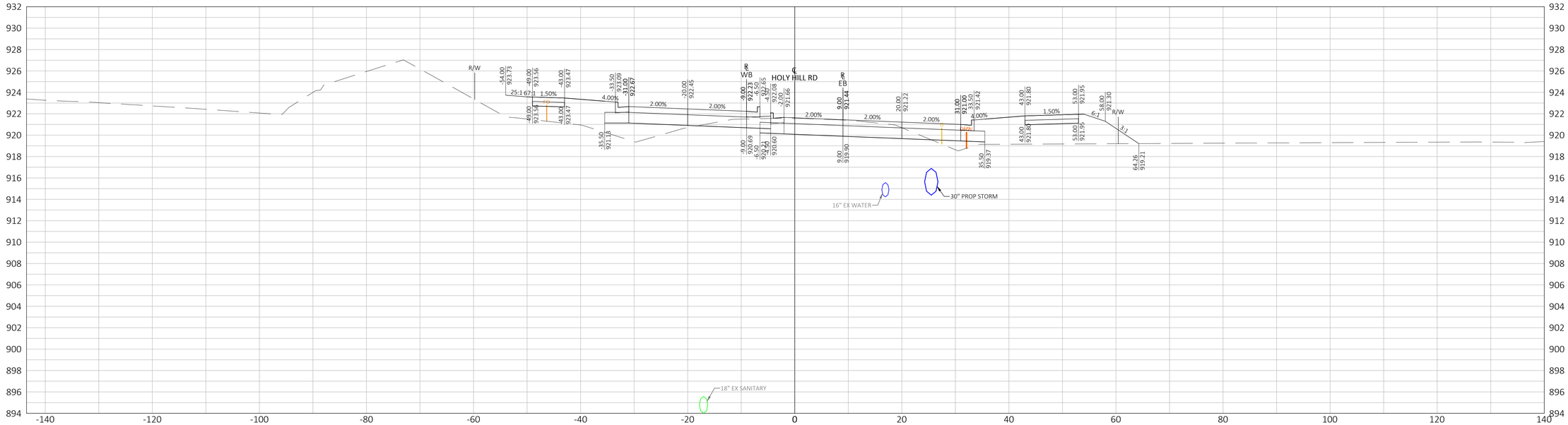
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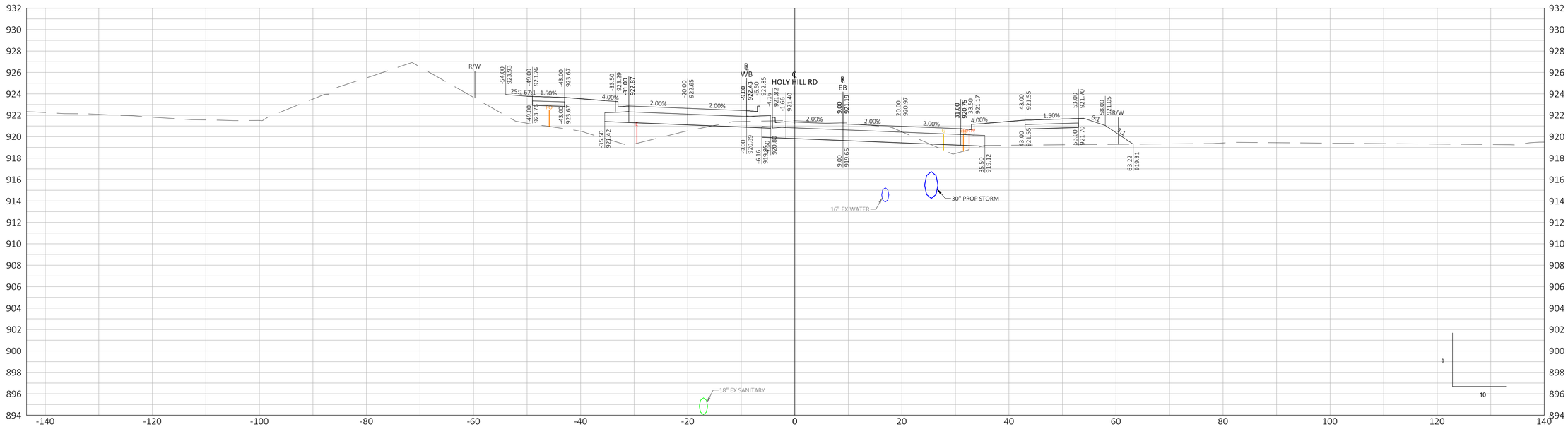
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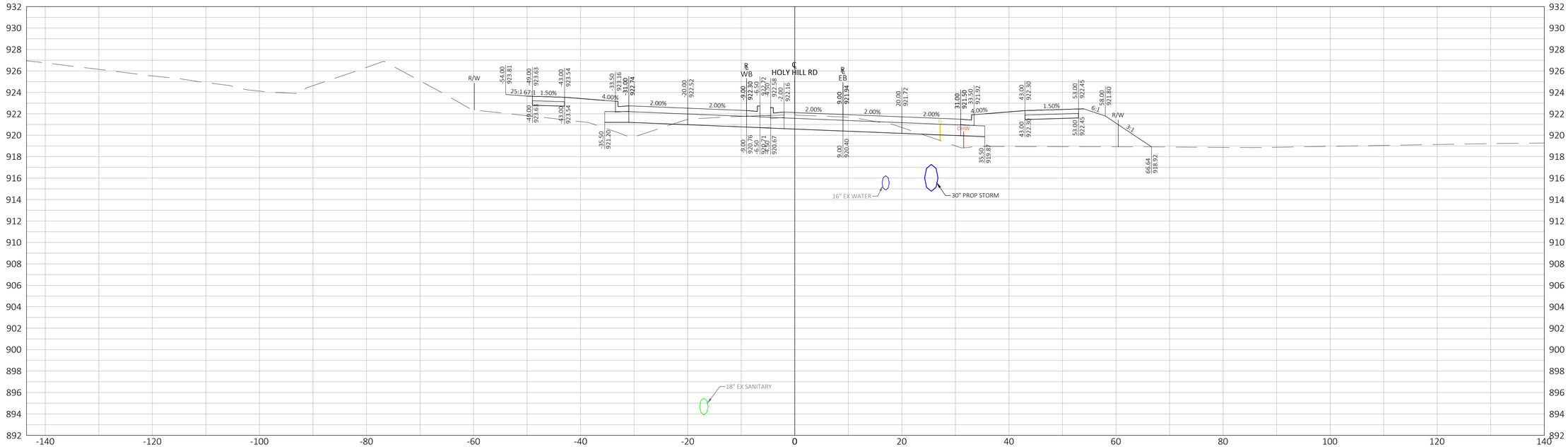
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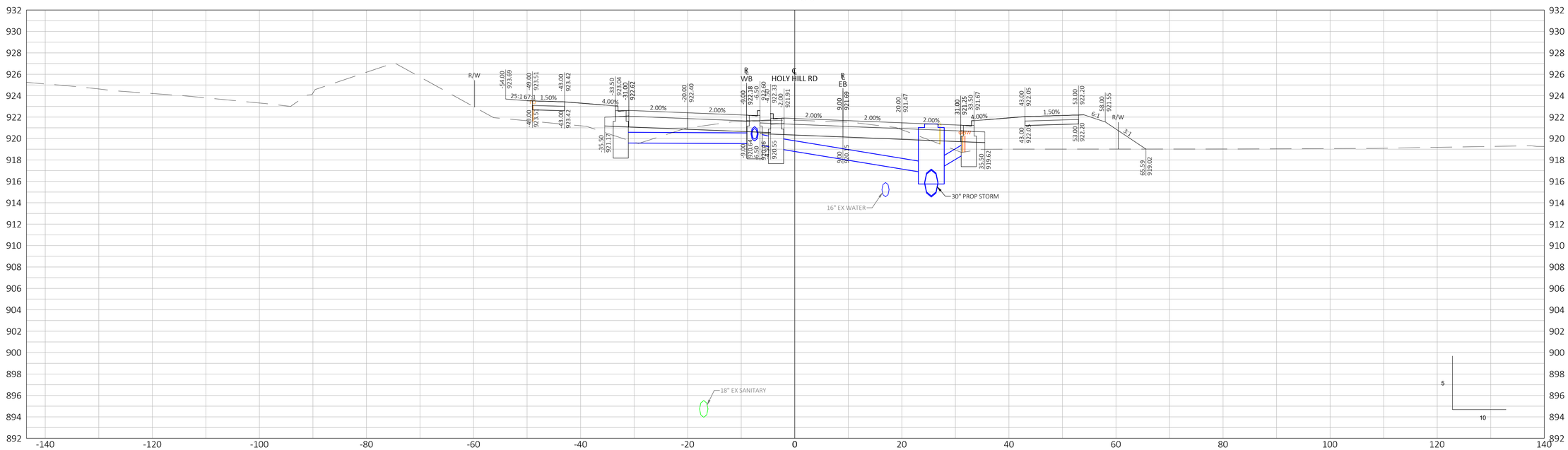
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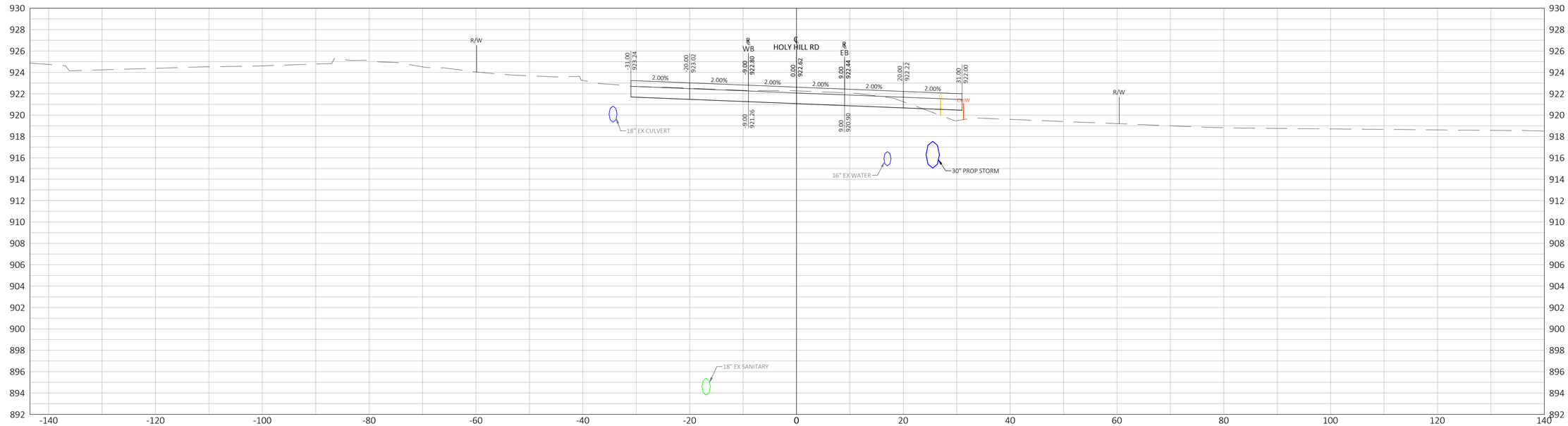
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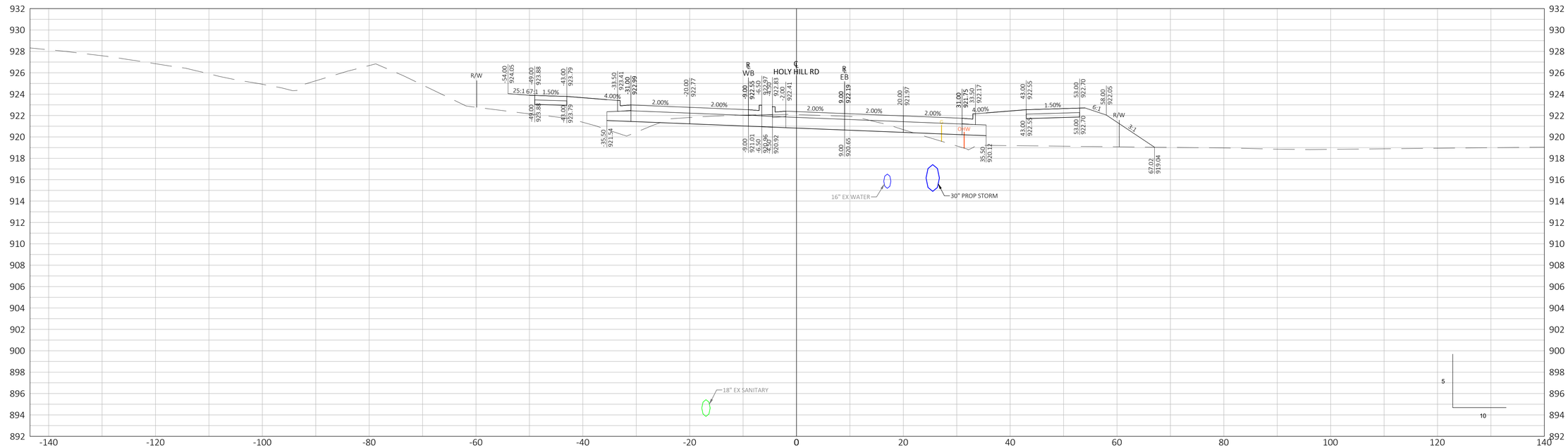
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JOB NO. 1200627

PROJECT MANAGER:
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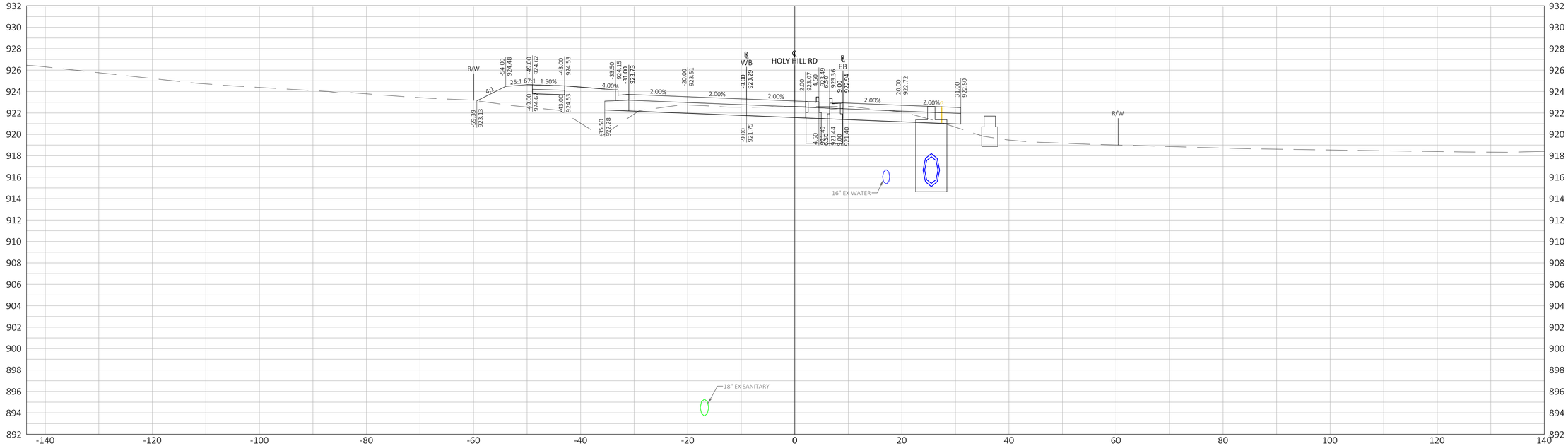
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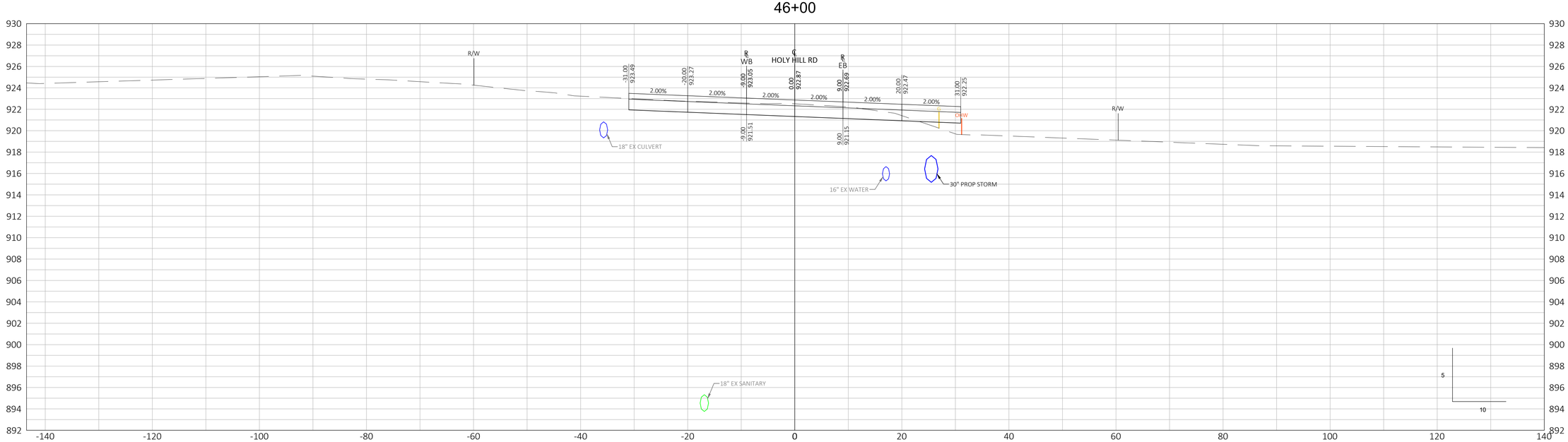
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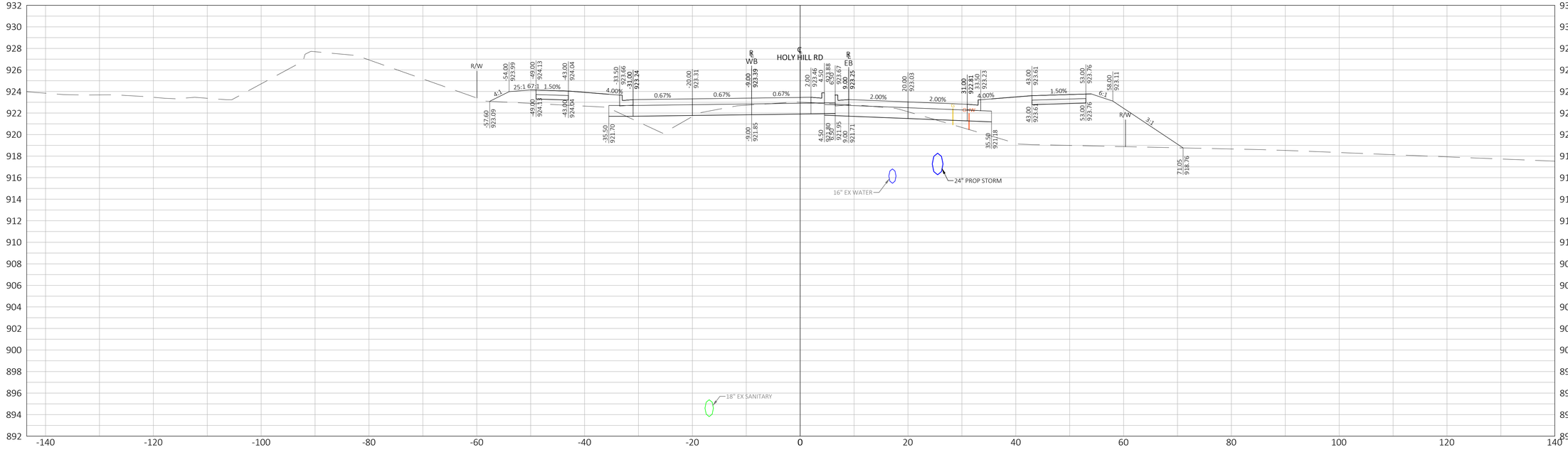
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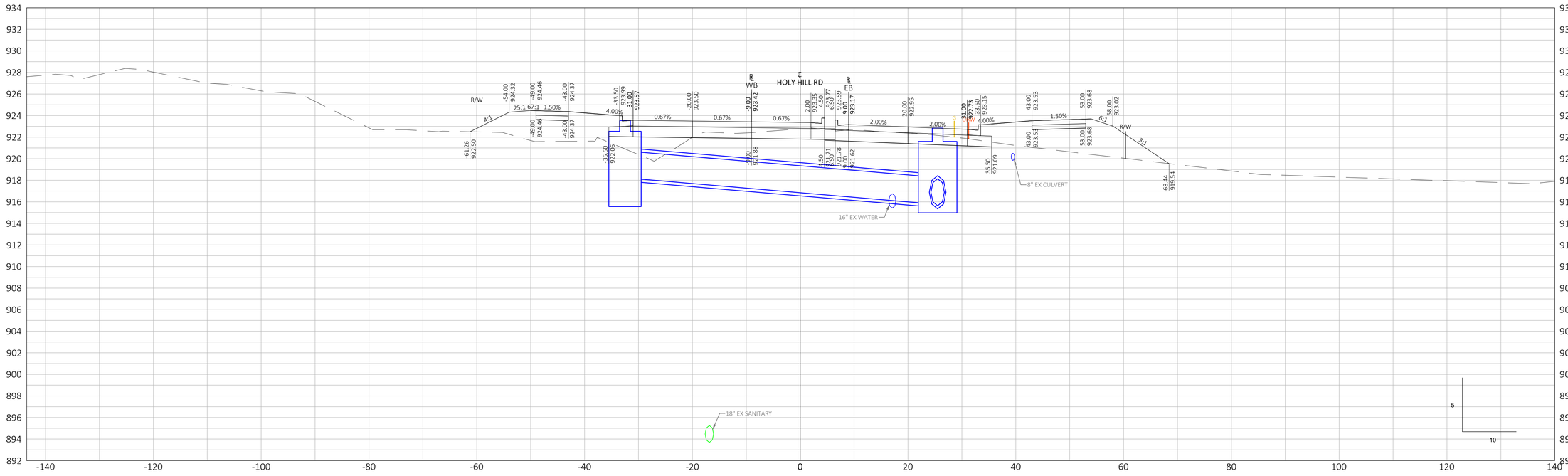
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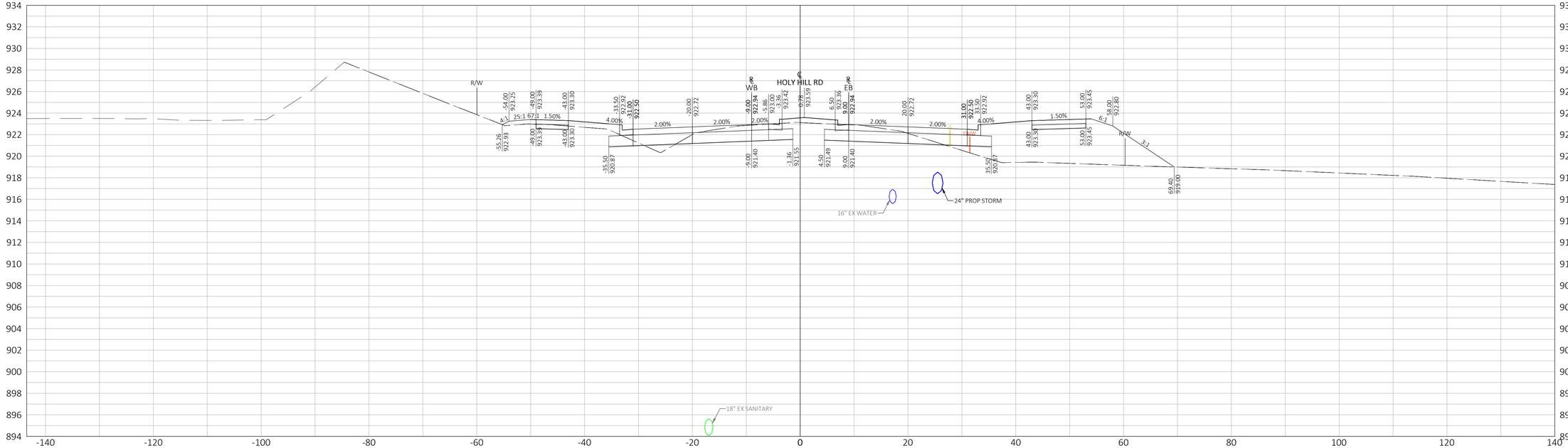
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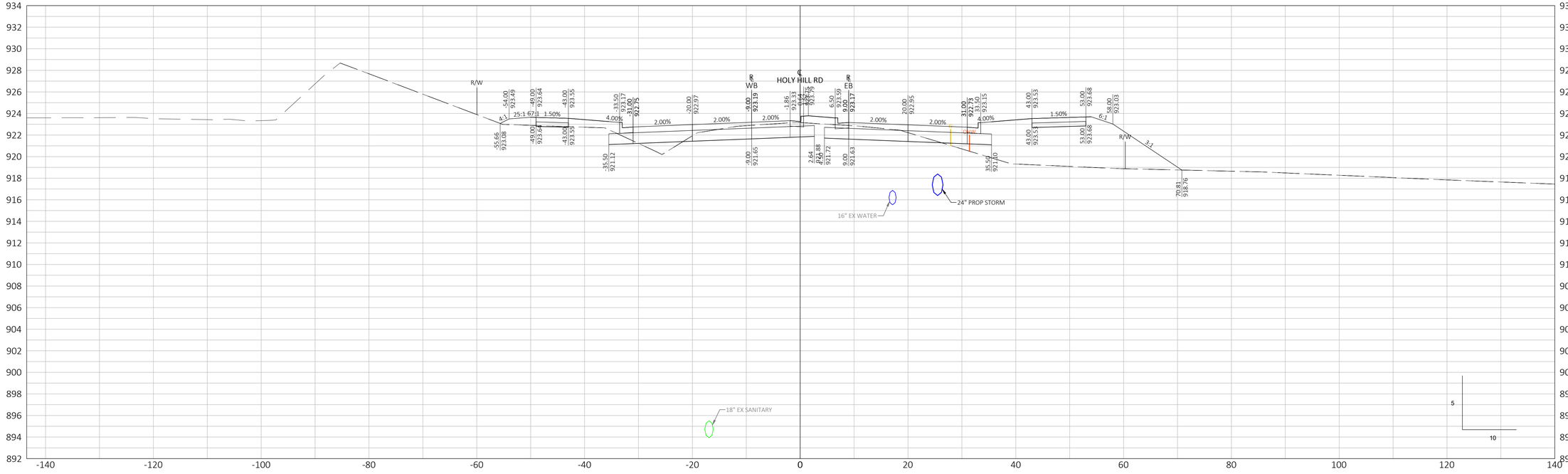
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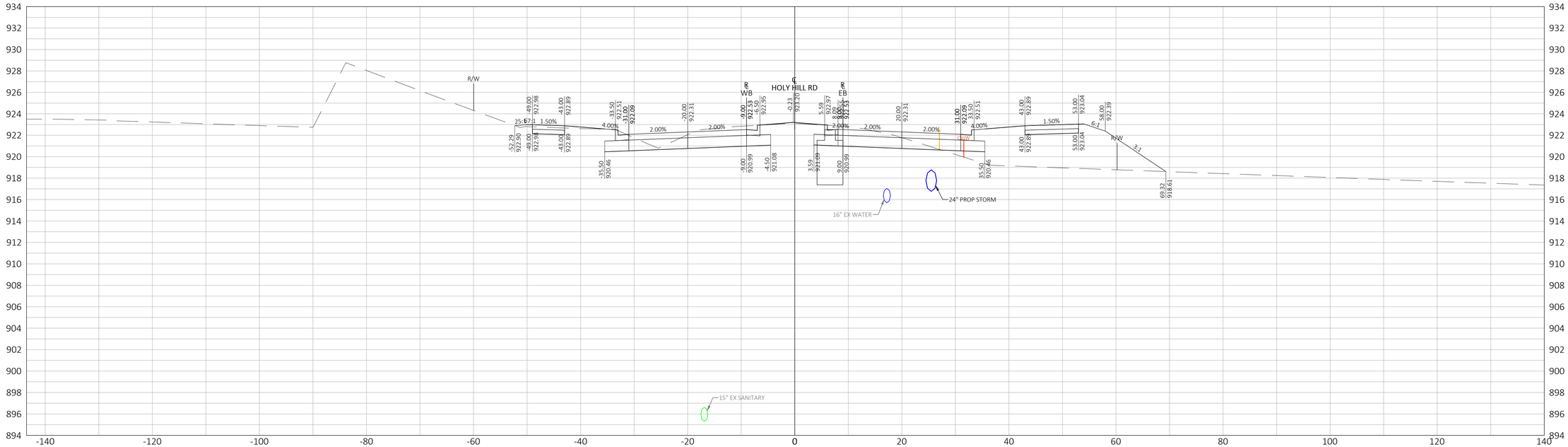
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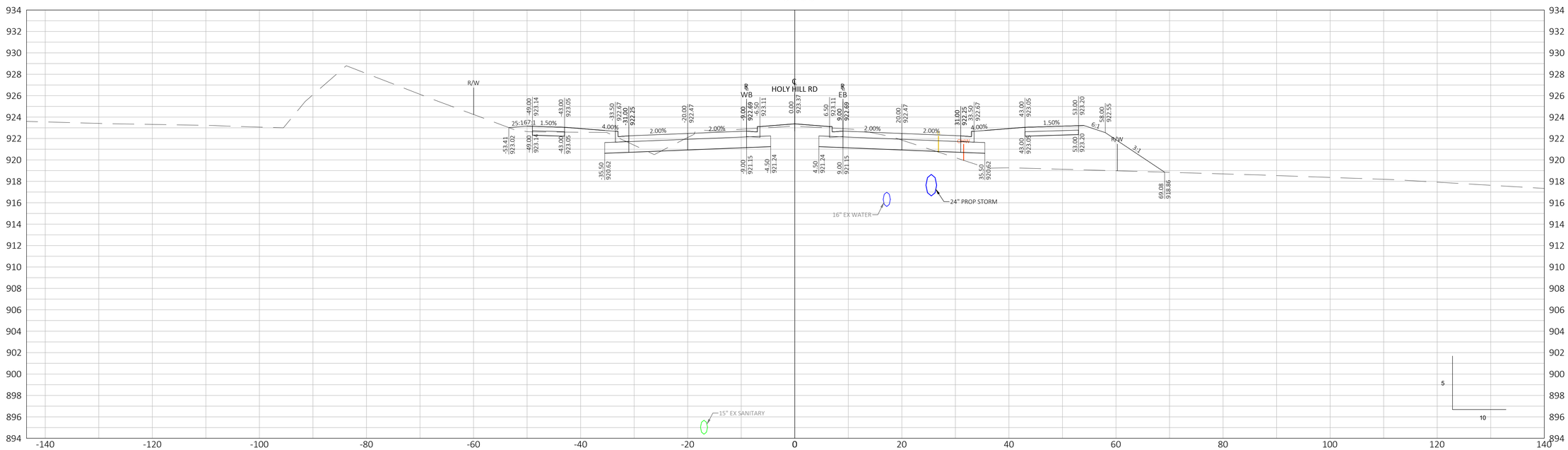
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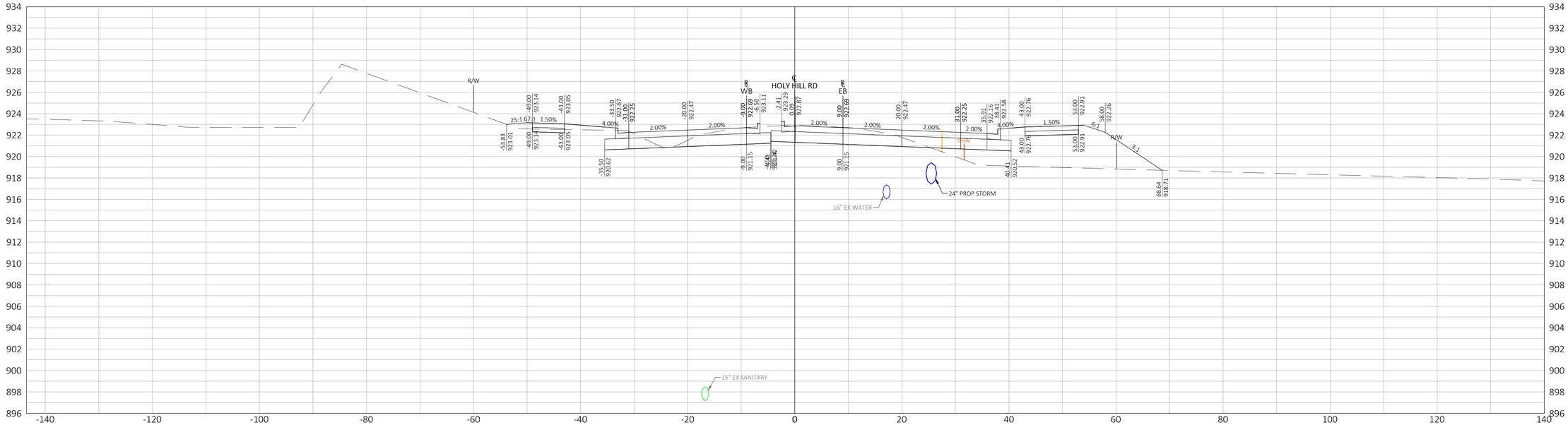
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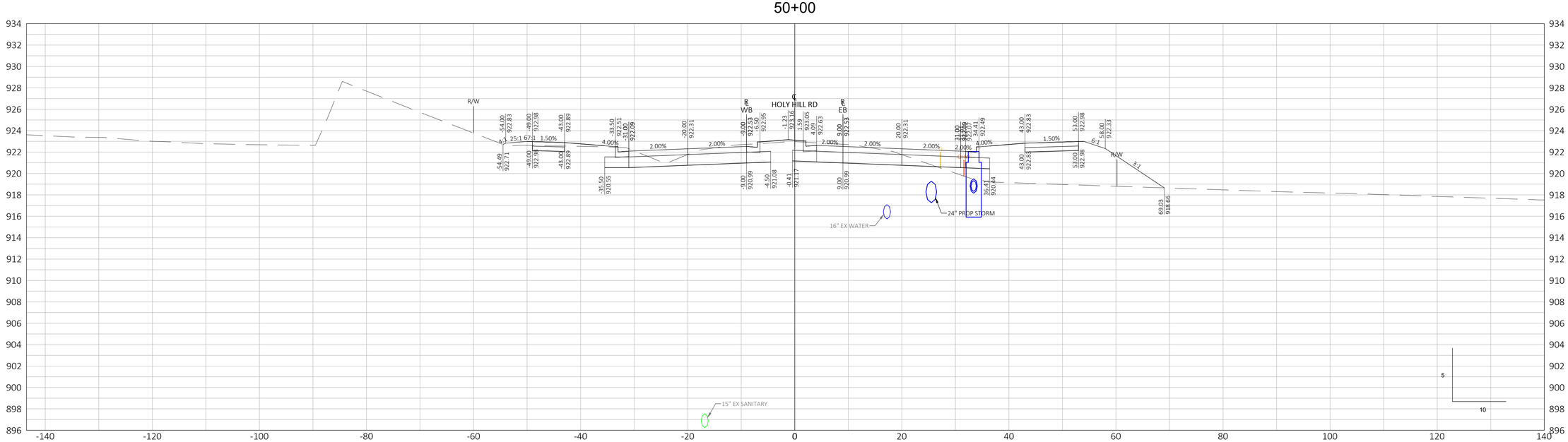
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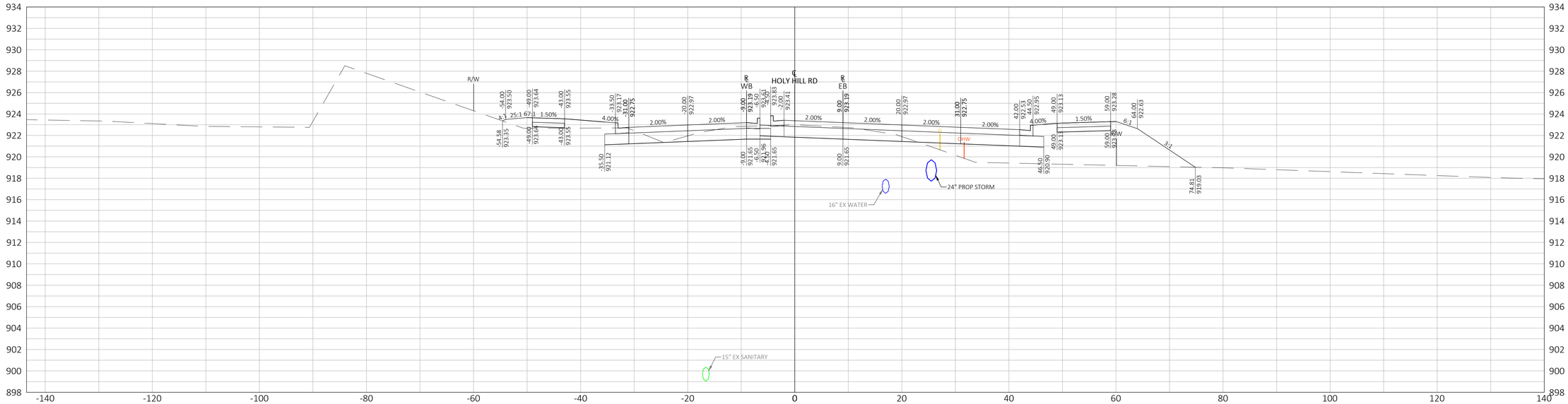
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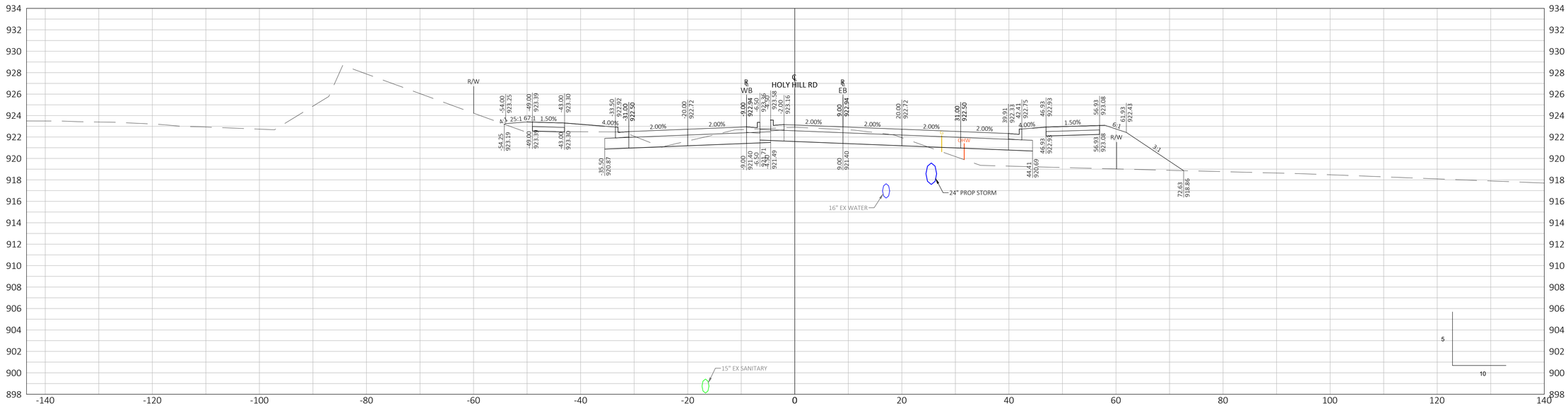
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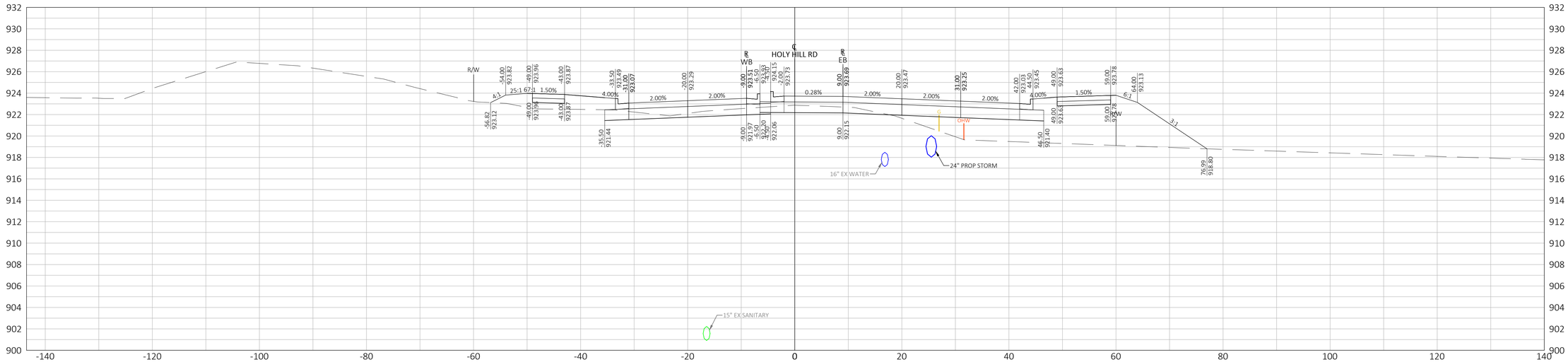
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DATE: 12/01/2021
SCALE: 1" = 10'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

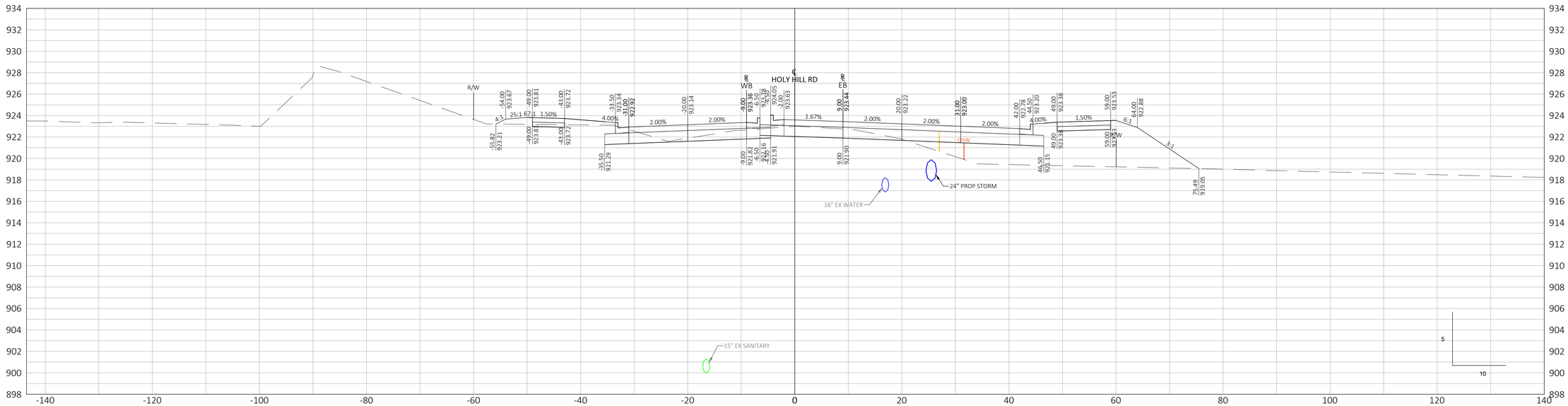
SHEET NUMBER
71

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

52+50



52+00



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rasmith.com
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HOLY HILL ROAD
VILLAGE OF GERMANTOWN

CROSS SECTIONS
HOLY HILL ROAD

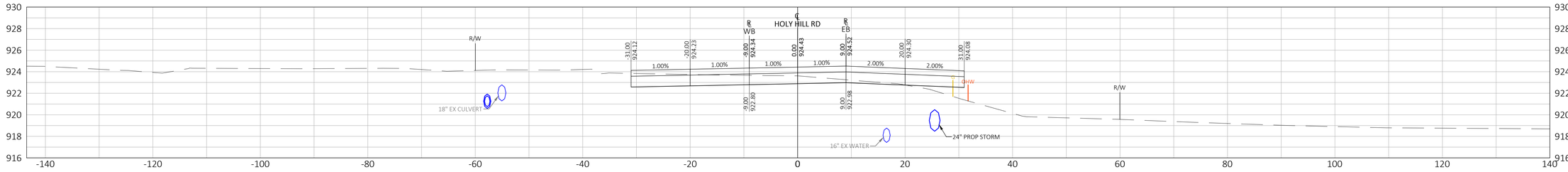
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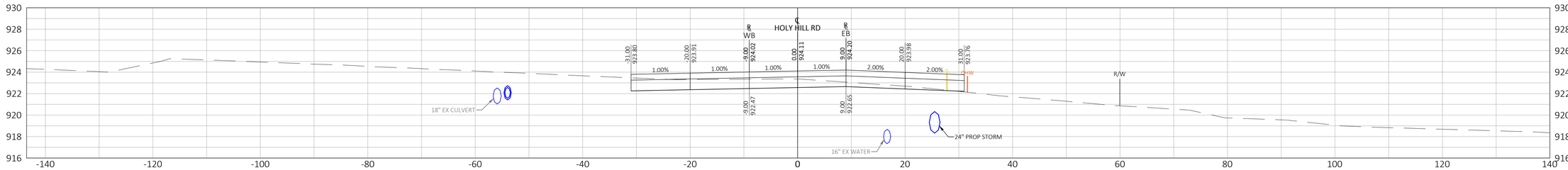
SHEET NUMBER
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R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

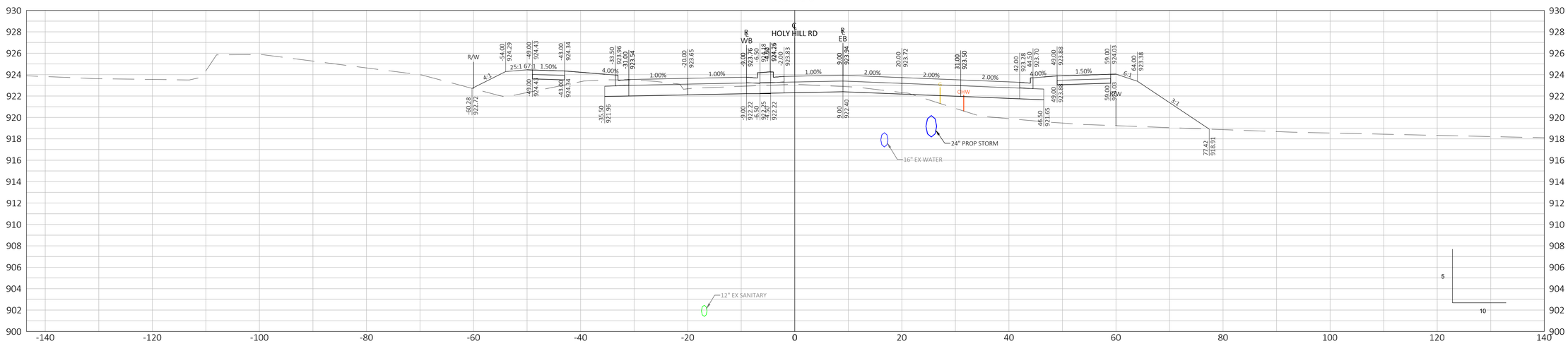
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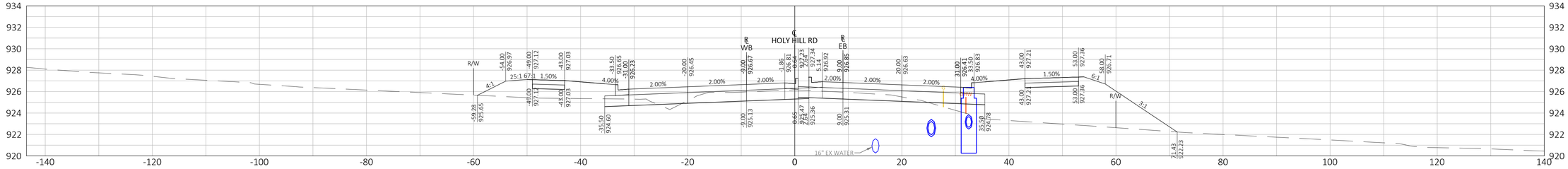
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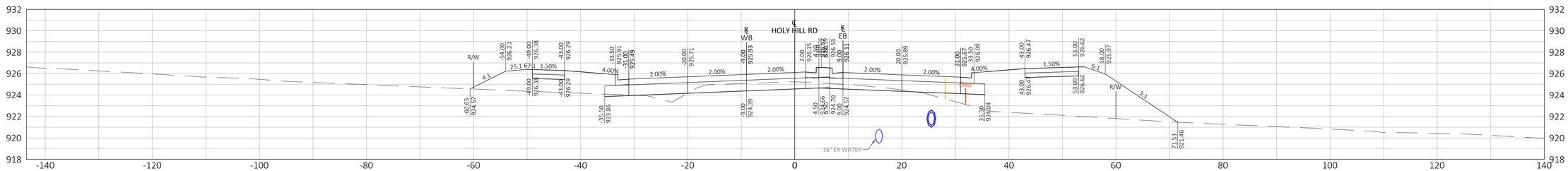
SHEET NUMBER
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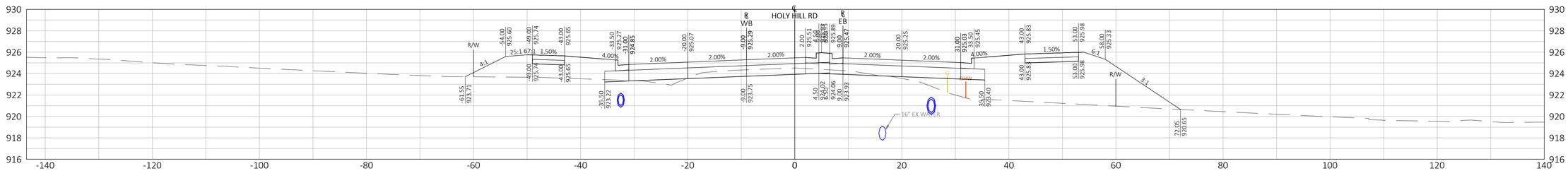
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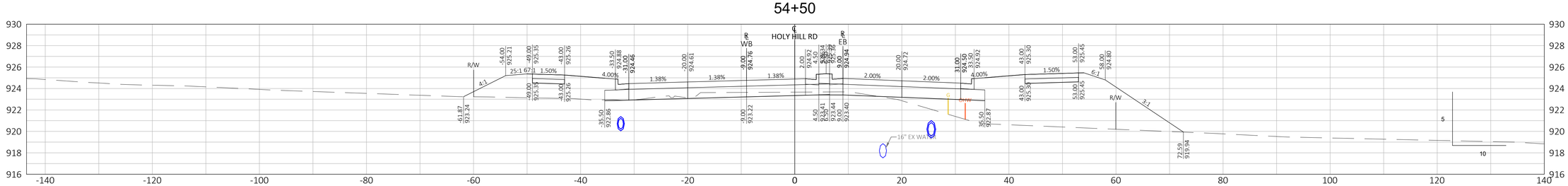
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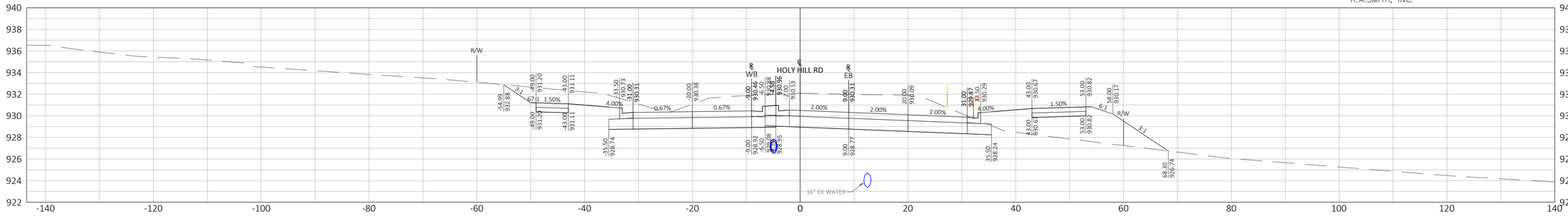
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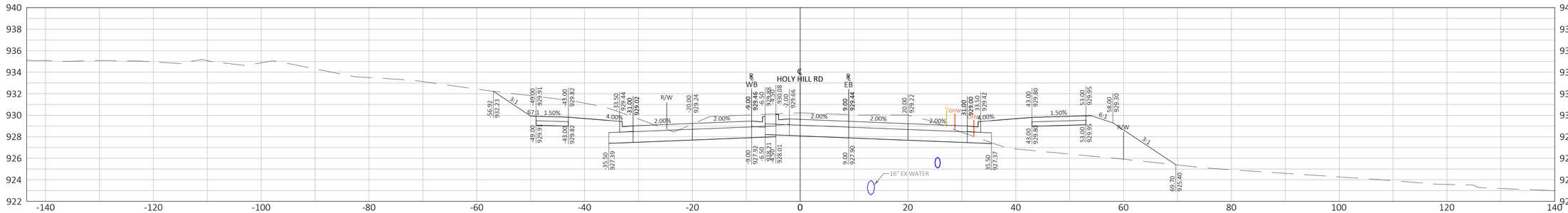
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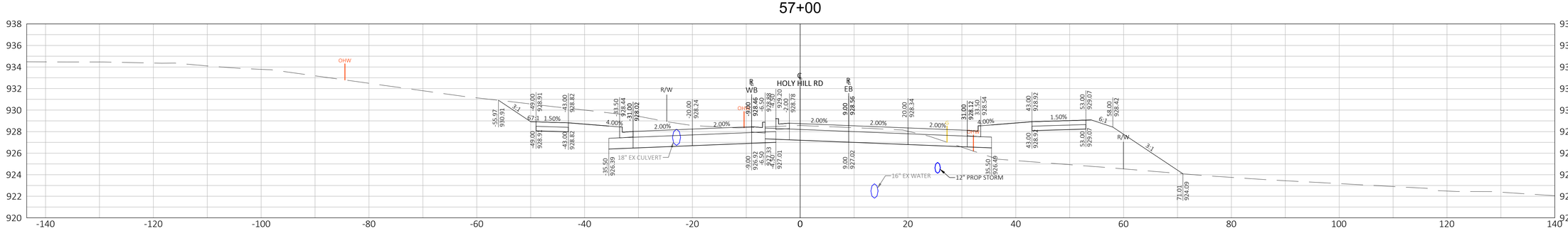
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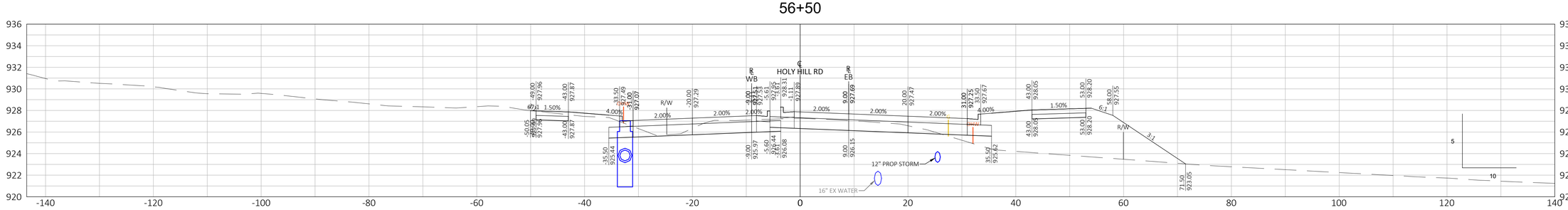
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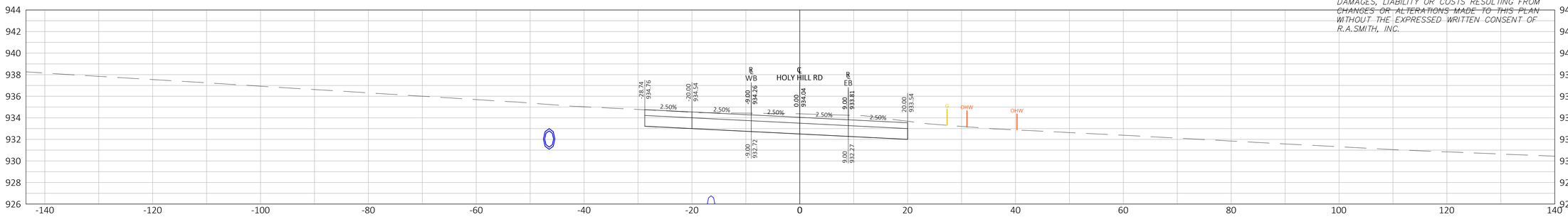
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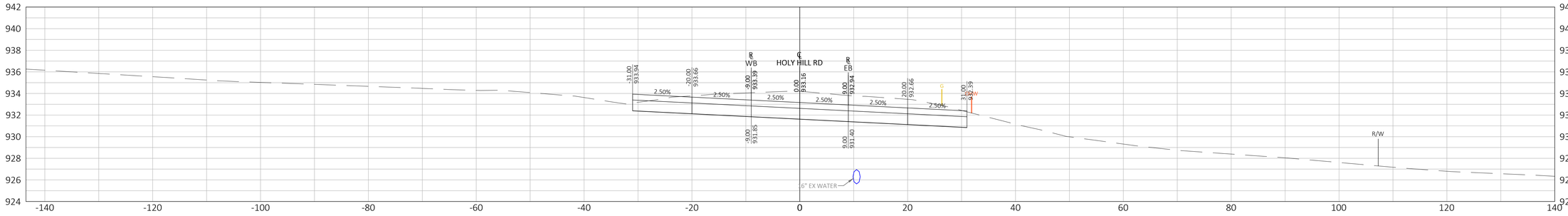
SHEET NUMBER
75

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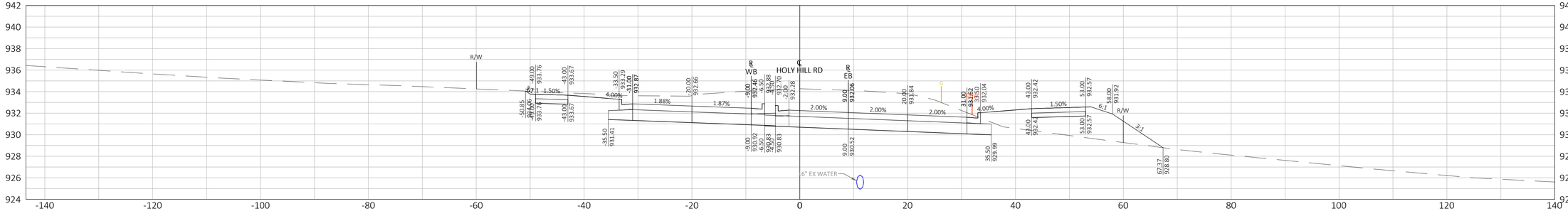
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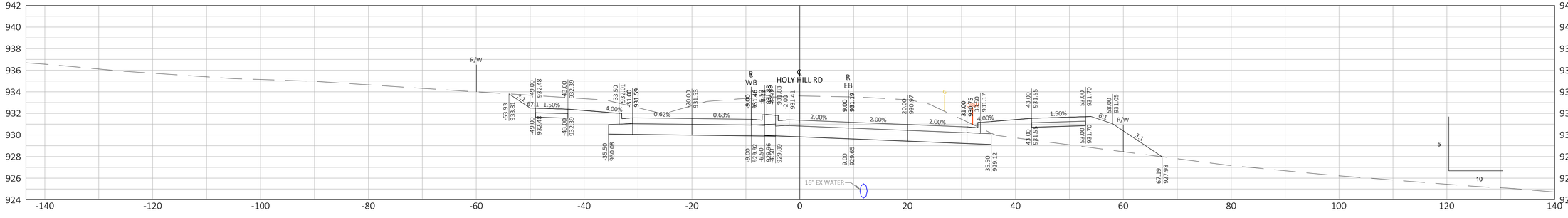
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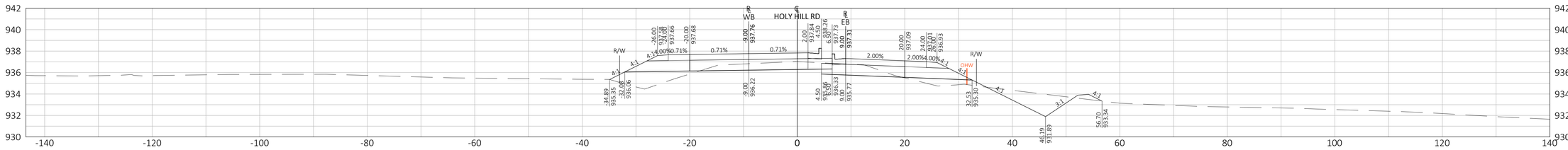
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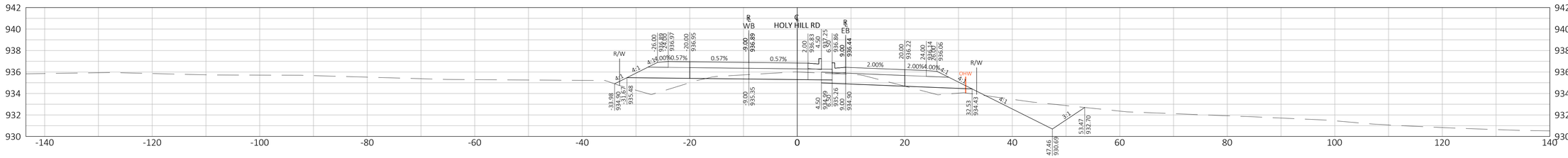
SHEET NUMBER
76

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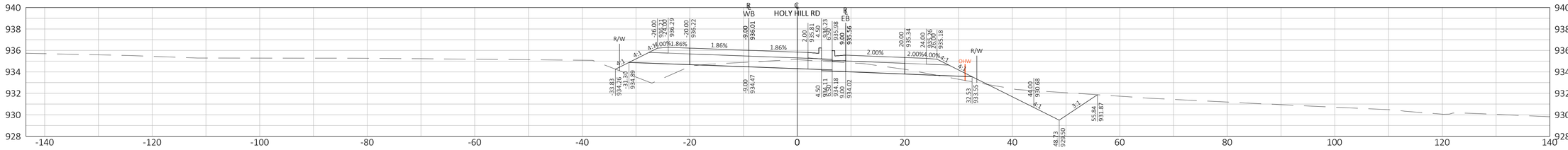
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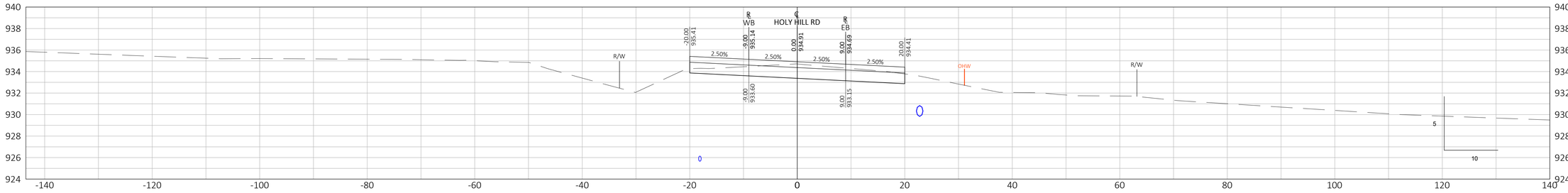
61+50



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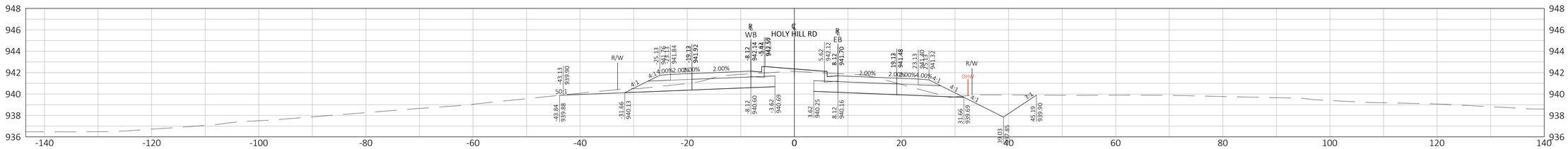
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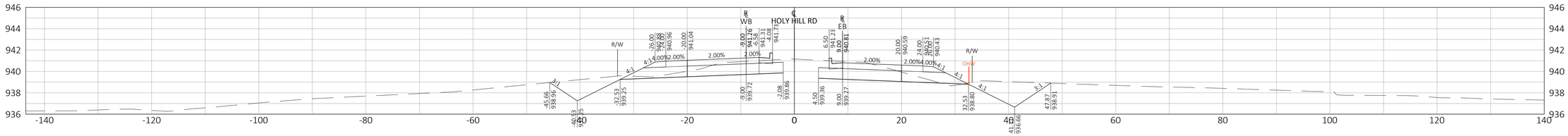
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77

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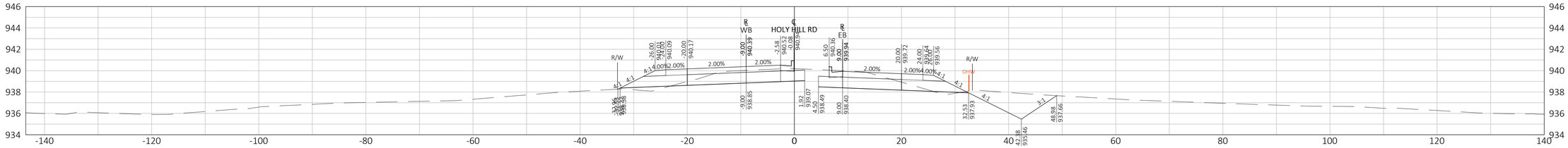
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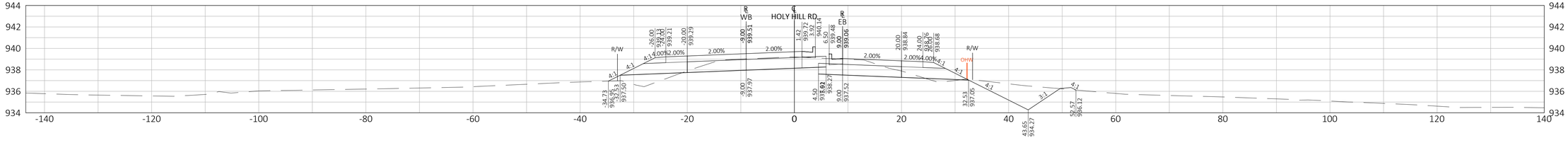
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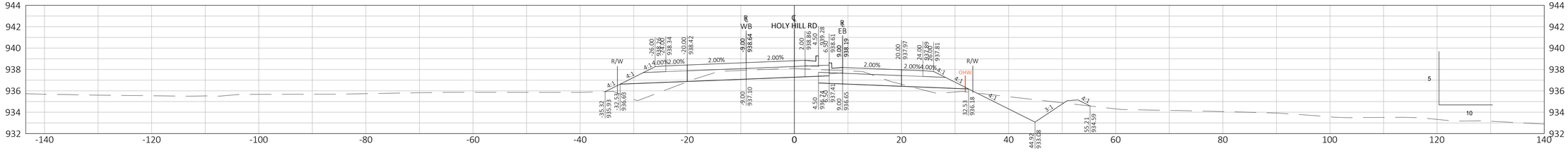
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VILLAGE OF GERMANTOWN

CROSS SECTIONS
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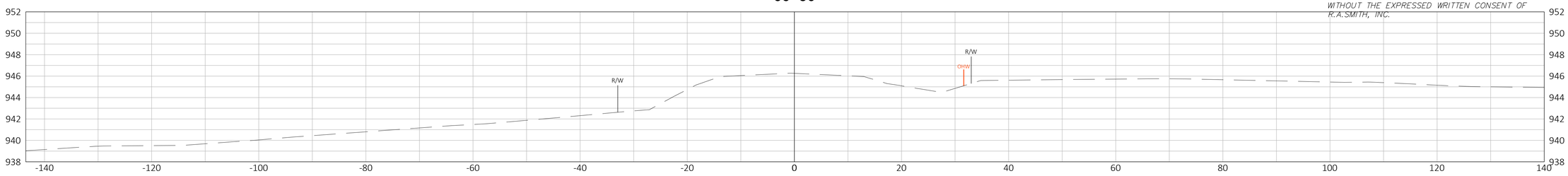
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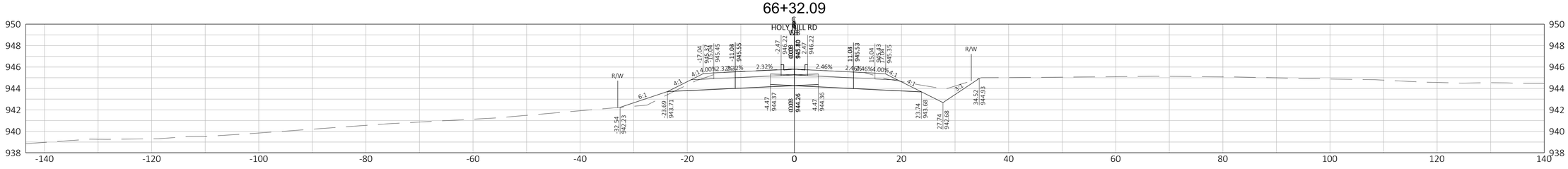
SHEET NUMBER
78

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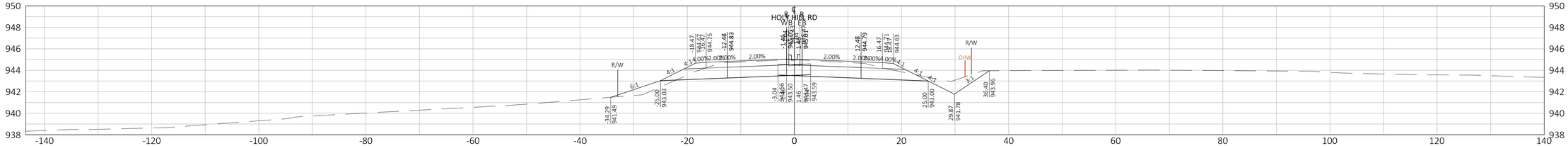
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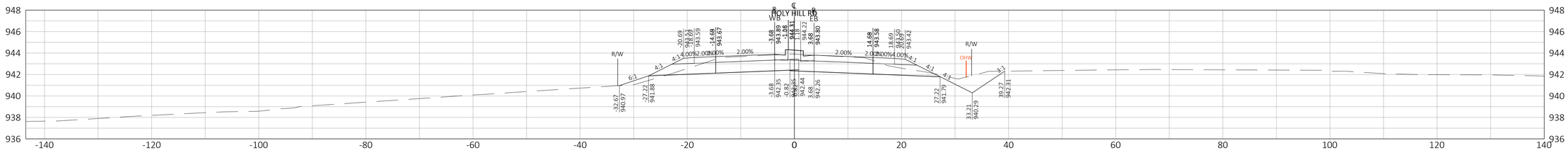
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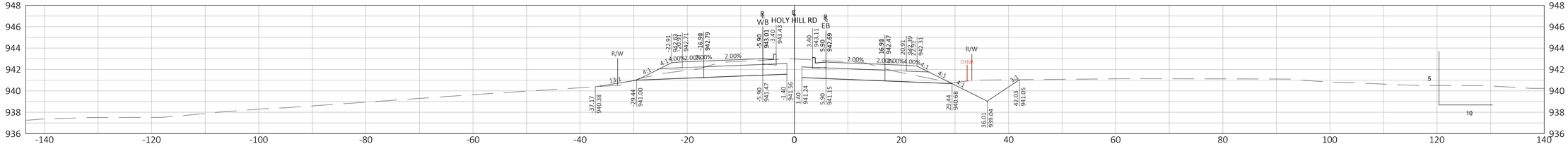
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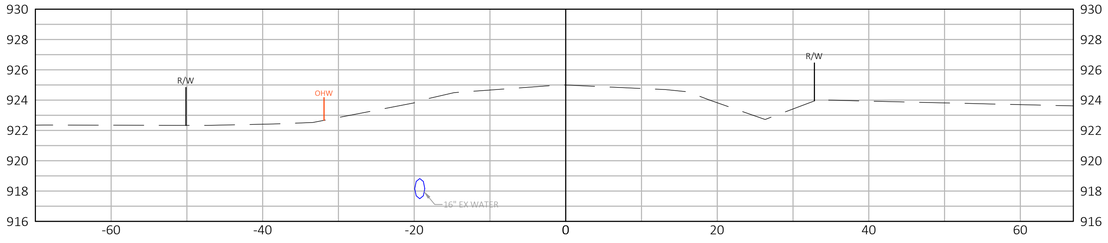
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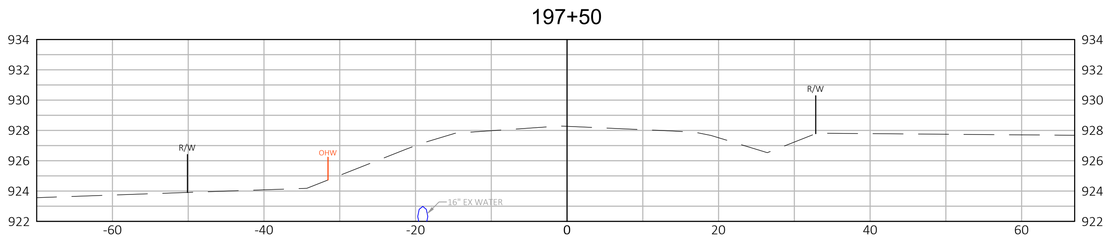
SHEET NUMBER
79

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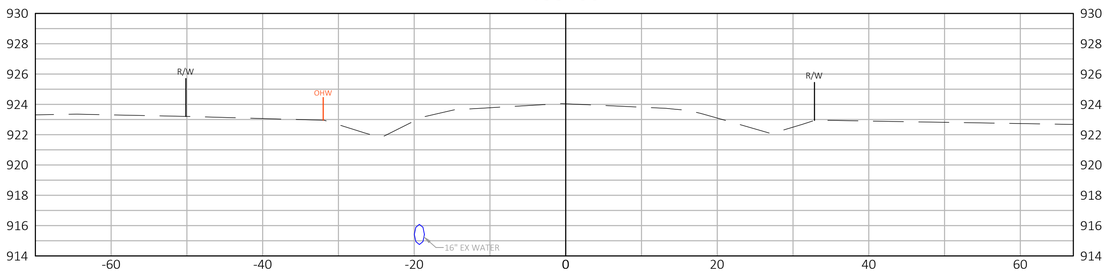
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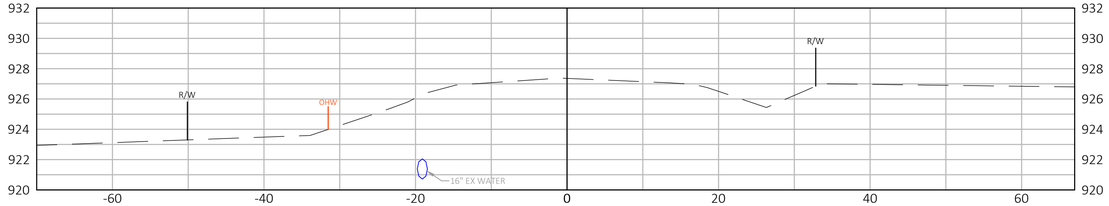
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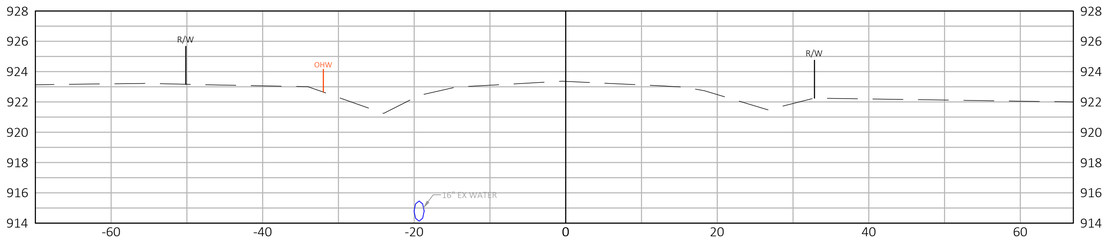
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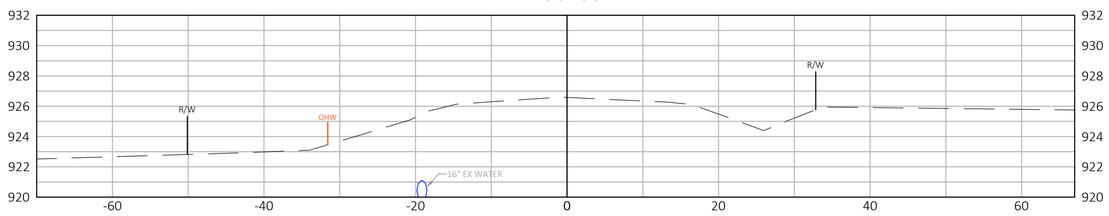
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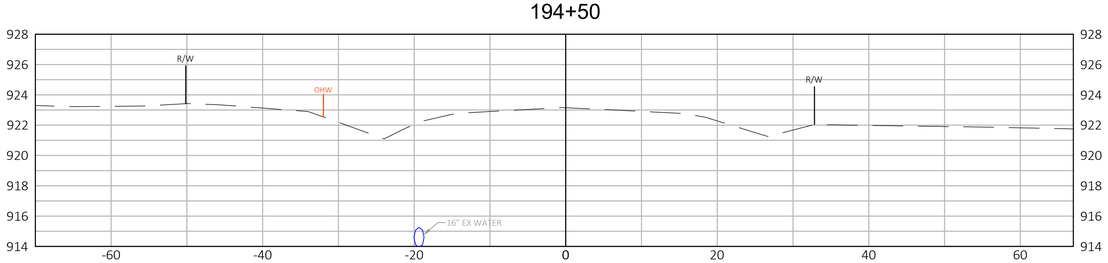
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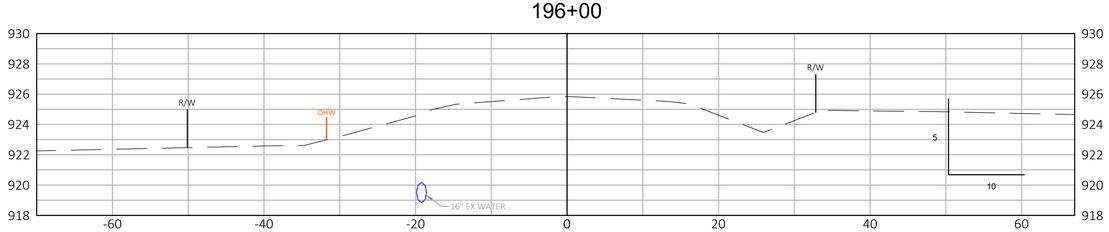
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VILLAGE OF GERMANTOWN

CROSS SECTIONS
GOLDENDALE ROAD

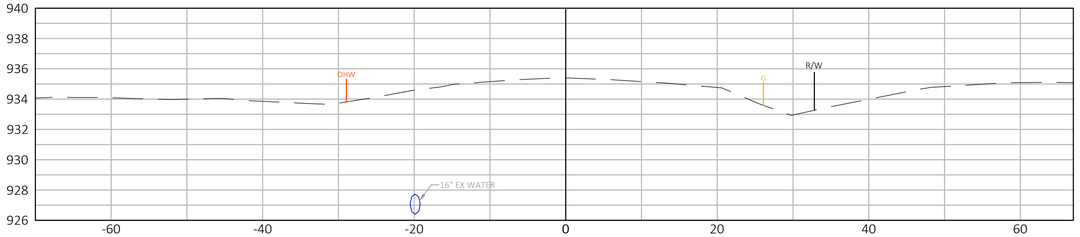
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SCALE: 1" = 10'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
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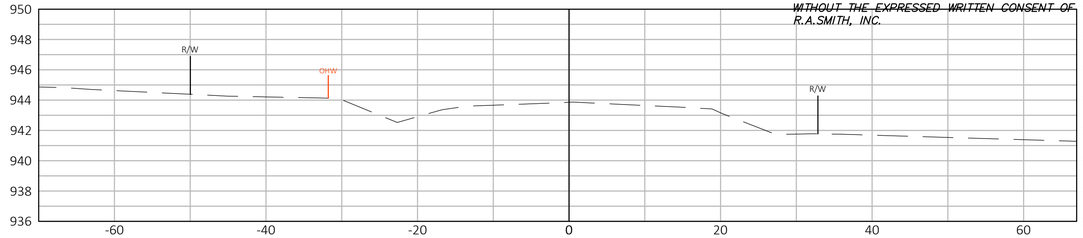
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80

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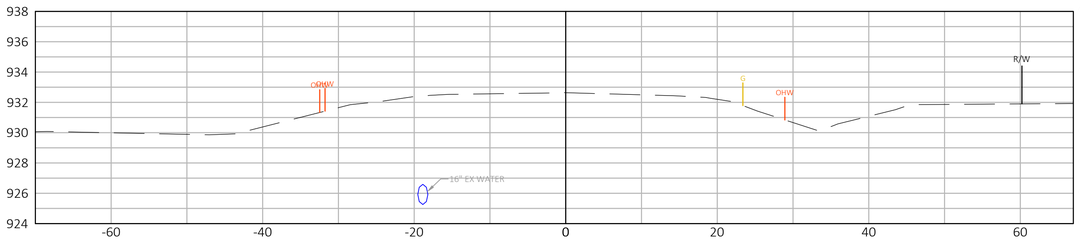
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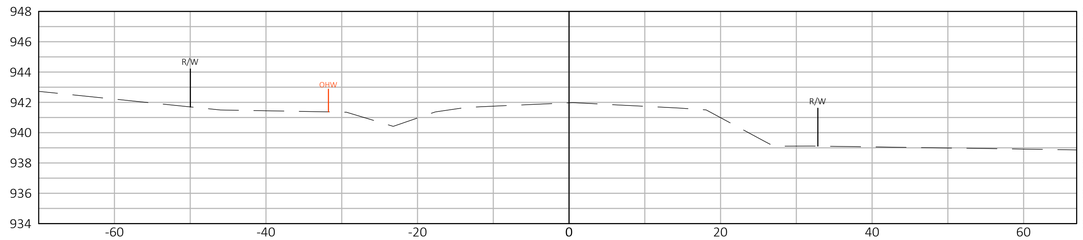
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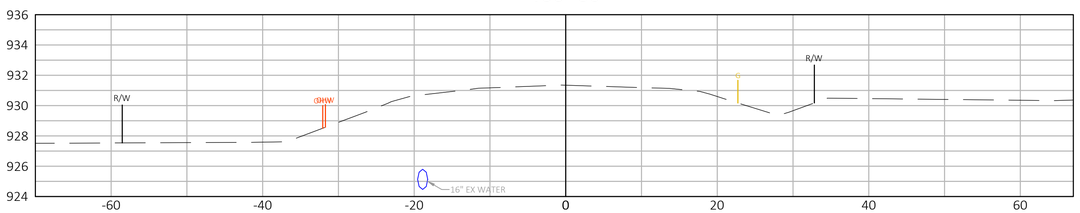
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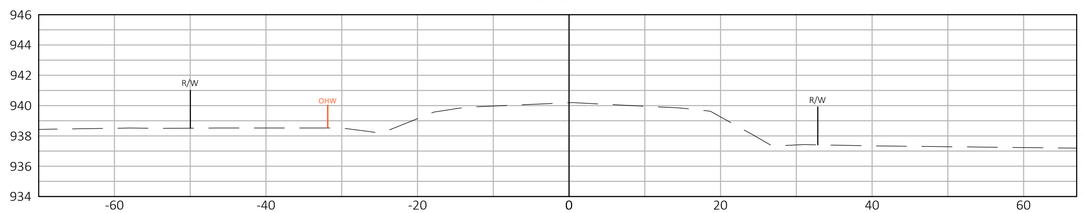
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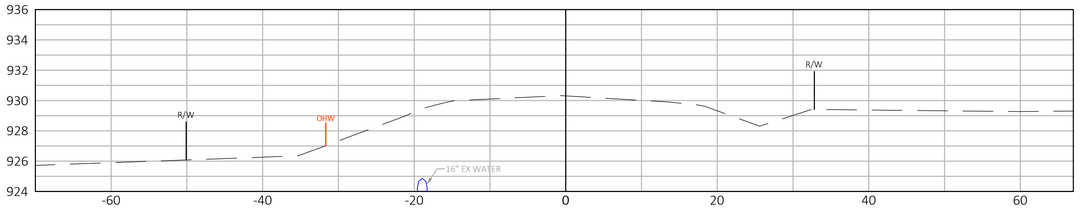
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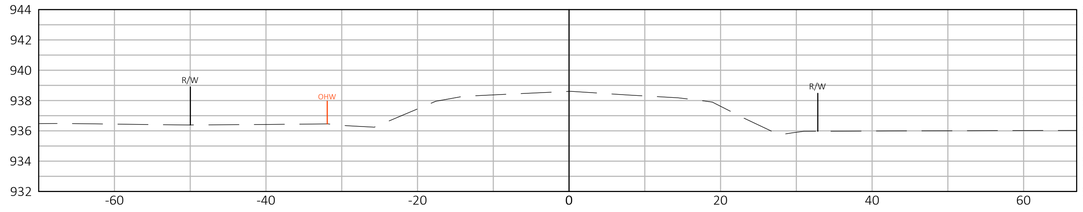
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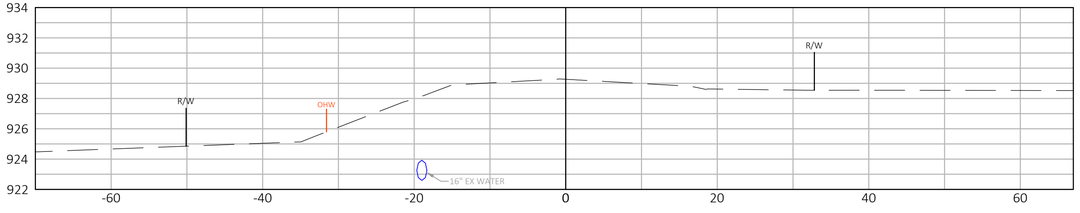
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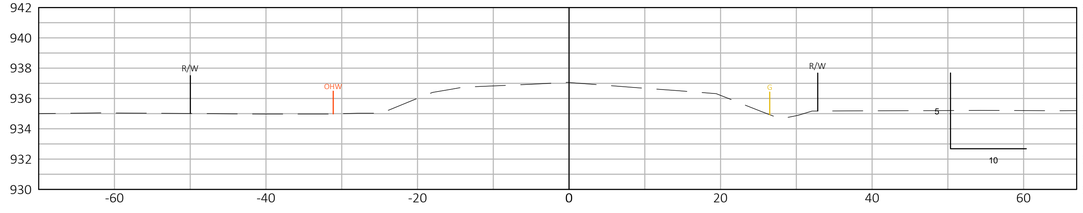
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198+00



201+00



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HOLY HILL ROAD
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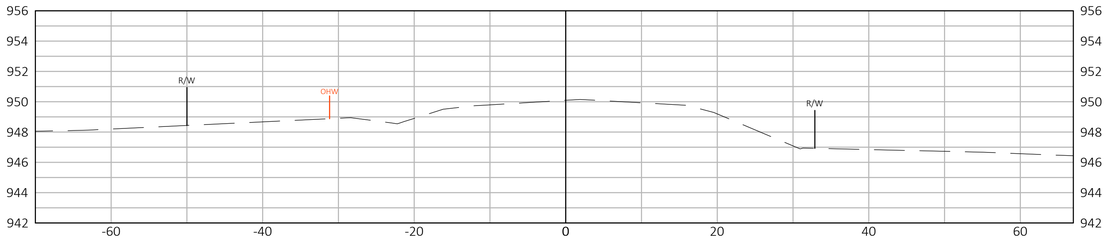
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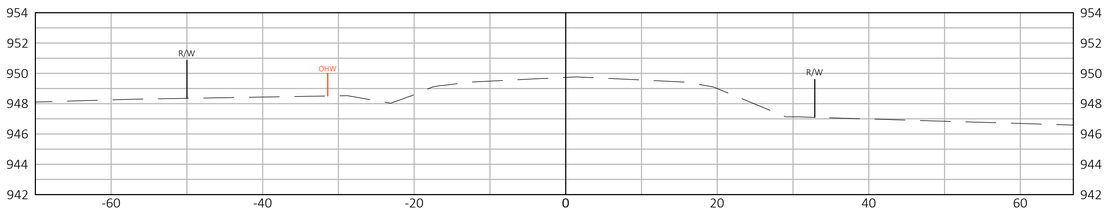
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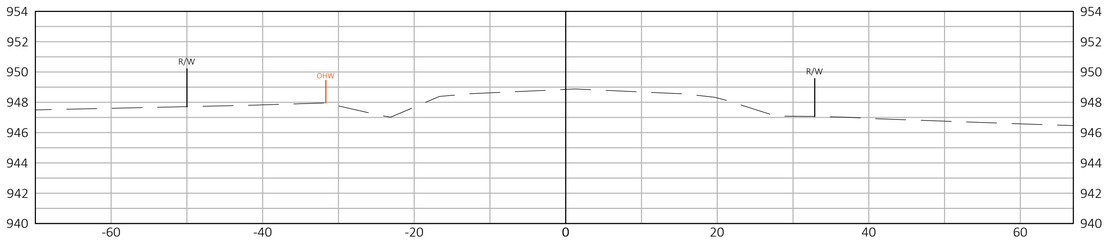
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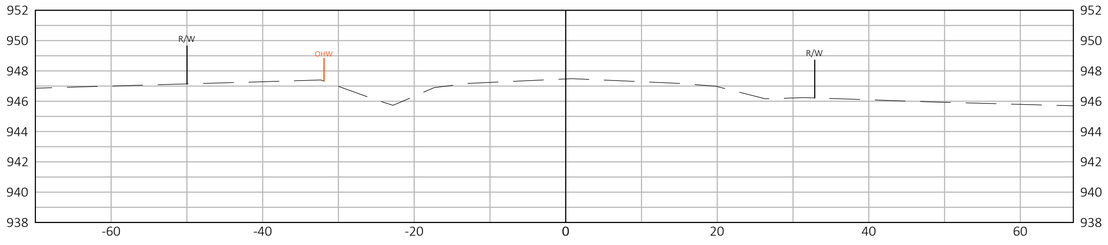
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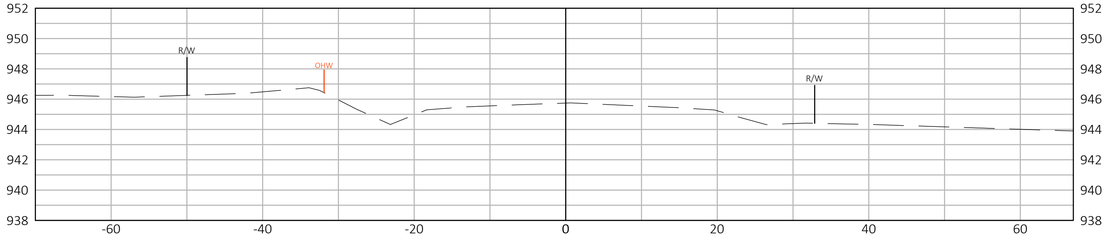
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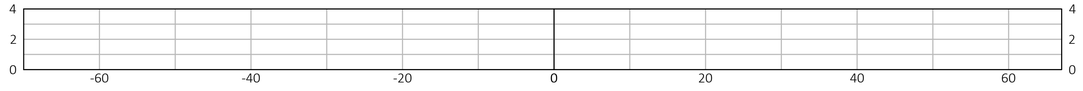
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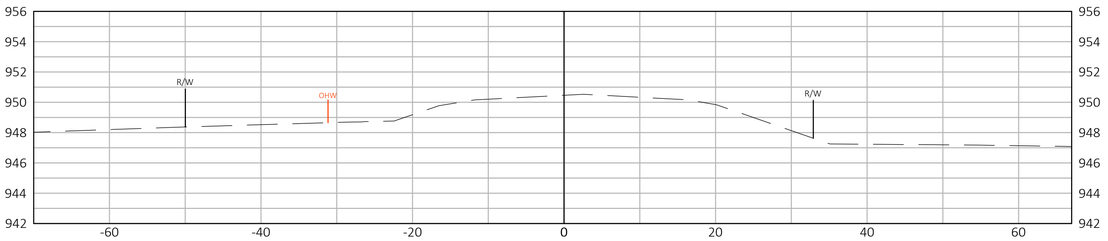
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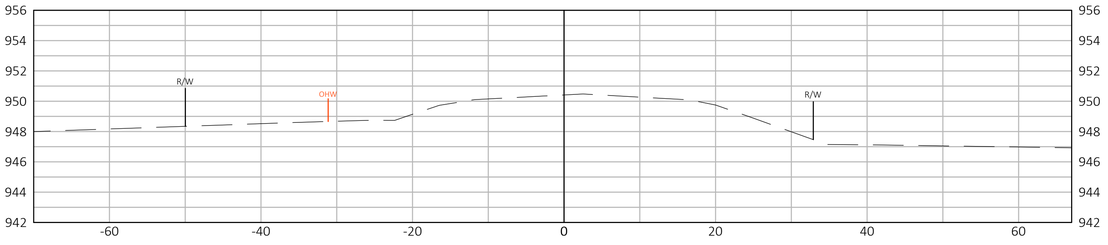
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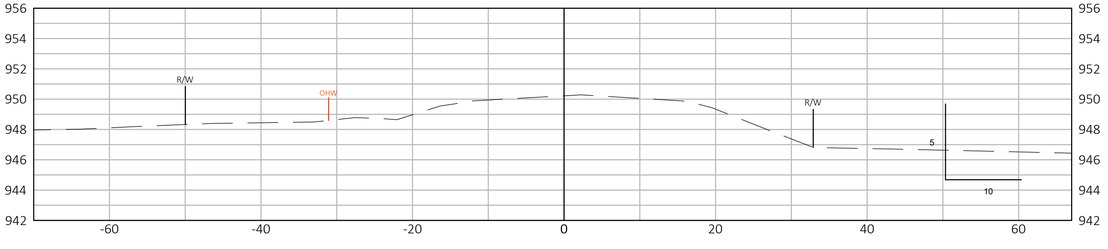
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206+50



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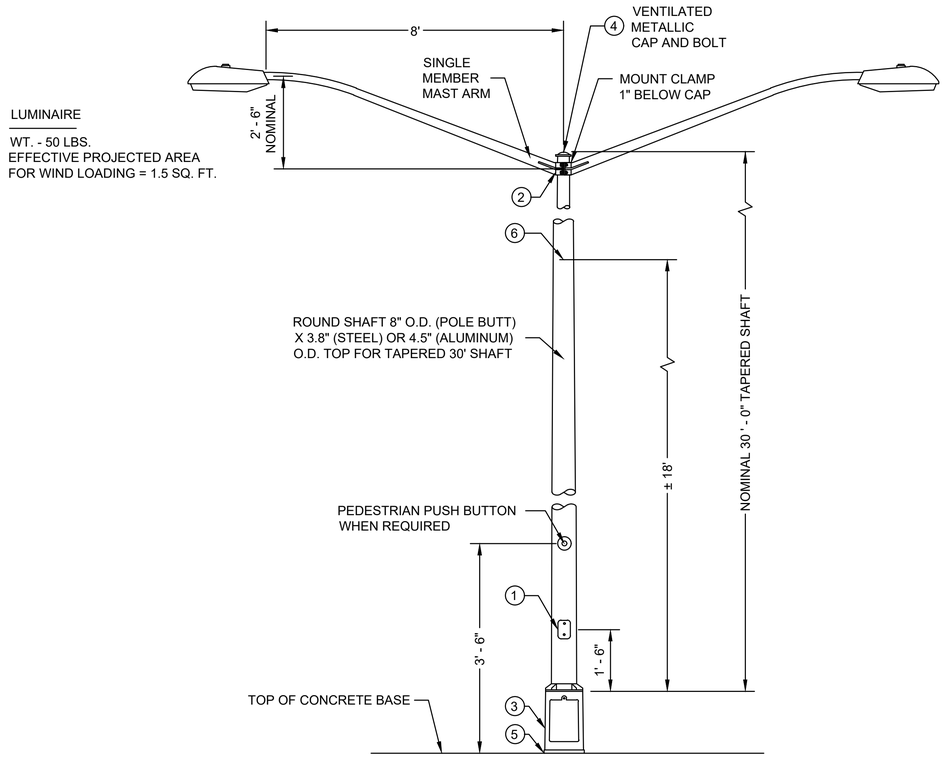
HOLY HILL ROAD
VILLAGE OF GERMANTOWN

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GOLDENDALE ROAD

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82



TYPE 5 POLE MOUNTING CONFIGURATION

(MAXIMUM LOAD)

LIGHTING ONLY

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

SECTION 657 OF THE WISDOT STANDARD SPECIFICATIONS, POLES, OF THE STANDARD SPECIFICATIONS SHALL APPLY TO THIS DRAWING.

ALL TYPE 5 POLE MOUNTINGS SHALL BE DESIGNED TO INCLUDE TWIN 8' ARMS WITH LUMINAIRES.

POLES SHALL BE ALUMINUM, AS CALLED FOR IN THE CONTRACT.

TYPE 5 ALUMINUM POLES SHALL BE CONSTRUCTED OF 6063 - T6 ALUMINUM ALLOY. SLEEVING INSIDE THE POLE IS NOT ACCEPTABLE.

TYPE 5 ALUMINUM POLES SHALL HAVE A MINIMUM WALL THICKNESS OF 0.1888".

TYPE 5 ALUMINUM POLES SHALL BE ANODIZED BLACK.

THE SLIPFITTER END OF THE LUMINAIRE MAST ARM SHALL BE A NOMINAL 2 ⅜ INCHES IN OUTSIDE DIAMETER. THE STRAIGHT PORTION OF THE SLIPFITTER END OF THE LUMINAIRE MAST ARM SHALL BE A NOMINAL 12 INCHES IN LENGTH.

WHEN TRANSFORMER BASES ARE USED, WIRE CONNECTIONS SHALL BE MADE IN THE TRANSFORMER BASE.

8-FOOT LUMINAIRE ARMS SHALL BE BLACK ANODIZED ALUMINUM.

(1) 4" X 6" REINFORCED HANDHOLE AND COVER ASSEMBLY WITH TWO (2) ¼ X ¾ - 20 TPI, STAINLESS STEEL, HEX HEAD BOLTS.

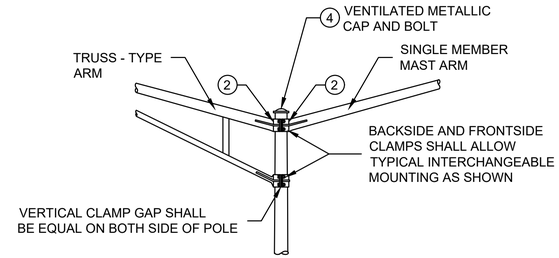
(2) GROMMETS. 1" CHASE NIPPLES OR 1" CLOSE CONDUIT NIPPLES WITH BUSHINGS SHALL BE PROVIDED FOR 1 ⅜ HOLE IN POLE SHAFT FOR WIRING.

(3) CAST ALUMINUM TRANSFORMER BASE, WHEN REQUIRED.

(4) FURNISH AND INSTALL VENTILATED, CAST METALLIC (ALUMINUM ALLOY, BLACK ANODIZED) CAPS. FASTEN CAPS WITH ONE (1) ¼ X ¾ - 20 TPI STAINLESS STEEL, HEX HEAD BOLT.

(5) SHIMMING, IF NEEDED, SHALL BE LOCATED BETWEEN THE CONCRETE FOUNDATION AND POLE.

(6) INTERNAL DUMBBELL - TYPE VIBRATION DAMPER.



INTERCHANGEABLE MOUNTING DETAIL

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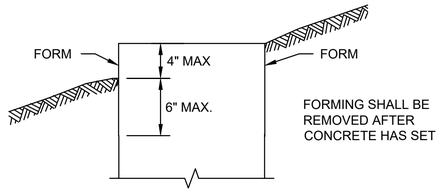
LIGHTING PLANS
LIGHTING DETAILS

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FORM DEPTH SHALL BE
NO MORE THAN 6" BELOW
GRADE ON THE LOWER
SIDE OF BASE



FORMING DETAIL

QUANTITY REQUIREMENTS	
APPROX. CUBIC YARDS OF CONCRETE	0.40
LBS. OF HOOP BAR STEEL	16
LBS. OF VERTICAL BAR STEEL	18

GENERAL NOTES

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWINGSHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

BASES SHALL BE EXCAVATED BY USE OF A CIRCULAR AUGER.

TOP SURFACES OF CONCRETE BASES SHALL BE TROWEL FINISHED SMOOTH AND LEVEL.

CONDUIT SIZES AND LOCATIONS SHALL BE SHOWN ON THE PLANS

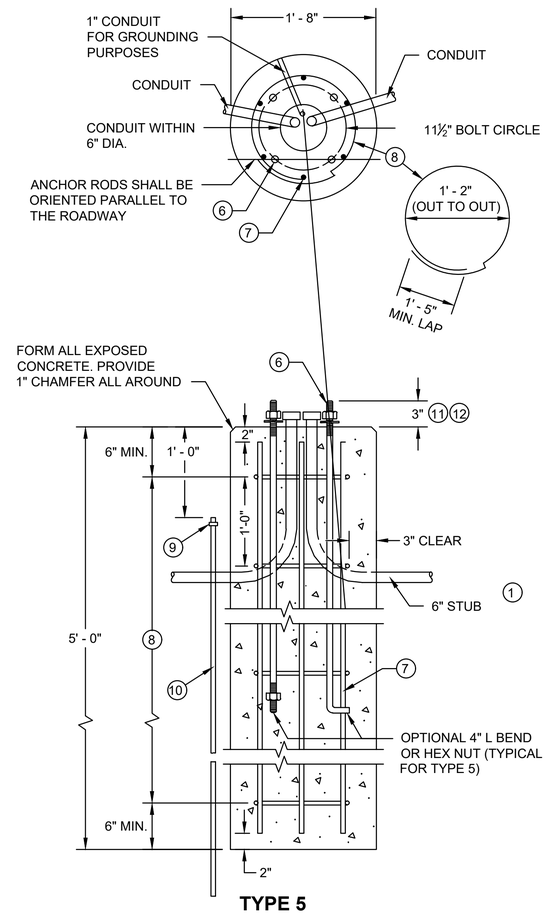
THE FINAL OR TERMINATING CONCRETE BASE IN A CONDUIT RUN SHALL HAVE A 6" EXIT STUB INSTALLED FOR FUTURE CABLING USE. THE EXIT STUB SHALL BE SIZED AS USED THROUGHOUT THE CONDUIT RUN AS SHOWN A THE ENTRANCE OF THE BASE.

ENDS OF CONDUIT INSTALLED BELOW GRADE FRO FUTURE USE SHALL BE CAPPED IF METALLIC OR PLUGGED IF NON-METALLIC.

MINIMUM BENDING RADIUS OF CONDUIT IS EQUAL TO 6X THE DIAMETER.

CONDUIT HEIGHT ABOVE CONCRETE BASES SHALL BE 1 INCH. ALL METALLIC CONDUIT ENDS SHALL BE REAMED AND THREADED.

ALL CONDUIT ENDS AT THE TOP OF CONCRETE BASES SHALL BE CAPPED IF METALLIC OR PLUGGED IF NON-METALLIC IMMEDIATELY AFTER PLACEMENT AND BEFORE CONCRETE IS POURED. CONDUITS IN WHICH WIRE OR CABLE IS NOT INSTALLED SHALL REMAIN CAPPED OR PLUGGED.



TYPE 5

CONCRETE BASES

BELL ENDS SHALL BE INSTALLED ON ALL PVC CONDUIT EXPOSED AT THE TOP OF CONCRETE BASES BEFORE INSTALLATION.

WHEN REQUIRED TO CONNECT NON-METALLIC CONDUIT TO METALLIC CONDUIT, ONLY ADAPTER FITTINGS, U.L. LISTED FOR ELECTRICAL USE, SHALL BE USED.

IF A BASE REQUIRES A DEEP FORM BECAUSE OF LOOSE DIRT OR FILL, THE FORM SHALL BE REMOVED BEFORE BACKFILLING AROUND THE BASE. BACKFILL SHALL BE TAMPED TIGHT AGAINST THE BARE CONCRETE BASE IN LAYERS OF 1 FOOT OR LESS.

A NO. 4 AWG STRANDED COPPER EQUIPMENT GROUNDING CONDUCTOR SHALL BE EXOTHERMICALLY WELDED TO THE EQUIPMENT GROUNDING ELECTRODE (GROUND ROD) FOR TYPE 5.

THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE FURNISHED AND INSTALLED TO ENTER ALL BASE TYPES THROUGH A 1 INCH CONDUIT INSTALLED FOR GROUNDING PURPOSES, LEAVING A 4 FOOT COIL OF WIRE ABOVE THE CONCRETE BASE. THE EQUIPMENT GROUNDING CONDUCTOR SHALL BE NEATLY COILED AND THE COILS TIED TOGETHER.

ANCHOR RODS SHALL BE THREADED 12" IN LENGTH ON EACH END OF THE ROD. ANCHOR RODS SHALL BE MANUFACTURED IN ACCORDANCE WITH SECTION 654.2.1 OF THE STANDARD SPECIFICATIONS.

WASHERS AND LOCK WASHERS ARE REQUIRED ON ALL ANCHOR RODS.

WHEN ANCHOR RODS USING THE ALTERNATE "L" BEND ARE FURNISHED, THE 4-INCH "L" BEND SHALL BE IN ADDITION TO THE SPECIFIED ANCHOR ROD BAR LENGTH. THE "L" BEND SHALL NOT BE THREADED.

ANCHOR RODS SHALL BE INSTALLED WITH MISALIGNMENTS OF LESS THAN 1:40 FROM VERTICAL.

WELDING OF THE ANCHOR RODS TO THE CAGE IS UNACCEPTABLE. TIE WIRES SHALL BE USED.

BAR STEEL REINFORCEMENT SHALL BE COATED WITH POWDERED EPOXY RESIN IN ACCORDANCE WITH SECTION 505 OF THE STANDARD SPECIFICATIONS (LATEST EDITION).

(1) THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETE BASE AND INSTALLED BELOW THE TRAVELED WAY SHALL BE 24 INCHES. THE MINIMUM DEPTH OF CONDUIT EXITING THE CONCRETE BASE THAT IS NOT INSTALLED BELOW THE TRAVELED WAY SHALL BE 18 INCHES. THE MAXIMUM DEPTH OF ALL CONDUIT SHALL BE 36 INCHES EXCEPT WITH WRITTEN APPROVAL OF THE ENGINEER.

(6) (4) 1" DIA. X 3' - 6" ANCHOR RODS.

(7) (6) NO. 4 X 4' - 8" BAR STEEL REINFORCEMENT.

(8) (5) NO. 4 X 5' - 1" BAR STELL REINFORCEMENT @ 1' - 0" C -C.

(9) EXOTHERMIC CONNECTION TO EUIPMENT GROUNDING CONDUCTOR

(10) ⅝" DIA. X 8' -0" COPPERCLAD EQUIPMENT GROUNDING ELECTRODE REQUIRED

(11) ANY ANCHOR ROD PROJECTION SHORTER THAN 2 ¾" OR LONGER THAN 3 ¼" SHALL REQUIRE THE BASE TO BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.

(12) FOR NON - BREAKAWAY INSTALLATIONS, 4 ½" ± ANCHOR ROD PROJECTION WITH THE USE OF LEVELING NUTS. RODENT SCREEN REQUIRED.

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LIGHTING PLANS
LIGHTING DETAILS

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CHECKED BY:

SHEET NUMBER
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GENERAL NOTES

DETAILS OF CONSTRUCTION MATERIALS AND WORKMANSHIP NOT SHOWN ON THE DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE CONTRACT.

FOUR (4) BOLTS SHALL BE FURNISHED WITH EACH TRANSFORMER BASE, BOLTS SHALL BE 1" DIAMETER, 4" IN LENGTH, WITH WASHERS, LOCK WASHERS AND NUTS. BOLTS, NUTS AND WASHERS SHALL BE MANUFACTURED IN ACCORDANCE WITH SECTION 641.2.2 OF THE WISDOT STANDARD SPECIFICATIONS.

LEVELING SHIMS, IF NEEDED, SHALL BE DESIGNED FOR THE PURPOSE AND USED UNDER CAST BASES WHEN PLUMBING POLES OR STANDARDS DURING INSTALLATION. THE USE OF WASHERS IN LIEU OF PROPER LEVELING SHIMS IS NOT ACCEPTABLE.

SHIM LENGTH STALL BE LONG ENOUGH TO COMPLETELY COVER THE AREA UNDER THE LENGTH AND WIDTH OF THE BASE MOUNTING FLANGE.

DOUBLE NUTTING IS NOT ACCEPTABLE FOR LEVELING OR MOUNTING PURPOSES.

A NEMA APPROVED, U.L. LISTED, COPPER WITH BRASS OR STAINLESS STEEL SET SCREW, DIRECT BURY RATED, MECHANICAL CONNECTOR (LUG), SIZED TO ACCEPT AWG. #10 TO #4 COPPER STRANDED WIRE SHALL BE FURNISHED AND INSTALLED IN THE PEDESTAL AND TRANSFORMER BASES.

THE MECHANICAL CONNECTOR SHALL BE INSTALLED USING A ¼" - 20 (TPI) STAINLESS STEEL HEX HEAD BOLT OF SUFFICIENT LENGTH TO FIRMLY ATTACH THE LUG TO THE BASE.

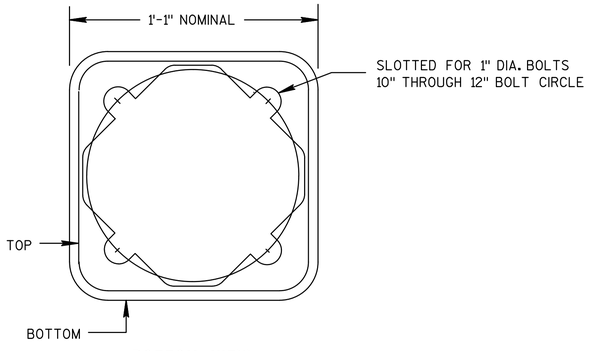
SHOULD THE MANNER OF ATTACHMENT OF THE LUG REQUIRE WASHERS, HEX NUTS, LOCK WATER — THEY SHALL BE STAINLESS STEEL AS IS THE BOLT. THE MANNER OF ATTACHMENT SHALL NOT BLOCK ACCESSIBILITY TO WIRE PLACEMENT IN THE CONNECTOR.

PEDESTAL BASE COLLAR THREADING SHALL BE TAPERED AND IN ACCORDANCE WITH NATIONAL PIPE THREADING DIMENSIONS.

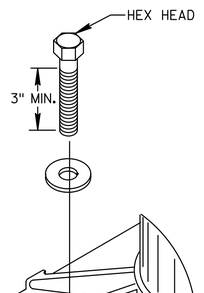
BASE COLLAR THREADING SHALL EXTEND INTO THE BASE COLLAR WITH SUFFICIENT DEPTH TO ACCEPT THE INSTALLATION OF TRAFFIC SIGNAL STANDARDS TO A DEPTH OF 1½", THEN TIGHTENING TO A POINT OF BEING IMMOVABLE.

TRANSFORMER BASES SHALL BE BLACK ANODIZED ALUMINUM.

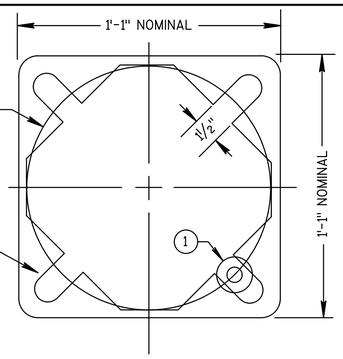
THE ACCESS DOOR SHALL BE OF THE SAME MATERIAL AND FINISH AS THE BASE.



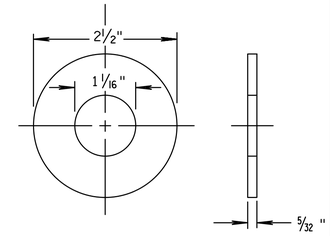
BOTTOM VIEW (TRANSFORMER BASE)



TOP VIEW (PEDESTAL BASE)

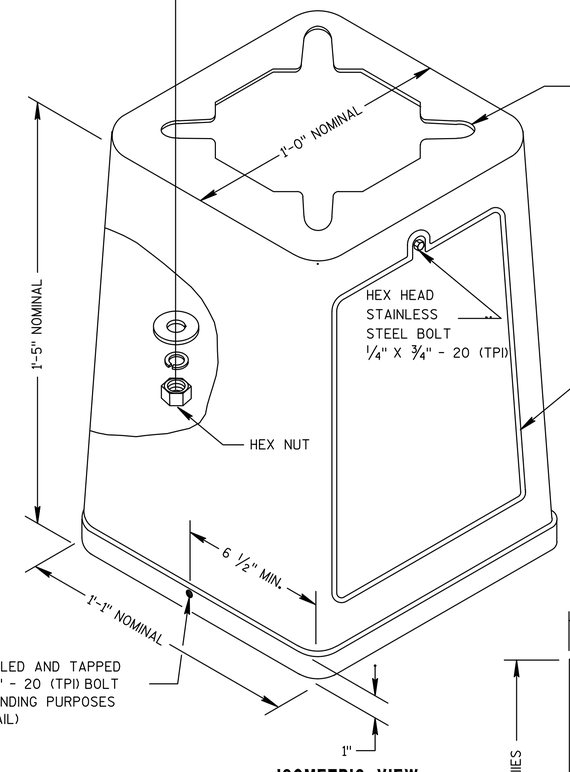


BOTTOM VIEW (PEDESTAL BASE)

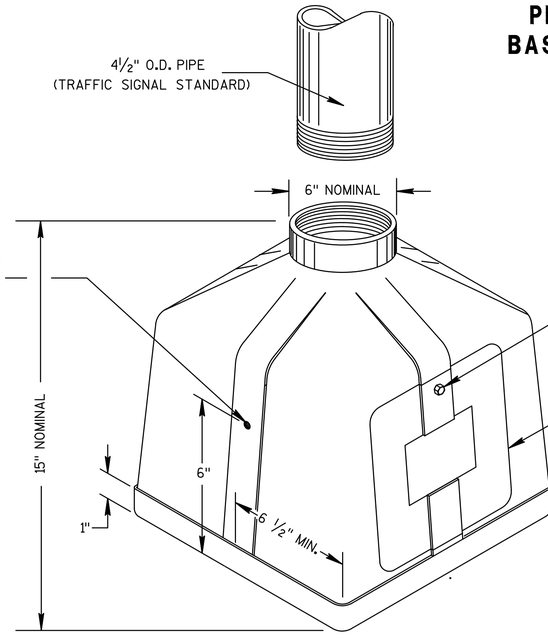


ZINC COATED STEEL WASHER
TO BE PROVIDED BY THE CONTRACTOR

PEDESTAL BASE WASHER (1)

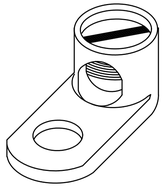


ISOMETRIC VIEW



ISOMETRIC VIEW

PEDESTAL BASE

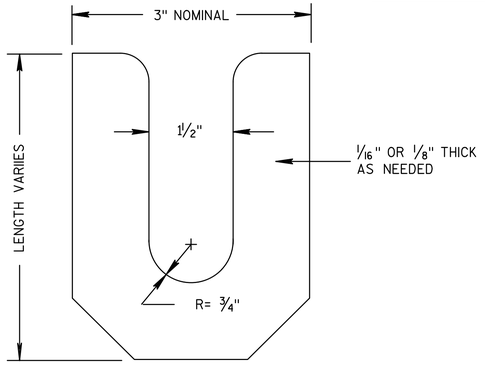


TYPICAL MECHANICAL CONNECTOR LUG

TO BE FURNISHED WITH EACH BASE

TRANSFORMER BASE

INTENDED FOR USE WITH TYPE 2, 3, 4, 5 & 6 POLES



LEVELING SHIM

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

Know what's below. Call before you dig.

DESCRIPTION	DATE

raSmith
CREATIVITY BEYOND ENGINEERING
W62 N588 Washington Ave., Ste. 201
Cedarburg, WI 53012-2074
(262) 781-1000
rasmith.com
Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

HOLY HILL ROAD
VILLAGE OF GERMANTOWN

LIGHTING PLANS
LIGHTING DETAILS

© COPYRIGHT 2022 R.A. Smith, Inc.

DATE: 02/07/2022
SCALE: 1"=5'
JOB NO. 1200627
PROJECT MANAGER: T. HARTJES
DESIGNED BY: MCG
CHECKED BY:

SHEET NUMBER
28

Streetworks

DESCRIPTION

The OVH LED area luminaire provides uncompromising optical performance and outstanding versatility for a wide variety of area and roadway applications. Patented modular LightBAR™ technology delivers uniform and energy-conscious illumination to walkways, parking lots and roadways. UL/cUL listed for wet locations.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction
Heavy-duty cast aluminum housing and removable door. 3G vibration rated to ensure strength of construction and longevity in application. Die-cast aluminum door frame features integral hinges for tool-less maintenance access.

Optics
Choice of twelve patented, high efficiency AccuLED Optics™ manufactured from injection-molded acrylic. Optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and nominal 70 CRI.

Electrical
LED drivers hard mount to die-cast aluminum back casting for optimal heat sinking and operation efficiency. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Shipped standard with the Cooper Lighting Solutions' proprietary circuit module designed to withstand 10kV of transient line surge. Thermal management incorporates both conduction and natural convection to transfer heat rapidly away from the LED source and retain optimal efficiency and light output. OVH LED luminaire is suitable for low temperature operation down to -40°C. Standard three-position tunnel type compression terminal block. 95% lumen maintenance expected at 60,000 hours per IESNA TM-21. LightBARs feature IP66 enclosure rating.

Mounting
Two-bolt/one bracket slipfitter with cast-in pipe stop and leveling steps. Fixed-in-place birdguard seals around 1-1/4" or 2" mounting arms.

Finish
Components finished in a standard grey five-stage Super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors including black and bronze. RAL and custom color matches available.

Warranty
Five-year warranty.

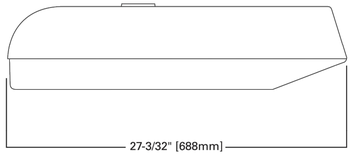


OVH LED

1 - 4 LightBARs
LED

ROADWAY LUMINAIRE

DIMENSIONS



CERTIFICATION DATA

UL/cUL Listed
ISO 9001
IP66 LightBARs
3G Vibration Rated

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA

Effective Projected Area: (Sq. Ft.)
.80

SHIPPING DATA

Approximate Net Weight:
21 lbs. (9.5 kgs.)

COOPER Lighting Solutions

TD521002EN
2017-01-04 16:19:14

R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

Know what's **below.**
Call before you dig.

DESCRIPTION | DATE

raSmith
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HOLY HILL ROAD
VILLAGE OF GERMANTOWN

LIGHTING PLANS
LIGHTING DETAILS

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R.A. Smith, Inc.

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Catalog #		Type	
Project			
Comments		Date	
Prepared by			

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LED drivers hard mount to die-cast aluminum back casting for optimal heat sinking and operation efficiency. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. Shipped standard with the Cooper Lighting Solutions' proprietary circuit module designed to withstand 10kV of transient line surge. Thermal management incorporates both conduction and natural convection to transfer heat rapidly away from the LED source and retain optimal efficiency and light output. OVH LED luminaire is suitable for low temperature operation down to -40°C. Standard three-position tunnel type compression terminal block. 95% lumen maintenance expected at 60,000 hours per IESNA TM-21. LightBARs feature IP66 enclosure rating.

Mounting
Two-bolt/one bracket slipfitter with cast-in pipe stop and leveling steps. Fixed-in-place birdguard seals around 1-1/4" or 2" mounting arms.

Finish
Components finished in a standard grey five-stage Super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Consult your lighting representative at Cooper Lighting Solutions for a complete selection of standard colors including black and bronze. RAL and custom color matches available.

Warranty
Five-year warranty.

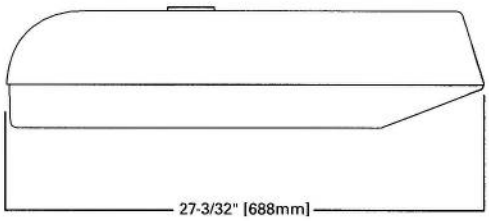


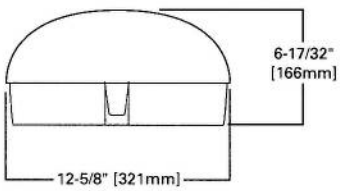
OVH LED

1 - 4 LightBARs
LED

ROADWAY LUMINAIRE

DIMENSIONS





CERTIFICATION DATA

UL/cUL Listed
ISO 9001
IP66 LightBARs
3G Vibration Rated

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz, 480V/60Hz
-40°C Minimum Temperature
40°C Ambient Temperature Rating

EPA

Effective Projected Area: (Sq. Ft.)
.80

SHIPPING DATA

Approximate Net Weight:
21 lbs. (9.5 kgs.)

COOPER Lighting Solutions

POWER AND LUMENS BY BAR COUNT (21 LED LIGHTBARS)

Number of LightBARs		E01	E02	E03	E04
Drive Current		350mA Drive Current			
Power (Watts)		25W	52W	75W	97W
Current @ 120V (A)		0.22	0.44	0.63	0.82
Current @ 277V (A)		0.10	0.20	0.28	0.36
Current @ 347V (A)		0.11	0.19	0.28	0.29
Current @ 480V (A)		0.09	0.15	0.20	0.21
T2	Lumens	2,999	5,997	8,996	11,994
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
T3	Lumens	2,986	5,972	8,957	11,943
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
T4	Lumens	2,939	5,877	8,816	11,754
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3
5MQ	Lumens	2,999	5,997	8,996	11,994
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
5WQ	Lumens	2,986	5,972	8,957	11,943
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
5XQ	Lumens	2,939	5,877	8,816	11,754
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G3
SL2	Lumens	2,928	5,856	8,784	11,712
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
SL3	Lumens	2,969	5,937	8,906	11,875
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
SL4	Lumens	2,882	5,764	8,646	11,528
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2
RW	Lumens	3,004	6,007	9,011	12,015
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3
SLL/SLR	Lumens	2,693	5,387	8,080	10,774
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3

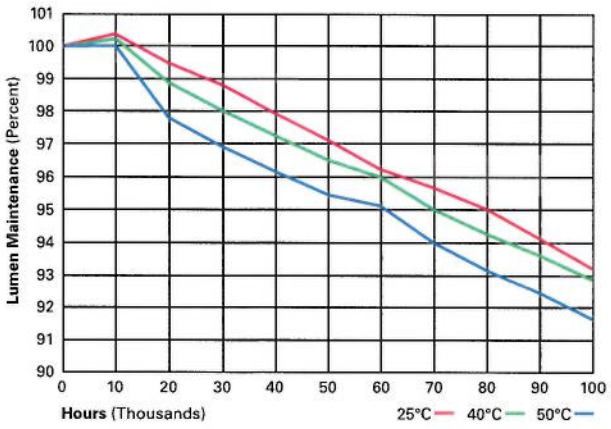
POWER AND LUMENS BY BAR COUNT (7 LED LIGHTBARS)

Number of LightBARs		F01	F02	F03	F04
Drive Current		1A Drive Current			
Power (Watts)		26W	55W	78W	102W
Current @ 120V (A)		0.22	0.46	0.66	0.86
Current @ 277V (A)		0.10	0.21	0.29	0.37
Current @ 347V (A)		32	60	85	105
Current @ 480V (A)		0.11	0.19	0.28	0.30
T2	Lumens	2,475	4,951	7,426	9,902
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
T3	Lumens	2,465	4,930	7,395	9,859
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3
T4	Lumens	2,426	4,852	7,278	9,704
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
5MQ	Lumens	2,565	5,131	7,696	10,262
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
5WQ	Lumens	2,531	5,061	7,592	10,123
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2
5XQ	Lumens	2,553	5,105	7,658	10,210
	BUG Rating	B2-U0-G1	B3-U0-G2	B3-U0-G3	B4-U0-G3
SL2	Lumens	2,417	4,834	7,251	9,668
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
SL3	Lumens	2,451	4,901	7,352	9,803
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B2-U0-G2
SL4	Lumens	2,379	4,758	7,138	9,517
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2
RW	Lumens	2,480	4,959	7,439	9,918
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G3	B3-U0-G3
SLL/SLR	Lumens	2,224	4,447	6,671	8,894
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G3	B1-U0-G3

LUMEN MAINTENANCE

Ambient Temperature	25,000 Hours*	50,000 Hours*	60,000 Hours*	100,000 Hours	Theoretical L70 (Hours)
25 C	> 99%	> 97%	> 96%	> 93%	> 450,000
40 C	> 98%	> 97%	> 96%	> 92%	> 425,000
50 C	> 97%	> 96%	> 95%	> 91%	> 400,000

* Per IESNA TM-21 data.



LUMEN MULTIPLIER

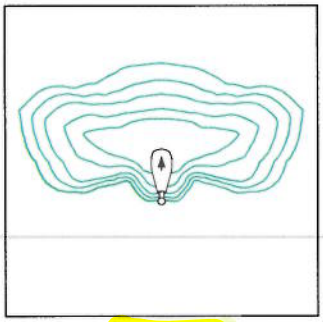
Ambient Temperature	Lumen Multiplier
10 C	1.02
15 C	1.01
25 C	1.00
40 C	0.99
50 C	0.96

COOPER Lighting Solutions

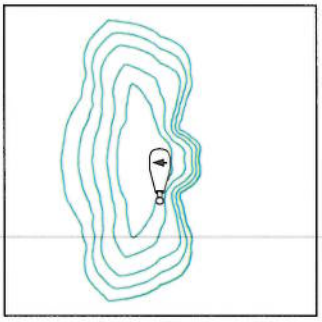
Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

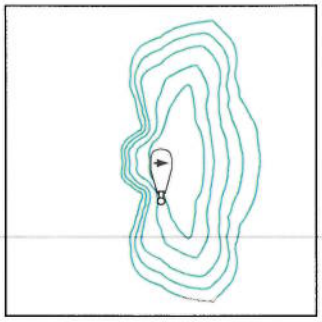
OPTIC ORIENTATION



Standard



Optics Rotated Left @ 90° (L90)



Optics Rotated Right @ 90° (R90)

ORDERING INFORMATION

Sample Number: OVH-E04-LED-E-U-T4-AP

Product Family [1]	Number of LightBARs [2,3]	Lamp Type	Ballast Type	Voltage	Distribution	Color
OVH=Full Cutoff Luminaire	**E01**=(1) 21 LED LightBAR **E02**=(2) 21 LED LightBARs **E03**=(3) 21 LED LightBARs **E04**=(4) 21 LED LightBARs **F01**=(1) 7 LED LightBAR **F02**=(2) 7 LED LightBARs **F03**=(3) 7 LED LightBARs **F04**=(4) 7 LED LightBARs	**LED**=Solid State Light Emitting Diodes	**E**=Electronic	**U**=Universal (120-277V) **8**=480V [4] **9**=347V	**T2**=Type II **T3**=Type III **T4**=Type IV **SL2**=Type II with Spill Control **SL3**=Type III with Spill Control **SL4**=Type IV with Spill Control **RW**=Rectangular Wide **5MQ**=Type V Square Medium **5WQ**=Type V Square Wide **5XQ**=Type V Square Extra Wide **SLL**=90° Spill Light Eliminator Left **SLR**=90° Spill Light Eliminator Right	**AP**=Grey **BZ**=Bronze **BK**=Black **WH**=White **A**=Raw Aluminum Unfinished

Options (Add as Suffix)		**Accessories** (Order Separately)
4=NEMA Twistlock Photocontrol Receptacle **U**=UL and cUL Listed **K**=Level Indicator **2L**=Two Circuits [5] **LCF**=LightBAR Cover Plate Matches Housing Finish	**R90**=Optics Rotated Right 90° **L90**=Optics Rotated Left 90° **7060**=70 CRI / 6000K CCT [6] **8030**=80 CRI / 3000K CCT [6] **HA**=50°C High Ambient	**OA/RA1016**=NEMA Twistlock Photocontrol - Multi-Tap **OA/RA1014**=NEMA Twistlock Photocontrol - 120V **OA1223**=10kV Circuit Module Replacement **OA/RA1013**=Photocontrol Shorting Cap **LB/HSS-21**=Field Installed House Side Shield for "E" Light BARs [7,8] **LB/HSS-07**=Field Installed House Side Shield for "F" Light BARs [7,8]

NOTES:

1. Customer is responsible for engineering analysis to confirm pole and fixture compatiblity for all applications. Refer to our white paper WP513001EN for additional support information.
2. Standard 4000K CCT and nominal 70 CRI.
3. 21 LED LightBAR powered at 350mA. 7 LED LightBAR powered at 1A.
4. Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
5. Low-level output varies by bar count specified. Consult factory. Not available with 347V or 480V. Requires quantity two or more light bars.
6. Consult factory for lead times and lumen multipliers.
7. Only for use with SL2, SL3, and SL4 distributions. Not available with L90 and R90 options.
8. One required for each light bar. Not available with L90 and R90 options.

4-Lane Alt

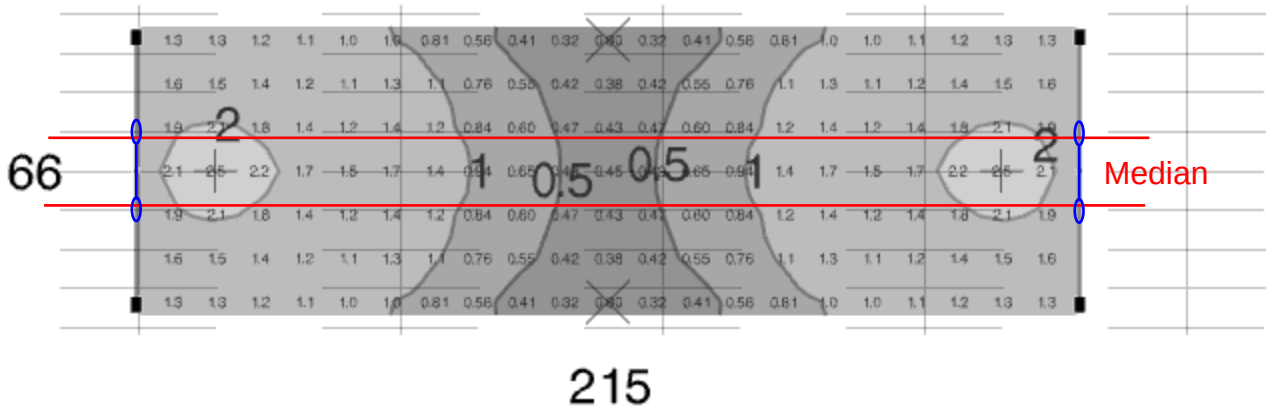
OVH-E04-LED-E-U-T2.ies

COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)
OVH-E04-LED-E-U-T2
OVH LED ROADWAY SMALL CUTOFF COBRAHEAD LUMINAIRE (4) LIGHTBARS WITH AccuLED OPTICS - Back-to-Back

Luminaire Watts	97	W
Ballast/Driver Factor	1.00	
Light Loss Factor	1.00	
Total Proration Factor	1.00	
Luminaire Lumens	11994	lms

215 ft

34 ft



Min: 0.30 fc	Avg: 1.2 fc	Max: 2.5 fc
Max/Avg: 2.1	Avg/Min: 3.8	Max/Min: 8.2

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