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

MEETING:	**PLAN COMMISSION**
DATE AND TIME:	**MONDAY, March 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 # 2555 142 3909 Password: YYp3u73uQS5 which can be accessed by phone at 408-418-9388 or by logging on https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m21c676c202ab77e898aa9e6b56180873
Citizens not wishing to attend the meeting personally or virtually may submit written comments by sending an email to comments@germantownwi.gov 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** February 14, 2022

V. **NEW BUSINESS**

A. Zilber Property Group, Applicant for ZPG Development LLC, Property Owner – 55.9 acre parcel on Gateway Crossing (Lot 4 Certified Survey Map #6898). Planned Development District (PDD) Amendment to add 55.9 acres to the Germantown Gateway Corporate PDD and Site Plan Review for a 233,327 sqft Industrial Building. **(PUBLIC HEARING & ACTION)**

B. Colgate Gas Inc., Applicant and Property Owner - W220 N9626 Amy Belle Road & N96 W21962 County Line Road for (1) 2020 Land Use Plan Map Amendment from Rural Residential to Commercial and Low Density Residential, (2) Rezoning from B-5: Highway Business to the Rs-4: Single Family Residential Zoning District, (3) 2-Lot Certified Survey Map (CSM) to move a property line; and (4) Site Plan Review for landscaping/fencing. **(PUBLIC HEARING & ACTION)**

C. Elizabeth Ortin, Applicant for Anderson Brothers Construction, Property Owner - W188 N10707 Maple Road. Conditional Use Permit (CUP) for an “Indoor Recreation Establishment”. **(PUBLIC HEARING & ACTION)**

D. Katelyn LeTourneau & Kevin Schodron, Applicants and Property Owners - N120 W15515 Freistadt Road. Application for Historic Designation. **(ACTION)**

E. MSI General Corporation, Applicant for Gtown Properties, Property Owner - N112 W15800 Mequon Road (Sendik’s Village Centre). Revised Site Plan for exterior modifications. **(ACTION)**

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F. Prairie Sign and Lighting LLC, Applicant for Waste Management of Wisconsin, Inc. - N96 W13840 County Line Road. Sign Review Application. **(ACTION)**

G. Kevin H. Behnke, Applicant and Property Owner of the Apple Works Winery - W179 N12536 Fond du Lac Avenue. Site Plan Review for a new outdoor shelter. **(ACTION)**

VI. **ANNOUNCEMENTS**

VII. **ADJOURNMENT**

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

PLAN COMMISSION MINUTES
February 14, 2022

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:30 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 January 10, 2022.
MOTION carried unanimously.

Moore Designs - W193 N10980 Kleinmann Drive and Pace Property Management - N112 W19225 Mequon Road. Land Use Plan Map Amendment from Agricultural/Conservation to Industrial/Office, Rezoning from B-5:Highway Business to M-1: Limited Industrial District and 2 lot Certified Survey Map (CSM) applications. Director Retzlaff summarized the proposal.

Public Hearing opened: 6:36 pm.

-Dave Moore, property owner of W193 N10980 Kleinmann Drive, said the land included in the CSM was not useful to him. He understands the zoning change and is supportive of the project.

Public Hearing closed: 6:38 pm

MOTION Baum second Laszewski to 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.

MOTION carried unanimously.

MOTION Baum second Laszewski to 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.***

MOTION carried unanimously.

Chairman Wolter asked if a site plan will come forward and if there would be development in the 25-foot wetland setback. Director Retzlaff said the condition of the rezoning states that a detailed site plan be submitted for review and approval. He indicated that staff may be able to approve the site plan with a zoning permit if there is no encroachment into the 25-foot wetland setback area.

MOTION carried unanimously.

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MOTION Baum second Shadid to 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.***

MOTION carried unanimously.

Detail Woodworks - N114 W18775 Clinton Drive - Sign Review application. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the wall signs for Detail Woodworks located at N114W18775 Clinton Drive, as proposed.

MOTION carried unanimously.

Holy Hill Road Improvement Project: Street Lighting. Director Retzlaff summarized the project. Holy Hill Road from US41 to Goldendale Road is scheduled to be widened from a 2-lane to a 4-lane divided road in 2022. Street lighting is included in the project and is comprised of standard highway lighting. Discussion followed.

Commissioner Nilles said he was happy to see a multi-use path being installed and asked if there was any consideration to light the path. Director Retzlaff explained the engineer recommended to light the area at a continuous level, but staff asked them to tone it down given the feedback from the neighbors concerning the lights. He confirmed the path is part of the trail plan that is part of the recently approved outdoor recreation plan.

Chairman Wolter asked if more lighting could be added at a later date. Director Retzlaff said the components would need to be replaced with a different fixture. Trustee Baum stated he had received complaints from residents regarding the building lights. The complaints included not being able to see the stars anymore. He added it's because there is now light where it was dark. Illuminating the intersection at Goldendale and Holy Hill Road will bring lights right into their proximity.

This item was for discussion only. No action was taken.

Discussion 2050 Comprehensive Plan Update Director Retzlaff explained at the February 7th meeting, the Village Board discussed goals for 2022 and one of the priority goals was to complete and approve the 2050 Plan and another goal was to improve communication with property owners and residents. He summarized where we are in the process of updating the 2050 Plan. He explained we are now at the plan development stage where we will finalize our land use plan alternatives, goals and map boundaries, update the NDC maps and land use matrix, develop implementation strategies and recommendations to present to Plan Commission for review, develop a final draft document and conduct the 4th community conversation public work shop meeting. After that we will have a plan review public hearing and adoption stage, create the final draft documents, advertise for a 30-day public hearing notice, Plan Commission will conduct the public hearing and make a recommendation

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to the Village Board and Village Board will conduct their own public hearing, if they choose, and then adoption of the 2050 plan by ordinance.

The next steps will include staff and Graef completing review of the draft chapters, conducting community conversation meeting #4, possibly on March 28th or another date on the fourth week of the month. The Village Board suggested 2 additional public meetings to solicit feedback from residents. The schedule needs to be discussed along with topics, format, location, notification and advertising for the meetings. Chairman Wolter said the additional public meeting would be close to the finality of the update and presented as it is. Any questions could be answered at that meeting. But he feels most of the discussion will be on the rural preservation district and what we are proposing as changes and allowable acreage. The other areas to the south are not changing and are pretty well set. He would prefer to have discussion first on the rural preservation area to get those concerns out there. Then the consultant can show what the area can really be and what we are thinking about. Director Retzlaff asked if we should hold the additional public meeting first, and should it be focused on the rural preservation district, what type of format should it be, how should we advertise. He explained we could send a mailing to owners in that area and then advertise as we normally would. Chairman Walter agreed with the mailing to notify the north property owners asking for their input. He suggested using the March water billing as a way to reach other residents to inform them of how they can also participate. Discussion continued.

Director Retzlaff asked what type of format will work best for the meeting. Chairman Walter liked the idea of presenting the plan as what we are thinking for a certain area but then ask residents for their feedback and answer their questions by breaking out in smaller groups. Director Retzlaff asked if there would be a benefit from having a charette style session where people can break off in small groups with a spokesman. Chairman Wolter said he would be OK with that too and it would provide an opportunity to get some good notes. Discussion continued.

Director Retzlaff said the additional meetings could be held in the Village Hall Board Room with the option of residents joining through the WebEx platform. He explained now that we have one additional meeting to focus on the rural preservation district we could tie in the Holy Hill Road corridor, the Gateway corridor interface, the Village Center and Lannon/County Line Road areas. Chairman Wolter said we could do a workshop on every district, but the biggest area is north of Freistadt Road. He said we can hammer out the other discussion points at the main meeting. The largest land mass and the one we hear about the most is the rural area . He added it will be the consultant that presents how the land can be used and how we can keep the rural look for the area.

Trustee Jan Miller commented that more discussion is needed and that there are other areas that are important besides the rural preservation area. She said it is not easy to get people involved and suggested a schedule and timeline posted on the Village website along with other social media, advertising on the Village Hall sign and mailing notices out.

Chairman Wolter said a plan layout and schedule should be planned for March 28th for the rural preservation discussion in the Village Hall board room with a letter mailed to the north property owners. Advertising on the Village Hall message board should also be used. April 25th could be set as a date for overall discussion. Graef could present 5 or 6 districts and individuals could come forward and we could handle questions at the end of the meeting. The public hearings could be May 9th at Plan Commission and June 6th at Village Board with a June 20th Village Board for final approval. Director Retzlaff said he will need to discuss the timeline with Graef and suggested having

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a public hearing before the Plan Commission, separate from the date they make a formal recommendation to the Village Board in order to receive feedback.

Associate Planner Zandt gave an update on the assembly housing bills. Assembly Bill 506 that provides instructions for the use of how 10 percent of ARPA funds is to be spent on workforce housing related expenditures has gone from the Assembly to the Senate but has not been sent to the committee. Assembly Bill 608 requires that a multi-family district be created that allows 16 units per acre or more and requires municipalities to allow multi-family 16 units per acre or greater in all commercial districts. The bill was sent to the Senate, but they still need to make a recommendation vote. Chairman Wolter asked if any of our representatives sit on the committee. Director Retzlaff said he would look into that. He said Bill 608 would provide significant changes for the Village and would be a game changer for the zoning codes overall density allowance. If approved, we would need to create a multi-family district that allows 16 units per acre and expand all of our commercial districts to allow 16 units per acre.

ANNOUNCEMENTS None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:07 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

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PLANNED DEVELOPMENT DISTRICT (PDD) AMENDMENT & SITE PLAN APPLICATION

3/14/22 Plan Commission Meeting

Zilber Property Group / Germantown Gateway Corporate Park

Village Planner Report **Germantown, Wisconsin**

Summary

Frank Dekan, agent for Zilber Property Group and ZPG Development, LLC, property owner, is requesting approval of an amendment to the Germantown Gateway Corporate Park Planned Development District (M-1/PDD) to add 55.9 acres to the Germantown Gateway Corporate Park PDD, and approval of site development and building plans for a 233,327 sqft industrial building (Zilber 5).

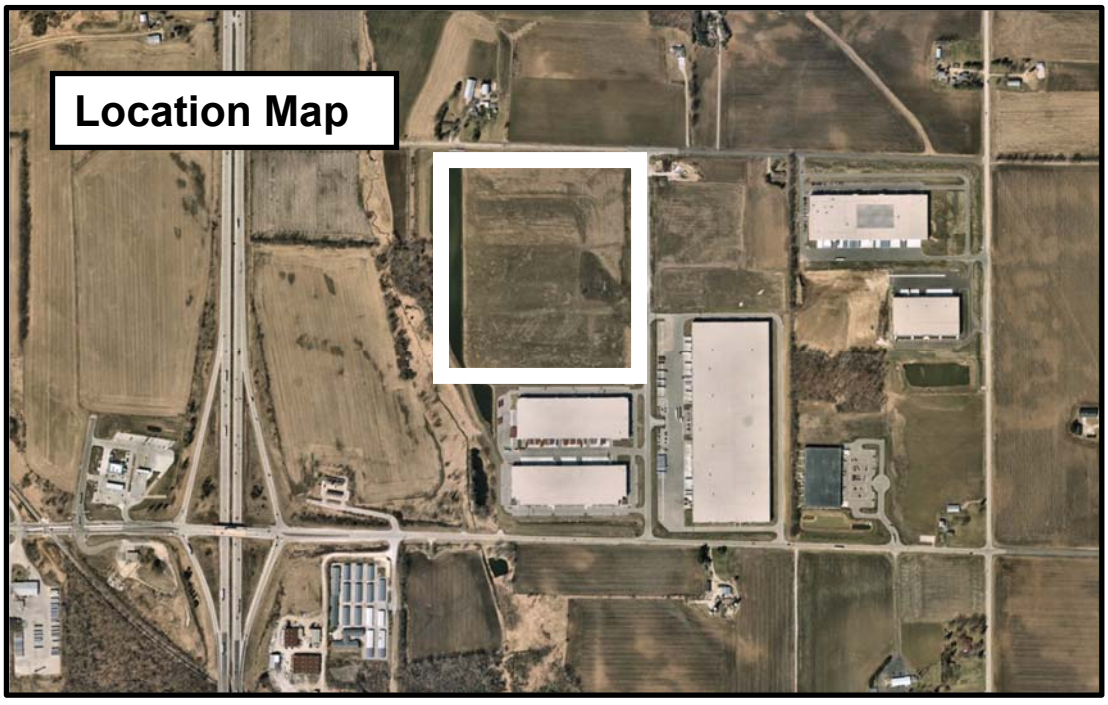
Location: W210 N12975 Gateway Crossing

Applicant/
Property Owner: Frank Dekan
Zilber Property Group
710 N. Plankinton Ave
Milwaukee, WI

ZPG Development LLC
710 N. Plankinton Ave
Milwaukee, WI

Current Zoning: M-1: Limited Industrial/PDD

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



Background

Frank Dekan, agent for Zilber Property Group and ZPG Development, LLC, property owner, is requesting approval of an amendment to the Germantown Gateway Corporate Park Planned Development District (M-1/PDD) to add 55.9 acres to the Germantown Gateway Corporate Park PDD, and, approval of site development and building plans for a 233,327 sqft industrial building (Zilber 5).

In April 2019, the Village approved development plans for a portion of the Germantown Gateway Corporate Park located west of Gateway Crossing (across from the Briggs & Stratton building). Site development & building plans were approved for two (2) multi-tenant industrial buildings known as Zilber 2 (198,766 sqft) and Zilber 3 (204,373 sqft) on the 33.07-acre parcel adjacent to Holy Hill Road at Gateway Crossing.

At this time, the Zilber Property Group is requesting approval to expand the Germantown Gateway Corporate Park PDD to include the remaining 55.9 acres of the north to Rockfield Road and west of Gateway Crossing (all of Lot 4 in CSM #6898). Doing so will allow greater flexibility with building setback requirements affecting the Zilber 5 building and future buildings constructed within the remaining area (see full buildout concept plan). The proposed PDD amendment contains two components:

1. Expand the boundary to include an additional 55.9 acres (all of Lot 4 in CSM #6898); and
2. Revised the language in Section 4 of the conditions & restrictions resolution for the PDD (Resolution No. 06-2020) in reduce the building setbacks between buildings to 0 feet to accommodate a shared parking area (the same as what applies to the Zilber 2 & Zilber 3 buildings).

Industrial Building #5

As detailed in the plans, development of the 233,327sqft “Zilber 5” will have the following characteristics:

Site Improvements:

- Two (2) access driveways onto Gateway Crossing (one main access driveway for employees and visitors on the south side of the lot and another access for trucks on the north side of the proposed building);
- On-site sanitary sewer and water facilities with connections to the public utilities being extended to the site and installed in the Gateway Crossing public right-of-way;
- Install on-site storm sewer, drain tile, ditches and swales with connections to the “regional” storm water ponds already constructed on the west side of Zilber 5;
- Parking along the south side of the site with a total of 240 employee/visitor parking stalls (9’x20’)
- Truck parking along the north side of the site with 79 truck/trailer stalls (12’x55’) and 58 total dock bays to the building (26 installed w/ 32 future).
- Perimeter plantings on all four sides of the property, building foundation landscaping along the west, and north sides of the building; street trees along Gateway Crossing

Building Improvements:

- 233,327 total square foot industrial building
- 14’ wide x 32’ clear height painted and insulated pre-cast concrete wall panels with multiple reveals, painted white to gray and warm accent colors and stepped elevation to create shadow lines and reduce scale;

- Aluminum storefront window systems with clearstory windows

Storm Water Management. A total of 549,964 square feet (12.6 acres) of impervious surfaces are proposed as part of the Zilber 5 site development or 22.6% of the total 55.9-acre site leaving 77.4% in open/green space. All on-site storm sewer, roof drains, ditches and swales are provided with connections to the corporate park "regional" storm water ponds constructed on the west side of the Gateway Corporate Park (within Lot 4).

Landscaping & Buffering. A significant amount of landscaping is proposed along the perimeter of the site and foundations of the building. Overall (see Sheet L-1), plantings consist of a variety of deciduous street and shade trees, ornamental trees, evergreen trees, deciduous and evergreen shrubs, perennial plantings and ornamental grasses. (see Sheet L-1 through L-4).

Lighting. Exterior lighting for the site includes:

- 109W LED cut-off style building-mounted fixtures at a height of 35' on all building elevations;
- 72W LED cut-off style pole-mounted fixtures mounted on a 20' pole and 2' base (23' fixture height) along the west and north sides of the truck parking area
- 10W LED Ground-mounted directional spot lighting for the entrance & office areas near the southwest and southeast corners of the building

Signage. There is a placeholder for a monument sign at the southeast corner of the site plan. A sign permit will need to be reviewed and approved by the Plan Commission prior to any sign installation.

Staff Comment

While the Zoning Code allows multiple non-residential buildings to be constructed on a single parcel, there are no provisions in the Code that make it easy to divide a parcel with multiple buildings for purposes such as being able to sell a building and property separately. In 2020 the Village worked with Zilber Property Group to create the Germantown Gateway PDD so that individual buildings could be divided onto separate parcels without violating building and/or parking setback requirements in the underlying M-1: Limited Industrial Zoning District. The PDD amendment simply adds additional land area and provides for future building construction and land division into separate lots as was the case with the Zilber 2 & Zilber 3 development.

No roof-top HVAC units are proposed at this time and the need for and location of HVAC units will be determined at the time each tenant space is built-out. With that said, a sight-line diagram has been prepared that indicates the minimum distance (14 feet) that an RTU would be required to be installed set back from the edge of the parapet wall to not be visible from Gateway Crossing. If RTU's are installed closer than 14 feet to a parapet wall or are larger/taller than analyzed in these plans, then screening will be required.

Fire Department/Police Department
No comment.

Public Works
As a result of Staff's initial review of the site development and building plans submitted for Zilber 5, a number of items/issues that are listed in the January 17, 2022, review memo (attached hereto) has been addressed with supplemental information and revised plan sheets. No additional comments or issues have been identified.

Village Forester
No comment.

Building Inspection Services
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.

VILLAGE STAFF RECOMMENDATION

APPROVE the PDD amendment to add 55.9 acres (Lot 4 of CSM #6898) to the Germantown Gateway Corporate Park Planned Development District (M-1/PDD) located at Gateway Crossing subject to the following condition:

1. Add the 55.9 acres of land in Lot 4 of CSM #6898 to the overall boundary of the PDD; and
2. Revise the language in Section 4 of the conditions & restrictions resolution for the PDD (Resolution No. 06-2020) to reduce the building and parking setback requirements to allow shared parking facilities to straddle common property lines between buildings.

APPROVE the site development and building plans for the Zilber 5 233,327 sqft industrial building in the Gateway Corporate Park subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following architectural and engineering plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
    a. "Onsite Civil Engineering and Infrastructure Plans for the Zilber Industrial 5 at Germantown Corporate Park" dated February 4, 2022;
    b. Architectural plans labeled "Zilber Industrial 5" dated February 4, 2022;
    c. Exterior lighting plans dated December 28, 2021

2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.

3. All exterior doors (except primary entrance) shall be clearly marked with reflective 5” or larger letters/numbers to aid emergency personnel access as required by the Police Department.

4. All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to issuance of a building permit for the Zilber 5 building (excluding “early start” site clearing and footing/foundation work approved by the Village and/or WI DSPS):
    a. January 17, 2022, memo from Public Works Director, Larry Ratayczak

5. State approved plans and a $20,000 occupancy bond are required by Inspection services as part of the building permit application.

6. The Developer and/or building owner shall provide a detailed plan or set of specifications for the type, i.e. design, materials, color, etc. of roof-mounted mechanical screening that will be installed if screening is required at the time one or more tenants apply for building permits and occupancy from the Village. Said specifications shall be submitted to the Village Planner for review and approval prior to issuance of an occupancy permit for any tenant in the Zilber 5 building. As indicated on the building plan set (Sheet A102), if any roof-top HVAC or other mechanical unit is installed closer than 14 feet to a parapet wall or is larger or taller than an 8’ tall unit analyzed in the plan set, screening of such unit shall be required.

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

January 24, 2022

Frank Dekan
Zilber Property Group
710 N. Plankinton Ave
Milwaukee, WI 53203

RE: Germantown Gateway Corporate Park; Zilber 5 Site & Building Plans; Staff Review Comments

Mr. Dekan:

Village Staff has reviewed the applications and plans submitted for the proposed Zilber 5 building and site development in the Germantown Gateway Corporate Park and has identified the following outstanding items/issues that need to be addressed before we can schedule the plans for Plan Commission review/approval. Please provide the requested information, corrections and/or revisions as soon as possible. If necessary, Village staff would be happy to meet with you to discuss or clarify any of these items.

Community Development Department

1. Zilber 2 & 3 were originally constructed on one parcel. In 2020, a Planned Development District (Germantown Gateway Corporate Park PDD) was created as the only alternative under our Zoning Code to divide the Zilber 2 and Zilber 3 buildings onto separate parcels without creating non-conforming parcels. In an effort to avoid going through this process again in the future with Zilber 5 and any subsequent buildings on the remaining portion of the parcel, please submit a plan that shows how future buildings on this parcel will meet all setbacks, width, and coverage requirements in the M-1 Limited Industrial District if this Zilber 5 or any other future buildings need to be divided onto separate parcels (which would require a separate Certified Survey Map (CSM) application). Alternatively, you can choose to apply for an expansion of the Germantown Gateway PDD to include the entire 56-ac parcel upon which Zilber 5 is now proposed. A separate rezoning application would be required and could be processed concurrently with the Site Plan application in March.

   We will be submitting an application for the PDD along with this resubmittal package.

2. Describe in more detail the proposed “Future Parking Storage” area on the west side of the proposed building. Additional landscaping will be required along the west side of said parking area to help screen from the west, similar to what was required for Zilber 3 to the south.

   This area will give us flexibility for future tenant needs and requests. This area has been designed to accommodate either trailer parking or car parking depending on the future tenants needs.

3. Additional landscaping is required along Gateway Crossing, the north property line and along the south property line in lieu of landscaping within the interior parking areas required under Zoning Code 17.43(5)(c) below:

   (c) Parking Lot Landscaping.1.In parking lots, at least 5% of the interior parking area shall be landscaped with plantings, and one tree of a minimum 2-inch caliper, for each 10 spaces, all as shall be submitted and approved as part of the plan provided for herein above. Planting required within the parking lot shall be in addition to, and not in lieu of, other planting requirements, such as for street trees.2.Parking lot street frontage screening and perimeter screening shall be a minimum of 5 feet wide.3.Parking lot landscaping shall be located in protected areas, such as along walkways, in center islands, at the ends of bays, or between parking stalls. All landscaping in parking areas and on the street frontage shall be placed so that it will not obstruct sight lines and distances.4.A mixture of hardy flowering and/or decorative evergreen and deciduous trees which shall be selected by the developer from an approved list of types and species of plantings and trees to be provided by the Village, shall be planted. Evergreens shall be used along the perimeter of the lot for screening from adjacent properties, and the deciduous trees for shade within the lot. Areas between trees shall be mulched or planted with shrubs or ground cover.
   Any landscaped area that will be under the overhang of vehicles shall be mulched or covered with decorative paving material.

   Additional landscaping has been added along all property lines and along Gateway Crossing.

4. A Zoning Permit will be required for a future tenant prior to occupancy. A building permit will be required for interior modifications at the time those details are known.

   Acknowledged

5. Please submit the sight-line diagram mentioned in the note on Sheet A102.
   A 'Sight-Line Section Diagram View from Road' detail drawing (3/A102) has been added to sheet A102. This drawing illustrates the minimum edge distance requirement for roof-top mounted equipment placement so that they are not seen from the road

6. A roof plan sheet is required and needs to show any/all roof-mounted mechanicals (assumed dimensions if no details available). If the future tenant is unknown at this time, please submit a roof plan and sight-line elevation showing the RTU will be screened at the same time the future Zoning Permit is submitted.
   Please see note on roof plan sheet A102. At this time, no roof-top units are being installed and we have provided a sight-line diagram to show that any future roof top units will be far enough from the edge so they cannot be seen from the road. If the units are larger than anticipated or closer to the edge, we will be providing the necessary screening

7. There is no monument sign "placeholder" shown on the Landscape Plan as there has been in the past. Any proposed monument sign or other proposed signage must meet the requirements of Chapter 17.46 and requires Plan Commission review and approval through a sign permit application.
   A monument sign place holder has been added to the plans.

8. While it may not come into play for Zilber 5, please begin planning for an extra-wide landscape buffer along Rockfield Road with the development of Zilber 7. The buffer required will be similar to or the same as that required of Illing Company to the east (Rockfield Road and Goldendale Road)
   Acknowledged

Village Arborist

9. Recommendation to approve proposed landscape plan.

Fire Department

10. No comment.

Public Works/Village Engineer

11. Comments from the Director of Public Works regarding the site plan are contained in a separate review memo dated January 17, 2022 (copy attached).
    Understood.

12. The sampling manhole shall be located to downstream of the bends in the lateral.
    See response to Comment 1 under the Wastewater Comments.

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,

Emily Zandt

Emily Zandt, AICP
Associate Planner

Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator

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

Date : January 17, 2022

Re : Zilber – Building #5

Items Reviewed:

1. Civil Plan Set Dated: 01-06-22

General Comments:

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

2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
   Understood,

3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
   A WRAPP/NOI will be applied for and submitted to the Village upon approval.

4. The project will require DSPS plumbing system review and approval. Please provide a copy of the DSPS approval prior to engineering approval
   A DSPS review will be requested, and a copy of the approval will be submitted to the Village.

5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
   A record drawing survey will be submitted once construction is completed.

6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
   The plans have been stamped by a professional engineer on sheet C-1.

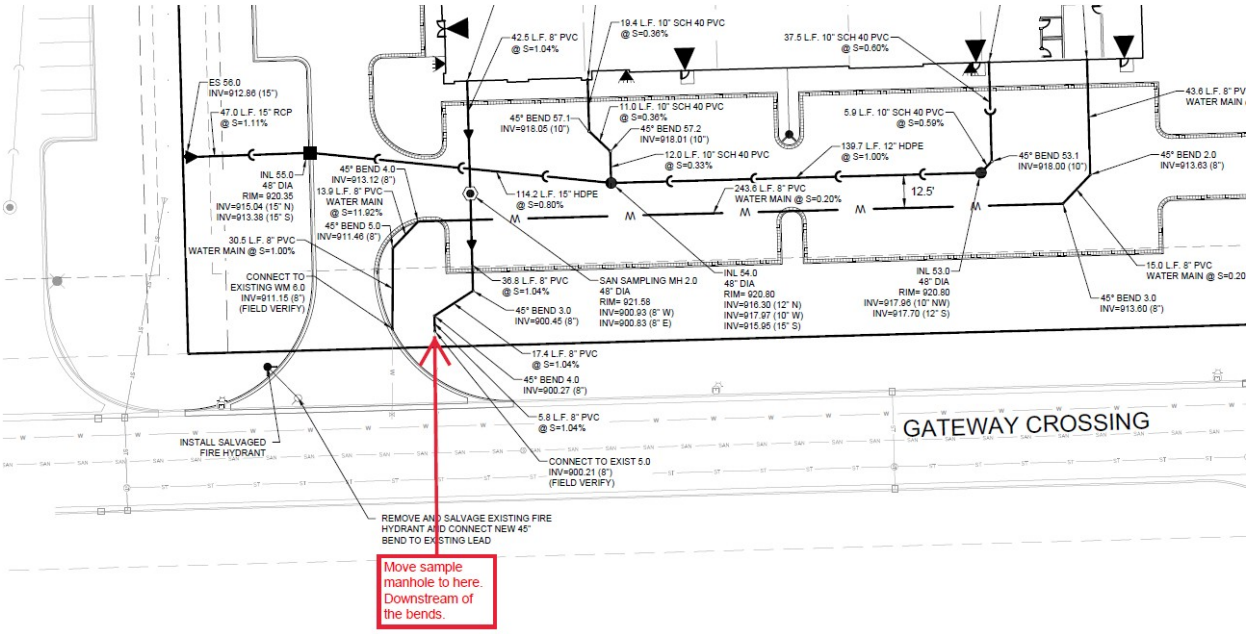
7. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
   Utility and any required work within ROW permits will be applied for by the contractor.

8. Please provide a stormwater management summary letter including updated drainage maps that show this development along with a simple letter summary of what was included in the approved stormwater management plan and how this proposed development compares to it
A stormwater memo summarizing the proposed buildings and comparison to the approved stormwater management plans included with this submittal.

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

Wastewater Comments:

1. Please re-locate the sampling manhole as shown in the image below.



The bends downstream of the sampling manhole have been moved upstream and the sampling manhole has been re-located accordingly. The manhole is located within the pavement of the parking lot.

RESOLUTION NO. 06-2020

ADOPTING CONDITIONS AND RESTRICTIONS FOR THE GERMANTOWN GATEWAY CORPORATE PARK PLANNED DEVELOPMENT DISTRICT

WHEREAS, Frank Dekan, agent for Zilber Property Group and TI Investors of Germantown II LLC, property owner, has applied for the creation of a 33.07-acre M-1: Limited Industrial Planned Development District (M-1/PDD) to be known as the "Germantown Gateway Corporate Park District" located in the Village of Germantown as generally described in Exhibit A attached hereto; and

WHEREAS, said Germantown Gateway Corporate Park District M-1/PDD is intended to facilitate the division of a single 33.07 acre parcel containing two multi-tenant industrial buildings into two separate parcels each containing one of the two industrial buildings; and

WHEREAS, Section 17.27(4) of the Village of Germantown Municipal Code allows for the adoption of conditions and restrictions for Planned Development Districts (PDD) that modify the basic allowances, limitations, and bulk regulations of the underlying zoning district, as well as, allow for the establishment of specific uses, bulk regulations, density standards, yard setbacks, etc. to ensure proper development, operation and maintenance of the development set forth in the General Development Plan; and

WHEREAS, the Village of Germantown Plan Commission on January 13, 2020, reviewed the proposed rezoning application and forwarded a positive recommendation regarding the proposed creation of said District; and

NOW, THEREFORE BE IT RESOLVED that the Village Bard of the Village of Germantown hereby adopts the following specific conditions and restrictions that shall apply to all development on and the use of property within the PDD:

1. **PURPOSE AND INTENT.** The Germantown Gateway Corporate Park District is intended to facilitate the division of a single 33.07 acre parcel containing two multi-tenant industrial buildings into two separate parcels. Further, it is intended the continued use of land within the District be consistent with the M-1: Limited Industrial Zoning District requirements, allowances and restrictions, as well as, compatible with adjacent and surrounding properties to further and enhance the economic stability and quality of life in the Village of Germantown.

2. **GENERAL DEVELOPMENT PLAN (GDP).** The General Development Plan (Exhibit B) for the Germantown Gateway Corporate Park District establishes the basic parameters for all existing and future development within the District, including the approximate size and orientation of buildings. While future development within the District shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval.

3. **SITE PLAN APPROVAL REQUIRED.** Detailed Site Development and Building Plans shall be prepared and submitted to the Village Plan Commission for review and approval prior to the issuance of any building permit(s) for any building construction over 5,000 sqft in gross floor area consistent with the requirements of Sections 17.43 and 17.27(5) through (7) of the Zoning Code. Building construction up to 5,000 sqft in area may be approved as a "minor" improvement requiring Zoning Permit approval by the Zoning Administrator pursuant to Section 17.43(9) of the Zoning Code.

4. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.** Except as set forth below, all site development and buildings shall be constructed in accordance with the lot, building and other applicable bulk requirements set forth in the underlying M-1: Limited Industrial District and other applicable Zoning Code regulations:

   The minimum parking lot setback along the common property line between the Zilber 2 & Zilber 3 industrial buildings shall be 0 feet; the minimum 10 setback requirement under Section 17.45 shall not apply

5. **APPLICABILITY OF MUNICIPAL CODE.** Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the SP-PDD. In the event a requirement, restriction or limitation set forth herein conflicts with a similar requirement, restriction or limitation found in another section of the Municipal Code, the most stringent requirement, restriction or limitation shall apply.

Introduced by: Trustee Myers

Adopted: February 3, 2020

Vote: Ayes: 9 Nays: 0

Dean M. Wolter, Village President

ATTEST:

Deanna B. Braunschweig, WCMC/CMC
Village Clerk

EXHIBIT A

Germantown Gateway Corporate Park District (M-1/PDD)
Boundary Legal Description

Lot Three (3) of CERTIFIED SURVEY MAP NO. 6898, being a Redivision of Lot Two (2) of CERTIFIED SURVEY MAP NO. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7, and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, recorded in the Office of the Register of Deeds for Washington County on May 29, 2019 in Volume 53 of Certified Survey Maps, Pages 223 to 228 inclusive, as Document No. 1472573. 33.072 Acres

Tax Parcel: GTNV 073-986
Property Address: W210 N12805 & W210 N12855 Gateway Crossing

EXHIBIT B

Germantown Gateway Corporate Park District (M-1/PDD)
General Development Plan

{Attach General Development Plan}

ZILBER
PROPERTY GROUP℠

January 06, 2022

Re: Statement of Design Intent
Site Plan Review Application Submitted January 6th, 2022

The proposed Zilber Industrial V at Germantown Gateway Corporate Park project is a 233,282 square foot industrial building that will be developed in a manner consistent with other institutional-quality industrial development projects recently completed by Zilber Property Group including the adjacent 706,840 sf industrial build to suit for Briggs & Stratton Corp., the 146,000 sf Zilber Industrial IV building, the 204,373 sf Zilber Industrial III building and the 198,342 sf Zilber Industrial II building. The Zilber Industrial V building will be located in the newly developed Germantown Gateway Corporate Park, which is generally located at the intersection of Holy Hill Road and Gateway Crossing in the northeast quadrant of the US 41 and Holy Hill Road interchange.

As currently proposed, the building will feature stepped/recessed corner conditions and an intermediate employee entrance. The building will consist of 12ft & 14ft wide and 32ft clear height painted and insulated precast wall panels that have multiple reveals and will be painted in tones between white and grey colors to help reduce the overall scale of the building. Additionally, the building elevation is stepped to further break the scale down and panels are recessed to create additional shadow lines. Around the building, the project includes clearstory windows to provide natural daylight within the building. The precast panel steps/recesses, paint and glazing are continued around the building to create four-sided architecture.

Village of Germantown ...Willkommen

Fee must accompany application

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

PAID 1/6/22 DATE EZ

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Zilber Property Group
710 N. Plankinton Avenue
Suite 1100
Milwaukee, WI 53203

Phone (414) 274-2916
E-Mail Frank.dekan@zilber.com

PROPERTY OWNER

ZPG Development LLC
710 N. Plankinton Avenue
Suite 1100
Milwaukee, WI 53203

Phone (414) 274-2632
E-Mail John.Kersey@zilber.com

2 PROPERTY ADDRESS

Zilber Industrial 5 at Germantown Gateway Corporate Park
Gateway Crossing
Richfield, WI 53076
Actual Address to be determined

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

North	South	East	West
Rural	Industrial	Industrial	Rural

4 READ AND INITIAL THE FOLLOWING:

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

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

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

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant 1/3/22 Date

Owner ZPG Development LLC By Zilber Realty Inc manager By John W. Kersey Ex Vice President 1/3/22 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: _____ 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
Zilber Property Group
710 N. Plankinton Ave; Ste 1100
Milwaukee, WI 53203

Phone (**414**) **274-2916**
E-Mail **frank.dekan@zilber.com**

PROPERTY OWNER
ZPG Development LLC
710 N. Plankinton Ave; Ste 1200
Milwaukee, WI 53203

Phone (**414**) **274-2509**
E-Mail **john.kersey@zilber.com**

2

PROPERTY ADDRESS OR GENERAL LOCATION		TAX KEY NUMBER
Rockfield Road and Gateway Xing Richfield, WI	**Address to be determined**	**073987**

3

REZONING REQUEST **PDD Application**

FROM	TO

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Lot Four (4) of CERTIFIED SURVEY MAP NO. 6898, being a Redivision of Lot Two (2) of CERTIFIED SURVEY MAP NO. 6824, in the Southwest One-quarter (1/4) and Northwest One-quarter (1/4) of the Southeast One-quarter (1/4) of Section Seven (7), and the Northeast One-quarter (1/4), Southeast One-quarter(1/4), Southwest One-quarter (1/4) and Northwest One-quarter (1/4) of the Southwest One-quarter (1/4) of Section Seven (7), in Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, Washington County, Wisconsin, recorded in the Office of the Register of Deeds for Washington County on May 29, 2019 in Volume 53 of Certified Survey Maps, Pages 223 to 228 inclusive, as Document No. 1472573.

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.

No rezoning needed, just PDD

6 SUPPORTING DOCUMENTATION:

☒ Plat of Survey (1:100) CSM included

☒ Site Plan and elevations for new construction (can be conceptual) Included with plan review submittal documents

7 READ AND INITIAL THE FOLLOWING:

FMD 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.

FMD 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.

FMD 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

FMD 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!

Zilber Property Group

1/28/22

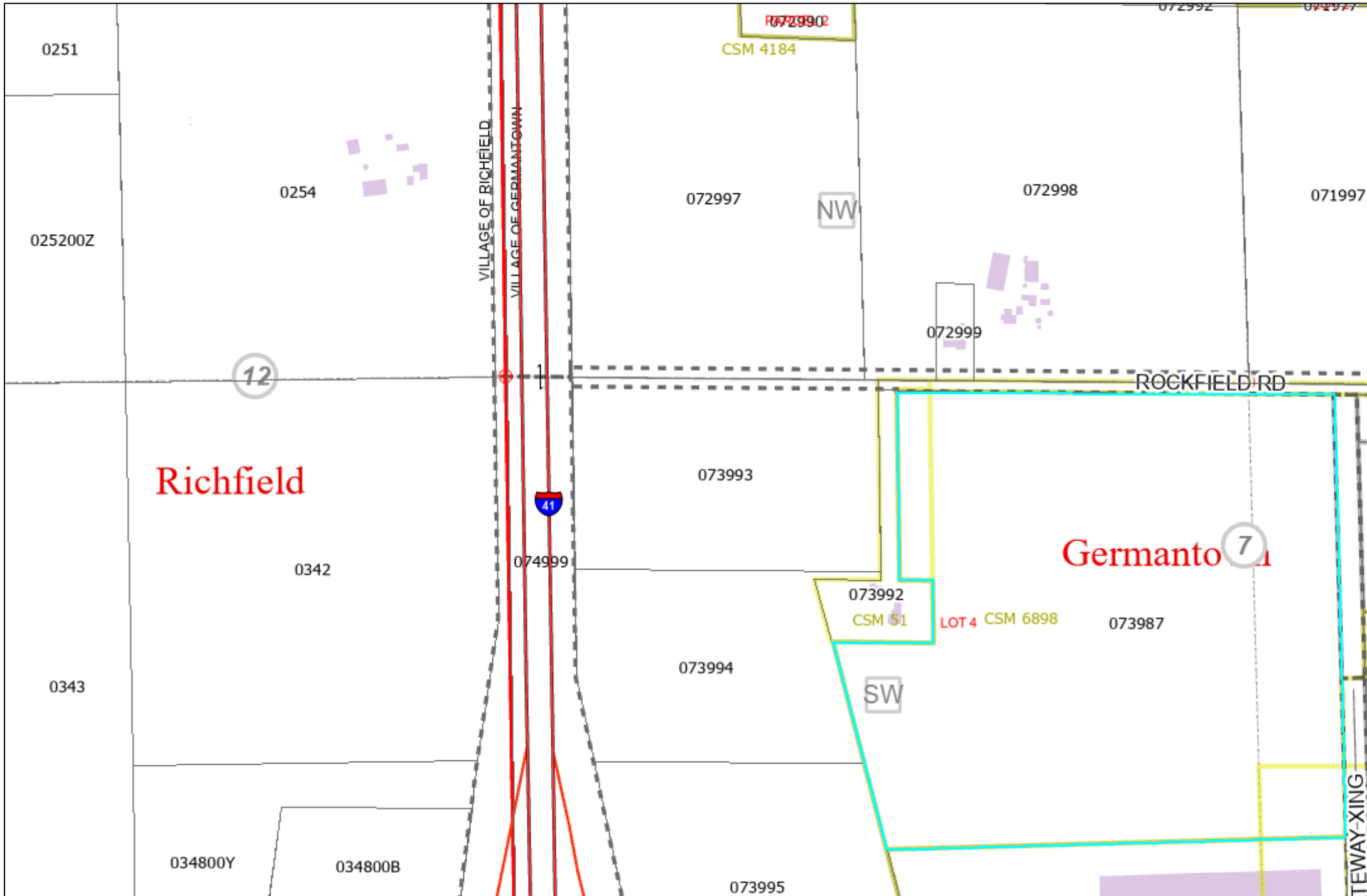
Applicant Date

ZPG Development LLC

1/31/22

Owner Date

Washington County, Wisconsin



CERTIFIED SURVEY MAP NO. _____

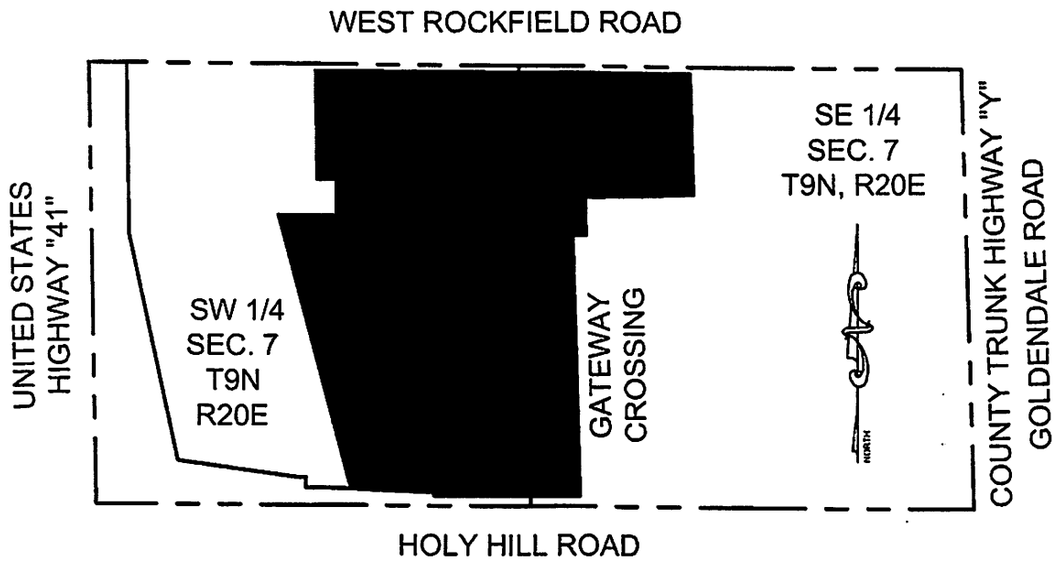
Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

Document # 1472573
WASHINGTON COUNTY WISCONSIN
05-29-2019 10:10 AM
Sharon A. Martin
SHARON A MARTIN
WASHINGTON COUNTY
REGISTER OF DEEDS
Fee: $30.00
Fee Exempt: 2R
Pages: 6

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

APRIL 4, 2019

VICINITY MAP
SCALE 1":1000'



NOTES:
- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- Right of way widths and locations based on Certified Survey Map No. 6824.
- Any land below the ordinary high water mark of a lake or navigable stream is subject to the public trust in navigable waters that is established under article IX, section 1, of the state constitution.
- The property lies with in Zone "X" of the Flood Insurance Rate Map Community Panel No. 55131C0268D dated NOVEMBER 20, 2013. Zone "X" areas are determined to be outside the 0.2% annual chance floodplain.
- Access Limitations to Holy Hill Road per Document No. 250846 and Document No. 306488.
- Bearings referenced to the Wisconsin State Plane Coordinate System, South Zone (N.A.D. 1927). The south line of the Southeast 1/4 of Section 7, Township 9 North, Range 20 East has a bearing of N89°41'41"W.

Prepared for:
ZPG Development LLC
710 N. Plankinton Ave.
Milwaukee, WI 53203

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

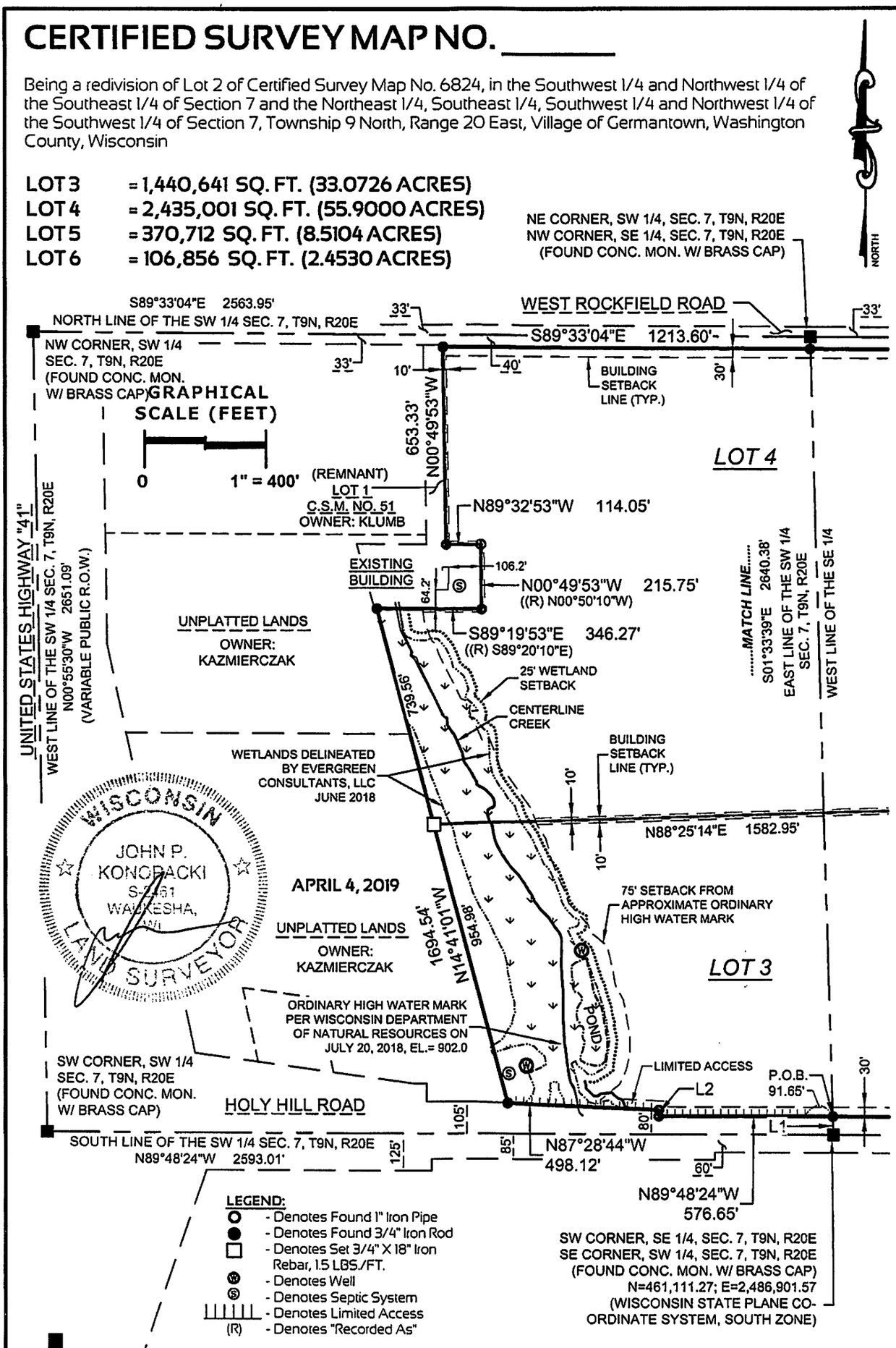
PEG JOB#1296.00A
SHEET 1 OF 6

Vol 53 Page 293

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

LOT 3 = 1,440,641 SQ. FT. (33.0726 ACRES)
LOT 4 = 2,435,001 SQ. FT. (55.9000 ACRES)
LOT 5 = 370,712 SQ. FT. (8.5104 ACRES)
LOT 6 = 106,856 SQ. FT. (2.4530 ACRES)



LEGEND:

- O - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- □ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (W) - Denotes Well
- (S) - Denotes Septic System
- ||||| - Denotes Limited Access
- (R) - Denotes "Recorded As"

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

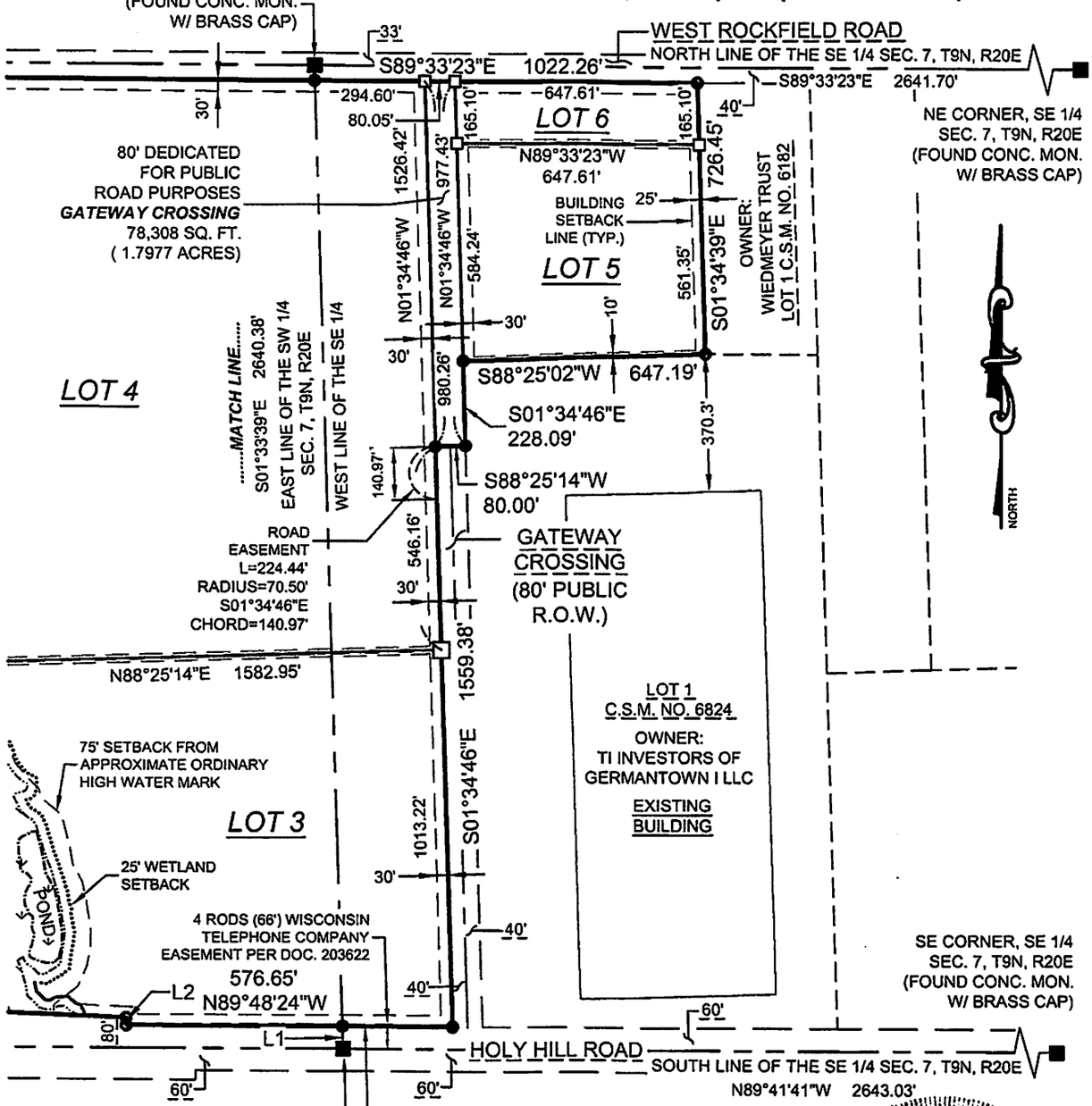
PEG JOB#1296.00A

Vol 53 Page 334

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

LOT 3 = 1,440,641 SQ. FT. (33.0726 ACRES)
LOT 4 = 2,435,001 SQ. FT. (55.9000 ACRES)
LOT 5 = 370,712 SQ. FT. (8.5104 ACRES)
LOT 6 = 106,856 SQ. FT. (2.4530 ACRES)



LEGEND:
- ○ - Denotes Found 1" Iron Pipe
- ● - Denotes Found 3/4" Iron Rod
- □ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- ||||| - Denotes Limited Access
- (R) - Denotes "Recorded As"

BUILDING SETBACKS:
FRONT YARD=30 FEET
SIDE YARD=10 FEET
REAR YARD=25 FEET

GRAPHICAL SCALE (FEET)
0 — 1" = 400' — 800'

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

APRIL 4, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD I SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

PEG JOB#1296.00A

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

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

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	N01°33'39"W	60.03'
L2	N00°11'36"E	20.00'

That I have surveyed, mapped and divided Lot 2 of Certified Survey Map No. 6824, as recorded in the Register of Deeds office for Washington County as Document No. 1457416, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, described as follows:

Commencing at the southeast corner of the Southwest 1/4 of said Section 7;
Thence North 01°33'39" West along the east line of said Southwest 1/4, 60.03 feet to the north right of way line of Holy Hill Road and the Point of Beginning;

Thence North 89°48'24" West along said north right of way line, 576.65 feet;
Thence North 00°11'36" East along said right of way 20.00 feet;
Thence North 87°28'44" West along said right of way, 498.12 feet;
Thence North 14°41'01" West, 1694.54 feet to the south line of Lot 1 of Certified Survey Map No. 51;
Thence South 89°19'53" East along said south line, 346.27 feet to the east line of said Lot 1;
Thence North 00°49'53" West along said east line, 215.75 feet;
Thence North 89°32'53" West, 114.05 feet;
Thence North 00°49'53" West, 653.33 feet to the south right of way line of West Rockfield Road;
Thence South 89°33'04" East along said south right of way line, 1213.60 feet;
Thence South 89°33'23" East along said south right of way, 1022.26 feet to the west line of Lot 1 of Certified Survey Map No. 6182;
Thence South 01°34'39" East along said west line, 726.45 feet to the north line of Lot 1 of Certified Survey Map No. 6824;
Thence South 88°25'02" West along said north line, 647.19 feet to the west line of said Lot 1;
Thence South 01°34'46" East along said west line, 228.09 feet to the north right of way line of Gateway Crossing;
Thence South 88°25'14" West along said north right of way line, 80.00 feet to the west right of way line of said Gateway Crossing;
Thence South 01°34'46" East along said west right of way line, 1559.38 feet to the north right of way line of the aforesaid Holy Hill Road;
Thence North 89°41'41" West along said north right of way line, 293.99 feet to the Point of Beginning.

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

Dedicating that portion of the subject property as graphically shown for Highway Purposes.

Containing 4,431,518 square feet (101.7337 acres) of land Gross or 4,353,210 square feet (99.9360 acres) Net more or less.

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

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

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

Date: APRIL 4, 2019

John P. Konopacki
Professional Land Surveyor S-2461

CONSENT OF CORPORATE MORTGAGEE

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

IN WITNESS WHEREOF, the said U.S. Bank NA, has caused these presents to be signed by Scott C. DeJong, its Sr. Vice President, and its corporate seal to be hereunto affixed this 20 day of May, 2019.

5/20/2019
Date

President Scott C DeJong

STATE OF WISCONSIN)
Milwaukee COUNTY) SS

Personally came before me this 20th day of May, 2019, Scott C. DeJong, to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

Lori Miramontes
Notary Public
Name: Lori Miramontes
State of Wisconsin
My Commission Expires: 04/09/2022

LORI MIRAMONTES
Notary Public
State of Wisconsin

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

PEG JOB#1296.00A
SHEET 4 OF 6

Vol. 70 of Surv. Map 6824, Page 226

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

OWNER'S CERTIFICATE OF DEDICATION

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

ZPG Development LLC, as owner, hereby dedicates that part of Gateway Crossing to the Village of Germantown for public road purposes as represented on Sheet 3 of this Certified Survey Map.

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

1. Village of Germantown

IN WITNESS WHEREOF, the said ZPG Development LLC has caused these presents to be signed by John W. Kersey, Executive Vice President, AND Sandra J. Delisle, Assistant Secretary, at Milwaukee, Milwaukee County, Wisconsin, on this 4th day of May, 2019.

In the presence of: ZPG Development LLC
By: Towne Realty, Inc., Manager

John W. Kersey, Executive Vice President

Sandra J. Delisle, Assistant Secretary

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 6th day of May, 2019, John W. Kersey, Executive Vice President of Towne Realty, Inc. - Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Executive Vice President of Towne Realty, Inc. - Manager of said limited liability company, and acknowledged that he executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Debra Lynn Boeder
Notary Public
Name: Debra Lynn Boeder
State of Wisconsin
My Commission Expires: 03/05/2021

NOTARY PUBLIC DEBRA LYNN BOEDER STATE OF WISCONSIN

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 6th day of May, 2019, Sandra J. Delisle, Assistant Secretary of Towne Realty, Inc. - Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Assistant Secretary of Towne Realty, Inc. - Manager of said limited liability company, and acknowledged that she executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

Debra Lynn Boeder
Notary Public
Name: Debra Lynn Boeder
State of Wisconsin
My Commission Expires: 03/05/2021

NOTARY PUBLIC DEBRA LYNN BOEDER STATE OF WISCONSIN

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

APRIL 4, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

PEG JOB#1296.00A

Map No. 6824 Vol 53 Page 232

CERTIFIED SURVEY MAP NO. _____

Being a redivision of Lot 2 of Certified Survey Map No. 6824, in the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

PLAN COMMISSION APPROVAL

Approved by the Plan Commission of the, Village of Germantown, on this 8th day of April, 2019.

5-13-19
Date

Dean Wolter, Village President

5-14-19
Date

Laura Johnson, Secretary

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 13 day of May, 2019, (names) Dean Wolter & Laura Johnson to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Ben Hubrich
Notary Public
Name: Ben Hubrich
State of Wisconsin
My Commission Expires: 5/25/2021

NOTARY PUBLIC BEN HUBRICH STATE OF WISCONSIN

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a part of the Southwest 1/4 and Northwest 1/4 of the Southeast 1/4 of Section 7 and the Northeast 1/4, Southeast 1/4, Southwest 1/4 and Northwest 1/4 of the Southwest 1/4 of Section 7, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Gateway Crossing for public road purposes as shown on Sheet 3 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this 15 day of April, 2019.

5-13-19
Date

Dean Wolter, Village President

5-13-19
Date

Deanna Braunschweig, Village Clerk

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this 13 day of May, 2019, (names) Dean Wolter & Deanna Braunschweig to me known to be the persons who executed the foregoing instrument and acknowledged the same.

Ben Hubrich
Notary Public
Name: Ben Hubrich
State of Wisconsin
My Commission Expires: 5/25/2021

NOTARY PUBLIC BEN HUBRICH STATE OF WISCONSIN

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

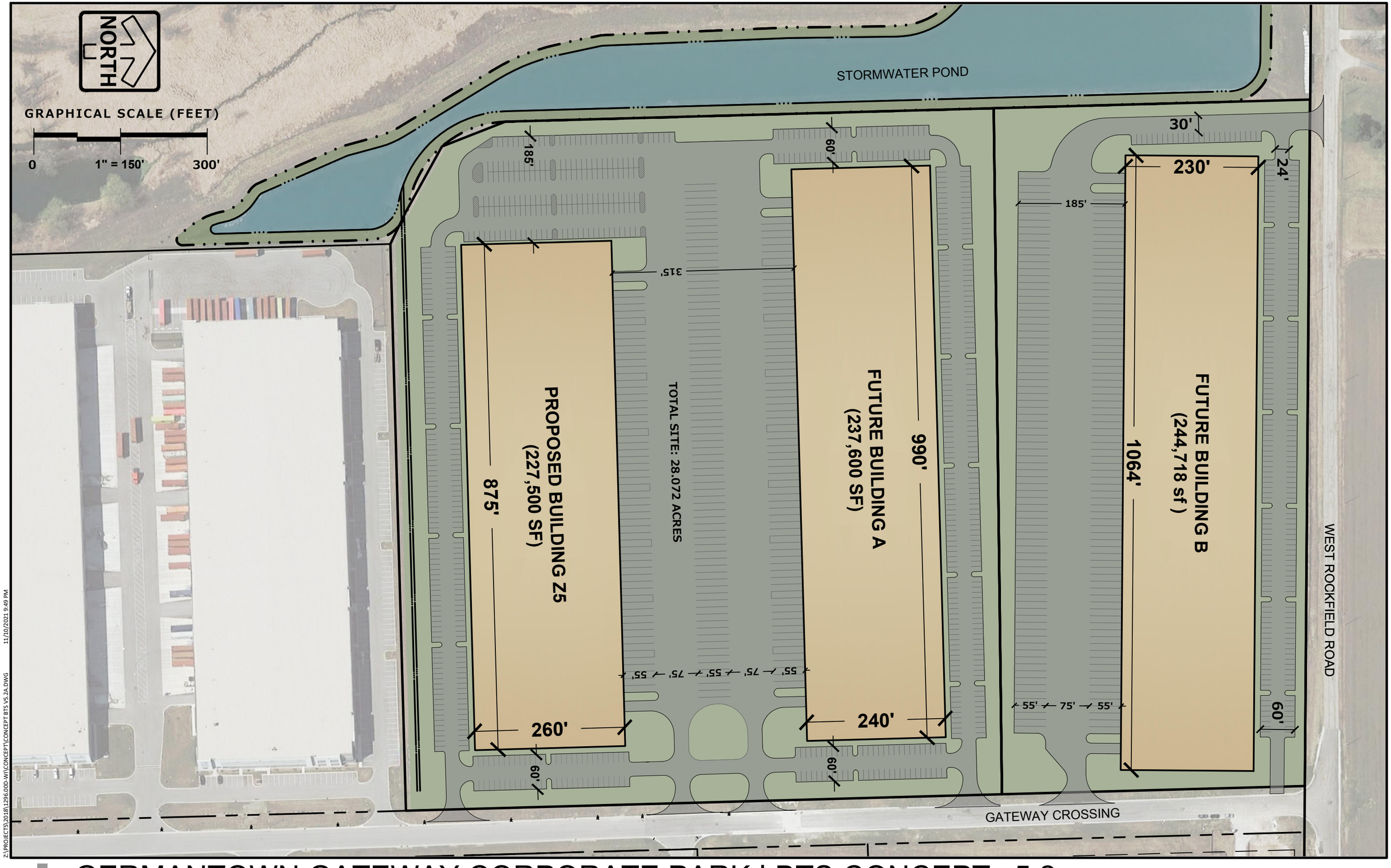
APRIL 4, 2019

Prepared By:
PINNACLE ENGINEERING GROUP
15850 BLUEMOUND ROAD | SUITE 210
BROOKFIELD, WI 53005
OFFICE: (262) 754-8888

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

PEG JOB#1296.00A
SHEET 6 OF 6

Vol. 70 of CSM's Page 338



Z:\PROJECTS\2018\1296.00D-WI\CONCEPT\CONCEPT BTS V5.2A.DWG 11/10/2021 9:49 PM

GERMANTOWN GATEWAY CORPORATE PARK | BTS CONCEPT v5.2a

11/10/2021

PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEG JOB#** 1296.00D

PROJECT:

ZILBER INDUSTRIAL 5

GERMANTOWN GATEWAY CORPORATE PARK

GERMANTOWN, WISCONSIN



ISSUED FOR: **MUNICIPAL REVIEW**

ARCHITECT:

STEPHEN PERRY SMITH ARCHITECTS, INC.

MILWAUKEE, WISCONSIN

C:\Users\Scott\Documents\211105 Zilber 5 Rev 0a_scottcielak.rvt

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			L-2	LANDSCAPE ENLARGEMENT
			L-3	LANDSCAPE ENLARGEMENT
			L-4	LANDSCAPE GENERAL NOTES & DETAILS
CIVIL				
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	C-17	CONSTRUCTION DETAILS	E-1	Z5 SITE LIGHTING PLAN

STEPHEN PERRY SMITH ARCHITECTS, INC.

215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PINNACLE ENGINEERING GROUP

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:

ZILBER INDUSTRIAL 5

GERMANTOWN GATEWAY
CORPORATE PARK
GATEWAY CROSSING & ROCKFIELD ROAD
GERMANTOWN, WI

OWNER

ZILBER PROPERTY GROUP SM

CONTRACTOR

RILEY CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SRC
PROJECT MANAGER	MAM
PROJECT NUMBER	211105
ISSUED FOR	MUNICIPAL REVIEW
DATE	FEBRUARY 4, 2022

SHEET

TITLE PAGE

G000.1

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ONSITE CIVIL ENGINEERING INFRASTRUCTURE PLANS

FOR

ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK

GERMANTOWN, WI

PLANS PREPARED FOR

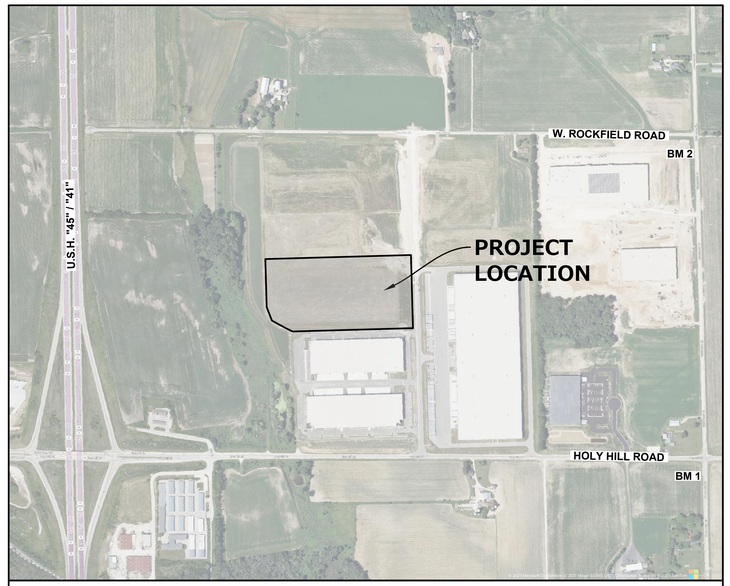
ZILBER PROPERTY GROUP SM

LEGEND

	EXISTING	PROPOSED
SANITARY SEWER MANHOLE	S	S
STORM SEWER MANHOLE	ST	ST
STORM SEWER CATCH BASIN (ROUND CASTING)	CB	CB
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	CB	CB
PRECAST FLARED END SECTION		
CONCRETE HEADWALL		
VALVE BOX	WV	WV
FIRE HYDRANT		
CLEANOUT	CO	CO
SANITARY SEWER		
FORCE MAIN		
STORM SEWER		
DRAIN TILE		
WATER MAIN	W	W
FIRE PROTECTION		FP
ELECTRICAL CABLE	E	E
OVERHEAD WIRES	OHW	OHW
GAS MAIN	G	G
TELEPHONE LINE	T	T
UTILITY CROSSING		X
CAUTION EXISTING UTILITIES NEARBY		CAUTION
GRANULAR TRENCH BACKFILL		
LIGHTING		
ELECTRICAL TRANSFORMER OR PEDESTAL	TF	
POWER POLE		
POWER POLE WITH LIGHT		
GUY WIRE		
STREET SIGN		
CONTOUR	749	749
SPOT ELEVATION	×(750.00)	+750.00
WETLANDS	WET	
PRIMARY ENVIRONMENTAL CORRIDOR	PEC	
FLOODWAY		
FLOODPLAIN		
HIGH WATER LEVEL (HWL)		
NORMAL WATER LEVEL (NWL)		
DIRECTION OF SURFACE FLOW		GRADE / PAVEMENT
DITCH OR SWALE		
DIVERSION SWALE		
OVERFLOW RELIEF ROUTING		
TREE WITH TRUNK SIZE	6" / 6"	
SOIL BORING	B-#	B-#
TOPSOIL PROBE	T-#	T-#
FENCE LINE, TEMPORARY SILT	SF	SF
FENCE LINE, WIRE		
FENCE LINE, CHAIN LINK OR IRON		
FENCE LINE, WOOD OR PLASTIC		
CONCRETE SIDEWALK		
CURB AND GUTTER		
DEPRESSED CURB		
REVERSE PITCH CURB & GUTTER		
EASEMENT LINE		

ABBREVIATIONS

BL	BASE LINE	NWL	NORMAL WATER LEVEL
C	LONG CHORD OF CURVE	PC	POINT OF CURVATURE
C & G	CURB AND GUTTER	PT	POINT OF TANGENCY
CB	CATCH BASIN	PVI	POINT OF VERTICAL INTERSECTION
CL	CENTERLINE	R	RADIUS
D	DEGREE OF CURVE	ROW	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT	SAN	SANITARY SEWER
FF	FINISHED FLOOR	ST	STORM SEWER
FG	FINISHED GRADE	T	TANGENCY OF CURVE
FL	FLOW LINE	TB	TOP OF BANK
FP	FLOODPLAIN	TC	TOP OF CURB
FR	FRAME	TF	TOP OF FOUNDATION
FW	FLOODWAY	TP	TOP OF PIPE
HWL	HIGH WATER LEVEL	TS	TOP OF SIDEWALK
INV	INVERT	TW	TOP OF WALK
L	LENGTH OF CURVE	WM	WATER MAIN
MH	MANHOLE	△	INTERSECTION ANGLE



LOCATION MAP
SCALE: 1" = 500'

GENERAL NOTES

1. THE INTENTION OF THE PLANS AND SPECIFICATIONS IS TO SET FORTH PERFORMANCE AND CONSTRUCTION MATERIAL STANDARDS FOR THE PROPER EXECUTION OF WORK. ALL WORKS CONTAINED WITHIN THE PLANS AND SPECIFICATIONS SHALL BE COMPLETED IN ACCORDANCE WITH ALL REQUIREMENTS FROM LOCAL, STATE, FEDERAL OR OTHER GOVERNING AGENCY'S LAWS, REGULATIONS, JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., AND THE OWNER'S DIRECTION.
2. A GEOTECHNICAL REPORT HAS BEEN PREPARED BY GILES ENGINEERING ASSOCIATES, INC. JUNE 28TH, 2018. THE DATA ON SUB-SURFACE SOIL CONDITIONS IS NOT INTENDED AS A REPRESENTATION OR WARRANTY OF THE CONTINUITY OF SUCH CONDITIONS BETWEEN BORINGS OR INDICATED SAMPLING LOCATIONS. IT SHALL BE EXPRESSLY UNDERSTOOD THAT OWNER WILL NOT BE RESPONSIBLE FOR ANY INTERPRETATIONS OR CONCLUSIONS DRAWN THERE FROM BY THE CONTRACTOR. DATA IS MADE AVAILABLE FOR THE CONVENIENCE OF THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE FOR PERFORMING ANY ADDITIONAL SOILS INVESTIGATIONS THEY FEEL IS NECESSARY FOR THE PROPER EVALUATION OF THE SITE FOR PURPOSES OF PLANNING, BIDDING, OR CONSTRUCTING THE PROJECT AT NO ADDITIONAL COST TO THE OWNER.
3. THE CONTRACTOR IS RESPONSIBLE TO REVIEW AND UNDERSTAND ALL COMPONENTS OF THE PLANS AND SPECIFICATIONS, INCLUDING FIELD VERIFYING SOIL CONDITIONS, PRIOR TO SUBMISSION OF A BID PROPOSAL.
4. THE CONTRACTOR SHALL PROMPTLY REPORT ANY ERRORS OR AMBIGUITIES LEARNED AS PART OF THEIR REVIEW OF PLANS, SPECIFICATIONS, REPORTS AND FIELD INVESTIGATIONS.
5. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE COMPUTATION OF QUANTITIES AND WORK REQUIRED TO COMPLETE THIS PROJECT. THE CONTRACTOR'S BID SHALL BE BASED ON ITS OWN COMPUTATIONS AND IN NO SUCH INSTANCE RELY ON THE ENGINEER'S ESTIMATE.
6. QUESTIONS/CLARIFICATIONS WILL BE INTERPRETED BY ENGINEER/OWNER PRIOR TO THE AWARD OF CONTRACT. ENGINEER/OWNER WILL SUBMIT OFFICIAL RESPONSES IN WRITING. INTERPRETATIONS PRESENTED IN OFFICIAL RESPONSES SHALL BE BINDING ON ALL PARTIES ASSOCIATED WITH THE CONTRACT. IN NO WAY SHALL WORD-OF-MOUTH DIALOG CONSTITUTE AN OFFICIAL RESPONSE.
7. PRIOR TO START OF WORK, CONTRACTOR SHALL BE COMPLETELY FAMILIAR WITH ALL CONDITIONS OF THE SITE, AND SHALL ACCOUNT FOR CONDITIONS THAT AFFECT, OR MAY AFFECT CONSTRUCTION INCLUDING, BUT NOT LIMITED TO, LIMITATIONS OF WORK ACCESS, SPACE LIMITATIONS, OVERHEAD OBSTRUCTIONS, TRAFFIC PATTERNS, LOCAL REQUIREMENTS, ADJACENT ACTIVITIES, ETC. FAILURE TO CONSIDER SITE CONDITIONS SHALL NOT BE CAUSE FOR CLAIM OF JOB EXTRAS.
8. COMMENCEMENT OF CONSTRUCTION SHALL EXPLICITLY CONFIRM THAT THE CONTRACTOR HAS REVIEWED THE PLANS AND SPECIFICATIONS IN ENTIRETY AND CERTIFIES THAT THEIR SUBMITTED BID PROPOSAL CONTAINS PROVISIONS TO COMPLETE THE PROJECT, WITH THE EXCEPTION OF UNFORESEEN FIELD CONDITIONS; ALL APPLICABLE PERMITS HAVE BEEN OBTAINED; AND CONTRACTOR UNDERSTANDS ALL OF THE REQUIREMENTS OF THE PROJECT.
9. SHOULD ANY DISCREPANCIES OR CONFLICTS IN THE PLANS OR SPECIFICATIONS BE DISCOVERED AFTER THE AWARD OF CONTRACT, ENGINEER SHALL BE NOTIFIED IN WRITING IMMEDIATELY AND CONSTRUCTION OF ITEMS AFFECTED BY THE DISCREPANCIES/CONFLICTS SHALL NOT COMMENCE, OR CONTINUE, UNTIL A WRITTEN RESPONSE FROM ENGINEER/OWNER IS DISTRIBUTED. IN THE EVENT OF A CONFLICT BETWEEN REFERENCED CODES, STANDARDS, SPECIFICATIONS AND PLANS, THE ONE ESTABLISHING THE MOST STRINGENT REQUIREMENTS SHALL BE FOLLOWED.
10. THE CONTRACTOR SHALL, AT ITS OWN EXPENSE, OBTAIN ALL NECESSARY PERMITS AND LICENSES TO COMPLETE THE PROJECT. OBTAINING PERMITS, OR DELAYS, IS NOT CAUSE FOR DELAY OF THE CONTRACT OR SCHEDULE. CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS.
11. THE CONTRACTOR SHALL NOTIFY ALL INTERESTED GOVERNING AGENCIES, UTILITY COMPANIES AFFECTED BY THIS CONSTRUCTION PROJECT, AND DIGGER'S HOTLINE IN ADVANCE OF CONSTRUCTION TO COMPLY WITH ALL JURISDICTIONAL ORDINANCES/CODES/RULES/ETC., PERMIT STIPULATIONS, AND OTHER APPLICABLE STANDARDS.
12. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE TO INITIATE, INSTITUTE, ENFORCE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND JOB SITE SAFETY PROGRAMS IN CONNECTION WITH THE WORK.
13. CONTRACTOR SHALL KEEP THE JOBSITE CLEAN AND ORDERLY AT ALL TIMES. ALL LOCATIONS OF THE SITE SHALL BE KEPT IN A WORKING MANNER SUCH THAT DEBRIS IS REMOVED CONTINUOUSLY AND ALL RESPECTIVE CONTRACTORS OPERATE UNDER GENERAL "GOOD HOUSEKEEPING."
14. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, ENGINEER, AND THEIR AGENTS FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.

PROJECT TEAM CONTACTS

CIVIL ENGINEER:
ADAM ARTZ, P.E., ANDREW SHOAF, P.E.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

SURVEYOR:
JOHN KONOPACKI, P.L.S.
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53186
(262) 754-8888

ARCHITECT:
MATTHEW A. MANO
VICE PRESIDENT, PE LEED-AP
STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WI 53202
(414) 277-9700

APPLICANT:
FRANK DEKAN
ZILBER PROPERTY GROUP
710 N. PLANKINGTON AVENUE
MILWAUKEE, WI 53202
(414) 234-1100

BENCHMARKS

VERTICAL DATUM: NGVD 29
HORIZONTAL DATUM: NAD 1927

BM 1: CONCRETE MONUMENT WITH BRASS CAP AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 7, TOWN 9 NORTH, RANGE 20 EAST, ELEVATION = 933.82.

BM 2: CONCRETE MONUMENT WITH BRASS CAP AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 SECTION 7, TOWN 9 NORTH, RANGE 20 EAST, ELEVATION = 945.69.

INDEX OF SHEETS

C-1	COVER SHEET
C-2	EXISTING CONDITION PLAN
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C-9 - C-11	UTILITY PLAN
C-12 - C-14	SITE STABILIZATION PLAN
C-15 - C-17	CONSTRUCTION DETAILS
L-1 - L-4	LANDSCAPE PLAN

REQUIRED SUBMITTALS FOR APPROVAL

1. **HOT MIX ASPHALT** - MIX DESIGN
2. **CONCRETE PAVEMENTS (EXTERIOR)** - MIX DESIGN & JOINT PLAN
3. **PAVEMENT STONE BASE COURSE** - GRADATION
4. **PIPE BEDDING & TRENCH BACKFILL** - GRADATION
5. **MANHOLE BACKFILL** - GRADATION
6. **PAVEMENT MARKING PAINT**

REQUIRED SUBMITTALS FOR RECORDS

1. **WATER MAIN PIPES, VALVES, HYDRANTS & FITTINGS**
2. **SANITARY SEWER PIPE & FITTINGS**
3. **STORM SEWER PIPE, STRUCTURES, & FITTINGS**
4. **TRACER WIRE**
5. **UNDERGROUND UTILITY LOCATION RECORD DRAWINGS**
6. **ADA SIGN, PAINT & STENCILS**
7. **CHEMICAL SOIL STABILIZATION MIX DESIGN (IF APPLICABLE)**

WISCONSIN — ANDREW J. SHOAF — 42[illegible] — PROFESSIONAL ENGINEER — WI

2/4/2022

EXPIRATION DATE: JULY 31, 2022

DIGGERS HOTLINE
Toll Free (800) 242-8511
Milwaukee Area (414) 259-1181
Hearing Impaired TDD (800) 542-2289
www.DiggersHotline.com

PINNACLE ENGINEERING GROUP, LLC - ENGINEER'S LIMITATION

PINNACLE ENGINEERING GROUP, LLC AND THEIR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED PRIOR TO BID SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

FURTHERMORE, PINNACLE ENGINEERING GROUP, LLC IS NOT RESPONSIBLE FOR CONSTRUCTION SAFETY OR THE MEANS AND METHODS OF CONSTRUCTION.

www.pinnacle-engr.com

FOR REVIEW ONLY

REVIEWED: AJS
DESIGNED: PEM
DRAFTED: EP

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Z:\PROJECTS\2018\1296.00E-WI\CAD\SHEETS\1296.00E COVER SHEET.DWG

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NORTH

GRAPHICAL SCALE (FEET)

0 1" = 80' 160'

ROCKFIELD RD.

S89° 33' 07.73"E 1508.20'

LOT 6
C.S.M. NO. 6898

LOT 5
C.S.M. NO. 6898

LOT 4
C.S.M. NO. 6898

(REMNANT)
LOT 1
C.S.M. NO. 51

N0° 49' 53.13"W 653.33'

N89° 32' 53.13"W 114.06'

N0° 49' 53.13"W 215.75'

S89° 19' 53.13"E 346.27'

N36° 58' 06.87"E 1010.45'

EXISTING POND
NWL = 907.00

S11° 34' 45.77"E 1529.42'

GATEWAY CROSSING

110.0' GATEWAY CROSSING R.O.W.

S88° 25' 14.23"W 1582.95'

LOT 3
C.S.M. NO. 6944

C.S.M. NO. 6824

EXISTING CONDITIONS SURVEY

EXISTING CONDITIONS SURVEY PROVIDED BY PINNACLE ENGINEERING GROUP. ALTHOUGH PEG HAS NO REASON TO BELIEVE THE SURVEY IS INACCURATE, PEG MAKES NO WARRANTS THAT EXISTING INFORMATION CONTAINED WITHIN THESE PLANS IS ALL-INCLUSIVE OR ACCURATE. CONTRACTOR SHALL UNDERTAKE NECESSARY EFFORTS TO VERIFY THE EXISTING CONDITIONS PRIOR TO THE START OF MATERIAL PROCUREMENT AND CONSTRUCTION EFFORTS/ACTIVITIES.

CONTRACTOR RESPONSIBILITY

THE INFORMATION SHOWN ON THIS DRAWING CONCERNING TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATIONS AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERETO. IF ADDITIONAL UTILITIES ARE KNOWN TO EXIST IN THE PROPERTY, THE OWNER WILL PROVIDE EXISTING PLANS OF OTHER UTILITIES SERVING THE SITE AND THE BUILDING THAT OTHERWISE CANNOT BE LOCATED BY A VISUAL OBSERVATION OF THE PROPERTY OR OF WHICH THE SURVEYOR WOULD HAVE NO KNOWLEDGE.

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

ZILBER PROPERTY GROUP SM

ZILBER INDUSTRIAL 5 AT GERMANTOWN
GATEWAY CORPORATE PARK
GERMANTOWN, WI

EXISTING CONDITION PLAN

REVISIONS					
1	MUNICIPAL SUBMITTAL	01/06/22			
2	PER VILLAGE COMMENTS	02/04/22			

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 80'

SHEET
C-2
OF
C-17

DESIGNED - EPM
DRAFTED - EP
REVIEWED - AJS

Z:\PROJECTS\2018\1296.00E-WI\CAD\SHEETS\1296.00E EXISTING CONDITIONS PLAN.DWG

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FOR REVIEW ONLY

EXISTING CONDITION PLAN

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

SITE AND DIMENSIONAL PLAN NOTES

1. ALL DIMENSIONS ARE EDGE OF PAVEMENT, FACE OF CURB, SHOULDER, OR CENTER OF LANE LINE UNLESS NOTED OTHERWISE. ALL UTILITY DIMENSIONS ARE TO OUTSIDE OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. ALL PROPOSED CURB AND GUTTER SHALL BE 18" STANDARD CURB AND GUTTER (SEE DETAIL). UNLESS OTHERWISE NOTED. CURB AND GUTTER DRAINING AWAY FROM THE FACE OF CURB IS NOTED AS REVERSE CURB AND GUTTER.
3. BUILDING DIMENSIONS AND ADJACENT PARKING AND UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (1-800-242-8511) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
5. IMPROVEMENTS ADJACENT TO BUILDING IF SHOWN SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS, AND DETAILS.
6. REFER TO ELECTRICAL PLANS FOR LIGHTING LOCATIONS, SPECIFICATIONS, AND DETAILS.
7. SEE ADDITIONAL NOTES AND DETAILS ON SITE DIMENSIONAL PLANS AND CONSTRUCTION DETAILS.
8. ALL PAVING SHALL CONFORM TO STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION AND APPLICABLE VILLAGE OF GERMANTOWN ORDINANCES, AND SPECIFICATIONS CONTAINED WITHIN THIS PLAN SET.
9. CONTRACTOR SHALL CONSULT STRIPING COLOR WITH OWNER PRIOR TO CONSTRUCTION.
10. PROVIDE CONTRACTOR GRADE ACRYLIC, STRIPING PAINT FOR NEW ASPHALT OR COATED ASPHALT. APPLY MARKING PAINT AT A RATE OF ONE (1) GALLON PER THREE TO FOUR HUNDRED (300-400) LINEAL FEET OF FOUR (4) INCH WIDE STRIPES OR TO MANUFACTURER'S SPECIFICATION, WHICHEVER IS GREATER.
11. THOROUGHLY CLEAN SURFACES FREE OF DIRT, SAND, GRAVEL, OIL AND OTHER FOREIGN MATTER. CONTRACTOR RESPONSIBLE TO INSPECT EXISTING PAVEMENT SURFACES FOR CONDITIONS AND DEFECTS THAT WILL ADVERSELY AFFECT QUALITY OF WORK, AND WHICH CANNOT BE PUT INTO AN ACCEPTABLE CONDITION THROUGH NORMAL PREPARATORY WORK AS SPECIFIED.
12. DO NOT PLACE MARKING OVER UNSOUND PAVEMENTS. IF THESE CONDITIONS EXIST, NOTIFY OWNER. STARTING INSTALLATION CONSTITUTES CONTRACTOR'S ACCEPTANCE OF SURFACE AS SUITABLE FOR INSTALLATION.
13. LAYOUT MARKINGS USING GUIDE LINES, TEMPLATES AND FORMS. STENCILS AND TEMPLATES SHALL BE PROFESSIONALLY MADE TO INDUSTRY STANDARDS. "FREE HAND" PAINTING OF ARROWS, SYMBOLS, OR WORDING SHALL NOT BE ALLOWED. APPLY STRIPES STRAIGHT AND EVEN.
14. PROTECT ADJACENT CURBS, WALKS, FENCES, AND OTHER ITEMS FROM RECEIVING PAINT.
15. BARRICADE MARKED AREAS DURING INSTALLATION AND UNTIL THE MARKING PAINT IS DRIED AND READY FOR TRAFFIC.
16. ASPHALTIC CONCRETE PAVING SPECIFICATIONS-

    CODES AND STANDARDS: THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS THE STATE HIGHWAY SPECIFICATIONS.

    WEATHER LIMITATIONS: APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° (4°C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).

    GRADE CONTROL: ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.

    CRUSHED AGGREGATE BASE COURSE: THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.

    BINDER COURSE AGGREGATE: THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 315, STATE HIGHWAY SPECIFICATIONS.

    SURFACE COURSE AGGREGATE: THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460.2.7 AND 465, STATE HIGHWAY SPECIFICATIONS.

    ASPHALTIC MATERIALS: THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.

    SURFACE PREPARATION: NOTIFY CONTRACTOR OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
17. TRAFFIC CONTROL SHALL BE PER M.U.T.C.D.
18. PUBLIC CURB & GUTTER REPLACEMENT SHALL BE TIED TO EXISTING CURB & GUTTER WITH #4 TIE BARS. PUBLIC CURB & GUTTER SHALL BE A 6-BAG MIX.

LEGEND

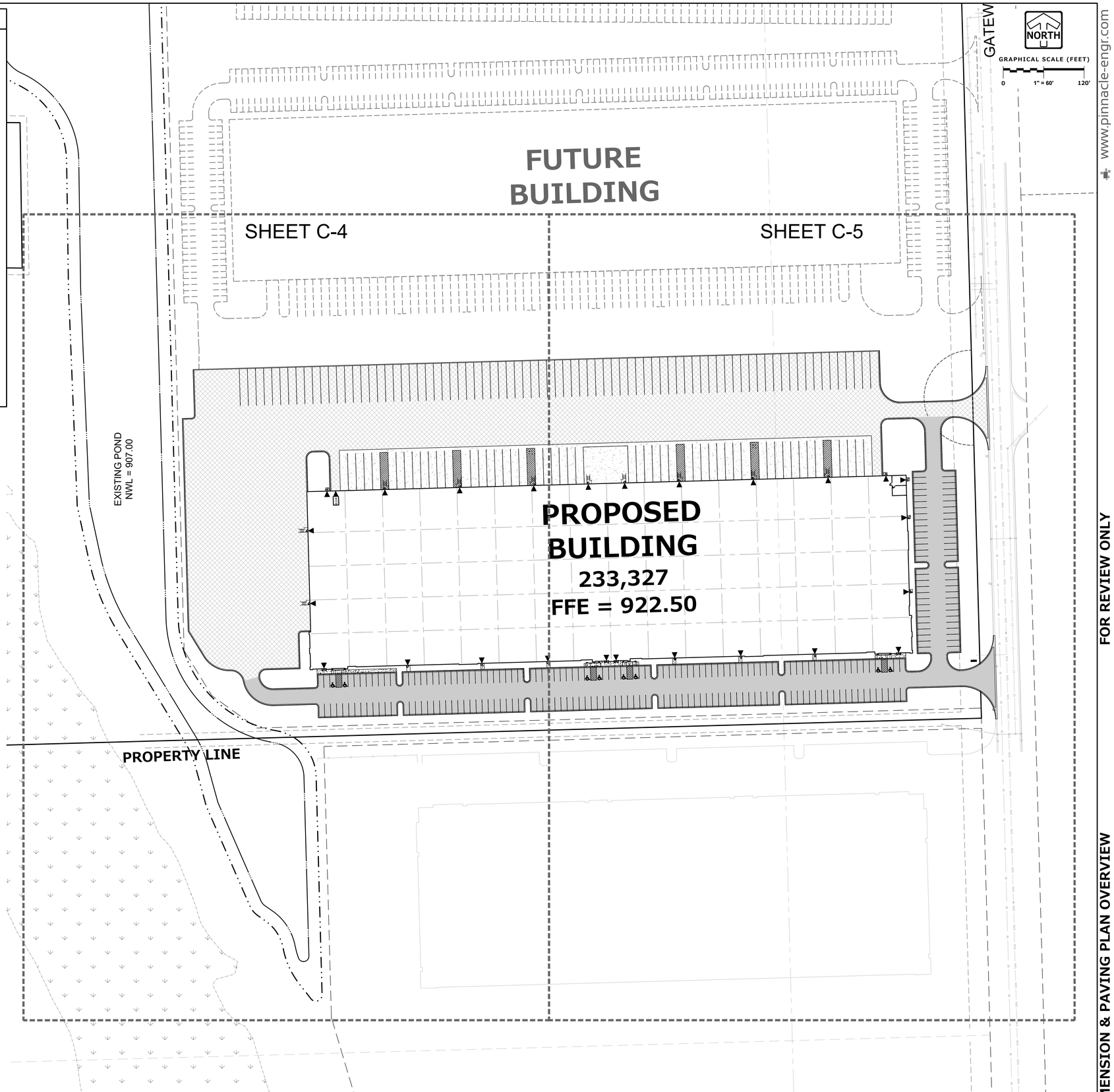
- **LIGHT DUTY PAVEMENT**
  - 8" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED VIRGIN LIMESTONE)
  - 3 ½" ASPHALTIC CONC. (1 LIFT) (SMT 58-28 S)
- **HEAVY DUTY PAVEMENT**
  - 10" CRUSHED AGGREGATE BASE COURSE (1-¼" DENSE GRADED VIRGIN LIMESTONE)
  - 4 ½" ASPHALTIC CONC. (2 LIFTS) 2.75" LOWER LAYER (SMT 58-28 S) 1.75" UPPER LAYER (SMT 58-28 S)
- **CONCRETE PAVEMENT (TRUCK COURT)**
  - 6" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
  - 8" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)
- **CONCRETE SIDEWALK**
  - 4" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
  - 5" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6 WELDED WIRE FABRIC PER ACI 315-92)

(A) 4" SOLID WHITE STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) ADA PARKING STALL SIGNAGE (SEE DETAIL)
(D) 18" CURB & GUTTER (SEE DETAIL)
(E) 18" REVERSE CURB & GUTTER (SEE DETAIL)
(F) TAPER CURB HEAD (SEE DETAIL)
(G) BUILDING DOOR SLAB (2% MAX SLOPE WITHIN 5-FT OF DRIVE IN OR MAN DOOR)
(H) ADA STALL INSIGNIA
(I) ADA CURB RAMP (SEE DETAIL)
(J) STEEL STAIRS (SEE ARCHITECTURAL PLANS)
(K) BOLLARD (SEE DETAIL)
(24) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
MAN DOOR
D.I.D OVERHEAD DOOR

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

SITE DATA

SITE AREA:	2,435,001 S.F./55.90 AC
ZONING CLASSIFICATION:	M2
BUILDING FOOTPRINT AREA:	233,327 S.F./5.36 AC/9.6%
PAVING AREA:	316,637 S.F./7.27 AC/13.0%
GREEN SPACE:	1,885,037 S.F./43.27 AC/77.4%
PARKING PROVIDED (9'x20')	240 (8 ADA)



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FOR REVIEW ONLY

SITE DIMENSION & PAVING PLAN OVERVIEW

REVIEWED: AJS
DESIGNED: PEM
DRAFTED: EP

PLAN | DESIGN | DELIVER
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(262) 754-8888
CHICAGO | MILWAUKEE · NATIONWIDE

ZILBER PROPERTY GROUP SM

ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK
GERMANTOWN, WI

SITE DIMENSION & PAVING PLAN OVERVIEW

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22	
2	PER VILLAGE COMMENTS	02/04/22	

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 60'

SHEET C-3 OF C-17

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NORTH

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

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SITE DIMENSION & PAVING PLAN

EXISTING POND
NWL = 907.00

645.6'

PROPERTY LINE

DRAINAGE EASEMENT

10' SETBACK

30' DRAINAGE EASEMENT

PROPOSED BUILDING
233,327 | FFE = 922.50

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

LEGEND

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(J) STEEL STAIRS (SEE ARCHITECTURAL PLANS)
(K) BOLLARD (SEE DETAIL)
(19) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)
MAN DOOR
D.I.D OVERHEAD DOOR

2'-3/4" DENSE GRAVEL EDGE

MATCH LINE

SEE SHEET C-5

DRAFTED: EP
DESIGNED: EPM
REVIEWED: AJS

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ZILBER PROPERTY GROUP SM

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GATEWAY CORPORATE PARK
GERMANTOWN, WI

SITE DIMENSION & PAVING PLAN

REVISIONS

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2	PER VILLAGE COMMENTS	02/04/22	

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET
C-4
of
C-17

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MATCH LINE

SEE SHEET C-4

NORTH

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

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PROPOSED BUILDING
233,327 | FFE = 922.50

PROPERTY LINE

30' DRAINAGE EASEMENT

10' SETBACK

2'-3/4" DENSE GRAVEL EDGE

PROPOSED LIGHT POST (TYP.)

ROAD EASEMENT

PARK MONUMENT SIGN
SEE LANDSCAPE PLANS FOR DETAILS

GATEWAY CROSSING

80' R.O.W.

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

LEGEND

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MAN DOOR
O.H.D OVERHEAD DOOR

REVIEWED: AJS
DESIGNED: PFM
DRAFTED: EP

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ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK
GERMANTOWN, WI

SITE DIMENSION & PAVING PLAN

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22	
2	PER VILLAGE COMMENTS	02/04/22	

REG DOB No. 1296.00E
REG PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET C-5 OF C-17

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SITE DIMENSION & PAVING PLAN

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GRADING NOTES

1. CONTRACTOR SHALL VERIFY ALL GRADES, ENSURE ALL AREAS DRAIN PROPERLY AND REPORT ANY DISCREPANCIES TO PINNACLE ENGINEERING GROUP PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES.
2. ALL EXISTING CONTOURS REPRESENT EXISTING SURFACE GRADES UNLESS OTHERWISE NOTED. ALL PROPOSED GRADES SHOWN ARE FINISH SURFACE GRADES UNLESS OTHERWISE NOTED.
3. SPOT ELEVATIONS REPRESENT THE GRADE ALONG THE CURB AND GUTTER FLOWLINE UNLESS OTHERWISE NOTED.
4. ALL EXCAVATIONS AND MATERIAL PLACEMENT SHALL BE COMPLETED TO DESIGN ELEVATIONS AS DEPICTED IN THE PLANS.

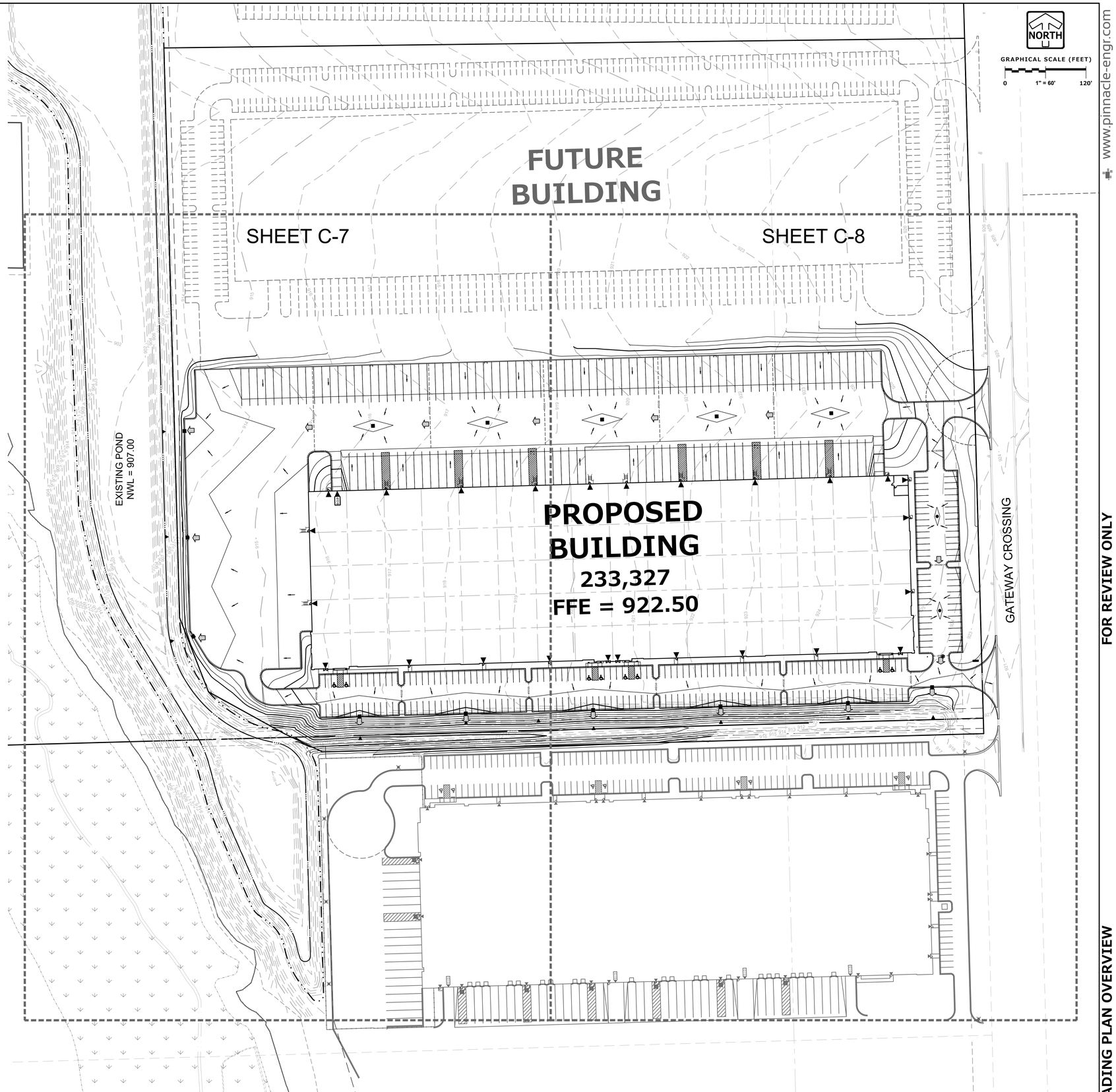
   CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATION(S) OF ALL GRADING QUANTITIES. WHILE PEG ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARD OF CARE, THEREFORE NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.

   THE CONTRACTOR MAY SOLICIT APPROVAL FROM ENGINEER/OWNER TO ADJUST FINAL GRADES FROM DESIGN GRADES TO PROVIDE AN OVERALL SITE BALANCE AS A RESULT OF FIELD CONDITIONS.
5. GRADING ACTIVITIES SHALL BE IN A MANNER TO ALLOW POSITIVE DRAINAGE ACROSS DISTURBED SOILS, WHICH MAY INCLUDE EXCAVATION OF TEMPORARY DITCHES TO PREVENT PONDING, AND IF NECESSARY PUMPING TO ALLEVIATE PONDING. CONTRACTOR SHALL PREVENT SURFACE WATER FROM ENTERING INTO EXCAVATIONS. IN NO WAY SHALL OWNER BE RESPONSIBLE FOR REMEDIATION OF UNSUITABLE SOILS CREATED/ORIGINATED AS A RESULT OF IMPROPER SITE GRADING OR SEQUENCING. CONTRACTOR SHALL SEQUENCE GRADING ACTIVITIES TO LIMIT EXPOSURE OF DISTURBED SOILS DUE TO WEATHER.
6. THE CONTRACTOR IS RESPONSIBLE FOR MEETING MINIMUM COMPACTION STANDARDS. THE CONTRACTOR SHALL NOTIFY ENGINEER/OWNER IF PROPER COMPACTION CANNOT BE OBTAINED. THE PROJECT'S GEOTECHNICAL CONSULTANT SHALL DETERMINE WHICH IN-SITU SOILS ARE TO BE CONSIDERED UNSUITABLE SOILS. THE ENGINEER/OWNER AND GEOTECHNICAL TESTING CONSULTANT WILL DETERMINE IF REMEDIAL MEASURES WILL BE NECESSARY.
7. IN THE EVENT THAT ANY MOISTURE-DENSITY TEST(S) FAIL TO MEET SPECIFICATION REQUIREMENTS, THE CONTRACTOR SHALL PERFORM CORRECTIVE WORK AS NECESSARY TO BRING THE MATERIAL INTO COMPLIANCE AND RETEST THE FAILED AREA AT NO COST TO THE OWNER.
8. WITH THE AUTHORIZATION OF THE ENGINEER/OWNER, MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON FILL AREAS IN AN EFFORT TO DRY. CONTRACTOR SHALL CLEARLY FIELD MARK THE EXTERIOR LIMITS OF SPREAD MATERIAL WITH PAINTED LATH AND SUBMIT A PLAN TO THE ENGINEER/OWNER THAT IDENTIFIES THE LIMITS. UNDER NO CONDITION SHALL THE SPREAD MATERIAL DEPTH EXCEED THE MOST RESTRICTIVE OF: THE EFFECTIVE TREATMENT DEPTH OF MACHINERY THAT WILL BE USED TO TURNOVER THE SPREAD MATERIAL; OR THE MAXIMUM COMPACTION LIFT DEPTH.
9. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER/OWNER IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION.
10. CONTRACTOR IS SOLELY RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADEQUATE AND SAFE TEMPORARY SHORING, BRACING, RETENTION STRUCTURES, AND EXCAVATIONS.
11. THE SITE SHALL BE COMPLETED TO WITHIN 0.10-FT (+/-) OF THE PROPOSED GRADES AS INDICATED WITHIN THE PLANS PRIOR TO PLACEMENT OF TOPSOIL OR STONE. CONTRACTOR IS ENCOURAGED TO SEQUENCE CONSTRUCTION SUCH THAT THE SITE IS DIVIDED INTO SMALLER AREAS TO ALLOW STABILIZATION OF DISTURBED SOILS IMMEDIATELY UPON COMPLETION OF INDIVIDUAL SMALLER AREAS.
12. CONTRACTOR SHALL CONTACT "DIGGER'S HOTLINE" FOR LOCATIONS OF ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES AND SHALL BE RESPONSIBLE FOR PROTECTING SAID UTILITIES FROM ANY DAMAGE DURING CONSTRUCTION.
13. CONTRACTOR SHALL PROTECT INLETS AND ADJACENT PROPERTIES WITH SILT FENCING OR APPROVED EROSION CONTROL METHODS UNTIL CONSTRUCTION IS COMPLETED. CONTRACTOR SHALL PLACE SILT FENCING AT DOWN SLOPE SIDE OF GRADING LIMITS.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ANY EXISTING FACILITIES OR UTILITIES. ANY DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE EXPENSE OF THE CONTRACTOR.
15. WORK WITHIN ANY ROADWAY RIGHT-OF-WAY SHALL BE COORDINATED WITH THE APPROPRIATE MUNICIPAL OFFICIAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FEES. GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS. RESTORATION OF RIGHT-OF-WAY IS CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF GRADING. RESTORATION SHALL INCLUDE ALL ITEMS NECESSARY TO RESTORE RIGHT-OF-WAY IN-KIND INCLUDING LANDSCAPING.
16. CONTRACTOR SHALL COMPLY WITH ALL VILLAGE OF GERMANTOWN CONSTRUCTION STANDARDS/ORDINANCES.
17. LANDSCAPE AND TURF AREAS SHALL HAVE A MINIMUM OF 4-INCH TOPSOIL REPLACEMENT.
18. TOPSOIL BERMING SHALL ACHIEVE 90% STANDARD PROCTOR DENSITY AT 3%(±) OPTIMUM MOISTURE CONTENT.
19. SURVEY BENCHMARKS AND MAPPING HAS BEEN PROVIDED BY PINNACLE ENGINEERING GROUP. IN NO WAY DOES PEG WARRANT THE BASEMAP IS ALL INCLUSIVE OR REPRESENTATIVE OF ACTUAL CONDITIONS. CONTRACTOR SHALL PROVIDE CHECKS AS NECESSARY TO VERIFY THE BASEMAP CONTENT AND ACCURACY.

LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- 749 — CONTOUR
- 750.00 — SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.



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SITE GRADING PLAN OVERVIEW

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REVIEWED: AJS
DESIGNED: PEM
DRAFTED: EP

PLAN | DESIGN | DELIVER
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GERMANTOWN, WI

SITE GRADING PLAN OVERVIEW

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22			
2	PER VILLAGE COMMENTS	02/04/22			

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 60'

SHEET C-6 OF C-17

Z:\PROJECTS\2018\1296.00E-WI\CAD\SHEETS\1296.00E SITE GRADING PLAN.DWG

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NORTH

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

EXISTING POND
NWL = 907.00

PROPERTY LINE

DRAINAGE EASEMENT

PROPOSED BUILDING
233,327 | FFE = 922.50

MATCH LINE

SEE SHEET C-8

D.I.D

RIDGE

LEGEND
- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- CONTOUR
- SPOT ELEVATION
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
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SITE GRADING PLAN

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PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET
C-7
OF
C-17

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MATCH LINE

SEE SHEET C-7

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

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FOR REVIEW ONLY

PROPOSED BUILDING

233,327 | FFE = 922.50

PROPERTY LINE

GATEWAY CROSSING

ROAD EASEMENT

D.I.D.

LEGEND

- SANITARY MANHOLE
- STORM CATCH BASIN
- CURB CATCH BASIN
- CONTOUR (749)
- SPOT ELEVATION (750.00)
- DIRECTION OF SURFACE FLOW
- DITCH OR SWALE
- FLOODPLAIN
- OVERFLOW RELIEF ROUTING
- CONCRETE SIDEWALK
- CURB AND GUTTER
- REVERSE PITCH CURB & GUTTER

REVIEWED: AJS

DESIGNED: BPM

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ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK

GERMANTOWN, WI

SITE GRADING PLAN

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PEC JOB No. 1296.00E
PEC PM AJS
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SCALE 1" = 30'

SHEET C-8 OF C-17

SITE GRADING PLAN

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UTILITY NOTES

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
3. UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF GERMANTOWN SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES SPS 382.
4. LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
5. CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
6. CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
7. ALL NEW ON-SITE SANITARY, STORM AND WATER UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER.
8. THE CONTRACTOR SHALL CONTACT THE VILLAGE OF GERMANTOWN PUBLIC WORKS DEPARTMENT 48-HOURS IN ADVANCE OF SANITARY, WATER AND STORM CONNECTIONS TO THE VILLAGE-OWNED SYSTEM TO SCHEDULE INSPECTIONS.
9. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES ARE SHOWN ON THE ARCHITECTURAL PLANS AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
10. IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH THE PROPER AUTHORITIES FOR ANY REQUIRED PERMITS, AUTHORIZATIONS, TRAFFIC CONTROL AND ANY PERMIT FEES REQUIRED.
11. FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.
12. THE CONTRACTOR IS RESPONSIBLE FOR THE SIZE, TYPE AND NUMBER OF WATER MAIN BENDS, HORIZONTAL AND VERTICAL, REQUIRED TO COMPLETE CONSTRUCTION. COST FOR BENDS, HORIZONTAL AND VERTICAL, SHALL BE INCIDENTAL AND INCLUDED IN THE OVERALL COST OF THE CONTRACT.
13. STORM SEWER SPECIFICATIONS -

    PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. STRENGTH CLASSIFICATIONS SHALL BE IN ACCORDANCE WITH THE FOLLOWING:

HEIGHT OF COVER (FEET):	0-2	2-3	3-6	6-15	15-25	25+
MINIMUM CONCRETE PIPE CLASSIFICATION:	IV	III	II	III	IV	ENGINEER TO SPECIFY

    HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED. IF HDPE PIPE IS USED FOR POND OUTFALLS, A MINIMUM OF THREE (3) SECTIONS (2 STRAPS) SHALL BE STRAPPED TOGETHER.

    INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-2502 WITH TYPE D GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL. THE SUMP DEPTH (VERTICAL DISTANCE FROM THE BASE OF THE STRUCTURE TO OUTFALL INVERT OF THE PIPE) SHALL BE 18" MIN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARRALEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
    MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1661 W/ NEENAH R-1660-0003 ROCKING COVER W/ 2 PICK HOLES AND 8 VENT HOLES
14. WATER MAIN SPECIFICATIONS -

    PIPE - WATER MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PIPE MEETING THE REQUIREMENTS OF AWWA STANDARD C-900, CLASS 235, DR-18, WITH CAST IRON O.D. AND INTEGRAL ELASTOMERIC BELL AND SPIGOT JOINTS. VALVES AND VALVE BOXES - GATE VALVES SHALL BE AWWA GATE VALVES MEETING THE REQUIREMENTS OF AWWA C-500 AND CHAPTER 8.27.0 OF THE "STANDARD SPECIFICATIONS". GATE VALVES AND VALVE BOXES SHALL CONFORM TO LOCAL PLUMBING ORDINANCES.

    HYDRANTS - HYDRANTS SHALL CONFORM TO THE SPECIFICATIONS OF THE AND IN ACCORDANCE WITH FILE NO. 38 OF THE "STANDARD SPECIFICATIONS." THE DISTANCE FROM THE GROUND LINE TO THE CENTERLINE OF THE LOWEST NOZZLE AND THE LOWEST CONNECTION OF THE FIRE DEPARTMENT SHALL BE NO LESS THAN 18-INCHES AND NO GREATER THAN 24-INCHES. HYDRANT MANUFACTURE: KENNEDY GUARDIAN. HYDRANT AND TAP VALES: TRAFFIC MODEL W/ BREAKAWAY FLANGES, TWO 2-1/2" HOSE NOZZLES (7-12" NSTD AND ONE 5-1/4" PUMPER OR STEAMER NOZZLE (4 NST), A 1-1/2" PENTAGON OPERATING NUT AND CCW OPENING, 6" MECHANICAL JOINT INLET CONNECTION.

    BEDDING AND COVER MATERIAL - PIPE BEDDING AND COVER MATERIAL SHALL BE SAND, CRUSHED STONE CHIPS OR CRUSHED STONE SCREENINGS CONFORMING TO CHAPTER 8.43.2 OF THE "STANDARD SPECIFICATIONS".

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE WITH CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS". GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS".
15. SANITARY SEWER SPECIFICATIONS -

    PIPE - SANITARY SEWER PIPE MATERIAL SHALL BE POLYVINYL CHLORIDE (PVC) MEETING REQUIREMENTS OF ASTM D 3034, SDR-35, WITH INTEGRAL BELL TYPE FLEXIBLE ELASTOMERIC JOINTS, MEETING THE REQUIREMENTS OF ASTM D-3212.

    BEDDING AND COVER MATERIAL - BEDDING AND COVER MATERIAL SHALL CONFORM TO THE APPROPRIATE SECTIONS OF THE "STANDARD SPECIFICATION" WITH THE FOLLOWING MODIFICATION: "COVER MATERIAL SHALL BE THE SAME AS USED FOR BEDDING AND SHALL CONFORM TO SECTION 8.43.2 (A). BEDDING AND COVER MATERIAL SHALL BE PLACED IN A MINIMUM OF THREE SEPARATE LIFTS, OR AS REQUIRED TO INSURE ADEQUATE COMPACTING OF THESE MATERIALS, WITH ONE LIFT OF BEDDING MATERIAL ENDING AT OR NEAR THE SPRINGLINE OF THE PIPE. THE CONTRACTOR SHALL TAKE CARE TO COMPLETELY WORK BEDDING MATERIAL UNDER THE HAUNCH OF THE PIPE TO PROVIDE ADEQUATE SIDE SUPPORT."

    BACKFILL - BACKFILL MATERIAL AND INSTALLATION SHALL BE IN ACCORDANCE CHAPTER 2.6.0 OF THE "STANDARD SPECIFICATIONS." SLURRY BACK FILL UNDER PUBLIC ROAD PAVEMENT. SLURRY LIMITS: FROM TOP OF COVER STONE TO PAVEMENT. SLURRY TO BE 1-BAG PORTLAND MIX. GRAVEL BACKFILL IS REQUIRED IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.43.5 OF THE "STANDARD SPECIFICATIONS."

    MANHOLES - MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NOS. 12, 13 AND 15 OF THE "STANDARD SPECIFICATIONS" AND ALL SPECIAL PROVISIONS OF THE VILLAGE OF GERMANTOWN. STRUCTURE SHOP DRAWINGS SHALL BE SUBMITTED TO PINNACLE ENGINEERING GROUP FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING AND INSTALLATION.

    MANHOLE FRAMES AND COVERS - NEENAH R-1661 FRAME W/ SOLID GASKETED LID AND 2 CONCEALED PICK HOLES. CONFORM TO STANDARD SPECIFICATIONS CH. 3.5.0
16. WATER MAIN AND SANITARY SEWER SHALL BE INSULATED WHEREVER THE DEPTH OF COVER IS LESS THAN 6 FEET. INSULATION AND PLACING OF INSULATION SHALL CONFORM TO CHAPTER 4.17.0 "INSULATION" OF THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN 6TH EDITION UPDATED WITH ITS LATEST ADDENDUM (TYP.).
17. TRACER WIRE SHALL BE INSTALLED IN ACCORDANCE WITH THE PROVISIONS OF THESE CODE SECTIONS AS PER 182.0715(2R) OF THE STATUTES. TRACER WIRE: COPPERHEAD TRACERWIRE #10 SOLID CCS SUPERFLEX (BLUE). WIRE CONNECTORS SHALL BE SNAKEBITE (BLUE) MADE BYCOPPERHEAD INDUSTRIES, LLC. THE TRACER WIRE FOR THE SANITARY SEWER LATERAL SHALL BE CONTINUOUS AND SHALL BE EXTENDED ABOVE GRADE VIA A 4-INCH PVC PIPE WITH SCREW-ON CAP ADJACENT TO THE PROPOSED TERMINATION POINT OF THE LATERAL FOR THE PROPOSED BUILDING.
18. SEE UTILITY PLANS AND CONSTRUCTION DETAILS FOR ADDITIONAL INFORMATION.

LOOP AND FIRE DEPARTMENT CONNECTION SHOWN FOR CONCEPTUAL HYDRANT SPACING ONLY. THIS PLAN SHALL NOT BE USED FOR FIRE PROTECTION SYSTEM AND SYSTEM CONSTRUCTION. FINAL DESIGN AND SIZING SHALL BE BY FIRE PROTECTION ENGINEER.

CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL EXITSING UTILITIES PRIOR TO INSTALLATION OF PROPOSED UTILITIES.

ALL UNDERGROUND WATER UTILITY WORK SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

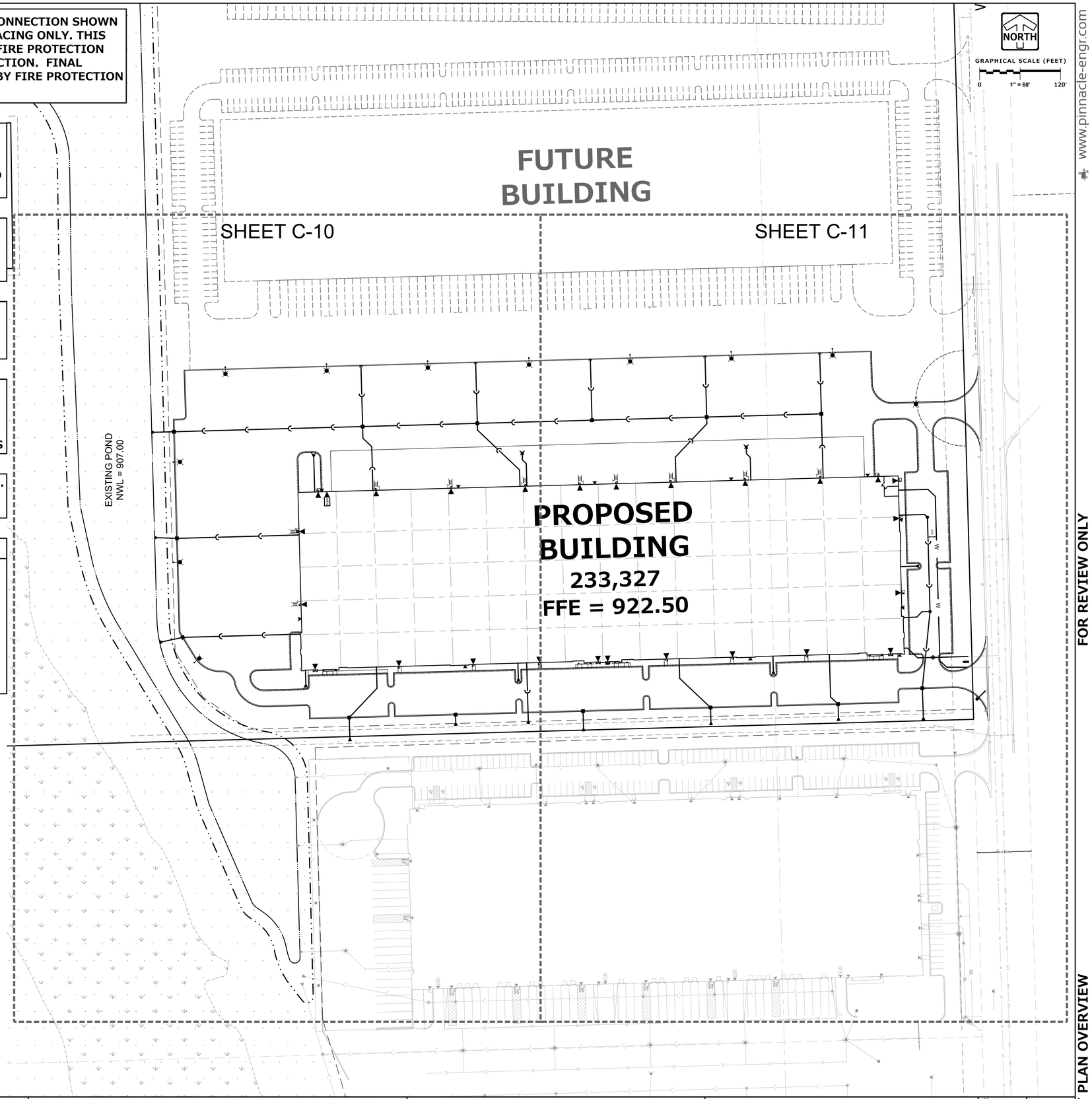
ALL PRIVATE HYDRANTS SHALL BE PAINTED YELLOW PER VILLAGE OF GERMANTOWN STANDARDS.

ALL PRIVATE HYDRANTS LEADS FROM THE BUILDING MUST RUN THROUGH A WATER METER AND WILL BE ADDED AS "PRIVATE HYDRANTS" ON THE VILLAGE GIS

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE


NORTH
GRAPHICAL SCALE (FEET)
0
1" = 60'
120'
FUTURE BUILDING
SHEET C-10
SHEET C-11
EXISTING POND
NWL = 907.00
PROPOSED BUILDING
233,327
FFE = 922.50
W
W
W

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

LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
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NORTH

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

EXISTING POND
NWL = 907.00

PROPERTY LINE
10' SETBACK
30' DRAINAGE EASEMENT
DRAINAGE EASEMENT

ES 30.0
CONCRETE APRON
INV=907.00 (12")
34.2 L.F. 12" RCP
@ S=1.75%
INL 29.0
48" DIA
RIM= 915.95
INV=913.12 (10" E)
INV=907.60 (12" W)
174.0 L.F. 10" SCH 40 PVC
@ S=0.30%

ES 27.0
CONCRETE APRON
INV=907.00 (12")
33.0 L.F. 12" RCP
@ S=1.82%
INL 26.0
48" DIA
RIM= 915.95
INV=913.12 (10" E)
INV=907.60 (12" W)
181.2 L.F. 10" SCH 40 PVC
@ S=0.80%

ES 8.0
CONCRETE APRON
INV=907.00 (42")
32.9 L.F. 42" RCP
@ S=0.61%
INL 7.0
72" DIA
RIM= 915.50
INV=907.33 (42" E)
INV=907.20 (42" W)
279.7 L.F. 42" HDPE
@ S=0.50%

2

23.5 L.F. 6" C-900
WATER MAIN @ S=-0.25%
STORM BC 28.0
INV=913.64 (10")
WM BC 17.0
INV=915.05 (6")
HYDRANT G
GROUND = 922.08
NOZZLE = 923.83
INV=915.11 (6")

STORM BC 25.0
INV=914.57 (10")
54.5 L.F. 6" C-900
WATER MAIN @ S=5.77%
WM BC 7.0
FP
D.I.D.
HYDRANT A
GROUND = 918.74
NOZZLE = 920.49
INV=911.69 (6")

ES 35.0
INV=908.70 (12")
34.6 L.F. 12" RCP
@ S=1.38%
INL 34.0
48" DIA
RIM= 919.55
INV=916.72 (10" NE)
INV=909.18 (12" S)
59.9 L.F. 10" SCH 40 PVC
@ S=1.31%
31.3 L.F. 10" SCH 40 PVC
@ S=1.30%
STORM BC 31.0
INV=917.91 (10")
45° BEND 32.0
INV=917.50 (10")

17.5 L.F. 10" SCH 40 PVC
@ S=1.29%
45° BEND 23.0
INV=914.09 (10")
17.9 L.F. 10" SCH 40 PVC
@ S=1.25%
64.8 L.F. 10" SCH 40 PVC
@ S=1.25%
STORM BC 21.0
INV=915.12 (10")
90.0 L.F. 15" HDPE
@ S=0.60%
INL 6.0
72" DIA
RIM= 916.70
INV=908.83 (36" E)
INV=913.86 (10" S)
INV=910.98 (15" N)
INV=908.73 (42" W)
STORM STUB 20.0
INV=911.52 (15")
45° BEND 22.0
INV=914.31 (10")

PROPOSED BUILDING
233,327 | FFE = 922.50

16.0 L.F. 12" HDPE
@ S=3.00%
INL 36.0
48" DIA
RIM= 919.55
INV=915.55 (12" S)
ES 37.0
INV=915.07 (12")

25.2 L.F. 6" C-900
WATER MAIN @ S=-0.23%
HYDRANT F
GROUND = 922.15
NOZZLE = 923.90
INV=915.11 (6")
WM BC 16.0
INV=915.05 (6")

ES 39.0
INV=915.81 (12")
STORM BC 38.0
INV=918.50 (12")
89.6 L.F. 12" SCH 40 PVC
@ S=3.00%

170.0 L.F. 36" HDPE
@ S=0.70%
10.0 L.F. 10" SCH 40 PVC
@ S=3.26%
45° BEND 19.0
INV=912.15 (10")
90.0 L.F. 15" HDPE
@ S=0.94%
INL 5.0
60" DIA
RIM= 916.70
INV=910.12 (36" E)
INV=911.77 (15" N)
INV=911.82 (10" S)
INV=910.02 (36" W)
STORM STUB 16.0
INV=912.62 (15")
45° BEND 18.0
INV=914.89 (10")
85.8 L.F. 10" SCH 40 PVC
@ S=3.20%
45° BEND 10.0
INV=911.07 (6")
24.3 L.F. 10" SCH 40 PVC
@ S=3.20%
HYDRANT B
W/ BOLLARDS
GROUND = 918.01
NOZZLE = 919.76
INV=911.07 (6")
STORM BC 17.0
INV=915.67 (10")
WM BC 8.0
INV=910.95 (6")
FP
170.0 L.F. 36" HDPE
@ S=0.45%
10.0 L.F. 6" C-900
WATER MAIN @ S=0.00%
33.5 L.F. 6" C-900
WATER MAIN @ S=-0.52%
7.8 L.F. 6" C-900
WATER MAIN @ S=0.00%
45° BEND 9.0
INV=911.12 (6")

MATCH LINE
SEE SHEET C-11

www.pinnacle-engr.com

FOR REVIEW ONLY

UTILITY PLAN

REVIEWED: AJS
DESIGNED: PEM
DRAFTED: EP

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

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

ZILBER PROPERTY GROUP SM

ZILBER INDUSTRIAL 5 AT GERMANTOWN
GATEWAY CORPORATE PARK
GERMANTOWN, WI

UTILITY PLAN

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22	
2	PER VILLAGE COMMENTS	02/04/22	

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET
C-10
OF
C-17

© COPYRIGHT 2019

Z:\PROJECTS\2018\1296.00E-WI\CAD\SHEETS\1296.00E SITE UTILITY PLAN.DWG

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM SEWER CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- PRECAST CONCRETE FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- SANITARY SEWER
- STORM SEWER
- DRAIN TILE

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ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

2

CROSSINGS

1	15" STM OVER 8" SAN 15" B/PIPE =915.30 8" T/PIPE =901.66	2	8" WM OVER 8" SAN 8" B/PIPE =913.10 8" T/PIPE =901.34

MATCH LINE

SEE SHEET C-10

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 30' 60'

PROPOSED BUILDING

233,327 | FFE = 922.50

29.4 L.F. 12" RCP @ S=3.00%
INL 41.0 48" DIA RIM= 919.55 INV=911.32 (12" S)
ES 42.0 INV=910.44 (12")
29.2 L.F. 10" SCH 40 PVC @ S=2.75%
STORM BC 43.0 INV=919.25 (10")
45° BEND 44.0 INV=918.45 (10")
62.9 L.F. 10" SCH 40 PVC @ S=2.75%
INL 46.0 48" DIA RIM= 919.55 INV=916.72 (10" NW) INV=912.05 (12" S)
25.5 L.F. 12" RCP @ S=2.93%
ES 47.0 INV=911.30 (12")
10' SETBACK
25.2 L.F. 6" C-900 WATER MAIN @ S=-0.23%
HYDRANT E GROUND = 922.15 NOZZLE = 923.90 INV=915.11 (6")
WM BC 15.0 INV=915.05 (6")
30' DRAINAGE EASEMENT
PROPERTY LINE
ES 51.0 INV=912.72 (12")
45° BEND 49.0 INV=916.92 (10")
62.8 L.F. 10" SCH 40 PVC @ S=1.35%
15.3 L.F. 10" SCH 40 PVC @ S=1.32%
STORM BC 48.0 INV=917.77 (10")
INL 50.0 48" DIA RIM= 919.55 INV=916.72 (10" NW) INV=913.16 (12" S)
24.4 L.F. 12" RCP @ S=1.78%
STORM BC 57.0 INV=918.12 (10")
45° BEND 3.0 INV=901.30 (8")
SAN BC 1.0 INV=901.35 (8")
21.0 L.F. 8" PVC @ S=1.04%
5.0 L.F. 8" PVC @ S=1.04%
45° BEND 4.0 INV=901.08 (8")
19.4 L.F. 10" SCH 40 PVC @ S=0.36%
ES 56.0 INV=912.86 (15")
47.0 L.F. 15" RCP @ S=1.11%
22.7 L.F. 8" PVC @ S=1.04%
11.0 L.F. 10" SCH 40 PVC @ S=0.36%
45° BEND 57.2 INV=918.01 (10")
45° BEND 57.1 INV=918.05 (10")
12.0 L.F. 10" SCH 40 PVC @ S=0.33%
WM BC 14.0 INV=914.95 (6")
HYDRANT D GROUND = 922.15 NOZZLE = 923.90 INV=915.11 (6")
25.2 L.F. 6" C-900 WATER MAIN @ S=-0.63%
5.9 L.F. 10" SCH 40 PVC @ S=0.59%
139.7 L.F. 12" HDPE @ S=1.00%
STORM BC 52.0 INV=918.22 (10")
WM BC 1.0 INV=914.07 (8")
37.5 L.F. 10" SCH 40 PVC @ S=0.60%
45° BEND 53.1 INV=918.00 (10")
43.6 L.F. 8" PVC WATER MAIN @ S=1.00%
45° BEND 2.0 INV=913.63 (8")
INL 55.0 48" DIA RIM= 920.35 INV=915.04 (15" N) INV=913.38 (15" S)
45° BEND 4.0 INV=913.12 (8")
13.9 L.F. 8" PVC WATER MAIN @ S=11.92%
45° BEND 5.0 INV=911.46 (8")
114.2 L.F. 15" HDPE @ S=0.80%
243.6 L.F. 8" PVC WATER MAIN @ S=0.20%
12.5'
30.5 L.F. 8" PVC WATER MAIN @ S=1.00%
CONNECT TO EXISTING WM 6.0 INV=911.15 (8") (FIELD VERIFY)
SAN SAMPLING MH 2.0 48" DIA RIM= 921.64 INV=900.85 (8" W) INV=900.75 (8" E)
INL 54.0 48" DIA RIM= 920.80 INV=916.30 (12" N) INV=917.97 (10" W) INV=915.95 (15" S)
INL 53.0 48" DIA RIM= 920.80 INV=917.96 (10" NW) INV=917.70 (12" S)
15.0 L.F. 8" PVC WATER MAIN @ S=0.20%
45° BEND 3.0 INV=913.60 (8")
51.6 L.F. 8" PVC @ S=1.04%
ROAD EASEMENT
GATEWAY CROSSING
80.0' ROW
INSTALL SALVAGED FIRE HYDRANT
CONNECT TO EXIST 5.0 INV=900.21 (8") (FIELD VERIFY)
REMOVE AND SALVAGE EXISTING FIRE HYDRANT AND CONNECT NEW 45° BEND TO EXISTING LEAD
INL 4.0 60" DIA RIM= 916.70 INV=910.98 (30" E) INV=912.63 (15" N) INV=910.88 (36" W)
STORM STUB 15.0 INV=913.49 (15")
90.0 L.F. 15" HDPE @ S=0.96%
170.0 L.F. 30" HDPE @ S=0.55%
STORM BC 12.0 INV=915.67 (10")
37.0 L.F. 10" SCH 40 PVC @ S=3.20%
45° BEND 13.0 INV=914.49 (10")
67.9 L.F. 10" SCH 40 PVC @ S=3.20%
45° BEND 14.0 INV=912.31 (10")
STORM STUB 11.0 INV=914.02 (15")
10.0 L.F. 10" SCH 40 PVC @ S=3.24%
90.0 L.F. 15" HDPE @ S=0.94%
INL 3.0 60" DIA RIM= 916.70 INV=912.02 (24" E) INV=911.99 (10" S) INV=913.17 (15" N) INV=911.92 (30" W)
45° BEND 13.0 INV=911.07 (6")
7.8 L.F. 6" C-900 WATER MAIN @ S=0.00%
10.0 L.F. 6" C-900 WATER MAIN @ S=0.00%
WM BC 11.0 INV=910.95 (6")
HYDRANT C W/ BOLLARDS GROUND = 918.01 NOZZLE = 919.76 INV=911.07 (6")
45° BEND 12.0 INV=911.07 (6")
170.0 L.F. 24" HDPE @ S=0.40%
33.5 L.F. 6" C-900 WATER MAIN @ S=-0.35%
STORM STUB 9.0 INV=913.94 (15")
STORM BC 10.0 INV=915.29 (10")
95.0 L.F. 10" SCH 40 PVC @ S=1.51%
90.0 L.F. 15" HDPE @ S=0.54%
INL 2.0 48" DIA RIM= 916.70 INV=913.86 (10" S) INV=913.45 (15" N) INV=912.70 (24" W)

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UTILITY PLAN

REVIEWED: AJS
DESIGNED: BPM
DRAFTED: EP

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UTILITY PLAN

REVISIONS

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2	PER VILLAGE COMMENTS	02/04/22

PEC JOB No. 1296.00E
PEC PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET C-11 OF C-17

Z:\PROJECTS\2018\1296.00E-WI\CAD\SHEETS\1296.00E SITE UTILITY PLAN.DWG

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GENERAL EROSION AND SEDIMENT CONTROL NOTES

1. ALL CONSTRUCTION SHALL ADHERE TO THE REQUIREMENTS SET FORTH IN EPA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORMWATER GENERAL PERMIT FOR CONSTRUCTION SITE LAND DISTURBANCE ACTIVITIES. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL TECHNICAL STANDARDS AND PROVISIONS IN EFFECT AT THE TIME OF CONSTRUCTION. THESE PROCEDURES AND STANDARDS SHALL BE REFERRED TO AS BEST MANAGEMENT PRACTICES (BMP'S). IT IS THE RESPONSIBILITY OF ALL CONTRACTORS ASSOCIATED WITH THE PROJECT TO OBTAIN A COPY OF, AND UNDERSTAND, THE BMP'S PRIOR TO THE START OF CONSTRUCTION ACTIVITIES.
2. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL CONTROL MEASURES AS DIRECTED BY OWNER/ENGINEER OR GOVERNING AGENCIES SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
3. MODIFICATIONS TO THE APPROVED SWPPP IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS ARE ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL MODIFICATIONS MUST BE APPROVED BY OWNER/ENGINEER/GOVERNING AGENCY PRIOR TO DEVIATION OF THE APPROVED PLAN.
4. INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN IN ORDER TO PROTECT ADJACENT PROPERTIES/STORM SEWER SYSTEMS FROM SEDIMENT TRANSPORT.
5. CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. CONTRACTOR IS RESPONSIBLE TO COORDINATE LOCATION(S) WITH THE PROPER AUTHORITIES. PROVIDE NECESSARY FEES AND OBTAIN ALL REQUIRED APPROVALS OR PERMITS. ADDITIONAL CONSTRUCTION ENTRANCES OTHER THAN AS SHOWN ON THE PLANS MUST BE APPROVED BY THE APPLICABLE GOVERNING AGENCIES PRIOR TO INSTALLATION.
6. PAVED SURFACES ADJACENT TO CONSTRUCTION ENTRANCES SHALL BE SWEPT AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST IMMEDIATELY AND AS REQUESTED BY THE GOVERNING AGENCIES.
7. ALL EXISTING STORM SEWER FACILITIES THAT WILL COLLECT RUNOFF FROM DISTURBED AREAS SHALL BE PROTECTED TO TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS. INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS . ALL INLETS, STRUCTURES, PIPES, AND SWALES SHALL BE KEPT CLEAN AND FREE OF SEDIMENTATION AND DEBRIS.
8. EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, WATER MAIN, ETC.) OUTSIDE OF THE PERIMETER CONTROLS SHALL INCORPORATE THE FOLLOWING:

   PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.

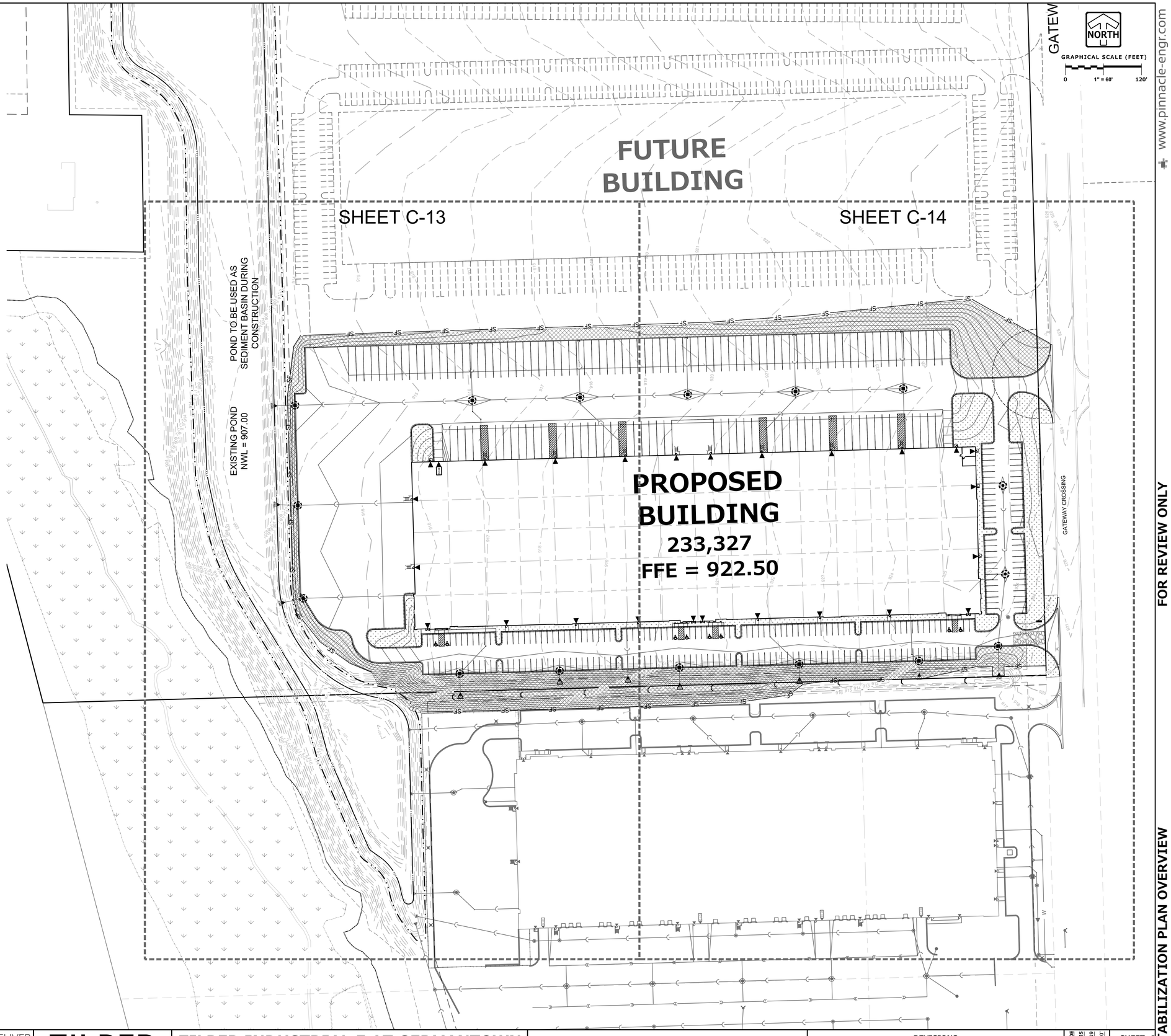
   BACKFILL, COMPACT AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.

   DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH BMP'S PRIOR TO RELEASE INTO STORM SEWER OR DITCHES.
9. AT A MINIMUM, SEDIMENT BASINS AND NECESSARY TEMPORARY DRAINAGE PROVISIONS SHALL BE CONSTRUCTED AND OPERATIONAL BEFORE BEGINNING OF SIGNIFICANT MASS GRADING OPERATIONS TO PREVENT OFFSITE DISCHARGE OF UNTREATED RUNOFF.
10. ALL WATERCOURSES AND WETLANDS SHALL BE PROTECTED WITH SILT FENCE TO PREVENT ANY DIRECT DISCHARGE FROM DISTURBED SOILS.
11. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
12. TOPSOIL STOCKPILES SHALL HAVE A BERM OR TRENCH AROUND THE CIRCUMFERENCE AND PERIMETER SILT FENCE TO CONTROL SILT. IF TOPSOIL STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IS REQUIRED.
13. EROSION CONTROL MEASURES TEMPORARILY REMOVED FOR UNAVOIDABLE CONSTRUCTION ACTIVITIES SHALL BE IN WORKING ORDER IMMEDIATELY FOLLOWING COMPLETION OF SUCH ACTIVITIES OR PRIOR TO THE COMPLETION OF EACH WORK DAY, WHICH EVER OCCURS FIRST.
14. MAINTAIN SOIL EROSION CONTROL DEVICES THROUGH THE DURATION OF THIS PROJECT. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. DISTURBANCES ASSOCIATED WITH EROSION CONTROL REMOVAL SHALL BE IMMEDIATELY STABILIZED.
15. PUMPS MAY BE USED AS BYPASS DEVICES. IN NO CASE SHALL PUMPED WATER BE DIVERTED OUTSIDE THE PROJECT LIMITS. PUMP DISCHARGE SHALL BE DIRECTED INTO AN APPROVED FILTER BAG OR APPROVED SETTLING DEVICE.
16. GRADING EFFORTS SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. EROSION AND SEDIMENT CONTROL MEASURES SHALL CONSIDER THE TIME OF YEAR, SITE CONDITIONS, AND THE USE OF TEMPORARY OR PERMANENT MEASURES. ALL DISTURBED AREAS THAT WILL NOT BE WORKED FOR A PERIOD OF FOURTEEN (14) DAYS REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH TECHNICAL STANDARDS.
17. ALL DISTURBED SLOPES EXCEEDING 4:1, SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75BN EROSION MATTING (OR APPROVED EQUAL) AND ALL CHANNELS SHALL BE STABILIZED WITH CLASS I TYPE B (SEE WISCONSIN DOT PRODUCT ACCEPTABILITY LISTS) OR APPLICATION OF AN APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES.
18. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE OF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE.THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION AT HIS/HER EXPENSE.
19. DISTURBED AREAS AND AREAS USED FOR STORAGE OF MATERIALS THAT ARE EXPOSED TO PRECIPITATION SHALL BE VISUALLY INSPECTED FOR EVIDENCE OF, OR THE POTENTIAL FOR, POLLUTANTS ENTERING THE DRAINAGE SYSTEM ON A DAILY BASIS.
20. QUALIFIED PERSONNEL (PROVIDED BY THE GENERAL/PRIME CONTRACTOR) SHALL INSPECT DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED AND EROSION AND SEDIMENT CONTROLS WITHIN 24 HOURS OF ALL 0.5-INCH, OR MORE, PRECIPITATION EVENTS WITH A MINIMUM INSPECTION INTERVAL OF ONCE EVERY SEVEN (7) CALENDAR DAYS IN THE ABSENCE OF A QUALIFYING RAIN OR SNOWFALL EVENT. REPORTING SHALL BE IN ACCORDANCE WITH OF THE GENERAL PERMIT. CONTRACTOR SHALL IMMEDIATELY ARRANGE TO HAVE ANY DEFICIENT ITEMS REVEALED DURING INSPECTIONS REPAIRED/REPLACED.
21. SEE ADDITIONAL DETAILS AND NOTES ON SITE STABILIZATION AND CONSTRUCTION DETAILS.

EXISTING CONDITIONS SURVEY:

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ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.



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SITE STABILIZATION PLAN OVERVIEW

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GERMANTOWN, WI

SITE STABILIZATION PLAN OVERVIEW

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22
2	PER VILLAGE COMMENTS	02/04/22

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 60'
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SHEET C-12 & C-17

REVIEWED: AJS
DESIGNED: JPM
DRAFTED: EP

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NORTH

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

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EXISTING POND
NWL = 907.00

POND TO BE USED AS SEDIMENT BASIN DURING CONSTRUCTION

MEDIUM RIPRAP

MEDIUM RIPRAP

MEDIUM RIPRAP

DRAINAGE EASEMENT

PROPERTY LINE

10' SETBACK

MEDIUM RIPRAP

STRAW WADDLE (TYP.)

MEDIUM RIPRAP

MEDIUM RIPRAP

D.I.D

PROPOSED BUILDING
233,327 | FFE = 922.50

MATCH LINE

SEE SHEET C-14

ALL WORK WITHIN PUBLIC R.O.W. SHALL CONFORM TO VILLAGE OF GERMANTOWN STANDARDS.

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- RISER
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- WETLANDS
- HIGH WATER LEVEL (HWL)
- NORMAL WATER LEVEL (NWL)
- DIRECTION OF SURFACE FLOW
- DIVERSION SWALE
- DIVERSION DITCH
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- INLET PROTECTION
- STRAW WATTLE
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
- PROJECT LIMIT BETWEEN BID PACKAGE #1 AND BID PACKAGE #2

REVIEWED: AJS
DESIGNED: PEM
DRAFTED: EP

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SITE STABILIZATION PLAN

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GATEWAY CORPORATE PARK
GERMANTOWN, WI

SITE STABILIZATION PLAN

REVISIONS			
1	MUNICIPAL SUBMITTAL	01/06/22	
2	PER VILLAGE COMMENTS	02/04/22	

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET C-13 OF C-17

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LEGEND

- SANITARY SEWER MANHOLE
- STORM SEWER MANHOLE
- STORM STORM CATCH BASIN (ROUND CASTING)
- STORM SEWER CATCH BASIN (RECTANGULAR CASTING)
- RISER
- PRECAST FLARED END SECTION
- CLEANOUT
- VALVE BOX
- FIRE HYDRANT
- PROPOSED CONTOUR
- 750.0 PROPOSED SPOT ELEVATION
- WETLANDS
- HIGH WATER LEVEL (HWL)
- NORMAL WATER LEVEL (NWL)
- DIRECTION OF SURFACE FLOW
- DIVERSION SWALE
- DIVERSION DITCH
- OVERFLOW RELIEF ROUTING
- SILT FENCE
- INLET PROTECTION
- STRAW WATTLE
- CONSTRUCTION ENTRANCE
- HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
- PROJECT LIMIT BETWEEN BID PACKAGE #1 AND BID PACKAGE #2

MATCH LINE

SEE SHEET C-13

NORTH

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

MEDIUM RIPRAP

MEDIUM RIPRAP

MEDIUM RIPRAP

STRAW WADDLE (TYP.)

MEDIUM RIPRAP

PROPERTY LINE

10' SETBACK

PROPOSED BUILDING
233,327 | FFE = 922.50

ROAD EASEMENT

CONSTRUCTION ENTRANCE

GATEWAY CROSSING

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SITE STABILIZATION PLAN

REVIEWED: AJS
DESIGNED: PEM
DRAFTED: EP

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PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 30'

SHEET
C-14
OF
C-17

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1.0 POTENTIAL POLLUTANT SOURCES

GIVEN THE PROPOSED ACTIVITY ON THE PROJECT SITE, THE PRIMARY POTENTIAL POLLUTANT SOURCE ASSOCIATED WITH THIS CONSTRUCTION PROJECT IS SOIL EROSION AND TRANSPORTATION; REFER TO SECTION 4 OF THIS PLAN. ADDITIONAL POTENTIAL SOURCES OF POLLUTION MAY INCLUDE: FUEL TANKS, WASTE CONTAINERS, OIL OR OTHER PETROLEUM PRODUCTS, DETERGENTS, PAINTS, CONSTRUCTION DEBRIS, SANITARY STATIONS, FERTILIZERS, AND DUST; REFER TO SECTION 5 OF THIS PLAN.

2.0 EROSION AND SEDIMENT CONTROL IMPLEMENTATION

THE FOLLOWING ARE DESCRIPTIONS OF THE EROSION AND SEDIMENT CONTROL PRACTICES THAT SHALL BE IMPLEMENTED DURING CONSTRUCTION OF THIS PROJECT. IN ADDITION TO THESE MEASURES, CONTRACTOR SHALL DISTURB ONLY AREAS NECESSARY TO COMPLETE THE CONSTRUCTION PROJECT. ALL PRACTICES SHALL BE CONDUCTED IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES (BMP).

2.1 CONSTRUCTION AND EROSION CONTROL SEQUENCING

CONSTRUCTION SEQUENCING WILL BE UTILIZED AS A MEANS OF CONTROLLING EROSION AND LIMITING SEDIMENT TRANSPORT. SEQUENCING AS LISTED BELOW IS GENERAL IN NATURE AND MAY VARY DEPENDING ON WEATHER CONDITIONS AND/OR PHASING OF CONSTRUCTION. THE CONTRACTOR SHALL SUBMIT A DETAILED SITE SEQUENCING PLAN TO OWNER FOR APPROVAL AT LEAST 5 BUSINESS DAYS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. CONTRACTOR MAY MODIFY SEQUENCING AFTER ITEM 6 AS NEEDED TO COMPLETE CONSTRUCTION ONLY IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION AND SEDIMENT CONTROL REQUIREMENTS.

1. INSTALL TEMPORARY CONSTRUCTION ENTRANCES, INLET PROTECTION ON EXISTING STORM SEWER AND CULVERT INLET LOCATIONS SEDIMENT TRAPS, DIVERSION BERMS, DITCH CHECKS, AND PERIMETER SILT FENCING.
2. INSTALL SILT FENCING ALONG THE PERIMETER OF PROPOSED TOPSOIL STOCKPILE LOCATIONS. THE FIRST TOPSOIL DEPOSITED WITHIN THE STOCKPILE LIMITS SHALL BE PLACED TO CREATE TEMPORARY BERMING ALONG THE SILT FENCE TO PREVENT DIRECT STORMWATER RUNOFF AGAINST SILT FENCING. CONTRACTOR SHALL LIMIT LAND DISTURBING ACTIVITIES ASSOCIATED WITH TEMPORARY BERMING TO A MINIMUM.
3. CONDUCT ROUGH GRADING OPERATIONS AND UTILITY PIPING INSTALLATION. DRAIN TILE SHALL NOT BE INSTALLED UNTIL UPLAND AREAS CONTRIBUTING STORMWATER RUNOFF ARE STABILIZED. DITCH CHECKS SHALL BE INSTALLED WITHIN DRAINAGE DITCHES IMMEDIATELY FOLLOWING CREATION OF DITCHES AND INLET PROTECTION SHALL BE INSTALLED TO PROTECT ANY STORM SEWER OR CULVERTS THAT WILL FUNCTION DURING CONSTRUCTION.
4. FINE GRADE SUB-GRADE SOILS WITHIN PAVEMENT AND BUILDING LIMITS. PLACE STONE BASE MATERIAL AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
5. FINE GRADE REMAINING DISTURBED AREAS. PLACE SALVAGED TOPSOIL, EROSION BLANKETS/MATTING, AND SEED/MULCH AS SOON AS POSSIBLE FOLLOWING COMPLETION OF FINE GRADING EFFORTS.
6. EROSION CONTROLS SHALL NOT BE REMOVED UNTIL SITE IS FULLY STABILIZED OR 70% VEGETATIVE COVER IS ESTABLISHED. CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF SILT FENCE, TEMPORARY FENCING/PRETECTION, DITCH CHECKS, AND OTHER TEMPORARY CONTROLS, AND RESTORATION PRACTICES AS NECESSARY, TO THE SATISFACTION OF THE OWNER.

2.2 STABILIZATION PRACTICES

THE DATES WHEN MAJOR GRADING ACTIVITIES OCCUR, WHEN CONSTRUCTION ACTIVITIES TEMPORARILY OR PERMANENTLY CEASE ON A PORTION OF THE SITE, AND WHEN STABILIZATION MEASURES ARE INITIATED, SHALL BE RECORDED ON THE STABILIZATION SCHEDULE FOR MAJOR GRADING ACTIVITIES.

STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED. NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS PERMANENTLY CEASED UNLESS:

THE INITIATION OF STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASE IS PRECLUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.

CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITIES CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS). IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED. SEE THE SOIL PROTECTION CHART PRESENTED IN THE CONSTRUCTION DOCUMENTS FOR RATES OF PERMANENT AND TEMPORARY VEGETATION.

STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES.

PERMANENT SEEDING: IN ACCORDANCE WITH APPROVED LANDSCAPING PLAN
TEMPORARY SEEDING MAY CONSIST OF SPRING OATS (100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LBS/ACRE)
HYDRO-MULCHING WITH A TACKIFIER
GEOTEXTILE EROSION MATTING
SODDING

2.3 STRUCTURAL PRACTICES

THE FOLLOWING ARE DESCRIPTIONS OF STRUCTURAL PRACTICES TO BE IMPLEMENTED TO DIVERT FLOWS FROM EXPOSED SOILS, STORE FLOWS, OR OTHERWISE LIMIT THE DISCHARGE OF POLLUTANTS FROM EXPOSED AREAS OF THE SITE INCLUDING THE PROPOSED AND EXISTING WETLAND AREAS. SUCH PRACTICES COULD INCLUDE SILT FENCE, PROTECTION FENCE, CONSTRUCTION ENTRANCE, DITCH CHECK, EROSION CONTROL MATTING, DIVERSION BERM/SWALE, SEDIMENT TRAP, LEVEL SPREADER, INLET PROTECTION, OUTLET PROTECTION, AND TEMPORARY OR PERMANENT SEDIMENT BASIN. THE FOLLOWING STRUCTURAL PRACTICES ARE TO BE UTILIZED DURING THIS PROJECT.

SILT FENCE SHALL BE PLACED DOWN SLOPE OF DISTURBED AREAS OF THE CONSTRUCTION SITE AND AROUND THE PERIMETER OF THE TOPSOIL STOCKPILE. THIS INCLUDES PROTECTION OF EXISTING WETLAND AREAS TO BE MAINTAINED. SILT FENCE MAY ALSO BE USED AS A TEMPORARY CONTROL DEVICE WHERE SEDIMENTATION RUNOFF IS DISCOVERED.

CONSTRUCTION ENTRANCE SHALL BE INSTALLED TO REDUCE SOIL EROSION POLLUTANTS FROM LEAVING THE SITE DURING CONSTRUCTION ACTIVITIES. IF THE CRUSHED STONE DOES NOT ADEQUATELY REMOVE MUD FROM VEHICLE TIRES, THEY SHALL BE HOSED OFF BEFORE ENTERING A PAVED ROADWAY. ANY SOIL DEPOSITED ON THE PUBLIC PAVED ROAD WAY SHALL BE REMOVED IMMEDIATELY.

DITCH CHECK SHALL BE INSTALLED IN DRAINAGE CHANNELS AS NEEDED.

EROSION CONTROL MATTING SHALL BE PLACED ON AREAS OR EMBANKMENTS HAVING SLOPES GREATER THAN OR EQUAL TO 3H:1V, BEFORE VEGETATION IS ESTABLISHED.

INLET PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE INLETS TO REDUCE SEDIMENT WITHIN STORM SEWER CONVEYANCE FEATURES.

OUTLET SCOUR PROTECTION SHALL BE INSTALLED AT STORMWATER DRAINAGE OUTLETS TO DIFFUSE FLOWS.

3.0 ADDITIONAL PRACTICES

ADDITIONAL POLLUTANT CONTROL MEASURES TO BE IMPLEMENTED DURING CONSTRUCTION ACTIVITIES SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING.

CONSTRUCTION WASTE SHALL BE PROPERLY DISPOSED OF. THIS INCLUDES ALL CONSTRUCTION SITE WASTE MATERIAL, SANITARY WASTE, AND WASTE FROM VEHICLE TRACKING OF SEDIMENTS. THE CONTRACTOR SHALL ENSURE THAT NO MATERIAL WASTES OR UNUSED BUILDING MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED TO THE WATERS OF THE STATE. VEHICLES HAULING MATERIAL AWAY FROM THE SITE SHALL BE COVERED WITH A TARPAULIN TO PREVENT BLOWING DEBRIS.

DUST CONTROL SHALL BE ACCOMPLISHED BY ONE OR MORE OF THE FOLLOWING METHODS:

COVERING 30% OR MORE OF THE SOIL SURFACE WITH A NON-ERODIBLE MATERIAL.

ROUGHENING (EQUIPMENT TRACKING) THE SOIL TO PRODUCE RIDGES PERPENDICULAR TO THE PREVAILING WIND. RIDGES SHALL BE AT LEAST SIX (6) INCHES IN HEIGHT.

FREQUENT WATERING OF EXCAVATION AND FILL AREAS.

PROVIDING GRAVEL OR PAVING AT ENTRANCE/EXIT DRIVES, PARKING AREAS AND TRANSIT PATHS.

STREET SWEEPING SHALL BE PERFORMED TO IMMEDIATELY REMOVE ANY SEDIMENT TRACKED ON PAVEMENTS.

4.0 EROSION AND SEDIMENT STRUCTURAL PRACTICE MAINTENANCE

THE FOLLOWING MAINTENANCE PRACTICES SHALL BE USED TO MAINTAIN, IN GOOD AND EFFECTIVE OPERATING CONDITIONS, VEGETATION, EROSION AND SEDIMENT CONTROL MEASURES, AND OTHER PROTECTIVE MEASURES IDENTIFIED IN THIS PLAN. UPON IDENTIFICATION, DEFICIENCIES IN STORMWATER CONTROLS SHALL BE ADDRESSED IMMEDIATELY. THE MAINTENANCE PROCEDURES FOR THIS DEVELOPMENT SHALL INCLUDE, BUT NOT BE LIMITED TO THE BELOW.

SILT FENCE - REPAIR OR REPLACE ANY DAMAGED FILTER FABRIC AND/OR STAKES. REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE ABOVE GROUND HEIGHT OF THE FENCE.

CONSTRUCTION ENTRANCE - AS NEEDED, ADD STONE TO MAINTAIN CONSTRUCTION ENTRANCE DIMENSIONS AND EFFECTIVENESS.

DITCH CHECK - RE-SECURE STAKES; ADJUST OR REPOSITION BALES TO ADDRESS PROPER FLOW OF STORMWATER; AND REMOVE ACCUMULATED SEDIMENT WHEN IT HAS REACHED ONE-HALF THE HEIGHT OF THE BALE.

EROSION CONTROL MATTING - REPAIR MATTING IMMEDIATELY IF INSPECTION REVEALS BREACHED OR FAILED CONDITIONS. REPAIR AND RE-GRADE SOIL WHERE CHANNELIZATION HAS OCCURRED.

INLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC AND/OR STONE WHEN CONTROL MEASURE IS CLOGGED. INLET FILTER BAGS SHALL BE REPLACED ONCE ONE-HALF FULL OF SEDIMENT.

OUTLET PROTECTION - CLEAN, REPAIR OR REPLACE FILTER FABRIC, TURF REINFORCEMENT MATTING AND/OR STONE WHEN CONTROL MEASURE IS ONE-HALF FULL OF SEDIMENT.

5.0 INSPECTION

INSPECTIONS SHALL BE COMPLETED WITHIN TWENTY-FOUR (24) HOURS OF THE END OF A RAINFALL EVENT THAT IS ONE-HALF INCH OR GREATER OR EQUIVALENT SNOWFALL, OR AT A MINIMUM ONCE EVERY SEVEN (7) CALENDAR DAYS. INSPECTIONS SHALL BE UNDERTAKEN BY QUALIFIED PERSONNEL PROVIDED BY THE CONTRACTOR, AND SHALL INCLUDE: DISTURBED AREAS OF THE CONSTRUCTION SITE THAT HAVE NOT BEEN FINALLY STABILIZED, STRUCTURAL CONTROL MEASURES, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. A STORMWATER POLLUTION PREVENTION PLAN INSPECTION REPORT SHALL BE COMPLETED AND ADDED TO THE SWPPP. RAINFALL SHALL BE RECORDED ON THE SWPPP RAINFALL LOG. CONTRACTOR SHALL IMMEDIATELY ARRANGE FOR REPAIR OR REPLACEMENT OF ANY DAMAGED OR DEFICIENT CONTROL MEASURES OBSERVED DURING THE INSPECTION.

QUALIFIED PERSONNEL MEANS A PERSON KNOWLEDGEABLE IN THE PRINCIPLES AND PRACTICES OF EROSION AND SEDIMENT CONTROL MEASURES, SUCH AS A LICENSED PROFESSIONAL ENGINEER, A CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL, A CERTIFIED EROSION SEDIMENT OR STORMWATER INSPECTOR, OR OTHER TRAINED INDIVIDUAL.

6.0 SPILL PREVENTION

6.1 GENERAL MATERIAL MANAGEMENT PRACTICES

THE GOOD HOUSEKEEPING PRACTICES LISTED BELOW SHALL BE FOLLOWED THROUGHOUT THE CONSTRUCTION PROJECT.

1. CONTRACTOR SHALL STORE ONLY ENOUGH PRODUCTS REQUIRED TO COMPLETE THIS PROJECT.
2. ALL MATERIAL SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR ORIGINAL CONTAINERS CONTAINING MANUFACTURER'S LABEL.
3. MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL SHALL BE FOLLOWED.
4. MATERIALS REQUIRED TO HAVE A MATERIAL SAFETY DATA SHEET (MSDS) SHALL HAVE A COPY STORED IN THE PROJECT'S MSDS DATABASE.

6.2 SPILL CONTROL PRACTICES

THE PRACTICES LISTED BELOW SHALL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP.

1. MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP SHALL BE MAINTAINED ONSITE.
2. IMMEDIATELY UPON DISCOVERY ALL SPILLS SHALL BE CLEANED UP ACCORDING TO THE MANUFACTURERS' RECOMMENDED METHODS.
3. PERSONNEL CLEANING UP A SPILL SHALL USE PERSONAL PROTECTIVE EQUIPMENT.
4. IMMEDIATELY UPON DISCOVERY, SPILLS OF TOXIC OR HAZARDOUS MATERIALS SHALL BE REPORTED TO THE OWNER AND GENERAL CONTRACTOR.
5. NOTIFICATION AND REPORTING TO THE APPROPRIATE FEDERAL, STATE, AND LOCAL GOVERNMENT AGENCIES SHALL BE MADE AS REQUIRED.

GENERAL INFORMATION:

THIS STORMWATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL ENVIRONMENTAL PROTECTION AGENCY (EPA) NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (WISCONSIN POLLUTION DISCHARGE ELIMINATION SYSTEM "WPDES") FOR THE DISCHARGE OF STORMWATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE WPDES FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORMWATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE PERMITS.

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED PLANS.

SWPPP AVAILABILITY:

THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF THE PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT:

THE CONTRACTOR SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS:

THE OWNER SHALL RETAIN COPIES OF THIS AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

A NOTICE OF INTENT (NOI) APPLICATION MUST BE COMPLETED AND INCORPORATED INTO THE SWPPP.

WPDES NOTICE OF TERMINATION GUIDANCE:

WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORMWATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH THE PERMIT. CONTRACTOR SHALL SUBMIT A COMPLETED NOTICE OF TERMINATION TO OWNER FOR EXECUTION PRIOR TO THEIR FINAL PAY APPLICATION REQUEST.

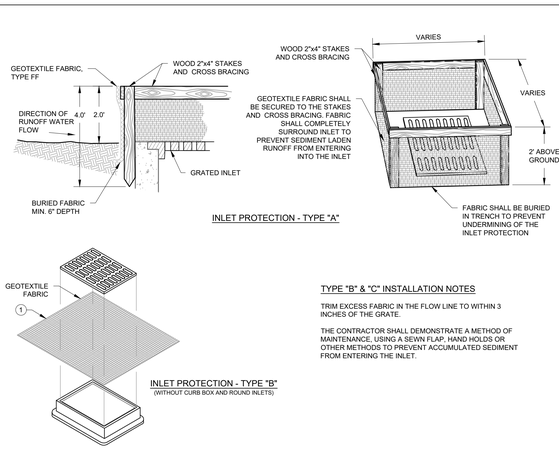
CONTROL MEASURE GROUP	CONTROL MEASURE	CONTROL MEASURE CHARACTERISTICS
VEGETATIVE SOIL COVER	TEMPORARY SEEDING	PROVIDES QUICK TEMPORARY COVER TO CONTROL EROSION WHEN PERMANENT SEEDING IS NOT DESIRED OR TIME OF YEAR IS INAPPROPRIATE.
	PERMANENT SEEDING	PROVIDES PERMANENT VEGETATIVE COVER TO CONTROL EROSION, FILTERS SEDIMENT FROM WATER, MAY BE PART OF FINAL LANDSCAPE PLAN.
NON VEGETATIVE SOIL COVER	AGGREGATE COVER	PROVIDES TEMPORARY COVER ON ROADS AND PARKING LOTS AND AREAS WHERE VEGETATION CANNOT BE ESTABLISHED. PREVENTS MUD FROM BEING PICKED UP AND TRANSPORTED OFF-SITE.
	PAVING	PROVIDES PERMANENT COVER ON PARKING LOTS AND ROADS OR OTHER AREAS WHERE VEGETATION CANNOT BE ESTABLISHED.
DIVERSIONS	DIVERSION BERM / SWALE	DIVERTS RUNOFF TO A SEDIMENT TRAP OR OTHER CONTROL.
ENCLOSED DRAINAGE	STORM SEWER	CONVEYS SEDIMENT LADEN WATER TO A SEDIMENT BASIN.
OUTLETS	APRON ENDWALL OR RIPRAP	PROTECTS DOWNSTREAM CHANNEL FROM HIGH VELOCITY OF FLOW DISCHARGING FROM STRUCTURE.
SEDIMENT BASINS	TEMPORARY SEDIMENT TRAP	CONSTRUCTED TO REMOVE SILTATION FROM RUNOFF FROM SITE DIVERSION BERMS/SWALES AND IN OVERLAND FLOOD ROUTE. CAN BE CONVERTED TO PERMANENT SEDIMENT BASIN.
SEDIMENT FILTERS	SILT FENCE	PLACED DOWN SLOPE OF DISTURBED AREA TO KEEP RUNOFF CONTAINED ON-SITE.
	INLET PROTECTION	INSTALLED IN OPEN GRATE STRUCTURES TO COLLECT SEDIMENT.
	DITCH CHECK	PLACED IN DRAINAGE CHANNELS TO FILTER SEDIMENT FROM RUNOFF.
MUD AND DUST CONTROL	CONSTRUCTION ENTRANCE	REDUCES SOIL EROSION POLLUTANTS BEING TRANSPORTED OFF-SITE.
	STREET SWEEPING	REDUCES POLLUTANTS TRACKED FROM CONSTRUCTION SITE.
	DUST CONTROL	PREVENTS DUST FROM LEAVING CONSTRUCTION SITE.

STABILIZATION EFFECTIVENESS (TIME OF YEAR)

STABILIZATION TYPE	STABILIZATION UTILIZATION PERIODS											
	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A	*	*	*	*	*	*			
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C	*	*	*	D *	*				
SODDING			E	*	*	*	*	*	*			

A. KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B. KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + 2 TONS STRAW MULCH/ACRE.
C. SPRING OATS 100 LBS/ACRE.
D. WHEAT OR CEREAL RYE 150 LBS/ACRE.
E. SOD.
F. STRAW MULCH 2 TONS/ACRE.

* IRRIGATION/WATERING REQUIRED TO SUPPORT ESTABLISHMENT AS NEEDED.



INLET PROTECTION - TYPE "A"

NOTES:

1. GEOTEXTILE FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 592 GEOTEXTILE TABLE 1 OR 2, CLASS I, WITH AN EOS OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
2. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED ON THE GEOTEXTILE FABRIC DOES NOT FALL INTO THE INLET. ANY MATERIAL FALLING INTO THE INLET SHALL BE REMOVED IMMEDIATELY.

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

(2) FOR INLET PROTECTION, TYPE "C" (WITH CURB BOX), AN ADDITIONAL 18 INCHES OF FABRIC IS WRAPPED AROUND THE WOOD AND SECURED WITH STAPLES. THE WOOD SHALL NOT BLOCK THE ENTIRE HEIGHT OF THE CURB BOX OPENING.

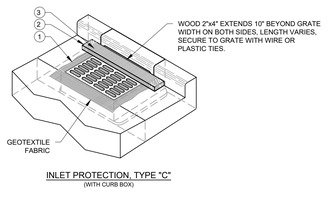
(3) FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2x4.

INLET PROTECTION - TYPE "B"
(WITHOUT CURB BOX AND ROUND INLETS)

TYPE "B" & "C" INSTALLATION NOTES

TRIM EXCESS FABRIC IN THE FLOW LINE TO WITHIN 3 INCHES OF THE GRATE.

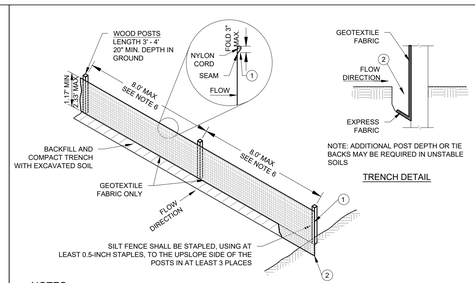
THE CONTRACTOR SHALL DEMONSTRATE A METHOD OF MAINTENANCE, USING A SEWN FLAP, HAND HOLDS OR OTHER METHODS TO PREVENT ACCUMULATED SEDIMENT FROM ENTERING THE INLET.



INLET PROTECTION, TYPE "C"
(WITH CURB BOX)

INLET PROTECTION

#104_04-20-21



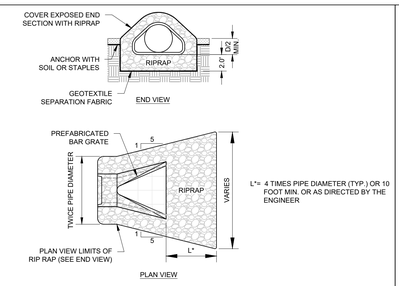
TRENCH DETAIL

NOTES:

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

SILT FENCE

#104_04-20-21

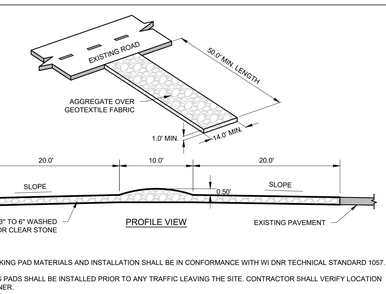


NOTES:

1. RIP RAP AND GEOTEXTILE FABRIC SHALL MEET REQUIREMENTS FOR STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION.

RIP RAP AT END SECTIONS

#124_12/28/15

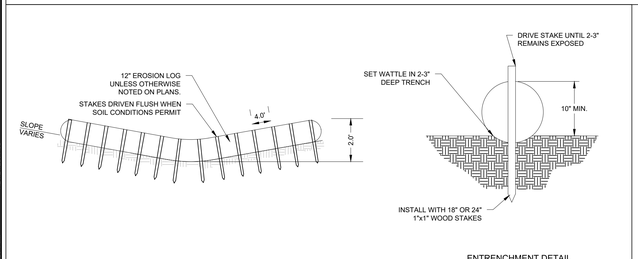


NOTES:

1. ALL TRACKING PAD MATERIALS AND INSTALLATION SHALL BE IN CONFORMANCE WITH WI DNR TECHNICAL STANDARD 1057.
2. TRACKING PADS SHALL BE INSTALLED PRIOR TO ANY TRAFFIC LEAVING THE SITE. CONTRACTOR SHALL VERIFY LOCATION WITH OWNER.
3. THE AGGREGATE FOR TRACKING PADS SHALL BE 3 TO 6 INCH CLEAR OR WASHED STONE. ALL MATERIALS TO BE RETAINED ON A 3-INCH SIEVE
4. THE AGGREGATE SHALL BE PLACED IN A LAYER AT LEAST 12-INCHES THICK. ON SITES WHERE SATURATED CONDITIONS ARE EXPECTED DURING THE LIFE OF THE PAD, THE PAD SHALL BE UNDERLAIN WITH GEOTEXTILE FABRIC WHICH MEETS MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I, II OR IV, TO PREVENT MIGRATION OF UNDERLYING SOILS INTO THE STONE LAYER.
5. THE TRACKING PAD SHALL BE THE FULL WIDTH OF THE EGRESS POINT. MINIMUM WIDTH IS 14 FEET FOR ONE-WAY TRAFFIC AND 20 FEET FOR TWO-WAY TRAFFIC, WITH AN ADDITIONAL INCREASE OF 4 FEET FOR TRAILER TRAFFIC. THE TRACKING PAD SHALL BE A MINIMUM 50-FEET LONG.
6. ANY SEDIMENT TRACKED ONTO A PUBLIC OR PRIVATE ROAD SHOULD BE REMOVED BY STREET CLEANING, NOT FLUSHING, AT THE END OF EACH WORKING DAY.
7. TRACKING PADS SHALL, AT A MINIMUM, BE INSPECTED WEEKLY AND WITHIN 24-HOURS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5-INCHES OF RAIN OR MORE DURING A 24-HOUR PERIOD.
8. THE TRACKING PAD PERFORMANCE SHALL BE MAINTAINED BY SCRAPING OR TOP-DRESSING WITH ADDITIONAL AGGREGATE.

CONSTRUCTION ENTRANCE

#107-NR 10-20-15



ENTRENCHMENT DETAIL

STRAW WATTLE DITCH CHECK

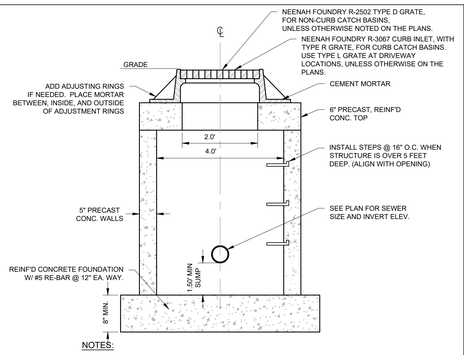
#138_05/21/2015

REVIEWED: AJS
DESIGNED: PKM
DRAFTED: EP

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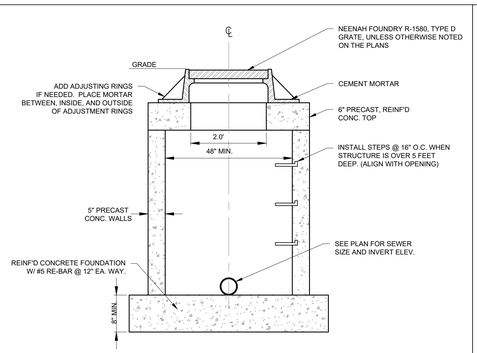


NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

CATCH BASIN

#302_10-04-12

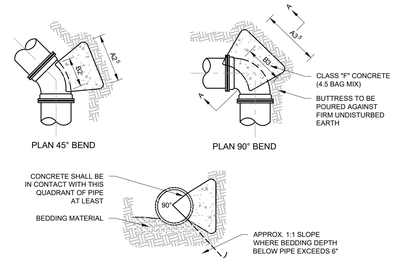


NOTES:

1. EASY STICK, RUBBER GASKET OR APPROVED EQUIVALENT SHALL BE PLACED AT ALL JOINTS BETWEEN ADJUSTING RINGS FOR STORM CATCH BASINS.
2. THE FLAT TOP MAY BE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4.0' DIA. OR AS INDICATED ON THE PLANS.

STORM SEWER MANHOLE

#322_10-04-12



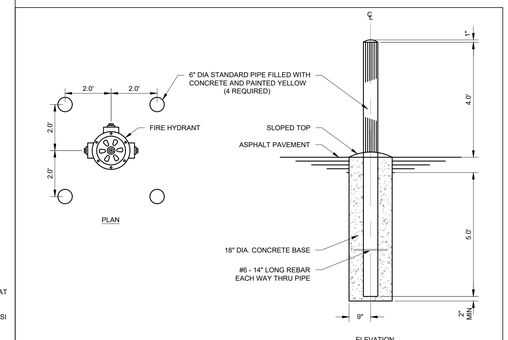
PIPE SIZE	22 1/2° BENDS A1	22 1/2° BENDS B1	45° BENDS A2	45° BENDS B2	90° BENDS A3	90° BENDS B3
6"	1'-0"	1'-0"	1'-0"	1'-0"	1'-4"	1'-2"
8"	1'-0"	1'-0"	1'-4"	1'-2"	1'-10"	1'-6"
12"	1'-4"	1'-4"	1'-10"	1'-10"	2'-8"	2'-3"
16"	1'-10"	1'-8"	2'-6"	2'-4"	3'-10"	2'-10"
20"	2'-4"	2'-0"	3'-3"	2'-10"	5'-0"	3'-4"
24"	2'-10"	2'-4"	4'-0"	3'-3"	6'-4"	3'-10"
30"	3'-6"	3'-0"	5'-4"	3'-10"	8'-0"	4'-8"

NOTES:

1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER
2. ALL BLOCKING SHALL BE WITH POURED CLASS SI CONCRETE AGAINST UNDISTURBED VERTICAL EARTH SURFACE
3. THRUST BLOCKS TO BE AT ALL BENDS 11½° OR GREATER
4. THE COST OF INSTALLING THE THRUST BLOCK SHALL BE INCIDENTAL TO THE CONSTRUCTION OF THE WATER
5. DIMENSION A2 & A3 SHOULD BE AS LARGE AS POSSIBLE WITHOUT INTERFERING WITH M.J BOLTS

THRUST BLOCK

#321_10-04-12

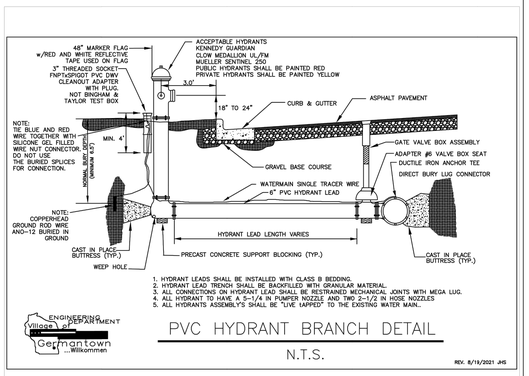


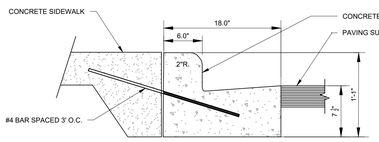
NOTES:

1. USE WHERE HYDRANT IS LOCATED WITHIN PAVED AREAS, COST INCIDENTAL.

HYDRANT BOLLARD

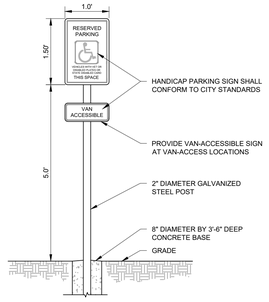
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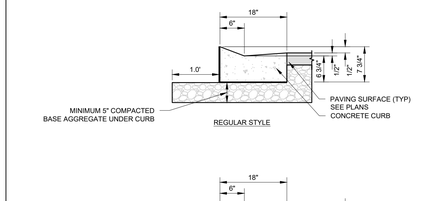
18" CURB ADJACENT TO SIDEWALK

#319_10-04-12



ADA SIGN

#702_10-11-12

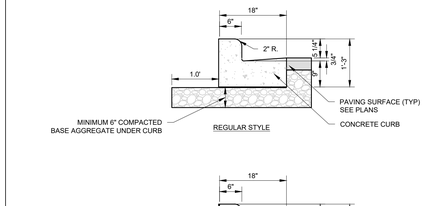


NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT RADIUS POINTS ON CURVES OF RADIUS 200 FEET OR LESS, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" DEPRESSED CURB

#603-MC 12-14-12

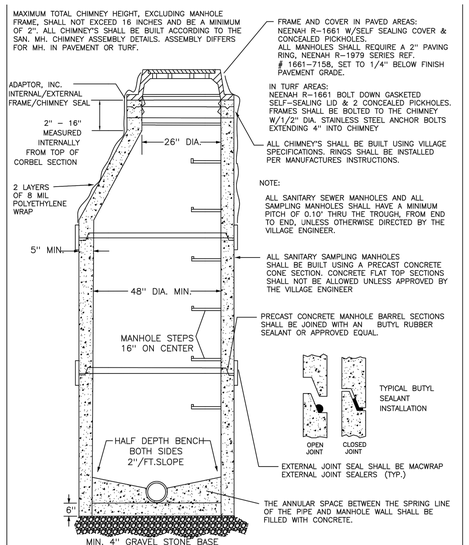


NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT ALL PT'S AND PC'S, 3 FEET EITHER SIDE OF THE CATCH BASINS IN THE CURB LINE, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. REVERSE STYLE CURB LOCATIONS ARE NOTED ON THE PLANS.

18" VERTICAL FACE CURB

#603-MC 12-14-12



SPRAY EPOXY COATINGS

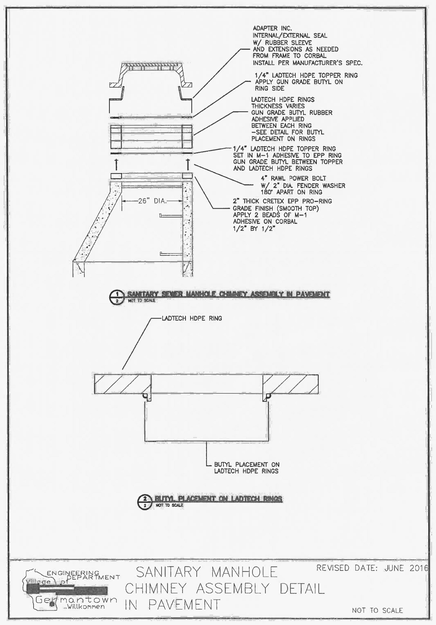
MH EXTERIOR: 2 COATS (BLACK) OF AMERON INTERNATIONAL, AMERCOAT 78 HB AT 8-10 MILS EA.
MH INTERIOR: 2 COATS (WHITE) OF PERMITE PCS-9043 TYPE II PERMOX PIPE GLAZE AT 20 MILS EA.
COATINGS SHALL BE APPLIED BY SUPPLIERS AT THE PLANT.

ENGINEERING DEPARTMENT Village of Germantown ...Willkommen

STANDARD SANITARY MANHOLE & SAMPLING MANHOLE DETAIL

NOT TO SCALE

REVISED DATE: 10/11/2019 FJR

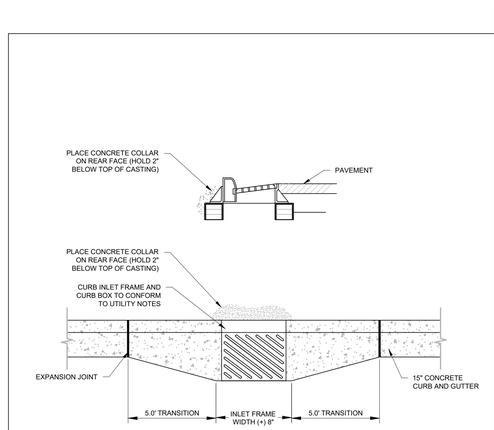


ENGINEERING DEPARTMENT Village of Germantown ...Willkommen

SANITARY MANHOLE CHIMNEY ASSEMBLY DETAIL IN PAVEMENT

NOT TO SCALE

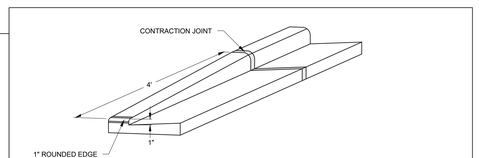
REVISED DATE: JUNE 2016



NOTE : CURB CONTRACTOR TO VERIFY POSITION AND ELEVATION OF FRAME AND GRATE PRIOR TO POUR IF NOT CORRECT, FIVE (5) FOOT TRANSITION AREA TO BE LEFT UNPOURED UNTIL SITUATION IS CORRECTED BY CONTRACTOR.

CURB AND GUTTER BUMP OUT

#620_10-10-12

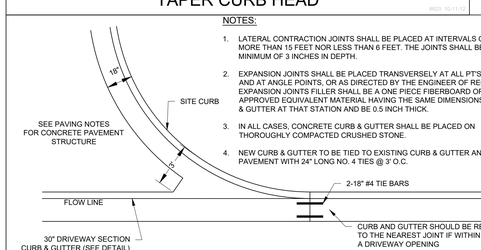


NOTES:

1. CONTRACTION JOINTS SHALL BE PLACED EVERY 10 FEET
2. EXPANSION JOINTS (3/4" EXPANSION FIBER MATERIAL) SHALL BE PLACED EVERY 300 FEET AND AT EVERY PC/PT AND 3 FEET FROM STRUCTURES

TAPER CURB HEAD

#623_10-11-12



NOTES:

1. LATERAL CONTRACTION JOINTS SHALL BE PLACED AT INTERVALS OF NOT MORE THAN 15 FEET NOR LESS THAN 6 FEET. THE JOINTS SHALL BE A MINIMUM OF 3 INCHES IN DEPTH.
2. EXPANSION JOINTS SHALL BE PLACED TRANSVERSELY AT ALL PT'S AND PC'S, AND AT ANGLE POINTS, OR AS DIRECTED BY THE ENGINEER OF RECORD. THE EXPANSION JOINTS FILLER SHALL BE A ONE PIECE FIBERBOARD OR THE APPROVED EQUIVALENT MATERIAL HAVING THE SAME DIMENSIONS AS CURB & GUTTER AT THAT STATION AND BE 0.5 INCH THICK.
3. IN ALL CASES, CONCRETE CURB & GUTTER SHALL BE PLACED ON THOROUGHLY COMPACTED CRUSHED STONE.
4. NEW CURB & GUTTER TO BE TIED TO EXISTING CURB & GUTTER AND PAVEMENT WITH 24" LONG NO. 4 TIES @ 3' O.C.

DRIVEWAY ENTRANCE

#633_3-05-13

REVIEWED: AJS
DESIGNED: PFM
DRAFTED: EP

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ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK
GERMANTOWN, WI

CONSTRUCTION DETAILS

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22	
2	PER VILLAGE COMMENTS	02/04/22	

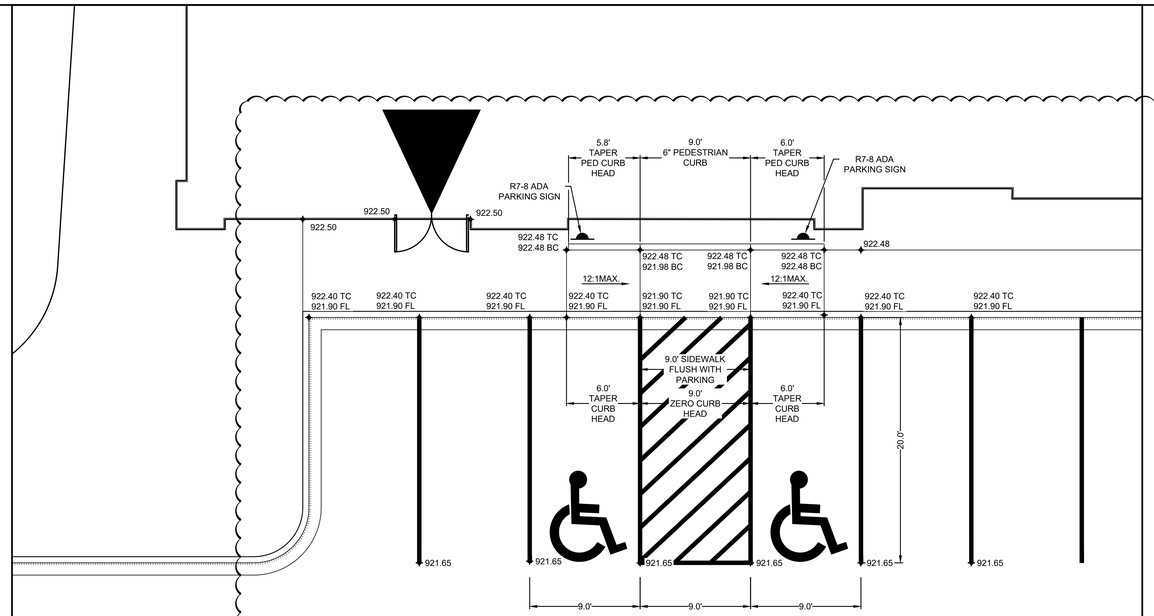
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START DATE: 03/04/19
SCALE: N.T.S

SHEET C-16 OF C-17

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Z:\PROJECTS\2018\1296.00E-WI\CAD\SHEETS\1296.00E-WI CONSTRUCTION DETAILS.DWG

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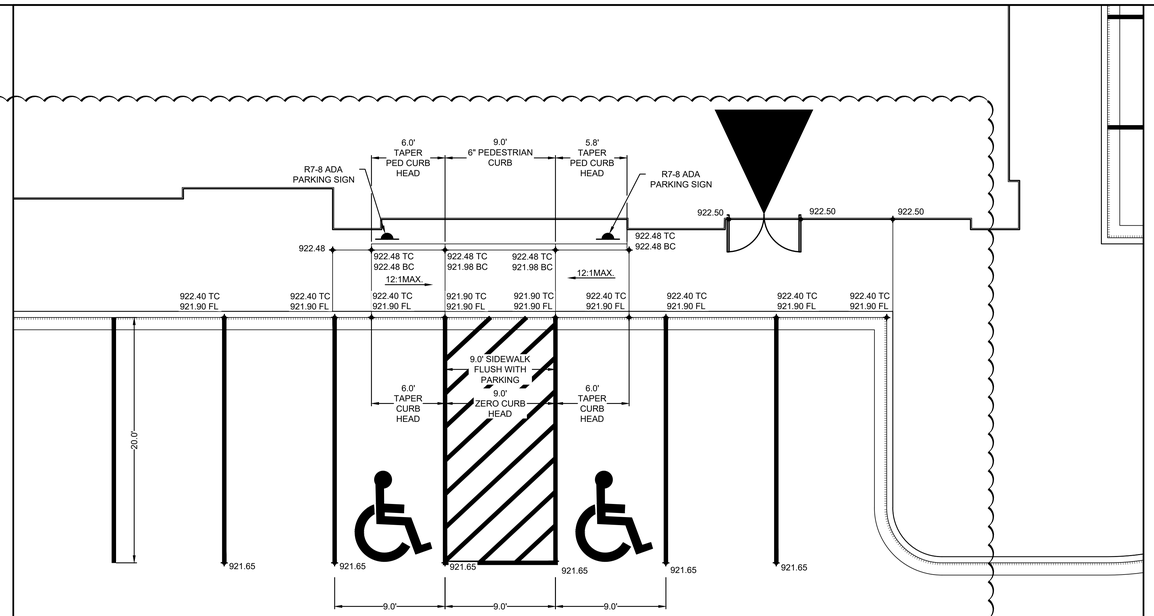


ADA PARKING DETAILS
SOUTHWEST BUILDING CORNER

SCALE: 1" = 5'

NORTH

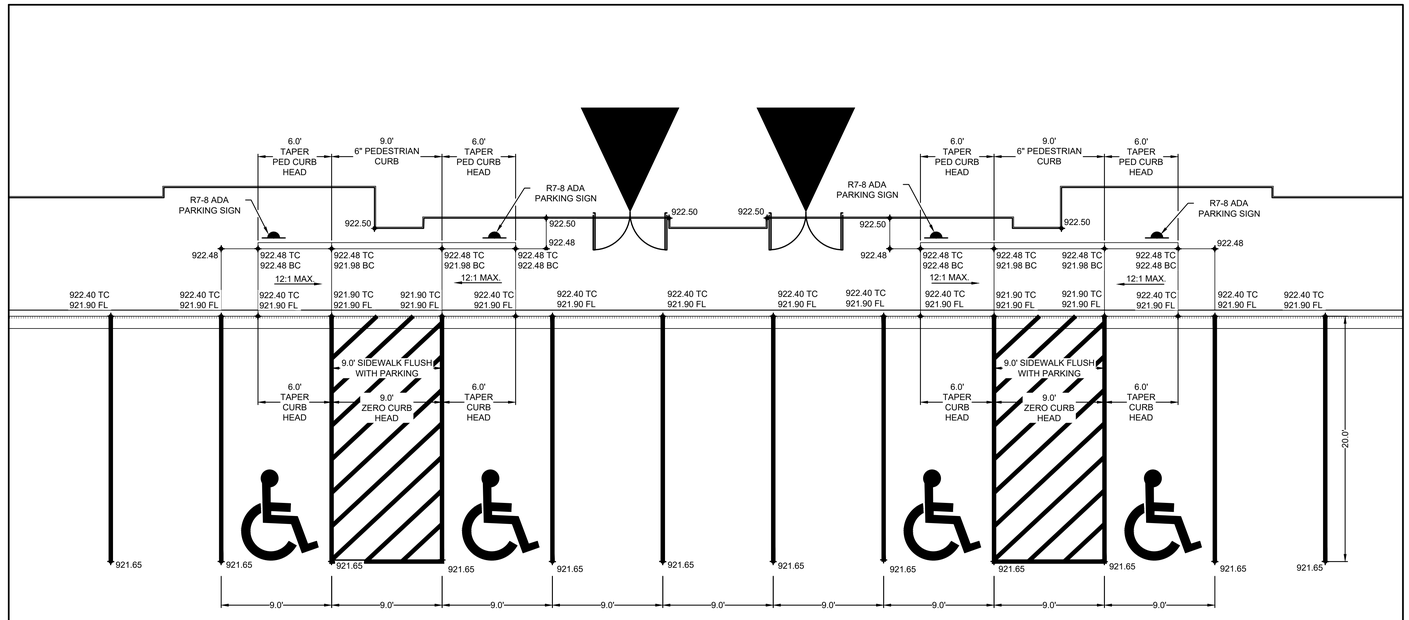
2



ADA PARKING DETAILS
SOUTHEAST BUILDING CORNER

SCALE: 1" = 5'

NORTH



ADA PARKING DETAILS
SOUTH BUILDING CENTER

SCALE: 1" = 5'

NORTH

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CONSTRUCTION DETAILS

REVIEWED- AJS
DESIGNED- PFM
DRAFTED- FP

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ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK
GERMANTOWN, WI

CONSTRUCTION DETAILS

REVISIONS

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2	PER VILLAGE COMMENTS	02/04/22	

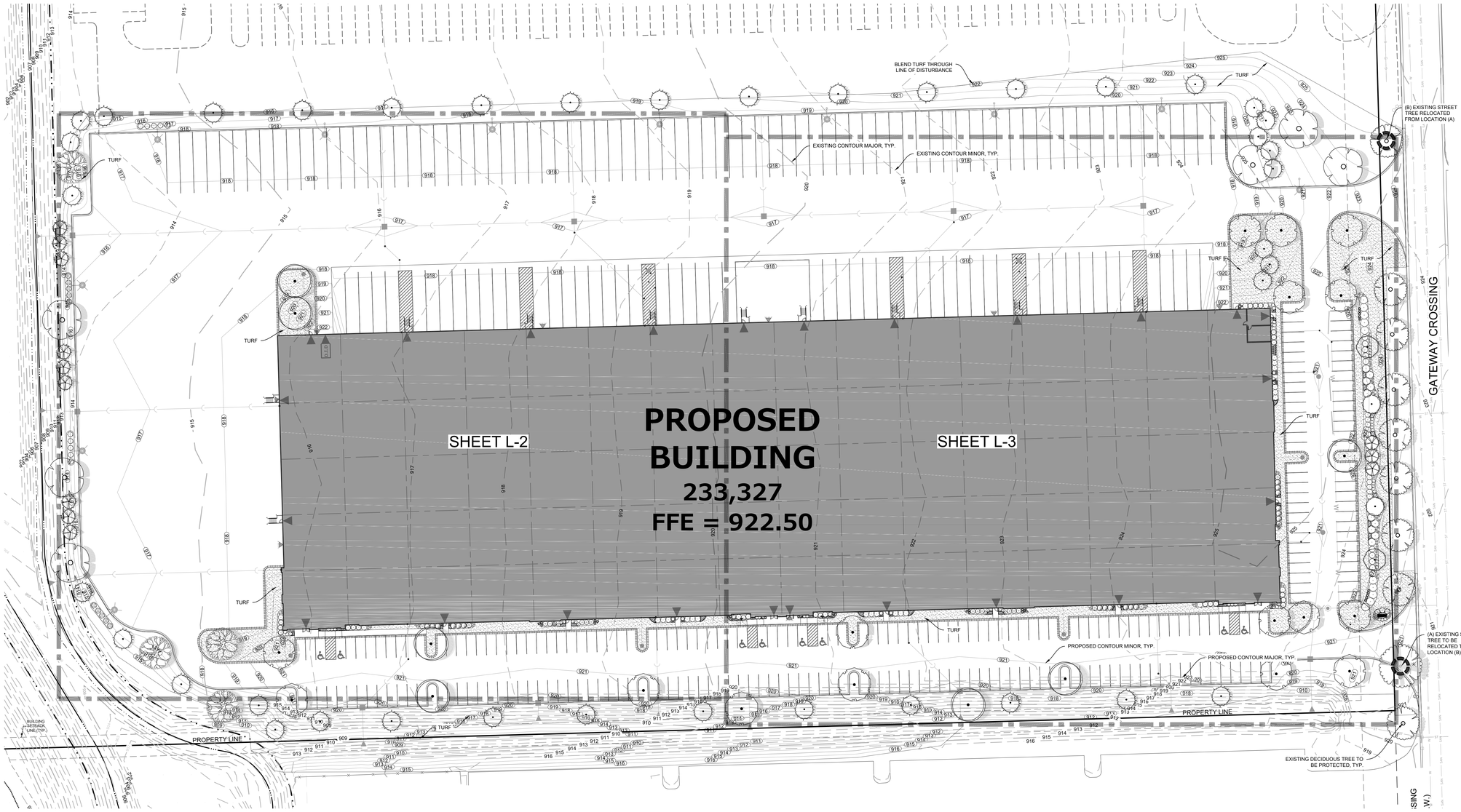
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SCALE N.T.S

SHEET C-17 & C-17

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TREE & GROUND COVER KEY

TREES	BOTANICAL / COMMON NAME
	STREET TREE FROM PREVIOUS ROADWAY PLAN

DECIDUOUS TREES	BOTANICAL / COMMON NAME
	Acer freemanii `Autumn Fantasy` Autumn Fantasy Maple 50` T x 40` W
	Gleditsia triacanthos `Shademaster` Shademaster Honeylocust 50` T x 35` W
	Gymnocladus dioica Kentucky Coffee Tree 60` T x 50` W
	Quercus x schuetti Swamp Bur Oak 70` T x 65` W
	Tilia americana `Redmond` Redmond American Linden 60` T x 35` W

EVERGREEN TREES	BOTANICAL / COMMON NAME
	Juniperus virginiana Eastern Red Cedar 30` T x 15` W
	Picea glauca `Densata` Black Hills Spruce 30` T x 20` W

ORNAMENTAL TREES	BOTANICAL / COMMON NAME
	Amelanchier grandiflora `Autumn Brilliance` `Autumn Brilliance` Serviceberry 25` T x 25` W

TURF	BOTANICAL / COMMON NAME
	Turf Hydroseed Reinders - Cadet 70/30 Fescue/Blue Mix

EXISTING VEGETATION NOTES

1. FOR EXISTING STREET TREE AND EXISTING VEGETATION INFORMATION, REFER TO PREVIOUSLY SUBMITTED OVERALL PARK LANDSCAPE PLANS.
2. EXISTING VEGETATION INSTALLED AS PART OF OVERALL PARK LANDSCAPING TO BE PRESERVED AND PROTECTED EXCEPT FOR GROUND COVER AND TURF IMPACTED BY CONSTRUCTION WHICH SHALL BE RESTORED AS SHOWN ON LANDSCAPE PLAN.

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 40' 80'

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LANDSCAPE OVERVIEW & TREE PLAN

REVIEWED: DJB
DESIGNED: JSJ
DRAWN: JSJ

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ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK

GERMANTOWN, WI

LANDSCAPE OVERVIEW & TREE PLAN

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22			
2	PER VILLAGE COMMENTS	02/04/22			

PEG JOB No. 1296.00E
PEG PM: ASS
START DATE: 03/04/19
SCALE: 1" = 40'

SHEET L-1 OF L-4

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SHRUB & PERNNIAL KEY

SHRUBS	BOTANICAL / COMMON NAME
	Aronia melanocarpa `Elata` Glossy Black Chokeberry 5` T x 5` W
	Cephalanthus occidentalis `Ping Pong` Ping Pong Buttonbush 8` T x 8` W
	Hydrangea p `Vanilla Strawberry` Vanilla Strawberry Hydrangea 6` T x 5` W
	Hydrangea paniculata `Bobo` Bobo Hydrangea 3` T x 4` W
	Physocarpus opulifolius `Center Glow` Center Glow Ninebark 8` T x 8` W
	Potentilla fruticosa `McKay`s White` McKay`s White Bush Cinquefoil 3` T x 3` W
	Rosa rugosa `Purple Pavement` Purple Pavement Rugosa Rose 5` T x 4` W
	Spiraea japonica `Magic Carpet` Magic Carpet Spirea 2` T x 3` W
	Syringa meyeri `Palibin` Dwarf Korean Lilac 5` T x 5` W

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
	Juniperus chinensis `Sea Green` Sea Green Juniper 5` T x 5` W
	Juniperus chinensis `Sea of Gold` Sea of Gold Juniper 3` T x 5` W
	Juniperus sabina `Buffalo` Buffalo Juniper 1` T x 7` W
	Juniperus squamata `Blue Star` Blue Star Juniper 3` T x 4` W
	Juniperus virginiana `Grey Owl` Eastern Redcedar Juniper 3` T x 5` W
	Taxus x media `Tauntonii` Tauton Yew 4` T x 5` W

ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
	Andropogon gerardii `Dancing Wind` Dancing Wind Big Blue Stem 36" T x 30" W
	Calamagrostis x a `Overdam` Overdam Reed Grass 24" T x 24" W
	Eragrostis spectabilis Purple Love Grass 24" T x 18" W
	Panicum virgatum `Northwind` Northwind Switch Grass 42" T x 28" W
	Schizachyrium scoparium `Blue Heaven` Blue Heaven Little Bluestem Grass 30" T x 28" W
	Sporobolus heterolepis `Tara` Prairie Dropseed 15" T x 20" W

SHRUB AREAS	BOTANICAL / COMMON NAME
	PERENNIALS Astilbe chinensis `Vision in Red` Vision in Red Astilbe 15" T x 18" W Calamintha nepeta Calamint 12" T x 18" W Coreopsis verticillata `Zagreb` Zagreb Coreopsis 20" T x 16" W Echinacea purpurea `Magnus Superior` Magnus Superior Coneflower 28" T x 16" W Hemerocallis `Stella De Oro` Stella De Oro Daylily 12" T x 20" W Heuchera m `Palace Purple` Palace Purple Coral Bells 18" T x 18" W Hosta x `Gold Standard` Gold Standard Hosta 20" T x 50" W Hosta x `Patriot` Patriot Hosta 20" T x 38" W Leucanthemum x `Becky` Becky Shasta Daisy 15" T x 15" W Nepeta x `Walker`s Low` Walker`s Low Catmint 20" T x 28" W Rudbeckia f `Viette`s Little Suzy` Viette`s Little Suzy Showy Coneflower 10" T x 12" W Salvia nemorosa `May Night` May Night Sage 18" T x 18" W
TURF	BOTANICAL / COMMON NAME
	Turf Hydroseed Reinders - Cadet 70/30 Fescue/Blue Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK

GERMANTOWN, WI

LANDSCAPE ENLARGEMENT

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22	
2	PER VILLAGE COMMENTS	02/04/22	

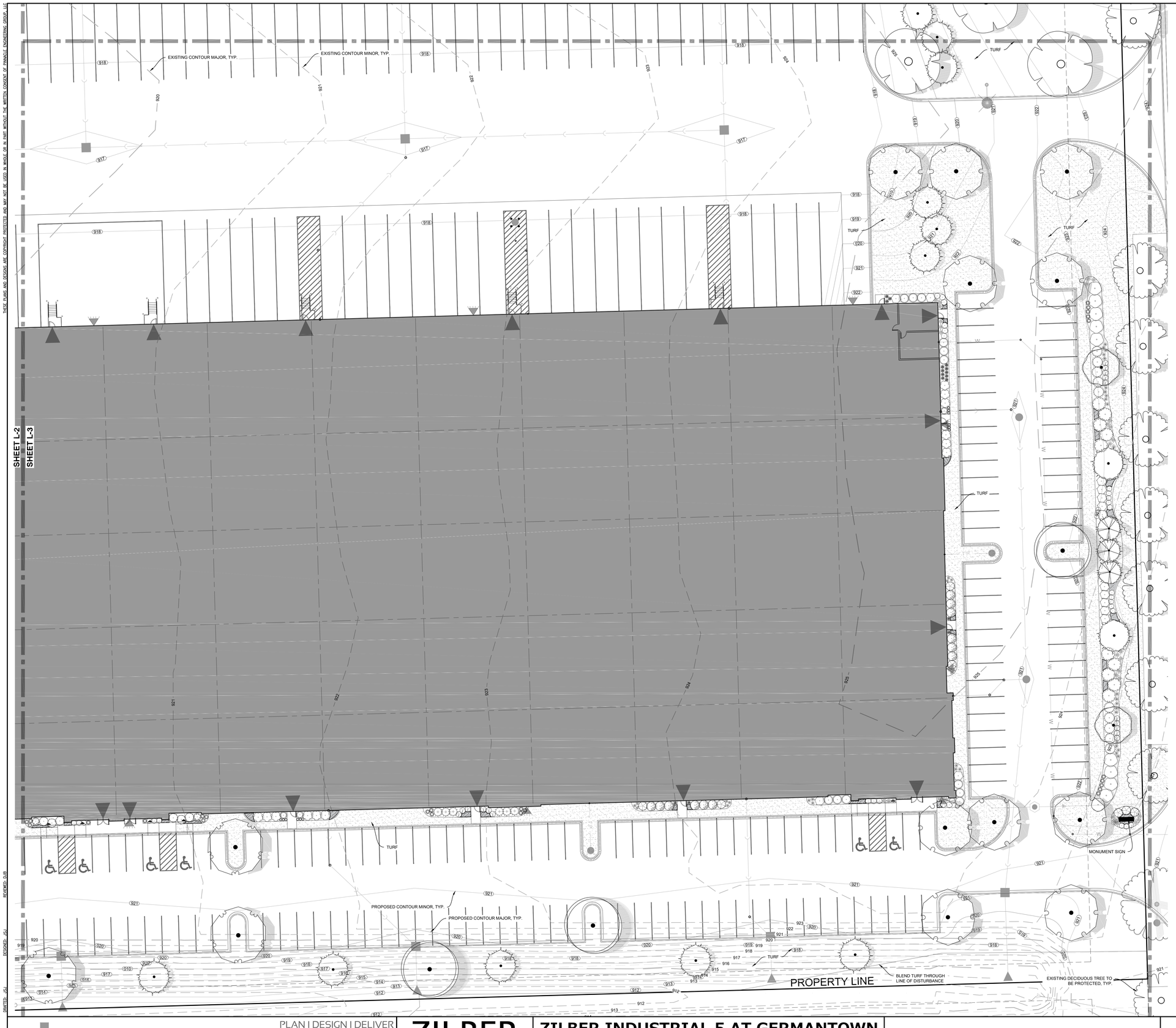
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PEG PM ASS
START DATE 03/04/19
SCALE 1" = 20'

SHEET L-2 OF L-4

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SHRUB & PERNNIAL KEY

SHRUBS	BOTANICAL / COMMON NAME
	Aronia melanocarpa `Elata` Glossy Black Chokeberry 5` T x 5` W
	Cephalanthus occidentalis `Ping Pong` Ping Pong Buttonbush 8` T x 8` W
	Hydrangea p `Vanilla Strawberry` Vanilla Strawberry Hydrangea 6` T x 5` W
	Hydrangea paniculata `Bobo` Bobo Hydrangea 3` T x 4` W
	Physocarpus opulifolius `Center Glow` Center Glow Ninebark 8` T x 8` W
	Potentilla fruticosa `McKay`s White` McKay`s White Bush Cinquefoil 3` T x 3` W
	Rosa rugosa `Purple Pavement` Purple Pavement Rugosa Rose 5` T x 4` W
	Spiraea japonica `Magic Carpet` Magic Carpet Spirea 2` T x 3` W
	Syringa meyeri `Palibin` Dwarf Korean Lilac 5` T x 5` W

EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
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	Juniperus chinensis `Sea of Gold` Sea of Gold Juniper 3` T x 5` W
	Juniperus sabina `Buffalo` Buffalo Juniper 1` T x 7` W
	Juniperus squamata `Blue Star` Blue Star Juniper 3` T x 4` W
	Juniperus virginiana `Grey Owl` Eastern Redcedar Juniper 3` T x 5` W
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ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
	Andropogon gerardii `Dancing Wind` Dancing Wind Big Blue Stem 36" T x 30" W
	Calamagrostis x a `Overdam` Overdam Reed Grass 24" T x 24" W
	Eragrostis spectabilis Purple Love Grass 24" T x 18" W
	Panicum virgatum `Northwind` Northwind Switch Grass 42" T x 28" W
	Schizachyrium scoparium `Blue Heaven` Blue Heaven Little Bluestem Grass 30" T x 28" W
	Sporobolus heterolepis `Tara` Prairie Dropseed 15" T x 20" W

SHRUB AREAS	BOTANICAL / COMMON NAME
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TURF	BOTANICAL / COMMON NAME
	Turf Hydroseed Reinders - Cadet 70/30 Fescue/Blue Mix

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

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GERMANTOWN, WI

LANDSCAPE ENLARGEMENT

REVISIONS

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2	PER VILLAGE COMMENTS	02/04/22

PEG JOB No. 1296.00E
PEG PM AJS
START DATE 03/04/19
SCALE 1" = 20'

SHEET L-3 OF L-4

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GENERAL PLANTING NOTES

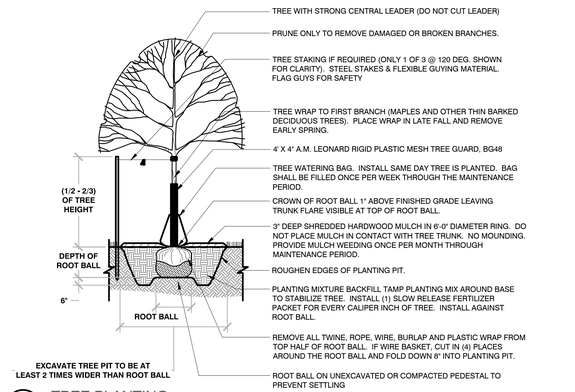
1. THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
2. THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
3. NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED WITHOUT APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
4. ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
5. ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
6. ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
7. TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
8. ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
9. BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
10. ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
11. ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
12. TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
13. ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS. FOR STREET TREE PLANTINGS, REFER TO TREE PLANTING DETAIL AND TO THE VILLAGE OF GERMANTOWN SPECIFICATIONS FOR PLANTING STREET TREES.
14. ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
15. WHILE PLANTING TREES AND SHRUBS, BACKFILL ⅔ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
16. THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
17. ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
18. ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAN DEFINITION BETWEEN TURF AND PLANTING AREAS.
19. ALL TURF SEED AREAS SHALL HAVE A MINIMUM DEPTH OF 6" OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
20. FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
21. THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDED AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
22. ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
23. ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
24. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
25. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
26. THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
27. TREES SHALL BE INSTALLED A MINIMUM OF 25' FROM STREET CORNERS OF MINOR ROADS, AND 50' FROM STREET CORNERS OF ARTERIAL ROADS.
28. TREES SHALL BE INSTALLED A MINIMUM DISTANCE OF 5' FROM ANY SEWER AND WATER LINES, 10' FROM DRIVEWAYS, LIGHT POLES, AND FIRE HYDRANTS.
29. THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
30. THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
31. THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
32. THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
33. PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
34. THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT, VILLAGE FORESTER, AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

PLANT SCHEDULE

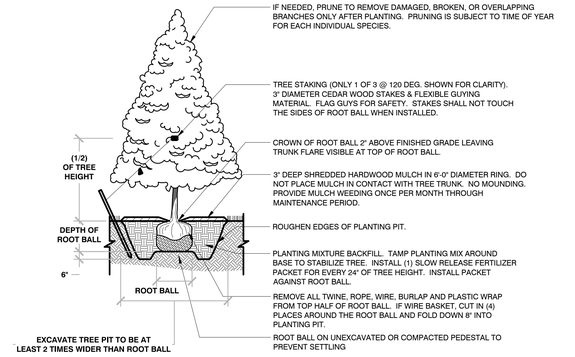
TREES	BOTANICAL NAME	COMMON NAME	SIZE
9	STREET TREE FROM PREVIOUS ROADWAY PLAN		---
DECIDUOUS TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
12	Acer freemanii `Autumn Fantasy` 50` T x 40` W	Autumn Fantasy Maple	2.5" Cal.
7	Gleditsia triacanthos `Shademaster` 50` T x 35` W	Shademaster Honeylocust	2.5" Cal.
4	Gymnocladus dioica 60` T x 50` W	Kentucky Coffee Tree	2.5" Cal.
6	Quercus x schuetti 70` T x 65` W	Swamp Bur Oak	2.5" Cal.
4	Tilia americana `Redmond` 60' T x 35' W	Redmond American Linden	2.5" Cal.
EVERGREEN TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
12	Juniperus virginiana 30` T x 15` W	Eastern Red Cedar	5` Ht.
41	Picea glauca `Densata` 30` T x 20` W	Black Hills Spruce	5` Ht.
ORNAMENTAL TREES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
2	Amelanchier grandiflora `Autumn Brilliance` 25` T x 25` W	`Autumn Brilliance` Serviceberry	1.5" Cal.
SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
18	Aronia melanocarpa `Elata` 5` T x 5` W	Glossy Black Chokeberry	3 gal.
10	Cephalanthus occidentalis `Ping Pong` 8` T x 8` W	Ping Pong Buttonbush	3 gal.
18	Hydrangea p `Vanilla Strawberry` 6` T x 5` W	Vanilla Strawberry Hydrangea	3 gal.
22	Hydrangea paniculata `Bobo` 3` T x 4` W	Bobo Hydrangea	2 gal.
10	Physocarpus opulifolius `Center Glow` 8` T x 8` W	Center Glow Ninebark	3 gal.
18	Potentilla fruticosa `McKay`s White` 3` T x 3` W	McKay`s White Bush Cinquefoil	2 gal.
2	Rosa rugosa `Purple Pavement` 5` T x 4` W	Purple Pavement Rugosa Rose	2 gal.
19	Spiraea japonica `Magic Carpet` 2` T x 3` W	Magic Carpet Spirea	2 gal.
16	Syringa meyeri `Palibin` 5` T x 5` W	Dwarf Korean Lilac	3 gal.
EVERGREEN SHRUBS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
10	Juniperus chinensis `Pfitzeriana Kallays` 3` T x 7` W	Kallay Compact Juniper	3 gal.
16	Juniperus chinensis `Sea Green` 5` T x 5` W	Sea Green Juniper	3 gal.
12	Juniperus chinensis `Sea of Gold` 3` T x 5` W	Sea of Gold Juniper	3 gal.
9	Juniperus sabina `Buffalo` 1` T x 7` W	Buffalo Juniper	3 gal.
6	Juniperus squamata `Blue Star` 3` T x 4` W	Blue Star Juniper	2 gal.
18	Juniperus virginiana `Grey Owl` 3` T x 5` W	Eastern Redcedar Juniper	2 gal.
10	Taxus x media `Tauntonii` 4` T x 5` W	Tauton Yew	3 gal.
ORNAMENTAL GRASSES	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
39	Andropogon gerardii `Dancing Wind` 36" T x 30" W	Dancing Wind Big Blue Stem	1 gal.
18	Calamagrostis x a `Overdam` 24" T x 24" W	Overdam Reed Grass	1 gal.
18	Eragrostis spectabilis 24" T x 18" W	Purple Love Grass	1 gal.
30	Panicum virgatum `Northwind` 42" T x 28" W	Northwind Switch Grass	1 gal.
32	Schizachyrium scoparium `Blue Heaven` 30" T x 28" W	Blue Heaven Little Bluestem Grass	1 gal.
18	Sporobolus heterolepis `Tara` 15" T x 20" W	Prairie Dropseed	1 gal.
SHRUB AREAS	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**
333 sf	PERENNIALS		
13	Astilbe chinensis `Vision in Red` 15" T x 18" W	Vision in Red Astilbe	4.5" cont.
16	Calamintha nepeta 12" T x 18" W	Calamint	4.5" cont.
16	Coreopsis verticillata `Zagreb` 20" T x 16" W	Zagreb Coreopsis	4.5" cont.
13	Echinacea purpurea `Magnus Superior` 28" T x 16" W	Magnus Superior Coneflower	4.5" Cont.
10	Hemerocallis `Stella De Oro` 12" T x 20" W	Stella De Oro Daylily	4.5" Cont.
13	Heuchera m `Palace Purple` 18" T x 18" W	Palace Purple Coral Bells	4.5" Cont.
2	Hosta x `Gold Standard` 20" T x 50" W	Gold Standard Hosta	4.5" cont.
4	Hosta x `Patriot` 20" T x 38" W	Patriot Hosta	4.5" cont.
20	Leucanthemum x `Becky` 15" T x 15" W	Becky Shasta Daisy	4.5" Cont.
6	Nepeta x `Walker`s Low` 20" T x 28" W	Walker`s Low Catmint	4.5" Cont.
32	Rudbeckia f `Viette`s Little Suzy` 10" T x 12" W	Viette`s Little Suzy Showy Coneflower	4.5" Cont.
14	Salvia nemorosa `May Night` 18" T x 18" W	May Night Sage	4.5" Cont.
TURF	**QTY**	**BOTANICAL NAME**	**COMMON NAME**
	120,269 sf	Turf Hydroseed	Reinders - Cadet 70/30 Fescue/Blue Mix

SOIL PLACEMENT NOTES

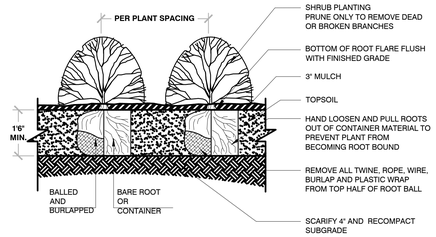
1. LOOSEN SUBGRADE TO A MINIMUM DEPTH INDICATED IN PLANTING NOTES USING A CULTI-MULCHER OR SIMILAR EQUIPMENT, AND REMOVE STONES MEASURING OVER 1-1/2 INCHES IN ANY DIMENSION, STICKS, RUBBISH AND OTHER EXTRANEOUS MATTER. INTERNAL PARKING ISLANDS SHALL BE LOOSENED TO A DEPTH OF 30".
2. THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BED AREAS. (1 PART EXISTING SOIL, 1 PART TOPSOIL, 1 PART ORGANIC SOIL AMENDMENT, 2.9 POUNDS PER CUBIC YARD OF 4-4-4 ANALYSIS SLOW-RELEASE FERTILIZER)
3. TREE AND SHRUB HOLES SHALL BE FILLED WITH A PREPARED PLANTING MIXTURE OF 1 PART TOPSOIL, 2 PARTS PLANTING SOIL MIX.
4. SPREAD SOIL AND SOIL AMENDMENTS TO DEPTH INDICATED ON DRAWINGS, BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER NATURAL SETTLEMENT. (FINISH GRADE OF PLANTING BEDS SHALL BE 3" BELOW ALL ADJACENT SURFACES. FINISH GRADE OF TURF SEEDING AREAS SHALL BE 1" BELOW ALL ADJACENT HARD SURFACES, WALKS, AND CURBS.)
5. PLACE APPROXIMATELY 1/2 OF TOTAL AMOUNT OF SOIL REQUIRED. WORK INTO TOP OF LOOSENED SUBGRADE TO CREATE A TRANSITION LAYER, THEN PLACE REMAINDER OF THE SOIL. SOIL TRANSITION LAYER SHALL BE TILLED TO A MINIMUM DEPTH OF 6" BELOW THE DEPTH OF NEWLY PLACED SOIL. PARKING LOT ISLANDS SHALL BE CROWNED TO A HEIGHT OF 6" TO PROVIDE PROPER DRAINAGE UNLESS OTHERWISE NOTED.
6. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
7. FINISH GRADING: GRADE SOIL TO A SMOOTH, UNIFORM SURFACE PLANE WITH A LOOSE, UNIFORMLY FINE TEXTURE.
8. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
9. RESTORE PLANTING BEDS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING AND BEFORE PLANTING.



1 TREE PLANTING
1/4" = 1'-0" 329343-01

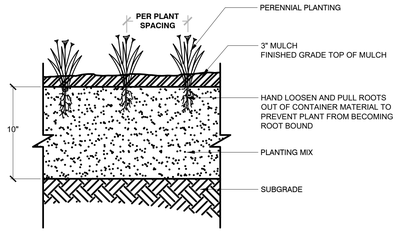


2 EVERGREEN TREE PLANTING
1/4" = 1'-0" 329343-03

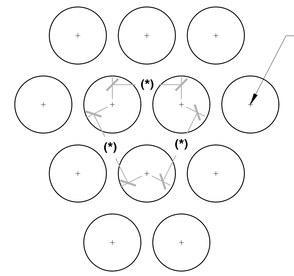


BAREROOT PLANTING NOTES:
1. SOAK ROOTS IN WATER FOR AT LEAST ONE HOUR BUT NOT MORE THAN 24 HOURS PRIOR TO PLANTING.
2. SCARIFY SIDES AND BOTTOMS OF HOLE.
3. PROCEED WITH CORRECTIVE PRUNING OF THE TOP AND BOTTOM ROOTS.
4. TRANSFER PLANT DIRECTLY FROM WATER TO HOLE. SET PLANT SO THE ROOT FLARE IS APPROXIMATELY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

3 SHRUB PLANTING
1/2" = 1'-0" 329333-02

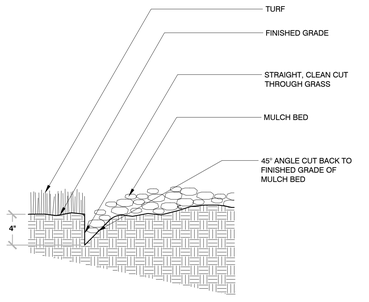


4 PERENNIAL PLANTING
1" = 1'-0" 3293-01



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

5 PLANT SPACING
3/4" = 1'-0" 3293-02



6 TRENCHED BED EDGE
3/4" = 1'-0" 3293-03

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LANDSCAPE GENERAL NOTES & DETAILS

REVIEWED: DJB
DESIGNED: JSJ
DRAWN: JSJ

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
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WISCONSIN OFFICE:
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CHICAGO | MILWAUKEE | NATIONWIDE

ZILBER PROPERTY GROUP SM

ZILBER INDUSTRIAL 5 AT GERMANTOWN GATEWAY CORPORATE PARK
GERMANTOWN, WI

LANDSCAPE GENERAL NOTES & DETAILS

REVISIONS

1	MUNICIPAL SUBMITTAL	01/06/22			
2	PER VILLAGE COMMENTS	02/04/22			

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PEG PM: ASS
START DATE: 03/04/19
SCALE: VARIES

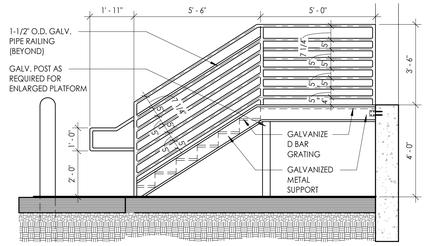
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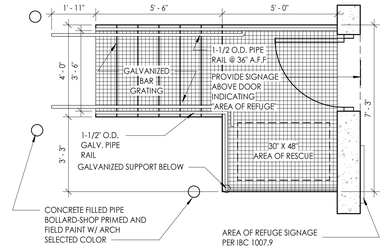
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SHEET KEYNOTES

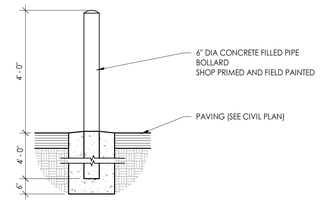
03-01	CONCRETE PIPE BOLLARD W/ YELLOW PLASTIC SLEEVE
03-02	CONCRETE STOOP
03-07	CONCRETE SIDEWALK W/ INTEGRAL CURB
05-01	DOCK STAIR (AM8) - HOT DIPPED GALVANIZED METAL
31-01	MONUMENT SIGN LOCATION



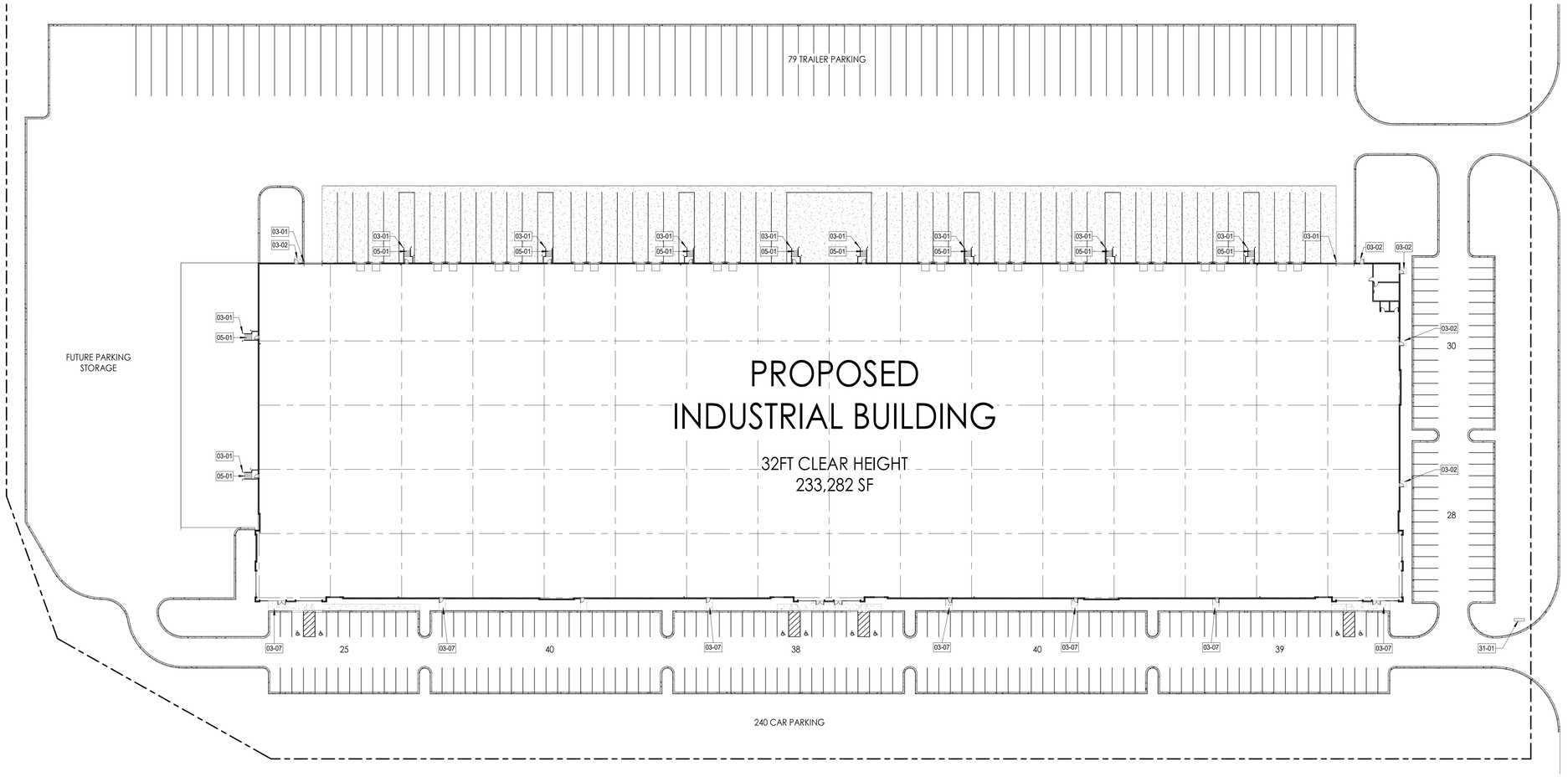
4 DOCK STAIR - ELEVATION
SCALE 3/8" = 1'-0"



3 DOCK STAIR - ENLARGED PLAN
SCALE 3/8" = 1'-0"



2 CONCRETE FILLED PIPE BOLLARD
SCALE 1/2" = 1'-0"



1 ARCHITECTURAL SITE PLAN
SCALE 1" = 40'-0"

STEPHEN PERRY SMITH ARCHITECTS, INC.
215 N. WATER STREET, SUITE 250
MILWAUKEE, WISCONSIN 53202
T 414.277.9700 | F 414.277.9705
spsarchitects.com

PINNACLE ENGINEERING GROUP

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:

ZILBER INDUSTRIAL 5

GERMANTOWN GATEWAY
CORPORATE PARK
GATEWAY CROSSING & ROCKFIELD ROAD
GERMANTOWN, WI

OWNER

ZILBER PROPERTY GROUP SM

CONTRACTOR

RILEY CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SRC
PROJECT MANAGER	MAM
PROJECT NUMBER	211105
ISSUED FOR	MUNICIPAL REVIEW
DATE	FEBRUARY 4, 2022

SHEET

ARCHITECTURAL SITE PLAN

A050

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SHEET KEYNOTES

STEPHEN PERRY SMITH ARCHITECTS, INC.

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PROJECT

PROPOSED BUILDING FOR:

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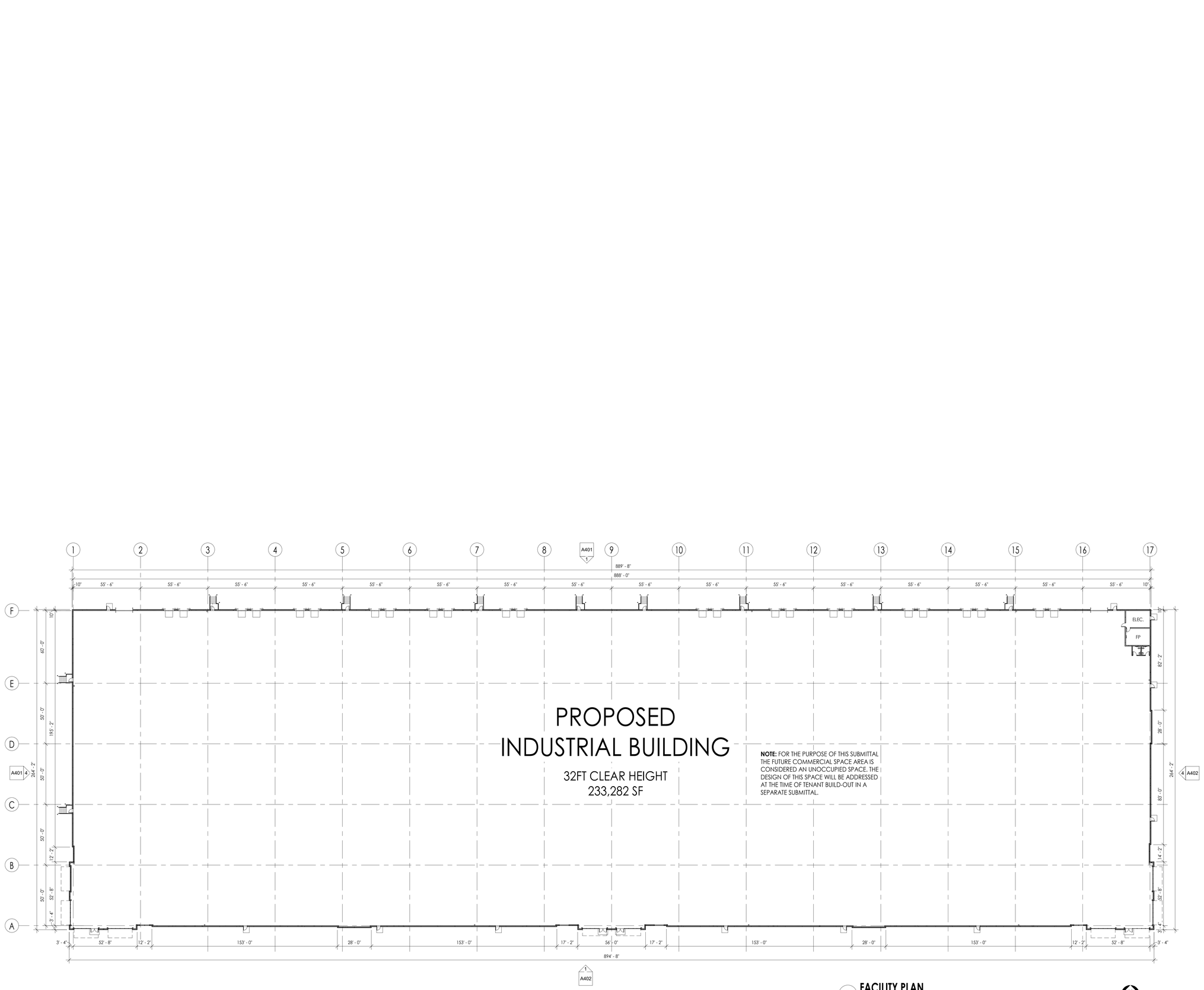
ZILBER PROPERTY GROUP SM

CONTRACTOR

RILEY CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE



1 **FACILITY PLAN**
SCALE 1" = 30'-0"

INFORMATION

PROJECT ARCHITECT	SRC
PROJECT MANAGER	MAM
PROJECT NUMBER	211105
ISSUED FOR	MUNICIPAL REVIEW
DATE	FEBRUARY 4, 2022

SHEET
FACILITY PLAN

A100

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GENERAL PLAN NOTES

A. COMPLY WITH CODES, LAWS, ORDINANCES, RULES OF AUTHORITIES HAVING JURISDICTION.

B. GENERAL CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

C. DO NOT SCALE THE DRAWINGS, WRITTEN DIMENSIONS OR NOTES SHALL GOVERN, AND IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE ARCHITECT BEFORE PERFORMING ANY WORK IN QUESTION.

D. THE NOTE 'ALIGN' WILL SUPERSEDE ANY DIMENSIONAL NOTE AND IF THERE IS A DISCREPANCY, THE CONTRACTOR SHOULD CONSULT THE ARCHITECT.

E. IF THERE ARE ANY CONFLICTS BETWEEN FLOOR PLAN AND INTERIOR DETAILS AND ELEVATIONS, GENERAL CONTRACTOR TO CONSULT THE ARCHITECT.

F. CONTRACTOR TO PROVIDE A COMPLETE AND THOROUGH CLEANING FOR THE ENTIRE BUILD-OUT.

G. ALL INTERIOR GYPSUM BOARD PARTITIONS SHOULD BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. ANY PATCH WORK THAT IS REQUIRED ON EXISTING WALLS THAT ARE ADJACENT TO NEW WALLS SHALL BE FLUSH.

H. OWNER/TENANT WILL PROVIDE WORK NOTED "BY OTHER" OR "NIC" UNDER SEPARATE CONTRACT. GENERAL CONTRACTOR TO COORDINATE THIS WORK IN ORDER TO ASSURE APPROPRIATE INSTALLATION AND PROPER SEQUENCE OF INSTALLATION.

I. BUILDING OWNER AND TENANT TO APPROVE KEYING ALL NEW AND RE-KEYING OF EXISTING HARDWARE.

J. CONTRACTOR TO PROVIDE ALL WALL REINFORCING OR BLOCKING REQUIRED FOR ALL HARDWARE AND FIXTURES.

K. ALL DIMENSIONS ARE TO FACE OF MASONRY, CENTERLINES OF COLUMN LINES, OR NOMINAL DIMENSION OF PARTITION WALLS. NON-MODULAR WALLS ARE DIMENSIONED TO CRITICAL FACES.

L. GENERAL CONTRACTOR TO INSTALL BUILDING STANDARD HARDWARE THAT IS IN PROPER WORKING ORDER.

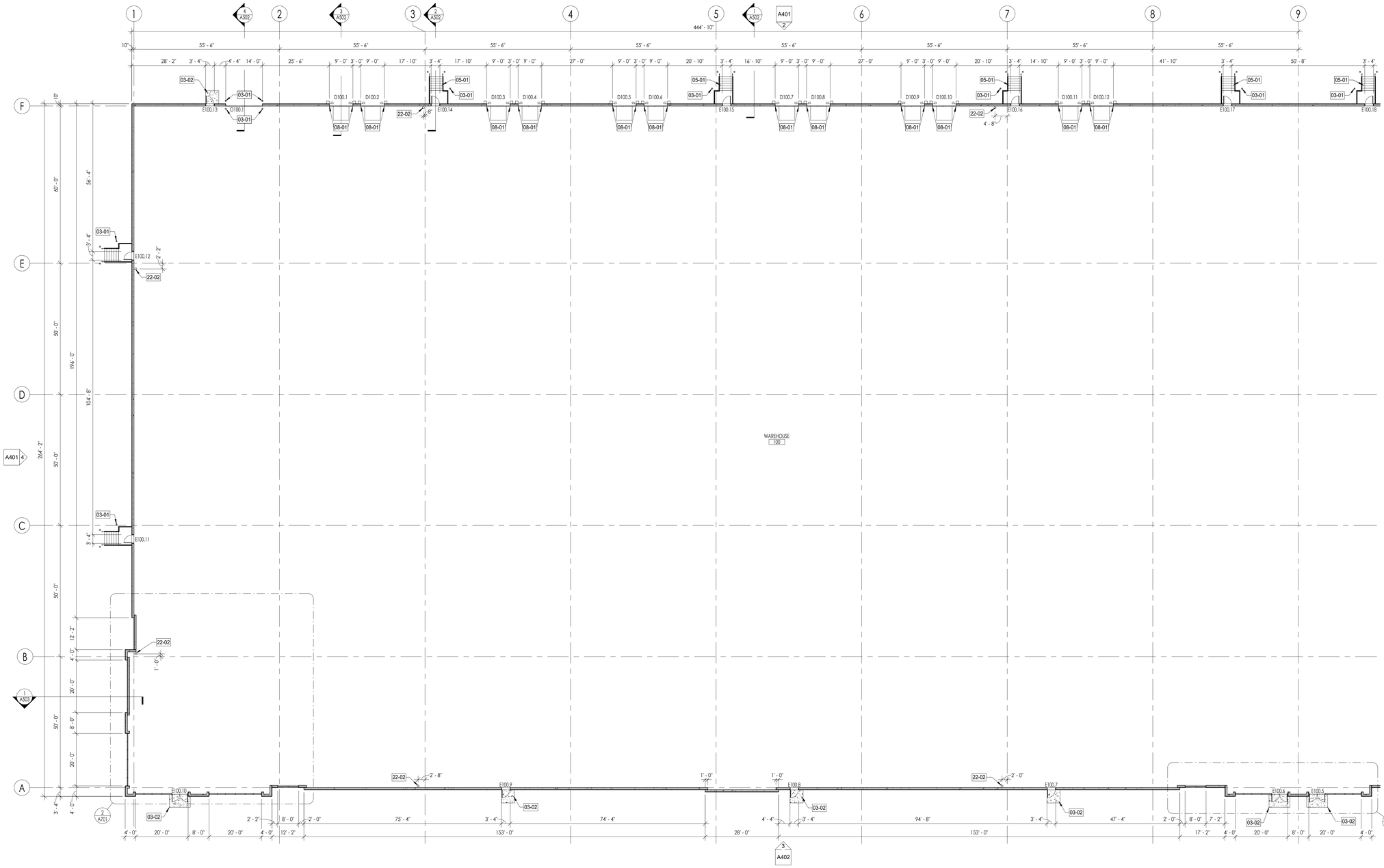
M. THE IMPRINTING OR ADHERING OF COMPANY CONTACT INFORMATION IS PROHIBITED ON ANY FINISHED SURFACE.

SHEET KEYNOTES

03-01	CONCRETE PIPE BOLLARD W/ YELLOW PLASTIC SLEEVE
03-02	CONCRETE STOOP
05-01	DOCK STAIR (AM8) - HOT DIPPED GALVANIZED METAL
08-01	'Z' GUARDS AT DOCK DOORS
22-02	ROOF DRAIN LEADER. CONFIRM SIZE/LOCATION WITH D/B PLUMBING CONTACTOR

KEY PLAN





1 **CONSTRUCTION PLAN - 1ST FLOOR A**
SCALE 1/16" = 1'-0"

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PINNACLE ENGINEERING GROUP

raSmith
CREATIVITY BEYOND ENGINEERING

PROJECT

PROPOSED BUILDING FOR:

ZILBER INDUSTRIAL 5

GERMANTOWN GATEWAY
CORPORATE PARK
GATEWAY CROSSING & ROCKFIELD ROAD
GERMANTOWN, WI

OWNER

ZILBER PROPERTY GROUP SM

CONTRACTOR

RILEY CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

INFORMATION

PROJECT ARCHITECT	SRC
PROJECT MANAGER	MAM
PROJECT NUMBER	211105
ISSUED FOR	MUNICIPAL REVIEW
DATE	FEBRUARY 4, 2022

SHEET

CONSTRUCTION PLAN 'A'

A101A

GENERAL PLAN NOTES

A. COMPLY WITH CODES, LAWS, ORDINANCES, RULES OF AUTHORITIES HAVING JURISDICTION.

B. GENERAL CONTRACTOR TO OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS AS REQUIRED BY THE AUTHORITY HAVING JURISDICTION.

C. DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS OR NOTES SHALL GOVERN, AND IF THERE ARE ANY MISSING DIMENSIONS OR DISCREPANCIES, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONSULT THE ARCHITECT BEFORE PERFORMING ANY WORK IN QUESTION.

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G. ALL INTERIOR GYPSUM BOARD PARTITIONS SHOULD BE TAPED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. ANY PATCH WORK THAT IS REQUIRED ON EXISTING WALLS THAT ARE ADJACENT TO NEW WALLS SHALL BE FLUSH.

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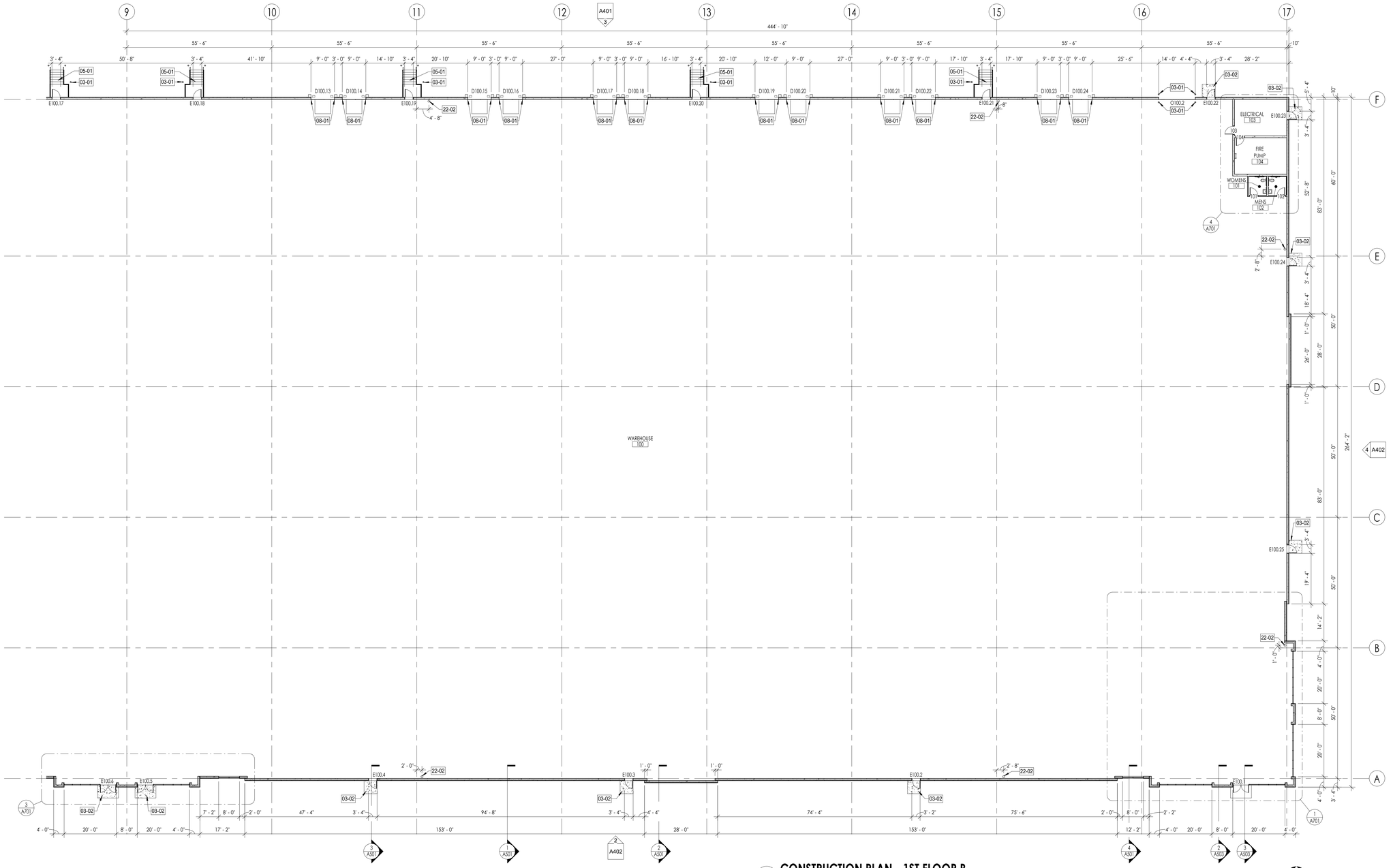
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08-01	'Z' GUARDS AT DOCK DOORS
22-02	ROOF DRAIN LEADER. CONFIRM SIZE/LOCATION WITH D/B PLUMBING CONTACTOR

KEY PLAN





1 CONSTRUCTION PLAN - 1ST FLOOR B
SCALE 1/16" = 1'-0"

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CONTRACTOR

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SHEET

CONSTRUCTION PLAN 'B'

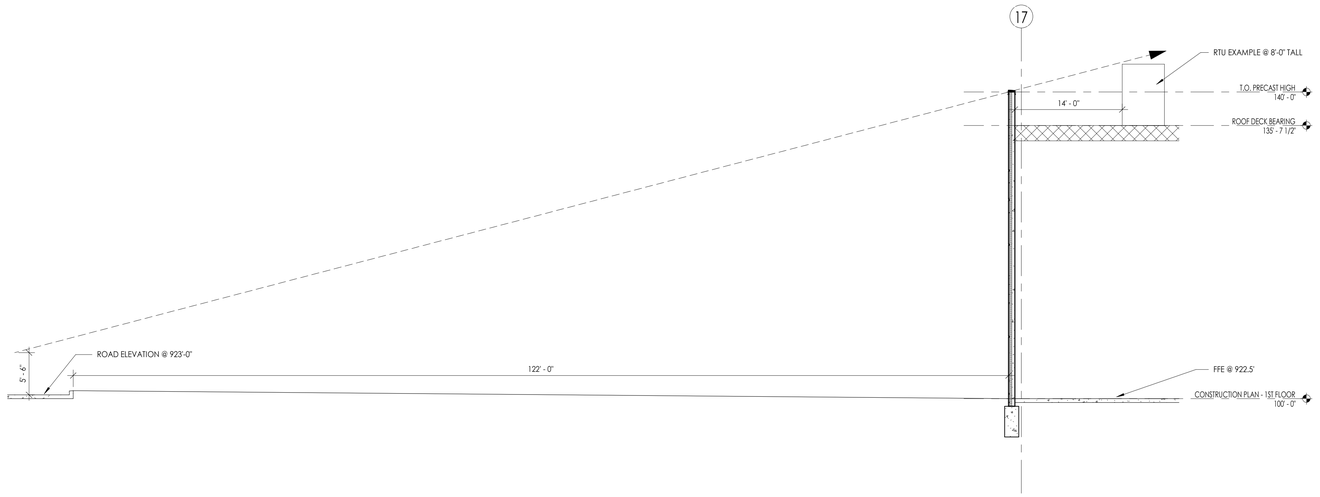
A101B

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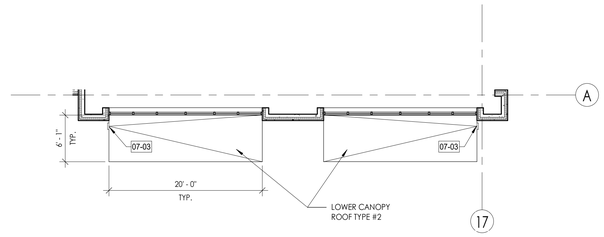
SHEET KEYNOTES

07-01	PRIMARY ROOF DRAIN W/ INTEGRAL DOWNSPOUT, SEE DETAILS 20 & 21/A801
07-03	PREFINISHED METAL THRU-WALL SCUPPER
08-10	INSULATED 30"X36" ROOF SCUTTLE W/ LADDER AND CAGE BELOW -GC TO COORDINATE LOCATION WITH STRUCTURAL FRAMING ABOVE. SEE DETAIL 23/A801

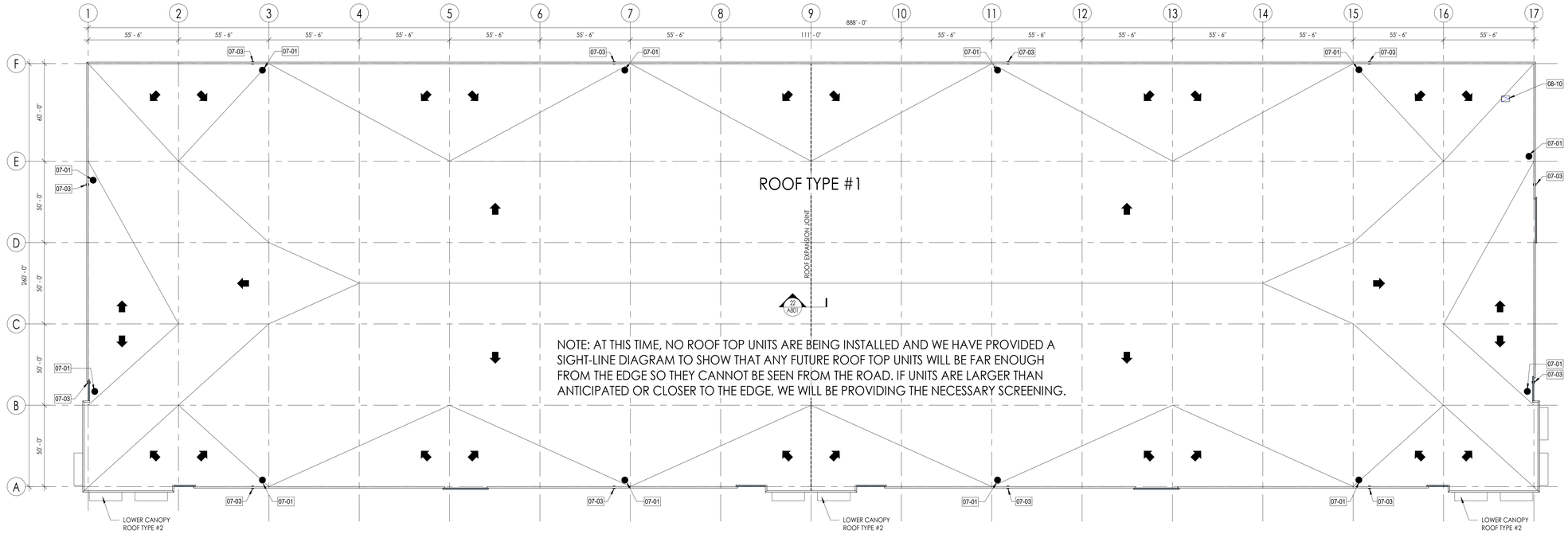
ROOF TYPES
ROOF TYPE #1 - TYPICAL BUILDING ROOF SINGLE PLY 45 MIL. BALLASTED EPDM ROOF 2 LAYERS OF POLYISOCYANURATE W/ STAGGERED JOINTS IN BOTH DIRECTIONS (R-20) 1-1/2" METAL DECKING (SEE STRUCTURAL)
ROOF TYPE #2 - LOWER CANOPY ROOF SINGLE PLY 45 MIL. BALLASTED EPDM ROOF SLOPED POLYISOCYANURATE BOARD (AT 1/4" PER FOOT) 1-1/2" METAL DECKING (SEE STRUCTURAL)
NOTE:
1. PITCH TO ROOF DRAIN AT 1/4" PER FOOT MINIMUM.
2. MINIMUM 20 YEAR WARRANTY ON ROOF TO BE CERTIFIED BY SUPPLIER



3 SIGHT-LINE SECTION DIAGRAM VIEW FROM ROAD
SCALE 1/8" = 1'-0"



2 ENLARGED CANOPY ROOF PLAN
SCALE 1/8" = 1'-0"



1 CONSTRUCTION PLAN - ROOF
SCALE 1" = 30'-0"

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CONTRACTOR

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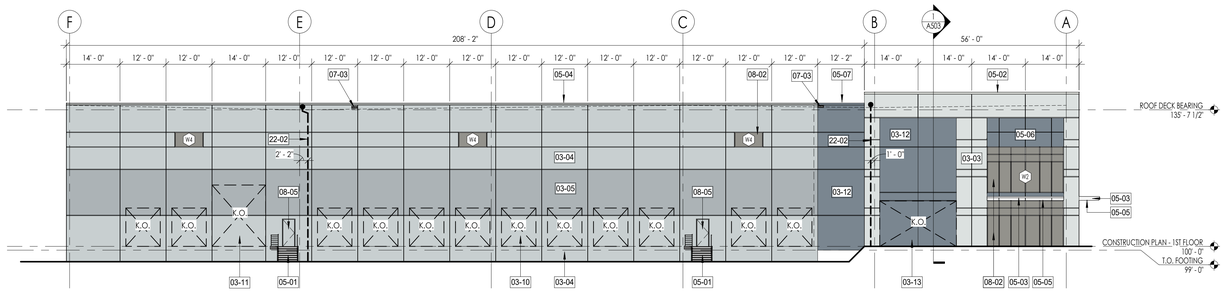
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CONSTRUCTION PLAN - ROOF

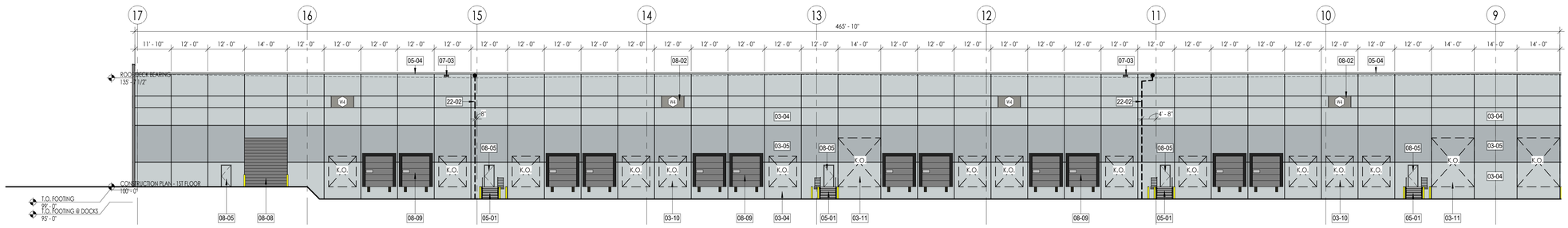
A102

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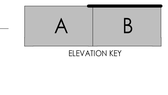


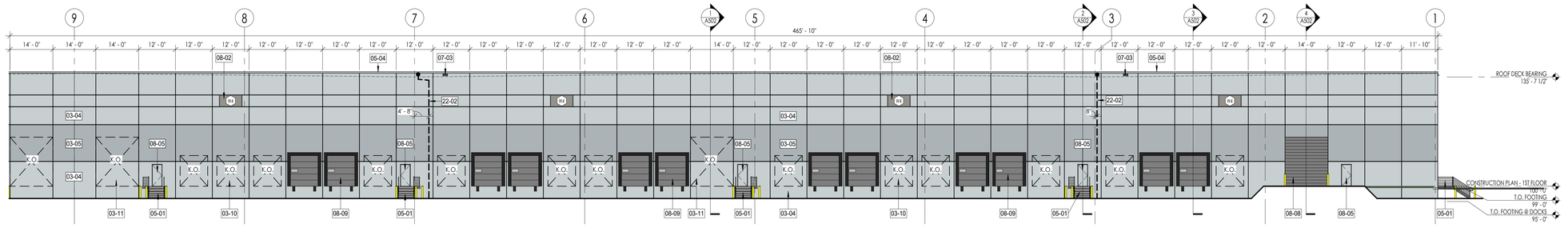
4 WEST ELEVATION
SCALE 1/16" = 1'-0"





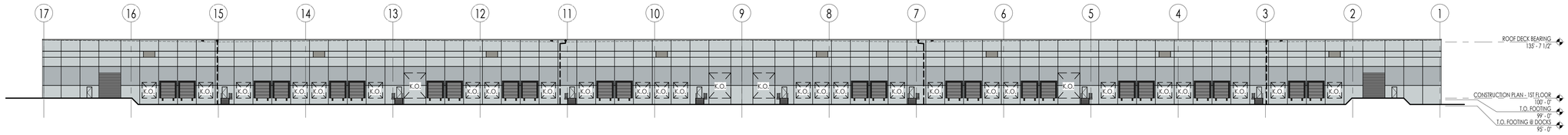
3 NORTH ELEVATION 'B'
SCALE 1/16" = 1'-0"





2 NORTH ELEVATION 'A'
SCALE 1/16" = 1'-0"





1 NORTH ELEVATION - OVERALL
SCALE 1" = 30'-0"



SHEET KEYNOTES

03-03	INSULATED PRECAST WALL PANEL ENTRANCE AREA COLOR (EPT1) - SHERWIN WILLIAMS COLOR: SW 6245 QUICKSILVER
03-04	INSULATED PRECAST WALL PANEL FIELD COLOR (EPT2) - SHERWIN WILLIAMS COLOR: SW 6246 NORTH STAR
03-05	INSULATED PRECAST WALL PANEL ACCENT BAND COLOR (EPT3) - SHERWIN WILLIAMS COLOR: SW 6248 JUBILEE
03-10	FUTURE PRECAST KNOCKOUT FOR 9X10 DOCK DOOR
03-11	FUTURE PRECAST KNOCKOUT FOR 14X16 DRIVE-IN DOOR
03-12	INSULATED PRECAST WALL PANEL ACCENT WALL COLOR (EPT4) - SHERWIN WILLIAMS COLOR: SW 6249 STORM CLOUD
03-13	FUTURE PRECAST KNOCKOUT FOR STOREFRONT WINDOW
05-01	DOCK STAIR (AM8) - HOT DIPPED GALVANIZED METAL
05-02	PREFINISHED METAL COPING (AM1) - PAC-CLAD COLOR: STONE WHITE
05-03	PREFINISHED COMPOSITE CANOPY PANEL (AM5) - STONEWOOD ARCHITECTURAL PANEL COLOR: MATCH STOREFRONT WINDOW SYSTEM FINISH
05-04	PREFINISHED METAL COPING (AM10) - PAC-CLAD COLOR: CITYSCAPE
05-05	PREFINISHED COMPOSITE CANOPY SOFFIT PANEL (AM9) - STONEWOOD ARCHITECTURAL PANEL COLOR: MATCH STOREFRONT WINDOW SYSTEM FINISH
05-06	PREFINISHED COMPOSITE WALL PANEL (AM11) - STONEWOOD ARCHITECTURAL PANEL COLOR: SQUIRREL GREY 7000-CD
05-07	FILED FINISHED METAL COPING (AM12) - PAC-CLAD COLOR: MATCH SHERWIN WILLIAMS SW 6249 STORM CLOUD
07-03	PREFINISHED METAL THRU-WALL SCUPPER
08-02	ALUMINUM STOREFRONT WINDOW SYSTEM (AM2) - KAWNEER COLOR: CLEAR ANODIZED ALUMINUM
08-05	INSULATED STEEL DOOR & FRAME (EPT5) - SHERWIN WILLIAMS COLOR: SW 6246 NORTH STAR
08-08	INSULATED OVERHEAD DRIVE-IN DOOR (AM6) - CLOPAY COLOR: STANDARD WHITE
08-09	INSULATED OVERHEAD DOCK DOOR W/ DOCK SEAL (AM7) - CLOPAY COLOR: STANDARD WHITE
22-02	ROOF DRAIN LEADER. CONFIRM SIZE/LOCATION WITH D/B PLUMBING CONTACTOR

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ZILBER INDUSTRIAL 5

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CORPORATE PARK
GATEWAY CROSSING & ROCKFIELD ROAD
GERMANTOWN, WI

OWNER

ZILBER PROPERTY GROUP SM

CONTRACTOR

RILEY CONSTRUCTION

REVISIONS

NO.	DESCRIPTION	DATE

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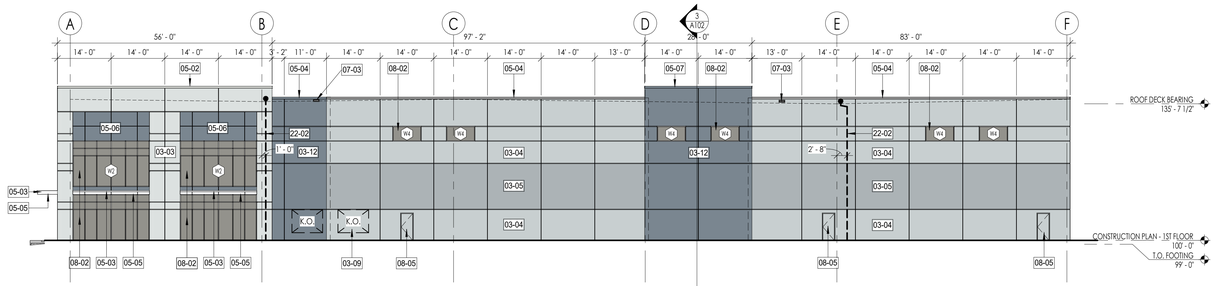
PROJECT ARCHITECT	SRC
PROJECT MANAGER	MAM
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SHEET

BUILDING ELEVATIONS

A401

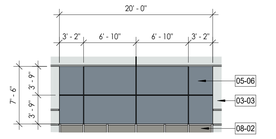
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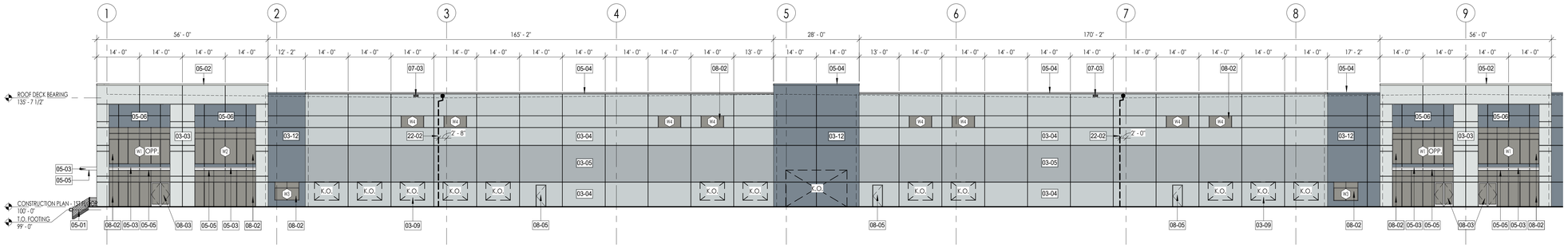
4 EAST ELEVATION
SCALE 1/16" = 1'-0"



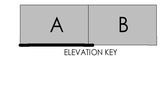
ELEVATION KEY



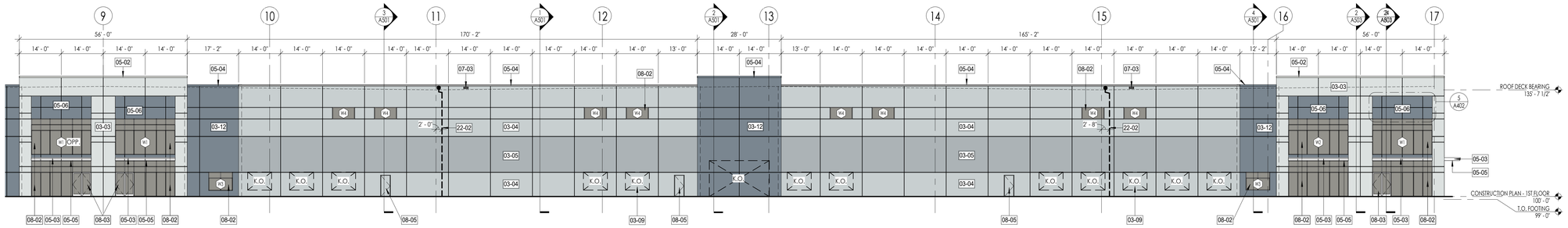
5 TYP. COMPOSITE PANEL ELEVATION
SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION 'A'
SCALE 1/16" = 1'-0"



ELEVATION KEY



2 SOUTH ELEVATION 'B'
SCALE 1/16" = 1'-0"



ELEVATION KEY



1 SOUTH ELEVATION - OVERALL
SCALE 1" = 30'-0"



ELEVATION KEY

SHEET KEYNOTES

03-03	INSULATED PRECAST WALL PANEL ENTRANCE AREA COLOR (EPT1) - SHERWIN WILLIAMS COLOR: SW 6245 QUICKSILVER
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03-09	FUTURE PRECAST KNOCKOUT FOR PUNCHED WINDOWS
03-12	INSULATED PRECAST WALL PANEL ACCENT WALL COLOR (EPT4) - SHERWIN WILLIAMS COLOR: SW 6249 STORM CLOUD
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08-03	ALUMINUM STOREFRONT DOOR SYSTEM (AM3) - KAWNEER COLOR: CLEAR ANODIZED ALUMINUM
08-05	INSULATED STEEL DOOR & FRAME (EPT5) - SHERWIN WILLIAMS COLOR: SW 6246 NORTH STAR
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PROPOSED BUILDING FOR:

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CORPORATE PARK
GATEWAY CROSSING & ROCKFIELD ROAD
GERMANTOWN, WI

OWNER

ZILBER
PROPERTY GROUP SM

CONTRACTOR

RILEY CONSTRUCTION

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PROJECT MANAGER	MAM
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SHEET

BUILDING ELEVATIONS

A402

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STEPHEN PERRY SMITH
ARCHITECTS, INC.

ZILBER INDUSTRIAL 5

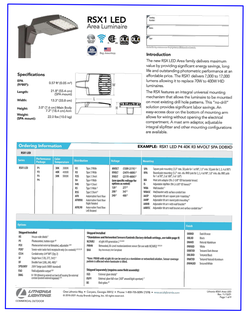
GERMANTOWN, WISCONSIN

ZILBER
PROPERTY GROUP SM

Luminaire Schedule						
Qty	Label	MFG	Description	LLF	Lum. Watts	Total Watts
6	OA3	Lithonia	RSX1 LED P2 xxK R3 MVOLT SPA (finish) + 20' POLE + 3' BASE	1.000	72	432
5	OA4	Lithonia	RSX1 LED P2 xxK R4 MVOLT SPA (finish) + 20' POLE + 3' BASE	1.000	72	360
15	OD	Lithonia	LDN4 xx/10 L04AR LSS MVOLT (driver)	1.000	10.58	158.7
7	OW3	Lithonia	RSX1 LED P3 xxK R3 MVOLT WBAx (finish)	1.000	109	763
7	OW4	Lithonia	RSX1 LED P3 xxK R4 MVOLT WBAx (finish)	1.000	109	763

Calculation Summary						
Label	Units	Avg	Max	Min	Max/Min	Avg/Min
East Parking Lot	Fc	0.98	2.2	0.4	5.50	2.45
South Parking Lot	Fc	0.70	3.4	0.2	17.00	3.50
Truck Courtyard	Fc	0.76	2.5	0.2	12.50	3.80



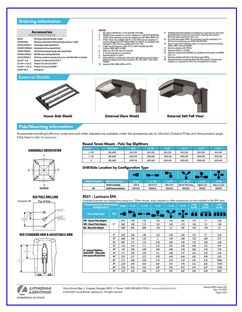

RSX1 LED
Area Luminaire

Specifications

Introduction

Ordering Information

EXAMPLE: RSX1 LED P4 40K R3 MVOLT SPA DDBXD


Ordering Information

Accessories

External Shields

House Side Shield

External Glare Shield

External 360 Full Visor

Pole/Mounting Information

Square Tenon Mount - Pole Top Slipfitter

Drill/Slot Location Tx Configuration Type

RSX1 - Luminaire EPA

KEYED DRILLING

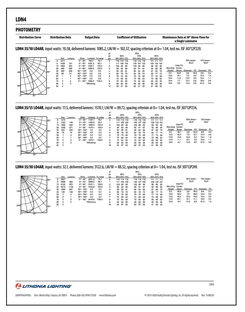
Top of Pole

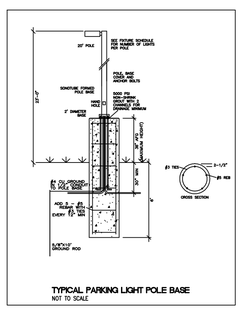
SQUARE AND ROUND POLE STANDARD DRILLING


LITHONIA LIGHTING

FEATURES & SPECIFICATIONS

LDN4


PHOTOMETRY


TYPICAL PARKING LIGHT POLE BASE
NOT TO SCALE

ENTERPRISE Lighting & Control						
COMMENTS						
#	DATE					
REVISIONS						

DRAWN BY : JT

DATE : 12-28-2021

SCALE : 1" = 50'

ZILBER

GERMANTOWN, WI

Z5 SITE LIGHTING PLAN

From: Pinnacle Engineering Group
20725 Watertown Rd. Suite 100
Brookfield, WI 53186

Date: February 2, 2022

Subject: Zilber Industrial 5

This memo summarizes the proposed stormwater management for the Zilber Industrial 5 Project.

The project consists of construction of a new building with concrete and asphalt pavement, landscaping, and storm sewer. The project is located within lot 4 the Germantown Gateway Corporate Park in Germantown Wi and is part of an approved stormwater management report for the business park. The storm sewer was designed per the Village of Germantown 8.09 of the Village ordinances.

Proposed Conditions

The proposed building will consist of 233,327 square foot building, parking, trailer docks, and trailer parking. A stormwater management plan dated September 14, 2018 was created for the Germantown Gateway Corporate Park. The project site is located within the PR-2 drainage basin, see attached exhibit. The area of Lot 4 that lies within PR-2 is 48.84 acres. Per the report the drainage basin has a curve number of 92, however, this is a typo, the hydroCAD report found within the appendix show a curve number of 94 for PR-2, a copy of the results is attached to this memo. A curve number 94 is equal to a 85% impervious value for the site with type C soils. The table below shows the area and curve number of the current proposed and future conditions of the lot.

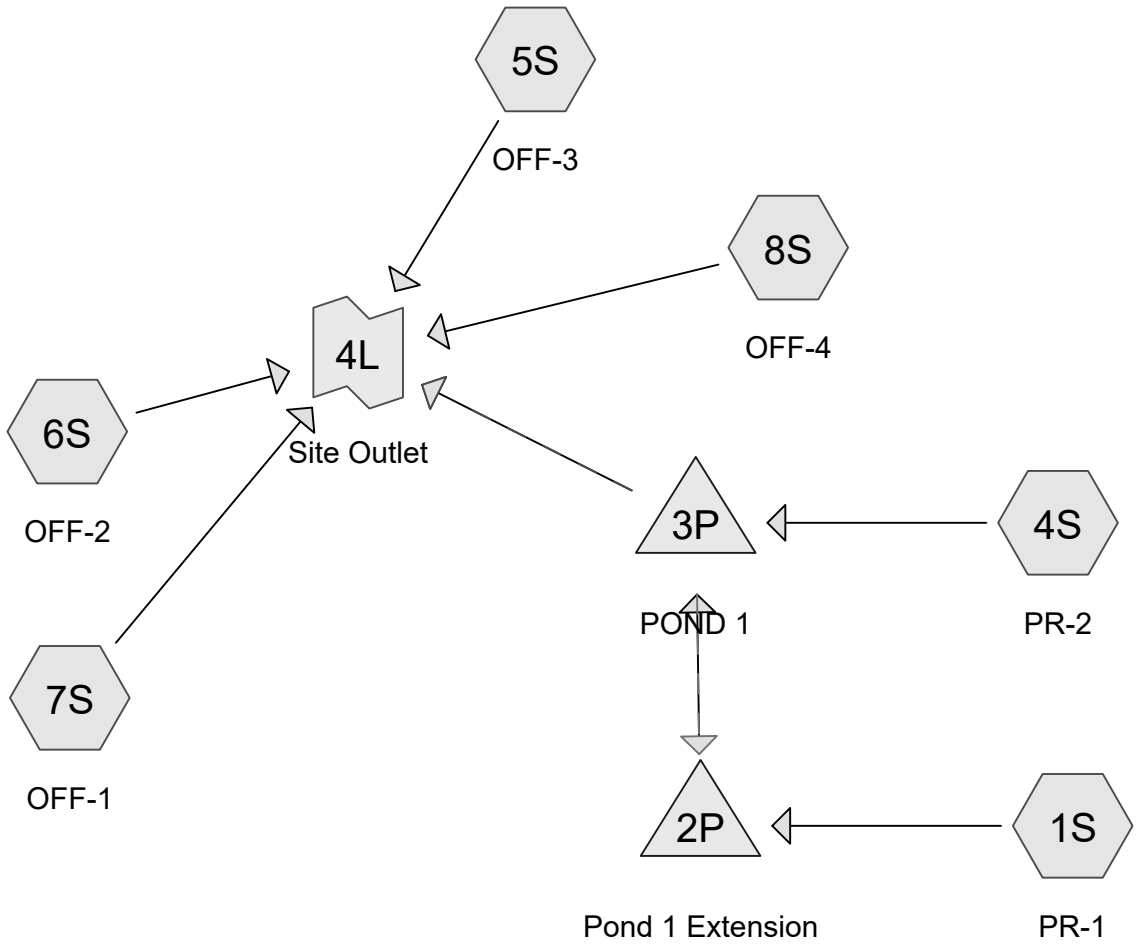
Proposed Areas and Curve Number Table

Area	Area (Ac)	CN
Proposed Buildings, Sidewalks, and Pavement	**22.63**	**98**
Future Buildings, Sidewalks, and Pavement	**12.66**	**98**
Pond	**4.72**	**98**
Green Space	**8.83**	**76**
TOTAL	**48.84**	**94**

The site will be drained by an underground storm sewer system and discharge into the existing pond located to the west of the building and to the existing ditch to the south of the building. The existing ditch currently conveys stormwater runoff from the existing building on Lot 1 and from the public roadway to the east of the building. The ditch will be regraded for current site conditions. The ditch analyzed to ensure that the ditch will have enough capacity to convey the 100-year event from the roadway and building. The results are attached to this memo.

Runoff Water Quality

During construction silt fencing, inlet protection, erosion blankets. Will be used for water quality. The storm runoff will also use the existing pond as a sediment basin. Post-development water quality will be obtained using the existing wet pond located to the west of the building.



Subcat Reach Pond Link

Routing Diagram for 2018-07-12 Germantown Corporate Park
Prepared by {enter your company name here}, Printed 9/23/2018
HydroCAD® 10.00-15 s/n 07894 © 2015 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
4.170	74	>75% Grass cover, Good, HSG C (5S, 6S, 7S)
3.780	76	Row crops, straight row, Poor, HSG C (8S)
120.513	94	Urban commercial, 85% imp, HSG C (1S, 4S)
5.407	98	Water Surface, HSG D (4S)
133.870	**93**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
128.463	HSG C	1S, 4S, 5S, 6S, 7S, 8S
5.407	HSG D	4S
0.000	Other	
133.870		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	4.170	0.000	0.000	4.170	>75% Grass cover, Good	5S, 6S, 7S
0.000	0.000	3.780	0.000	0.000	3.780	Row crops, straight row, Poor	8S
0.000	0.000	120.513	0.000	0.000	120.513	Urban commercial, 85% imp	1S, 4S
0.000	0.000	0.000	5.407	0.000	5.407	Water Surface	4S
0.000	**0.000**	**128.463**	**5.407**	**0.000**	**133.870**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	2P	909.00	908.00	677.9	0.0015	0.013	24.0	0.0	0.0
2	3P	907.00	906.00	53.3	0.0188	0.013	36.0	0.0	0.0
3	3P	908.00	909.00	616.0	-0.0016	0.013	24.0	0.0	0.0

Time span=0.00-72.00 hrs, dt=0.05 hrs, 1441 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Sim-Route method - Pond routing by Sim-Route method

Subcatchment1S: PR-1 Runoff Area=7.560 ac 85.00% Impervious Runoff Depth=5.68"
Tc=0.0 min CN=94 Runoff=78.39 cfs 3.580 af

Subcatchment4S: PR-2 Runoff Area=118.360 ac 85.69% Impervious Runoff Depth=5.68"
Tc=6.0 min CN=94 Runoff=1,061.52 cfs 56.054 af

Subcatchment5S: OFF-3 Runoff Area=2.140 ac 0.00% Impervious Runoff Depth=3.52"
Tc=6.0 min CN=74 Runoff=13.41 cfs 0.627 af

Subcatchment6S: OFF-2 Runoff Area=0.730 ac 0.00% Impervious Runoff Depth=3.52"
Tc=6.0 min CN=74 Runoff=4.57 cfs 0.214 af

Subcatchment7S: OFF-1 Runoff Area=1.300 ac 0.00% Impervious Runoff Depth=3.52"
Tc=0.0 min CN=74 Runoff=9.49 cfs 0.381 af

Subcatchment8S: OFF-4 Runoff Area=3.780 ac 0.00% Impervious Runoff Depth=3.72"
Flow Length=207' Slope=0.0082 '/' Tc=32.2 min CN=76 Runoff=12.05 cfs 1.171 af

Pond 2P: Pond 1 Extension Peak Elev=913.35' Storage=2.476 af Inflow=78.39 cfs 3.842 af
24.0" Round Culvert n=0.013 L=677.9' S=0.0015 '/' Outflow=10.53 cfs 3.063 af

Pond 3P: POND 1 Peak Elev=913.25' Storage=2,651,024 cf Inflow=1,071.47 cfs 59.117 af
Primary=74.19 cfs 35.964 af Secondary=0.00 cfs 0.000 af Tertiary=5.49 cfs 0.262 af Outflow=78.83 cfs 36.226 af

Link 4L: Site Outlet Inflow=87.11 cfs 38.350 af
Primary=87.11 cfs 38.350 af

Total Runoff Area = 133.870 ac Runoff Volume = 62.028 af Average Runoff Depth = 5.56"
19.44% Pervious = 26.027 ac 80.56% Impervious = 107.843 ac

Summary for Subcatchment 1S: PR-1

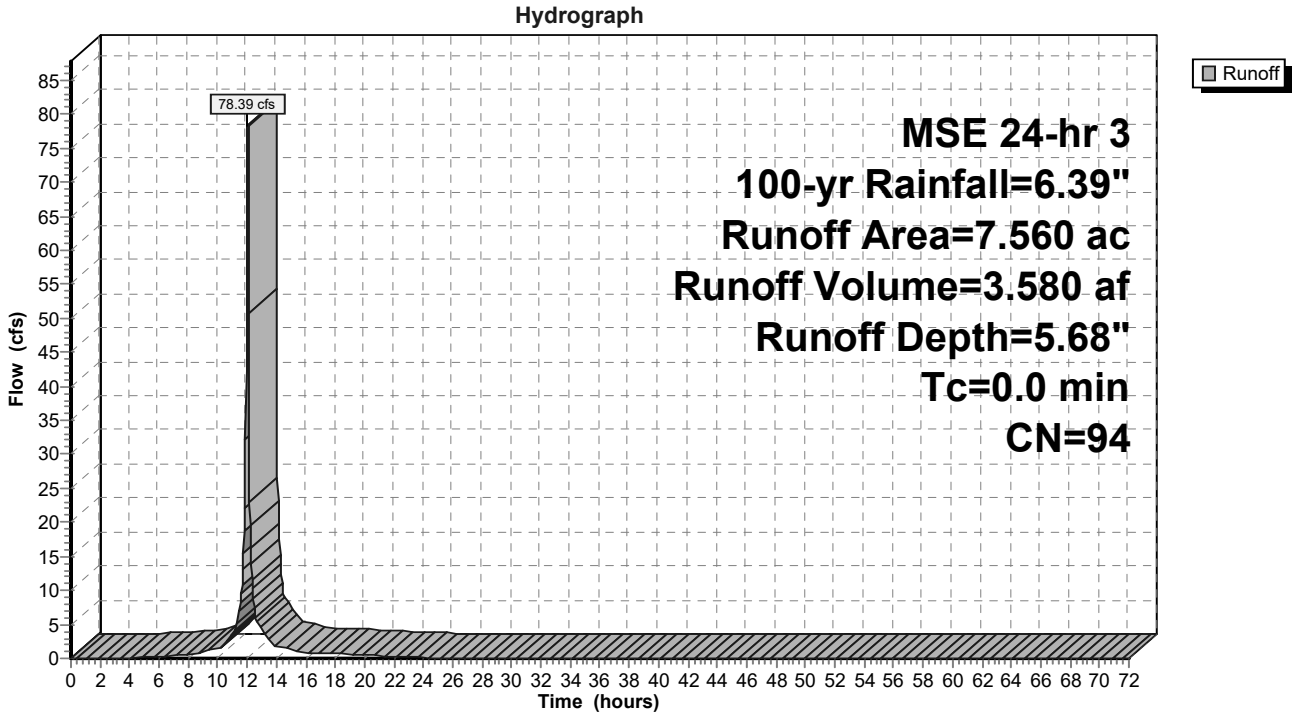
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 78.39 cfs @ 12.04 hrs, Volume= 3.580 af, Depth= 5.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.39"

Area (ac)	CN	Description
7.560	94	Urban commercial, 85% imp, HSG C
1.134		15.00% Pervious Area
6.426		85.00% Impervious Area

Subcatchment 1S: PR-1



Summary for Subcatchment 4S: PR-2

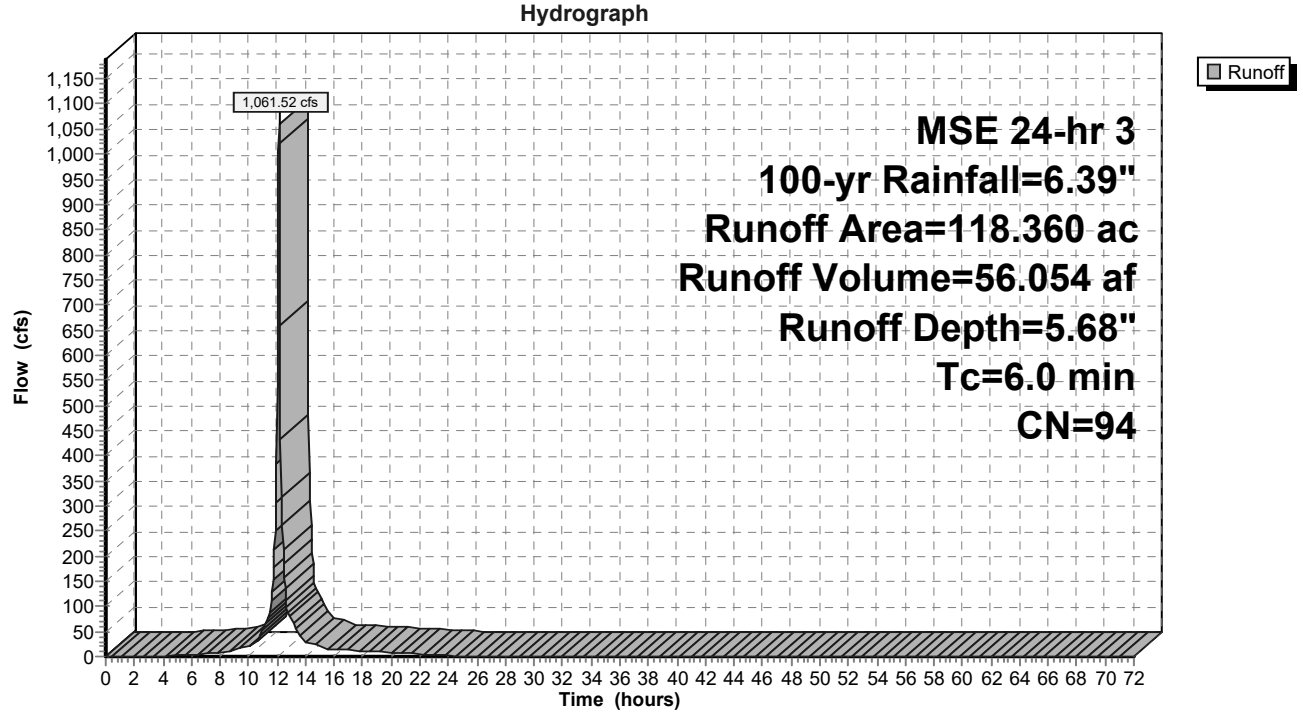
Runoff = 1,061.52 cfs @ 12.13 hrs, Volume= 56.054 af, Depth= 5.68"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.39"

Area (ac)	CN	Description
112.953	94	Urban commercial, 85% imp, HSG C
5.407	98	Water Surface, HSG D
118.360	94	Weighted Average
16.943		14.31% Pervious Area
101.417		85.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 4S: PR-2



Summary for Subcatchment 5S: OFF-3

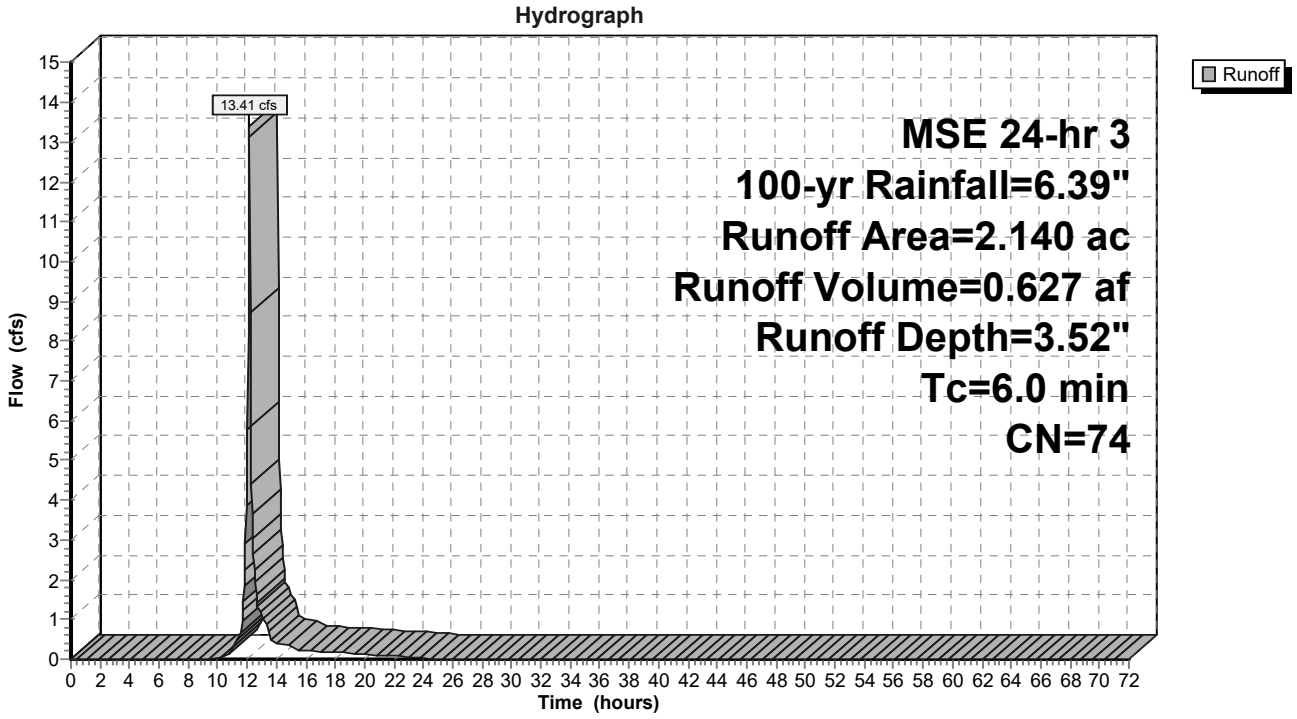
Runoff = 13.41 cfs @ 12.13 hrs, Volume= 0.627 af, Depth= 3.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.39"

Area (ac)	CN	Description
2.140	74	>75% Grass cover, Good, HSG C
2.140		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 5S: OFF-3



Summary for Subcatchment 6S: OFF-2

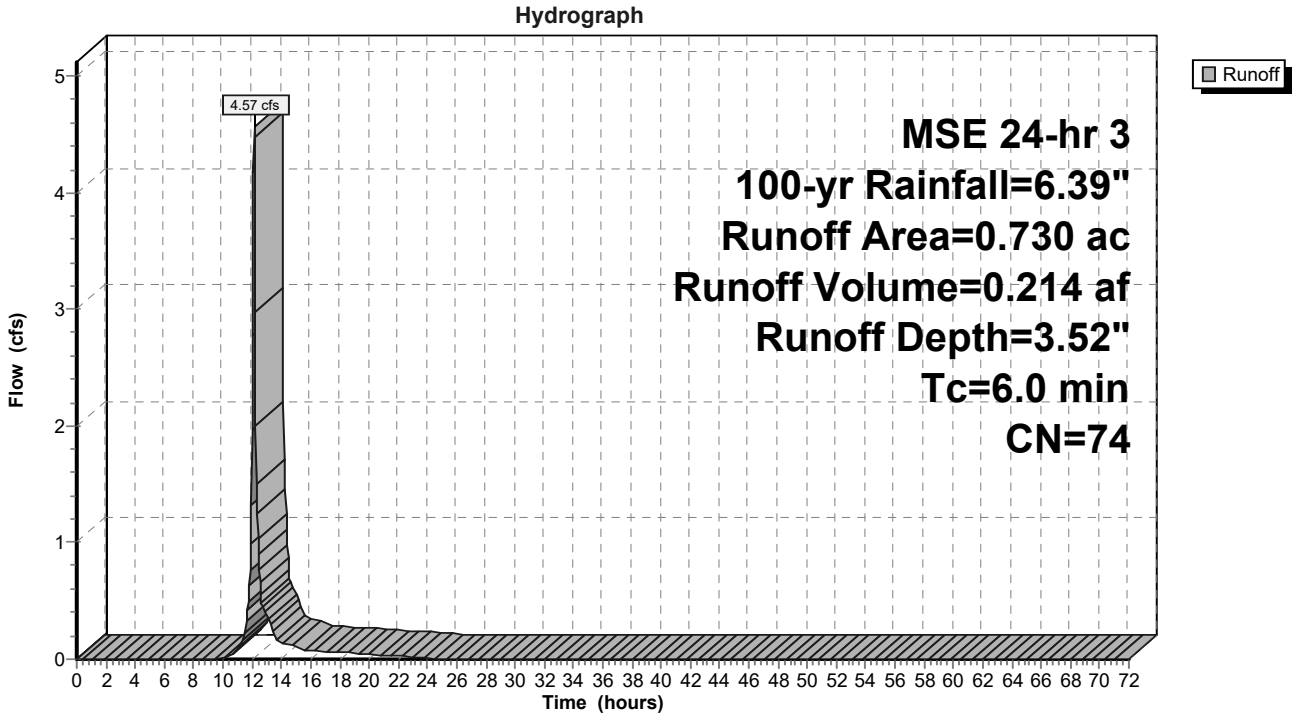
Runoff = 4.57 cfs @ 12.13 hrs, Volume= 0.214 af, Depth= 3.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.39"

Area (ac)	CN	Description
0.730	74	>75% Grass cover, Good, HSG C
0.730		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry,**

Subcatchment 6S: OFF-2



Summary for Subcatchment 7S: OFF-1

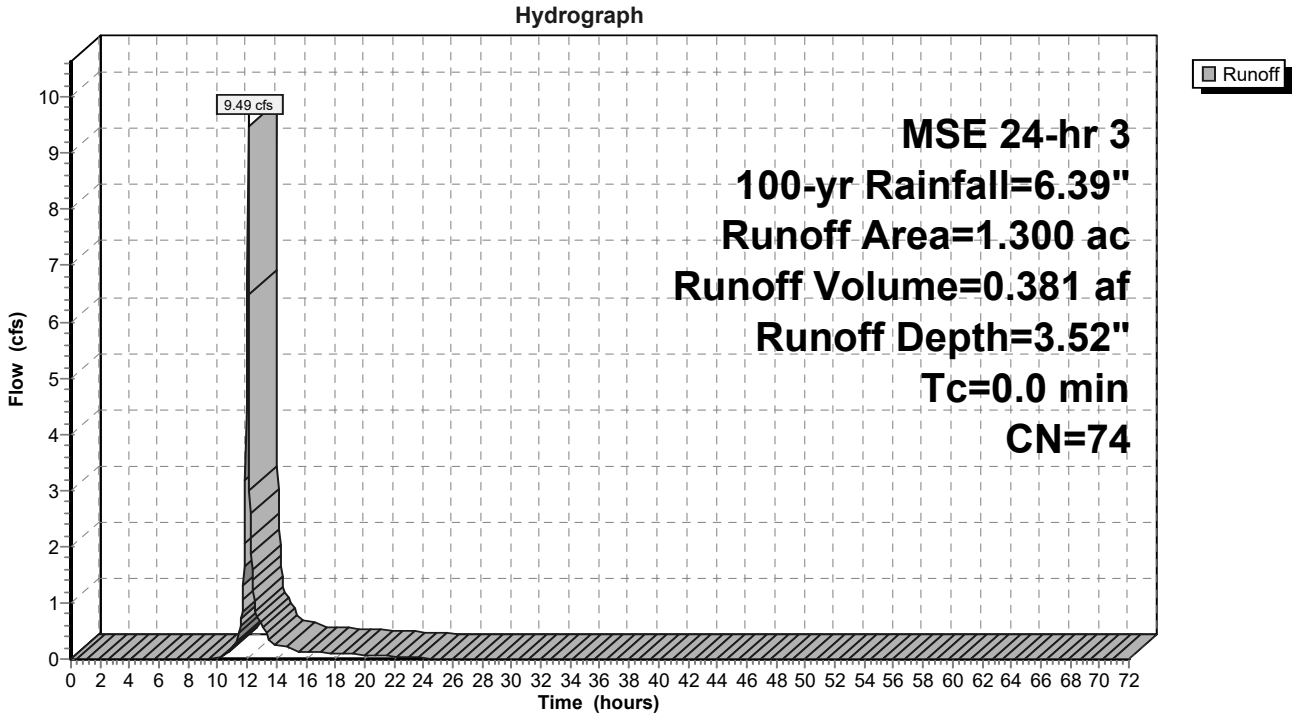
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 9.49 cfs @ 12.05 hrs, Volume= 0.381 af, Depth= 3.52"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.39"

Area (ac)	CN	Description
1.300	74	>75% Grass cover, Good, HSG C
1.300		100.00% Pervious Area

Subcatchment 7S: OFF-1



Summary for Subcatchment 8S: OFF-4

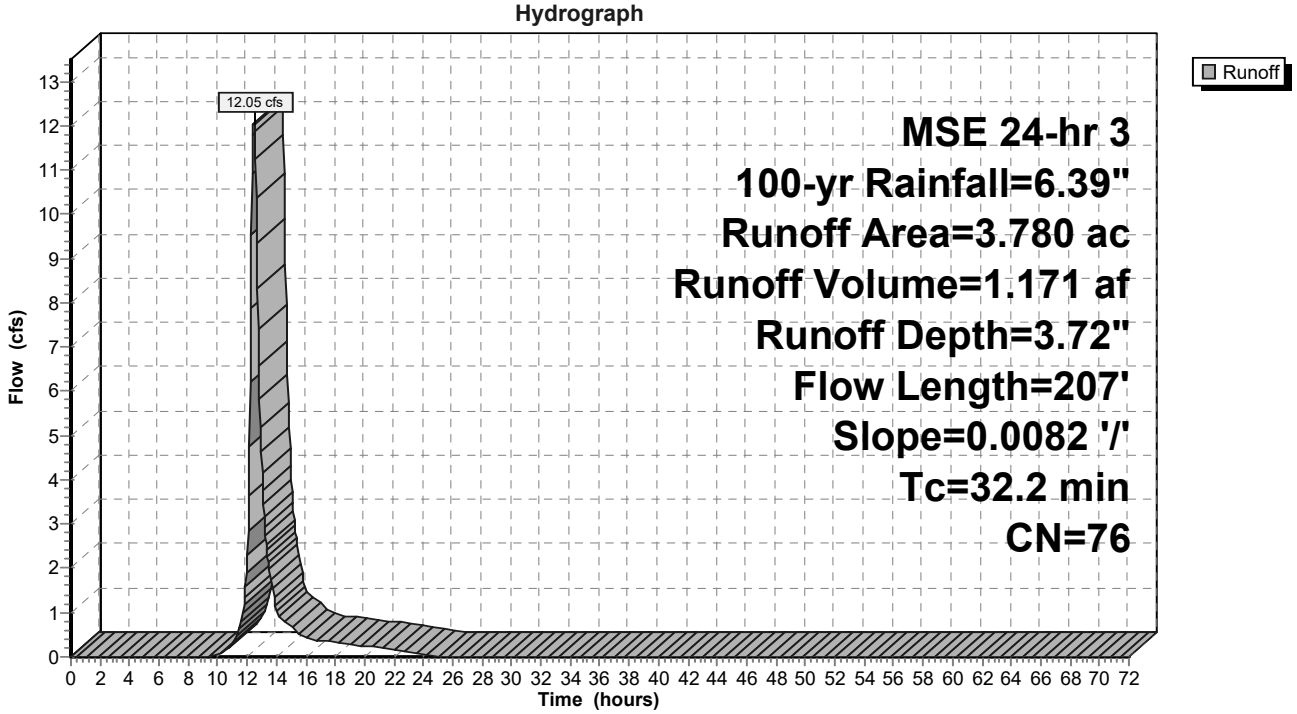
Runoff = 12.05 cfs @ 12.45 hrs, Volume= 1.171 af, Depth= 3.72"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
MSE 24-hr 3 100-yr Rainfall=6.39"

	Area (ac)	CN	Description
*	3.780	76	Row crops, straight row, Poor, HSG C
	3.780		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
32.2	207	0.0082	0.11		**Sheet Flow,** Cultivated: Residue>20% n= 0.170 P2= 2.37"

Subcatchment 8S: OFF-4



Summary for Pond 2P: Pond 1 Extension

Inflow	=	78.39 cfs @	12.04 hrs, Volume=	3.842 af
Outflow	=	10.53 cfs @	12.07 hrs, Volume=	3.063 af, Atten= 87%, Lag= 1.3 min
Primary	=	10.53 cfs @	12.07 hrs, Volume=	3.063 af

Routing by Sim-Route method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Peak Elev= 913.35' @ 13.45 hrs Surf.Area= 0.825 ac Storage= 2.476 af

Plug-Flow detention time= 608.8 min calculated for 3.061 af (80% of inflow)
Center-of-Mass det. time= 555.6 min (1,309.9 - 754.3)

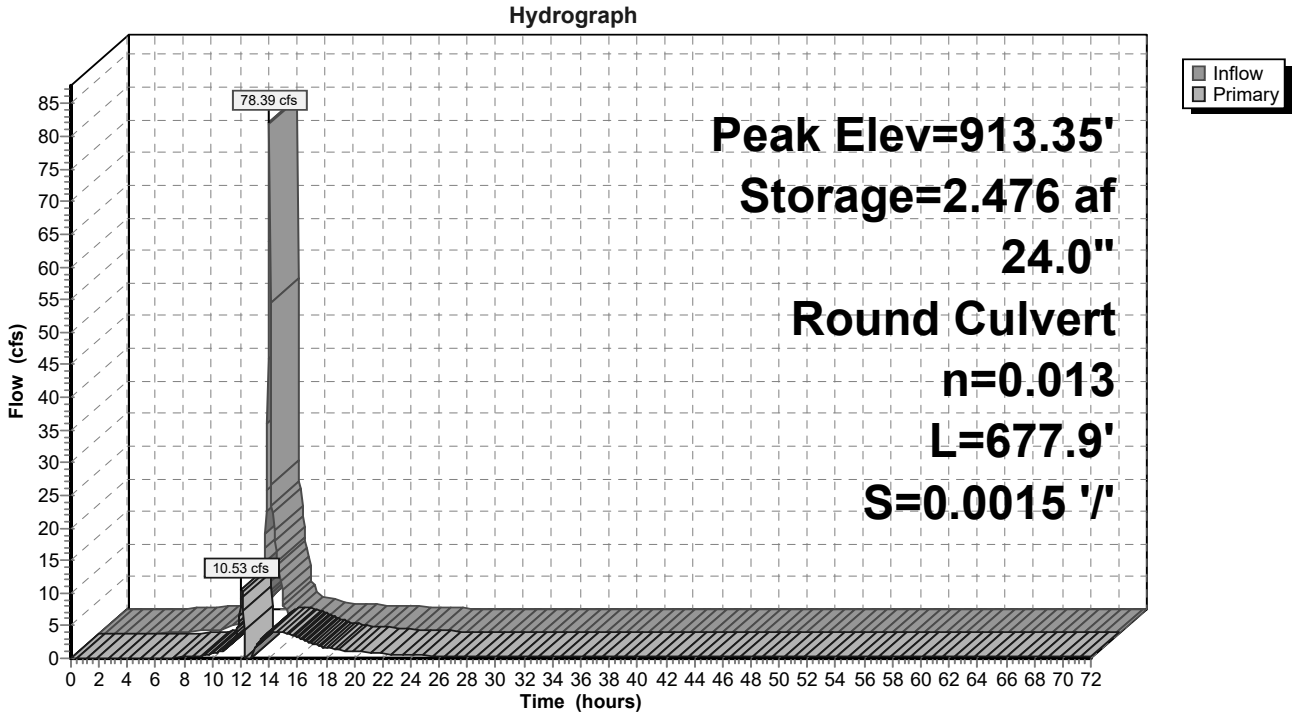
Volume	Invert	Avail.Storage	Storage Description
#1	909.00'	3.038 af	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
909.00	0.318	0.000	0.000
910.00	0.432	0.375	0.375
911.00	0.548	0.490	0.865
912.00	0.665	0.606	1.471
913.00	0.783	0.724	2.196
914.00	0.903	0.843	3.038

Device	Routing	Invert	Outlet Devices
#1	Primary	909.00'	**24.0" Round Culvert** L= 677.9' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 909.00' / 908.00' S= 0.0015 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf

Primary OutFlow Max=8.98 cfs @ 12.07 hrs HW=911.63' TW=910.46' (Dynamic Tailwater)
↑—**1=Culvert** (Outlet Controls 8.98 cfs @ 2.87 fps)

Pond 2P: Pond 1 Extension



Summary for Pond 3P: POND 1

Inflow	=	1,071.47 cfs @	12.13 hrs,	Volume=	59.117 af
Outflow	=	78.83 cfs @	12.62 hrs,	Volume=	36.226 af, Atten= 93%, Lag= 29.7 min
Primary	=	74.19 cfs @	13.05 hrs,	Volume=	35.964 af
Secondary	=	0.00 cfs @	0.00 hrs,	Volume=	0.000 af
Tertiary	=	5.49 cfs @	12.41 hrs,	Volume=	0.262 af

Routing by Sim-Route method, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs
Starting Elev= 907.00' Surf.Area= 235,860 sf Storage= 933,590 cf
Peak Elev= 913.25' @ 13.05 hrs Surf.Area= 313,540 sf Storage= 2,651,024 cf (1,717,434 cf above start)

Plug-Flow detention time= 1,440.5 min calculated for 14.783 af (25% of inflow)
Center-of-Mass det. time= 565.4 min (1,353.8 - 788.4)

Volume	Invert	Avail.Storage	Storage Description
#1	902.00'	2,887,921 cf	**Custom Stage Data (Prismatic)** Listed below

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
902.00	164,870	0	0
903.00	172,093	168,482	168,482
904.00	179,093	175,593	344,075
905.00	187,064	183,079	527,153
906.00	194,975	191,020	718,173
907.00	235,860	215,418	933,590
908.00	248,130	241,995	1,175,585
909.00	260,464	254,297	1,429,882
910.00	272,853	266,659	1,696,541
911.00	285,300	279,077	1,975,617
912.00	297,803	291,552	2,267,169
913.00	310,362	304,083	2,571,251
914.00	322,978	316,670	2,887,921

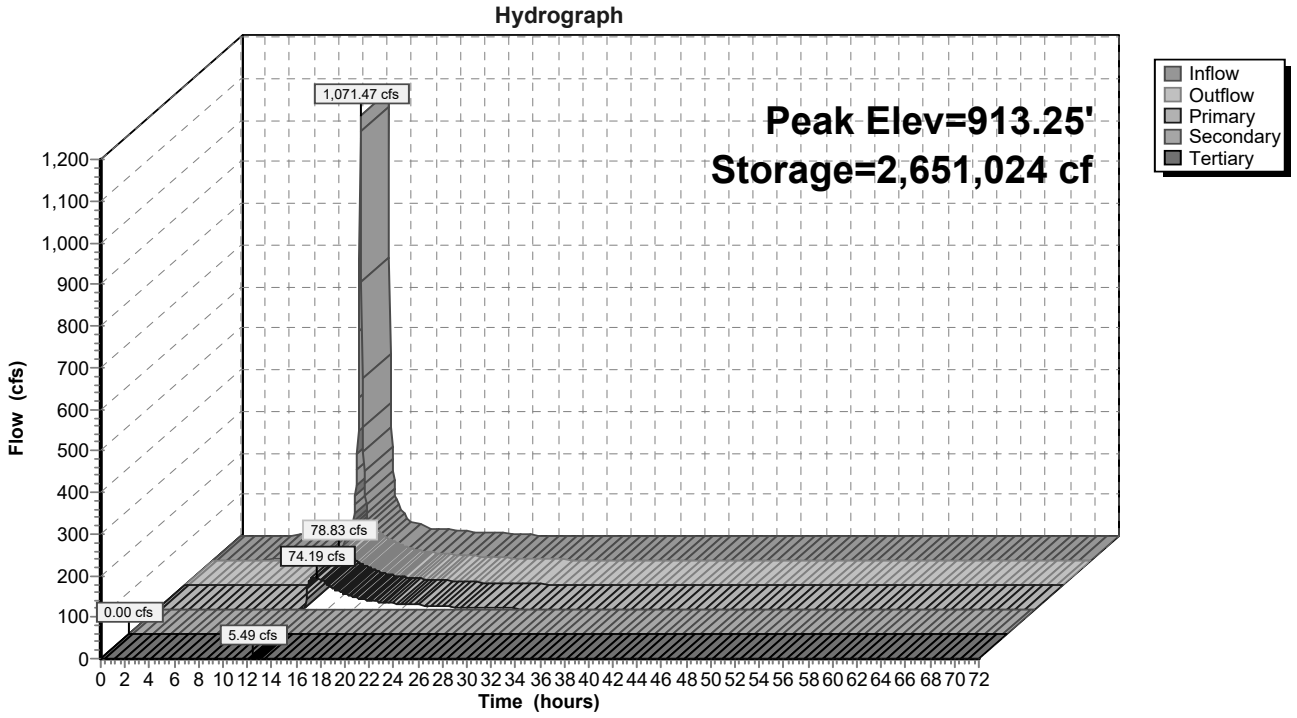
Device	Routing	Invert	Outlet Devices
#1	Primary	907.00'	**36.0" Round Culvert** L= 53.3' RCP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 907.00' / 906.00' S= 0.0188 '/' Cc= 0.900 n= 0.013, Flow Area= 7.07 sf
#2	Secondary	913.55'	**20.0' long x 10.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.49 2.56 2.70 2.69 2.68 2.69 2.67 2.64
#3	Device 1	907.00'	**6.0" Vert. Orifice/Grate** C= 0.600
#4	Device 1	911.75'	**48.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#5	Tertiary	909.00'	**24.0" Round Culvert** L= 616.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 908.00' / 909.00' S= -0.0016 '/' Cc= 0.900 n= 0.013, Flow Area= 3.14 sf

Primary OutFlow Max=74.19 cfs @ 13.05 hrs HW=913.25' TW=0.00' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 74.19 cfs @ 10.50 fps)
  └─**3=Orifice/Grate** (Passes < 2.32 cfs potential flow)
  └─**4=Orifice/Grate** (Passes < 74.15 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=907.00' TW=0.00' (Dynamic Tailwater)
└─**2=Broad-Crested Rectangular Weir** (Controls 0.00 cfs)

Tertiary OutFlow Max=4.85 cfs @ 12.41 hrs HW=912.97' TW=912.63' (Dynamic Tailwater)
└─**5=Culvert** (Outlet Controls 4.85 cfs @ 1.54 fps)

Pond 3P: POND 1



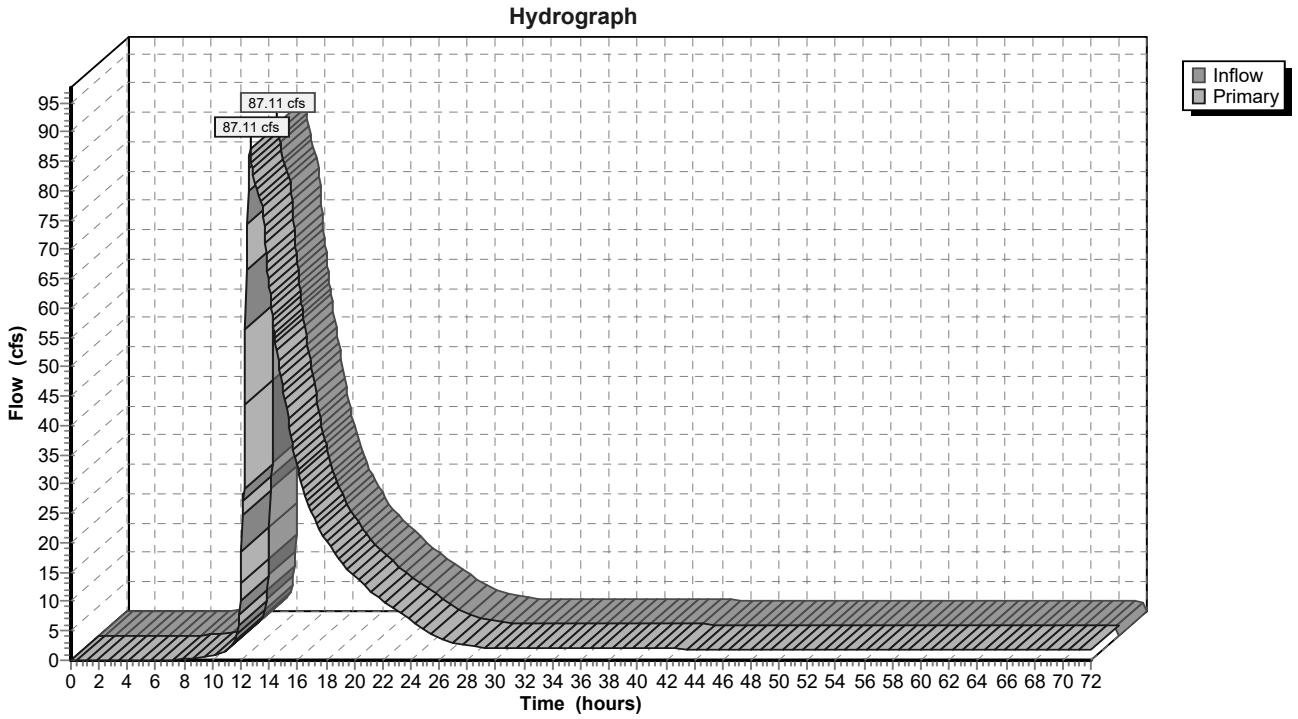
Summary for Link 4L: Site Outlet

2-year max = 18.94
100 year max = 63.13

Inflow	=	87.11 cfs @	12.60 hrs, Volume=	38.350 af
Primary	=	87.11 cfs @	12.65 hrs, Volume=	38.350 af, Atten= 0%, Lag= 3.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.05 hrs

Link 4L: Site Outlet



Channel Report

Hydraflow Express Extension for Autodesk® AutoCAD® Civil 3D® by Autodesk, Inc. Wednesday, Dec 22 2021

<Name>

Trapezoidal

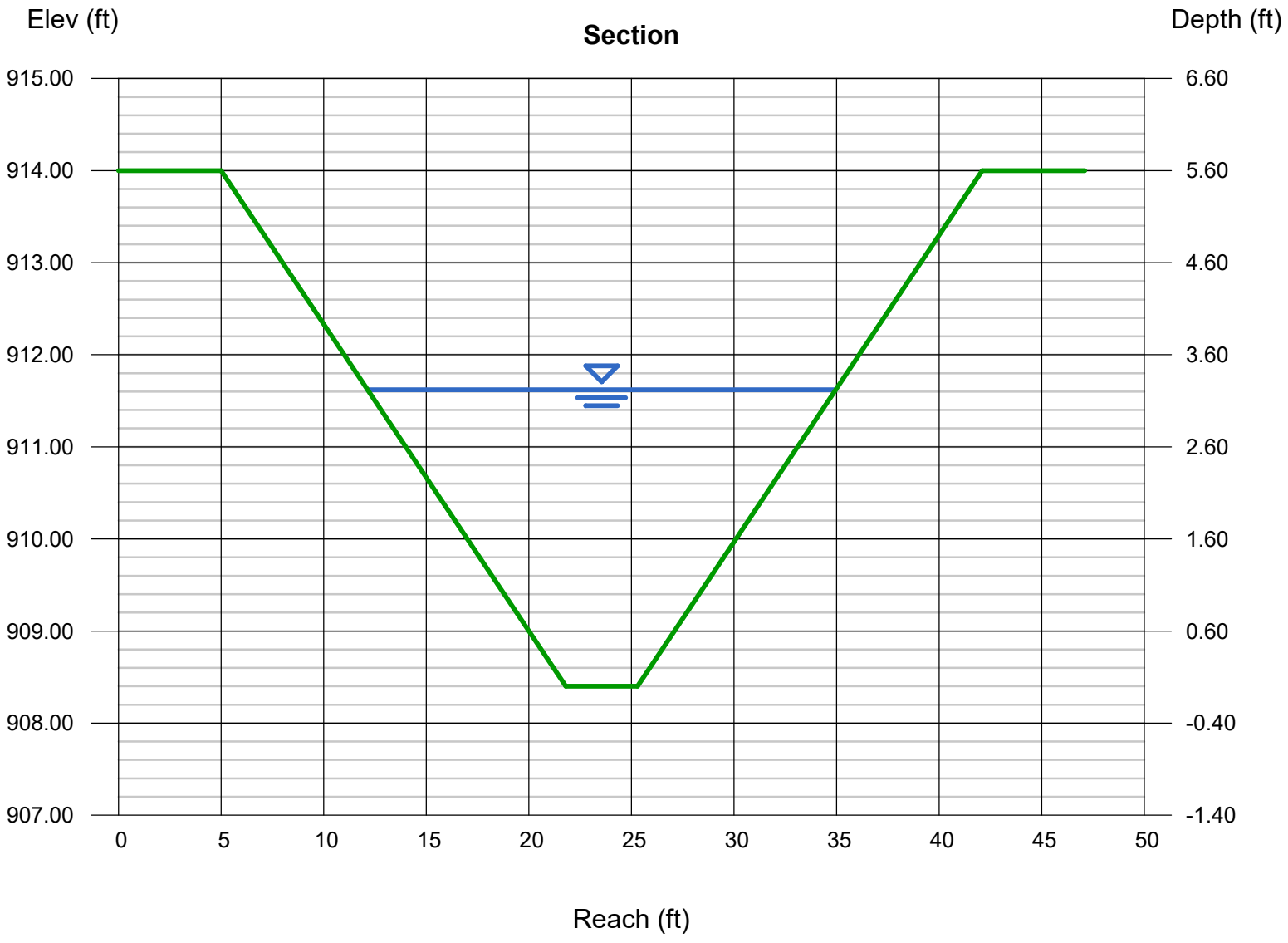
Bottom Width (ft)	= 3.50
Side Slopes (z:1)	= 3.00, 3.00
Total Depth (ft)	= 5.60
Invert Elev (ft)	= 908.40
Slope (%)	= 0.50
N-Value	= 0.015

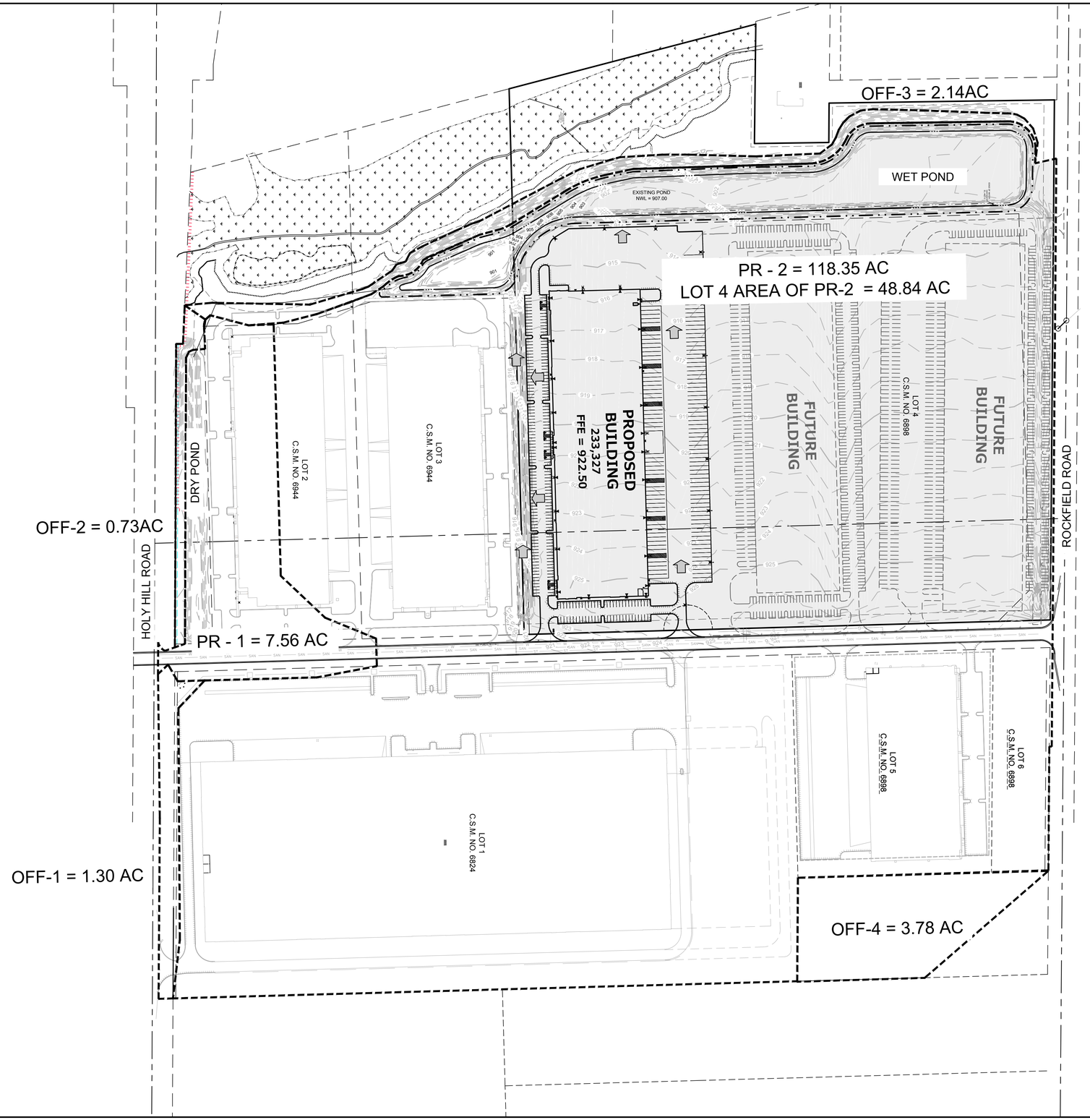
Calculations

Compute by:	Known Q
Known Q (cfs)	= 435.00

Highlighted

Depth (ft)	= 3.22
Q (cfs)	= 435.00
Area (sqft)	= 42.38
Velocity (ft/s)	= 10.27
Wetted Perim (ft)	= 23.87
Crit Depth, Yc (ft)	= 3.67
Top Width (ft)	= 22.82
EGL (ft)	= 4.86





GERMANTOWN CORPORATE PARK - PROPOSED HYDROLOGY EXHIBIT

02/03/2022

PINNACLE ENGINEERING GROUP
15850 W. BLUEMOUND ROAD | SUITE 210 | BROOKFIELD, WI 53005 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER

PEGJOB#296.00 - WI

PINNACLE ENGINEERING GROUP
Plan | Design | Deliver
www.pinnacle-engr.com

STORM SEWER COMPUTATIONS
Z5 AT GERMANTOWN CORP. PARK

WASHINGTON COUNTY, WI

SHEET 1 OF 1
DESIGN BY: PEM
PROJECT NUMBER: 1296.00E
DATE: 1/5/2022

DESIGN DATA

County: Washington | **Design Storm:** 10 yr | **Storm Duration:** 6 min | **DESIGN INTENSITY (I):** 6.77 in/hr | Intensity calculated using SEWRPC IDF equations.

STRUCTURE DATA			DRAINAGE AREA AND FLOW DATA (Flow is determined by Rational Method Q = CIA)				PIPE DATA				PIPE CAPACITY INFORMATION (Pipe capacity is determined by Manning's Equation $Q = 1.486/n\ AR^{2/3} S^{1/2}$)					ELEVATIONS		
Notes	Upstream Structure	Downstream Structure	Individual Acres A	Individual Coefficient C	Individual Flow Q (cfs)	Cumulative Flow (cfs)	Length (ft)	Diameter (in)	Slope (%)	Manning Coefficient	Required Drop (ft)	Actual Drop (ft)	Percent Full (%)	Actual Velocity (fps)	Max. Capacity (cfs)	Rim/Toc Up	Invert Up	Invert Down
NEW RUN	INL 2.0	INL 3.0	1.33	0.68	6.11	13.59	170.00	24	0.40	0.012	0.52	0.68	78%	5.56	16.67	916.70	912.70	912.02
	INL 3.0	INL 4.0	0.72	0.90	4.39	28.33	170.00	30	0.55	0.012	0.69	0.94	76%	7.55	35.45	916.70	911.92	910.98
	INL 4.0	INL 5.0	0.72	0.90	4.39	38.87	170.00	36	0.45	0.012	0.49	0.77	72%	7.62	52.14	916.70	910.88	910.12
	INL 5.0	INL 6.0	0.72	0.90	4.39	53.62	170.00	36	0.70	0.012	0.94	1.19	79%	9.66	65.03	916.70	910.02	908.83
	INL 6.0	INL 7.0	0.70	0.90	4.27	65.44	279.67	42	0.50	0.012	1.01	1.40	76%	8.99	82.90	916.70	908.73	907.33
	INL 7.0	ES 8.0	0.83	0.87	4.89	70.33	32.91	42	0.60	0.013	0.16	0.20	80%	9.17	83.83	915.50	907.20	907.00
	STUB 9.0	INL 2.0	0.79	0.86	4.61	4.61	90.00	15	0.55	0.012	0.39	0.50	79%	4.78	5.58	N/A	913.94	913.45
	BC 10.0	INL 2.0	0.47	0.90	2.86	2.86	95.00	10	1.50	0.011	1.16	1.43	80%	6.58	3.41	918.50	915.29	913.86
	STUB 11.0	INL 3.0	1.01	0.90	6.15	6.15	90.00	15	0.95	0.012	0.70	0.86	80%	6.29	7.34	N/A	914.02	913.17
	BC 12.0	INL 3.0	0.69	0.90	4.20	4.20	114.90	10	3.20	0.011	3.03	3.68	80%	9.62	4.98	918.50	915.67	911.99
	STUB 15.0	INL 4.0	1.01	0.90	6.15	6.15	90.00	15	0.95	0.012	0.70	0.86	80%	6.29	7.34	N/A	913.49	912.63
	STUB 16.0	INL 5.0	1.01	0.90	6.15	6.15	90.00	15	0.95	0.012	0.70	0.86	80%	6.29	7.34	N/A	912.62	911.77
	BC 17.0	INL 5.0	0.69	0.90	4.20	4.20	120.13	10	3.20	0.011	3.17	3.84	80%	9.62	4.98	918.50	915.67	911.82
	STUB 20.0	INL 6.0	0.81	0.90	4.94	4.94	90.00	15	0.60	0.012	0.45	0.54	80%	5.01	5.83	N/A	911.52	910.98
	BC 21.0	INL 6.0	0.43	0.90	2.62	2.62	100.24	10	1.25	0.011	1.03	1.25	80%	6.01	3.11	918.50	915.12	913.86
NEW RUN	BC 25.0	INL 26.0	0.34	0.90	2.07	2.07	181.17	10	0.80	0.011	1.16	1.45	79%	4.80	2.49	918.50	914.57	913.12
	INL 26.0	ES 27.0	0.57	0.90	3.47	5.54	32.97	12	3.00	0.013	0.80	0.99	79%	8.89	6.64	915.95	907.99	907.00
NEW RUN	BC 28.0	INL 29.0	0.13	0.90	0.79	0.79	174.05	10	0.30	0.011	0.16	0.52	54%	2.67	1.53	918.50	913.64	913.12
	INL 29.0	ES 30.0	0.61	0.84	3.47	4.27	34.23	12	1.75	0.013	0.49	0.60	80%	6.80	5.07	915.95	907.60	907.00
NEW RUN	BC 31.0	INL 34.0	0.44	0.90	2.68	2.68	91.20	10	1.30	0.011	0.98	1.19	80%	6.13	3.18	922.50	917.91	916.72
	INL 34.0	ES 35.0	0.20	0.84	1.14	3.82	34.55	12	1.40	0.013	0.40	0.48	80%	6.08	4.53	919.55	909.18	908.70
NEW RUN	INL 36.0	ES 37.0	0.30	0.82	1.67	1.67	16.05	12	3.00	0.013	0.04	0.48	32%	6.67	6.64	919.55	915.55	915.07
NEW RUN	BC 38.0	ES 39.0	0.64	0.90	3.90	3.90	89.61	12	3.00	0.013	1.07	2.69	60%	8.31	6.64	922.50	918.50	915.81
NEW RUN	INL 41.0	ES 42.0	0.30	0.84	1.71	1.71	29.37	12	3.00	0.013	0.07	0.88	32%	6.72	6.64	919.55	911.32	910.44
NEW RUN	BC 43.0	INL 46.0	0.64	0.90	3.90	3.90	92.10	10	2.75	0.011	2.09	2.53	80%	8.92	4.62	922.50	919.25	916.72
	INL 46.0	ES 47.0	0.30	0.82	1.67	5.56	25.52	12	2.95	0.013	0.62	0.75	80%	8.83	6.58	919.55	912.05	911.30
NEW RUN	BC 48.0	INL 50.0	0.44	0.90	2.68	2.68	78.15	10	1.35	0.011	0.84	1.06	79%	6.23	3.24	922.50	917.77	916.72
	INL 50.0	ES 51.0	0.30	0.82	1.67	4.35	24.44	12	1.80	0.013	0.36	0.44	80%	6.90	5.14	919.55	913.16	912.72
NEW RUN	BC 52.0	INL 53.0	0.30	0.90	1.83	1.83	43.39	10	0.60	0.011	0.22	0.26	80%	4.17	2.16	922.50	918.22	917.96
	INL 53.0	INL 54.0	0.38	0.63	1.62	3.45	139.72	12	1.00	0.012	1.12	1.40	79%	5.56	4.15	920.80	917.70	916.30
	INL 54.0	INL 55.0	0.30	0.66	1.34	5.59	114.21	15	0.80	0.012	0.73	0.91	79%	5.77	6.73	920.80	915.95	915.04
	INL 55.0	ES 56.0	0.12	0.70	0.57	6.15	46.99	15	1.10	0.013	0.43	0.52	80%	6.25	7.29	920.35	913.38	912.86
	BC 57.0	INL 54.0	0.13	0.90	0.79	0.79	42.39	10	0.37	0.011	0.04	0.16	50%	2.89	1.69	922.50	918.12	917.97

FUTURE BUILDING

NORTH

GRAPHICAL SCALE (FEET)

0 1" = 100' 200'

STUB 20.0
13,210 SQ. FT
0.30 ACRES

STUB 16.0
21,960 SQ. FT
0.50 ACRES

STUB 15.0
22,040 SQ. FT
0.51 ACRES

STUB 11.0
21,960 SQ. FT
0.50 ACRES

STUB 9.0
13,210 SQ. FT
0.30 ACRES

STUB 20.0
22,100 SQ. FT
0.51 ACRES

STUB 16.0
22,100 SQ. FT
0.51 ACRES

STUB 15.0
22,100 SQ. FT
0.51 ACRES

STUB 11.0
22,100 SQ. FT
0.51 ACRES

STUB 9.0
21,038 SQ. FT
0.48 ACRES

INL 7.0
35,988 SQ. FT
0.83 ACRES

INL 6.0
30,289 SQ. FT
0.70 ACRES

INL 5.0
31,450 SQ. FT
0.72 ACRES

INL 4.0
31,450 SQ. FT
0.72 ACRES

INL 3.0
31,450 SQ. FT
0.72 ACRES

INL 2.0
57,844 SQ. FT
1.33 ACRES

INL 53.0
16,628 SQ. FT
0.38 ACRES

EXISTING POND
NWL = 907.00

PROPOSED BUILDING

~~233,327~~

FFE = 922.50

INL 26.0
24,782 SQ. FT
0.57 ACRES

BC 21.0
13,898 SQ. FT
0.43 ACRES

BC 17.0
30,112 SQ. FT
0.69 ACRES

STUB 12.0
30,112 SQ. FT
0.69 ACRES

BC 10.0
20,565 SQ. FT
0.47 ACRES

BC 52.0
13,200 SQ. FT
0.30 ACRES

BC 25.0
14,854 SQ. FT
0.34 ACRES

INL 29.0
26,633 SQ. FT
0.61 ACRES

BC 28.0
5,756 SQ. FT
0.13 ACRES

BC 31.0
19,001 SQ. FT
0.44 ACRES

BC 36.0
28,037 SQ. FT
0.64 ACRES

BC 43.0
28,037 SQ. FT
0.64 ACRES

BC 48.0
19,011 SQ. FT
0.44 ACRES

BC 57.0
5,744 SQ. FT
0.13 ACRES

INL 54.0
13,033 SQ. FT
0.30 ACRES

INL 55.0
5,345 SQ. FT
0.12 ACRES

INL 35.0
8,802 SQ. FT
0.20 ACRES

INL 36.0
13,238 SQ. FT
0.30 ACRES

INL 41.0
13,183 SQ. FT
0.30 ACRES

INL 46.0
13,238 SQ. FT
0.30 ACRES

INL 50.0
13,223 SQ. FT
0.30 ACRES

PROPERTY LINE

PROPERTY LINE

1/5/2022 4:15 PM

Z:\PROJECTS\2018\1296.00E-WI\CAD\EXHIBITS\1296.00E STORM DRAINAGE EXHIBIT.DWG

ZILBER INDUSTRIAL 5 - STORM SEWER DRAINAGE EXHIBIT

1/5/2022

PINNACLE ENGINEERING GROUP

20725 WATERTOWN ROAD | SUITE 100 | BROOKFIELD, WI 53186 | WWW.PINNACLE-ENGR.COM |

PLAN | DESIGN | DELIVER **PEG JOB#** 1296.00E

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

3/14/22 Plan Commission Meeting

Colgate Gas Inc.

Village Planner Report **Germantown, Wisconsin**

Summary

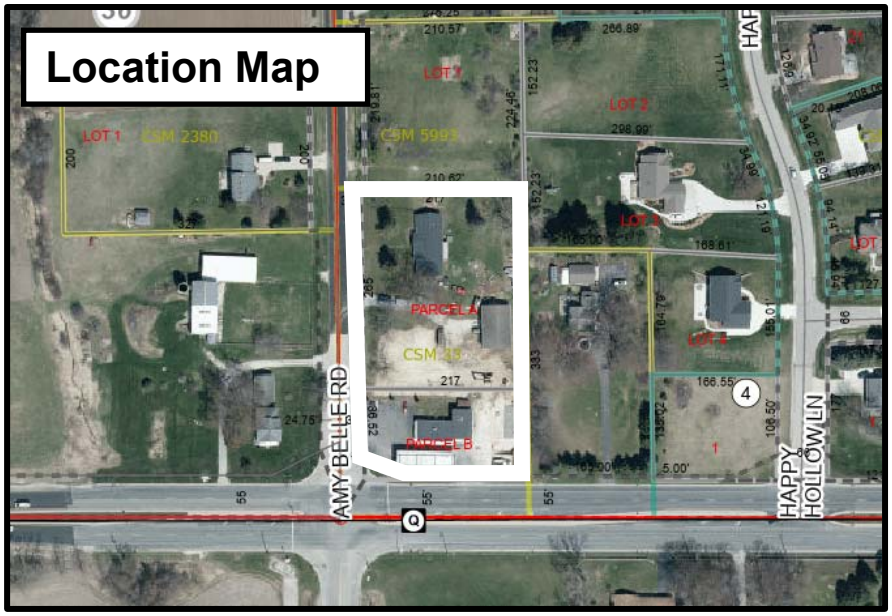
Colgate Gas Inc, property owner, is requesting approval of a Land Use Plan map amendment, rezoning application, 2-lot certified survey map (CSM) and a site plan to relocate the common property line to include the detached building with the gas station property.

Location: W220N9626 Amy Belle Road (Residential Property)
N96W21962 County Line Road (BP Gas Station Property)

Applicant/
Property Owner: Colgate Gas Inc.
W150N7248 Paseo Lane
Menomonee Falls, WI 53051

Existing LUP Classification: Rural Residential & Commercial
Proposed LUP Classification: Low Density Residential & Commercial
Existing Zoning: B-5: Highway Business
Proposed Zoning: Rs-4: Single-family

Adjacent Land Uses		Zoning
North	Residential	Rs-4
South	Residential (Menomonee Falls)	R-1
East	Residential	Rs-3 & Rs-4
West	Agricultural (Richfield)	A-2



Proposal

Colgate Gas Inc, property owner, is requesting approval of a Land Use Plan map amendment, rezoning application, 2-lot certified survey map (CSM) and a site plan to relocate the common property line to include the detached building with the gas station property.

The two existing parcels are both owned by Colgate Gas Inc. Colgate Gas Inc. intends to sell the residential property located north of the BP Gas station and would like to keep the detached accessory structure with the gas station property.

CSM

An area of approximately 0.6 acres will be detached from the residential parcel and added to the gas station parcel. No new parcel is being created. The CSM effectively moves the common property line between the two parcels to include the detached accessory structure from the residential property and adjoin it to the commercial property. The Gas station property will go from 0.55 acres to 1.11 acres and the residential property will be reduced from 1.5 acres to 0.72 acres.

LUP Map Amendment & Rezoning

As the north (residential parcel) is decreasing in size and will be less than 1 acre, the Land Use Plan Map classification needs to be amended from Rural Residential to Low Density Residential. The portion of the residential property that will be added to the gas station property will also need to be reclassified, from Rural Residential to Commercial.

Currently, both parcels are zoned B-5 Highway Business. The residential property needs to be rezoned from B-5 to Rs-4, which has a minimum lot size of 20,000 square feet. The proposed lot meets this requirement.

Site Plan

With the modification of the property to include the detached accessory building, the applicant will be adding a 7’ treated wood privacy fence and landscaping to help screen the gas station from the residential property. The fence and landscaping will extend the full length of the common property line. No other improvements are being completed at this time. Any other modifications to the site will require another site plan application to be reviewed and approved by the Plan Commission.

Staff Comments

Staff supports the LUP map re-classification, rezoning, and CSM. The fence and landscaping should help to buffer the gas station from the residential properties to the north. No outdoor storage will be allowed on the property.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed 2020 Land Use Plan (LUP) map amendment to change classification from “Rural Residential” to “Low Density Residential” and “Commercial” as proposed.

APPROVE the rezoning from the B-5: Highway Business District to the Rs-4: Single-family Residential District, as proposed.

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 March 9, 2022) shall be addressed and reflected in a revised CSM submitted to the Village prior to recording the CSM.

APPROVE the site development & landscaping plans for the commercial property located at N96W21962 County Line Road, subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:
    a. Site Plan and application materials dated March 2, 2022.
    b. Any future site modifications (including paving and lighting installation) will require a revised site plan to be reviewed and approved by the Plan Commission.
    c. There shall be no outdoor storage allowed on Lot 2 (gas station property).

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

GRAEF

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March 9, 2022

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

SUBJECT: Colgate Gas CSM Review

Certified Survey Map

Applicant or Owner: Colgate Gas, Inc.
Land Surveyor/Firm: Rick Hillmann / Continental Surveying Services, LLC

1. All of the bearings in the legal description do not match with the bearings labeled on Sheet 1. Either the legal description bearings need to be revised or the bearings on the map need to change.

2. The first and last paragraphs of the Surveyor's Certificate need to include "dedicated".

3. Remove the "Existing Residential" label from the gas station building on Sheet 2.

4. The Owner's Certificate needs to be changed to read "Didar Singh" rather than "Jasmeet Kang".

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

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

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

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

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

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

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

Sincerely,

Burt J. Naumann

Burt J. Naumann, PLS
Senior Vice President

Village of Germantown
...Willkommen

Fee Must Accompany Application

☒ $1,165 Paid [illegible] Date 1-13-22

☐ $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:
COLGATE GAS INC

Address: N96W21962 COUNTY LINE RD
COLGATE WI 53017

Phone: 414-416-9426

E-Mail: colgatebp21962@gmail.com

PROPERTY OWNER(S):
SAME

Address:

Phone:

E-Mail:

☒ **REQUEST TO AMEND LAND USE MAP**

Current Land Use Map Designation(s): Rural Residential

Proposed Land Use Map Designation(s): Low Density Residential

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

W220N9626 AMY BELLE RD.
COLGATE WI 53017

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

Attach separate legal description if necessary

SW¼ of SW¼ of SECTION 31
TOWNSHIP 9 NORTH, RANGE 20 EAST. VILLAGE OF GERMANTOWN

Size of Property or Area: Acres:_____ Square Feet: 30,862

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

	Adjacent Property Land Uses	Zoning
North	RS-4	
South	BS	
East	RS-4	
West	ROAD	

☐ **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:

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

Land Use Plan Map Amendment Only:

- ☐ Legal Description of the land subject of map amendment in electronic/digital file format (e.g. Microsoft Word)
- ☐ Detailed Plat of Survey or Site Plan of the land subject to the map amendment at a scale of 1" = 50' or other suitable scale necessary to accurately present:
  - 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):

DS 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;

DS 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;

DS 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.

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

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

Applicant/Agent	01/13/2022 Date	Property Owner	01/13/2022 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: [illegible] Received by: 1-13-22

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

COLGATE GAS INC.
N96W21962 GRANTY LINE RD.
COLGATE, WI 53017

Phone (414) 416-9426
E-Mail Colgatebb2962@gmail.com

PROPERTY OWNER

SAME

Phone ( )
E-Mail

2

PROPERTY ADDRESS OR GENERAL LOCATION

W220N9626 AMY BELLE RD
COLGATE WI 53017

TAX KEY NUMBER

313995

3

REZONING REQUEST

FROM B-5

TO RS-4

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

SW ¼ OF SW ¼ OF SECTION 31
TOWNSHIP 9 NORTH, RANGE 20 EAST.
VILLAGE OF GERMANTOWN

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.

Requesting to Rezone single family home to RS-4 as suitable for it's original purpose.

6 SUPPORTING DOCUMENTATION:

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

7 READ AND INITIAL THE FOLLOWING:

DS 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.

DS 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.

DS 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

DS 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 — Date: 01/13/2022

Owner — Date: 01/13/2022

Village of Germantown
...Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☒ $1,960 no public improvements
Paid [signature] Date 1-13-22

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**

COLGATE GAS INC.
N96W21962 COUNTYLINE RD.
COLGATE WI 53017

Phone (414) 416-9426
Fax ( )
E-Mail Colgatebp21962@gmail.com

PROPERTY OWNER

SAME

Phone ( )

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

W220N9626 AMY BELLE RD. COLGATE WI | 313995

3 **PURPOSE OF LAND SPLIT**

TO REZONE THE SINGLE FAMILY HOME TO RS-4	Will the land split require rezoning? YES	
	From B5	To RS-4

4 **READ AND INITIAL THE FOLLOWING:**

DS 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.

DS 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.

DS 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.

DS 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!**

[signature] 01/13/2022
Applicant Date

[signature] 01/13/2022
Owner Date

Village of Germantown
Willkommen

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

PAID [illegible] DATE 1-13-22

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 **APPLICANT OR AGENT**

COLGATE GAS INC.
N96W21962 COUNTYLINE RD.
COLGATE WI 53017

Phone (414) 416-9426
E-Mail Colgatebp21962@gmail.com

PROPERTY OWNER

SAME

Phone ( )
E-Mail

2 **PROPERTY ADDRESS**

W220N9626 AMY BELLE RD.
COLGATE WI 53017

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

North	South	East	West
RS-4	B5	RS-4	ROAD

4 **READ AND INITIAL THE FOLLOWING:**

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

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

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

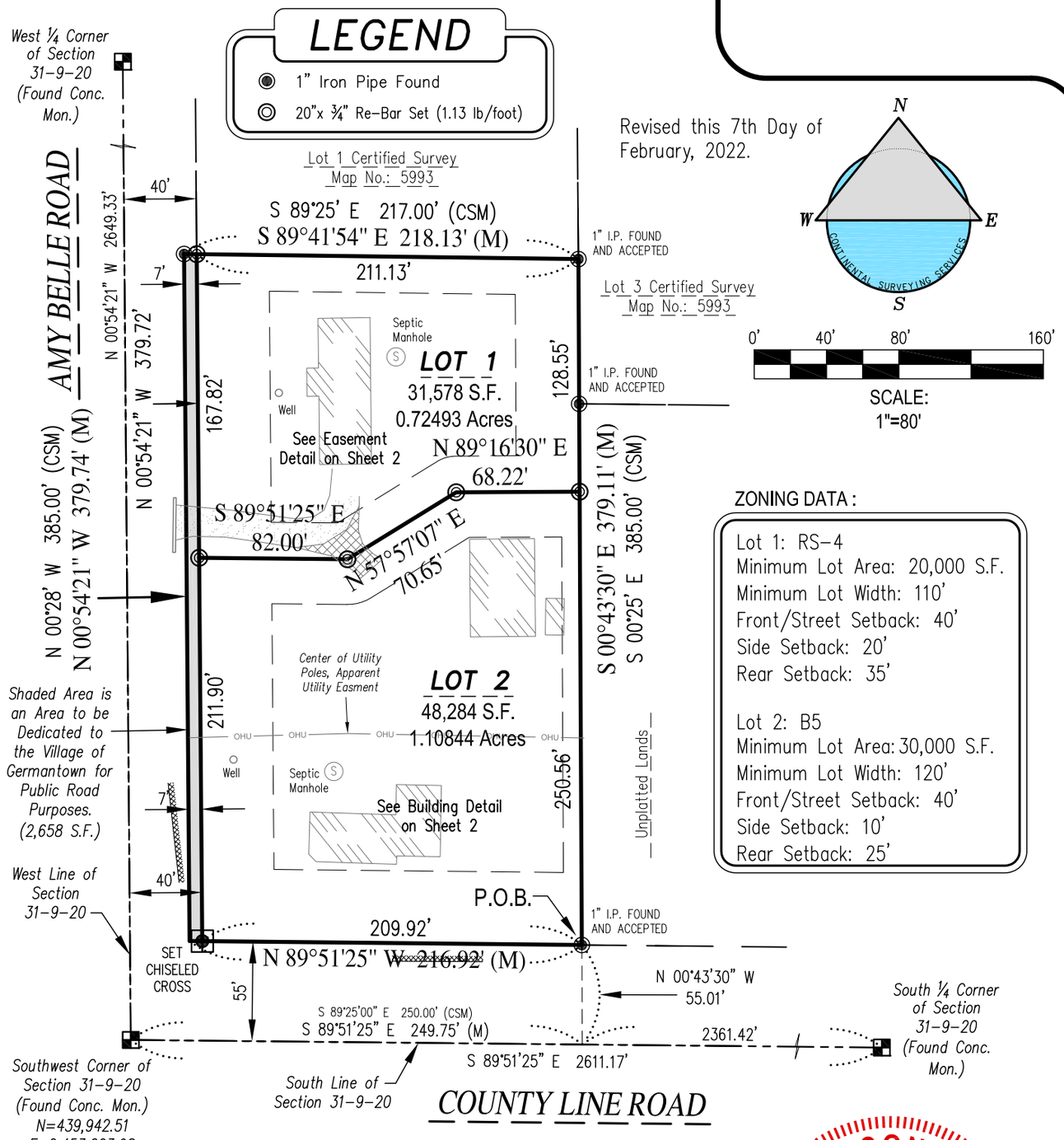
5 **SIGNATURES** – ALL APPLICATION MUST BE SIGNED BY OWNER!

[signature] 01/13/2022
Applicant Date

[signature] 01/13/2022
Owner Date

Certified Survey Map_____

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.



ZONING DATA :

Lot 1: RS-4
Minimum Lot Area: 20,000 S.F.
Minimum Lot Width: 110'
Front/Street Setback: 40'
Side Setback: 20'
Rear Setback: 35'

Lot 2: B5
Minimum Lot Area: 30,000 S.F.
Minimum Lot Width: 120'
Front/Street Setback: 40'
Side Setback: 10'
Rear Setback: 25'

WISCONSIN
RICK R. HILLMANN
S-3005
MENOMONEE FALLS
WI.
LAND SURVEYOR

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

OWNER
Colgate Gas Inc.
TKN.: GTNV_313995
& GTNV_313976
Phone No.: (414) 416-9426

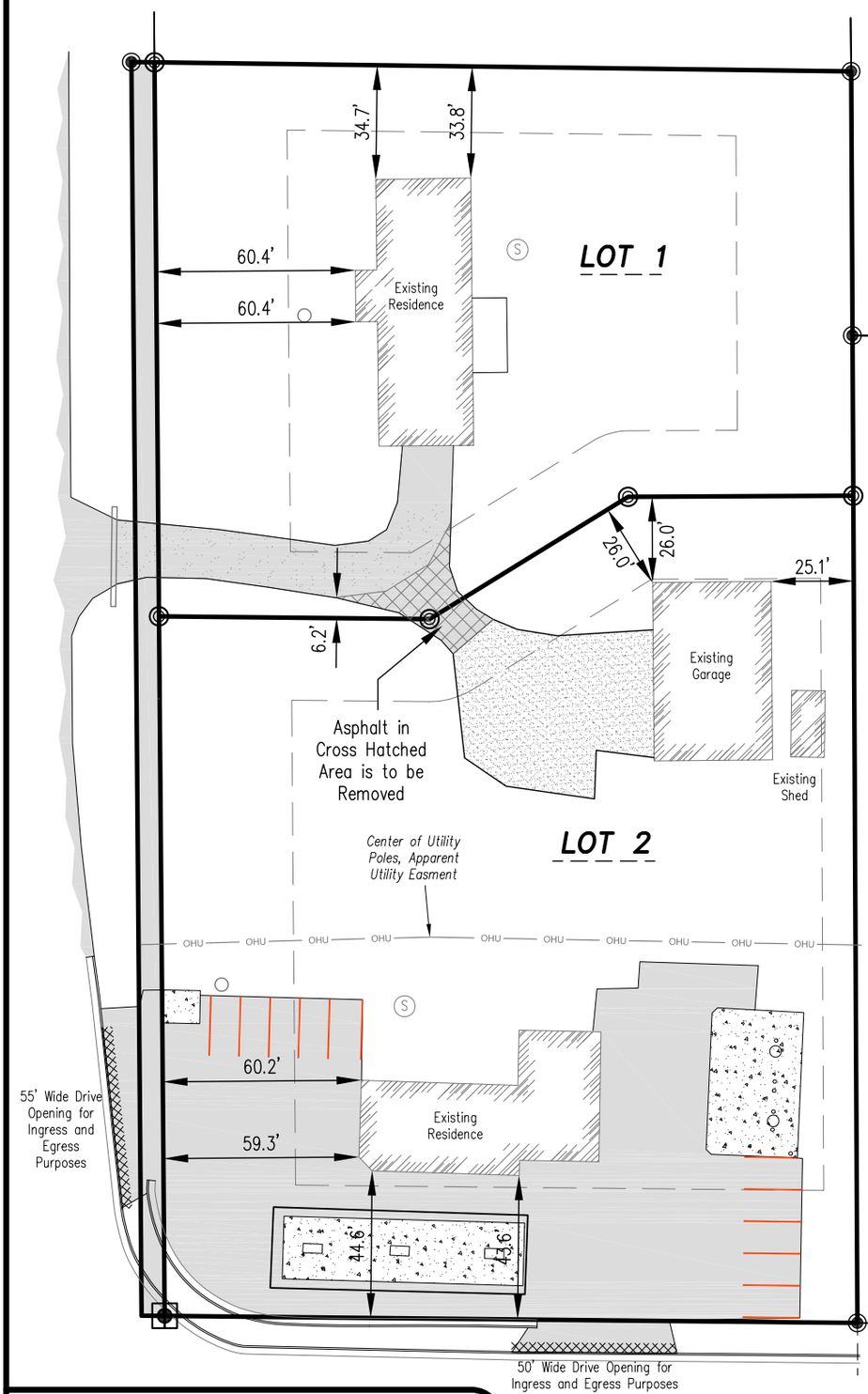
NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD-83/2011), in which the South line of the Southwest ¼ of Section 31, Township 9 North, Range 20 East bears S 89°51'25" E.

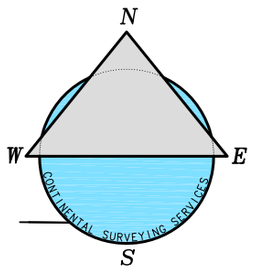
This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 24th day of November, 2021

Project No.: 20210802_CSM0003

Certified Survey Map_____

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

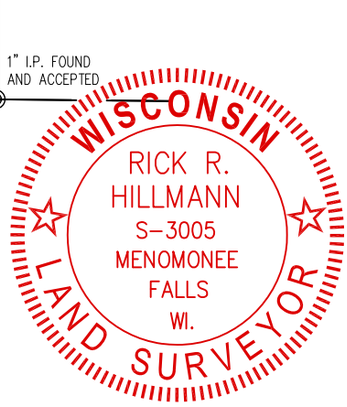




0' 25' 50' 100'

SCALE: 1"=50'

Revised this 7th Day of February, 2022.



CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

NOTE: All bearings are referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD-83/2011), in which the South line of the Southwest ¼ of Section 31, Township 9 North, Range 20 East bears S 89°51'25" E.

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 24th day of November, 2021

Project No.: 20210802_CSM0003

Certified Survey Map_____

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

SURVEYOR'S CERTIFICATE:

I Rick R. Hillmann, Professional Land Surveyor, do hereby certify:

That I have surveyed, divided and mapped a re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin, bound and described and follows:

Commencing at the Southwest corner of said Section; thence South 89°25' East on and along the South line of said ¼ Section, 249.75 feet to a point; thence North 00°17'05" West, 55.01 feet to a point on the North Line of County Line Road and the Point of Beginning of lands hereinafter described;

Thence North 89°25'00" West on and along said North Line, 216.92 feet to the intersection of said North line and the East line of Amy Belle Road; thence North 00°27'56" West on and along said East Line 379.74 feet to a point on the North Line of Certified Survey Map No.: 33; thence South 89°15'29" East on and along said North line 218.13 feet to the Northeast Corner of Certified Survey Map No.: 33; thence South 00°17'05" East on and along the East line of said Certified Survey Map, 379.11 feet to the place of beginning of this description.

The gross area of said parcel contains 82,520 Square feet or 1.89440 Acres of land more or less.

That I have made such survey, land division and map by the direction of Colgate Gas Inc., owner of said land. That such map is a correct representation of all exterior boundaries of land surveyed and land division made thereof. That I have fully complied with the provision of chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping same.

Dated this_____ day of _____, 20_____.

_____

Rick R. Hillmann PLS
Professional Land Surveyor S-3005

WISCONSIN
RICK R. HILLMANN
S-3005
MENOMONEE FALLS
WI.
LAND SURVEYOR

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 24th day of November, 2021

Certified Survey Map_____

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

CORPORATE OWNER'S CERTIFICATE:

Colgate Gas Inc., a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, certifies that said corporation caused the land described on this map to be surveyed, divided, and mapped as represented on this Certified survey Map. As Owner, I hereby dedicate that part of Amy Belle Road to the Village of Germantown for Public Road Proposes as represented on Sheet 1 of 5 of this certified Survey map.

Colgate Gas Inc., does further certify that this Certified Survey Map is mapped as represented on this map in accordance with the provisions of Chapter 236 of the Wisconsin State Statutes and requirements and ordinances of the Village of Germantown, this _____ day of _____, 20_____.

_____
Jasmeet Kang - Owner

In the presence of:
Colgate Gas Inc.
Jasmeet Kang

STATE OF WISCONSIN)
)ss.
County of _____)
Personally came before me this_____ day of_____, 20_____, Jasmeet Kang, Owner of the above named corporation, to me known as the person who executed the foregoing instrument, and to me known to be the Owner of the corporation, and acknowledged that he executed the foregoing instrument and acknowledged the same.

_____
Print Name_____
Notary Public, _____ County, WI.
My Commission Expires: _____

WISCONSIN
RICK R. HILLMANN
S-3005
MENOMONEE FALLS
WI.
LAND SURVEYOR

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 24th day of November, 2021

Certified Survey Map_____

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin.

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL:

This Certified Survey Map is hereby approved by the Plan Commission of the Village of Germantown on this_____ day of _____, 20_____.

_____

Dean Wolter, Chairman

_____

Laura A. Johnson, Secretary

VILLAGE OF GERMANTOWN BOARD APPROVAL:

A re-division of Parcel A and Parcel B of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of Amy Belle Road for Public Road Purposes as shown on Sheet 1 of 5 is hereby accepted by the Village Board of Trustees of the Village of Germantown on this_____ day of _____, 20_____.

_____

Dean Wolter, Village President

_____

Deanna Braunschweig, Village Clerk



CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

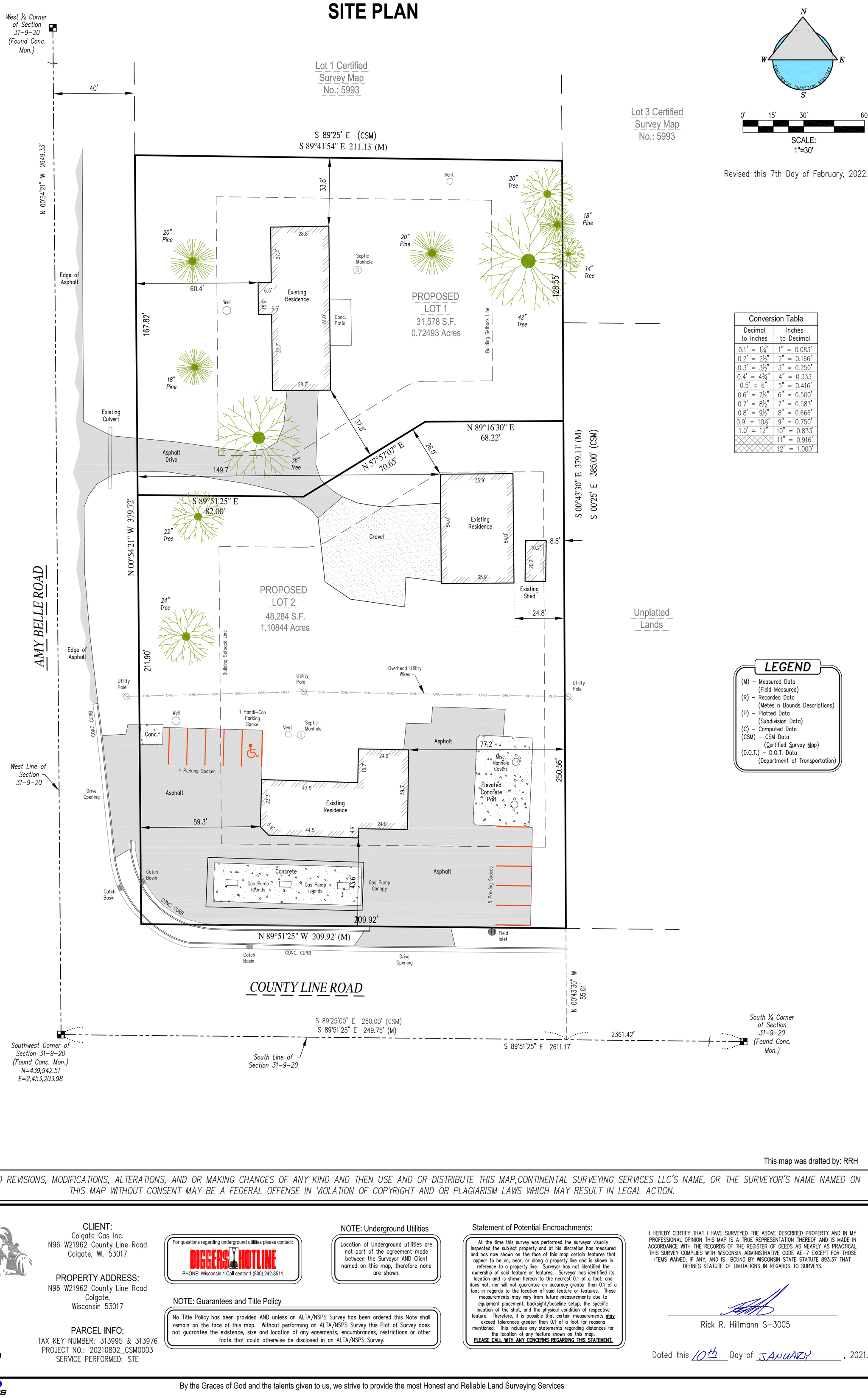
Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

This Instrument was drafted by Rick R. Hillmann, a Professional Land Surveyor, S-3005 on this 24th day of November, 2021

Project No.: 20210802_CSM0003

SITE PLAN





Revised this 7th Day of February, 2022.

Conversion Table	
Decimal to Inches	Inches to Decimal
0.1' = 1¼"	1" = 0.083'
0.2' = 2½"	2" = 0.166'
0.3' = 3½"	3" = 0.250'
0.4' = 4¾"	4" = 0.333
0.5' = 6"	5" = 0.416'
0.6' = 7¼"	6" = 0.500'
0.7' = 8½"	7" = 0.583'
0.8' = 9½"	8" = 0.666'
0.9' = 10½"	9" = 0.750'
1.0' = 12"	10" = 0.833'
	11" = 0.916'
	12" = 1.000'

LEGEND

(M) – Measured Data (Field Measured)
(R) – Recorded Data (Metes n Bounds Descriptions)
(P) – Platted Data (Subdivision Data)
(C) – Computed Data
(CSM) – CSM Data (Certified Survey Map)
(D.O.T.) – D.O.T. Data (Department of Transportation)

This map was drafted by: RRH

LEGAL NOTICE: UNAUTHORIZED REVISIONS, MODIFICATIONS, ALTERATIONS, AND OR MAKING CHANGES OF ANY KIND AND THEN USE AND OR DISTRIBUTE THIS MAP, CONTINENTAL SURVEYING SERVICES LLC'S NAME, OR THE SURVEYOR'S NAME NAMED ON THIS MAP WITHOUT CONSENT MAY BE A FEDERAL OFFENSE IN VIOLATION OF COPYRIGHT AND OR PLAGIARISM LAWS WHICH MAY RESULT IN LEGAL ACTION.

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

CLIENT:
Colgate Gas Inc.
N96 W21962 County Line Road
Colgate, WI. 53017

PROPERTY ADDRESS:
N96 W21962 County Line Road
Colgate,
Wisconsin 53017

PARCEL INFO:
TAX KEY NUMBER: 313995 & 313976
PROJECT NO.: 20210802_CSM0003
SERVICE PERFORMED: STE

For questions regarding underground utilities please contact:
DIGGERS HOTLINE
PHONE: Wisconsin 1 Call center 1 (800) 242-8511

NOTE: Underground Utilities

Location of Underground utilities are not part of the agreement made between the Surveyor AND Client named on this map, therefore none are shown.

NOTE: Guarantees and Title Policy

No Title Policy has been provided AND unless an ALTA/NSPS Survey has been ordered this Note shall remain on the face of this map. Without performing an ALTA/NSPS Survey this Plat of Survey does not guarantee the existence, size and location of any easements, encumbrances, restrictions or other facts that could otherwise be disclosed in an ALTA/NSPS Survey.

Statement of Potential Encroachments:

At the time this survey was performed the surveyor visually inspected the subject property and at his discretion has measured and has now shown on the face of this map certain features that appear to be on, near, or along a property line and is shown in reference to a property line. Surveyor has not identified the ownership of said feature or features. Surveyor has identified its location and is shown hereon to the nearest 0.1 of a foot, and does not, nor will not guarantee an accuracy greater than 0.1 of a foot in regards to the location of said feature or features. These measurements may vary from future measurements due to equipment placement, backsight/baseline setup, the specific location of the shot, and the physical condition of respective feature. Therefore, it is possible that certain measurements **may** exceed tolerances greater than 0.1 of a foot for reasons mentioned. This includes any statements regarding distances for the location of any feature shown on this map.
PLEASE CALL WITH ANY CONCERNS REGARDING THIS STATEMENT.

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AE-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS BOUND BY WISCONSIN STATE STATUTE 893.37 THAT DEFINES STATUTE OF LIMITATIONS IN REGARDS TO SURVEYS.

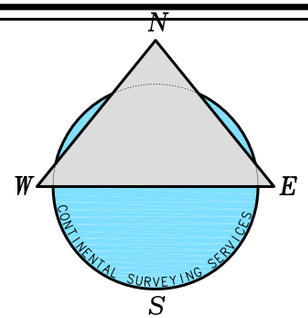
Rick R. Hillmann S-3005

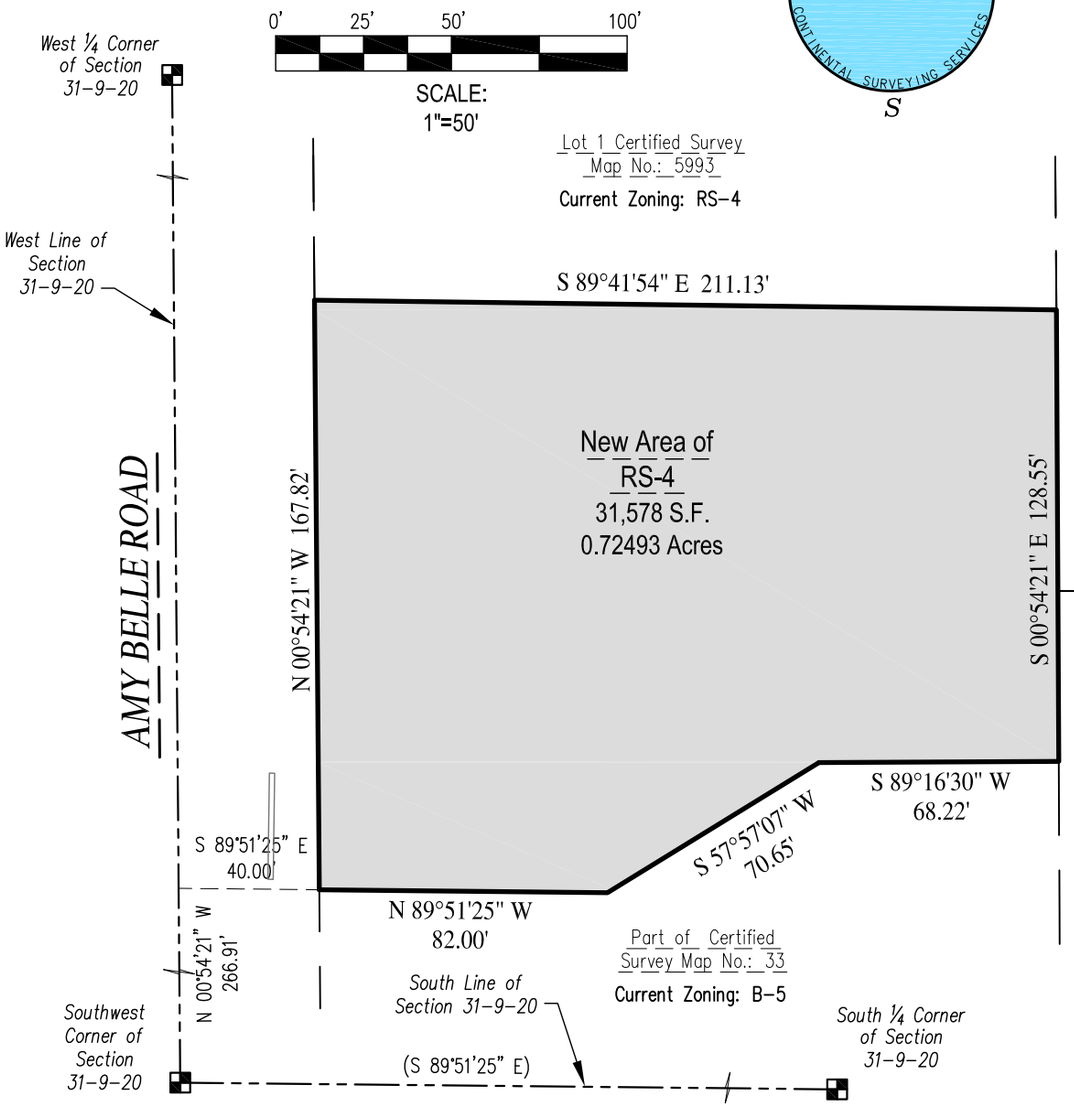
Dated this 10th Day of JANUARY, 2021.

By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services

REZONING MAP

Rezone a portion of Parcel "A" of Certified Survey Map No.: 33 from B-5 to RS-4





ReZONING DESCRIPTION:

Part of Parcel "A" of Certified Survey Map No.: 33, being a part of the Southwest ¼ of the Southwest ¼ of Section 31, Township 9 North, Range 20 East, located in the Village of Germantown, Washington County, Wisconsin bound and described as follows;

Commencing at the Southwest corner of said Section; thence North 00°54'21" West on and along the West Line of said ¼ Section, 275.00 feet to a point; thence South 89°51'25" East, 40.00 feet to the Point of beginning of this description;

thence North 00°54'21" West and parallel with said West line, 159.73 feet to a point; thence South 89°41'54" East, 211.13 feet to a point; thence South 00°54'21" East and parallel with said west line, 128.55 feet to a point; thence South 89°16'30" West, 68.22 feet to a point; thence South 57°57'07" West, 55.46 feet to a point; thence North 89°51'25" West, 95.00 feet to the Place of beginning of this description.

Lot 3 Certified Survey Map No.: 5993
Current Zoning: RS-4

Unplatted Lands
Current Zoning: RS-3

Revised this 7th Day of February, 2022.

CLIENT:
Colgate Gas Inc.
W150 N7248 Paseo Lane
Menomonee Falls , WI. 53051

PROPERTY ADDRESS:
W220 N9626 Amy Belle Road
Colgate,
Wisconsin 53017

PARCEL INFO:
TAX KEY NUMBER: GTNV_313995
PROJECT NO.: 20210802_CSM0003
SERVICE PERFORMED: REZ

This map was drafted by: RRH

WISCONSIN
RICK R. HILLMANN
S-3005
MENOMONEE FALLS
WI.
LAND SURVEYOR

Rick R. Hillmann S-3005

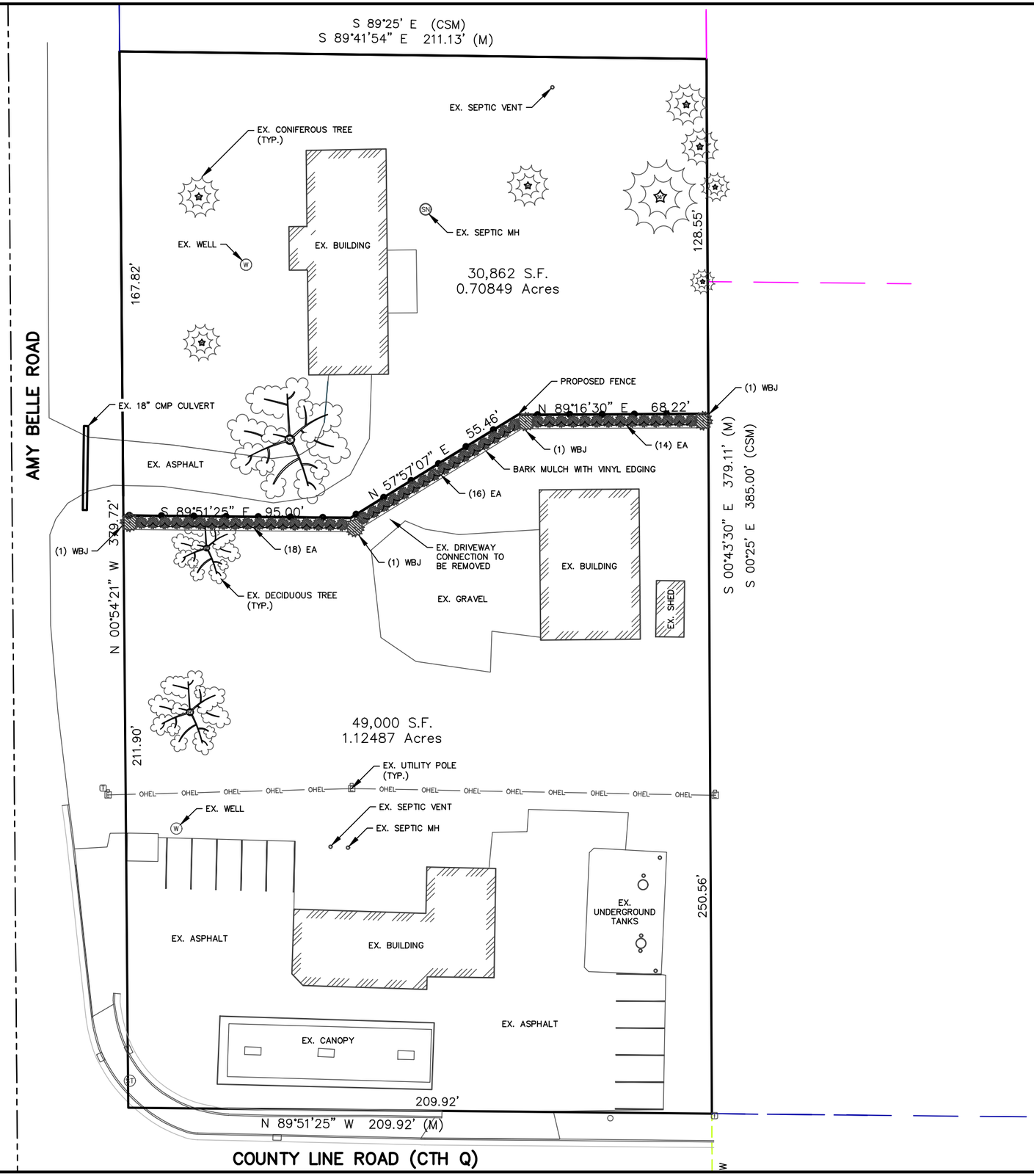
Dated this 25th Day of DECEMBER, 2021.

CONTINENTAL SURVEYING SERVICES LLC

Main Office:
2059 Hwy 175, Suite "A"
Richfield WI. 53076

Phone: (262) 389-9200
Website: www.csssurveys.com
Email: survey@csssurveys.com

By the Graces of God and the talents given to us, we strive to provide the most Honest and Reliable Land Surveying Services



N

0 20 40

PLANT LIST

KEY	QTY	SIZE	COMMON NAME	ROOT
	(52)		UPRIGHT EVERGREEN SHRUBS	
EA	48	4'	EMERALD ARBORVITAE	BB
WBJ	4	4'	WICHITA BLUE JUNIPER	BB

NOTES:

1) DESIGNATED PLANTING BEDS TO BE MULCHED WITH SHREDDED HARDWOOD BARK MULCH SPREAD TO A DEPTH OF 3".
2) INDIVIDUAL TREES AND SHRUB GROUPINGS IN LAWN AREAS TO RECEIVE SHREDDED HARDWOOD BARK MULCH PLANT RINGS (4' DIAMETER) SPREAD TO A DEPTH OF 3"
3) DESIGNATED PLANTING BEDS TO BE SEPARATED FROM LAWN AREAS WITH 5" BLACK VINYL EDGING.
4) OWNER WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE AFTER COMPLETION AND ACCEPTANCE OF THE PROJECT.

N96 W21962 COUNTY LINE ROAD
LANDSCAPE PLAN
DATED: MARCH 2, 2022

C-101

QUAM ENGINEERING, LLC
Residential and Commercial Site Design Consultants
122 Wisconsin Street; West Bend, Wisconsin 53095
Phone (262) 346-7800; www.quamengineering.com

QUAM ENGINEERING, LLC 122 Wisconsin Street, West Bend, WI 53095 (262) 346-7800

\JK-18-21\JK18BASE.DWG

Emily Zandt

From: jasmeetkang@icloud.com
Sent: Wednesday, March 9, 2022 2:01 PM
To: Emily Zandt
Subject: RE: Colgate Gas Inc Site Plan

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

No new lighting is getting added. Fence will be 7 feet height.

Thanks
Jasmeet
On Mar 9, 2022, 1:45 PM -0600, Emily Zandt <ezandt@germantownwi.gov>, wrote:

> Jasmeet,
>
> How tall will the fence be? Any additional lighting planned for the accessory building?
>
> Thanks,
> Emily

From: jasmeetkang@icloud.com <jasmeetkang@icloud.com>
Sent: Friday, March 4, 2022 7:59 PM
To: Emily Zandt <ezandt@germantownwi.gov>
Subject: RE: Colgate Gas Inc Site Plan

CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.

Yes. Arborvitae should be 4feet. Fence would be standard pressure treated wood fence. Garage will be accessed thru gas station side.

Thanks
Jasmeet

On Mar 4, 2022, 1:20 PM -0600, Emily Zandt <ezandt@germantownwi.gov>, wrote:

> Jasmeet,

A couple questions…

What type of fence are you planning to install? How tall?

Is the plan supposed to say 4' arborvitaes instead of 4"?

In the short term, how do you intend to access the detached building from the gas station?

Thanks,
Emily

From: Jasmeet Kang <jasmeetkang@me.com>
Sent: Wednesday, March 2, 2022 3:27 PM
To: Emily Zandt <ezandt@germantownwi.gov>
Subject: Re: Colgate Gas Inc Site Plan

**CAUTION: This email originated from outside the organization.
Do not click links or open attachments unless you recognize the sender and know the content is safe.**

Emily,

Please see attached for landscaping plan. Let me know if you have any questions.

Thank you

Jasmeet Kang

> On Feb 9, 2022, at 12:56 PM, Emily Zandt <ezandt@germantownwi.gov> wrote:
>
> Jasmeet,

CONDITIONAL USE PERMIT (CUP) APPLICATION

3/14/22 Plan Commission Meeting

Elizabeth Ortin / Anderson Brothers Construction

Planning & Zoning Report **Germantown, Wisconsin**

Summary

Elizabeth Ortin, applicant and Anderson Brothers Construction, property owner, is requesting approval of a Conditional Use Permit (CUP) to operate an "Indoor Recreation Establishment" (A Kid at Heart Playland) in the commercial property located at W188N10707 Maple Road (formerly Ron's Gun Shop).

Location: W188N10707 Maple Road

Applicant/
Property Owner: Elizabeth Ortin
W174N8901 Christopher Blvd
Menomonee Falls, WI

Anderson Brothers Construction
671 Stonegate Pass
Colgate, WI

Zoning: B-1: Neighborhood Business District

Adjacent Land Uses		Zoning
North	Commercial	B-1
South	Commercial	B-5
East	Agricultural	A-1
West	I-41 Interstate	NA



Background/Proposal

Elizabeth Ortin, applicant and Anderson Brothers Construction, property owner, is requesting approval of a Conditional Use Permit (CUP) to operate an "Indoor Recreation Establishment" (A Kid at Heart Playland) in the commercial property located at W188N10707 Maple Road (formerly Ron's Gun Shop).

As described in the application, the applicant is proposing an indoor play facility for families with children of all ages. "A Kid at Heart Playland" will have activities for people of all ages to enjoy educational and imaginative play.

The proposed business hours will be varied daily but will be between 9am and 10pm Wednesday through Monday (closed Tuesdays). There are anticipated to be 2-3 part time employees, but additional will be hired as needed. Opportunities for party rentals will be provided. There will be no childcare services provided at this facility. Basic, easily prepared foods will be available for purchase. The applicant is also considering applying through the Village to obtain permits to sell beer and wine.

There are no plans at this time to change or alter the interior space. Movable, modular (3-4') walls will be used to divide the generally open space into different areas. The existing offices in the back of the space will be used for party rentals.

Staff Comments

Planning and Zoning

Indoor Recreation Establishments are permitted in the B-1 Neighborhood Business District with a conditional use permit (CUP). Staff supports this use in the proposed location with a few conditions. No outdoor play areas or storage shall be permitted. The business shall not be used as a childcare facility in any capacity.

VILLAGE STAFF RECOMMENDATION

APPROVE a conditional use permit (CUP) for Elizabeth Ortin and A Kid at Heart Playland to operate as an "Indoor Recreation Establishment" in the existing building located at W188N10707 Maple Road subject to the following conditions:

1. This permit authorizes limited uses and activities as set forth in the conditional use permit application dated February 9, 2022 and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made

during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.

2. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP or where conditions imposed were anticipated to ameliorate or eliminate such problems or harmful effects but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
3. All interior and exterior building modifications (including exterior lighting) and/or site improvements may require permits and/or other approvals from the Village. State-approved plans may be required for any proposed improvements or remodeling. Detailed plans for any interior or exterior improvements shall be submitted to the Village as part of a building permit application.
4. The business use permitted under this CUP shall not include childcare services of any kind.
5. No outdoor play areas or outdoor storage of any kind is allowed on the property.
6. Hours of operation shall be limited to 9am to 10pm, 7 days per week.
7. The business owner/operator is responsible for obtaining and maintaining any necessary permits from the Washington-Ozaukee Health Department for food service at the site, if food will be served.
8. If the proposed use constitutes the type of change in occupancy that requires interior and/or exterior remodeling or additional fire safety features to comply with current building, fire safety and other applicable codes and regulations, the operator shall coordinate the preparation and submittal of state-approved plans to and approved by the Village Fire Department and Inspection Services prior to occupancy.
9. The owner/operator shall contact the Fire Department and Inspection Services for a pre-occupancy inspection prior to commencing operations.
10. All permanent and temporary signage requires a permit from the Village Community Development Department. Contact Lori Johnson, Planning & Zoning Services, at 262-250-4735 for sign permit information and applications.

Village of Germantown
...Willkommen

Fee must accompany application

☒ $1460 Paid [illegible] Date 2-9-22

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 **APPLICANT OR AGENT**

Elizabeth Ortin
W174N8901 Christopher Blvd
Menomonee Falls, WI 53051

Phone (262) 305-1444
Fax ( )
E-Mail elizaortin@yahoo.com

PROPERTY OWNER

Roy Anderson

Phone (414) 467-9800

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

Elizabeth Ortin

3 **PROPERTY ADDRESS** **TAX KEY NUMBER**

W188N10707 Maple Rd (Formerly Ron's Gun Shop)

4 **DESCRIPTION OF EXISTING OPERATION**

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

vacant / storage

5 **DESCRIPTION OF PROPOSED OPERATION**

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

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

Our family would like to open A Kid at Heart Playland. This would be a place for families to come and have everyone find something fun to do. There would be Sbt car racing for adults and older children. The younger kids will have themed rooms to explore and play. This is not a daycare however. We want to provide a place for the family, as a whole, can come and spend quality time making great memories! Continued on attached sheet.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

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

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

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

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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

[signature] 2/9/22

Applicant Date

Owner Date

Opportunity

Problem & Solution

Problem Worth Solving

Many family play places, educational and entertainment based centers in general, cater to certain aged kids i.e. young children 0-6, and older kids often become bored. Or other venues that cater to older children, often ignoring the needs younger siblings. There are few places locally where families with children of all ages can go and find something for all to enjoy or participate in. In addition, many places offer arcade style entertainment that is overstimulating to young minds.

Our solution

We've created a physical, and imaginative, space where people of all ages can either be a kid, or embrace their inner child. There is separate areas for imaginative play for smaller children. One room will be a rotating theme decided by popular vote. For example, a vet center-where you can bring your favorite stuffed animal in for a check up, a camping theme- where you can pretend to cook over a fire and lay down and look at the stars, or a diner with a kitchen to serve to your family and friends. These are just a few examples of ideas for the 'imagine room.'

There will be a building area for children to get creative. This room will target middle aged kids but will have items appropriate for younger aged children as well. This room will be stocked with magnetic tiles, hot wheels tracks, large marble runs, and large building blocks for the younger kids. They will not be small Lego style blocks, more like duplo blocks. All ages can build epic towers or hot wheel racing tracks, race your friends or see how cool of a track you can create! My children and their friends have the magnetic tiles and play with them for hours. They build huge buildings or garages for their cars and other toys. There are several attachment kits available that are compatible with the magnetic tiles to make large ball runs. After you've completed your tower or maze you can start your ball rolling at the top and watch it wind in and out and through your creation to the finishing cup. Magnetic tiles are plastic tiles that come in a variety of shapes and sizes, all tiles are either square or triangle shaped. In the sides of the tiles are covered magnets. When you place any two tiles together they connect and hold surprisingly well. The fun is

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

piecing the tiles together to build whatever your mind can create, buildings, cars, shapes. The amazing thing is kids are using geometry and developing architecture skills without even realizing it. They discover that two triangles can make a square or if they place enough long triangles together they can make a hexagon. The buildings my children have come up with at such a young age is astounding. Your imagination is the only limit.

For the hot wheels tracks, we will have various starting points to start building your race track, complete with hot wheel clamps that connect your track to any table or shelf as a starting line. Then you can use gravity to help your car go really fast. My kids have even tested them to see how far they can twist the track and still keep a car going. They would clamp it to the side of an end table and twist the tracks and finally connect them to a straight piece of track. The object is not speed but gravity definance. We will also have loops and other traditional hot wheels centers available for those that just want to race and see their car do all the things hot wheel race centers are known for.

There are larger race tracks for all ages in the race track area. Adults and older kids can race electric slot cars on huge commercial style wooden tracks or plastic tracks, both built for speed! Slot cars were popular in the 60s-80s. The cars vary in size from about the size of your finger to the size of your whole hand. The track has a slot going through the middle of each of the lanes. The race car fits in the slot and uses that to stay on the track at high speeds. There are systems that connect to the tracks so you can clock your lap times. The fun is racing other people and trying to get the fastest time around the track. But there is also a skill level associated with racing. If you go to fast around a curve your car will fly off the track. You have to figure out just how much you can push it to go fast but still stay on your track. I'm not much of a racer but even I got hooked when I was visiting a race track with my kids. It really gets your adrenaline pumping!

Younger kids can play on the more interactive Tyco US1 trucking tracks. Kids can load their truck with logs or coal, then deliver that load to another destination and empty the truck. These tracks are more designed for the visual package. They are not build for speed but for imagination. We will create a village/town complete with an airport with a plane that flies around, a police station, trees, restaurants. This track is designed to spark little minds and let them create situations where they run the town.

CONFIDENTIAL - DO NOT DISSEMINATE. This business plan contains confidential, trade-secret information and is shared only with the understanding that you will not share its contents or ideas with third parties without the express written consent of the plan author.

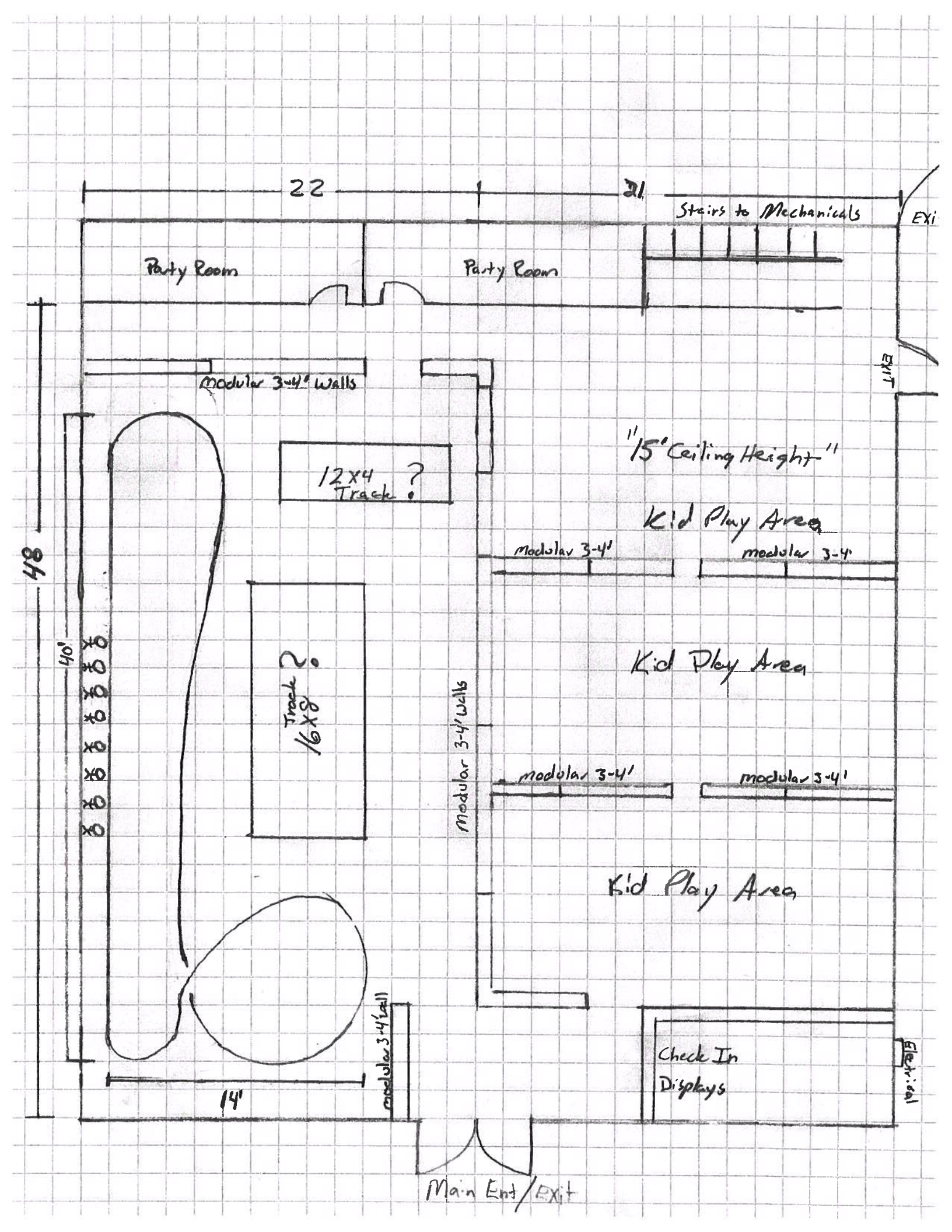
We will provide basic food ie pizza, pretzels, and other easily prepared foods. We are also talking with the village to offer beer and wine. We would like to offer adult's only nights and start leagues as the public becomes more acquainted with our concept

Our hours will be Mon - 9a-12p (reopening for evening hours)
4-7p
Tues - closed
Wed - 9a-12p
4-7p
Thur - 9a-12p
4-7p
Fri - 9a-12p
4-10p
Sat - 9a-10p
Sun - 10a-7p

These are school hours. We might be open longer during the summer depending on the public's requests.

We will have 2-3 part time employees, possibly more if needed during the summer.

We shouldn't need to change/alter any existing structure of the unit. We will partition areas with storage shelves and seating. It is currently about 2200 sq ft total, most of which is open flooring. There are 2 smaller offices that we will use for party rentals, ie birthday parties.


22
21
Stairs to Mechanicals
EXI
Party Room
Party Room
EXIT
Modular 3-4' Walls
"15' Ceiling Height"
12X4 Track ?
Kid Play Area
48
Modular 3-4'
Modular 3-4'
40'
Track ? 16X8'
Kid Play Area
Modular 3-4' Walls
Modular 3-4'
Modular 3-4'
Kid Play Area
Modular 3-4' Wall
Check In
Displays
Electrical
14'
Main Ent/Exit

Village of Germantown
Willkommen

Fee must accompany application

$1460 Paid [illegible] Date 2-9-22

CONDITIONAL USE PERMIT APPLICATION

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Elizabeth Ortin
W174N8901 Christopher Blvd
Menomonee Falls, WI 53051

Phone (262) 305-1444
Fax ( )
E-Mail elizaortin@yahoo.com

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Ray Anderson

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vacant / storage

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9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant _____ Date 2/9/22

Owner _____ Date 2/17/22

HISTORIC DESIGNATION APPLICATION

3/14/2022 Plan Commission Meeting

Braun Farm / Katelyn LeTourneau

Village Planner Report **Germantown, Wisconsin**

Summary

Katelyn LeTourneau and Kevin Schodron, property owners, are seeking approval of the Village's Historic Designation for the former Braun Farm located at N120 W15515 Freistadt Road.

Location: N120 W15515 Freistadt Road

Owner/ Applicant: Katelyn LeTourneau and Kevin Schodron
N120 W15515 Freistadt Road
Germantown, WI

Current Zoning: Rs-2: Single-Family

Adjacent Land Uses		Zoning
North	Residential	Rs-2 / Rs-1
South	Residential	Rs-4
East	Agricultural / Residential	A-2
West	Residential	Rs-4



Background

Historic Designation applications are part of an overall voluntary program as set forth in Section 26 of the Village Code. The Historic Designation (HD) serves as an "overlay" district with specific design and improvement guidelines that need to be met in order to retain the Historic Designation. Once designated, the regulations set forth in Section 26 limit the type and amount of future improvements to designated structures or lands without meeting certain guidelines intended to protect and preserve historical character.

Proposal

Katelyn LeTourneau and Kevin Schodron, property owners, are seeking approval of the Village's Historic Designation for the former Braun Farm located at N120 W15515 Freistadt Road. As required, the owners have provided a detailed history of the property along with their application (attached).

As required, other Village Departments have been provided a copy of the application for review and comment. Of the responses to date, all departments have expressed their support for the Historical Designation request or have not commented.

On February 21 the Historic Preservation Commission (HPC) approved the application and forwarded it on to the Plan Commission and Village Board. According to the procedural requirements of Section 26.06(1), Plan Commission action and recommendation to the Village Board is required within (30) days after HPC action.

Now that the HPC has acted on the application, the Plan Commission is required to review and make a recommendation to the Village Board (similar to a rezoning application). A recommendation from the Plan Commission for approval of the historic designation requires a 2/3-majority vote (5 of 7 members) of the Plan Commission.

VILLAGE STAFF RECOMMENDATION

APPROVE the requested Historic Designation for the Katelyn LeTourneau and Kevin Schodron property (former Braun Farm) located at N120 W15515 Freistadt Road.

Village of Germantown ...Willkommen

HISTORIC PRESERVATION COMMISSION
N112 W17001 Mequon Road
P.O. Box 337
Germantown, WI 53022-0337

APPLICATION FOR HISTORIC DESIGNATION

Pursuant to Section 17.00 of the Municipal Code

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

1. APPLICANT OR AGENT

Katelyn LeTourneau

Phone 262-923-6066

2. PROPERTY OWNER

Katelyn LeTourneau
Kevin Schodron

Phone 262-923-6066
KateLovesRealEstate@gmail.com

3. PROPERTY ADDRESS

N120 W15515 Freistadt Rd
Germantown, WI 53022

4. TAX KEY NUMBER

#232991

5. PROPERTY HISTORY

Historic Name of Property: Braun farm? (unsure)

Date Built: Home: 1858 Silo: 1912 Barn: unknown
Believed to be between 1858-1912

Architect / Builder: Unknown

Source of this Information: Public Records

☐ CHECK HERE IF THIS PROPERTY IS THREATENED WITH DEMOLITION OR DESTRUCTION.

6. PURPOSE OF APPLICATION

Briefly describe the reason for your request

This property (house, barn, silo and land) is one of Germantown's originals and should be on the historic map. It has been well taken care of over the years due to my father, Pierre LeTourneau's hard work.

7. HISTORIC SIGNIFICANCE OF PROPERTY

Choose one or more of the following.

- [x] This property illustrates an important aspect of Germantown's history through its ethnic, agricultural, industrial, etc., history.
- [ ] This property is directly associated with a person who made important contributions to Germantown's history. (possibly but unknown) ← maybe
- [x] This property is architecturally or artistically significant.

Explain briefly and include sources if appropriate. Attach additional pages as necessary.

All we know is this home was called the Braun farm. Grover Alfred Braun and Carol Marie (staats) Braun resided here but not sure if they built it. (Info found on www.schulteis.com)

8. DOCUMENTATION

Please check one or more of the following:

- [ ] Recent photograph (required)
- [ ] Building plans (if available)
- [ ] Historic photograph (if available)
- [ ] Any additional supporting information.
- [x] Simple map of the property (required) survey

Briefly describe. Attach additional pages as necessary.

Survey attached (2019)

9. ALTERATIONS / ADDITIONS TO PROPERTY

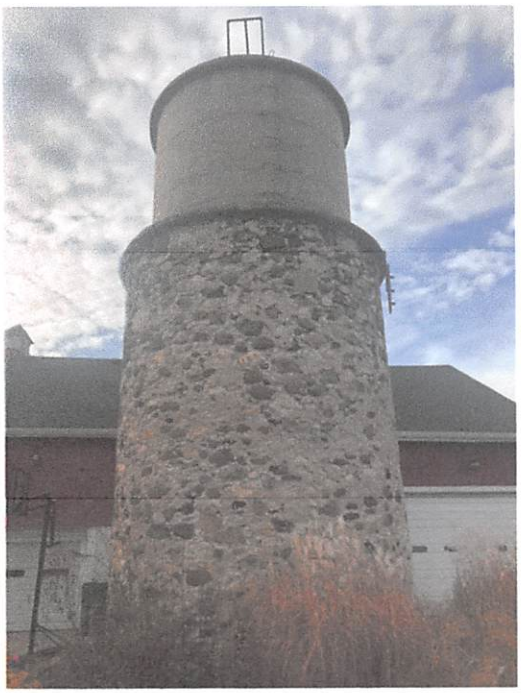
Briefly describe with dates. Attach additional pages and photographs as necessary.

Unknown - Sometime before 1992

10. SIGNATURES

Kathryn [illegible] 11-17-2021 Kathryn [illegible] 11-17-2021

Applicant Date Owner Date







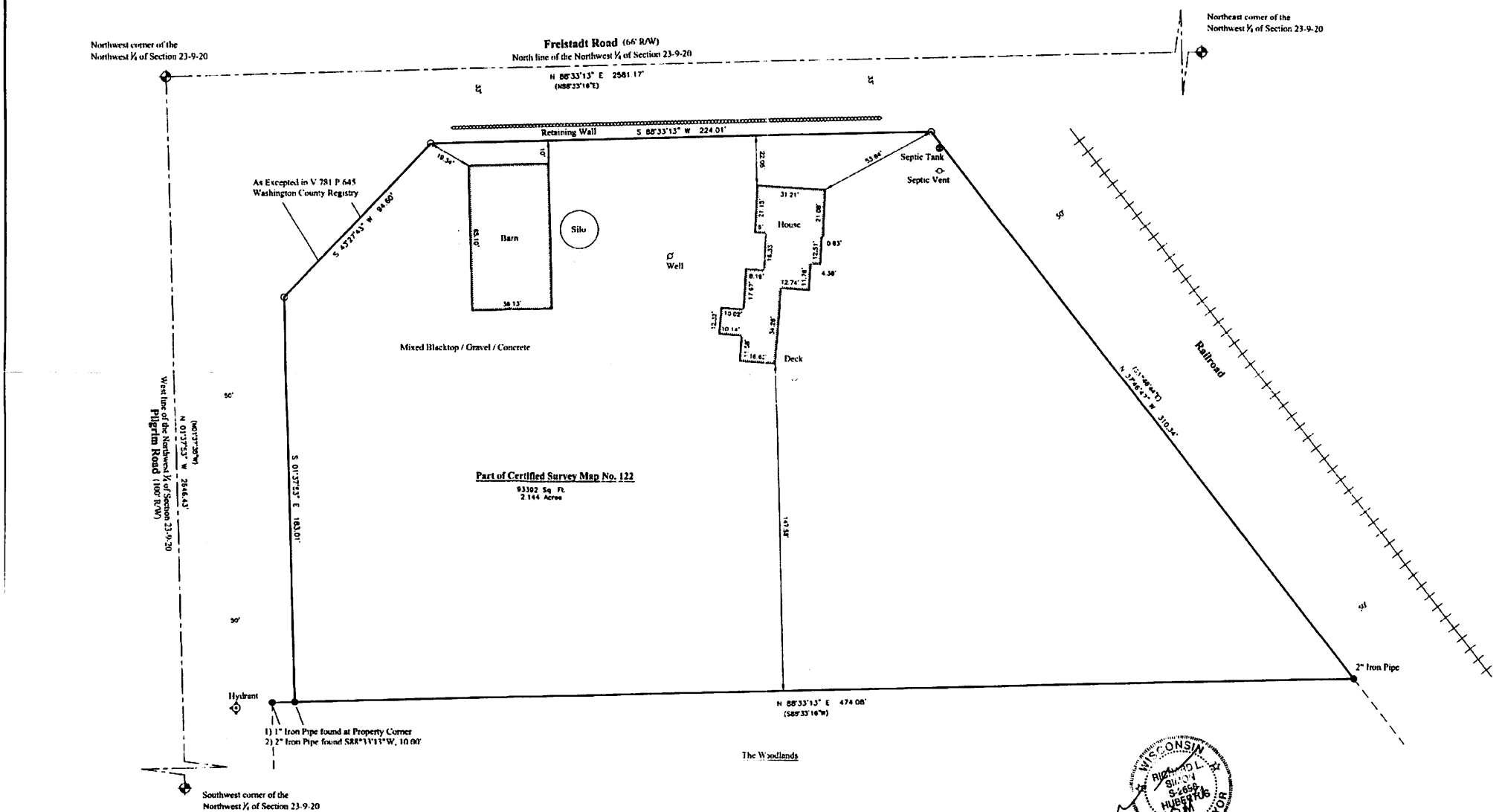
Cornerstone Land Surveying, Inc.
Plat of Survey

Surveyor:
Richard Simon
5080 Fairy Chasm
West Bend, WI 53095
(262) 424-3630

Address:
N120 W15515 Freistadt Road
Germantown, WI 53022

Scale 1"= 30'
0' 30' 60'

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



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

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

Description:
All of Certified Survey Map No. 122 being part of the Northwest ¼ of Section 23, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.
Excepting the Northerly 33 feet and the West 50 feet which are dedicated for road purposes, also Excepting therefrom that portion conveyed to Washington County by an instrument recorded in V 781 Page 645, as Document No. 448647.

Survey For: Pierre & Darlene Letourneau
Dated this 20th day of May, 2019

Gmail

Barb Mendenhall <bmendenhall0829@gmail.com>

More info about my property....

Katelyn LeTourneau <katelynletourneau@yahoo.com> Thu, Feb 10, 2022 at 1:26 PM
To: Barb Mendenhall <bmendenhall0829@gmail.com>

Hey Barb!

I spent the morning at the Register of Deeds researching the owners of the house. I got all the way back to 1845 and I believe the house was built between then and 1890 possibly but I really am not sure. I also spoke with Grover A. Braun's daughter Roxanne but she said her dad was so young when his dad passed (5 years old) that he didn't know much about the house. He passed in the 2000's. Here is what I found.

7/18 1845: Stephen Brown purchased the property. I believe he later changed his name to Stephan Braun but am unsure. The records are hard to read.

5/04 1868: Ambrosius Braun was given the property from parents Stephan and Rosina Braun.

11/13 1902: Philippina Braun was given the property from her husband.

2 1904: The deed for the transfer from Ambrosius to Philippina was recorded.

2/23 1906: Grover C. Braun was given the property from his mother Philippina.

6/03 1925: Grover C. Braun died and left the property to his wife Alvina Braun.

8/06 1941: Alvina Braun gave the property to her son Grover A. Braun.

10/31/1967: Grover A. Braun sold the property his family owned for 122 years, which we believe he did not know, to Lawrence Sr. and Bernice Stehberger.

10/10/1983: Lawrence Jr. Stehberger acquired the property somehow and sold it to Andrew Teresinski. Lawrence's mom died in 4/17/1979 and that is when his dad acquired full interest in the property.

12/08/1992: Pierre H. LeTourneau purchased the property from Andrew Teresinski.

4/20/2018: My dad passed away and my mom, Darlene LeTourneau, acquired full interest in the property.

10/22/2019: My mom then handed me the property. It has now been in our family for 29 years.

It looks like Ambrosius had a lot of kids, Grover his youngest, who seemed to take ownership of a lot of the land surrounding. I believe I followed the accurate records for where my home is. They owned 40 acres from Frieistadt South on the East side of Pilgrim. My home sits on a little over 2 acres.

Certificate of Serb.

DEATH & BURIAL RESOURCE RECORD INDEX

SURNAME	FIRST NAME	AGE	BORN	DIED	CEMETERY	LOCATION	WCHS FILE	RECORD SOURCE
					Cemetery			
BRAUN	Adam, Sr.		1829	1900	Holy Angels Catholic Cemetery	City of West Bend	103,000	Obituary - West Bend Democrat
BRAUN	Adam, Sr.		1829	1900	Holy Angels Catholic Cemetery (new)	City of West Bend	100,101-01	Monument Inscription - WCHS
BRAUN	Adam, Sr.		1829	1900	Holy Angels Catholic Cemetery (new)	City of West Bend	101,000	Monument Inscription - JVH
BRAUN	Adam, Sr.		1829	1900	January 10th issue - check for details	January 10th issue - check for details	760,011	Obituary - West Bend Democrat

DEATH & BURIAL RESOURCE RECORD INDEX

SURNAME	FIRST NAME	AGE	BORN	DIED	CEMETERY	LOCATION	WCHS FILE	RECORD SOURCE
BRAUN	Grover			1925	June 10th issue - check for details	June 10th issue - check for details	760,024	Obituary - West Bend News
BRAUN	Grover			1925	Last Home Cemetery	Village of Germantown	100,125-01	Monument Inscription - BH
BRAUN	Grover			1925	Not recorded in this document	Not recorded in this document	100,020-05	Church Record - Christ E & R
BRAUN	Grover		1844	1925	Not recorded in this document	Township of Germantown	102,003	County Death Record - BH
BRAUN	Grover	85 yr		2005	Washington County Memorial Park	Township of West Bend	100,157-03	Church Record - Our Saviour's UCC
BRAUN	Grover A.			2005	Washington County Memorial Park	Township of West Bend	106,501	Cemetery Update - 2005
BRAUN	Grover A.		1920		Washington County Memorial Park	Township of West Bend	100,313-01	Monument Inscription - WCHS
BRAUN	Grover Alfred	85 yr		2005	Check file for details	Check file for details	DIGITAL	Obituary - WCHS File
BRAUN	Grover C.				Check file records for details	Check file records for details	P05,875	Probate File

WASHINGTON

County Court--In Probate.

In the Matter of the
ESTATE OF
GROVER C. BRAUN, Deceased.

A true and perfect inventory of the real estate, and of all the goods, chattels, rights and credits of Grover C. Braun deceased, late of the County of Washington made by Alvina Braun, Administratrix of the estate of Grover C. Braun, deceased.

STATE OF OREGON, County of Washington, ss.

We, John A. Schweilbach and Frank Enlow, being first duly sworn, each for himself, say that the foregoing inventory has been appraised and sworn by us at our request, including a full, true and correct statement of the real estate, and of all the goods, chattels, rights and credits of the said deceased which have come to the possession or knowledge of said Administratrix or to the possession of any other person for her use, to the present date, and including this 17th day of August A. D. 1905.

INVENTORY.

REAL ESTATE

The N.W¼ of the N.W¼ of Section 23 in Township 1 North Range 2 East excepting therefrom a strip of land one rod wide and occupied by the Chicago and Rock Island Railway Company as the right of way, and all that part of the S.E¼ of the N.W¼ of said section lying South West of said right of way of the Chicago & Rock Island Railway Company containing 5 acres of land more or less. $ 1,200.00

Also a parcel of land lying within the following boundaries. Beginning at the S.E. corner of the N.E¼ of the S.E¼ of Section 15 Town and Range aforesaid, running thence West 71 Rods, thence North 33 1/3 rods, thence East 71 Rods, thence South 33 1/3 Rods, to the place of beginning containing 15 acres of land more or less. $ 600.00

Also a parcel of land lying within the following boundaries. Beginning at the S.E. corner of the N.E¼ of the S.E¼ of Section 15 Town and Range aforesaid, running thence North 33 1/3 rods, thence West 71 Rods, thence in a South Easterly direction along a stream known as the Tanner Creek to the East line of said section, thence South along said section line 33 rods to place of beginning.

Recapitulation

Real Estate	$ 1,200.00
Personal Property	$ 317.15
Total	$ 1517.15

PERSONAL PROPERTY

1 Horse Blue [illegible] Bank of [illegible] Commission Co	[illegible]	375 00
1 Horse Blue [illegible] Gold Dust Manufacturing Co of [illegible]	[illegible]	350 00
2 Horses		300 00
10 Cattle		600 00
1 Milch Cow		250 00
1 Heifer		150 00
1 Steer		30 00
1 Yoke Oxen		300
1 Two Horse Wagon		60 00
1 Buggy		100 00
1 Set Buggy Harness		50 00
1 Road Cart		50 00
1 Spring Wagon		100 00
1 Set Spring Wagon Harness		40 00
1 Sleigh		15 00
1 Set Sleigh Harness		5 00
1 Cutter		40 00
1 Set Cutter Harness		15 00
1 Road Wagon and Box		30 00
1 Horse Cultivator		10 00
1 Set Double Harness		50 00
1 Set Horse Harness		15 00
1-3 Spring Wagon		100
1 Hand Cultivator		5 00
1-2 Horse Cultivator		2 00
1-3 Section Spring Tooth implement		30 00
1-2 Horse Cultivator		25 00
1-2 Horse Drag		5 00
1 Double Wide Tire Riding Cultivator		200 00
1 Double Harness		60 00
1 Set Wagon Springs		50 00
1 Horse Set Harness		15 00
2 Plain Bags		2 00
1 Cider Mill		3 00
1 Hand Corn Sheller		1 00
1 Set Cultivator Teeth		2 00
1 Spring Tooth		2 00
2 Scythes		2 00
1 Fanning Mill		5 00
1 Grain Cradle		2 00
1 Set Hubbs		3 00
1 Hand Sleigh		10

1 Notarel im Wagen Overdrive	10	00
1 Notarel im Pickup Overdrive	10	00
1 Notarel im Gasoline Engine Lot	30	00
50 Chickens	10	00
3 Calves	45	00
1 Bed Feed Cattle	30	00
1 Farming Mill	250	00
10 Tons Hay	1	00
Cash	165	00
	103	15

We, the undersigned appraisers appointed by the County Court of Washington County for that purpose, do hereby certify, that pursuant to the annexed oath to us directed, we have appraised all the property described and mentioned in the above inventory, which has been to us produced, and the whole thereof, to the best of our skill and judgment, we have truly appraised at the sum of One Hundred Three and 15/100 Dollars, as appears by the figures, the value thereof in money, as by us ascertained, on the 17th day of August A. D. 1935

Witness our hands this 17th day of August A. D. 1935

A. H. Schwalbach

Herman Kalin

Appraisers.

STATE OF WISCONSIN, }
Washington County } ss

Alvina Braun,

being duly sworn, deposes and says that she is the administratrix of the estate of Grover C. Braun, late of the County of Washington and that the foregoing is a just and true inventory of all the real estate, and of all the goods, chattels, rights and credits of said deceased, that the said inventory is in all respects just and true, that it contains a true statement of all the real estate, and of all the goods, chattels, rights and credits which belong to the estate of said deceased, and which have come to the possession or knowledge of this deponent, or to the possession of any other person for her and that upon diligent inquiry she has not been able to discover any other property belonging to such estate, which is not included therein.

Subscribed and sworn to before me this 17th day of August A. D. 1935

A. H. Schwalbach

Notary Public, Wis.,
My Com. exp. 6-20-37

Alvina Braun

CLAIM AGAINST ESTATE—Gen'l Probate Law 109

W.C.—P.R.

State of Wisconsin, Washington County Court—In Probate.

In the Matter of the Estate of

Grover C. Brown

Deceased

Date October 22 1915

June	6	To	Basket and Dresser Scarf	2 20
			Coffee Loading Plat Book	85
			Service & Mileage	25
			Undertaker & Doctor	15
			Obit. notice Wisconsin Farmer	1 50
			Obit. notice Milwaukee Sentinel	2
			Shirt Collar, Tie & Buttons	1 50
			Gloves, Tie & Garters	2 75
			Use of Coffin & Hearse	2
				3
			Total	357 76

STATE OF WISCONSIN
Washington County } ss.

A. A. Schmidt

being duly sworn on oath, says: That he is the senior member of the co-partnership firm of A. A. Schmidt & Sons, and that the foregoing statement, hereunto annexed, is a just, true and correct statement of their claim against Grover C. Brown deceased, that said claim is just and true, that the amount thereof, as stated therein, is justly due and payable to them from said estate, and that no part thereof has been paid.

Subscribed and sworn to before me this 25th

[illegible] | A. A. Schmidt

Hessling, Louis, wife, Elizabeth, farmer, son of Louis, born in Germany, died 6-28-1925 age 79 years, 5 months, 21 days of cardiac dropsy buried Union Cemetery, Hartford

Hayes, William, wife, Mary nee Mullen, farmer, son of Thomas born 8-7-1844 in WI died 6-4-1925 of chronic endocarditis buried in Germantown

Braun, Grover, wife, Alvina nee Geise, farmer, son of Ambrose and Phillipine, born 7-25-1844 Died 6-23-1925 suicide, shooting, buried in Germantown

Sharon A. Martin, CPM
REGISTER OF DEEDS

E: sharon.martin@washcowisco.gov
P: 262.306.2225
F: 262.335.4884

HERBERT J. TENNIES GOVERNMENT CENTER
432 E. Washington St. Room 2084
West Bend, WI 53095-7986

800.616.0448
www.washcowisco.gov

Washington County
Register of Deeds

@WashcoWisco
DISCOVER. CONNECT. PROSPER.

State of Wisconsin, Washington Count Court – In Probate
In the matter of the estate of Grover C. Braun, deceased

Dated September, 22, 1925

June 6, 1925:

Casket and Services	$220.00
Iowa Copper-bearing stone vault	$85.00
Embalming	$15.00
Service of Herse	$15.00
Underwear & Socks	$1.50
Obit. Notice Wisconsin News	$2.00
Obit. Notice Milwaukee Sentinel	$1.50
Shirt, collar, tie & buttons	$2.75
Gloves for bearers	$2.00
Use of 6 dozen chairs	$3.00
Total	$357.75

State of Wisconsin, Washington County
A.A. Schmidt, subscribed and sworn before me this 28th day of September AD 1925

Undertakers: It was during the heyday of the 1930s marketing machine that the undertakers concentrated on rebranding themselves as members of the professional class, aspiring to be viewed on the same plane as doctors and lawyers, who had recently had their own transformation, and not trade laborers. They also claimed anatomical expertise and promoted themselves as the guardians of public health. Both are constructs strategically crafted to influence consumer perception, leading the public to believe that every dead body poses a risk to public health and that highly specialized care is required. Neither is true. The undertaker had successfully transformed their public image from tradesman to moral arbiter of death practices and necessary expert in the scary and mysterious world of death care. In many rural parts of the country, home funerals continued to be the norm, despite the accepted urban perception adopted over time that professionals legally must be hired, contributing to the false narrative that it is illegal to touch a dead body, that it must be embalmed, and that families no longer had the right to care for their own dead. Little by little, rural areas emulated urban practice, giving way to a profession that now has two and a half times more licensed directors than the dying population can comfortably support financially.

Original Purposes of Burial Vaults

The first rudimentary burial vaults were made of wood and often called rough boxes. In the late 1700s, the need for a more rigid form of protection to safeguard against grave robbery arose. Sadly, jewelry and clothing were regularly stolen from cemeteries and resold for a profit. The first rudimentary burial vaults were made of wood and often called rough boxes. In the late 1700s, the need for a more rigid form of protection to safeguard against grave robbery arose. Sadly, jewelry and clothing were regularly stolen from cemeteries and resold for a profit.

Strides Towards Modernization

Probably the most unique attempt at developing a present-day, burial vault can be credited to Andrew Van Bibber. In 1878 he patented a burial-safe designed specifically to prevent grave robbery. The case very much resembled a cage and was made from welded steel or wrought iron bars. It completely surrounded the casket making it nearly impossible for criminals to access. In 1912, a fully enclosed, sealable metal burial vault designed to keep the casket free from water and other graveside elements was invented. It was very similar to vaults today in terms of form and functionality. Around the same time, vaults made from large pieces of slate which were assembled on-site made their debut and were used for a few short years in some parts of the United States.

PROBATE: It appears that in 1839 there was established in the territory of Wisconsin courts of probate by act of the legislative assembly for the territory. The territorial court had jurisdiction to pro bate wills, grant letters of administration, appoint guardian, examine and allow accounts of executors, administrators, and guardians 'and shall have cognizance of all such other matters and things as the laws of this territory do or may direct.' See Territorial Stats. 1839

Information for this chart was taken from various sources, often containing conflicting dates. This information should be taken as a guide and should be verified by contacting the county and/or the state government agency.

Known Beginning Dates for Major County Records[4]						
Birth*	**Marriage**	**Death***	**Court**	**Land**	**Probate**	**Census**
1835	1835	1835	1837	1835	1838	1820
*Statewide registration for births and deaths began in 1907. General compliance year unknown.						

TOWN HISTORIES OF WASHINGTON COUNTY.

Source: History of Washington and Ozaukee Counties, Wisconsin; transcribed by Barbara Ziegenmeyer

TOWN OF GERMANTOWN.

The town of Germantown is the oldest settled town in Washington County. It was designated by the Government survey as Town 9, Range 20, and is the southeast town in the county. The surface is nearly level. The land was, in a state of nature, heavily wooded with elm, birch, beach, maple and oak. Being near Milwaukee, where most of the early German immigrants first stopped, it early attracted the attention of such of them as sought farming lands for their American homes. From 1840, when the German immigration first set in, there was a constant flow of German settlers to the township, till they had occupied all the Government lands, and purchased nearly all owned by the English and American settlers who had come in a few years prior to their advent. The first purchases of land from the Government were made in 1839, and at the close of 1844 there was scarce an available acre unoccupied in the town. It was fairly settled two years before it was incorporated. Many of the settlers brought sufficient means with them to start their pioneer life under what was considered comfortable circumstances. Milwaukee, then grown to be a considerable village, was convenient for supplies, and altogether the early settlers of this town found ease and comfort compared with those who pushed farther on, across the unbridged streams and up among the hills of the northern towns of the county.

This being the oldest town of the present county, the first settler is entitled to the double distinction of being also the first settler of the county. Levi Ostrander and Anthony D. Wisner each purchased eighty acres in Section 35, March 11, 1839. Levi Ostrander settled on his land and was for many years a leading man of affairs, both in the town and in old Washington County, and is justly entitled to the distinction of being the first settler. During the same year there were sixteen other entries made, mostly in the southern tier of sections. The only man now living in the town who came in prior to 1840 is John Coghlan, who took up eighty acres on Section 33, August 8, 1830. The other early settlers now living in the town, who came in prior to 1844, are John Jung, 1840; Jacob Schunk, John Brown, Philip Zimmerman, Peter Goettelmann, Michael Ballheim. Jacob Holl, William Strauss, Jacob Schlafer, 1841; Frederick Groth, William Hofemeister, John Selflow, John H. Scheffler, Henry Trenwith, John Diefenthaler, Balzar Kripinberger, 1843; John Gilbert, 1840; Robert Trenwith, John C. Tate, 1843; Joseph H. Meege, 1841. Below is a list of all entries made in the town prior to 1844, with number of acres, section and date of purchase.

Name	Section	Acres	Date of Entry
John Peter Adams and John Peter Klein	23	40	August 8, 1842.

CERTIFICATE
No. 10078

THE UNITED STATES OF AMERICA,

To all to whom these Presents shall come, Greeting:

WHEREAS, John Peter Klein and John Peter Adams, of Washington County, Wisconsin Territory,

have deposited in the **GENERAL LAND OFFICE** of the United States, a Certificate of the REGISTER OF THE LAND OFFICE at Milwaukie whereby it appears that full payment has been made by the said John Peter Klein and John Peter Adams according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands," for the North West quarter of the North West quarter of Section twenty-three in Township nine, North of Range twenty, East, in the District of Lands subject to sale at Milwaukie, Wisconsin Territory, containing forty acres,

according to the official plat of the survey of the said Lands, returned to the General Land Office by the **SURVEYOR GENERAL**, which said tract has been purchased by the said John Peter Klein and John Peter Adams,

NOW KNOW YE, That the **United States of America**, in consideration of the Premises, and in conformity with the several acts of Congress, in such case made and provided, *HAVE GIVEN AND GRANTED*, and by these presents *DO GIVE AND GRANT*, unto the said John Peter Klein and John Peter Adams, and to their heirs, the said tract above described: **TO HAVE AND TO HOLD** the same, together with all the rights, privileges, immunities, and appurtenances of whatsoever nature, thereunto belonging, unto the said John Peter Klein and John Peter Adams and to their heirs and assigns forever, as tenants in common and not as joint tenants.

In Testimony Whereof, I, John Tyler PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these Letters to be made **PATENT**, and the SEAL of the GENERAL LAND OFFICE to be hereunto affixed.

GIVEN under my hand, at the **CITY OF WASHINGTON**, the sixth day of August in the year of our Lord one thousand eight hundred and forty four and of the **INDEPENDENCE OF THE UNITED STATES** the Sixty ninth

L.S.

BY THE PRESIDENT: John Tyler
By John Tyler Jr Sec'y.

R. M. Whitney Recorder of the General Land Office.
Signed by the Recorder 10th Dec. 1844

(CERTIFICATE) No. 10,000

THE UNITED STATES OF AMERICA,

To all to whom these Presents shall come, Greeting:

WHEREAS, John Peter Klein and John Peter Adams, of Washington County, Wisconsin Territory,

has deposited in the **GENERAL LAND OFFICE** of the United States, a Certificate of the REGISTER OF THE LAND OFFICE at Milwaukee whereby it appears that full payment has been made by the said

John Peter Klein and John Peter Adams according to the provisions of the Act of Congress of the 24th of April, 1820, entitled "An Act making further provision for the sale of the Public Lands," for the North West quarter of the North West quarter of Section twenty-three in Township nine, North of Range twenty, East, in the District of Lands subject to sale at Milwaukee, Wisconsin Territory, containing forty acres,

Whereas John Peter Klein and John Peter Adams of Washington County, Wisconsin Territory, have deposited in the General Land Office of the United States, a Certificate of the Register of the Land Office at Milwaukee, whereby it appears that full payment has been made by the said John Peter Klein and John Peter Adams, according to the provisions of the Act of Congress of the 24th of April 1820, entitled "An Act making further provision of the sale of the Public Lands," for the Northwest quarter of the Northwest quarter of Section twenty-three , in township nine, North of Range twenty, East in the District of Lands subject to sale at Milwaukee, Wisconsin Territory, containing forty acres.

according to the official plat of the survey of the said Lands, returned to the General Land Office by the **SURVEYOR GENERAL**, which said tract has been purchased by the said John Peter Klein and

John Peter Adams,

NOW KNOW YE, That the **United States of America**, in consideration of the Premises, and in conformity with the several acts of Congress, in such case made and provided, *HAVE GIVEN AND GRANTED*, and by these presents *DO GIVE AND GRANT*, unto the said John Peter [redacted] and John Peter Adams,

and to their heirs, the said tract above described: **TO HAVE AND TO HOLD** the same, together with all the rights, privileges, immunities, and appurtenances of whatsoever nature, thereunto belonging, unto the said John Peter Klein and John Peter Adams and to their heirs and assigns forever, as tenants in common and not as joint tenants.

In Testimony Whereof, I, John Tyler PRESIDENT OF THE UNITED STATES OF AMERICA, have caused these Letters to be made **PATENT**, and the SEAL of the GENERAL LAND OFFICE to be hereunto affixed.

GIVEN under my hand, at the CITY OF WASHINGTON, the first day of August in the year of our Lord one thousand eight hundred and forty four and of the INDEPENDENCE OF THE UNITED STATES the Sixty ninth

John Peter Klein and John Peter Adams and to their heirs and assigns forever, as tenants in common and not as joint tenants.

John Tyler, the first day of August in the year of our Lord 1844 and of the Independence of the United States the 69th.

R.M. Whitney, recorder of the General Land Office, signed by the Recorder the 10th of December, 1844.

.and Patentees are Tenants in Common for this Germantown property

s it better to be tenants in common or joint tenants?

The benefit of being tenants in common is that it brings greater clarity to the balance of a couple's ownership of a property, and it can allow them more flexibility in who they leave their share to after they have gone, regardless of whether their partner outlives them.

When two or more people own a home, either as a joint tenancy or tenancy in common, each person owns a share of the entire property. This means that specific areas of the house are not owned by one individual, but instead, are shared as a whole

Terminating Joint Tenancy vs. Tenancy in Common

A joint tenancy can be broken if one of the co-owners' transfers or sells his or her interest to another person, thus changing the ownership arrangement to a tenancy in common for all parties.

A tenancy in common can be broken if one of the following occurs:

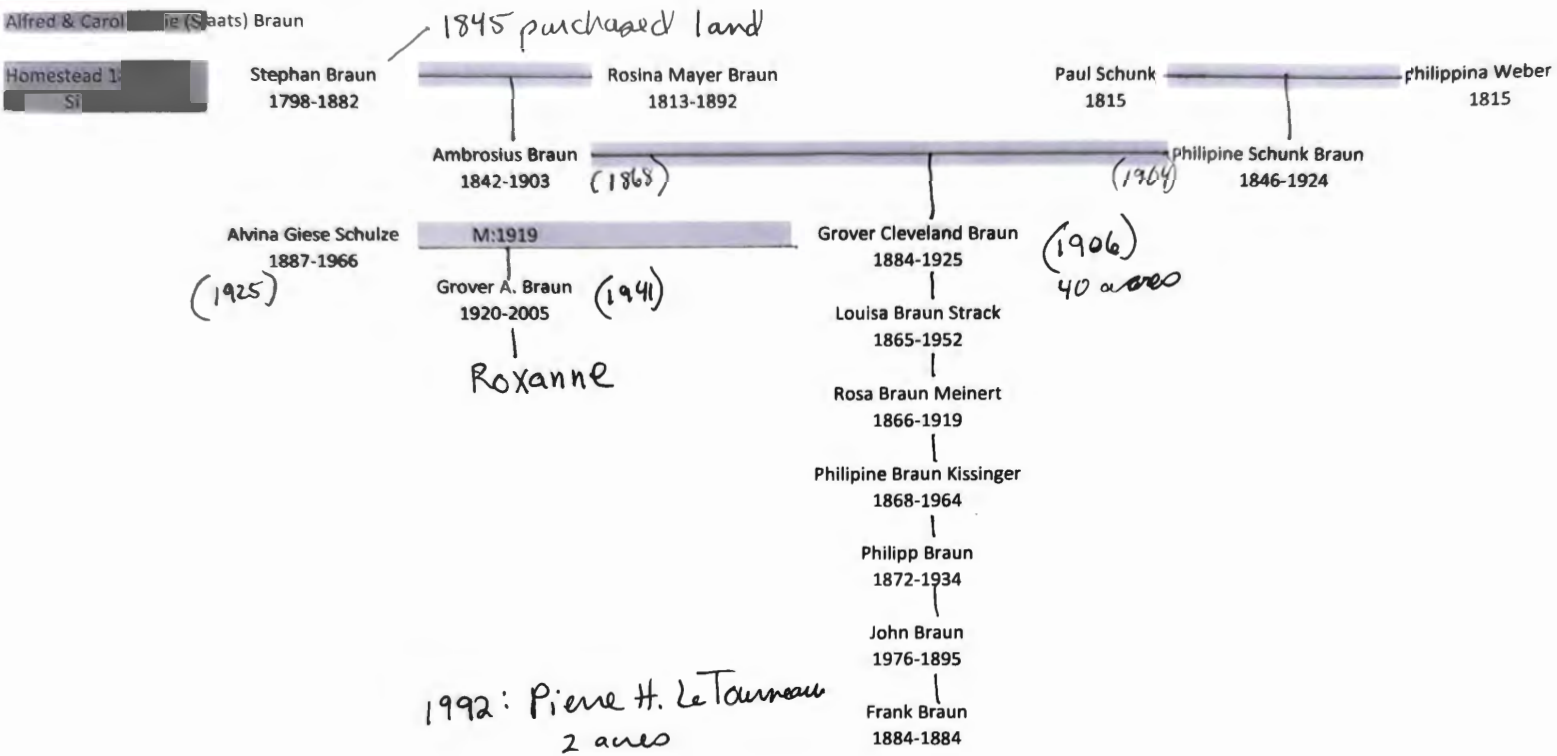
This type of holding title is most common between husbands and wives and among family members in general since it allows the property to pass to the survivors without going through probate (saving time and money).

Right of Survivorship

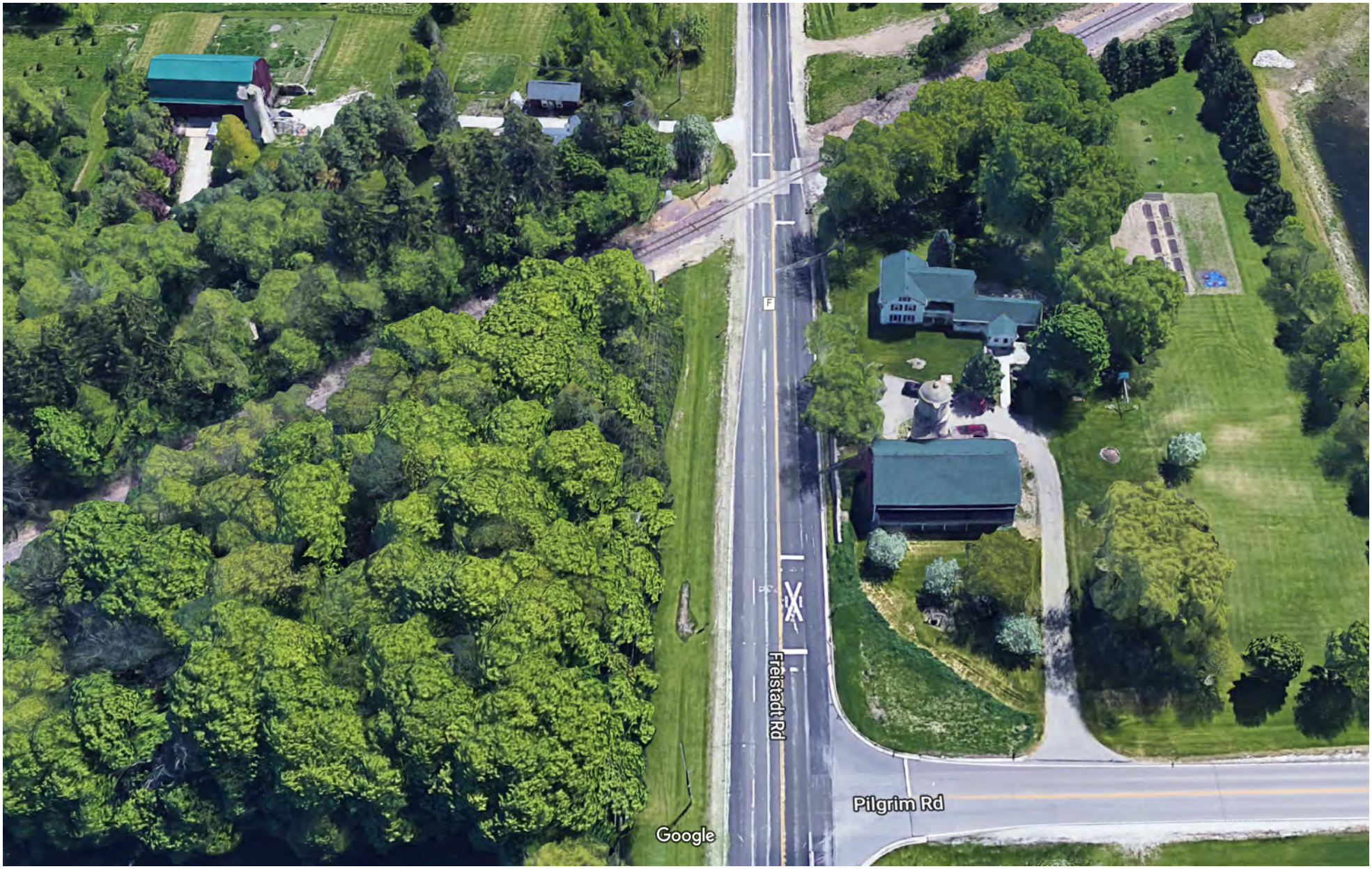
One of the main differences between the two types of shared ownership is what happens to the property when one of the owners dies.

When a property is owned by joint tenants, the interest of a deceased owner gets transferred to the remaining surviving owners. For example, if three joint tenants own a house and one of them dies, the two remaining tenants each obtain a one-half share of the property. This is called the right of survivorship.

Tenants in common have no rights of survivorship. Unless the deceased owner's will or other instrument specifies that their interest in the property is to be divided among the surviving owners, a deceased person's interest belongs to the estate.


Alfred & Carol [redacted]ie (Staats) Braun
Homestead 1[redacted]
Si[redacted]
1845 purchased land
Stephan Braun
1798-1882
Rosina Mayer Braun
1813-1892
Paul Schunk
1815
[redacted]hilippina Weber
1815
Ambrosius Braun
1842-1903
(1868)
(1904)
Philipine Schunk Braun
1846-1924
Alvina Giese Schulze
1887-1966
(1925)
M:1919
Grover A. Braun
1920-2005
(1941)
Roxanne
Grover Cleveland Braun
1884-1925
(1906)
40 acres
Louisa Braun Strack
1865-1952
Rosa Braun Meinert
1866-1919
Philipine Braun Kissinger
1868-1964
Philipp Braun
1872-1934
John Braun
1976-1895
Frank Braun
1884-1884
1992: Pierre H. LeTourneau
2 acres

Google Maps



Imagery ©2022 Google, Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 50 ft

Associated Appraisal Consultants, Inc.

Property Information for **Village of Germantown**

Printed on 2/22/2022



Property Overview

Assessment Year:	**2021**
Parcel/Tax Key Number:	**GTNV-232-991**
County:	**Washington**
Municipality:	**Village of Germantown**
Address:	**N120 W15515 Freistadt Rd**

Legal Description

CSM 122 NW NW V1260 P260+DOC 1483895+1483896

General Value Data

Assessed Land Value:	
Assessed Improvement Value:	
Total Assessed Value:	

Land Data

Residential:	**2.140**	**Acres**

Building Data

Characteristics		**Building Area**	**Square Feet**
Style:	**Res Old Style**	Full Basement:	**1203**
Stories:	**2 story**	Crawl Space:	**0**
Year Built:	**1858**	First Floor:	**1931**
Bedrooms:	**6**	Second Floor	**1029**
Full Bathrooms:	**2**	Third/Additional Floor:	**0**
Half Bathrooms:	**0**	Finished Attic:	**0**
Heat Type:	**Oil**	Rec Room:	**0**
Air Conditioning:	**No A/C**	FBLA:	**0**
Fireplace:	**N**	Attached Garage:	**-**

Legal Disclaimer

Find a Grave

Stephan Braun



Photo added by GenealogyNora



Added by Cheryl


Stephan Braun

M. * b. 26 January 1798, + d. 09 September 1882

Stephan Braun was born on Friday, 26 January 1798 in Baden- He lived at the age of 84 on Saturday, 09 September 1882 and was interred at St. Boniface Catholic Cemetery in Goldenhill. His burial location is Area 1, spouse: Rosina Mayer- father of Ambrosius, no burial marker-

1. Parish Book - Sacramental Burial Service Registrations, St. Boniface Catholic Church, Germantown, Washington County, Wisconsin, USA
2. Cemetery Marker- Area 1, St. Boniface Catholic Cemetery, Germantown, Washington County, Wisconsin, USA

Added by C Tonelli

BIRTH	26 Jan 1798 Inzlingen, Landkreis Lörrach, Baden-Württemberg, Germany
DEATH	9 Sep 1882 (aged 84) Germantown, Washington County, Wisconsin, USA
BURIAL	Saint Boniface Cemetery Germantown, Washington County, Wisconsin, USA
MEMORIAL ID	71220197

Family Members

Spouse



Rosina *Mayer* Braun
1813–1892

Children



Joseph Braun
1838–1903



Ambrosius Braun
1842–1903



Rosa *Braun* Thoma
1848–1924



Sophia *Braun* Dotzler
1850–1930

Created by: Cheryl
Added: 12 Jun 2011
Find a Grave Memorial **71220197**

Find a Grave, database and images (https://www.findagrave.com/memorial/71220197/stephan-braun : accessed 22 February 2022), memorial page for Stephan Braun (26 Jan 1798–9 Sep 1882), Find a Grave Memorial ID 71220197, citing Saint Boniface Cemetery, Germantown, Washington County, Wisconsin, USA ; Maintained by Cheryl (contributor 47529010) .

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Find a Grave

Rosina *Mayer* Braun


Rosina (Mayer) Braun

Photo added by C Tonelli

BIRTH	8 Mar 1813 Inzlingen, Landkreis Lörrach, Baden-Württemberg, Germany
DEATH	16 Nov 1892 (aged 79) Germantown, Washington County, Wisconsin, USA
BURIAL	Saint Boniface Cemetery Germantown, Washington County, Wisconsin, USA
MEMORIAL ID	162611563

Daughter of Clems (Klemenz) Mayer (February 8, 1762 - ?) born in Dogern, Waldshut, Württemberg, Germany and Elizabeth Jockel (May 15, 1772 -?) born in Inzlingen, Lörrach, Baden-Württemberg, Germany.

Rosina married Stephan Braun (1798-1882) on September 5, 1836 • Sts. Peter and Paul Katholisch, Inzlingen, Loerrach, Baden

They had 5 known children:
Sophia 1838-?
Joseph (Josef) 1838-1903 (Dorthea Schneider 1843-1939)
Ambrose 1842-1903 (Philippina Schunk 1850-1920)
Rosa 1848-1924 (Donath Thoma 1839-1918)
Sophia 1850-1930 (John Adam Dotzler 1849-1916)

Family Members

Spouse


Stephan Braun
1798–1882

Children


Joseph Braun
1838–1903


Ambrosius Braun
1842–1903


Rosa *Braun* Thoma
1848–1924


Sophia *Braun* Dotzler
1850–1930

Created by: C Tonelli
Added: 15 May 2016
Find a Grave Memorial **162611563**

Find a Grave, database and images (https://www.findagrave.com/memorial/162611563/rosina-braun : accessed 22 February 2022), memorial page for Rosina *Mayer* Braun (8 Mar 1813–16 Nov 1892), Find a Grave Memorial ID 162611563, citing Saint Boniface Cemetery, Germantown, Washington County, Wisconsin, USA ; Maintained by C Tonelli (contributor 48733878) .

Ambrosius Braun



Photo added by GenealogyNora



Added by C Tonelli

BIRTH 4 Apr 1842
Inzlingen, Landkreis Lörrach, Baden-Württemberg, Germany

DEATH 5 Dec 1903 (aged 61)
Germantown, Washington County, Wisconsin, USA

BURIAL Last Home Cemetery
Germantown, Washington County, Wisconsin, USA

MEMORIAL ID 43916430

Family Members

Parents



Stephan Braun
1798–1882



Rosina *Mayer* Braun
1813–1892

Spouse



Philipine *Schunk* Braun
1846–1924

Siblings



Joseph Braun
1838–1903



Rosa *Braun* Thoma
1848–1924



Sophia *Braun* Dotzler
1850–1930

Children



Louisa S *Braun* Strack
1865–1952



Rosa *Braun* Meinert
1866–1919

Philipine *Braun* Kissinger
1868–1964



Philipp Braun
1872–1934



John Braun
1876–1895

Frank Braun
1884–1884

Grover Cleveland Braun
1884–1925

Created by: GenealogyNora
Added: 4 Nov 2009
Find a Grave Memorial **43916430**

Find a Grave, database and images (https://www.findagrave.com/memorial/43916430/ambrosius-braun : accessed 22 February 2022), memorial page for Ambrosius Braun (4 Apr 1842–5 Dec 1903), Find a Grave Memorial ID 43916430, citing Last Home Cemetery, Germantown, Washington County, Wisconsin, USA ; Maintained by GenealogyNora (contributor 46855416) .

Find a Grave

Philipine *Schunk* Braun


Philipine Braun

F, * b. 22 September 1846, + d. 17 December 1924
Philipine Braun was born on Tuesday, 22 September 1846. She died at the age of 78 on Wednesday, 17 December 1924 and was interred at Last Home Cemetery in Germantown, spouse: Ambrose Braun; mother of Louisa, Rosina, Philipp (1868), and Philipp (1872).

1. Christ Evangelical Church, compiler. *Church Registrations* (Divisaville, Washington County, Wisconsin, USA: n.pub.). (Church of Jesus Christ of the Latter Day Saints Microfilm # 1277907

Photo added by C Tonelli

BIRTH	22 Sep 1846 Germany
DEATH	17 Dec 1924 (aged 78) Germantown, Washington County, Wisconsin, USA
BURIAL	Last Home Cemetery Germantown, Washington County, Wisconsin, USA
MEMORIAL ID	162839516

Daughter of Paul Schunk 1815 - and Philippina Weber 1815 -

Arrived in 1851. Marriage to Ambrosius (Ambrose) Braun in 1871.

7 known children:
Louisa 1865 - 1952 (John A Strack 1859-1925)
Rosa 1866-1919 (John Meinert 1862-1931)
Philipine 1868-1964 (William Kissinger 1869-1946)
Philip 1871-1934
John 1876 - 1895
Grover Cleveland 1884-1925 (Alvina Giese 1887-1966)
Frank 1884-1884

Family Members

Spouse


Ambrosius Braun
1842–1903

Children



Louisa S *Braun* Strack
1865–1952


Rosa *Braun* Meinert
1866–1919

Philipine *Braun* Kissinger
1868–1964


Philipp Braun
1872–1934


John Braun
1876–1895

Frank Braun
1884–1884

Grover Cleveland Braun
1884–1925

Created by: C Tonelli
Added: 19 May 2016

Find a Grave

Grover Cleveland Braun

BIRTH	25 Jul 1884 Germantown, Washington County, Wisconsin, USA
DEATH	3 Jun 1925 (aged 40) Germantown, Washington County, Wisconsin, USA
BURIAL	Last Home Cemetery Germantown, Washington County, Wisconsin, USA
MEMORIAL ID	162623975

son of Ambrose (Ambrosius) Braun 1842-1903 and Philippina Schunk 1850-1920.

Marriage to Alvina Giese (1887-1966) on June 15, 1919.

One known child: Grover Alfred Braun 1920-2005

Family records indicate he is buried in this cemetery.

Family Members

Parents



Ambrosius Braun
1842–1903



Philipine *Schunk* Braun
1846–1924

Spouse



Alvina *Giese* Schulze
1887–1966 (m. (married) 1919)

Siblings



Louisa S *Braun* Strack
1865–1952



Rosa *Braun* Meinert
1866–1919

Philipine *Braun* Kissinger
1868–1964



Philipp Braun
1872–1934



John Braun
1876–1895

Frank Braun
1884–1884

Children



Grover A. Braun
1920–2005

Created by: C Tonelli
Added: 15 May 2016
Find a Grave Memorial **162623975**

Find a Grave

Alvina *Giese* Schulze



Photo added by Laura (Matten-Johnson)...



Added by Laura (Matten-Johnson) Segrin

BIRTH	1887
DEATH	1966 (aged 78–79)
BURIAL	Saint Martins Union Cemetery Fillmore, Washington County, Wisconsin, USA
MEMORIAL ID	131683136

Family Members

Parents



Edward Giese
1845–1922



Bertha *Fischer* Giese
1862–1939

Spouse

Grover Cleveland Braun
1884–1925 (m. (married) 1919)

Siblings



Elsie Giese
unknown–1917



Emil Giese
1888–1965



Alma Giese
1890–1892



Eduard Giese
1896–1896



Edwin W. Giese
1899–1986

Created by: Laura (Matten-Johnson) Segrin
Added: 21 Jun 2014
Find a Grave Memorial **131683136**

Find a Grave, database and images (https://www.findagrave.com/memorial/131683136/alvina-schulze : accessed 22 February 2022), memorial page for Alvina *Giese* Schulze (1887–1966), Find a Grave Memorial ID 131683136, citing Saint Martins Union Cemetery, Fillmore, Washington County, Wisconsin, USA ; Maintained by Laura (Matten-Johnson) Segrin (contributor 47056999) .

Copyright © 2022 Find a Grave®

Grover A. Braun



Photo added by Cara



Added by Cara

BIRTH	20 May 1920
DEATH	14 Jun 2005 (aged 85)
BURIAL	Washington County Memorial Park West Bend, Washington County, Wisconsin, USA
MEMORIAL ID	147020676

Family Members

Parents

Grover Cleveland Braun
1884–1925

Spouse



Carol M. *Staats* Braun
1921–2005

Created by: Bob
Added: 26 May 2015
Find a Grave Memorial **147020676**

Find a Grave, database and images (https://www.findagrave.com/memorial/147020676/grover-a-braun : accessed 22 February 2022), memorial page for Grover A. Braun (20 May 1920–14 Jun 2005), Find a Grave Memorial ID 147020676, citing Washington County Memorial Park, West Bend, Washington County, Wisconsin, USA ; Maintained by Bob (contributor 47155955) .

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Find a Grave

Carol M. *Staats* Braun



Photo added by Cara



Added by Cara

BIRTH	7 Aug 1921
DEATH	10 Sep 2005 (aged 84)
BURIAL	Washington County Memorial Park West Bend, Washington County, Wisconsin, USA
MEMORIAL ID	147020677

Family Members

Spouse



Grover A. Braun
1920–2005

Created by: Bob
Added: 26 May 2015
Find a Grave Memorial **147020677**

Find a Grave, database and images (https://www.findagrave.com/memorial/147020677/carol-m-braun : accessed 22 February 2022), memorial page for Carol M. *Staats* Braun (7 Aug 1921–10 Sep 2005), Find a Grave Memorial ID 147020677, citing Washington County Memorial Park, West Bend, Washington County, Wisconsin, USA ; Maintained by Bob (contributor 47155955) .

Copyright © 2022 Find a Grave®



No grave photo

Elizabeth Margaretha "Margaret" *Braun* Beuscher

May 1803 – 12 Sep 1881

Christ Evangelical Church Cemetery
Germantown, Washington County, Wisconsin



No grave photo

Sophia *Braun* Dotzler

Apr 1850 – 4 Aug 1930

Saint Boniface Cemetery
Germantown, Washington County, Wisconsin



Hattie *Braun* Klumb

30 Nov 1887 – 14 Jul 1960

Last Home Cemetery
Germantown, Washington County, Wisconsin



Louisa S *Braun* Strack ✿

17 Jun 1865 – 2 Sep 1952

Christ Evangelical Church Cemetery
Germantown, Washington County, Wisconsin



Agnes *Kugel* Braun SPONSORED ✿

15 Aug 1795 – 6 Jul 1882

Saint Boniface Cemetery
Germantown, Washington County, Wisconsin
Plot info: **Area 1**



Albert Braun

1863 – 1905

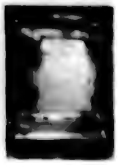
Last Home Cemetery
Germantown, Washington County, Wisconsin



Ambrosius Braun

4 Apr 1842 – 5 Dec 1903

Last Home Cemetery
Germantown, Washington County, Wisconsin



Christianna Braun
12 Mar 1891 – 21 Jun 1891

Saint Johns United Church of Christ Cemetery
Germantown, Washington County, Wisconsin



Dorothea *Schneider* Braun
1843 – 1919

Last Home Cemetery
Germantown, Washington County, Wisconsin



Elizabeth Braun
1840 – 1911

Last Home Cemetery
Germantown, Washington County, Wisconsin



Ella Braun
1 Oct 1891 – 25 Dec 1891

Last Home Cemetery
Germantown, Washington County, Wisconsin



No grave photo

Frank Braun
25 Jul 1884 – 29 Sep 1884

Last Home Cemetery
Germantown, Washington County, Wisconsin



No grave photo

Grover Cleveland Braun
25 Jul 1884 – 3 Jun 1925

Last Home Cemetery
Germantown, Washington County, Wisconsin



Johann Braun SPONSORED
2 Feb 1797 – 3 Dec 1886

Saint Boniface Cemetery
Germantown, Washington County, Wisconsin



John Braun
1862 – 1872

Last Home Cemetery
Germantown, Washington
County, Wisconsin



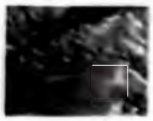
John Braun
12 Oct 1836 – 23 Mar 1895

Last Home Cemetery
Germantown, Washington
County, Wisconsin



Joseph Braun
1838 – 3 Dec 1903

Last Home Cemetery
Germantown, Washington
County, Wisconsin



Katherine "Katie" Braun ✿
1879 – 25 Jun 1899

Last Home Cemetery
Germantown, Washington
County, Wisconsin

Philipine *Schunk* Braun
22 Sep 1846 – 17 Dec 1924

Last Home Cemetery
Germantown, Washington
County, Wisconsin

No grave photo

Philipp Braun
12 Jan 1872 – 1 Sep 1934

Last Home Cemetery
Germantown, Washington
County, Wisconsin

No grave photo



Reuben Braun
1898 – 1960

Last Home Cemetery
Germantown, Washington
County, Wisconsin

Rosina *Mayer* Braun
8 Mar 1813 – 16 Nov 1892

Saint Boniface Cemetery
Germantown, Washington
County, Wisconsin

No grave photo



Stephan Braun
26 Jan 1798 – 9 Sep 1882

Saint Boniface Cemetery
Germantown, Washington
County, Wisconsin

SITE PLAN APPLICATION

3/14/22 Plan Commission Meeting

G Town Properties / MSI General

Planning & Zoning Report **Germantown, Wisconsin**

Summary

MSI General, agent for G Town Properties, property owner, is seeking approval of "Phase II" of the previously approved site development and building plans to include a façade update for Sendik's (east end) to match the previously approved updates to the west end of the commercial building located on the 9.78-acre parcel at N112W15800 Mequon Road.

Property Location: N112W15800 Mequon Road

Applicant/
Property Owner:

MSI General	G Town Properties
Cameron McFarland	Gregory Devorkin
PO Box 7	138 Buntrock Ave
Oconomowoc, WI 53066	Thiensville, WI 53092

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

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



Proposal

MSI General, agent for G Town Properties, property owner, is seeking approval of "Phase II" of the previously approved site development and building plans to include a façade update for Sendik's (east end) to match the previously approved updates to the west end of the commercial building located on the 9.78-acre parcel at N112W15800 Mequon Road. In June 2021, "Phase 1" of the Site Development and Building Plans were approved by the Plan Commission and included the following:

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

At that time, the Sendik's façade was left untouched. The applicant has now brought back revised plans to complete the façade update for the Sendik's portion of the multi-tenant building.

Staff Comments

The proposed façade updates will match/coordinate with the façade improvement and color completed in 2021. No additional lighting or landscaping is proposed with this application. The existing signage will remain.

VILLAGE STAFF RECOMMENDATION

APPROVE the revised site development & building plans for the exterior update on the existing commercial building located on the 9.78-acre parcel at N112W15800 Mequon Road, as proposed.

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:
    a. Architectural plan set dated September 27, 2021

Village of Germantown ...Willkommen

Fee must accompany application

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

PAID [signature] DATE 2/26/21

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 **APPLICANT OR AGENT**

MSI General Corp. - Cameron McFarland
P.O. Box 7
Oconomowoc, WI 53066

Phone (608) 931-3584
E-Mail cameron@msigeneral.com

PROPERTY OWNER

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

Phone (262) 240-1500
E-Mail gid@devooffices.com

2 **PROPERTY ADDRESS**

N112W15800 Mequon Rd.

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

North	South	East	West
Residential	Commercial	Residential & Commercial	Commercial

4 **READ AND INITIAL THE FOLLOWING:**

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

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

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

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

[signature] 2/23/21
Applicant Date

[signature] 2/22/2021
Owner Manager Date

Project Name

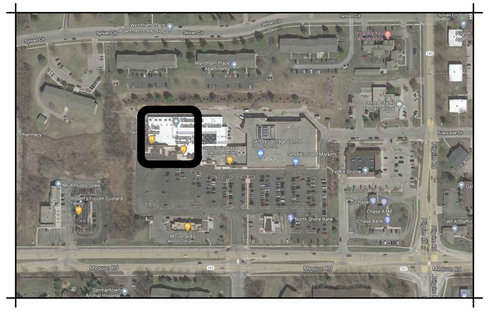
Gtown Properties Exterior Remodel

Phase II - Sendik's Exterior Remodel

Project Address

N112W15800 Mequon Road

Germantown, WI 53022



Project Narrative

This project is Phase II of an exciting remodel of an existing retail center on Mequon Road. Phase I construction was completed in 2021 and now Phase II will include the east half of the retail center that contains Sendik's to match the previous phase work. The majority of the remodel will be new paint finishes on the existing EIFS and brick for an updated look. The building will retain the german-themed architecture. The new colors will add variety to the existing architecture similar to many german cities but also create an inviting new environment for customers shopping at the retail center. All existing signage of tenants will remain as-is.

64 YEARS OF DESIGN EXCELLENCE



SHEET INDEX

		REVISIONS
G-001	COVER SHEET	
A-203	EXTERIOR RENDERINGS - PHASE I (COMPLETED 2021)	
A-204	EXTERIOR RENDERINGS - PHASE II	

MSI GENERAL

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

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY™

ISSUE DATES:	
Proposal:	xx/xx/xxxx
Bid:	03/24/21
Contract:	xx/xx/xxxx
State Submittal / Permit:	05/18/21
As-Built:	10/29/21
Plan Commission:	03/01/21; 03/24/21
Plan Commission (Phase II):	02/17/22

REVISIONS:		
	Plan Review Comments	06/14/21
1	Plan Revision #1	06/14/21
2	Plan Revision #2	09/14/21
3	PR #3 PAINT UPDATES	09/27/21
4		
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PROJECT ADDRESS:

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

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

Architect:	Engineer:	Reviewed By:
BFW/AMH	AGR	BJZ

Sheet Title:
COVER SHEET

Sheet Number:
G-001

Project Number: P12950
S21051

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



EXISTING PHOTOGRAPH



PROPOSED PARTIAL RENDERING - WEST END



PROPOSED PARTIAL RENDERING - CENTER



PROPOSED PARTIAL RENDERING - EAST END



PROPOSED AERIAL RENDERING - CONSTRUCTION LIMITS

EXTERIOR RENDERINGS N.T.S.

MSI GENERAL

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

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY ™

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PROJECT ADDRESS:

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

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

Architect:	Engineer:	Reviewed By:
BFW/AMH	AGR	BJZ

Sheet Title:
EXTERIOR RENDERING

Sheet Number:
A-203

Project Number: P12950
S21051

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS



PHASE I EXTERIOR REMODEL IN 2021



EXISTING PHOTOGRAPH OF SENDIK'S



PROPOSED RENDERING OF SENDIK'S REMODEL

**NOTE: ALL PROPOSED FINISHES FOR SENDIK'S TO MATCH PREVIOUSLY APPROVED PHASE 1 REMODEL OF WEST END OF RETAIL CENTER COMPLETED IN 2021.

A- LIGHT BEIGE-BM HC-172 "REVERE PEWTER"

HALQUIST - WAUKESHA BUFF SMOOTH

B- DARK BEIGE-BM CW-60 "COLE STONE"

PAC-CLAD STANDING SEAM METAL ROOF AWNING

D- BROWN-SW 6041 "OTTER"

EXTERIOR MATERIAL KEY NOTES

1. PAINT EXISTING EIFS, WOOD TRIM, AND BRICK IN (3) NEW PAINT COLORS (LIGHT BEIGE, DARK BEIGE, BROWN) SEE COLOR SAMPLES BELOW.
   - A- LIGHT BEIGE-BM HC-172 "REVERE PEWTER"
   - B- DARK BEIGE-BM CW-60 "COLE STONE"
   - C- NOT USED ON SENDIK'S
   - D- BROWN-SW 6041 "OTTER"
2. REPLACE EXISTING CONCRETE MASONRY COLUMN BASES WITH NEW LIMESTONE BASE; HALQUIST "WAUKESHA BUFF" (SEE COLOR SAMPLE BELOW)
3. NEW STANDING SEAM METAL CANOPY WITH ALUMINUM FRAME; COLOR: PAC-CLAD "GRAPHITE"; (FIELD VERIFY DEPTH AS TO NOT PROJECT FURTHER THAN EXISTING LIGHTS.)

GENERAL NOTES:
ALL EXISTING SIGNAGE TO REMAIN AS-IS

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

ALL EXISTING EXTERIOR WALL MOUNTED LIGHTING TO REMAIN AS-IS.

ALL EXISTING ASPHALT SHINGLES TO REMAIN AS-IS.

PAINT EXISTING ROOF COPING TO MATCH ADJACENT EIFS COLOR.

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

WWW.MSIGENERAL.COM
SINGLE SOURCE RESPONSIBILITY ™

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PROJECT ADDRESS:

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

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

Architect:	Engineer:	Reviewed By:
BFW/AMH	AGR	BJZ

Sheet Title:
EXTERIOR RENDERING

Sheet Number:
A-204

Project Number: P12950
S21051

LEADERS . ENGINEERS . CONTRACTORS . ARCHITECTS

SIGN REVIEW

3/14/22 Plan Commission Meeting

Prairie Sign and Lighting, LLC / Waste Management

Planning & Zoning Report **Germantown, Wisconsin**

Summary

Prairie Sign and Lighting, LLC agent for Waste Management, property owner, is requesting approval for a new ground sign for the truck maintenance facility located at N96W13840 County Line Road.

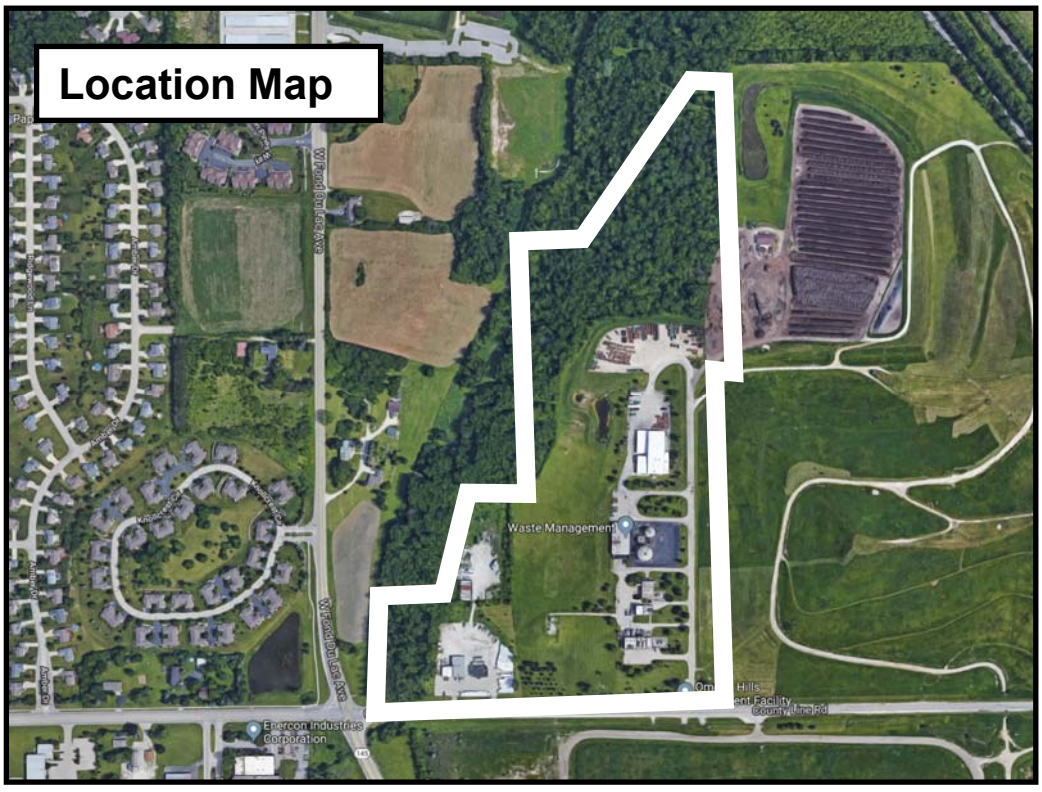
Location: N96W13840 County Line Road

Agent/
Property Owners: Prairie Sign and Lighting, LLC
11108 42nd Avenue
Pleasant Prairie, WI 53158

Waste Management of WI, Inc.
W132N10487 Grant Drive
Germantown, WI 53022

Zoning: M-2: General Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-2
South	Industrial (landfill - Menomonee Falls)	NA
East	Industrial	M-2
West	Residential/Agricultural/Commercial	Rs-1/A-2/B-5



Background/Proposal

Prairie Sign and Lighting, LLC agent for Waste Management, property owner, is requesting approval for a new ground sign for the truck maintenance facility located at N96W13840 County Line Road. The sign will be located at the entrance to the parking lot of the new office space, approximately 500 feet north of County Line Road.

Ground Sign

- 6’ x 9’ (~57 square feet) single-sided, non-illuminated aluminum sign on a 3’ tall masonry block base (overall height of 9’6”)

Staff Comments

The proposed sign meets the requirements of Section 17.46 of the Village Code. A detailed landscaping plan will be required to be submitted and approved by the Village Planner prior to installation of the sign.

Village Staff Recommendation

APPROVE the proposed ground sign for Waste Management truck maintenance facility located at N96W13840 County Line Road subject to the following condition:

1. A landscaping plan shall be submitted and approved by the Village Planner prior to the installation of the sign.

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid PJ Date 2-2-22

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**

Prairie Sign and Lighting LLC.
Steve Ignarski
11108 42nd Avenue
Pleasant Prairie Wi. 53158
Phone (262) 994-7406
Fax ( ) N-A
E-Mail Prairiesignandlighting@gmail

PROPERTY OWNER

Waste Management of Wisconsin, Inc.
Tyler Field
W132 N10487 Grant Drive
Germantown, WI.
Phone (262) 443-2240

2 **PROPERTY ADDRESS OR GENERAL LOCATION** Waste Management

N96 W13840 County Line Rd. Germantown 53022

3 **SIGN INFORMATION**

Sign Dimensions 6'2" height x 9'3 3/4" width (Single/Multi Tenant (circle one))
Number of Sides 2
Building Frontage SF _____
Total Square Footage of Sign (include all sides) 57.42
Total height of the Sign 9'6"
Is the Sign to be illuminated _____ yes NO no
Type of Sign Construction Materials Alyminum Faces Steel Frame
Distance to Closest Property Line 15'

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

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

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

Steve Ignarski 12-22-21
Applicant Date

Tyler Field 1/11/2022
Owner Date

SITE BRANDING PROPOSAL

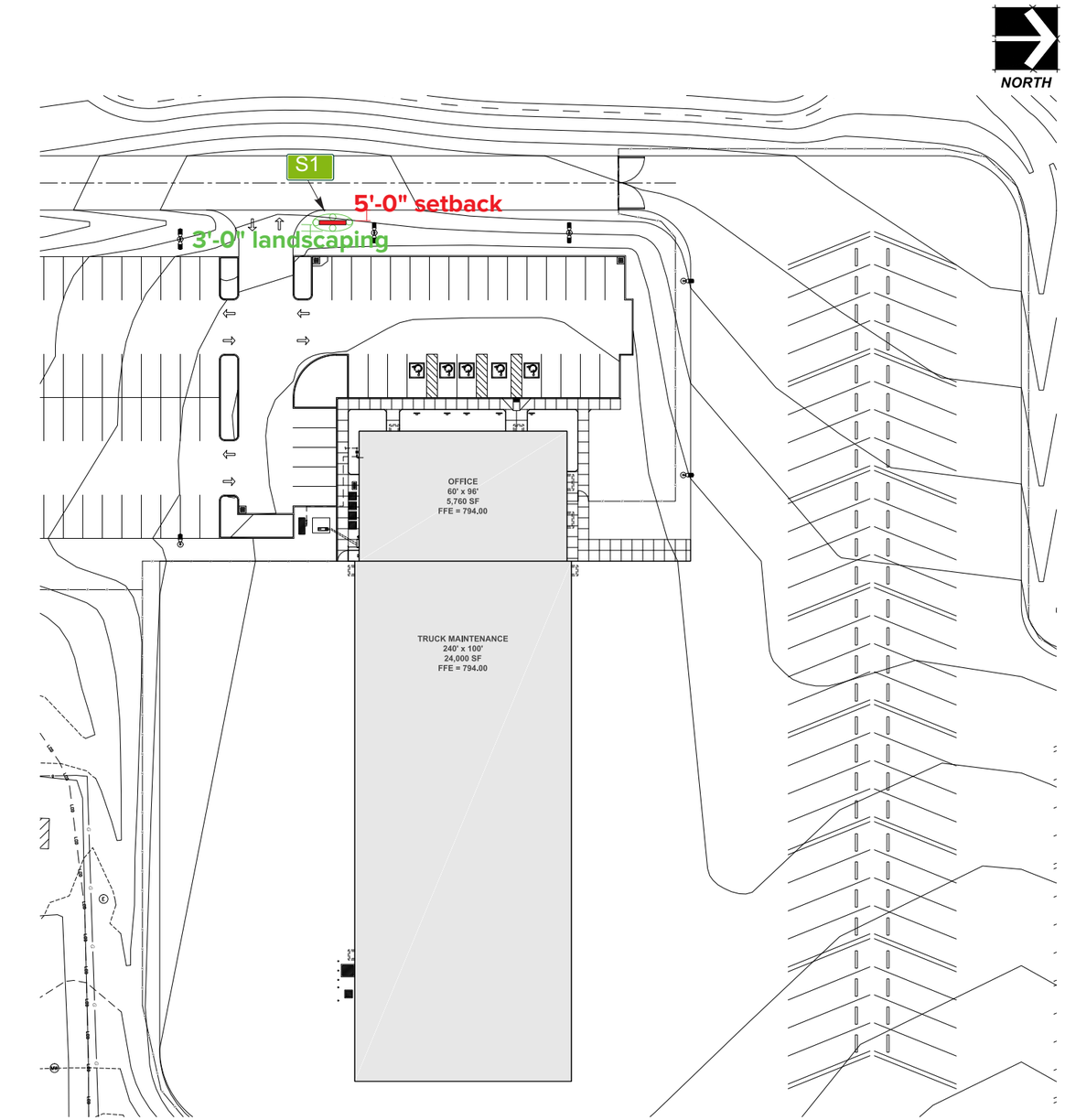
City/State: Germantown , WI
Address: N96 W13840 County Line Road
Creation Date: 11/2/2021

Revision History: 11/23/2021, 2/22/2022

C71350

PRIORITY

Sign	Proposed	Qty.	sq. ft.
S1	New Monument Sign	1	57.42



SCALE: 1/64" = 1'-0"

Drawing # C71350 - 3

OE 147644

Address: N96 W13840 County Line Road

City/ST: Germantown ,WI

Date: 11/2/2021

Designer: JM PM: KM

File Location: Drive/Clients/ STND ___ CSTM ___

☐ AS △ CR ☼ EN

Revisions:

Added Map	JM	11-23-21	X
Updated sign location - 2 - NP - 11-24-21	X
Added set back	PV	2.22.22	X
Included new site plan -LT- 3/3/22	X
X	X

Underwriters Laboratories, Inc.

Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.

PRIORITY

Scope of Work

Remove existing sign and posts from location. Install new .125" aluminum faces, painted N202SP white, with vinyl graphics applied, as shown. Faces screw mounted to mitered channel framing.

NOTE: Cabinet can only be installed after the completed construction of the block base and columns. NOTE: Code allows MAX 80sq.ft. per face. MAX height not to exceed 10'. Sign to be 5' setback from property line. Landscaping to extend a min of 3ft from the outer edge of the sign base on all sides

NOTE: Tech Survey Required.

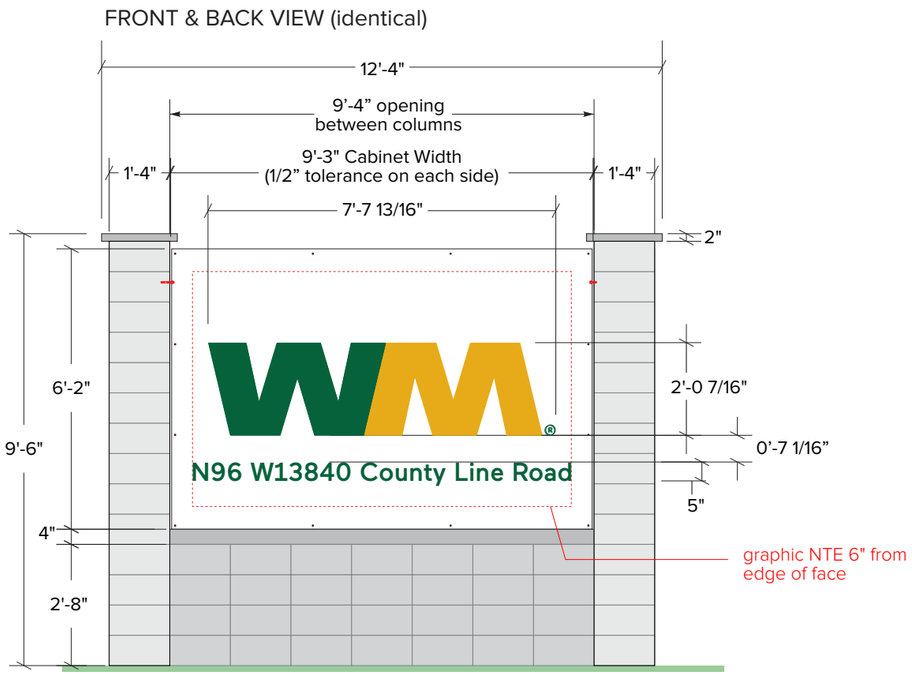
Logo & Copy

1/4" thick aluminum "W". FCO stud mounted to faces.
Painted to match PMS 3435C, satin finish (all surfaces).

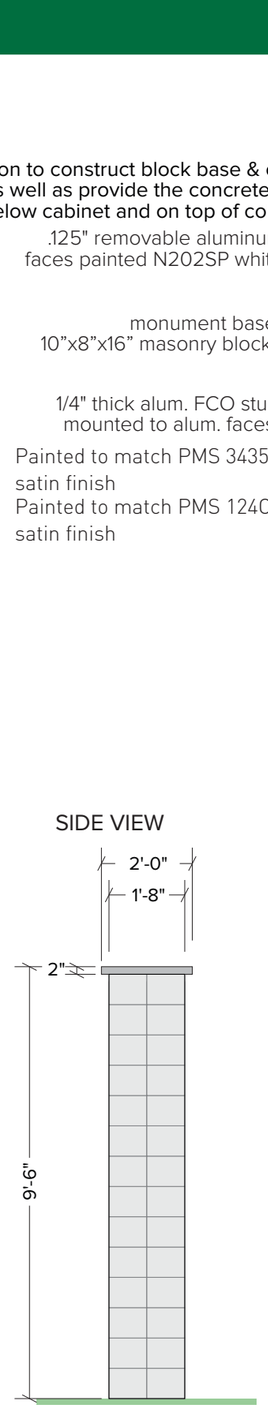
1/4" thick aluminum "M". FCO stud mounted to faces.
Painted to match PMS 124C, satin finish (all surfaces).

® 3M #7725-56 Dark Green vinyl applied to white acrylic.

TEXT 1/4" thick aluminum "ADDRESS". FCO stud mounted to faces.
Painted to match PMS 3435C, satin finish (all surfaces).



117.17 sf
SCALE | 1:40



Mason to construct block base & columns as well as provide the concrete caps below cabinet and on top of columns

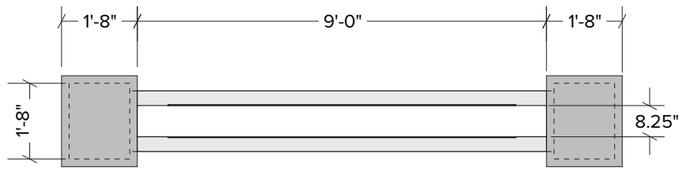
.125" removable aluminum faces painted N202SP white

monument base; 10"x8"x16" masonry blocks

1/4" thick alum. FCO stud mounted to alum. faces;
Painted to match PMS 3435C, satin finish
Painted to match PMS 124C, satin finish



TOP VIEW



Drawing # C71350 - 3
OE 147644

Address: N96 W13840 County Line Road
City/ST: Germantown ,WI

Date: 11/2/2021
Designer: JM PM: KM

File Location: Drive/Clients/ STND ___ CSTM _X_
☐ AS ▲ CR ☼ EN

Revisions:

Removed After Photo | JM | 11-23-21	X
Created construction / BM / 12.10.21	X
Updated to match construction | PV | 2.22.22	X
Updated address -LT- 3/3/22	X
X	X

Underwriters Laboratories, Inc.
Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.

PRIORITY

SITE PLAN REVIEW

3/14/22 Plan Commission Meeting

Apple Works Winery LLC / Kevin Behnke

Planning & Zoning Report **Germantown, Wisconsin**

Summary

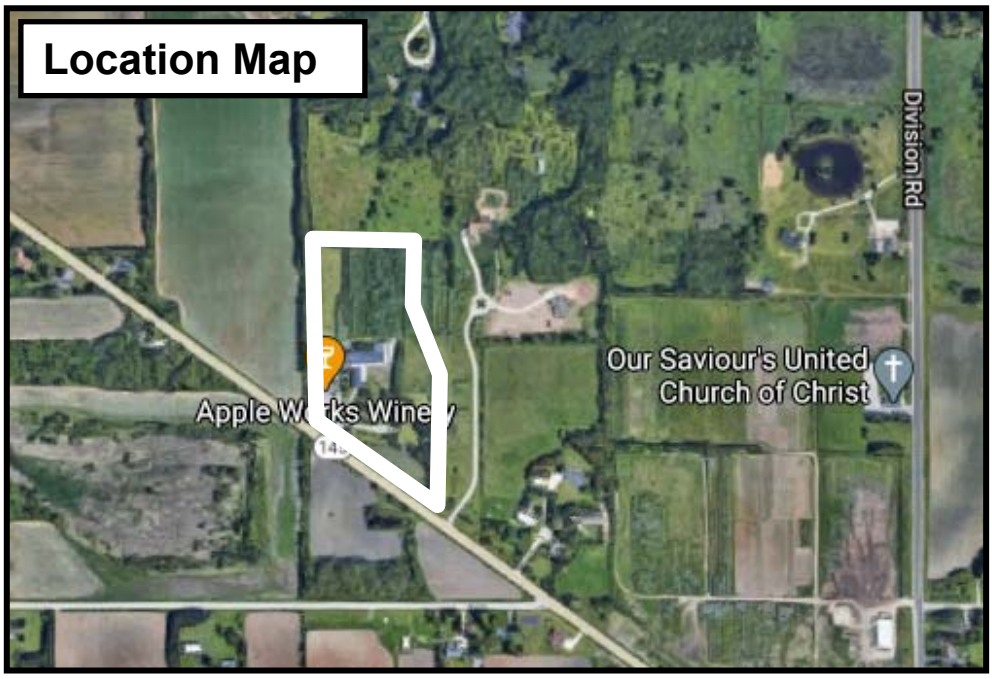
Kevin Behnke, property owner, is requesting approval of site development and building plans to construct a new cedar shelter over a recent patio extension for Apple Works Winery located at W179 N12536 Fond du Lac Avenue.

Location: W179 N12536 Fond du Lac Avenue

Property Owner: Kevin Behnke
W179 N12536 Fond du Lac Avenue
Germantown, WI 53022

Current Zoning: A-2: Agricultural

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



Background/Proposal

Kevin Behnke, property owner, is requesting approval of site development and building plans to construct a new cedar shelter over a recent patio extension for Apple Works Winery located at W179 N12536 Fond du Lac Avenue.

In 2013, a conditional use permit (CUP01-13) was issued to Kevin Behnke for the operation of a winery from the subject property. The current winery operation is permitted to operate 10am to 9pm, 7 days per week. The winery currently includes a 1,585-square foot tasting room/retail store and a 432-square foot outdoor patio, which was constructed in 2013.

In 2020, the applicant submitted an application to amend CUP01-13 to add an event venue, additional parking, and to expand the existing outdoor patio. The CUP amendment was not approved, however the applicant would still like to move forward with expanding the outdoor patio, which includes constructing a cedar shelter.

CUP01-13 includes a condition that requires site plan approval for the expansion of patio beyond what was approved in 2013.

The proposed cedar shelter will be 20' x 30' (600 square feet) and 14' tall. There will be a black metal roof and hanging "party or string lights". Lighting will be for ambiance rather than necessity.

Staff Comment

The structure will be located north of the existing patio, and at least 55' from the west property line (minimum structure setback is 50'). The existing temporary tent will be removed no later than July 31, 2022, per the expiration of the Temporary Use Permit issued in February 2022.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development & building plans for the construction of a cedar shelter over the new patio for Apple Works Winery, located at W179N12536 Fond du Lac Avenue, subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:
    a. Site Plan and application materials received February 7, 2022 and dated January 31, 2022.
2. Village building permits are required for any/all interior and exterior renovations/improvements (construction, electrical and/or plumbing). State-

approved building plans may be required as part of a building permit application. Contact Inspection Services for information about building permit applications at 262-346-4460.

Village of Germantown ...Willkommen

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

PAID $ DATE 2-7-22

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 **APPLICANT OR AGENT**

KEVIN H BEHNKE
W179 N12536 FOND DU LAC
GERMANTOWN, WIS 53022

Phone (262) 677-1857
E-Mail RELAXEDKHB@HOTMAIL.COM

PROPERTY OWNER

KEVIN H BEHNKE
W179 N12536 FOND DU LAC
GERMANTOWN, WIS 53022

Phone (262) 677-1857
E-Mail RELAXEDKHB@HOTMAIL.COM

2 **PROPERTY ADDRESS**

W179 N12536 FOND DU LAC AVE

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

North	South	East	West
A-1 A-2	HWY	RESIDENTIAL	A-1 A-2

4 **READ AND INITIAL THE FOLLOWING:**

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

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

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

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

Applicant 2/1/22 Date

Owner 2/1/22 Date

APPLE WORKS
WINERY

w179 n12536
Fond du Lac Avenue
Germantown, WI
53022
Ph # 262 677~1000
appleworkswinery.com

January 31. 2022

Village of Germantown
Emily Zandt
N112 W17001 Mequon Road
Germantown, WI 53022

Re: New Patio Shelter

Emily,

This is a follow-up of our numerous correspondences regarding the patio that has recently been finished and the proposed New Cedar Shelter that we would like to construct. Since this will be custom made following the design of the existing custom pergola I have attached some a photos to give you a better visual representation of the finished shelter. The only difference from the photo is our design will not be as long. We will only have (3) upright columns per side and be only 32ft long with the same width.

The New Patio size is 24 Ft x 40 Ft with a 12" x 10" Grade Beam with re-bar edge and wire mesh slab is 4"+ in thickness.

Construction Specifications.

1. Shelter base foot print: 20 Ft x 30 Ft
2. Aprox 16" Roof eve overhang on both sides
   Aprox 12" Roof eve overhang on both ends
3. Support Columns: 8" x 8" x 9 Ft High
   Current Roof Height of Tasting Room: 15 ft
   Roof Height of New Shelter: 13 - 14 Ft
   Current Roof Height of Tent: 10 Ft
4. Support Column Anchor Bracket: ¼" Thk Steel Weldments
   2 - 5/8" Masonry Anchors per Column and ½" SS Thur Bolts
5. Main Custom Side Joists: 4 – Double 2" x 12" x 16 Ft / Blocked / Bolted
6. Custom Truss Assemblies: 5 – Double 2" x 8" x 23 Ft / Blocked / Bolted
   Pitch: 4/12
7. 45 Degree Column to Joists / Truss Supports: 12 – 4"x 4" / Bolted
8. Roof Joists: 2" x 6" x 14 Ft long / 16" Center / Doug Fir
9. Roof Decking Material: ¾" Tong & Groove 4 Ft x 8 Ft sheet
10. Roof Cover: Metal to match existing buildings (Black)

I hope the above information is adequate to expedite the needed approval for the New Shelter It would be a nice addition to the Winery and its customers so they can enjoy the park like setting of the property.

Documents attached.

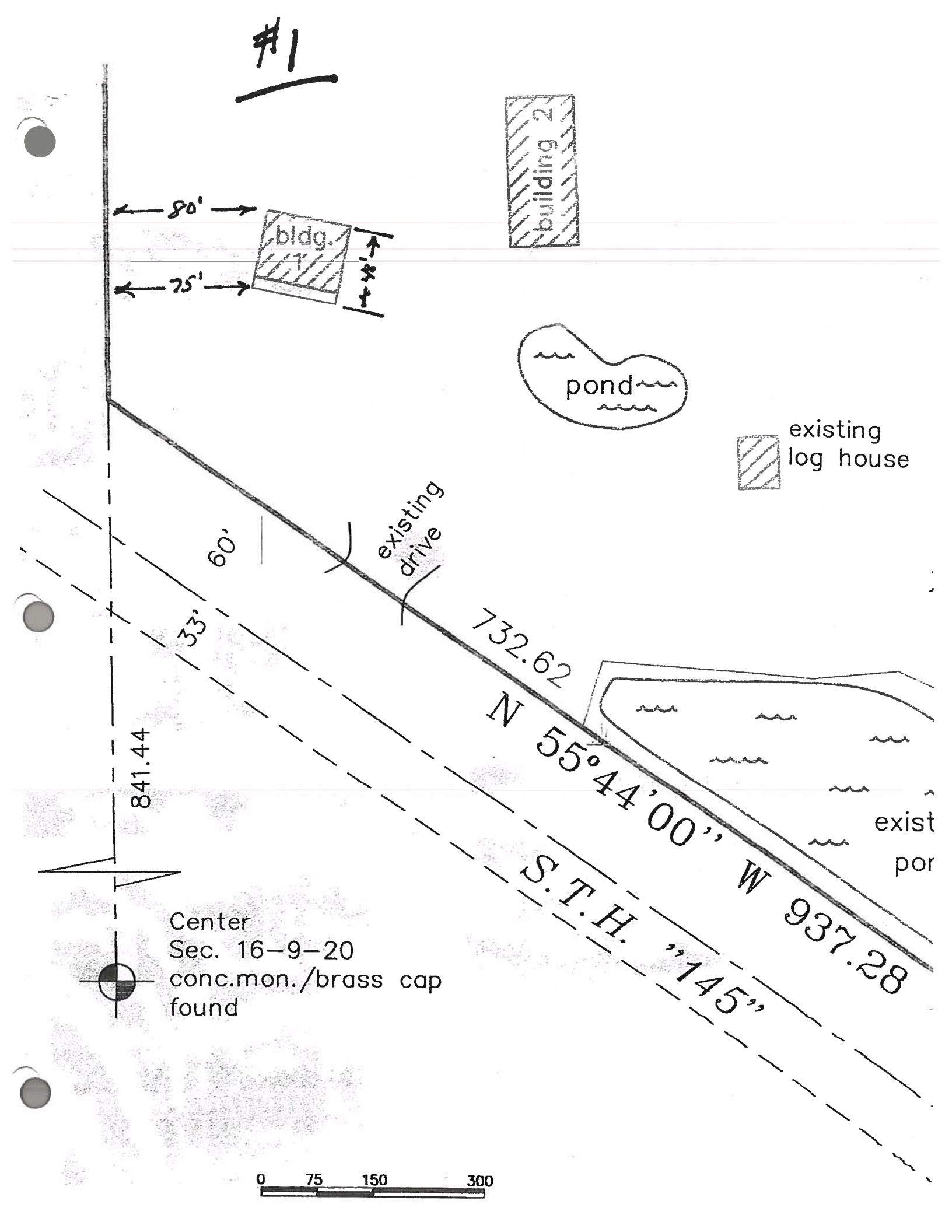
1. Tasting Room Location
2. Certified Survey Map
3. Google Maps View of old location of Tent and Blacked out area of proposed New Cedar Shelter on New Patio
4. Photo representation of New Cedar Shelter as reference
5. New Patio tent to be replaced with New Cedar Shelter

Please feel free to contact me if you need more information for your review.

Thank you.

Kevin H Behnke
Apple Works Winery

#1


building 2
80'
bldg. 1
75'
48'
pond
existing log house
60'
existing drive
33'
732.62
N 55°44'00" W 937.28
841.44
S.T.H. "145"
exist
por
Center
Sec. 16-9-20
conc.mon./brass cap
found
0
75
150
300

#2

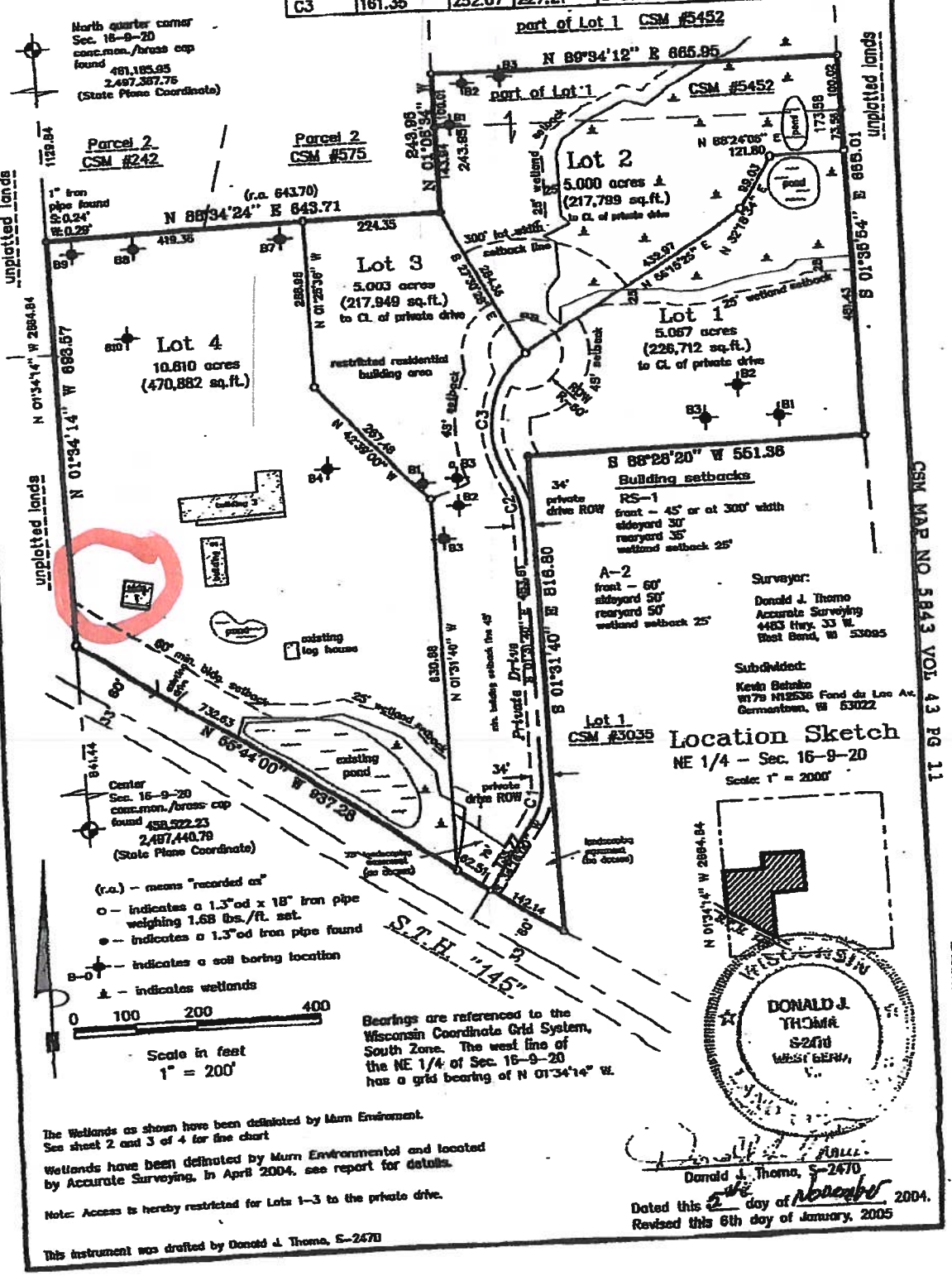
Sheet 1 of 4

Washington County Certified Survey Map

Lot 2 and part of Lot 1 of Certified Survey Map No. 5452 as recorded in Washington County Registry in Volume 39, of Certified Survey Maps, on pages 28–2B as Document No. 928336, being a part of the NW /4 and SW 1/4 of the NE 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

Curve Data

NUMBER	Radius = '	Arc = '	Chord = '	Chord Bear =	Delta =
C1	100.00	62.47	61.46	S 16°22'10" W	35°47'40"
C2	150.00	56.48	56.15	S 12°18'53" E	21°34'26"
C3	161.35	252.07	227.21	S 07°20'21" W	89°30'40"



The Wetlands as shown have been delineated by Murn Environment. See sheet 2 and 3 of 4 for line chart

Wetlands have been delineated by Murn Environmental and located by Accurate Surveying, in April 2004, see report for details.

Note: Access is hereby restricted for Lots 1–3 to the private drive.

This instrument was drafted by Donald J. Thome, S–2470

CSM MAP NO. 5843 VOL 43 PG 11

DOC# 1077149

Google Maps #3



Map data ©2022 , Map data ©2022 20 ft


2
6
8
2
5
7
3
3
7

