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

MEETING:	**PLAN COMMISSION**
DATE AND TIME:	**MONDAY, March 28, 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 # 2550 612 5976 Password: m97gCsTbWh9 which can be accessed by phone at 408-418-9388 or by logging on https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m335b6d518fa1d6a8512b52ce2b2fe7f1 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 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** March 14, 2022

V. **NEW BUSINESS**

A. Fiduciary Real Estate Development Inc., and the Dickman Company Inc., agents for the Central Land Company III LLC and Carrie Doine, Kristie Leswing, et al., property owners of 89 acres located in the northeast quadrant of the Lannon Road/CTH Y @ County Line Road/CTH Q intersection. Consultation for an 89-acre mixed-use development comprised of a 27-acre and 320-unit multi-family residential community (The Seasons of Germantown), a 55-acre and 574,000 sqft industrial business park (up to 4 industrial buildings), and a 7-acre convenience retail/commercial area. **(DISCUSSION)**

B. Village of Germantown, agent for Kathleen Krause, Linda Raatz & Susan Knepel-Siring, property owners of 77.5 acres located in the southwest quadrant of the Donges Bay Road @ Wasaukee Road intersection. Consultation for the proposed 77.5-acre Omega Hills Business Park including development of a new 30-acre 126,300 sqft Public Works Garage & Recycling Facility and a 45-acre 516,000 sqft industrial business park (up to 2 industrial buildings). **(DISCUSSION)**

C. 2050 Comprehensive Plan Project & April 11 Workshop **(DISCUSSION)**

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
March 14, 2022

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

ROLL CALL: Chairman Dean Wolter, Commissioners Peter Nilles, Bill Shadid, Bob Williams and Tony Laszewski were in attendance. Commissioner Matt Kimmler arrived at 6:34 and Trustee Representative David Baum 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 Shadid second Nilles to Approve the Minutes from February 14, 2022.
MOTION carried unanimously.

Zilber Property Group - Lot 4 of CSM 6898, 55.9 acre parcel on Gateway Crossing. Request for 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). Director Retzlaff summarized the proposal.

Public Hearing opened: 6:40 pm
Public Hearing closed: 6:41 pm

MOTION Shadid second Laszewski to 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.***

MOTION carried unanimously.

MOTION Shadid second Nilles to 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.***

Discussion followed. Commissioner Laszewski questioned if anything had changed with regard to lighting for this building given the previous feedback for other buildings in the area. Director Retzlaff stated nothing is different on this building compared to Zilber 2,3 or 4. He said lighting is a concern for the area and we will hold to our guidelines to make sure the lighting is consistent. Commissioner Kimmler commented it is the lighting on the buildings that makes it more noticeable and seen from far away. He added it would be better to light the ground and not light the buildings as development progresses further east down Goldendale Road. Director Retzlaff agreed to work on a plan for lighting and how we can accommodate safety as well as address the resident's concerns. Commissioner Kimmler asked if high mounted wall lights that illuminate the building could be eliminated as we move further north.

MOTION carried unanimously.

Colgate Gas, applicant and property owner of W220 N9626 Amy Belle Road and N96 W21962 County Line Road. The request is for approval of a Land Use Plan map amendment, rezoning application, 2-lot certified survey Map and a site plan to relocate the common property line to include the detached building with the gas station property. Associate Planner Zandt summarized the proposal.

Public Hearing opened: 7:00 pm.

- Jane Kyle, W220 N9706 Amy Belle Road, asked how the gas station would get to the storage building because the driveway is the same as the house property.

- Jasmeet Kang, property manager for the gas station, explained the owner intends to sell the house and they will access the storage building from the gas station side. They do not plan to make an asphalt driveway until other improvements are done to the property except for adding the fence along the north property line.
- Debra Koeferl, 2908 County Line Road, asked if trucks will come out onto Amy Belle Road in the future. She said traffic is a problem now with that road and there is an issue with standing water after heavy rain.
- Jane Kyle said trucks back up on the road now and block some of the traffic on Amy Belle Road.
- Jasmeet Kang agreed traffic flow is a problem for the semi-trucks and can be dangerous. But future improvements will allow the trucks to exit onto Amy Belle Road.
- James Daunt, N96 W21864 County Line Road, Chairman Wolter read comments into the record. Mr. Daunt was against any improvements, complained about gas station customers that come onto his property, there is a lot of trash and bright lights.
- Trustee Myers asked if we can put a timeframe on when the problem needs to be taken care of. Director Retzlaff commented that the owner is willing to address the issue with site improvements and did not know that we can put a timeframe on that. Mr. Kang said the sale of the house will help to move forward to plan B. Chairman Wolter said the gas station has brought residents out in the past. There have been concerns with the appearance. He said some cosmetic changes have happened and hopes the new group listens to the concerns of the neighbors. Director Retzlaff spoke of a recent lighting complaint and that the owners addressed the issue, made adjustments and the neighbors were happy. Mr. Kang explained there is a WE Energies light pole located on the property line shared with Mr. Daunt that faces the gas station. Director Retzlaff said the ownership issue can be addressed and the lights adjusted. The garbage issue could easily be fixed by installing a fence along the east property line. Mr. Kang agreed to look if they have funds to do that.

Public Hearing closed 7:26 pm.

MOTION Shadid second Laszewski to 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.***

MOTION carried unanimously.

MOTION Shadid second Nilles to 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).***

Commissioner Shadid stated he would like to see more landscaping to buffer the resident to the east when the site plan comes forward. Director Retzlaff said when a complete site plan for the improvements is reviewed it will necessitate a fence enclosure on the east side. The property owner now knows this is part of our expectations moving forward.

MOTION carried unanimously.

Elizabeth Ortin, applicant for Anderson Brothers Construction, property owners of W188 N10707 Maple Road. Request is for approval of a Conditional Use Permit (CUP) to operate an indoor recreation establishment at the property. Associate Planner Zandt summarized the proposal.

Public Hearing opened: 7:35 pm

- Roy Anderson, property owner, said this is a big plus to go from a gun store to a business that is kid and parent friendly.
- Elizabeth Ortin, applicant, explained she is trying to do something the whole family can do together. She decided on a racing theme that will include putting race cars together, slot car racing, having a possible league night, with a possible liquor license in the future. She said they will have a small area for a pizza oven but that nothing will be made there.
- Hubert Ortin, applicant, explained the setup for the race tracks.

Public Hearing closed at 7:45 pm

MOTION Shadid second Laszewski to 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.***

Discussion followed if there was ample parking available and the hours of operation. Director Retzlaff stated there was quite a bit parking available. Ms. Ortin said the hours of operation would vary given the time of year but that they would comply with what was stated. Associate Planner Zandt stated any signs for the business will require a permit. Chairman Wolter asked if there would be signage for the business. Ms. Ortin explained she would be looking at a building sign and a sign at Maple Road. Associate Planner Zandt indicated one of the conditions of approval states that at the time signage is proposed, it will need to come back to the Plan Commission for approval unless it is a face replacement that may be approved administratively.

MOTION carried unanimously.

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

MOTION Shadid second Laszewski to Approve the requested Historic Designation for the Katelyn LeTourneau and Kevin Schodron property (former Braun Farm) located at N120 W15515 Freistadt Road.

Chairman Laszewski said it was fun to read the material submitted. Chairman Wolter said he appreciates the background provided describing the history of the property. He thanked the owners for coming and keeping the property. It is well kept and significant to the area.

MOTION carried unanimously.

MSI General, applicant for Gtown Properties, Property Owner - N112 W15800 Mequon Road. Approval of Phase II of the previously approved site plans t include a facade update for Sendik's to match the previously approved updates to the west end of the commercial building. Associate Planner Zandt summarized the proposal.

MOTION Laszewski second Kimmler to Approve the revised site development and 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***

MOTION carried unanimously.

Prairie Sign and Lighting, applicant for Waste Management - N96 W13840 County Line Road. Application for a new ground sign for the truck maintenance facility. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Kimmler to Approve the proposed ground sign for Waste Management truck maintenance facility located at N96 W13840 County Line Road subject to the following condition:

1. ***A landscaping plan shall be submitted and approved by the Village Planner prior to installation of the sign.***

MOTION carried unanimously.

Kevin Behnke, applicant and property owner of the Apple Works Winery - W178 N12536 Fond du Lac Avenue. Request for approval of site development plans to construct a new cedar shelter over a recent patio extension for the Apple Works Winery. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Nilles to 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.***

MOTION carried unanimously.

ANNOUNCEMENTS Director Retzlaff said there will be a special Plan Commission meeting on March 28th to discuss two development proposals, one located at Lannon and County Line Roads and the other at Donges Bay and Wasaukee Roads. The April 11th meeting will be a 2050 Comprehensive Plan workshop meeting to be held in the board room. Discussion will focus on rural development policies and include some other issues.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:17 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

PLAN COMMISSION CONSULTATION

3/28/22 Plan Commission Meeting

Fiduciary Real Estate – Dickman Company Inc.

Village Planner Report **Germantown, Wisconsin**

Summary

Fiduciary Real Estate Development Inc. and the Dickman Company Inc. are seeking feedback on an 89-acre mixed-use development comprised of a 27-acre 320-unit multi-family residential community (The Seasons of Germantown), a 55-acre 574,000 sqft industrial business park (up to 4 industrial buildings) and a 7-acre convenience retail/commercial area located at the Lannon Road/CTH Y @ County Line Road/CTH Q intersection.

Property Location: Northeast corner Lannon Road/CTH Y @ County Line Road/CTH Q intersection

Agent/
Property Owner: Central Land Co III LLC
Dickman Company Inc.
626 Wisconsin Ave
Milwaukee, WI

Carrie Doine & Kristie Leswing
833 E Michigan St
Milwaukee, WI

Current Zoning: A-1: Agricultural

Adjacent Land Uses		**Zoning**
North	Residential/Agricultural	A-2/Rs-2
South	Residential (Meno Falls)	R-1
East	Institutional (WE Energies)	I
West	Residential/Agricultural	A-1/Rs-4



Proposal

Fiduciary Real Estate Development Inc. and the Dickman Company Inc. are seeking feedback on an 89-acre mixed-use development comprised of a 27-acre 320-unit multi-family residential community (The Seasons of Germantown), a 55-acre 574,000 sqft industrial business park (up to 4 industrial buildings) and a 7-acre convenience retail/commercial area located at the Lannon Road/CTH Y @ County Line Road/CTH Q intersection.

As detailed in the attached narrative and exhibits, the proposed 89-acre mixed-use development can be broken out into three components:

1. 27-acre, 320-unit multi-family residential community (Fiduciary Real Estate Development Inc.)
    a. (16) two-story walk-up buildings (20 units per building)
    b. 1, 2 & 3-bedroom units (avg 1,072 sqft/unit)
    c. Private clubhouse w/ outdoor swimming pool
    d. Enclosed & surface parking stalls (2.3 stalls/unit)
2. 55-acre business park
    a. (4) Industrial buildings w/ 574,000 sqft
    b. Public well site
3. 7-acre retail commercial outlot (for convenience retail)

Staff Comment

This 89-acre property is located in an area classified under the current 2020 Land Use Plan as both “Commercial” and “Industrial/Office”. With respect to commercial development, this area was envisioned to be developed over time as part of a commercial retail and service corridor; an extension of the existing pattern and type of development located to the east along County Line Road. Given the current state of “brick and mortar” retail commercial, the Plan Commission has discussed revising the 2050 Plan for this area to include higher density residential development along with a smaller amount of retail convenience-oriented commercial along County Line Road near the Lannon Road intersection. With respect to industrial development, this area is currently planned for light industrial & manufacturing uses all the way northward to Appleton Avenue as a “Phase 2” western extension of the Willow Creek Business Park (Phase 1 was developed east of Appleton Avenue as part of TID #6).

This area is part of the existing Sewer Service Area (SSA) but not currently served by Village sewer and water utilities. This development would require an extension of water and sewer from the existing terminus located on County Line Road at the far southeast corner of this property.

The developers are requesting that the Village create a Tax Increment District to assist with the expansion of public water and sewer to the site for this project.

The proposed development would require the following permits/approvals by the Village Plan Commission/Board:

a. 2020 Land Use Plan map amendment
b. Planned Development District (PDD) & Rezoning Applications
c. Certified Survey Map (CSM)
d. Site Plan approval (separate site development & building plans for each component)

A wetland delineation will also be required given known wetlands in wooded area along Lannon Road.

While no formal action is required, the Developers and staff are looking for feedback on any/all aspects of the proposed mixed-use development, including access, site layout and building design.

Village of Germantown ...Willkommen

Fee must accompany application

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

PAID_____ DATE_____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Fiduciary Real Estate Development, Inc.
789 N Water St, Ste 200
Milwaukee, WI 53202

Phone (262) 366-4376
E-Mail tderosa@fred-inc.com

PROPERTY OWNER

Phone ( )
E-Mail

2 PROPERTY ADDRESS

NEC of County Line Road and Lannon Road

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

North	South	East	West
Agricultural	Residential	Institutional	Residential

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!

Matthew DeRosa 3/17/2022

Applicant Date Owner Date

Village of Germantown ...Willkommen

Fee must accompany application

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

PAID_____ DATE_____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Fiduciary Real Estate Development, Inc.
789 N Water St, Ste 200
Milwaukee, WI 53202

Phone (262)366-4376
E-Mail tderosa@fred-inc.com

PROPERTY OWNER

Central Land Company III, LLC
626 E. Wisconsin Ave., Suite 1200
Milwaukee, WI 53202

Phone (414) 305-8111
E-Mail Sam@dickmanre.com

2 PROPERTY ADDRESS

NEC of County Line Road and Lannon Road

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

North	South	East	West
Agricultural	Residential	Institutional	Residential

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5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant _____ Date _____

Owner [signature] Date 3/17/2022



SITE CONTEXT MAP

NOT TO SCALE

PROPOSED DEVELOPMENT AT COUNTY LINE Q AND LANNON ROAD

Germantown, Wisconsin

DEVELOPERS

THE DICKMAN COMPANY

THE DICKMAN COMPANY, INC. REAL ESTATE

FIDUCIARY REAL ESTATE DEVELOPMENT INC.

Fiduciary REAL ESTATE DEVELOPMENT, INC

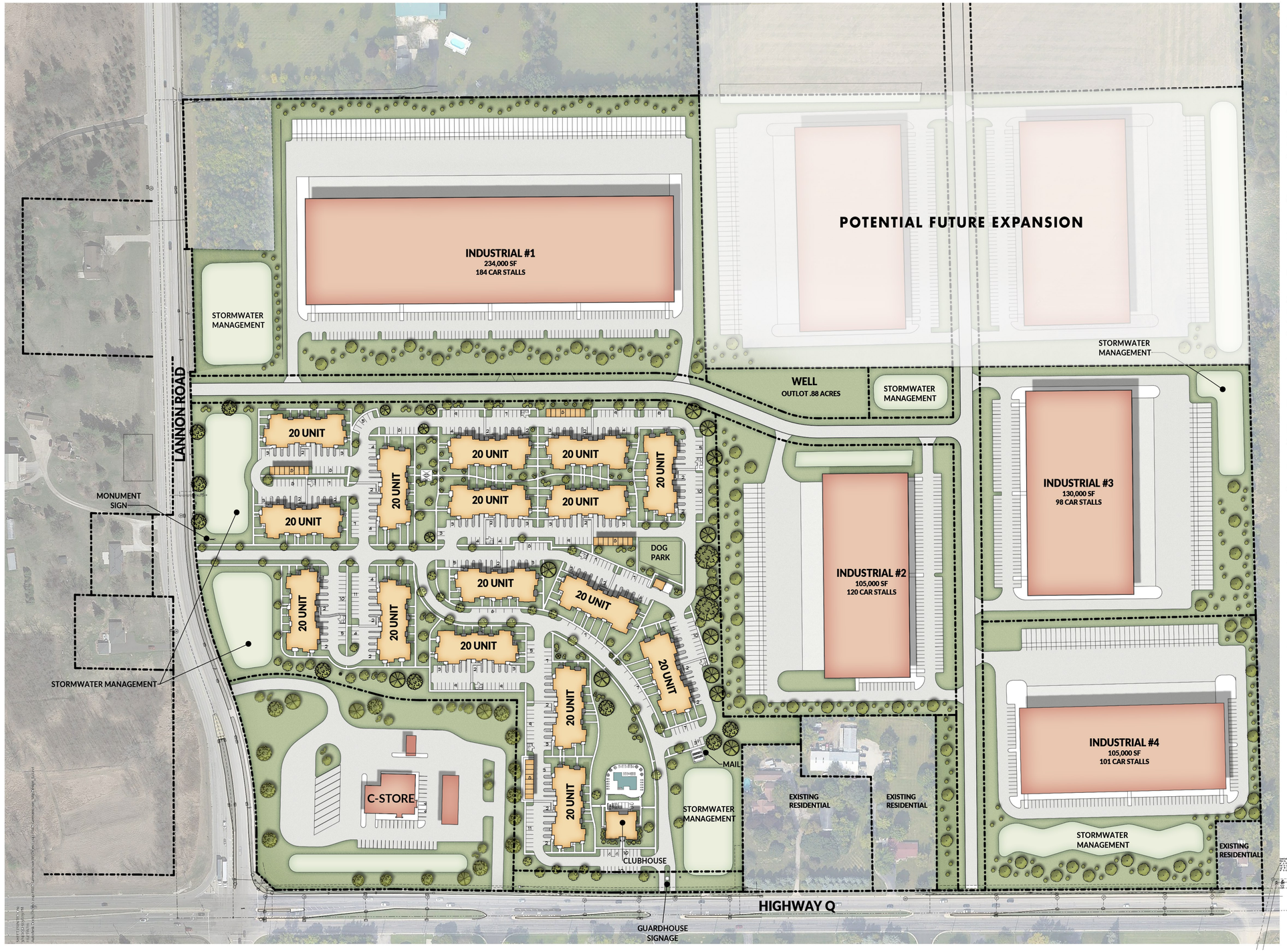
DATE: 21 MARCH 2022

CONCEPTUAL DEVELOPMENT SUBMISSION

Architecture A Sense of Community

1414 UNDERWOOD AVE. WAUWATOSA, WI 53213 414.431.3131 TEL 414.431.0531 FAX WWW.AGARCH.COM

BRIOHN BUILDING CORPORATION



SITE STATISTICS

MULTIFAMILY

TWO STORY WALKUP BUILDINGS WITH 20 UNIT CONFIGURATIONS ALONG WITH A CLUBHOUSE AND POOL

20 UNIT BUILDING - 25,797 SF (1,072 SF/UNIT*)
***SF/UNIT DOES NOT INCLUDE GARAGE**
TOTAL AREA: 412,752 SF

SITE AREA

26.8 ACRES (11.94 UNITS/ACRE)

UNIT MIX

STUDIO	**32**
ONE BEDROOM	**128**
TWO BEDROOM	**128**
THREE BEDROOM	**32**
TOTAL UNIT COUNT	**320**

PARKING

ENCLOSED STALLS	**224 (.7 STALLS/UNIT)**
SURFACE STALLS	**503 (1.9 STALLS/UNIT**
CLUBHOUSE STALLS	**20**
TOTAL	**747 (2.33 STALLS/UNIT)**

INDUSTRIAL

4 BUILDINGS

BUILDING 1: 234,000 SQFT
BUILDING 2: 105,000 SQFT
BUILDING 3: 130,000 SQFT
BUILDING 4: 105,000 SQFT

TOTAL SQFT: 574,000 SQFT

The Seasons of Germantown
MULTIFAMILY
Germantown Wisconsin

Architecture

1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213
414.431.2131 TEL
414.431.0331 FAX
WWW.AGARCH.COM

Architecture Engineering Planning

REVISIONS
NO. DATE DESCRIPTION

SCHEMATIC DESIGN NOT FOR CONSTRUCTION

THIS DRAWING, ITS DESIGN CONCEPT AND ITS DETAIL ARE THE SOLE PROPERTY OF AG ARCHITECTURE, INC. AND SHALL NOT BE COPIED IN ANY FORM OR MANNER WITHOUT WRITTEN AUTHORIZATION OF ITS DESIGNER/CREATOR.

DATE
11 MARCH 2022
PROJECT
P 2143
SHEET NO.
G220
TYPICAL

1"=100'-0" CAMPUS PLAN

SEASONS AT GERMANTOWN

Germantown, Wisconsin

OWNER
FIDUCIARY REAL ESTATE DEVELOPMENT INC.

Fiduciary
REAL ESTATE DEVELOPMENT, INC



RENDERING IS REPRESENTATIVE ONLY... SEE DOCUMENTS FOR SPECIFIC DETAILS

DATE: 21 MARCH 2022

CONCEPTUAL DEVELOPMENT SUBMISSION

Architecture
A Sense of **Community**

1414 UNDERWOOD AVE. WAUWATOSA, WI 53213 414.431.3131 TEL 414.431.0531 FAX WWW.AGARCH.COM

PLOT PAGE/TERS - JETLEY #1 SPRING 2018 PRES PLAN PLTCFG: X:\CAD\DWG\ARCHITECTURAL\DEVELOPMENT COVER
PLOT STYLE TABLE: ARCH D.CTB PLOTTED: 3/21/2022 8:41:18 PM
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SITE STATISTICS

MULTIFAMILY

TWO STORY WALKUP BUILDINGS WITH 20 UNIT CONFIGURATIONS ALONG WITH A CLUBHOUSE AND POOL

20 UNIT BUILDING - 25,797 SF (1,072 SF/UNIT*)
***SF/UNIT DOES NOT INCLUDE GARAGE**
TOTAL AREA: 412,752 SF

SITE AREA

26.8 ACRES (11.94 UNITS/ACRE)

UNIT MIX

STUDIO	32
ONE BEDROOM	128
TWO BEDROOM	128
THREE BEDROOM	32
TOTAL UNIT COUNT	320

PARKING

ENCLOSED STALLS	224 (.7 STALLS/UNIT)
SURFACE STALLS	503 (1.9 STALLS/UNIT
CLUBHOUSE STALLS	20
TOTAL	747 (2.33 STALLS/UNIT)
TYPCIAL PARKING DIMENSIONS	10' X 18' (180 SQFT)

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Germantown Wisconsin

Architecture

1414 UNDERWOOD AVE.
WAUWATOSA, WI 53213
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DATE
21 MARCH 2022
PROJECT
P 2143
SHEET NO.
G221

1"=60'-0" SEASONS SITE PLAN
TYPICAL



Fiduciary
REAL ESTATE DEVELOPMENT, INC

Seasons

Architecture
A Sense of Community



Fiduciary
REAL ESTATE DEVELOPMENT, INC

Seasons

Architecture
A Sense of Community



Fiduciary
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A Sense of Community



Fiduciary
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A Sense of Community



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A Sense of Community



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SITE STATISTICS

MULTIFAMILY

TWO STORY WALKUP BUILDINGS WITH 20 UNIT CONFIGURATIONS ALONG WITH A CLUBHOUSE AND POOL

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CLUBHOUSE STALLS	**20**
TOTAL	**747 (2.33 STALLS/UNIT)**
TYPCIAL PARKING DIMENSIONS	**10' X 18' (180 SQFT)**

NIGHT GREY/PEARL GREY

PEARL GREY /NIGHT GREY

AGED PEWTER/COBBLESTONE

The Seasons of Germantown
MULTIFAMILY
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PROJECT
P 2143
SHEET NO.

1"=60'-0" SEASONS SITE PLAN G221
TYPICAL

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WINDOW NOTES

PROVIDE 1/2" WIDE PREFINISHED MUNTINS IN INSULATING GLASS AIR SPACE PER ELEVATIONS.

FIELD VERIFY ALL CUSTOM WINDOWS.

ALL GLASS LOCATIONS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION WILL BE SAFETY GLASS WHER THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

ALL GLASS IN ANY DOOR SHALL BE SAFETY GLASS.

EXTERIOR ELEVATION GENERAL NOTES

1. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

2. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.

3. SEE SHEET A530 FOR STOREFRONT SCHEDULE.

4. FIBER CEMENT TRM TO BE ARTIC WHITE.

EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES

B BRICK - GLACIER GREY

CS MANUFACTURED STONE - CINDER LIMESTONE

F1 FIBER CEMENT SIDING WITH 5" LAP - NIGHT GRAY

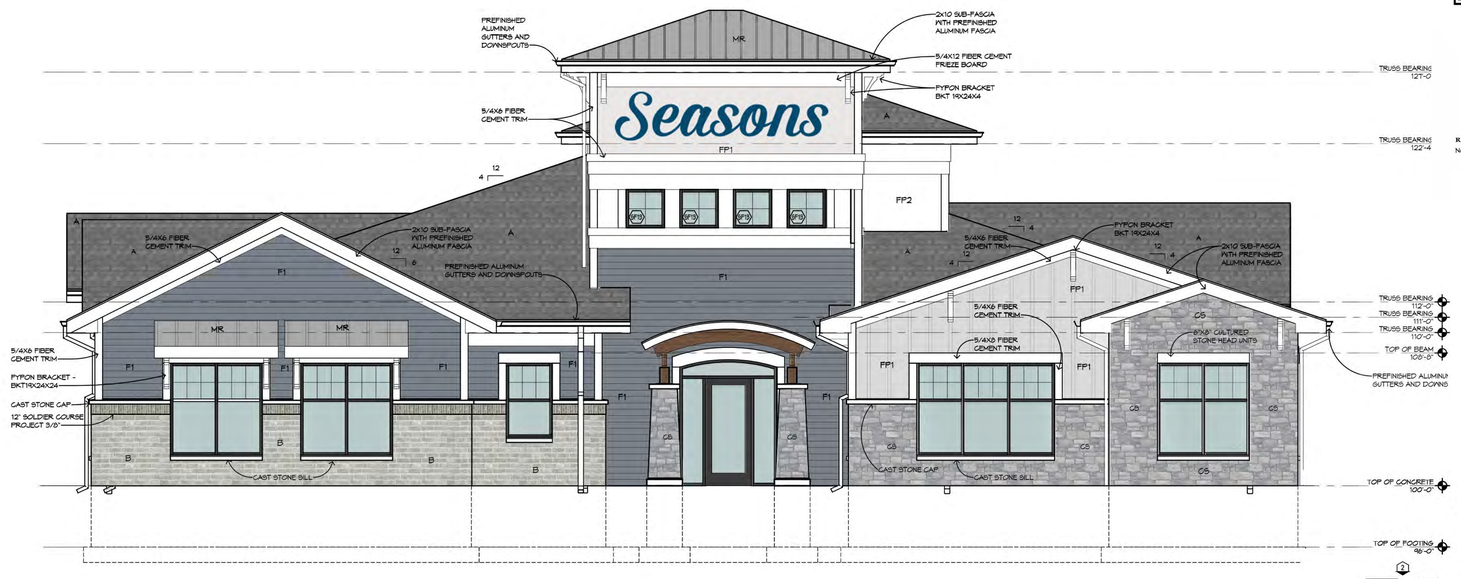
FP1 VERTICAL FIBER CEMENT PANEL BATTENS @ 16" O.C. - PEARL GREY - BATTENS TO MATCH

FP2 SMOOTH FIBER CEMENT PANEL - ARCTIC WHITE

MR STANDING SEAM METAL ROOF



2 A530 EAST 1/4" = 1'-0"



1 A530 WEST 1/4" = 1'-0"

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NO.	DATE	DESCRIPTION

SHEET NO. A530

1/4" EXTERIOR ELEVATIONS - CLUBHOUSE

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FILE PATH:
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WINDOW NOTES

PROVIDE 1/2" WIDE PREFINISHED MUNTINS IN INSULATING GLASS AIR SPACE PER ELEVATIONS.

FIELD VERIFY ALL CUSTOM WINDOWS.

ALL GLASS LOCATIONS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION ALL BE SAFETY GLASS WHER THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

ALL GLASS IN ANY DOOR SHALL BE SAFETY GLASS.

EXTERIOR ELEVATION GENERAL NOTES

1. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.

2. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.

3. SEE SHEET A530 FOR STOREFRONT SCHEDULE.

4. FIBER CEMENT TRIM TO BE ARTIC WHITE.

EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES

B BRICK - GLACIER GREY

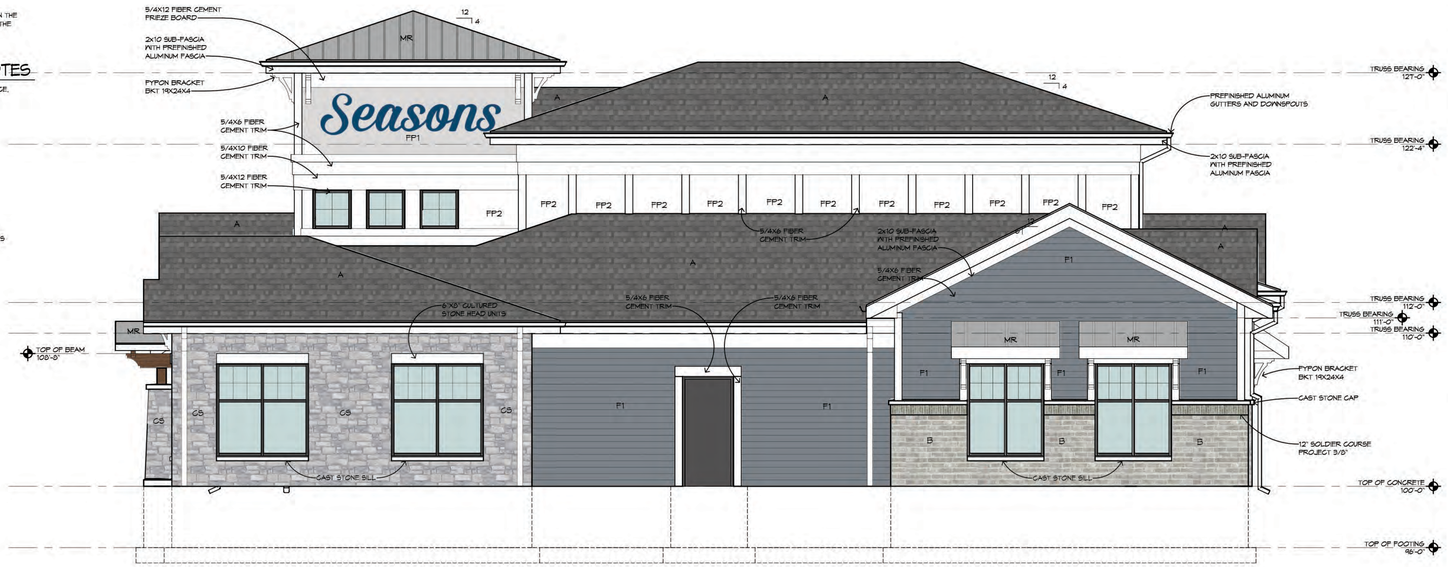
CS MANUFACTURED STONE - CINDER LIMESTONE

F1 FIBER CEMENT SIDING WITH 5" LAP - NIGHT GRAY

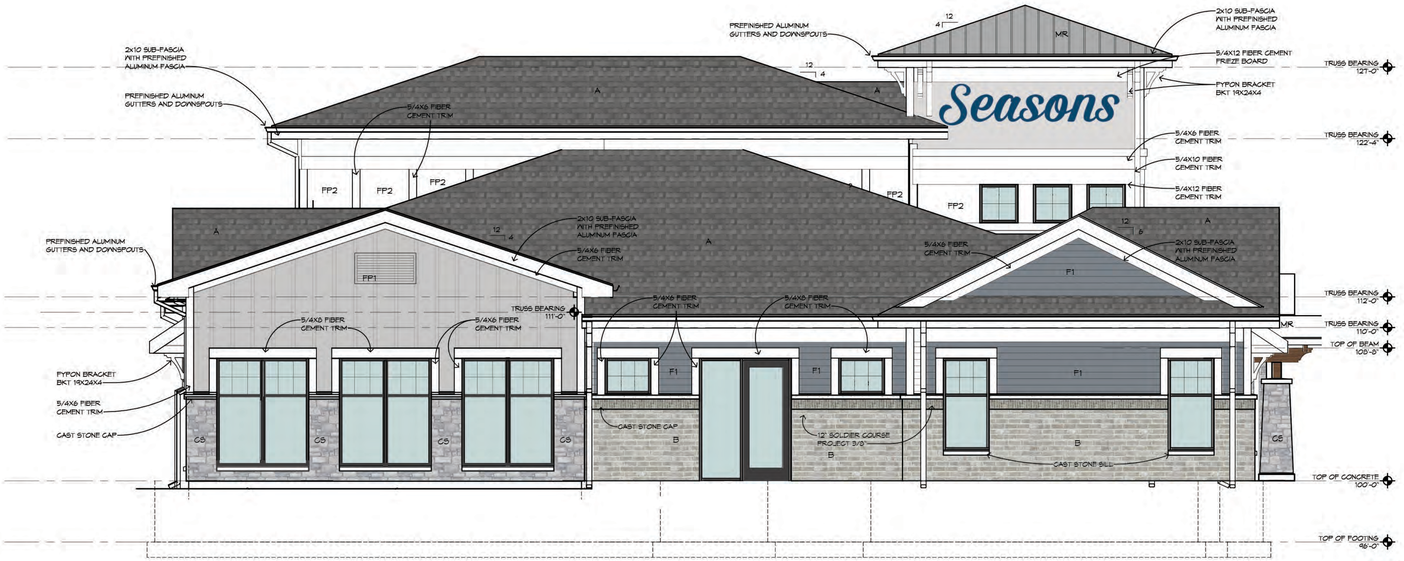
FP1 VERTICAL FIBER CEMENT PANEL BATTENS @ 16" O.C. - PEARL GREY - BATTENS TO MATCH

FP2 SMOOTH FIBER CEMENT PANEL - ARCTIC WHITE

MR STANDING SEAM METAL ROOF



SOUTH
2 / A531
1/4" = 1'-0"



NORTH
1 / A531
1/4" = 1'-0"

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ARCH/E1 (24" x 36")
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1/4" EXTERIOR ELEVATIONS - CLUBHOUSE

SHEET NO. A531

FLOOR PLAN GENERAL NOTES

1. DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.
2. ALL OTHER DIMENSIONS ARE TO FACE OF STUD.
3. VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.
4. FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
5. VERIFY WALL CONSTRUCTION WITH WALL TYPES.
6. COORDINATE WALL AND FLOOR CERAMIC TILE PATTERN WITH OWNER.
7. COORDINATE LOCATION OF RENT DROP BOX WITH OWNER.
8. PROVIDE TORNADO SHELTER SIGNAGE AT RESTROOMS PER LOCAL AHJ + FIRE DEPARTMENT REQUIREMENT.

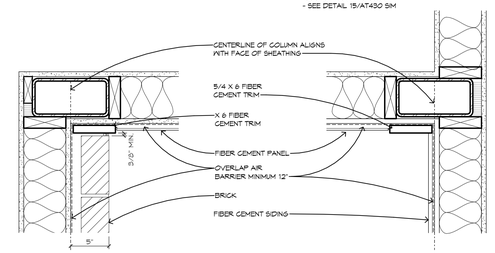
6'-6" * DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

6'-6" ** PLUS OR MINUS - FOR REFERENCE ONLY.

WALL TYPES — SHEET AT330
DOOR SCHEDULE — SHEET AT130
STOREFRONT SCHEDULE — SHEET A830
ROOM FINISH SCHEDULE — SEE SPECIFICATIONS

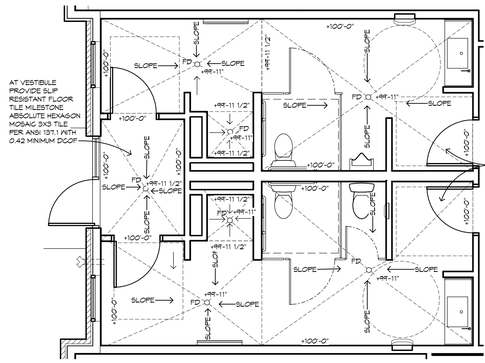
FEC FIRE EXTINGUISHER WITH RECESSED CABINET PER SECTION 10522 - SEE DETAIL 15/AT430

AED AUTOMATED EXTERNAL DEFIBRILLATOR AND CABINET WITH AUDIBLE ALARM
PHILIPS HEARTSTART ONSITE AED
50%-RECESSED AED CABINET WITH AUDIBLE ALARM
1805R3-1 aed.universe.com
- SEE DETAIL 15/AT430 SIM



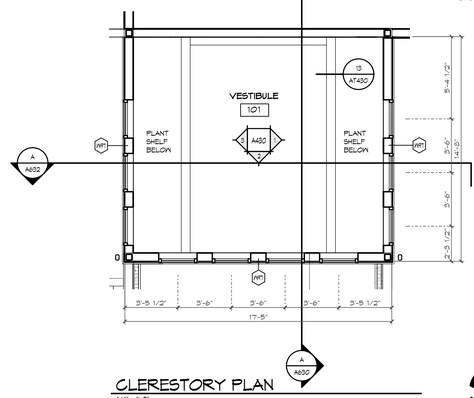
2 / A231 PLAN DETAIL 1 1/2" = 1'-0"

1 / A231 PLAN DETAIL 1 1/2" = 1'-0"



FLOOR SLOPE PLAN
1/4" = 1'-0" WOMEN 111, MEN 113

ASI #002 REVISIONS:
REVISED PER RFI-016 RESPONSE
REVISIONS PER VILLAGE COMMENTS



CLERESTORY PLAN
1/4" = 1'-0"

1/4" CLUBHOUSE FLOOR PLAN A231

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PROJECT
2101

SHEET NO.
A231

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EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.
4. SEE SHEET A822 FOR WINDOW SCHEDULES.

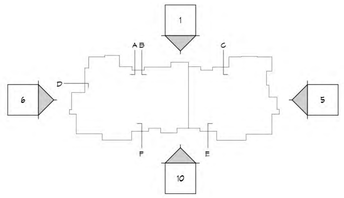
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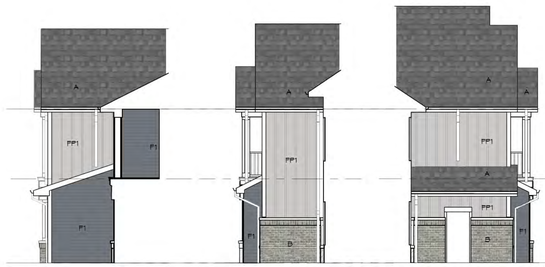
A THREE DIMENSIONAL ASPHALT SHINGLES
B BRICK GLACIER GREY
F1 FIBER CEMENT SIDING WITH 6" EXPOSURE
FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C.
FP2 FIBER CEMENT PANELS

F1 - NIGHT GREY
FP1 - PEARL GREY
FP2 - ARCTIC WHITE



10 A520 — 20 UNIT REAR ELEVATION





9 A520 — SIDE F

8 A520 — SIDE E

7 A520 — SIDE D



6 A520 — 20 UNIT LEFT ELEVATION



5 A520 — 20 UNIT RIGHT ELEVATION



4 A520 — SIDE C

3 A520 — SIDE B

2 A520 — SIDE A



1 A520 — 20 UNIT FRONT ELEVATION

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SHEET NO. A520

1/8" EXTERIOR ELEVATIONS - 20 UNIT

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.
4. SEE SHEET A822 FOR WINDOW SCHEDULES.

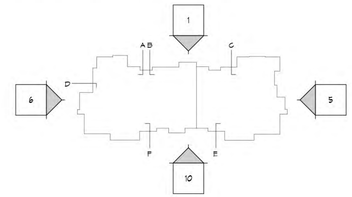
EXTERIOR ELEVATION KEY NOTES:

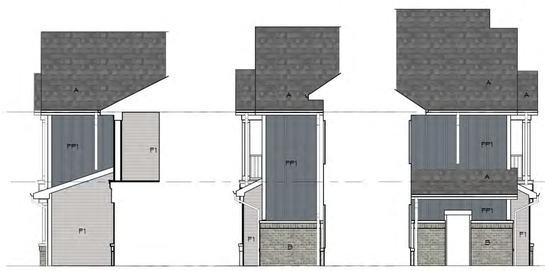
A THREE DIMENSIONAL ASPHALT SHINGLES
B BRICK GLACIER GREY
F1 FIBER CEMENT SIDING WITH 6" EXPOSURE
FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C.
FP2 FIBER CEMENT PANELS

F1 - PEARL GREY SIDING
F2 - NIGHT GREY SIDING
FP1 - NIGHT GREY BOARD AND BATTEI
FP2 - ARCTIC WHITE



10 A520 — 20 UNIT REAR ELEVATION





9 A520 — SIDE F

8 A520 — SIDE E

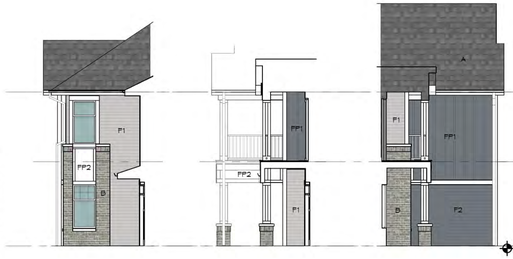
7 A520 — SIDE D



6 A520 — 20 UNIT LEFT ELEVATION



5 A520 — 20 UNIT RIGHT ELEVATION



4 A520 — SIDE C

3 A520 — SIDE B

2 A520 — SIDE A



1 A520 — 20 UNIT FRONT ELEVATION

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SHEET NO. A520

1/8" EXTERIOR ELEVATIONS - 20 UNIT

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
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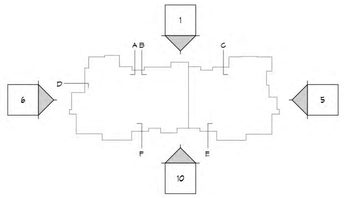
EXTERIOR ELEVATION KEY NOTES:

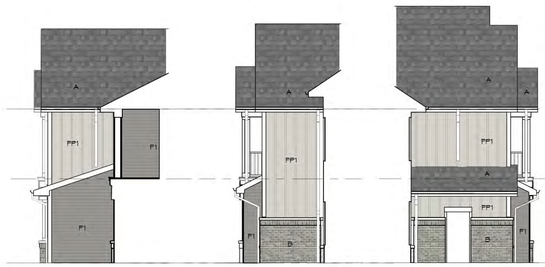
A THREE DIMENSIONAL ASPHALT SHINGLES
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FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C.
FP2 FIBER CEMENT PANELS

F1 - AGED PEWTER
FP1 - COBBLESTONE
FP2 - ARCTIC WHITE



10 A520 — 20 UNIT REAR ELEVATION





9 A520 — SIDE F

8 A520 — SIDE E

7 A520 — SIDE D



6 A520 — 20 UNIT LEFT ELEVATION



5 A520 — 20 UNIT RIGHT ELEVATION



4 A520 — SIDE C

3 A520 — SIDE B

2 A520 — SIDE A

1 A520 — 20 UNIT FRONT ELEVATION

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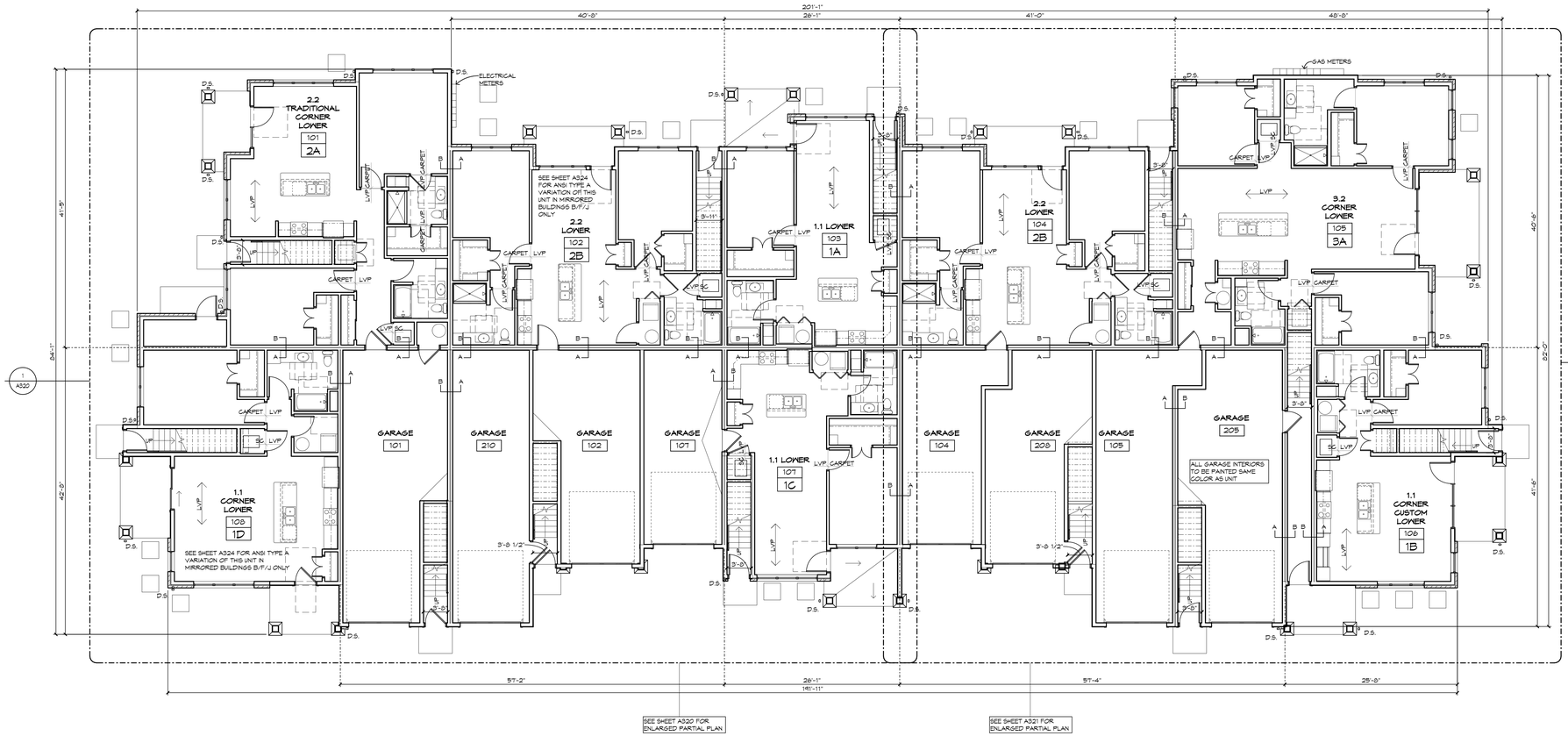
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SHEET NO. A520

1/8" EXTERIOR ELEVATIONS - 20 UNIT



FLOOR PLAN GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW. ALIGN FRAMING WITH FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD.

VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.

LVP — INDICATES VINYL PLANK FLOORING INSTALLATION DIRECTION

INDICATES 1 HOUR WALL

INDICATES 2 HOUR WALL

6'-6" * — DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

6'-6" ** — PLUS OR MINUS - FOR REFERENCE ONLY.

1/4" UNIT PLANS	SHEET A320 - A324
WALL TYPES	SHEET AT320
DOOR SCHEDULE	SHEET AT120
WINDOW SCHEDULE	SHEET A523
ROOM FINISH SCHEDULE	SEE SPEC

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

VERIFY WALL CONSTRUCTION WITH WALL TYPES.

A / B — TYPICAL DEMISING WALL SEE SHEET AT320
SIDE A INSTALL EXTRA LAYER OF DRYWALL PER WALL TYPE
CONTRACTOR OPTION INSTALL OPPOSITE SIDE AS NEEDED

FLOORING TRANSITION LOCATIONS
LOCATE CENTER OF DOOR TYPICAL

CARPET
LVP = LUXURY VINYL PLANK
SC = SEALED CONCRETE @ LOWER LEVEL HVAC ONLY
SV = SHEET VINYL @ UPPER LEVEL HVAC ONLY

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ASI #002 REVISIONS:
REVISIONS PER RFI-002 RESPONSE
REVISIONS PER RFI-033 RESPONSE
REVISIONS PER RFI-034 RESPONSE
ADDED FLOORING TRANSITIONS NOTES
ADDED FLOORING INSTALLATION DIRECTIONS

REVISIONS

NO.	DATE	DESCRIPTION

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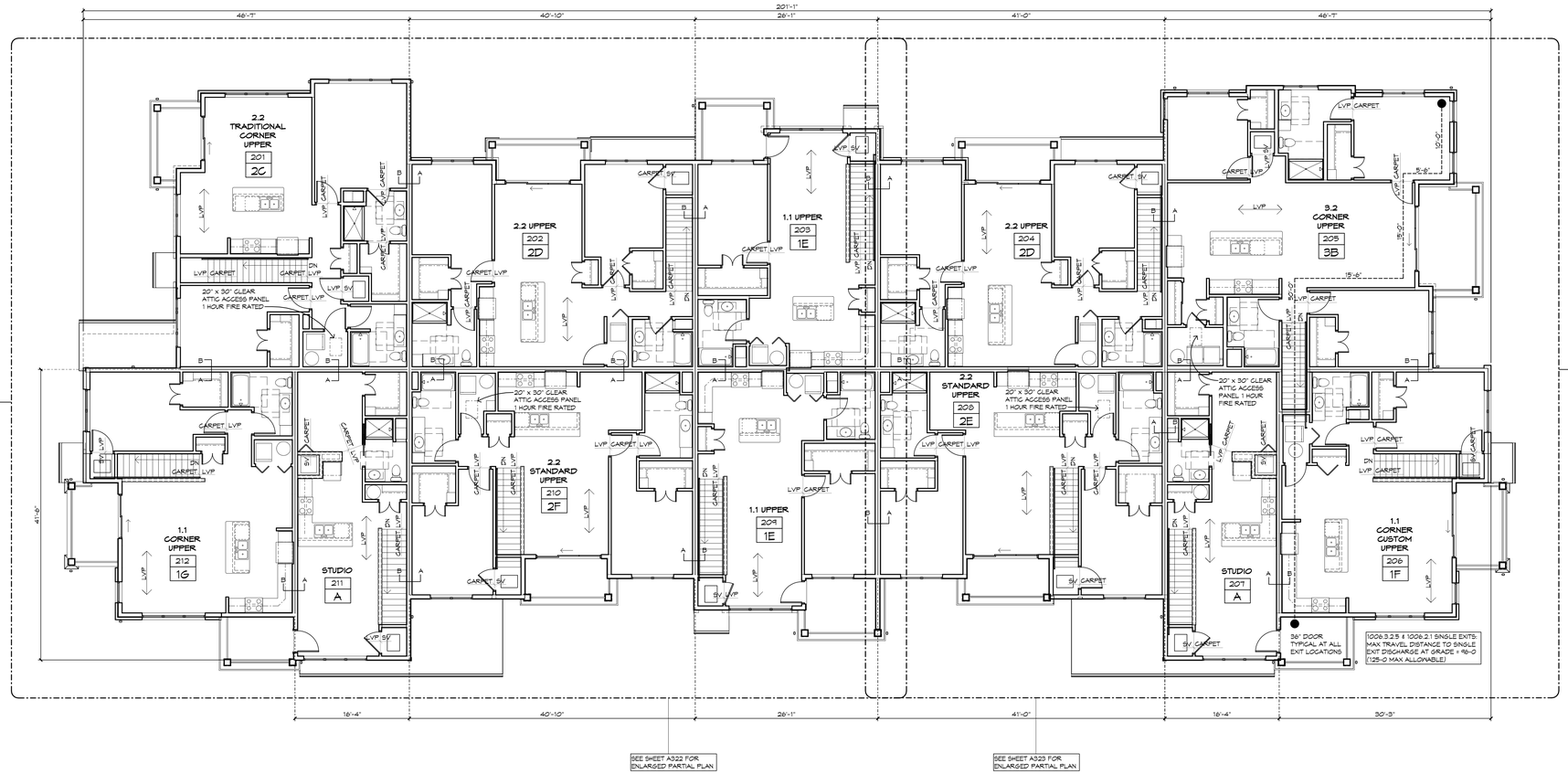
DATE

PROJECT
2101

SHEET NO.
A221

1/8" FIRST FLOOR PLAN - 20 UNIT

SHEET PRINTED ON:
8/26/2022 11:19:11 AM
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FLOOR PLAN GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.

UPPER FLOOR EXTERIOR DIMENSIONS ARE TO THE FACE OF MASONRY BELOW. ALIGN FRAMING WITH FRAMING BELOW.

ALL OTHER DIMENSIONS ARE TO FACE OF STUD.

VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.

LVP — INDICATES VINYL PLANK FLOORING INSTALLATION DIRECTION

INDICATES 1 HOUR WALL

INDICATES 2 HOUR WALL

6'-6" * — DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.

6'-6" ** — PLUS OR MINUS - FOR REFERENCE ONLY.

1/4" UNIT PLANS	SHEET A320 - A324
WALL TYPES	SHEET AT320
DOOR SCHEDULE	SHEET AT120
WINDOW SCHEDULE	SHEET A523
ROOM FINISH SCHEDULE	SEE SPEC

FIRE RATED WALL CONSTRUCTION MUST RUN CONTINUOUS BEHIND TUBS, SHOWERS, ETC.

VERIFY WALL CONSTRUCTION WITH WALL TYPES.

A / B — TYPICAL DEMISING WALL SEE SHEET AT320
SIDE A INSTALL EXTRA LAYER OF DRYWALL PER WALL TYPE
CONTRACTOR OPTION INSTALL OPPOSITE SIDE AS NEEDED

FLOORING TRANSITION LOCATIONS
LOCATE CENTER OF DOOR TYPICAL

CARPET
LVP = LUXURY VINYL PLANK
SC = SEALED CONCRETE @ LOWER LEVEL HVAC ONLY
SV = SHEET VINYL @ UPPER LEVEL HVAC ONLY

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ASI #002 REVISIONS:
REVISIONS PER RFI-002 RESPONSE
REVISIONS PER RFI-033 RESPONSE
ADDED FLOORING TRANSITIONS NOTES
ADDED FLOORING INSTALLATION DIRECTIONS

REVISIONS

NO.	DATE	DESCRIPTION

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DATE

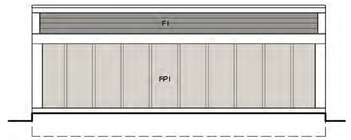
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SHEET NO.
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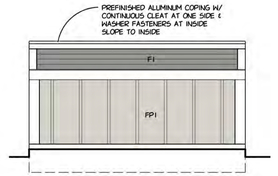
1/8" SECOND FLOOR PLAN - 20 UNIT

SHEET PRINTED ON:
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F1 - AGED PEWTER
FP1 - COBBLESTONE
FP2 - ARCTIC WHITE



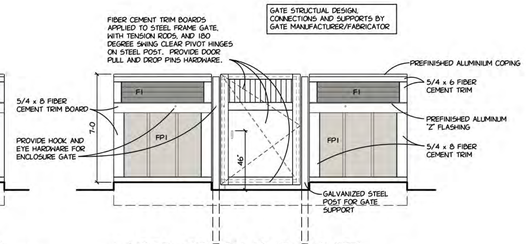
LARGE TRASH ENCLOSURE
BACK ELEVATION 1/4" = 1'-0" (6 / G231)



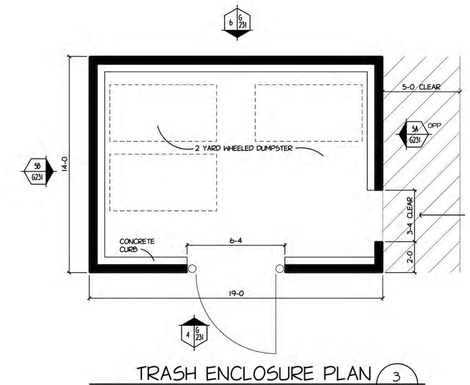
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SIDE ELEVATION 1/4" = 1'-0" (5B / G231)



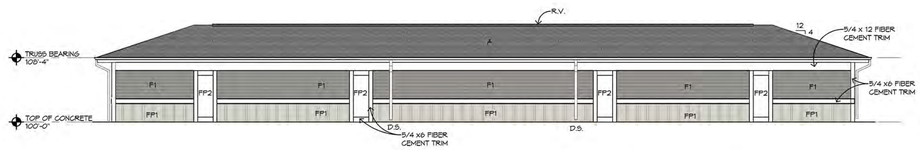
LARGE TRASH ENCLOSURE
SIDE ELEVATION 1/4" = 1'-0" (5A / G231)



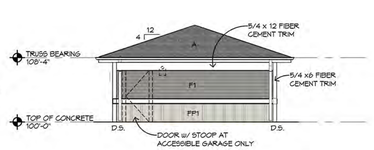
LARGE TRASH ENCLOSURE
FRONT ELEVATION 1/4" = 1'-0" (4 / G231)



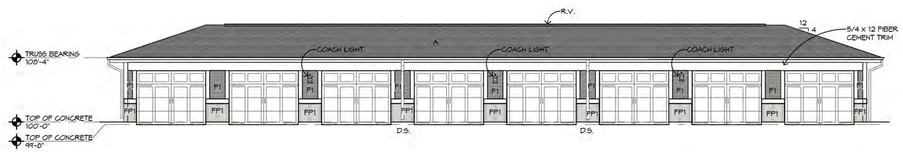
TRASH ENCLOSURE PLAN (3 / G231) 1/4" = 1'-0"



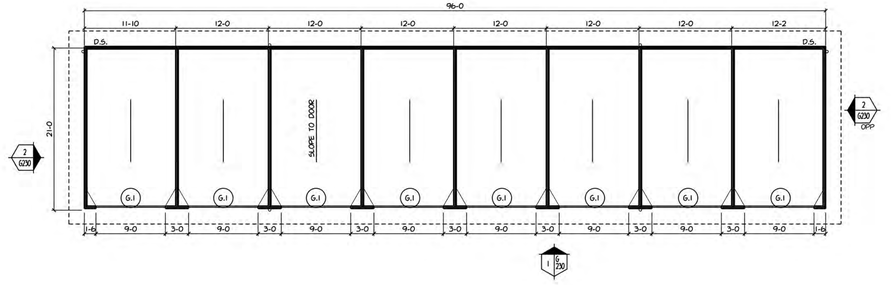
8 CAR GARAGE ELEVATION
1/8" = 1'-0" (3 / G230)



GARAGE SIDE ELEVATION
1/8" = 1'-0" (2 / G230)



8 CAR GARAGE ELEVATION
1/8" = 1'-0" (1 / G230)



8 CAR GARAGE FLOOR PLAN (1 / G230) 1/8" = 1'-0"

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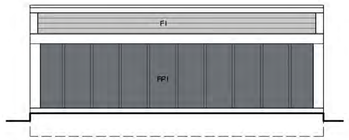
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NO. DATE DESCRIPTION

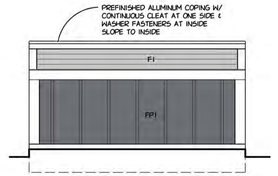
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SITE DETAILS G230
TYPICAL

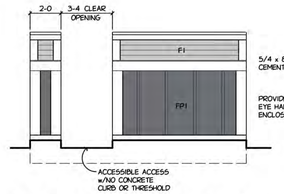
F1 - PEARL GREY
FP1 - NIGHT GREY
FP2 - ARCTIC WHITE



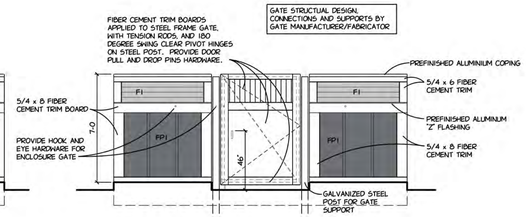
LARGE TRASH ENCLOSURE
BACK ELEVATION 1/4" = 1'-0" (6 / G231)



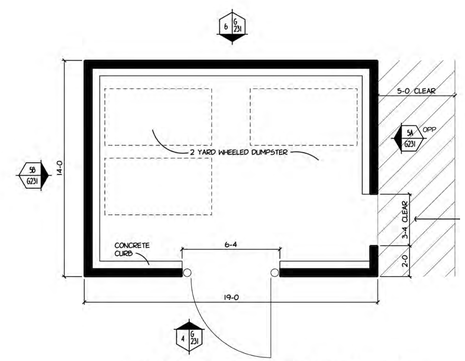
LARGE TRASH ENCLOSURE
SIDE ELEVATION 1/4" = 1'-0" (5B / G231)



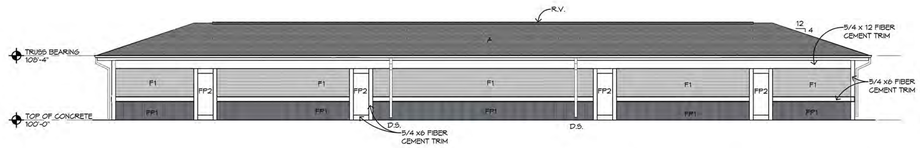
LARGE TRASH ENCLOSURE
SIDE ELEVATION 1/4" = 1'-0" (5A / G231)



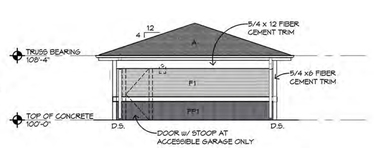
LARGE TRASH ENCLOSURE
FRONT ELEVATION 1/4" = 1'-0" (4 / G231)



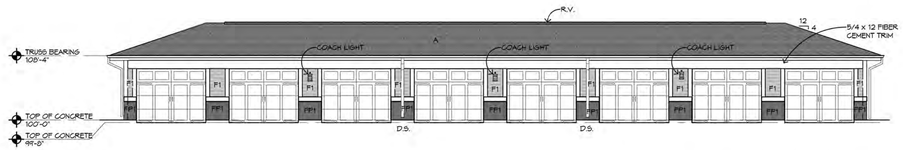
TRASH ENCLOSURE PLAN (3 / G231)
1/4" = 1'-0"



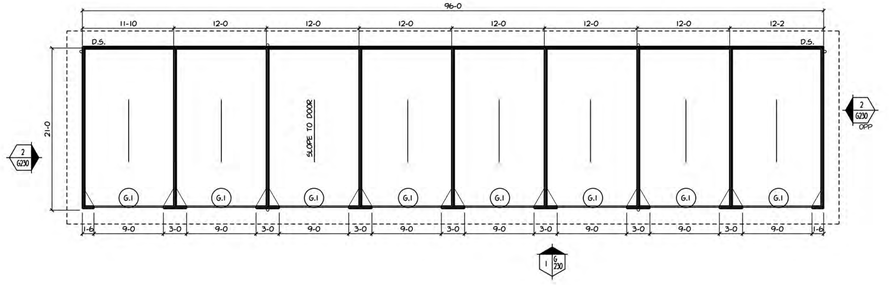
8 CAR GARAGE ELEVATION
1/8" = 1'-0" (3 / G230)



GARAGE SIDE ELEVATION
1/8" = 1'-0" (2 / G230)



8 CAR GARAGE ELEVATION
1/8" = 1'-0" (1 / G230)



8 CAR GARAGE FLOOR PLAN (1 / G230)
1/8" = 1'-0"

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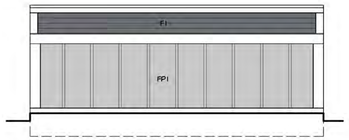
SITE DETAILS G230 TYPICAL

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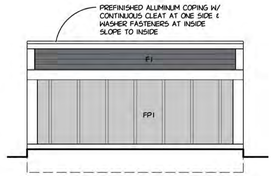
F1 - NIGHT GREY

FP1 - PEARL GREY

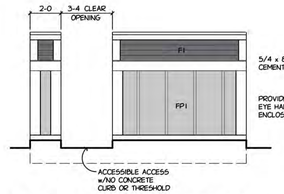
FP2 - ARCTIC WHITE



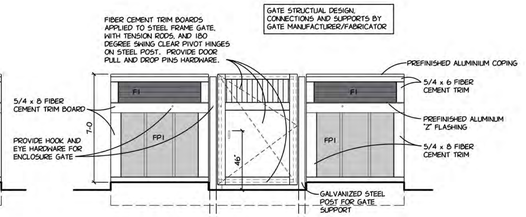
LARGE TRASH ENCLOSURE
BACK ELEVATION 1/4" = 1'-0" 6 G 231



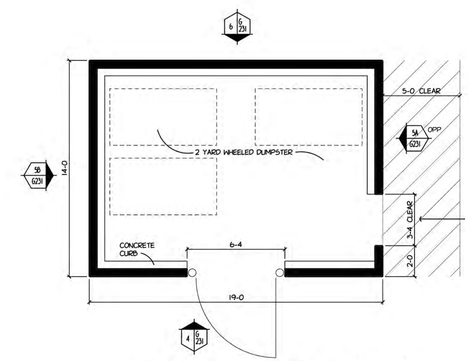
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SIDE ELEVATION 1/4" = 1'-0" 5B G 231



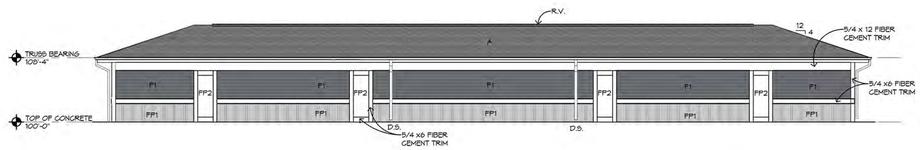
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SIDE ELEVATION 1/4" = 1'-0" 5A G 231



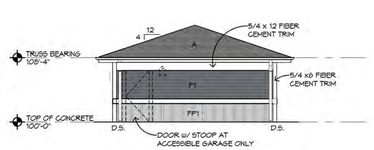
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FRONT ELEVATION 1/4" = 1'-0" 4 G 231



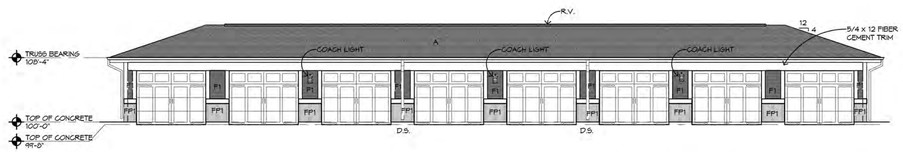
TRASH ENCLOSURE PLAN 3 G231
1/4" = 1'-0"



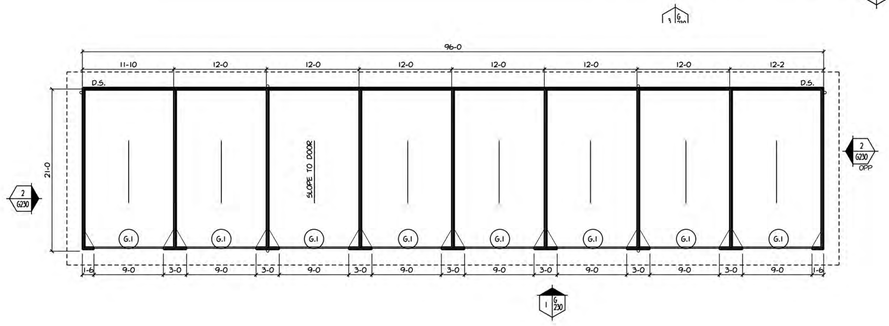
8 CAR GARAGE ELEVATION
1/8" = 1'-0" 3 G 230



GARAGE SIDE ELEVATION
1/8" = 1'-0" 2 G 230



8 CAR GARAGE ELEVATION
1/8" = 1'-0" 1 G 230



8 CAR GARAGE FLOOR PLAN 1 G230
1/8" = 1'-0"

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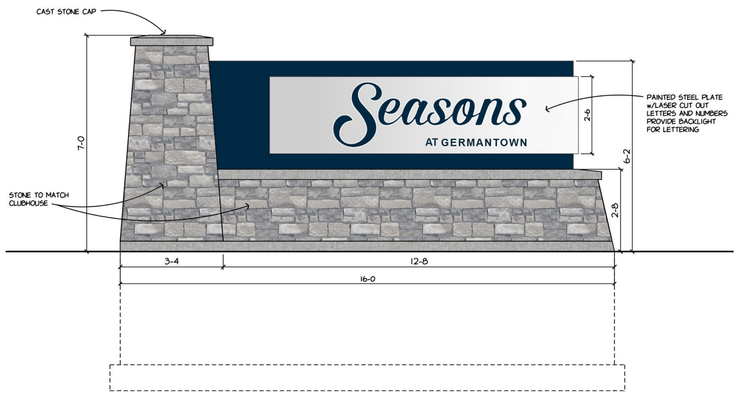
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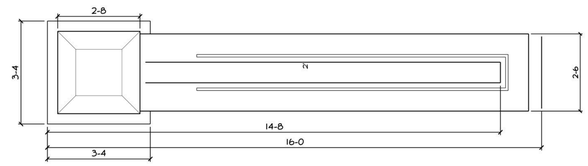
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SITE DETAILS G230 TYPICAL

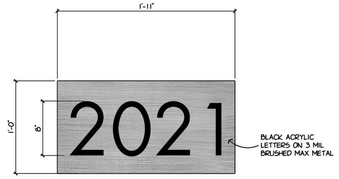
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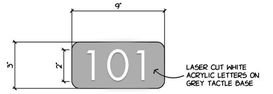
MONUMENT SIGN
1/2" = 1'-0" ELEVATION



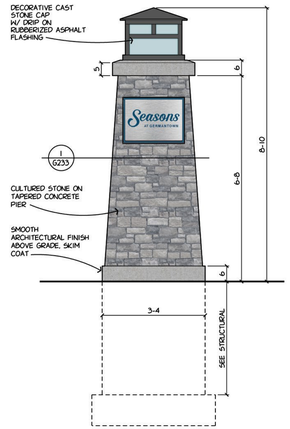
MONUMENT SIGN
1/2" = 1'-0" PLAN



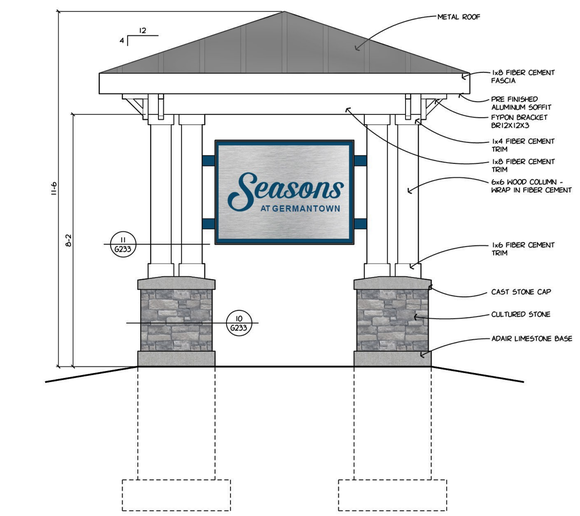
BUILDING ID/ADDRESS SIGNAGE
ELEVATION 1 1/2" = 1'-0" — 8 / G232



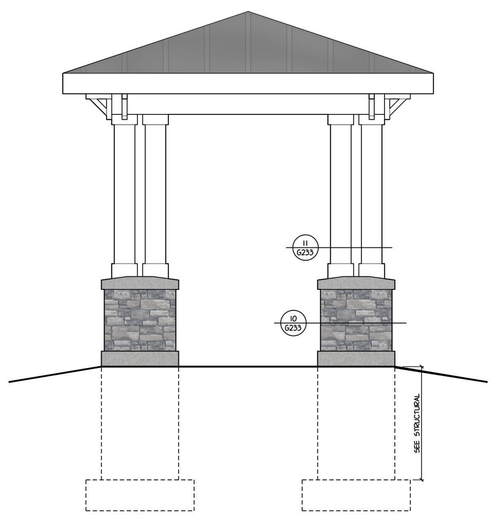
DOOR ID SIGNAGE
ELEVATION 3" = 1'-0" — 7 / G232



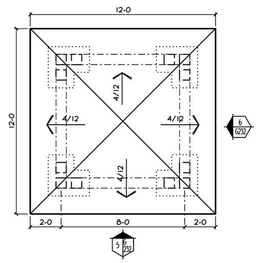
ENTRY COLUMN
ELEVATION 1/2" = 1'-0" — 2 / G232



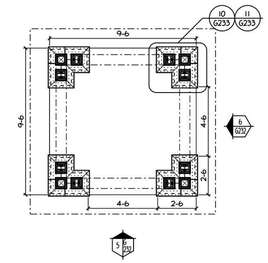
GUARD HOUSE
ELEVATION 1/2" = 1'-0" — 6 / G232



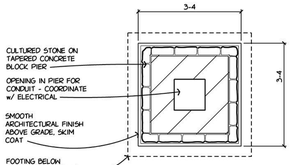
GUARD HOUSE
ELEVATION 1/2" = 1'-0" — 5 / G232



GUARD HOUSE
ROOF PLAN 1/4" = 1'-0" — 4 / G232



GUARD HOUSE
PLAN 1/4" = 1'-0" — 3 / G232



ENTRY COLUMN
PLAN 1/2" = 1'-0" — 1 / G232

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Germantown Wisconsin

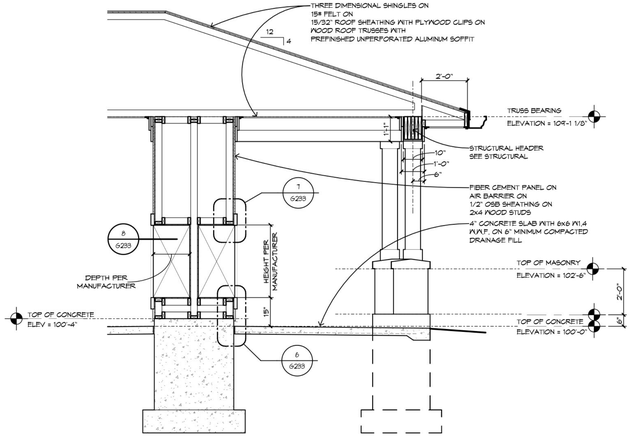
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REVISIONS
NO. DATE DESCRIPTION

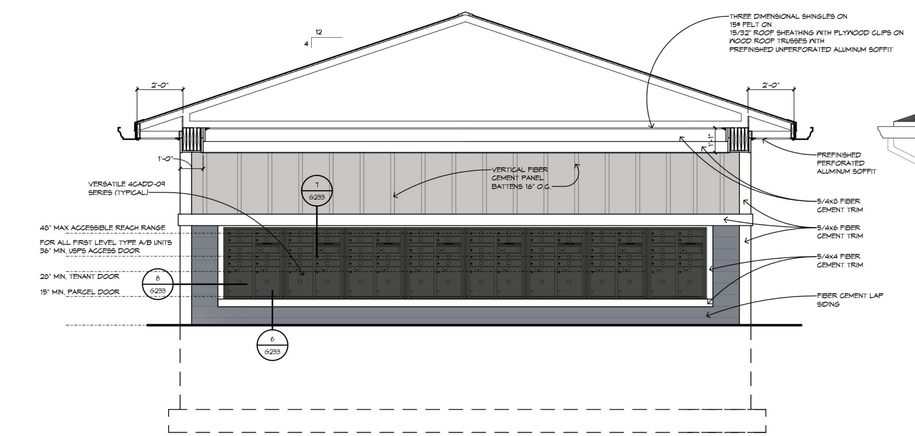
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DRAWING DRIVEN: C:\VRMDRAWINGS\ACAD\ARCH\A-TEMPLATE.DWT LAST SAVED: 1/23/2020

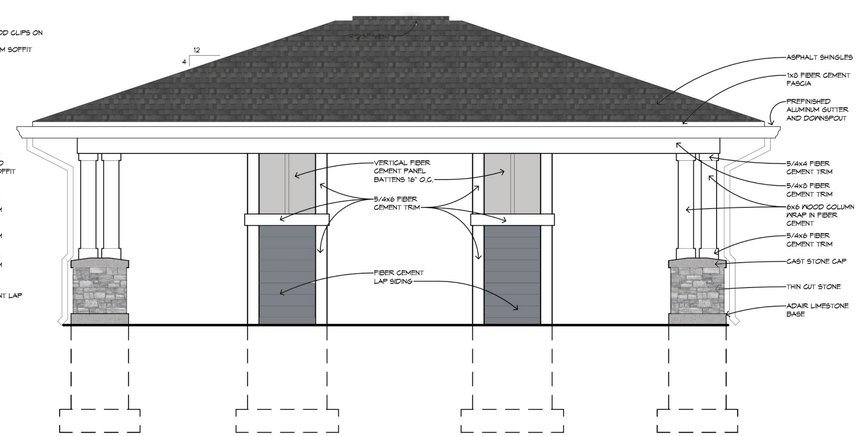
SITE DETAILS G232
TYPICAL



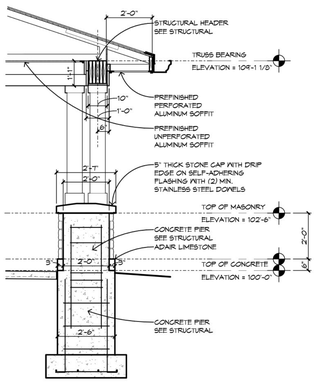
10 / 6233 **MAIL PAVILION**
3/8" = 1'-0" BUILDING SECTION



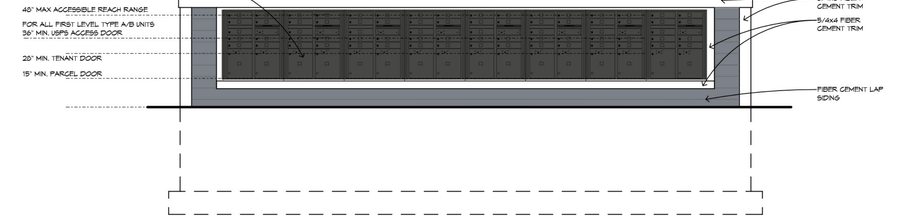
MAIL PAVILION
5 / 6233 3/8" = 1'-0" ELEVATION



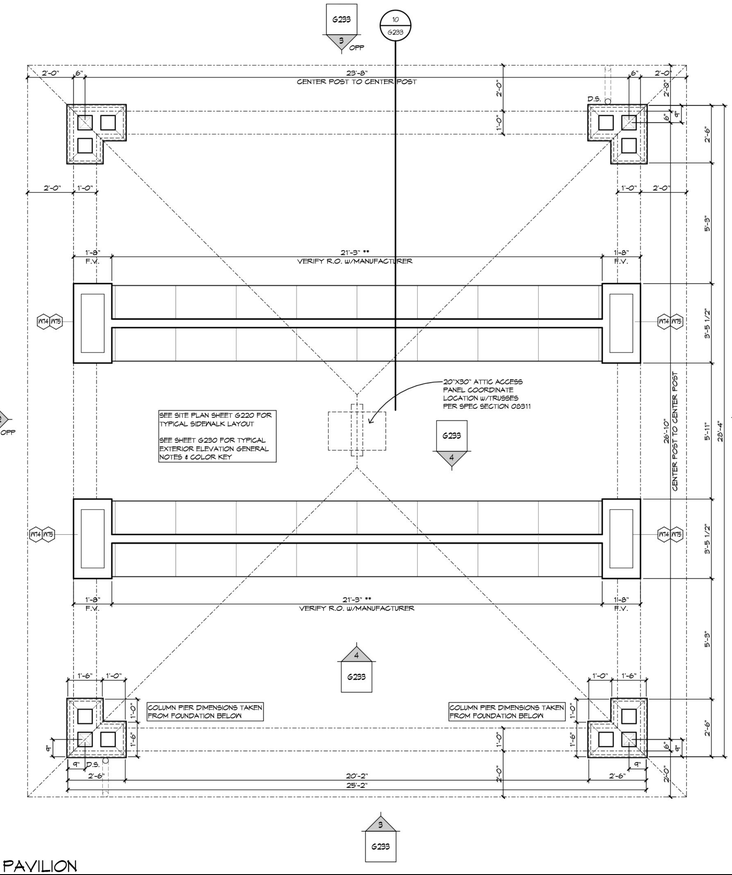
MAIL PAVILION
2 / 6233 ELEVATION



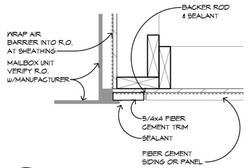
9 / 6233 **MAIL PAVILION**
3/8" = 1'-0" SECTION



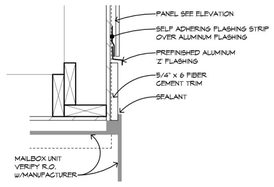
MAIL PAVILION
4 / 6233 3/8" = 1'-0" ELEVATION



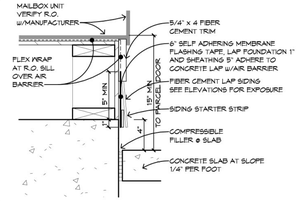
MAIL PAVILION
3/8" = 1'-0" FLOOR PLAN



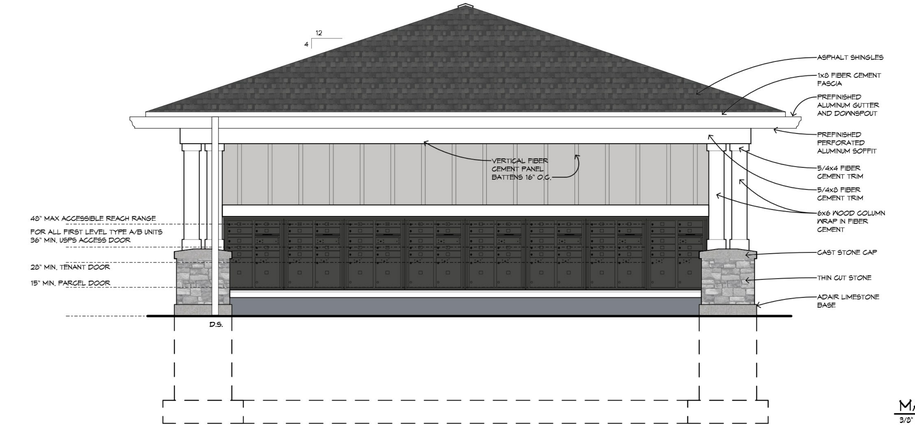
8 / 6233 **MAILBOX JAMB**
1 1/2" = 1'-0"



7 / 6233 **MAILBOX HEAD**
1 1/2" = 1'-0"



6 / 6233 **MAILBOX SILL**
1 1/2" = 1'-0"



MAIL PAVILION
3 / 6233 3/8" = 1'-0" ELEVATION

MAIL PAVILION
3/8" = 1'-0" ELEVATION

The Seasons of Germantown
MULTIFAMILY
Germantown Wisconsin

Architecture

1414 UNDERWOOD AVE.
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Architecture
Engineering
Planning

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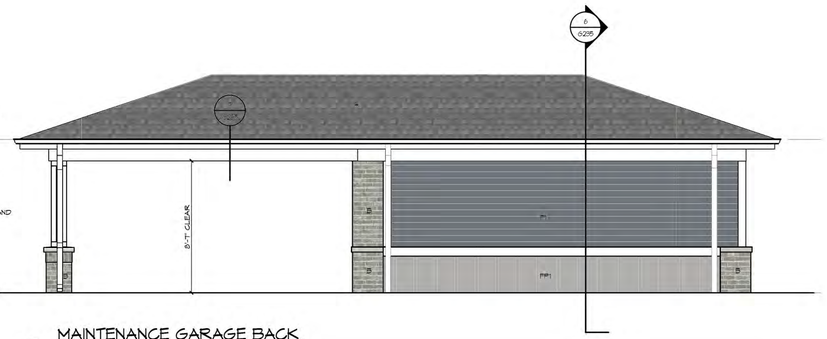
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PROJECT
934
SHEET NO.

SITE DETAILS G233
Designer

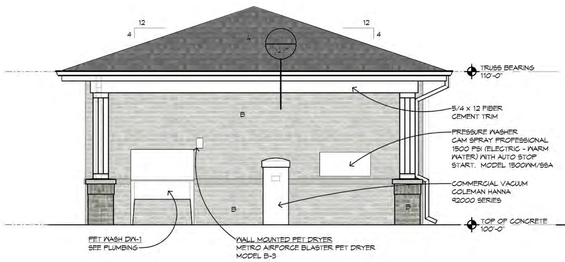
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5 6235 MAINTENANCE GARAGE SIDE ELEVATION
1/4" = 1'-0"



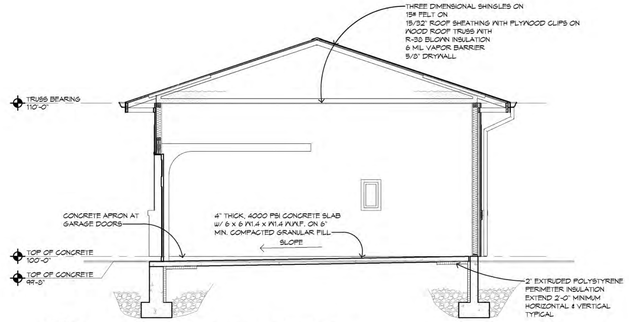
4 6235 MAINTENANCE GARAGE BACK ELEVATION
1/4" = 1'-0"



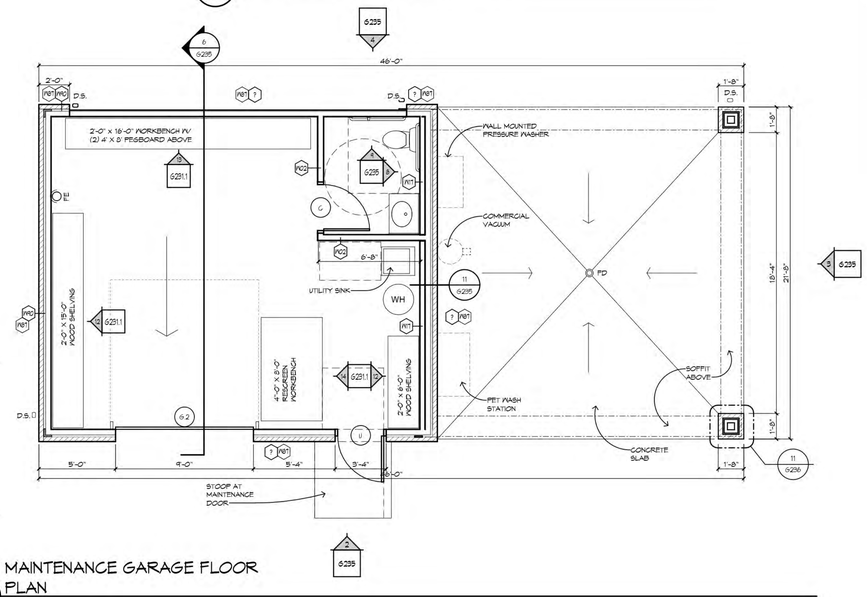
3 6235 MAINTENANCE GARAGE SIDE ELEVATION
1/4" = 1'-0"



2 6235 MAINTENANCE GARAGE FRONT ELEVATION
1/4" = 1'-0"



6 6235 MAINTENANCE GARAGE SECTION



1 6235 MAINTENANCE GARAGE FLOOR PLAN
1/4" = 1'-0"

The Seasons of Germantown
MULTIFAMILY
Germantown Wisconsin

Architecture

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SITE DETAILS G234

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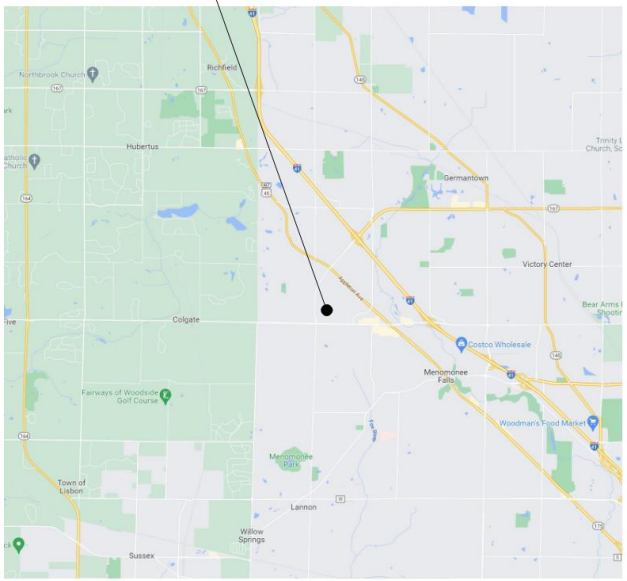


Q & Y Business Park Development

NE Intersection County Hwy Q & Y Germantown, WI 53022
March 18, 2022

Project Information

PROJECT LOCATION:



6 SITE LOCATION MAP
12" = 1'-0"

PROJECT SITE LOCATION:



5 VICINITY MAP
12" = 1'-0"

BRIOHN



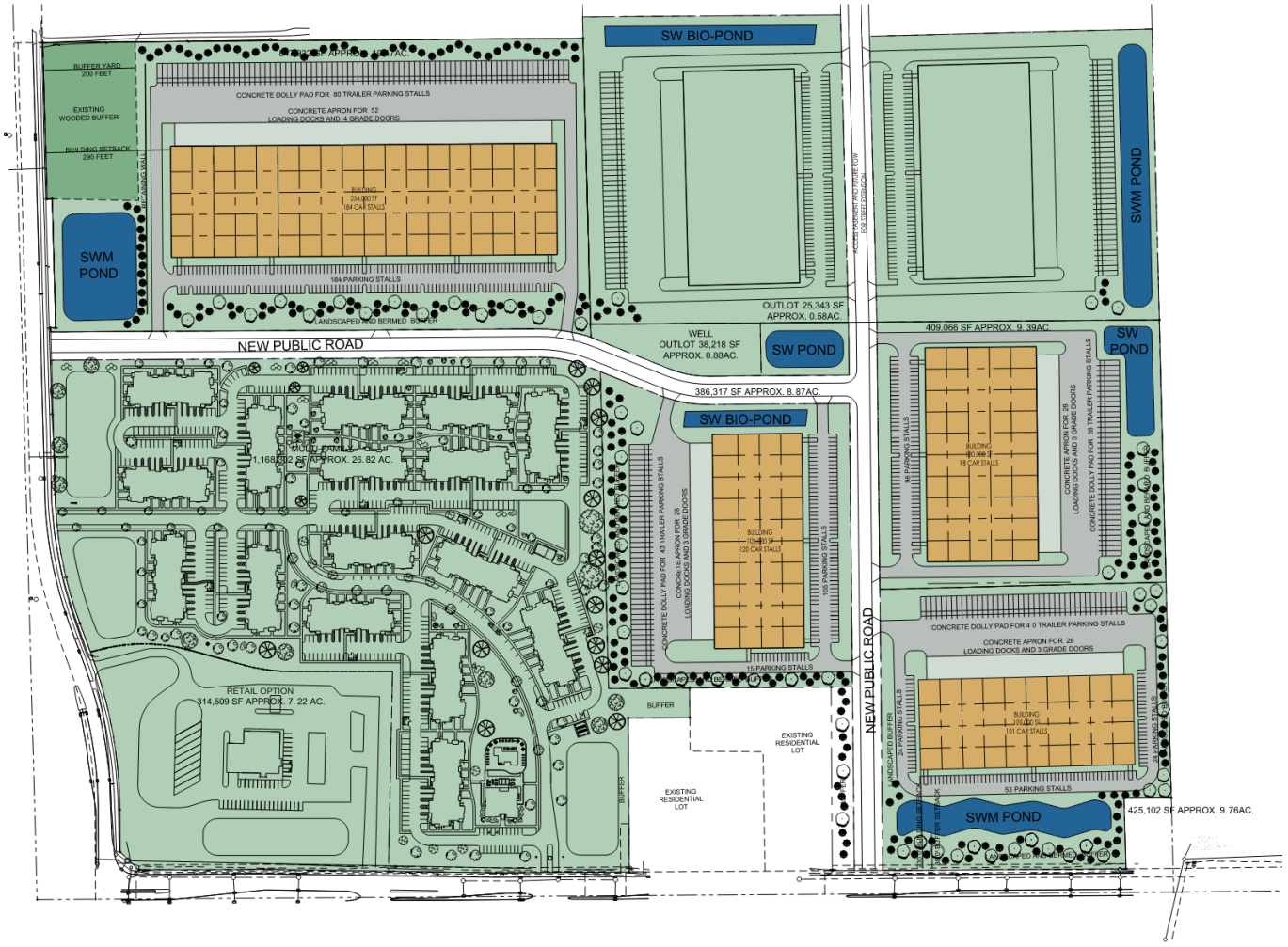






Your solution for design/build construction.

BRIOHN

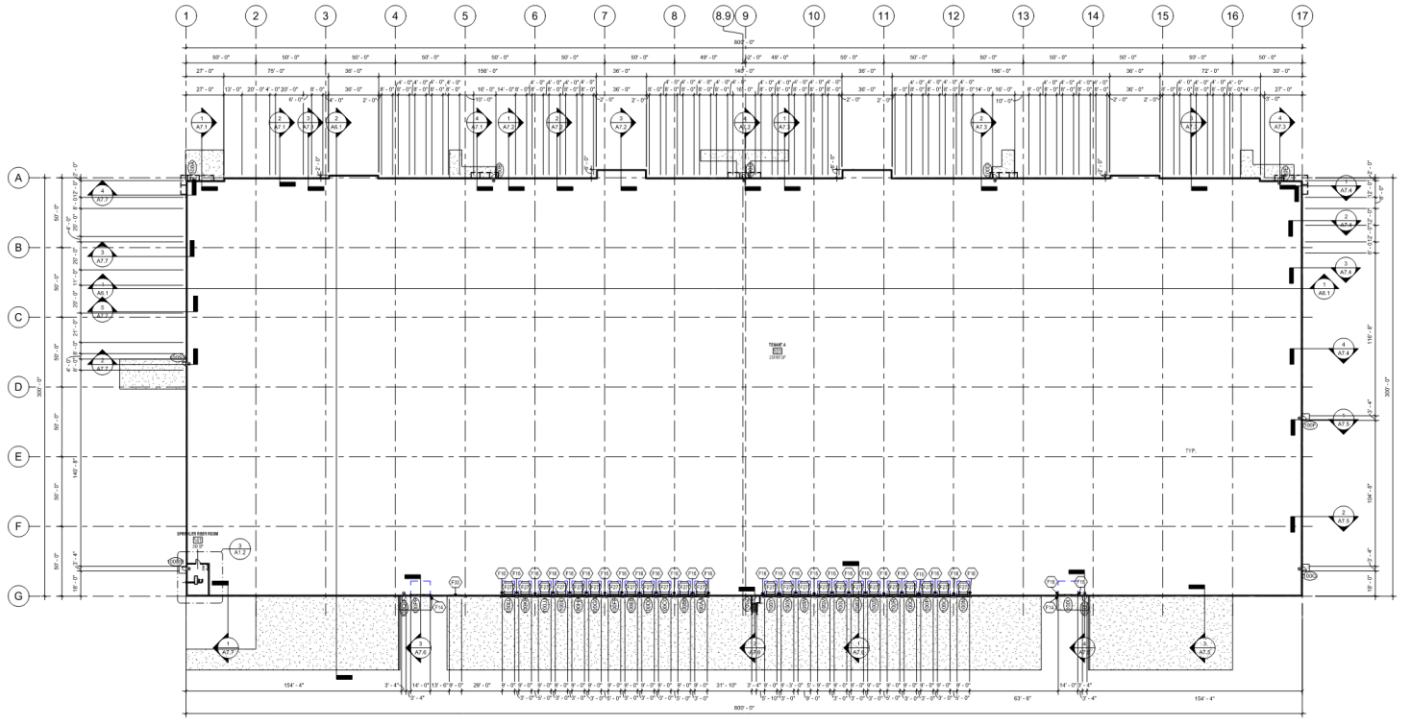


1 Overall Site Plan
1" = 100'-0"

Your solution for design/build construction.

BRIOHN

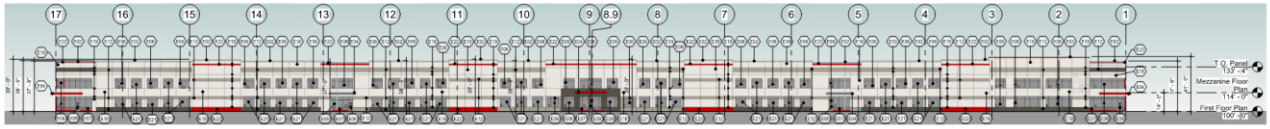
KEYNOTE LEGEND FLOOR PLAN	
MARK	FLOOR PLAN CODED NOTES
F14	6" DIAMETER X 4'-0" TALL CONCRETE FILLED STEEL PIPE BOLLARDS, PAINTED SAFETY YELLOW.
F16	PAINTED "SAFETY YELLOW" OSHA "Z" SHAPED GUARDS 4'-0" TALL AT OVERHEAD DOOR TRACK LOCATIONS BOLTED TO PRECAST WALL.
F27	DOCK EQUIPMENT: PROVIDE DOCK LEVELER, WITH DOCK SEALS & BUMPERS.
F30	PAINT COLUMNS SAFETY YELLOW FULL HEIGHT
F33	9'-0" X 10'-0" COMPACTOR DOOR OPENING.



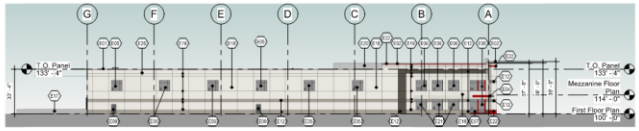
NOTE:
PRECASTER TO ACCOMMODATE ALL EXTERIOR HOLLOW METAL DOORS AND FRAMES WITH AN ADDITIONAL 1/2" TOLERANCE - TYPICAL

1 OVERALL FIRST FLOOR PLAN

BRIOHN



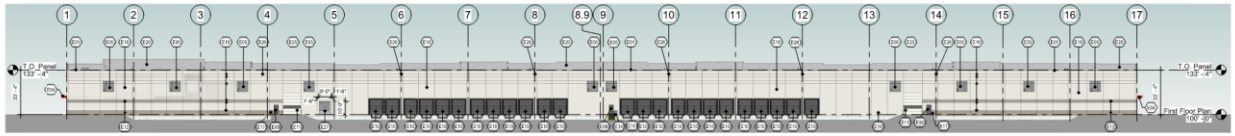
1 SOUTH ELEVATION
1" = 30'-0"



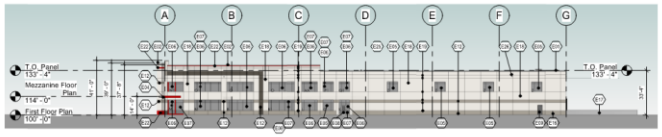
2 WEST ELEVATION
1" = 30'-0"

KEYNOTE LEGEND ELEVATION

MARK	ELEVATION CODED NOTES
001	PRE FINISHED METAL 26 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH"
002	PRE FINISHED METAL 26 GA. METAL CAP/COPING FINISH COLOR SHALL BE "CLEAR ANODIZED FINISH".
003	PRE FINISHED METAL 26 GA. METAL CAP/COPING FINISH COLOR SHALL BE "RED FINISH"
004	PRE FINISHED METAL 26 GA. METAL CANOPY AND SOFFIT FINISH COLOR SHALL BE "RED OR GREY FINISH" AS INDICATED ON ELEVATIONS.
005	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED CLERESTORY WINDOWS UNITS.
006	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - VISION.
007	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - SPANDREL.
008	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOW AND ENTRY UNITS.
009	3'-0" x 7'-0" INSULATED AND PAINTED GALVANIZED INSULATED METAL DOOR AND FRAME WITH ADA HARDWARE - PAINTED TO MATCH ADJACENT WALL COLOR.
010	9'-0" x 11'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL - PRE FINISHED COLOR TO COMPLIMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE DOCK SEAL OR SHELTER.
011	4'-0" x 14'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL - PRE FINISHED COLOR TO COMPLIMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE 6" DIA X 3'-6" H PAINTED STEEL BOLLARDS.
012	PRE FINISHED METAL ACCENT BAND "COLOR TO MATCH COLOR KEY"
014	PRE FINISHED PAINTED GALVANIZED STEEL GRATE OPEN STAIR AND LANDING WITH RAILINGS, COLUMNS, GUARDRAILS AND HANDRAILS REQUIRED PER ADA CODE.
016	FDC FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY MINDMONEE FALLS FIRE DEPARTMENT (KNOX BOX LOCATION TO BE VERIFIED WITH FIRE DEPARTMENT OFFICIAL).
017	RAMP STARTING POURED IN PLACE AND REINFORCED 12" CONCRETE WALLS EXTENDS TO 3'-0" OFF THE FINISH FLOOR PLANNING LOADING DOCK AREA WHERE SHOWN ON FLOOR PLAN.
018	TYPICAL FOR BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WALL PANELS. PAINT FINISH SHALL BE THREE COLORS WITH THE MAIN FIELD COLOR - OFF WHITE WITH THREE ACCENT COLORS AS INDICATED ON ELEVATIONS.
019	TYPICAL FOR BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WITH 1 1/2" REVEALS AS INDICATED ON ELEVATIONS.
020	PARAPET WALLS LOCATED BEYOND.
021	PAINTED WINDOW ACCENT - LIGHT GREY.
022	PAINTED SIGNATURE ACCENT - RED.
025	WALL MOUNTED LED LIGHT FIXTURES - NOT SHOWN - REFER TO EXTERIOR LIGHTING PLANS.
026	APPROXIMATE LOCATION OF PRE FINISHED METAL DEFLECTION FLANGE TO HOUSE STEEL SECONDARY ROOF DRAINS AND COVERS.
027	9'-0" x 10'-0" COMPACTOR DOOR OPENING.



3 NORTH ELEVATION
1" = 30'-0"



4 EAST ELEVATION
1" = 30'-0"

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 6 (PER IECC SECTION 301) PER TABLE 301.2 (1).

BUILDING ENVELOPE REQUIREMENTS - OPAQUE ASSEMBLIES:

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED AND R-25ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-15.37ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION
VERTICAL (WINDOWS AND DOORS) MAXIMUM ALLOWED ABOVE GRADE: 15.40% ACTUAL PROVIDED: REQUIRED U- FACTOR .40 ACTUAL PROVIDED .29 AND SHGC .41

SEE BELOW:

C402.1 AIR LEAKAGE THERMAL ENVELOPE.
PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE.
PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1. FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1.
PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE.
PROPOSED BUILDING COMPLIES.

C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES.
NOT APPLICABLE TO PROPOSED BUILDING.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS. IF REQUIRED TO BE DAMPERED.
PROPOSED BUILDING COMPLIES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.7 VESTIBULES EXCEPTION 2. DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, OR INTENDED SOLELY FOR EMPLOYEE USE. EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA. EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL AND ADJACENT PERSONNEL DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.8 RECESSED LIGHTING.
NOT APPLICABLE TO PROPOSED BUILDING.

NOTE:
ALL EXTERIOR DOORS SHALL BE NUMBERED ON EXTERIOR SIDE REQUIRED BY THE VILLAGE OF GERMANTOWN.

NOTE:
ROOF TOP UNITS SHALL BE INSTALLED BEHIND THE PARAPETS ON THE ROOF TO PROVIDE SCREENING.

NOTE:
ALL WINDOWS SHALL BE LOW 'E' COATED BRONZE-GREY TINTED 1" INSULATED GLAZING SET IN THERMALLY BROKEN "CLEAR" ANODIZED ALUMINUM WINDOW FRAMES WITH ACCENT METAL WHERE REFERENCED ON THE ELEVATIONS SHALL MATCH "CLEAR" COLOR. SPANDREL GLASS SHALL BE "BRONZE" TO COMPLIMENT VISION GLASS.
U - VALUE / FACTOR - .29 WITH SH GC - .41

WINDOW TYPE NOTES:

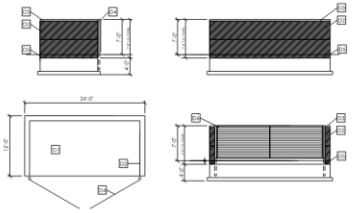
SEE WINDOW TYPES ON SHEET A5.2 FOR INFORMATION ON SPECIFIED WINDOWS.

ELEVATION PAINT COLOR KEY:

- OFF WHITE BASE FIELD COLOR
- LIGHT GREY PRIMARY ACCENT COLOR
- MEDIUM GREY SECONDARY ACCENT COLOR
- RED SIGNATURE ACCENT COLOR (PMS 485c)

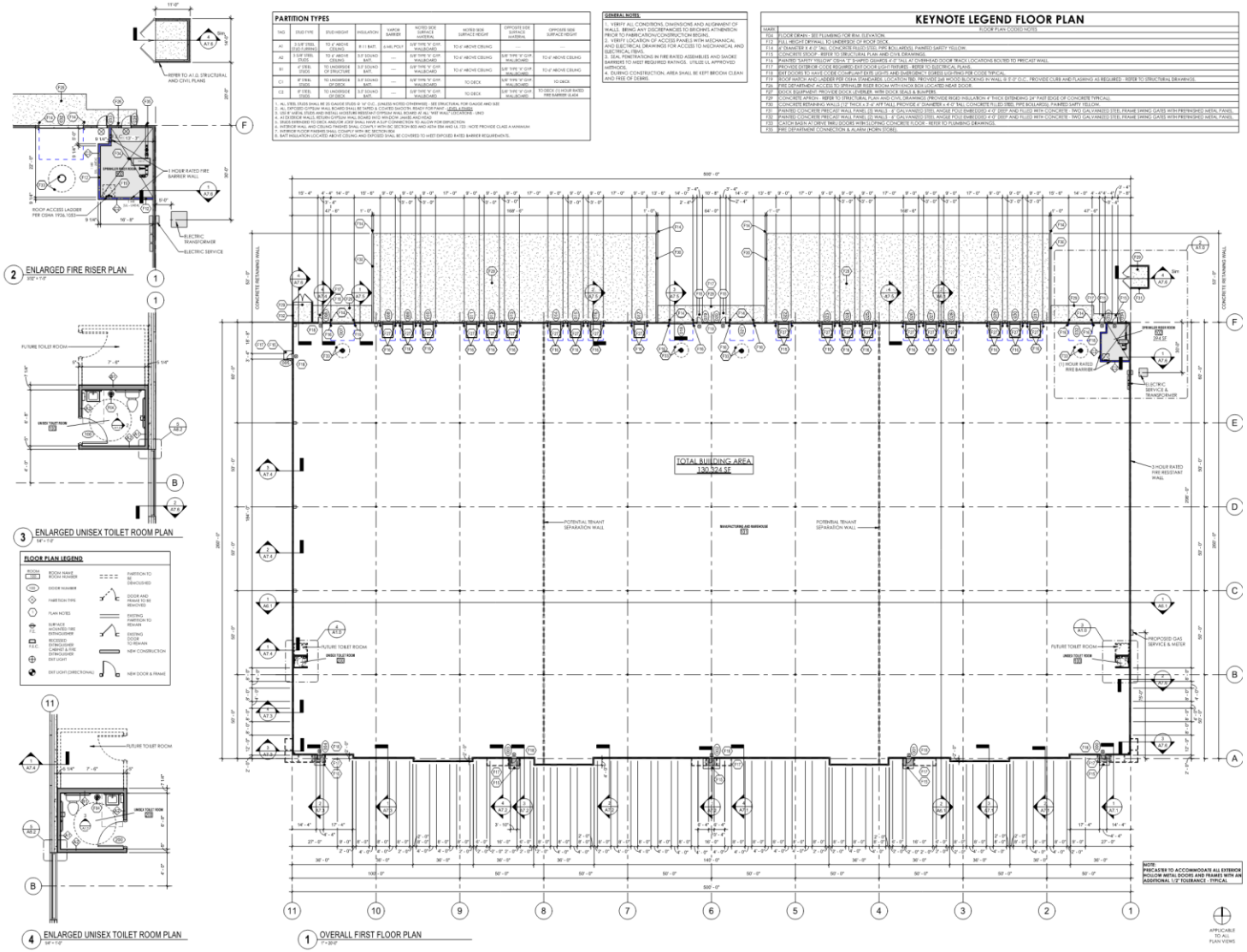
DUMPSTER ENCLOSURE CODED NOTES:

1. 6" THICK CONCRETE REINFORCED FLOOR SLAB ON COMPACTED GRAVEL BASE.
2. PRECAST WALL PANELS FINISH AND COLOR TO MATCH BUILDING
3. PREFINISHED METAL COPING. (24 GA.) COLOR: TO MATCH WALL COLOR
4. HORIZONTAL COMPOSITE SLATS ON GALVANIZED STEEL GATE FRAME. SLAT COLOR: GREY TO MATCH WALL COLOR. PROVIDE GALVANIZED SUPPORT POSTS.
5. REINFORCED POURED CONCRETE FOUNDATION WALL AND FOOTING - REFER TO STRUCTURAL DRAWINGS

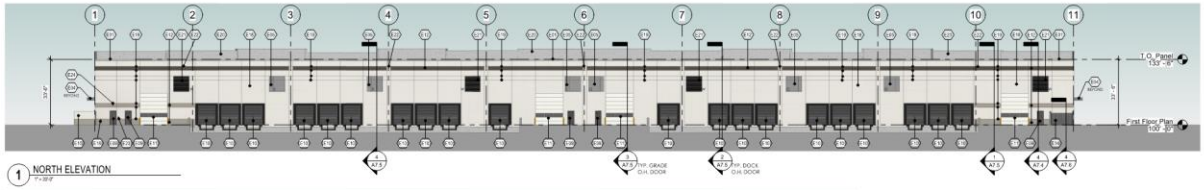


5 TRASH ENCLOSURE
1/8" = 1'-0"

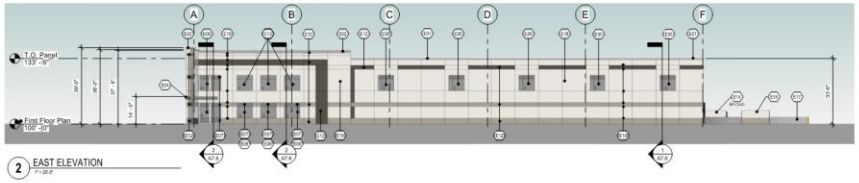
BRIOHN


PARTITION TYPES
GENERAL NOTES:
KEYNOTE LEGEND FLOOR PLAN
2 ENLARGED FIRE RISER PLAN
3 ENLARGED UNISEX TOILET ROOM PLAN
4 ENLARGED UNISEX TOILET ROOM PLAN
FLOOR PLAN LEGEND
TOTAL BUILDING AREA
130,524 SF
1 OVERALL FIRST FLOOR PLAN

BRIOHN



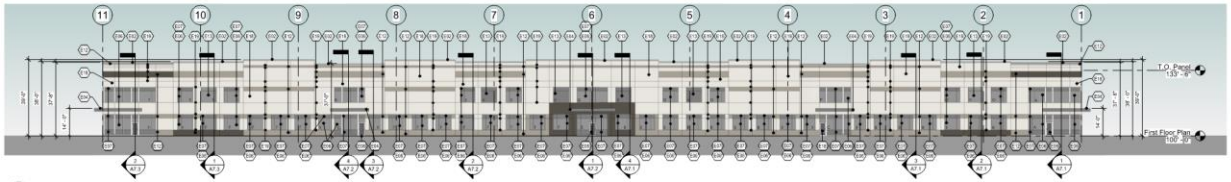
1 NORTH ELEVATION



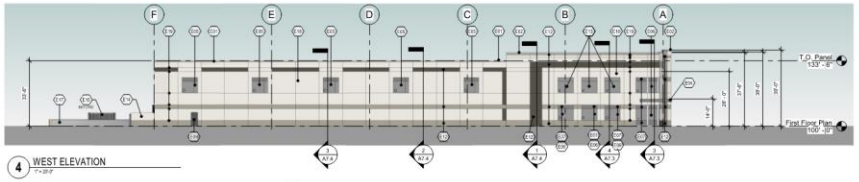
2 EAST ELEVATION

SAFETY GLAZING:
PER IBC 2406.4 PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS AS REQUIRED DEFINED IN THIS CODE SECTION. GLAZING SHALL MEET CPSC SAFETY GLAZING TEST.

NOTE: ALL SPANDRIL GLAZING SHALL BE TEMPERED/SAFETY GLAZING.



3 SOUTH ELEVATION



4 WEST ELEVATION

NOTE:
ALL EXTERIOR DOORS SHALL BE NUMBERED ON EXTERIOR SIDE AS REQUIRED BY THE VILLAGE OF GERMANTOWN FIRE DEPARTMENT.

NOTE:
ALL WINDOWS SHALL BE LOW 'E' COATED BRONZE-GREY TINTED ?? INSULATED GLAZING SET IN THERMALLY BROKEN "CLEAR" ANODIZED ALUMINUM WINDOW FRAMES WITH ACCENT METAL INSIDE. REFERENCED ON THE ELEVATIONS SHALL MATCH "CLEAR" COLOR. SPANDRIL GLASS SHALL BE "BRONZE" TO COMPLIMENT VISION GLASS. U - VALUE / FACTOR - .29 WITH SH GC - .41

WINDOW TYPES NOTES:
SEE WINDOW TYPES ON SHEET A5.2 FOR INFORMATION ON SPECIFIED WINDOWS.

ELEVATION PAINT COLOR KEY:

- OFF WHITE BASE FIELD COLOR
- LIGHT GREY PRIMARY ACCENT COLOR
- MEDIUM GREY SECONDARY ACCENT COLOR

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 4 (PER IECC SECTION 301) PER TABLE 502.2 (1)
BUILDING ENVELOPE REQUIREMENTS: OPAQUE ASSEMBLIES

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-20ci REQUIRED AND R-20ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-15.37ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

PER TABLE 502.3 BUILDING ENVELOPE REQUIREMENTS, FENESTRATION
VERTICAL FENESTRATION (40% MAXIMUM ALLOWED ABOVE GRADE) 10.32% ACTUAL PROVIDED. REQUIRED U- FACTOR .40 ACTUAL PROVIDED .29 AND SHGC .41

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE
PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1 MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE.
PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1, FIELD FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1.
PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE.
PROPOSED BUILDING COMPLIES.

C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES.
NOT APPLICABLE TO PROPOSED BUILDING.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS. IF REQUIRED TO BE DAMPERED.
PROPOSED BUILDING COMPLIES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.7 VESTIBULES EXCEPTION 3. DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS, OR INTENDED SOLELY FOR EMPLOYEE USE. EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA. EXCEPTION 6. DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL AND ADJACENT PERSONNEL DOOR).
PROPOSED BUILDING COMPLIES.

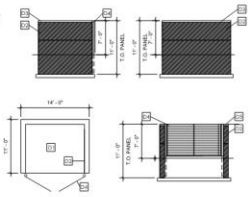
C402.5.8 RECESSED LIGHTING.
NOT APPLICABLE TO PROPOSED BUILDING.

KEYNOTE LEGEND ELEVATION

MARK	ELEVATION CODED NOTES
E01	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH".
E02	PRE FINISHED METAL 24 GA. METAL CAP/COPING FINISH COLOR SHALL BE "CLEAR ANODIZED FINISH".
E03	PRE FINISHED METAL 24 GA. METAL CANOPY AND SOFFIT FINISH COLOR SHALL BE "GREY FINISH" AS INDICATED ON ELEVATIONS.
E04	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED CLERESTORY WINDOWS UNITS.
E05	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - VISION.
E06	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - SPANDREL.
E07	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOW AND ENTRY UNIT.
E08	3'-0" x 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE - PAINTED TO MATCH ADJACENT WALL COLOR (PROVIDE HEAD RAIN TRIM).
E09	9'-0" x 10'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL - PRE FINISHED COLOR TO COMPLEMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES
E10	TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WALL PANELS WITH 1 1/2" REVEALS AS INDICATED ON ELEVATIONS. PROVIDE 4" DIA x 2'-6" H PAINTED STEEL BOLLARD.
E11	PRE FINISHED METAL ACCENT BAND COLOR TO MATCH COLOR KEY.
E12	PAINTED WINDOW ACCENT (LIGHT GREY).
E14	TRASH ENCLOSURE SIDEWALLS TO BE CONSTRUCTED OF PAINTED POURED AND REINFORCED 12" CONCRETE WALLS OR PAINTED PRE-CAST CONCRETE 10" WALLS "PAINT FINISH TO MATCH OFF WHITE OF MAIN BUILDING WALLS AS INDICATED ON ELEVATIONS. REFER TO STRUCTURAL DRAWINGS AND DETAIL SHEETS.
E15	TRASH ENCLOSURE SIDEWALLS TO BE CONSTRUCTED OF PAINTED POURED AND REINFORCED 12" CONCRETE WALLS OR PAINTED PRE-CAST CONCRETE 10" WALLS "PAINT FINISH TO MATCH OFF WHITE OF MAIN BUILDING WALLS AS INDICATED ON ELEVATIONS. REFER TO STRUCTURAL DRAWINGS AND DETAIL SHEETS.
E16	10'-0" WIDE FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY GERMANTOWN FIRE DEPARTMENT.
E17	FREE STANDING POURED IN PLACE AND REINFORCED 12" CONCRETE WALLS EXTENDS TO 3'-6" OFF THE FINISH FLOOR FLANKING LOADING DOCK AREA WHERE SHOWN ON FLOOR PLAN.
E18	TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WALL PANELS "PAINT FINISH SHALL BE THREE COLORS WITH THE MAIN FIELD COLOR - OFF WHITE WITH THREE ACCENT COLORS AS INDICATED ON ELEVATIONS.
E19	TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WITH 1 1/2" REVEALS AS INDICATED ON ELEVATIONS.
E20	PARAPET WALL LOCATED BEYOND. (EGE HEIGHT RUBBER MEMBRANE FLASHING REFER TO SECTIONS / DETAILS REFERENCED).
E21	MECHANICAL LOUVER SIZE TO FIT IN PRE WINDOW ROUGH OPENING - COORDINATE WITH MECHANICAL LOUVERS TO BE SELF SEAMING.
E22	APPROXIMATE LOCATIONS OF PRE-FINISHED METAL DOWNSPOUTS (LARGE TONGUE STYLE) SECONDARY ROOF DRAINS AND COVERS.
E23	PROVIDE KNOX BOX - VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION.
E24	PROVIDE ALARM (WORK) (TBD BE)

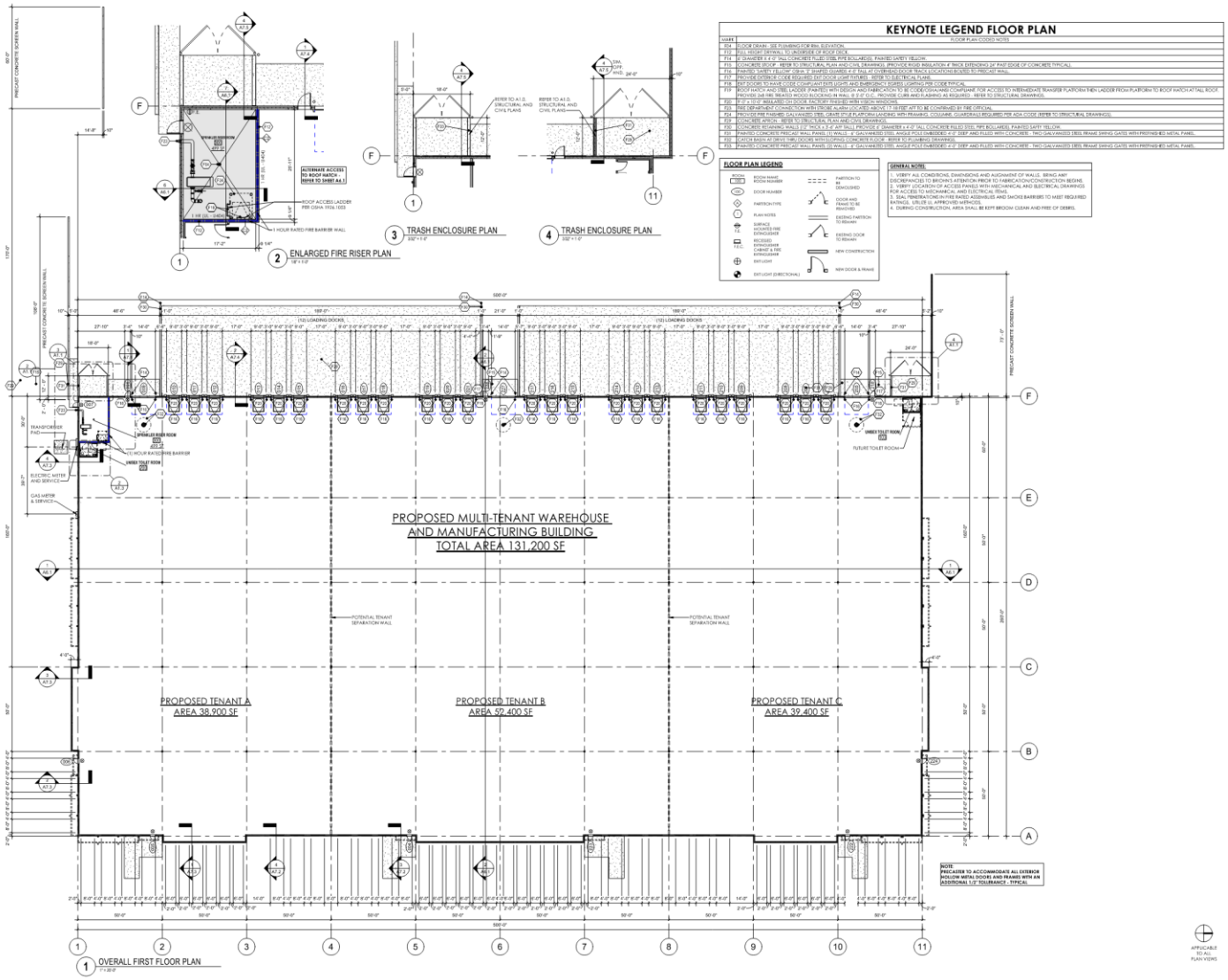
DUMPSTER ENCLOSURE CODED NOTES:

1. 6" THICK CONCRETE REINFORCED FLOOR SLAB ON COMPACTED GRAVEL BASE.
2. PRECAST WALL PANELS DOWN TO FOOTING. FINISH AND COLOR TO MATCH BUILDING
3. PREFINISHED METAL COPING. (24 GA.) COLOR: TO MATCH WALL COLOR
4. HORIZONTAL COMPOSITE SLATS ON GALVANIZED STEEL GATE FRAME. SLAT COLOR: GREY TO MATCH WALL COLOR. PROVIDE GALVANIZED SUPPORT POSTS.



5 TRASH ENCLOSURE
1/8" = 1'-0"

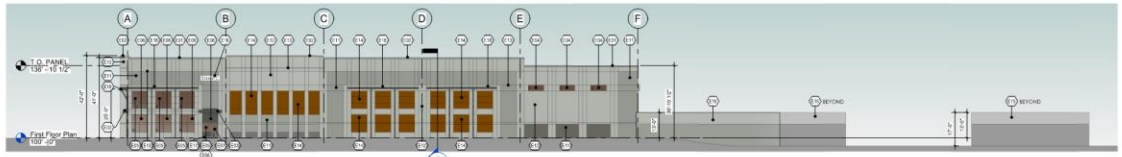
BRIOHN


KEYNOTE LEGEND FLOOR PLAN
FLOOR PLAN LEGEND
GENERAL NOTES
2 ENLARGED FIRE RISER PLAN
3 TRASH ENCLOSURE PLAN
4 TRASH ENCLOSURE PLAN
PROPOSED MULTI-TENANT WAREHOUSE AND MANUFACTURING BUILDING TOTAL AREA 131,200 SF
PROPOSED TENANT A AREA 38,900 SF
PROPOSED TENANT B AREA 52,400 SF
PROPOSED TENANT C AREA 39,400 SF
1 OVERALL FIRST FLOOR PLAN

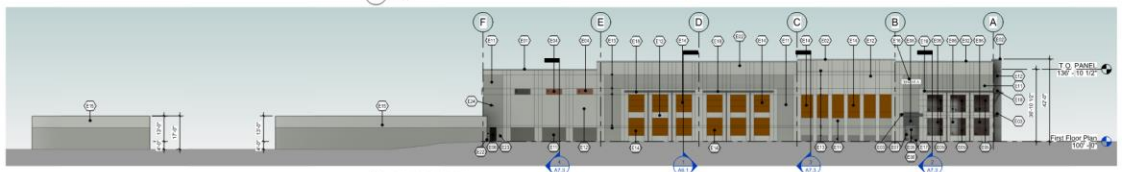
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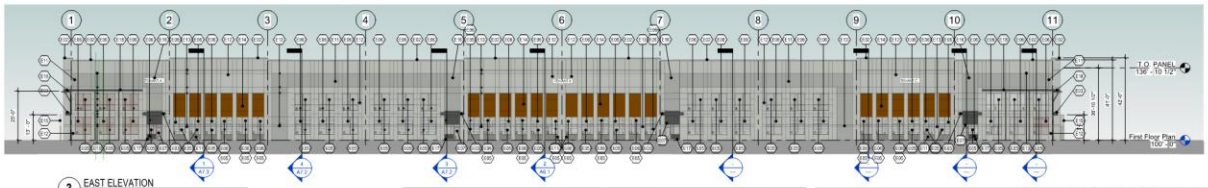
1 WEST ELEVATION
1" = 20'-0"



2 NORTH ELEVATION
1" = 20'-0"



4 SOUTH ELEVATION
1" = 20'-0"



3 EAST ELEVATION
1" = 20'-0"

ELEVATION PAINT COLOR KEY:

PAINT COLOR 1: SHERWIN WILLIAMS - "SW 6203 SPARE WHITE" - FIELD COLOR

PAINT COLOR 2: SHERWIN WILLIAMS - "SW 2850 CHELSEA GRAY" - LIGHT ACCENT

PAINT COLOR 3: SHERWIN WILLIAMS - "SW 7019 GAUNLET GRAY" - DARK ACCENT

PAINT COLOR 4: SHERWIN WILLIAMS - "SW 9100 AMBER RUST" - WOOD-LOOK ACCENT

NOTE:
ALL ENTRY OR DOORS WHERE REQUIRED SHALL BE NUMBERED ON EXTERIOR SIDE REQUIRED BY THE OAK CREEK FIRE DEPARTMENT.

NOTE:
ALL WINDOWS SHALL BE LOW "E" COATED BRONZE-GREY TINTED 1" INSULATED GLAZING SET IN THERMALLY BROKEN "CLEAR" ANODIZED ALUMINUM WINDOW FRAMES WITH ACCENT METAL WHERE REFERENCED ON THE ELEVATIONS SHALL MATCH "CLEAR" COLOR. SPANDREL GLASS SHALL BE "BRONZE" TO COMPLEMENT VISION GLASS. U - VALUE / FACTOR - .29 WITH SHGC - .41

WINDOW TYPE NOTES:
SEE WINDOW TYPES ON SHEET A5.2 FOR INFORMATION ON SPECIFIED WINDOWS.

SAFETY GLAZING:
PER IBC 2406.4 PROVIDE SAFETY GLAZING IN HAZARDOUS LOCATIONS AS REQUIRED DEFINED IN THE CODE SECTION. GLAZING SHALL MEET CPSC SAFETY GLAZING TEST.

NOTE:
ROOF TOP UNITS SHALL BE INSTALLED BEHIND THE PARAPETS ON THE ROOF TO PROVIDE SCREENING.

EXTERIOR SYSTEMS

INSULATED PRECAST WALL PANEL SYSTEM: 10" (3-4-3) INSULATED PRECAST CONCRETE WALL PANEL (R-14)

ROOF ASSEMBLY: BALLASTED ROOF MEMBRANE ON 5.75" DIRECT TO DECK APPROVED EPS INSULATION (R25) - TWO LAYERS, STAGGERED ON METAL DECK. (SEE STRUCTURAL DRAWINGS)

INSULATED WOOD-LOOK EXTERIOR PRECAST WALL PANEL SYSTEM: 10" (3-4-3) INSULATED PRECAST CONCRETE WALL PANEL (R-14) WITH WOOD-LOOK FORM LINER PATTERNED PANEL

THE PROPOSED COMMERCIAL NON-RESIDENTIAL BUILDING TO BE LOCATED IN CLIMATE ZONE 4, IFER 2009 IECC SECTION 5001 FIRE TABLE 503.2.1(1).
ENERGY EFFICIENCY REQUIREMENTS - OPTIONAL PRESCRIPTIVE:

ROOFS - PROPOSED ROOF INSULATION ENTIRELY ABOVE DECK R-30ci REQUIRED AND R-30ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

WALLS ABOVE GRADE PROPOSED EXTERIOR WALL - MASS (PRECAST INSULATED CONCRETE) R-13.3ci REQUIRED AND R-14ci PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

SLAB-ON-GRADE FLOORS - PROPOSED UNHEATED SLABS R-10 FOR 24 INCHES BELOW REQUIRED AND R-10 FOR 24 INCHES OR MORE PROVIDED MEETS OR EXCEEDS CODE MINIMUM.

FIXED WINDOWS SHALL MEET 2015 IECC TABLE C402.4
ENTRANCE DOORS SHALL MEET 2015 IECC TABLE C402.4
PER TABLE C402.4 BUILDING ENVELOPE REQUIREMENTS: FENESTRATION
VERTICAL FENESTRATION ALLOWED (40% MAXIMUM ALLOWED ABOVED GRADE) 9% ACTUAL PROVIDED OK
REQUIRED U - FACTOR .36 AND PROVIDED 0 - FACTOR .29 OK
REQUIRED SHGC SEW EXPOSURE .45 PROVIDED .40
REQUIRED SHGC N EXPOSURE .53 PROVIDED .53

PER 2015 IECC:

C402.5 AIR LEAKAGE THERMAL ENVELOPE.
PROPOSED BUILDING COMPLIES.

C402.5.1 AIR BARRIER PER C402.5.1.2.1. MATERIALS SEE EXCEPTION 13 CAST-IN-PLACE AND PRECAST CONCRETE.
PROPOSED BUILDING COMPLIES.

C402.5.2 AIR LEAKAGE FENESTRATION SEE EXCEPTION 1. FIELD-FABRICATED FENESTRATION ASSEMBLIES THAT ARE SEALED IN ACCORDANCE WITH SECTION C402.5.1.
PROPOSED BUILDING COMPLIES.

C402.5.3 ROOMS CONTAINING FUEL - BURNING APPLIANCES EXCEPTION 1. DIRECT VENT APPLIANCES WITH BOTH INTAKE AND EXHAUST PIPES INSTALLED CONTINUOUS TO OUTSIDE.
PROPOSED BUILDING COMPLIES.

C402.5.4 DOORS AND ACCESS OPENINGS TO SHAFTS, CHUTES, STAIRWAYS AND ELEVATOR LOBBIES.
PROPOSED BUILDING COMPLIES.

C402.5.5 AIR INTAKES, EXHAUST OPENINGS, STAIRWAYS AND SHAFTS. IF REQUIRED TO BE DAMPERED.
PROPOSED BUILDING COMPLIES.

C402.5.6 LOADING DOCK WEATHER SEALS TO BE PROVIDED FOR LOADING DOCK DOORS.
PROPOSED BUILDING COMPLIES.

C402.5.7 VESTIBULES EXCEPTION 2. DOORS NOT INTENDED TO BE USED BY THE PUBLIC, SUCH AS DOORS TO MECHANICAL OR ELECTRICAL EQUIPMENT ROOMS. ON INTENDED SOLELY FOR EMPLOYEE USE. EXCEPTION 4 DOORS THAT OPEN DIRECTLY FROM A SPACE LESS THAN 3,000 SQUARE FEET IN AREA. EXCEPTION 6 DOORS USED PRIMARILY TO FACILITATE VEHICULAR MOVEMENT OR MATERIAL AND ADJACENT PERSONNEL DOORS.
PROPOSED BUILDING COMPLIES SHELL BUILDING).

C402.5.8 RECESSED LIGHTING.
NOT APPLICABLE TO PROPOSED BUILDING.

KEYNOTE LEGEND ELEVATION

NAME	ELEVATION CODED NOTES
101	PRE FINISHED METAL 24 GA. GRAVEL STOP COLOR SHALL BE "CLEAR ANODIZED FINISH"
102	PRE FINISHED METAL 24 GA. METAL CAP/COPING FINISH COLOR SHALL BE "CLEAR ANODIZED FINISH"
103	PRE FINISHED METAL 24 GA. METAL CANOPY AND SOFFIT FINISH COLOR SHALL BE "GREY FINISH" AS INDICATED ON ELEVATIONS.
104	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED CLERESTORY WINDOWS UNIT) - VISION.
105	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - VISION. NOTE PROVIDE TEMPERED GLASS.
106	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOWS UNITS - SPANDREL
107	FIXED AND THERMALLY BROKEN PRE FINISHED ALUMINUM FRAMED AND 1" INSULATED LOW-E TINTED STANDARD WINDOW AND ENTRY UNITS.
108	3'-0" x 7'-0" INSULATED AND PAINTED GALVANIZED HOLLOW METAL DOOR AND FRAME WITH ADA HARDWARE - PAINTED TO MATCH ADJACENT WALL COLOR. INCLUDE PREFINISHED GALVANIZED METAL DRIP EDGE AT HEAD - FINISH TO DOOR FRAME AND DOOR COLOR.
109	9'-0" x 10'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL - PRE FINISHED COLOR TO COMPLIMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE 6' DIA x 2'-6" PAINTED STEEL BOLLARDS. INSTALLED AND SHIMMED BY BRIOHN BASED ON SHIMS REQUIREMENTS PRIOR TO INSTALLATION.
110	14'-0" x 16'-0" INSULATED FACTORY PRE FINISHED "WHITE" STEEL OVERHEAD DOOR AND FRAME WITH WEATHER SEAL - PRE FINISHED COLOR TO COMPLIMENT OFF WHITE COLOR OF WALL COLOR. NOTE PROVIDE FULL PANEL VISION LITES. PROVIDE 6' DIA x 2'-6" PAINTED STEEL BOLLARDS.
111	PRE FINISHED METAL ACCENT BAND - COLOR TO MATCH COLOR KEY.
112	TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WALL PANELS "PAINT FINISH SHALL BE THREE COLORS WITH THE MAIN FIELD COLOR - OFF WHITE WITH THREE ACCENT COLORS AS INDICATED ON ELEVATIONS.
113	TYPICAL FOR - BUILDING WALLS SHALL BE CONSTRUCTED OF 10" INSULATED AND PAINTED PRE-CAST CONCRETE WITH 1 1/2" REVEALS AS INDICATED ON ELEVATIONS.
114	INSULATED WOOD-LOOK EXTERIOR PRECAST WALL WITH EQUIVALENT TO MIN. R-14. PANEL SYSTEM PAINTED COLOR 4.
115	SCREEN OF PRECAST CONCRETE SCREEN WALL - PAINTED TO MATCH ADJACENT BUILDING WALL PANEL COLORS.
116	PROVIDE SIGNAGE ABOVE ENTRY.
117	PAINTED PRECAST CONCRETE SILLS CURB WALL - REFER TO REFERENCED WALL SECTION AND DETAIL
118	PAINTED TUBE STEEL FRAMED SUNSHADE.
119	TRASH ENCLOSURE SIDEWALLS TO BE CONSTRUCTED OF PAINTED POURED AND REINFORCED 12" CONCRETE WALLS OR PAINTED PRE-CAST CONCRETE 10" WALLS "PAINT FINISH TO MATCH OFF WHITE OF MAIN BUILDING WALLS AS INDICATED ON ELEVATIONS". NOTE SWING GATES TO BE PREFINISHED METAL PANEL ON GALVANIZED STEEL FRAME WITH BRACING AND POSTS.
120	PARAPET WALLS LOCATED BEYOND. (FULL HEIGHT RUBBER MEMBRANE FLASHING REFER TO SECTIONS / DETAILS REFERENCED)
121	FIRE STANDING POCKET IN PLACE AND REINFORCED 12" CONCRETE WALLS EXTENDS TO 3'-6" OFF THE FINISH FLOOR FLASHING / LOADING DOCK AREA WHERE SHOWN ON FLOOR PLAN.
122	PROVIDE KNOX BOX - VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION. PROVIDE KNOX BOX - VERIFY LOCATION WITH FIRE INSPECTOR PRIOR TO INSTALLATION.
123	FDC FIRE DEPARTMENT CONNECTION AND ALARM AS REQUIRED BY OAK CREEK FIRE DEPARTMENT.
124	PROVIDE Audible (HORN / STROBE)
125	MECHANICAL LOUVER SIZE TO FIT IN TYP. WINDOW ROUGH OPENING. COORDINATE WITH MECHANICAL LOUVERS TO BE SELF DRAINING.

Fiduciary
REAL ESTATE DEVELOPMENT, INC

Seasons at Germantown

Detailed Proposal Description



Germantown, WI

March 28, 2022

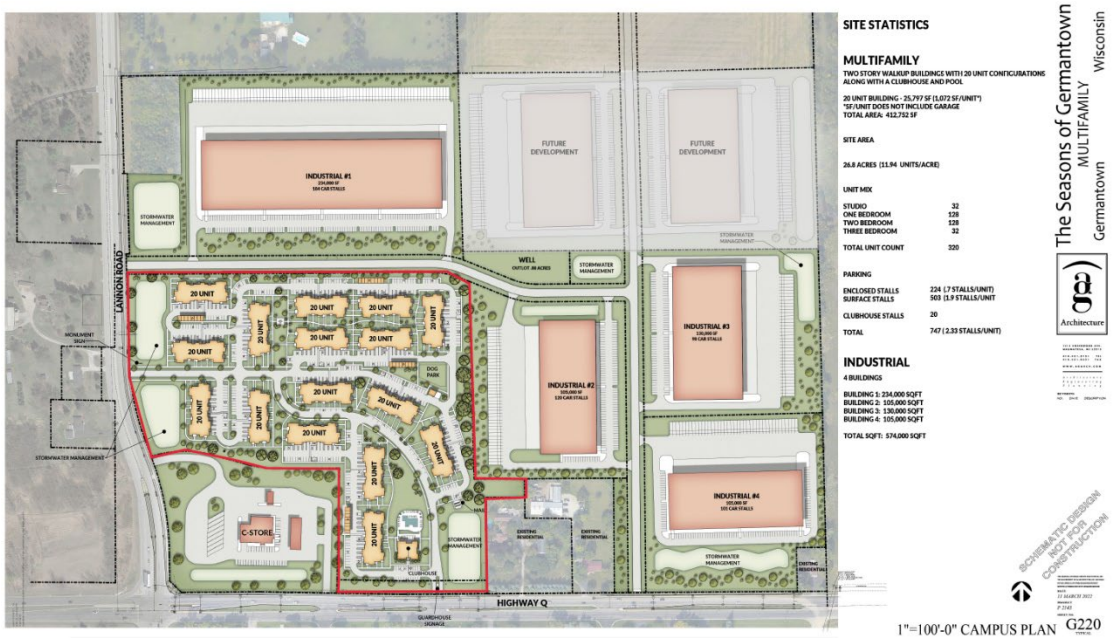
Seasons
Redefine Suburban Living

789 N. Water Street, Suite 200, Milwaukee, Wisconsin 53202
Phone 414.226.4535 ● Fax 414.226.4523 ● www.fred-inc.com

Subject Property

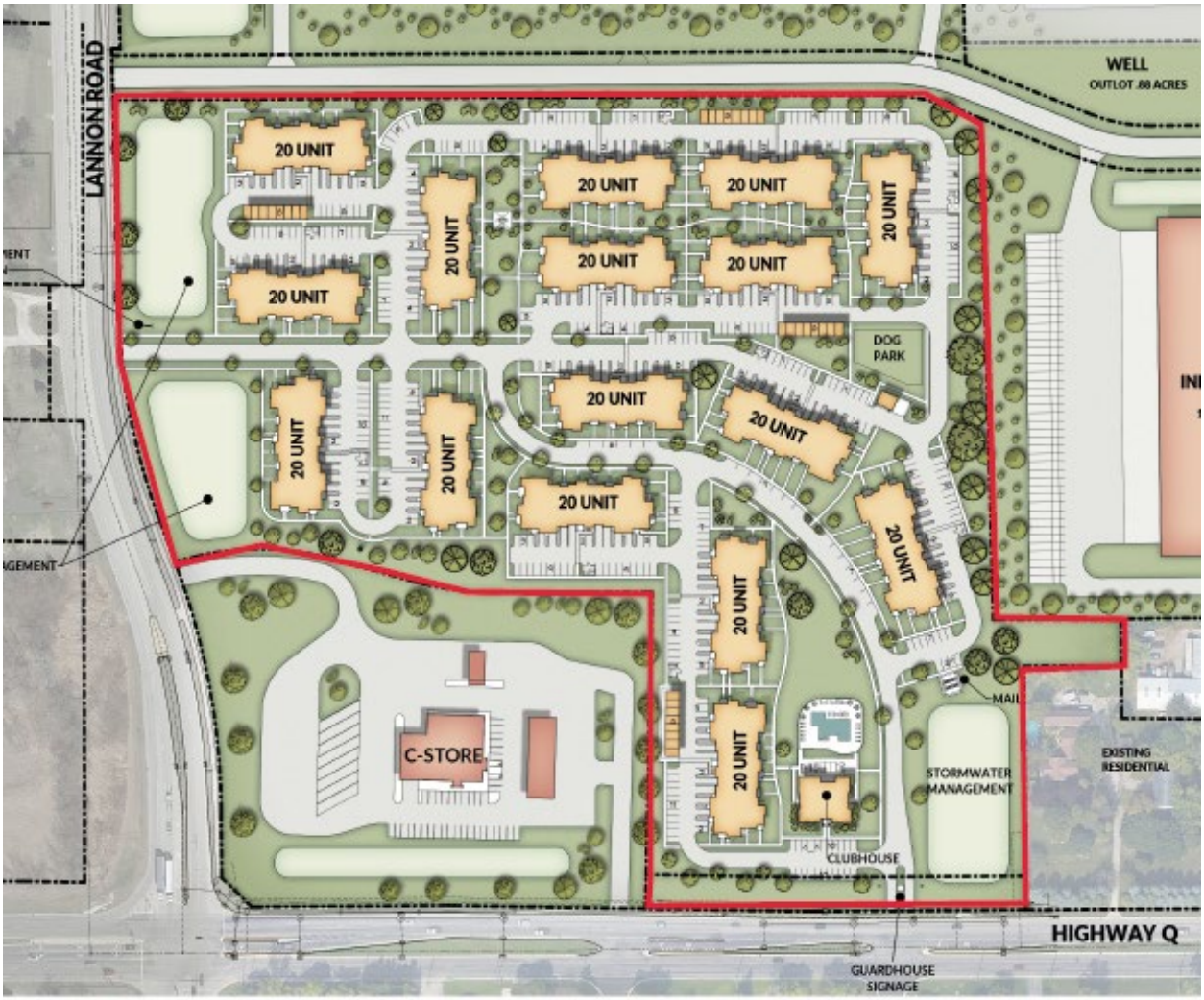
The subject property is located at the northeast corner of County Line Road (Hwy Q) and Lannon Road (Hwy Y). The total proposed development site is approximately 89 acres, of which approximately 27 acres will be utilized for the proposed multifamily development. The subject property is currently vacant farmland.





Proposed Development

The Seasons at Germantown is an institutional grade, best-in-class market rate, amenity rich multifamily development designed with the end user in mind. The development has a true suburban feel with a significant amount of green space. The community will consist of two-story walkup buildings with 20 unit configurations. The buildings have been designed in a townhouse style which feature ground level, private direct entrances as well as attached garages for select apartments. The apartments, which include studio, one bedroom, two bedroom, and three bedroom floor plans, are strategically placed within the buildings.



Careful attention was taken to maximize floor plan efficiency, functionality and flexibility to provide residents with a great value. Each of the 320 market rate apartment homes will feature modern finishes including open concept floor plans, designer cabinetry, expansive windows, quartz countertops, upgraded appliances, oversized balconies/patios, large walk-in closets and 9-foot ceilings. Flooring will consist of high quality grade carpet in all bedrooms and designer plank flooring throughout the balance of the apartment. All units will include a split HVAC system (similar to what is in a single family home), individual hot water heaters, energy efficient windows and a full-size washer and dryer to maximize efficiency and comfort. The building layouts and floor plan

designs of this development provide a variety of housing options and price points that will cater to a broad demographic group.

In addition to the individual unit features, the 5,000 square foot clubhouse has been designed to create an unparalleled resident experience with its resort style pool, 24-hour fitness center with high end cardio equipment and club room with an entertaining style kitchen. Pedestrian walkways will also be featured throughout the site, including connections to the onsite dog park.



Building and Unit Counts: The multifamily development will include sixteen (16) freestanding buildings with 20 apartment units per building for a total of 320 apartments. The unit mix consists of 32 studios (10% of total), 128 one-bedrooms (40% of total), 128 two-bedrooms (40% of total), and 32 three-bedrooms (10% of total). The overall density is approximately 11.94 units/acre.





Design/Materials: The exterior finish of the buildings includes brick, oversized windows and fiber cement siding. A mix of large balconies and private patios complement the exterior elevations and the gabled roof details contribute to the suburban feel of the community.

Parking: Parking will be provided through a mix of building-attached garages containing twelve spaces throughout eight attached garages, detached garages with eight bays each, and surface parking. Total parking provided is 747 spaces for all 320 units, resulting in a parking ratio of 2.33 spaces per unit. The plan includes 224 enclosed garage spaces for an overall garage ratio of .7 garage spaces/unit. Code requires 2 parking spaces per dwelling unit, including one garage space per unit. We are confident that the parking provided is more than adequate for a project of this size based on our experiences with other similar type projects.

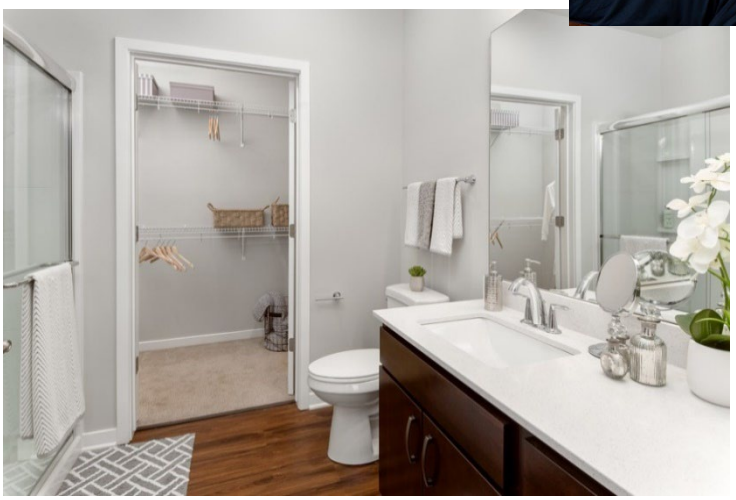
Access and Circulation: Two access points will be provided to the development as shown on the site plan. The main entrance will be on County Line Road (Hwy Q) with a secondary access point on Lannon Road (Hwy Y).



Landscape/Buffering and Pedestrian Ways: The site plan reveals a greened-up site featuring courtyards and pedestrian walkways that flow throughout the development and provide great connectivity.

Finishes: Apartment finishes include: upgraded stainless steel appliance package, upgraded cabinetry with 42" upper cabinets, large windows, open concept floor plans, in-unit full size washer / dryer, walk in closets, and oversized balconies/patios.





Development Details

- Multifamily Property Size: 27 acres
- Current Zoning:
    - A-1 Agricultural District
- The 2020 Land Use Plan earmarks this site as Commercial & Industrial/Office.
- Residential Density: 11.94 units per acre



- Significant Increment in Property Assessed Value:
    - Current property assessed value: $85,100
    - Estimated property assessed value upon completion: $52,500,000



- Architecture
    - Two story design that is in scale with adjacent properties
        - Parcel to the North – Agricultural uses
        - Parcel to the South – Single family homes/Grace Evangelical Lutheran Church
        - Parcel to the East – WE Energies Power Plant/Walmart
        - Parcel to the West – Agricultural/Single family homes
- Storm Water Management
    - Utilizing the natural site characteristics to manage all storm water management on site
    - No additional runoff will be created from the development

Market Demand

There are a multitude of characteristics that help support the long-term success of a multifamily development including location, community amenities, quality of construction, and overall cost of living. The demand for additional rental housing along with the current overall strength of the local rental market provides Fiduciary an opportunity to bring this “Class A” development to the market.

Fiduciary’s market research indicates pent up demand for a unique type of new, luxury apartment rentals in the Village of Germantown. Specifically, there is a growing demand for alternatives to single family homes. Many of the multifamily housing options in the local submarket are older communities with dated finishes and amenities which cannot fulfill the current market demand.



In recent years, demand, especially from young professionals and empty nesters, has shifted away from home ownership towards multifamily housing. There is a demand for new, high-end market rate apartment homes in Germantown from those that are looking to downsize or no longer own a home, but want to stay within the community, as well as from those professionals that work for employers in the area. This demand is from a demographic group that will spend their money in the communities in which they live and is looking for an upscale development to call home.

Fiduciary is targeting a different demographic that is not looking to live in the typical 3 or 4 story building with common corridors, but rather a smaller scale building type with private, direct entries creating more of a condo or townhome type feel. This group wants the community they live in to feel more suburban with an abundance of green space, walkability within the development, abundant amenity package and conveniently located.

Given the site characteristics and the pent up demand for high quality multifamily housing in this area, Fiduciary has identified that the highest and best use for the subject property is a multi-family development.





About Fiduciary Real Estate Development, Inc.

Fiduciary Real Estate Development, Inc. (FRED) is an experienced developer and investor in commercial real estate focusing on multifamily projects. Founded in 1984, FRED's proven track record of successful investment management has grown the business into one of Wisconsin's largest real estate companies. The company owns and manages more than 9,000 market rate apartments, with an owned portfolio conservatively valued at over $1.5 billion.

FRED's mission is to develop and manage exceptional residential communities that provide a distinctive living experience through enthusiastic service and dynamic teamwork. Visionary leadership, accountability with integrity and camaraderie and passion for people guide the vision of creating communities that are vibrant and enrich residents' lives.

Below are a few of Fiduciary's most recent awards.



INNOVATIVE MARKETING OF THE YEAR
2020 AOMA TOBY Awards



SENIOR HOUSING PROPERTY OF THE YEAR
2020 AOMA TOBY Awards



GEN X PROPERTY OF THE YEAR
2020 AOMA TOBY Awards



INNOVATIVE MARKETING OF THE YEAR
2019 AOMA TOBY Awards



SENIOR HOUSING OF THE YEAR
2019 AOMA TOBY Awards



MILLENNIAL PROPERTY OF THE YEAR
2019 AOMA TOBY Awards



GEN X PROPERTY OF THE YEAR
2019 AOMA TOBY Awards



PROPERTY OF THE YEAR (201-300 UNITS)
2019 AASCW



TOP PROJECT OF THE YEAR
2018 Daily Reporter



PROPERTY EXCELLENCE: GENERATION Y
2018 AOMA TOBY Award



PROPERTY EXCELLENCE: GENERATION X
2018 AOMA TOBY Award



PROPERTY EXCELLENCE: NEW CONSTRUCTION
2018 AOMA TOBY Award



PROPERTY EXCELLENCE: 150+ UNITS
2018 AOMA TOBY Award



ASSISTANT MANAGER OF THE YEAR
2018 AOMA TOBY Award

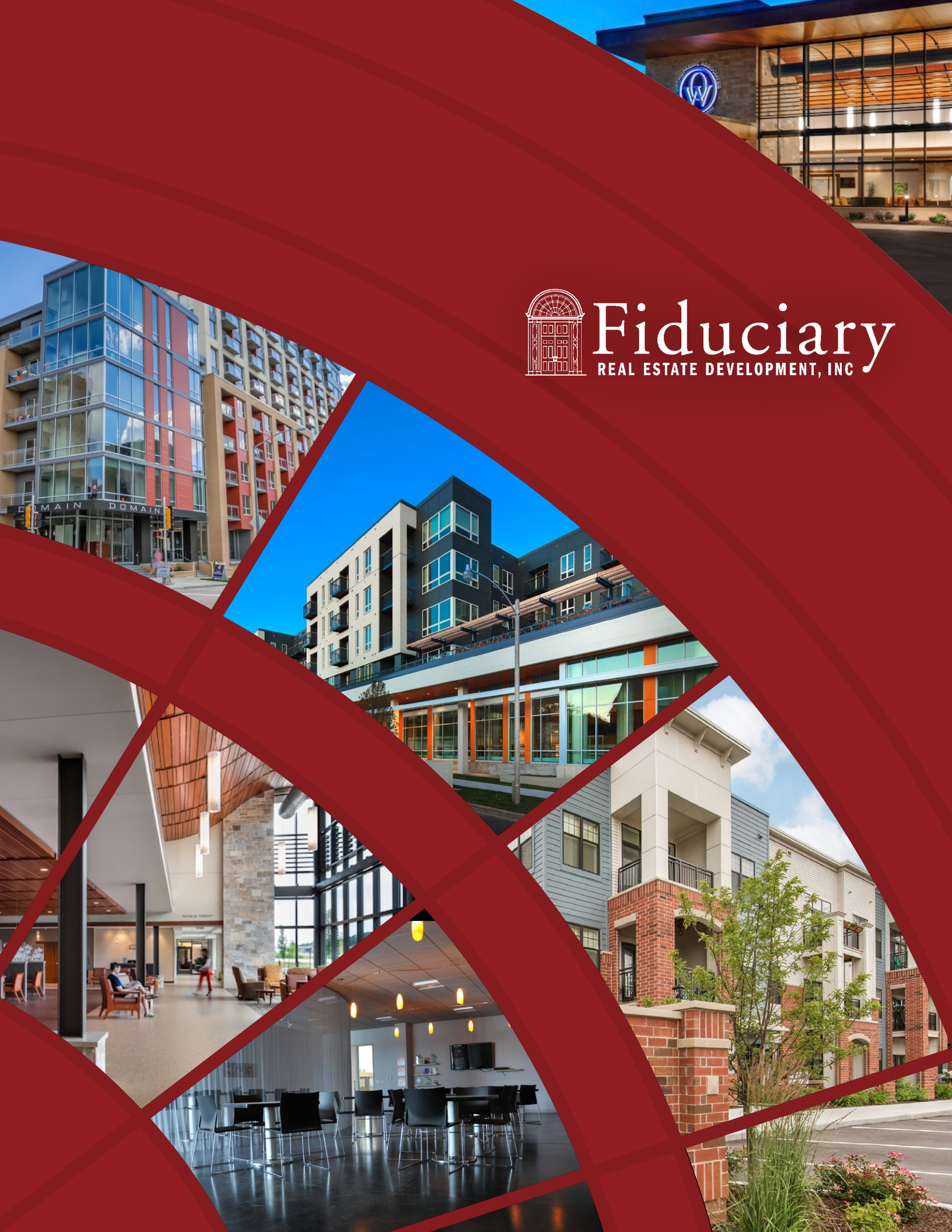


PROPERTY MANAGER OF THE YEAR
2018 AOMA TOBY Award



MAINTENANCE TECH OF THE YEAR
2018 AASCW


Fiduciary
REAL ESTATE DEVELOPMENT, INC
MILWAUKEE'S
BEST AND BRIGHTEST®
COMPANIES
TO WORK FOR
WINNER 2021
2020 2019 2018 2017
LIVING THE DIFFERENCE


Fiduciary
REAL ESTATE DEVELOPMENT, INC

OUR FOUNDERS



WILLIAM ARPE William (Bill) R. Arpe is Chairman of Fiduciary Real Estate Development, Inc. (FRED). Prior to serving as FRED's Chairman, Bill served as President and CEO between 1984 and 2012. He, along with Ted Kellner, founded FRED in 1984. Since that time, FRED has grown from being an acquirer and property manager of stabilized multifamily apartments, into the fully integrated real estate development and investment management company that it is today.



TED KELLNER Ted Kellner, CFA is the Executive Chairman of Fiduciary Real Estate Development, Inc. (FRED) and one of the founding members of FRED. He is the retired founder and portfolio manager of Fiduciary Management, Inc., an investment management firm established in 1980.



ABOUT US

Fiduciary Real Estate Development, Inc. (FRED) is an experienced developer and investor in commercial real estate focusing on multifamily, mixed-use, medical office and industrial projects.

Founded in 1984, FRED's proven track record of successful investment management has grown the business into Wisconsin's largest property management company.

The company owns and manages more than 8,000 market rate apartments throughout the states of Wisconsin, Minnesota and Illinois with an owned portfolio conservatively valued at over $1 Billion.

In addition, FRED has over 25 years of real estate development and in-house construction experience. The company has developed over 5,500 market rate apartments, 1,000 single-family lots, 600 condominiums and has converted over 1,100 units to condominiums.

OVER 8,000 MARKET RATE APARTMENTS OWNED & MANAGED

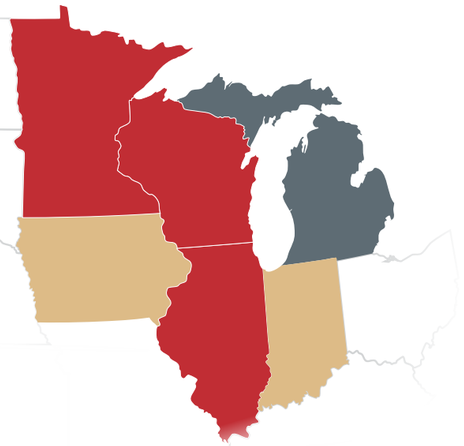
OWNED PORTFOLIO VALUED AT OVER $1 BILLION

OVER 400,000 SQF OF COMMERCIAL REAL ESTATE VALUED AT $100 MILLION

1,000 SINGLE-FAMILY LOTS & 600 CONDOMINIUMS

WHAT WE DO

FRED'S REPUTATION AND EXPERTISE CONSISTENTLY ENSURES SUCCESSFUL DEVELOPMENTS FOR SINGLE FAMILY COMMUNITIES, MULTIFAMILY COMMUNITIES AND COMMERCIAL DEVELOPMENT.



Multifamily Communities FRED manages 30+ apartment communities consisting of over 8,000 apartment homes in Wisconsin, Minnesota and Illinois. We are proud of creating, building, and managing our own communities; controlling and designing quality from start to finish.

Commercial Development From a state of the art medical campus to a children's educational facility, we have developed and constructed build to suit industrial and office buildings for our clients. By listening to their needs, we have been able to provide award-winning facilities that accommodate their growing needs.

Single Family Communities Our years of experience help us to acquire key land parcels while skillfully steering the development through government approval processes. Our development team oversees all of the critical stages of development including land acquisition, design planning, approval process, infrastructure improvement, construction, and marketing and sales.



EXECUTIVE TEAM



BRETT MILLER Brett is the President and CEO of FRED. He is responsible for the company's vision, mission and strategy as well as building a diversified portfolio of single family, multifamily and commercial real estate.



STEVE BERSELL Steve is the Chief Operating Officer of FRED. He is responsible for risk management, development operations and legal. He has extensive development, brokerage and legal background in Wisconsin and Illinois.



AUSTIN MAUTZ Austin is the Chief Financial Officer of FRED. He is responsible for all finance and accounting for the company, management of investor relations and equity procurement.



KATHY NETTESHEIM Kathy is the Chief Management Officer of FRED. She is responsible for overseeing the daily operations of over 8,000 multifamily units and ensuring that FRED provides a dynamic, high quality living experience to our residents.



PETER TODD Peter is the Vice President of Construction for FRED. Peter has been with the company since 2015 and is charged with leadership of the Construction Division. This includes creation of design/construction standards and processes, understanding market conditions, maintaining development quality standards and employee development/retention.

DEVELOPMENT TEAM



CRAIG RADDATZ Craig is an Executive Vice President at FRED. In his 23 years with FRED, he had been responsible for identifying development opportunities for the company. He has successfully developed residential communities in over a dozen municipalities in the state of Wisconsin.



RYAN SCHULTZ Ryan is an Executive Vice President at FRED and the founder of HSI Properties, LLC. Ryan is responsible for prospecting new development opportunities and sourcing equity financing for the company. As President of HSI Properties, Ryan led nearly $300MM of overall development in several different commercial property segments including multifamily, healthcare, industrial and retail. Ryan remains the managing member and controlling interest in the HSI limited partnerships.



TONY DEROSA Tony is a Vice President and project principal with FRED. Tony is responsible for leading the company's growing development team including all aspects of the firm's development activities, from sourcing opportunities to working closely with lenders, architects and contractors. Over the course of his career, Tony has been in involved in more than $500M of real estate development transactions.

DEVELOPMENT PROJECTS

















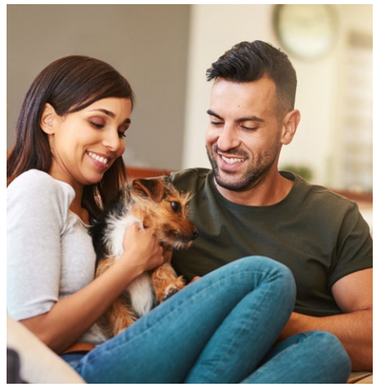
SEASONS MULTIFAMILY COMMUNITIES

SEASONS EMBODIES THE EVOLUTION OF LUXURY SUBURBAN LIVING by providing an exceptional location blended with high end amenities and finishes tailored to suit our residents' lifestyle. Located in a park like setting, our Seasons locations provide a true suburban feel with the convenience of city life only minutes away. The unparalleled experience of the clubhouse, resort-style pool and 24-hour fitness center contribute to a higher standard of living for our residents.



















DEVELOPMENT PROJECTS



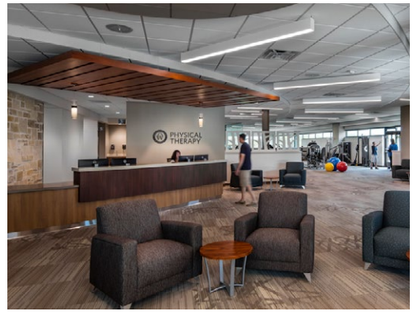




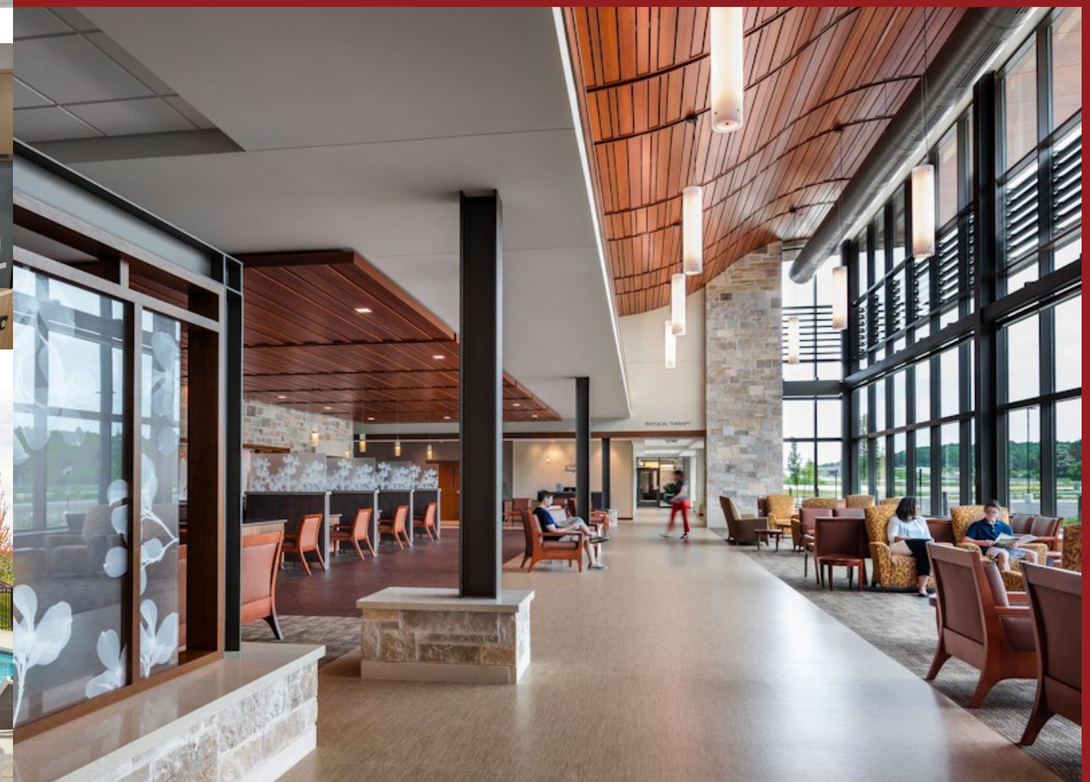




























FIDUCIARY REAL ESTATE DEVELOPMENT INC

789 N Water St #200

Milwaukee, WI 53202

(414) 226-4535

fred-inc.com

PLAN COMMISSION CONSULTATION

3/28/22 Plan Commission Meeting

Village of Germantown

Village Planner Report **Germantown, Wisconsin**

Summary

The Village of Germantown is seeking feedback on a 77-acre development proposal comprised of a 30-acre, 126,300 sqft public works garage & recycling facility and a 37-acre industrial park site located at the Donges Bay Road @ Wasaukee Road intersection in the "Omega Hills Industrial District" in the southeast corner of the Village.

Property Location: Southwest Donges Bay Road @ Wasaukee Road intersection

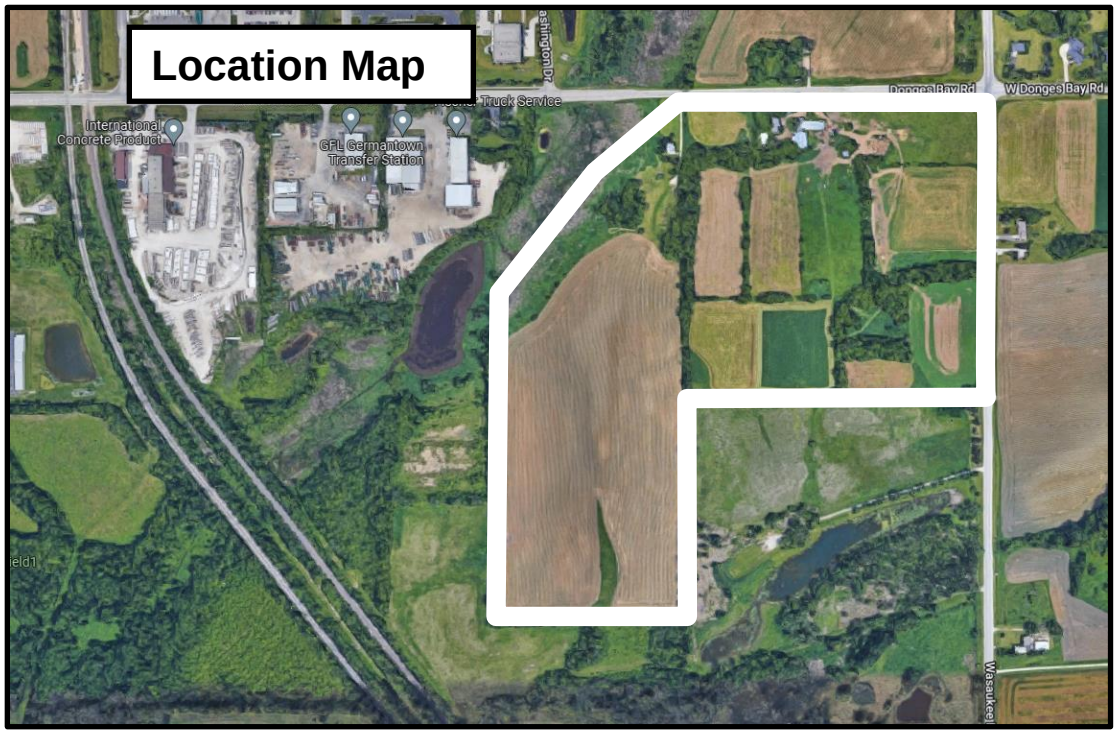
Agent: Village of Germantown

Property Owners: Linda Raatz
Susan Knepel
Germantown, WI

Kathleen Krause
Morrisonville, WI

Current Zoning: A-1: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Industrial (landfill)	M-3
East	Agricultural (Mequon)	A-1
West	Agricultural/Open Space	A-1



Proposal

The Village of Germantown is seeking feedback on a 77-acre development proposal comprised of a 30-acre, 126,300 sqft public works garage & recycling facility and a 37-acre industrial park site located at the Donges Bay Road @ Wasaukee Road intersection in the "Omega Hills Industrial District" in the southeast corner of the Village.

As shown in the attached exhibits, the proposed 77-acre development area can be broken into two components:

1. 30-acre Department of Public Works facility
    a. 126,300 sqft garage & office facility
    b. Recycling, mulching and brush/yard waste drop-off & processing areas
    c. Truck staging/fueling area
    d. Salt & brine storage area
2. 37-acre business park
    a. Potential for 2-3 industrial buildings w/ up to 574,000 sqft

Staff Comment

This 77-acre area comprised of two separate properties is in an area classified under the current 2020 Land Use Plan as "Industrial/Office". The area has been identified as the "Omega Hills Industrial District" under the preliminary 2050 Plan given the (former) Omega Hills landfill site located just to the south of these properties (closed to accepting waste and capped in 1989).

With respect to industrial development, this area was and continues to be envisioned as an industrial development area suitable for manufacturing, warehouse and other uses with outside storage needs that may create higher levels of noise, dust, and other impacts compatible with the existing landfill and other similar uses in the area. The Village needs to find a new home for the Department of Public Works garage (located at the Division road @ STH 145 intersection) and yard waste recycling facility (located on the west end of Main Street) to accommodate the need for a DNR code-compliant and up-to-date facility to meet increasing demand for Village services and equipment storage.

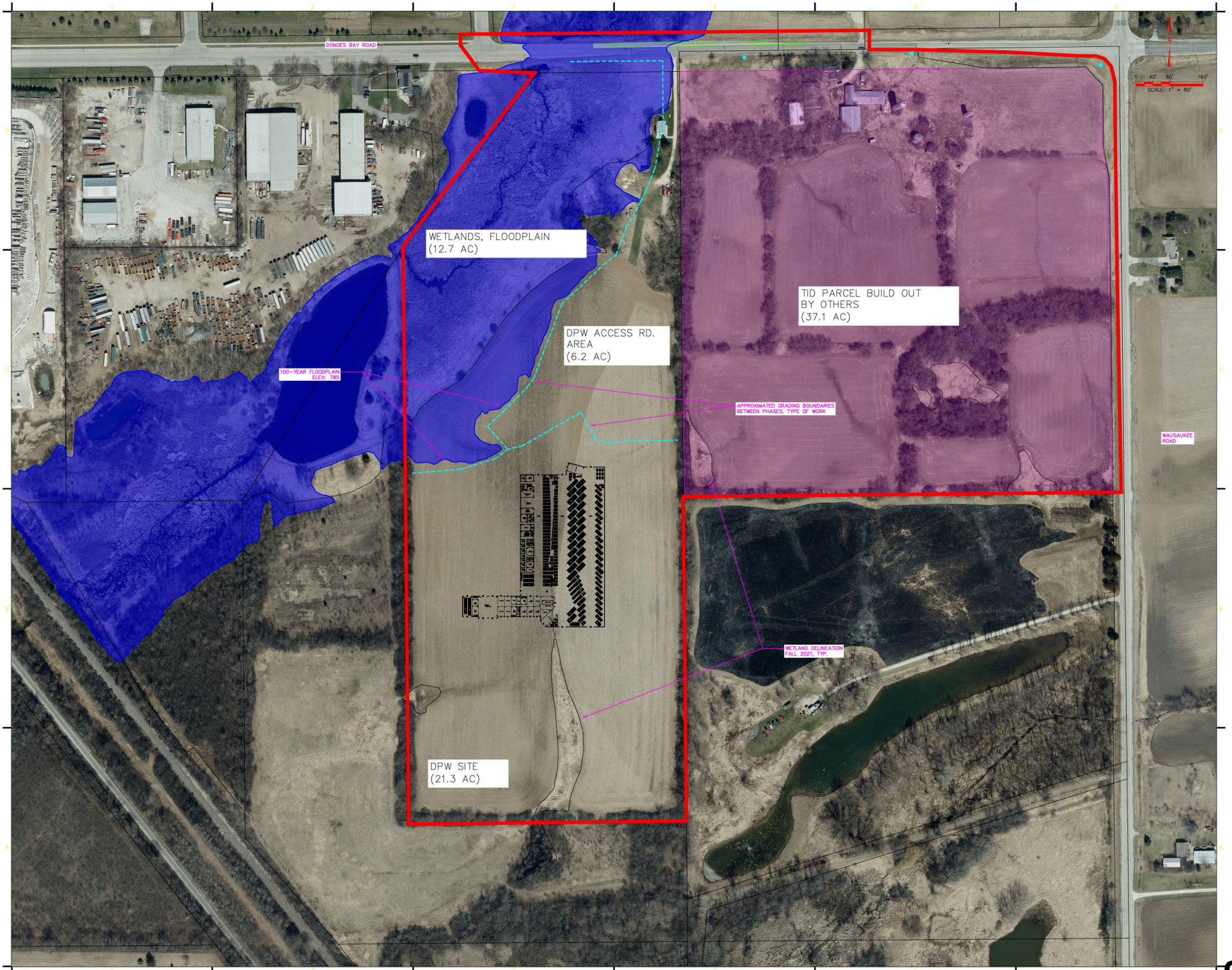
This area is part of the existing Sewer Service Area (SSA) but not currently served by Village sewer and water utilities. This development would require an extension of water and sewer from the existing terminus located on Donges Bay Road west of these properties. For that reason, the Village is evaluating the feasibility of creating a Tax Increment District (TID#9) to help generate the funds necessary to extend sewer and water utilities to the overall site. The TID would include the 37-acre business park area and is expected to attract the development of 1-3 industrial/warehouse buildings with up to 574,000 sqft.

The proposed development would require the following permits/approvals by the Village Plan Commission/Board:

a. Rezoning Applications
b. Certified Survey Map (CSM)
c. Site Plan approval (separate site development & building plans for each component)

A wetland delineation has been completed and has identified some artificial wetland pockets that will be filled as part of site development. Other wetlands along the west side and connected to the Nor-X-Way navigable waterway complex will be protected.

While no formal action is required, staff is looking for feedback on any/all aspects of the proposed development including access, site layout and building design.



GRAEF

275 West Wisconsin Avenue, Suite 300
Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

www.graef-usa.com

CONSULTANTS:

PROJECT TITLE:

GERMANTOWN DPW OPERATIONS
CONSOLIDATION & DUE DILIGENCE

DONGES BAY ROAD AND
WAUSAUKEE ROAD, GERMANTOWN, WI

ISSUE:

NO.	DATE	REVISIONS	BY
1	09/24/21	CONCEPTUAL	JLH
2	12/16/21	DEV. COORD	JLH
3	1/28/22	DPW LOCATING	JLH
4	2/11/22	REFINEMENT	JLH
5	3/24/22	VILLAGE REVIEW	JLH

PROJECT INFORMATION:

PROJECT NUMBER:	2022-0820.01
DATE:	3/24/22
DRAWN BY:	JLH
CHECKED BY:	PK
APPROVED BY:	MP
SCALE:	AS SHOWN

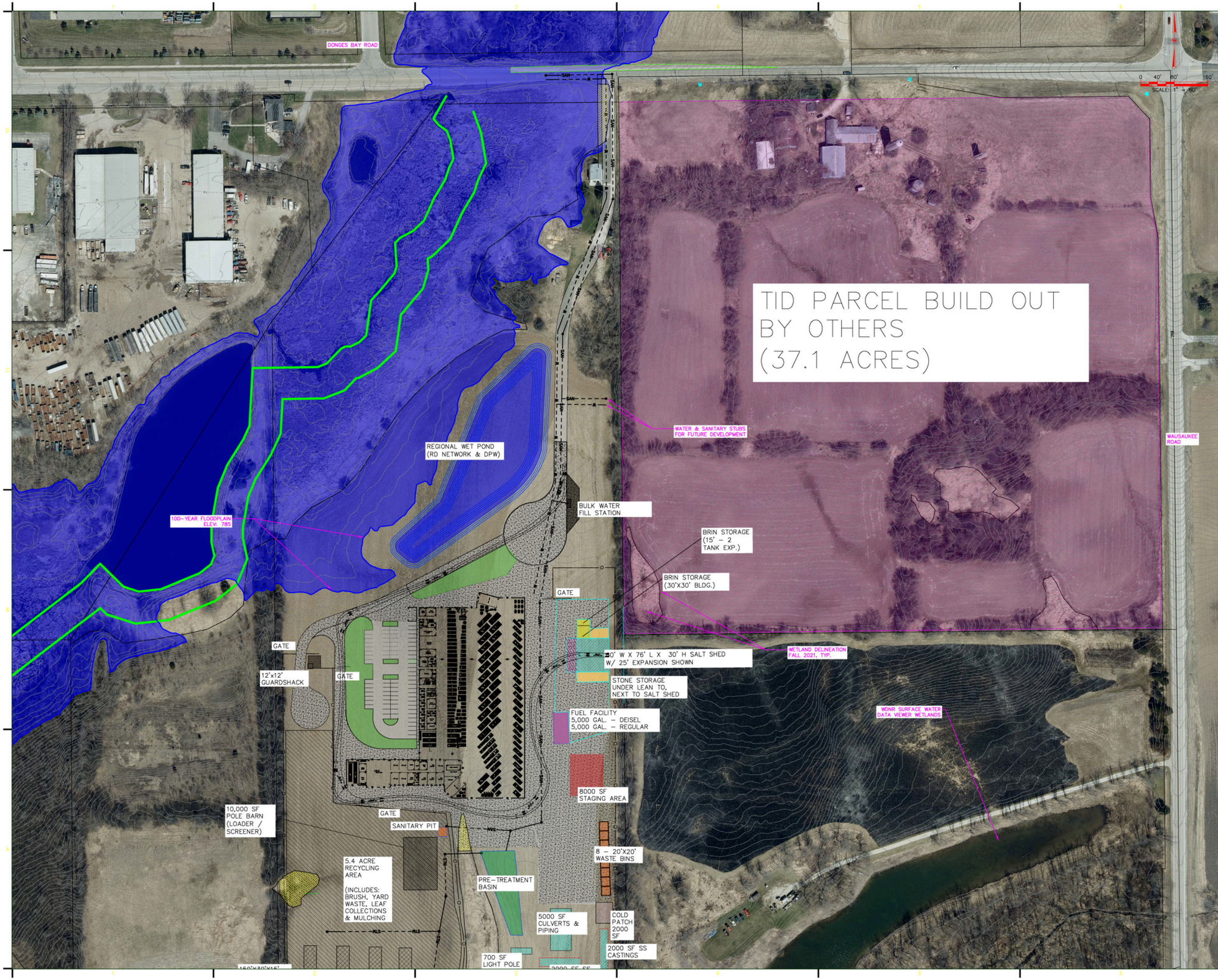
SHEET TITLE:

SITE LAYOUT PLAN

SHEET NUMBER:

OVERVIEW

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3/24/2022 1:34 PM



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SCALE:	AS SHOWN

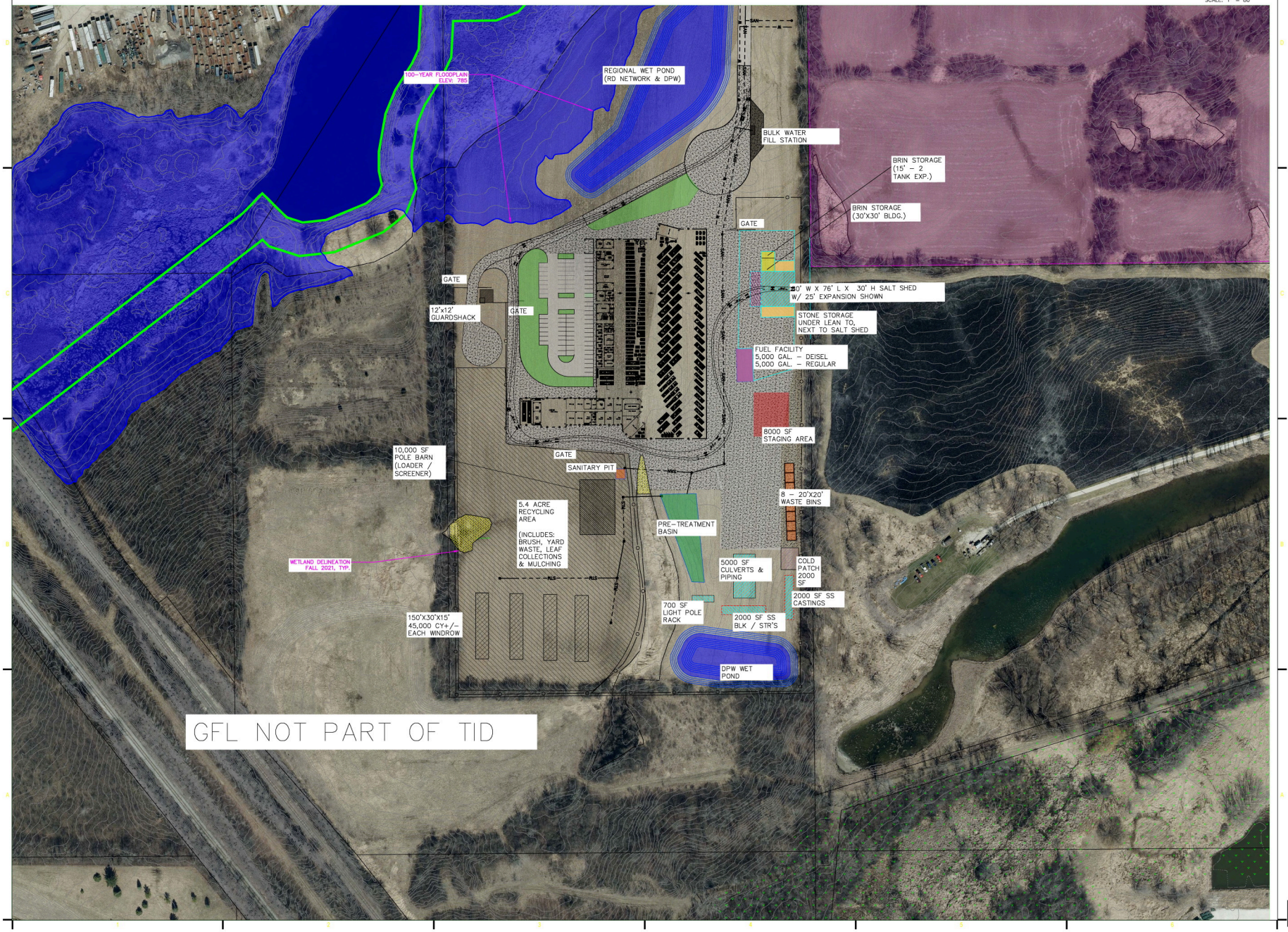
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SITE LAYOUT PLAN

SHEET NUMBER:

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Milwaukee, WI 53203
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CONSULTANTS:

PROJECT TITLE:
GERMANTOWN DPW OPERATIONS CONSOLIDATION & DUE DILIGENCE

DONGES BAY ROAD AND WAUSAUKEE ROAD, GERMANTOWN, WI

ISSUE:

NO.	DATE	REVISIONS	BY
1	09/24/21	CONCEPTUAL	JLH
2	12/16/21	DEV. COORD	JLH
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4	2/11/22	REFINEMENT	JLH
5	3/24/22	VILLAGE REVIEW	JLH

PROJECT INFORMATION:

PROJECT NUMBER:	2022-0820.01
DATE:	3/24/22
DRAWN BY:	JLH
CHECKED BY:	PK
APPROVED BY:	MP
SCALE:	AS SHOWN

SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:

Exh J3E

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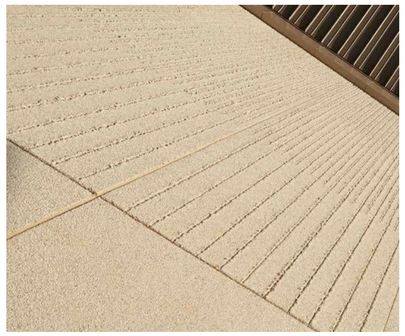
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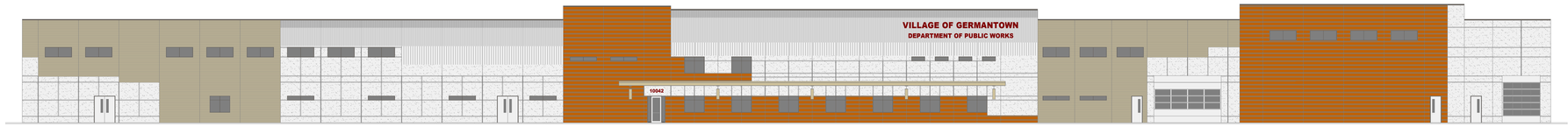
DOUBLE AND SINGLE REVEAL



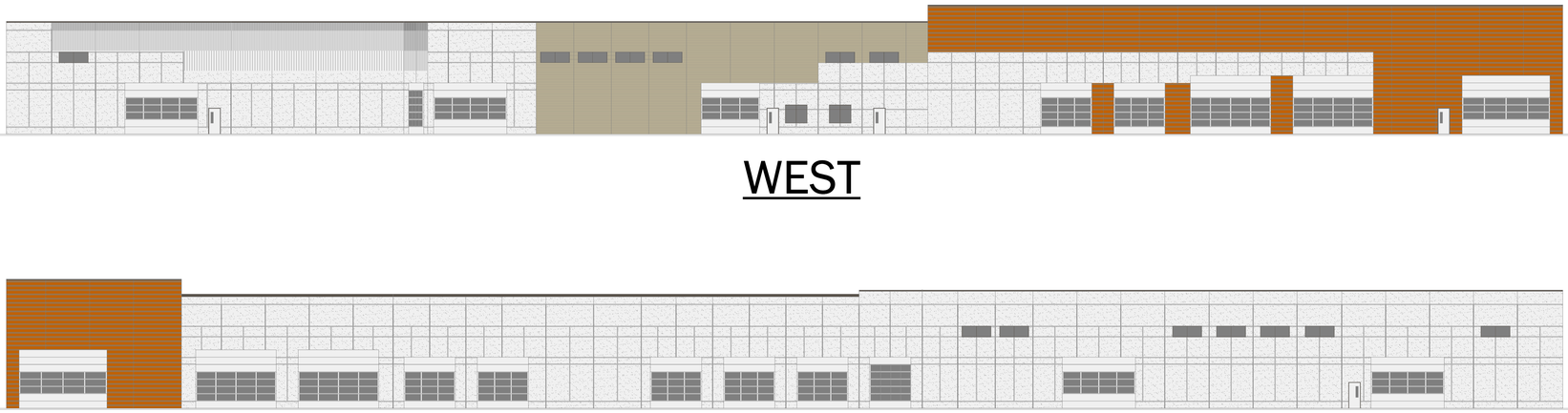
COLOR OPTIONS



VERTICAL SCORES

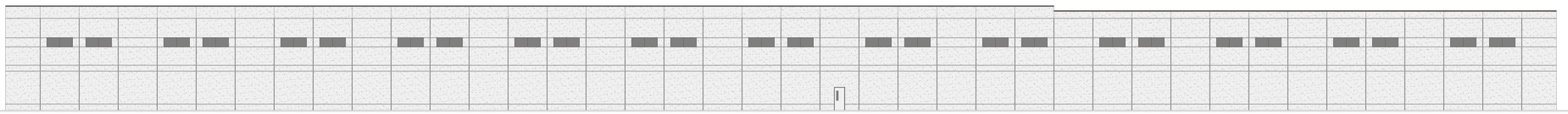


NORTH



WEST

EAST



SOUTH

A1 ELEVATIONS
1/16" = 1'-0"

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Milwaukee, WI 53203
414 / 259 1500
414 / 259 0037 fax

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CLIENT:
VILLAGE OF GERMANTON

PROJECT VIEW KEY:

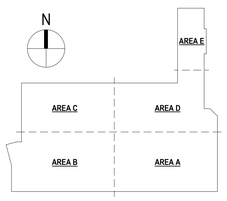
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B1	B2	B3	B4	B5	B6
A1	A2	A3	A4	A5	A6

PROJECT TITLE:
GT DPW BUILDING

PROJECT ADDRESS

ISSUE:

KEY PLAN:



PROJECT INFORMATION:

PROJECT NUMBER:	2022-0820.02
DATE:	
DRAWN BY:	Author
CHECKED BY:	Checker
APPROVED BY:	Approver
SCALE:	AS NOTED

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-1001

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