

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, April 25, 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 #2552 099 9848 Password: iSFmsjwJ335 which can be accessed by phone at 408-418-9388 or by logging on at:

<https://villageofgermantown.my.webex.com/villageofgermantown.my/j.php?MTID=m65fedf75fb6cda67d67142db75c48b5b>

Citizens not wishing to attend the meeting personally or virtually may submit written comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.

- I. **CALL TO ORDER** This meeting has been given public notice in accordance with Wisconsin Statutes, Section 19.83 and 19.84 in such form that will apprise the general public and news media of subject matter that is intended for discussion and action.
- II. **ROLL CALL**
- III. **PUBLIC INPUT/PUBLIC APPEARANCE** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.
- IV. **APPROVAL OF MINUTES** March 28, 2022 and April 11, 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 a mixed-use development comprised of a 320-unit multi-family residential community (The Seasons of Germantown) and a 55-acre industrial/business park. **(DISCUSSION; follow-up to discussion on March 28)**
 - B. Keller Inc., agent for the Village of Germantown and property owners of 38 acres located in the southwest corner of the Donges Bay Road @ Wasaukee Road intersection. Consultation for development of a 375,000 sqft building within proposed Tax Increment District No. 9. **(DISCUSSION)**
 - C. Samantha Drew, N116 W15757 Main Street - Zoning Permit to construct a garage. **(ACTION)**
 - D. Ryan Companies, agent for BV Ryan Willow Creek I LLC, property owner - N102 W19300 Willow Creek Way. Site Plan Review for a parking lot expansion. **(ACTION)**
 - E. 2050 Comprehensive Plan; Review of April 18 Rural Preservation 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 28, 2022

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

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

PUBLIC INPUT:

- Lori and Mark Boettcher, N96 W20235 County Line Road - oppose the Lannon/County Line Road Development, lights, traffic and noise, dust
- Melonie Smythe, N140 W17938 Cedar Lane - Germantown does a horrible job of communicating with residents, selling water to Richfield without a referendum, not informing residents of 2050 Plan meetings
- Carl Tauschek, N109 W16499 Scarlet Drive - interested in transparency of what is going on around the Village, can't get through on public tv, already vacant commercial sites on County Line Road.
- Mark Benview, N91 W20695 Hillview, Menomonee Falls - against proposal, many vacancies along County Line Road
- Ron Schneider, W204 N9767 Lannon Road - is against the proposal, what will we do with all the kids and families.
- Laurie Broetzmann, W167 N9696 Navajo Court - against the proposal
- Julie Braun, N140 W18316 Cedar Lane - communications are poor, against proposal
- Jan Miller, Trustee - said she received many phone calls on the proposal, concerns with noise, lights from the gas station, traffic study needed, 2 entrances on County Line and 2 on Lannon Road, apartments, finish 2050 plan, wrong location
- Robert Litzau, W218 N10549 Oak Lane - people from Menomonee Falls most impacted, wrong location
- Michele Long, N9503 Club Circle Drive, Menomonee Falls - traffic is horrendous, where is water coming from, against proposal
- Tamara Schneider, W204 N9699 Lannon Road - against proposal
- Darcel Ehley, N96 W19866 County Line Road - against proposal
- Jeff Braun, N140 W18316 Cedar Lane - there is a lot going on in the neighborhood, figure out a way to inform people that don't have utility bills
- Carla Schubert, W204 N9886 Lannon Road - against proposal, property values will go down
- Danielle Schwartz, N96 W20447 County Line Road - against proposal, dangerous intersection

APPROVAL OF MINUTES:

MOTION Baum second Nilles to Approve the Minutes from March 14, 2022.

MOTION carried unanimously.

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. Director Retzlaff explained the 2020 Land Use Plan shows this area as commercial and industrial/office uses. A developer has come forward with a plan for a residential, industrial and commercial proposal. Tony DeRosa, Fiduciary Real Estate gave an overview of the proposal and the residential component. Dominic Ferrante, Briohn Building, spoke on the industrial component. Discussion followed.

Trustee Baum said at some point landowners will sell their property to use for retirement. The question is what is the appropriate development for this area. There is an industrial park on Appleton Avenue north of this proposal and it is feasible the land north of this area would become industrial as well. How do you transition from industrial, a power plant and farmland to rural residential areas. What is the right transition piece. The 2020 Plan shows more retail and industrial. The applicant has come forward with what the 2020 Plan shows as industrial. The Village does not think that is a good transition for the area. He said he has a problem seeing a large-scale industrial building right up to a residential building. He feels it would be more accommodating to see transitional housing along Lannon Road and Highway Q and put the industrial further back with a generous buffer. He would tell the Developer to come back with another plan to make a transition from commercial and industrial into single-family rural housing. He suggested getting rid of industrial building #1 and potentially copy a future development building over at the back end of the residential, put in a buffer zone and bring the residential up along Lannon Road so the single-family house is next to some level of residential, that would then put the commercial development back into the site and we can put in some buffers between the industrial and residential. But he needs to see it in a plan. Chairman Wolter said it's been projected sewer district will expand up County Line Road towards Amy Belle in the future and higher density single family has been looked at west of Lannon Road. How do you transition from commercial to residential. This proposal will potentially help to revitalize the dead commercial with more rooftops. Director Retzlaff agreed. He explained the commercial component came from Village staff who suggested keeping a small component of neighborhood commercial near the intersection and the developer accommodated that. But if it could be expendable. Discussion continued.

Commissioner Laszewski was not sure the c-store piece is the highest or best use for the area. Chairman Wolter commented that he has seen a fair amount of developments in the Madison area, Verona, Fitchburg, and Middleton where they have these types of apartments for young professionals with a component of small single-family homes on small lots within an HOA. He asked if that was a consideration for this area in buffering one against the other and giving it the appearance of single family residential but still having the apartments for rooftops and industrial. Tony DeRosa, Fiduciary, explained those areas are pushing for more density, 3 stories, and underground parking where this is more spread out with lower type density. He said their demographic is very broad and not only targeted at millennials. Discussion continued. Director Retzlaff asked if the convenience store parcel was eliminated and that area was available for multi-family units, would it be possible to fill that space to make room at the top to shift the industrial building down. Mr. DeRosa said that would create some flexibility. He said they are looking for direction. Is this something the Plan Commission wants they would come back with a revised plan given the suggestions and present again. Or is there no interest in the land being developed. Commissioner Nilles said he would support bringing back another plan with Trustee Baum's comments adding that the commercial store at the corner is probably not appropriate. Director Retzlaff said he would support reviewing an alternative plan with removing the convenience store and filling in that area with multifamily and freeing room at the top to shift the industrial building to provide a greater buffer. Commissioner Laszewski agreed with shifting everything down by removing the c-store. He asked about traffic in the area. Director Retzlaff said traffic was a significant issue and a traffic study would need to be done if the development progresses. Chairman Wolter agreed with pulling back the industrial and filling in the corner with multi-family to make it a better transition as we look to the west going more into single family. He said industrial is shown in this area on the 2020 Plan but thinks pulling it back from the road and putting it in the back and not in front is better. Commissioner Shadid was concerned with traffic and did not like the convenience store at the corner. Mr. DeRosa confirmed a full-scale traffic analysis will be done.

Director Retzlaff suggested residents go onto the Zoning Hub webpage on the Village of Germantown website and sign up for notifications. Chairman Wolter advised residents to check the Village website and sign up for notifications. He said this developer has come forward with a proposal asking for our comments based on accepted uses in the 2020 Land Use Plan. He added if this type of development and uses were not wanted in this area, they should have been changed at the time the 2020 Land Use Plan was offered and approved. That is why receiving input on the 2050 Plan is so important. Developers use the land use plan to see what use fits in a certain area. The proposed use is an accepted use for this area. The new 2050 Plan does not see commercial in this area, but we do think there could be a residential component west of Lannon Road towards Amy Belle Road as a possibility with sewer extending up County Line Road. He urged residents to become a vocal participant in the 2050 Plan update, so the right developments are put where you want to see them. Trustee Baum commented that retail commercial in this area is not going to develop that way. The best way to transition from retail development to residential would be a higher density residential and would be a better blend than an industrial use.

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

Chairman Wolter called a break at 8:35 pm.
Returned from break at 8:48 pm.

Village of Germantown - 77.5 acres located in the southwest quadrant of Donges Bay Road and 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 and recycling facility and a 45-acre 516,000 sqft industrial business park. Director Retzlaff summarized the proposal and asked for feedback from the Plan Commission regarding the architecture, materials and color scheme of the building. Administrator Steve Kreklow explained the current Department of Public Works has been operating out of the Village Hall facility and the site is beyond the end of its useful life. There have been some issues raised by the Department of Natural Resources with some environmental violations and the Village was given a notice of violation in 2019 related to lack of sanitary service to that area and trucks being maintained, salt and detergent that without sanitary service is flowing into the ditches causing an environmental violation. The DNR said more permanent improvements are needed and granted an unspecified grace period to look for a new facility or plan significant upgrades to the existing facility. Also another issue is some underground storage tanks on the site are outdated and will need to be upgraded. Initially the Village looked at making improvements to the existing site, but it would have been a relatively tight fit for current and future operations. He said the Village then started looking at other locations and this site was found. A tax increment district was proposed to the Village Board where revenues would support a portion of the common road, sewer and water extensions and some storm water facilities reducing the property tax levy for the DPW site.

Director Retzlaff reviewed the site plan for the project. The DPW facility is approximately 27.5- acres. The building is 126,300 square feet with recycling component on the property. There would be an industrial park, TID #9, that would include 2 to 3 industrial buildings. He said some exterior choices need to be made with the exterior concrete materials, including color options and reveals, architecture. Commissioner Nilles said he appreciated the work to make the building look good but asked how visible it will be. Wayne Toman, Graef, explained the details of the building adding that it is all insulated precast panels and can be made in several color options. He said the west elevation is the main entrance to the facility. The north and west elevations are more visibly accessible to residents. Trustee Baum said the building is higher than Donges Bay Road so from the driveway you

look up at the building and we wanted that end of the building to be a little nicer. Chairman Wolter commented on scoring the panels or adding colorant or painting the panels and said he'd rather paint than add colorant. He was not in favor of sandblasting or opening up the face of the panels and the amount of scores proposed is acceptable. He added he would not have a problem making one area a little whiter. Commissioner Nilles asked if this project was contingent on approval of the TID and what would happen to the other buildings. Trustee Baum stated it was not contingent on approval of the TID. Chairman Wolter explained there have been discussions on selling the lands or repurposing them for a future police facility. The recycling center is Village property and would provide the possibility of access to the river. Commissioner Laszewski liked the look of the building saying it was architecturally interesting and the overall design is attractive. He asked if noise was concern because of the proximity to residential to the north and west and was concerned with the noise from backup truck alarms. Trustee Baum said this site is away from the residential area and is surrounded by other high impact areas and is a much better alternative than other sites. Administrator Kreklow said we can look at other white noise alarms as we replace vehicles. This item was for discussion only. No action was taken.

2050 Comprehensive Plan Project & April 11 Workshop: Director Retzlaff explained the discussion will focus on the Rural Preservation District and overall policies. He said he intends to meet in small groups with 6 to 8 people per table with hands on exercises including live interactive polling. He stated the meeting will be advertised by including notices in the March water bills and mailing postcards to everyone else that doesn't receive a water bill. We will also post information on social media and will advertise on the Village Hall sign.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 9:34 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

PLAN COMMISSION MINUTES
April 11, 2022

CALL TO ORDER: Chairman Wolter called the meeting to order at 6:34 pm.

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

2050 Comprehensive Plan Workshop - Rural Preservation and Development Policies.

Discussion. This meeting was held as a workshop focusing on the 2050 Comprehensive Plan Rural Preservation District. Director Retzlaff and Associate Planner Emily Zandt summarized the meeting agenda and described the rural preservation development policies from the 2020 Land Use Plan to the 2050 Plan approaches to rural preservation. The meeting included public participation and engagement activities including questions presented in a live polling Mentimeter format and a Rural Preservation mapping exercise. Director Retzlaff explained the conservation subdivision design approach that is proposed for the Rural Preservation area.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:48 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

PLAN COMMISSION CONSULTATION

4/25/22 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 320-unit multi-family residential community (The Seasons of Germantown) and a 55-acre industrial/business park 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



Background

This is the second consultation to be held for the proposed mixed-use development. A revised plan has been submitted in response to the comments received and discussion at the March 28 Plan Commission meeting. As reflected herein by way of ~~strikeout~~ and underline revision, the following changes to the original plan are shown:

1. Delete the 7-acre retail commercial outlot near the intersection (intended for convenience retail)
2. Add 7 acres to the multi-family component (the effect being to reduce the overall density from 12 to 9.7 dwelling units/acre);
3. Changes to the size and orientation of the industrial buildings;
4. Relocate the public well site/outlot from the interior to along Lannon Road

As was the case in March, the developers and staff are looking for feedback that will guide future plans and decisions to move forward with this type of a mixed-use development proposal.

Proposal

Fiduciary Real Estate Development Inc. and the Dickman Company Inc. are seeking feedback on an 89-acre mixed-use development comprised of a 33-acre ~~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. 33-acre ~~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.

**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 8

DATE

4-20-22

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENTFiduciary Real Estate Development, Inc.789 N Water St, Ste 200Milwaukee, WI 53202Phone (262) 366-4376E-Mail tderosa@fred-inc.com**PROPERTY OWNER**

Phone () _____

E-Mail _____

2 PROPERTY ADDRESSNEC 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
<u>Agricultural</u>	<u>Residential</u>	<u>Institutional</u>	<u>Residential</u>

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!4/18/2022

Applicant

Date

Owner

Date



Fiduciary

REAL ESTATE DEVELOPMENT, INC

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

April 18, 2022

Mr. Jeffery Retzlaff
Village of Germantown
Village Planner & Zoning Administrator
N112W17001 Mequon Road
Germantown, WI 53022

RE: Plan Commission Consultation April 25, 2022

Dear Mr. Jeffery Retzlaff:

We are respectfully requesting to be placed on the Plan Commission Agenda for Consultation Review for the following properties located on the NEC of County Line Road & Lannon Road:

- Parcel # 323986
- Parcel # 323995
- Parcel # 323987

Enclosed with this letter, please find the following items relating to the above referenced submittal:

- Application & \$200 Check
- Detailed Proposal Description
- Conceptual Multifamily Submission
- Conceptual Industrial Submission

We have made the following changes to our submission since our Plan Commission meeting on March 28, 2022.

- Removed the 6.1-acre C-store from the hard corner
- Added 6.1 acres to the multifamily development thus reducing the overall density of the project from 11.94 units per acre to 9.66 units per acre
- Minor adjustments to surface and enclosed parking due to new layout that incorporates the additional C-store acreage
- Several modifications have been made to the size and orientation of the industrial buildings

Should you have any comments or questions, I can be reached at (414) 246-8402. I appreciate your assistance and look forward to speaking with you soon.

Regards,

Fiduciary Real Estate Development, Inc.

Anthony DeRosa



Seasons at Germantown

Detailed Proposal Description



Germantown, WI

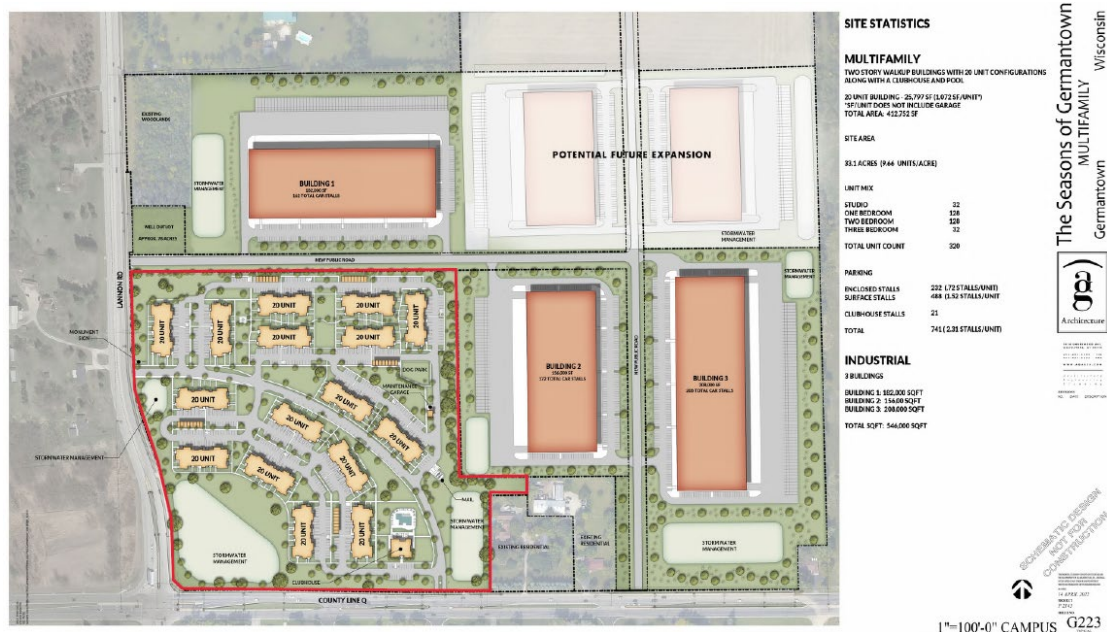
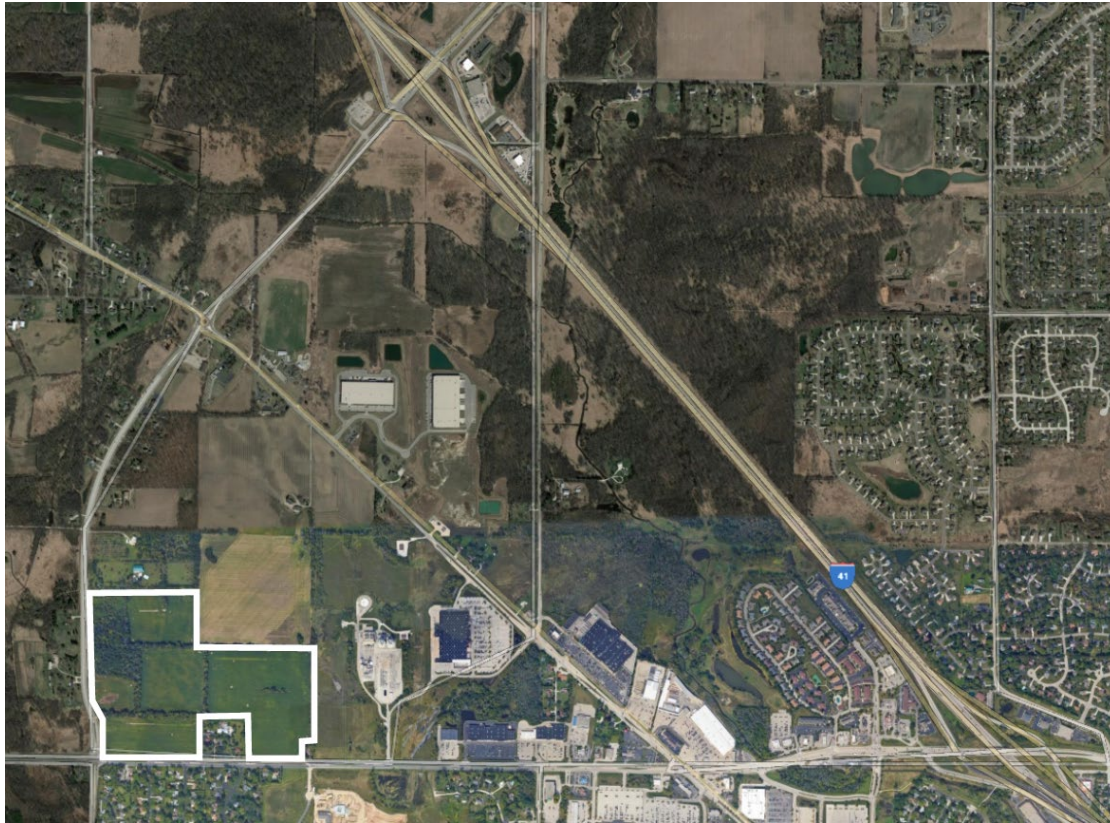
April 25, 2022

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 33.1 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 9.66 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 741 spaces for all 320 units, resulting in a parking ratio of 2.31 spaces per unit. The plan includes 232 enclosed garage spaces for an overall garage ratio of .72 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: 33.1 acres
- Current Zoning:
 - A-1 Agricultural District
- The 2020 Land Use Plan earmarks this site as Commercial & Industrial/Office.
- Residential Density: 9.66 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 multifamily 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



MILWAUKEE'S

BEST AND
BRIGHTEST®

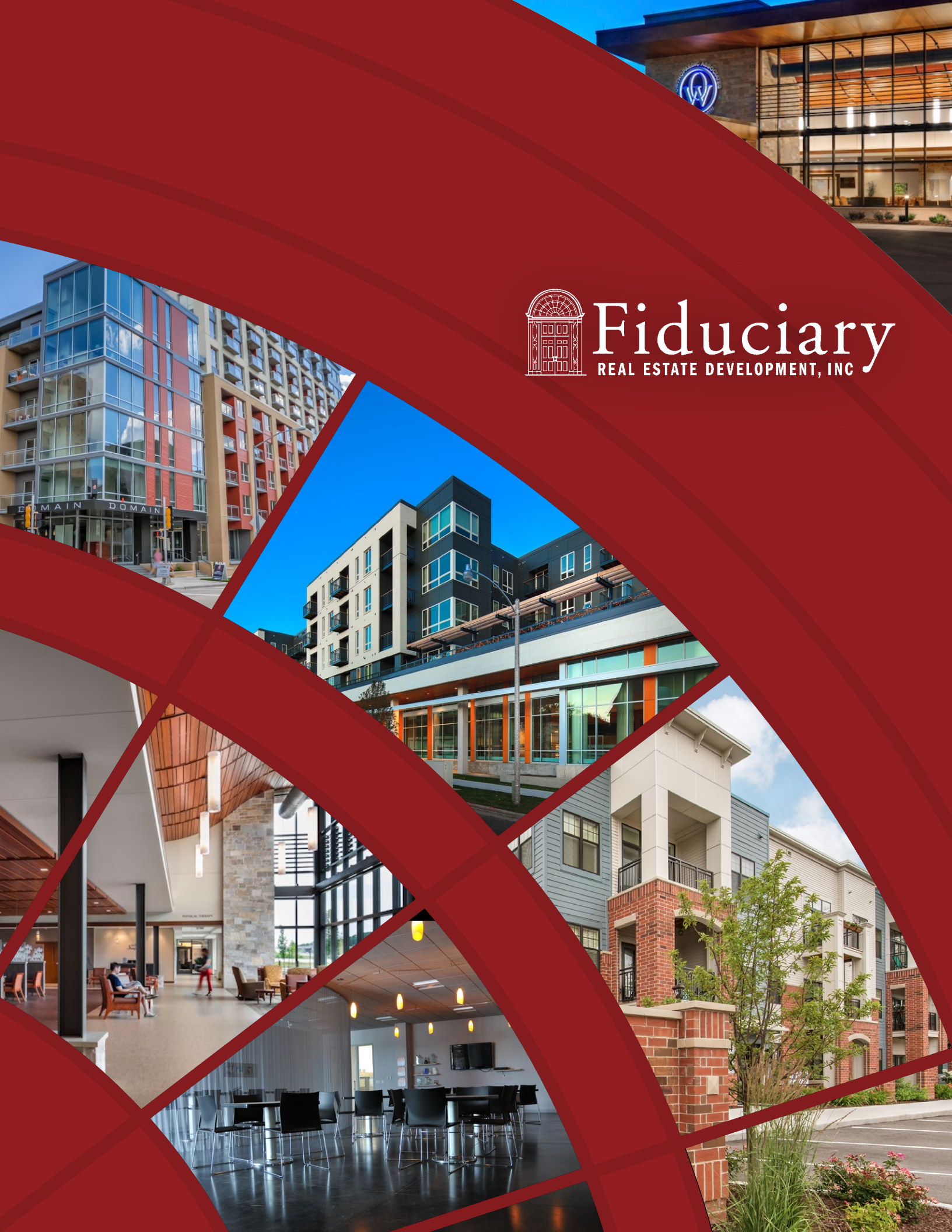
COMPANIES
TO WORK FOR
WINNER 2021

2020 2019 2018 2017

**LIVING THE
DIFFERENCE**



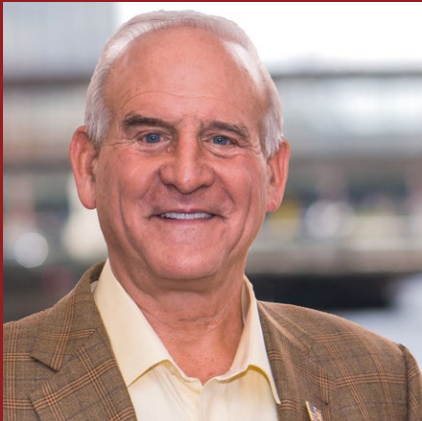
Fiduciary
REAL ESTATE DEVELOPMENT, INC



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

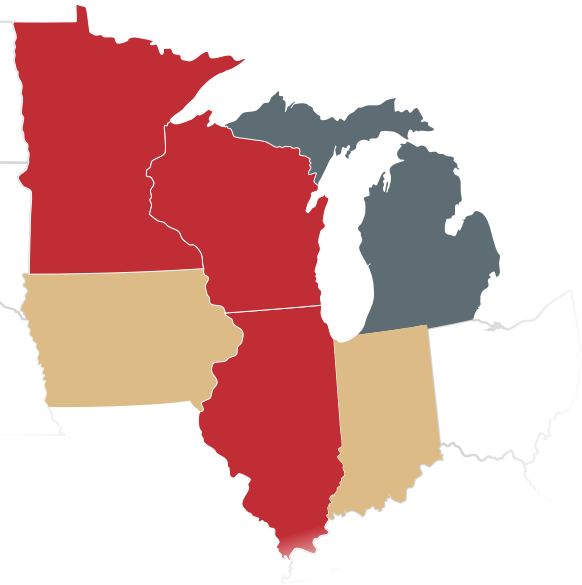
WHAT WE DO

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.

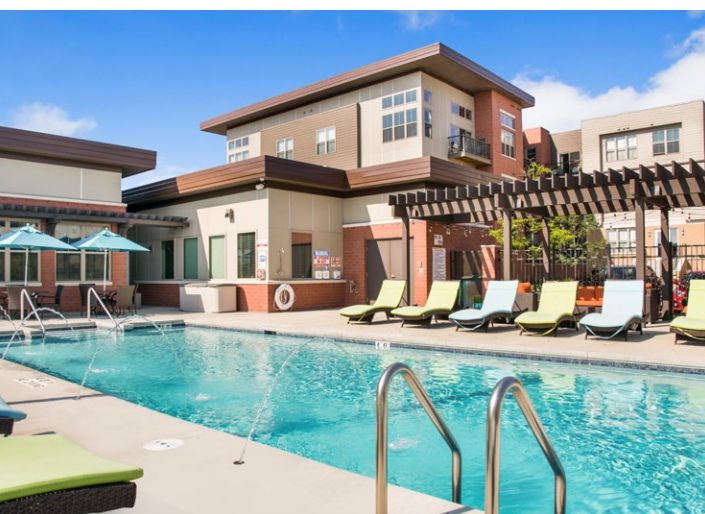
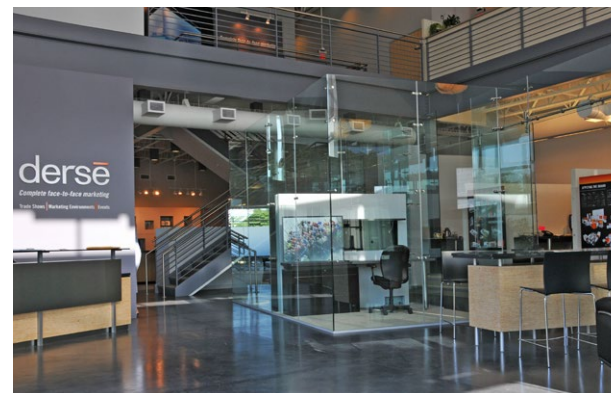


RYAN SCHULTZ Ryan is an Executive Vice President at FRED and the founder of HSI Properties, LLC. Ryan is responsible for prospecting new development opportunities and sourcing equity financing for the company. As President of HSI Properties, Ryan led nearly \$300MM of overall development in several different 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 involved in more than \$500M of real estate development transactions.

DEVELOPMENT PROJECTS

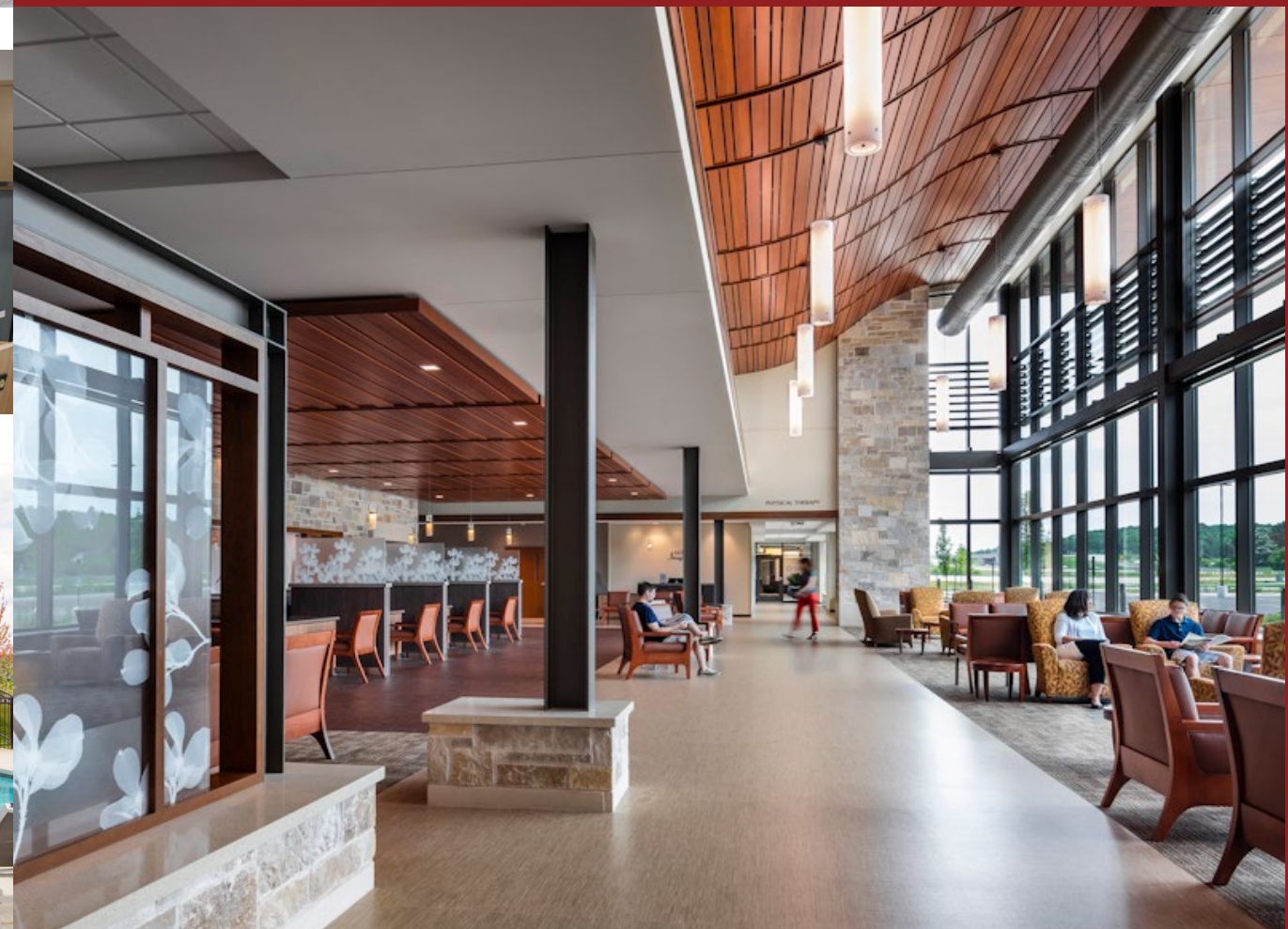
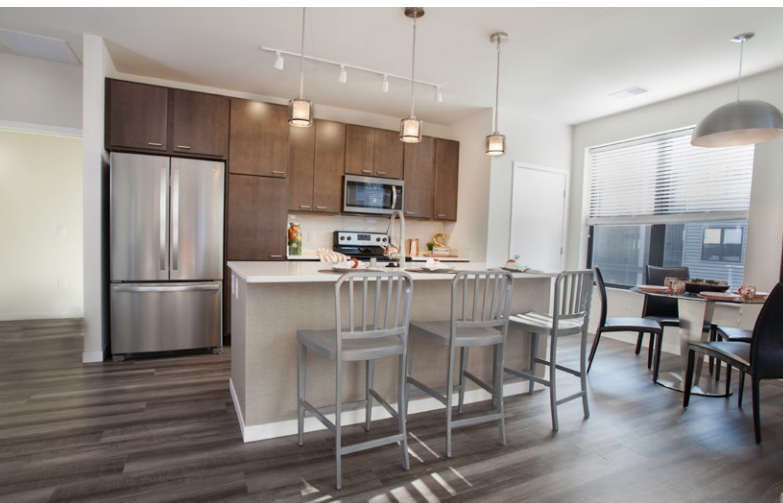
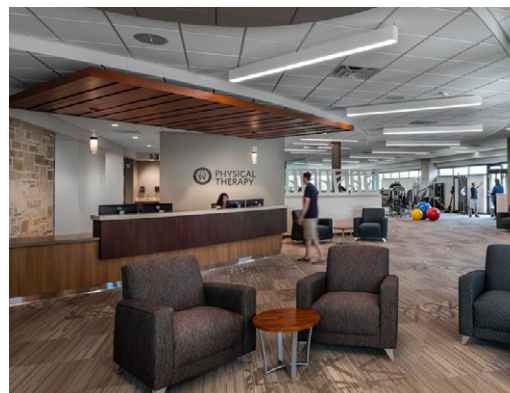


SEASONS
MULTIFAMILY
COMMUNITIES

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



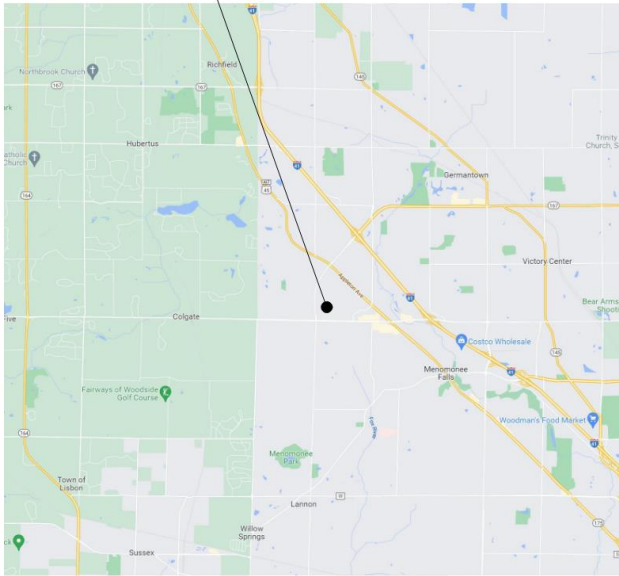
Q & Y Business Park Development

NE Intersection County Hwy Q & Y Germantown, WI 53022

April 18, 2022

Project Information

PROJECT LOCATION:



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

PROJECT SITE LOCATION:

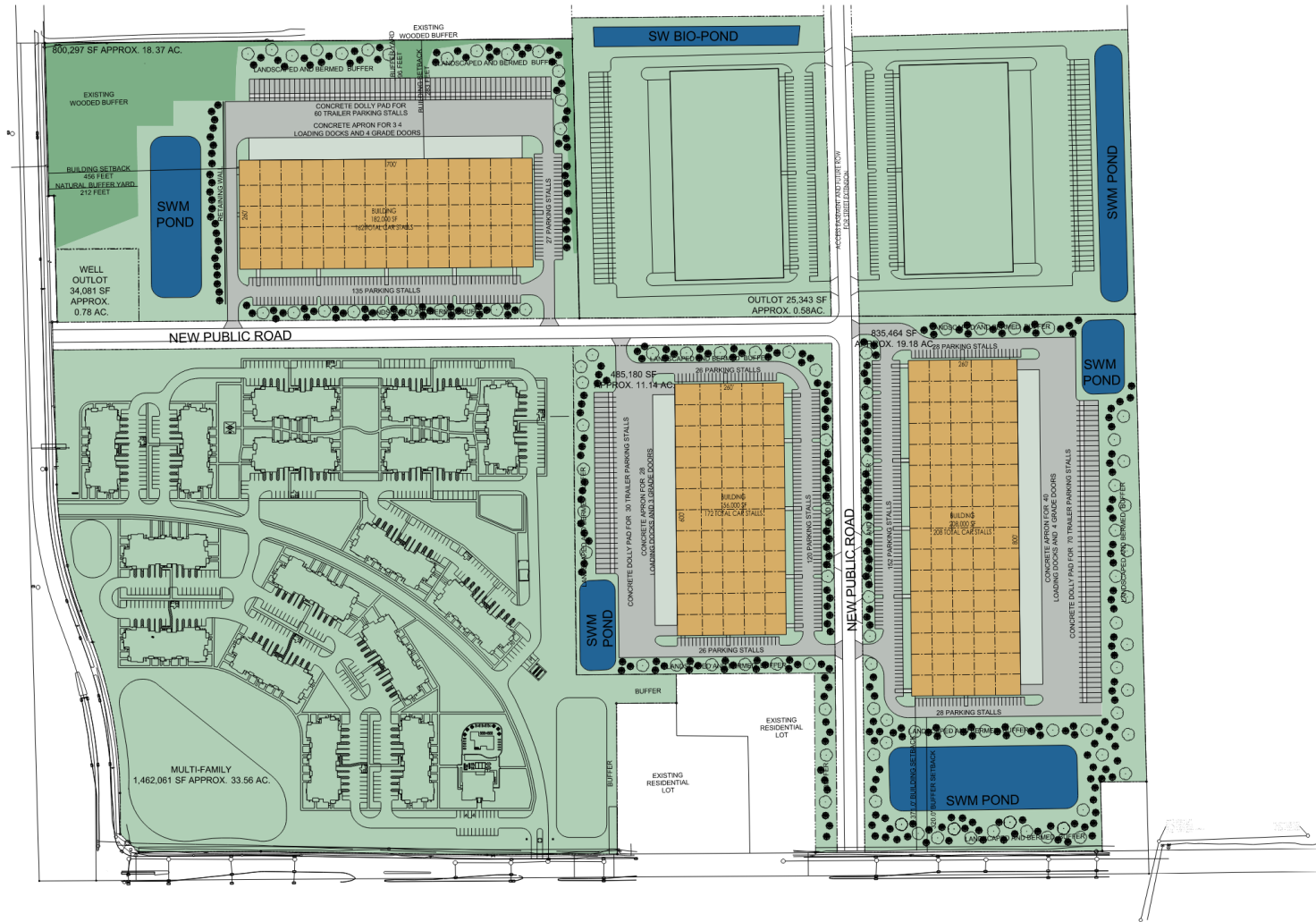


5 VICINITY MAP
12" = 1'-0"



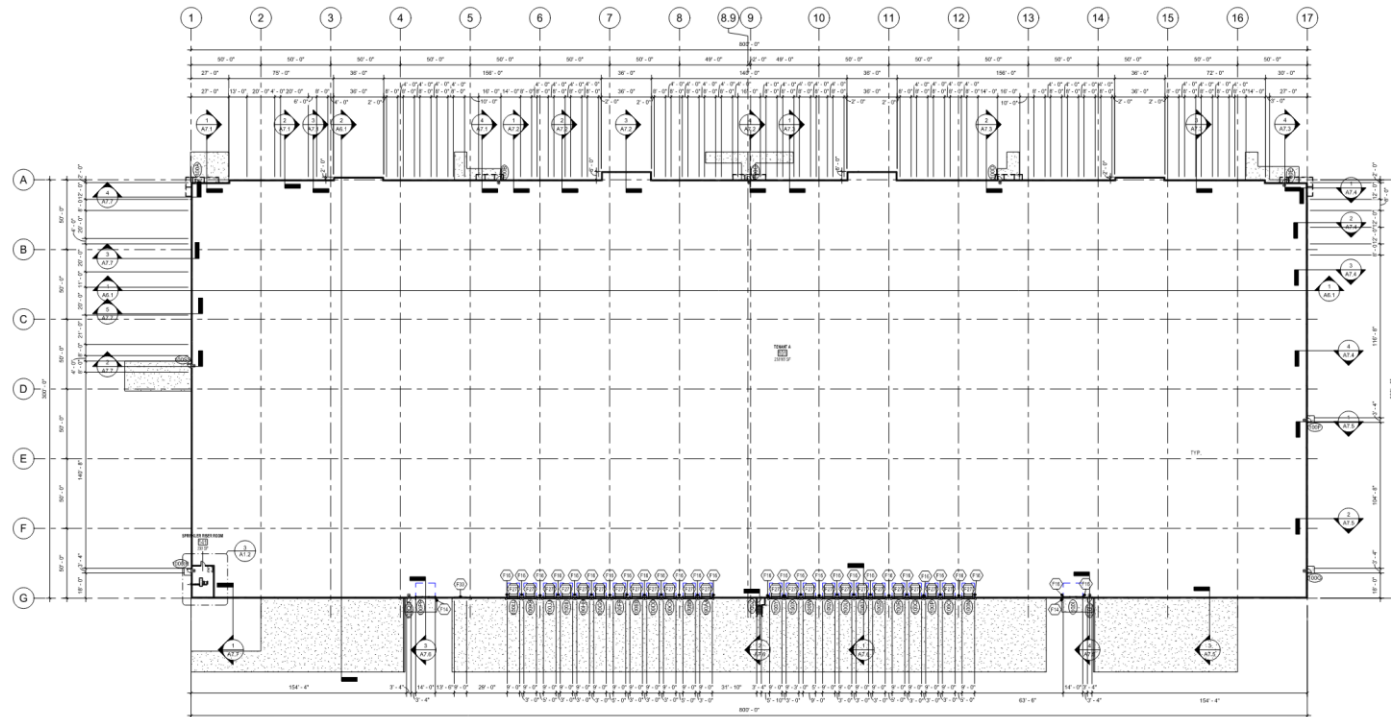






KEYNOTE LEGEND FLOOR PLAN

MARK	DESCRIPTION
114	2" DIAMETER 4' X 12' TALL CONCRETE PILE-UP PILES FOR KEYNOTE PILING SYSTEM
115	1" DIAMETER 4' X 12' TALL CONCRETE PILE-UP PILES FOR KEYNOTE PILING SYSTEM
116	1" DIAMETER 4' X 12' TALL CONCRETE PILE-UP PILES FOR KEYNOTE PILING SYSTEM
117	DOCK EQUIPMENT PROVIDER DOCK LIFTING, WITH DOCK LIFT & SUPPORT
118	DOCK EQUIPMENT PROVIDER DOCK LIFTING, WITH DOCK LIFT & SUPPORT
119	DOCK EQUIPMENT PROVIDER DOCK LIFTING, WITH DOCK LIFT & SUPPORT



NOTE: PROVIDER TO ACCOMMODATE ALL EXISTING METAL DOORS AND CHANGES WITH AN ADDITIONAL 1/2" CLEARANCE, MINIMUM.

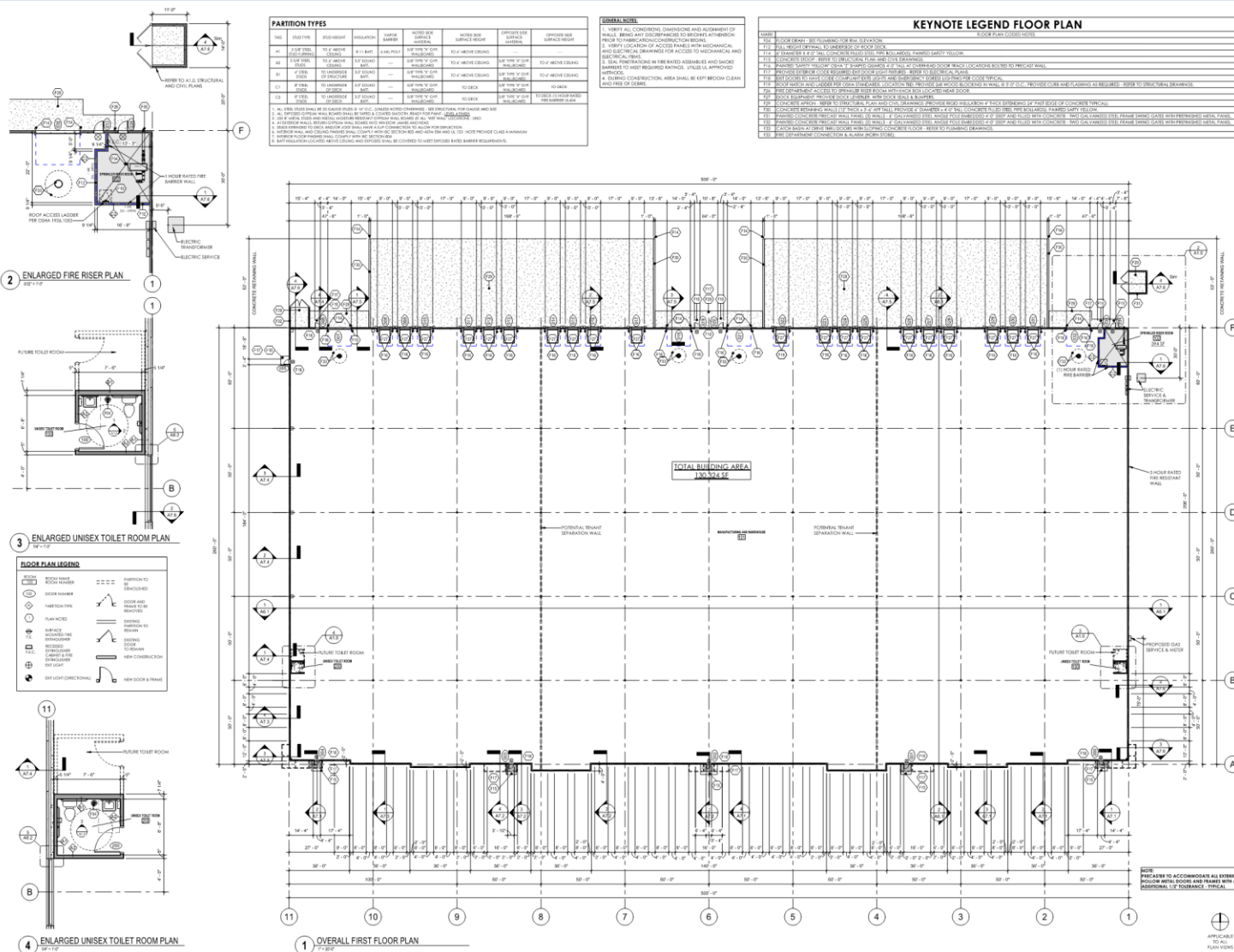
1 OVERALL FIRST FLOOR PLAN

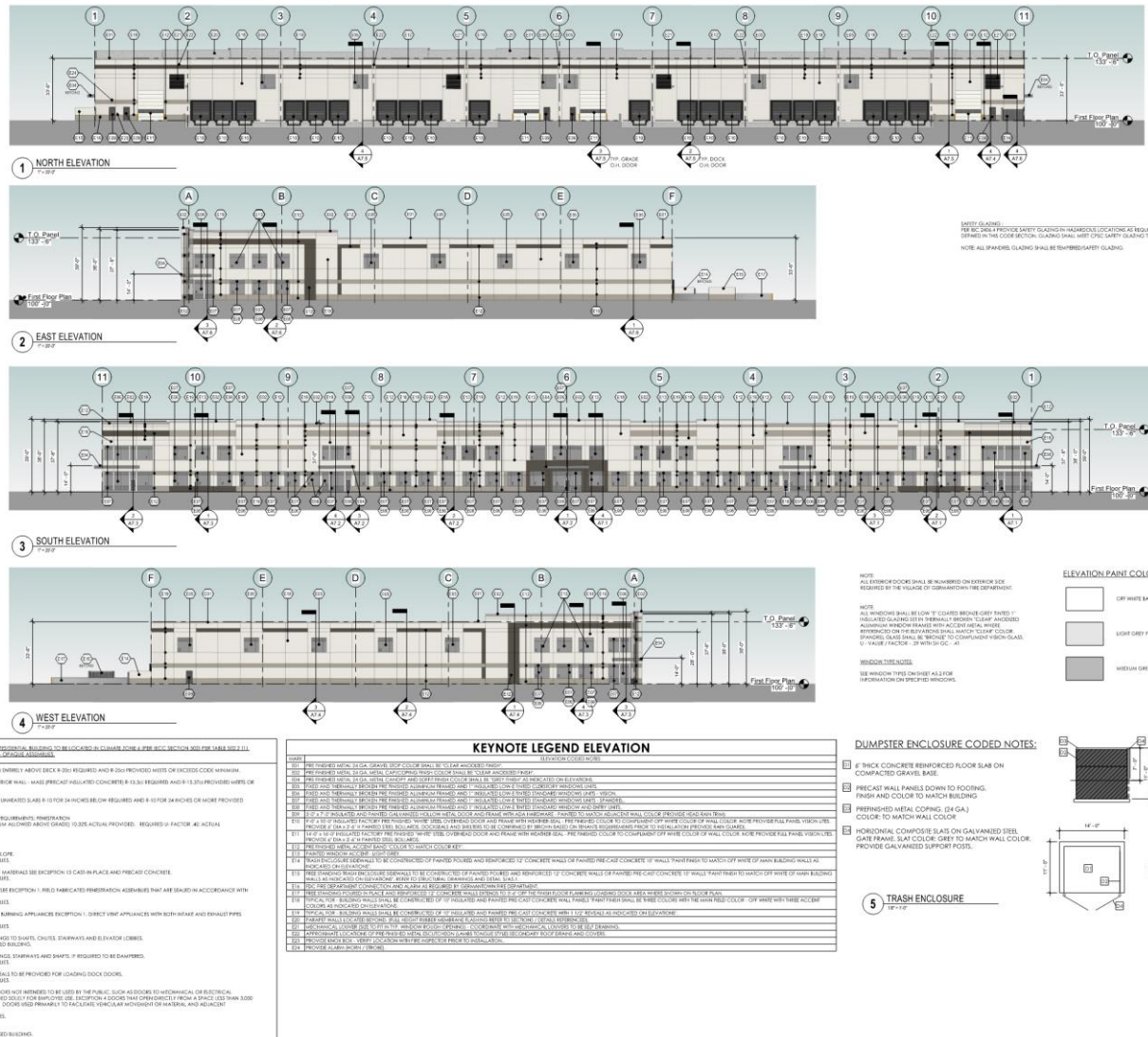
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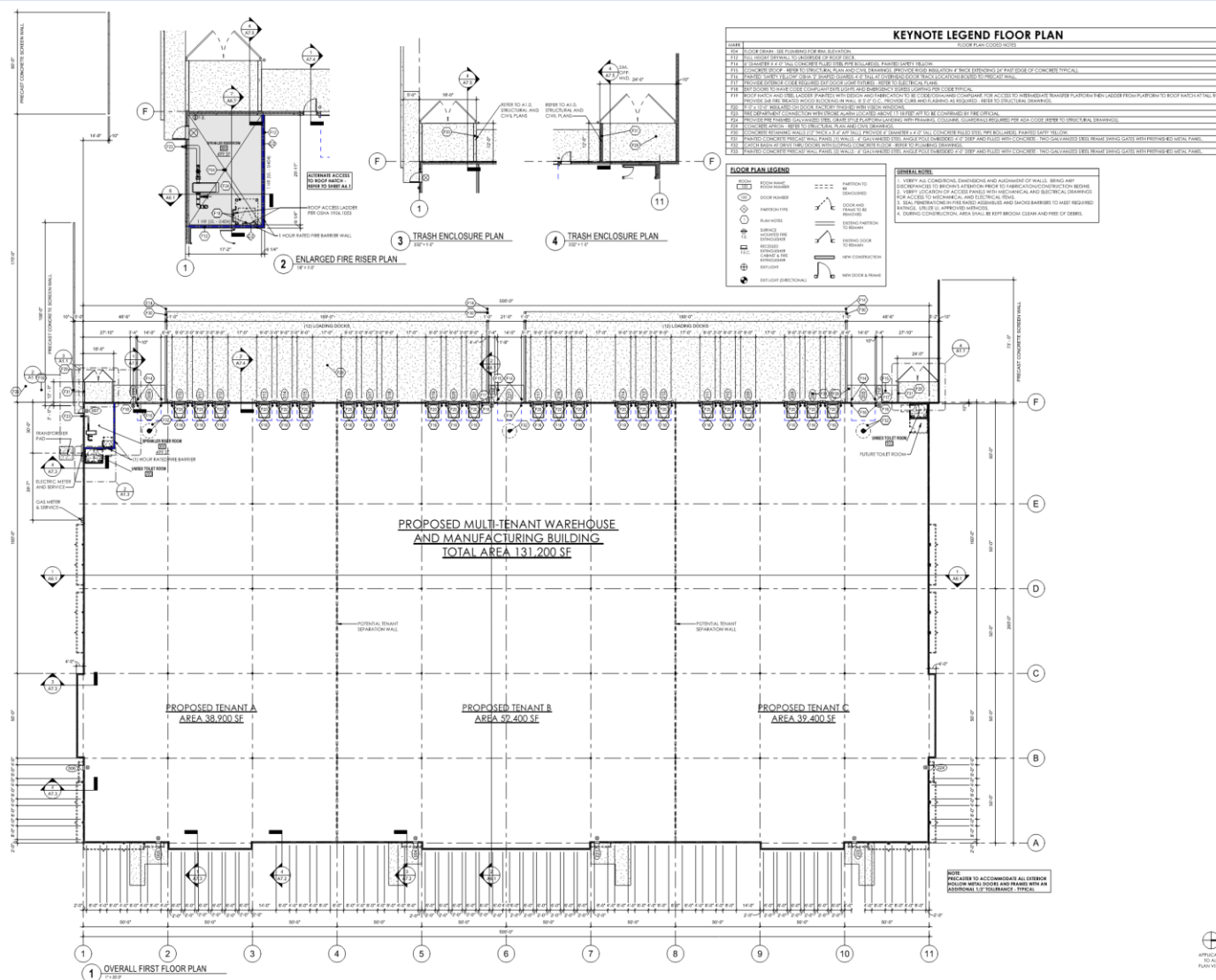
5 TRASH ENCLOSURE
50" x 110"

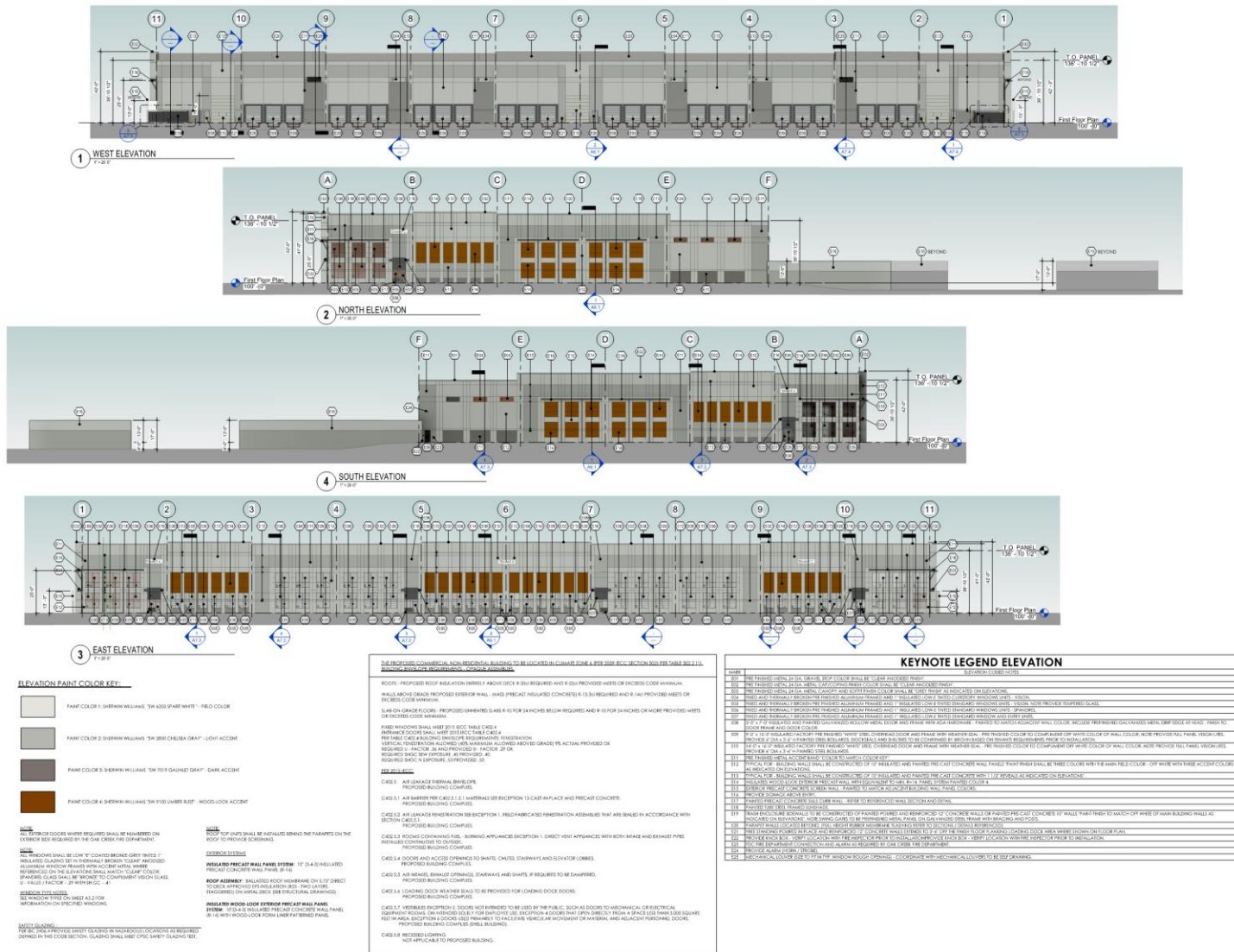


RED SIGNATURE ACCENT COLOR [PMS-485c]











SITE CONTEXT MAP

NOT TO SCALE

PROPOSED DEVELOPMENT AT COUNTY LINE Q AND LANNON ROAD *Germantown, Wisconsin*

DEVELOPERS

THE DICKMAN COMPANY



FIDUCIARY REAL ESTATE
DEVELOPMENT INC.



DATE: 15 APRIL 2022

CONCEPTUAL DEVELOPMENT SUBMISSION



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





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

33.1 ACRES (9.66 UNITS/ACRE)

UNIT MIX

STUDIO	32
ONE BEDROOM	128
TWO BEDROOM	128
THREE BEDROOM	32

TOTAL UNIT COUNT 320

PARKING

ENCLOSED STALLS	232 (.72 STALLS/UNIT)
SURFACE STALLS	488 (1.52 STALLS/UNIT)

CLUBHOUSE STALLS 21

TOTAL 741 (2.31 STALLS/UNIT)

INDUSTRIAL

3 BUILDINGS

BUILDING 1: 182,000 SQFT
BUILDING 2: 156,00 SQFT
BUILDING 3: 208,000 SQFT

TOTAL SQFT: 546,000 SQFT

The Seasons of Germantown
MULTIFAMILY
Germantown Wisconsin



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PROJECT
P 2143
SHEET NO.

1"=100'-0" CAMPUS TYPICAL G223

SEASONS AT GERMANTOWN

Germantown, Wisconsin

OWNER
**FIDUCIARY REAL ESTATE
DEVELOPMENT INC.**



DATE: 15 APRIL 2022

CONCEPTUAL DEVELOPMENT SUBMISSION



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

FLAT PLANNING: ELLEN A. VERHOEVEN, FRED BLANKFELD, LYNDSON VERHOEVEN AND DEVELOPMENT COVER
PLOTTED ONE 6/1/2021 4:27:03 PM BY USER: JMK
LAST DATE: 6/1/2021
USING: D:\P\ELLEN A. VERHOEVEN\PROJECTS\1414 UNDERWOOD AVE.

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



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TYPICAL PARKING
DIMENSIONS

10' X 18' (180 SQFT)

The Seasons of Germantown
MULTIFAMILY
Germantown Wisconsin



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

























SHEET PRINTED ON:
4 BUSINESS REPLY 30
Autodesk DocuPrint P140

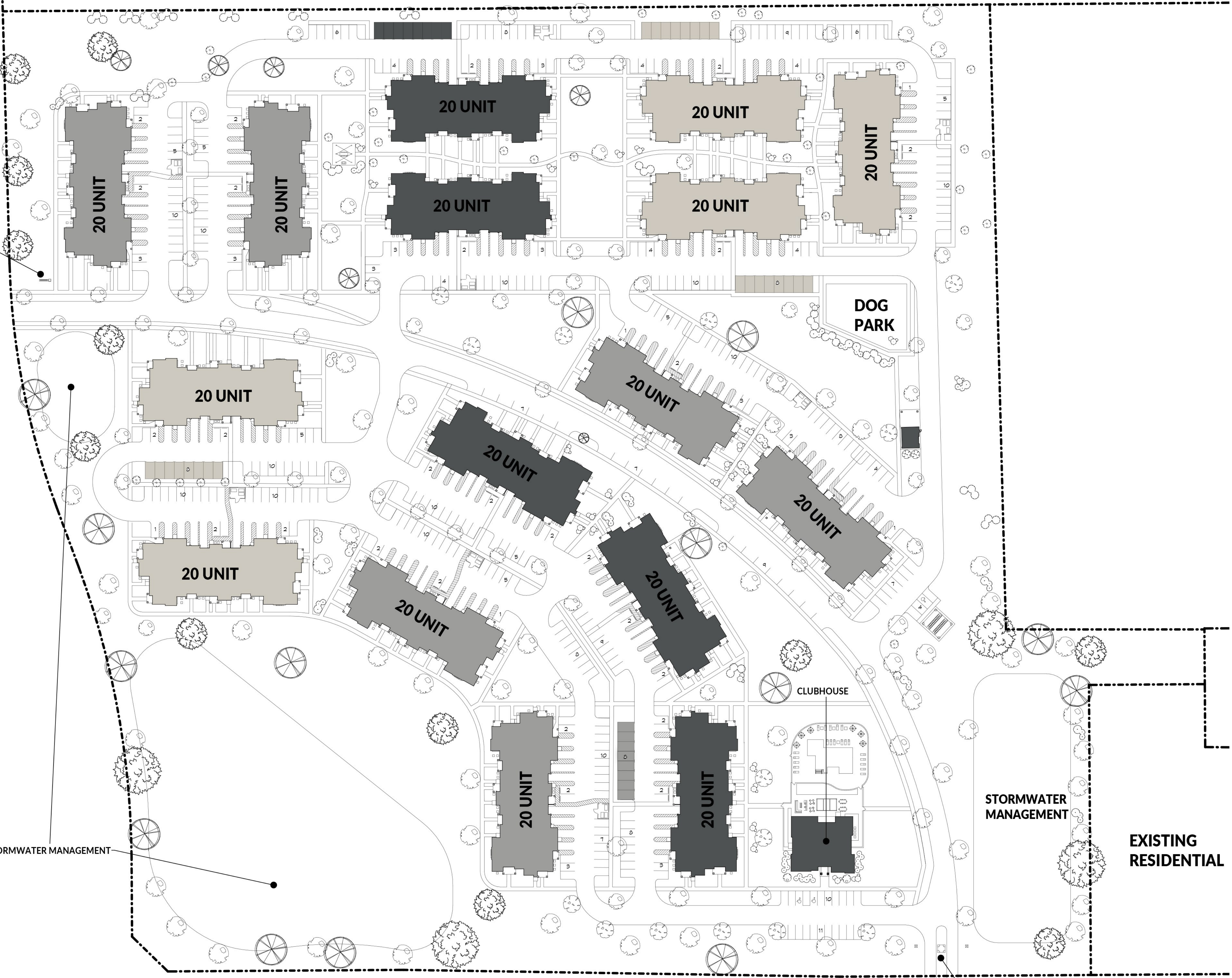
MONUMENT
SIGN

LANNON ROAD

STORMWATER MANAGEMENT

HIGHWAY Q

GUARDHOUSE
SIGNAGE



SITE STATISTICS

MULTIFAMILY

TWO STORY WALKUP BUILDINGS WITH 20 UNIT CONFIGURATIONS
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20 UNIT BUILDING - 25,797 SF (1,072 SF/UNIT*)
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SITE AREA

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CLUBHOUSE STALLS 21

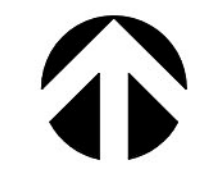
TOTAL 741 (2.31 STALLS/UNIT)

TYPICAL PARKING
DIMENSIONS

10' X 18' (180 SQFT)

- NIGHT GREY/PEARL GREY
- PEARL GREY /NIGHT GREY
- AGED PEWTER/COBBLESTONE

SCHEMATIC DESIGN
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The Seasons of Germantown
MULTIFAMILY
Germantown Wisconsin



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WINDOW NOTES

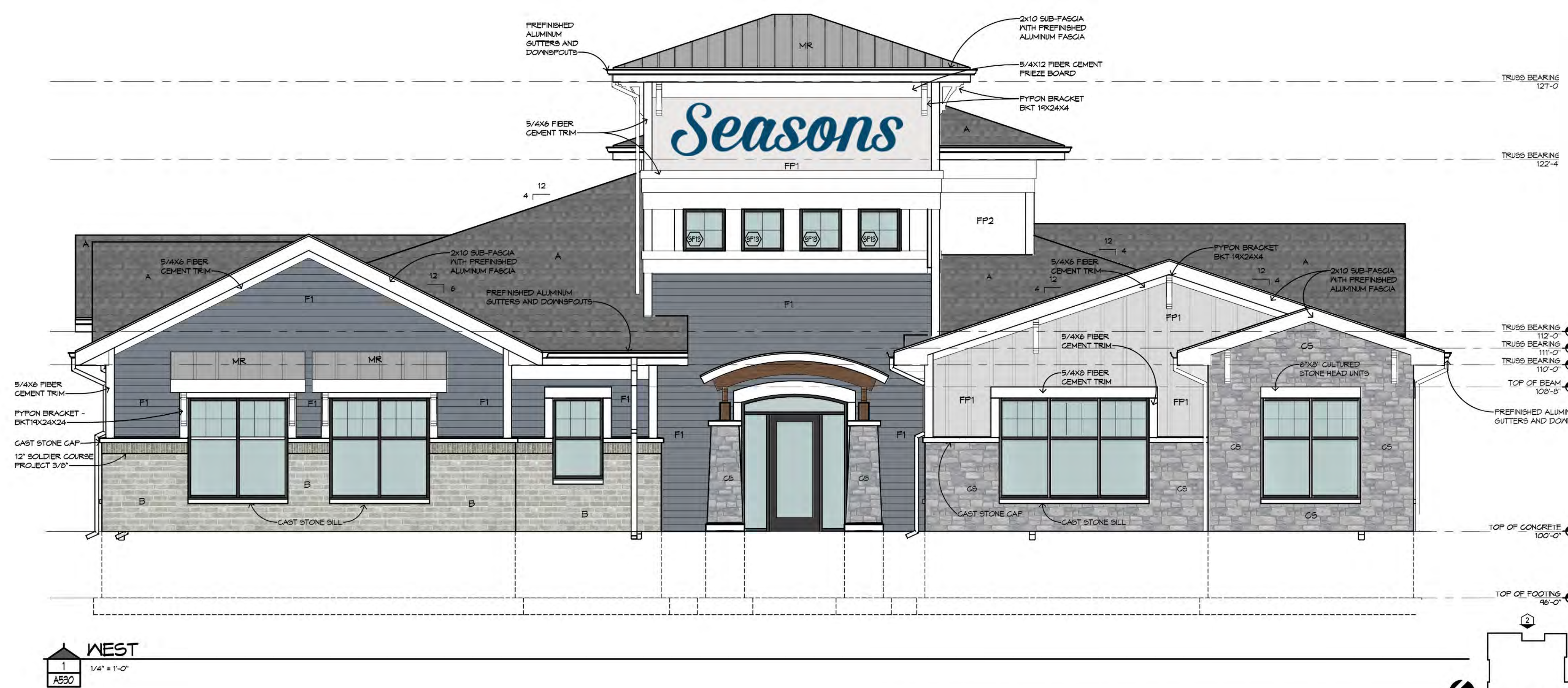
PROVIDE 1/2" WIDE PREFINISHED MUNTINS IN INSULATING GLASS AIR SPACE PER ELEVATIONS.
FIELD VERIFY ALL CUSTOM WINDOWS.
ALL GLASS LOCATIONS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION WILL BE SAFETY GLASS WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE 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 ARCTIC 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



The Seasons of Germantown
MULTIFAMILY
Germantown
Wisconsin

Architecture

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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 WHEN THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

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EXTERIOR ELEVATION GENERAL NOTES

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2. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.

3. SEE SHEET A530 FOR STOREFRONT SCHEDULE.

4. FIBER CEMENT TRIM TO BE ART1G WHITE.

EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES

B BRICK - GLACIER GREY

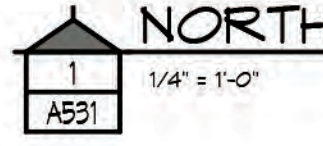
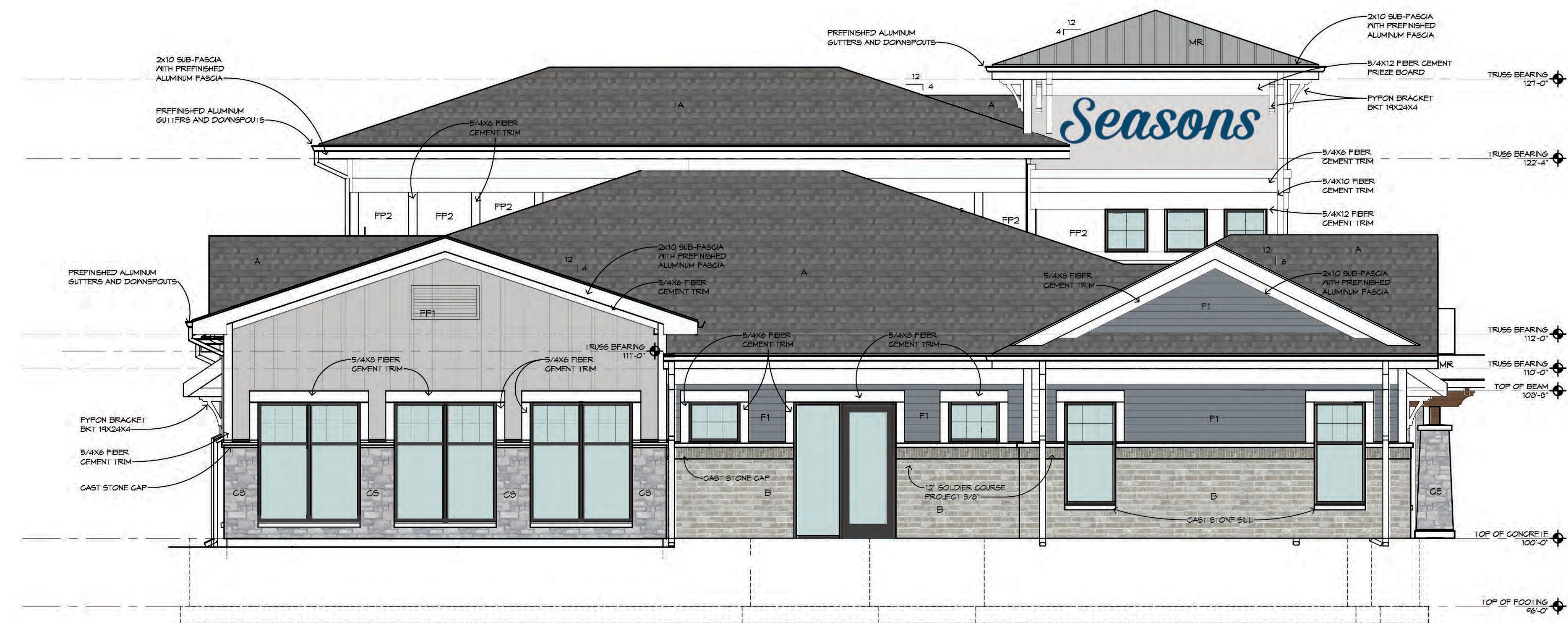
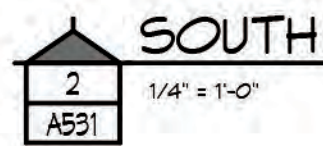
CS MANUFACTURED STONE - GINGER LIMESTONE

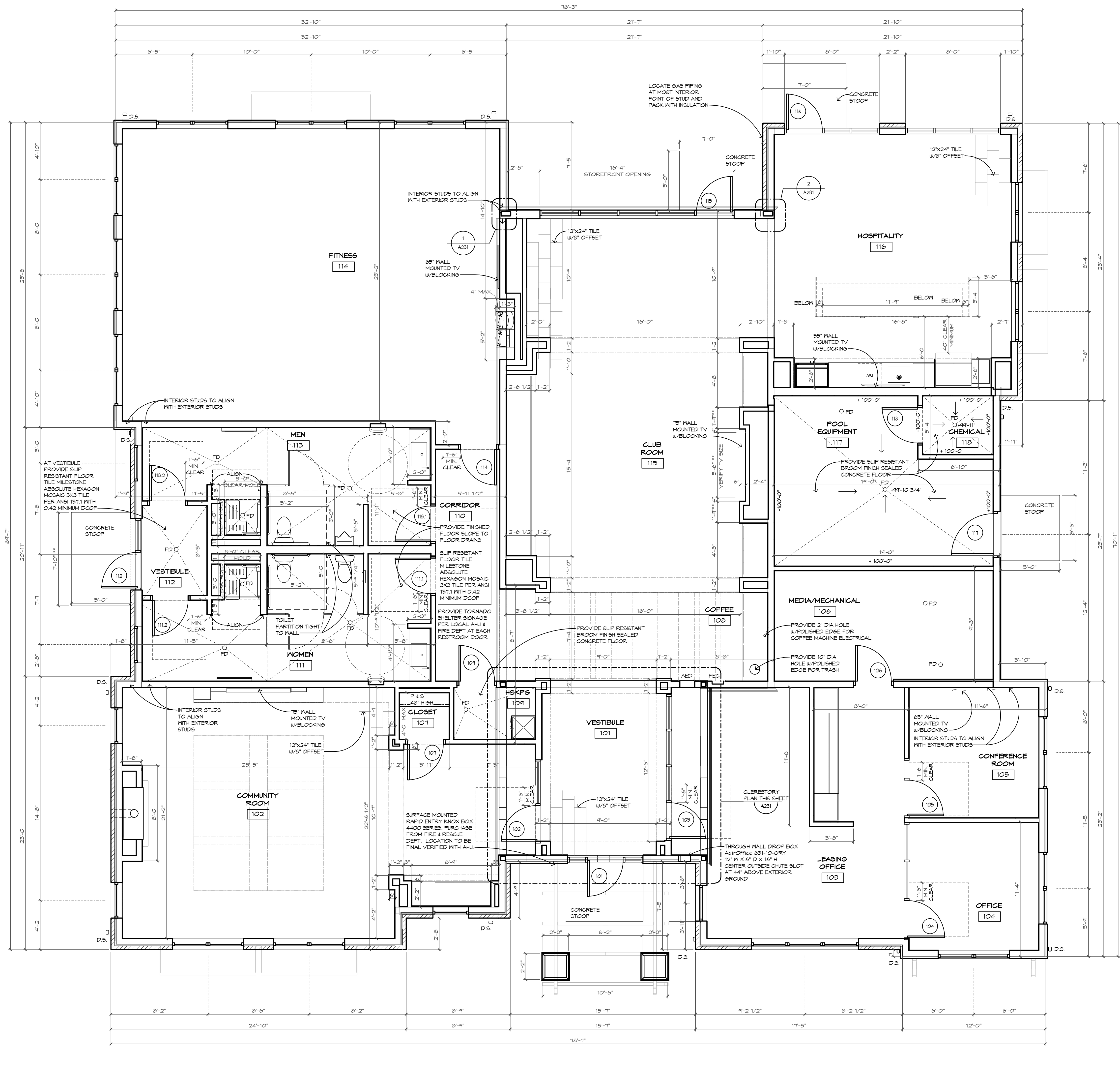
F1 FIBER CEMENT SIDING WITH 5" LAP - NIGHT GRAY

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

FP2 SMOOTH FIBER CEMENT PANEL - ART1G WHITE

MR STANDING SEAM METAL ROOF

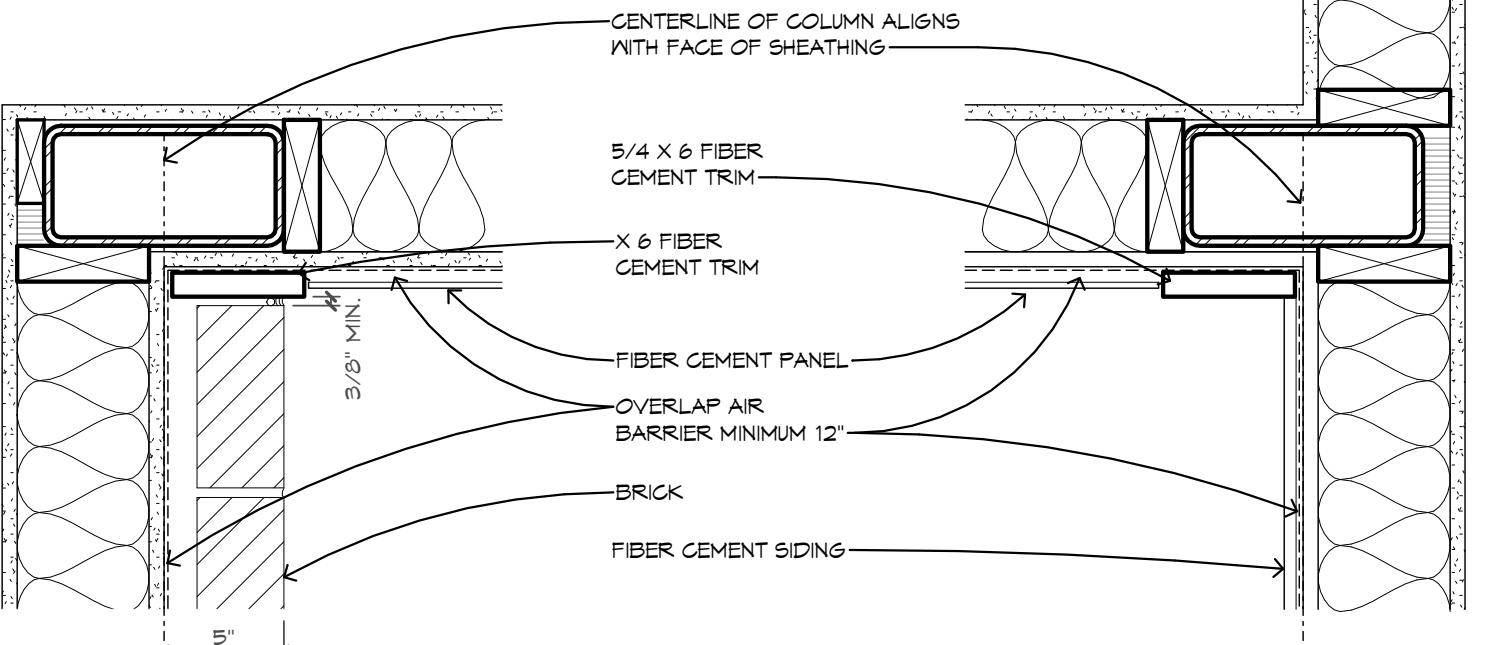




FLOOR PLAN
GENERAL NOTES

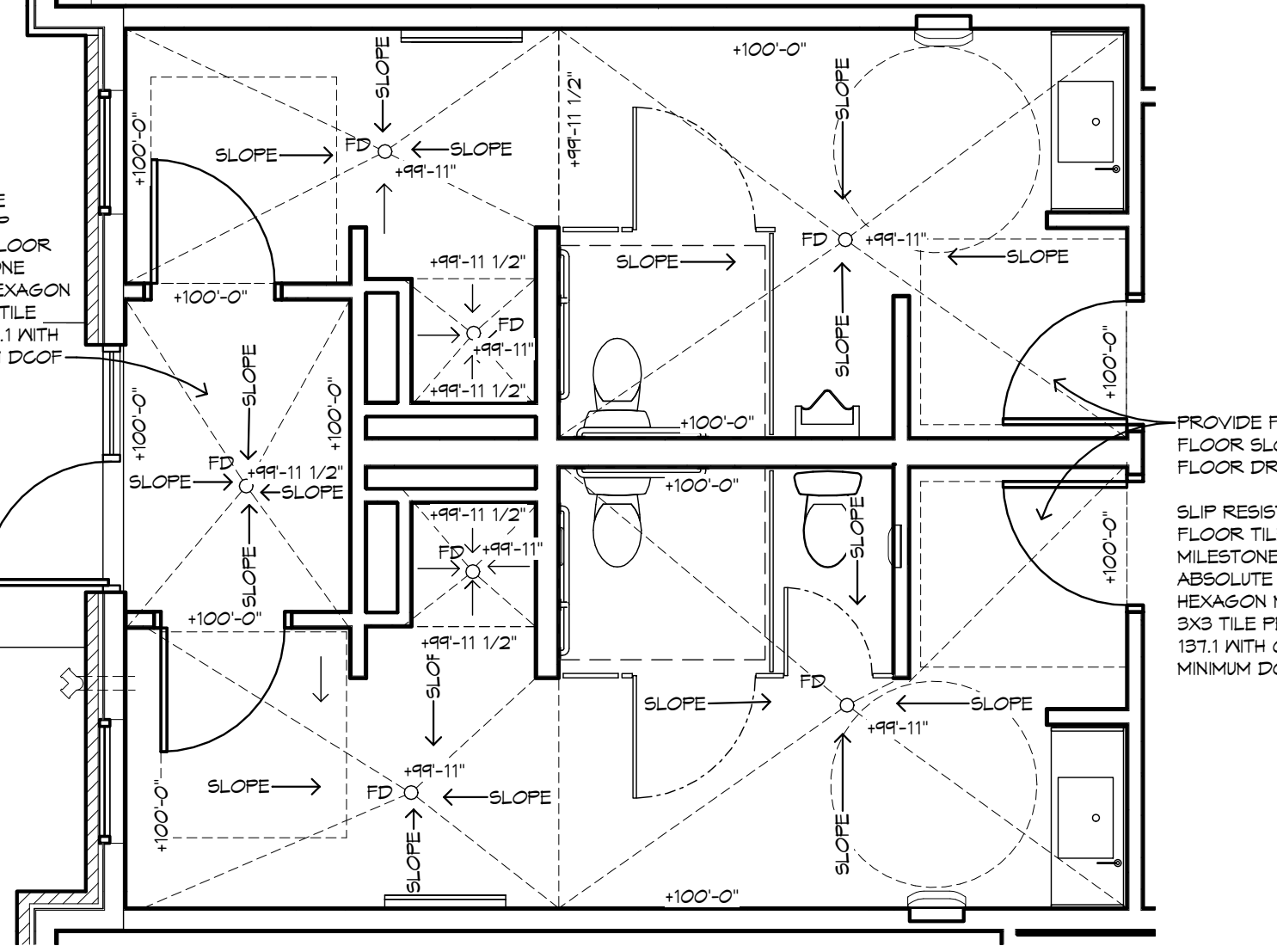
- DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.
- ALL OTHER DIMENSIONS ARE TO FACE OF STUD.
- VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.
- FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS.
- VERIFY WALL CONSTRUCTION WITH WALL TYPES.
- COORDINATE WALL AND FLOOR CERAMIC TILE PATTERN WITH OWNER.
- COORDINATE LOCATION OF RENT DROP BOX WITH OWNER.
- 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 AT300
DOOR SCHEDULE	SHEET AT130
STOREFRONT SCHEDULE	SHEET A530
ROOM FINISH SCHEDULE	SEE SPECIFICATIONS
FEC	FIRE EXTINGUISHER WITH RECESSED CABINET PER SECTION 10522 - SEE DETAIL 19/AT430
AED	AUTOMATED EXTERNAL DEFIBRILLATOR AND CABINET WITH AUDIBLE ALARM. PHILIPS HEARTSTART ONSITE AED SEMI-RECESSED AED CABINET WITH AUDIBLE ALARM 1805RS3-1 aeduniverse.com - SEE DETAIL 19/AT430 SM

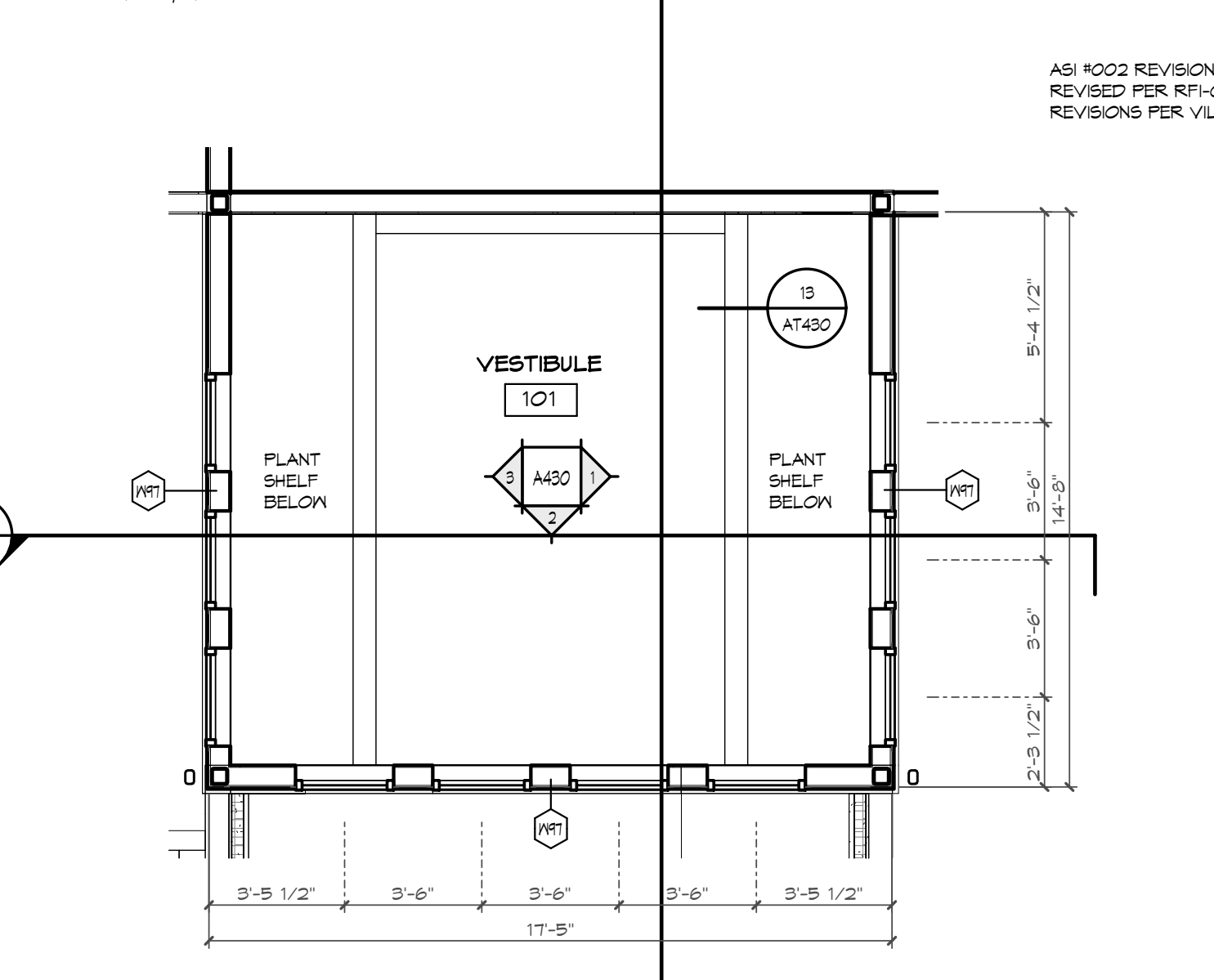


2 PLAN DETAIL
A231 1/2" = 1'-0"

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



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



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

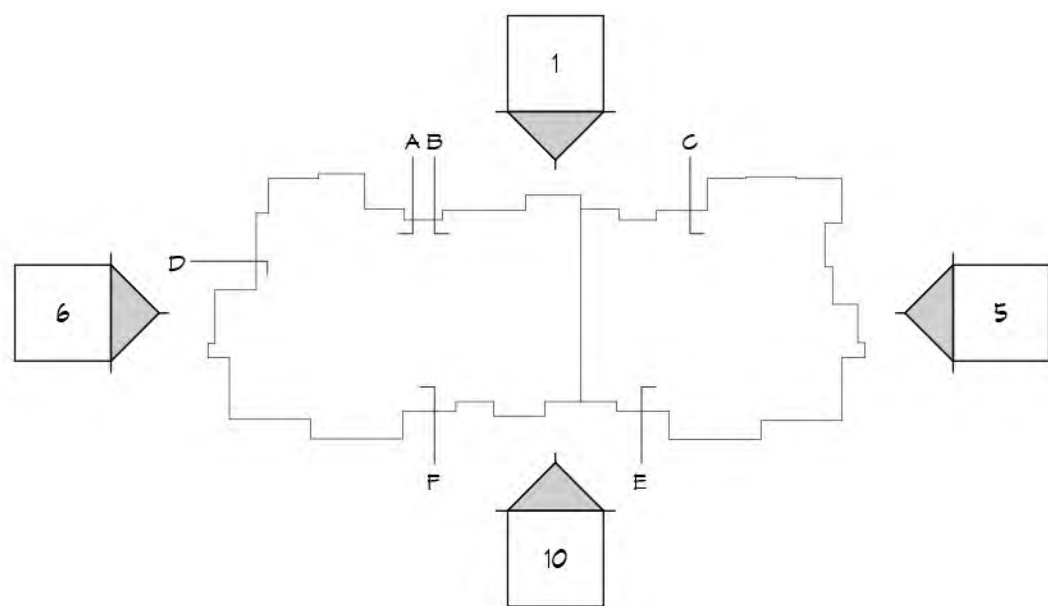
EXTERIOR ELEVATION GENERAL NOTES

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 A522 FOR WINDOW SCHEDULES.

EXTERIOR ELEVATION KEY NOTES:

- A THREE DIMENSIONAL ASPHALT SHINGLES
- B BRICK GLAZER 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



20 UNIT REAR ELEVATION

10
A520



SIDE F

SIDE E

SIDE D



20 UNIT LEFT ELEVATION

6
A520

TRUSS BEARING 120'-1"
SECOND FLOOR - TOP OF SUB FLOOR 110'-11 1/8"
TOP OF CONCRETE 100'-0"
TOP OF FOOTING - SEE STRUCTURAL 98'-0"

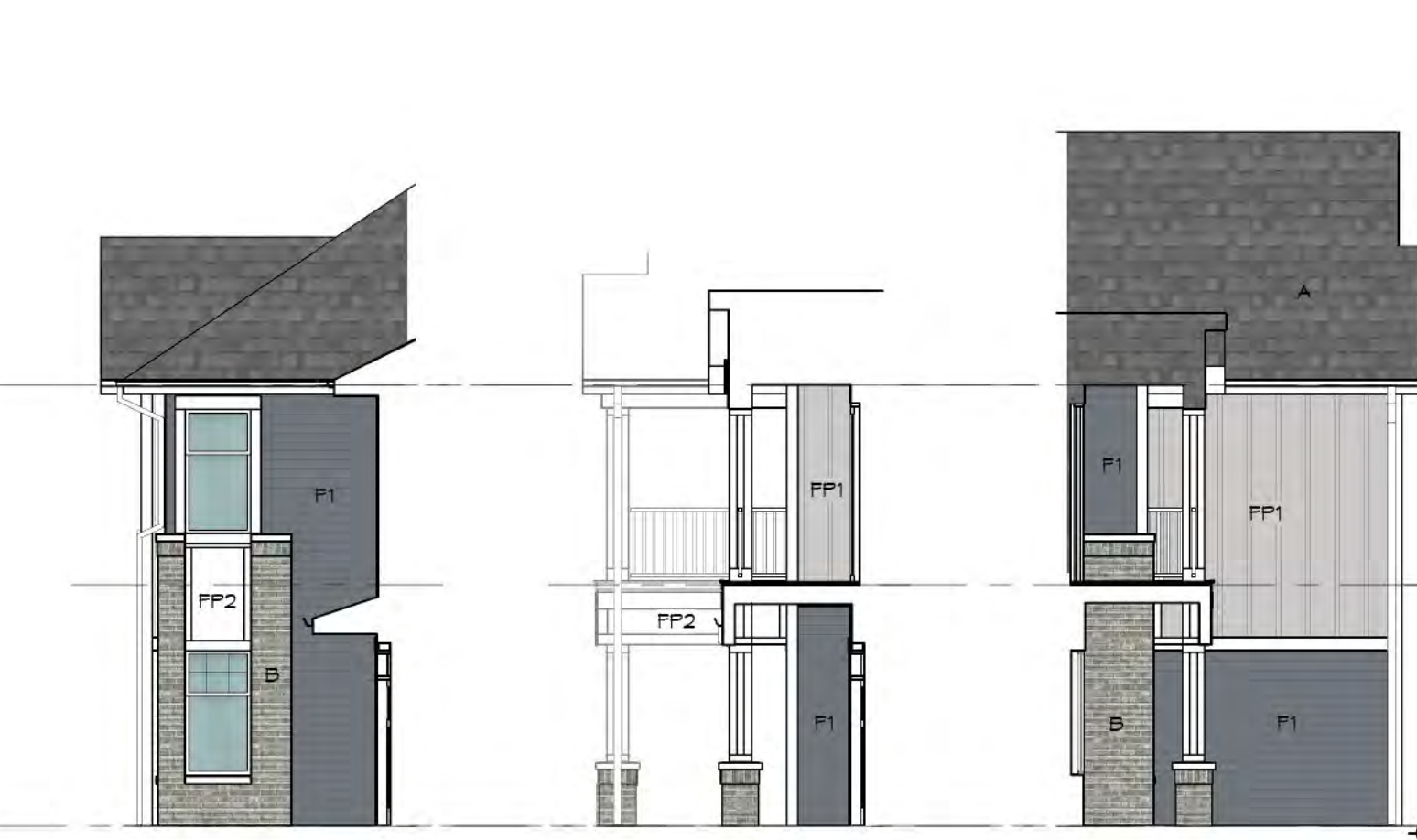
COMPLIANT DOOR HANDLE
W/RECESSED THRESHOLD & ADA
AT TYPE B UNITS ONLY
6'-0"x0 SLIDING DOOR TYPE 9B



20 UNIT RIGHT ELEVATION

5
A520

TRUSS BEARING 120'-1"
SECOND FLOOR - TOP OF SUB FLOOR 110'-11 1/8"
TOP OF CONCRETE 100'-0"
TOP OF FOOTING - SEE STRUCTURAL 98'-0"



SIDE C

SIDE B

SIDE A



20 UNIT FRONT ELEVATION

1
A520

TRUSS BEARING 120'-1"
SECOND FLOOR - TOP OF SUB FLOOR 110'-11 1/8"
TOP OF CONCRETE 100'-0"
TOP OF FOOTING - SEE STRUCTURAL 98'-0"

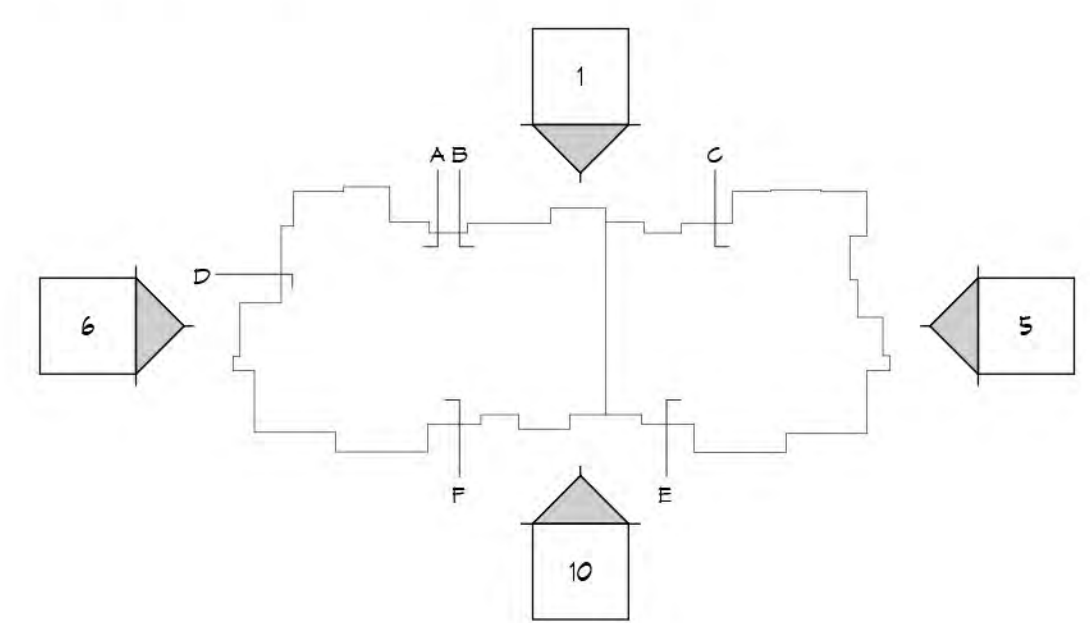


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EXTERIOR ELEVATION GENERAL NOTES

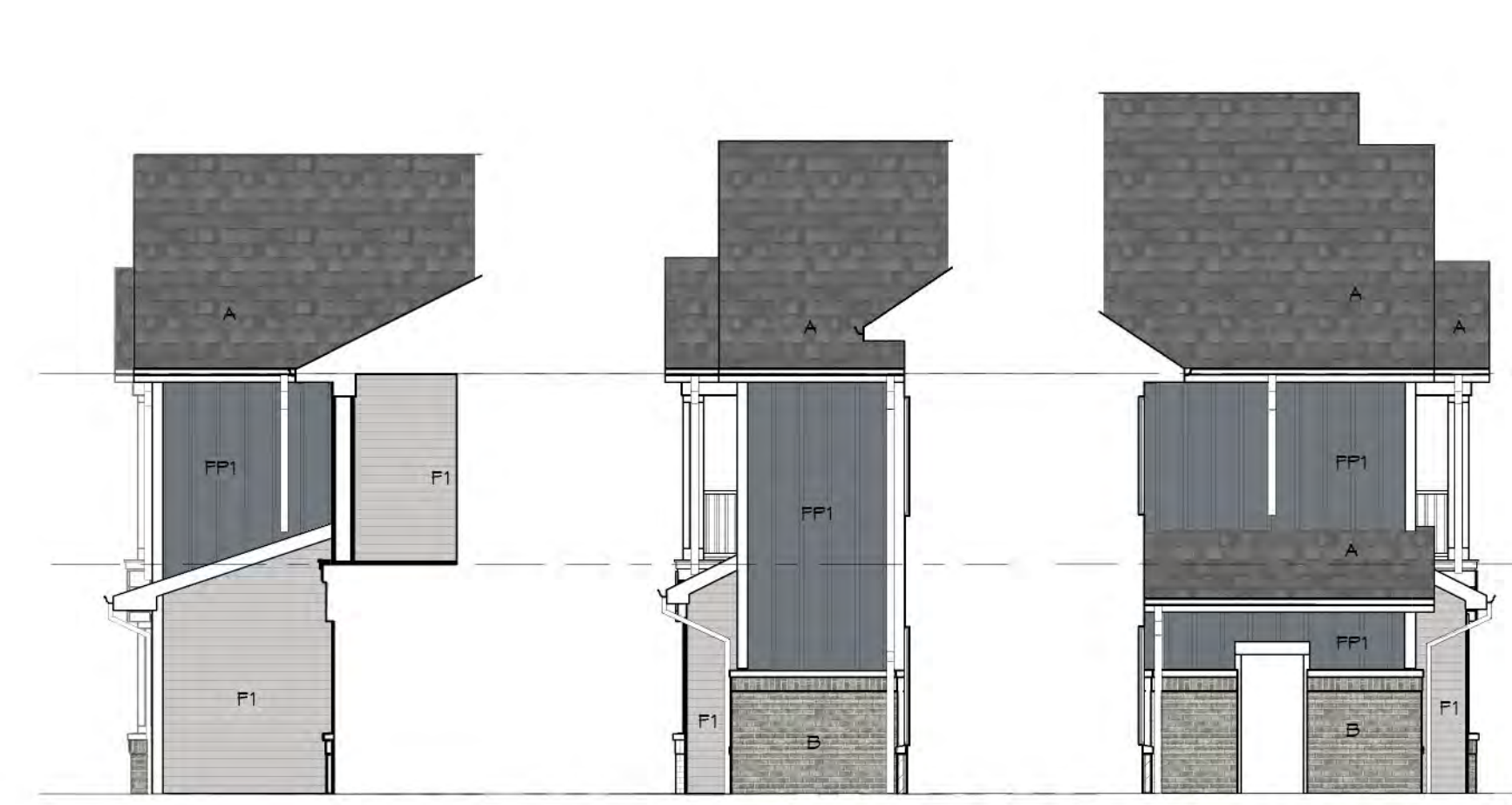
1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE OR ROOFS.
 2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
 3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM.
 4. SEE SHEET A522 FOR WINDOW SCHEDULES.
- EXTERIOR ELEVATION KEY NOTES:
- A THREE DIMENSIONAL ASPHALT SHINGLES
 - B BRICK GLAZER 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



20 UNIT REAR ELEVATION

10
A520



SIDE F
SIDE E
SIDE D

4
A520

3
A520

1
A520



20 UNIT LEFT ELEVATION

6
A520



20 UNIT RIGHT ELEVATION

5
A520



20 UNIT FRONT ELEVATION

SIDE C
SIDE B
SIDE A

4
A520

3
A520

2
A520

1
A520

SHEET PRINTED ON:
4/25/2016 4:08:32 PM
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BIM 360://p1010158_20 Unit Multifamily A520.dwg

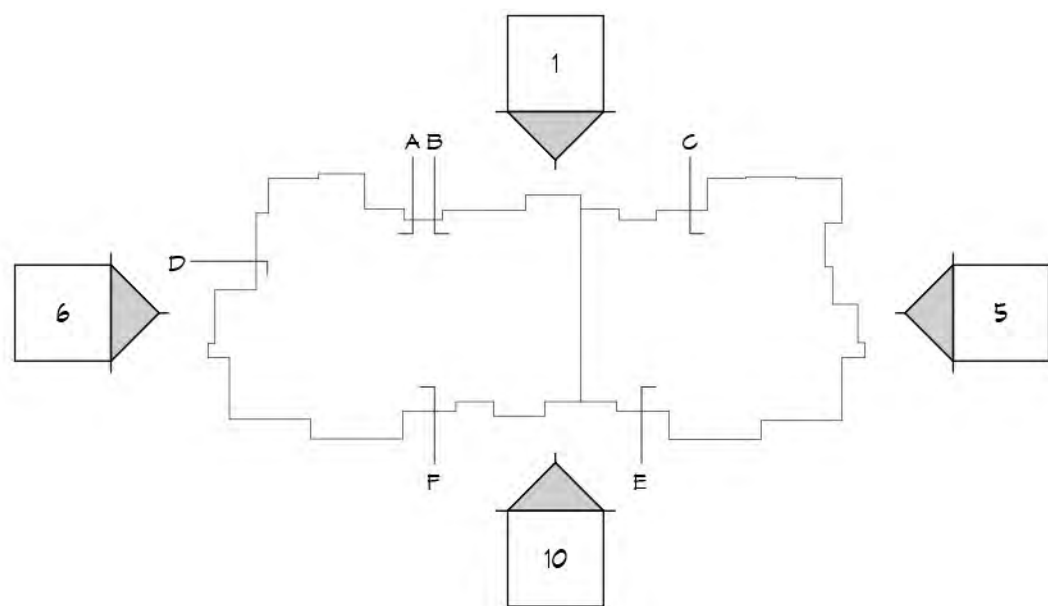
EXTERIOR ELEVATION GENERAL NOTES

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 A522 FOR WINDOW SCHEDULES.

EXTERIOR ELEVATION KEY NOTES:

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

- F1 - AGED PEWTER
- FP1 - COBBLESTONE
- FP2 - ARCTIC WHITE



20 UNIT REAR ELEVATION

10
A520



SIDE F

SIDE E

SIDE D



20 UNIT LEFT ELEVATION

6
A520



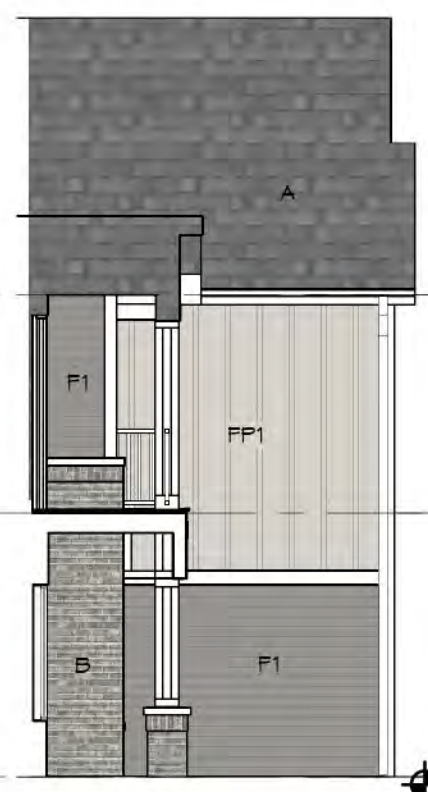
20 UNIT RIGHT ELEVATION

5
A520



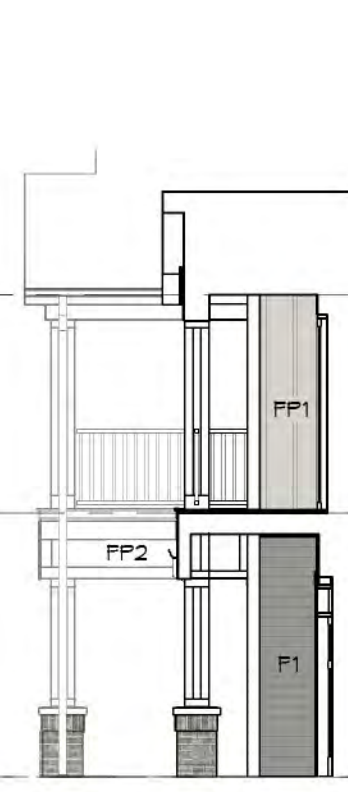
20 UNIT FRONT ELEVATION

1
A520



SIDE A

2
A520



SIDE B

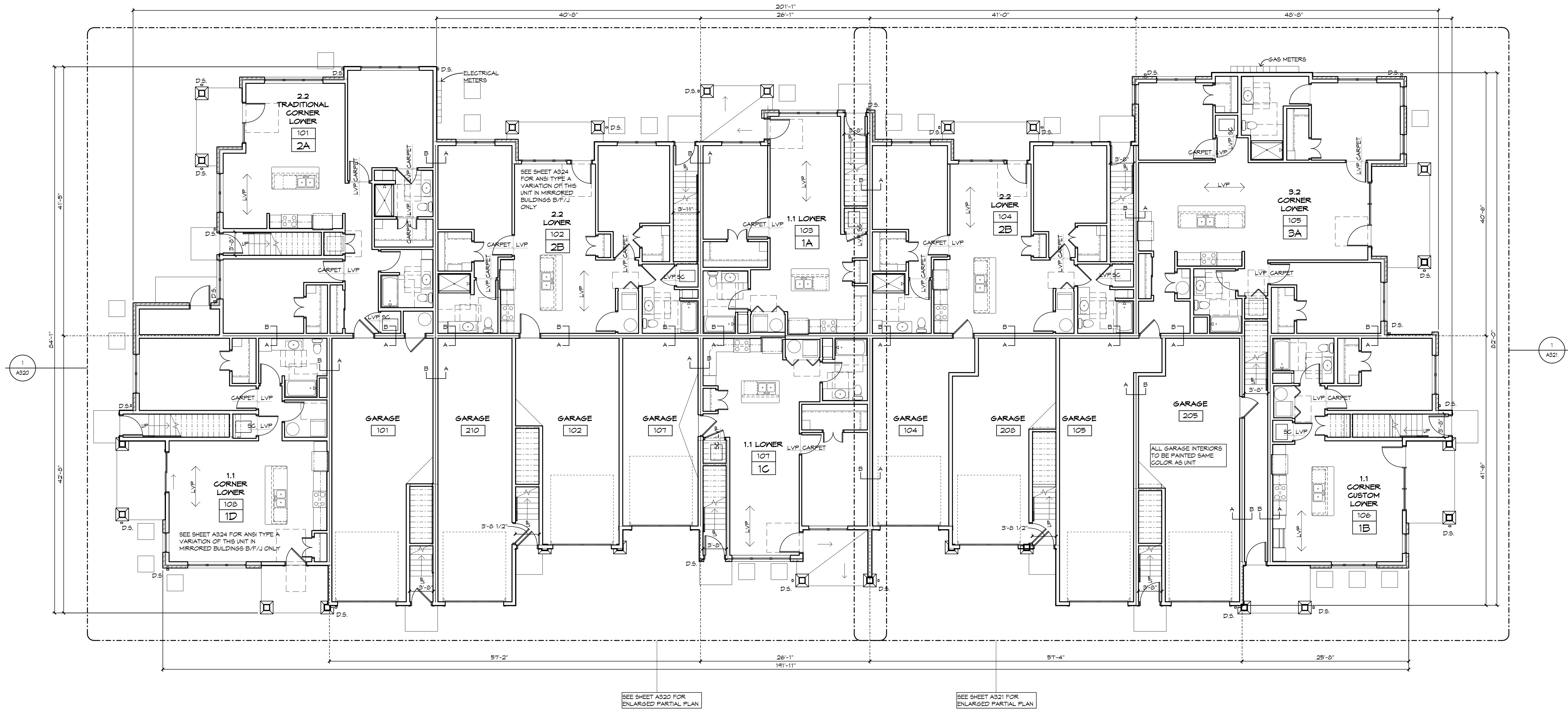
3
A520



SIDE C

4
A520

SHEET PRINTED ON:
6/20/2015 9:44:45 AM
BIM 360/Point 2017 FRED Planfield IL/Thomas 2017_A/02_10 Unit_Floor



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 A525

ROOM FINISH SCHEDULE SEE SPEC

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

VERIFY WALL CONSTRUCTION WITH WALL TYPES.

A TYPICAL DIMENSION WALL SEE SHEET AT320

B 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

AS 1002 REVISIONS:
REVISIONS PER RF-002 RESPONSE
REVISIONS PER RF-033 RESPONSE
REVISIONS PER RF-034 RESPONSE
ADDED FLOORING TRANSITION NOTES
ADDED FLOORING INSTALLATION DIRECTIONS



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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
----- INDICATES INSTALLATION DIRECTION
----- INDICATES 1 HOUR WALL
----- INDICATES 2 HOUR WALL

6'-6" ±
6'-6" ±
1/4" UNIT PLANS

PLUS OR MINUS - FOR REFERENCE ONLY

1/4" UNIT TYPES

DOOR SCHEDULE

WINDOW SCHEDULE

ROOM FINISH SCHEDULE

SHEET A320 - A324
SHEET AT320
SHEET A523
SEE SPEC

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

VERIFY WALL CONSTRUCTION WITH WALL TYPES.

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

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-003 RESPONSE
 ADDED FLOORING TRANSITIONS NOTES
 ADDED FLOORING INSTALLATION DIRECTIONS

1/8" SECOND FLOOR PLAN - 20 UNIT SHEET NO. A222

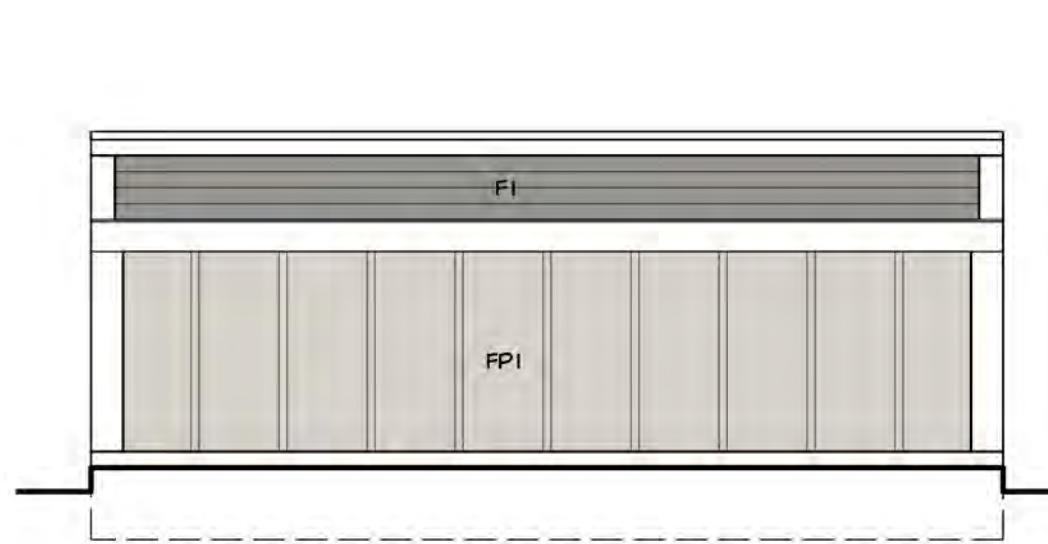
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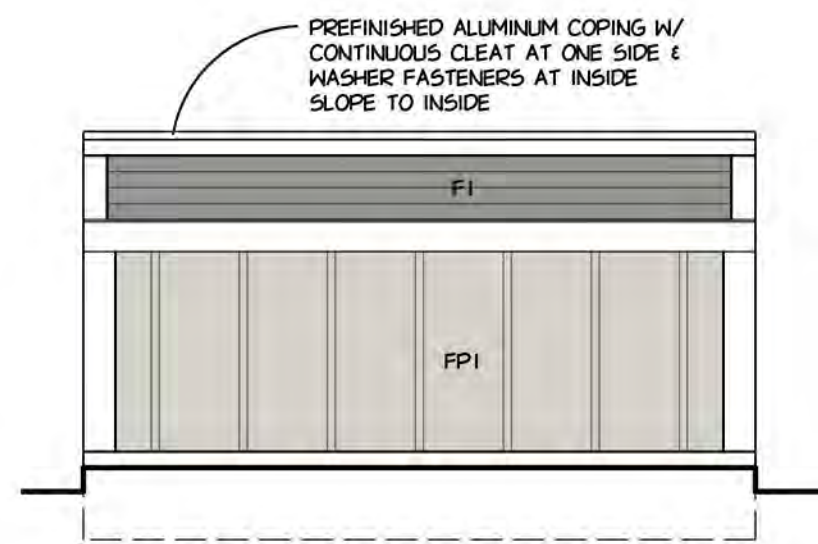
PROJECT
2101
SHEET NO.

SHEET PRINTED ON:
6/10/2021 9:25:53 AM
FILE PATH:
BIM-160x11Promo 2101-FRED Plainfield IL\Promo-2101 Arch 20 Unit R20.rvt

- F1 - AGED PEWTER
FP1 - COBBLESTONE
FP2 - ARCTIC WHITE



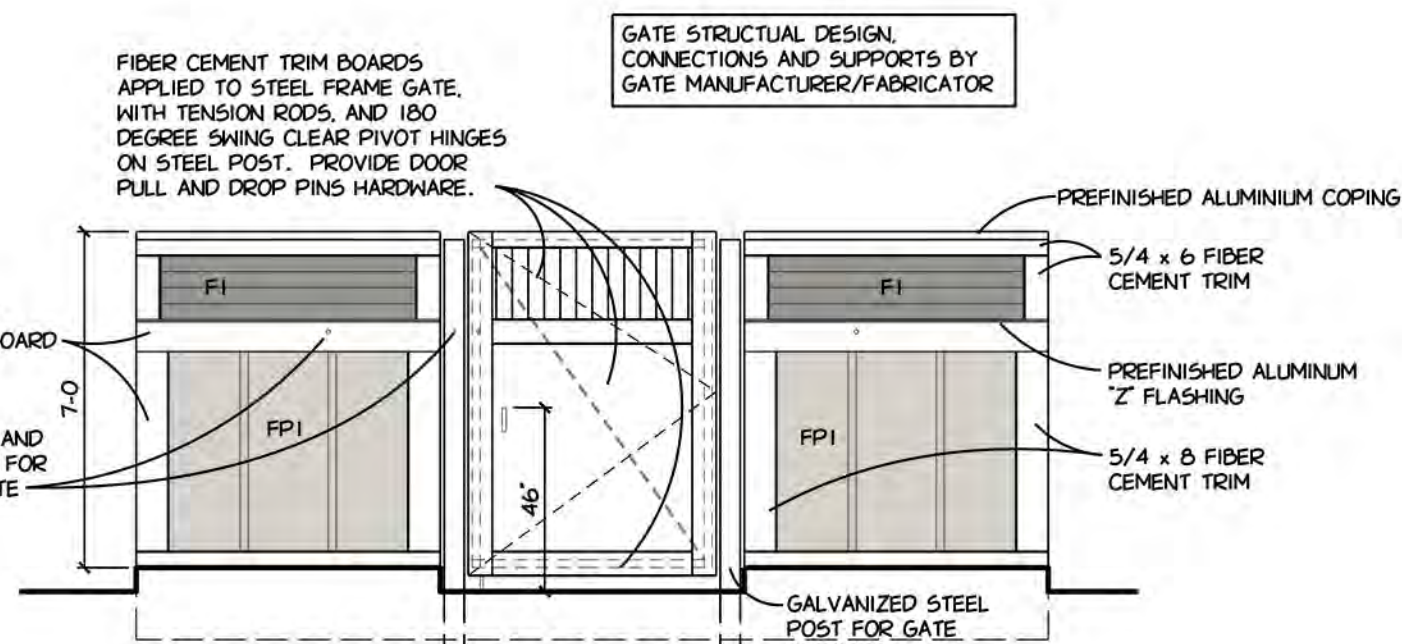
LARGE TRASH ENCLOSURE
BACK ELEVATION 1/4" = 1'-0" 6/23/21



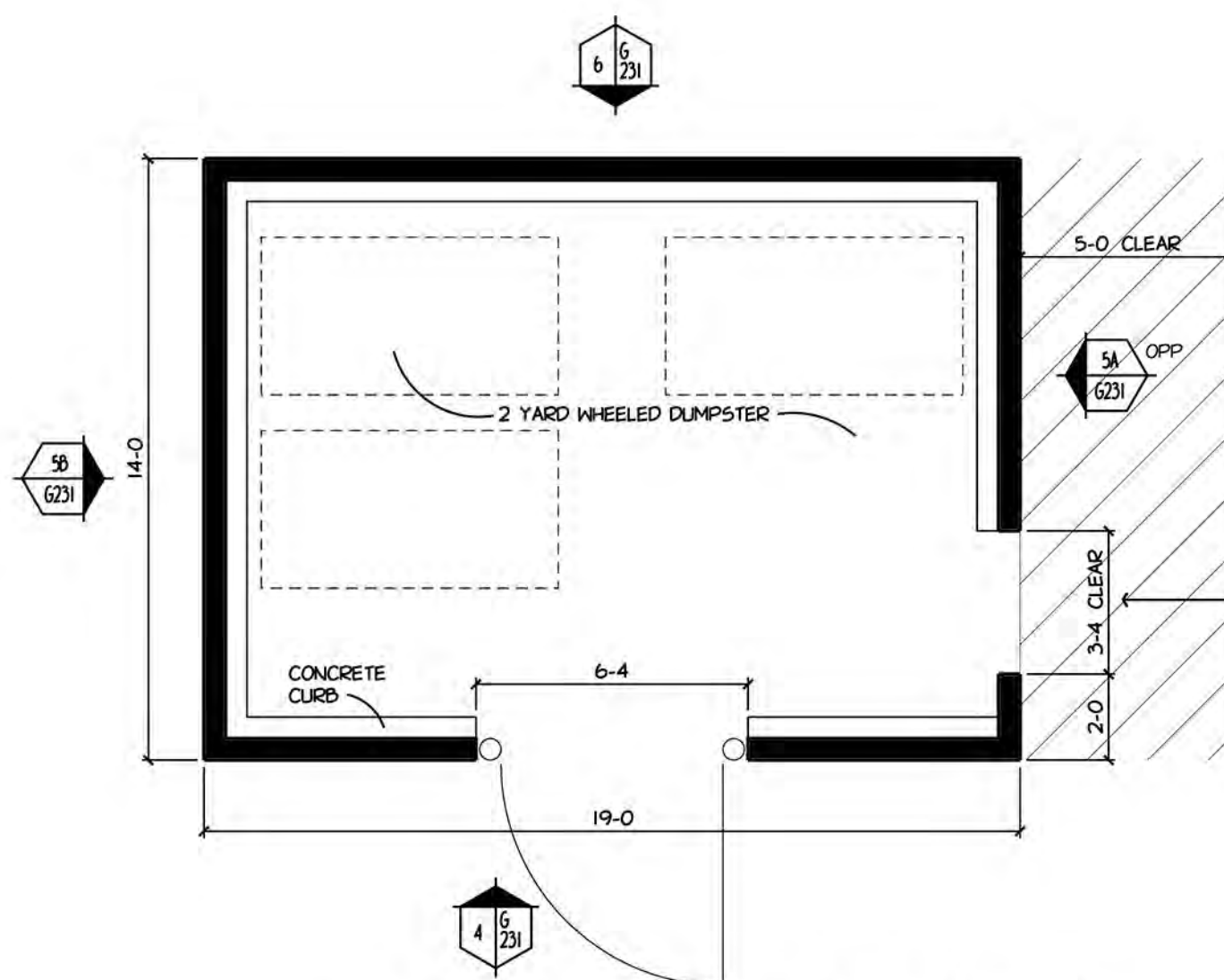
LARGE TRASH ENCLOSURE
SIDE ELEVATION 1/4" = 1'-0" 5/6/23/21



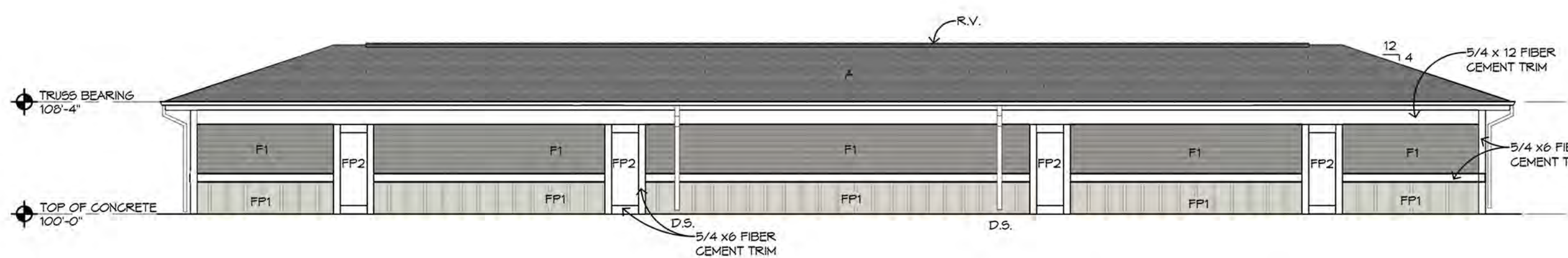
LARGE TRASH ENCLOSURE
SIDE ELEVATION 1/4" = 1'-0" 5A/9/23/21



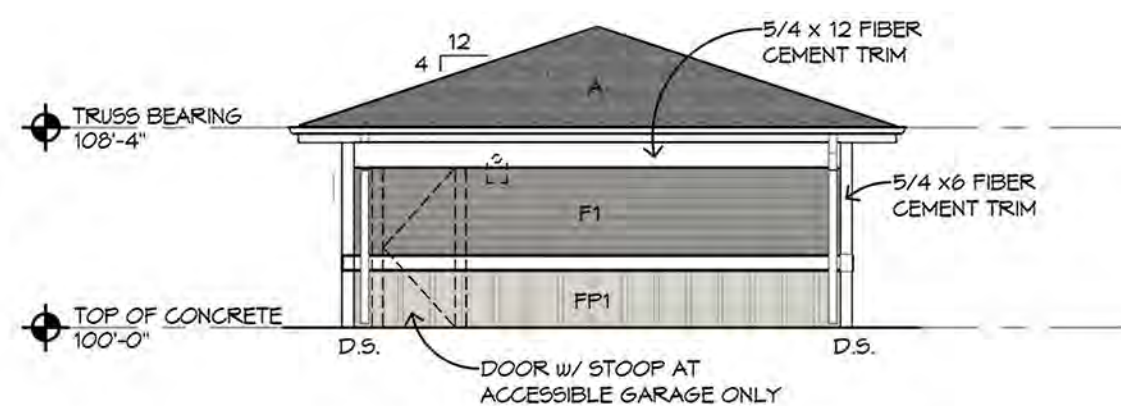
LARGE TRASH ENCLOSURE
FRONT ELEVATION 1/4" = 1'-0" 4/6/23/21



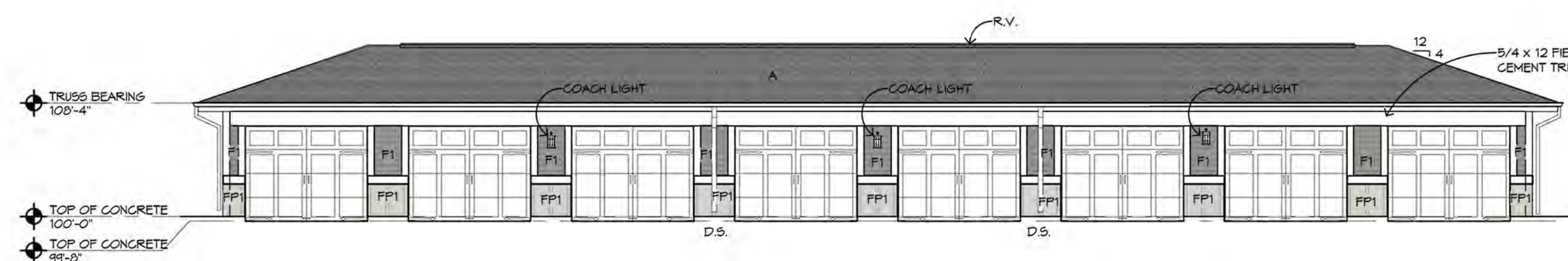
TRASH ENCLOSURE PLAN 3/1/4" = 1'-0" 6/23/21



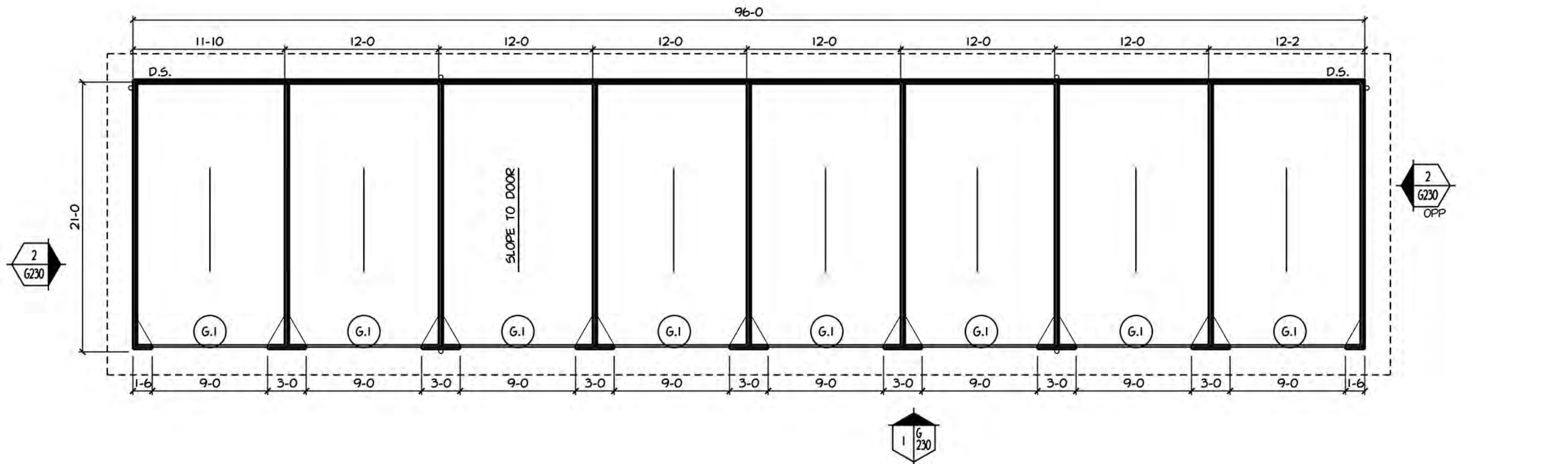
8 CAR GARAGE ELEVATION 1/8" = 1'-0" 3/6/23/21



GARAGE SIDE ELEVATION 1/8" = 1'-0" 2/6/23/21



8 CAR GARAGE ELEVATION 1/8" = 1'-0" 1/6/23/21



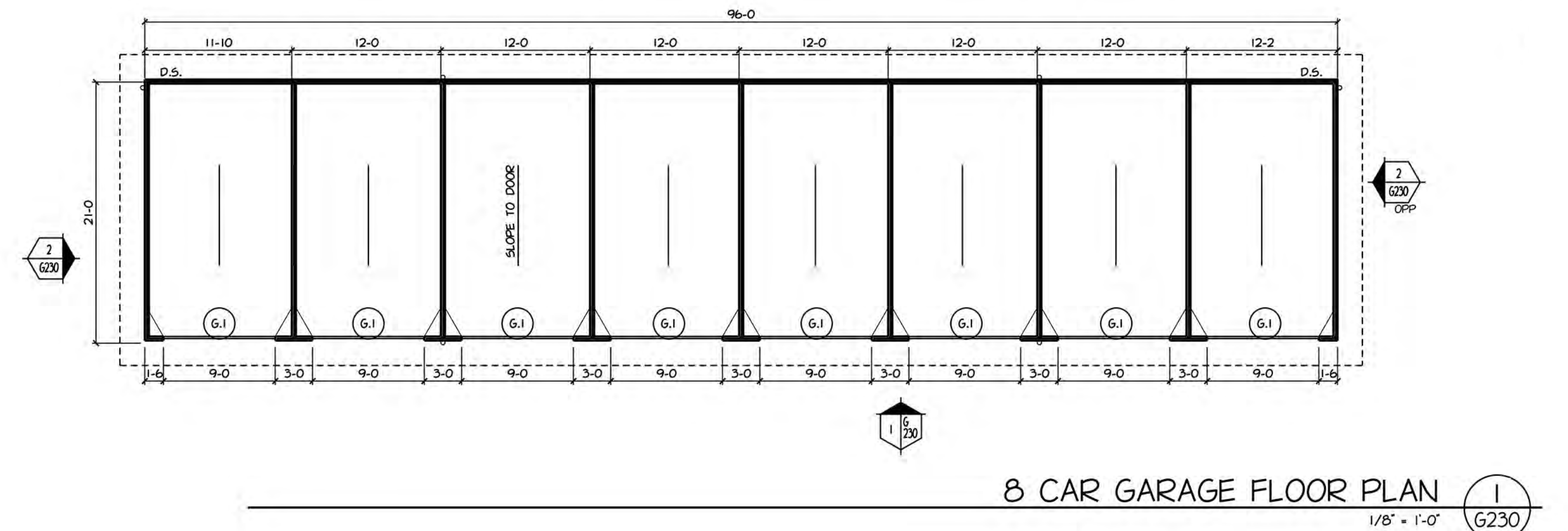
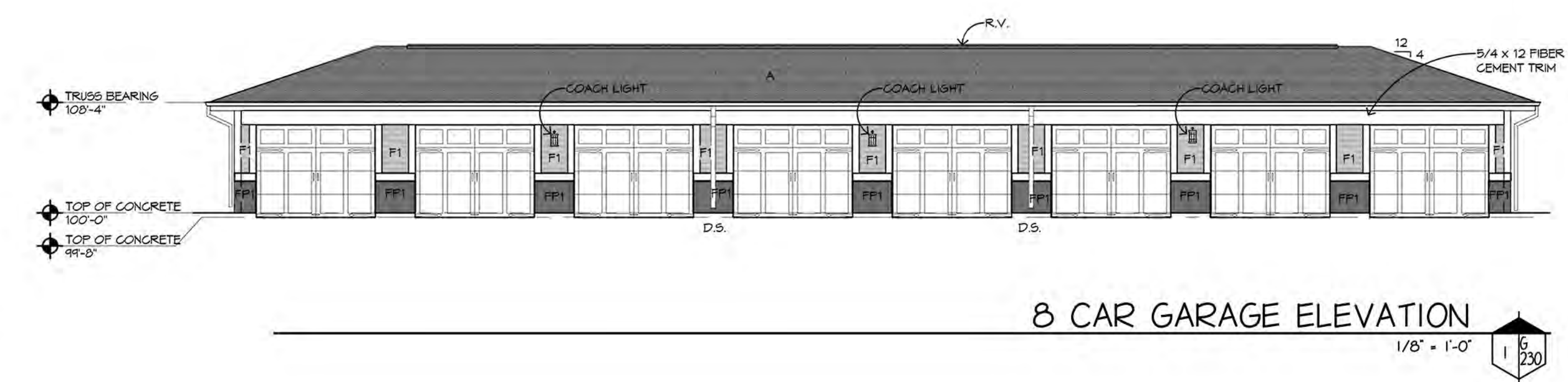
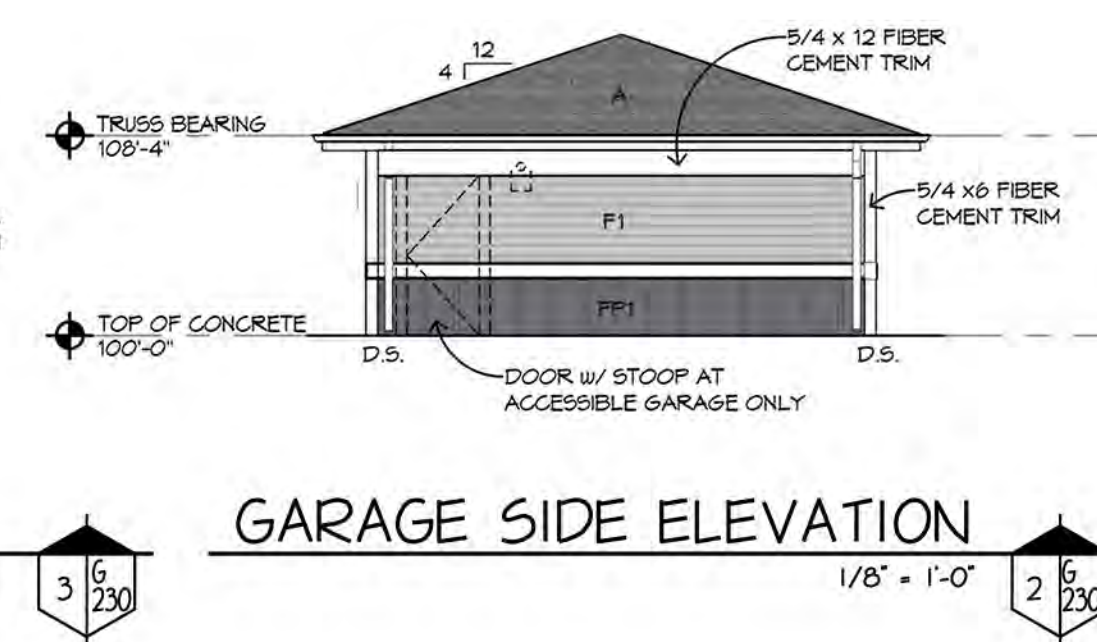
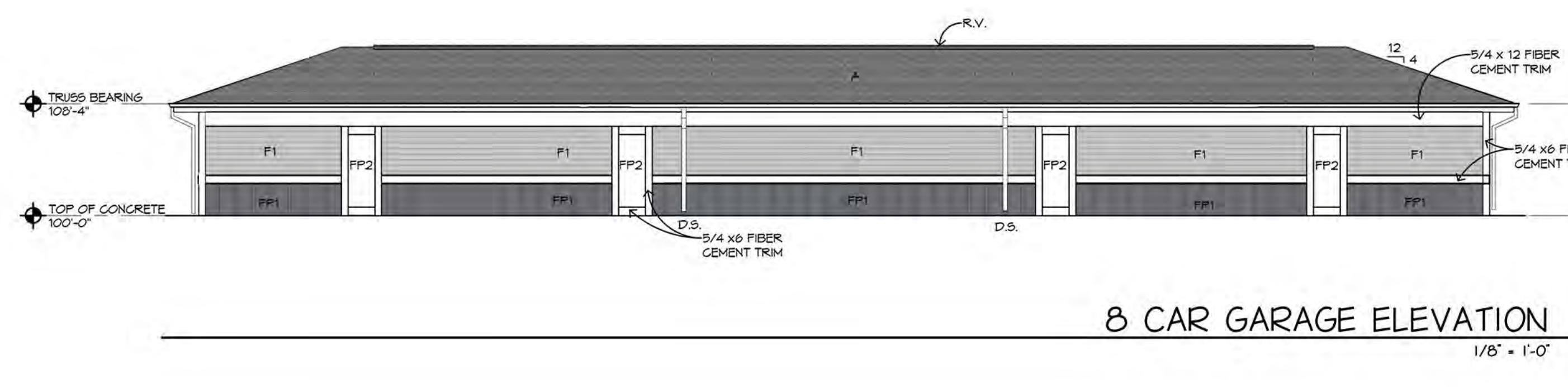
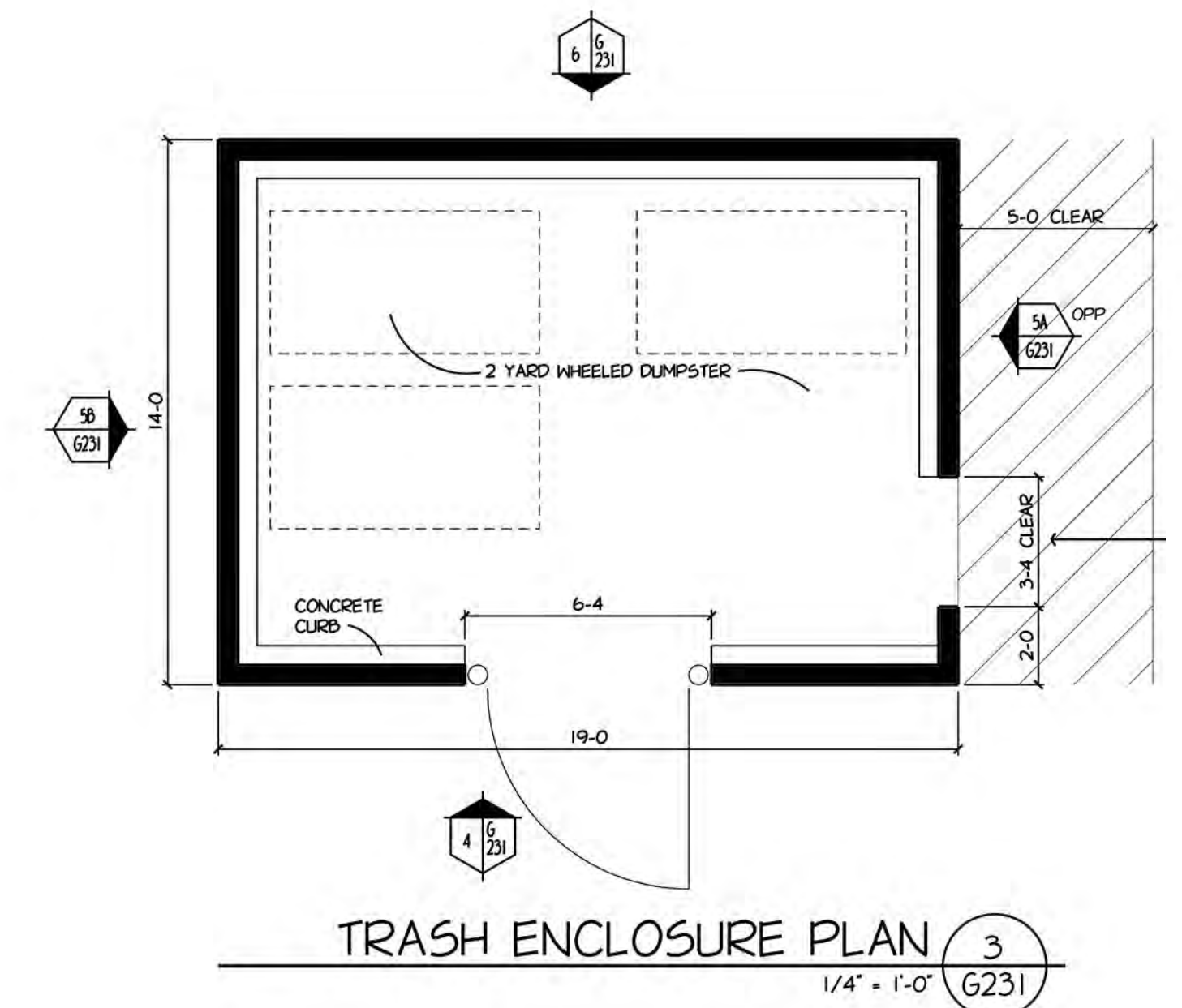
8 CAR GARAGE FLOOR PLAN 1/8" = 1'-0" 1/6/23/21

The drawings show a large trash enclosure with the following details:

- Back Elevation:** Shows a simple rectangular structure with a flat roof and a base. Labels include "F1" for the upper section and "FP1" for the lower section.
- Side Elevation:** Shows the side profile of the enclosure. Annotations include:
 - "PREFINISHED ALUMINUM COPING W/ CONTINUOUS CLEAT AT ONE SIDE & WASHER FASTENERS AT INSIDE SLOPE TO INSIDE"
 - "3-4 CLEAR OPENING"
 - "2-0"
 - "ACCESSIBLE ACCESS w/NO CONCRETE CURB OR THRESHOLD"
- Front Elevation:** Shows the front view of the enclosure. Annotations include:
 - "WITH TENSION RODS, AND 180 DEGREE SWING CLEAR PIVOT HINGES ON STEEL POST. PROVIDE DOOR PULL AND DROP PINS HARDWARE."
 - "5/4 x 6 FIBER CEMENT TRIM BOARD"
 - "7-0"
 - "PROVIDE HOOK AND EYE HARDWARE FOR ENCLOSURE GATE"
 - "45"
 - "GALVANIZED STEEL POST FOR GATE SUPPORT"
 - "PREFINISHED ALUMINUM COPING"
 - "5/4 x 6 FIBER CEMENT TRIM"
 - "PREFINISHED ALUMINUM Z' FLASHING"
 - "5/4 x 6 FIBER CEMENT TRIM"

Below each elevation is a title block with the following information:

- Back Elevation:** LARGE TRASH ENCLOSURE BACK ELEVATION, 1/4" = 1'-0", 6/231
- Side Elevation:** LARGE TRASH ENCLOSURE SIDE ELEVATION, 1/4" = 1'-0", 5B/231
- Side Elevation:** LARGE TRASH ENCLOSURE SIDE ELEVATION, 1/4" = 1'-0", 5A/231
- Front Elevation:** LARGE TRASH ENCLOSURE FRONT ELEVATION, 1/4" = 1'-0", 4/231



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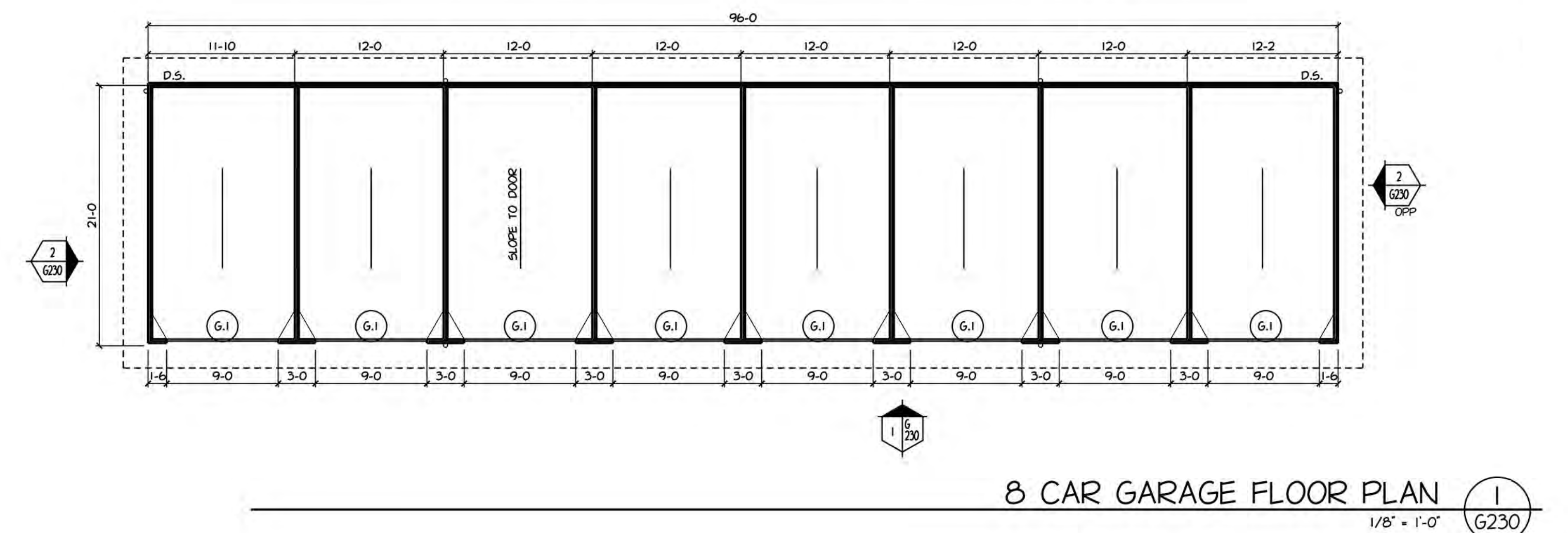
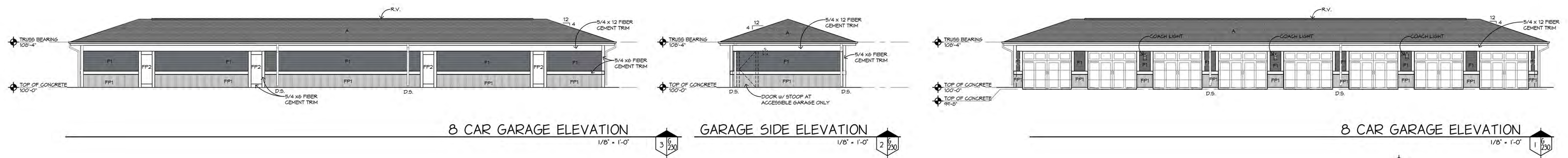
DRAWN BY
DRF
DATE
30 OCT 2020
PROJECT
941
SHEET NO.

SITE DETAILS **G230**
TYPICAL

PLOT PARAMETERS: FILE: K:\200101\CADDOW\230-PLAN COMMISSION SUBMISSION.PLOT SHEET
PLOTTED ON: 4/21/2020 2:04:58 PM BY USER: JUK AT SCALE: 0.1" = 1' IN.
USING DRIVER: L:\XWORKSPACE\STANDARDS\PICTCG\VPDFE.PICTCG LAST SAVE: 4/21/2020

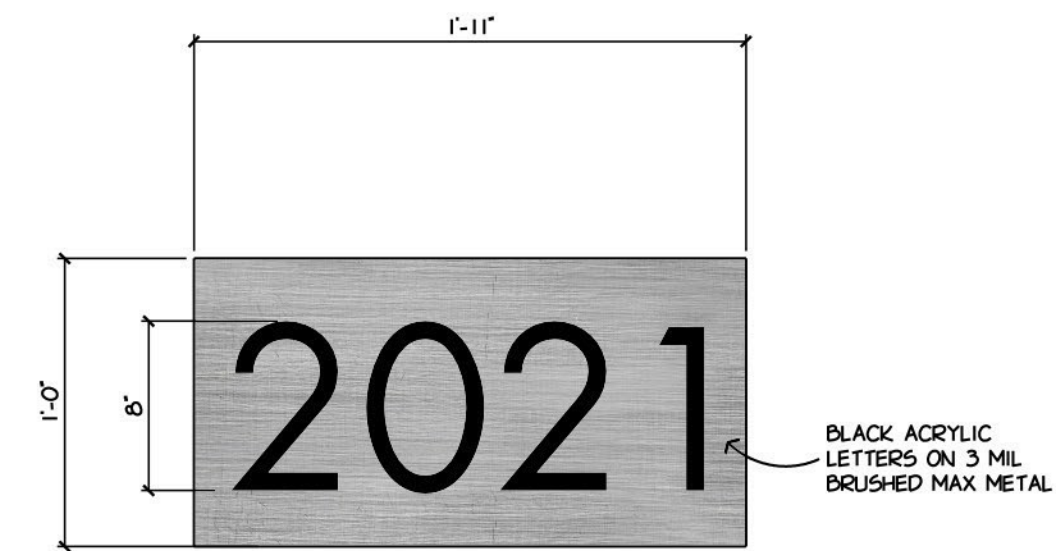
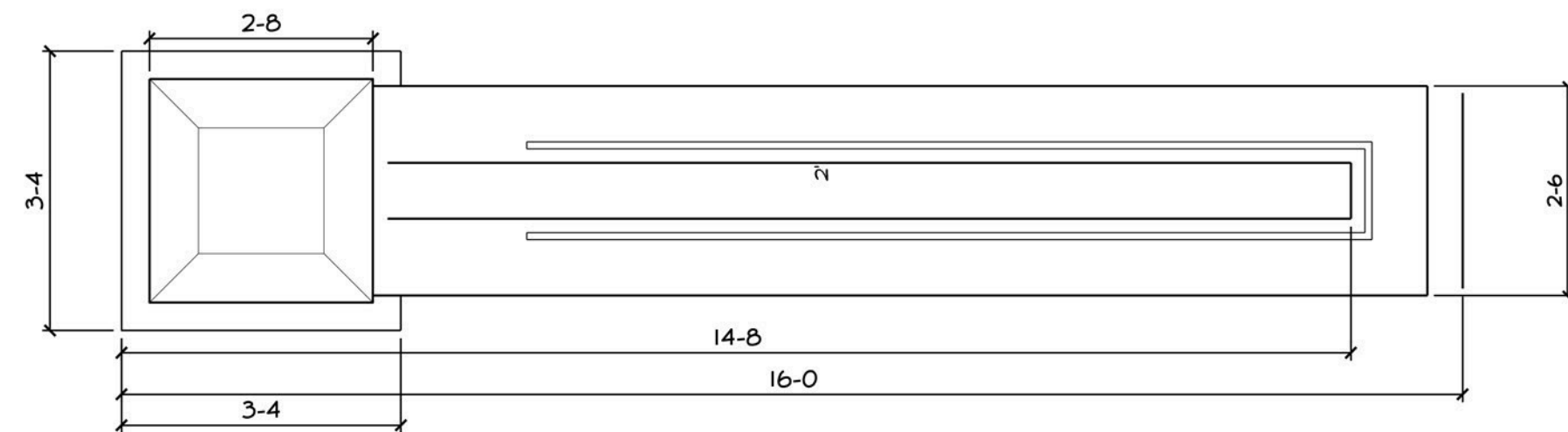
The image displays four elevation drawings of a large trash enclosure, each with specific dimensions and material callouts.

- Back Elevation:** Shows a rectangular structure with a top section labeled 'F1' and a larger bottom section labeled 'FP1'. The overall width is 1'4" = 1'-0". A small square symbol with '6' and '231' is present.
- Side Elevation:** Similar to the back elevation, showing 'F1' and 'FP1' sections. It includes a callout for 'PREFINISHED ALUMINUM COPING W/ CONTINUOUS CLEAT AT ONE SIDE (WASHER FASTENERS AT INSIDE SLOPE TO INSIDE)'. The width is 1'4" = 1'-0". A small square symbol with '50' and '231' is present.
- Side Elevation:** Shows a side view with a '2'-0" OPENING' and an 'ACCESSIBLE ACCESS W/O CONCRETE CURB OR THRESHOLD'. It includes a callout for '3/4" x 6" FIBER CEMENT TRIM BOARD'. The width is 1'4" = 1'-0". A small square symbol with '5A' and '231' is present.
- Front Elevation:** Shows a front view with a '3'-4" CLEAR' opening. It includes callouts for 'WITH TENSION RODS, AND 180 DEGREE SWING CLEAR PIVOT HINGES ON STEEL POST. PROVIDE DOOR PULL AND DROP PINS HARDWARE.', '5/4" x 6" FIBER CEMENT TRIM', 'PREFINISHED ALUMINUM Z' FLASHING', and 'GALVANIZED STEEL POST FOR GATE SUPPORT'. The width is 1'4" = 1'-0". A small square symbol with '4' and '231' is present.

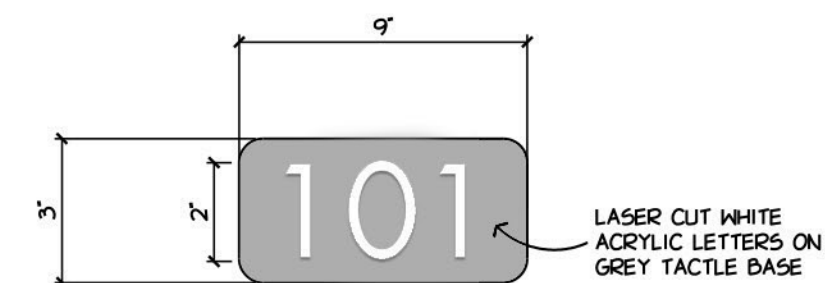


G230
TYPICAL

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USING DRIVER: L:\XWORKSPACE\STANDARDS\PICTCG\VPDFE.PICTCG LAST SAVE: 4/21/2020



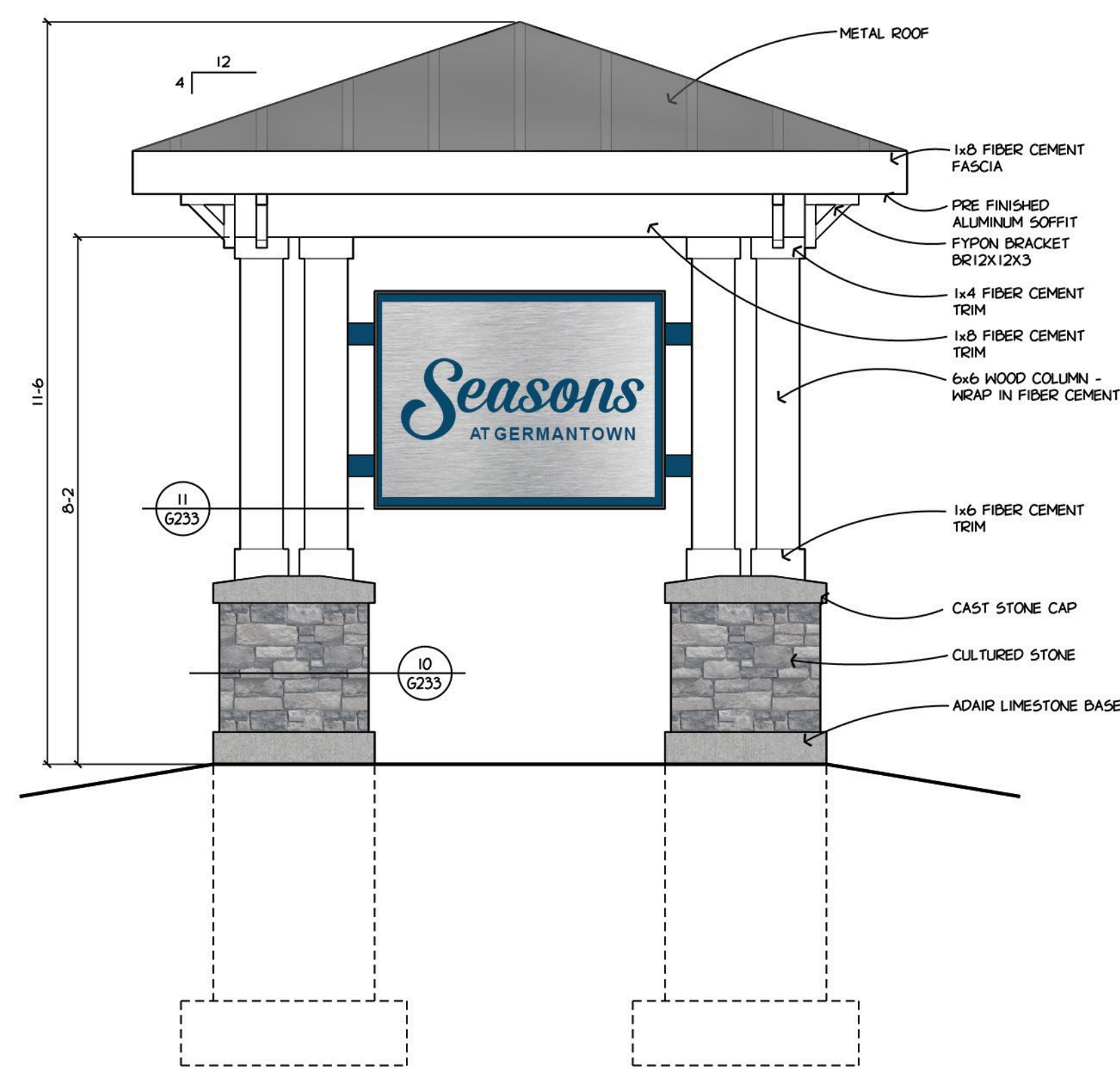
BUILDING ID/ADDRESS SIGNAGE 8
G232
ELEVATION 1 1/2" = 1'-0"



DOOR ID SIGNAGE

ELEVATION 3' = 1'-0'

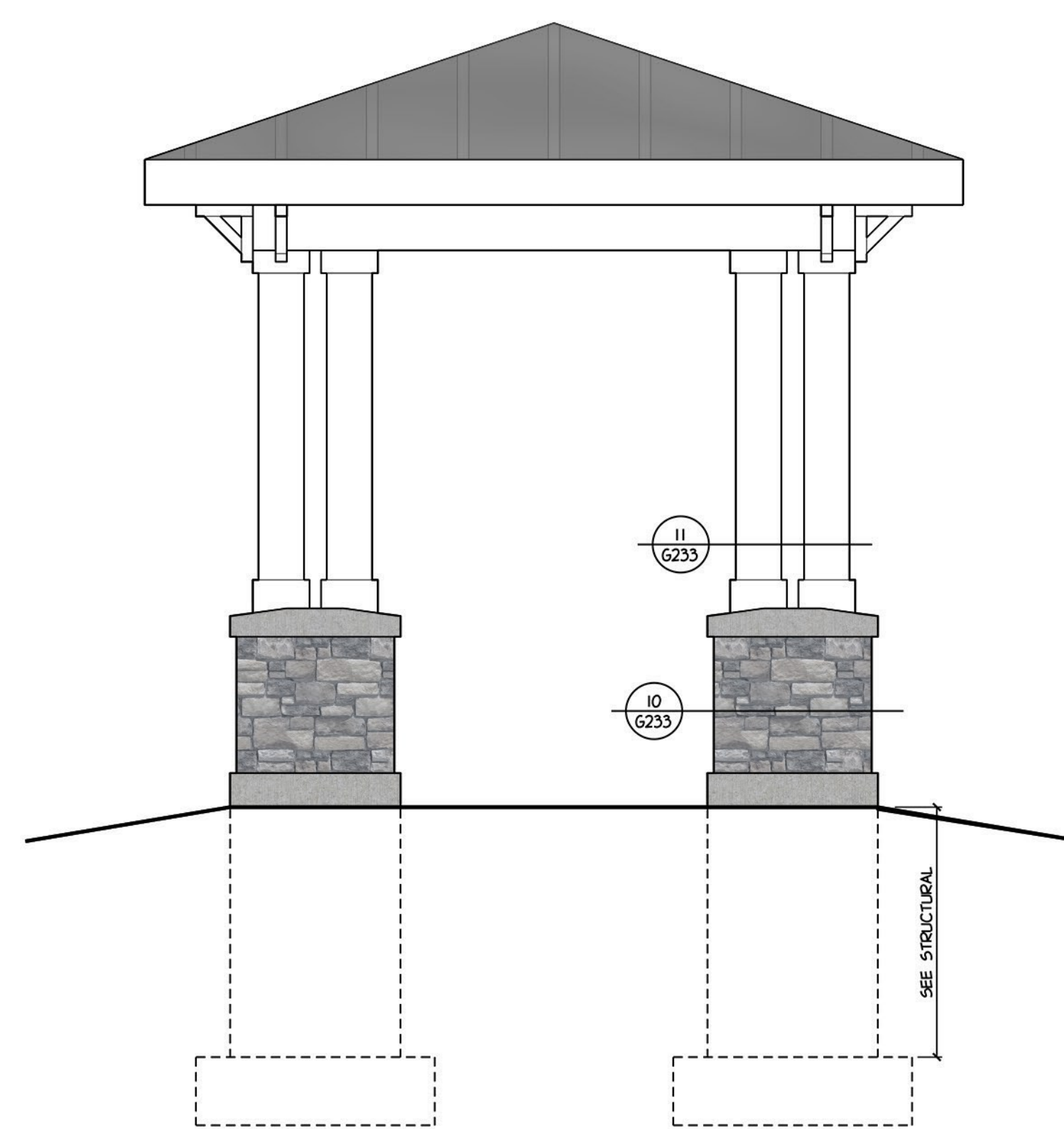
7
G232



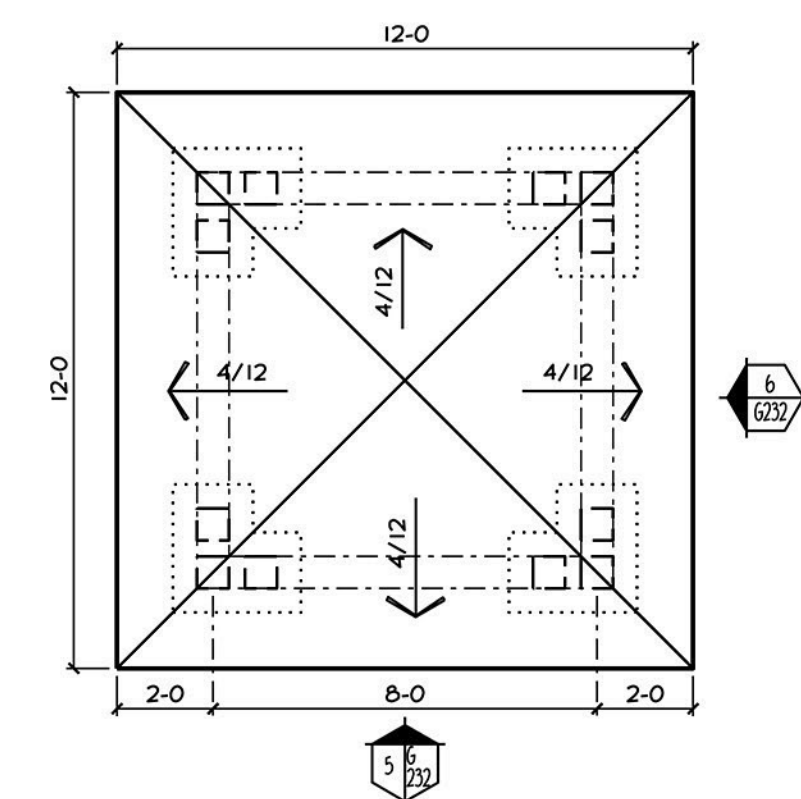
GUARD HOUSE

ELEVATION $1/2" = 1'-0"$

6
G232



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



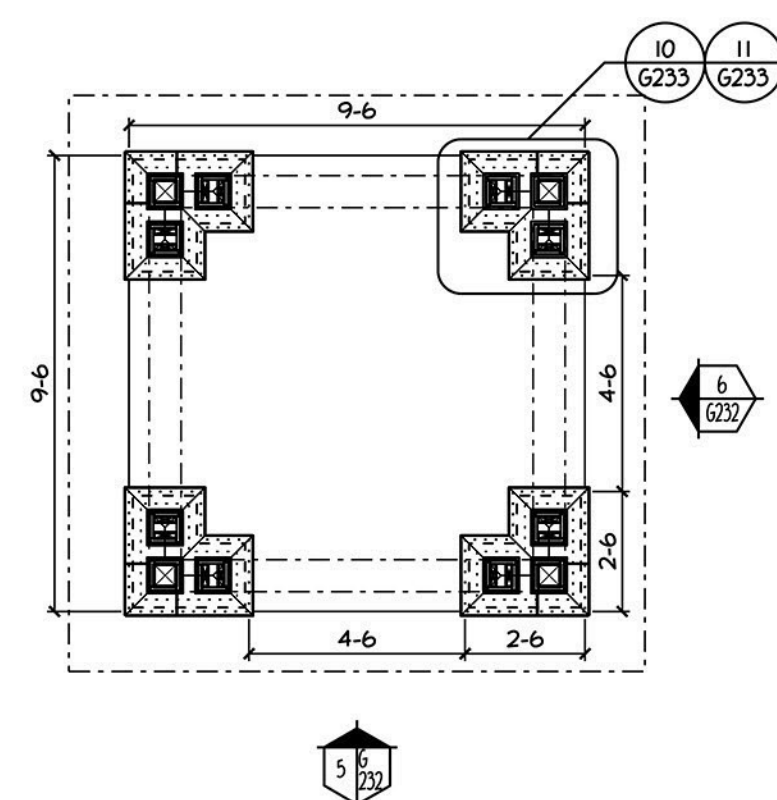
GUARD HOUSE

ROOF PLAN

1/4" = 1'-0"

4

G232



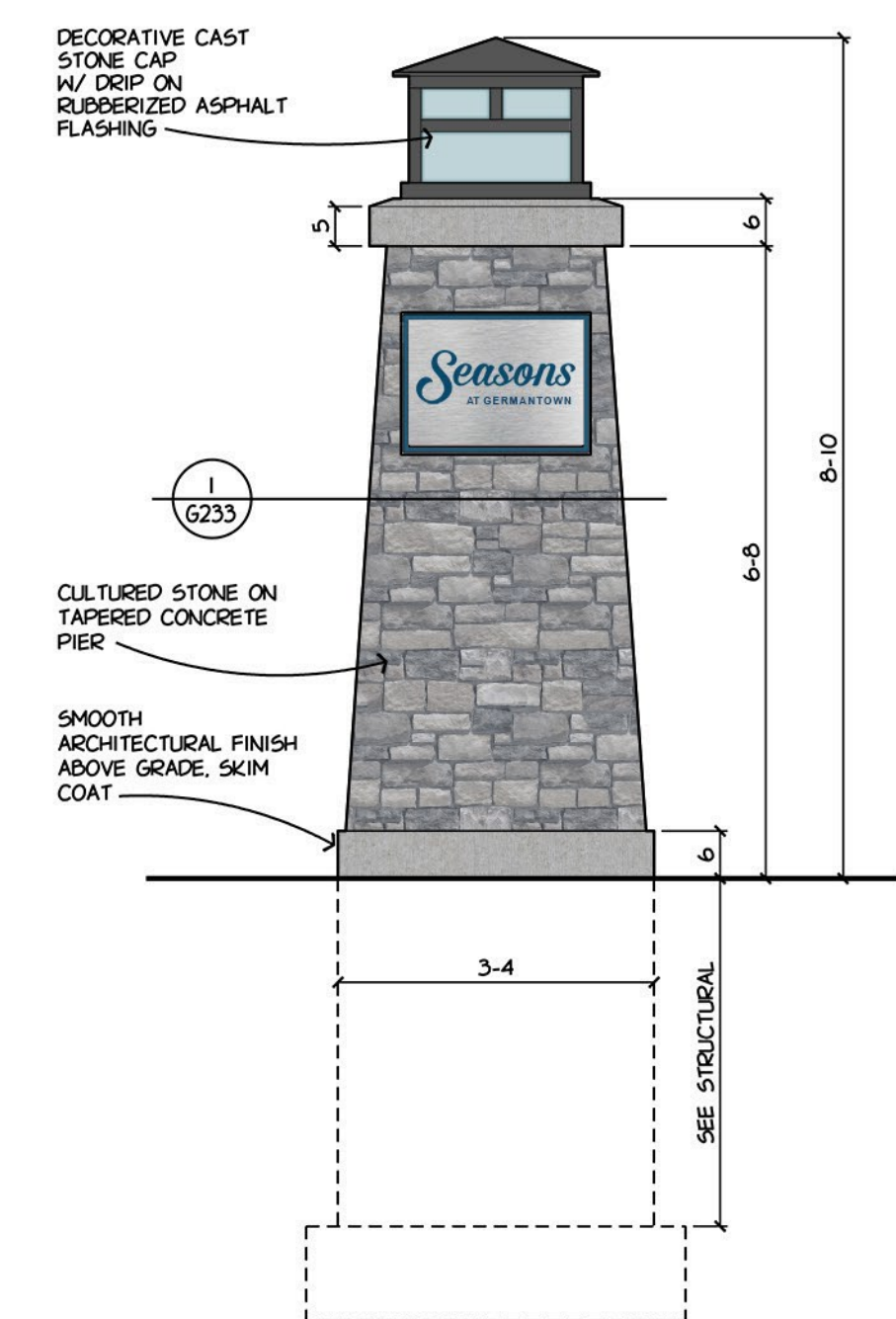
GUARD HOUSE

PLAN

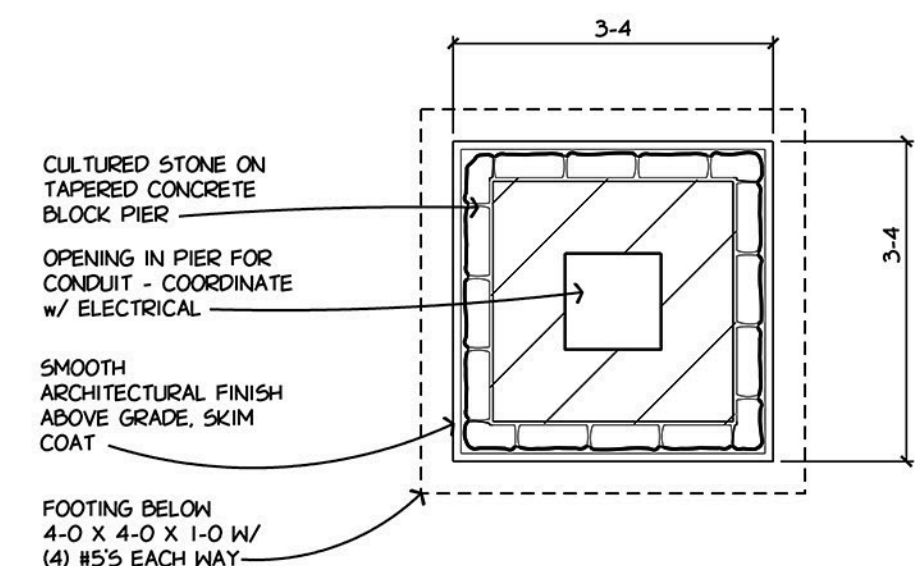
1/4" = 1'-0"

3

G232



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



ENTRY COLUMN

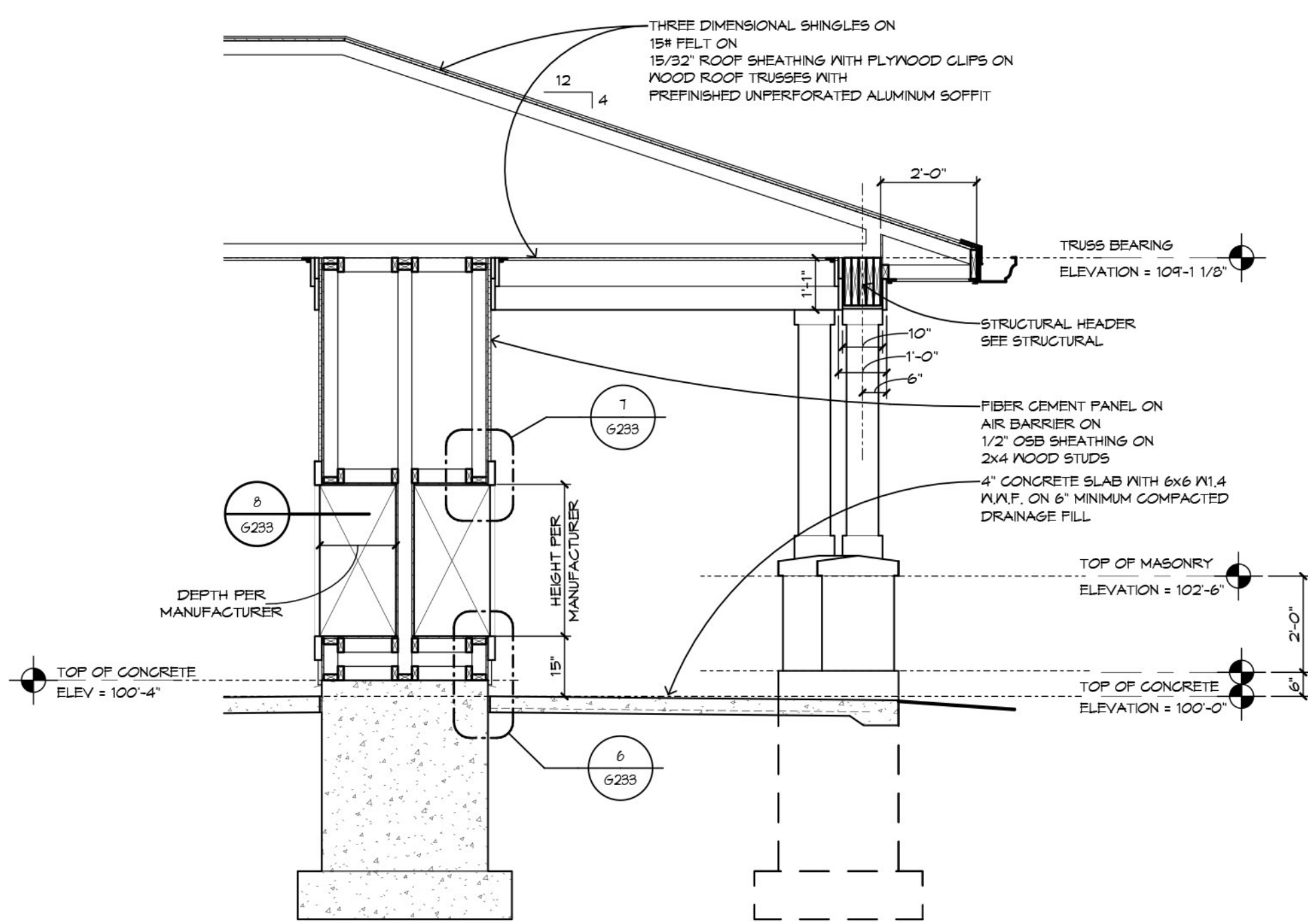
PLAN $1/2" = 1'-0"$ 1
G232



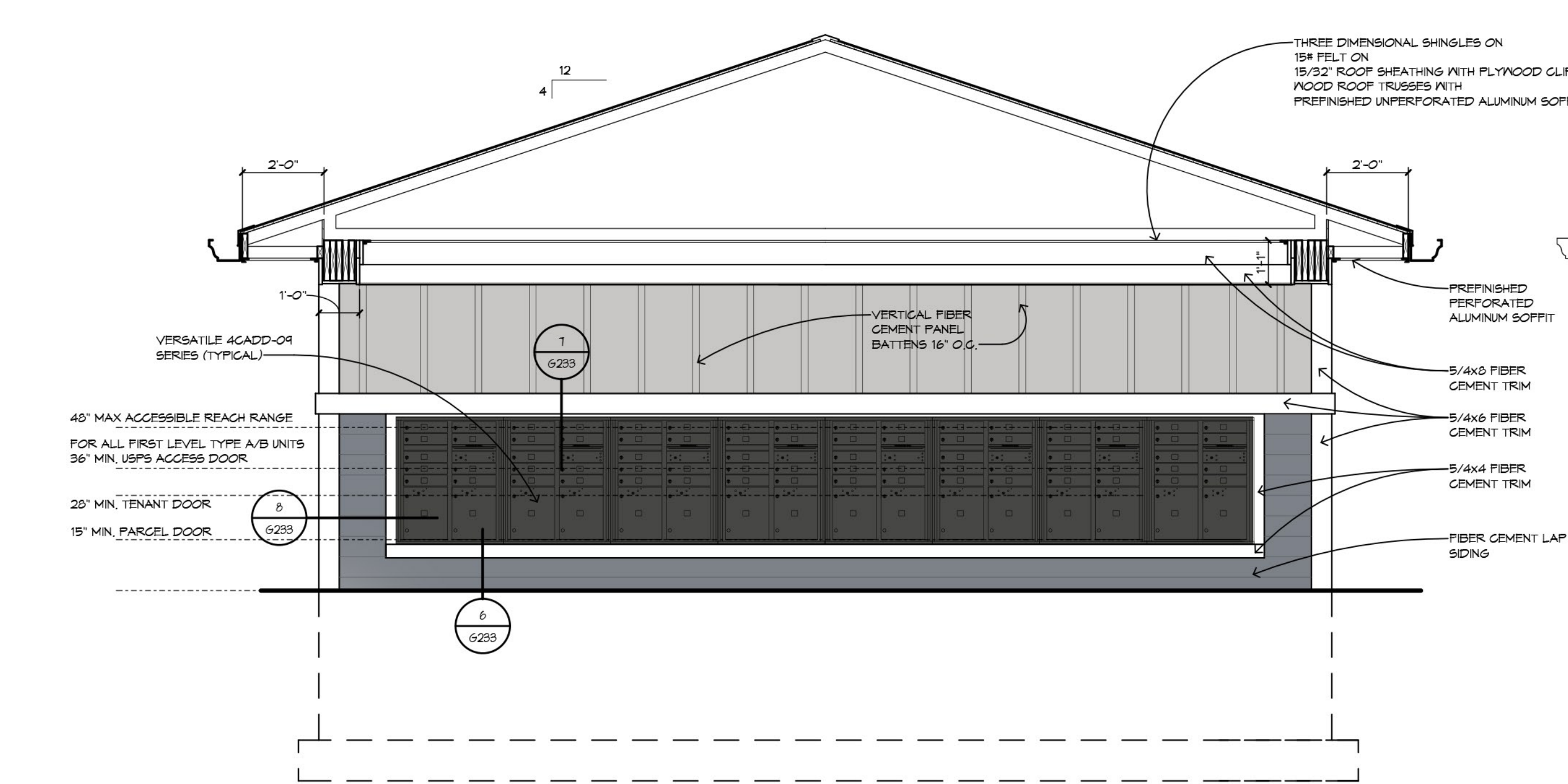
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NO.	DATE	DESCRIPTION

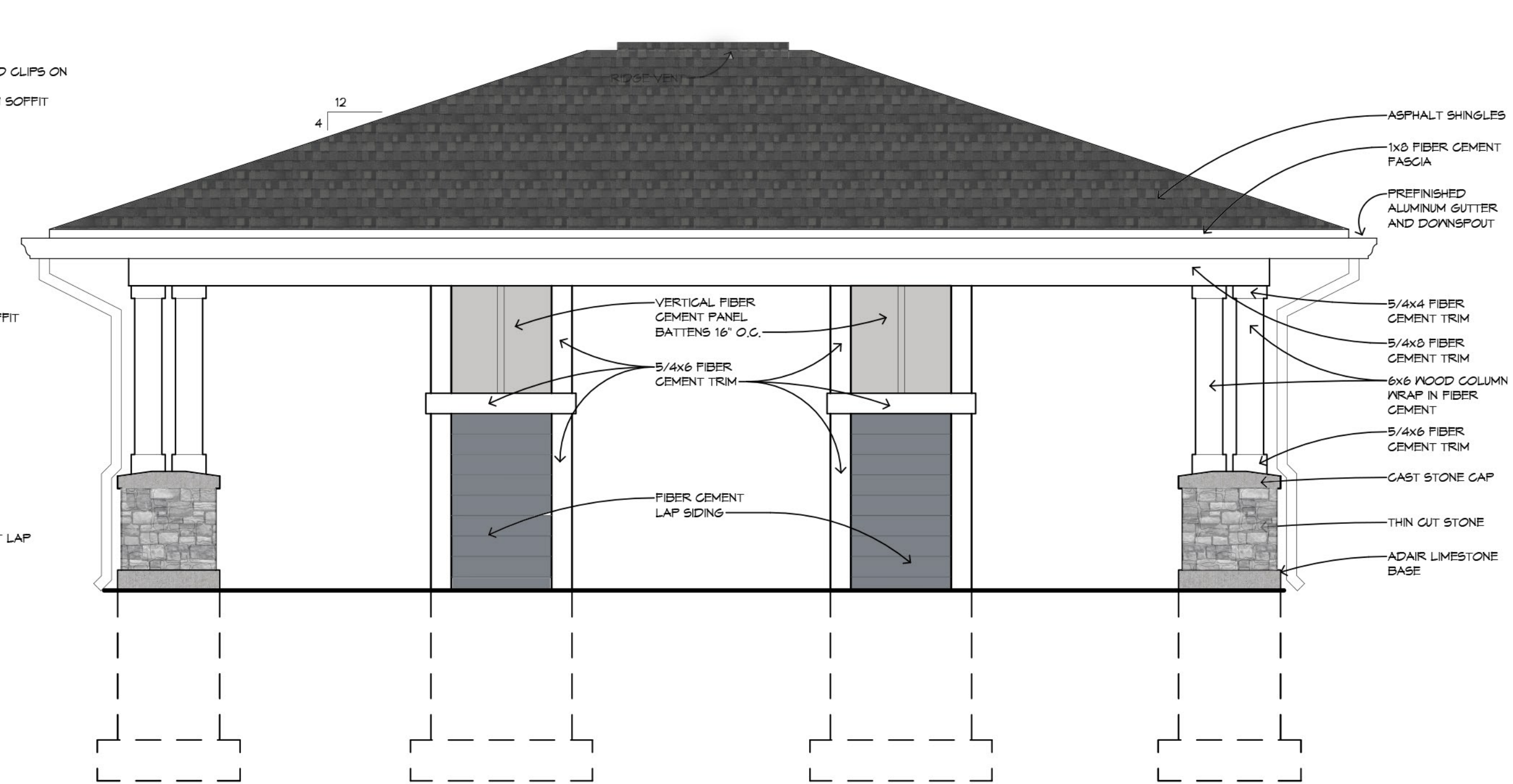
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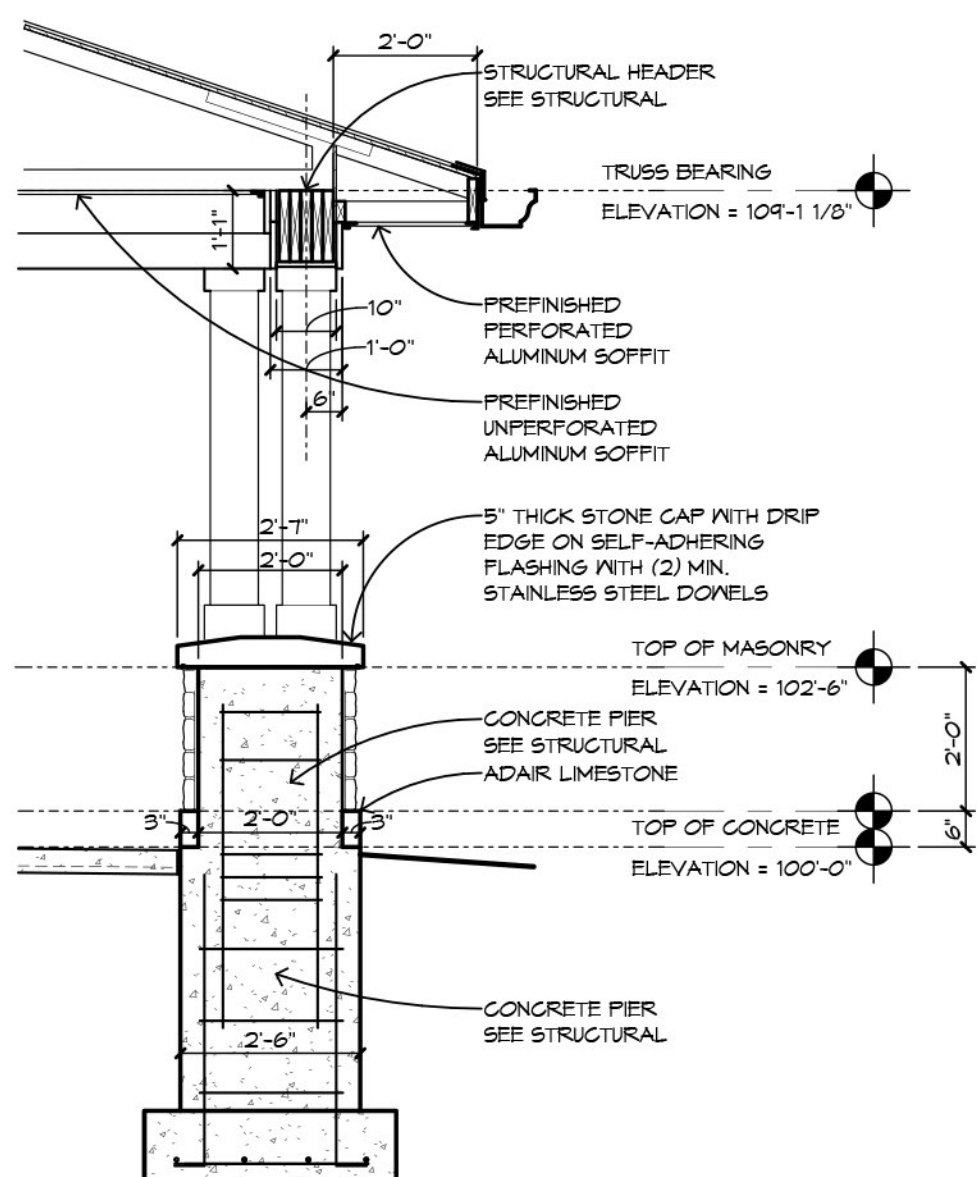
10 MAIL PAVILION
3/8" = 1'-0" BUILDING SECTION



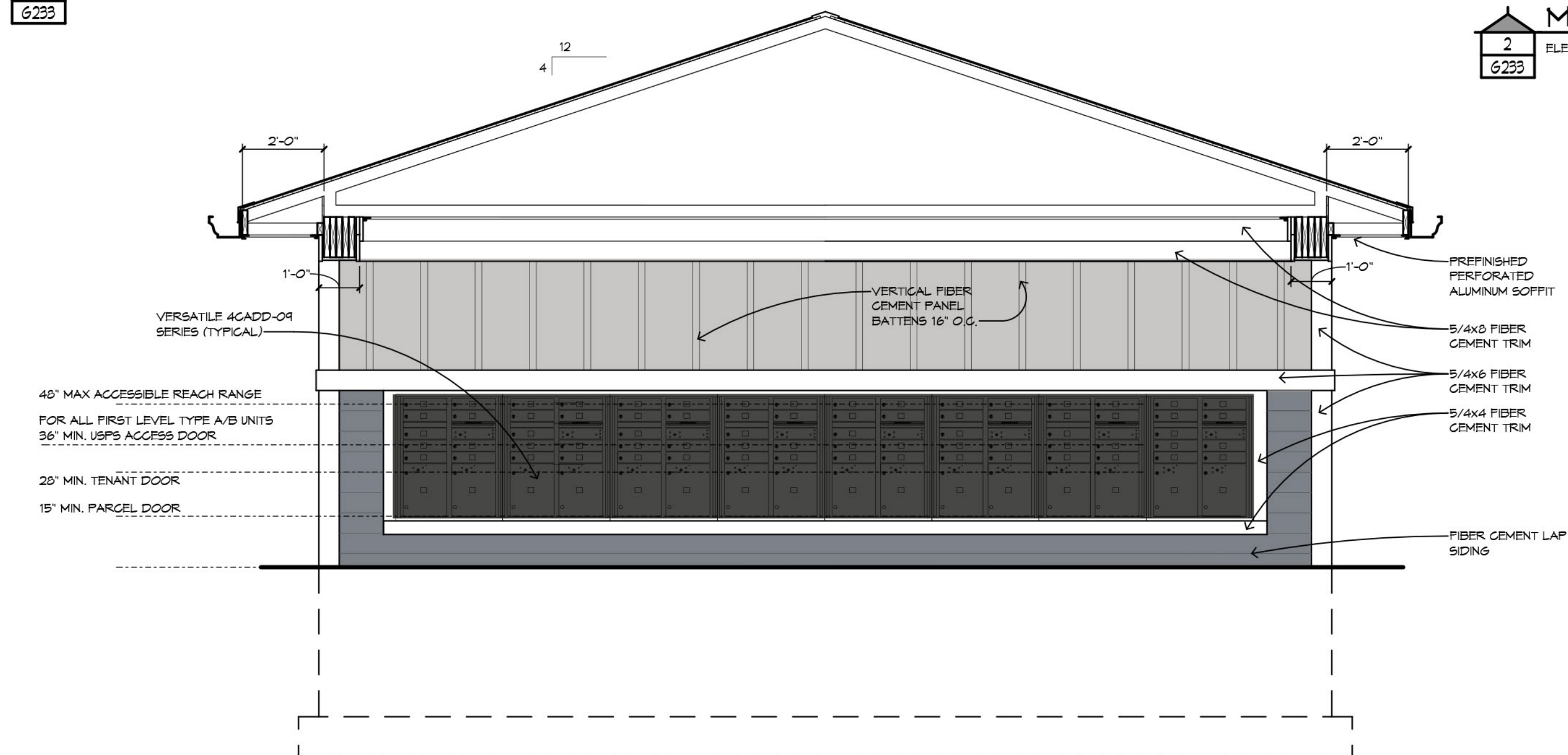
5 MAIL PAVILION
3/8" = 1'-0" ELEVATION



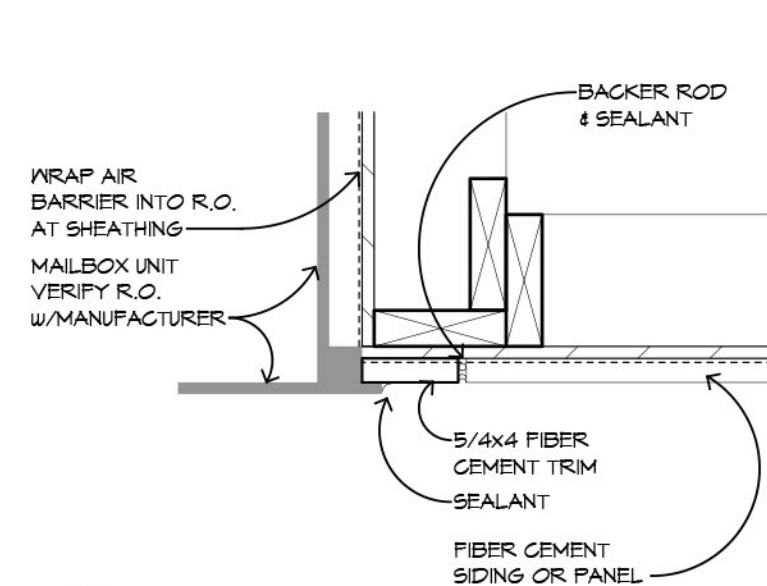
2 MAIL PAVILION
3/8" = 1'-0" ELEVATION



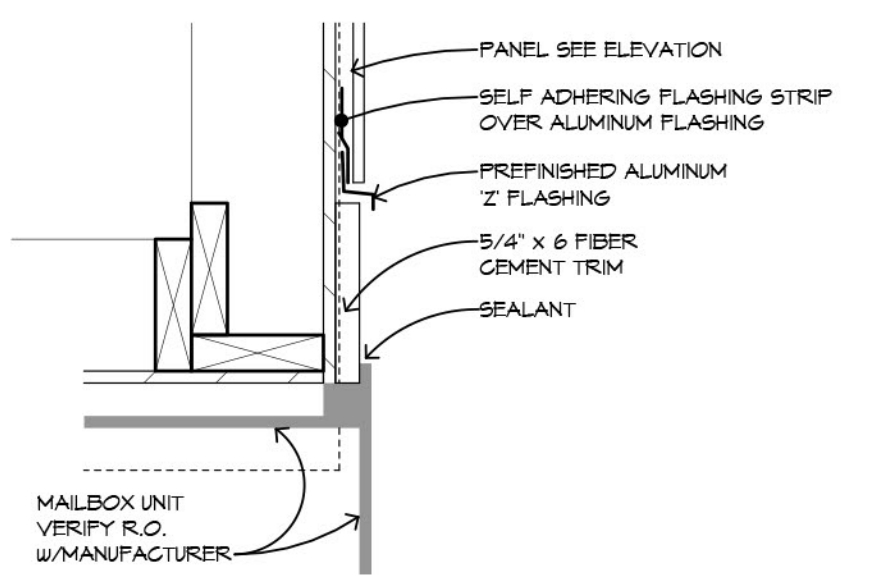
9 MAIL PAVILION
3/8" = 1'-0" SECTION



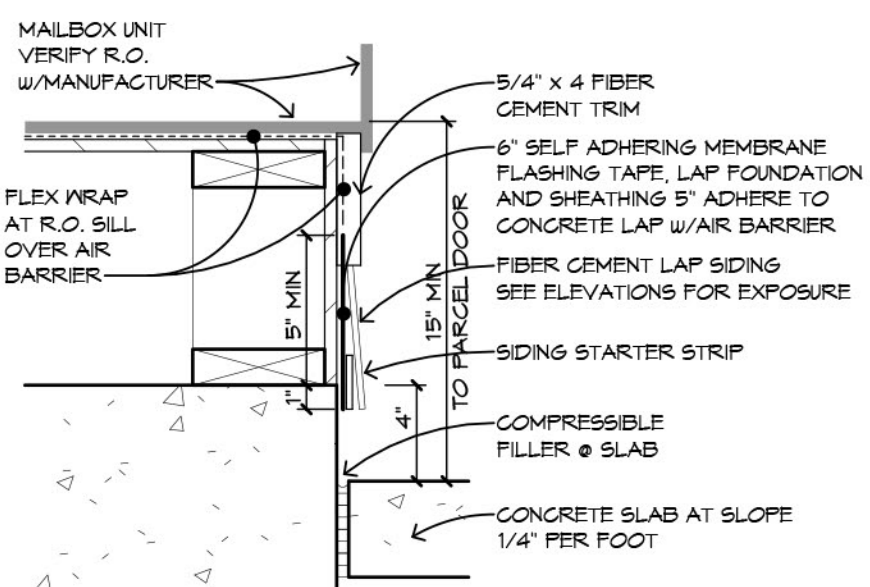
4 MAIL PAVILION
3/8" = 1'-0" ELEVATION



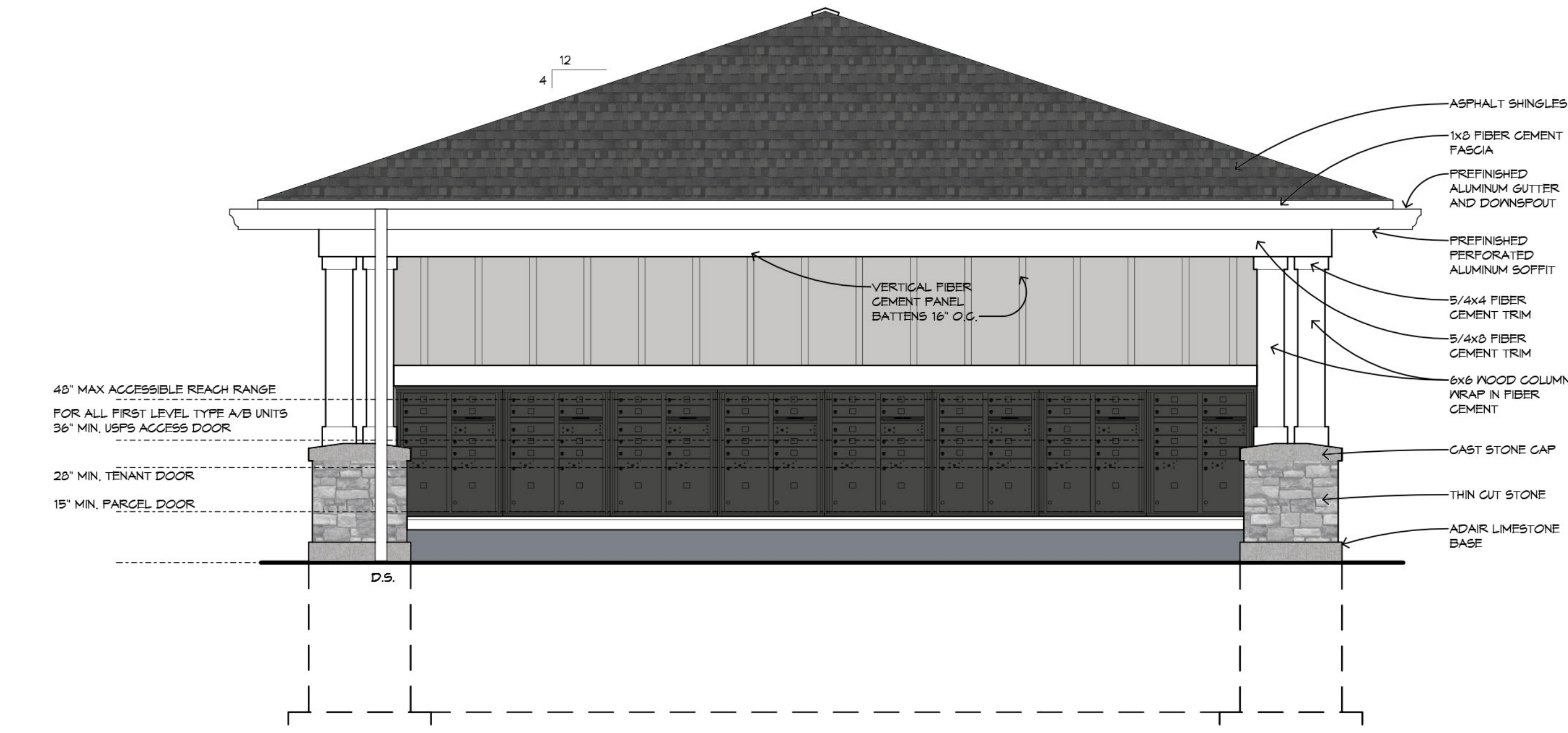
8 MAILBOX JAMB
1 1/2" = 1'-0"



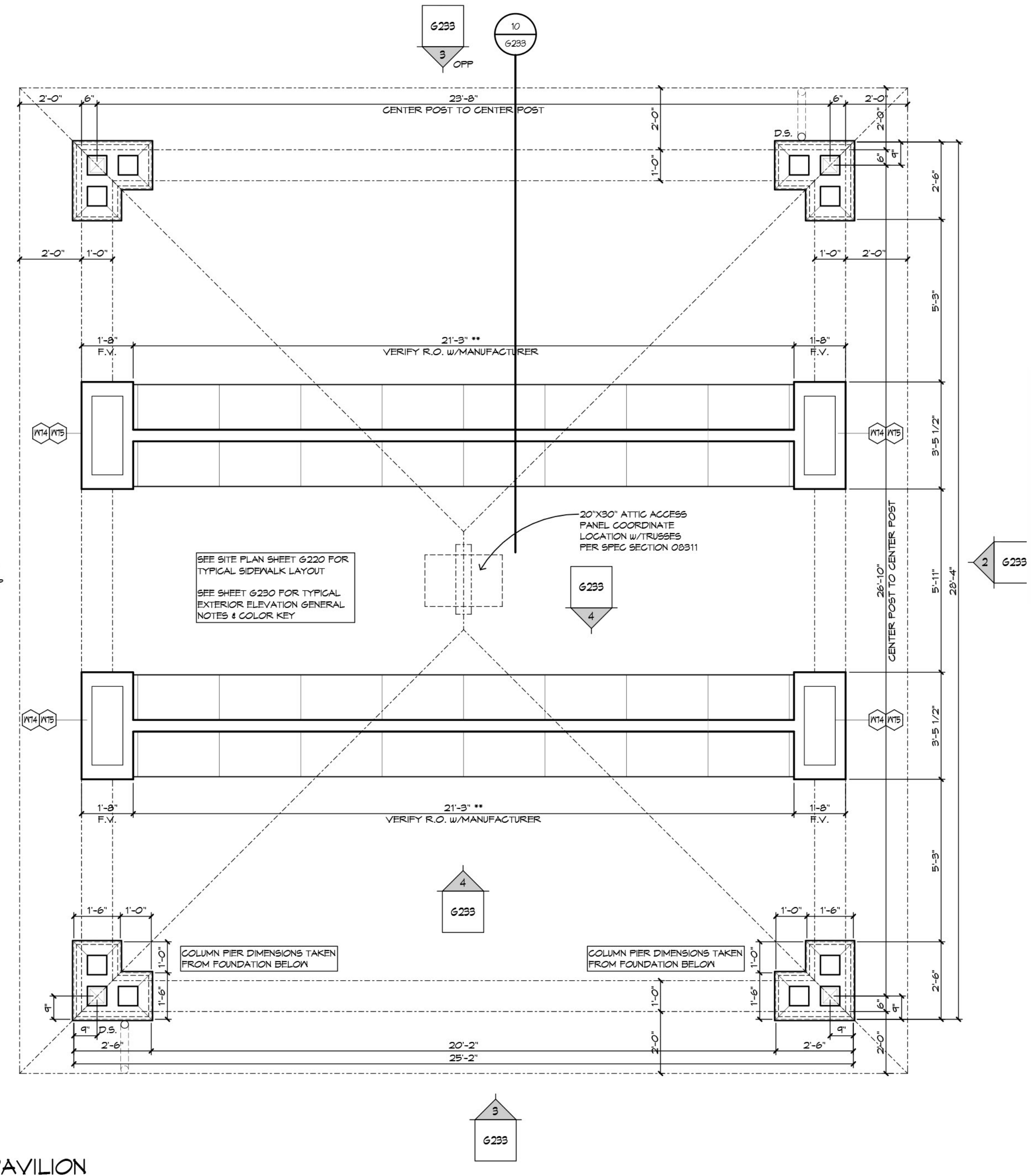
7 MAILBOX HEAD
1 1/2" = 1'-0"



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



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



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

PLAN COMMISSION CONSULTATION

4/25/22 Plan Commission Meeting

Village of Germantown

Village Planner Report

Germantown, Wisconsin

Summary

Keller, Inc is seeking feedback on a 37-acre site concept plan and building renderings for proposed Building 1 of a 37-acre industrial park site located at the southwest corner of 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 Owner: Kathleen Krause
Morrisonville, WI

Current Zoning: A-1: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Agricultural/Open Space	A-1
East	Agricultural (Mequon)	A-1
West	Agricultural/Open Space (future DPW Building)	A-1



Proposal

Keller, Inc is seeking feedback on a 37-acre site concept plan and building renderings for proposed Building 1 of a 37-acre industrial park site (proposed Tax Increment District (TID#9)) located at the southwest corner of the Donges Bay Road @ Wasaukee Road intersection in the “Omega Hills Industrial District” in the southeast corner of the Village.

Background

At the March 28, 2022, the Plan Commission was presented with a 77 acre-area 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

The focus of the discussion on March 28th was the DPW building and site layout. Keller is looking for feedback on the 37-acre business park component of the development.

Staff Comments

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 lot)

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

Note: Proposed TID #9 will encompass the industrial portion (37 acres) of this overall area only. The DPW site will not be included as a part of the TID.

**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 SF
- ☐ \$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**

Keller, Inc.
Nathan Laurent
W204 N11509 Goldendale Rd
Germantown, WI 53022

Phone (262) 250-9710E-Mail nlaurant@kellerbuilds.com**PROPERTY OWNER**

Kathleen Krause
7864 Morrison St.
Morrisonville, WI 53571

Phone () _____

E-Mail _____

2**PROPERTY ADDRESS**

N104 W12667 Donges Bay Rd.
Parcel #: GTNV_361991

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

North <u>A-1 Agri</u>	South <u>A-1 Agri</u>	East <u>Ozaukee County</u>	West <u>A-1 Agri</u>
--------------------------	--------------------------	-------------------------------	-------------------------

4**READ AND INITIAL THE FOLLOWING:**

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

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

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

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

Applicant

Date

Owner

Date



Keller

Letter of Explanation

April 21, 2022

Village of Germantown
Community Development Department
Mr. Jeffrey Retzlaff, AICP
N112 W17001 Mequon Rd.
Germantown, WI 53022

RE: Omega Hills

Dear Jeff,

Keller, Inc. and F Street Development have teamed up to help Germantown develop the Omega Hills industrial park and the east end of the village. We have submitted the conceptual site plan and rendering.

F Street Development is a privately held investment group dedicated to creating value and above-market returns for our investors. We invest responsibly in commercial real estate through a proven investment strategy while helping to shape and support the communities we invest in. More information is available at www.fstreetgroup.com.

Our plan is to develop these parcels as a Class A industrial development. It aligns with the M-1 Limited Industrial District zoning category of your zoning ordinance. The initial speculative building will be approximately 375,000 square feet in size, with 34-foot clear height inside. The remaining land will be likely developed for an end user who is currently in the Village of Germantown.

For the Phase I building, although some prospects have expressed interest even though we have not yet begun marketing, due to the speculative nature it is difficult to know which kinds of users we will end up with. The typical categories would be light manufacturing, assembly, warehouse, or distribution. Each of these uses has different priorities and characteristics of course. The building is designed to be flexible regarding the size of tenants. We hope to have one or two tenants fill the building, but due to multiple drive-in (grade) doors, we can go as low as 100,000 square feet tenant size if necessary. A particular challenge we face right now is economic feasibility. Construction costs, especially steel and precast concrete, have risen incredibly rapidly in the past 18 months. We are aware of market rents that we must compete with, so it is a struggle to balance costs against that market rent. Despite those challenges, we believe we have crafted an attractive and thoughtful Class A building, that we and Germantown can be proud of, and we look forward to working with Germantown.



Keller

Letter of Explanation

INVESTOR

F Street Group
Scott & Josh Lurie
1134 N 9th St.
Milwaukee, WI 53233

**ARCHITECT/
BUILDER**

Keller, Inc.
Nathan Laurent (Regional Manager)
Chris Manske (Architect)
W204 N11509 Goldendale Road
Germantown, WI 53022
(262) 250-9710 office
(262) 894-2612 cell
nlaurent@kellerbuilds.com

CIVIL

Ruekert & Mielke, Inc.
Colin Meisel
1400 Lombardi Ave., Suite 101S
Green Bay, WI 54304
(920) 393-6551 office
cmeisel@ruekert-mielke.com

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN

BUILDING & FIRE AREA
SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	375,000 S.F.	----- S.F.	375,000 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	----- S.F.	----- S.F.	----- S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	----- S.F.	----- S.F.	----- S.F.

BUILDING CODE ANALYSIS

PROJECT ADDRESS
Street, City, State, Zip

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRE Standard 90.1-2013
2015 IEBC (Level # Alteration)

OCCUPANCY
7-7
Accessory Use
7-7
Incidental Use

High-Piled Combustible Storage YES/NO
Hazardous Materials YES/NO
Multiple Control Areas YES/NO

HEIGHT & AREA
Building Height: "-----"
Number of Stories: --
Total Building Area: ----- S.F.
Total Fire Area: ----- S.F.
Mixed/Separated Occupancies
Unlimited Area Building YES/NO

CONSTRUCTION TYPE
Construction Classification 7B
Fire Separation Distance "-----"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type --
Fire Alarm System YES/NO

MEANS OF EGRESS
Occupant Load --
Panic Hardware YES/NO

STRUCTURAL DESIGN
Risk Category --
Live Loads
Roof Live Load -- psf
Second Floor/Mezz Live Load -- psf
Collateral Load -- psf
Snow Load
Ground Snow Load -- psf
Exposure Factor --
Thermal Factor --
Wind Loads
Wind Load -- MPH
Exposure Category --
Earthquake Loads
Seismic Site Class --

PLUMBING SYSTEMS
Mens WC Required #
Womens WC Required #
Drinking Fountain #
Other Source #

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU

SITE INFORMATION

SITE CONTENT
Building Size ----- S.F. ----- %
Hard Surface ----- S.F. ----- %
Green Space ----- S.F. ----- %
Parcel Size (Approx.) ----- S.F. ----- Acres
Parking Provided -- Stalls
Area of Disturbance ----- S.F.

ZONING
Property Zoning --
Setbacks FY "-----" SY "-----" RY "-----"
Hard Surface Setback "-----"
Coverage Limit -- %
Greenspace Requirement -- %
Parking Required -- Stalls
Refuse Enclosure YES/NO
RTU SCREENING YES/NO

PROPOSED BUILDING 1 FOR:

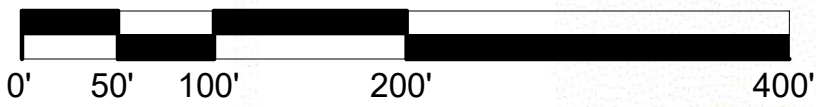
F-STREET OMEGA HILLS

GERMANTOWN,

WISCONSIN



CONCEPTUAL SITE PLAN
1" = 100'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED
VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES
AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



Keller

PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES

ND16 State Road 55

P.O. Box 620

Kaukauna, WI 54130

PHONE (920) 766-5795 /

1-800-236-2534

FAX (920) 766-5004

MILWAUKEE

W204 N11509

Goldsboro Rd

Germanstown, WI 53022

PHONE (262) 250-9710

1-800-236-2534

FAX (262) 250-9740

MADISON

711 Lake Dr.

San Prairie, WI 53590

PHONE (608) 318-2336

FAX (608) 318-2337

WAUSAU

5605 Lilac Ave

Wausau, WI 54401

PHONE (715) 849-3141

FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING 1 FOR:

F-STREET OMEGA HILLS

GERMANTOWN, WISCONSIN

"COPYRIGHT NOTICE"
This design, drawing and detail is the
copyrighted property of KELLER, INC.
No part hereof shall be copied, duplicated,
distributed, disclosed or made available to
anyone without the expressed written
consent of KELLER, INC.

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

1		
2		
3		
4		
5		
6		

PROJECT MANAGER:

N. LAURENT

DESIGNER:

C. MANSKE

DRAWN BY:

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:

P22121

CONTRACT NO:

DATE:

04.18.2022

SHEET:

C1.0



LOOKING SOUTHWEST



LOOKING SOUTHEAST

F-STREET OMEGA HILLS

GERMANTOWN,

WISCONSIN

ZONING PERMIT

4/25/22 Plan Commission Meeting

Samantha Drew

Village Planner Report

Germantown, Wisconsin

Summary

Samantha Drew, property owner, is seeking approval of a Zoning Permit to construct a 24'x22' (528 sqft) detached accessory building (garage) on the property located at N116W15757 Main Street.

Property Location: N116W15757 Main Street

**Applicant/
Property Owner:** Samantha Drew
N116W15757 Main Street
Germantown, WI 53022

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Industrial	B-3
South	Residential	B-3
East	Residential	B-3
West	Residential	B-3



Proposal

Samantha Drew, property owner, is seeking approval of a Zoning Permit to construct a 24'x22' (528 sqft) detached accessory building (garage) on the property located at N116W15757 Main Street.

NOTE: the construction of a residential structure on a platted lot is not a typical project that requires Plan Commission review/approval. However, because the property is located in a B-3: General Business District, and, the B-3 regulations do not adequately address residential accessory uses and structures in the B-3, Plan Commission approval is required.

The proposal is to construct a detached garage in the southeast corner of the property to replace a deteriorated detached garage in the same location. The garage will be wood frame construction with gray vinyl siding and a gray shingled roof. The garage door will be located on the east elevation.

Staff Comment

As mentioned above, Plan Commission review/approval is required because the property is located in a B-3: General Business Zoning District. While the pre-existing residential uses such as this are allowed in the B-3 District, there is a general lack of specific allowances and restrictions to guide improvements to residential uses in a B-3 District. In fact, in 2017 Section 17.30(1)(iii) was added to the B-3 District regulations as a permitted use to address residential uses in the B-3 District:

17.30(1)(iii)

Single-family residential uses in a building originally constructed for residential use that was subsequently converted into a business use, in whole or in part, that the owner wants to revert back to a residential use, in whole or in part, subject to all applicable requirements, restrictions and allowances of the Village's Zoning and Building Codes.

This provision was added to reflect the Village's policy that pre-existing residential uses in a B-3 District will not simply be accommodated as non-conforming uses that will eventually be converted into commercial/retail uses, but rather, encouraged to continue, convert back from commercial and even expand as integral components of a B-3 District.

While there are prescribed building setbacks in the B-3 District, there are no specific limits on the number and size of accessory buildings for residential uses in the B-3 District, as there are in each of the "standard" residential zoning districts (i.e. Rs-1, Rs-2, Rs-3, etc.). Moreover, it's unclear if residential uses in a B-3 District, whether they are pre-existing or new, should be treated as commercial or as residential with respect to building design, architecture, materials, size, height, etc.

Village Staff Recommendation

APPROVE a Zoning Permit for Samantha Drew to allow the construction of a detached accessory building on the property located at N116W15757 Main Street subject to the following conditions:

1. This permit allows the construction of a 24'x22' (528 sqft) detached garage as generally described and depicted in the application dated 3-28-2022 and supporting documents subject to any further requirements and revisions set forth herein or required by the Plan Commission.
2. The detached garage shall be setback at least 5' from the rear and side lot lines.
3. The architecture and exterior and roofing materials shall be the same or comparable to those of the primary dwelling.
4. Village building permits are required for any/all interior and exterior renovations (construction, electrical and/or plumbing). Contact Inspection Services for information about building permit applications at 262-346-4460.



Village of

Germantown
Willkommen

ZONING COMPLIANCE / OCCUPANCY PERMIT

Date of Application: 3/28/22

Fee Received By: [Signature]

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

APPLICANT OR AGENT:

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

PROPERTY or Business OWNER:

Name: Samantha Drew

Address: 1116 W 15757 Main St.

Phone: 262-353-6512

Fax: _____

E-Mail: samanthardrew@gmail.com

PROPERTY ADDRESS OR Tax Parcel ID#: _____

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

Building a new garage for my property. This is for personal use as old garage is demoed due to bad structure.

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- ☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the zoning district and/or other Village Code requirements that may apply to the subject property (See Zoning Code Section 17.07(5))

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

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

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Applicant
Samantha Drew
Property Owner

Date
3/21/22
Date

VILLAGE USE ONLY

Village of



Germantown

Village of Germantown

N112 W17001 Mequon Road

Germantown, WI 53022

262-346-4460

germantowninspections@safebuilt.com

Building Permit Application

PERMIT NO:

130088

TAX KEY NO:

Project Address: <u>N112W15757 Main St.</u>		Date: <u>3/9/2022</u>	
Permit For: <u>Garage (New)</u>		Size of Structure/Square Footage: <u>528 sq²</u>	Height:
Zoning District:	Setbacks: Front _____ Rear _____ Side _____	Estimated Cost of Project: <u>25,000</u>	
Owner: <u>Samantha Drew</u>		Owner Phone: <u>262-353-6512</u>	
Address: <u>N112W15757 Main St.</u>		EMAIL: <u>samanthardrew@gmail.com</u>	
City/State/Zip: <u>Germantown, WI 53022</u>			
Contractor:	<u>owner</u>	Contractor #	EXP
Address:		Contractor Phone:	Qualifier #
City/State/Zip:		EXP	

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

It is hereby agreed between the undersigned, as owner/agent and the Village of Germantown for and in consideration of the premises and of the permit to construct, erect, alter, or install and the occupancy of building as above described, to be issued and granted by the Village Building Inspector, that the work thereon will be done in strict compliance with the Ordinances of the Village of Germantown and to obey all and any lawful orders of the Village Building Inspector and the State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment. **I have received and read the cautionary statements and notices on the reverse side of this application form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. As provided under SPS 320.10(4), the Applicant agrees to receive email notification of inspection results at said email address provided herein.**

Signature Samantha Drew Print Name Samantha Drew
 Address N112W15757 Main St. City & State Germantown, WI Zip Code 53022
 Phone 262-353-6512 EMAIL samanthardrew@gmail.com

REMARKS:

SEPARATE ELECTRICAL, PLUMBING AND HEATING PERMITS MAY BE REQUIRED.

Building/Remodeling	\$ _____	Bldg. Permit Fees (BLD)	\$ _____	Permit Issued By _____ Date _____
Plan Review	\$ _____	Prop. Record Fee (APF)	\$ _____	
Occupancy Permit	\$ _____	Technology Fee (TMF)	\$ <u>3.00</u>	
Building Subtotal	\$ _____	Total Fees	\$ _____	

Cautionary Statement to Owners Obtaining Building Permits

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that: **If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s.101.654(2)(a), the following consequences might occur:** (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit. (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and 2-family dwelling code or an ordinance enacted under sub.(1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Cautionary Statement to Contractors for Projects Involving Building Built Before 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608) 261-6876 or go to <http://dhs.wisconsin.gov/lead/WisconsinRRPRule.htm> for details of how to be in compliance.

Wetlands Notice to Permit Applicants

You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center. <http://dnr.wi.gov/wetlands/locating.html>

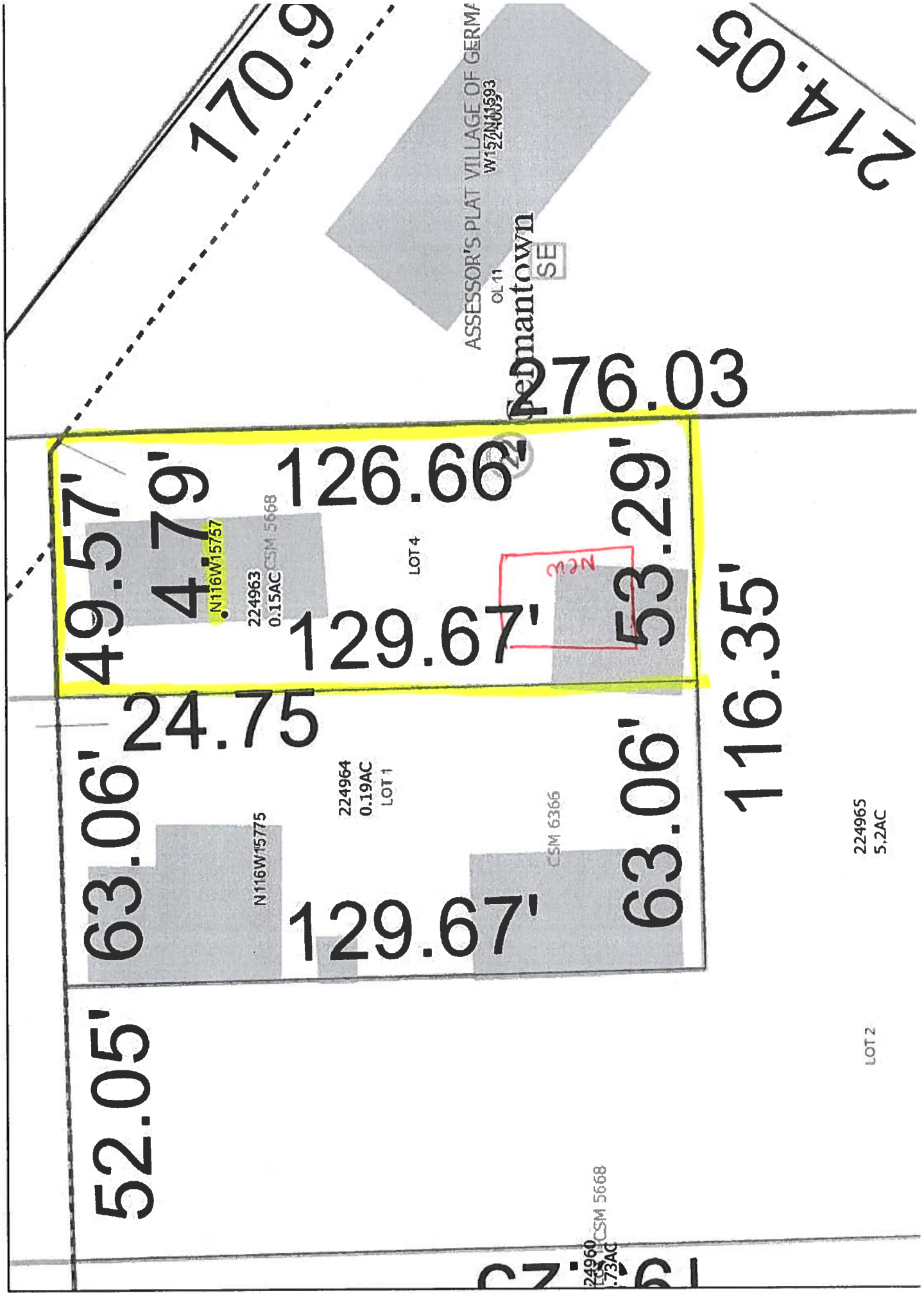
Germantown Municipal Code 14.055 Property Record Maintenance Fees.(Cr. Ord. #36-04)

The Village of Germantown Assessor's Office creates and maintains property records for all real estate parcels within the Village of Germantown in which it has jurisdiction. Pursuant to Wisconsin Statute 70.32(1), all properties that are issued building permits are field reviewed, described, and valued by "actual view". This means that each building permit requires 1) assessment personnel to initially process existing records or create new records, 2) physically review, onsite, the purpose of each building permit to document all property description additions and/or alterations, and 3) process the information gathered in the field to determine an assessed value. Every person receiving an approved building permit from the Village in which said building permit requires an employee of the Assessor's Office to physically view onsite any descriptive property change in an effort to maintain the property record shall pay a property maintenance fee commensurate with the type of building permit issued by the Village.

I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.


OWNER SIGNATURE

03/9/22
DATE

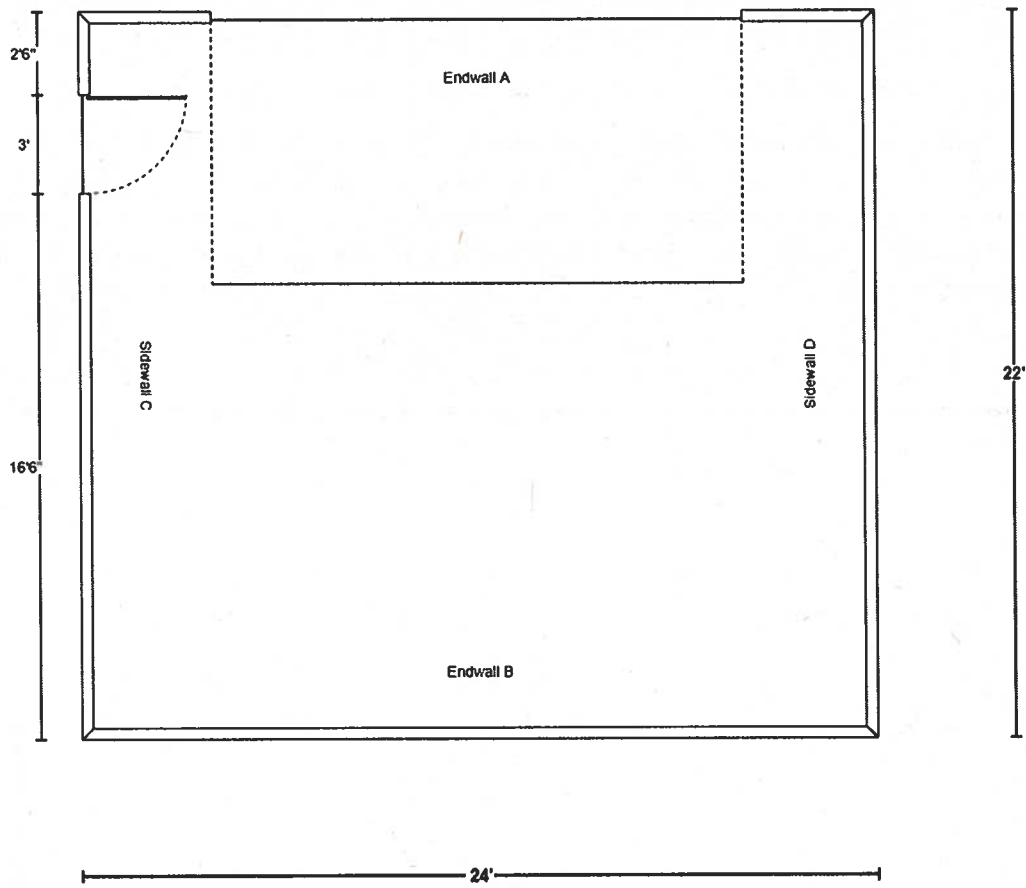


Design ID: 317352640035

Estimate ID: 11392

MENARDS

Design & Buy™ GARAGE



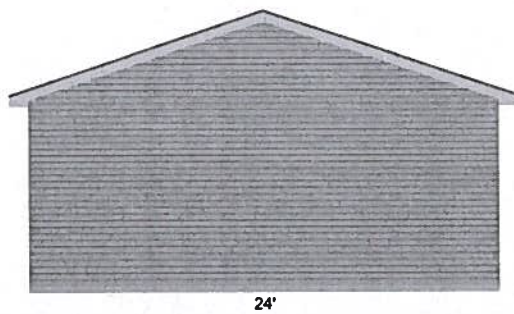
Design ID: 317352640035
Estimate ID: 11392

MENARDS
Design & Buy™ GARAGE

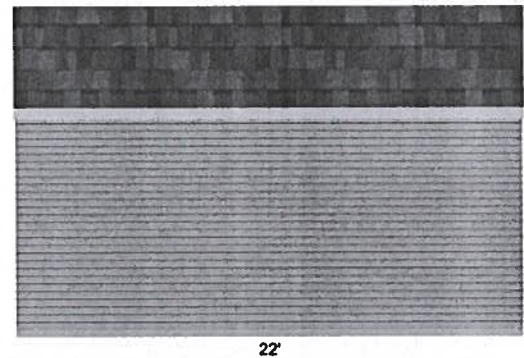
Dimensions

Wall Configurations

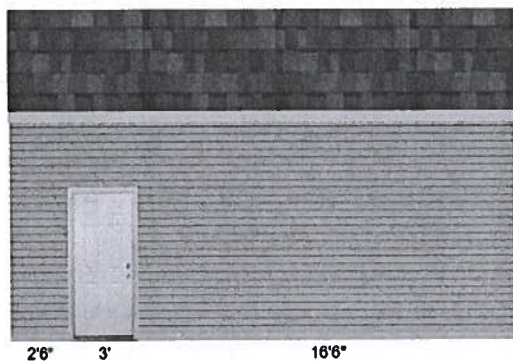
*Illustration may not depict all options selected.



ENDWALL B

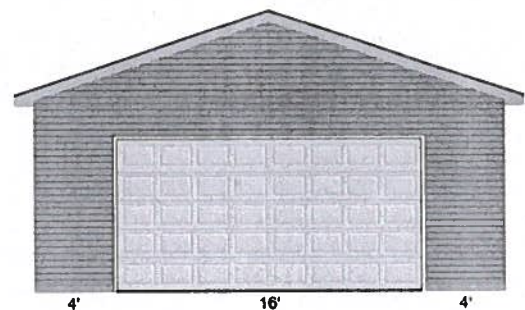


SIDEWALL D



SIDEWALL C

Mastercraft®; 36"W x 80"H Primed Steel 6-Panel



ENDWALL A

Ideal Door®; Traditional 16' x 8' White Non-Insulated

Design ID: 317352640035

Estimate ID: 11392

MENARDS

Design & Buy™ GARAGE

*Some items like wainscot, gutter, gable accents, are not displayed if selected.

Materials

Building Info

Building Location Zip Code:	53022
Building Width:	24' <i>The trusses included in your estimate are prebuilt with a 24" overhang, the overhang should be trimmed to correct overhang size.</i>
Building Length:	22'
Building Height:	9'
Curb:	Poured Curb
Curb Height:	4"
Wall Framing Stud:	2" x 4"
Roof Framing:	Truss Construction
Truss Type:	Common
Roof Pitch:	4/12 Pitch
Eave Overhang:	1'
Gable Overhang:	None
Custom Garage Plan:	No I do not need a custom building plan

Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	ABCTO® Cedar Creek™ Double 4" - Gray
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16" OSB (Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT®9'x75'House Wrap

Design ID: 317352640035

Estimate ID: 11392

MENARDS®
Design & Buy™ GARAGE

Roof Info

Roof Sheathing:	1/2" OSB (Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.) - Estate Gray
Roof Underlayment:	Owens Corning® ProArmor® Synthetic Roofing Underlayment 42" x 286' (1,000 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G Granulated Self-Sealing Ice and Water Barrier 3' x 66.7'(200sq.ft)
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia - White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit - White
Gutter Material Type:	None
Ridge Vent:	None
Roof Vents:	None

Openings

Service Door:	Mastercraft® 36"W x 80"H Primed Steel 6-Panel
Overhead Door:	Ideal Door® Traditional 16' x 8' White Non-Insulated
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Garage Door Opener:	Chamberlain® 1/2 HP Belt Drive Garage Door Opener (Better)

Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None

Wall Finish
Design ID: 317352640035

Estimate ID: 11392

Framing Fasteners:

Sheathing Fasteners:

Roofing/Shingle Fasteners:

Truss Fastener:

Overhead Opening Hardware:

None

MENARDS
Design & Buy GARAGE
Grip Fast® 3-1/2" 16D Vinyl-Coated Smooth Shank
Washer

Grip Fast® 3-1/2" 16D Vinyl-Coated Smooth Shank
Sinkers Nail - 5 lb. Box

Grip Fast® 2-1/2" 8D Vinyl-Coated Smooth Shank
Sinkers Nails

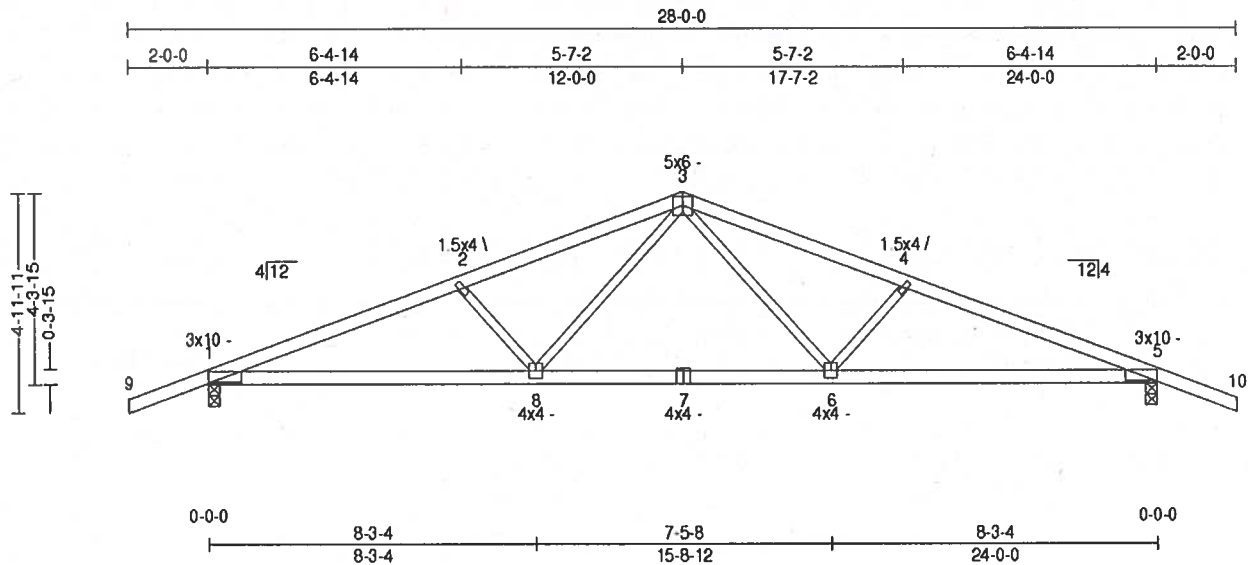
Grip Fast® 1-1/4" Electro-Galvanized Coil Roofing
Nails -7,200 Count

FastenMaster® TimberLOK® 5/16" x 6" Hex Drive
Black Hex Head Wood Screw - 50 Count

No

Midwest Manufacturing Address 1 Address 2 City, State Zip							Truss: C11024 JobName: RESSTOCK Date: 02/22/17 09:25:42 Page: 1 of 1
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SPAN	PITCH	QTY	OHL	OHR	CANT L	CANT R	PLYS	SPACING	WGT/PLY
24-0-0	4/12	1	2-0-0	2-0-0	0-0-0	0-0-0	1	24 in	73 lbs



All plates shown to be Eagle 20 unless otherwise noted.

Loading (psf)	General	CSI Summary	Deflection	L/	(loc)	Allowed
TCLL: 42	Bldg Code: IRC 2015	TC: 0.79 (1-2)	Vert TL: 0.43 in	L/651	7	L/180
Snow(Ps/Pg): 42/60	TPI 1-2007	BC: 0.93 (8-1)	Vert LL: 0.28 in	L/992	7	L/240
TCDL: 10	Rep Mbr Increase: Yes	Web: 0.60 (3-8)	Horz TL: 0.11 in		5	
BCLL: 0	Lumber D.O.L.: 115 %					
BCDL: 10						

Reaction Summary

JT	Brg Combo	Brg Width	Rqd Brg Width	Max React	Max Grav Uplift	Max MWFRS Uplift	Max C&C Uplift	Max Uplift	Max Horiz
1	1	3.5 in	2.66 in	1,696 lbs	.	.	-276 lbs	-276 lbs	7 lbs
5	1	3.5 in	2.66 in	1,696 lbs	.	.	-276 lbs	-276 lbs	.

Material Summary

TC SPF #2 2 x 4
BC SPF #2 2 x 4
Webs SPF Stud 2 x 3

Bracing Summary

TC Bracing: Sheathed or Purlins at 2-6-0, Purlin design by Others
BC Bracing: Sheathed or Purlins at 10-0-0, Purlin design by Others

Loads Summary

1) This truss has been designed for the effects of balanced and unbalanced snow loads in accordance with ASCE7 - 10 with the following user defined input: 60 psf ground snow load, Terrain Category B, Exposure Category Fully Exposed ($C_e = 0.9$), Risk Category II ($I = 1.00$), Thermal Condition Cold ventilated ($C_t = 1.1$), DOL = 1.15. Unventilated. If the roof configuration differs from hip/gable, Building Designer shall verify snow loads.

2) This truss has been designed to account for the effects of ice dams forming at the eaves.

3) This truss has been designed for the effects of wind loads in accordance with ASCE7 - 10 with the following user defined input: 115 mph (Factored), Exposure B, Enclosed, Gable/Hip, Risk Category II, Overall Bldg Dims 25 ft x 60 ft, h = 15 ft, End Zone Truss, Both end webs considered. DOL = 1.60

4) Minimum storage attic loading has been applied in accordance with IRC 301.5

Member Forces Summary

Table indicates: Member ID, max CSI, max axial force, (max compr. force if different from max axial force) Only forces greater than 300lbs are shown in this table									
TC	1-2	0.788	-3,414 lbs	3-4	0.777	-2,950 lbs			
	2-3	0.777	-2,950 lbs	4-5	0.788	-3,414 lbs			
BC	5-6	0.930	3,141 lbs	6-8	0.674	2,160 lbs	(-121 lbs)	8-1	0.930 3,141 lbs (250 lbs)
Webs	2-8	0.304	-799 lbs	3-6	0.598	993 lbs	(-26 lbs)		
	3-8	0.598	993 lbs	4-6	0.304	-799 lbs			

JSI Summary

1 = 0.85, 2 = 0.59, 3 = 0.88, 4 = 0.59, 5 = 0.85, 6 = 0.72, 7 = 0.97, and 8 = 0.72

Notes

- 1) Unless noted otherwise, do not cut or alter any truss member or plate without prior approval from a Professional Engineer.
- 2) When this truss has been chosen for quality assurance inspection, the Double Polygon Method per TPI 1-2007/Chapter 3 shall be used.
- 3) The fabrication tolerance for this roof truss is 0 % ($C_q = 1.00$).
- 4) Brace bottom chord with approved sheathing or purlins per Bracing Summary.
- 5) Creep has been considered in the analysis of this truss.
- 6) Listed wind uplift reactions based on MWFRS & C&C loading.

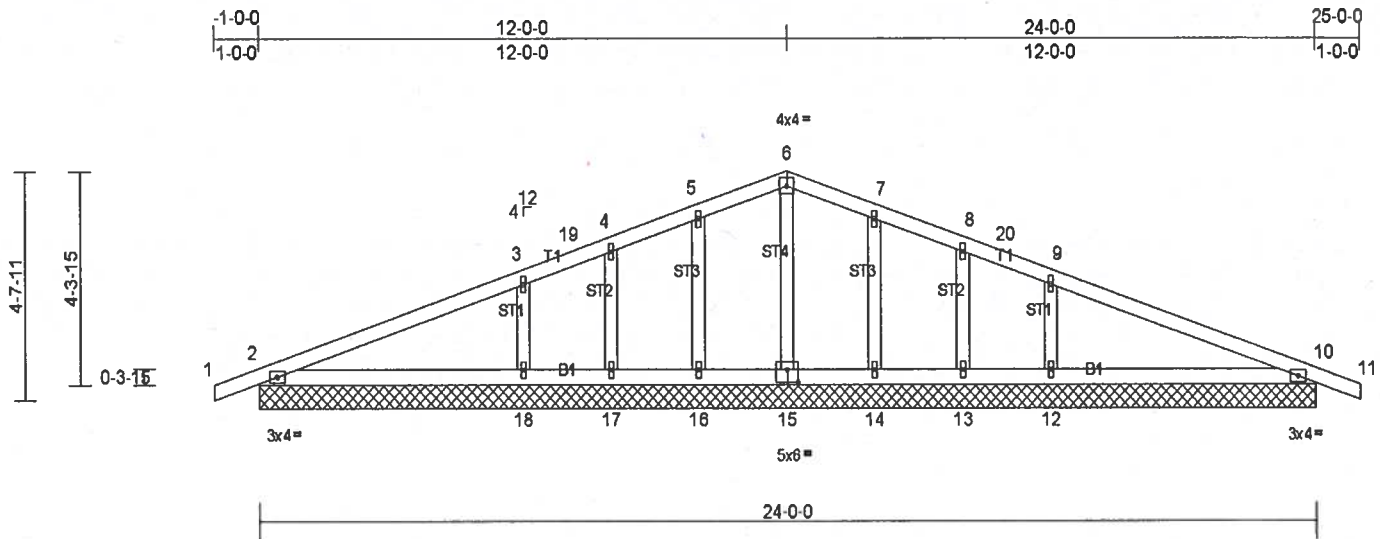
Job QTREC0720343	Truss T1E	Truss Type COMMON	Qty 2	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI

Run: 8.4 S 0 Aug 18 2021 Print: 8.400 S Aug 18 2021 MiTek Industries, Inc. Tue Mar 01 08:03:38

Page: 1

ID: IsftNA4ba8?mDVdkiBd?jyRvay-vLWphu17UOUJSwrDP0YVkk68Zx0cY7ix5MFJqPzfLp5



Scale = 1/47.7

Plate Offsets (X, Y): {15:0-3:0,0-3:0}

Loading	(psf)	Spacing	2-0-0	CSI	DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.31	Vert(LL)	n/a	-	n/a	999	MT20
Snow (Ps/Pg)	20.8/30.0	Lumber DOL	1.15	BC	0.23	Vert(TL)	n/a	-	n/a	999	197/144
TCDL	7.0	Rep Stress Incr	YES	WB	0.08	Horiz(TL)	0.00	10	n/a	n/a	
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-R							
BCDL	10.0										Weight: 80 lb FT = 15%

LUMBER

TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x4 SPF Stud

BRACING

TOP CHORD
BOT CHORD

Structural wood sheathing directly applied or 6'-0" oc purlins.
Rigid ceiling directly applied or 10'-0" oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS

All bearings 24'-0-0.
(lb) - Max Horiz 2=-48 (LC 8)
Max Uplift All uplift 100 (lb) or less at joint(s) 2, 10, 12, 13, 14, 16, 17, 18
Max Grav All reactions 250 (lb) or less at joint(s) 2, 10, 13, 14, 15, 16, 17
except 12=487 (LC 4), 18=487 (LC 3)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
3-18=-330/155, 9-12=-330/155

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=8.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCLL: ASCE 7-05; Pr=20.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Ps=20.8 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 20.8 psf on overhangs non-concurrent with other live loads.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2'-0" oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-06" tall by 2'-00" wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 10, 16, 17, 18, 14, 13, 12.

LOAD CASE(S) Standard

Design ID: 317352640035

Estimate ID: 11392

MENARDS®
Design & Buy™ GARAGE

Estimated Price: \$10,621.84

*** Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.**

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Design ID: 317352640035

Estimate ID: 11392

MENARDS®
Design & Buy™ GARAGE

How to purchase at the store

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Garage Estimator Search Saved Designs page.
3. Apply the design to System V to create the material list.
4. Take the purchase documents to the register and pay.

How to recall and purchase a saved design at home

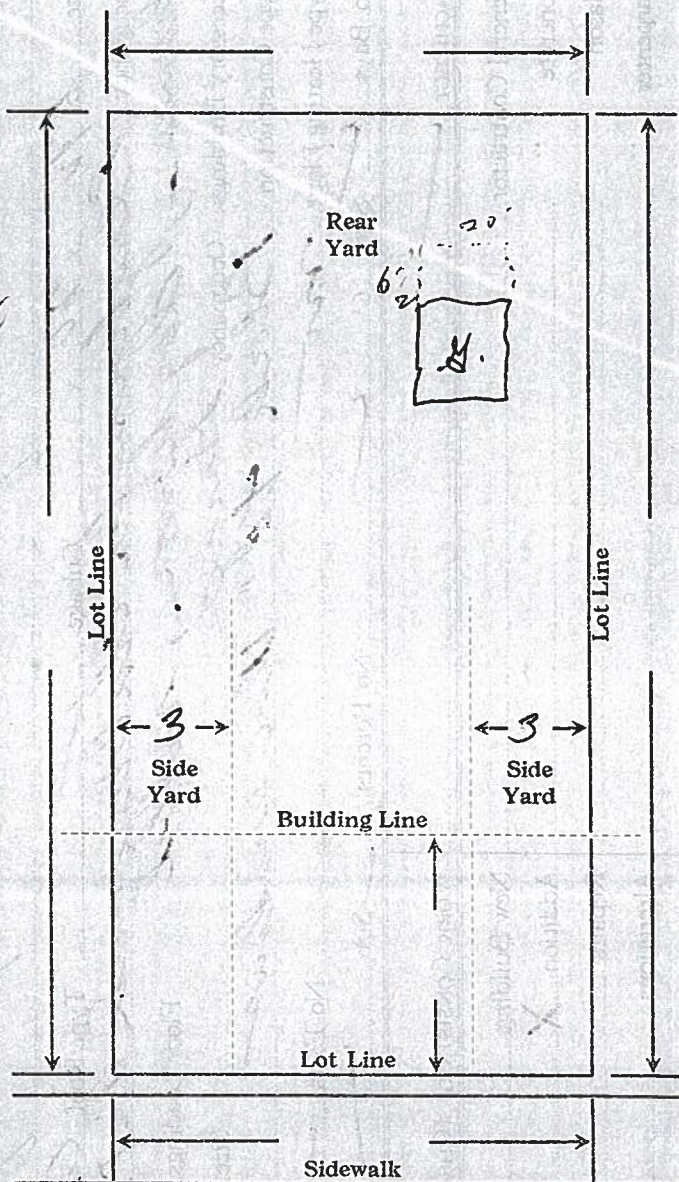
1. Go to Menards.com.
2. Select the Garage Estimator from the Project Center.
3. Select Search Saved Design.
4. Log into your account.
5. Select the saved design to load back into the estimator.
6. Add your Garage to the cart and purchase.

Garage Image

Street Main No.
Owner Joe Loring
Application No. B 12

APPLICATION
For
BUILDING PERMIT

Dated 5-5 1924
Voucher No. 12



Fill in dimensions and locate accessory buildings.

District Com

SITE PLAN REVIEW

4/25/22 Plan Commission Meeting

BV Ryan Willow Creek LLC

Village Planner Report

Germantown, Wisconsin

Summary

Karen Catura, agent for Ryan Companies US Inc., property owner, is seeking approval of a minor site plan revision to add 33 parking stalls and a drive-up ramp to the existing 186,800 sqft industrial building located at N102 W19300 Willow Creek Way in the Willow Creek Business Park.

Location: N102 W19300 Willow Creek Way

Applicant/

Property Owner: Karen Catura, Sr. Project Manager
Ryan Companies US Inc.
309 N. Water Street Suite 415
Milwaukee, WI 53202

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial / Institutional	M-1 / I
East	Agricultural / Residential	A-1 / Rs-3
West	Industrial	M-1



Proposal

Karen Catura, agent for Ryan Companies US Inc., property owner, is seeking approval of a minor site plan revision to the existing 186,800 sqft industrial building located at N102 W19300 Willow Creek Way in the Willow Creek Business Park:

1. Add 33 parking stalls (180 sqft @ 9.5'x19') along the south side of the building w/ additional curb & gutter and sidewalk;
2. Add 1 overhead door and paved 14' wide ramp on the east (rear) side of the building

According to the owner, new tenants occupying space in the building, Stoffel Equipment Company Inc. and ITsavvy LLC, require the proposed improvements to accommodate their operational needs.

Landscaping. Existing landscaping along the south will be replaced by the proposed sidewalk with (3) grassed islands within the new parking area created.

Lighting. No new lighting is proposed.

Signage. No new signage is proposed at this time.

Staff CommentsPlanning & Zoning

The proposed parking stall size (9' x 19' or 171 sqft) is less than the required 180 sqft minimum stall size. The stall size should be expanded to meet the minimum 180 sqft requirement. A revised site plan showing the minimum required stall size should be submitted to the Village Planner for review and approval prior issuance of an occupancy permit.

The new landscaped islands created within the parking area should include trees and not just grass to help off-set the loss of landscaping along the south elevation of the building (replaced by sidewalk in front of the parking stalls). A supplemental landscape plan for the (3) curbed islands should be submitted to the Village Planner for review and approval prior issuance of an occupancy permit.

Separate Zoning Permits for new tenants are required. Contact staff in the Planning & Zoning Department for details.

Sign permits are required for all new temporary or permanent exterior signs. Contact staff in the Planning & Zoning Department for details.

Building Inspection Services

State agency (DSPS) approved plans and a \$20,000 occupancy bond are required by Inspection Services at the time of building permit application (for the overhead door and ramp construction). The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.

Public Works/Engineering

The Village Engineer and Public Works Department staff have identified a few technical issues and plan corrections (see March 14, 2022 Public Works Director memo) pertaining to storm water management. All items in this memo will need to be addressed as a condition of approval.

Fire & Police Departments

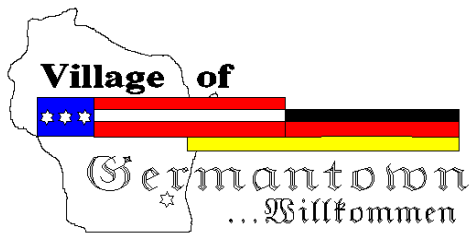
No comments.

VILLAGE STAFF RECOMMENDATION

APPROVE the site and building plan revisions to add parking stalls and an overhead ramp and dock door for the existing multi-tenant located at N102 W19300 Willow Creek Way in the Willow Creek Business Park subject to the following conditions:

1. The proposed parking stall size (9' x 19' or 171 sqft) is less than the minimum required 180 sqft. The stall size shall be expanded to meet the minimum 180 sqft requirement. A revised site plan showing the minimum required stall size shall be submitted to the Village Planner for review and approval prior issuance of an occupancy permit for the overhead door and ramp expansion.
2. The new landscaped islands created within the parking area shall include additional landscaping items, preferably trees and not just grass to help off-set the loss of landscaping along the south elevation of the building (replaced by sidewalk in front of the parking stalls). A supplemental landscape plan for the (3) curbed islands should be submitted to the Village Planner for review and approval prior issuance of an occupancy permit for the overhead door and ramp expansion.
3. All landscaping, grading, paving, storm water management, utility and other improvements shown on the approved site plans shall be installed as approved prior to issuance of an occupancy permit for the building addition unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
4. State agency (DSPS) approved plans and a \$20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.
5. All plan revisions and technical corrections identified in the March 14, 2022 review memo from the Director of Public Works shall be addressed in revised plans and/or supplemental information submitted for review and approval prior to issuance of an occupancy permit for the overhead door and ramp expansion.

6. Separate Zoning Permits for new tenants are required. Contact staff in the Planning & Zoning Department for details.
7. Sign permits are required for all new temporary or permanent exterior signs. Contact staff in the Planning & Zoning Department for details.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : March 14, 2022
Re : Willow Creek Additional Parking

Items Reviewed:

1. Civil Plan Set Dated: 02-14-22

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
4. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.
5. This project will add additional impervious area to the site. Update the stormwater management plan for the site to show the water quantity and quality requirements are still being met.
6. Update storm sewer calcs for the site to include the additional impervious area.



April 20, 2022

Village of Germantown
ATTN: Zoning Board of Review
N112W17001 Mequon Rd.
Germantown, WI 53022

RE: N102W19300 Willow Creek Way
Stoffel Equipment Company, Inc.
ITsavvy, LLC

Ladies and Gentlemen:

Attached you will find plans for exterior alterations at the above referenced location. This building is a multi-tenant industrial property located at the end of a cul de sac. There are two new tenants moving into the building, Stoffel Equipment Company, Inc. and ITsavvy, LLC. To accommodate the number of staff and ensure there is adequate parking on the site, we are requesting your approval to install 33 additional parking stalls and a sidewalk along the south side of the building. We are also seeking your approval to add a drive up ramp at the rear of the building similar to the existing ramps. Stoffel Equipment Co. needs a drive up ramp but the remaining space that is available in the building does not have one. We would like to add the ramp to accommodate their needs.

Thank you very much for your consideration in this matter.

Sincerely,

Karen L. Catura
Senior Project Manager

Ryan Companies US, Inc.
309 North Water Street, Suite 415
Milwaukee, WI 53202

p: 414-918-6500
ryancompanies.com

Equal Opportunity Employer

**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**Karen CaturaRyan Companies US Inc.309 N. Water Street, Suite 415Milwaukee, WI 53202Phone (414) 918-6523E-Mail karen.catura@ryancompanies.com**PROPERTY OWNER**BV Ryan Willow Creek I LLCc/o Ryan Companies US Inc.533 South Third Street, Suite 100Minneapolis, MN 55415Phone (612) 360-3332E-Mail Mike McElroy**2****PROPERTY ADDRESS**N102W19300 Willow Creek Way**3****NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North Vacant	South Vacant	East Vacant	West Vacant
------------------------	------------------------	-----------------------	-----------------------

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!**

DocuSigned by:

Karen Catura3/21/2022

FA43FB3E5F2E4EE...

Applicant

Date

DocuSigned by:

Michael McElroy3/21/2022

C361545CDBD7489...

Owner

Date

SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

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

GENERAL INFORMATION

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

EXISTING SITE INFORMATION

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

ARCHITECTURAL PLANS

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

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

PROPOSED SITE PLAN

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

LIGHTING PLAN

- ☐ Major improvements for context
- ☐ Location/nature of existing fixtures
- ☐ Location of proposed fixtures
- ☐ Photometric report (to scale on plan)
- ☐ Manufacturers cut-sheets of all fixtures
- ☐ Lighting schedule
 - key to plan
 - number/type of fixtures
 - output (wattage)
- ☐ Installation details as appropriate

LANDSCAPING PLAN

- ☐ Major improvements for context (building, drives, walks)
- ☐ Proposed outdoor amenities (benches, paths, etc.)
- ☐ Existing vegetation
 - Species
 - Size
 - Approximate canopy in plan
- ☐ Vegetation to be destroyed
 - List and show location
- ☐ Proposed method of saving existing vegetation during construction
- ☐ Proposed landscape features (berms, fountains)
- ☐ Existing/proposed lighting
- ☐ Irrigation/watering systems (locate outlets)
- ☐ Plant lists or schedules
 - Keyed to plan
 - Number of each species
 - Size when planted (caliper)
- ☐ Installation details/staking

Identify islands as grass?

MODEL SUBMITTAL

INCLUDES THE FOLLOWING PLANS:

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

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

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

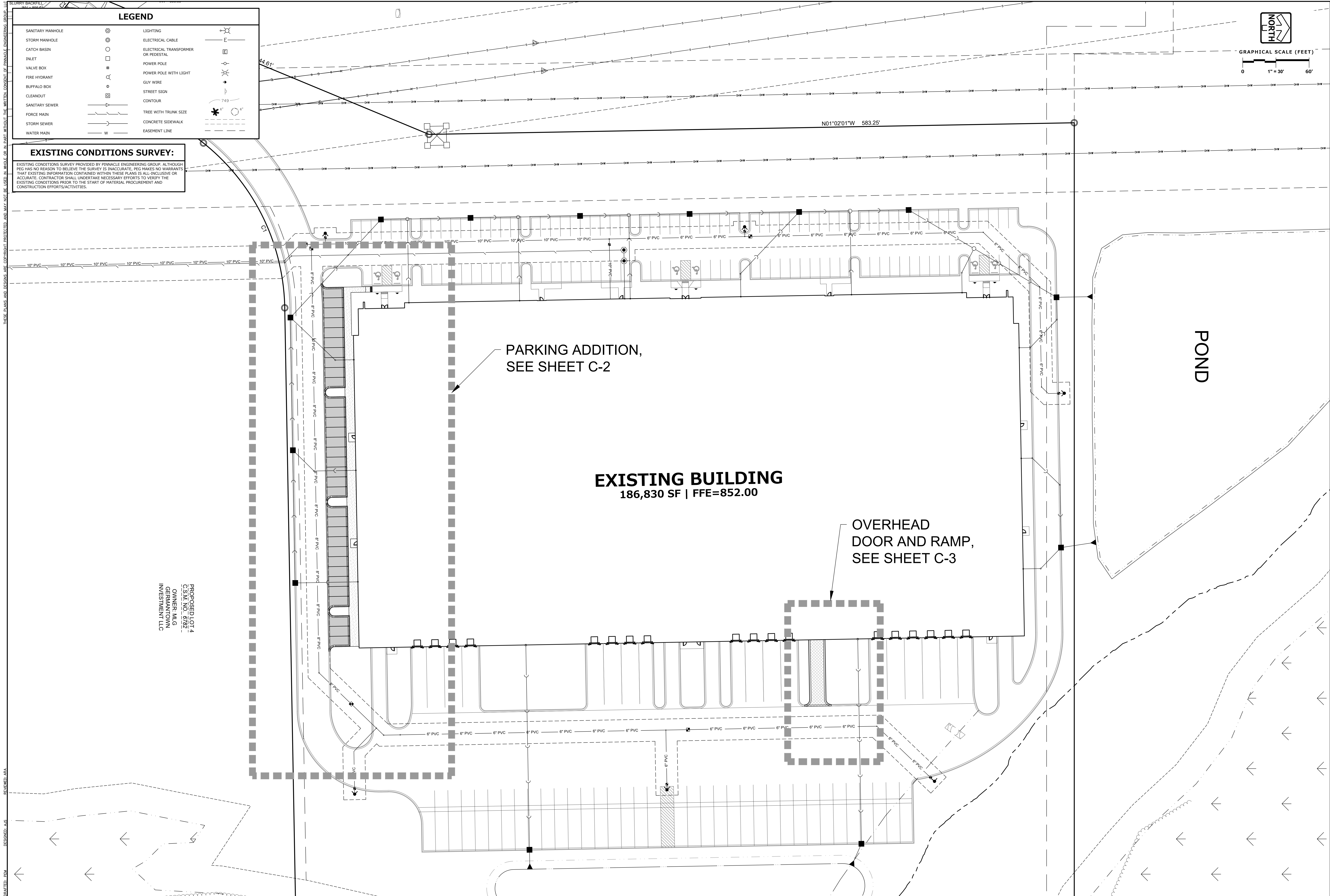
SLURRY BACKFILL
NO. 1 - 85.21'

LEGEND

SANITARY MANHOLE	⊙	LIGHTING	⊗
STORM MANHOLE	⊙	ELECTRICAL CABLE	—E—
CATCH BASIN	⊙	ELECTRICAL TRANSFORMER OR PEDESTAL	⊞
INLET	□	POWER POLE	⊙
VALVE BOX	⊙	POWER POLE WITH LIGHT	⊙
FIRE HYDRANT	⊙	GUY WIRE	—G—
BUFFALO BOX	⊙	STREET SIGN	⊙
CLEANOUT	⊙	CONTOUR	—74.9—
SANITARY SEWER	—S—	TREE WITH TRUNK SIZE	⊙
FORCE MAIN	—F—	CONCRETE SIDEWALK	—C—
STORM SEWER	—T—	EASEMENT LINE	—E—
WATER MAIN	—W—		

EXISTING CONDITIONS SURVEY:

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

PINNACLE ENGINEERING GROUP

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53106
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

WILLOW CREEK I

GERMANTOWN, WI

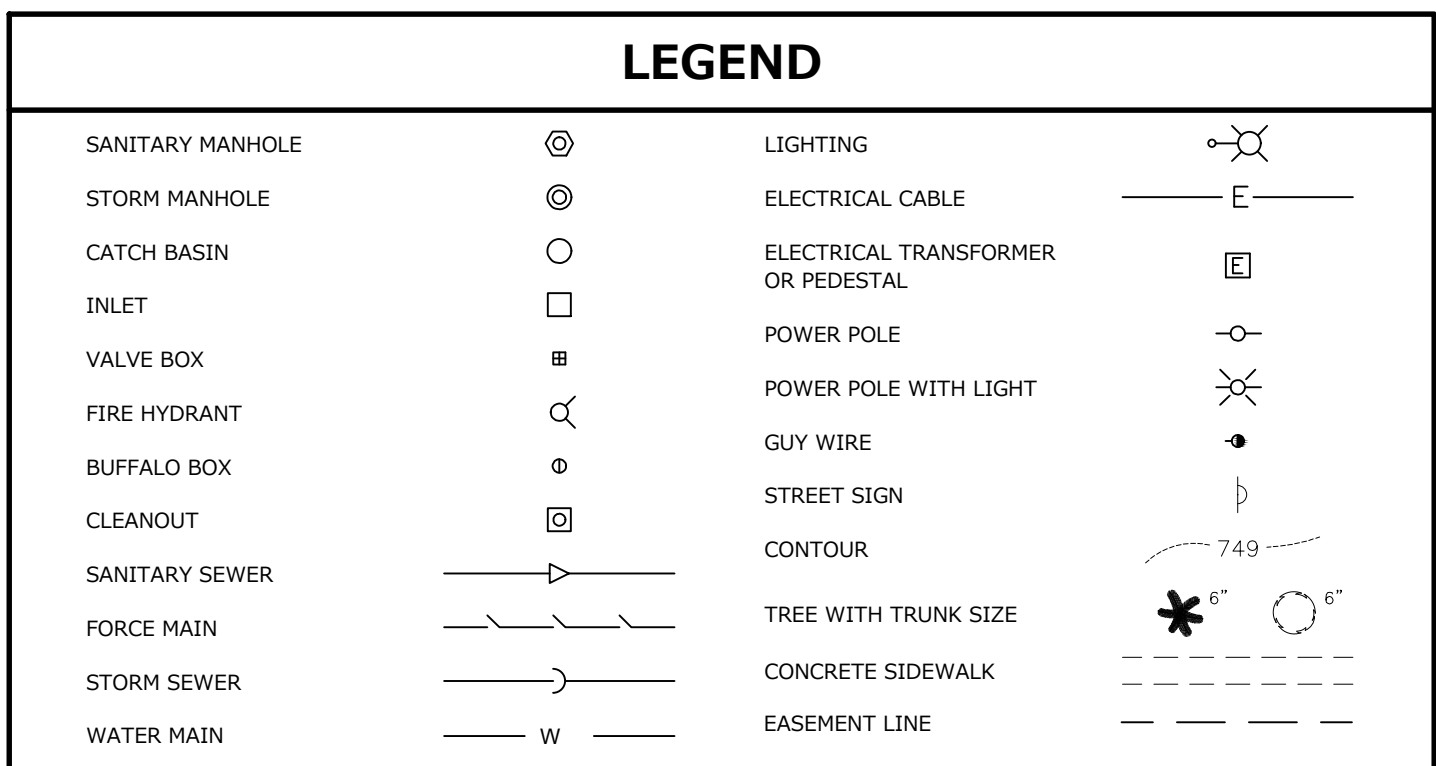
WILLOW CREEK I OVERVIEW PLAN

REVISIONS	

REG. JOB NO. 376.00A-WI
REG. NO. A19A
SAVE DATE: 02/14/22
SCALE: 1" = 30'

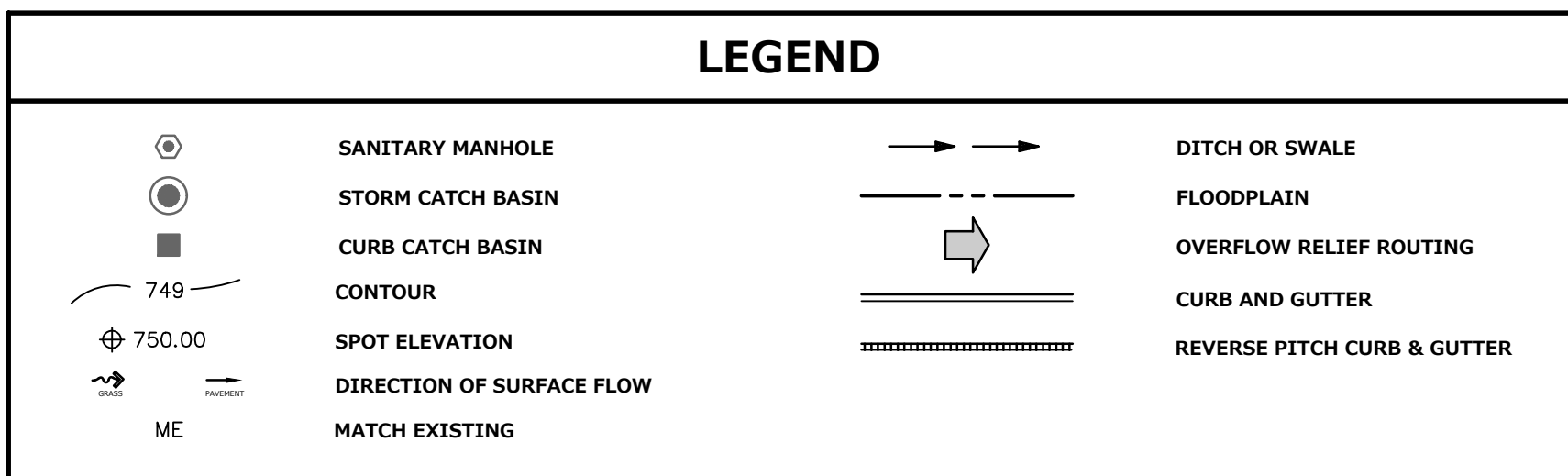
SHEET
C-1
C-3

EXISTING BUILDING
186,830 SF | FFE=852.00

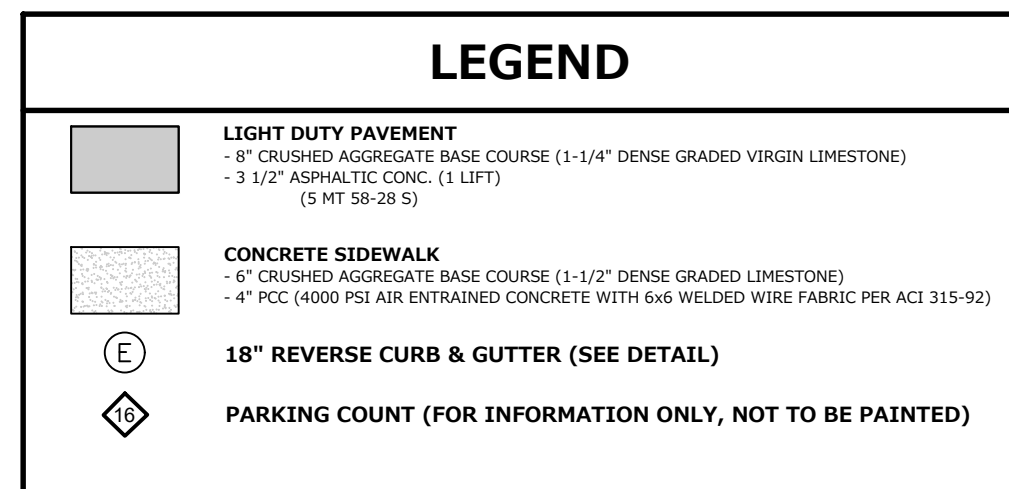


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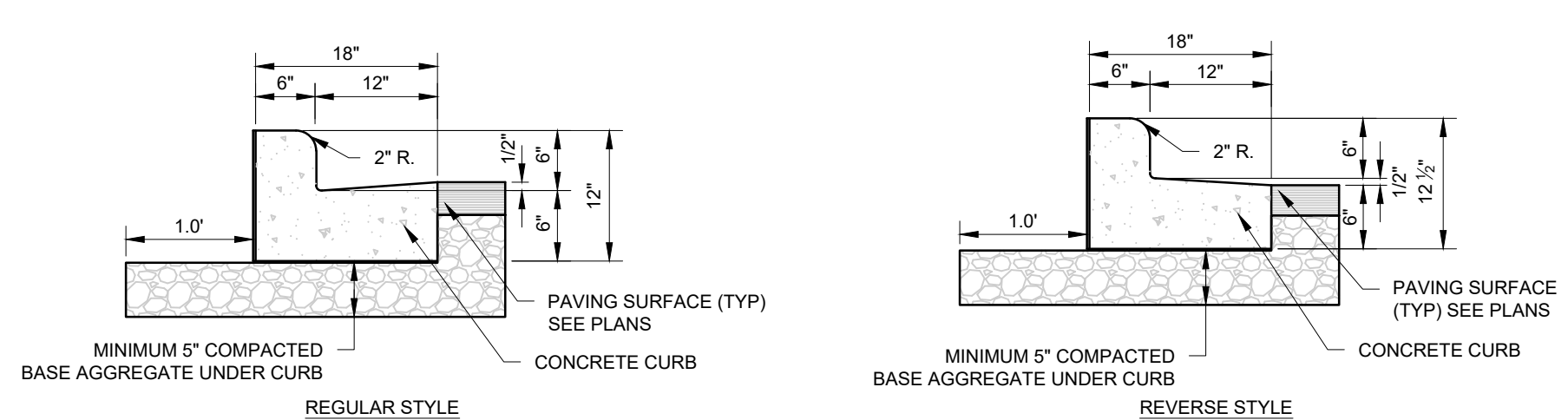
EXISTING BUILDING
186,830 SF | FFE=852.00



EXISTING BUILDING
186,830 SF | FFE=852.00

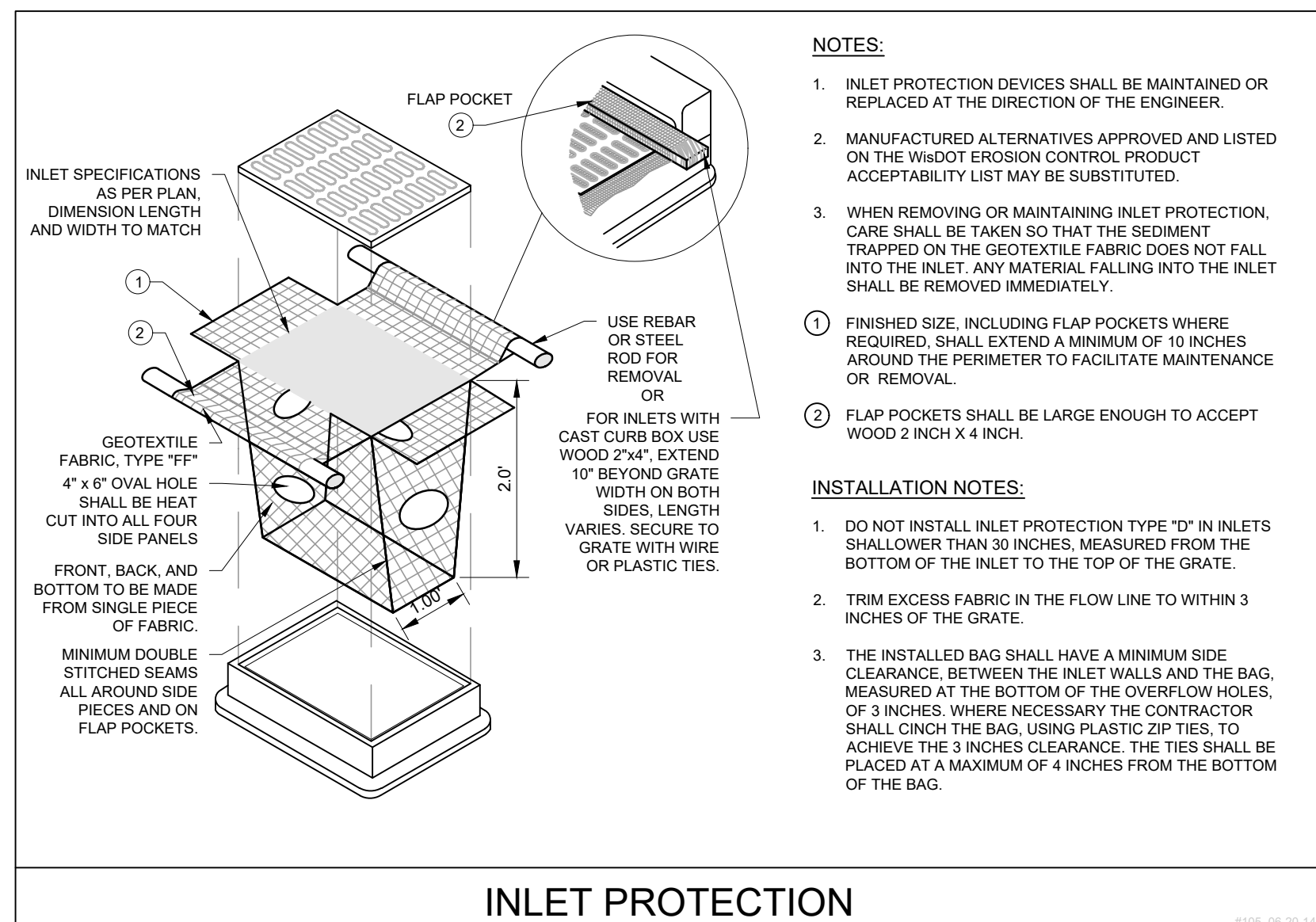
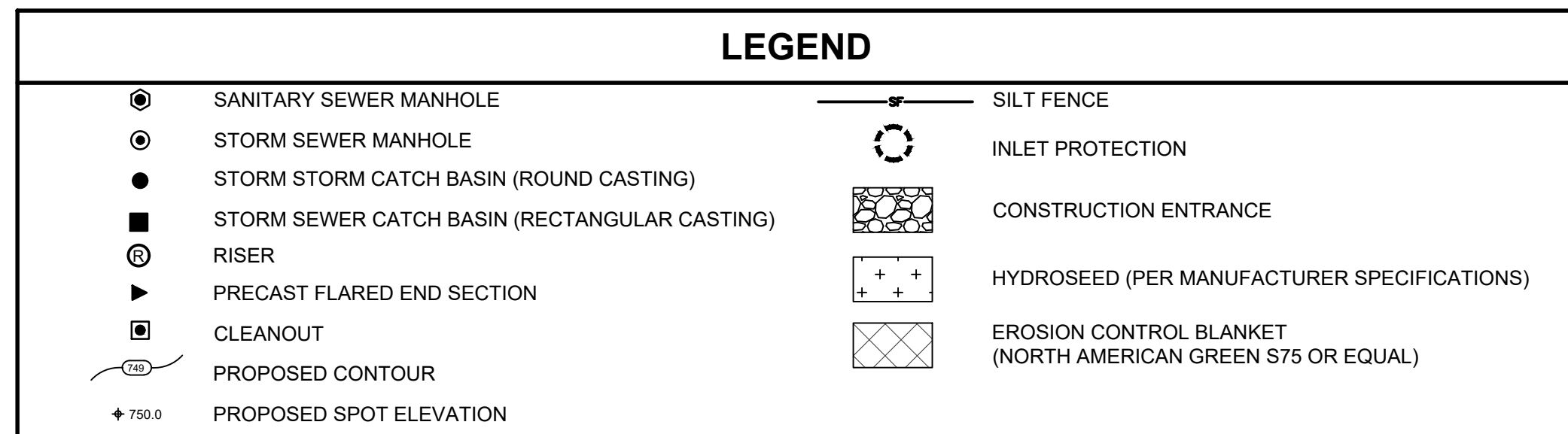


SITE AREA:	965,515 S.F./22.17 AC
ZONING CLASSIFICATION:	T.B.D
GREEN SPACE	598,746 S.F./13.75 AC
TOTAL PARKING (9'x18')152	152 (6 ADA)
NEW PARKING PROVIDED (9'X18')	33 (0 ADA)
PARKING RATIO TO FLOOR AREA	0.8 SPACES PER 1000 S.F



18" VERTICAL FACE CURB

EXISTING BUILDING
186,830 SF | FFE=852.00



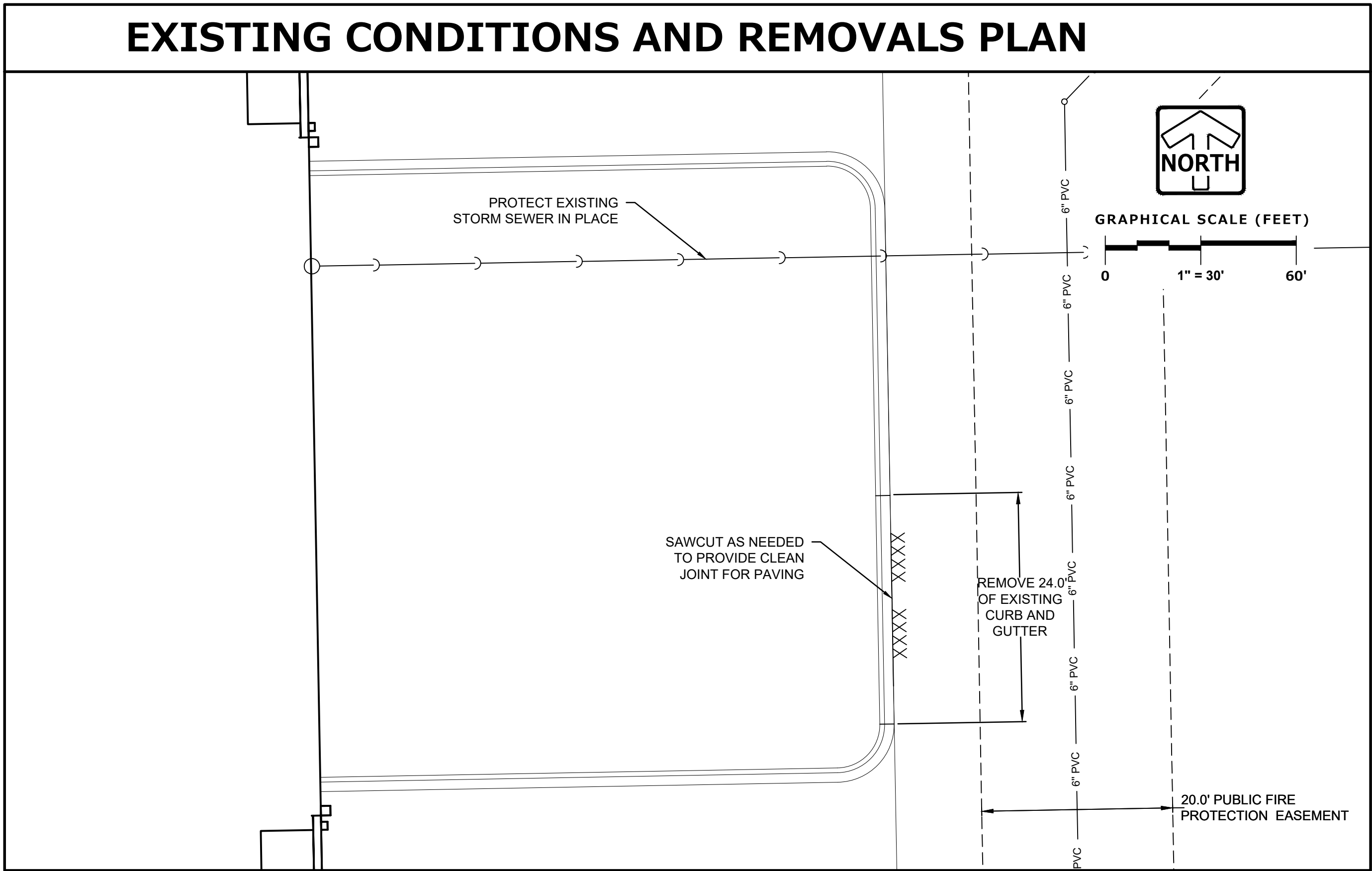
REVISIONS

—	—	—		—	—	—
—	—	—		—	—	—
—	—	—		—	—	—
—	—	—		—	—	—

PEG JOB No. **376.00A-WI**
 PEG PM **ARA**
 SAVE DATE **02/14/22**
 SCALE **1" = 30'**

SHEET
C-2
OF
C-3

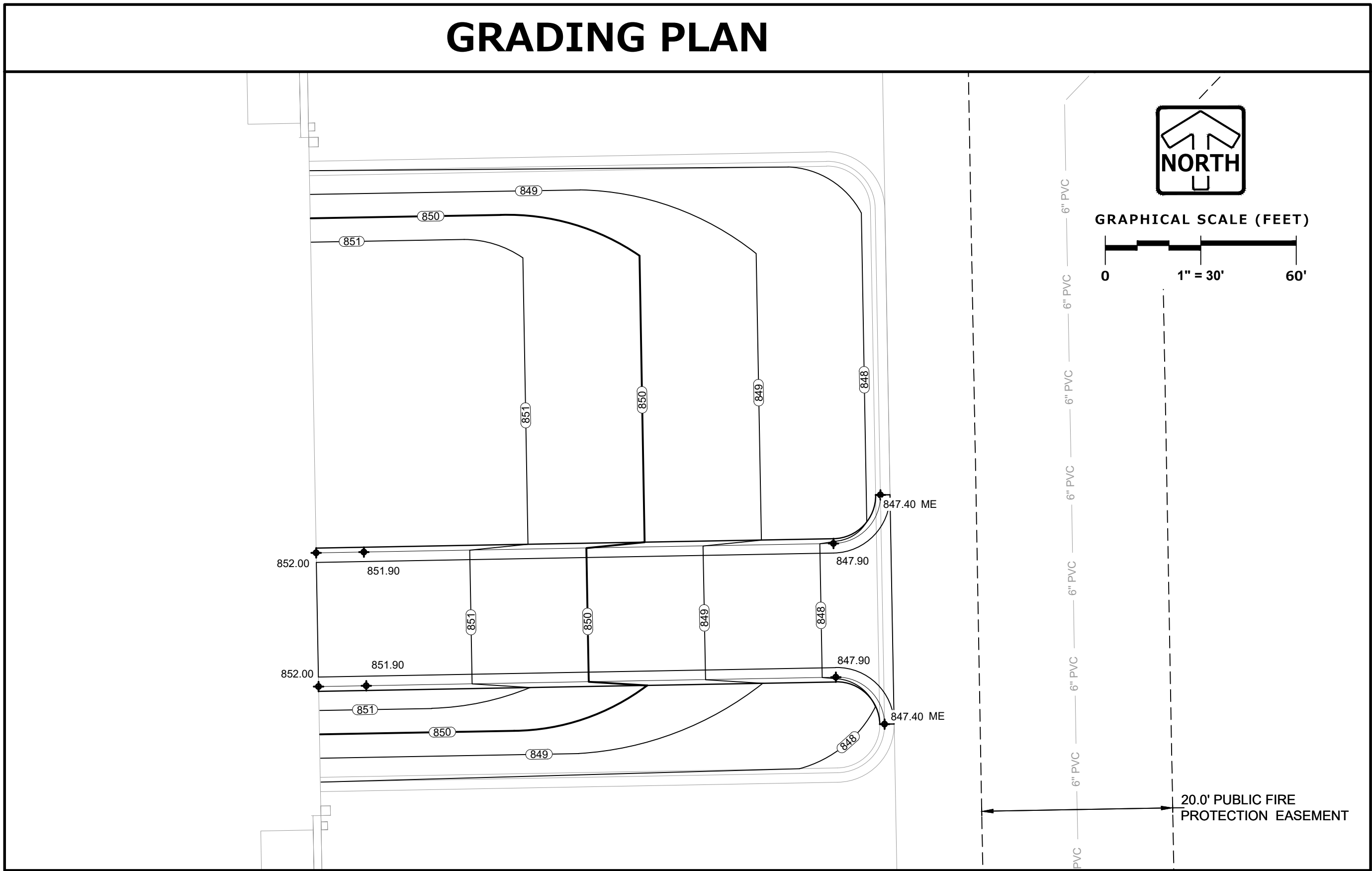
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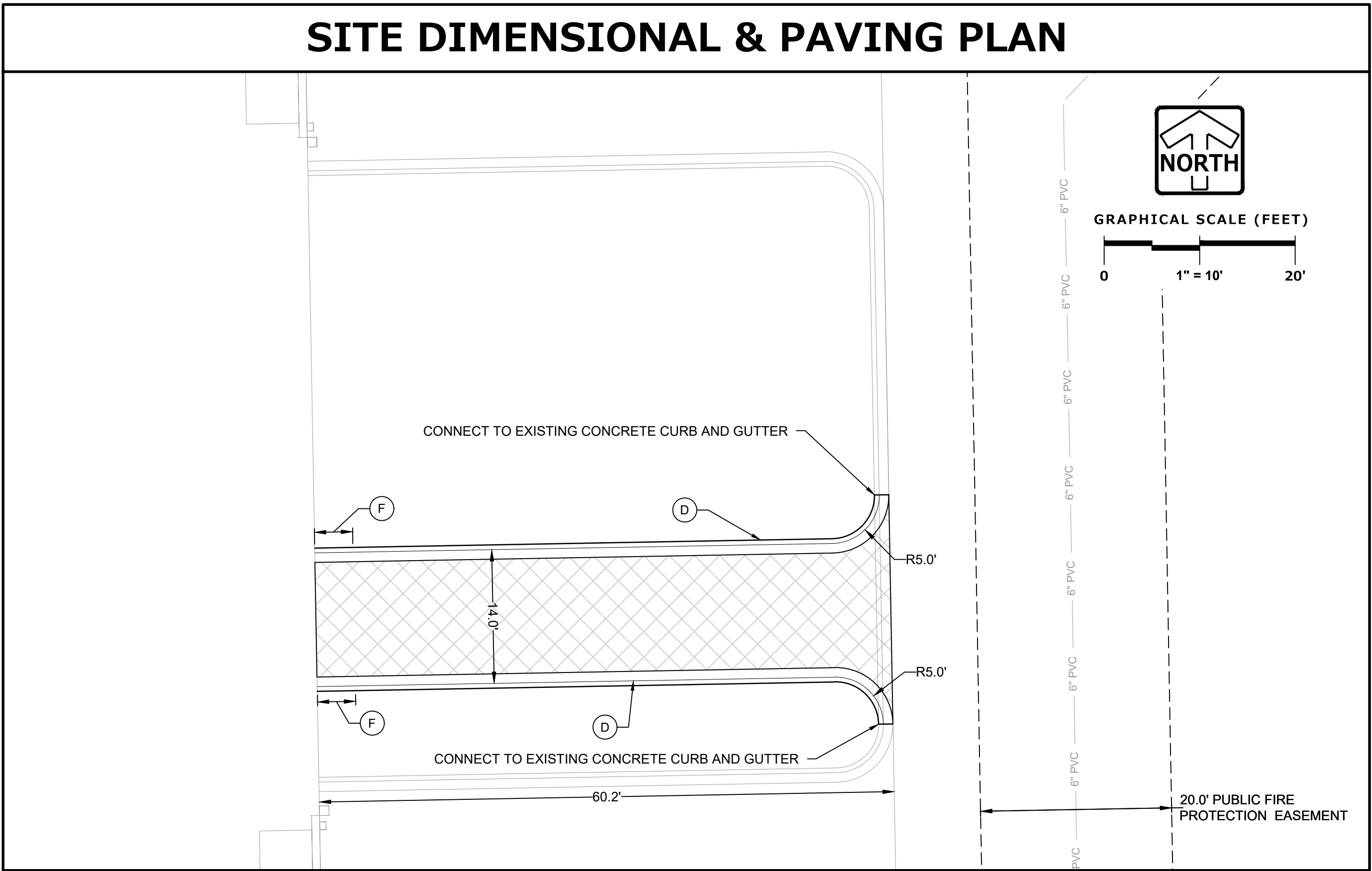
LEGEND			
SANITARY MANHOLE	⊙	LIGHTING	⊙
STORM MANHOLE	⊙	ELECTRICAL CABLE	—E—
CATCH BASIN	⊙	ELECTRICAL TRANSFORMER OR PEDESTAL	⊠
INLET	□	POWER POLE	⊙
VALVE BOX	⊠	POWER POLE WITH LIGHT	⊙
FIRE HYDRANT	⊙	GUY WIRE	—G—
BUFFALO BOX	⊙	STREET SIGN	⊙
CLEANOUT	⊙	CONTOUR	749
SANITARY SEWER	—S—	TREE WITH TRUNK SIZE	⊙
FORCE MAIN	—F—	CONCRETE SIDEWALK	—C—
STORM SEWER	—T—	EASEMENT LINE	—W—
WATER MAIN	—W—		

EXISTING CONDITIONS SURVEY:

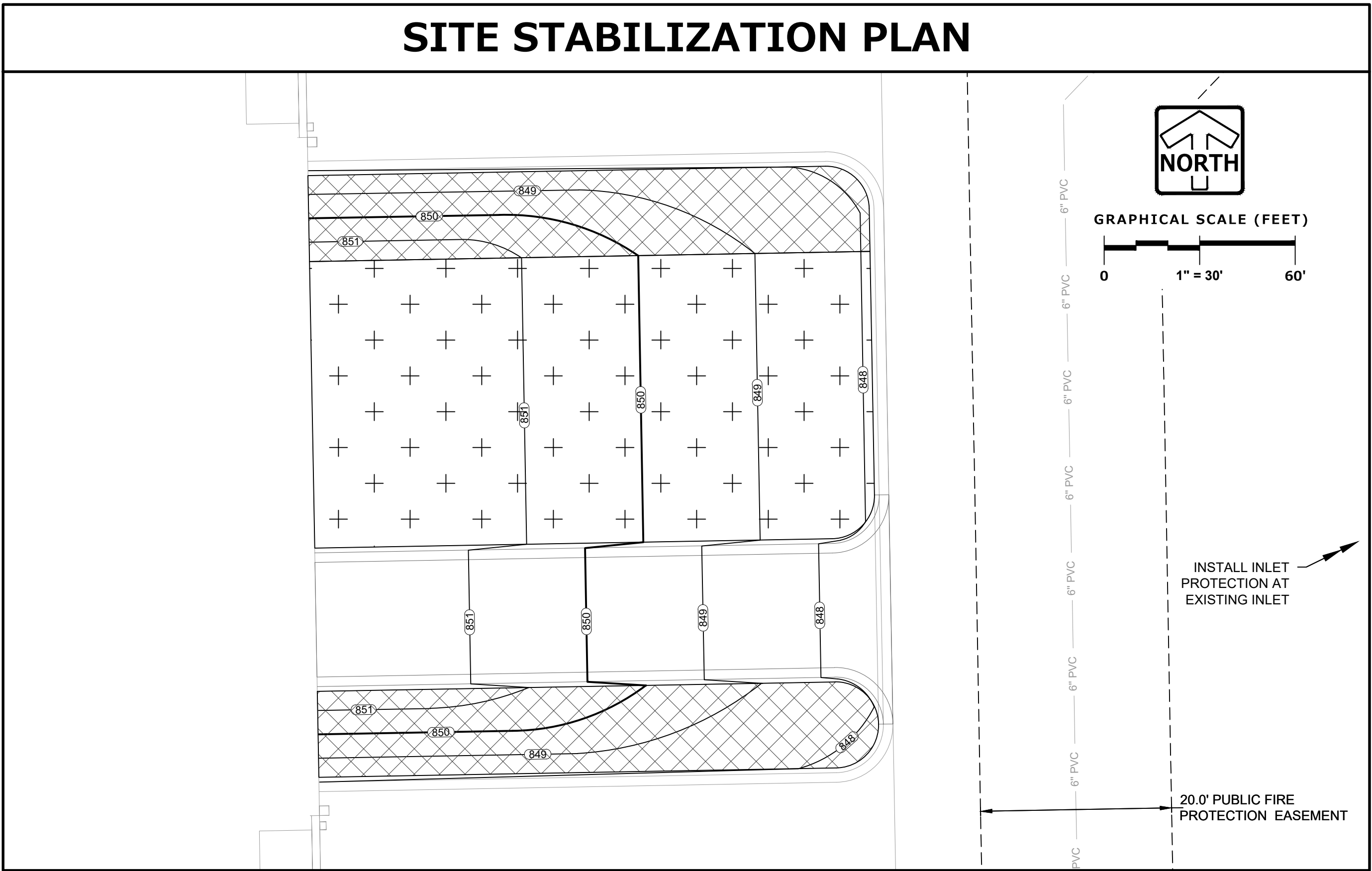
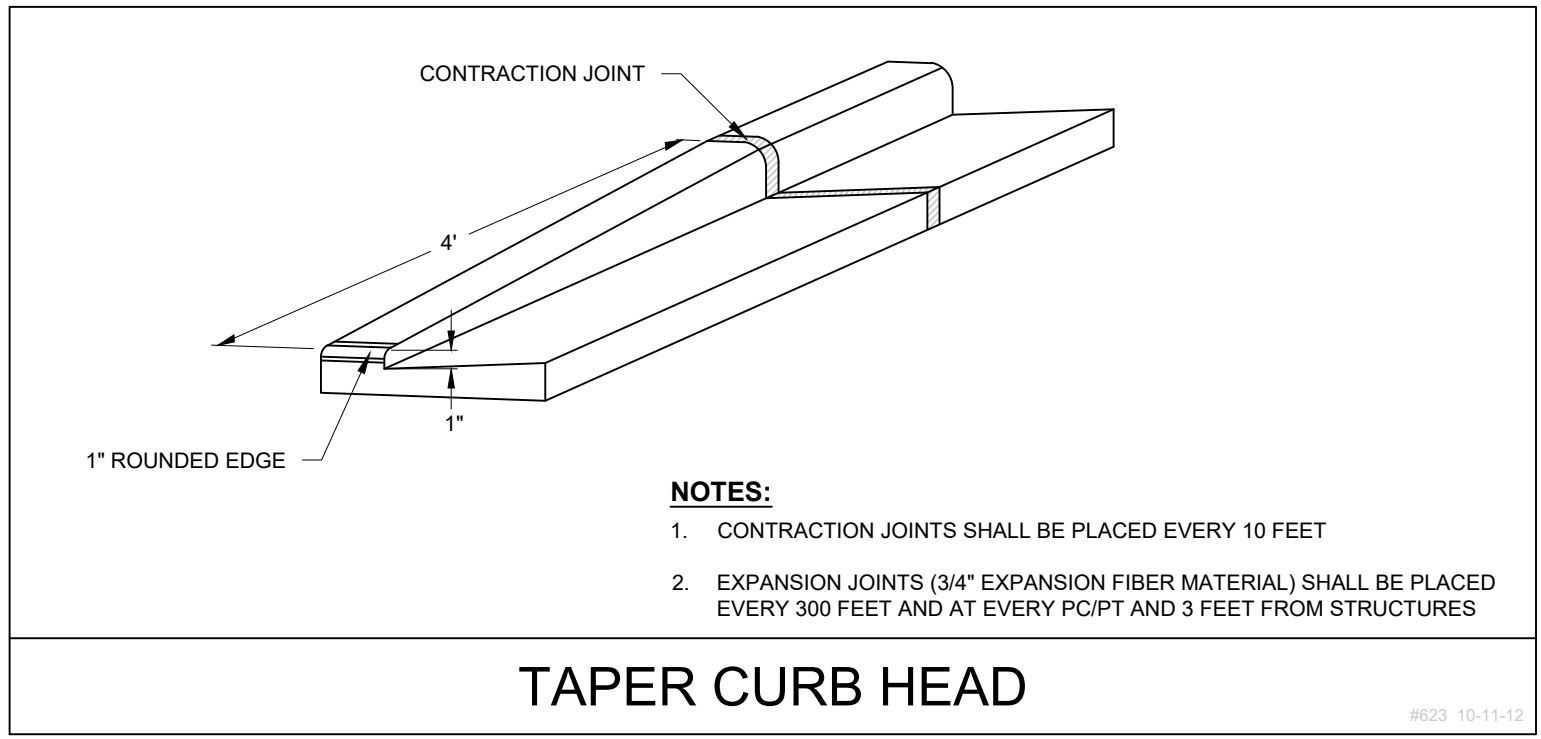
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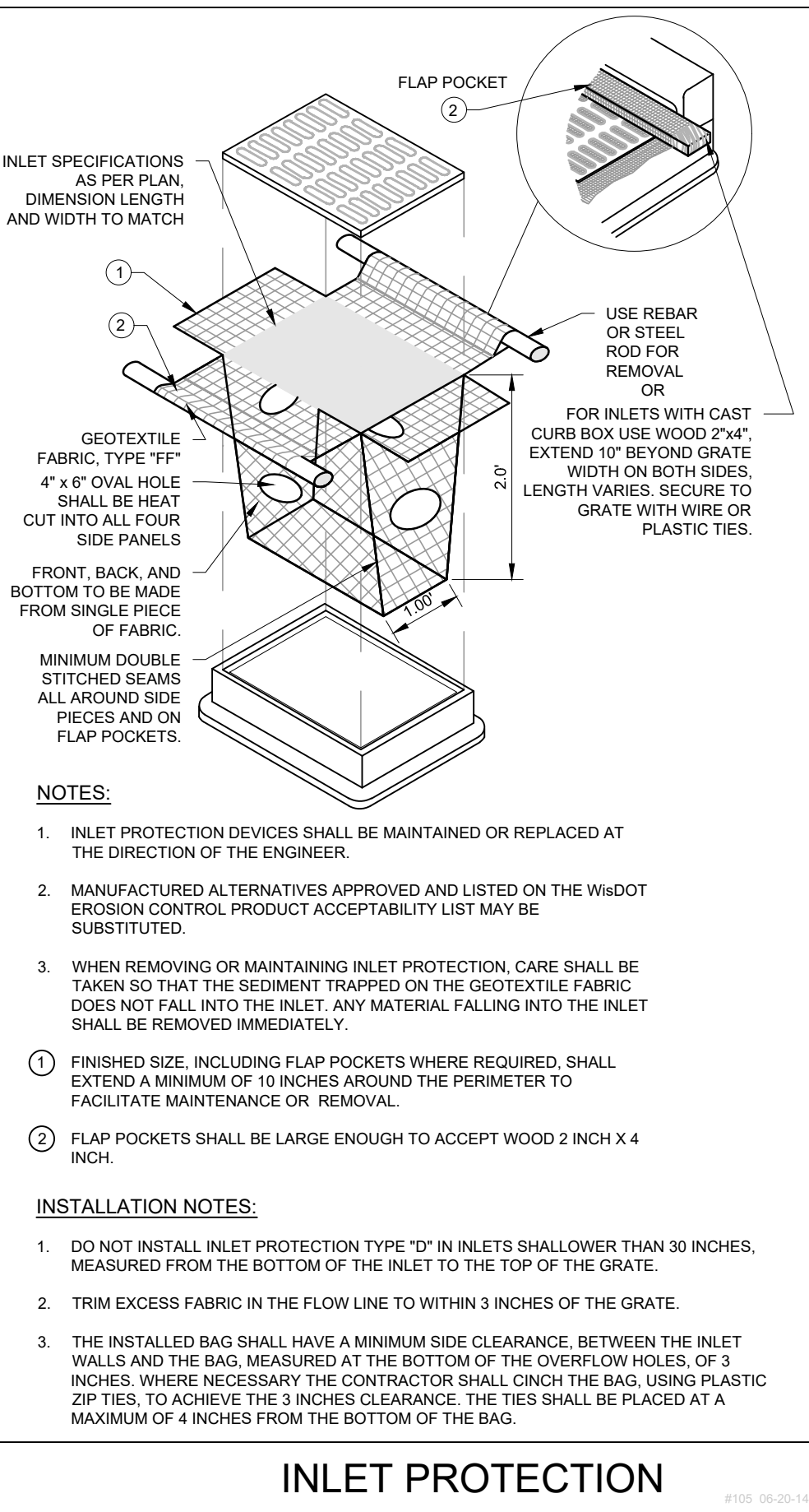
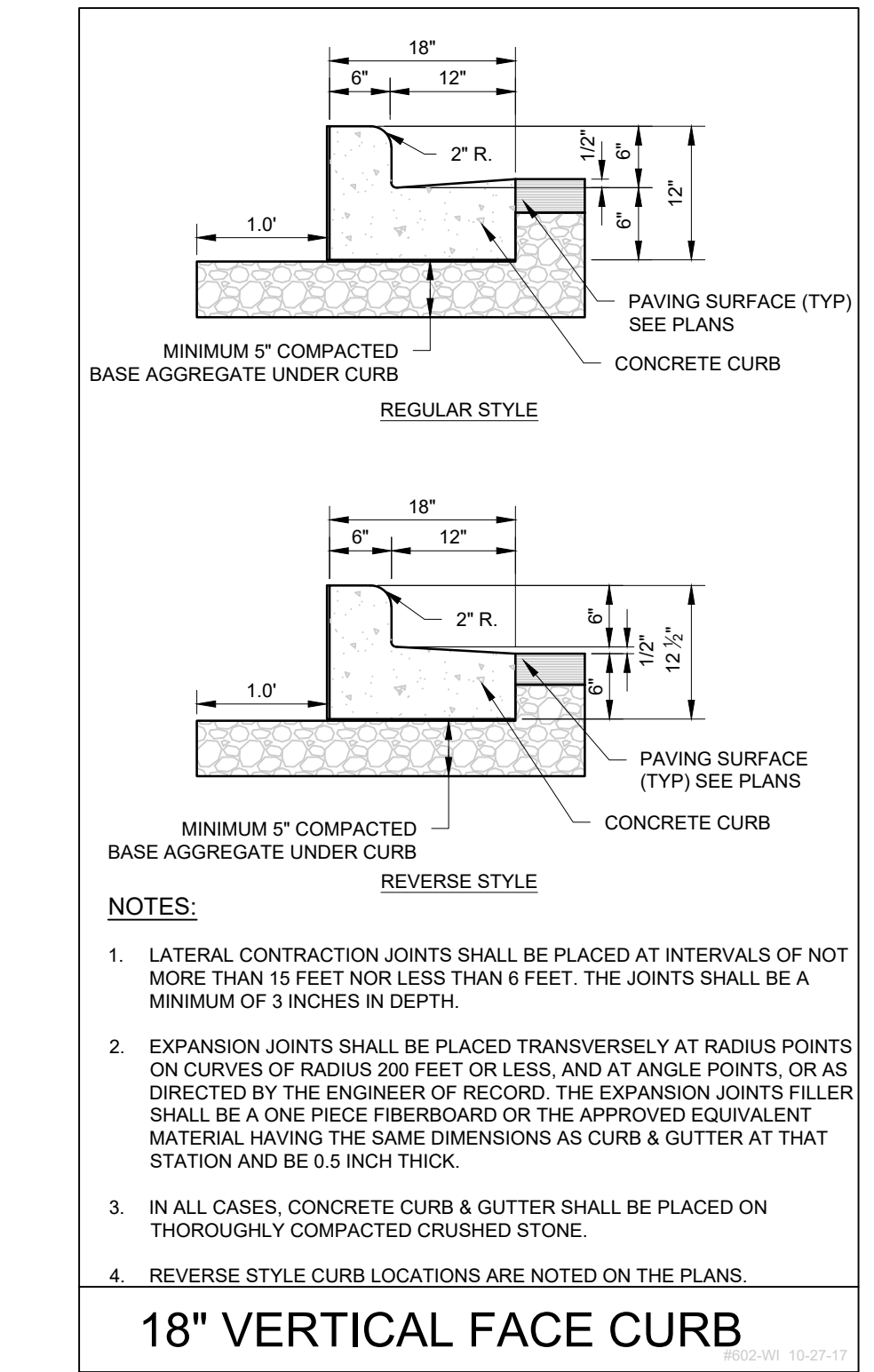
LEGEND			
SANITARY MANHOLE	⊙	DITCH OR SWALE	—D—
STORM CATCH BASIN	⊙	FLOODPLAIN	—F—
CURB CATCH BASIN	⊙	OVERFLOW RELIEF ROUTING	—O—
CONTOUR	749	CURB AND GUTTER	—C—
SPOT ELEVATION	750.00	REVERSE PITCH CURB & GUTTER	—R—
DIRECTION OF SURFACE FLOW	→		
MATCH EXISTING	ME		



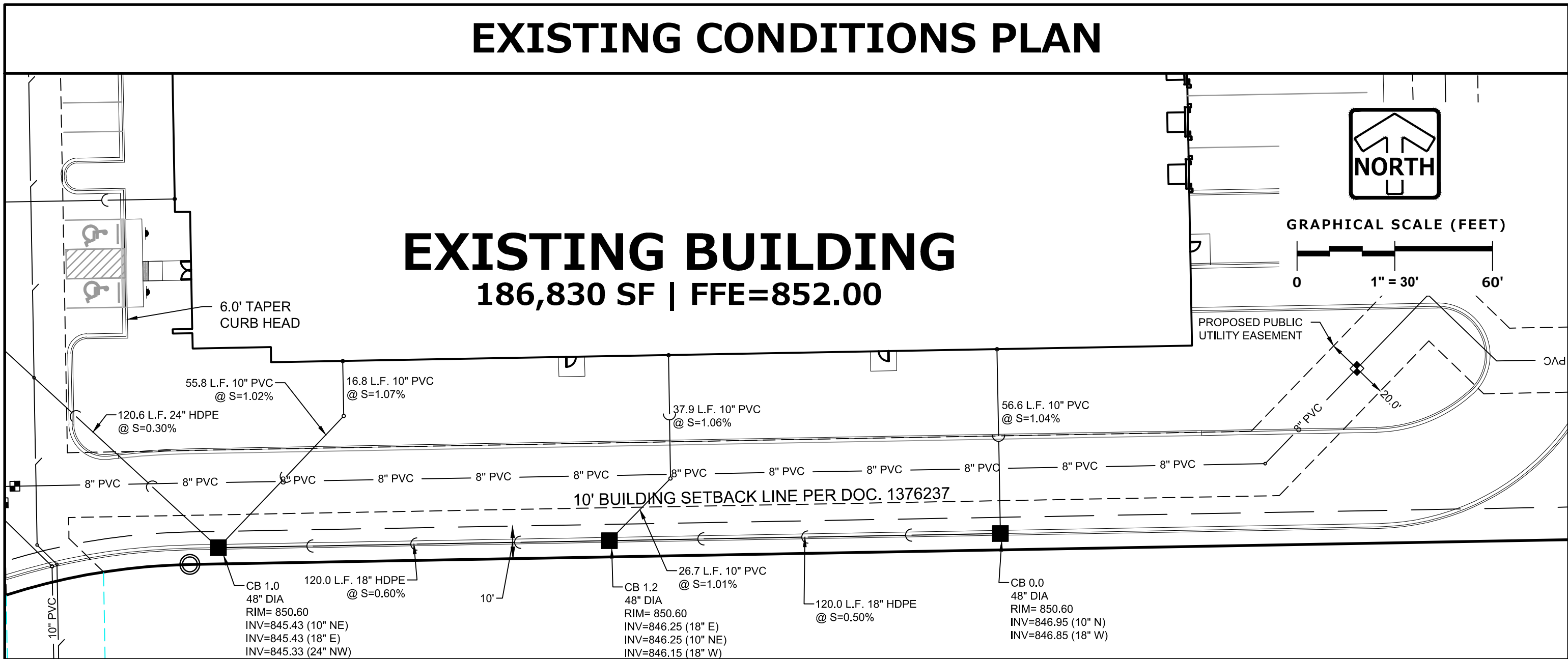
LEGEND	
HEAVY DUTY PAVEMENT	1" 1/2" DENSE GRADED VIRGIN LIMESTONE
	5" ASPHALTIC CONC. (2 LIFTS)
	3" 1/2" UPPER LAYER (SMT 50-20.5)
	2" 1/2" LOWER LAYER (SMT 50-20.5)
D	18" CURB & GUTTER (SEE DETAIL)
E	18" REVERSE CURB & GUTTER (SEE DETAIL)
F	TAPER CURB HEAD (SEE DETAIL)



LEGEND			
SANITARY SEWER MANHOLE	⊙	SILT FENCE	—S—
STORM SEWER MANHOLE	⊙	INLET PROTECTION	⊙
STORM CATCH BASIN (ROUND CASTING)	⊙	CONSTRUCTION ENTRANCE	⊙
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	⊙	HYDROSEED (PER MANUFACTURER SPECIFICATIONS)	⊙
RISER	⊙	EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)	⊙
PRECAST FLARED END SECTION	⊙		
CLEANOUT	⊙		
PROPOSED CONTOUR	750.0		
PROPOSED SPOT ELEVATION	750.0		



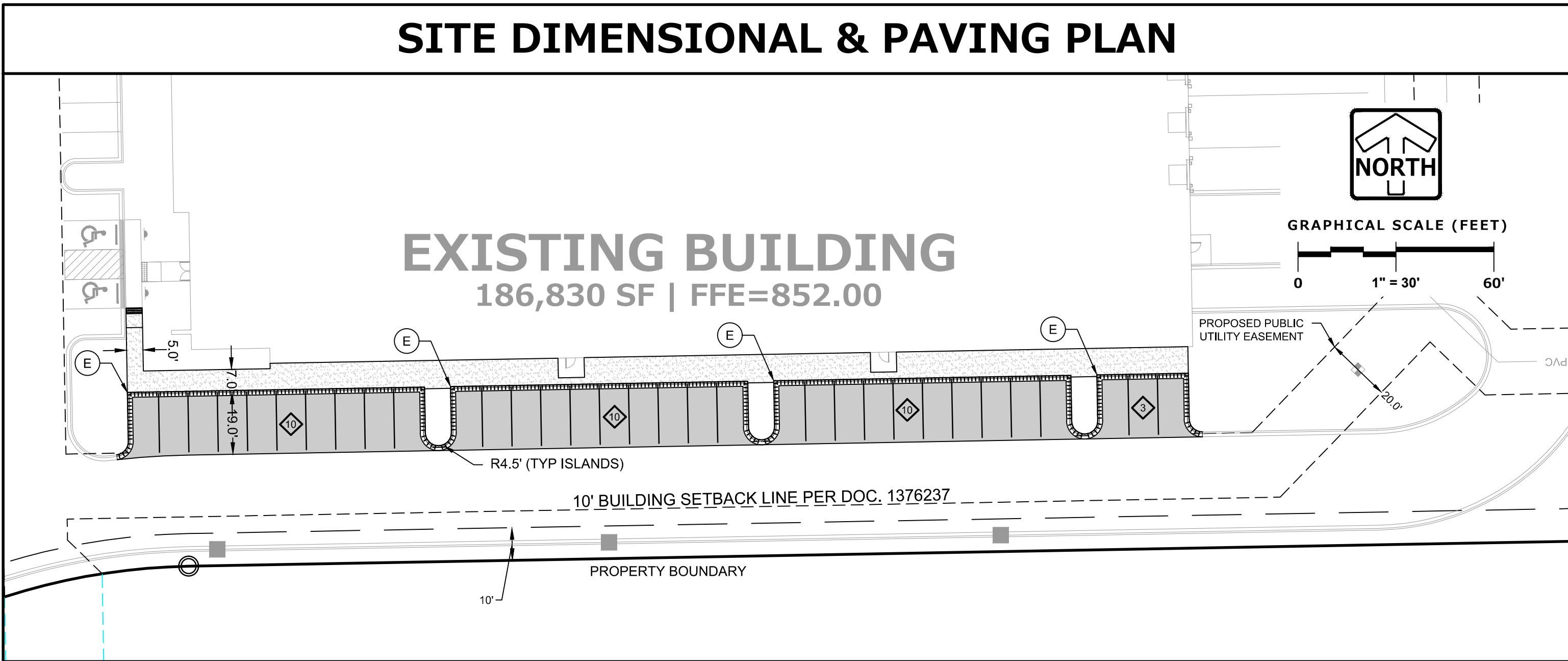
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LEGEND		
SANITARY MANHOLE	⊙	LIGHTING
STORM MANHOLE	⊙	ELECTRICAL CABLE
CATCH BASIN	⊙	ELECTRICAL TRANSFORMER OR PEDESTAL
INLET	⊙	POWER POLE
PRECAST FLARED END SECTION	⊙	POWER POLE WITH LIGHT
CONCRETE HEADWALL	⊙	GUY WIRE
VALVE VAULT	⊙	STREET SIGN
VALVE BOX	⊙	GAS MAIN
FIRE HYDRANT	⊙	TELEPHONE LINE
BUFFALO BOX	⊙	CONTOUR
CLEANOUT	⊙	TREE WITH TRUNK SIZE
SANITARY SEWER	—	CONCRETE SIDEWALK
FORCE MAIN	—	EASEMENT LINE
STORM SEWER	—	
WATER MAIN	—	

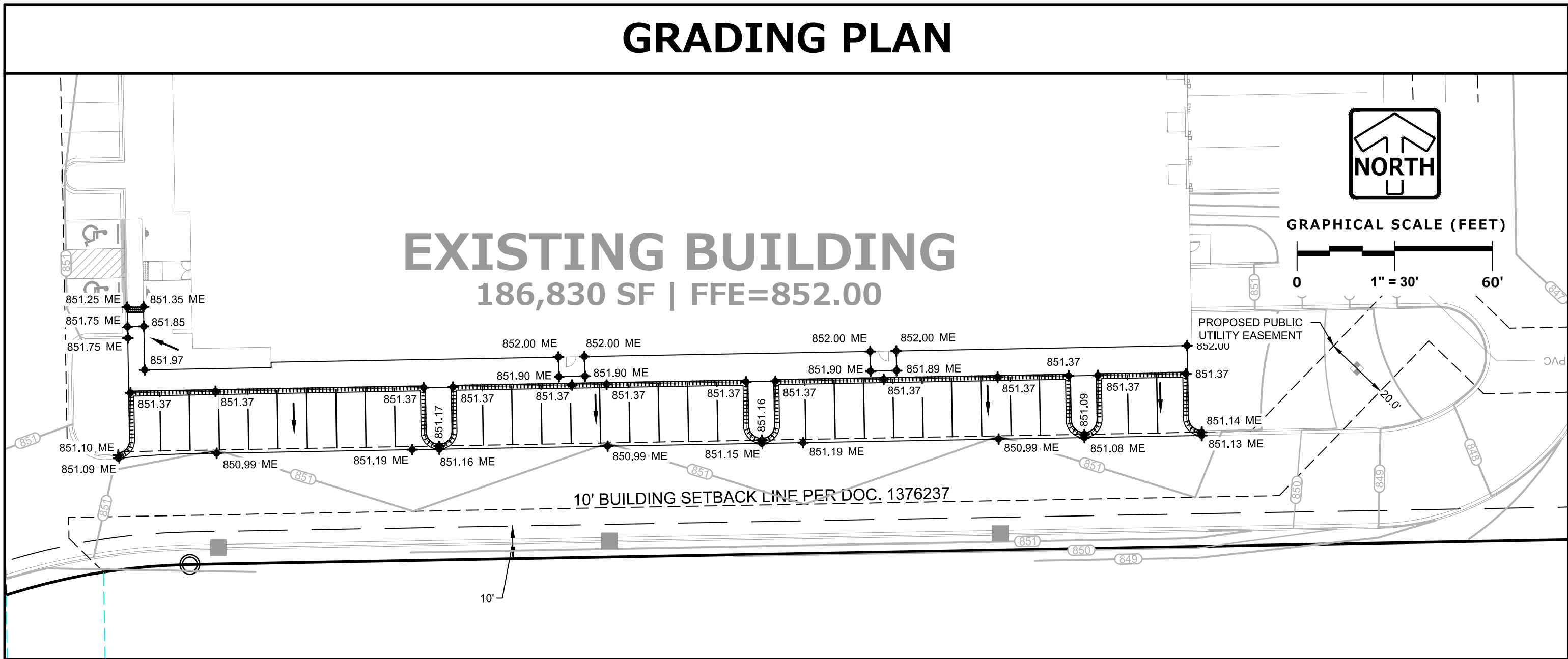
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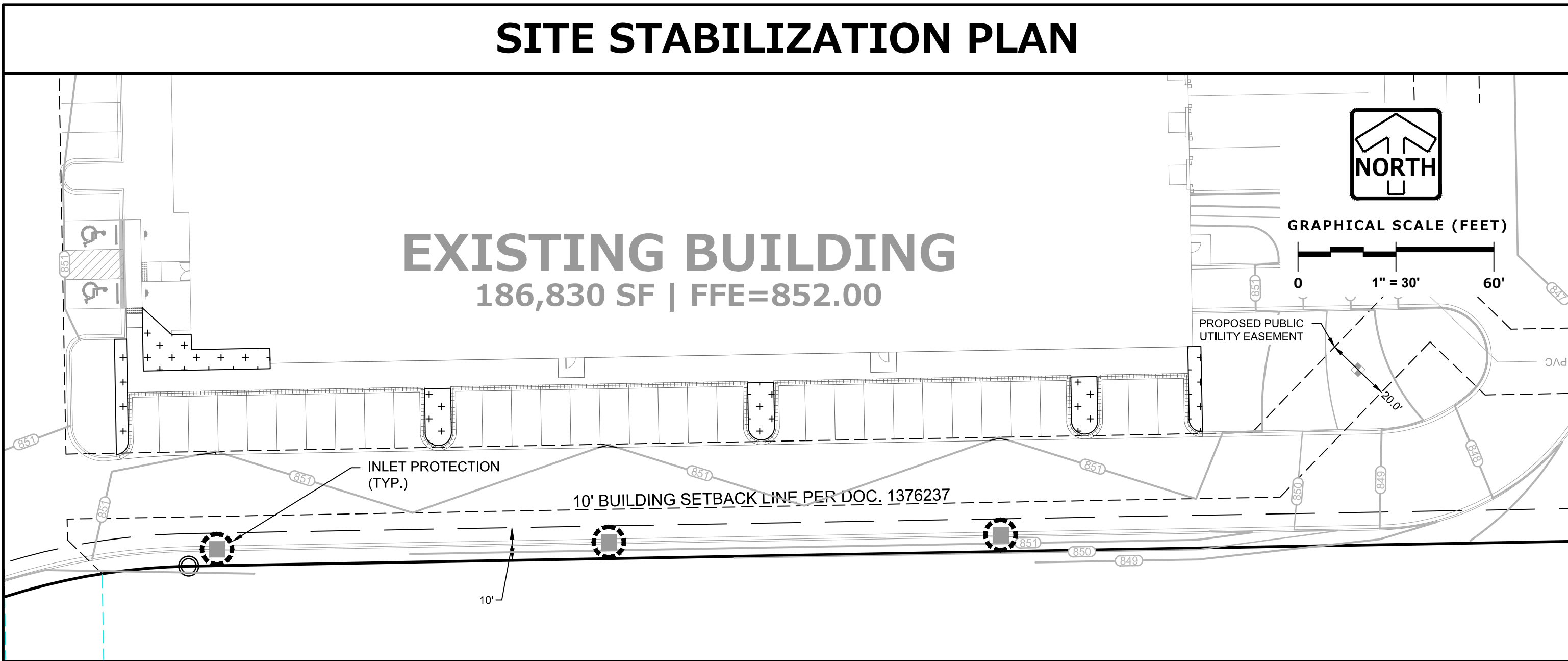


LEGEND	
LIGHT DUTY PAVEMENT	• 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LESTONE) • 3 1/2" ASPHALTIC CONC. (1 LIFT) (5 MT 58-28 5)
CONCRETE SIDEWALK	• 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LESTONE) • 4" PC-1600 PLANS RETAINED CONCRETE WITH 6# WELDED WIRE FABRIC PER ACI 315-92
18" REVERSE CURB & GUTTER (SEE DETAIL)	
PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)	

SITE DATA	
SITE AREA:	965,515 S.F./22.17 AC
ZONING CLASSIFICATION:	T.B.D
GREEN SPACE	598,746 S.F./13.75 AC
TOTAL PARKING (9'x18')152	152 (6 ADA)
NEW PARKING PROVIDED (9'x18')	33 (0 ADA)
PARKING RATIO TO FLOOR AREA	0.8 SPACES PER 1000 S.F.



LEGEND		
SANITARY MANHOLE	⊙	DITCH OR SWALE
STORM CATCH BASIN	⊙	FLOODPLAIN
CURB CATCH BASIN	⊙	OVERFLOW RELIEF ROUTING
CONTOUR	749	CURB AND GUTTER
SPOT ELEVATION	750.00	REVERSE PITCH CURB & GUTTER
DIRECTION OF SURFACE FLOW	→	
MATCH EXISTING	ME	



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

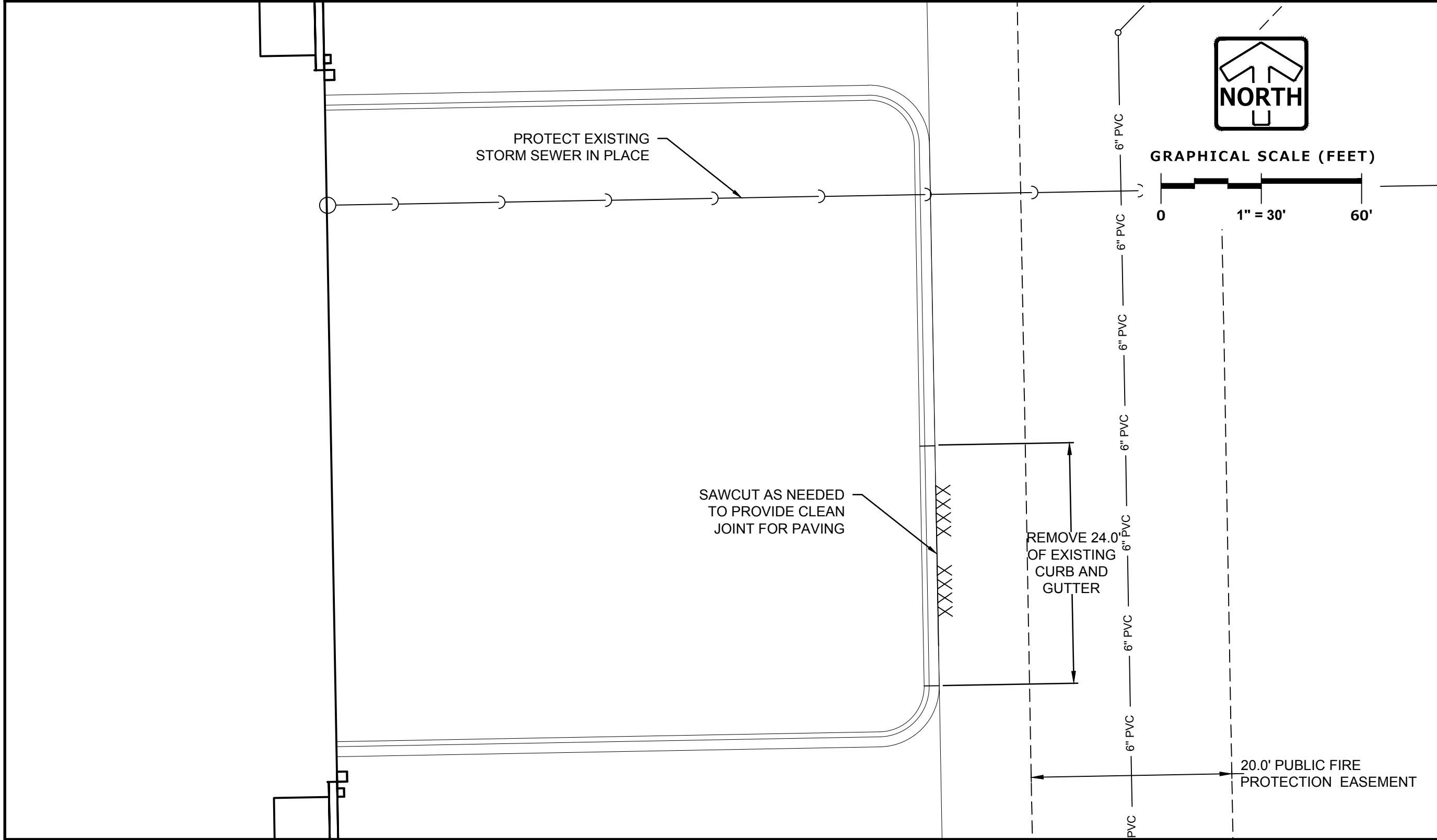
REVISIONS	
1	
2	
3	
4	
5	

REG. JOB NO. 376.00A-WT	AREA
REG. NO.	SAVE DATE: 02/14/22
SCALE: 1"=30'	

SHEET	C-1
OF	9
SHEET	C-1

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REVIEWED: AEA
DESIGNED: AJS
DRAFTED: IFM

EXISTING CONDITIONS AND REMOVALS PLAN



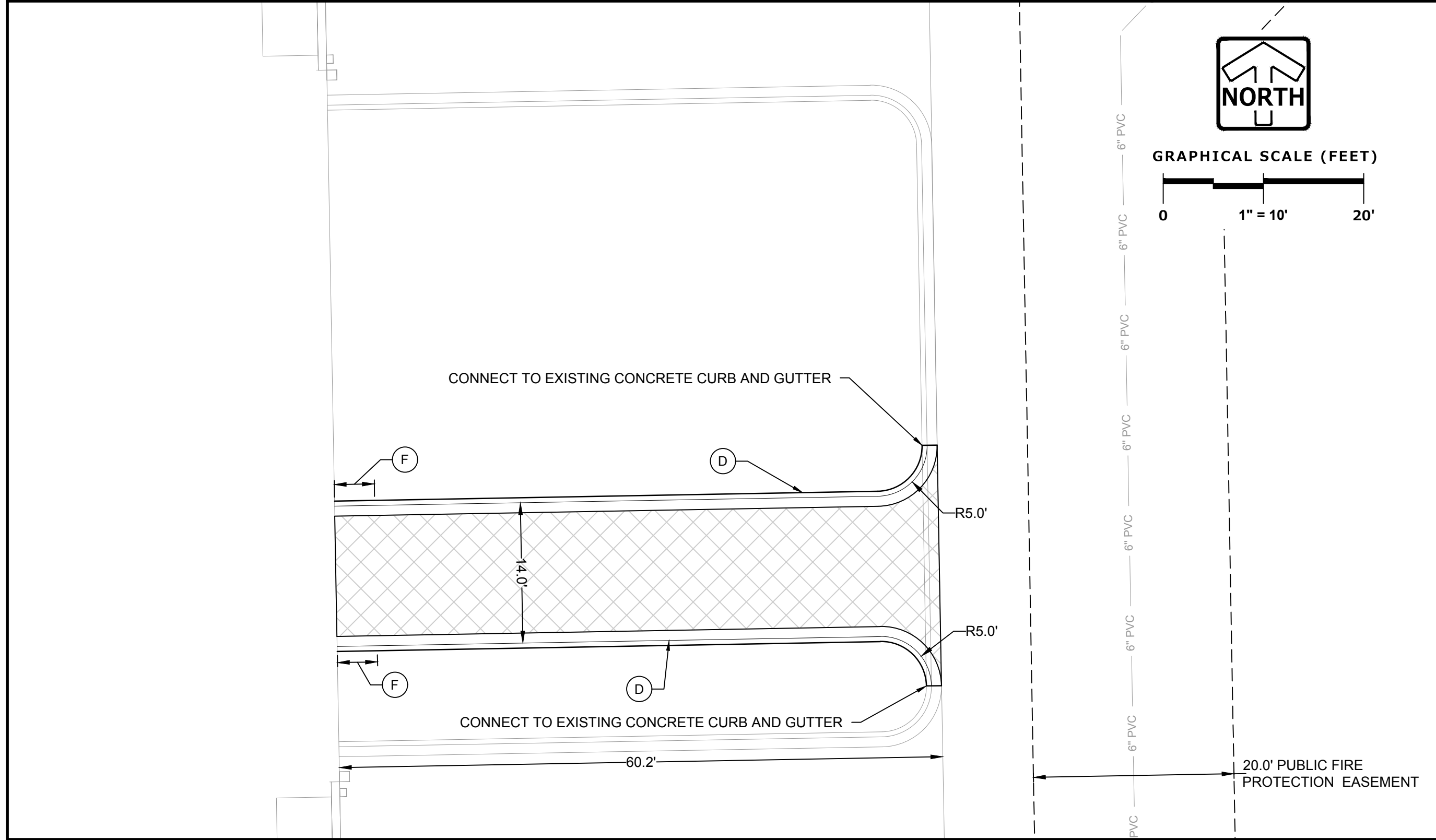
LEGEND

SANITARY MANHOLE	⊙	LIGHTING	—
STORM MANHOLE	⊙	ELECTRICAL CABLE	—
CATCH BASIN	⊙	ELECTRICAL TRANSFORMER OR PEDESTAL	⊠
INLET	□	POWER POLE	—
VALVE BOX	⊠	POWER POLE WITH LIGHT	⊠
FIRE HYDRANT	⊠	GUY WIRE	—
BUFFALO BOX	⊠	STREET SIGN	—
CLEANOUT	⊠	CONTOUR	—
SANITARY SEWER	—	TREE WITH TRUNK SIZE	—
FORCE MAIN	—	CONCRETE SIDEWALK	—
STORM SEWER	—	EASEMENT LINE	—
WATER MAIN	—		

EXISTING CONDITIONS SURVEY:

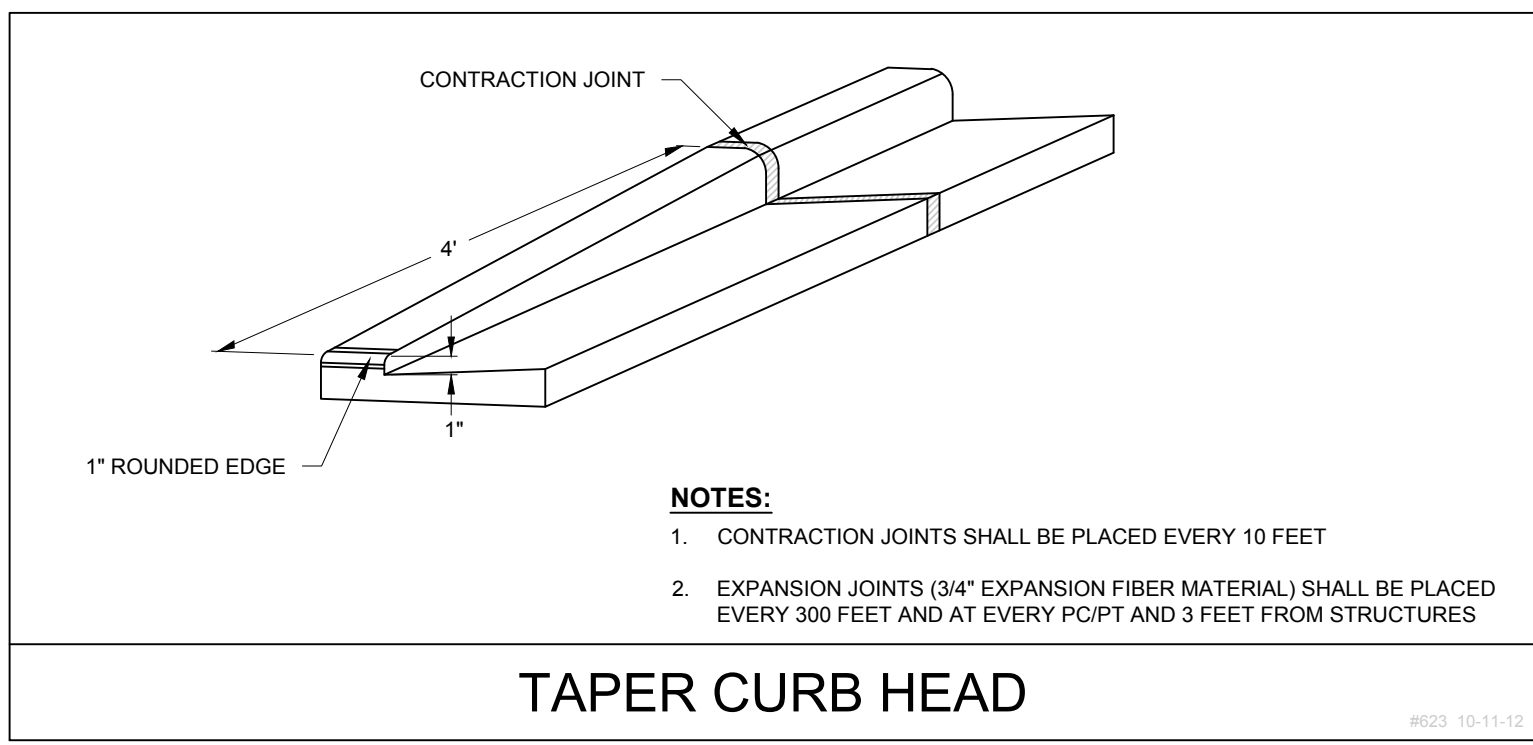
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SITE DIMENSIONAL & PAVING PLAN

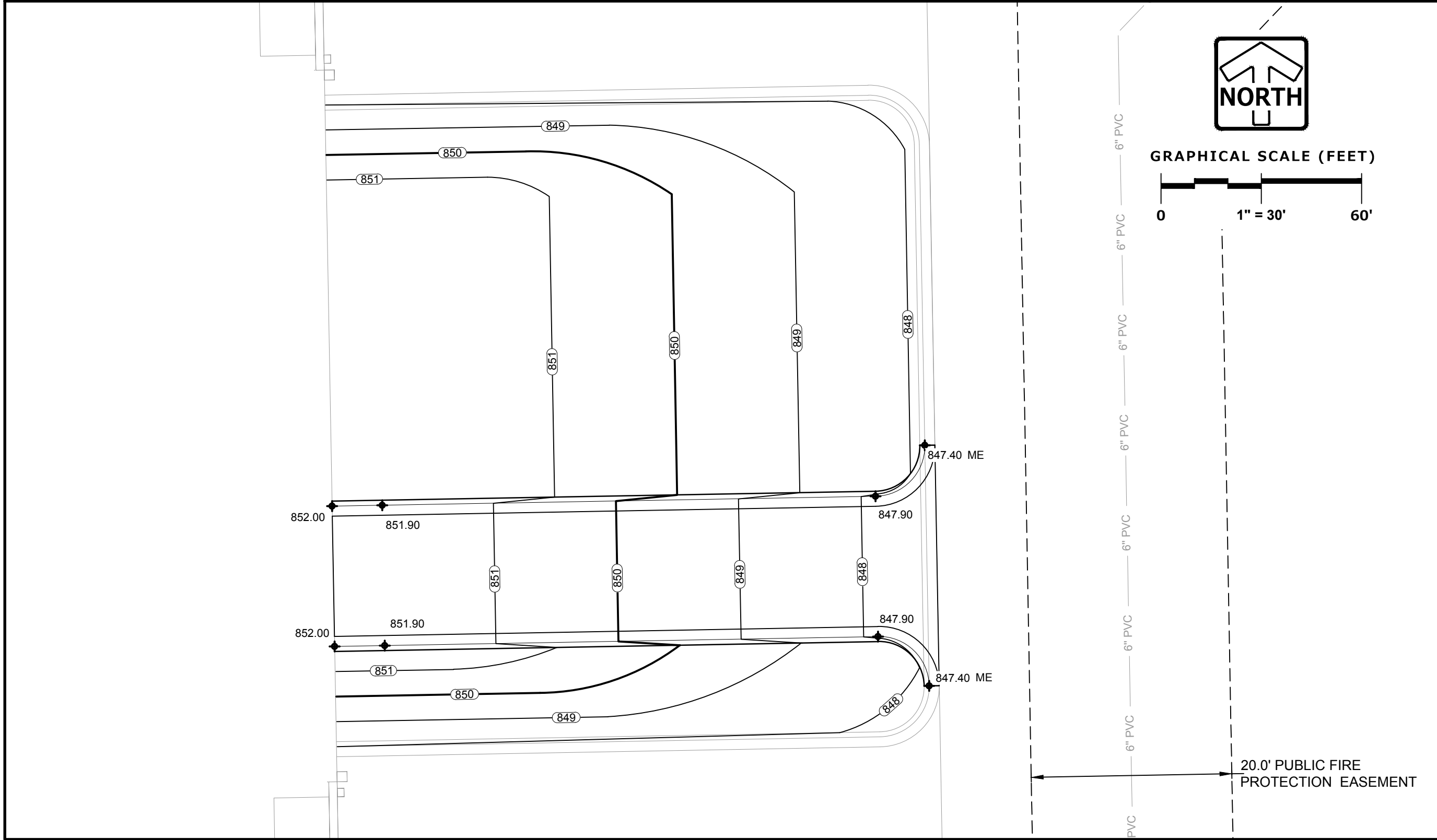


LEGEND

HEAVY DUTY PAVEMENT	—
1" 1/2" DENSE AGGREGATE BASE COURSE (1-1 1/4" DENSE VIRGIN LIMESTONE)	
5" ASPHALTIC CONC. (2 LIFTS)	
3.0" UPPER LAYER (SMT 50-20.5)	
2.0" LOWER LAYER (SMT 50-20.5)	
18" CURB & GUTTER (SEE DETAIL)	
18" REVERSE CURB & GUTTER (SEE DETAIL)	
TAPER CURB HEAD (SEE DETAIL)	



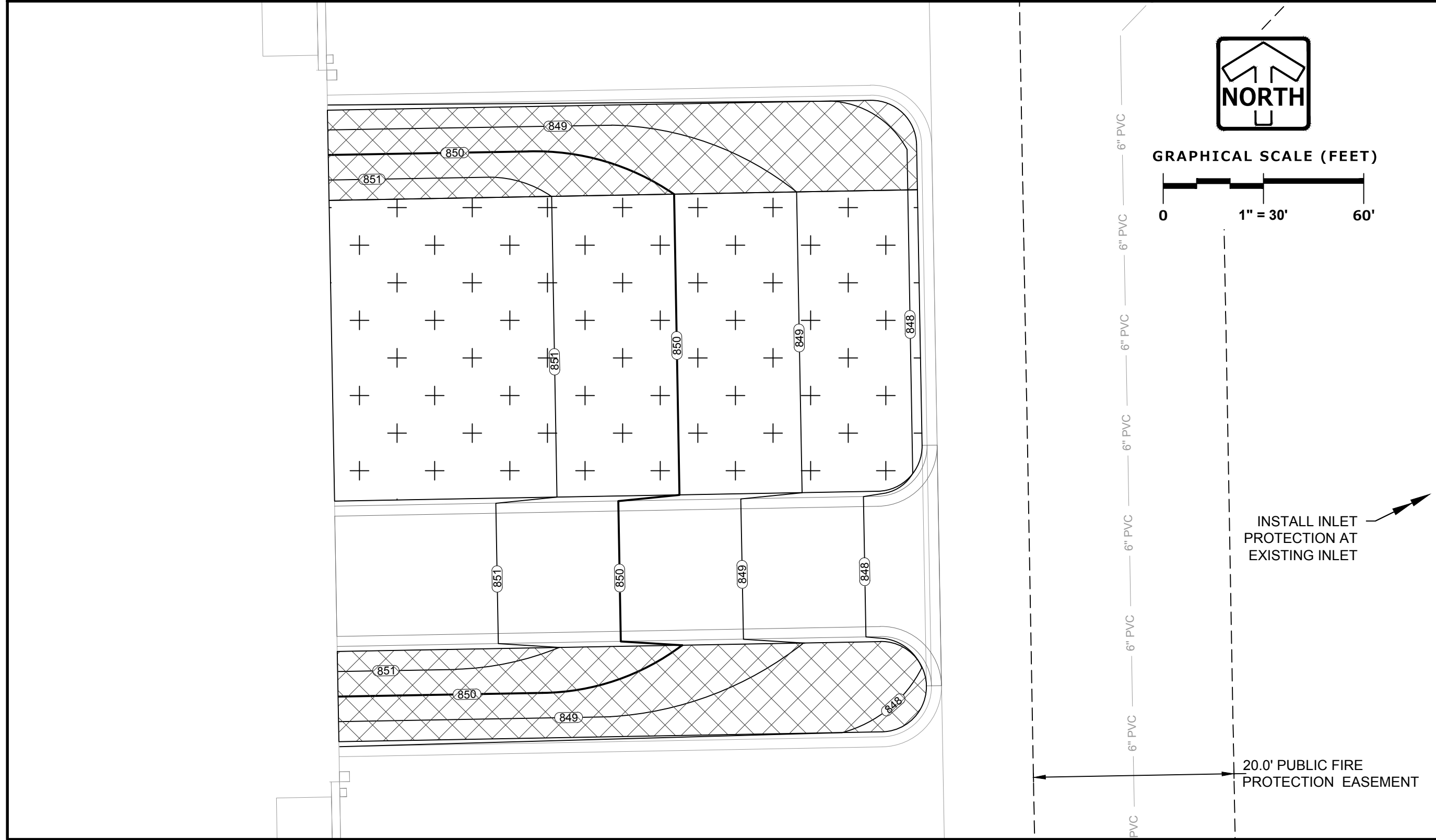
GRADING PLAN



LEGEND

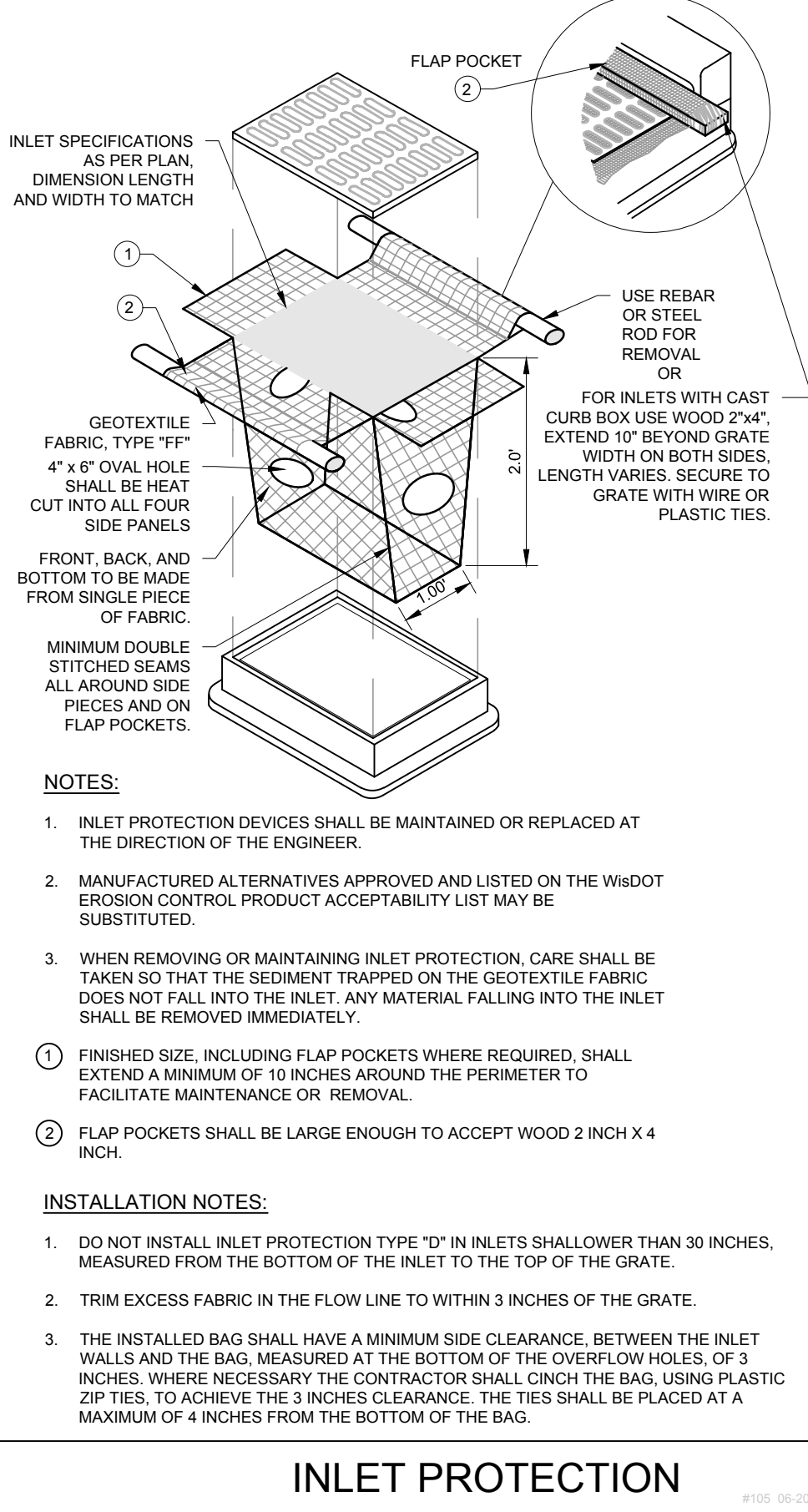
SANITARY MANHOLE	⊙	DITCH OR SWALE	—
STORM CATCH BASIN	⊙	FLOODPLAIN	—
CURB CATCH BASIN	⊙	OVERFLOW RELIEF ROUTING	—
CONTOUR	—	CURB AND GUTTER	—
SPOT ELEVATION	749.00	REVERSE PITCH CURB & GUTTER	—
DIRECTION OF SURFACE FLOW	→		
MATCH EXISTING	ME		

SITE STABILIZATION PLAN



LEGEND

SANITARY SEWER MANHOLE	⊙	SILT FENCE	—
STORM SEWER MANHOLE	⊙	INLET PROTECTION	—
STORM STORM CATCH BASIN (ROUND CASTING)	⊙	CONSTRUCTION ENTRANCE	—
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	⊙	HYDROSEED (PER MANUFACTURER SPECIFICATIONS)	—
RISER	⊙	EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)	—
PRECAST FLARED END SECTION	⊙		
CLEANOUT	⊙		
PROPOSED CONTOUR	—		
PROPOSED SPOT ELEVATION	750.0		



STOFFEL NEW OVERHEAD
DOOR AND RAMP
GERMANTOWN, WI

PARKING ADDITION SITE PLAN

REVISIONS

1					
2					
3					
4					
5					

SHEET
C-1
C-1

FOR REVIEW ONLY
OVERHEAD DOOR AND RAMP SITE PLAN
www.pinnacle-engr.com

PLAN COMMISSION CONSULTATION

4/25/22 Plan Commission Meeting

Village of Germantown

Village Planner Report

Germantown, Wisconsin

Summary

Keller, Inc is seeking feedback on a 37-acre site concept plan and building renderings for proposed Building 1 of a 37-acre industrial park site located at the southwest corner of the Donges Bay Road @ Wasaukee Road intersection in the "Omega Hills Industrial District" in the southeast corner of the Village.

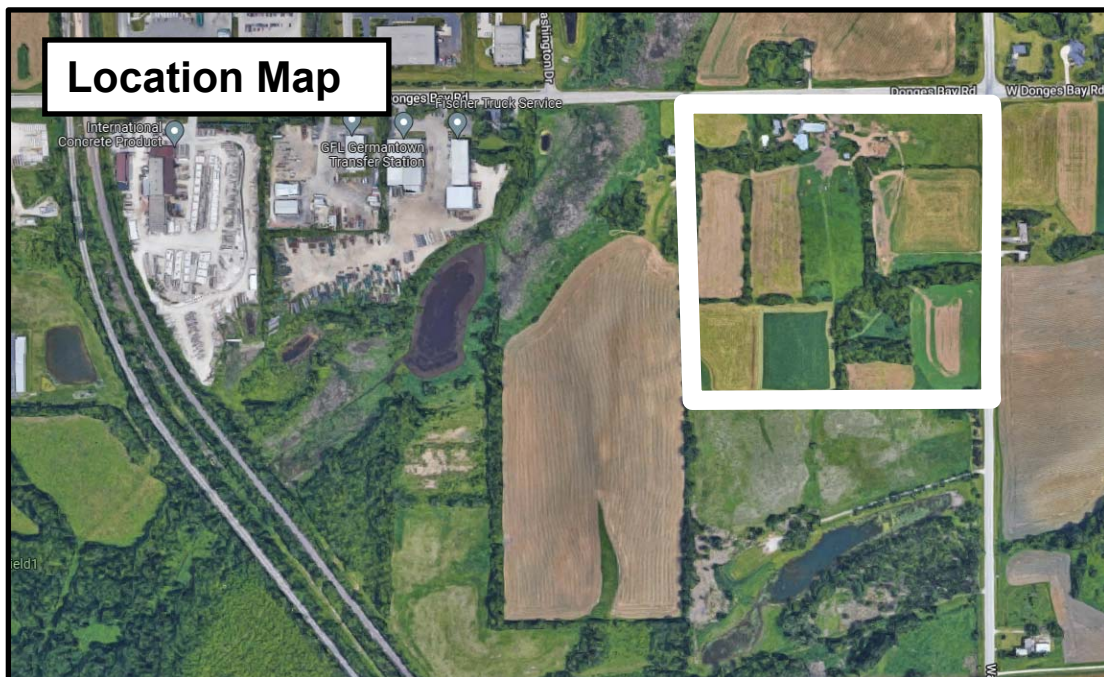
Property Location: Southwest Donges Bay Road @ Wasaukee Road intersection

Agent: Village of Germantown

Property Owner: Kathleen Krause
Morrisonville, WI

Current Zoning: A-1: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Agricultural/Open Space	A-1
East	Agricultural (Mequon)	A-1
West	Agricultural/Open Space (future DPW Building)	A-1



Proposal

Keller, Inc is seeking feedback on a 37-acre site concept plan and building renderings for proposed Building 1 of a 37-acre industrial park site (proposed Tax Increment District (TID#9)) located at the southwest corner of the Donges Bay Road @ Wasaukee Road intersection in the “Omega Hills Industrial District” in the southeast corner of the Village.

Background

At the March 28, 2022, the Plan Commission was presented with a 77 acre-area 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

The focus of the discussion on March 28th was the DPW building and site layout. Keller is looking for feedback on the 37-acre business park component of the development.

Staff Comments

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 lot)

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

Note: Proposed TID #9 will encompass the industrial portion (37 acres) of this overall area only. The DPW site will not be included as a part of the TID.

**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 SF
- ☐ \$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**

Keller, Inc.
Nathan Laurent
W204 N11509 Goldendale Rd
Germantown, WI 53022

Phone (262) 250-9710E-Mail nlaurant@kellerbuilds.com**PROPERTY OWNER**

Kathleen Krause
7864 Morrison St.
Morrisonville, WI 53571

Phone () _____

E-Mail _____

2**PROPERTY ADDRESS**

N104 W12667 Donges Bay Rd.
Parcel #: GTNV_361991

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

North <u>A-1 Agri</u>	South <u>A-1 Agri</u>	East <u>Ozaukee County</u>	West <u>A-1 Agri</u>
--------------------------	--------------------------	-------------------------------	-------------------------

4**READ AND INITIAL THE FOLLOWING:**

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

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

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

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

Applicant

Date

Owner

Date



Keller

Letter of Explanation

April 21, 2022

Village of Germantown
Community Development Department
Mr. Jeffrey Retzlaff, AICP
N112 W17001 Mequon Rd.
Germantown, WI 53022

RE: Omega Hills

Dear Jeff,

Keller, Inc. and F Street Development have teamed up to help Germantown develop the Omega Hills industrial park and the east end of the village. We have submitted the conceptual site plan and rendering.

F Street Development is a privately held investment group dedicated to creating value and above-market returns for our investors. We invest responsibly in commercial real estate through a proven investment strategy while helping to shape and support the communities we invest in. More information is available at www.fstreetgroup.com.

Our plan is to develop these parcels as a Class A industrial development. It aligns with the M-1 Limited Industrial District zoning category of your zoning ordinance. The initial speculative building will be approximately 375,000 square feet in size, with 34-foot clear height inside. The remaining land will be likely developed for an end user who is currently in the Village of Germantown.

For the Phase I building, although some prospects have expressed interest even though we have not yet begun marketing, due to the speculative nature it is difficult to know which kinds of users we will end up with. The typical categories would be light manufacturing, assembly, warehouse, or distribution. Each of these uses has different priorities and characteristics of course. The building is designed to be flexible regarding the size of tenants. We hope to have one or two tenants fill the building, but due to multiple drive-in (grade) doors, we can go as low as 100,000 square feet tenant size if necessary. A particular challenge we face right now is economic feasibility. Construction costs, especially steel and precast concrete, have risen incredibly rapidly in the past 18 months. We are aware of market rents that we must compete with, so it is a struggle to balance costs against that market rent. Despite those challenges, we believe we have crafted an attractive and thoughtful Class A building, that we and Germantown can be proud of, and we look forward to working with Germantown.



Keller

Letter of Explanation

INVESTOR

F Street Group
Scott & Josh Lurie
1134 N 9th St.
Milwaukee, WI 53233

**ARCHITECT/
BUILDER**

Keller, Inc.
Nathan Laurent (Regional Manager)
Chris Manske (Architect)
W204 N11509 Goldendale Road
Germantown, WI 53022
(262) 250-9710 office
(262) 894-2612 cell
nlaurent@kellerbuilds.com

CIVIL

Ruekert & Mielke, Inc.
Colin Meisel
1400 Lombardi Ave., Suite 101S
Green Bay, WI 54304
(920) 393-6551 office
cmeisel@ruekert-mielke.com

SHEET INDEX

C1.0 CONCEPTUAL SITE PLAN

BUILDING & FIRE AREA
SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	----- S.F.	----- S.F.	----- S.F.
FIRST FLOOR	375,000 S.F.	----- S.F.	375,000 S.F.
CANOPIES (COLUMN SUPPORTED)	----- S.F.	----- S.F.	----- S.F.
BASEMENT	----- S.F.	----- S.F.	----- S.F.
BUILDING AREA SUB-TOTALS	----- S.F.	----- S.F.	----- S.F.
MEZZANINES	----- S.F.	----- S.F.	----- S.F.
FIRE AREA TOTALS	----- S.F.	----- S.F.	----- S.F.

BUILDING CODE ANALYSIS

PROJECT ADDRESS
Street, City, State, Zip

APPLICABLE CODES
2015 International Building Code (w/ WI Amendments)
ASHRE Standard 90.1-2013
2015 IEBC (Level # Alteration)

OCCUPANCY
7-7
Accessory Use
7-7
Incidental Use

High-Piled Combustible Storage YES/NO
Hazardous Materials YES/NO
Multiple Control Areas YES/NO

HEIGHT & AREA
Building Height: "-----"
Number of Stories: --
Total Building Area: ----- S.F.
Total Fire Area: ----- S.F.
Mixed/Separated Occupancies
Unlimited Area Building YES/NO
Maximum Allowed: "-----"
Maximum Allowed: --
Maximum Allowed: ----- S.F.
Maximum Allowed: ----- S.F.

CONSTRUCTION TYPE
Construction Classification 7B
Fire Separation Distance "-----"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type --
Fire Alarm System YES/NO

MEANS OF EGRESS
Occupant Load --
Panic Hardware YES/NO

STRUCTURAL DESIGN
Risk Category --
Live Loads
Roof Live Load -- psf
Second Floor/Mezz Live Load -- psf
Collateral Load -- psf
Snow Load
Ground Snow Load -- psf
Exposure Factor --
Thermal Factor --
Wind Loads
Wind Load -- MPH
Exposure Category --
Earthquake Loads
Seismic Site Class --

PLUMBING SYSTEMS
Mens WC Required #
Womens WC Required #
Drinking Fountain #
Other Source #

MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU

SITE INFORMATION

SITE CONTENT
Building Size ----- S.F. ----- %
Hard Surface ----- S.F. ----- %
Green Space ----- S.F. ----- %
Parcel Size (Approx.) ----- S.F. ----- Acres
Parking Provided -- Stalls
Area of Disturbance ----- S.F.

ZONING
Property Zoning --
Setbacks FY "-----" SY "-----" RY "-----"
Hard Surface Setback "-----"
Coverage Limit -- %
Greenspace Requirement -- %
Parking Required -- Stalls
Refuse Enclosure YES/NO
RTU SCREENING YES/NO

PROPOSED BUILDING 1 FOR:

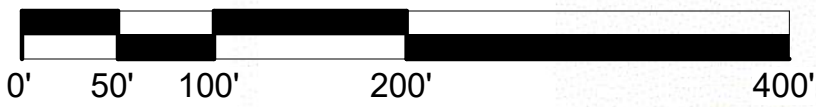
F-STREET OMEGA HILLS

GERMANTOWN,

WISCONSIN



CONCEPTUAL SITE PLAN
1" = 100'-0"



THE LOT DIMENSIONS AND BEARINGS SHOWN ON THIS PLAN ARE INTERPRETED
VALUES. FOLLOW UP INVESTIGATION WITH STATE AND LOCAL AUTHORITIES
AND/OR WITH CERTIFIED SURVEY MAP DATA WHEN AVAILABLE IS REQUIRED.



Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 /
1-800-236-2534
FAX (920) 766-5004

MILWAUKEE
W204 N11509
Goldendale Rd
Germantown, WI 53022
PHONE (262) 250-9710
FAX (262) 250-9740

MADISON
711 Lake Dr.
Sun Prairie, WI 53590
PHONE (608) 318-2336
FAX (608) 318-2337

WAUSAU
5605 Lilac Ave
Wausau, WI 54401
PHONE (715) 849-3141
FAX (715) 849-3181

www.kellerbuilds.com

PROPOSED BUILDING 1 FOR:

F-STREET OMEGA HILLS

WISCONSIN

GERMANTOWN,

"COPYRIGHT NOTICE"
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anyone without the expressed written
consent of KELLER, INC.

REVISIONS		
1		
2		
3		
4		
5		
6		

PROJECT MANAGER:
N. LAURENT

DESIGNER:
C. MANSKE

DRAWN BY:

EXPEDITOR:

SUPERVISOR:

PRELIMINARY NO:
P22121

CONTRACT NO:

DATE:
04.18.2022

SHEET:
C1.0

PRELIMINARY - NOT FOR CONSTRUCTION



LOOKING SOUTHWEST



LOOKING SOUTHEAST

F-STREET OMEGA HILLS

GERMANTOWN,

WISCONSIN

ZONING PERMIT

4/25/22 Plan Commission Meeting

Samantha Drew

Village Planner Report

Germantown, Wisconsin

Summary

Samantha Drew, property owner, is seeking approval of a Zoning Permit to construct a 24'x22' (528 sqft) detached accessory building (garage) on the property located at N116W15757 Main Street.

Property Location: N116W15757 Main Street

**Applicant/
Property Owner:** Samantha Drew
N116W15757 Main Street
Germantown, WI 53022

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Industrial	B-3
South	Residential	B-3
East	Residential	B-3
West	Residential	B-3



Proposal

Samantha Drew, property owner, is seeking approval of a Zoning Permit to construct a 24'x22' (528 sqft) detached accessory building (garage) on the property located at N116W15757 Main Street.

NOTE: the construction of a residential structure on a platted lot is not a typical project that requires Plan Commission review/approval. However, because the property is located in a B-3: General Business District, and, the B-3 regulations do not adequately address residential accessory uses and structures in the B-3, Plan Commission approval is required.

The proposal is to construct a detached garage in the southeast corner of the property to replace a deteriorated detached garage in the same location. The garage will be wood frame construction with gray vinyl siding and a gray shingled roof. The garage door will be located on the east elevation.

Staff Comment

As mentioned above, Plan Commission review/approval is required because the property is located in a B-3: General Business Zoning District. While the pre-existing residential uses such as this are allowed in the B-3 District, there is a general lack of specific allowances and restrictions to guide improvements to residential uses in a B-3 District. In fact, in 2017 Section 17.30(1)(iii) was added to the B-3 District regulations as a permitted use to address residential uses in the B-3 District:

17.30(1)(iii)

Single-family residential uses in a building originally constructed for residential use that was subsequently converted into a business use, in whole or in part, that the owner wants to revert back to a residential use, in whole or in part, subject to all applicable requirements, restrictions and allowances of the Village's Zoning and Building Codes.

This provision was added to reflect the Village's policy that pre-existing residential uses in a B-3 District will not simply be accommodated as non-conforming uses that will eventually be converted into commercial/retail uses, but rather, encouraged to continue, convert back from commercial and even expand as integral components of a B-3 District.

While there are prescribed building setbacks in the B-3 District, there are no specific limits on the number and size of accessory buildings for residential uses in the B-3 District, as there are in each of the "standard" residential zoning districts (i.e. Rs-1, Rs-2, Rs-3, etc.). Moreover, it's unclear if residential uses in a B-3 District, whether they are pre-existing or new, should be treated as commercial or as residential with respect to building design, architecture, materials, size, height, etc.

Village Staff Recommendation

APPROVE a Zoning Permit for Samantha Drew to allow the construction of a detached accessory building on the property located at N116W15757 Main Street subject to the following conditions:

1. This permit allows the construction of a 24'x22' (528 sqft) detached garage as generally described and depicted in the application dated 3-28-2022 and supporting documents subject to any further requirements and revisions set forth herein or required by the Plan Commission.
2. The detached garage shall be setback at least 5' from the rear and side lot lines.
3. The architecture and exterior and roofing materials shall be the same or comparable to those of the primary dwelling.
4. Village building permits are required for any/all interior and exterior renovations (construction, electrical and/or plumbing). Contact Inspection Services for information about building permit applications at 262-346-4460.



Village of

Germantown
Willkommen

ZONING COMPLIANCE / OCCUPANCY PERMIT

Date of Application: 3/28/22

Fee Received By: [Signature]

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

APPLICANT OR AGENT:

Name: _____

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

PROPERTY or Business OWNER:

Name: Samantha Drew

Address: 1116 W 15757 Main St.

Phone: 262-353-6512

Fax: _____

E-Mail: samanthardrew@gmail.com

PROPERTY ADDRESS OR Tax Parcel ID#: _____

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

Building a new garage for my property. This is for personal use as old garage is demoed due to bad structure.

READ AND INITIAL THE FOLLOWING:

- ☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- ☒ I understand that Village Staff can impose conditions or other requirements necessary in order to meet and/or remain in compliance with the zoning district and/or other Village Code requirements that may apply to the subject property (See Zoning Code Section 17.07(5))

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

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

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Applicant

Samantha Drew

Property Owner

Date

3/21/22

Date

VILLAGE USE ONLY

Village of



Germantown

Village of Germantown

N112 W17001 Mequon Road

Germantown, WI 53022

262-346-4460

germantowninspections@safebuilt.com

Building Permit Application

PERMIT NO:

130088

TAX KEY NO:

Project Address: <u>N112W15757 Main St.</u>		Date: <u>3/9/2022</u>	
Permit For: <u>Garage (New)</u>		Size of Structure/Square Footage: <u>528 sq²</u>	Height:
Zoning District:	Setbacks:	Estimated Cost of Project: <u>25,000</u>	
Front _____ Rear _____ Side _____			
Owner: <u>Samantha Drew</u>		Owner Phone: <u>262-353-6512</u>	
Address: <u>N112W15757 Main St.</u>		EMAIL: <u>samanthardrew@gmail.com</u>	
City/State/Zip: <u>Germantown, WI 53022</u>			
Contractor:		Contractor #	EXP
<u>owner</u>			
Address:		Contractor Phone:	
City/State/Zip:		EMAIL:	

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

It is hereby agreed between the undersigned, as owner/agent and the Village of Germantown for and in consideration of the premises and of the permit to construct, erect, alter, or install and the occupancy of building as above described, to be issued and granted by the Village Building Inspector, that the work thereon will be done in strict compliance with the Ordinances of the Village of Germantown and to obey all and any lawful orders of the Village Building Inspector and the State Laws relating to the construction, alteration, repairs, removal and safety of buildings and other structures and permanent building equipment. **I have received and read the cautionary statements and notices on the reverse side of this application form. I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done. As provided under SPS 320.10(4), the Applicant agrees to receive email notification of inspection results at said email address provided herein.**

Signature Samantha Drew Print Name Samantha Drew
 Address N112W15757 Main St. City & State Germantown, WI Zip Code 53022
 Phone 262-353-6512 EMAIL samanthardrew@gmail.com

REMARKS:

SEPARATE ELECTRICAL, PLUMBING AND HEATING PERMITS MAY BE REQUIRED.

Building/Remodeling	\$ _____	Bldg. Permit Fees (BLD)	\$ _____	Permit Issued By
Plan Review	\$ _____	Prop. Record Fee (APF)	\$ _____	
Occupancy Permit	\$ _____	Technology Fee (TMF)	\$ <u>3.00</u>	Date
Building Subtotal	\$ _____	Total Fees	\$ _____	

Cautionary Statement to Owners Obtaining Building Permits

101.65(lr) of the Wisconsin Statutes requires municipalities that enforce the Uniform Dwelling Code to provide an owner who applies for a building permit with a statement advising the owner that: **If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s.101.654(2)(a), the following consequences might occur:** (a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence of the contractor that occurs in connection with the work performed under the building permit. (b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and 2-family dwelling code or an ordinance enacted under sub.(1)(a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

Cautionary Statement to Contractors for Projects Involving Building Built Before 1978

If this project is in a dwelling or child-occupied facility, built before 1978, and disturbs 6 sq. ft. or more of paint per room, 20 sq. ft. or more of exterior paint, or involves windows, then the requirements of ch. DHS 163 requiring Lead-Safe Renovation Training and Certification apply. Call (608) 261-6876 or go to <http://dhs.wisconsin.gov/lead/WisconsinRRPRule.htm> for details of how to be in compliance.

Wetlands Notice to Permit Applicants

You are responsible for complying with state and federal laws concerning construction near or on wetlands, lakes, and streams. Wetlands that are not associated with open water can be difficult to identify. Failure to comply may result in removal or modification of construction that violates the law or other penalties or costs. For more information, visit the Department of Natural Resources wetlands identification web page or contact a Department of Natural Resources service center. <http://dnr.wi.gov/wetlands/locating.html>

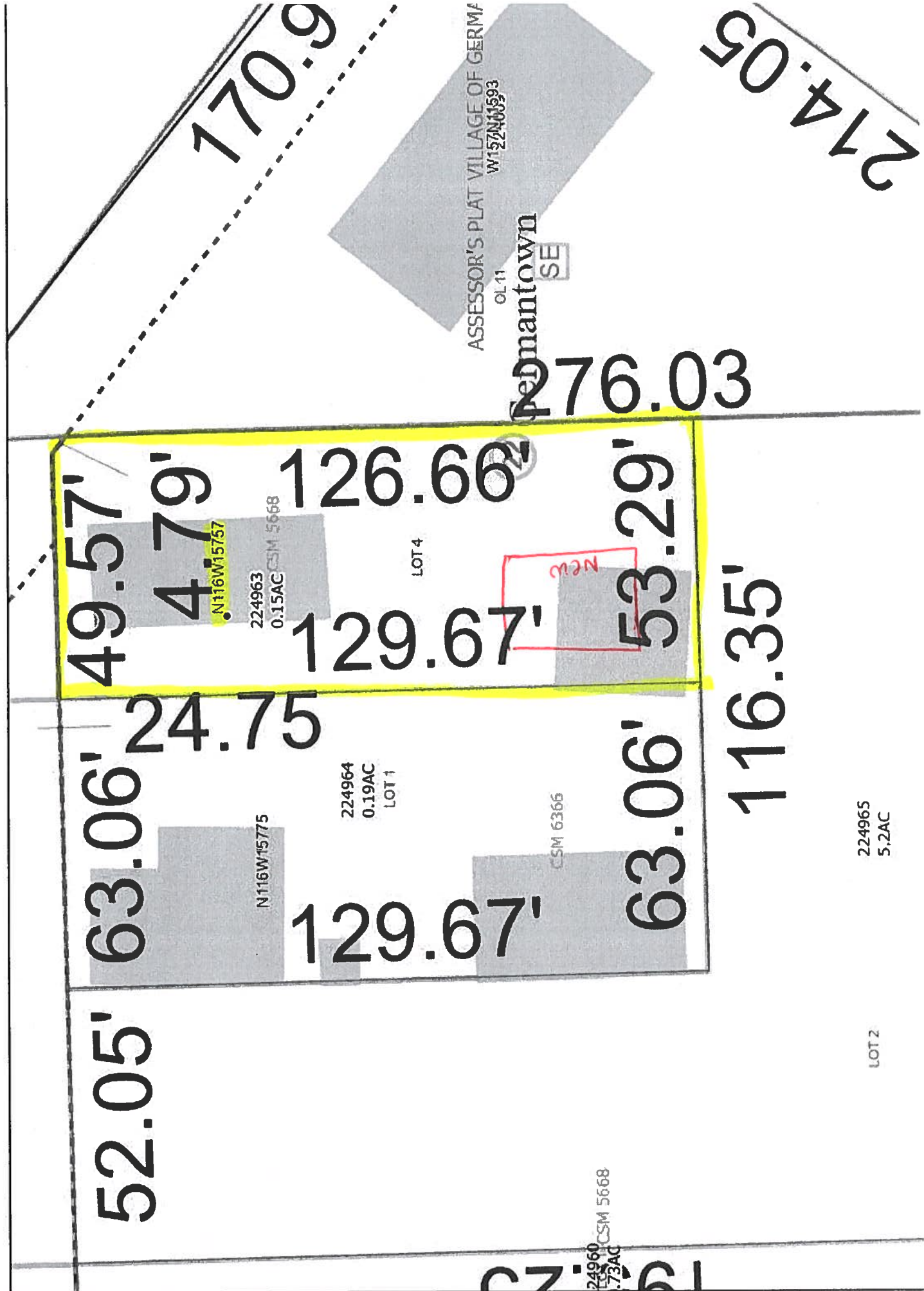
Germantown Municipal Code 14.055 Property Record Maintenance Fees.(Cr. Ord. #36-04)

The Village of Germantown Assessor's Office creates and maintains property records for all real estate parcels within the Village of Germantown in which it has jurisdiction. Pursuant to Wisconsin Statute 70.32(1), all properties that are issued building permits are field reviewed, described, and valued by "actual view". This means that each building permit requires 1) assessment personnel to initially process existing records or create new records, 2) physically review, onsite, the purpose of each building permit to document all property description additions and/or alterations, and 3) process the information gathered in the field to determine an assessed value. Every person receiving an approved building permit from the Village in which said building permit requires an employee of the Assessor's Office to physically view onsite any descriptive property change in an effort to maintain the property record shall pay a property maintenance fee commensurate with the type of building permit issued by the Village.

I expressly grant the building inspector, or the inspector's authorized agent, permission to enter the premises for which this permit is sought at all reasonable hours and for any proper purpose to inspect the work which is being done.


OWNER SIGNATURE

03/9/22
DATE

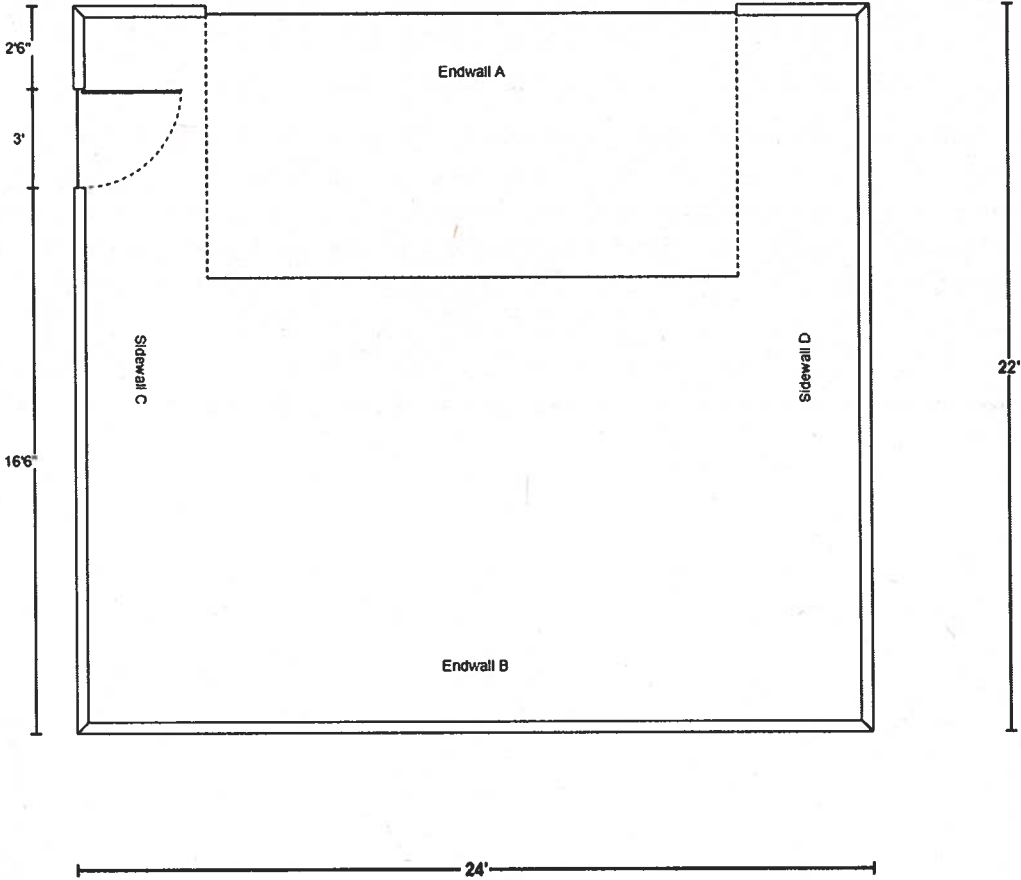


Design ID: 317352640035

Estimate ID: 11392

MENARDS

Design & Buy™ GARAGE



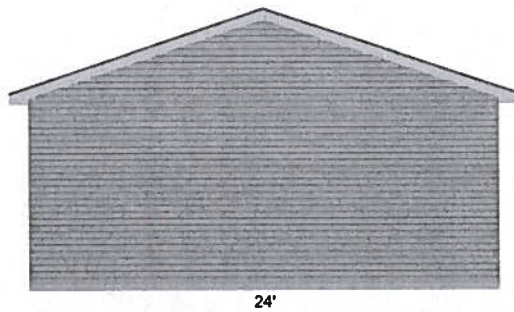
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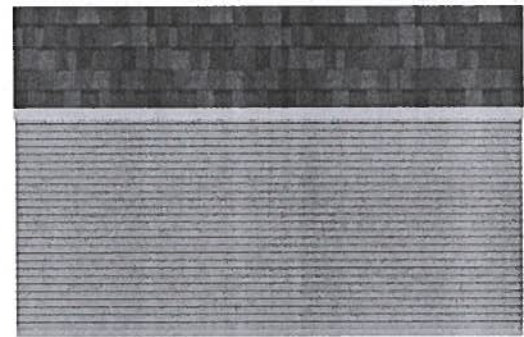
Dimensions

Wall Configurations

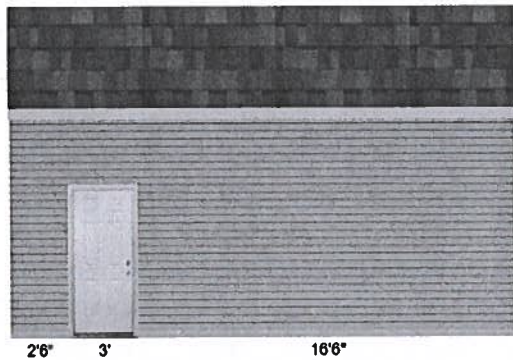
*Illustration may not depict all options selected.



ENDWALL B

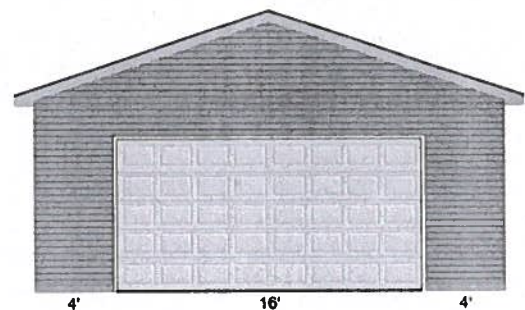


SIDEWALL D



SIDEWALL C

Mastercraft®; 36"W x 80"H Primed Steel 6-Panel



ENDWALL A

Ideal Door®; Traditional 16' x 8' White Non-Insulated

Design ID: 317352640035

Estimate ID: 11392

MENARDS

Design & Buy™ GARAGE

*Some items like wainscot, gutter, gable accents, are not displayed if selected.

Materials

Building Info

Building Location Zip Code:	53022
Building Width:	24' <i>The trusses included in your estimate are prebuilt with a 24" overhang, the overhang should be trimmed to correct overhang size.</i>
Building Length:	22'
Building Height:	9'
Curb:	Poured Curb
Curb Height:	4"
Wall Framing Stud:	2" x 4"
Roof Framing:	Truss Construction
Truss Type:	Common
Roof Pitch:	4/12 Pitch
Eave Overhang:	1'
Gable Overhang:	None
Custom Garage Plan:	No I do not need a custom building plan

Wall Info

Siding Material Types:	Vinyl
Vinyl Siding:	ABCTO® Cedar Creek™ Double 4" - Gray
Accent Material Type:	None
Wainscot Material Type:	None
Wall Sheathing:	7/16" OSB (Oriented Strand Board)
House Wrap:	Kimberly-Clark BLOCK-IT®9'x75'House Wrap

Design ID: 317352640035
Estimate ID: 11392

MENARDS
Design & Buy™ GARAGE

Roof Info

Roof Sheathing:	1/2" OSB (Oriented Strand Board)
Roofing Material Type:	Architectural Shingle
Architectural Roofing:	Owens Corning® TruDefinition® Duration® Limited Lifetime Warranty Architectural Shingles (32.8 sq. ft.) - Estate Gray
Roof Underlayment:	Owens Corning® ProArmor® Synthetic Roofing Underlayment 42" x 286' (1,000 sq. ft.)
Ice and Water Barrier:	Owens Corning® WeatherLock® G Granulated Self- Sealing Ice and Water Barrier 3' x 66.7'(200sq.ft)
Fascia Material Type:	Textured Aluminum Fascia
Fascia:	6" x 12' Aluminum Rustic Fascia - White
Soffit Material Type:	Aluminum Soffit
Soffit:	16" x 12' Aluminum Vented Soffit - White
Gutter Material Type:	None
Ridge Vent:	None
Roof Vents:	None

Openings

Service Door:	Mastercraft® 36"W x 80"H Primed Steel 6-Panel
Overhead Door:	Ideal Door® Traditional 16' x 8' White Non-Insulated
Overhead Door Trim Type:	Vinyl
Vinyl Trim Color:	White
Garage Door Opener:	Chamberlain® 1/2 HP Belt Drive Garage Door Opener (Better)

Additional Options

Ceiling Insulation:	None
Wall Insulation:	None
Ceiling Finish:	None

Wall Finish
Design ID: 317352640035

Estimate ID: 11392

Framing Fasteners:

Sheathing Fasteners:

Roofing/Shingle Fasteners:

Truss Fastener:

Overhead Opening Hardware:

None

MENARDS
Design & Buy GARAGE
Grip Fast® 3-1/2" 16D Vinyl-Coated Smooth Shank
Washer

Grip Fast® 3-1/2" 16D Vinyl-Coated Smooth Shank
Sinkers Nail - 5 lb. Box

Grip Fast® 2-1/2" 8D Vinyl-Coated Smooth Shank
Sinkers Nails

Grip Fast® 1-1/4" Electro-Galvanized Coil Roofing
Nails -7,200 Count

FastenMaster® TimberLOK® 5/16" x 6" Hex Drive
Black Hex Head Wood Screw - 50 Count

No

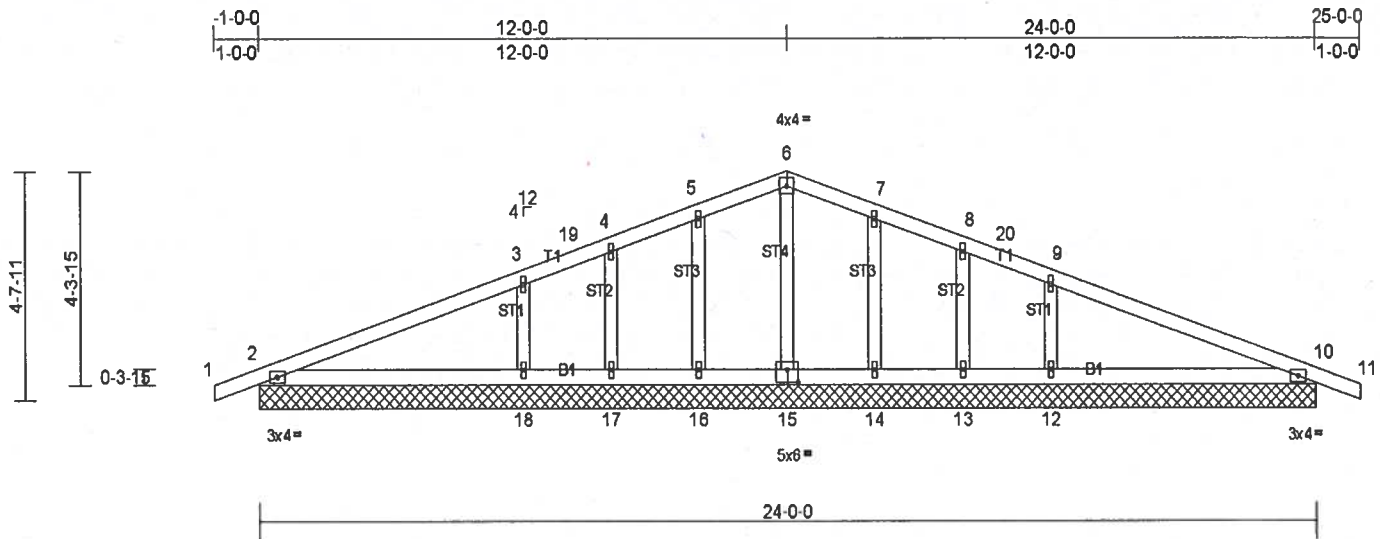
Job QTREC0720343	Truss T1E	Truss Type COMMON	Qty 2	Ply 1	Job Reference (optional)
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Midwest Manufacturing, Eau Claire, WI

Run: 8.4 S 0 Aug 18 2021 Print: 8.400 S Aug 18 2021 MiTek Industries, Inc. Tue Mar 01 08:03:38

Page: 1

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Scale = 1/47.7

Plate Offsets (X, Y): {15:0-3-0,0-3-0}

Loading	(psf)	Spacing	2-0-0	CSI		DEFL	in	(loc)	l/defl	L/d	PLATES	GRIP
TCLL (roof)	20.0	Plate Grip DOL	1.15	TC	0.31	Vert(LL)	n/a	-	n/a	999	MT20	197/144
Snow (Ps/Pg)	20.8/30.0	Lumber DOL	1.15	BC	0.23	Vert(TL)	n/a	-	n/a	999		
TCDL	7.0	Rep Stress Incr	YES	WB	0.08	Horiz(TL)	0.00	10	n/a	n/a		
BCLL	0.0*	Code	IRC2009/TPI2007	Matrix-R								
BCDL	10.0											
											Weight: 80 lb	FT = 15%

LUMBER

TOP CHORD 2x4 SPF No.2
BOT CHORD 2x4 SPF No.2
OTHERS 2x4 SPF Stud

BRACING

TOP CHORD
BOT CHORD

Structural wood sheathing directly applied or 6'-0'-0 oc purlins.
Rigid ceiling directly applied or 10'-0'-0 oc bracing.

MiTek recommends that Stabilizers and required cross bracing be installed during truss erection, in accordance with Stabilizer Installation guide.

REACTIONS

All bearings 24'-0'-0'.
(lb) - Max Horiz 2=-48 (LC 8)
Max Uplift All uplift 100 (lb) or less at joint(s) 2, 10, 12, 13, 14, 16, 17, 18
Max Grav All reactions 250 (lb) or less at joint(s) 2, 10, 13, 14, 15, 16, 17
except 12=487 (LC 4), 18=487 (LC 3)

FORCES

(lb) - Max. Comp./Max. Ten. - All forces 250 (lb) or less except when shown.
3-18=-330/155, 9-12=-330/155

NOTES

- Unbalanced roof live loads have been considered for this design.
- Wind: ASCE 7-05; 90mph; TCDL=4.2psf; BCDL=8.0psf; h=25ft; Cat. II; Exp B; Enclosed; MWFRS (low-rise) exterior zone and C-C Exterior (2) zone; cantilever left and right exposed; end vertical left and right exposed; C-C for members and forces & MWFRS for reactions shown; Lumber DOL=1.60 plate grip DOL=1.60
- Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
- TCLL: ASCE 7-05; Pr=20.0 psf (roof live load; Lumber DOL=1.15 Plate DOL=1.15); Pg=30.0 psf (ground snow); Ps=20.8 psf (roof snow; Lumber DOL=1.15 Plate DOL=1.15); Category II; Exp B; Fully Exp.; Ct=1.10
- Roof design snow load has been reduced to account for slope.
- Unbalanced snow loads have been considered for this design.
- This truss has been designed for greater of min roof live load of 12.0 psf or 1.00 times flat roof load of 20.8 psf on overhangs non-concurrent with other live loads.
- All plates are 1.5x4 MT20 unless otherwise indicated.
- Gable requires continuous bottom chord bearing.
- Gable studs spaced at 2'-0'-0 oc.
- This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
- * This truss has been designed for a live load of 20.0psf on the bottom chord in all areas where a rectangle 3'-0'-0 tall by 2'-0'-0 wide will fit between the bottom chord and any other members.
- Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 100 lb uplift at joint(s) 2, 10, 16, 17, 18, 14, 13, 12.

LOAD CASE(S) Standard

Design ID: 317352640035

Estimate ID: 11392

MENARDS®
Design & Buy™ GARAGE

Estimated Price: \$10,621.84

*** Today's estimated price, future pricing may go up or down. Tax, labor, and delivery not included.**

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions.

MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully.

MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUEST. BECAUSE OF WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

Design ID: 317352640035

Estimate ID: 11392

MENARDS®
Design & Buy™ GARAGE

How to purchase at the store

1. Take this packet to any Menards store.
2. Have a building materials team member enter the design number into the Garage Estimator Search Saved Designs page.
3. Apply the design to System V to create the material list.
4. Take the purchase documents to the register and pay.

How to recall and purchase a saved design at home

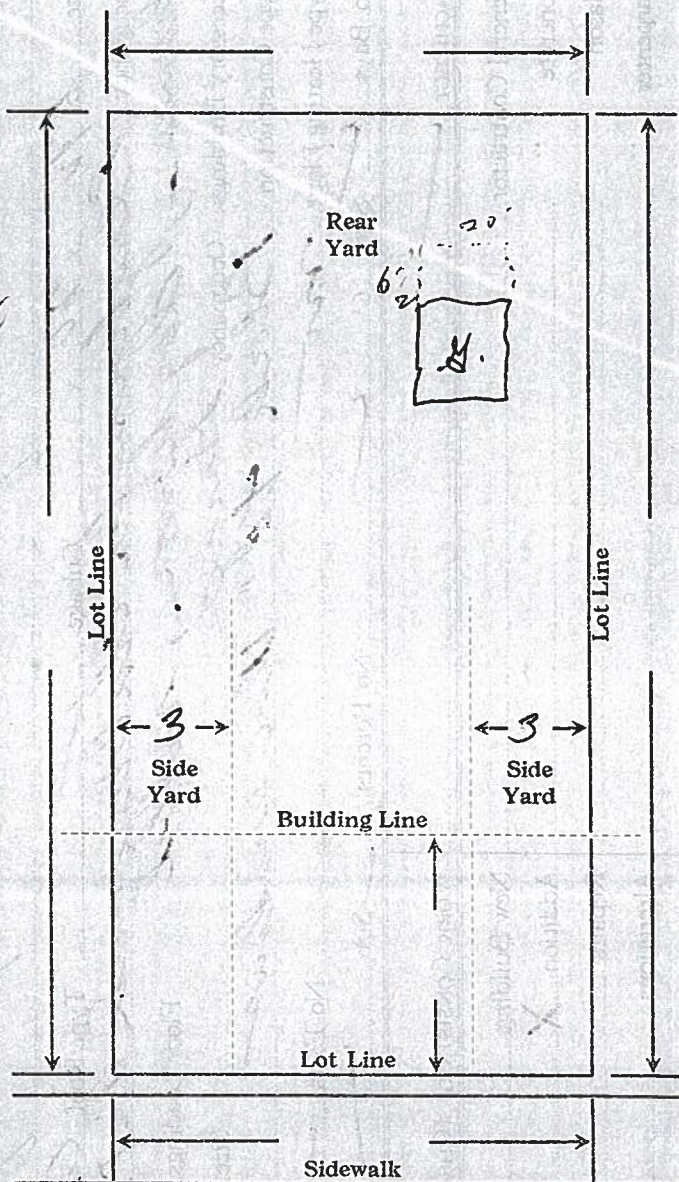
1. Go to Menards.com.
2. Select the Garage Estimator from the Project Center.
3. Select Search Saved Design.
4. Log into your account.
5. Select the saved design to load back into the estimator.
6. Add your Garage to the cart and purchase.

Garage Image

Street Main No.
Owner Joe Loring
Application No. B 12

APPLICATION
For
BUILDING PERMIT

Dated 5-5 1924
Voucher No. 12



Fill in dimensions and locate accessory buildings.

District Com

SITE PLAN REVIEW

4/25/22 Plan Commission Meeting

BV Ryan Willow Creek LLC

Village Planner Report

Germantown, Wisconsin

Summary

Karen Catura, agent for Ryan Companies US Inc., property owner, is seeking approval of a minor site plan revision to add 33 parking stalls and a drive-up ramp to the existing 186,800 sqft industrial building located at N102 W19300 Willow Creek Way in the Willow Creek Business Park.

Location: N102 W19300 Willow Creek Way

Applicant/

Property Owner: Karen Catura, Sr. Project Manager
Ryan Companies US Inc.
309 N. Water Street Suite 415
Milwaukee, WI 53202

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Industrial	M-1
South	Industrial / Institutional	M-1 / I
East	Agricultural / Residential	A-1 / Rs-3
West	Industrial	M-1



Proposal

Karen Catura, agent for Ryan Companies US Inc., property owner, is seeking approval of a minor site plan revision to the existing 186,800 sqft industrial building located at N102 W19300 Willow Creek Way in the Willow Creek Business Park:

1. Add 33 parking stalls (180 sqft @ 9.5'x19') along the south side of the building w/ additional curb & gutter and sidewalk;
2. Add 1 overhead door and paved 14' wide ramp on the east (rear) side of the building

According to the owner, new tenants occupying space in the building, Stoffel Equipment Company Inc. and ITsavvy LLC, require the proposed improvements to accommodate their operational needs.

Landscaping. Existing landscaping along the south will be replaced by the proposed sidewalk with (3) grassed islands within the new parking area created.

Lighting. No new lighting is proposed.

Signage. No new signage is proposed at this time.

Staff CommentsPlanning & Zoning

The proposed parking stall size (9' x 19' or 171 sqft) is less than the required 180 sqft minimum stall size. The stall size should be expanded to meet the minimum 180 sqft requirement. A revised site plan showing the minimum required stall size should be submitted to the Village Planner for review and approval prior issuance of an occupancy permit.

The new landscaped islands created within the parking area should include trees and not just grass to help off-set the loss of landscaping along the south elevation of the building (replaced by sidewalk in front of the parking stalls). A supplemental landscape plan for the (3) curbed islands should be submitted to the Village Planner for review and approval prior issuance of an occupancy permit.

Separate Zoning Permits for new tenants are required. Contact staff in the Planning & Zoning Department for details.

Sign permits are required for all new temporary or permanent exterior signs. Contact staff in the Planning & Zoning Department for details.

Building Inspection Services

State agency (DSPS) approved plans and a \$20,000 occupancy bond are required by Inspection Services at the time of building permit application (for the overhead door and ramp construction). The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.

Public Works/Engineering

The Village Engineer and Public Works Department staff have identified a few technical issues and plan corrections (see March 14, 2022 Public Works Director memo) pertaining to storm water management. All items in this memo will need to be addressed as a condition of approval.

Fire & Police Departments

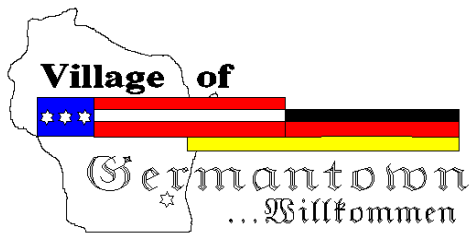
No comments.

VILLAGE STAFF RECOMMENDATION

APPROVE the site and building plan revisions to add parking stalls and an overhead ramp and dock door for the existing multi-tenant located at N102 W19300 Willow Creek Way in the Willow Creek Business Park subject to the following conditions:

1. The proposed parking stall size (9' x 19' or 171 sqft) is less than the minimum required 180 sqft. The stall size shall be expanded to meet the minimum 180 sqft requirement. A revised site plan showing the minimum required stall size shall be submitted to the Village Planner for review and approval prior issuance of an occupancy permit for the overhead door and ramp expansion.
2. The new landscaped islands created within the parking area shall include additional landscaping items, preferably trees and not just grass to help off-set the loss of landscaping along the south elevation of the building (replaced by sidewalk in front of the parking stalls). A supplemental landscape plan for the (3) curbed islands should be submitted to the Village Planner for review and approval prior issuance of an occupancy permit for the overhead door and ramp expansion.
3. All landscaping, grading, paving, storm water management, utility and other improvements shown on the approved site plans shall be installed as approved prior to issuance of an occupancy permit for the building addition unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
4. State agency (DSPS) approved plans and a \$20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.
5. All plan revisions and technical corrections identified in the March 14, 2022 review memo from the Director of Public Works shall be addressed in revised plans and/or supplemental information submitted for review and approval prior to issuance of an occupancy permit for the overhead door and ramp expansion.

6. Separate Zoning Permits for new tenants are required. Contact staff in the Planning & Zoning Department for details.
7. Sign permits are required for all new temporary or permanent exterior signs. Contact staff in the Planning & Zoning Department for details.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : March 14, 2022
Re : Willow Creek Additional Parking

Items Reviewed:

1. Civil Plan Set Dated: 02-14-22

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal.**
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
4. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.
5. This project will add additional impervious area to the site. Update the stormwater management plan for the site to show the water quantity and quality requirements are still being met.
6. Update storm sewer calcs for the site to include the additional impervious area.



April 20, 2022

Village of Germantown
ATTN: Zoning Board of Review
N112W17001 Mequon Rd.
Germantown, WI 53022

RE: N102W19300 Willow Creek Way
Stoffel Equipment Company, Inc.
ITsavvy, LLC

Ladies and Gentlemen:

Attached you will find plans for exterior alterations at the above referenced location. This building is a multi-tenant industrial property located at the end of a cul de sac. There are two new tenants moving into the building, Stoffel Equipment Company, Inc. and ITsavvy, LLC. To accommodate the number of staff and ensure there is adequate parking on the site, we are requesting your approval to install 33 additional parking stalls and a sidewalk along the south side of the building. We are also seeking your approval to add a drive up ramp at the rear of the building similar to the existing ramps. Stoffel Equipment Co. needs a drive up ramp but the remaining space that is available in the building does not have one. We would like to add the ramp to accommodate their needs.

Thank you very much for your consideration in this matter.

Sincerely,

Karen L. Catura
Senior Project Manager

Ryan Companies US, Inc.
309 North Water Street, Suite 415
Milwaukee, WI 53202

p: 414-918-6500
ryancompanies.com

Equal Opportunity Employer

**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**Karen CaturaRyan Companies US Inc.309 N. Water Street, Suite 415Milwaukee, WI 53202Phone (414) 918-6523E-Mail karen.catura@ryancompanies.com**PROPERTY OWNER**BV Ryan Willow Creek I LLCc/o Ryan Companies US Inc.533 South Third Street, Suite 100Minneapolis, MN 55415Phone (612) 360-3332E-Mail Mike McElroy**2****PROPERTY ADDRESS**N102W19300 Willow Creek Way**3****NEIGHBORING USES** – Specify name and type of use, e.g. Enviro Tech – Industrial, Smith – Residential, etc.

North Vacant	South Vacant	East Vacant	West Vacant
------------------------	------------------------	-----------------------	-----------------------

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!**

DocuSigned by:

Karen Catura3/21/2022

FA43FB3E5F2E4EE...

Applicant

Date

DocuSigned by:

Michael McElroy3/21/2022

C361545CDBD7489...

Owner

Date

SITE PLAN REVIEW CHECKLIST

Pursuant to Section 17.43 of the Municipal Code

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

GENERAL INFORMATION

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

says TBD

EXISTING SITE INFORMATION

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

ARCHITECTURAL PLANS

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

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

PROPOSED SITE PLAN

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

LIGHTING PLAN

- ☐ Major improvements for context
- ☐ Location/nature of existing fixtures
- ☐ Location of proposed fixtures
- ☐ Photometric report (to scale on plan)
- ☐ Manufacturers cut-sheets of all fixtures
- ☐ Lighting schedule
 - key to plan
 - number/type of fixtures
 - output (wattage)
- ☐ Installation details as appropriate

LANDSCAPING PLAN

- ☐ Major improvements for context (building, drives, walks)
- ☐ Proposed outdoor amenities (benches, paths, etc.)
- ☐ Existing vegetation
 - Species
 - Size
 - Approximate canopy in plan
- ☐ Vegetation to be destroyed
 - List and show location
- ☐ Proposed method of saving existing vegetation during construction
- ☐ Proposed landscape features (berms, fountains)
- ☐ Existing/proposed lighting
- ☐ Irrigation/watering systems (locate outlets)
- ☐ Plant lists or schedules
 - Keyed to plan
 - Number of each species
 - Size when planted (caliper)
- ☐ Installation details/staking

Identify islands as grass?

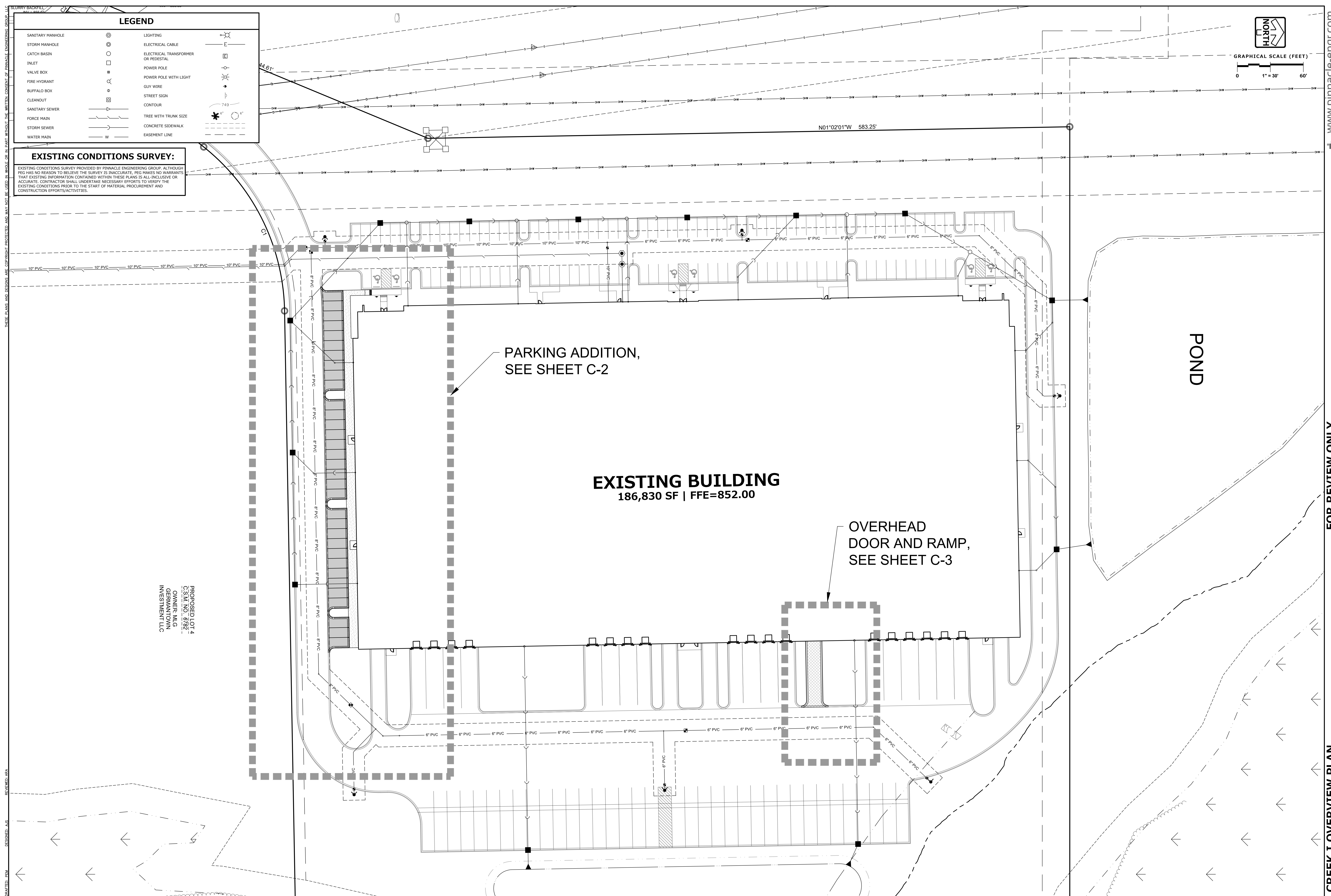
MODEL SUBMITTAL

INCLUDES THE FOLLOWING PLANS:

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

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

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



LEGEND

SANITARY MANHOLE	⊙	LIGHTING	⊗
STORM MANHOLE	⊙	ELECTRICAL CABLE	—E—
CATCH BASIN	⊙	ELECTRICAL TRANSFORMER OR PEDESTAL	⊞
INLET	□	POWER POLE	⊙
VALVE BOX	⊙	POWER POLE WITH LIGHT	⊙
FIRE HYDRANT	⊙	GUY WIRE	—X—
BUFFALO BOX	⊙	STREET SIGN	⊙
CLEANOUT	⊙	CONTOUR	—749—
SANITARY SEWER	—S—	TREE WITH TRUNK SIZE	⊙
FORCE MAIN	—F—	CONCRETE SIDEWALK	—X—
STORM SEWER	—T—	EASEMENT LINE	—X—
WATER MAIN	—W—		

EXISTING CONDITIONS SURVEY:

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

SLURRY BACKFILL
NO. 100-100-100

PROPOSED LOT 4
C.S.M. NO. 6792
OWNER: M.G.
GERMANTOWN
INVESTMENT LLC

DESIGNED: JPM
CHECKED: JAS
REVIEWED: JAS

PINNACLE ENGINEERING GROUP
ENGINEERING | NATURAL RESOURCES | SURVEYING

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

WISCONSIN OFFICE:
20725 WATERTOWN ROAD, SUITE 100
BROOKFIELD, WI 53106
(262) 754-8888

CHICAGO | MILWAUKEE | NATIONWIDE

WILLOW CREEK I

GERMANTOWN, WI

WILLOW CREEK I OVERVIEW PLAN

REVISIONS	

REG. JOB NO. 376.00A-WI REG. PA. AREA SAVE DATE: 02/14/22 SCALE: 1" = 30'	SHEET C-1 C-3
--	-----------------------------------

EXISTING BUILDING
186,830 SF | FFE=852.00



SANITARY MANHOLE		LIGHTING	
STORM MANHOLE		ELECTRICAL CABLE	
CATCH BASIN		ELECTRICAL TRANSFORMER OR PEDESTAL	
INLET		POWER POLE	
VALVE BOX		POWER POLE WITH LIGHT	
FIRE HYDRANT		GUY WIRE	
BUFFALO BOX		STREET SIGN	
CLEANOUT		CONTOUR	
SANITARY SEWER		TREE WITH TRUNK SIZE	
FORCE MAIN		CONCRETE SIDEWALK	
STORM SEWER		EASEMENT LINE	
WATER MAIN			

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EXISTING BUILDING
186,830 SF | FFE=852.00



	SANITARY MANHOLE		DITCH OR SWALE
	STORM CATCH BASIN		FLOODPLAIN
	CURB CATCH BASIN		OVERFLOW RELIEF ROUTING
	CONTOUR		CURB AND GUTTER
	SPOT ELEVATION		REVERSE PITCH CURB & GUTTER
	DIRECTION OF SURFACE FLOW		
	MATCH EXISTING		

EXISTING BUILDING
186,830 SF | FFE=852.00



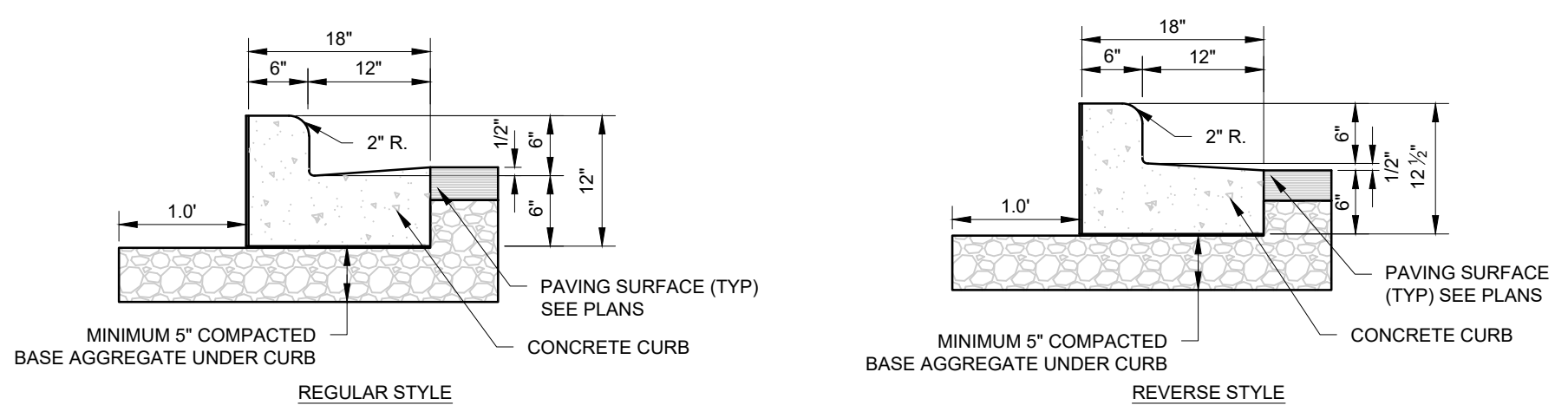
LIGHT DUTY PAVEMENT
 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
 3 1/2" ASPHALTIC CONC. (1 LIFT)
 (5 MT 26-28.5)

CONCRETE SIDEWALK
 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
 4" PCC (4000 PSI AIR ENTRAINED CONCRETE WITH 6wg WELDED WIRE FABRIC PER ACT 315-92)

18" REVERSE CURB & GUTTER (SEE DETAIL)

PARKING CURB (FOR INFORMATION ONLY, NOT TO BE PAINTED)

SITE AREA:	965,515 S.F./22.17 AC
ZONING CLASSIFICATION:	T.B.D
GREEN SPACE	598,746 S.F./13.75 AC
TOTAL PARKING (9'x18')152	152 (6 ADA)
NEW PARKING PROVIDED (9'x18')	33 (0 ADA)
PARKING RATIO TO FLOOR AREA	0.8 SPACES PER 1000 S.F.

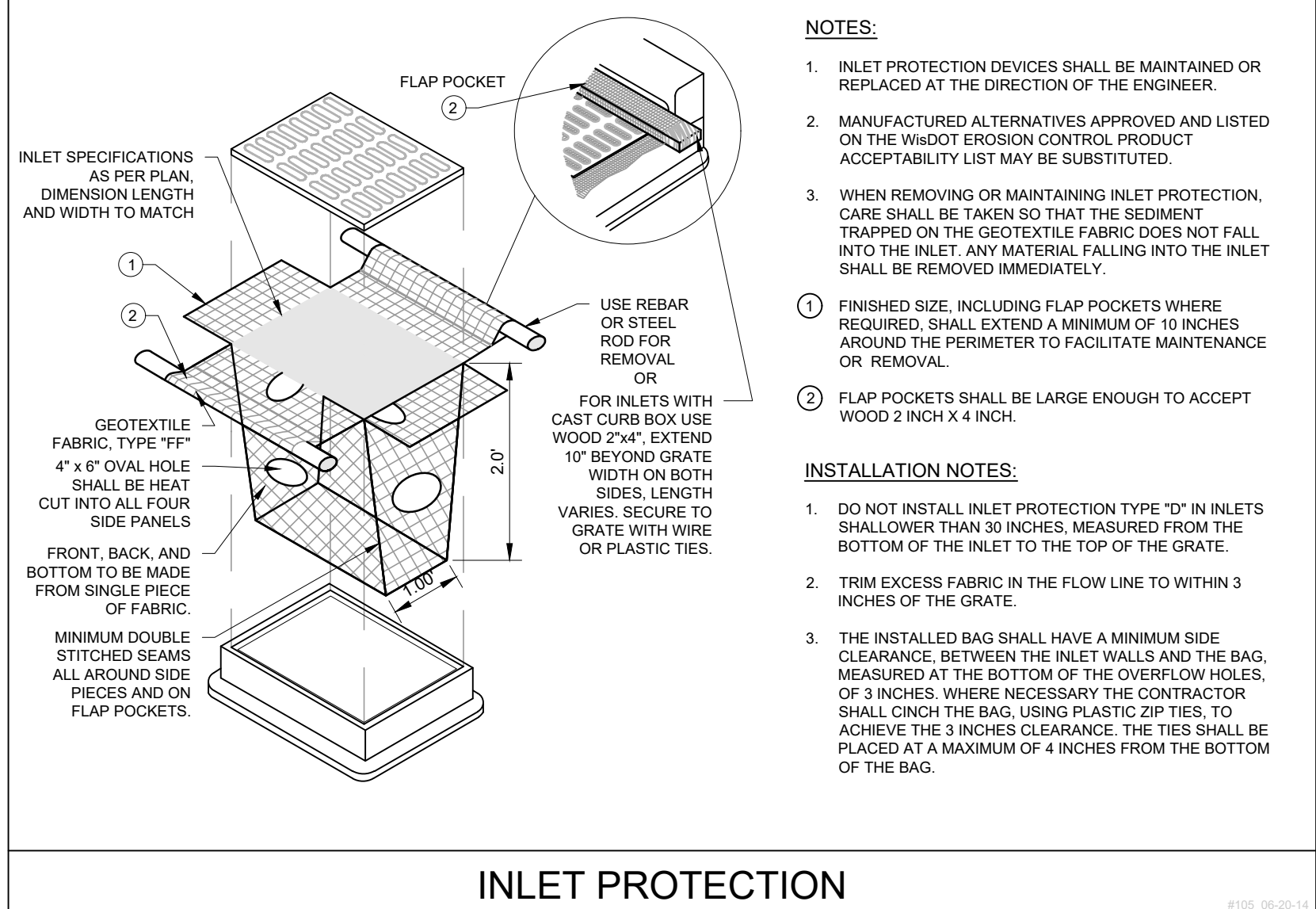


18" VERTICAL FACE CURB

EXISTING BUILDING
186,830 SF | FFE=852.00



	SANITARY SEWER MANHOLE		SILT FENCE
	STORM SEWER MANHOLE		INLET PROTECTION
	STORM STORM CATCH BASIN (ROUND CASTING)		CONSTRUCTION ENTRANCE
	STORM SEWER CATCH BASIN (RECTANGULAR CASTING)		HYDROSEED (PER MANUFACTURER SPECIFICATIONS)
	RISER		EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)
	PRECAST FLARED END SECTION		
	CLEANOUT		
	PROPOSED CONTOUR		
	PROPOSED SPOT ELEVATION		



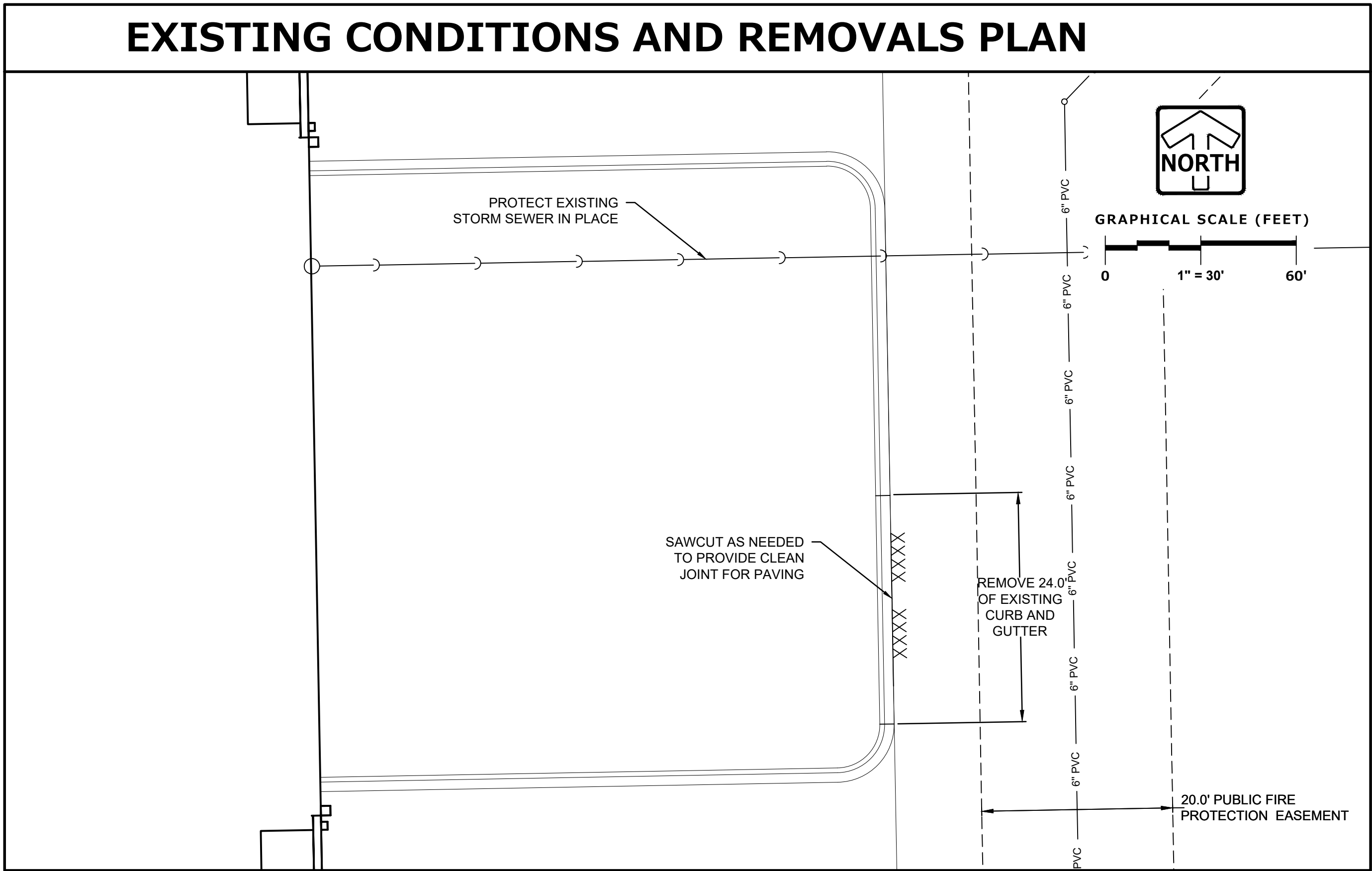
INLET PROTECTION

REVISIONS

—	—	—	—		—	—	—	—
—	—	—	—		—	—	—	—
—	—	—	—		—	—	—	—
—	—	—	—		—	—	—	—

SHEET
C-2
OF
C-3

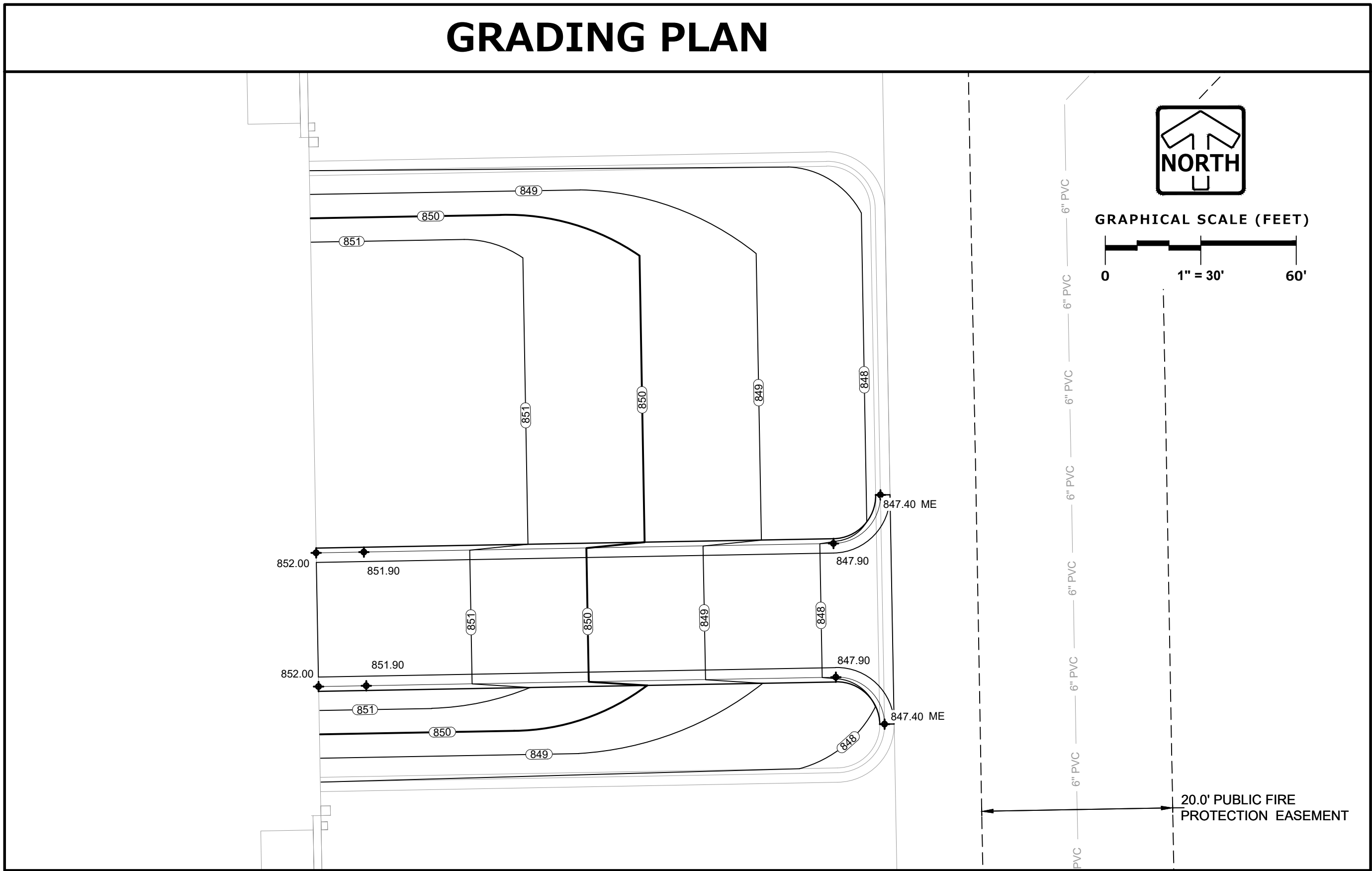
THESE PLANS AND DESIGNS ARE COPYRIGHT PROTECTED AND MAY NOT BE USED IN WHOLE OR IN PART WITHOUT THE WRITTEN CONSENT OF PINNACLE ENGINEERING GROUP, LLC. REVIEWED: JAS DESIGNED: JAS DATED: JPM



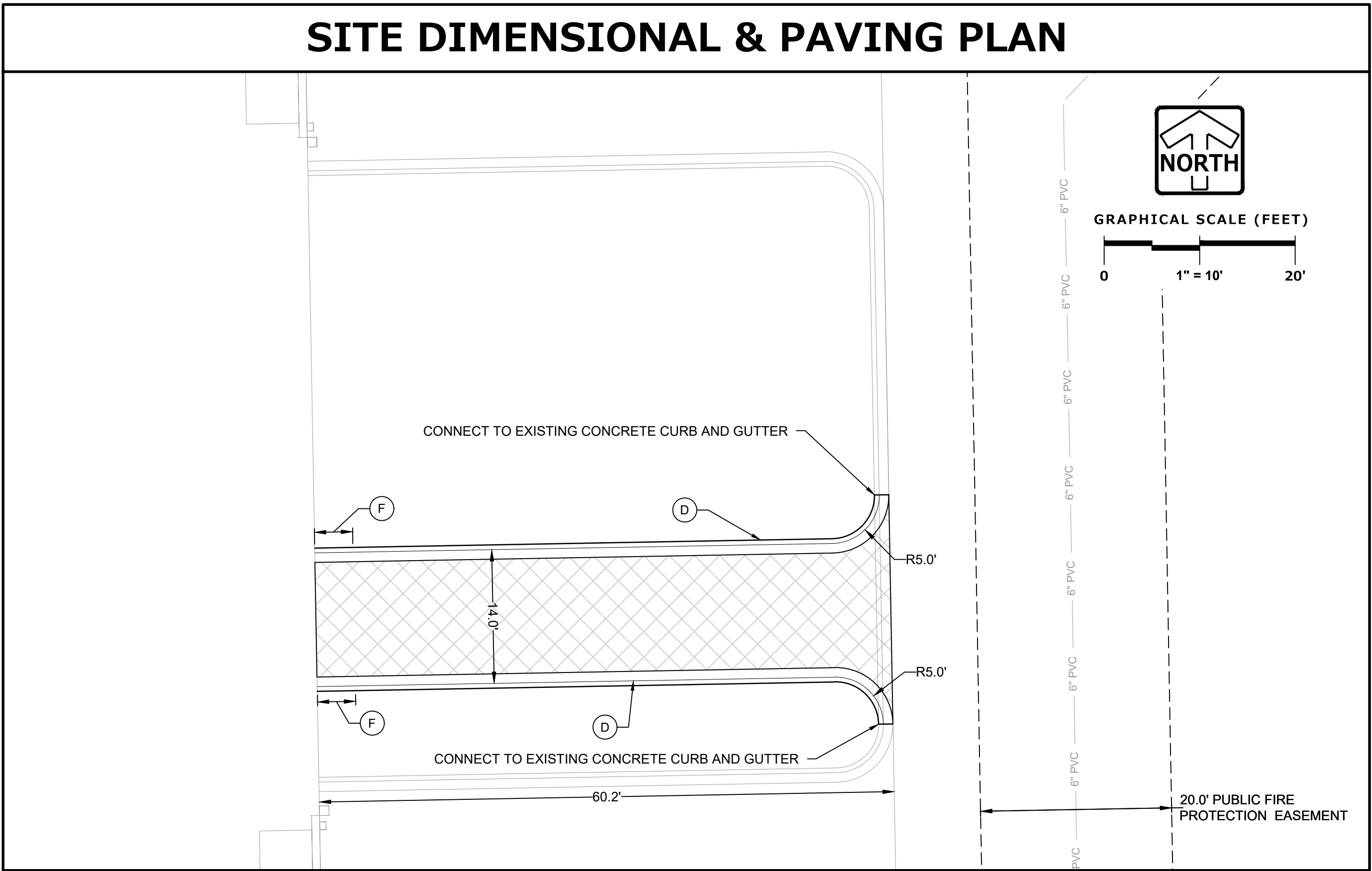
LEGEND			
SANITARY MANHOLE	⊙	LIGHTING	⊙
STORM MANHOLE	⊙	ELECTRICAL CABLE	—E—
CATCH BASIN	⊙	ELECTRICAL TRANSFORMER OR PEDESTAL	⊠
INLET	⊙	POWER POLE	⊙
VALVE BOX	⊙	POWER POLE WITH LIGHT	⊙
FIRE HYDRANT	⊙	GUY WIRE	—G—
BUFFALO BOX	⊙	STREET SIGN	⊙
CLEANOUT	⊙	CONTOUR	749
SANITARY SEWER	—S—	TREE WITH TRUNK SIZE	⊙
FORCE MAIN	—F—	CONCRETE SIDEWALK	—C—
STORM SEWER	—T—	EASEMENT LINE	—W—
WATER MAIN	—W—		

EXISTING CONDITIONS SURVEY:

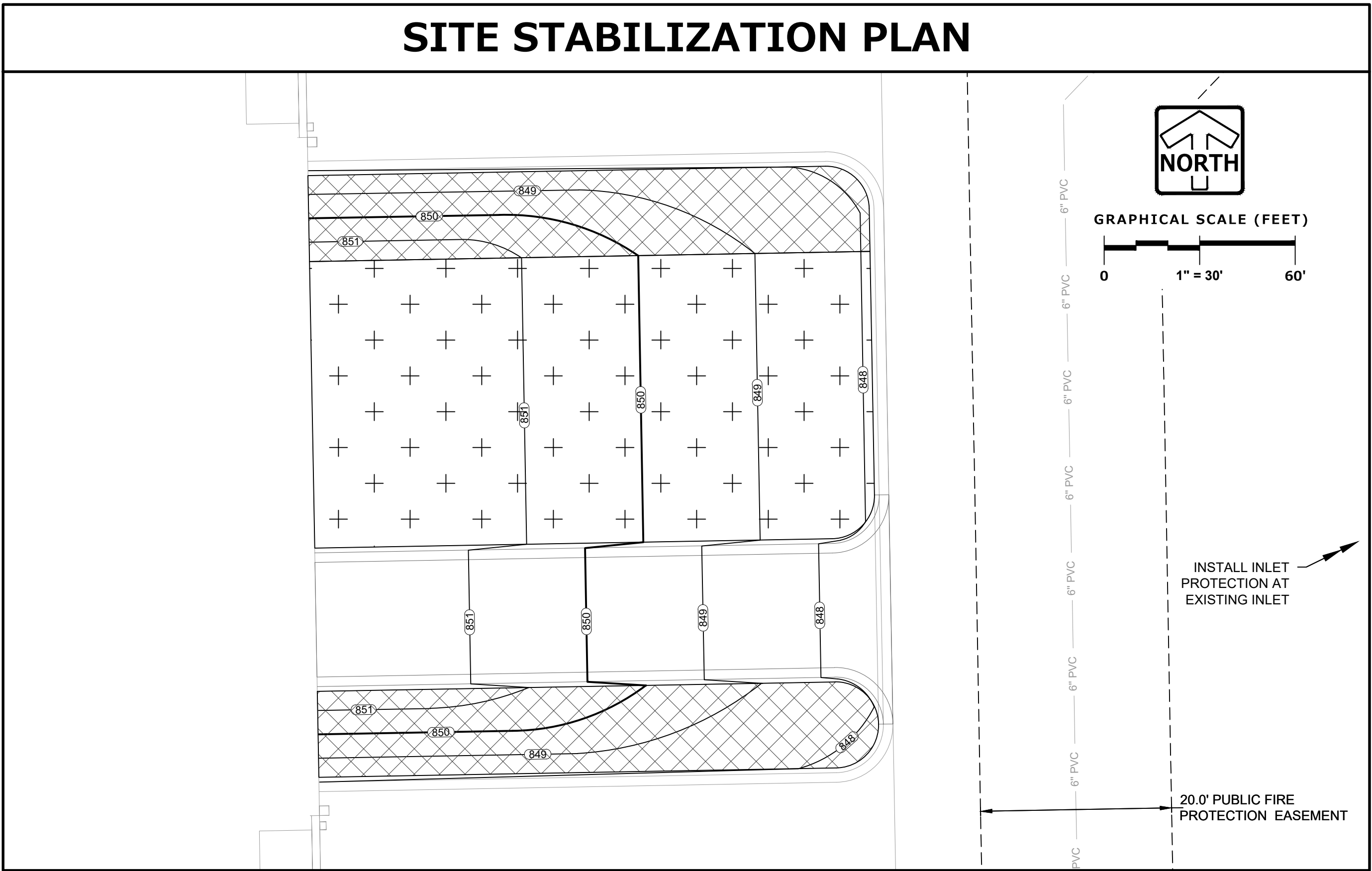
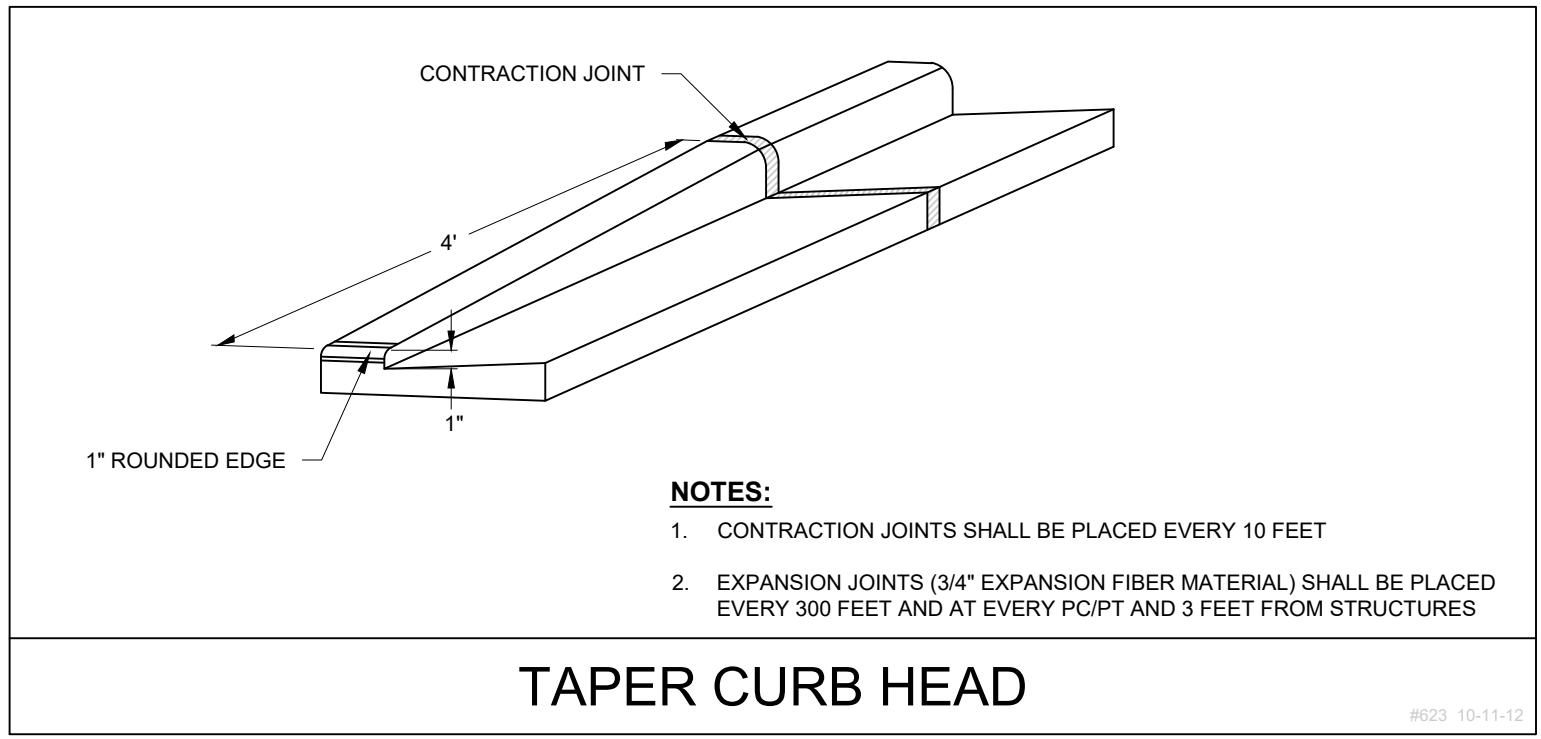
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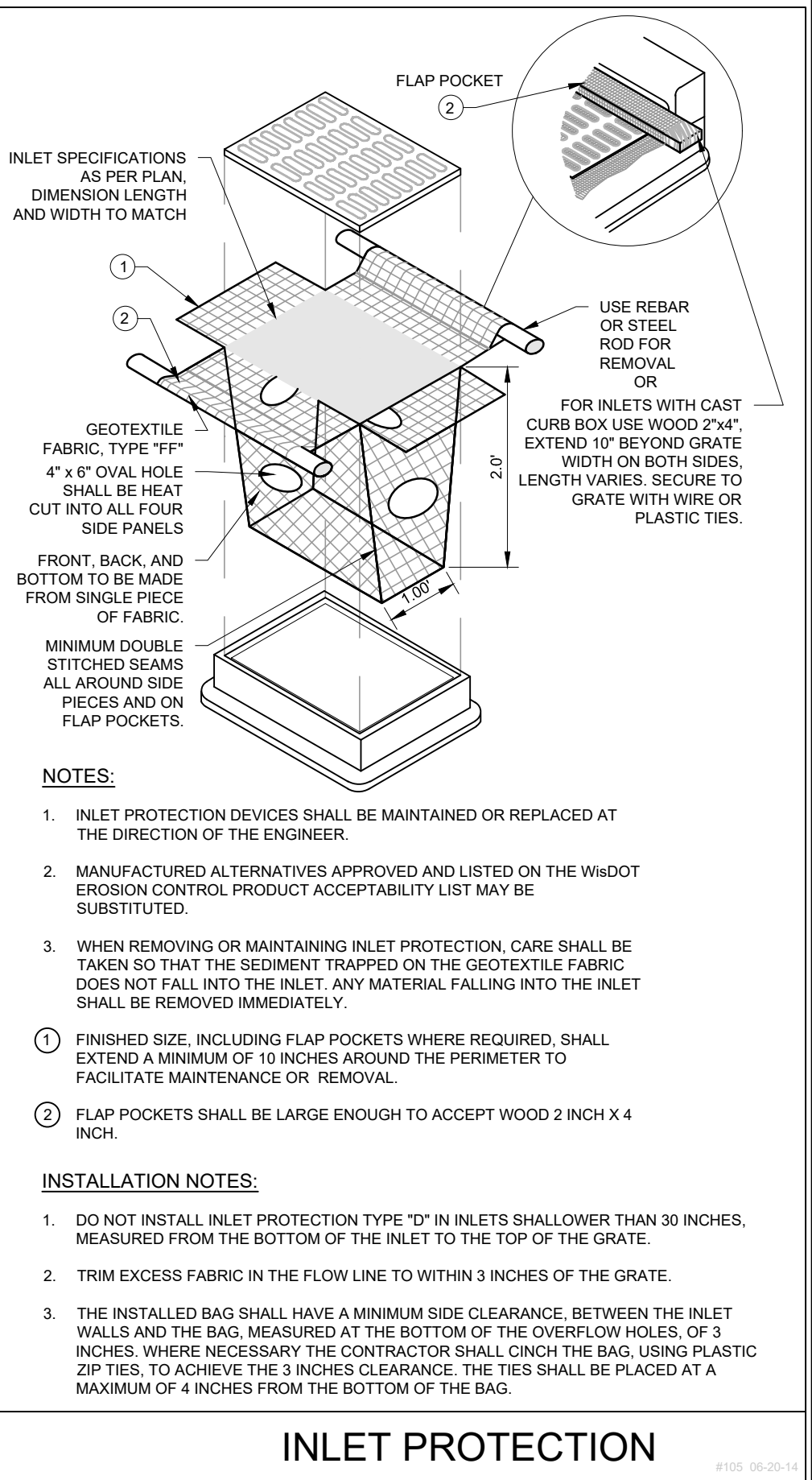
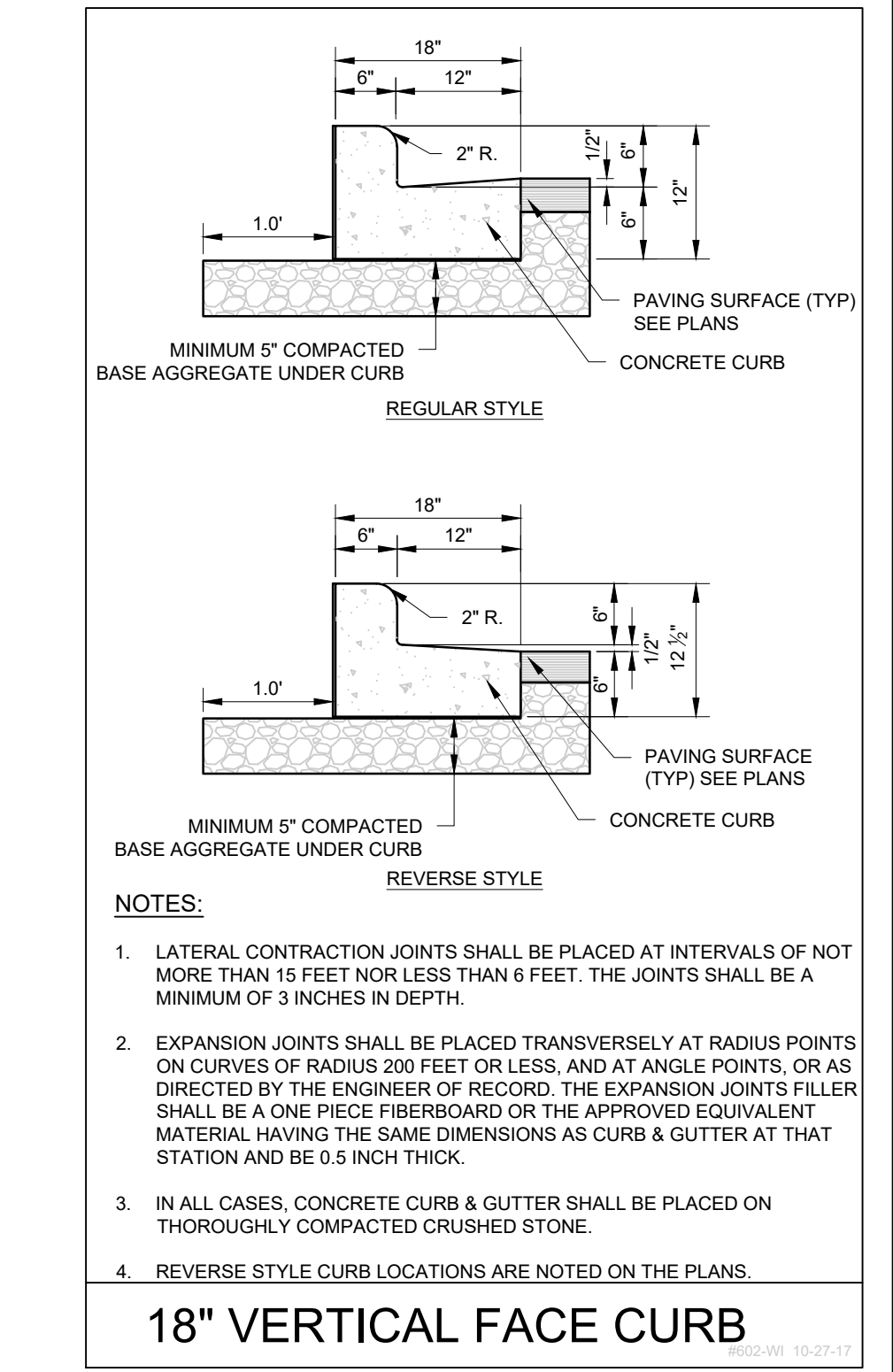
LEGEND			
SANITARY MANHOLE	⊙	DITCH OR SWALE	—D—
STORM CATCH BASIN	⊙	FLOODPLAIN	—F—
CURB CATCH BASIN	⊙	OVERFLOW RELIEF ROUTING	—O—
CONTOUR	749	CURB AND GUTTER	—C—
SPOT ELEVATION	750.00	REVERSE PITCH CURB & GUTTER	—R—
DIRECTION OF SURFACE FLOW	→		
MATCH EXISTING	ME		



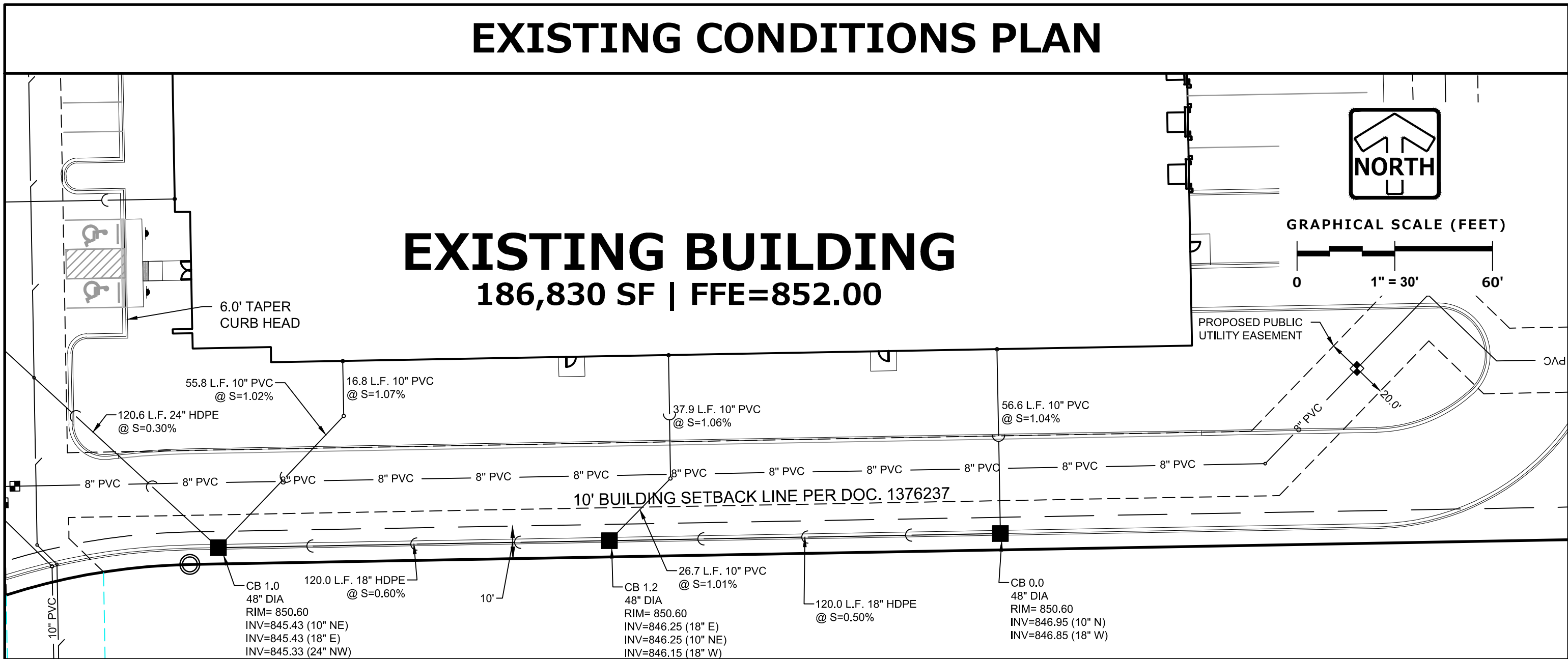
LEGEND	
HEAVY DUTY PAVEMENT	1" 1/2" DENSE GRADED VIRGIN LIMESTONE
	5" ASPHALTIC CONC. (2 LIFTS)
	3.0" UPPER LAYER (SMT 50-20.5)
	2.0" LOWER LAYER (SMT 50-20.5)
D	18" CURB & GUTTER (SEE DETAIL)
E	18" REVERSE CURB & GUTTER (SEE DETAIL)
F	TAPER CURB HEAD (SEE DETAIL)



LEGEND	
SANITARY SEWER MANHOLE	⊙
STORM SEWER MANHOLE	⊙
STORM CATCH BASIN (ROUND CASTING)	⊙
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	⊙
RISER	⊙
PRECAST FLARED END SECTION	⊙
CLEANOUT	⊙
PROPOSED CONTOUR	750.0
PROPOSED SPOT ELEVATION	750.0
SILT FENCE	—S—
INLET PROTECTION	⊙
CONSTRUCTION ENTRANCE	⊙
HYDROSEED (PER MANUFACTURER SPECIFICATIONS)	⊙
EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)	⊙



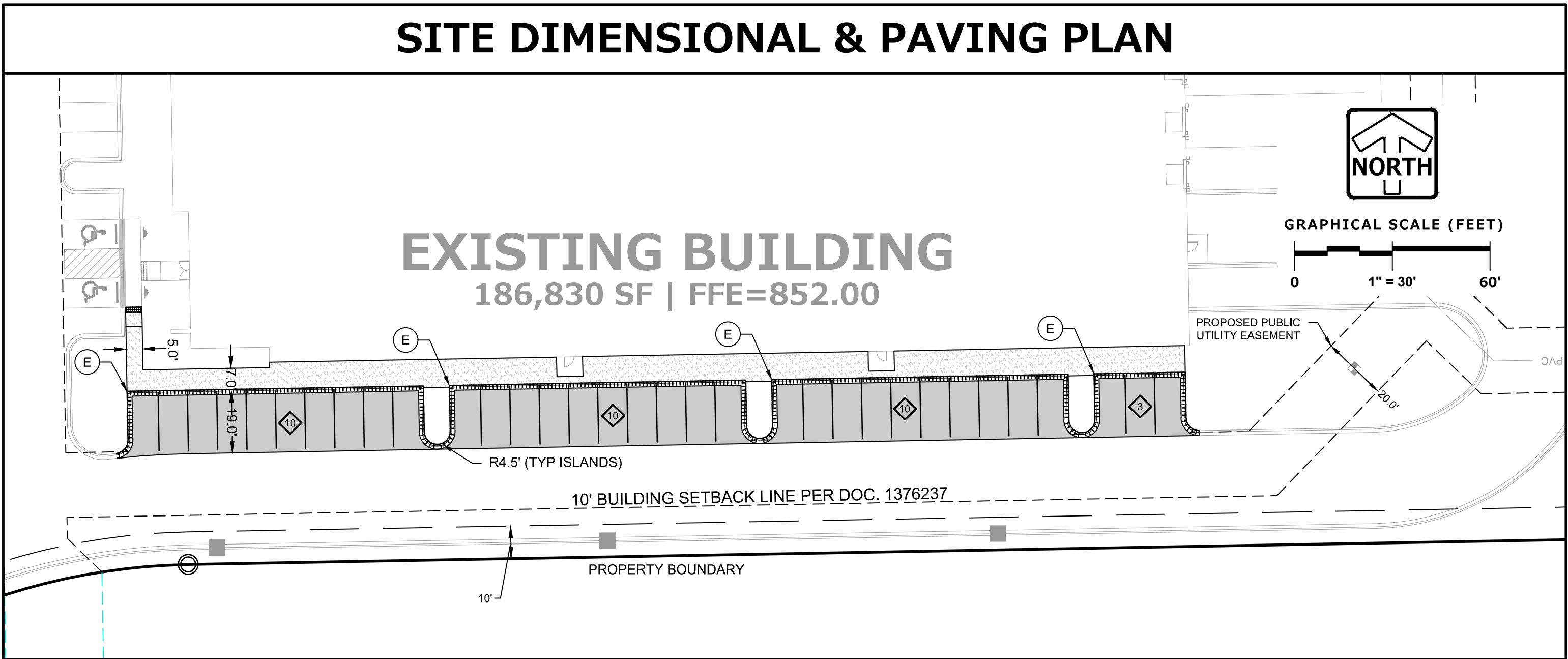
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LEGEND		
SANITARY MANHOLE	⊙	LIGHTING
STORM MANHOLE	⊙	ELECTRICAL CABLE
CATCH BASIN	⊙	ELECTRICAL TRANSFORMER OR PEDESTAL
INLET	⊙	POWER POLE
PRECAST FLARED END SECTION	⊙	POWER POLE WITH LIGHT
CONCRETE HEADWALL	⊙	GUY WIRE
VALVE VAULT	⊙	STREET SIGN
VALVE BOX	⊙	GAS MAIN
FIRE HYDRANT	⊙	TELEPHONE LINE
BUFFALO BOX	⊙	CONTOUR
CLEANOUT	⊙	TREE WITH TRUNK SIZE
SANITARY SEWER	—	CONCRETE SIDEWALK
FORCE MAIN	—	EASEMENT LINE
STORM SEWER	—	
WATER MAIN	—	

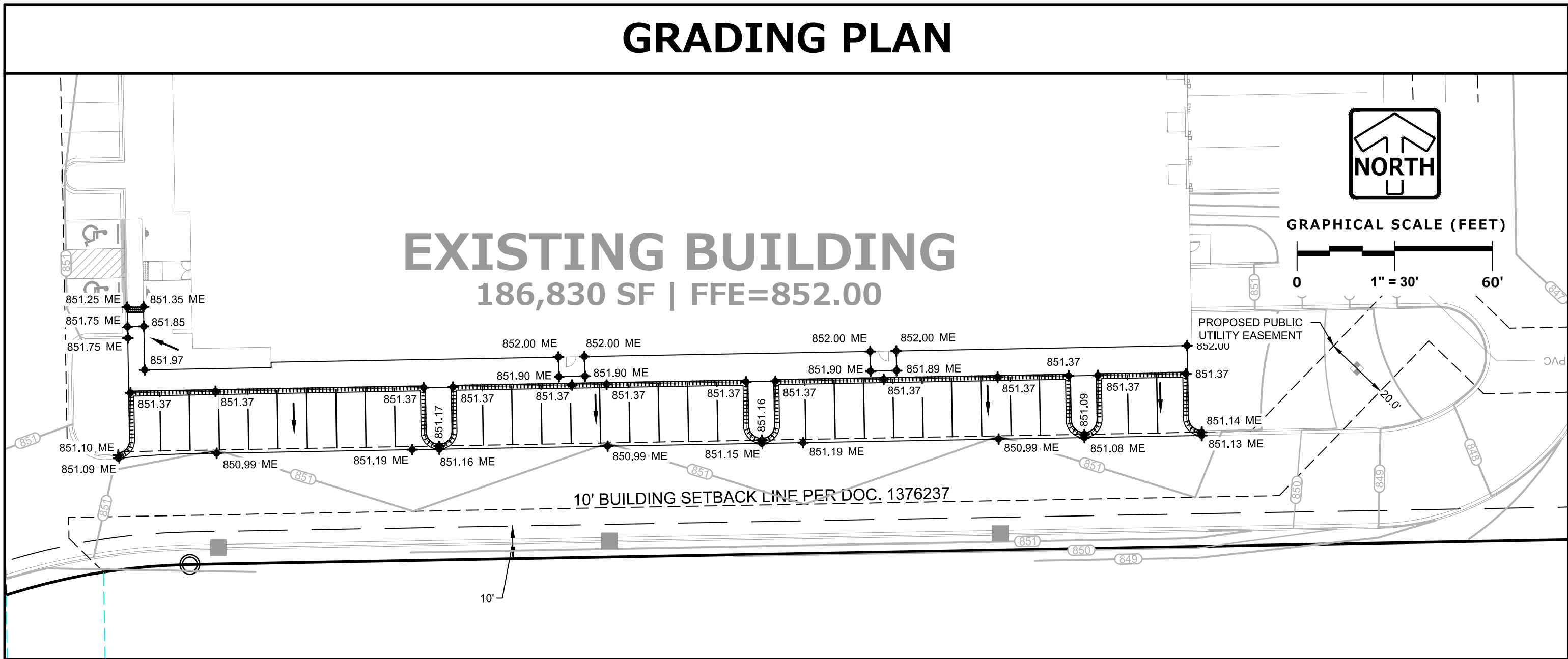
EXISTING CONDITIONS SURVEY:

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

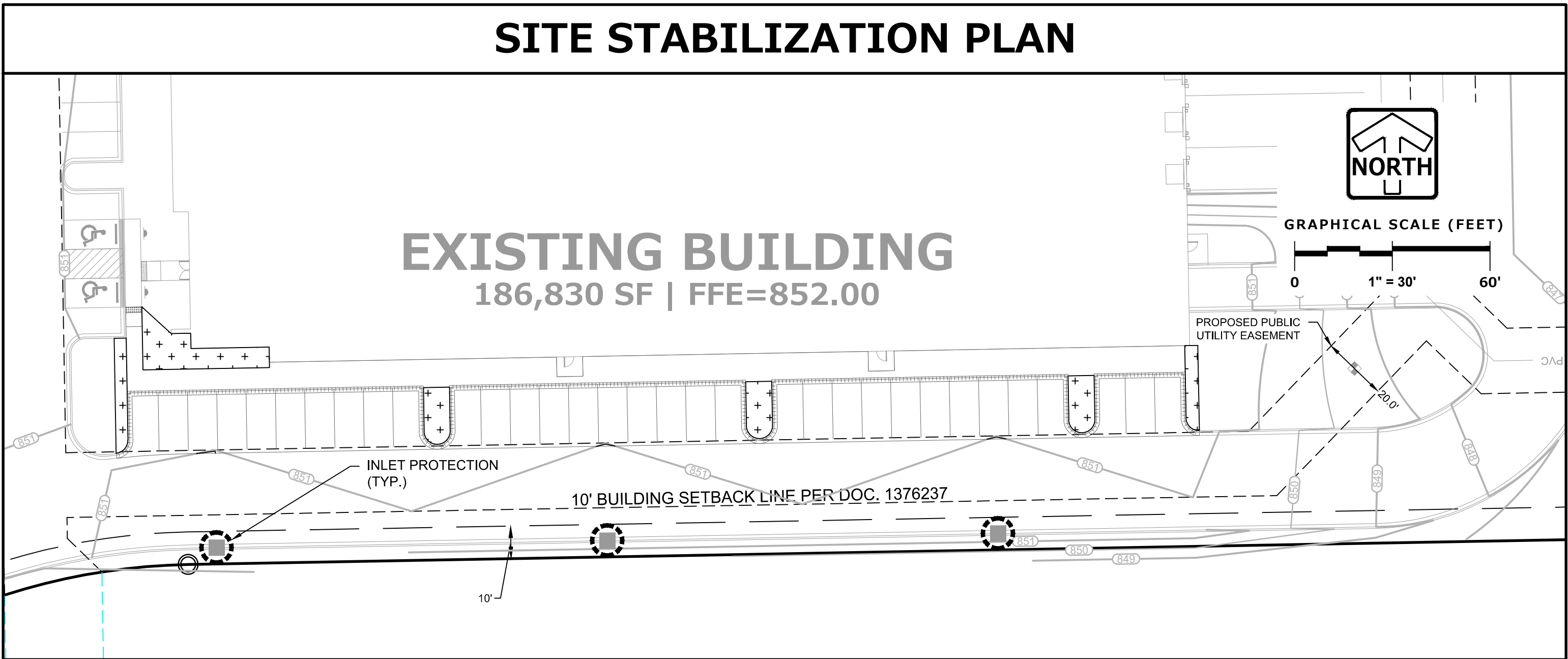


LEGEND	
LIGHT DUTY PAVEMENT	8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED VIRGIN LIMESTONE)
CONCRETE SIDEWALK	1.5" ASPHALTIC CONC. (1.5" LIFT)
18" REVERSE CURB & GUTTER (SEE DETAIL)	
PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)	

SITE DATA	
SITE AREA:	965,515 S.F./22.17 AC
ZONING CLASSIFICATION:	T.B.D
GREEN SPACE	598,746 S.F./13.75 AC
TOTAL PARKING (9'x18')152	152 (6 ADA)
NEW PARKING PROVIDED (9'x18')	33 (0 ADA)
PARKING RATIO TO FLOOR AREA	0.8 SPACES PER 1000 S.F.



LEGEND		
SANITARY MANHOLE	⊙	DITCH OR SWALE
STORM CATCH BASIN	⊙	FLOODPLAIN
CURB CATCH BASIN	⊙	OVERFLOW RELIEF ROUTING
CONTOUR	749	CURB AND GUTTER
SPOT ELEVATION	750.00	REVERSE PITCH CURB & GUTTER
DIRECTION OF SURFACE FLOW	→	
MATCH EXISTING	ME	



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

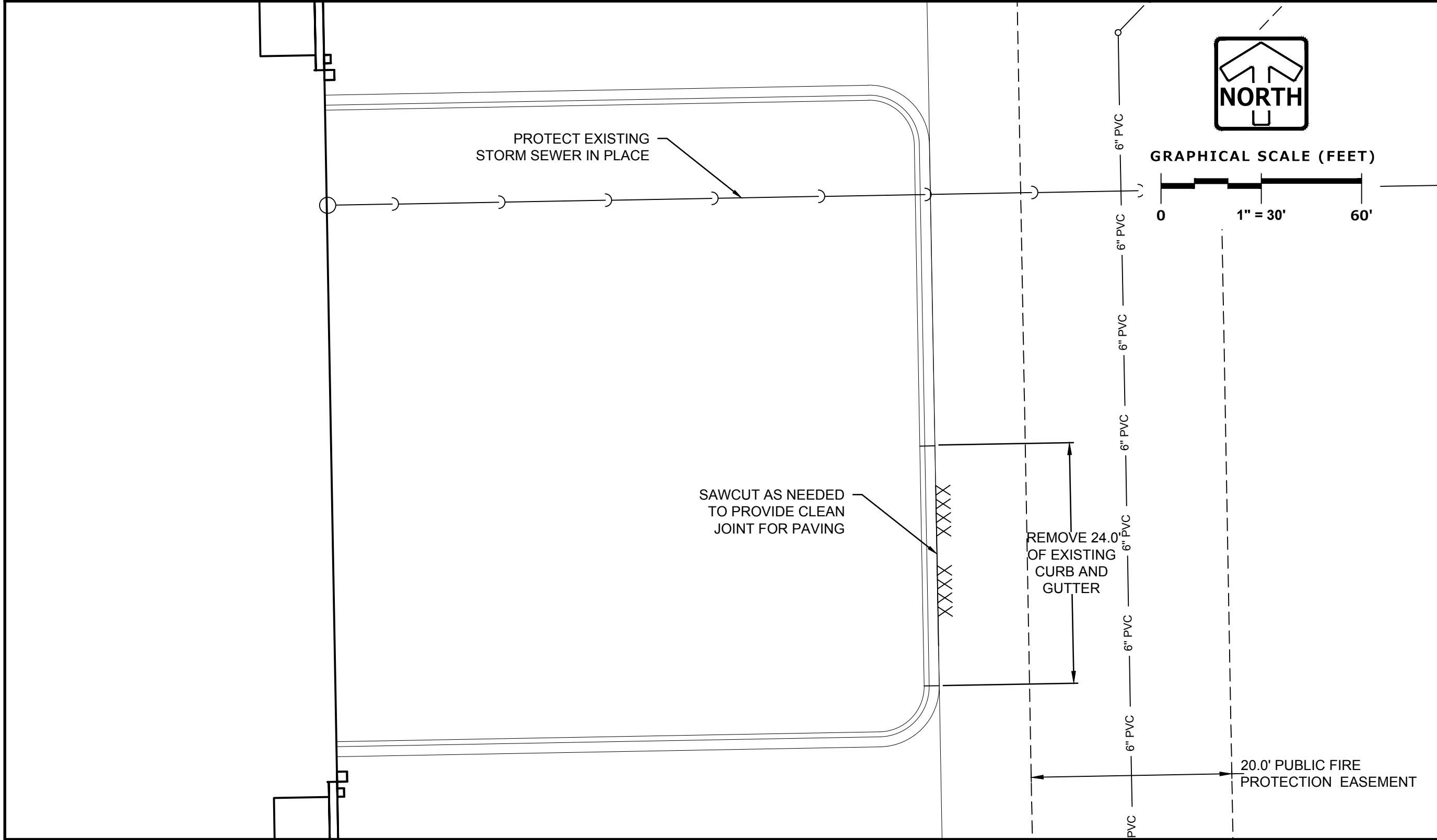
REVISIONS	

REG. JOB NO. 376.00A-WT	AREA
REG. NO.	SAVE DATE: 02/14/22
SCALE: 1"=30'	

SHEET	
C-1	9
C-1	

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DESIGNED: JPM
CHECKED: JAS
REVIEWED: ARA
DATE: 02/14/22
DRAWN: JPM

EXISTING CONDITIONS AND REMOVALS PLAN



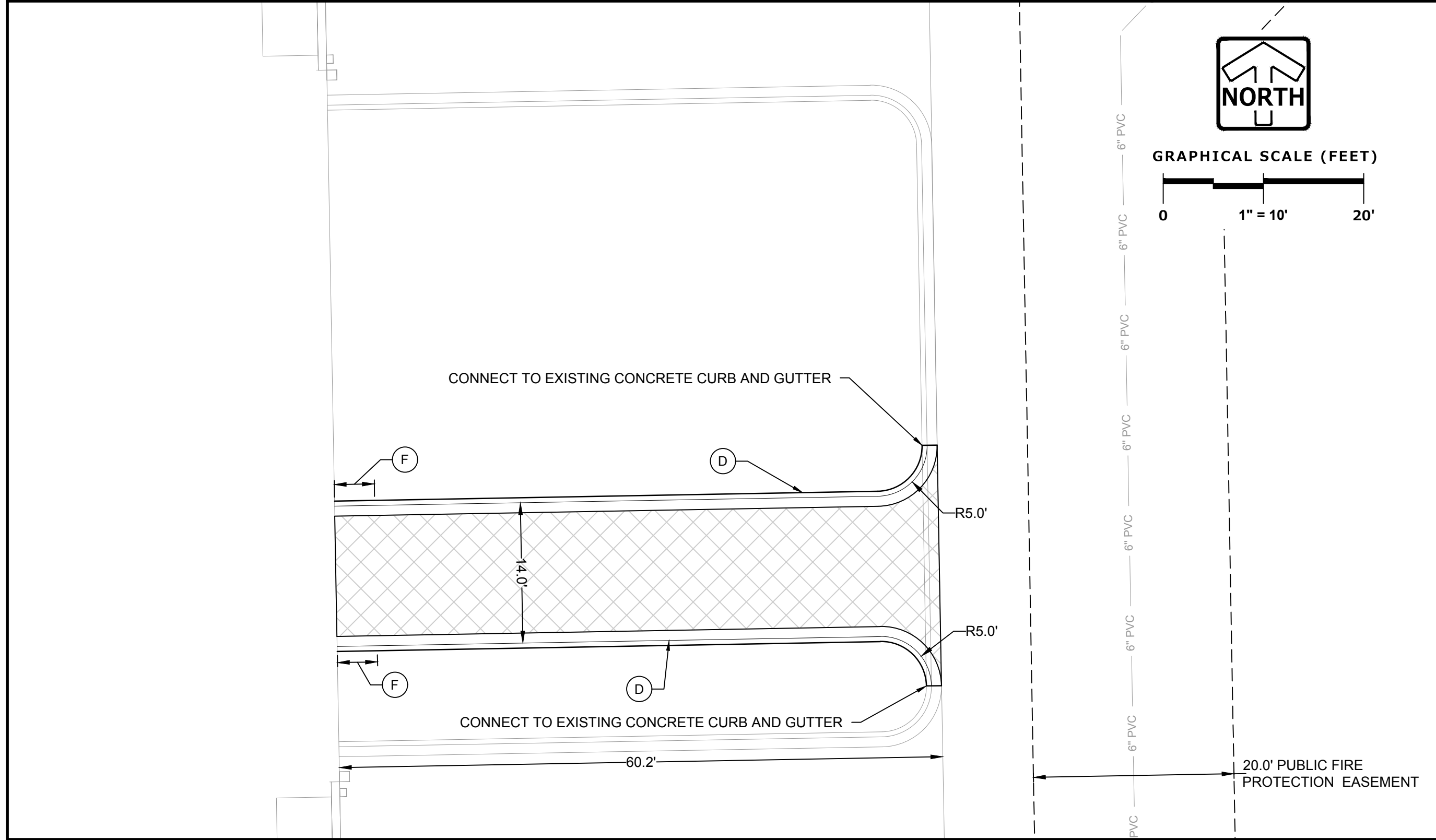
LEGEND

SANITARY MANHOLE	⊙	LIGHTING	—
STORM MANHOLE	⊙	ELECTRICAL CABLE	—
CATCH BASIN	⊙	ELECTRICAL TRANSFORMER OR PEDESTAL	⊠
INLET	⊙	POWER POLE	⊙
VALVE BOX	⊙	POWER POLE WITH LIGHT	⊙
FIRE HYDRANT	⊙	GUY WIRE	⊙
BUFFALO BOX	⊙	STREET SIGN	⊙
CLEANOUT	⊙	CONTOUR	749
SANITARY SEWER	—	TREE WITH TRUNK SIZE	⊙
FORCE MAIN	—	CONCRETE SIDEWALK	—
STORM SEWER	—	EASEMENT LINE	—
WATER MAIN	—		

EXISTING CONDITIONS SURVEY:

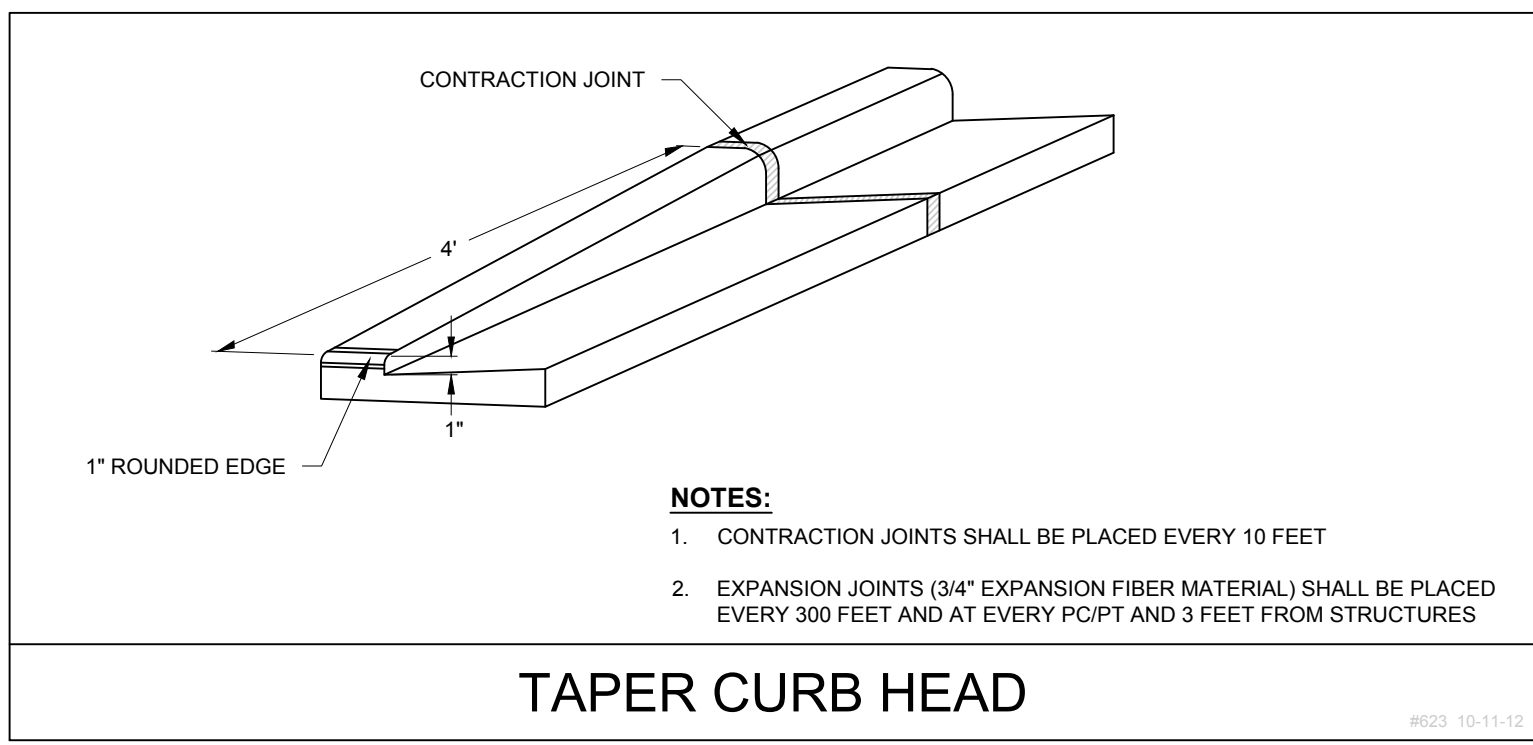
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SITE DIMENSIONAL & PAVING PLAN

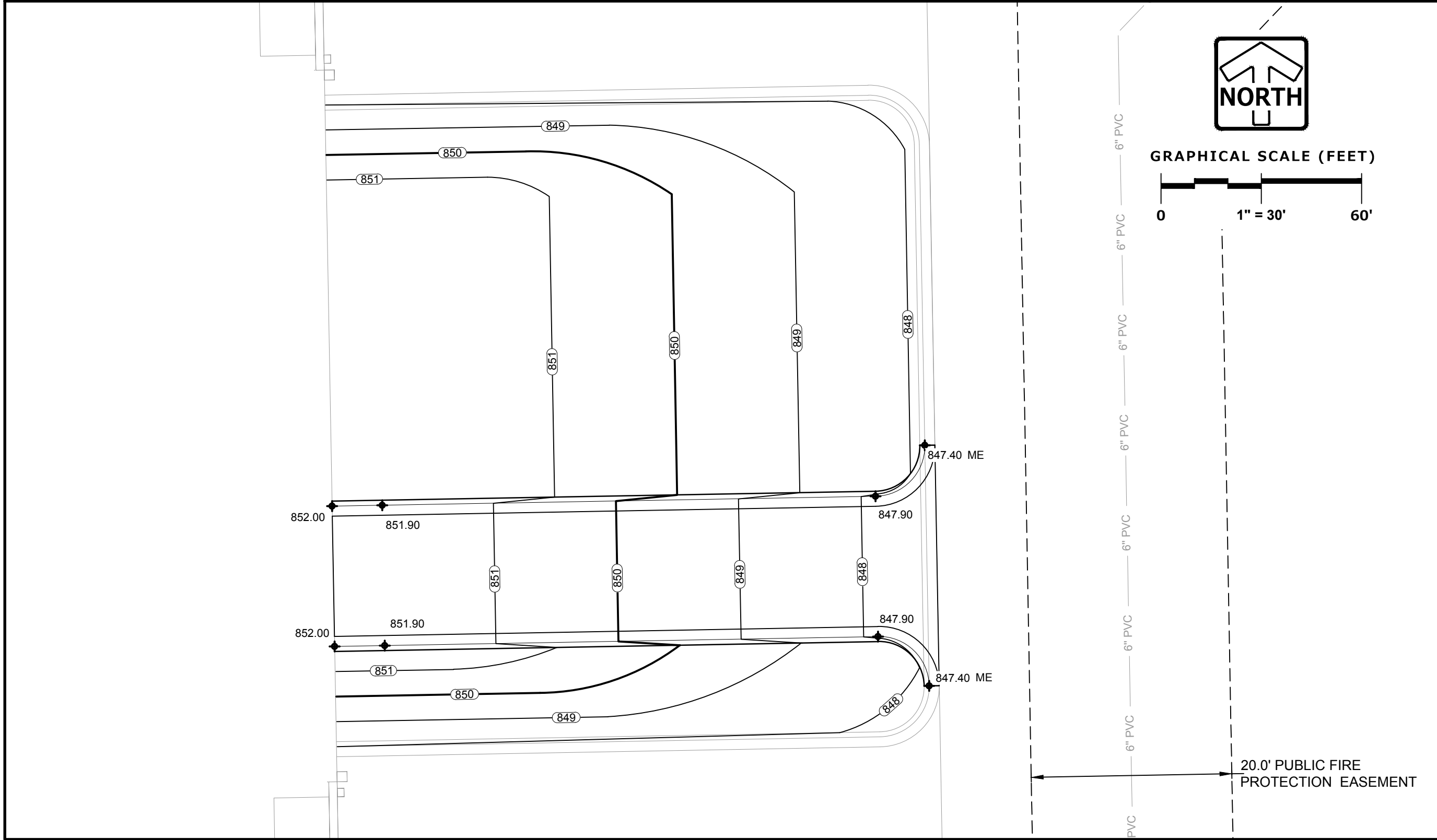


LEGEND

HEAVY DUTY PAVEMENT	—
1" 1/2" DENSE AGGREGATE BASE COURSE (1-1/4" DENSE VIRGIN LIMESTONE)	—
5" ASPHALTIC CONC. (2 LIFTS)	—
3/4" UPPER LAYER (SMT 50-20 5)	—
2.0" LOWER LAYER (SMT 50-20 5)	—
18" CURB & GUTTER (SEE DETAIL)	—
18" REVERSE CURB & GUTTER (SEE DETAIL)	—
TAPER CURB HEAD (SEE DETAIL)	—



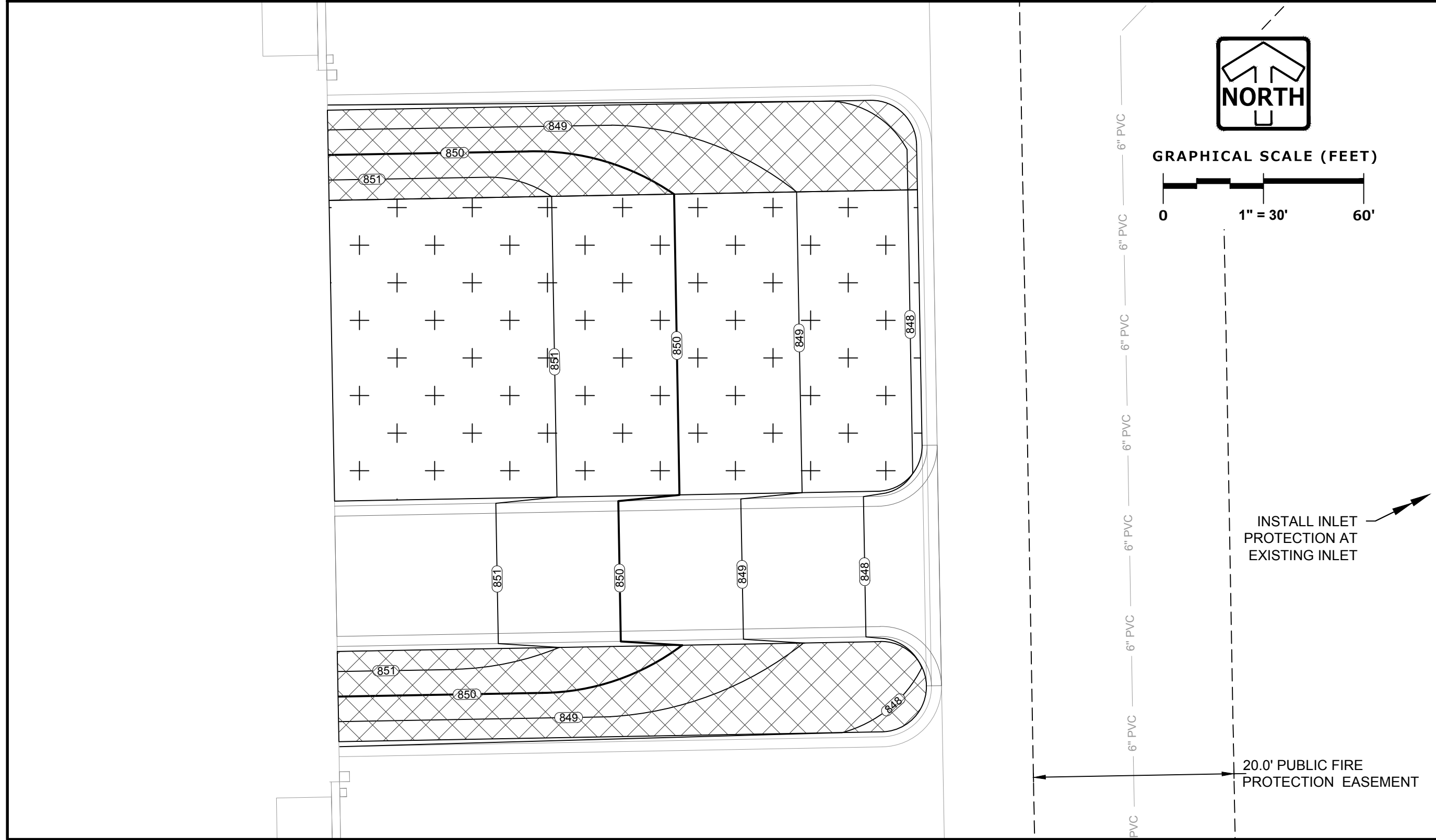
GRADING PLAN



LEGEND

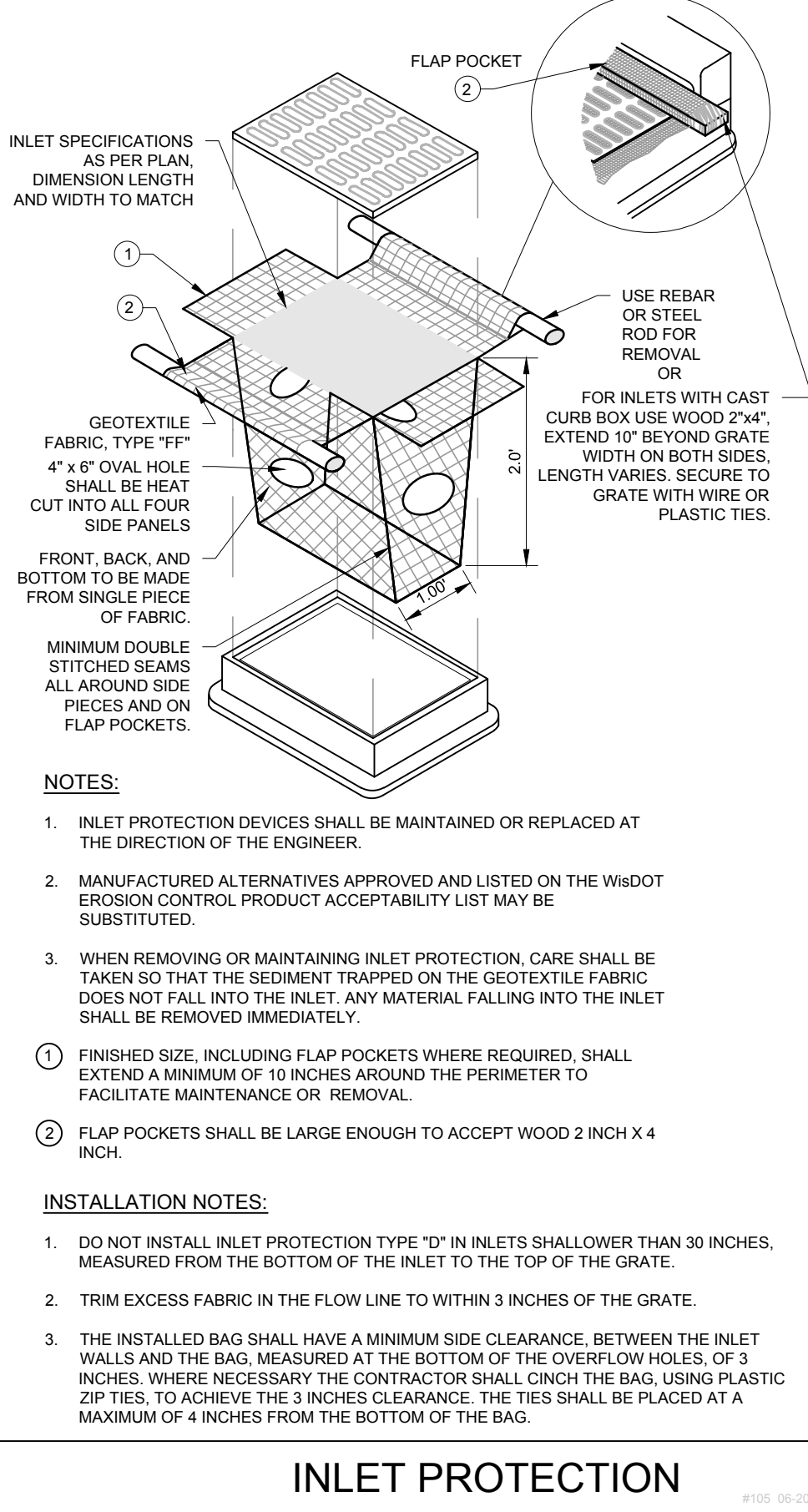
SANITARY MANHOLE	⊙	DITCH OR SWALE	—
STORM CATCH BASIN	⊙	FLOODPLAIN	—
CURB CATCH BASIN	⊙	OVERFLOW RELIEF ROUTING	—
CONTOUR	749	CURB AND GUTTER	—
SPOT ELEVATION	750.00	REVERSE PITCH CURB & GUTTER	—
DIRECTION OF SURFACE FLOW	→		
MATCH EXISTING	ME		

SITE STABILIZATION PLAN



LEGEND

SANITARY SEWER MANHOLE	⊙	SILT FENCE	—
STORM SEWER MANHOLE	⊙	INLET PROTECTION	—
STORM STORM CATCH BASIN (ROUND CASTING)	⊙	CONSTRUCTION ENTRANCE	—
STORM SEWER CATCH BASIN (RECTANGULAR CASTING)	⊙	HYDROSEED (PER MANUFACTURER SPECIFICATIONS)	—
RISER	⊙	EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S75 OR EQUAL)	—
PRECAST FLARED END SECTION	⊙		
CLEANOUT	⊙		
PROPOSED CONTOUR	750.0		
PROPOSED SPOT ELEVATION	750.0		



STOFFEL NEW OVERHEAD
DOOR AND RAMP
GERMANTOWN, WI

PARKING ADDITION SITE PLAN

REVISIONS

1	2	3	4	5	6	7	8	9	10

SHEET
C-1
C-1

FOR REVIEW ONLY
OVERHEAD DOOR AND RAMP SITE PLAN
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