

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, June 13, 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 #2559 326 1786 Password: XjQ4hB7KaB4 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=m246764b0e56025aa3f2f2f6cc7c1c7ff>

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** May 9, 2022 and May 23, 2022
- V. **NEW BUSINESS**
 - A. Mike Faber, Agent for Capstone Quadrangle - N128 W21077 Holy Hill Road – Revised Site Development Plans (grading and landscaping). **(ACTION)**
 - B. JSD Professional Services, Inc., Agent for Steve Dahlke LLC, Property Owner of Criterion Barrels – W172 N13052 Division Road. Site Plan Review for a 12,108 sqft Building Addition. **(ACTION)**
 - C. Fastsigns, Agent for Chaz Hastings and Veracruz Restaurant and Germantown Marketplace LLC, Property Owner – N112 W16290 Mequon Road. Sign Review **(ACTION)**
 - D. Novanhayenh Sayaovang, Property Owner - N128 W16481 Holy Hill Road. Zoning Permit to Install a 6 Foot Fence in the Front Yard. **(ACTION)**
 - E. Alix Kettleson, Property Owner – W168 N10290 Wildrose Lane. Zoning Permit to install a 6 Foot Fence in the Front Yard. **(ACTION)**
 - F. Elizabeth Vogt, Property Owner – W127 N10865 Coneflower Circle. Zoning Permit to install a Fence in a Drainage Easement. **(ACTION)**
 - G. Trevor Todd, Property Owner – N109 W16642 Carriage Avenue. Zoning Permit to install a fence in a Drainage Easement. **(ACTION)**

VI. **ANNOUNCEMENTS**

VII. **ADJOURNMENT**

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

PLAN COMMISSION MINUTES

May 9, 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 and Tony Laszewski were in attendance. Commissioner Bob Williams was absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

PUBLIC INPUT:

- Melanie Smythe, N140W17938 Cedar Lane - gave suggestions on how to conduct the 2050 Plan meetings.
- Trustee Baum said he received questions asking what would be discussed tonight on the 2050 Plan and stated he would table the item if any decisions were going to be made tonight.

APPROVAL OF MINUTES:

MOTION Baum second Shadid to Approve the Minutes from April 25, 2022.

MOTION carried unanimously.

Village of Germantown-Proposed Creation of Tax Increment District No. 9-Boundaries and Project Plan. Director Retzlaff summarized the proposal. Phil Cosson, Ehlers reviewed the project plan. Commissioner Nilles said he noticed some numbers had changed from what was in the plan. Mr. Cosson explained the changes were due to changing interest rates.

Public hearing opened at 7:06 pm.

- Trustee Jan Miller, W151 N10297 Windsong Circle, asked if there was an incentive program for other TID districts and how many were utilized.

Public Hearing closed at 7:11 pm.

MOTION Baum second Shadid to Approve TID #9 as presented including the resolution and boundaries, amount dollars and timeframe.

MOTION carried unanimously.

Todd and Cindy Wetterau - property owners, are requesting approval of a rezoning application and 2-lot certified survey map to redivide 57.4 acres on Fond du Lac Avenue. Director Retzlaff summarized the proposal.

Public hearing opened at 7:14 pm.

- Todd Roskopf, N124 W18325 Lovers Lane asked if small lots could be proposed in the future and if the zoning changed again would notice be sent to the neighbors if that happened. Director Retzlaff explained the property has the potential to be divided further and that the neighbors would be notified if and when that would happen.

Public hearing closed at 7:17 pm.

MOTION Baum second Shadid to Approve rezoning the property from the A-1: Agricultural District to the A-2: Agricultural District as proposed.

MOTION carried unanimously.

MOTION Baum second Laszewski to Approve the proposed 2-lot Certified Survey Map (CSM) for the Todd & Cindy Wetterau and Kyle Wurster property on Fond du Lac Ave/STH145 subject to the following conditions:

- 1. All technical issues and plan corrections identified by the Public Works Department engineer surveyor shall be addressed and reflected in a revised CSM submitted to the Village prior to recording.**
- 2. A wetland delineation shall be conducted with the wetland boundary and 25' wetland setback shown on the CSM prior to recording.**
- 3. Soil tests indicating the location and what type of on-site sanitary septic system can be supported on the two proposed lots shall be provided to the Village and shown on the CSM prior to recording the CSM.**
- 4. Right-of-way shall be dedicated along the following roads/highways as required under the Village's Subdivision & Platting Code:**
 - a. Holy Hill Road 50' feet south of the section/center line;**
 - b. Lovers Lane 40' north of the section/center line;**
 - c. Fond du Lac Ave/STH145 50' north & south of the section/center line**

MOTION carried unanimously.

Keith and Carrie Ceman - W189 N12712 Deerwood Circle, property owners of a 3.4-acre lot are seeking approval of a 2-lot certified survey map and a rezoning of proposed lot 2 from Rs-2: Single-family to Rs-3 Single family. Associate Planner Zandt summarized the proposal.

Public hearing opened at 7:23 pm

- Adam Forstner, W190 N12705 Deerwood Circle, spoke in favor of the proposal.
- Ryan Giesen, N127 N18880 Dandee Drive, spoke in favor of the proposal.
- Dan Rothe, N127 W18933 Dandee Drive, spoke in favor of the proposal.

Public hearing closed at 7:26 pm.

MOTION Baum second Shadid to Approve the proposed rezoning request for Keith and Carrie Ceman to rezone proposed Lot 2 (1.3976 acres) from Rs-2: Single-Family to Rs-3: Single-Family, as proposed.

MOTION carried unanimously.

MOTION Baum second Nilles to Approve the proposed 2-lot Certified Survey Map (CSM) for the Keith and Carrie Ceman property (W189N12712 Deerwood Circle) to create one additional lot buildable for a single-family dwelling, subject to the following condition:

- 1. All technical issues and plan correction identified by the Village's engineering consultant and Public Works Director in the memo dated April 15, 2022 shall be addressed and reflected in a revised CSM submitted and approved by the Village Engineer prior to recording the CSM.**

MOTIN carried unanimously.

Chili's Restaurant - N96 W18640 County Line Road. The property owner has submitted plans for a façade update to the existing building. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the site and building plans for the proposed façade update for the Chili's restaurant located at N96 W18640 County Line Road subject to the following (2) conditions:

- 1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the architectural plans dated October 1, 2021, unless superseded by subsequent plan sheets approved by the Village Planner or pursuant to revisions required herein and/or by the Plan Commission.***
- 2. Electrical permits shall be obtained from SafeBuilt prior to the installation or modification of any electrical components.***

Discussion followed on the red LED border along the roof line. Nandini, architect Brinker International, explained the LED lights have a very soft red/orangish glow. She will check to make sure the lights meet the code requirements. Chairman Wolter asked if there would be any replacement plantings. Nandini said if something is dying the manager will bring that up during the refresh or would be replaced with ongoing maintenance.

MOTION to Amend Baum second Shadid to add condition #3 that staff and the developer evaluate the sight landscaping and bring anything into compliance that is not.

MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

2050 Comprehensive Plan; Review of April 11 Rural Preservation Workshop. Director Retzlaff reviewed the following items:

1. 2050 Plan Discussion: Reviewed comments from the last workshop regarding the Rural Preservation District and discussed making changes to the borders.
2. May 23rd Workshop - The workshop will provide an opportunity for more feedback on land use and development. Discussion on how to conduct the workshop.
3. Use of Mentimeter Polling: Agreed to try to and use this polling again at the May 23rd workshop.
4. Mai Fest 2050 Table - there will be a shared table at this event on Saturday, May 21st and Sunday, May 22nd to provide information to residents on the 2050 Plan and give them an opportunity to provide their feedback. Village Trustee's will be asked to volunteer to help and ask residents for their input on what kind of development they want to see or not see in the Village of Germantown.

This item was for discussion only. No action was taken

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:18 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

PLAN COMMISSION MINUTES
2050 Plan Workshop
May 23, 2022

CALL TO ORDER: Trustee Baum called the meeting to order at 6:35 pm.

2050 Comprehensive Plan Workshop - Neighborhoods, District and Corridor Land Use & Development: Director Retzlaff opened the meeting and introduced Craig Huebner from Graef, who gave a presentation on 2050 Plan.

This workshop meeting was divided into Trustee District tables so residents could view the potential future land uses for their neighborhood, district or corridor. Discussion followed at each table where residents provided their input and ideas. Residents were encouraged to visit other tables if interested in other areas of the Village and included a table for the Village Center District.

ADJOURNMENT: There being no further business, the meeting was adjourned at 8:37 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

SITE PLAN REVIEW

6/13/22 Plan Commission Meeting

Capstone Quadrangle Development Company / Capstone 41

Village Planner Report

Germantown, Wisconsin

Summary

Mike Faber, agent for Capstone Quadrangle Development Company and CQ WI 2021 LLC, property owner, is requesting approval of revised site development plans (grading and landscaping) for the 203,580 sqft industrial building located within the Capstone 41 Business Park and Holy Hill Road Gateway District.

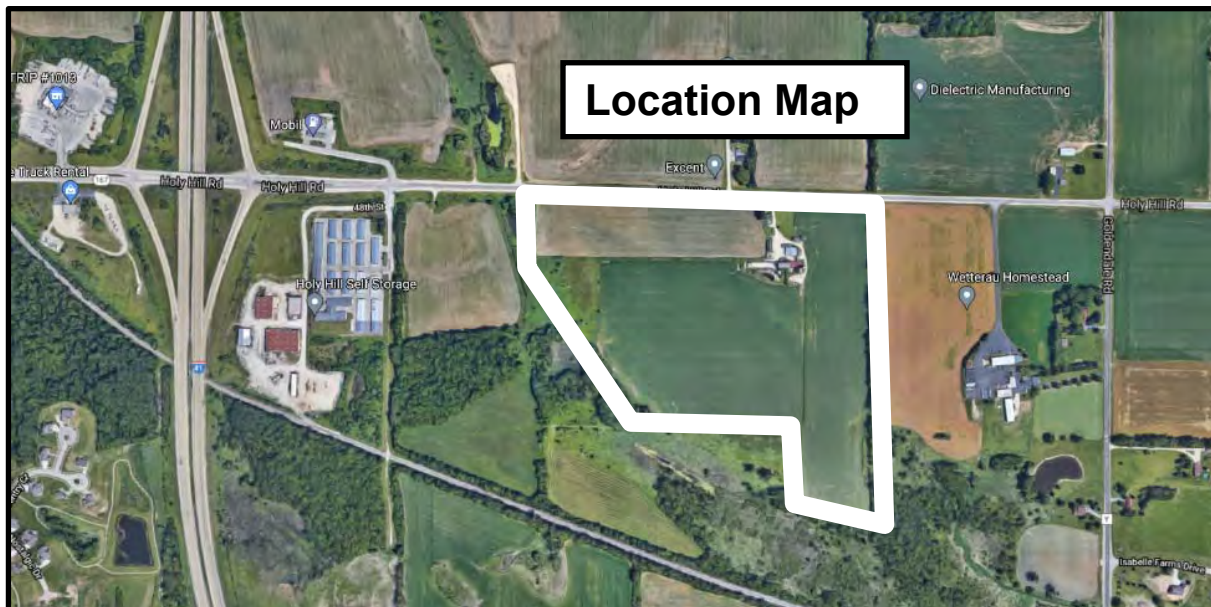
Property Location: N128 W21000 Holy Hill Road (Holy Hill Road District - TID#7)

Applicant/

Property Owner: Mike Faber, Capstone Quadrangle
CQ WI 2021 LLC
W24222 Riverwood Drive
Waukesha, WI

Current Zoning: M-1: Limited Industrial

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



Background/Proposal

In August 2021, the Plan Commission approved site development and building plans for Phase 1 of the 52.5-acre Capstone 41 Business Park, including a 203,580 sqft industrial building.

Condition #10 of the Plan Commission approval requires:

10. The amount of landscaping and berm height & design for the area along the north elevation of the building abutting Holy Hill Road shall be supplemented with additional berming and landscaping. Additional landscaping including a mix of evergreen and deciduous trees shall be installed along the west side of the truck parking/staging area west of the building to provide a better (future) visual screen of the truck activity. A revised landscape & berm plan shall be prepared and submitted to the Plan Commission for review and approval prior to issuance of an initial occupancy permit for the 203,580 sqft building.

To satisfy this condition, revised landscaping and grading plans have been prepared and submitted for Plan Commission approval.

As shown in the revised plans, renderings and “drive-by” videos, additional plantings have been added along the west side of the truck parking/staging area, and, along to the north elevation abutting Holy Hill Road with modifications to the berm height and undulation. “Drive-by” videos along Holy Hill road at two different time intervals, at the time of planting g and at 5 years growth, have been prepared as requested by the Plan Commission.

Staff Comments

At the time the plans were approved last August, staff reported that there is insufficient area between the north side of the building and the Holy Hill Road property line within which to install any significant berm and/or landscaping. The grading plan indicated a straight and continuous berm (vs. undulating and serpentine) approximately 400' in length and a height of up to 918' will be installed along the north side of the building. Two small areas at either end have an increased height up to 920'. Staff indicated that with a finished floor elevation of 915' for the building and a tentative re-constructed road elevation of approximately 915 feet, the proposed berm would have had minimal impact (a 2'-3' net increase in height). Consequently, staff recommended that the amount of landscaping and berm height needs to be supplemented with additional berm height and plantings since the proposal is to install “no mow” turf on the berm so the grade of those areas could be steeper allowing for more height and variability of the berm.

Staff recommends approval of the revised berm height and additional plantings shown in the plans and renderings.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the revised site development plans for Phase 1 of the Capstone 41 Business Park and the 203,580 sqft industrial building subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following revised plans:
 - a. *Grading Plan Sheet EX-1 (Screening Berm Revisions) dated June 1, 2022;*
 - b. *Landscaping Plan Sheets L-1 to L-5 dated September 20, 2021;*
2. All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit for the shell building.



1 June 2022

Mr. Jeff Retzlaff
Village Planner
Village of Germantown
N112 W17001 Mequon Road
Germantown, Wisconsin 53022

Re: Capstone 41: Landscape Plan and Berm enhancements

Dear Jeff:

Under separate cover, I have sent you the following items (prepared by our civil engineer Pinnacle) to address the Plan Commission request for modifications to our berm and landscape plan:

- Revised Berm grading exhibit drawing EX-1 dated 6/1/2021, prepared 5/24/2022
- Revised Landscape Plan sheets L1-L5, revision date 9/20/2021
- Landscape Plan (highlighted to show upgrades) dated 9/29/2021
- Renderings from Holy Hill Road (Seven .jpg images, both time of planting and 5-6 yr point) 9/30/2021
- Drive-By Landscape videos (at time of planting and 5-6 yr age) 9/30/2021
- Comparison spreadsheet of landscape quantities

Berm.

We are happy to increase the height/size of the berm. We are severely pinched between our property line and the critical drive lane around the building, so we need to increase the slopes in a few spots to accomplish that. I have no problem with steeper slopes where mowing is not applicable - like this situation – please refer to the proposed revised berm grading. On this drawing exhibit, the top panel has the current grading plan with the blue proposed revisions overlaid, so you can easily identify the changes. The bottom panel is the "clean" version of just the revised grades. As you will note, the height has been raised in several places fairly significantly but undulating both vertically and horizontally to create a more natural look within the space we have to work. We think higher than this is not feasible since we cannot change the grades out in the Right-of-Way, and the slopes would get too steep. But these revisions do raise the height measurably – as much as 4 and 5 feet higher – and also create some nice undulations.

Plantings.

The Plan Commission determination on August 9, 2021 also required that we supplement the landscape material quantities along our Holy Hill Road frontage on the berm, in order to help better screen the truck court, and also asked if it was possible to provide a “drive-by” video rendering to help the Village assess what the landscape density would be (at both installation and at a more mature size at the 5-6 year point). We have modified the landscape plantings by adding good quantities, and we think the drawings, renderings, and videos convey that the truck court is suitably screened. Due to the grades of Holy Hill Road relative to the grade of the truck court, even prior to raising the berms, the most important visual range is the 0’ – 10’ above the berm height. Thus the most beneficial of the added plantings are in that “relevant zone”.

Our landscape architect (Dale Bunderson of Pinnacle Engineering Group) advises that this planting density is as close together as he would recommend for normal plant health. It would be possible to pack more in, but Dale states that is generally frowned upon, because the trees grow into each other, competing for sunlight and moisture / nutrients, and in the long run would not be as healthy nor live as long as trees with proper spacing for optimal health.

In assessing the increased plant material proposed, you should keep in mind that the drive-by video was prepared last fall before we increased berm height, so the actual screening benefit will be even greater than the video shows.

I would note that we also asked our landscape architect to prepare an analysis of our landscape frontage planting density, comparing to both of our immediate neighbors across Holy Hill Road. (he was also the landscape architect for those projects). As you can see, our quantities compare very favorably against both the Zilber spec building and the Briggs building.

I look forward to the Plan Commission meeting and hope the Plan Commission agrees that this is a good result with a vote to approve the revised berm and landscape plans. Thanks Jeff.

Sincerely,
CQ WI 2021, LLC



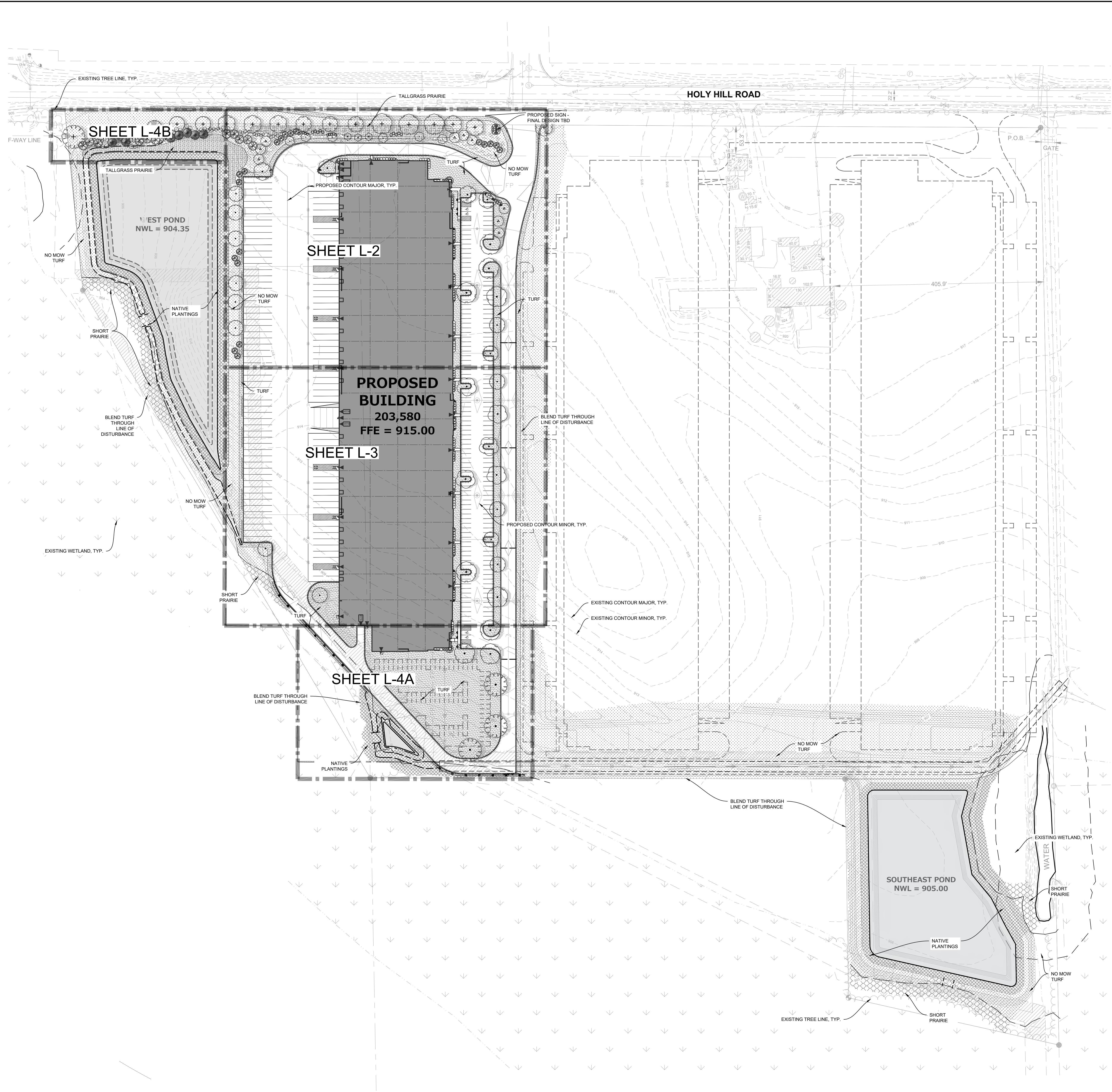
Michael Faber

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

DESIGNED: JSH

REVIEWED: DAB

PRINTED: JSH



PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	SIZE
ASM	4	Acer saccharum / Sugar Maple 60' T x 45' W	2.5" Cal.
ASM2	6	Acer saccharum / Sugar Maple 60' T x 45' W	3" Cal.
AAB	9	Amelanchier x grandiflora 'Autumn Brilliance' / Autumn Brilliance Serviceberry 20' T x 20' W	8' Ht.
CNC2	3	Catalpa speciosa / Northern Catalpa 55' T x 35' W	3" Cal.
GTS	9	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Locust 60' T x 50' W	2.5" Cal.
GTS2	3	Gleditsia triacanthos inermis 'Shademaster' / Shademaster Locust 60' T x 50' W	3" Cal.
GDK	5	Gymnocladus dioica / Kentucky Coffee Tree 60' T x 45' W	2.5" Cal.
MPM	6	Malus x 'Prairie Maid' / Prairie Maid Crabapple 20' T x 25' W	1.5" Cal.
MR2	3	Malus x 'Royal Raindrops' / Royal Raindrops Crabapple - Multi-Stem 20' T x 15' W	8' Ht.
OXS	3	Quercus x schuetii / Swamp Bur Oak 70' T x 65' W	2.5" Cal.
OXS2	3	Quercus x schuetii / Swamp Bur Oak 70' T x 65' W	3" Cal.
TTS	14	Tilia tomentosa 'Sterling' / Sterling Silver Linden 60' T x 35' W	2.5" Cal.
TTS2	3	Tilia tomentosa 'Sterling' / Sterling Silver Linden 60' T x 35' W	3" Cal.
EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	SIZE
ACF	11	Abies concolor / White Fir 25' T x 25' W	5' Ht.
PGB	19	Picea glauca 'Densata' / Black Hills Spruce 30' T x 15' W	5' Ht.
PSW	8	Pinus strobus / Eastern White Pine 60' T x 30' W	5' Ht.
SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
DKO	6	Diervilla lonicera 'Kodiak Orange' / Kodiak Orange Diervilla 4' T x 4' W	2' Ht.
HAN	6	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea 5' T x 5' W	2' Ht.
HBO	14	Hydrangea paniculata 'Bobo' / Bobo Hydrangea 3' T x 3' W	2' Ht.
HVS	27	Hydrangea paniculata 'Vanilla Strawberry' / Vanilla Strawberry Panicle Hydrangea 6' T x 5' W	2' Ht.
IVH	10	Itea virginica 'Little Henry' / Little Henry Sweetpire 3' T x 3' W	2' Ht.
RPP	18	Rosa rugosa 'Purple Pavement' / Purple Pavement Rugosa Rose 5' T x 5' W	2' Ht.
SBE	13	Sambucus nigra 'Black Lace' / Black Lace Elderberry 7' T x 7' W	2' Ht.
SMC	6	Spiraea japonica 'Magic Carpet' / Magic Carpet Spirea 2' T x 3' W	2' Ht.
SMP	8	Syringa meyeri 'Palibin' / Dwarf Korean Lilac 5' T x 6' W	2' Ht.
SVS	16	Syringa vulgaris 'Sensation' / Sensation Lilac 11' T x 8' W	3' Ht.
VA	20	Viburnum dentatum 'Autumn Jazz' / Autumn Jazz Arrowwood Viburnum 14' T x 4' W	3' Ht.
EVERGREEN SHRUBS	QTY	BOTANICAL / COMMON NAME	SIZE
JSG	22	Juniperus chinensis 'Sea Green' / Sea Green Juniper 5' T x 6' W	2' Ht.
JBO	4	Juniperus sabina 'Buffalo' / Buffalo Juniper 1' T x 6' W	24" W
JSP	12	Juniperus x 'J.N Select Blue' / Star Power Juniper 15' T x 8' W	4' Ht.
PPS	12	Picea abies 'Pumila' / Pumila Spruce 3' T x 4' W	24" W
PMS	8	Pinus mugo 'Slowmound' / Slowmound Mugo Pine 3' T x 3' W	24" W
TMD	6	Taxus x media 'Densiformis' / Densiform Yew 5' T x 5' W	2' Ht.
TTI	20	Taxus x media 'Tautonii' / Tauton Yew 4' T x 5' W	2' Ht.
THH	6	Thuja occidentalis 'Holmstrup' / Holmstrup Cedar 14' T x 4' W	4' Ht.
ORNAMENTAL GRASSES	QTY	BOTANICAL / COMMON NAME	SIZE
CFO	6	Calamagrostis x a 'Overdam' / Overdam Reed Grass 24" T x 24" W	1 gal.
CK3	22	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 36" T x 30" W	1 gal.
MSO	12	Miscanthus sinensis 'Oktoberfest' / Oktoberfest Miscanthus 48" T x 36" W	1 gal.
PN3	26	Panicum virgatum 'Northwind' / Switch Grass 48" T x 30" W	1 gal.
SB4	24	Schizachyrium scoparium 'Blue Heaven' / Blue Heaven Little Bluestem 36" T x 30" W	1 gal.
STD	12	Sporobolus heterolepis 'Tara' / Prairie Dropseed 15" T x 20" W	1 gal.
PERENNIALS	QTY	BOTANICAL / COMMON NAME	SIZE
AS2	12	Allium x 'Summer Beauty' / Summer Beauty Allium 18" T x 18" W	4.5" cont.
AVR	10	Astilbe chinensis 'Vision in Red' / Vision in Red Astilbe 15" T x 18" W	4.5" cont.
CAL	42	Calamintha nepeta / Calamint 12" T x 18" W	4.5" cont.
CVZ	5	Coreopsis verticillata 'Zagreb' / Zagreb Coreopsis 20" T x 18" W	4.5" cont.
EMS	16	Echinacea purpurea 'Magnus Superior' / Magnus Superior Coneflower 28" T x 16" W	4.5" Cont.
HSO	10	Hemerocallis 'Stella De Oro' / Stella De Oro Daylily 12" T x 20" W	4.5" Cont.
HPP	28	Heuchera m 'Palace Purple' / Palace Purple Coral Bells 18" T x 18" W	4.5" Cont.
HGS	5	Hosta x 'Gold Standard' / Gold Standard Hosta 20" T x 50" W	4.5" cont.
HPA	7	Hosta x 'Patriot' / Patriot Hosta 20" T x 38" W	4.5" cont.
LBS	13	Leucanthemum x 'Becky' / Becky Shasta Daisy 15" T x 15" W	4.5" Cont.
NWL	14	Nepeta x 'Walker's Low' / Walker's Low Catmint 20" T x 28" W	4.5" Cont.
SMN	40	Salvia nemorosa 'May Night' / May Night Sage 18" T x 18" W	4.5" Cont.

GROUND COVERS

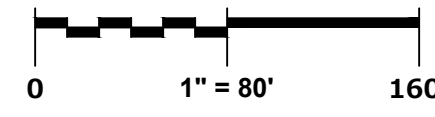
	63,508 sf	Native Plantings / AGRECOL RAINWATER RENEWAL MIX
	26,447 sf	SHORTGRASS PRAIRIE- MESIC / AGRECOL SHORTGRASS PRAIRIE MESIC MIX
	15,299 sf	Tallgrass Prairie - Mesic / Agrecol Tall Grass Prairie
	103,462 sf	Turf Hydroseed / Reinders - Cadet 70/30 Fescue/Blue Mix
	283,327 sf	Turf Hydroseed Low Grow / Reinders No Mow/Low Grow Mix

NOTES

- REFER TO INDIVIDUAL SHEETS FOR PLANTING KEY AND SPECIES CALLOUTS



GRAPHICAL SCALE (FEET)





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CAPSTONE 41
GERMANTOWN, WI

LANDSCAPE PLAN OVERVIEW

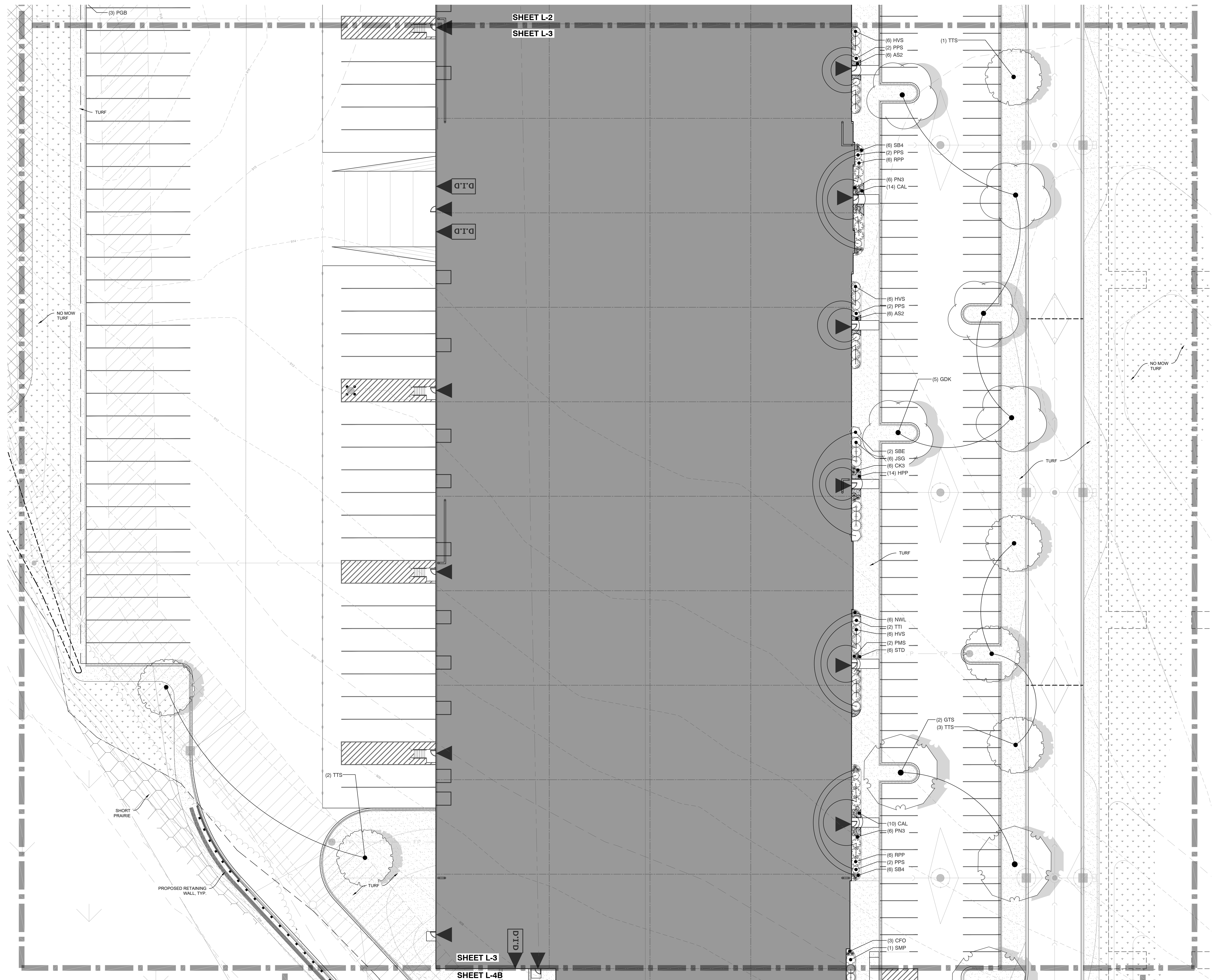
REVISIONS	
1. BID SET	07/30/21
2. PER VILLAGE COMMENTS	08/09/21
3. TRUCK COURT MODIFICATIONS	08/13/21
4. PER VILLAGE COMMENTS	09/20/21

REG. NO. 1262.00A-WI	ALJS
REG. NO.	ALJS
START DATE	06/01/21
SCALE	1" = 80'
SHEET	L-1
OF	L-5



REVISIONS	
1	BID SET 07/30/21
2	PER VILLAGE COMMENTS 08/09/21
3	TRUCK COURT MODIFICATIONS 08/13/21
4	PER VILLAGE COMMENTS 09/20/21

SHEET
 L-2
 OF
 L-5



PLANT KEY	
TREES	BOTANICAL / COMMON NAME
ASM	Acer saccharum Sugar Maple
ASM2	Acer saccharum Sugar Maple
AAC	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Serviceberry
CN2	Calluna speciosa Northern Catalpa
GTS	Gleditsia triacanthos inermis 'Shademaster' Shademaster Locust
GTS2	Gleditsia triacanthos inermis 'Shademaster' Shademaster Locust
GDKG	Gymnocladus dioica Kentucky Coffee Tree
MPM	Malus x 'Prairie Magic' Prairie Maid Crabapple
MR2	Malus x 'Royal Raindrops' Royal Raindrops Crabapple - Multi-Stem
QXS	Quercus x schuettii Swamp Bur Oak
QXS2	Quercus x schuettii Swamp Bur Oak
TT2	Tilia tomentosa 'Sterling' Sterling Silver Linden
TT2S	Tilia tomentosa 'Sterling' Sterling Silver Linden
EVERGREEN TREES	BOTANICAL / COMMON NAME
ACF	Abies concolor White Fir
PGB	Picea glauca 'Denata' Black Hills Spruce
PSW	Pinus strobus Eastern White Pine
SHRUBS	BOTANICAL / COMMON NAME
DKO	Diervilla lonicera 'Kodiak Orange' Kodiak Orange Diervilla
HAN	Hydrangea arborescens 'Annabelle' Annabelle Smooth Hydrangea
HBO	Hydrangea paniculata 'Bobo' Bobo Hydrangea
HVS	Hydrangea paniculata 'Vanilla Strawberry' Vanilla Strawberry Panicle Hydrangea
IHP	Itea virginica 'Little Henry' Little Henry Sweetgum
RVP	Rosa rugosa 'Purple Pavement' Purple Pavement Rugosa Rose
SBE	Sambucus nigra 'Black Lace' Black Lace Elderberry
SMC	Spiraea japonica 'Magic Carpet' Magic Carpet Spirea
SMS	Syringa meyeri 'Palibin' Dwarf Korean Lilac
SVP	Syringa vulgaris 'Sensation' Sensation Lilac
VA	Viburnum dentatum 'Autumn Jazz' Autumn Jazz Arrowwood Viburnum
EVERGREEN SHRUBS	BOTANICAL / COMMON NAME
JBG	Juniperus chinensis 'Sea Green' Sea Green Juniper
JSO	Juniperus sabina 'Buffalo' Buffalo Juniper
JSP	Juniperus x 'J.N Select Blue' Star Power Juniper
PFS	Picea abies 'Pumila' Pumila Spruce
PMS	Pinus mugo 'Slowmound' Slowmound Mugo Pine
TMD	Taxus x media 'Densiformis' Densiform Yew
TTI	Taxus x media 'Tauntoni' Taunton Yew
THH	Thuja occidentalis 'Holmstrup' Holmstrup Cedar
ORNAMENTAL GRASSES	BOTANICAL / COMMON NAME
CFO	Calamagrostis x a 'Overdam' Overdam Reed Grass
CK3	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass
MSO	Miscanthus sinensis 'Oktoberfest' Oktoberfest Miscanthus
PN3	Panicum virgatum 'Northwind' Switch Grass
S4	Schizachyrium scoparium 'Blue Heaven' Blue Heaven Little Bluestem
STD	Sporobolus heterolepis 'Tara' Prairie Drossed
PERENNIALS	BOTANICAL / COMMON NAME
AS2	Allium x 'Summer Beauty' Summer Beauty Allium
AVR	Astilbe chinensis 'Vision in Red' Vision in Red Astilbe
CAL	Calamintha nepeta Calamint
CVZ	Coreopsis verticillata 'Zagreb' Zagreb Coreopsis
EMS	Echinacea purpurea 'Magnus Superior' Magnus Superior Coneflower
HMO	Hemerocallis 'Stella De Oro' Stella De Oro Daylily
HPP	Heuchera m 'Palace Purple' Palace Purple Coral Bells
HGS	Hosta x 'Gold Standard' Gold Standard Hosta
HPS	Hosta x 'Patriot' Patriot Hosta
LBA	Lucaethernum x 'Becky' Becky Shasta Daisy
NWL	Nepeta x 'Walker's Low' Walker's Low Catmint
SMN	Salvia nemorosa 'May Night' May Night Sage

GROUND COVERS	BOTANICAL / COMMON NAME
	Native Plantings AGRECOL RAINWATER RENEWAL MIX
	SHORTGRASS PRAIRIE- MESIC AGRECOL SHORTGRASS PRAIRIE MESIC MIX
	Tallgrass Prairie - Mesic Agrecol Tall Grass Prairie
	Turf Hydroseed Reinders - Cadeet 70/30 Fescue/Blue Mix
	Turf Hydroseed No Mow/No Grow Reinders No Mow/No Grow Mix



GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

REVISIONS

1.	BID SET	07/30/21			
2.	PER VILLAGE COMMENTS	08/09/21			
3.	TRUCK COURT MODIFICATIONS	08/13/21			
4.	PER VILLAGE COMMENTS	09/20/21			

AJS

SHEET

L-3

OF
L F

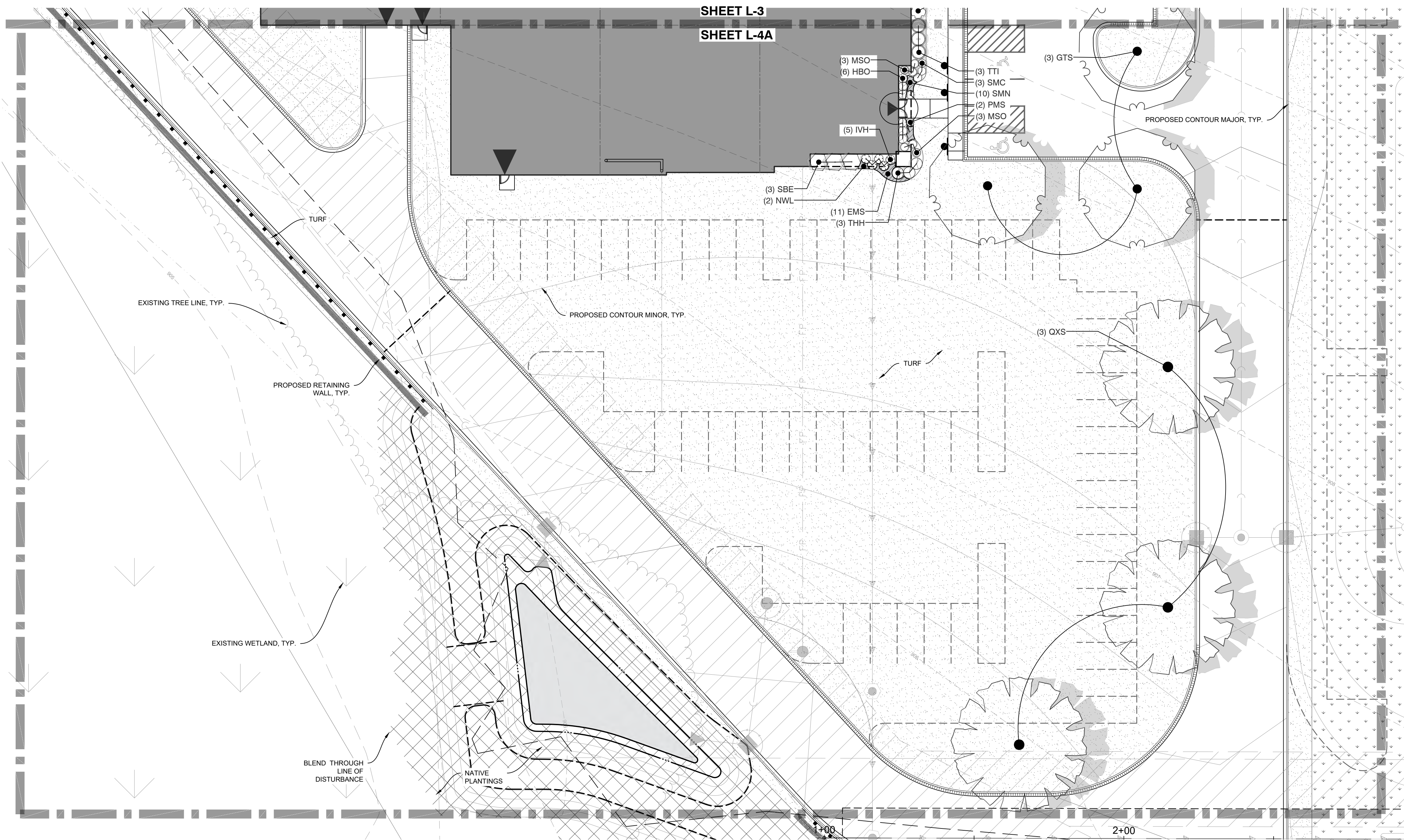
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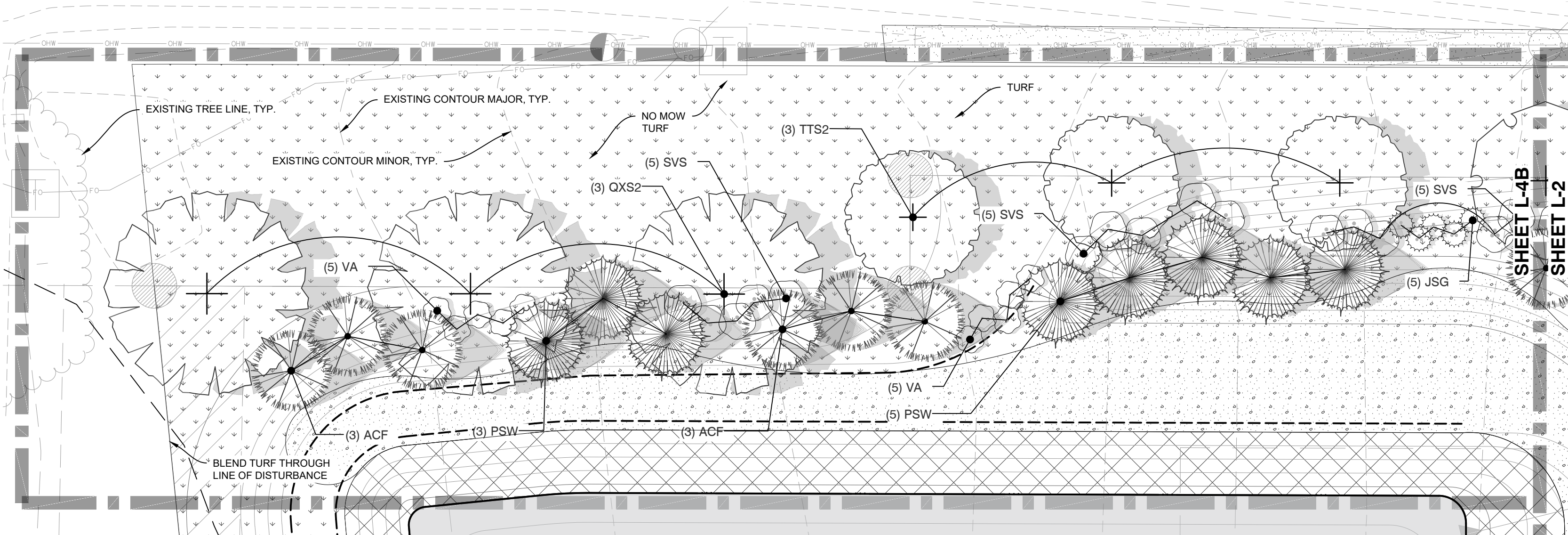
REVIEWED: DUB

DESIGNED: JSJ

DRAWN: JSJ



ENLARGEMENT L-4A
SCALE: 1"=20'



ENLARGEMENT L-4B
SCALE: 1"=20'

PLANT KEY

TREES	BOTANICAL / COMMON NAME
ASM	Acer saccharum Sugar Maple
ASM2	Acer saccharum Sugar Maple
AAB	Amelanchier x grandiflora 'Autumn Brilliance'
CNC2	Autumn Brilliance Serviceberry
GTS	Catalpa speciosa Northern Catalpa
GTS2	Gleditsia triacanthos inermis 'Shademaster'
GDK	Gleditsia triacanthos inermis 'Shademaster'
MPM	Gymnocladus dioica Kentucky Coffee Tree
MR2	Malus x 'Prairie Maid'
OXS	Malus x 'Royal Raindrops'
OXS2	Royal Raindrops Crabapple - Multi-Stem
TTS	Quercus x schuettii Swamp Bur Oak
TTS2	Quercus x schuettii Swamp Bur Oak
EVERGREEN TREES	Tilia tomentosa 'Sterling'
ACF	Tilia tomentosa 'Sterling'
PGB	Tilia tomentosa 'Sterling'
PSW	Tilia tomentosa 'Sterling'
SHRUBS	Abies concolor
DKO	White Fir
HAN	Picea glauca 'Denesta'
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HVS	Pinus strobus
IVH	Eastern White Pine
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SBE	Kodiak Orange Diervilla
SMC	Hydrangea arborescens 'Annabelle'
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CFO	Magic Carpet Spirea
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CK3	Dwarf Korean Lilac
CK3	Syringa vulgaris 'Sensation'
CK3	Sensation Lilac
CK3	Viburnum dentatum 'Autumn Jazz'
CK3	Autumn Jazz Arrowwood Viburnum
CK3	Juniperus chinensis 'Sea Green'
CK3	Sea Green Juniper
CK3	Juniperus sabina 'Buffalo'
CK3	Buffalo Juniper
CK3	Juniperus x 'J.N. Select Blue'
CK3	Star Power Juniper
CK3	Picea abies 'Pumila'
CK3	Pumila Spruce
CK3	Pinus mugho 'Slowmound'
CK3	Slowmound Mugo Pine
CK3	Taxus x media 'Densiformis'
CK3	Densiform Yew
CK3	Taxus x media 'Tauntonii'
CK3	Taunton Yew
CK3	Thuja occidentalis 'Holmstrup'
CK3	Holmstrup Cedar
PERENNIALS	Calamagrostis x a 'Overdam'
ASZ	Overdam Reed Grass
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HGS	Schizachyrium scoparium 'Blue Heaven'
HPA	Blue Heaven Little Bluestem
LBS	Sporobolus heterolepis 'Tara'
NWL	Prairie Dropseed
SMN	Allium x 'Summer Beauty'
ALLIUM	Summer Beauty Allium
ASTILBE	Astilbe chinensis 'Vision in Red'
VISION	Vision in Red Astilbe
CELESTINE	Calamintha nepeta
CELESTINE	Calamintha nepeta
CELESTINE	Coreopsis verticillata 'Zagreb'
CELESTINE	Zagreb Coreopsis
CELESTINE	Echinacea purpurea 'Magnus Superior'
CELESTINE	Magnus Superior Coneflower
CELESTINE	Hemerocallis 'Stella De Oro'
CELESTINE	Stella De Oro Daylily
CELESTINE	Heuchera m 'Palace Purple'
CELESTINE	Palace Purple Coral Bells
CELESTINE	Hosta x 'Gold Standard'
CELESTINE	Gold Standard Hosta
CELESTINE	Hosta x 'Patriot'
CELESTINE	Patriot Hosta
CELESTINE	Leucanthemum x 'Becky'
CELESTINE	Becky Shasta Daisy
CELESTINE	Nepeta x 'Walker's Low'
CELESTINE	Walker's Low Catmint
CELESTINE	Salvia nemorosa 'May Night'
CELESTINE	May Night Sage

GROUND COVERS	BOTANICAL / COMMON NAME
	Native Plantings
	AGRECOL RAINWATER RENEWAL MIX
	SHORTGRASS PRAIRIE- MESIC
	AGRECOL SHORTGRASS PRAIRIE MESIC MIX
	Tallgrass Prairie - Mesic
	Agrecol Tall Grass Prairie
	Turf Hydroseed
	Reinders - Cadet 70/30 Fescue/Blue Mix
	Turf Hydroseed Low Grow
	Reinders No Mow/Low Grow Mix



GRAPHICAL SCALE (FEET)

0 1" = 20' 40'

REVISIONS

1	BID SET	07/30/21	
2	PER VILLAGE COMMENTS	08/09/21	
3	TRUCK COURT MODIFICATIONS	08/13/21	
4	PER VILLAGE COMMENTS	09/20/21	

SHEET
L-4
OF
L-5

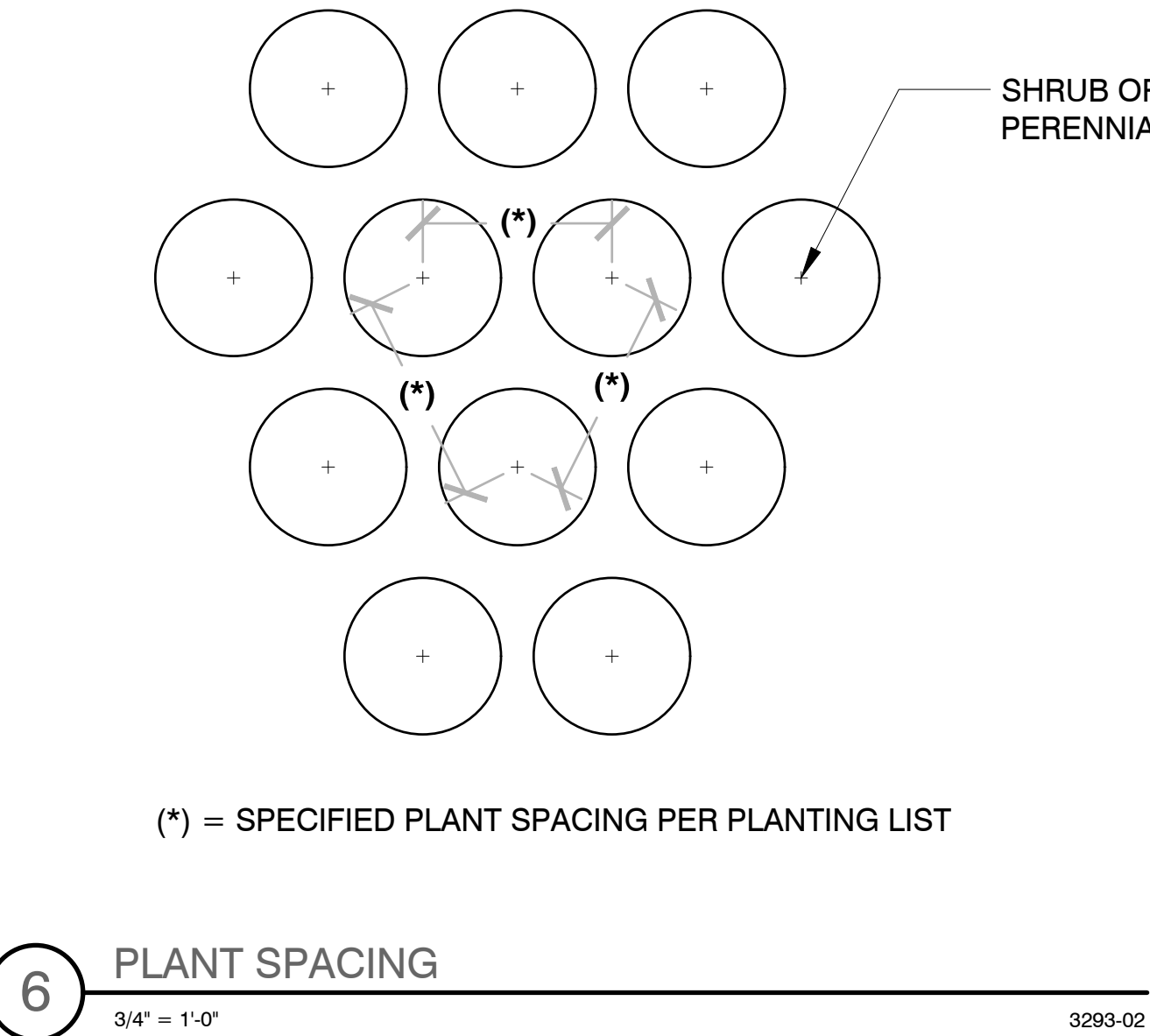
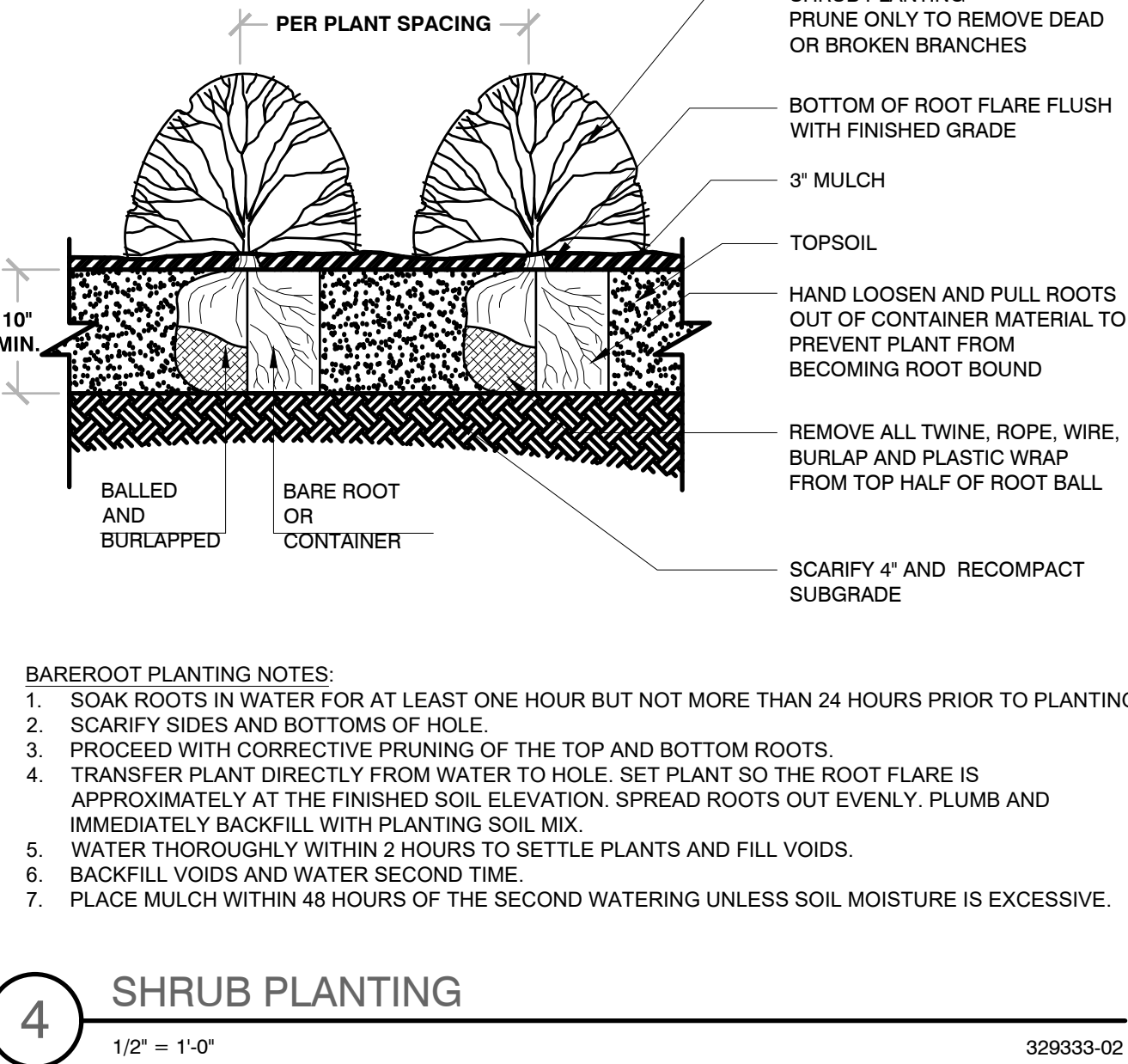
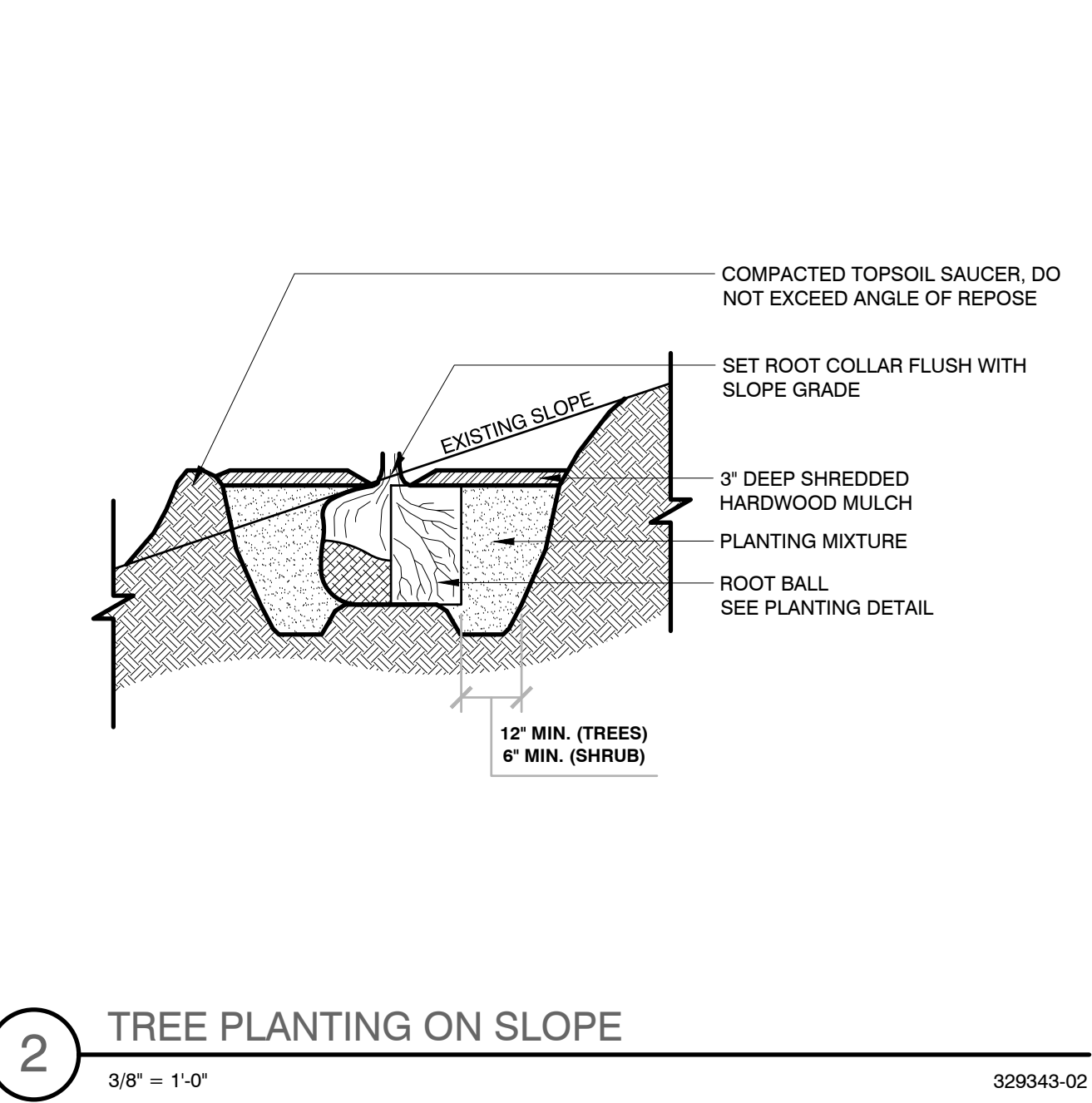
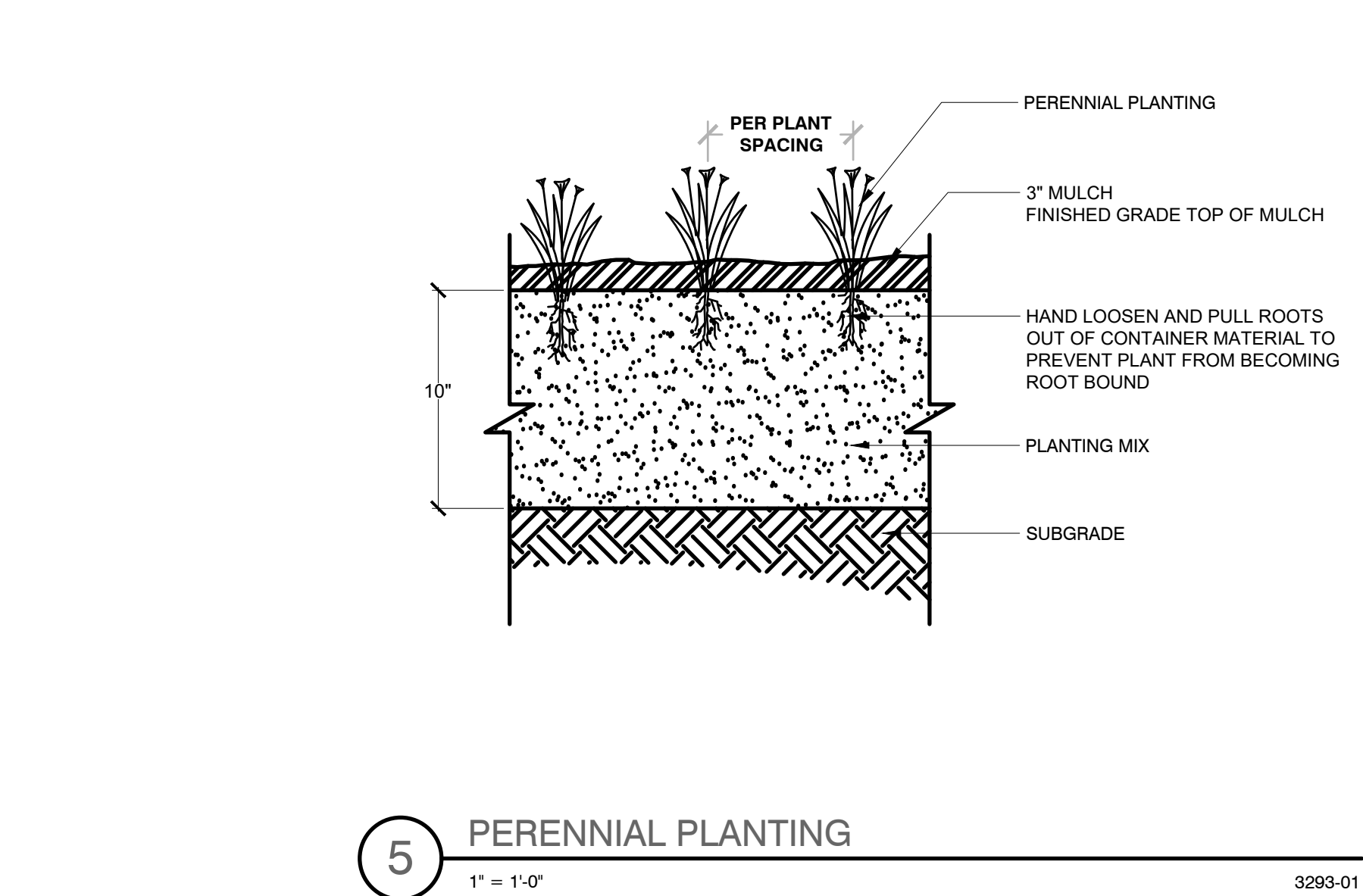
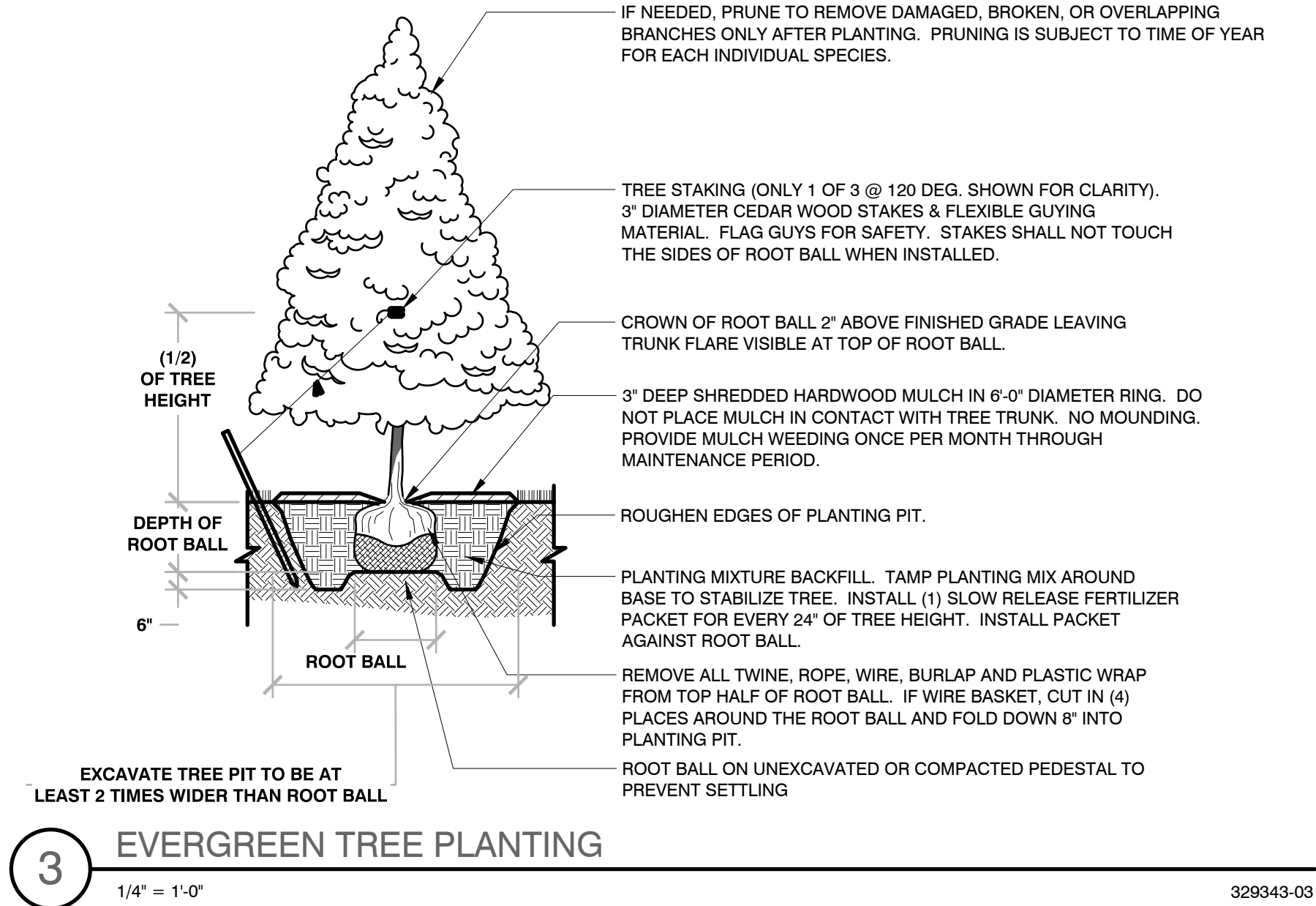
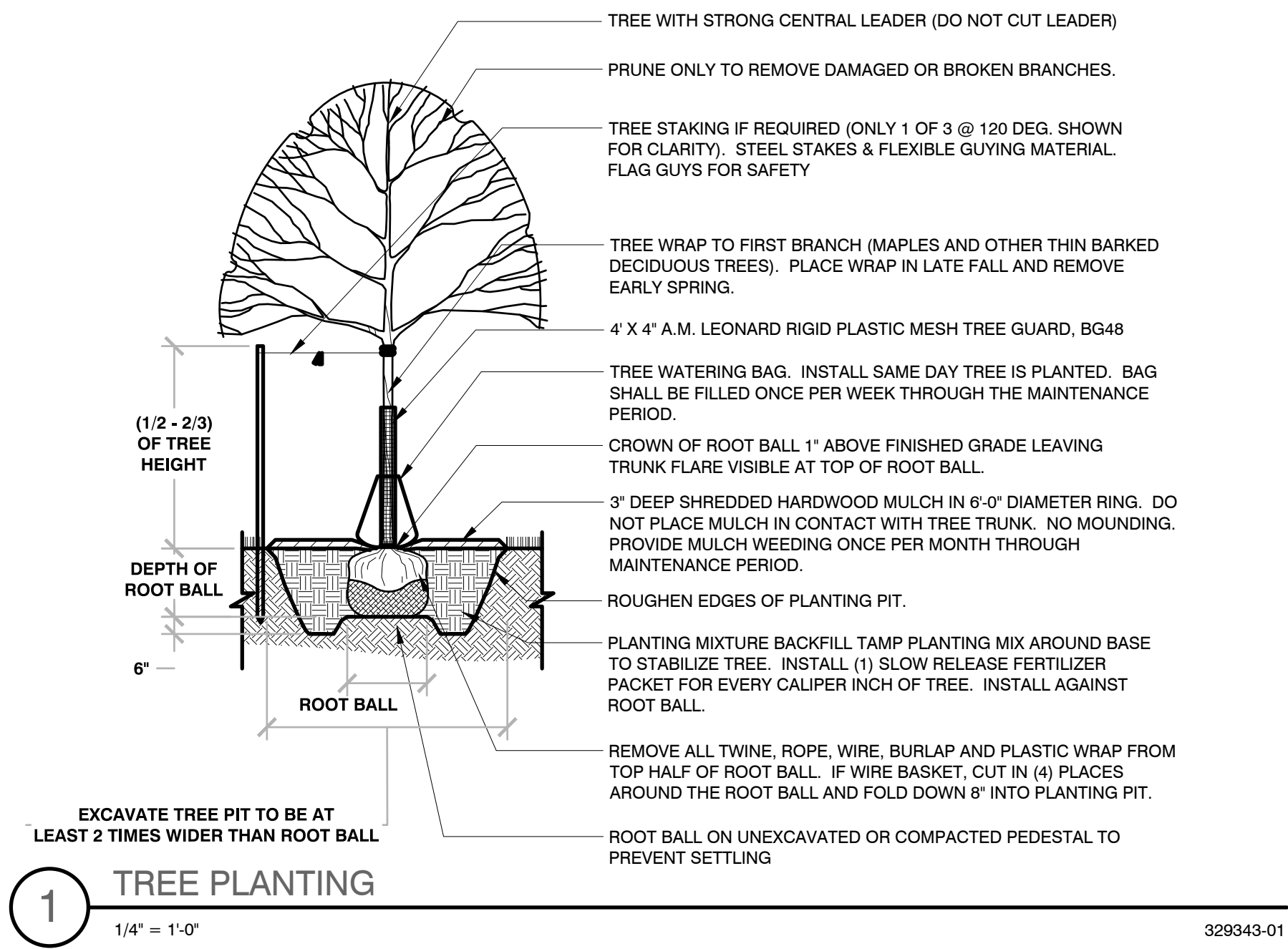
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GENERAL PLANTING NOTES

- THE LAYOUT OF ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS SHALL BE STAKED BY THE CONTRACTOR IN ADVANCE OF INSTALLATION. FLAGGING, STAKES, OR PAINT MAY BE USED TO DELINEATE LOCATIONS AS SCALED FROM THE PLANS. AN APPROVED REPRESENTATIVE WILL REVIEW THESE LOCATIONS WITH THE CONTRACTOR AND MAKE MINOR ADJUSTMENTS AS NECESSARY. BED LAYOUT SHALL ALSO INCLUDE PERENNIAL GROUPINGS BY SPECIES.
- THE CONTRACTOR IS RESPONSIBLE FOR INDEPENDENTLY DETERMINING THE PLANT MATERIAL QUANTITIES REQUIRED BY THE LANDSCAPE PLANS. REPORT ANY DISCREPANCIES TO THE LANDSCAPE ARCHITECT.
- NO PLANT MATERIAL OR PLANT SIZE SUBSTITUTIONS WILL BE ACCEPTED UNLESS APPROVAL BY THE LANDSCAPE ARCHITECT. ANY CHANGES SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT IN WRITING PRIOR TO INSTALLATION.
- ALL BNB STOCK SHALL BE NURSERY GROWN IN A CLAY LOAM SOIL FOR A MINIMUM OF THREE GROWING SEASONS WITHIN 200 MILES OF PROJECT LOCATION, IN A ZONE COMPATIBLE WITH USDA HARDINESS ZONE 5A. SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION. EXISTING SOIL SHALL BE AMENDED PER SOIL ANALYSIS REPORT TO ENSURE A PROPER GROWING MEDIUM IS ACHIEVED.
- ALL PLANT MATERIAL SHALL COMPLY WITH STANDARDS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK - Z60.1 ANSI. LANDSCAPE ARCHITECT OR OWNERS AUTHORIZED REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND POTENTIALLY REJECT ANY PLANT MATERIAL DEEMED TO NOT MEET THE REQUIRED STANDARDS.
- ALL STOCK SHALL BE FREE OF DISEASES AND HARMFUL INSECTS, DAMAGE, DISORDERS AND DEFORMITIES.
- TREES SHALL BE INSTALLED A MINIMUM DISTANCE OF 5' FROM ANY SEWER AND WATER LINES, 10' FROM DRIVEWAYS, LIGHT POLES, AND FIRE HYDRANTS.
- TREES SHALL BE INSTALLED A MINIMUM OF 25' FROM STREET CORNERS OF MINOR ROADS, AND 50' FROM STREET CORNERS OF ARTERIAL ROADS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS. FOR STREET TREE PLANTINGS, REFER TO TREE PLANTING DETAIL AND TO THE VILLAGE OF GERMANTOWN SPECIFICATIONS FOR PLANTING STREET TREES.
- TREES SHALL HAVE SINGLE, STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. MUTLI-STEM TREES SHALL HAVE 3-4 STRAIGHT TRUNKS AND WELL BALANCED BRANCH SYSTEMS. HEIGHT-TO-CALIPER RATIOS SHALL BE CONSISTENT WITH THE LATEST EDITION OF ANSI Z60.1.
- ROOT SYSTEMS SHALL BE LARGE ENOUGH TO ALLOW FOR FULL RECOVERY OF THE TREE, AND SHALL CONFORM TO STANDARDS AS THEY APPEAR IN THE MOST CURRENT REVISION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S AMERICAN STANDARD OF NURSERY STOCK ANSI Z60.1.
- BNB TREES SHALL BE DUG WITH A BALL OF SOIL, NOT SOFT BALLED OR POTTED AND SHALL BE FIRM IN THEIR ROOTBALL. ROOT BALL SHALL BE WRAPPED (WITH BIODEGRADABLE MATERIAL). THE TREE ROOT FLARE, OR COLLAR, SHALL BE AT OR WITHIN THE TOP THREE INCHES OF GRADE.
- ALL SPRING TREES MUST BE FRESHLY DUG IN THE MOST RECENT SPRING.
- ALL AUTUMN TREES MUST BE FRESHLY DUG IN THE MOST RECENT AUTUMN.
- TREES SHALL BE ALIVE, HEALTHY AND APPROPRIATELY MOIST, AT TIME OF DELIVERY. TREES SHALL BE SUBJECT TO INSPECTION FOR CONFORMITY TO SPECIFICATION REQUIREMENTS AND APPROVAL BY THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE. THE LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY TREES THAT DO NOT MEET THE SPECIFICATIONS OR THAT HAVE BEEN DAMAGED DURING SHIPMENT. THE LANDSCAPE INSTALLER MUST RECEIVE APPROVAL FROM LANDSCAPE ARCHITECT FOR ANY SUBSTITUTIONS OR ALTERATIONS.
- ALL PLANT MATERIAL SHALL BE INSTALLED IN ACCORDANCE WITH PLANTING DETAILS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 10" DEPTH OF PREPARED SOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 10" OF SOIL. REFER TO SOIL PLACEMENT NOTES.
- WHILE PLANTING TREES AND SHRUBS, BACKFILL $\frac{2}{3}$ OF PLANTING HOLE AND WATER TREE THOROUGHLY BEFORE INSTALLING THE REMAINDER OF SOIL MIXTURE. AFTER ALL SOIL HAS BEEN PLACED INTO THE PLANTING HOLE WATER THOROUGHLY AGAIN.
- THE CONTRACTOR MUST LABEL ALL TREES WITH THE COMMON AND BOTANICAL NAMES PRIOR TO FINAL INSPECTION.
- OAK TREES SHALL BE TREATED FOR TWO-LINE CHESTNUT BORER BOTH AT THE TIME OF INSTALLATION AND DURING THE SECOND GROWING SEASON.
- ALL PLANTING BEDS SHALL BE MULCHED WITH 3" DEEP SHREDDED HARDWOOD MULCH, AND ALL TREES PLANTED IN TURF AREAS SHALL RECEIVE A 3" DEEP SHREDDED HARDWOOD MULCHED RING AS SHOWN IN PLANTING DETAILS.
- ALL PLANTING BEDS AND TREE RINGS SHALL HAVE A 4" DEEP TRENCHED BED EDGE CREATED BY EITHER A FLAT LANDSCAPE SPADE OR MECHANICAL EDGER. BED EDGES ARE TO BE CUT CLEAN AND SMOOTH AS SHOWN ON LANDSCAPE PLANS WITH A CLEAR DEFINITION BETWEEN TURF AND PLANTING AREAS.
- ALL TURF SEED AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL. WITH APPROVAL, EXISTING SOIL MAY BE UTILIZED PROVIDED THE PROPER SOIL AMENDMENTS ARE TILLED THOROUGHLY INTO THE TOP 6" OF SOIL AS INDICATED IN THE SOIL PLACEMENT NOTES. REQUIRED AMENDMENTS SHALL BE DETERMINED BASED ON A SOIL ANALYSIS TO BE PERFORMED. ALL TOPSOIL AMENDMENT SHALL BE AGED WEED FREE MANURE OR CLASS 1 ORGANIC MATTER.
- FOR LAWN SEEDING, APPLY A STARTER FERTILIZER AND SEED UNIFORMLY AT THE RATE RECOMMENDED BY MANUFACTURER, AND PROVIDE A MULCH COVERING THAT IS SUITABLE TO PROMOTE SEED GERMINATION AND TURF ESTABLISHMENT. CONTRACTOR TO PROVIDE FERTILIZER, SEED, AND MULCH SPECIFICATIONS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION. EROSION CONTROL MEASURES ARE TO BE INSTALLED IN THOSE AREAS REQUIRING STABILIZATION (SWALES, SLOPES EXCEEDING 1:3, AND THOSE LOCATIONS INDICATED IN CIVIL DRAWINGS).
- THE CONTRACTOR TO ENSURE A SMOOTH, UNIFORM QUALITY TURF IS ACHIEVED WITH NO BARE SPOTS LARGER THAN 6" X 6". ANY BARE SPOTS LARGER THAN 6" X6" AT THE END OF ESTABLISHMENT PERIOD SHALL BE RESEEDD AT THE CONTRACTORS EXPENSE TO OBTAIN A DENSE, UNIFORM LAWN.
- ALL FINISH GRADING AND LAWN AREAS TO BE INSTALLED BY LANDSCAPE CONTRACTOR.
- ALL DISTURBED AREAS WITHIN THE PROJECT SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
- ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, INCLUDING ANY IRRIGATION LINES, PRIOR TO DIGGING. CONSULT DIGGERS HOTLINE.
- TREES SHALL BE INSTALLED NO CLOSER THAN:
 - 10 FEET FROM ANY FIRE HYDRANT
 - 7 FEET FROM STORM SEWER, SANITARY SEWER LATERALS, AND WATER SERVICE
- THE CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
- THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, FEES, AND LICENSES NECESSARY FOR THE INSTALLATION OF THIS PLAN.
- THE CONTRACTOR IS TO REVIEW ALL SITE ENGINEERING DOCUMENTS PRIOR TO INSTALLATION. ANY CONFLICTS MUST BE REPORTED TO THE LANDSCAPE ARCHITECT. THESE LANDSCAPE DRAWINGS ARE FOR THE INSTALLATION OF PLANT MATERIALS ONLY UNLESS OTHERWISE STATED.
- THE CONTRACTOR SHALL PROVIDE WATERING AND MAINTENANCE SERVICES FOR A PERIOD OF 60 DAYS TO ENSURE VEGETATIVE ESTABLISHMENT. UPON COMPLETION OF THE PROJECT, CONTRACTOR SHALL SUPPLY THE OWNER IN WRITING WITH ONGOING WATERING AND MAINTENANCE INSTRUCTIONS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT, VILLAGE FORESTER, AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.
- PLANT MATERIALS SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM TIME OF OWNER ACCEPTANCE. ONLY ONE REPLACEMENT PER PLANT WILL BE REQUIRED DURING THE WARRANTY PERIOD EXCEPT IN THE EVENT OF FAILURE TO COMPLY WITH THE SPECIFIED REQUIREMENTS.
- THE CONTRACTOR IS RESPONSIBLE TO CONDUCT A FINAL WALK THROUGH WITH THE LANDSCAPE ARCHITECT AND OR OWNERS REPRESENTATIVE TO ANSWER QUESTIONS, PROVIDE INSTRUCTIONS, AND ENSURE THAT PROJECT REQUIREMENTS HAVE BEEN MET.

SOIL PLACEMENT NOTES

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





PLAN | DESIGN | DELIVER

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

PINNACLE ENGINEERING GROUP

ENGINEERING | NATURAL RESOURCES | SURVEYING

CHICAGO | MILWAUKEE | NATIONWIDE

CAPSTONE 41

GERMANTOWN, WI

LANDSCAPE GENERAL NOTES & DETAILS

REVISIONS				SHEET L-5 OF L-5
1.	BID SET	07/30/21		
2.	PER VILLAGE COMMENTS	08/09/21		
3.	TRUCK COURT MODIFICATIONS	08/13/21		
4.	PER VILLAGE COMMENTS	09/20/21		

REG NO: 14262.00A-WI

REG PIN: ANS

START DATE: 06/01/21

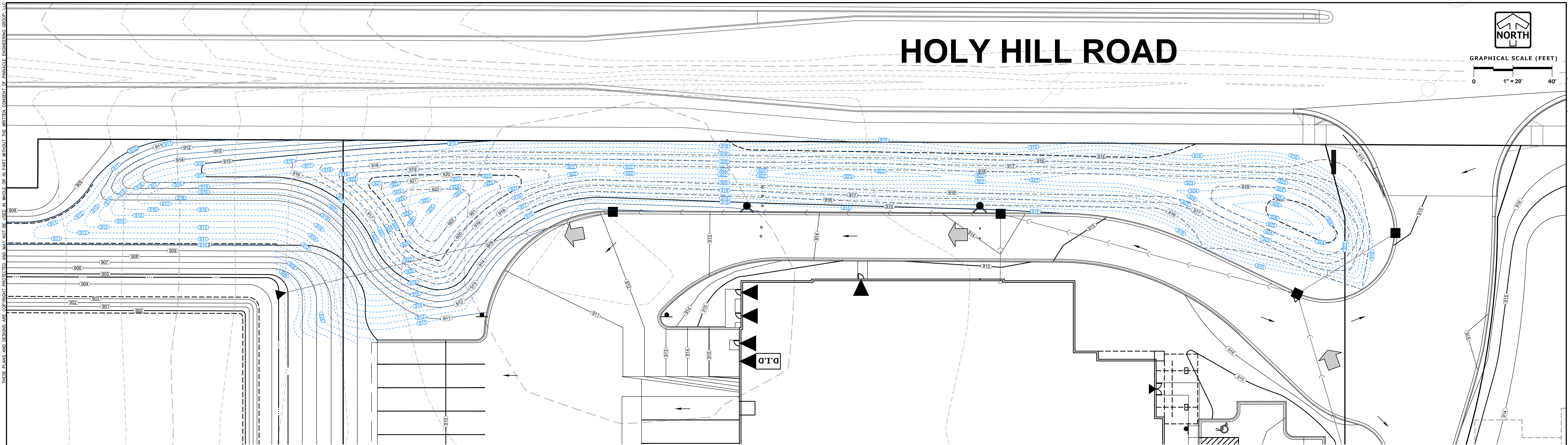
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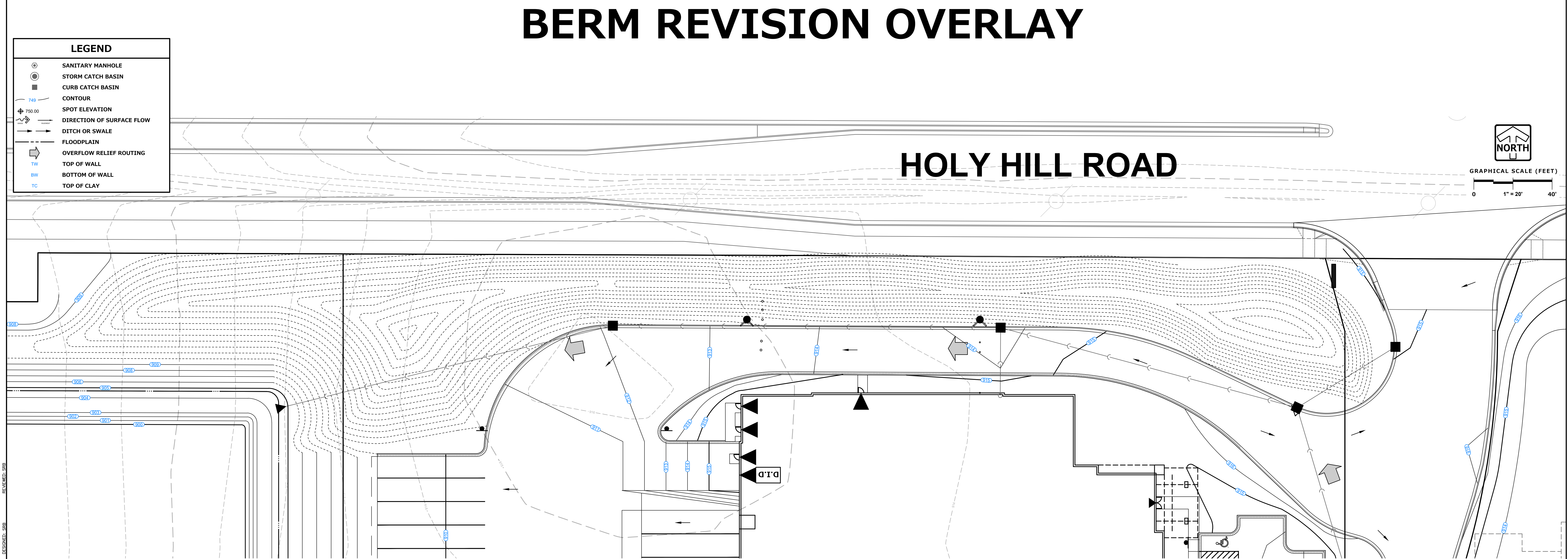
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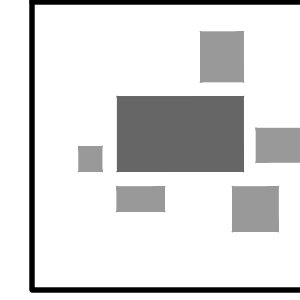
DESIGNED: SRB

REVIEWED: SRB



LEGEND	
	SANITARY MANHOLE
	STORM CATCH BASIN
	CURB CATCH BASIN
	CONTOUR
	SPOT ELEVATION
	DIRECTION OF SURFACE FLOW
	DITCH OR SWALE
	FLOODPLAIN
	OVERFLOW RELIEF ROUTING
	TOP OF WALL
	BOTTOM OF WALL
	TOP OF CLAY





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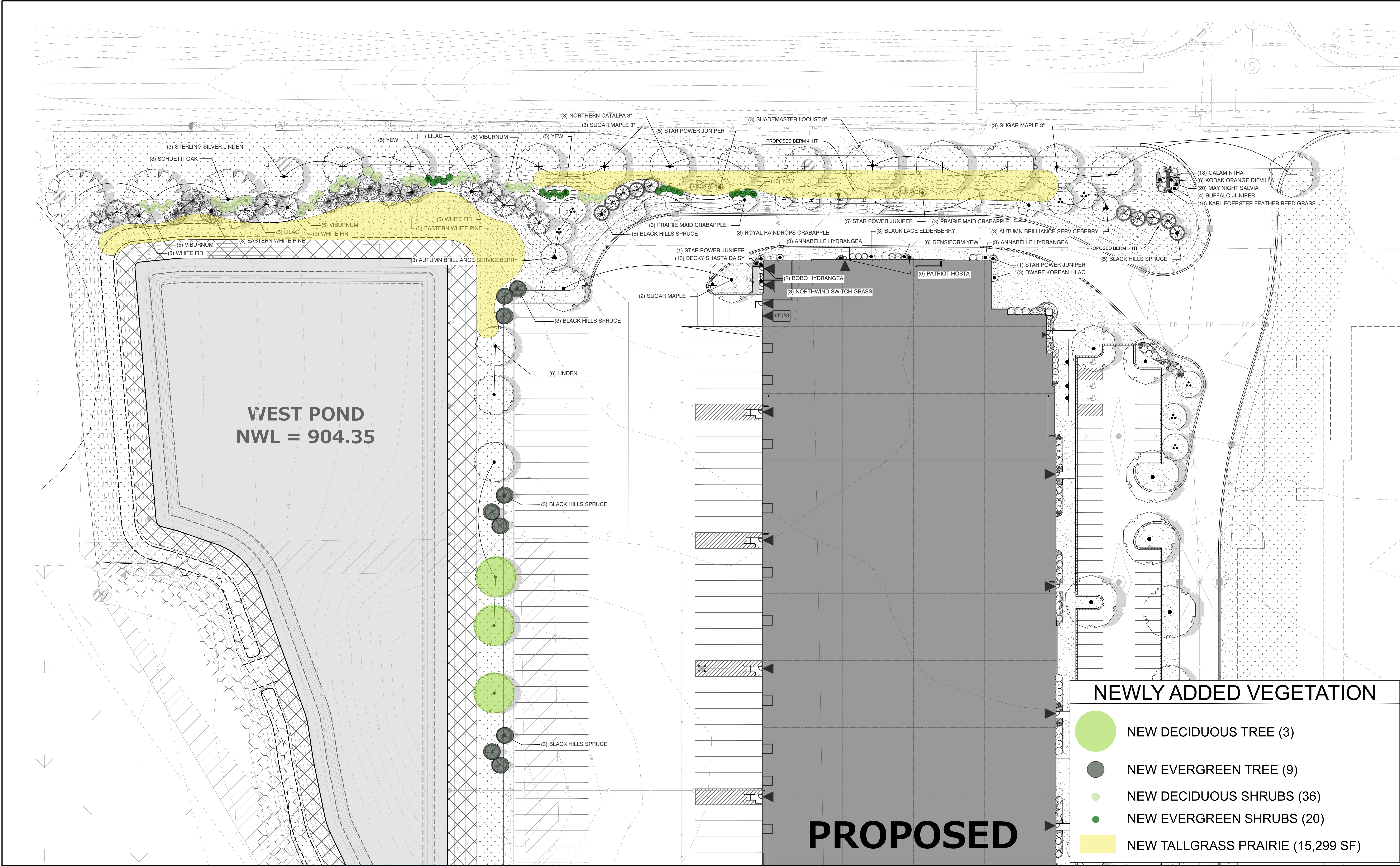
CAPSTONE 41
GERMANTOWN, WI

GRADING PLAN
SCREENING BERM REVISIONS

REVISIONS	
1	1
2	2
3	3
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5	5
6	6
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9	9
10	10

REG. NO. 1432.00A-WI
REG. NO. 1432.00A-WI
START DATE 06/07/21
SCALE 1" = 20'

SHEET
EX-1
of 1



HOLY HILL PROPOSED PLANTINGS FOR CAPSTONE 41

PINNACLE ENGINEERING GROUP

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

09/29/21

PLAN | DESIGN | DELIVER



Landscaping at Time of Planting 1



Landscaping at Time of Planting 2



Landscaping at Time of Planting 3



Landscaping at Time of Planting 4



Landscaping at Time of Planting 5



Landscaping at Time of Planting 6



Landscaping at Time of Planting 7



Landscaping after 5-6 years 1



Landscaping after 5-6 years 2



Landscaping after 5-6 years 3



Landscaping after 5-6 years 4



Landscaping after 5-6 years 5



Landscaping after 5-6 years 6



Landscaping after 5-6 years 7

SITE PLAN REVIEW

6/13/22 Plan Commission Meeting

JSD Professional Services, Inc. / Steven Dahlke LLC

Village Planner Report

Germantown, Wisconsin

Summary

Rizal Iskandarsjach, JSD Professional Services, Inc, agent for Steven Dahlke LLC, property owner, and Criterion Barrels Inc is requesting approval of site development & building plans for a 12,108 sqft addition to the existing Criterion Barrels facility located at W172N13052 Division Road.

Property Location: W172N13052 Division Road

Applicant/

Property Owner:

Rizal Iskandarsjach
JSD Professional Services, Inc.
Waukesha, WI

Steven Dahlke LLC
1615 Mayfield Road
Richfield, WI

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Residential/Industrial	Rs-3 / M-1
South	Industrial	M-1
East	Residential / Agricultural	Rs-1 / A-2
West	Residential	Rs-2 / Rs-4

Location Map



Background/Proposal

Rizal Iskandarsjach, JSD Professional Services, Inc, agent for Steven Dahlke LLC, property owner, and Criterion Barrels Inc is requesting approval of site development & building plans for a 12,108 sqft addition to the existing Criterion Barrels facility located at W172N13052 Division Road.

Criterion Barrels is an original equipment manufacturer (OEM) of rifle barrels. The business is open from 8am to 4pm and has only one shift. Over the past two years, Criterion Barrels has seen an increased demand for their product. The average number of employees at Criterion Barrel has increased from 31 to 44 employees and their production output has more than doubled.

Having outgrown their existing manufacturing space, Criterion Barrels is proposing a 12,108 square foot addition to their existing manufacturing building. The addition will allow for optimized product flow through manufacturing, allow for future growth on the shop floor, and make additional space for amenities such as additional bathrooms, kitchen/breakroom, additional office space, conference and meeting rooms, locker rooms and an inspection area.

The proposed building expansion and site improvements include the following:

- 12,108 sqft building addition (35,515 sqft total building)
 - o “Warm white” embossed insulated metal panels (IMP)
 - o Eight (8) clerestory windows for natural light
 - o New Overhead dock door and man door on the east side of the addition
- Relocate the existing electric meter/boxes, transformer, concrete pad and bollards to the southwest, near the south property line.
- Removal of concrete pads, retaining walls, and asphalt for the pad of the new addition
- Mill and replace the top 2” of asphalt on the south and east sides of the addition. 2-story office addition

Parking, Access & Traffic Circulation

Access will remain to/from Division Road by the two (2) existing driveways. No modifications will be made to the driveway or the general traffic pattern on the property. No additional parking stalls are proposed at this time. Any future parking improvements will require site plan approval review and approval by the Plan Commission.

Storm Water Management

The proposed addition will be located on already paved area on the site. As such, the total impervious surface on the site will increase by 520 square feet totaling 243,350 sqft or 78.3% of this 7.13-acre site (vs. the 80% maximum allowed) leaving 21.7% percent in green/open space. Storm water run-off from the proposed building addition will be conveyed to roof drains and inlet/catch basins and directed via storm sewer to an apron endwall located to the east of the asphalt pavement.

Utilities

A private well and holding tank will continue to service this property. No improvements are proposed at this time.

Landscaping

In addition to the storage buildings to the south, there is an existing chain link fence with privacy slats as well as a several mature trees that provide a sufficient buffer along the south property line. The area of the expansion is not easily seen from the road right of way. One tree will be removed as a part of this project.

No additional landscaping is being proposed at this time.

Lighting

Proposed exterior lighting includes the following:

- (4) 80W 4000K LED building mounted cutoff fixtures at a height of 15' on the south and west sides of the addition

The lighting plan shows up to 0.7 footcandles along the south property line. A maximum of 0.5 footcandles is permitted at the property line. A revised lighting plan meeting this requirement should be submitted and approved prior to the issuance of a building permit.

Signage. No new signage is proposed at this time. Any future proposed signage must meet the requirements of Chapter 17.46 of the Village Zoning Code.

Staff CommentsPlanning & Zoning

The proposed 171' x 70' addition is located on the southeast corner of the site is well screened from the north and the road right-of-way(west) by the existing buildings. The storage facility and existing trees screen the addition from the south.

Pursuant to Section 17.49 of the Zoning Code, the PC serves as the Village's Architectural Review Board and responsible for enforcing the principles set forth under 17.49(3) concerning design and exterior appearance. Given the location of the proposed addition as well as the existing surrounding buildings, staff feels comfortable allowing the Insulated Metal Panel (IMP) to be used rather than materials that match the existing building. Both the existing building and the IMP are white in color. However, the Plan Commission may require modifications to the architectural appearance if deemed necessary.

Staff has included a recommended condition that the tree to be removed to the southeast of the proposed addition shall be replaced in an appropriate location on the property. The plans should be updated to show the new proposed location.

Building Inspection Services

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

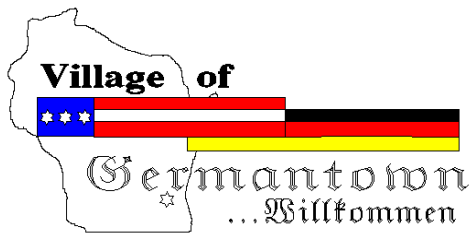
Public Works Department/Village Engineer

The Public Works Department has requested additional information in a memo dated 4-14-22. This information has been submitted and is in the process of being reviewed by the Public Works department.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development plans and building plans for the 12,108 sqft building addition for Criterion Barrels located at W172N13052 Division Road subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:
 - i. Architectural plan set dated January 3, 2022
 - ii. Civil Engineering plan set dated January 3, 2022
 - iii. Exterior Lighting plan set dated February 9, 2022
2. All landscaping, grading, paving, storm water management, utility and other improvements shown on the approved site plans shall be installed as approved prior to issuance of an occupancy permit for the building addition unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.
3. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
4. The tree to be removed to the southeast of the proposed addition shall be replaced in an appropriate location on the property. The plans shall be updated to show the new proposed location and submitted to Village Staff for review.
5. The exterior lighting plan set shall be modified to meet a maximum of 0.5 footcandles at the property lines. Updated plans shall be revised and submitted to Village Staff for review.
6. 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.



Engineering Department Memorandum

To : Jeffrey W. Retzlaff, AICP, Planning Director/Zoning Administrator
From : Lawrence Ratayczak, P.E., Director of Public Works
Date : April 14, 2022
Re : Criterion Barrels

Items Reviewed:

1. Civil Plan Set Dated: 01-03-22

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. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
4. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
5. 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.
6. Please provide storm sewer calculations for new storm sewer.
7. Provide size, slope and connection type for the roof drain leaders.



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

Rizal Iskandarsjach

JSD Professional Services, Inc

W238N1610 Busse Rd., Ste. 100

Waukesha WI, 53188

Phone (262) 933.4185

E-Mail riz@jsdinc.com

PROPERTY OWNER

Steve Dahlke LLC

1615 Mayfield Rd

Richfield WI, 53076

Phone () _____

E-Mail _____

2

PROPERTY ADDRESS

W172N13052 Division Rd. (CTH "G")

3

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

North Partridge Family Bus/Affordable Erecting Zoned Limited Industrial	South Tri-Star Storage Zoned Limited Industrial	East RR track / farm Zoned Residential & Agricultural	West Division Rd/Residential Zoned Residential
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4

READ AND INITIAL THE FOLLOWING:

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

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

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

5

SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date

3-8-22



W172N13050 Division Rd. | Germantown, WI 53022
Phone: (262) 628-8749 | www.criterionbarrels.com

March 25, 2022

Jeff Retzlaff, Village Planner
Village of Germantown
N112W17001 Mequon Rd
Germantown, WI 53022

Dear Mr. Retzlaff,

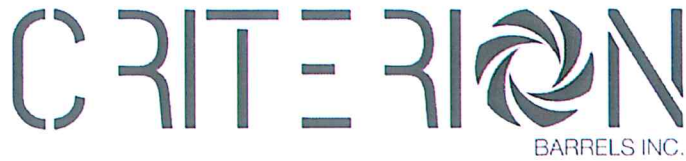
My name is Stephanie Dahlke and I am the Operations Manager at Criterion Barrels. We have been working with Bayland Buildings on the possibility of building an addition to our shop and we respectfully ask for the approval of the Village of Germantown to move forward.

Over the past 2 years, we have experienced a huge demand for our product and have made significant increases to our operations:

1. Production output has more than doubled
2. Average number of employees has increased from 31 to 44 (40%)
3. Eight new machines have been added to our manufacturing process and two more are projected by the end of 2022

All of these increases are very positive and the outlook of future growth is also very strong, but we have outgrown our current manufacturing space. The proposed addition will add about 12,000 square feet to our current manufacturing building and will allow us to accomplish several outcomes:

1. Create a floor plan that optimizes product flow throughout the manufacturing process
2. Allow room for future growth on the shop floor (additional machinery and people)
3. Make space for more amenities:
 - a. Additional bathrooms
 - b. Kitchen/breakroom
 - c. Additional office space
 - d. Conference and meeting rooms
 - e. Locker rooms
 - f. Enclosed inspection area



W172N13050 Division Rd. | Germantown, WI 53022
Phone: (262) 628-8749 | www.criterionbarrels.com

Although we have multiple buildings on the property, our main operations need to remain in the same building. This enhances communication throughout our organization and maximizes the efficiency of product flow. Also, other buildings on our property are occupied by tenants and would require significant remodeling to be used for manufacturing space.

We appreciate your consideration and kindly ask for your approval. If you have any questions regarding our operations or this addition, please reach out to me directly.

Sincerely,

A handwritten signature in black ink, appearing to read "SDahlke", written in a cursive style.

Stephanie Dahlke, Operations Manager
Criterion Barrels, Inc.
W172 N13050 Division Rd.
Germantown, WI 53022

Emily Zandt

From: Rizal Iskandarsjach <riz@jsdinc.com>
Sent: Wednesday, June 8, 2022 7:56 AM
To: Emily Zandt
Subject: RE: Criterion Barrels Engineering Review
Attachments: 22-4978_CriterionBarrels.pdf; Criterion Barrels LETTER.pdf; parking.pdf; 22-11286 DSPS.pdf; 22-11286 C3.0 UTILITY 2022-03-05.pdf

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

Emily,

Just some follow up items to our conversation. I had a chance to communicate with the architect and here are some answer to your questions:

- 3D rendering is on Sheet A2.0, attached for convenience. The proposed exterior color is "warm white". Architect will bring sample to PC meeting.
- At this present time, the floor plan is just open floor area. Planned for manufacturing equipment and material storage.
- Hours of operation 8am to 4pm (one-shift)
- There are existing parking stalls on the north side of the building (34 stalls + 1 ADA stall) and the front/west side of the building (4 stalls + 1 ADA stall).

Also attached is the storm sewer calculation for the new storm run.

Please let me know if you need any additional information.

I'm assuming that we are on the June 13 PC agenda, please confirm.

Thank you,

Riz

Rizal W. Iskandarsjach, P.L.S., P.E. (WI) | Senior Project Engineer | riz@jsdinc.com
Milwaukee Regional Office – W238N1610 Busse Road, Suite 100, Waukesha, WI 53188
d: 262.933.4185 | c: 414.313.9932 | www.jsdinc.com



Planners · Engineers · Landscape Architects · Surveyors



JSD Electronic Disclaimer: All electronic files transferred by JSD Professional Services, Inc. are provided solely for the convenience of the addressee and are warranted only to the extent that they conform to the original, hard copy plot(s) or other originally sealed document(s) produced by JSD Professional Services, Inc. By opening this file, the recipient accepts all responsibility for use of the information contained herein. Deviation in any respect from the original content shall render the entire contents void and release JSD Professional Services, Inc. from any and all liability to the addressee and third parties. All electronic files are transmitted in trust for the sole use of the addressee and acceptance constitutes assumption of responsibility for its use and safekeeping. There shall be no use by any third parties without the express written consent of JSD. Any use by third parties shall be at the sole risk of the addressee. Any alterations to or tampering with the files shall constitute the agreement of the addressee to release, defend and hold harmless JSD Professional Services, Inc., from all claims and causes of action by said addressee and third parties.

From: Emily Zandt <ezandt@germantownwi.gov>
Sent: Monday, June 6, 2022 3:55 PM
To: Rizal Iskandarsjach <riz@jsdinc.com>



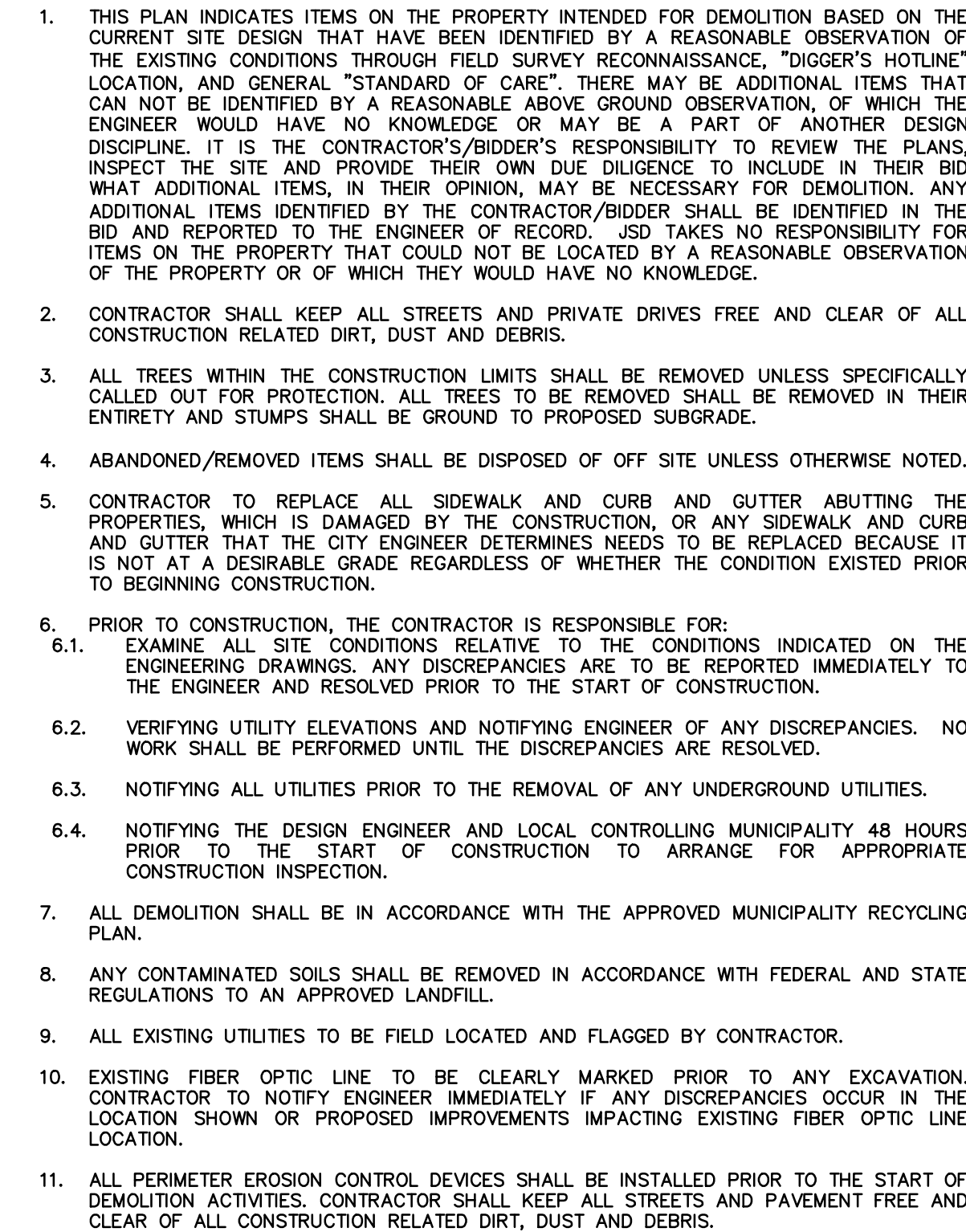
WASHINGTON CO., WISCONSIN

THIS BAR MEASURES 1" ON ORIGINAL
ADJUST SCALE ACCORDINGLY

REVISIONS:

☐ PRELIMINARY
☐ BID SET
☒ DESIGN REVIEW
☐ CHECKSET
☐ CONSTRUCTION

C1.0



1. REFER TO THE EXISTING CONDITIONS SURVEY FOR EXISTING CONDITIONS NOTES AND LEGENDS.
2. ALL WORK IN THE ROW AND/OR PUBLIC EASEMENTS SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND MUNICIPAL REQUIREMENTS.
3. EXISTING GRADE SPOT ELEVATIONS SHOWN FOR INFORMATIONAL PURPOSES. DURING CONSTRUCTION MATCH EXISTING GRADES AT CONSTRUCTION LIMITS.
4. NO SITE GRADING OUTSIDE OR DOWNSLOPE OF PROPOSED SILT FENCE LOCATION. NO LAND DISTURBANCE BEYOND PROPERTY LINES.
5. JSD SHALL BE HELD HARMLESS AND DOES NOT WARRANT ANY DEVIATIONS BY THE OWNER/CONTRACTOR FROM THE APPROVED CONSTRUCTION PLANS THAT MAY RESULT IN DISCIPLINARY ACTIONS BY ANY OR ALL REGULATORY AGENCIES.

PROPERTIES: 310,722 SF
LOT 1 CSM NO. 4641

PRE-IMPROVEMENT IMPERVIOUS	242,830 SF (73,300 SF BLDG.)
PERVIOUS	67,892 SF (21.8% GREEN)

POST-IMPROVEMENT
IMPERVIOUS 243,350 SF
(85,400 SF BLDG.)

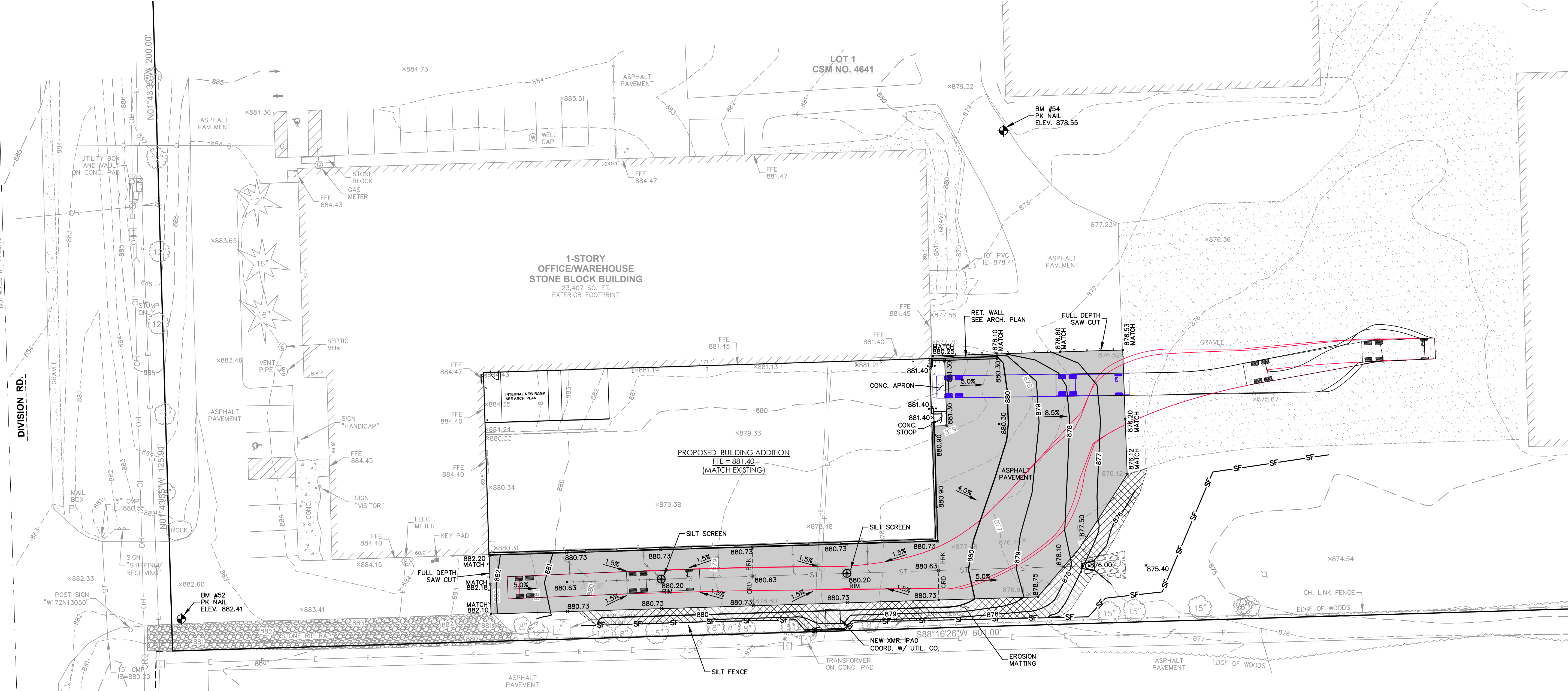
ADDITIONAL IMP.: 520 SF < 5,000 SF
PERVIOUS 67,372 SF
(21.7% GREEN)

AREA OF DISTURBANCE: 23,490 SF
0.54 AC. < 2 AC.

C1.0	SITE DEMOLITION PLAN
C2.0	SITE GRADING AND EROSION CONTROL PLAN
C3.0	SITE UTILITY PLAN
C4.0	SITE DETAILS
CS-1	EXISTING CONDITION MAP



File: R:\2022\221128\DWG\22-11286 SHEET GRADING-EC.dwg Layout: C2.0 User: rlskandjglsch Plotted: Mar 05, 2022 - 3:20pm Xref's:



EROSION CONTROL NOTES

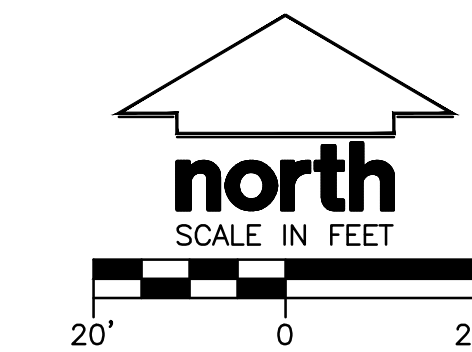
- CONTRACTOR IS RESPONSIBLE TO NOTIFY ENGINEER OF RECORD AND OFFICIALS OF ANY CHANGES TO THE EROSION CONTROL AND STORMWATER MANAGEMENT PLANS. ENGINEER OF RECORD AND APPROPRIATE VILLAGE OF GERMANTOWN OFFICIALS MUST APPROVE ANY CHANGES PRIOR TO DEVIATION FROM THE APPROVED PLANS.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES (WDNR) TECHNICAL STANDARDS (REFERRED TO AS BMP'S) AND VILLAGE OF GERMANTOWN ORDINANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A COPY OF THESE STANDARDS. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL EROSION CONTROL MEASURES WHICH MAY BE NECESSARY TO MEET UNFORESEEN FIELD CONDITIONS.
- INSTALL PERIMETER EROSION CONTROL MEASURES (SUCH AS CONSTRUCTION ENTRANCES, SILT FENCE AND EXISTING INLET PROTECTION) PRIOR TO ANY SITE WORK, INCLUDING GRADING OR DISTURBANCE OF EXISTING SURFACE COVER, AS SHOWN ON PLAN. MODIFICATIONS TO THE APPROVED EROSION CONTROL DESIGN IN ORDER TO MEET UNFORESEEN FIELD CONDITIONS IS ALLOWED IF MODIFICATIONS CONFORM TO BMP'S. ALL DESIGN MODIFICATIONS MUST BE APPROVED BY THE VILLAGE OF GERMANTOWN PRIOR TO DEVIATION OF THE APPROVED PLAN.
- ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED BY STATE INSPECTORS, LOCAL INSPECTORS, COUNTY INSPECTORS AND/OR ENGINEER OF RECORD SHALL BE INSTALLED WITHIN 24 HOURS OF REQUEST.
- INSPECTIONS AND MAINTENANCE OF ALL EROSION CONTROL MEASURES SHALL BE ROUTINE (ONCE PER WEEK MINIMUM) TO ENSURE PROPER FUNCTION OF EROSION CONTROLS AT ALL TIMES. EROSION CONTROL MEASURES ARE TO BE IN WORKING ORDER AT THE END OF EACH WORK DAY.
- ALL EROSION AND SEDIMENT CONTROL ITEMS SHALL BE INSPECTED WITHIN 24 HOURS OF ALL RAIN EVENTS EXCEEDING 0.5 INCHES. ANY DAMAGED EROSION CONTROL MEASURES SHALL BE REPAIRED OR REPLACED IMMEDIATELY UPON INSPECTION.
- CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT ALL LOCATIONS OF VEHICLE INGRESS/EGRESS POINTS. ADDITIONAL LOCATIONS OTHER THAN AS SHOWN ON THE PLANS MUST BE PRIOR APPROVED BY THE MUNICIPALITY. CONSTRUCTION ENTRANCES SHALL BE 50' LONG AND NO LESS THAN 12" THICK BY USE OF 3" CLEAR STONE. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED BY THE CONTRACTOR IN A CONDITION WHICH WILL PREVENT THE TRACKING OF MUD OR DRY SEDIMENT ONTO ADJACENT PUBLIC STREETS AFTER EACH WORKING DAY OR MORE FREQUENTLY AS REQUIRED.
- PAVED SURFACES ADJACENT TO CONSTRUCTION SITE VEHICLE ACCESS SHALL BE SWEEP AND/OR SCRAPED TO REMOVE ACCUMULATED SOIL, DIRT AND/OR DUST AFTER THE END OF EACH WORK DAY AND AS REQUESTED BY THE VILLAGE OF GERMANTOWN.
- INLET PROTECTION SHALL BE IMMEDIATELY FITTED AT THE INLET OF ALL INSTALLED STORM SEWER AND SILT FENCE SHALL BE IMMEDIATELY FITTED AT ALL INSTALLED CULVERT INLETS TO PREVENT SEDIMENT DEPOSITION WITHIN STORM SEWER SYSTEMS.
- INSTALL EROSION CONTROLS ON THE DOWNSTREAM SIDE OF STOCKPILES. IF STOCKPILE REMAINS UNDISTURBED FOR MORE THAN SEVEN (7) DAYS, TEMPORARY SEEDING AND STABILIZATION IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES IS REQUIRED. IF DISTURBANCE OCCURS BETWEEN NOVEMBER 15TH AND MAY 15TH, THE MULCHING SHALL BE PERFORMED BY HYDRO-MULCHING WITH A "TACKIFIER".
- EROSION CONTROL FOR UTILITY CONSTRUCTION (STORM SEWER, SANITARY SEWER, WATER MAIN, ETC.):
 - PLACE EXCAVATED TRENCH MATERIAL ON THE HIGH SIDE OF THE TRENCH.
 - BACKFILL, COMPACT, AND STABILIZE THE TRENCH IMMEDIATELY AFTER PIPE CONSTRUCTION.
 - DISCHARGE TRENCH WATER INTO A SEDIMENTATION BASIN OR FILTERING TANK IN ACCORDANCE WITH THE DEWATERING TECHNICAL STANDARD NO. 1061 PRIOR TO RELEASE INTO THE STORM SEWER, RECEIVING STREAM, OR DRAINAGE DITCH.
- ALL SLOPES 4:1 OR GREATER SHALL BE STABILIZED WITH CLASS I, TYPE B EROSION MATTING OR APPLICATION OF A WISCONSIN DEPARTMENT OF TRANSPORTATION (WisDOT) APPROVED POLYMER SOIL STABILIZATION TREATMENT OR A COMBINATION THEREOF, AS REQUIRED WITHIN 7 DAYS OF REACHING FINAL GRADE AND/OR AS SOON AS CONDITIONS ALLOW. DRAINAGE SWALES SHALL BE STABILIZED WITH CLASS II, TYPE B EROSION MATTING. EROSION MATTING AND/OR NETTING USED ONSITE SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND WDNR TECHNICAL STANDARDS 1052 AND 1053.
- CONTRACTOR SHALL TAKE ALL NECESSARY STEPS TO CONTROL DUST ARISING FROM CONSTRUCTION OPERATIONS. REFER TO WDNR TECHNICAL STANDARD 1068.
- EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL LAND DISTURBING CONSTRUCTION ACTIVITY AT THE SITE HAS BEEN COMPLETED AND THAT A UNIFORM PERENNIAL VEGETATIVE COVER HAS BEEN ESTABLISHED WITH A DENSITY OF AT LEAST 70% FOR UNPAVED AREAS AND AREAS NOT COVERED BY PERMANENT STRUCTURES OR THAT EMPLOY EQUIVALENT PERMANENT STABILIZATION MEASURES.
- CONTRACTOR/OWNER SHALL FILE A NOTICE OF TERMINATION UPON COMPLETION OF THE PROJECT IN ACCORDANCE WITH WDNR REQUIREMENTS AND/OR PROPERTY SALE IN ACCORDANCE WITH WDNR REQUIREMENTS.
- STABILIZATION PRACTICES:**
 - STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE IN PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES HAVE TEMPORARILY OR PERMANENTLY CEASED, NO MORE THAN SEVEN (7) DAYS SHALL PASS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS CEASED UNLESS:
 - THE INITIATION STABILIZATION MEASURES BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS CEASED IS PRELUDED BY SNOW COVER. IN THAT EVENT, STABILIZATION SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN FOURTEEN (14) DAYS FROM WHEN ACTIVITY CEASED, (I.E. THE TOTAL TIME PERIOD THAT THE CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN FOURTEEN (14) DAYS. IN THAT EVENT, STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE SEVENTH (7) DAY AFTER CONSTRUCTION ACTIVITY HAS TEMPORARILY CEASED.
 - STABILIZATION MEASURES SHALL BE DETERMINED BASED ON SITE CONDITIONS AT THE TIME OF CONSTRUCTION ACTIVITY HAS CEASED, INCLUDING BUT NOT LIMITED TO WEATHER CONDITIONS AND LENGTH OF TIME MEASURE MUST BE EFFECTIVE. THE FOLLOWING ARE ACCEPTABLE STABILIZATION MEASURES:
 - PERMANENT SEEDING, IN ACCORDANCE WITH APPROVED CONSTRUCTION SPECIFICATION
 - TEMPORARY SEEDING: MAY CONSIST OF SPRING OATS(100LBS/ACRE) AND/OR WHEAT OR CEREAL RYE (150LB/ACRE)
 - HYDRO-MULCHING WITH A TACKIFIER
 - GEOTEXTILE EROSION MATTING
 - SODDING

GRADING AND SEEDING NOTES

- ALL PROPOSED GRADES SHOWN ARE FINISHED GRADES. CONTRACTOR SHALL VERIFY ALL GRADES, MAKE SURE ALL AREAS DRAIN PROPERLY AND SHALL REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR COMPUTATIONS OF ALL GRADING QUANTITIES. WHILE JSD PROFESSIONAL SERVICES, INC. ATTEMPTS TO PROVIDE A COST EFFECTIVE APPROACH TO BALANCE EARTHWORK, GRADING DESIGN IS BASED ON MANY FACTORS, INCLUDING SAFETY, AESTHETICS, AND COMMON ENGINEERING STANDARDS OF CARE. THEREFORE, NO GUARANTEE CAN BE MADE FOR A BALANCED SITE.
- PARKING LOT AND DRIVEWAY ELEVATIONS ARE PAVEMENT GRADES, NOT TOP OF CURB GRADES, UNLESS OTHERWISE NOTED.
- ANY WORK WITHIN RIGHT-OF-WAY SHALL BE PROPERLY PERMITTED AND COORDINATED WITH THE APPROPRIATE OFFICIALS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES. ALL GRADING WITHIN RIGHT-OF-WAY IS SUBJECT TO APPROVAL BY SAID OFFICIALS.
- CONTRACTOR SHALL PROVIDE NOTICE TO THE MUNICIPALITY IN ADVANCE OF ANY SOIL DISTURBING ACTIVITIES, IN ACCORDANCE WITH MUNIOPAL REQUIREMENTS.
- ALL DISTURBED AREAS SHALL BE SODDED AND/OR SEEDDED AND MULCHED IMMEDIATELY FOLLOWING GRADING ACTIVITIES. SOD/SEED MIX TO BE IN ACCORDANCE WITH LANDSCAPE PLAN.
- CONTRACTOR SHALL CHISEL-PLOW OR DEEP TILL WITH DOUBLE TINES ALL STORMWATER MANAGEMENT FACILITIES JUST PRIOR TO SODDING AND/OR SEEDING AND MULCHING TO PROMOTE INFILTRATION.
- CONTRACTOR SHALL WATER ALL NEWLY SODDED/SEEDDED AREAS DURING THE SUMMER MONTHS WHENEVER THERE IS A 7 DAY LAPSE WITH NO SIGNIFICANT RAINFALL.
- CONTRACTOR TO DEEP TILL ALL COMPACTED PVIOUS SURFACES PRIOR TO SODDING AND/OR SEEDING AND MULCHING.
- ALL SLOPES 20% OR GREATER SHALL BE TEMPORARY SEEDDED, MULCHED, OR OTHER MEANS OF COVER PLACED ON THEM WITHIN 2 WEEKS OF DISTURBANCE.
- ALL EXPOSED SOIL AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH LAND DISTURBING ACTIVITIES WILL NOT BE PERFORMED FOR A PERIOD GREATER THAN 30 DAYS AND REQUIRE VEGETATIVE COVER FOR LESS THAN 1 YEAR, REQUIRE TEMPORARY SEEDING FOR EROSION CONTROL. SEEDING FOR EROSION CONTROL SHALL BE IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1059.

PAVING NOTES

- GENERAL**
 - ALL PAVING SHALL CONFORM TO "STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY & STRUCTURE CONSTRUCTION, LATEST EDITION, APPLICABLE CITY OF OAK CREEK ORDINANCES AND THE GEOTECHNICAL REPORT RECOMMENDATION, IF ANY
 - SURFACE PREPARATION - NOTIFY ENGINEER/OWNER OF UNSATISFACTORY CONDITIONS. DO NOT BEGIN PAVING WORK UNTIL DEFICIENT SUBBASE AREAS HAVE BEEN CORRECTED AND ARE READY TO RECEIVE PAVING.
- ASPHALTIC CONCRETE PAVING SPECIFICATIONS**
 - CODES AND STANDARDS - THE PLACING, CONSTRUCTION AND COMPOSITION OF THE ASPHALTIC BASE COURSE AND ASPHALTIC CONCRETE SURFACE COURSE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 450, 455, 460 AND 465 OF THE STATE OF WISCONSIN STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, CURRENT EDITION. HEREAFTER, THIS PUBLICATION WILL BE REFERRED TO AS STATE HIGHWAY SPECIFICATIONS.
 - WEATHER LIMITATIONS - APPLY TACK COATS WHEN AMBIENT TEMPERATURE IS ABOVE 50° F (10° C) AND WHEN TEMPERATURE HAS NOT BEEN BELOW 35° F (1° C) FOR 12 HOURS IMMEDIATELY PRIOR TO APPLICATION. DO NOT APPLY WHEN BASE IS WET OR CONTAINS EXCESS OF MOISTURE. CONSTRUCT ASPHALTIC CONCRETE SURFACE COURSE WHEN ATMOSPHERIC TEMPERATURE IS ABOVE 40° F (4° C) AND WHEN BASE IS DRY AND WHEN WEATHER IS NOT RAINY. BASE COURSE MAY BE PLACED WHEN AIR TEMPERATURE IS ABOVE 30° F (-1° C).
 - GRADE CONTROL - ESTABLISH AND MAINTAIN REQUIRED LINES AND ELEVATIONS FOR EACH COURSE DURING CONSTRUCTION.
 - CRUSHED AGGREGATE, BASE COURSE - THE TOP LAYER OF BASE COURSE SHALL CONFORM TO SECTIONS 301 AND 305, STATE HIGHWAY SPECIFICATIONS.
 - BINDER COURSE AGGREGATE - THE AGGREGATE FOR THE BINDER COURSE SHALL CONFORM TO SECTIONS 460 AND 315, STATE HIGHWAY SPECIFICATIONS.
 - SURFACE COURSE AGGREGATE - THE AGGREGATE FOR THE SURFACE COURSE SHALL CONFORM TO SECTIONS 460 AND 465, STATE HIGHWAY SPECIFICATIONS.
 - ASPHALTIC MATERIALS - THE ASPHALTIC MATERIALS SHALL CONFORM TO SECTION 455 AND 460, STATE HIGHWAY SPECIFICATIONS.
- CONCRETE PAVING SPECIFICATIONS**
 - CONCRETE PAVING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 415 AND 416 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONCRETE PAVEMENT SHALL BE REINFORCED WITH NOVOMESH 950 (OR EQUAL) FIBER REINFORCEMENT AT A RATE OF 5 LBS/CUBIC YARD.
 - CURING COMPOUNDS SHALL CONFORM TO SECTION 415 OF THE STATE HIGHWAY SPECIFICATIONS.
 - CONTRACTOR SHALL PROVIDE CONTROL JOINTS AND CONSTRUCTION JOINTS OF ONE-QUARTER CONCRETE THICKNESS AT AN EQUAL RATIO OF LENGTH TO WIDTH WHEREVER POSSIBLE WITH A MAXIMUM LENGTH BETWEEN JOINTS OF 8' ON CENTER.
 - CONTRACTOR SHALL PROVIDE EXPANSION JOINTS IN SIDEWALKS AT A MAXIMUM 24' ON CENTER.
 - EXTERIOR CONCRETE SURFACES SHALL BE BROOM FINISHED.
 - ALL CONCRETE SURFACES TO BE SEALED WITH TYPE TK-26UV CONCRETE SEALANT.



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JSD PROJECT MGR.: RWI



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DESIGN & BUILD GENERAL CONTRACTOR

PROPOSED BUILDING FOR:
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W172N13050 DIVISION ROAD
VILLAGE OF GERMANTOWN,
WASHINGTON CO., WISCONSIN

SCALE VERIFICATION
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JOB NUMBER: 21-2305

PROJECT EXECUTIVE: JAKE MANCOSKE
(920) 366-8828

DRAWN BY: DPO

DATE: 01-03-22

REVISIONS:

ISSUED FOR: CHECKED DATE:
BY:

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SITE GRADING AND
EROSION CONTROL PLAN

C2.0



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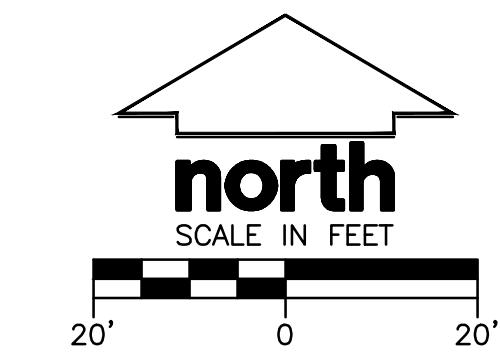
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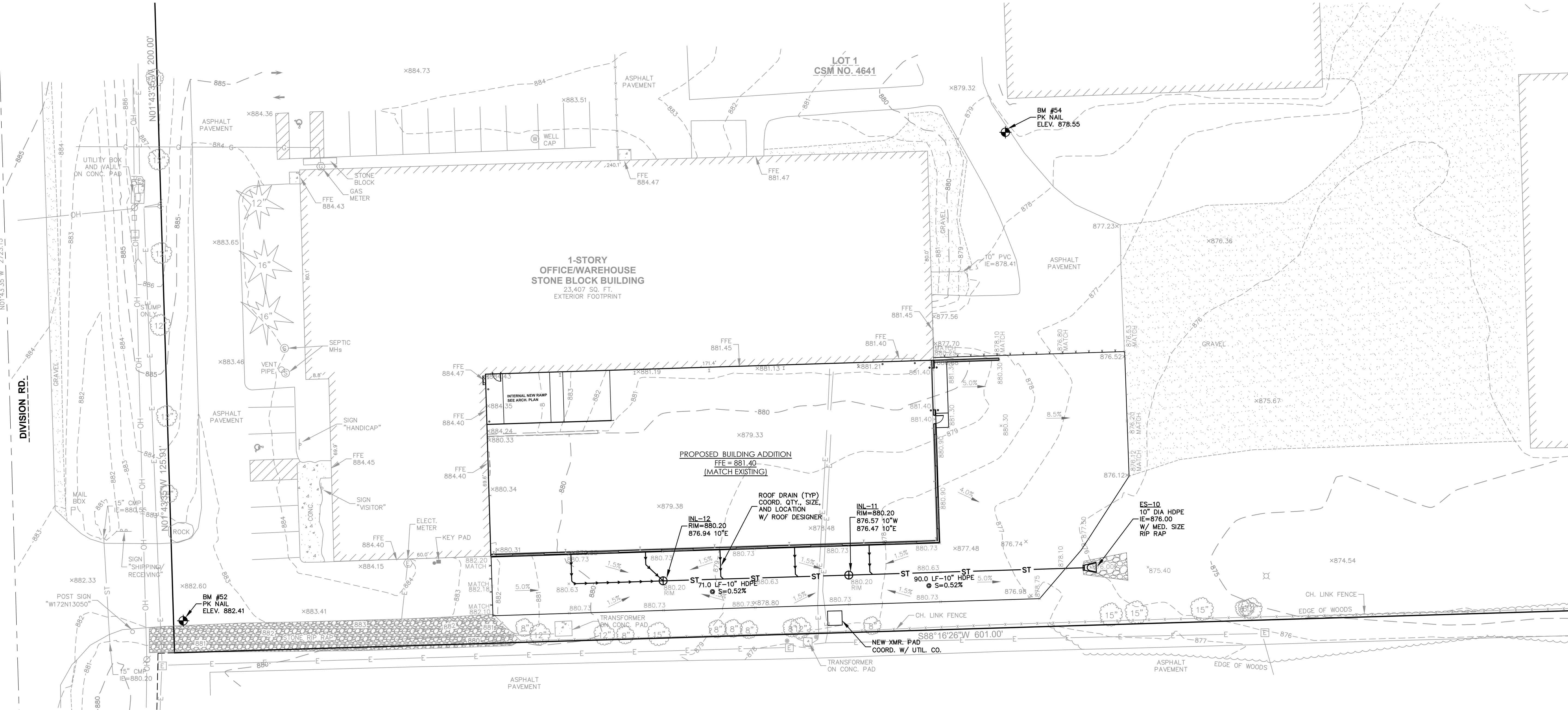


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SITE UTILITY PLAN

C3.0



UTILITY NOTES

- EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE TYPE, LOCATION, SIZE AND ELEVATION OF UNDERGROUND UTILITIES AS THEY DEEM NECESSARY FOR PROPOSED UTILITY CONNECTIONS AND/OR TO AVOID DAMAGE THERETO. CONTRACTOR SHALL CALL "DIGGER'S HOTLINE" PRIOR TO ANY CONSTRUCTION.
- ALL UTILITY WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN (WISCONSIN LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS AND CODES APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
- UTILITY CONSTRUCTION AND SPECIFICATIONS SHALL COMPLY WITH THE VILLAGE OF GERMANTOWN SPECIAL PROVISIONS AND WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES DSPS 382.
- TRACER WIRES SHALL BE INSTALLED AS NECESSARY IN ACCORD WITH 182.0715(2R) OF THE STATE STATUTES AND VILLAGE OF GERMANTOWN REQUIREMENTS.
- LENGTHS OF PROPOSED UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM PLAN. LENGTHS ARE SHOWN FOR CONTRACTOR CONVENIENCE ONLY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPUTATIONS OF MATERIALS REQUIRED TO COMPLETE WORK. LENGTHS SHALL BE FIELD VERIFIED DURING CONSTRUCTION.
- CONTRACTOR SHALL ADJUST AND/OR RECONSTRUCT EXISTING UTILITY COVERS (SUCH AS MANHOLE COVERS, VALVE BOX COVERS, ETC.) TO MATCH FINISHED GRADES OF THE AREAS DISTURBED DURING CONSTRUCTION.
- CONTRACTOR SHALL FIELD VERIFY LOCATIONS, ELEVATIONS, AND SIZES OF PROPOSED UTILITIES AND CHECK ALL UTILITY CROSSINGS FOR CONFLICTS PRIOR TO ATTEMPTING CONNECTIONS AND BEGINNING UTILITY CONSTRUCTION.
- STORM SEWER SPECIFICATIONS -

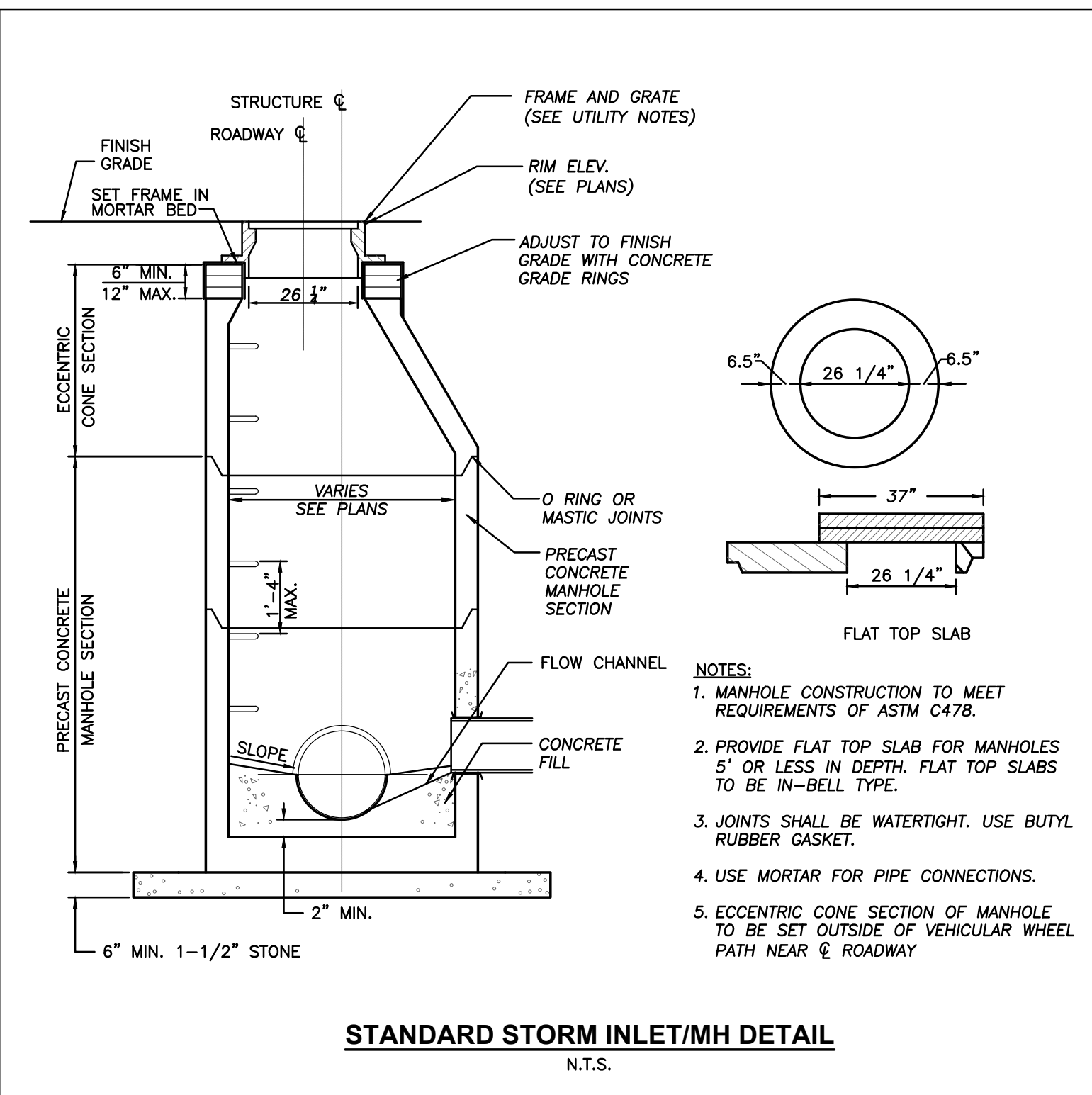
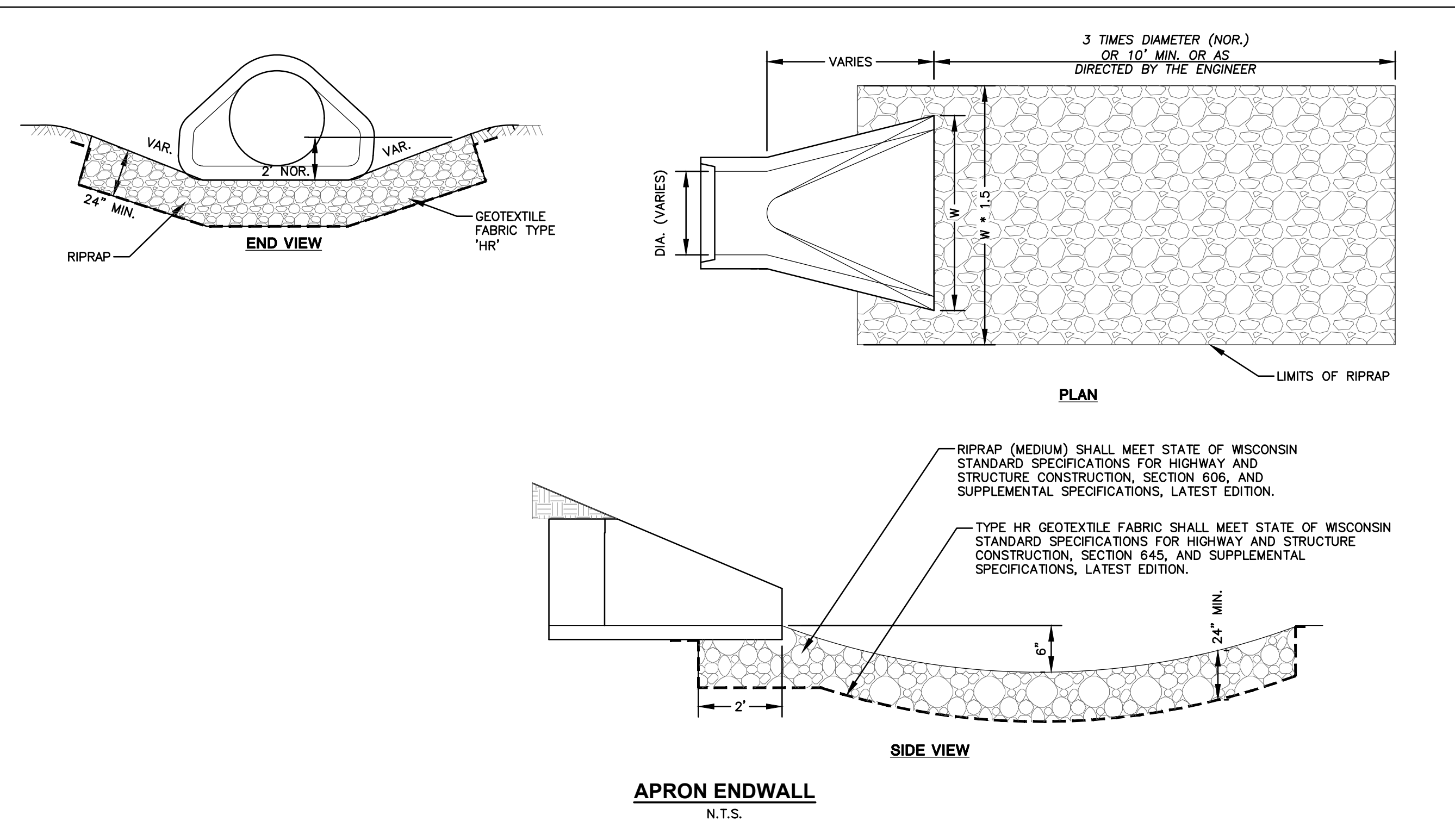
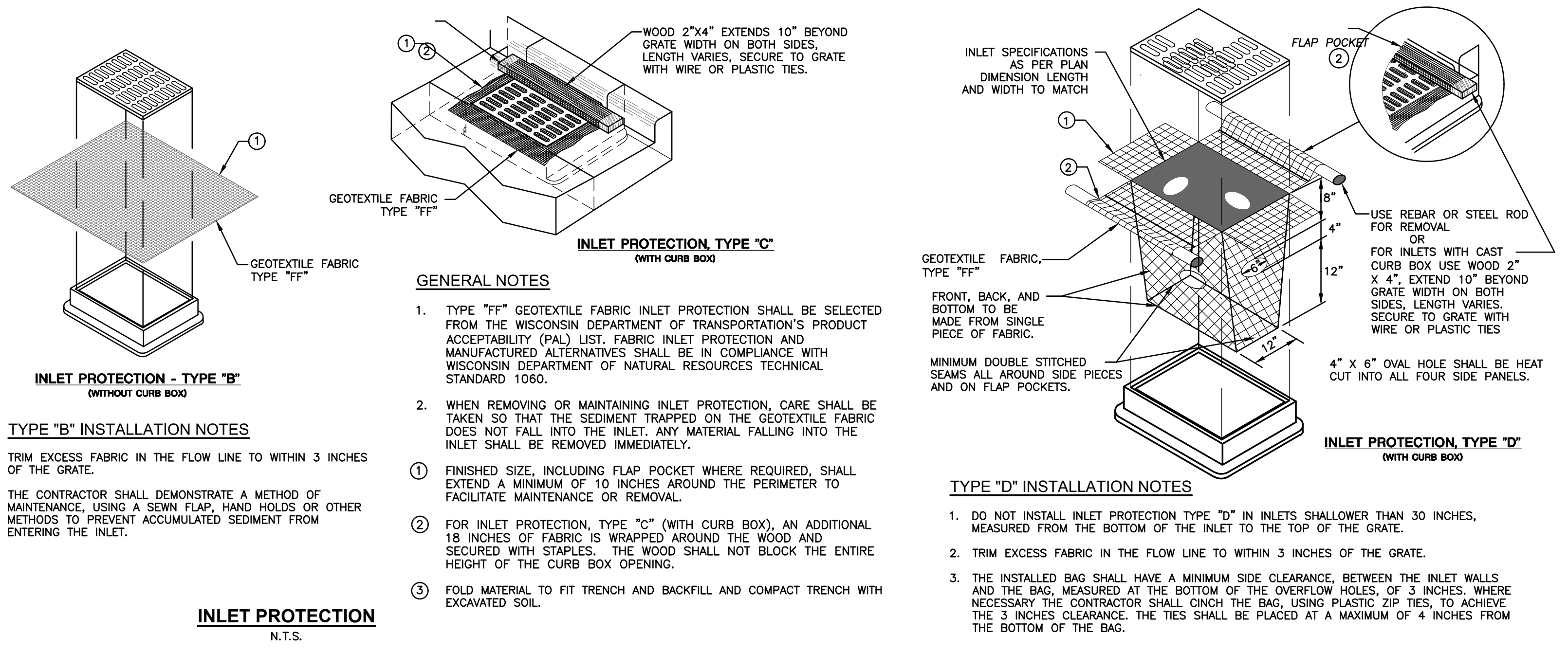
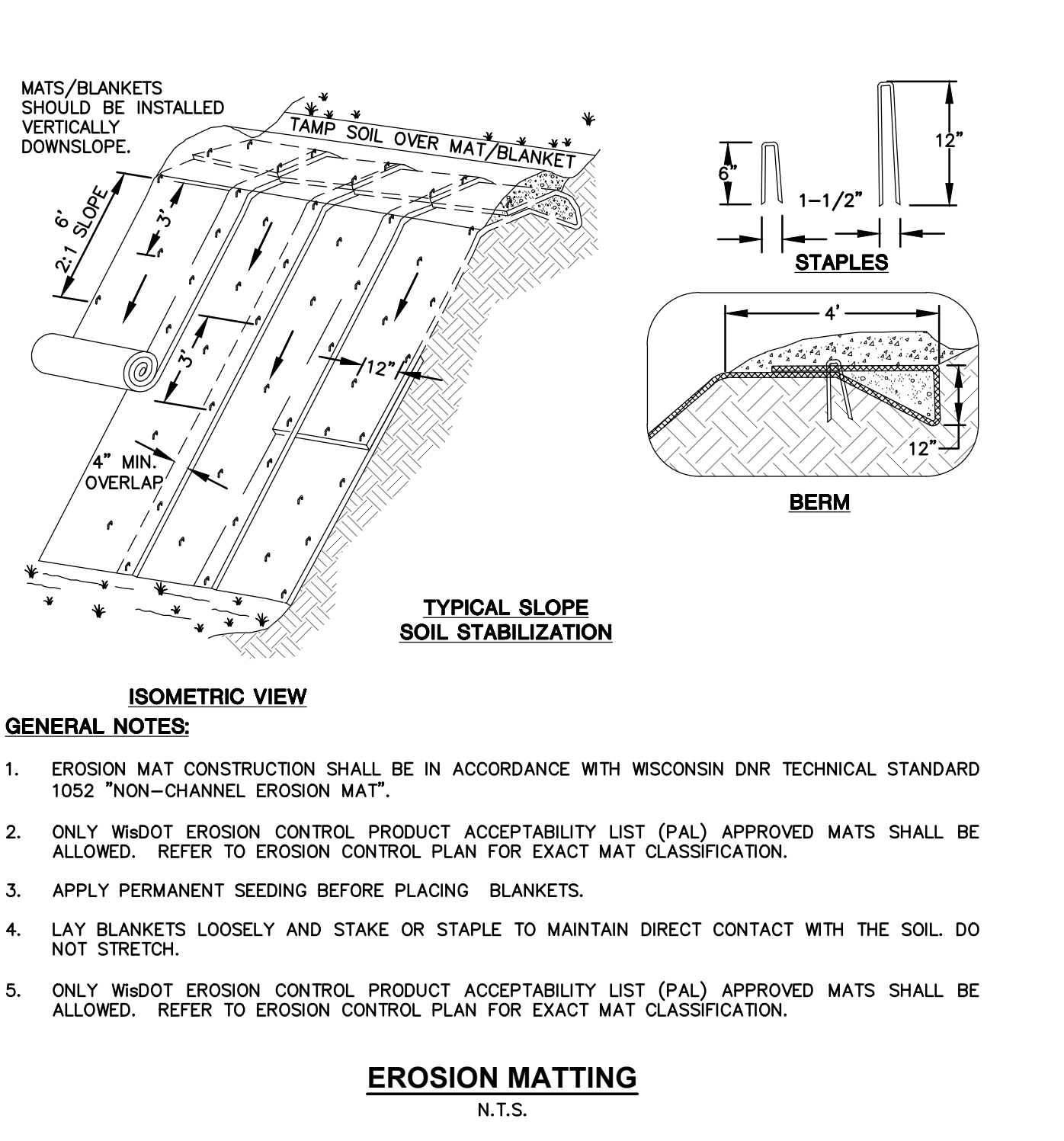
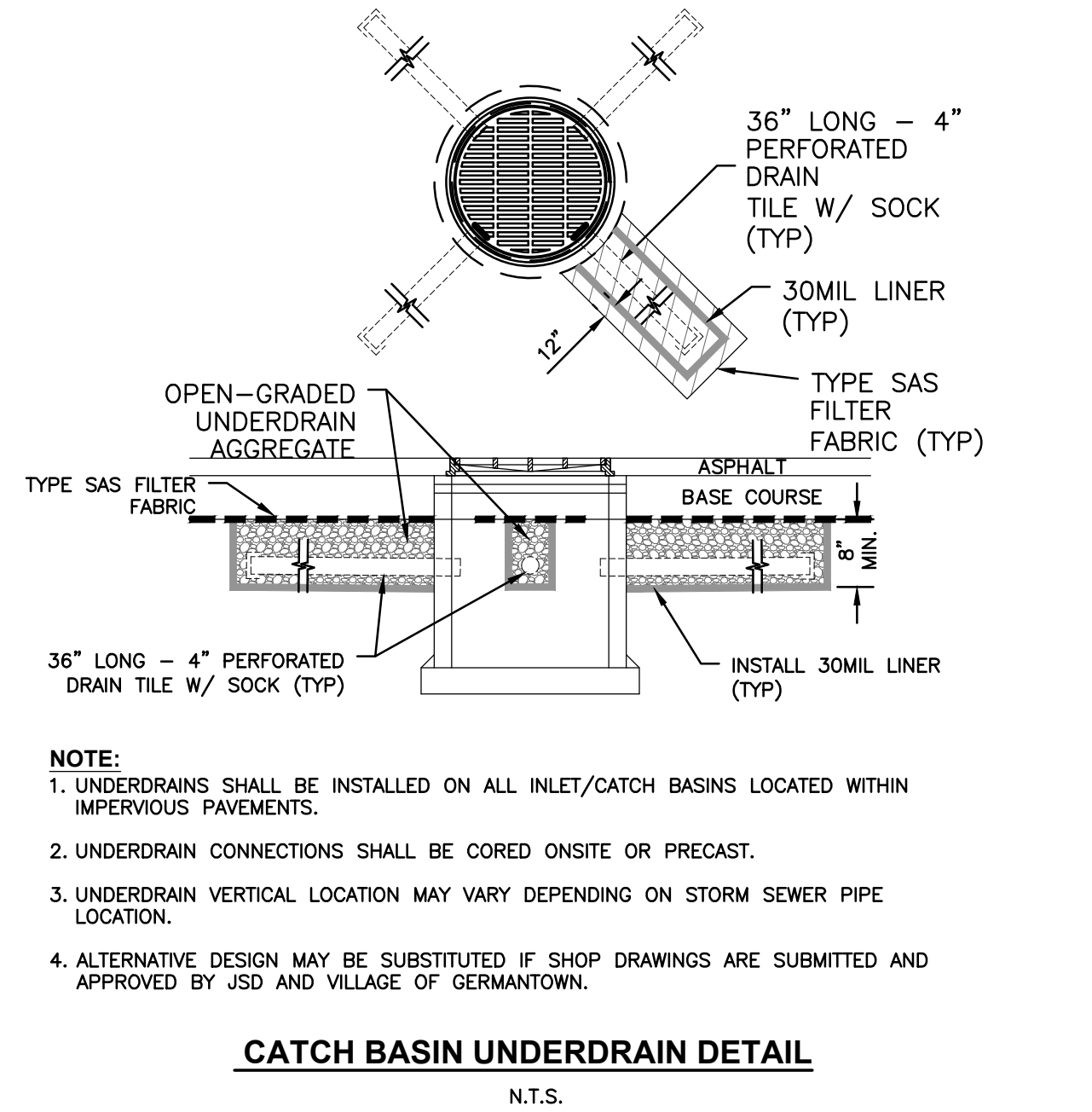
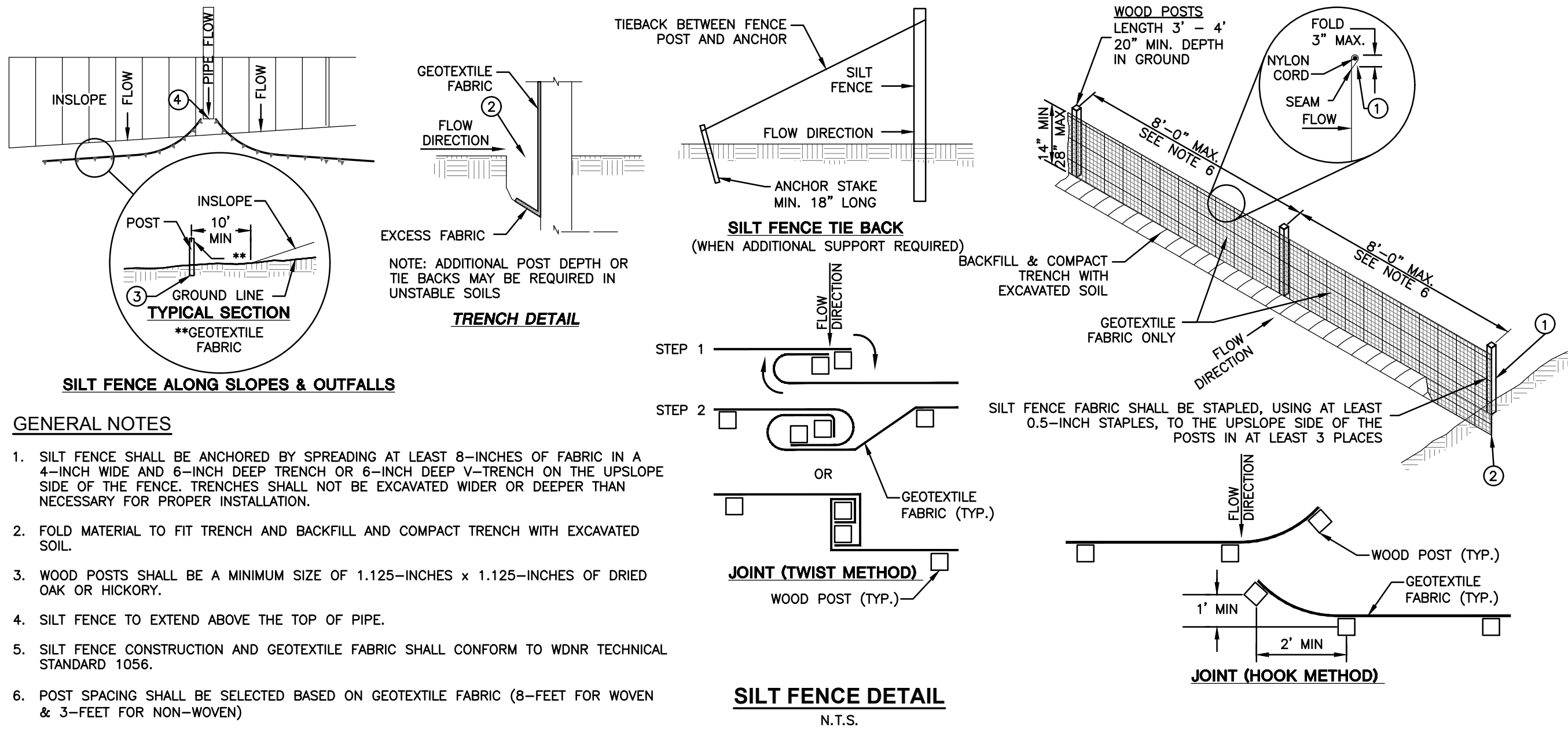
PIPE - REINFORCED CONCRETE PIPE (RCP) SHALL MEET THE REQUIREMENTS OF ASTM CLASS IV (MINIMUM) C-76 WITH RUBBER GASKET JOINTS CONFORMING TO ASTM C-443. HIGH DENSITY DUAL-WALL POLYETHYLENE N-12 CORRUGATED PIPE (HDPE) SHALL BE AS MANUFACTURED BY ADS OR EQUAL WITH WATER TIGHT JOINTS, AND SHALL MEET THE REQUIREMENTS OF AASHTO DESIGNATION M-294 TYPE "S", OR POLYVINYL CHLORIDE (PVC) - CLASS PS46 MEETING AASHTO M278, AS NOTED.

INLETS/CATCH BASINS - INLETS/CATCH BASINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH FILE NO. 25 OF THE "STANDARD SPECIFICATIONS" WITH A 1'-8" X 2'-6" MAXIMUM OPENING. FRAME & GRATE SHALL BE NEENAH R-1580 WITH TYPE G GRATE, OR EQUAL. CURB FRAME & GRATE SHALL BE NEENAH R-3067, OR EQUAL.

BACKFILL AND BEDDING - STORM SEWER SHALL BE CONSTRUCTED WITH GRAVEL BACKFILL AND CLASS "B" BEDDING IN ALL PAVED AREAS AND TO A POINT 5 FEET BEYOND THE EDGE OF PAVEMENT. TRENCHES RUNNING PARALLEL TO AND LESS THAN 5 FEET FROM THE EDGE OF PAVEMENT SHALL ALSO REQUIRE GRAVEL BACKFILL. LANDSCAPED AREAS MAY BE BACKFILLED WITH EXCAVATED MATERIAL IN CONFORMANCE WITH SECTION 8.4.3.5 OF THE "STANDARD SPECIFICATIONS".

MANHOLE FRAMES AND COVERS - MANHOLE FRAMES AND COVERS SHALL BE NEENAH R-1642 WITH TYPE "B" SELF SEALING LIDS, NON-ROCKING OR EQUAL.

FIELD TILE CONNECTION - ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION SHALL BE INCLUDED IN THE UNIT PRICE(S) FOR STORM SEWER. TILE LINES CROSSED BY THE TRENCH SHALL BE REPLACED WITH THE SAME MATERIAL AS THE STORM SEWER.



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(920) 366-8828

DRAWN BY: DPO

DATE: 01-03-22

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SITE DETAILS

JSD

MILWAUKEE REGIONAL OFFICE
W238 N1610 BUSSE ROAD, SUITE 100
WAUKESHA, WISCONSIN 53188
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JSD PROJECT NO.: 22-11226
JSD PROJECT MGR.: RWI

DIGGERS HOTLINE

C4.0



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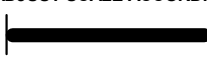
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SITE PLAN

C1.0



SITE PLAN - OVERALL

NORTH 1/C1.0 SCALE = 1" = 20'-0"



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EXISTING BUILDING FOOTPRINT

1 / A1.0 SCALE = 3/32" = 1'-0"

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EXISTING FLOOR PLAN

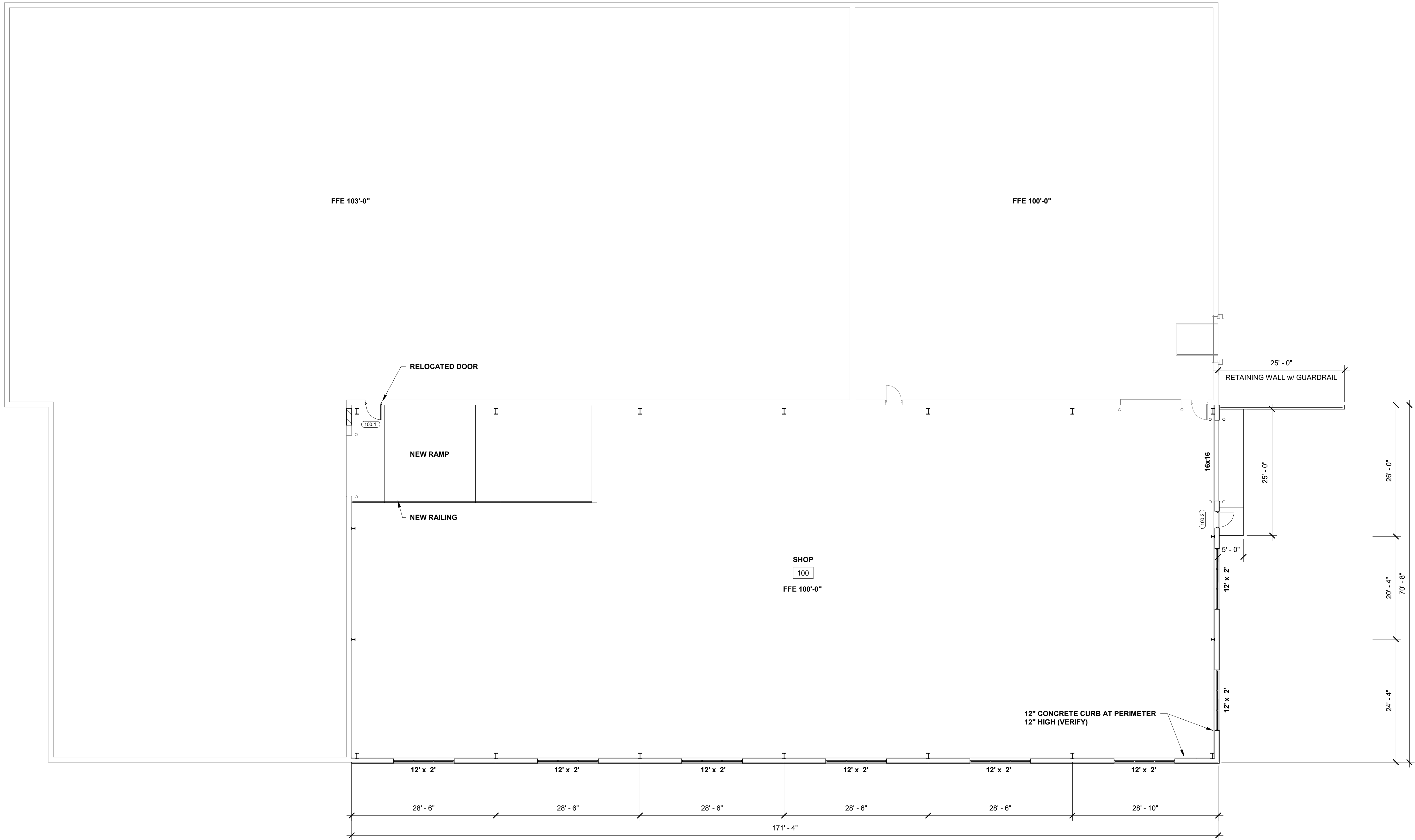
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PROPOSED ADDITION

1 / A1.1 SCALE = 3/32" = 1'-0"

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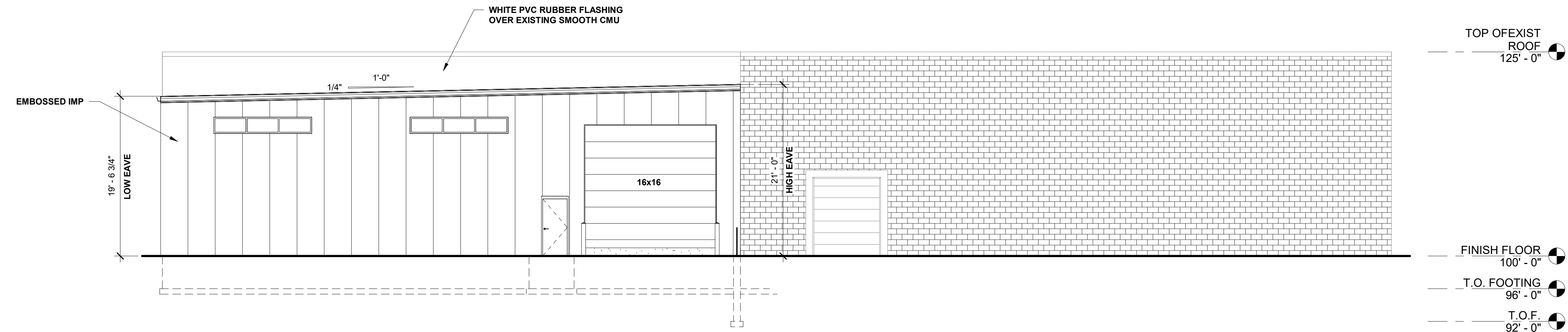
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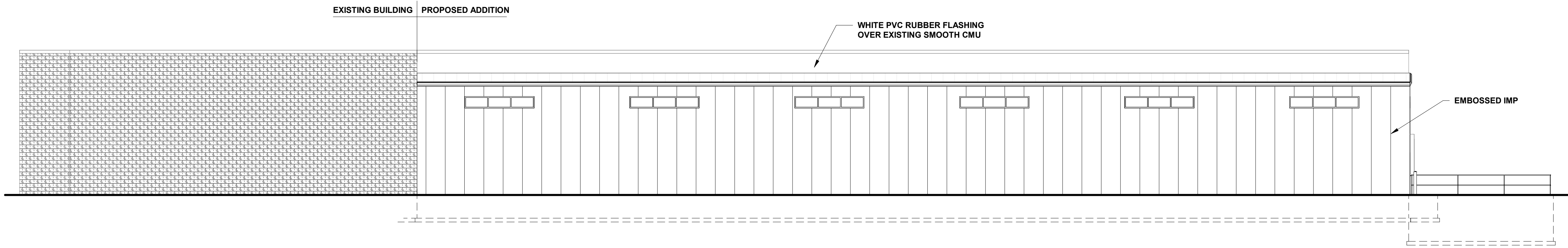
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PROPOSED ADDITION

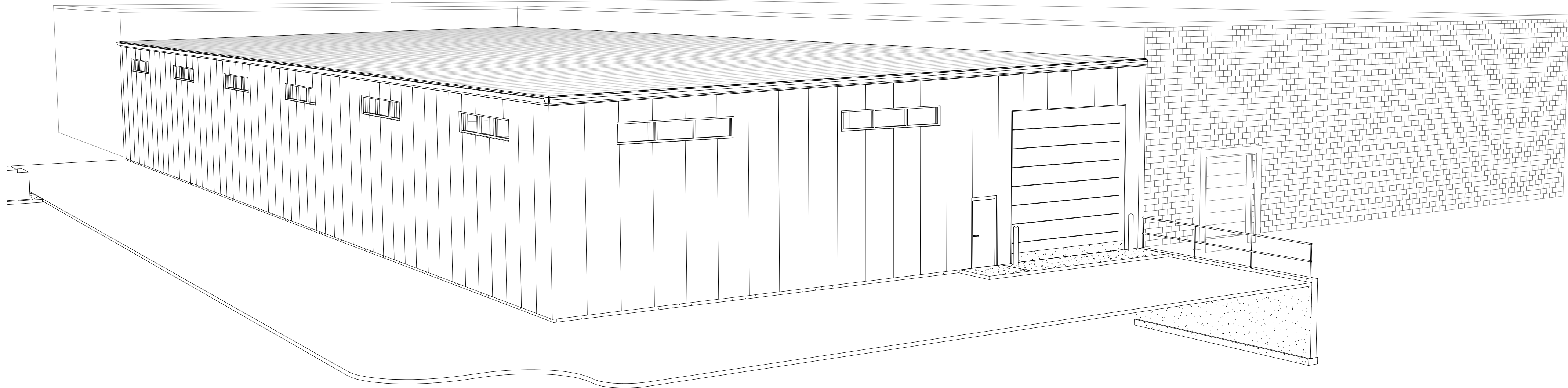
A1.1



BUILDING ELEVATION - EAST
1 /A2.0 SCALE = 1/8" = 1'-0"



BUILDING ELEVATION - SOUTH
2 /A2.0 SCALE = 3/32" = 1'-0"



3D View 1
3 /A2.0 SCALE =

EXTERIOR FINISH LEGEND

MARK	DESCRIPTION
LPS-1	LOCATION: HORIZ. EXTERIOR SIDING MATERIAL: 6" LP SMART SIDING SUPPLIER: LP SMARTSIDE COLOR: VERIFY COMMENTS:
CS-1	LOCATION: CEDAR SHAKES MATERIAL: 6" CEDAR SHAKE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-1	LOCATION: FASCIA TRIMS & SOFFITS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MT-2	LOCATION: RAKE, GUTTERS & TRIMS MATERIAL: VERIFY SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
SS-1	LOCATION: STONE VENEER MATERIAL: NATURAL CUT STONE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
RS-1	LOCATION: ROOF SHINGLES MATERIAL: ASPHALT SHINGLE SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MB-1	LOCATION: WALL PANEL MATERIAL: 26GA SEMI-CONCEALED SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:
MR-1	LOCATION: ROOF PANEL MATERIAL: 26GA SSR SUPPLIER: VERIFY COLOR: VERIFY COMMENTS:

TOP OF EXIST ROOF
125' - 0"

FINISH FLOOR
100' - 0"
T.O. FOOTING
96' - 0"
T.O.F.
92' - 0"



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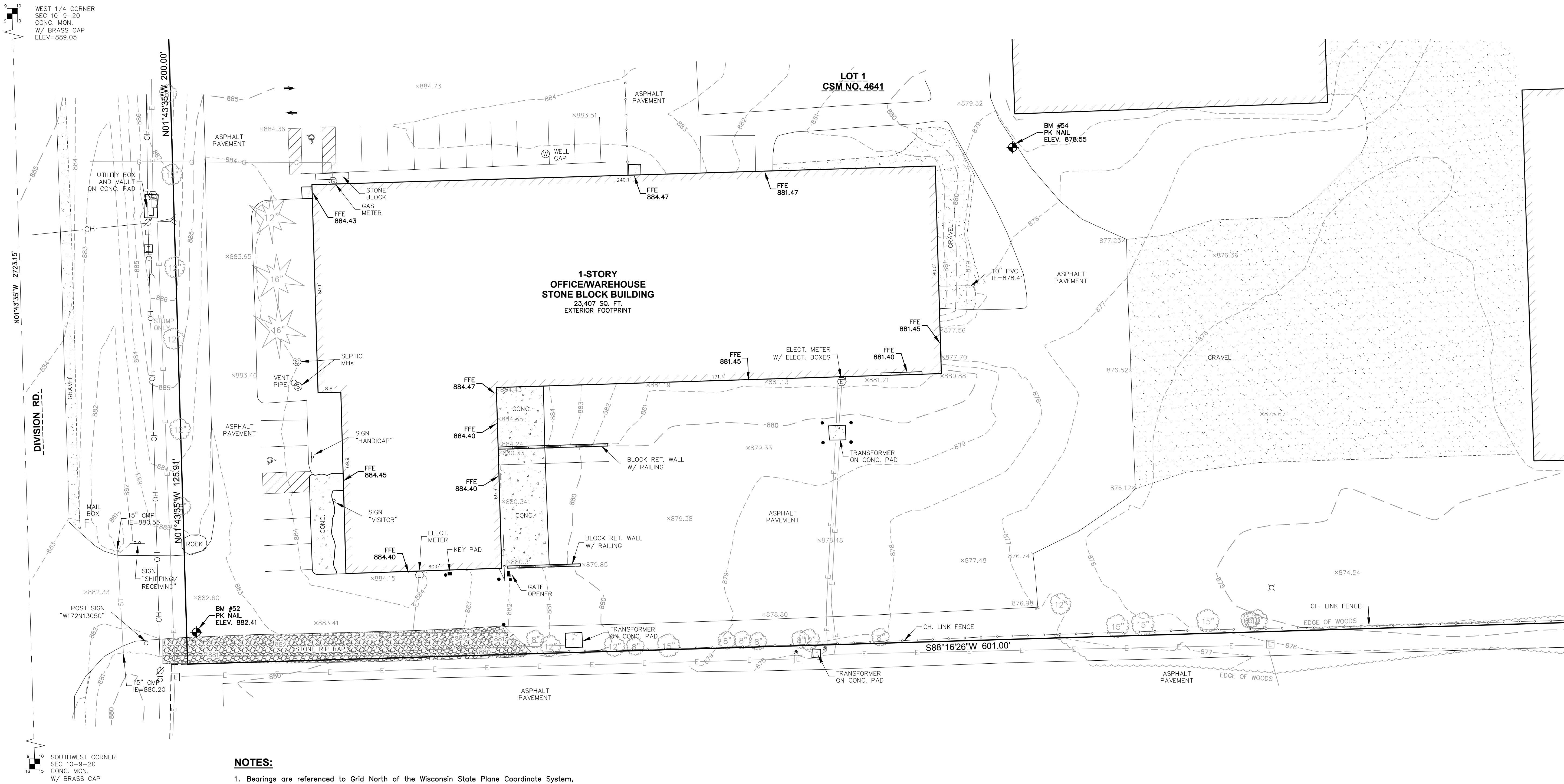
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EXTERIOR ELEVATIONS

A2.0

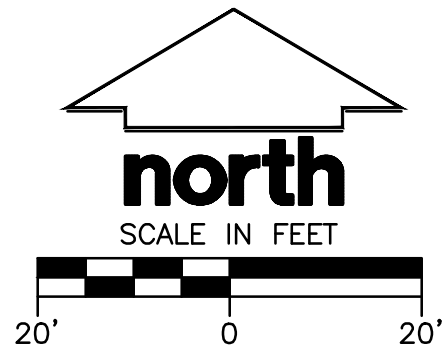


NOTES:

- Bearings are referenced to Grid North of the Wisconsin State Plane Coordinate System, South Zone, NAD27. The east line of the Southwest 1/4 of Section 10-9-20, was used as North 01°43'35" West.
- Vertical Datum: NGVD1929
Concrete monument for the West 1/4 Corner Sec 10-9-20
Elev = 889.05
- Field survey by JSD Professional Services, Inc on February 16 and 17, 2022.

LEGEND

⊙	SANITARY SEWER MANHOLE	— SAN —	SANITARY SEWER
⊕	STORM MANHOLE	— W —	WATER MAIN
⊕	CATCH BASIN ROUND	— ST —	STORM SEWER
⊕	CATCH BASIN SQUARE	— G —	UNDERGROUND GAS
⊕	FIRE HYDRANT	— E —	UNDERGROUND ELECTRIC
⊕	WATER VALVE	— T —	UNDERGROUND TELEPHONE
⊕	GAS VALVE	— FIB —	UNDERGROUND FIBER OPTICS
⊕	LIGHT POLE	— OH —	OVERHEAD UTILITY
⊕	TELEPHONE PEDESTAL	⊕	CONIFEROUS TREE
⊕	SIGN	⊕	DECIDUOUS TREE
•	BOLLARD		



CREATE THE VISION TELL THE STORY

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CLIENT:



BAYLAND BUILDINGS

P.O. BOX 13571 GREEN BAY, WI 54307
(920) 498-9300 FAX (920) 498-3033
www.baylandbuildings.com

DESIGN & BUILD GENERAL CONTRACTOR

PROJECT:

CRITERION
BARREL, INC.

PROJECT LOCATION:

W172N13050 DIVISION ROAD
VILLAGE OF GERMANTOWN
WASHINGTON CO., WISCONSIN

PLAN MODIFICATIONS:

#	Date:	Description:
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		

Surveyed By: (Initials)

Drawn By: (Initials)

Approved By: (Initials)

SHEET TITLE:

EXISTING
CONDITION
MAP

SHEET NUMBER:

CS-1

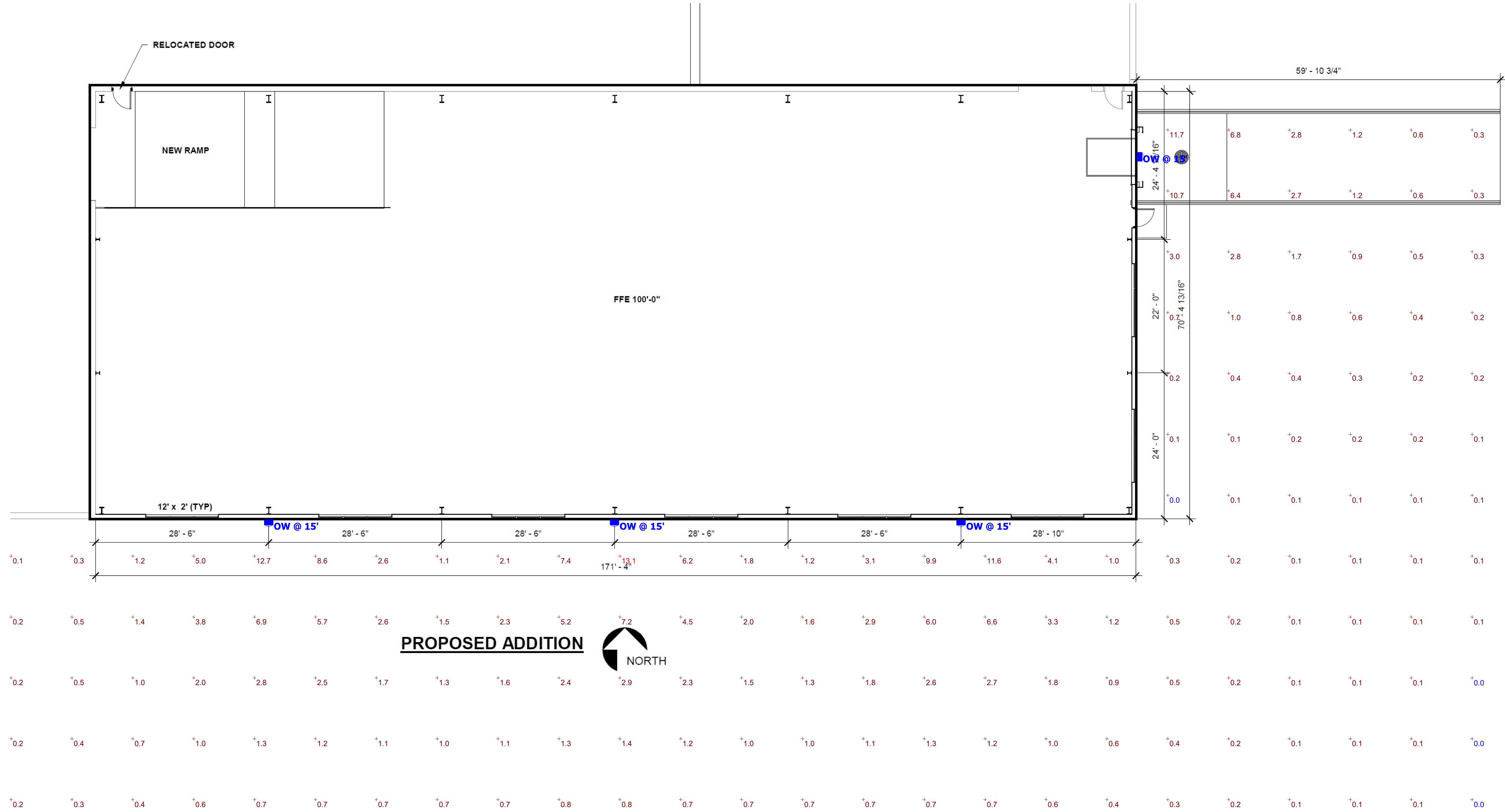
JSD PROJECT NO:

22-11286

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	OW	4	RAB Lighting Inc.	WP2XFU100-80W_4K	LED WALLPACK	LED 4000K	1	12596	1	80.7

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.7 fc	13.1 fc	0.0 fc	N/A	N/A

Note
Mounting Height = 15' AFG
FC Measured at 0' AFG (10' X 10' Spacing)



Plan View
Scale - 1" = 10ft



Color: Bronze

Weight: 7.9 lbs

Project:

Type:

Prepared By:

Date:

Driver Info		LED Info	
Type	Constant Current	Watts	60W
120V	1.00A	Color Temp	3000K/4000K/5000K
208V	0.60A	Color	80 CRI
240V	0.50A	Accuracy	
277V	0.40A	L70 Lifespan	100,000 Hours
Input Watts	60-101W	Lumens	9228-15745
		Efficacy	144.7-165.9 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:

Field Adjustable Light Output:
60W/80W/100W (factory default 100W)
Color temperature (selectable by 3000K, 4000K and 5000K)

Compliance

UL Listed:

Suitable for wet locations

IESNA LM-79 & IESNA LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:

This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: PLT56SR9ST6B

Performance

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

LED Characteristics

LEDs:

Long-life, high-efficiency, surface-mount LEDs

Electrical

Driver:

Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 1.00A, 208V: 0.60A, 240V: 0.50A, 277V: 0.40A

Dimming Driver:

Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

Photocell:

120-277V selectable photocell that can be turned on and off.

Note:

All values are typical (tolerance +/- 10%)

Construction

IP Rating:

Ingress protection rating of IP65 for dust and water

Cold Weather Starting:

Minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:

Suitable for use in up to 50°C (122°F)

Housing:

Die-cast aluminum

Technical Specifications (continued)

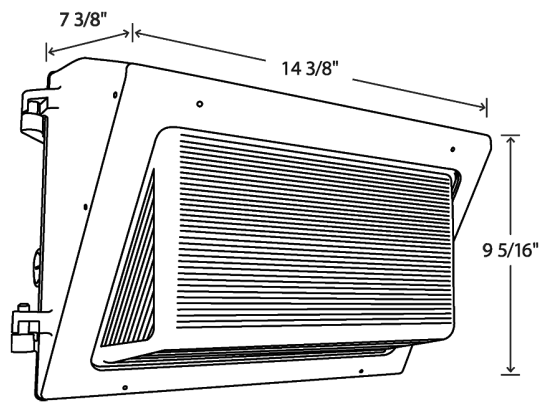
Construction

- Lens:**
Tempered glass
- Mounting:**
Wall mount
- Finish:**
Formulated for high durability and long-lasting color

- Green Technology:**
Mercury and UV free. RoHS-compliant components.
- Other**
- 5 Yr Limited Warranty:**
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.
- Equivalency:**
Equivalent to 400W Metal Halide

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- IP65 Rated
- 100,000-Hour LED lifespan
- 5-Year, Limited Warranty

Ordering Matrix

Family	Wattage
WP2XFU	100
29 = 29/20/15W	
40 = 40/30/20W	
60 = 60/45/35W	
80 = 80/60/40W	
100 = 100/80/60W	

SIGN REVIEW

6/13/22 Plan Commission Meeting

Veracruz Mexican Cantina

Planning & Zoning Report

Germantown, Wisconsin

Summary

Patrick Yates of FastSigns of Menomonee Falls, agent for Chaz Hastings and Germantown Market Place AG LLC, property owner, is requesting approval for a roof sign for the property at N112W16290 Mequon Road.

Property Location: N112W16290 Mequon Road

Applicant/

Property Owner:

Patrick Yates
FastSigns of Menomonee Falls
W173N9170 St. Francis Dr. #1
Menomonee Falls, WI 53051

Germantown Market Place
PO BOX 6767
Malibu, CA 90264

Zoning: Germantown Market Place PDD (B-2)

Adjacent Land Uses		Zoning
North	Residential/Commercial	Rm PDD / B-1
South	Residential	Rs-6
East	Commercial	B-3
West	Commercial	B-2 PDD



Background/Proposal

Patrick Yates of Fastsigns of Menomonee Falls, agent for Chaz Hastings and Germantown Market Place AG LLC, property owner, is requesting approval for a roof sign for the property at N112W16290 Mequon Road. This is for the future Veracruz Mexican Cantina (zoning permit approved administratively on March 11, 2022) to be located in the former White House of Music location.

Roof Sign

- 48" x 181" (60 square feet), with individual incandescent display/sign bulbs. 11-watt, 130-volt light bulbs in open channel letters and white acrylic face channel letters, all mounted on a 4" raceway on the south-facing roof.

Staff Comments

Section 17.46(1) of the Village Code, which states the intent and purpose of the Sign Ordinance, prohibits flashing or blinking signs other than traffic signs. The proposed signage is similar to marquee signage and meets the Village's sign code requirements for "roof signs" as well as for "projecting signs, awning signs, canopy signs and marquees".

Although different in terms of lighting from the other signs at the Germantown Market Place, Planning staff supports the general concept as long as the lights do not flash, blink, or cause glare for adjacent properties, vehicles, or pedestrians.

Village Staff Recommendation

APPROVE the roof sign for Veracruz Mexican Cantina located at N112W16290 Mequon Road subject to the following conditions:

1. Electrical permits shall be obtained from Inspection Services prior to installation of any/all electrical components.
2. The sign shall not blink, flash or cause a glare for adjacent properties, vehicles or pedestrians. If complaints are received about the sign regarding nuisance or glare, the business owner and property owner shall work with Village Staff to remedy the issue in a timely manner.



Village of

Germantown
Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 5-5-22

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

- 1 **APPLICANT OR AGENT**
FASTSIGNS of Menomonee Falls
Patrick Yates
W173N9170 St. Frances Dr. Suite 1
Menomonee Falls, WI 53051
Phone (262)253-0799
Fax (262)253-0797
E-Mail Patrick.Yates@FastSigns.com
- PROPERTY OWNER**
Germantown Marketplace AG LLC,
Germantown Marketplace AO LLC, ET AL
WI Ludwig, LLC
Chaz Hastings
Phone (414) 334-9363
- 2 **PROPERTY ADDRESS OR GENERAL LOCATION**
N112W16290 Mequon Rd., Germantown WI 53022
- 3 **SIGN INFORMATION**
Sign Dimensions 48" height x 181" width Single/Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF 381
Total Square Footage of Sign (include all sides) 60 sq ft
Total height of the Sign 48"
Is the Sign to be illuminated X yes no
Type of Sign Construction Materials Open Channel Letters Painted Pentons 361 C with Individual Light bulbs
Distance to Closest Property Line mounted on 4" Raceway VERACRUZ, White Acrylic Face Channel Letters mounted on 4" raceway
MEXICAN CANTINA. Please see spec sheet for more information.
Channel Letters will be mounted on the building

Are there any existing signs on the property NO
If yes, what is the total Square Footage of existing signs _____

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

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

[Signature] 4/29/22
Applicant Date

[Signature] 4/27/22
Owner Date
Germantown Marketplace AG, LLC, Germantown Marketplace AO, LLC,
Germantown Marketplace AS, LLC, and Germantown Marketplace GK, LLC

By: [Signature] 6/6/22
Ara Ohanian

SIGN SPECS: Dimensional Light Up Channel letters on raceway



VERACRUZ Mexican Cantina

Overall Size 48" tall by 181" wide

VERACRUZ

31.5"x181" Open channel letters painted
Pantone 361 C with individual light bulbs
mounted on 4" raceway
1" Black Trim Cap

MEXICAN CANTINA

14"x165" White Acrylic face channel letters
mounted on 4" raceway
1" Black Trim Cap

Colors:

 **Pantone 361 C**
 **White**



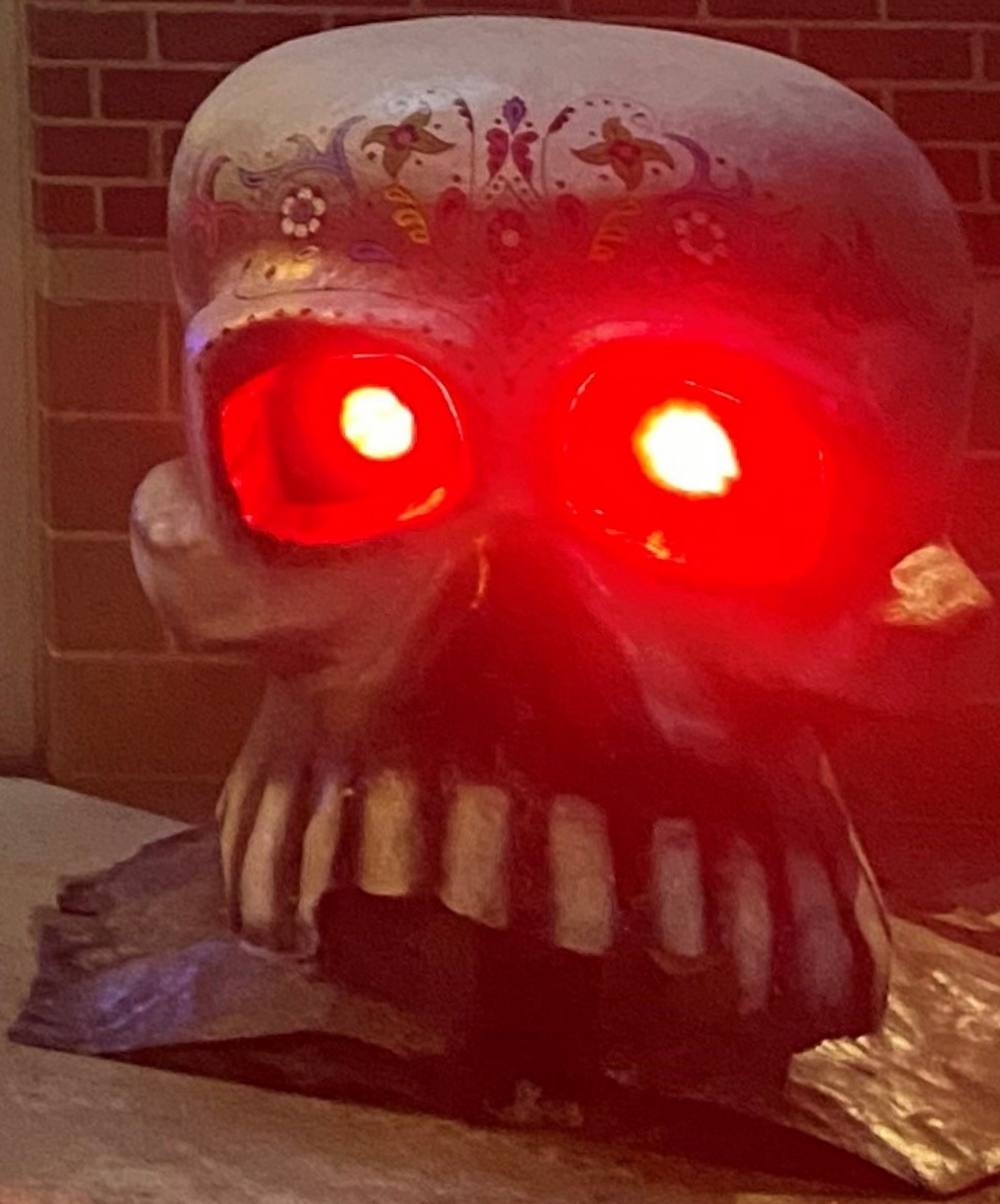
TEKILA

MEXICAN
CANTINA



TEKILA

MEXICAN
CANTINA



SATCO®

S3965

**DECORATIVE
incandescent**

Incandescente decorativo
Décoratifs à incandescence

**4 BULB
VALUE
PACK**

**DISPLAY/SIGN
BULBS**

11W S14 130V

CLEAR CLARO/CLAIR

INCANDESCENT

Medium base

2500 HOURS
HORAS/HEURES

SATCO®



ZONING PERMIT REVIEW

6/13/22 Plan Commission Meeting

Novanhnyenh Sayaovang

Village Planner Report

Germantown, Wisconsin

Summary

Novanhnyenh Sayaovang, property owner, is seeking approval to construct a privacy fence in a front yard at a height of 6' on their residential lot located at N128 W16481 Holy Hill Road.

Property Location: N128 W16481 Holy Hill Road

Applicant/

Property Owners: Novanhnyenh Sayaovang
N128 W16481 Holy Hill Road
Germantown, WI

Current Zoning: Rs-2: Single-family Residential

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

Location Map



Proposal

Novanhayenh Sayaovang, property owner, is seeking approval to construct a privacy fence in a front yard at a height of 6' on their residential lot located at N128 W16481 Holy Hill Road.

As indicated in the supporting information, the applicant would like to install a 6' high wood privacy fence along the west side of the property within the front yard. The fence would be approximately 100 feet in length and setback 1 foot from the west side yard property line and 120 feet from Holy Hill Road.

Staff Comments

The Sayaovang property is located south and at the end of Holy Hill Road ½ mile east of Division Road/CTH G. The fence is proposed to be installed in a strategic location to provide a visual buffer from the adjacent property to the west and will not interfere with sight vision Holy Hill Road.

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

(f) Fences in Residential Districts.

1. *All fences shall be subject to review and approval of the Building Inspector prior to the issuance of a building permit.*
2. *Fences in rear or side yards may be up to 6 feet in height.*
3. *Fences in front yards may not exceed 4 feet in height, except a maximum height of 6 feet on approval of the Plan Commission after consideration of visibility, privacy and access concerns.*
4. *No fence shall be closer than 2 feet to a public right-of-way.*
5. *Fences that contain a finished side and an unfinished side, shall be installed in a manner in which the finished side faces the adjacent property. In case of a discrepancy, the Village Building Inspector shall determine which side of the fence is the finished side.*
6. *Fences and easements.*
 - (i) *Fences shall not be located within any type of easement, provided however, the Planning Commission may authorize the encroachment by a fence into a drainage easement where the owner of the land encumbered by the easement shows to the satisfaction of the Planning Commission that, considering the proposed location, design and materials of the proposed fence, the encroachment of the fence into the easement will not materially interfere with drainage flow within the easement, and, in the case of a subdivision, the homeowners association consents in writing to the encroachment, or if not in a subdivision, the adjacent landowners consent in writing.*
 - (ii) *If the Planning Commission deems it necessary in order to make its decision to authorize an encroachment into a drainage easement by a fence, it may require that the applicant provide a report by a professional engineer providing an opinion that the encroachment will not impair drainage flow within the easement.*
 - (iii) *If the applicant whose property abuts the drainage way shall be aggrieved by the decision of the Planning Commission, such aggrieved person may appeal the decision to the Village Board by filing a request for appeal review of the record below within 14 days of the date of the Planning Commission's decision.*
7. *It is the property owner's responsibility for any lawn maintenance of lands that lie between a fence and the property line.*

-
8. *Should it be necessary that the Village or its agent, remove the fence, the material costs (materials and labor) would be borne by the owner of the fence.*

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

Village Planner Recommendation

APPROVE the proposed installation of a 6' high privacy fence along the west property line as proposed for the residential lot located at N128 W16481 Holy Hill Road.



Village of



Germantown

Willkommen

ZONING COMPLIANCE / OCCUPANCY PERMIT

Date of Application: 4/13/22

Fee Received By: [Signature]

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

APPLICANT OR AGENT:

Name: NOVANH YENH SAYAUVANG

Address: N128W16481 HOLY HILL RD

Phone: 414-559-1286

Fax: _____

E-Mail: NOVATSI77@GMAIL.COM

PROPERTY or Business OWNER:

Name: SAME

Address: _____

Phone: _____

Fax: _____

E-Mail: _____

PROPERTY ADDRESS OR Tax Parcel ID#:

N128W16481 HOLY HILL RD, GERMAN TOWN, WI

53022

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):

6 FEET FENCE FRONT YARD -SEE ATTACHMENT

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

NOVANH YENH SAYAUVANG

Applicant

Property Owner

4/13/22

Date

Date

VILLAGE USE ONLY

Zoning Compliance / Occupancy Permit Attachment

Dear Zoning Administrator,

I would like to request for the approval of a permit to install a 6 feet privacy fence located on the west side of my front property. The fence will be built with 1"x6"x6' wood planks supported by metal posts. The posts will be cemented 3 feet into the ground. A diagram has been provided. The finished side of the fence will be facing the neighbor. The total length of the front west side of the property is estimated at 195 feet. Of this length, the fence will be roughly 100 feet and be built 1 foot inside of my property line. The distance of the fence is estimated to be 120 feet away from the center of the road. There are natural barriers such as bushes and trees that will make the fence not visible from the road. The fence will only be visible when directly in front of my property.

There are only 3 properties located on the east side of the railroad tracks where my property is located. My property is located at the dead end of this road. I have 1 neighbor that is directly to the west of my property line by the railroad tracks. The house located on this property is estimated to be 290 feet away from the proposed fence. The space between the fence and the house is an open grass field. The house is situated slightly higher than the fence location. Therefore, the ground is sloping and/or descending from west to east and south to north. Using an imaginary straight line, the house on the other property is estimated to be 1210 feet northeast of my house. This house is not visible from my house nor from the road as there are trees and bushes between the properties.

The basis for this request is to provide a privacy fence for my general play area which includes a large playset and portable basketball hoops. My kids ages are 3 and 11 and this fence will help keep all of their toys inside of my property. In addition, the height of this fence will help in the reduction of the noise that my kids make and will partially block them from view when they playing on the playset. Because the fence runs parallel with my driveway, the increased height will also reduce snow drift from a west to east wind. Because this fence will not impede any right of way, easement, driveway, etc., I am respectfully requesting for your approval of this permit. I thank you in advance and look forward to your response.

Sincerely,

Nova Sayaovang

Village of



Germantown

Village of Germantown

N112 W17001 Mequon Road

Germantown, WI 53022

262-346-4460

germantowninspections@safebuilt.com

Building Permit Application

PERMIT NO: _____

TAX KEY NO: _____

Project Address: <u>N128W16481 HOLY HILL RD</u>		Date: <u>3/30/22</u>	
Permit For: <u>PRIVACY FENCE</u>		Size of Structure/Square Footage: <u>104 FEET WOOD FENCE</u>	Height: <u>6'</u>
Zoning District: <u>RS-2</u>	Setbacks: Front _____ Rear _____ Side _____	Estimated Cost of Project: <u>\$1,700.00</u>	
Owner: <u>NOVANHYENH SAYAOVANG</u>		Owner Phone: <u>414-559-1286</u>	
Address: <u>N128W16481 HOLY HILL RD</u>		EMAIL: <u>NOVATSI77@GMAIL.COM</u>	
City/State/Zip: <u>GERMANTOWN, WI 53022</u>			
Contractor: <u>N/A</u>	Contractor #	EXP	Qualifier #
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 [Signature] Print Name NOVANHYENH SAYAOVANG
Address N128W16481 HOLY HILL RD City & State GERMANTOWN, WI Zip Code 53022
Phone 414-559-1286 EMAIL NOVATSI77@GMAIL.COM

REMARKS:

SEE ATTACHMENT

SEPARATE ELECTRICAL, PLUMBING AND HEATING PERMITS MAY BE REQUIRED.

Building/Remodeling \$ 25

Plan Review \$ _____

Occupancy Permit \$ _____

Building Subtotal \$ _____

Bldg. Permit Fees (BLD) \$ _____

Prop. Record Fee (APF) \$ _____

Technology Fee (TMF) \$ 3.00

Total Fees \$ 28.00

Permit Issued By _____

Date _____

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.

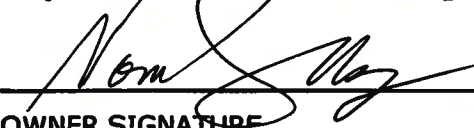
Wetlands Notice to Permit Applicants

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

3/30/22
DATE

Wood Fence Diagram

Total Fence Length

2.95	Feet
102.00	Feet
104.95	Feet

1-1/2"x4"x8' Lifetime Steel Post

2"x4"x6' picket supports, 3 per Post

1-1/2"x4"x8' Lifetime Steel Post

10" Diameter Hole

5' Post above ground

3' Post below with 3' Cement

1"x1"x6' picket planks

2"x4"x6' picket supports

Above Ground

Below Ground

Fence Pickets will be set 2" above the ground. The Pickets will be contoured with the slope of the ground and will not exceed 6' from the ground.

V German town
NE NW 15-9-20

Survey No. 980640

MONUMENT
EL. 863.08

BENCH MARK
NAIL IN SOUTH
FACE OF TREE
EL. 856.97

N 89°10'50" E 321.05

TOP OF WALL = 863.78

BASEMENT ONLY

WALL

435.85

328.40

S 88°12'29" W

430.33

S 01°47'31" E

104' LENGTH
6' HEIGHT

SCALE:
1" = 50'



I hereby certify that I have surveyed the above described property and the above map is a true representation thereof and shows the site and location of the property, its exterior boundaries, the location of all visible structures and dimensions of all principal buildings thereon, boundary fences, apparent easements, roadway and visible encroachments if any. This survey is made for the present owners of the property, and also those who purchase, mortgage, or guarantee, the title thereto within one (1) year from date hereof.

CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR S-1755

METROPOLITAN ENGINEERING, INC.

20875 CROSSROADS CIRCLE, SUITE 150, WAUKESHA, WI 53186
PH (414) 782-2221 FAX 782-4426

NOV 9 1998

2 AUG 15 2 1999

V. Germantown
NE-NW 15-9-0



PREPARED FOR: EMBASSY HOMES/HREN

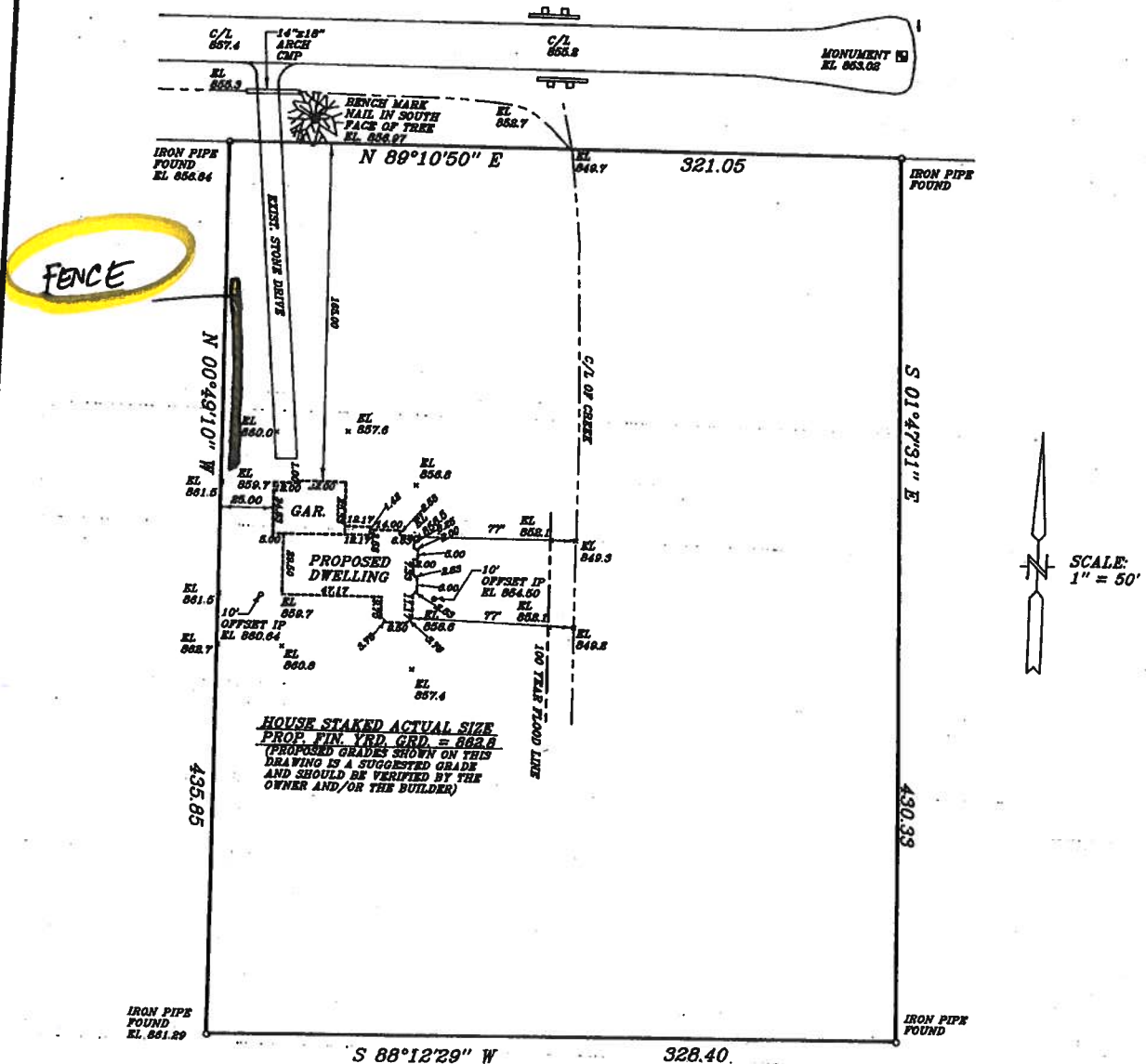
LOCATION: Holy Hill Road, Germantown, Wisconsin

LEGAL DESCRIPTION: All of Lot 1 of CERTIFIED SURVEY MAP NO. 4910 Rec. Vol 33, Page 327, Washington County in the part of the Northeast 1/4 of the Northwest 1/4 of Section 15, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin.

July 8, 1998
July 9, 1998 (Drawing Revised)
July 31, 1998 (Grds Revised)

Survey No. 980475

HOLY HILL ROAD



I hereby certify that I have surveyed the above described property and the same map to a true representation thereof and show the same and location of the property, its various boundaries, the location of all public structures and dimensions of all proposed buildings thereon, together with all required easements, rights and other pertinent matters, and that this survey is made for the present owners of the property and also show the purchase, mortgage or otherwise, the title thereto, which are (1) and (2) as duly surveyed.

CHRISTOPHER J. KUNKEL REGISTERED LAND SURVEYOR 5-1785

METROPOLITAN ENGINEERING, INC.
20875 CROSSROADS CIRCLE, SUITE 150, WALKESHA, WI 53186
PH (414) 782-2221 FAX 782-4426

ZONING PERMIT REVIEW

6/13/22 Plan Commission Meeting

Alix Kettleson

Planning & Zoning Report

Germantown, Wisconsin

Summary

Alix Kettleson, property owner, is seeking approval to construct an aluminum fence in the front yard at a height of 6' on their residential lot located at W168N10290 Wildrose Lane.

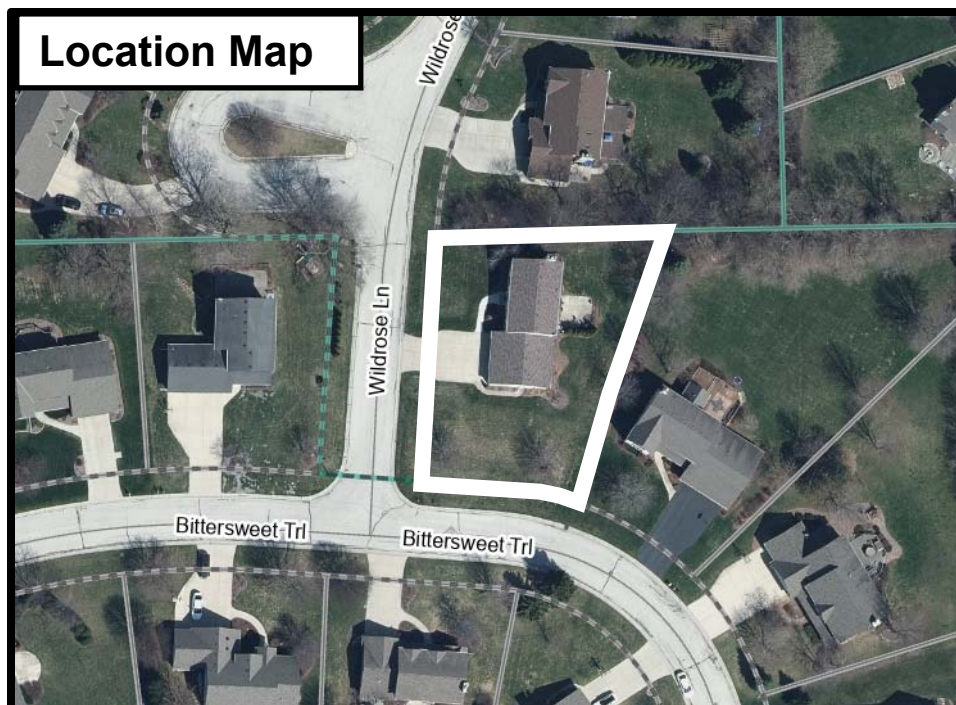
Property Location: W168N10290 Wildrose Lane

Applicant/

Property Owners: Alix & Ronald Kettleson
W168N10290 Wildrose Lane
Germantown, WI

Current Zoning: Rs-5: Single-family Residential

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



Proposal

Alix Kettleson, property owner, is seeking approval to construct an aluminum fence in the front yard at a height of 6' on their residential lot located at W168N10290 Wildrose Lane.

As indicated in the supporting information, the applicant would like to install a 6' high, aluminum fence to enclose the rear yard, the front yard along Bittersweet Trail, and a portion of the front yard along Wildrose Lane.

Staff Comments

The Kettleson property is located in the northeast corner of the Wildrose Lane and Bittersweet Trail intersection in the Country Meadows West Subdivision. This lot is considered a corner lot on which both streets are deemed front lot lines.

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

(f) Fences in Residential Districts.

1. All fences shall be subject to review and approval of the Building Inspector prior to the issuance of a building permit.
2. Fences in rear or side yards may be up to 6 feet in height.
3. Fences in front yards may not exceed 4 feet in height, except a maximum height of 6 feet on approval of the Plan Commission after consideration of visibility, privacy and access concerns.
4. No fence shall be closer than 2 feet to a public right-of-way.
5. Fences that contain a finished side and an unfinished side, shall be installed in a manner in which the finished side faces the adjacent property. In case of a discrepancy, the Village Building Inspector shall determine which side of the fence is the finished side.
6. Fences and easements.
 - (i) Fences shall not be located within any type of easement, provided however, the Planning Commission may authorize the encroachment by a fence into a drainage easement where the owner of the land encumbered by the easement shows to the satisfaction of the Planning Commission that, considering the proposed location, design and materials of the proposed fence, the encroachment of the fence into the easement will not materially interfere with drainage flow within the easement, and, in the case of a subdivision, the homeowners association consents in writing to the encroachment, or if not in a subdivision, the adjacent landowners consent in writing.
 - (ii) If the Planning Commission deems it necessary in order to make its decision to authorize an encroachment into a drainage easement by a fence, it may require that the applicant provide a report by a professional engineer providing an opinion that the encroachment will not impair drainage flow within the easement.
 - (iii) If the applicant whose property abuts the drainage way shall be aggrieved by the decision of the Planning Commission, such aggrieved person may appeal the decision to the Village Board by filing a request for appeal review of the record below within 14 days of the date of the Planning Commission's decision.
7. It is the property owner's responsibility for any lawn maintenance of lands that lie between a fence and the property line.
8. Should it be necessary that the Village or its agent, remove the fence, the material costs (materials and labor) would be borne by the owner of the fence.

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

The proposed fence will be located 2' from the Wildrose Lane and Bittersweet Trail right-of-way line and approximately 17' from the edge of both roads. Visibility will not be impacted.

Village Staff Recommendation

APPROVE the proposed installation of a fence 6' in height along the Windrose Lane and Bittersweet Trail right-of-way.



Village of
Germantown
Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 2 MAY 2022

Fee Received By: #

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

APPLICANT OR AGENT:

Name: Alix Kettleson
Address: W168N10290 Wildrose Ln
City/State/Zip: Germantown, WI
Phone: (360) 918-1740
E-Mail: alixkettleson@yahoo.com

PROPERTY or Business OWNER:

Name: _____
Address: _____
City/State/Zip: _____
Phone: _____
E-Mail: _____

PROPERTY ADDRESS OR Tax Parcel ID#:

W168N10290 Wildrose Ln, Germantown, WI

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

6' fence in the front yards (corner lot) on the South and West sides to protect our 2 young grandchildren (who live here) and larger breed dog planned. 2 1/2 year old is in "Birth to 3" program for delayed speech and is being evaluated by the Caramel Autism Center for autism. The fenced yard is necessary and the 6' height to protect him from the 2 streets. (see attached).

READ AND INITIAL THE FOLLOWING:

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

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

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

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Alix R. Kettleson
Applicant

05/02/2022
Date

Property Owner

Date

VILLAGE USE ONLY

Alix R. Kettleson
W168N10290 Wildrose Ln
Germantown, WI 53022

Village of Germantown, WI

To Whom It May Concern:

My name is Alix Kettleson. My husband, Ron, my son and his family (Tom, Phoebe, Xian (age 9) and Hiroshi (age 33 months) live at W168N10290 Wildrose Ln in Germantown. Phoebe and Xian came from the Philippines. Hiroshi was born here. Phoebe does not drive. We purchased this home to help Tom's family as explained more fully below.

We are applying for permission to build 6ft fence in the backyard and front yard to protect our grandsons and to provide security for them and a large breed dog we want to give them. We just learned that because our house is on a corner lot, it is considered to have two front yards. The back yard itself is very narrow and sloped, but the front yards are flat and spacious providing an actual area where the children can play. This part of the yard for our grandsons is a primary reason we purchased the home in Nov 2021. Because this house is on a corner, there is also heavier traffic from the two streets.

Our two and a half year old grandson is speech delayed. He is enrolled in the "Birth to Three" program, will be continuing on in the Germantown school's speech program after he turns three (we've already met with Germantown school officials and are waiting to receive the paperwork), and is being evaluated for autism by the Caravel Autism Center (Mequon) on May 20th. Children with autism generally lack the same social skills and sense of danger as other children. We need to protect him from harm in the yard and from the traffic in the streets and in the areas we cannot always see. Children with autism also bond with a dog. Dog breeds that have been determined to do better with autistic children are all larger breed dogs. Our grandson is a climber and we fear a 4 ft fence will be inadequate to secure and protect him as well as to keep the dog inside the fence. The back yard area is not large enough or flat enough to provide him with the outdoor space to engage in outdoor activities to provide him. He needs this to develop independence, self-reliance, safety and life skills. We would like to provide a playset and outdoor game area in this larger, flat part of our yard. We would also like to provide this area for friends to be able to come safely play with him. We want to build the fence as soon as possible this summer.

We plan to put in a black metal fence with vertical bars you can see through, similar to a fence our neighbor two homes over on Bittersweet have in their backyard. This type of fence is attractive and would not deteriorate so would not become an eyesore. I will try to provide a picture. We would provide 3

gates (one next to the garage by the driveway, and two in the backyard – one by the house and one by the drainage easement area. We would inset the fence 2 ft from both streets as required and run it along but inside the drainage easement on the North side of the lot, and just inside the property line on the East backyard side. Please see the survey.

Please accept our request to build this fence to protect our family.


Alix Kettleson

360-918-1740

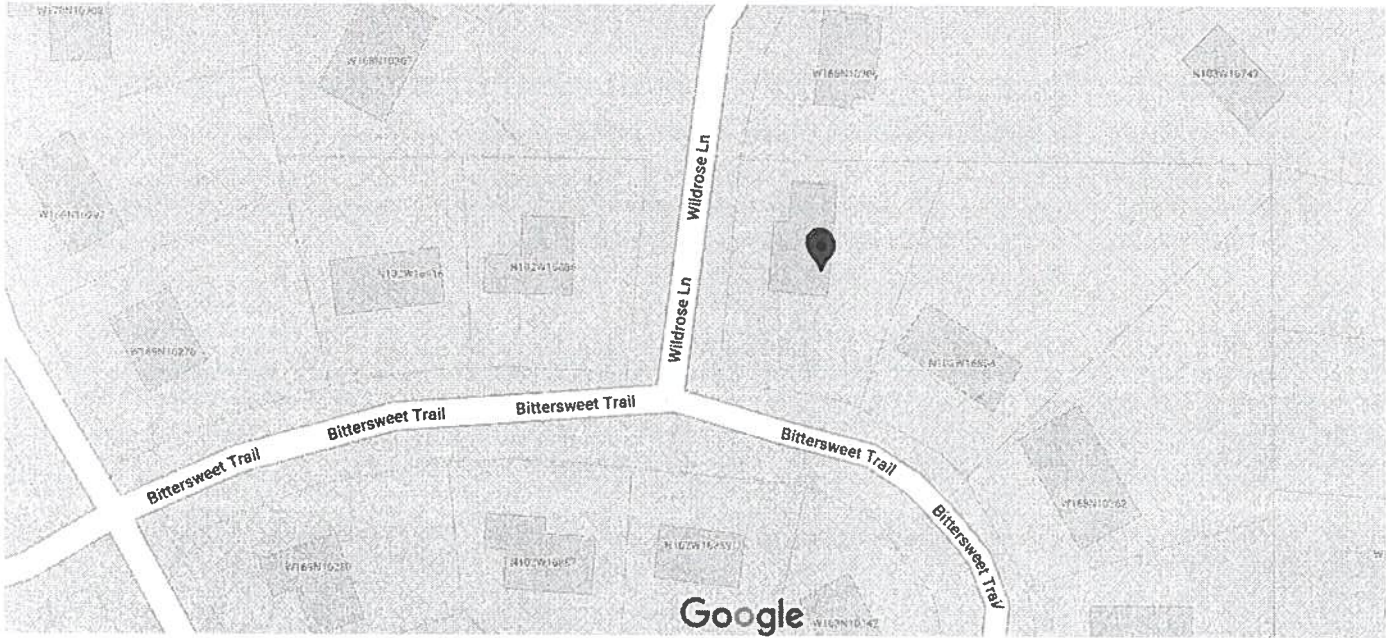
Alixkettleson@yahoo.com

05/02/2022

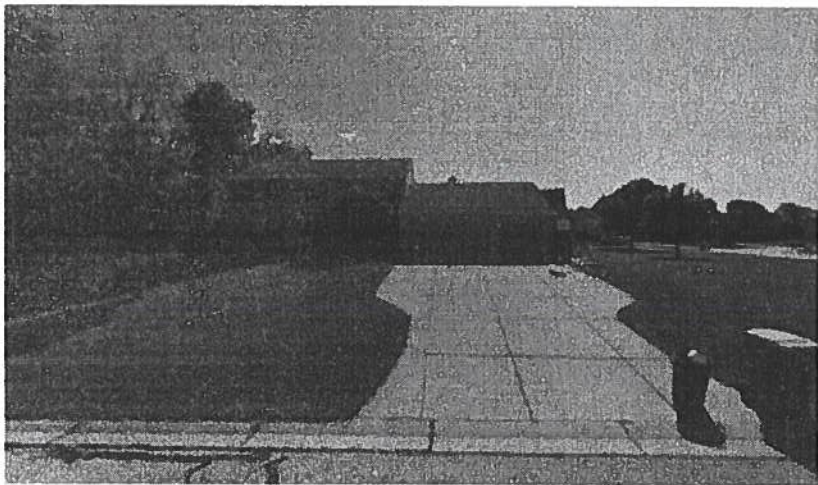


Google Maps

43°12'15.7"N 88°07'06.0"W



Map data ©2021 Google 50 ft



43°12'15.7"N 88°07'06.0"W

43.204370, -88.118330

- Directions
- Save
- Nearby
- Send to your phone
- Share

W168N10290 Wildrose Ln, Germantown, WI 53022

6V3J+PMV Germantown, Wisconsin

Photos

Village of



Germantown

Village of Germantown

N112 W17001 Mequon Road

Germantown, WI 53022

262-346-4460

germantowninspections@safebuilt.com

Building Permit Application

PERMIT NO:

TAX KEY NO:

Project Address: <u>W168 N10290 Wildrose Ln, Germantown, WI</u>		Date: <u>05/02/2022</u>	
Permit For: <u>Fence</u>		Size of Structure/Square Footage:	Height: <u>6'</u>
Zoning District:	Setbacks: Front <u>2'</u> Rear <u>6"</u> Side <u>inside edge of easement</u>	Estimated Cost of Project: <u>for fence & drainage</u>	
Owner: <u>Alix R. Kettleson</u>		Owner Phone: <u>360-918-1740</u>	
Address: <u>W168 N 10290 Wildrose Ln</u>		EMAIL: <u>alixkettleson@yahoo.com</u>	
City/State/Zip: <u>Germantown, WI 53022</u>			
Contractor: <u>to be determined</u>		Contractor #	EXP
Address:		Contractor Phone:	Qualifier #
City/State/Zip:		EMAIL:	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 Alix R. Kettleson Print Name Alix R. Kettleson
 Address W168 N10290 Wildrose Ln City & State GERMANTOWN, WI Zip Code 53022
 Phone (360) 918-1740 EMAIL alixkettleson@yahoo.com

REMARKS:

Requesting 6' fence corner lot

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	\$ _____	

Lori Johnson

From: alixkettleson <alixkettleson@yahoo.com>
Sent: Wednesday, May 4, 2022 1:54 PM
To: Lori Johnson; alixkettleson
Subject: FW: W168N10290 Wildrose Ln
Attachments: 20220502_120830.jpg; 20220502_120636.jpg; 20220502_120805.jpg

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

Sent from my Verizon, Samsung Galaxy smartphone

I want to clarify the location of the fence along the North side. It would run along the edge of the drainage easement but not inside any part of the easement.

----- Original message -----

From: alixkettleson <alixkettleson@yahoo.com>
Date: 5/2/22 12:40 PM (GMT-06:00)
To: ljohnson@germantownwi.gov, alixkettleson <alixkettleson@yahoo.com>
Subject: W168N10290 Wildrose Ln

Photos continued

Sent from my Verizon, Samsung Galaxy smartphone













McClure Engineering Division
McClure Engineering
Associated, Inc.
8417 NORTH 18TH COURT
MILWAUKEE, WI 53225-0537
(414) 516-8530 FAX (414) 516-4335
mcclureeng@worldnet.att.net

McClure Engineering Division
McClure Engineering
Associated, Inc.
8417 NORTH 18TH COURT
MILWAUKEE, WI 53225-0537
(414) 516-8530 FAX (414) 516-4335
mcclureeng@worldnet.att.net

PROJ. NO. 08-15-00-007
0805781.DWG

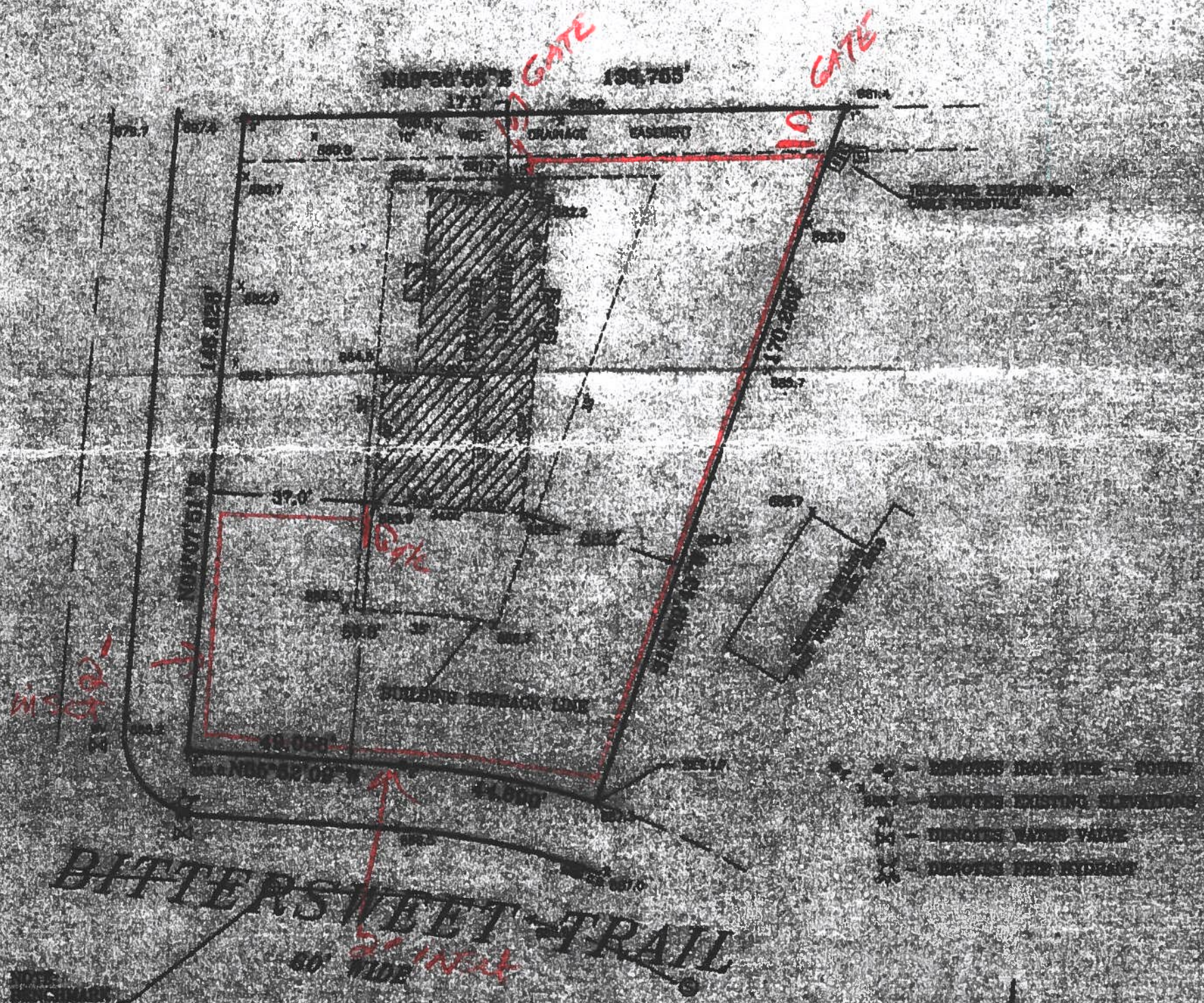
PLAT OF SURVEY

PREPARED FOR: BRADLEY KIMMEL PROPERTIES, INC.

LEGAL DESCRIPTION:

LOT 37, COUNTRY MEADOWS WEST, BEING A SUBDIVISION OF PART OF THE NORTHEAST, NORTHWEST, SOUTHWEST AND SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 20 EAST IN THE VILLAGE OF GERMANTOWN WASHINGTON COUNTY, WISCONSIN.

F.Y.G. 888.0



NOTE:
REMOVED IRON PIPE - FOUND
REMOVED EXISTING STRUCTURE
REMOVED WATER VALVE
REMOVED FIRE HYDRANT

SCALE N 1" = 30'



DATE: 10/01/00
BY: [Signature]

ZONING PERMIT REVIEW

6/13/22 Plan Commission Meeting

Elisabeth & Cory Vogt

Planning & Zoning Report

Germantown, Wisconsin

Summary

Elisabeth & Cory Vogt, property owners, are seeking approval to install a 4' high metal rail & picket fence within an existing drainage easement on the residential lot located at W127 N10865 Coneflower Court in the Prairie Glen Subdivision.

Location: W127 N10865 Coneflower Court

Agent/

Property Owners: Elisabeth & Cory Vogt
W127 N10865 Coneflower Court
Germantown, WI 53022

Zoning: Rs-5/PDD Single-Family Residential

Adjacent Land Uses		Zoning
North	Single-family Residential	Rs-5/PDD
South	Single-family Residential	Rs-5/PDD
East	Single-family Residential	Rs-5/PDD
West	Single-family Residential	Rs-5/PDD



Background/Proposal

Elisabeth & Cory Vogt, property owners, are seeking approval to install a 4' high metal rail & picket fence within an existing drainage easement on the residential lot located at W127 N10865 Coneflower Court in the Prairie Glen Subdivision.

As indicated in their supporting information, the Vogt's would like to install a 4' high metal rail & picket decorative fence to enclose their back yard (see enclosed sketch on survey). The fence would be located along and setback 2 feet from all side and rear lot lines. In so doing, the fence would encroach approximately 38 feet into the 40' wide private drainage easement that runs parallel to the rear lot line. This easement is for surface storm water flow. There is no storm sewer infrastructure below ground in the easement across the Vogt property.

As indicated below, Section 17.50(2)(f)6. of the Zoning Code prohibits fences from being installed in any easement, except a drainage easement when approved by the Plan Commission:

(f) Fences in Residential Districts.

1. *All fences shall be subject to review and approval of the Building Inspector prior to the issuance of a building permit.*
2. *Fences in rear or side yards may be up to 6 feet in height.*
3. *Fences in front yards may not exceed 4 feet in height, except a maximum height of 6 feet on approval of the Plan Commission after consideration of visibility, privacy and access concerns.*
4. *No fence shall be closer than 2 feet to a public right-of-way.*
5. *Fences that contain a finished side and an unfinished side, shall be installed in a manner in which the finished side faces the adjacent property. In case of a discrepancy, the Village Building Inspector shall determine which side of the fence is the finished side.*
6. *Fences and easements.*
 - (i) *Fences shall not be located within any type of easement, provided however, the Planning Commission may authorize the encroachment by a fence into a drainage easement where the owner of the land encumbered by the easement shows to the satisfaction of the Planning Commission that, considering the proposed location, design and materials of the proposed fence, the encroachment of the fence into the easement will not materially interfere with drainage flow within the easement, and, in the case of a subdivision, the homeowners association consents in writing to the encroachment, or if not in a subdivision, the adjacent landowners consent in writing.*
 - (ii) *If the Planning Commission deems it necessary in order to make its decision to authorize an encroachment into a drainage easement by a fence, it may require that the applicant provide a report by a professional engineer providing an opinion that the encroachment will not impair drainage flow within the easement.*
 - (iii) *If the applicant whose property abuts the drainage way shall be aggrieved by the decision of the Planning Commission, such aggrieved person may appeal the decision to the Village Board by filing a request for appeal review of the record below within 14 days of the date of the Planning Commission's decision.*
7. *It is the property owner's responsibility for any lawn maintenance of lands that lie between a fence and the property line.*
8. *Should it be necessary that the Village or its agent, remove the fence, the material costs (materials and labor) would be borne by the owner of the fence.*

Staff Analysis

As indicated above, the Planning Commission may authorize the encroachment of a fence into a drainage easement where the owner of the property encumbered by the easement shows to the satisfaction of the Planning Commission that:

1. considering the proposed location, design and materials of the proposed fence, the fence will not materially interfere with drainage flow within the easement; and
2. in the case of a subdivision, homeowners association consent to the encroachment or, if not a subdivision, the adjacent landowner(s) written consent.

Regarding Item #1, drainage flow interference, the open style metal pickets would not restrict or divert any water flow. Further, the master grading plan in the area shows that there is supposed to be a high point in the rear yard of the Vogt property that would effectively direct water run-off in the rear yard to the south and the other half to the north.

With that said, Staff has been made aware by of a standing water problem that exists between the Vogt lot and the lot to the south that may be/have been caused by modifications (e.g. filling or grading) made in the rear yards causing the existing grade to be different than what is shown on the approved master grading plan. For that reason, Staff is recommending that the standing water issue be resolved before the fence is installed in case further changes to the yard grade are necessary.

Regarding Item #2, the Prairie Glen Homeowners Association has reviewed and approved the proposed fence installation (see letter dated April 20, 2022).

Village Staff Recommendation

APPROVE the zoning permit application to install a 4' metal rail & picket fence within the 40' wide private drainage easement on the rear lot line of the property located at W127 N10865 Coneflower Circle subject to the following conditions:

1. It shall be the responsibility of the homeowner to maintain a free flow of water within the private drainage easement at all times.
2. If the fence needs to be removed to make improvements and/or conduct maintenance within the drainage easement, the property owner shall be responsible for removing the fence to the extent necessary within seven (7) days of being notified by the Prairie Glen Homeowner's Association (or another mutually-agreeable deadline). The property owner shall be responsible for all costs associated with any damage, removal, or re-installation of said fence.
3. A building permit for the fence shall not be issued and the fence not installed until the existing standing water issue affecting the Vogt and abutting lots has been resolved and the Village Public Works Department notified by the property owner and Prairie Glen HOA.



Village of



Germantown

Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application 5/5/22

Fee Received By: _____

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

APPLICANT OR AGENT:

Name: Elisabeth Vogt
Address: W127 N10865 Coneflower Circle
City/State/Zip: Germantown WI 53022
Phone: 608-397-0387
E-Mail: Vogt3@hotmail.com

PROPERTY or Business OWNER:

Name: Same as applicant
Address: _____
City/State/Zip: _____
Phone: _____
E-Mail: _____

PROPERTY ADDRESS OR Tax Parcel ID#:

W127 N10865 Coneflower Circle
Germantown, WI 53022

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

Fence to be put on property
metal fence model 0230 (see picture attached)
Back yard only • 2 feet • in from property line.

READ AND INITIAL THE FOLLOWING:

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

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

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

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Elisabeth Vogt
Applicant
Elisabeth Vogt
Property Owner

5/5/22
Date
5/5/22
Date

VILLAGE USE ONLY

Empty box for Village Use Only.

PRAIRIE GLEN HOMEOWNERS ASSOCIATION, INC.
1830 Meadow Lane, Suite A
Pewaukee, Wisconsin 53072

April 20, 2022

Via Email

Cory Vogt
W127 N10865 Coneflower Circle
Germantown, Wisconsin 53022

Re: Architectural Request – Fence

Dear Cory:

The Architectural Control Committee for Prairie Glen Homeowners Association, Inc. ("ACC") is in receipt of your Architectural Request for your proposed fence as submitted by you on March 16, 2022 and supplemented on April 14, 2022. After review and consideration of your proposed revised plan, the ACC is happy to inform you that it has been approved as submitted with some conditions.

1. The fence is of the materials and color as you proposed in your submission;
2. The fence is at least 2 feet from the yard lot lines, in the locations shown on the revised layout submitted on April 12, 2022, and avoids all utility easements; and
3. The fence shall be no taller than 4 feet high from the final grade of your lot.

As some of the features of your proposal may be governed by local ordinance (such as building and permit ordinances), you are reminded that you may need to get separate approval from the Village of Germantown in addition to the approval from the ACC.

Enjoy your new fence and feel free to contact me in the event you have any further questions.

Sincerely,

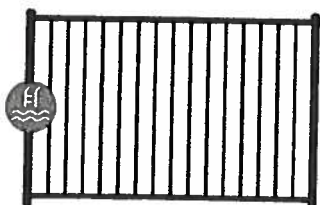


Meg Galaska
President
262.542.9494
associations@bielinski.com

Flat Top Style

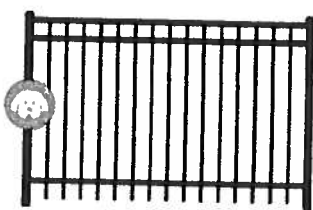
Perfect for around a pool, the classic Flat Top offers clean and simple lines in 2, 3, or 4 rail designs. Double Picket and Ring models are available to add definition to your outdoor living space.

2-Rail Flush Bottom Pool



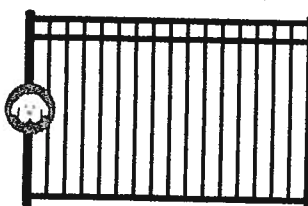
Height	
Model	48" 54"
0220 Pool	•
1220 Pool	•
2220 Pool	•

3-Rail



Height				
Model	36"	42"	48"	60" 72"
0230	•	•	•	•
1230	•	•	•	•
2230	•	•	•	•

3-Rail Flush Bottom



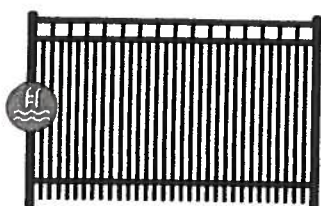
Height	
Model	48" 60"
0230 FB	•
1230 FB	•

3-Rail Flush Bottom Pool



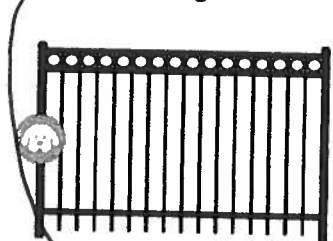
Height	
Model	54" 65"
0230 Pool	•
1230 Pool	•
2230 Pool	•

3-Rail Double Pickets to Mid-Rail



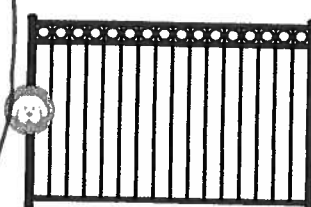
Height	
Model	48"
0230 Dbl Pkts to Mid-Rail	•
1230 Dbl Pkts to Mid-Rail	•

3-Rail w/Rings



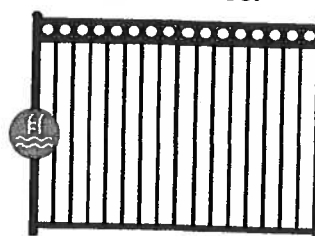
Height				
Model	36"	42"	48"	60" 72"
0230R	•	•	•	•
1230R	•	•	•	•
2230R	•	•	•	•

3-Rail w/Rings Flush Bottom



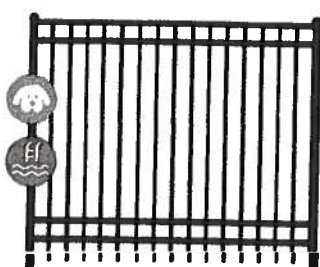
Height	
Model	48" 60"
0230R FB	•
1230R FB	•

3-Rail w/Rings Flush Bottom Pool



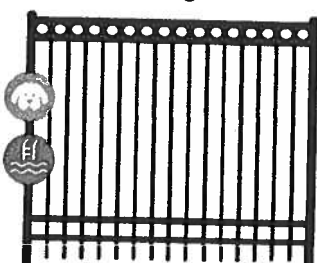
Height	
Model	54" 55"
0230R Pool	•
1230R Pool	•
2230R Pool	•

4-Rail



Height	
Model	72" 84" 96"
0240	•
2240	•

4-Rail w/Rings



Height	
Model	72" 84" 96"
0240R	•
2240R	•



FLAT TOP



Cory Vogt

From: Cory Vogt <vogt3@hotmail.com>
 Sent: Wednesday, March 16, 2022 2:51 PM
 To: Cory Vogt

A-1 FENCE CO., INC.
 740 N. Delora Woods Boulevard, Saukville WI 53080
 262-251-6766 • FAX 262-268-8024 • www.a1-fence.com

Proposal No. _____
 Date: 3-25-22

We propose to provide all necessary materials and labor to construct a fence according to the sketch, specifications and guarantee presented below, on the purchaser's property located at:

Address: 6152 W. 108th St. #1
 Name: Cory Vogt
 City: Greenfield
 Telephone: 608 790 1981

Fence Height 4'	Gate Style A) Arch up B) Arch Down C) Straight	Post Style Diamond Dado Arrowhead
Post Size 2 1/2" x 4"	Gate Post Size 3" x 4"	

RESPONSIBILITY OF THE CUSTOMER

- Obtain permits.
- Provide a survey of the property.
- Provide a place for the dirt from post holes dug.
- If there is an existing fence to be taken down, the CUSTOMER must make arrangements for its disposal.
- 10% deposit with signature. Non refundable after 3 days.
- Full payment is due upon completion of work.

CUSTOMER'S RIGHT TO CANCEL

You may cancel this agreement in person or in writing, by notifying the seller by 5 PM of the third business day after you signed this proposal. And if you wish, you may write "I hereby cancel" across the top of this page as written notice.

GUARANTEE

Seller agrees to correct any defect in workmanship or materials at no cost to the buyer for the following period of time:

Installed Fencing: _____
 Installed Gate: _____

UNDERGROUND CABLES:

Telephone _____ Electric _____

A-1 Fence Co. assumes no responsibility for damage to any buried electric or plumbing service not installed by a public utility.

Salesman: [Signature]

"The sting of poor quality outlives the joy of low price."

A-1 Fence Co. is not liable for disturbance or necessary changes of landscaping, nor are they liable for damage to existing surfaces such as concrete, brick, etc., due to installation or work performed. Checking of post are not warranted as that is the nature of the wood. Painting any part of the fence will void warranty.

PURCHASER AGREES TO PAY BALANCE DUE UPON COMPLETION OF WORK

Style of Fence
 3 1/2" x 4" Alu. / 6' x 11'

SKETCH

296' - 39' x 115'
 316' x 41' = 517,780' -
 18' 28' 80' 80'

Installation Notes

① 2" x 4" x 11' x 115'

Accepted by: _____
 Date signed: _____
 Total Footage: _____
 TOTAL PRICE: _____
 Credit Card Payment will be subject to a 2.5% surcharge.

Cory Vogt

Village of



Germantown

Village of Germantown

N112 W17001 Mequon Road

Germantown, WI 53022

262-250-4760 / Fax 262-253-8255

Building Permit Application

PERMIT NO:

FOOO11

TAX KEY NO:

Project Address: W127 N10865 Coneflower Circle		Date: 5/4/22	
Permit For: Fence		Size of Structure/Square Footage: 296' FT	Height: 4ft
Zoning District:	Setbacks: Front _____ Rear 3 Side _____	Estimated Cost of Project: \$17,780	
Owner: Cory & Elisabeth Vogt		Owner Phone: 608-397-0387	
Address: W127 N10865 Coneflower Circle		EMAIL: vogt3@hotmail.com	
City/State/Zip: Germantown WI 53022			
Contractor: A-1 Fence Company	Contractor #	EXP	Qualifier # EXP
Address: 740 N DeKora Woods Blvd		Contractor Phone: 262-251-6766	
City/State/Zip: Saukville, WI 53080		EMAIL: WWW.a-1-fence.com	

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

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

Signature: Elisabeth M Vogt Print Name: Elisabeth M Vogt
 Address: W127 N10865 Coneflower Circle City & State: Germantown WI Zip Code: 53022
 Phone: 608-397-0387 EMAIL: vogt3@hotmail.com

REMARKS:

SEPARATE ELECTRICAL, PLUMBING AND HEATING PERMITS MAY BE REQUIRED.

Building/Remodeling

\$ 25

Bldg. Permit Fees (BLD)

\$ 25

Plan Review

\$

Prop. Record Fee (APF)

\$

Permit Issued By

Occupancy Permit

\$

Technology Fee (TMF)

\$ 3.00

Building Subtotal

\$ 25

Total Fees

\$ 28

Date

PLAT OF SURVEY

PROPERTY DESCRIPTION: (Per Document No.: 1535983)

Lot 18, in Prairie Glen, being part of the Southeast 1/4 of the Northeast 1/4 of Section 25, in Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, and corrected by an Affidavit of Correction recorded on January 30, 2004, as Document No. 1034918.

NOTE: Title Policy

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

For questions regarding underground utilities please contact

DISCOVER OUTLINE
PHONE: Wisconsin 1 Call center 1 (800) 242-8511

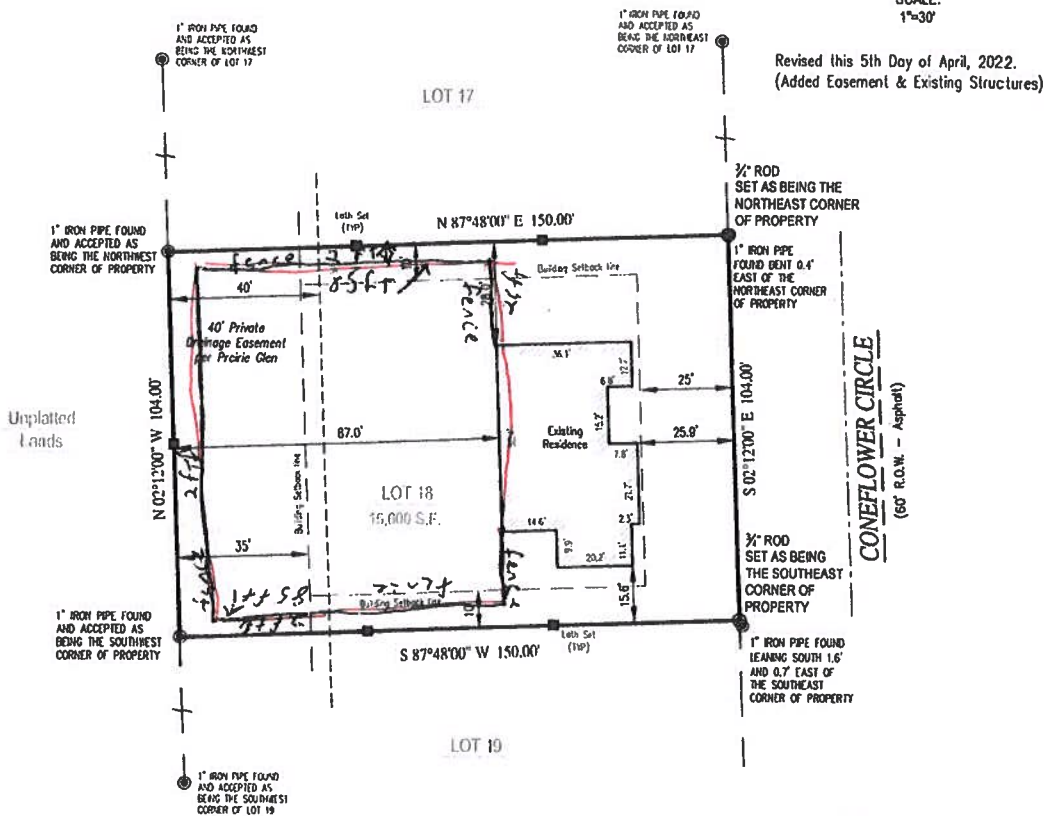
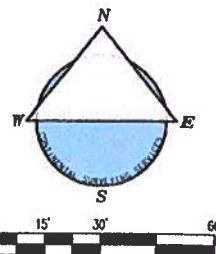
NOTE: Underground Utilities

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



SETBACKS per Prairie Glen
Front: 25'
Side: 10'
Rear: 35'

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



This map was drafted by: LMM

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

**CONTINENTAL
SURVEYING
SERVICES LLC**

Main Office:
3070 Nelson Drive, Suite "J"
Richfield, WI. 53076

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

Alt. Phone
Alt. Phone

CLIENT:
Cory Vogt
W127N10865 Coneflower Cir
Germantown, WI. 53022

PROPERTY ADDRESS:
W127N10865 Coneflower Cir
Germantown,
Wisconsin 53022

PARCEL INFO:
TAX KEY NUMBER: GTNV_251418
PROJECT NO.: 20220215_PL50001
SERVICE PERFORMED: PL5

I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND IN MY PROFESSIONAL OPINION THIS MAP IS A TRUE REPRESENTATION THEREOF AND IS MADE IN ACCORDANCE WITH THE RECORDS OF THE REGISTER OF DEEDS AS NEARLY AS PRACTICAL. THIS SURVEY COMPLIES WITH WISCONSIN ADMINISTRATIVE CODE AS-7 EXCEPT FOR THOSE ITEMS WAIVED, IF ANY, AND IS GOVERNED BY WISCONSIN STATE STATUTE 89.33 THAT DEFINES STATUTE OF LIMITATIONS IN RECORDS TO SURVEYS.

Rick R. Hillmann S-3005

Dated this 14th Day of MARCH, 2022.



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

From: Paul Bielinski
To: Emily Zandt; associations
Cc: Meg Galaska; Andrea Breen (concretemama4@gmail.com)
Subject: RE: Vogt Fence Application
Date: Wednesday, May 18, 2022 12:49:32 PM
Attachments: image001.png

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

Hi Emily,

I'm responding on behalf of Meg Galaska (copied here) as I was also a board member of the Prairie Glen HOA and was part of the approval process for the Vogt's fence. To answer your question, we do not consider a drainage easement the same as a utility easement. Therefore, we approved the fence to be installed in the drainage area.

Feel free to contact me with any questions.

Sincerely,

Paul Bielinski
CEO & Vice President
Bielinski Homes
p - 262.574.3663
f - 262.547.6331
bielinski.com



From: Emily Zandt <ezandt@germantownwi.gov>
Sent: Wednesday, May 18, 2022 12:19 PM
To: associations <associations@bielinski.com>
Subject: Vogt Fence Application

[EXTERNAL EMAIL] DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Good Afternoon, Meg.

We received your letter as a part of the attached application for a fence to be installed in the rear yard for Elisabeth and Cory Vogt (W127N10865 Coneflower Circle, Germantown).

The application is for the fence to be located within the 40' private drainage easement located along the lot's west property line.

Given the wording of condition #2 in your approval letter, we wanted to reach out to confirm that you are not considering the drainage easement to be a "utility easement".

Please confirm either way. This item is planned to go before the Plan Commission on June 13th.

Let me know if you have any questions.

Thank you!

Emily

Emily Zandt, AICP

Associate Planner/Zoning Administrator

Village of Germantown

(262)-250-4735

How was your experience? [Provide feedback here.](#)

BIELINSKI HOMES INC. CONFIDENTIALITY NOTICE This is a transmission from Bielinski Homes, Inc. and may contain information which is proprietary, privileged, confidential, and/or protected by various laws or rules. If you are not the addressee, note that any disclosure, copying, distribution, or use of the contents of this message is prohibited. If you have received this transmission in error, please destroy it and notify us immediately and delete all copies of this message.

ZONING PERMIT REVIEW

6/13/22 Plan Commission Meeting

Trevor & Monica Todd

Planning & Zoning Report

Germantown, Wisconsin

Summary

Trevor & Monica Todd, property owners, are seeking approval to install a 5' high privacy fence within an existing stormwater drainage easement on the residential lot located at N109 W16642 Carriage Avenue in the Hawthorne Meadows Subdivision.

Location: N109 W16642 Carriage Avenue

Agent/

Property Owners: Trevor & Monica Todd
N109 W16642 Carriage Avenue
Germantown, WI 53022

Zoning: Rs-6 Single-family Residential

Adjacent Land Uses		Zoning
North	Single-family Residential	Rs-6
South	Single-family Residential	Rs-6
East	Single-family Residential	Rs-6
West	Single-family Residential	Rs-6



Background/Proposal

Trevor & Monica Todd, property owners, are seeking approval to install a fence within an existing stormwater drainage easement on the residential lot located at N109 W16642 Carriage Avenue in the Hawthorne Meadows Subdivision.

As indicated in their supporting information, the Todd's would like to install a 5' high cedar privacy fence in the side and rear yards to enclose their back yard (see enclosed sketch on survey and photos). The fence would be located along the side lot lines and 7 feet inward from the rear property line and 3 feet into a storm drainage easement. The 20' wide drainage easement runs parallel to and straddles the rear lot line, extending 10' onto the Todd property. This easement is for surface storm water flow. There is no storm sewer infrastructure below ground in the easement across the Todd property, but there is a storm sewer inlet on the adjacent lot to the northwest that is connected to underground storm sewer across other lots and into the Hawthorne Drive right-of-way.

As indicated below, Section 17.50(2)(f)6. of the Zoning Code prohibits fences from being installed in any easement, except a drainage easement when approved by the Plan Commission:

(f) Fences in Residential Districts.

1. *All fences shall be subject to review and approval of the Building Inspector prior to the issuance of a building permit.*
2. *Fences in rear or side yards may be up to 6 feet in height.*
3. *Fences in front yards may not exceed 4 feet in height, except a maximum height of 6 feet on approval of the Plan Commission after consideration of visibility, privacy and access concerns.*
4. *No fence shall be closer than 2 feet to a public right-of-way.*
5. *Fences that contain a finished side and an unfinished side, shall be installed in a manner in which the finished side faces the adjacent property. In case of a discrepancy, the Village Building Inspector shall determine which side of the fence is the finished side.*
6. *Fences and easements.*
 - (i) *Fences shall not be located within any type of easement, provided however, the Planning Commission may authorize the encroachment by a fence into a drainage easement where the owner of the land encumbered by the easement shows to the satisfaction of the Planning Commission that, considering the proposed location, design and materials of the proposed fence, the encroachment of the fence into the easement will not materially interfere with drainage flow within the easement, and, in the case of a subdivision, the homeowners association consents in writing to the encroachment, or if not in a subdivision, the adjacent landowners consent in writing.*
 - (ii) *If the Planning Commission deems it necessary in order to make its decision to authorize an encroachment into a drainage easement by a fence, it may require that the applicant provide a report by a professional engineer providing an opinion that the encroachment will not impair drainage flow within the easement.*
 - (iii) *If the applicant whose property abuts the drainage way shall be aggrieved by the decision of the Planning Commission, such aggrieved person may appeal the decision to the Village Board by filing a request for appeal review of the record below within 14 days of the date of the Planning Commission's decision.*
7. *It is the property owner's responsibility for any lawn maintenance of lands that lie between a fence and the property line.*
8. *Should it be necessary that the Village or its agent, remove the fence, the material costs (materials and labor) would be borne by the owner of the fence.*

Staff Analysis

As indicated above, the Planning Commission may authorize the encroachment of a fence into a drainage easement where the owner of the property encumbered by the easement shows to the satisfaction of the Planning Commission that:

1. considering the proposed location, design and materials of the proposed fence, the fence will not materially interfere with drainage flow within the easement; and
2. in the case of a subdivision, homeowners association consent to the encroachment or, if not a subdivision, the adjacent landowner(s) written consent.

With regard to Item #1, drainage flow interference, the Todd's indicate that the proposed privacy fence will not interfere with the flow of water with the bottom of the fence 2"-3" above the finished grade.

With regard to Item #2, although not part of an active Homeowners Association, the landowners of property adjacent to the subject property have been notified and have no objections.

The primary concern with any permanent obstruction in a drainage easement is the potential for impeding the flow of and/or backing up water that needs to flow through the easement in the case of a rain event or snow thaw. In this case, the privacy fence will be elevated above the finished grade to allow the free flow of water (if any). The photos provided by the owner show that the fence will be installed on the high side of the shallow ditch in the easement.

Village Staff Recommendation

APPROVE the zoning permit application to install a 5' cedar privacy fence be located within the 20' wide drainage easement on the rear lot line of the property located at N109 W16642 Carriage Avenue subject to the following conditions:

1. It shall be the responsibility of the homeowner to maintain a free flow of water within the drainage easement at all times.
2. If the fence needs to be removed to make improvements and/or conduct maintenance within the drainage easement, the property owner shall be responsible for removing the fence to the extent necessary within seven (7) days of being notified by the Village (or another mutually-agreeable deadline). The property owner shall be responsible for any and all costs associated with any damage, removal or re-installation of said fence.



Village of



Germantown

Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 5/3/2022

Fee Received By: _____

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

APPLICANT OR AGENT:

Name: Trevor Todd

Address: N109W16642 Carriage Ave

City/State/Zip: Germantown, WI 53022

Phone: 414-940-2189

E-Mail: tptodd@yahoo.com

PROPERTY or Business OWNER:

Name: Trevor Todd

Address: N109W16642 Carriage Ave

City/State/Zip: Germantown, WI 53022

Phone: 414-940-2189

E-Mail: tptodd@yahoo.com

PROPERTY ADDRESS OR Tax Parcel ID#:

GTNV-272-217

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

The improvement we propose is a 5' convex style cedar privacy fence to be erected on portions of our side yards and backyard, built and installed by Bader Fence. The proposal includes erecting the fence along the side lot lines and 7' in from the rear of the lot line, which would be 3' onto the rear 10' drainage easement. The owners of the abutting lots have been informed of our plan to erect a privacy fence and do not have any objections. We are not part of any HOA or neighborhood association.

READ AND INITIAL THE FOLLOWING:

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

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

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

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Trevor Todd
Applicant

Trevor Todd
Property Owner

5/3/2022

Date

5/3/2022

Date

VILLAGE USE ONLY

Lori Johnson

From: Trevor Todd <tptodd@yahoo.com>
Sent: Tuesday, May 3, 2022 4:14 PM
To: Lori Johnson
Subject: Re: Zoning Permit-Fence in Easement

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

Hi Lori,

It was a pleasure meeting you, and thank you again for your help with everything!

The reason for building a fence is to create a safe space for our dogs to get exercise off leash and for some privacy for our daughter to play. The reason for wanting to erect partially onto the easement is to fence in the trees in the back corners and back middle of our lot, and to maximize the space we have in our backyard. We just recently purchased this house (August 2021) so we didn't choose location of the mature trees. If we are unable to erect the fence in this portion of the drainage easement, we would have to erect the fence in front of the majority of the trees in our backyard and would end up losing a lot of yard space within the fenced in area.

Please let me know if there are any other questions and/or if any other documentation is needed.

Thanks again!
Trevor

Sent from my iPhone

On May 3, 2022, at 3:08 PM, Lori Johnson <ljohnson@germantownwi.gov> wrote:

Trevor,

You may pay with check, card or cash. Please bring 2 hard copy sets of your submittal. You may want to explain why you are requesting to locate the fence in the drainage easement versus not placing it outside of the easement.

Thank you.

Lori Johnson
Planning Assistant
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022
(262) 250-4735
ljohnson@germantownwi.gov

2-Story 2188 #'

Plat of Survey

JAHNKE & JAHNKE ASSOCIATES INC.

Consultants in Engineering, Planning, Subdivisions and Surveying

FOR: ETZEL BROTHER
RE: RADIDEAL

711 W. MORELAND BLVD. WAUKESHA, WISCONSIN 53180
TELEPHONE (608) 843-0707



LEGAL DESCRIPTION: Lot 217, Hawthorne Meadows Add. No. 2, being a subdivision of part of the SE 1/8 of the NW 1/4, the SW 1/4 of the NE 1/4, SCALE 1"=30' of Section 27, T9N, R20E, Village of Germantown, Washington County, Wisconsin.

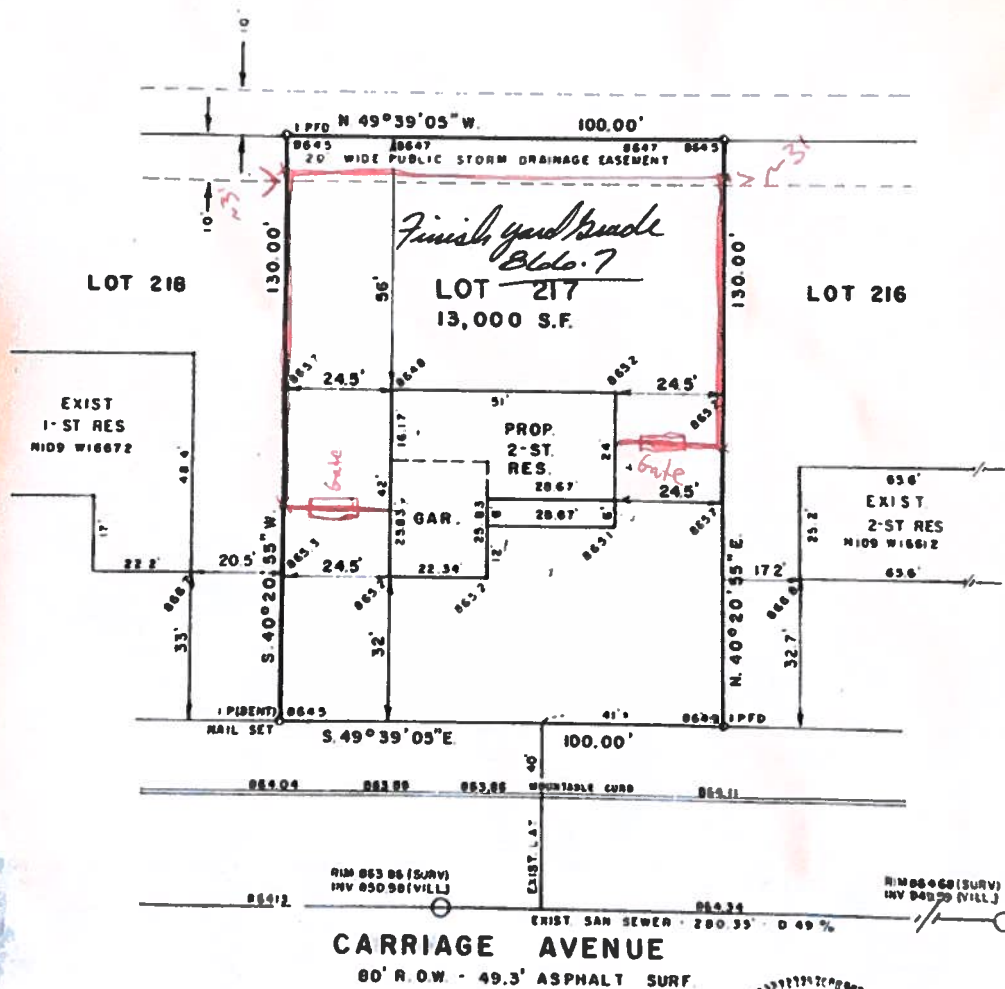
Bench Mark 867.22 (USGS) NW flange bolt under the arrow on the hydrant at lot corner 215 & 214

865.2 - Existing elevation

Suggested Residence Grade: First Floor 868.3'

Top of Foundation 867.3'

*suggested grade only



CARRIAGE AVENUE

80' R.O.W. - 49.3' ASPHALT SURF.

STATE OF WISCONSIN
COUNTY OF WAUKESHA

SS.

WE, JAHNKE & JAHNKE ASSOCIATES INC., DO HEREBY CERTIFY THAT WE HAVE MADE THIS SURVEY AND THAT THE INFORMATION SHOWN ON THE ABOVE PLAT OF SURVEY IS TRUE AND CORRECT REPRESENTATION THEREOF.

DATED THIS 21st DAY OF June 1989

PLAT No. Washington 392 BOOK Washington 8 PAGE 57

RICHARD A. JAHNKE - WIS. REG. No. 9-318

JOHN W. JAHNKE - WIS. REG. No. 8-017



This is the back left corner of our lot

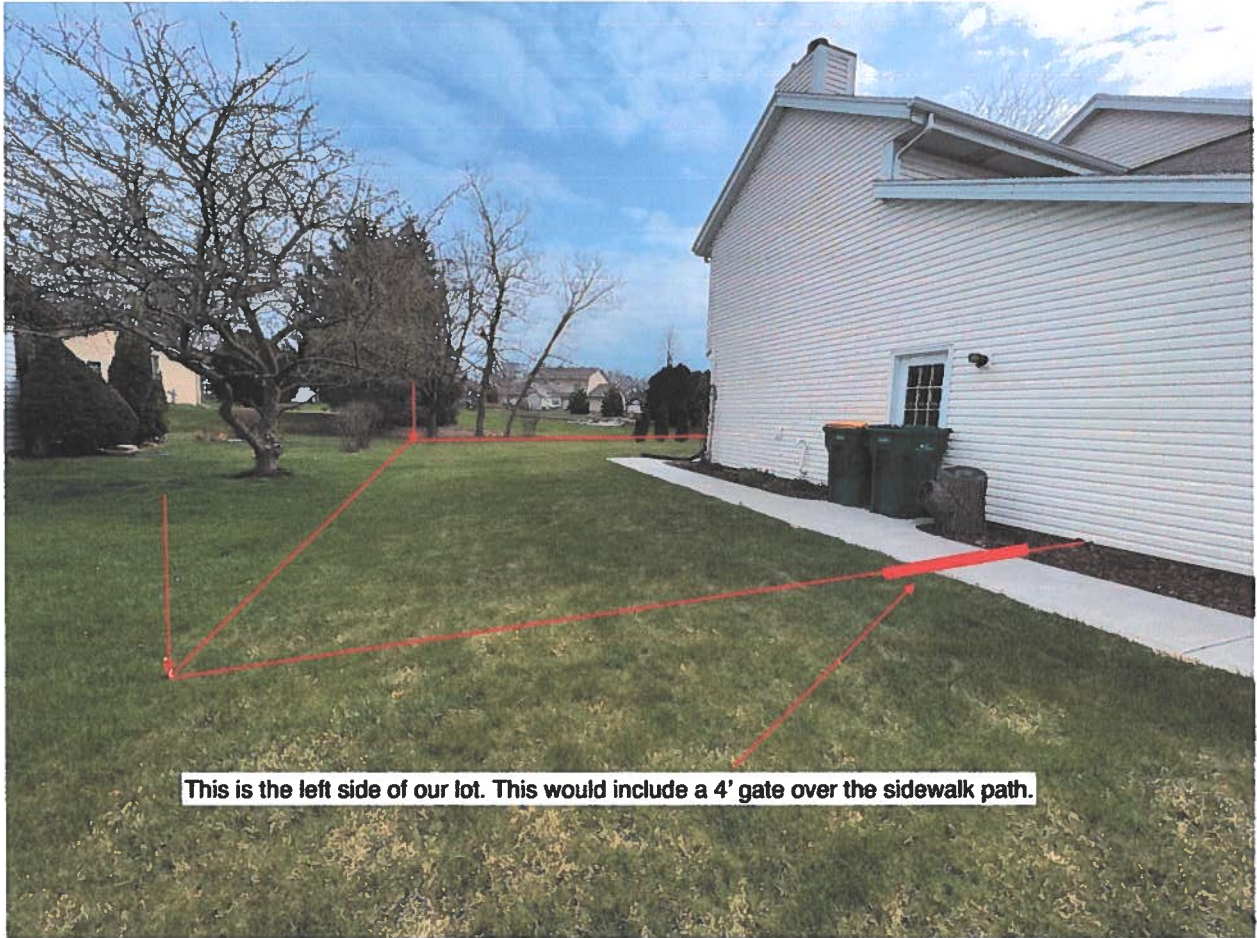


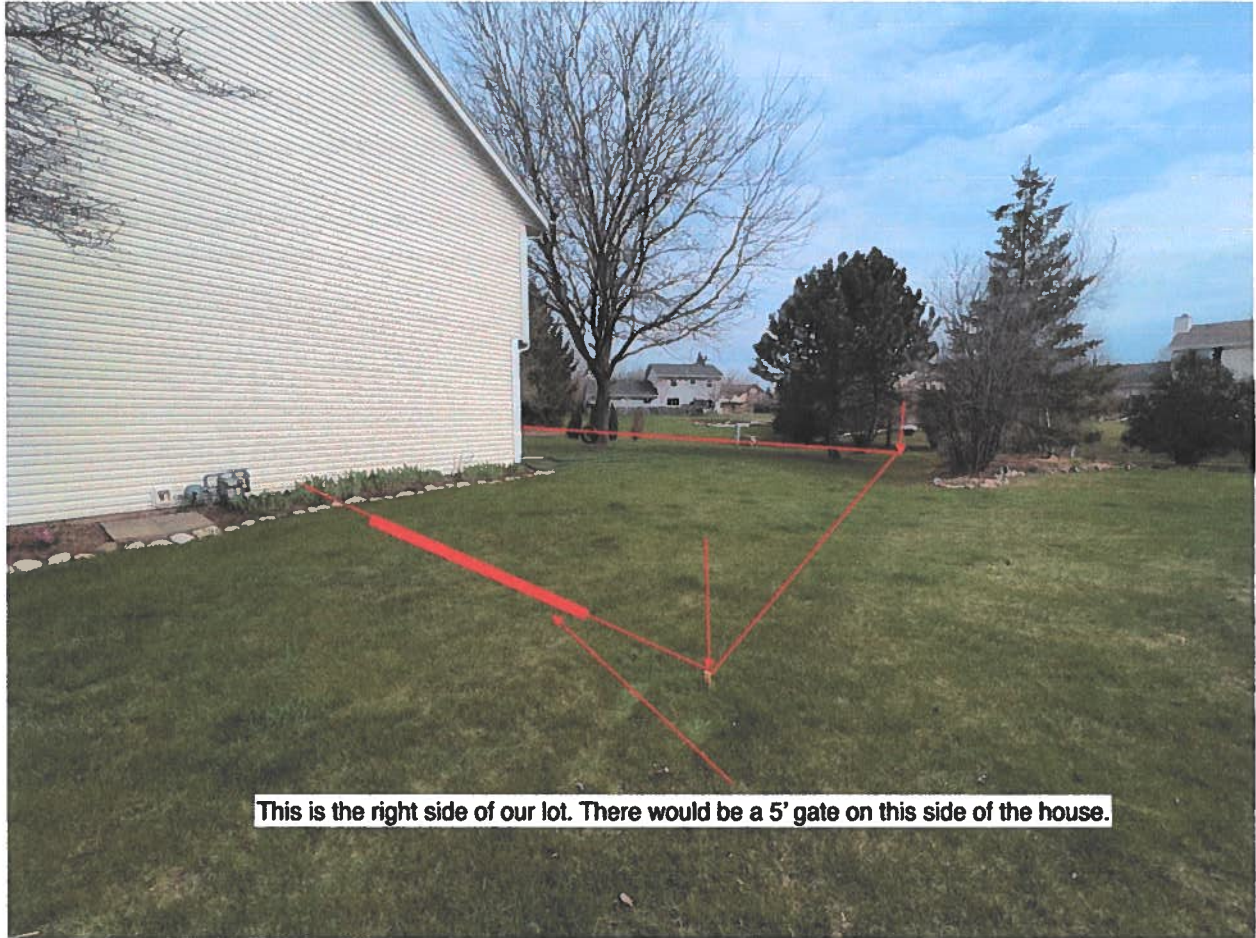
The is the back left corner of our lot. The fence would be 3' onto the back drainage easement as seen here.



This is the back right corner of our lot







This is the right side of our lot. There would be a 5' gate on this side of the house.

Village of



Germantown

Village of Germantown

N112 W17001 Mequon Road

Germantown, WI 53022

262-346-4460

germantowninspections@safebuilt.com

Building Permit Application

PERMIT NO:

TAX KEY NO:

GTNV-272-217

Project Address: N109W16642 Carriage Ave		Date: 5/3/2022	
Permit For: Residential privacy fence		Size of Structure/Square Footage: 281 linear feet	Height: 5'
Zoning District: RS-6	Setbacks: Front _____ Rear _____ Side _____	Estimated Cost of Project: \$13,000	
Owner: Trevor Todd		Owner Phone: 414-940-2189	
Address: N109W16642 Carriage Ave		EMAIL: tptodd@yahoo.com	
City/State/Zip: Germantown, WI 53022			
Contractor: Badger Fence	Contractor #	EXP	Qualifier # EXP
Address: 101 E. Albert Place		Contractor Phone: 414-466-7510	
City/State/Zip: Milwaukee, WI 53212		EMAIL: mike@badgerfence.com	

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

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

Signature  Print Name Trevor Todd
Address N109W16642 Carriage Ave City & State Germantown, WI Zip Code 53022
Phone 414-940-2189 EMAIL tptodd@yahoo.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)	\$ 3.00	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

5/3/2022

DATE