

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, September 12, 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 584 4136 Password: m96MFWFCaU2 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=m9aa635f1b377d4875d4c728dedc1b131>

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), information will be received from the public. It is the policy of this municipality that there be a six (6) minute time period, per person, with time extension per the Chief Presiding Officer's discretion; be further advised that there may be limited discussion on the information received, however, no action will be taken under public comments. (15 minutes) Written Public Comments should be directed to comments@germantownwi.gov by 4 pm on Monday, September 12.
- IV. **APPROVAL OF MINUTES** August 22, 2022
- V. **NEW BUSINESS**
 - A. Jacob & Katherine Cervantes, Applicants and Property Owners, N120 W13537 Freistadt Road. Conditional Use Permit application to keep and raise certain animals including horses, poultry, fowl and other animals in an Rs-2: Single-Family Zoning District property.
(PUBLIC HEARING & ACTION)
 - B. Mary Best, Applicant and Property Owner, W181 N12556 Fond du Lac Avenue. (1) Application to Rezone a portion of the property from A-1: Agricultural District to the Rs-4: Single-family Residential District; (2) a Certified Survey Map application to legally record a lot line adjustment.
(PUBLIC HEARING & ACTION)
 - C. Brian Depies, SEH, Agent for Thomas Rakow, Property Owner, W140 N11066 Country Aire Drive. (1) Application to Rezone a portion of the property from the A-2: Agricultural District to the Rs-1: Single-family Residential Zoning District; (2) a 2-Lot Certified Survey Map Application.
(PUBLIC HEARING & ACTION)
 - D. Village of Germantown, Property Owner and Agent for Kathleen Krause, Property Owner – Property "A", N104 W12703 Donges Bay Road and Property "B", N104 W12667 Donges Bay Road. (1) Application to Rezone Property "A" from the A-1: Agricultural to the I: Institutional District; (2) Application to Rezone Property "B" from the A-1: Agricultural to the M-1: Limited

Village of Germantown Plan Commission

Meeting Agenda

September 12, 2022

#

Industrial Zoning District; (3) Conditional Use Permit Application to encroach into the 25' wetland setback; and (4) Site Plan Application for a 127,000 sqft Public Works Facility. **(PUBLIC HEARING & ACTION)**

- E. Meng Thao and Chonlada Saenyakun, Property Owners of 18.62 Acres - 1204 Pioneer Road in Jackson. Extra-territorial Certified Survey Map Plat Review to reconfigure parcels. **(ACTION)**
- F. Signarama, Agent for Broadstone PCI Wisconsin LLC, Property Owner of Rosti (formerly Plastic Components Inc.) – N116 W18271 Morse Drive and N118 W18845 Bunsen Drive. Sign Review **(ACTION)**
- G. Adam Konitzer, Agent for Gehl Food & Beverage, and AGNL Dairy, LLC, Property Owner – N116 W15970 Main Street. Sign and Building Design Review **(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.

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PLAN COMMISSION MINUTES

August 22, 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 Tony Laszewski, Peter Nilles and Josh Tarantino were present. Commissioner Shadid and Williams were absent and excused. Also present were Community Development Director Jeff Retzlaff, Associate Planner Emily Zandt and Planning Assistant Lori Johnson.

APPROVAL OF MINUTES:

MOTION Baum second Laszewski to Approve the minutes from August 8, 2022.

MOTION carried unanimously.

Review & discuss list of potential revisions to the draft 2050 Comprehensive Plan document prepared by staff. Director Retzlaff reviewed the handouts provided to Commission members. He explained staff went through comments that were received from the Social Pinpoint site, Public Hearings, workshops, written comments including his notes or conversations and boiled them down to a series of suggested or recommended revisions to the document. He said Table A-Minor revisions addresses internal inconsistencies, improves and updates clarity of content, data accuracy, formatting and grammar. He said Plan Commission could act on these revisions quickly and then move on to the major revisions in Table B. Chairman Wolter questioned Item #68 Page 184 regarding adding the Germantown School District to the key leadership list. Director Retzlaff said the change would create a seat at the table for a non-voting representative from the school district to be part of the discussion. The change adds the school district in each of the various chapters of the implementation plan that has a key leadership list.

MOTION Baum second Nilles to Approve Table A Minor Revisions Items #1 through #78 as Presented. Commissioner Nilles pulled Item #52, Chairman Wolter pulled Items #62, #63 and #64.

Discussion followed.

MOTION carried unanimously.

Item #52: Commissioner Nilles referred to “move high housing values from weakness to strength”. He asked how that comment compares with the next generation housing comment that was brought up; if we’re saying high housing values are a strength but yet we want to implement an NGH. Director Retzlaff explained the public comment is suggesting high housing values are a strength and he can buy into the comment as a minor change as long as it doesn’t prevent us from looking at more affordable housing.

MOTION Nilles second Baum to include Item #52 as part of the list to Approve.

MOTION carried unanimously.

Item #62: Chairman Wolter commented on “supplement information to update status of developing a 5-year strategic plan and library expansion”. He asked if there was a 5-year strategic plan now. Director Retzlaff explained a member of public commented that there wasn’t enough information about the library including that they are in the process of developing a 5-year strategic plan. He said it just mentions the information.

Item #63: Chairman Wolter said the staffing shortage comment is budgetary to him and is addressed by the budget and the Village Board and is not a planning document. Discussion continued. Director Retzlaff said it relates to Item #19 in Table B and also page 191. It adds acknowledgement of what is already being done.

Item #64: Chairman Wolter commented on including a statement to verify with the school district not having adequate facility capacity saying this seems to change yearly. Director Retzlaff said there were a number of comments saying the school district does not have facility capacity to handle any more students. This will verify that information. Discussion continued.

MOTION Wolter second Baum to include Items #62, #63 and #64 as part of Table A Minor Revisions.

MOTION carried unanimously.

Table B Major Revisions – Discussion followed after each Item.

Reject Item #1: Future Land Use Table: Terminology

Point of order Trustee Baum - It was decided to make one motion after discussing each Item number.

Reject Item #2: Future Land Use Table

Modify Item #3: Future Land Use: Isabelle Farms Neighborhood – Extend the Holy Hill Gateway District south of Holy Hill Road by pulling down the purple area to include the northern two thirds of the Kazmierczak property in the Isabelle Farms Neighborhood.

Modify Item #4: Future Land Use: Willow Creek Business Park District – 1.) Remove the commercial node, 2.) Change the boundary to remove land abutting Lannon and County Line Road from the district and create a new Lannon/County Line Neighborhood, and 3.) Restructure the Willow Creek Business Park to delete the residential components as acceptable and desirable and add industrial mixed use commercial and industrial as desirable uses.

Modify Item #5: Future Land Use: Holy Hill Gateway District - No changes to the outer boundary, except: 1.) Add the west L shaped parcel to the Woodside Neighborhood and 2.) Expand the boundary south of Holy Hill Road to include the Kazmierczak property.

Reject Item #6: Future Land Use: Holy Hill Gateway District

Reject Item #7: Future Land Use: Village Center District

Reject Item #8: Future Land Use: Freistadt District

Accept Item #9: Future Land Use: Rural Preservation District

Reject Item #10: Future Land Use: Rural Preservation District

Reject Item #11: Future Land Use: Rural Preservation District

Accept Item #12: Economic Development: Policies and Programs

Accept Item #13: Implementation Plan: Plan review and Amendment

Reject Item #14: Implementation Plan: Individual Sections

Accept Item #15: Implementation Plan: How to read Implementation Plan

Accept Item #16: Implementation Plan

Accept Item #17: Implementation Plan: Agricultural, Cultural and Natural Resources

Accept Item #18: Implementation Plan: Agricultural, Cultural and Natural Resources

Accept Item #19: Implementation Plan: Utilities and Community Facilities

Accept Item #20: Implementation Plan: Utilities and Community Facilities

Reject Item #21: Implementation Plan: Utilities and Community Facilities

Accept Item #22: Implementation Plan: Utilities and Community Facilities

Accept Item #23: Implementation Plan: Economic Development

Reject Item #24: Implementation Plan: Economic Development

Reject Item #25: Implementation Plan: Land Use

Accept Item #26: Implementation Plan: Land Use

MOTION Baum second Nilles to Accept Table B Major Revisions to Items #9, 11, 12, 13, 15, 16, 17, 18, 19, 20, 22, 23 and 26; Accept with modifications Items #3, 4 and 5; and all other Items are rejected.

MOTION carried unanimously.

**Review and discuss other potential revisions to the draft 2050 Comprehensive Plan document
Recommended by the Plan Commission**

Table C – Plan Commission Recommended Revisions:

Item #1, page 63: Accept – Future Land Use Friedenfeld Neighborhood

Item #2, page 78: Reject the change and keep as it was proposed – Future Land Use: Meeker Hill Neighborhood.

Item #3, page 104: Accept – Future Land Use: Rural Preservation District

MOTION Baum second Nilles to Accept the revisions in Item #1 and Item #3 and Reject the Revision to Item #2.

MOTION carried unanimously.

No other revisions proposed.

Plan Commission Resolution No. 02-2022 to Adopt the Village of Germantown 2050 Comprehensive Plan.

MOTION Baum second Nilles to Approve the Plan Commission Resolution 02-2022 to Adopt the Village of Germantown 2050 Comprehensive Plan as presented.

Chairman Wolter explained the Resolution brings the 2050 Plan to the Village Board with the Plan Commission revisions and recommendations for their consideration. They can consider the Plan as proposed by staff and the consultant or take it as Plan Commission recommended with the changes to all 3 tables or make their own revisions or changes. It is their choice.

MOTION carried unanimously.

ANNOUNCEMENTS: Director Retzlaff said the Resolution to approve the 2050 Comprehensive Plan will go to the Village Board on September 19, 2022. He indicated Village Board members will receive all the changes reviewed and approved as an attachment to the Resolution along with the complete list of comments that were received.

ADJOURNMENT: There being no further business the meeting was adjourned at 9:24 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

CONDITIONAL USE PERMIT APPLICATION

9/12/22 Plan Commission Meeting

Jacob & Katherine Cervantes

Village Planner Report

Germantown, Wisconsin

Summary

Jacob and Katherine Cervantes, property owners of a 4-acre residential parcel located at N120W13537 Freistadt Road are requesting approval of a Conditional Use Permit (CUP) to allow the keeping of up to two horses, one pot-bellied pig, and poultry/fowl for family consumption on their property in a Rs-2: Single-Family Zoning District.

Location: N120W13537 Freistadt Road

**Applicant/
Property Owner:** Jacob & Katherine Cervantes
N120W13537 Freistadt Road
Germantown, WI

Current Zoning: Rs-2: Single-Family

Adjacent Land Uses		Zoning
North	Agricultural/Residential	A-2
South	Natural Area	A-2
East	Agricultural	A-2
West	Agricultural/Residential	A-1



Proposal

Jacob and Katherine Cervantes, property owners of a 4-acre residential parcel located at N120W13537 Freistadt Road are requesting approval of a Conditional Use Permit (CUP) to allow the keeping of up to two horses, one pot-bellied pig, and poultry/fowl for family consumption on their property in a Rs-2: Single-Family Zoning District.

As presented in the Cervantes' application and supporting documentation, the Cervantes intend to raise two horses, one pot-bellied pig, and up to forty (40) poultry/fowl (hens only no roosters) for non-commercial purposes. They will use the existing outbuildings on the property to house the animals. A sketch showing where the animals will be kept has been included in the application materials. Manure will be incorporated into the compost to be used for gardening.

Per Section 9.11 of the Village Code (Public Peace and Good Order), the building used for the keeping, maintaining and housing of livestock, poultry or fowl needs to be setback a minimum of 50' from any residential building and 100 feet from adjacent property lines. There are existing agricultural building on the property (or portions of the building) that meet these setback requirements.

Section 9.11 also states that "Any person shall, prior to keeping or maintaining livestock, poultry or fowl pursuant to this section, erect and maintain fences as described in Ch. 90, Wis. Stats." All fencing will require a building permit from Inspection Services and a secure, enclosed area will be required prior to housing the animals on the property.

This property is not located within a subdivision so there are not homeowner's association covenants that apply to the property.

Staff Comments**Planning & Zoning**

The Rs-2 Zoning District specifically provides for the keeping of not more than one horse more than 6 months of age per 2 acres and the raising of poultry and fowl "... for family consumption only" with a conditional use permit. "For family consumption only" has been interpreted to mean for non-commercial purposes, which is not to say eggs and/or the chickens themselves cannot be sold for financial gain on an occasional basis or in an accessory manner. However, if retail sales occur and evolve into an amount and/or on a regular basis that has the effect of changing the character of the property, the Village may require review of the operation under the Village's home-based business regulations.

Section 9.11(1)(b) states "One Philippine pot-bellied pig per single-household may be kept as a pet, but not for breeding purposes." There are no zoning-code specific provisions relating to pot-bellied pigs.

The subject property is not located in a residential subdivision and is surrounded by property of agricultural character or open space preservation. The property to the east and south is owned by the Milwaukee Metropolitan Sewerage District (MMSD) and is anticipated to remain as conservation land. This property was formerly owned by Jason Boehlke and was the site of a since-relocated illegal landscaping business.

VILLAGE STAFF RECOMMENDATION

APPROVE a conditional use permit for Jacob and Katherine Cervantes to allow the keeping of up to two (2) horses, a pot-bellied pig, and the raising of poultry or fowl for family consumption on their property located at N120W13537 Freistadt Road subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit application (CUP) and supporting materials dated June 6, 2022.
2. Fencing, meeting the requirements of WI State Statute 90, shall be constructed and installed prior to housing any animals on the property.
3. Building permits are required for any/all interior and exterior construction or renovations (i.e. fencing). Contact Inspection Services for information about building permit applications at 262-346-4460.
4. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or where there is a change in the nature, character, intensity or extent of the permitted conditional uses and activities which cause special problems or harmful effects associated with the permitted uses and activities that were not revealed or anticipated at the time this CUP was granted, or, where conditions imposed by this CUP that were anticipated to mitigate or eliminate harmful effects associated with the uses and activities but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, this conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.



Village of

Germantown
Willkommen

Fee must accompany application

~~\$~~1460

Paid 

Date

6/6/22

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1	APPLICANT OR AGENT <u>Jacob Cervantes</u> <u>Katherine Cervantes</u> <u>Phone (262) 685-2733</u> <u>Fax ()</u> <u>E-Mail KDKNAPP13@gmail.com</u>	PROPERTY OWNER <u>Jacob + Katherine Cervantes</u> <u>Phone (262) 685-2733</u>
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2 **TO WHOM SHOULD THE PERMIT BE ISSUED?**
Jacob + Katherine Cervantes

PROPERTY ADDRESS	TAX	KEY NUMBER
<u>N120W18537 Freistadt Rd. Germantown, WI 53022</u>		<u>242989</u>

4 **DESCRIPTION OF EXISTING OPERATION**
Briefly describe the use as it exists today, including use, size, number of employees, hours of operation, etc. If this permit involves new construction, describe the current status of the property, e.g. "vacant." Use additional pages if necessary.
Single family home.

5 **DESCRIPTION OF PROPOSED OPERATION**
Write the name of the proposed conditional use exactly as it appears in the Municipal Code.
17-15 RS-2 Single family Residential District. 2.) Conditional Uses. A. the keeping of certain animals in outdoor pens or detached buildings as follows: 1. Not more than one horse more than 12 months of age per 2 acres. B.) Raising poultry, fowl, animals for meat or by products for family consumption only.
Describe the proposed use, including size, number of employees, hours of operation and extent of any new construction/alterations.
We would like to have two horses.
We would like to raise poultry.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

- JCC I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.
- JCC I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- JCC I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

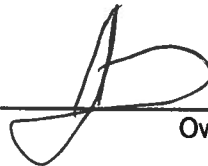
9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Jacob Cervantes

Applicant

6/4/22

Date



Owner

6/4/22

Date

LEGAL DESCRIPTION

Order No.: F-376954

Lot One (1) of Certified Survey Map No. 6112, recorded December 20, 2006, in Volume 45 of Certified Survey Maps on Pages 318 to 321, as Document No. 1147326, located in the Northeast One-quarter (1/4) of the Northwest One-quarter (1/4) of Section Twenty-four (24), Township Nine (9) North, Range Twenty (20) East, in the Village of Germantown, County of Washington, State of Wisconsin.

Tax Key No. 242989

Address: N120 W13537 Freistadt Road



Owner: KATHERINE CERVANTES

Location: N120W13537 FREISTADT RD

Parcel Number: GTNV_242989

Zoning District(s):



RS-2 - Single-Family Residential

[Details](#)

[Zoom To](#)

[Create Parcel Details page](#)

[Delete selection](#)

[Dismiss](#)

Red lines = Potential fence for horse pasture

Purple lines/box= Potential fence for riding arena

Black box=Existing building where two horse stalls and pig stall would be put in.

Freistadt Rd

From: [Katherine Cervantes](#)
To: [Emily Zandt](#)
Subject: Re: CUP Application
Date: Thursday, September 8, 2022 11:04:55 AM

**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.**

Are there any certain requirements? I am not finding any on the village municipal code? We were planning on incorporating it into a compost pile to use for our garden.

-Katherine

On Thu, Sep 8, 2022 at 10:54 AM Emily Zandt <ezandt@germantownwi.gov> wrote:

Thank you, Katherine.

Do you have plans for the manure?

Emily Zandt, AICP

Associate Planner/Zoning Administrator

Village of Germantown

(262)-250-4735

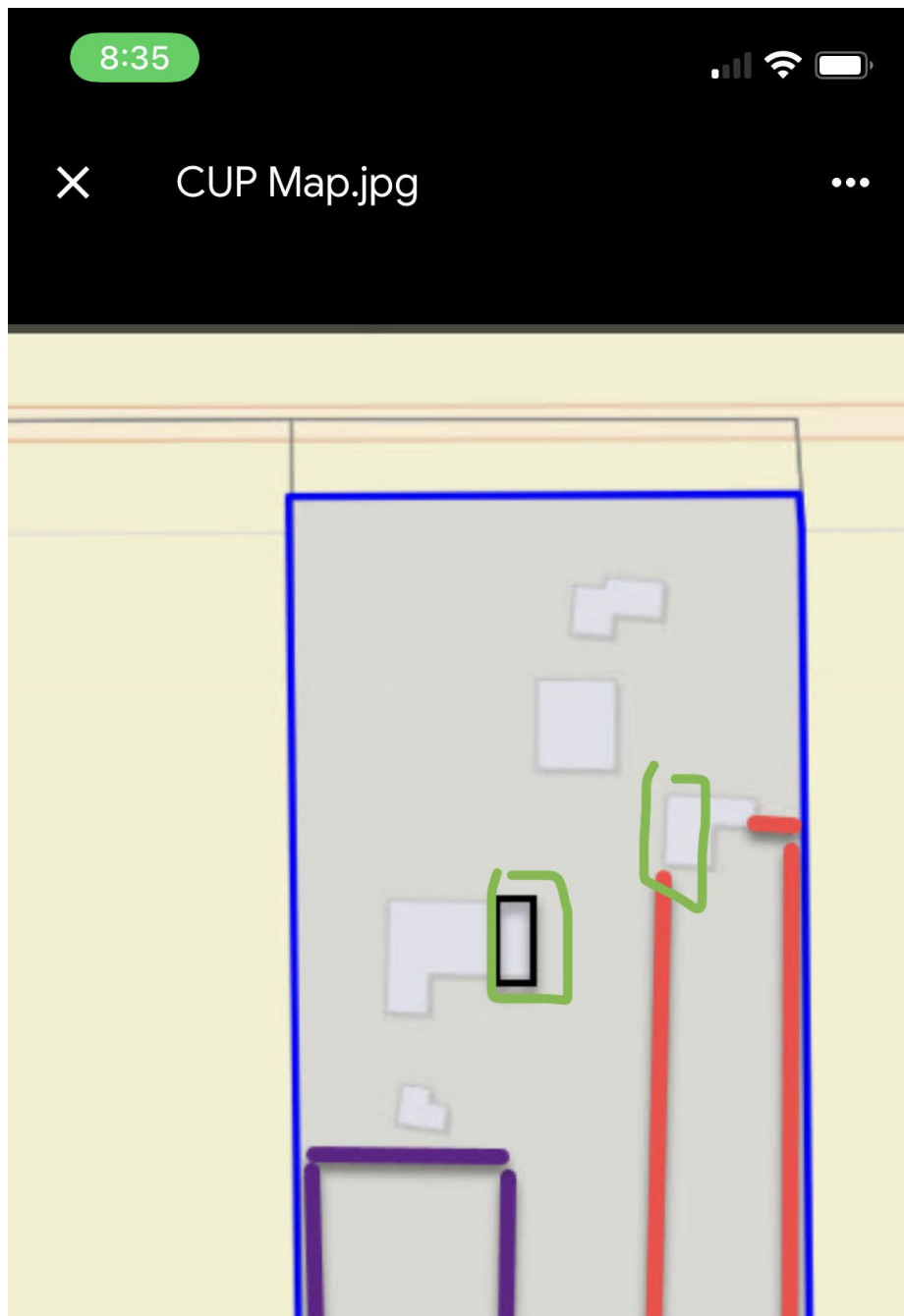
How was your experience? [Provide feedback here.](#)

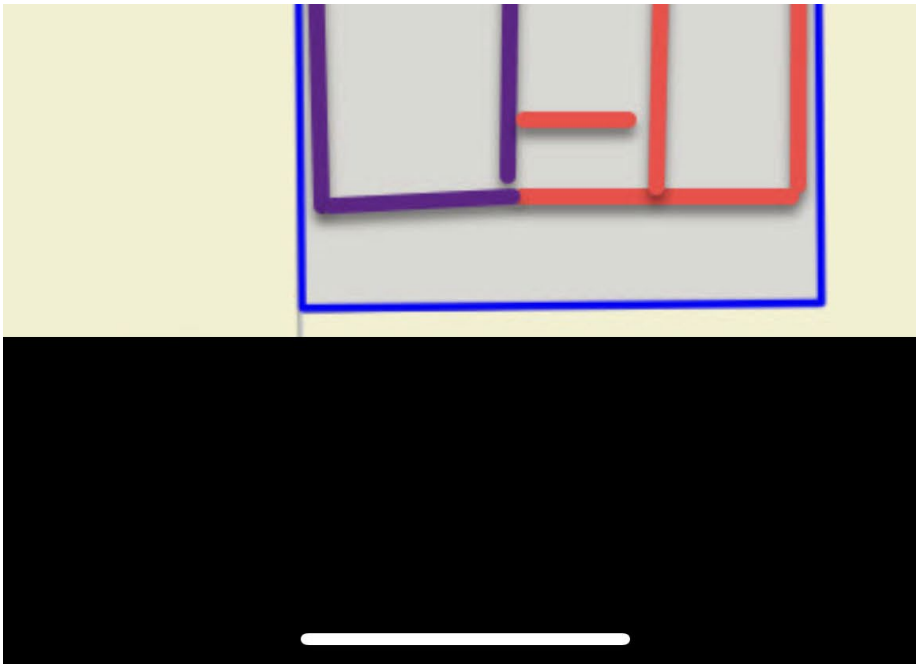
From: Katherine Cervantes <kdknapp13@gmail.com>
Sent: Thursday, September 8, 2022 8:38 AM
To: Emily Zandt <ezandt@germantownwi.gov>
Subject: Re: CUP Application

**CAUTION: This email originated from outside the organization.
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Probably in that same portion of the building we circled for the horses and pig stalls. Unless the barn would be the proper distance away. I would have to go out and measure though to check. I know for sure it's at least 50' away from the house not sure about the measurement from property line though. If anything it would be in the portion of the barn that is closest to the middle of the property.

Green lines are the potential chicken coop area.





-Katherine &

Jake

On Thu, Sep 8, 2022 at 8:28 AM Emily Zandt <ezandt@germantownwi.gov> wrote:

Thank you, Katherine and Jake. This is helpful.

Do you know where you would anticipate putting the chickens and fowl?

I also wanted to let you know that I confirmed with Jeff that the maximum number of chickens and fowl permitted would be 40.

Emily

Emily Zandt, AICP

Associate Planner/Zoning Administrator

Village of Germantown

(262)-250-4735

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

From: Katherine Cervantes <kdknapp13@gmail.com>
Sent: Wednesday, September 7, 2022 7:47 PM
To: Emily Zandt <ezandt@germantownwi.gov>
Subject: Re: CUP Application

**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.**

Hello,

Attached is a rough idea of where the fences and animals would be located. We do know that we can only have two horses, and this is in our original application.

The limit for the combination of chickens and ducks would be what is defined under the Village of Germantown Municipal code 9.11 KEEPING OF LIVESTOCK, POULTRY, WILD AND EXOTIC ANIMALS REGULATED. (Rep. & Recr. Ord. #45-92; Am. Ord. #25-03). Same goes for the pig.

Sincerely,

Jake & Katherine

On Tue, Sep 6, 2022 at 1:26 PM Emily Zandt <ezandt@germantownwi.gov> wrote:

Jake and Katherine,

I am working on our staff report for Monday's Plan Commission meeting. Can you provide more specific information on the anticipated number of chickens, ducks, and potbelly pigs you would like to have on your property? As you know, you are limited to two horses.

In which of the existing buildings will the animals be kept? Keep in mind that the

portion of the building the livestock/poultry/fowl will be housed needs to be 50' from a residential structure and at least 100' from all adjacent property lines.

If approved, will you be installing fencing for the horses? Can you provide a sketch of where this would be installed?

Any additional information you have regarding your plans would be helpful and will aid the Plan Commission in reviewing your application.

Please provide a response at your earliest convenience but no later than the end of the day Thursday, September 8th.

Thank you,
Emily

Please note that

Emily Zandt, AICP

Associate Planner/Zoning Administrator

Village of Germantown

(262)-250-4735

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

CERTIFIED SURVEY MAP (CSM) & REZONING APPLICATION

9/12/22 Plan Commission Meeting

Mary Best

Village Planner Report

Germantown, Wisconsin

Summary

Mary Best, property owner of a 1.084-acre lot located at W181N12556 Fond du Lac Avenue, is seeking approval of a 1-lot Certified Survey Map (CSM) to legally record a lot line adjustment and a rezoning of a portion of the property from A-1: Agricultural to Rs-4: Single-Family to match the existing zoning of the property.

Location: W181N12556 Fond du Lac Avenue

Property Owner: Mary Best
W181N12556 Fond du Lac Avenue
Germantown, WI

Current Zoning District: Rs-4: Single-family & A-1: Agricultural

Proposed Zoning District: Rs-4: Single-family

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



Proposal

Mary Best, property owner of a 1.084-acre lot located at W181N12556 Fond du Lac Avenue, is seeking approval of a 1-lot Certified Survey Map (CSM) to legally record a lot line adjustment and a rezoning of a portion of the property from A-1: Agricultural to Rs-4: Single-Family to match the existing zoning of the property. No additional lots are being created with this request.

Staff Comment

The property owner acquired land through a Warranty Deed from surrounding properties in order to replace the septic system. The Village of Germantown requires a CSM for all "lot line adjustments" or "boundary modifications". This issue was discovered by Village Staff upon the receipt of a Zoning Permit to install a 6' fence within a front yard (separate application approved by the Plan Commission on 8/8/22).

The land added to the subject property is currently zoned A-1: Agricultural and needs to be rezoned to be consistent with the zoning on the remainder of the property (Rs-4: Single-family Residential).

Road right-of-way dedication along Fond du Lac Avenue/ STH 145 is required as a part of the CSM application. Given state jurisdiction of this road, details of the dedication, including width and necessary DOT approval, need to be finalized prior to recording the CSM.

Village Engineer/Public Works Department

The Village's engineering consultant and Public Works Director identified a few technical corrections in a memo dated June 24, 2022 (copy attached). These revisions have been included as a condition of approval.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed rezoning request for Mary Best to rezone a portion of proposed Lot 1 (1.084 acres) from A-1: Agricultural to Rs-4: Single-Family, as proposed.

APPROVE the proposed 1-lot Certified Survey Map (CSM) for the Mary Best property (W181N12556 Fond du Lac Avenue) for the purpose of legally recording a lot line adjustment, subject to the following conditions:

1. All technical issues and plan correction identified by the Village's engineering consultant and Public Works Director in the memo dated June 24, 2022 shall be addressed and reflected in a revised CSM submitted and approved by the Village

Engineer prior to recording the CSM.

2. Details of the Fond du Lac Avenue/STH 145 road right-of-way dedication, including the required width and DOT approval, shall be finalized prior to recording the CSM.



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

collaborāte / formulāte / innovāte

June 24, 2022

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

SUBJECT: Mary G. Best CSM Review

Certified Survey Map

Applicant or Owner: Mary G. Best

Land Surveyor/Firm: Donald J. Thoma / Accurate Surveying and Engineering, LLP

1. In the Surveyor's Certificate, EAST is misspelled in the 5th line of the second paragraph.
2. Soil Borings should be shown, and their results provided, if applicable.
3. Existing well and septic cover and/or vent should be shown.
4. All existing utility and drainage easements with recording information will be shown and dimensioned, if applicable.
5. A Mortgagee Certificate will need to be included, if applicable.

No further review comments.

Document Approval and Recording

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

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

Document Submittals and Data Conversion

As of October 2005, the Village of Germantown requires a digital copy of all Certified Survey Maps, Condominium Plats and Subdivision Plats in addition to the documents as



collaborāte / formulāte / innovāte

required by Wisconsin Statute and Village Ordinances as part of the land division approval.

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

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

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

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

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

Sincerely,

A handwritten signature in blue ink that reads 'Burt J. Naumann'.

Burt J. Naumann, PLS
Senior Vice President



Village of

Germantown
...Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid \$ Date 6/9/22

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1

APPLICANT OR AGENT

Mary G. Best

Donald J. Thoma - Accurate Surveying

2911 Wildlife Lane

Richfield, WI 53076

Phone (262) 677-2120

Fax ()

E-Mail don@accuratesurveying.net

PROPERTY OWNER

Mary G. Best

N181W12556 Fond du Lac Ave.

Germantown, WI 53022

Phone (262) 352-2201

mgblackacre@yahoo.com

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2

N181W12556 Fond du Lac Ave. Germantown, WI

GTNV-162979

3

PURPOSE OF LAND SPLIT

Clear up legal description errors and purchase additional lands for septic system replacement.

Will the land split require rezoning?
yes part

From A-1

To Rs-4

4

READ AND INITIAL THE FOLLOWING:

mb

I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

mb

I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

mb

I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

mb

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

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Donald J. Thoma 6-8-22
Applicant Date

Mary G. Best 6/8/22
Owner Date



Village of



Germantown

Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

\$200 Plan Commission Consultation

\$1,085 Rezoning

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: 6/9/22 Received by: [Signature]

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

Mary G. Best

Donald J. Thoma - Accurate Surveying

2911 Wildlife Lane

Richfield, WI 53076

Phone (262) 677-2120

Fax ()

E-Mail don@accuratesurveying.net

PROPERTY OWNER

Mary G. Best

N181W12556 Fond du Lac Ave.

Germantown, WI 53022

Phone (262) 352-2201

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 N181W12556 Fond du Lac Ave. Germantown, WI

GTNV-162979

3 REZONING REQUEST

Port

FROM

A-1

TO

Rs-4

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attached

5

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

Clearing up legal description + purchased additional lands. Existing zoning is RS-4 on the original parcel. Zoning all to RS-4.

6

SUPPORTING DOCUMENTATION:

- ☒ Rezone MAP 1"=50'
Plat of Survey (1:100)
- ☐ Site Plan and elevations for new construction (can be conceptual)

7

READ AND INITIAL THE FOLLOWING:

me I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

me I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

me I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

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

8

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Donald Thomas 6-8-22
Applicant Date

May G. Best 6/8/22
Owner Date

Accurate Surveying & Engineering LLP

Land Surveying, Developing and Consulting

2911 Wildlife Lane, Richfield, WI 53076 Phone (262)677-2120

June 21, 2021

RE: Mary Best area to be Zoned RS-4 description

Description of total area to be Zoned to RS-4:

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the North Quarter corner of said Section 16; thence S 01°33'55" E, along the east line of said NW 1/4, 1332.38 feet, to the monumented south line of said NE 1/4 of the NW 1/4; thence S 88°32'58" W, along said monumented south line of the NE 1/4 of the NW 1/4, 640.06 feet, to a point in the east line of lands described in Document No. 1540238 as recorded in the Washington County Registry; thence S 01°18'31" E, along said est line, 3.87 feet, to the point of beginning on lands herein described; thence S 87°06'40" W, along the south line of said Document No. 1540238, 140.90 feet, to the centerline of S.T.H. 145 / Fond du Lac Ave.; thence N 55°57'43" W, along said centerline, 119.31 feet; thence N 55°47'43" W, continuing along said centerline, 255.91 feet, thence N 87°23'23" E, along the north line of lands described in Document No. 1557791 as recorded in the Washington County Registry, 446.58 feet; thence S 01°18'31" E, along said east line of Document No. 1540238, 223.94 feet, to the point of beginning.

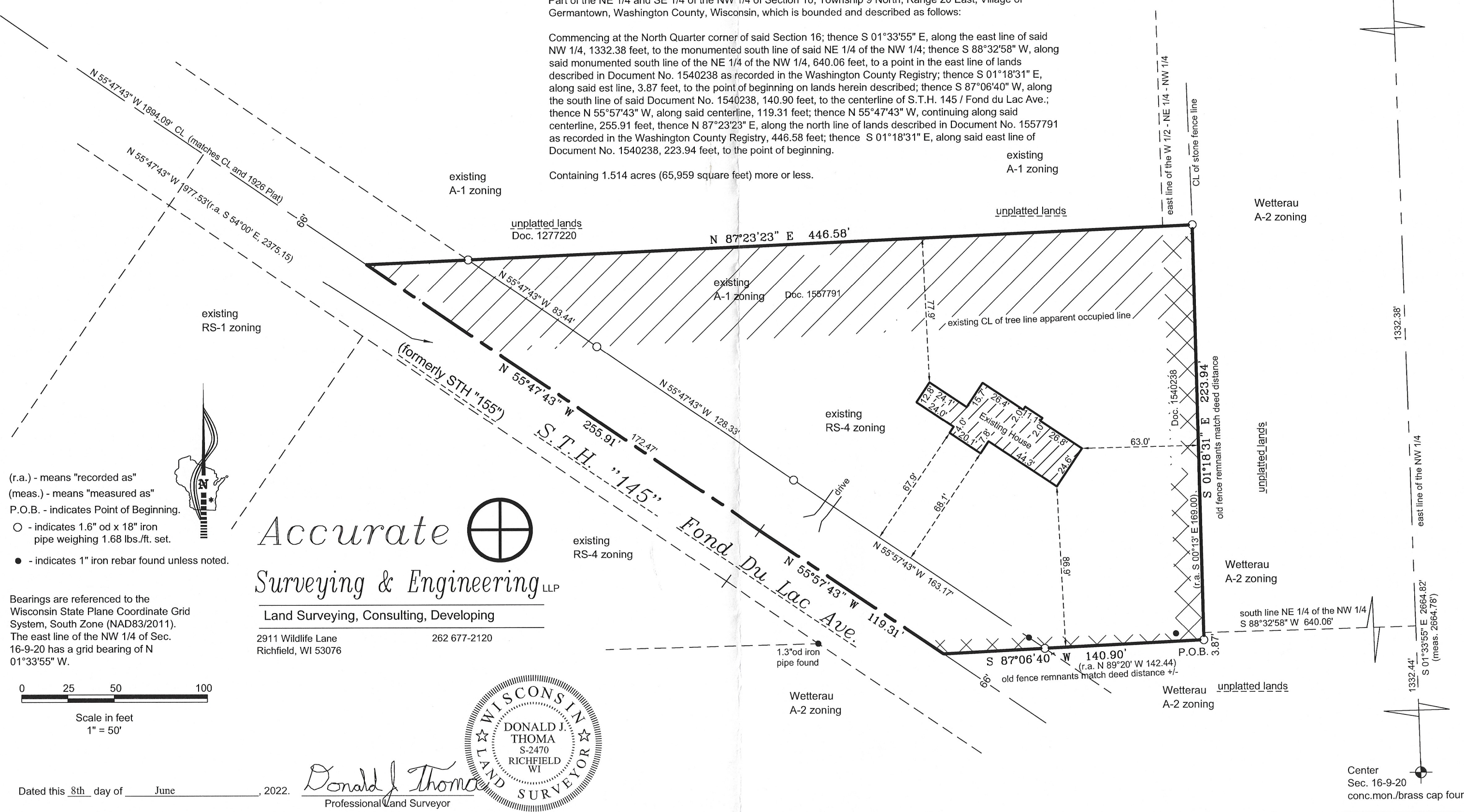
Containing 1.514 acres (65,959 square feet) more or less.

Rezoning Map
for
Mary Best

Area to be Zoned to RS-4:
Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of
Germantown, Washington County, Wisconsin, which is bounded and described as follows:

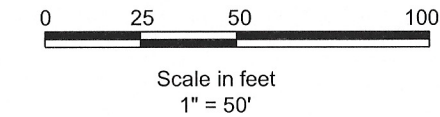
Commencing at the North Quarter corner of said Section 16; thence S 01°33'55" E, along the east line of said NW 1/4, 1332.38 feet, to the monumented south line of said NE 1/4 of the NW 1/4; thence S 88°32'58" W, along said monumented south line of the NE 1/4 of the NW 1/4, 640.06 feet, to a point in the east line of lands described in Document No. 1540238 as recorded in the Washington County Registry; thence S 01°18'31" E, along said est line, 3.87 feet, to the point of beginning on lands herein described; thence S 87°06'40" W, along the south line of said Document No. 1540238, 140.90 feet, to the centerline of S.T.H. 145 / Fond du Lac Ave.; thence N 55°57'43" W, along said centerline, 119.31 feet; thence N 55°47'43" W, continuing along said centerline, 255.91 feet, thence N 87°23'23" E, along the north line of lands described in Document No. 1557791 as recorded in the Washington County Registry, 446.58 feet; thence S 01°18'31" E, along said east line of Document No. 1540238, 223.94 feet, to the point of beginning.

Containing 1.514 acres (65,959 square feet) more or less.



(r.a.) - means "recorded as"
(meas.) - means "measured as"
P.O.B. - indicates Point of Beginning.
○ - indicates 1.6" od x 18" iron pipe weighing 1.68 lbs./ft. set.
● - indicates 1" iron rebar found unless noted.

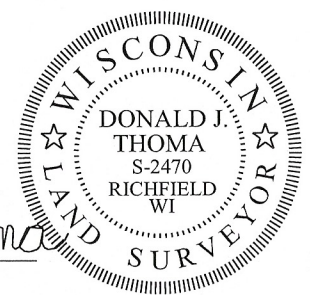
Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD83/2011).
The east line of the NW 1/4 of Sec. 16-9-20 has a grid bearing of N 01°33'55" W.



Accurate
Surveying & Engineering LLP

Land Surveying, Consulting, Developing

2911 Wildlife Lane
Richfield, WI 53076
262 677-2120



Dated this 8th day of June, 2022.

Donald J. Thoma
Professional Land Surveyor

North Quarter corner
Sec. 16-9-20
conc.mon./brass cap found

Center
Sec. 16-9-20
conc.mon./brass cap found

Washington County Certified Survey Map

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North,
Range 20 East, Village of Germantown, Washington County, Wisconsin

The 66' strip / right-of-way for S.T.H.
"145" / Fond du Lac Ave. (formerly
STH 155 has been conveyed by Doc.
135751 recorded in Volume 101 page
105. Said 66' strip appears to be an
easement. This map is hereby
dedicating said 50' right-of-way to
clear up any ambiguities. 0.430 acre
(18,750 sq.ft.)

Subdivider:

Mary G. Best
N181W12556 Fond du Lac Ave.
Germantown, WI 53022

Surveyor:

Donald J. Thoma
Accurate Surveying & Engineering, LLP
2911 Wildlife Lane
Richfield, WI 53076

unplatted lands
A-1 zoning

Sheet 1 of 3

Rs-4 zoning min. setbacks (subject to change)

Front - 40'
Side - 20'
Rear - 35'

A-1 zoning
unplatted lands
Doc. 1277220

(r.a. N 87°23'21" E)
N 87°23'23" E 446.58'

Doc. 1557791

Lot 1
1.084 Acres
47,209 Sq. Ft.

existing
Rs-4 zoning

Existing House

A-2 zoning

North quarter corner
Sec. 16-9-20
brass cap found
N:461,194.33
E:2,465,830.38
(State Plane Coordinates
South Zone NAD83/2011)

unplatted lands

A-2 zoning

south line NE 1/4 of the NW 1/4
S 88°32'58" W 640.06'
monumented
(r.a. S 88°32'56" W)

unplatted lands
A-2 zoning

Center
Sec. 16-9-20
brass cap found
N:458,530.77
E:2,465,903.17
(State Plane Coordinates
South Zone NAD83/2011)



(r.a.) - means "recorded as"

(meas.) - means "measured as"

P.O.B. - indicates "Point of Beginning".

○ - indicates 1.6" od x 18" iron
pipe weighing 1.68 lbs./ft. found.

● - indicates 1" iron rebar found unless noted.

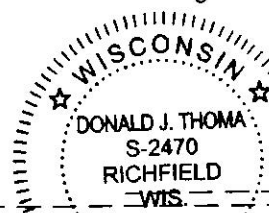
○ - indicates 1.3" od x 18" iron
pipe weighing 1.68 lbs./ft. set.

Bearings are referenced to the
Wisconsin State Plane Coordinate Grid
System, South Zone (NAD83/2011).

The east line of the NW 1/4 of Sec.
16-9-20 has a grid bearing of N
01°33'55" W.

0 25 50 100

Scale in feet
1" = 50'



Donald J. Thoma, S-2470

Dated this 5th day of June, 2022.

This instrument was drafted by Donald J. Thoma, S-2470

Washington County Certified Survey Map

Sheet 2 of 3

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North,
Range 20 East, Village of Germantown, Washington County, Wisconsin

Surveyor's Certificate:

I, Donald J. Thoma, Professional Land Surveyor, hereby certify that by the direction of Mary G. Best, I have surveyed, divided, mapped and dedicated the land shown and described hereon, being part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

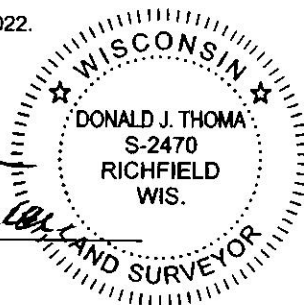
Commencing at the North Quarter corner of said Section 16; thence S 01°33'55" E, along the east line of said NW 1/4, 1332.38 feet, to the monumented south line of said NE 1/4 of the NW 1/4; thence S 88°32'58" W, along said monumented south line of the NE 1/4 of the NW 1/4, 640.06 feet, to a point in the east line of lands described in Document No. 1540238 as recorded in the Washington County Registry; thence S 01°18'31" E, along said est line, 3.87 feet, to the point of beginning on lands herein described; thence S 87°06'40" W, along the south line of said Document No. 1540238, 140.90 feet, to the centerline of S.T.H. 145 / Fond du Lac Ave.; thence N 55°57'43" W, along said centerline, 119.31 feet; thence N 55°47'43" W, continuing along said centerline, 255.91 feet, thence N 87°23'23" E, along the north line of lands described in Document No. 1557791 as recorded in the Washington County Registry, 446.58 feet; thence S 01°18'31" E, along said east line of Document No. 1540238, 223.94 feet, to the point of beginning.

Containing 1.514 acres (65,959 square feet) more or less.

I further certify that I have fully complied with the provisions of sec. 236.34 of Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing, mapping and dedicating said lands, and that this map is a correct representation of the exterior boundaries of the land surveyed and the division of said lands.

Dated this 8th day of JUNE, 2022.


Donald J. Thoma, S-2470



Owner's Certificate:

As owner of Lot 1, I hereby dedicate that part of S.T.H. "145" / Fond du Lac Ave. to the Village of Germantown for public road purposes as represented on Sheet 1 of 3 of this Certified Survey Map.

As owner of Lot 1, I hereby certify that we caused the land shown and described herein to be surveyed, divided, mapped and dedicated as represented on this Certified Survey Map. I also certify that this Certified Survey Map is required to be submitted to the following for approval:

Village of Germantown Plan Commission

Village of Germantown Village Board

Mary G. Best - Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 20____, the above named owner is to me known to be the same person who executed the foregoing instrument and acknowledge the same.

(Notary Seal) _____, Notary Public, _____, Wisconsin.

My commission expires _____

Washington County Certified Survey Map

Sheet 3 of 3

Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9 North,
Range 20 East, Village of Germantown, Washington County, Wisconsin

Village of Germantown Plan Commission Approval:

This Certified Survey Map is hereby approved by the Planning Commission of the Village
of Germantown on this ____ day of _____, 20__.

Dean Wolter - Chairperson

Laura A. Johnson - Secretary

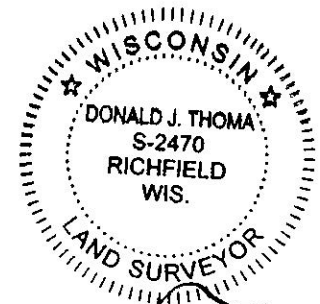
Village of Germantown, Village Board Approval:

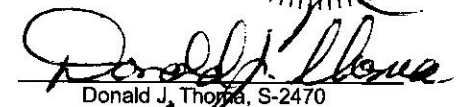
This Certified Survey Map, Part of the NE 1/4 and SE 1/4 of the NW 1/4 of Section 16, Township 9
North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved
by the Planning Commission being the same, is hereby approved and (the dedication of that part of
S.T.H. "145 / Fond du Lac Ave. for public road purposes as shown on Sheet 1 of 3) is hereby
accepted by the Village Board of Trustees of the Village of Germantown on

this ____ day of _____, 20__.

Dean Wolter - Village President

Deanna Braunschweig - Village Clerk




Donald J. Thoma, S-2470

Dated this 5th day of June, 2022.

REZONING & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

9/12/22 Plan Commission Meeting

SEH, Inc. / Thomas Rakow

Village Planner Report

Germantown, Wisconsin

Summary

Brian Depies, SEH, agent for Thomas Rakow, property owner, is seeking approval of a rezoning application for a portion of the subject property from A-2: Agricultural to Rs-1: Single-Family Residential, and a Certified Survey Map (CSM) to divide the 15.67-acre property into two lots including a 5.1-acre parcel containing the existing single-family dwelling and accessory structure located at W140 N11066 Country Aire Drive.

Location: W140N11066 Country Aire Drive

Applicant/

Property Owner: Brian Depies
SEH, Inc
501 Maple Avenue
Delafield, WI 53018

Thomas Rakow
71 Vantis Drive
Aliso Viejo, CA 92656

Current Zoning District: A-2: Agricultural
Proposed Zoning District: Rs-1: Single-family Residential (Lot 1)
& A-2: Agricultural (Lot 2)

Adjacent Land Uses		Zoning
North	Residential	Rs-2
South	Residential/Agricultural	A-2
East	Residential	A-2
West	Residential/Commercial	Rs-1,3,4 / B-5



Proposal

Brian Depies, SEH , agent for Thomas Rakow, property owner, is seeking approval of a rezoning application for a portion of the subject property from A-2: Agricultural to Rs-1: Single-Family Residential, and a Certified Survey Map (CSM) to divide the 15.67-acre property into two lots, including a 5.1-acre parcel containing the existing single-family dwelling and accessory structure located at W140 N11066 Country Aire Drive.

Certified Survey Map (CSM)

The proposed CSM will create a 5.1-acre parcel that will contain the existing single-family dwelling and accessory structure (proposed Lot 1) and a 10.48-acre parcel (proposed Lot 2) that will remain in agricultural use at this time. The purpose of this division is to sell the existing dwelling separate from the agricultural land. The wetland located on proposed Lot 2 has been delineated and the boundary has been included on the CSM.

Rezoning

With the proposed CSM, a rezoning of proposed Lot 1 is required from A-2: Agricultural to Rs-1: Single-family Residential, which requires a minimum lot size of 5 acres.

Staff Comments

If proposed Lot 2 is developed in the future, the extension of sanitary sewer from the north side of Mequon Road would be required. The water utility serves properties along Country Aire Drive.

The Village engineering consultant has identified a few technical items in a memo dated September 2, 2022. These items will need to be corrected prior to recording of the CSM.

VILLAGE STAFF RECOMMENDATION

APPROVE rezoning proposed Lot 1 (5.12 acres) from A-1: Agricultural to Rs-1: Single-family Residential as proposed.

APPROVE the proposed 2-lot Certified Survey Map (CSM) for the 15.67-acre Rakow property located at W140N11066 Country Aire Drive with the following conditions:

1. All technical issues identified by the Village engineering consultant in the memo dated September 2, 2022 shall be addressed and reflected in revised CSM submitted and approved by Village Staff prior to recording.



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

collaborāte / formulāte / innovāte

September 2, 2022

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

SUBJECT: Thomas G. Rakow CSM Review

Certified Survey Map

Applicant or Owner: Thomas G. Rakow

Land Surveyor/Firm: Keith A. Kindred, SEH, Inc.

1. Building setback lines are to be mapped and dimensioned.
2. The No Vehicular Access note is on sheet 5 vs. sheet 2 as labeled on sheets 1 and 2.
3. Label documents that previously dedicated the ROW for both STH 167 and Country Aire Drive.
4. Soil Borings should be shown, and their results provided, if applicable.
5. In the Owners Certificate on sheet 6 replace the words "we" with "I".
6. For future reference, a wetland table is no longer required as long as the mapping is included in a digital format provided to the Village.
7. Should stream and wetland setback lines be shown on the Certified Survey Map document, the following note will be added:

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

No further review comments.

Document Approval and Recording

For this CSM to be approved by the Village Board and recorded at the Washington County Register of Deeds, the document must be provided to the Village Clerk's office in a completed format including all original signatures of the owner and lending institution,

original seals of the professional land surveyor on the recordable media the Wednesday prior to the scheduled Village Board meeting.

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

Document Submittals and Data Conversion

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

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

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

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

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

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

Sincerely,



Burt J. Naumann, PLS
Senior Vice President



Village of
★★★
Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

\$200 Plan Commission Consultation

\$1,085 Rezoning

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: 7/5/22 Received by: [Signature]

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1 APPLICANT OR AGENT

SEH-BRIAN DEPIES
501 MAPLE AVENUE
DELAFIELD, WI 53018
Phone (262) 389-0704
E-Mail BDEPIES@SEHINC.COM

PROPERTY OWNER

THOMAS RAKOW
71 VANTIS DRIVE
ALISO VIEJO, CA 92656
Phone () (949) 466-8840
E-Mail TRAKOW@ASLANRG.COM

2 PROPERTY ADDRESS OR GENERAL LOCATION TAX KEY NUMBER

W140 N11066 COUNTRY AIRE DRIVE

GTNV_252961

3 REZONING REQUEST

FROM
A-2

TO
RS-1

4 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY - REQUIRED

Attach pages as necessary

(SEE ATTACHED)

5

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

The recent passing of the owners of the property (my parents) requires a rezoning and certified survey map to allow for the existing residence and outbuilding to be divided from the vacant land to the north. This will allow me to complete the sale of the improved section of the property in the Fall of 2022.

6

SUPPORTING DOCUMENTATION:

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

7

READ AND INITIAL THE FOLLOWING:

TR _____ I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.

TR _____ I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.

TR _____ I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance

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

8

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Brian P. Dyer

7/05/22

Applicant

Date

[Signature]

Owner

7/05/22

Date



Village of

Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☒ \$1,960 no public improvements

Paid 7/5/22 Date 7/5/22

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

SEH - Brian Denies

501 Maple Avenue

Delafield, WI 53018

Phone (262) 389-0704

Fax (888) 908-8166

E-Mail bdenies@sehinc.com

PROPERTY OWNER

Thomas Rakow

71 Vantis Dr

Aliso Viejo, CA. 92656

Phone (949) 466-8840

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

2 W140 N11066 Countrv Aire Drive

GTNV 252961

3 PURPOSE OF LAND SPLIT

The recent passing of the owners of the property (my parents) requires a rezoning and certified survey map to allow for the existing residence and outbuilding to be

Will the land split require rezoning?

Partial (southern parcel)

From A-2 To Rs-1

divided from the vacant land to the north. This will allow me to complete the sale of the improved section of the property in the Fall of 2022.

4 READ AND INITIAL THE FOLLOWING:

TR I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

TR I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

TR I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

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

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

Brian P. Denies

7/05/22

Applicant

Date

[Signature]

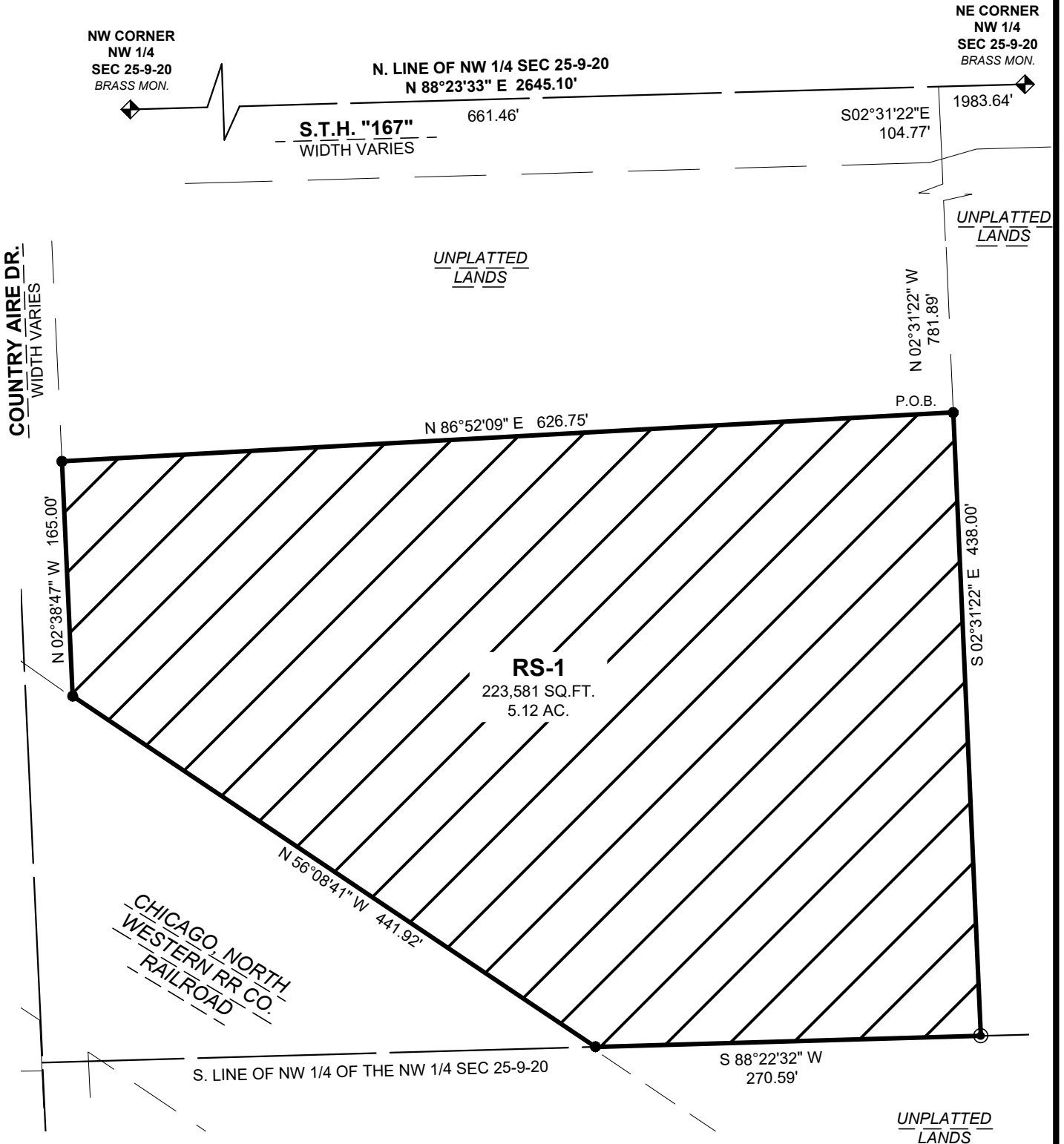
Owner

7/05/22

Date

REZONE EXHIBIT

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



PROJECT NO.
RAKOT 168033

DATE:
7-5-2022

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

1
OF 2

REZONE EXHIBIT

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

Rs-1 ZONING

Being part of the Northwest 1/4 of the Northwest 1/4 of Section 25, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin more particularly described as follows:

Commencing at the Northwest corner for the Northwest 1/4, of Section 25, Township 9 North, Range 20 East; thence North 88°23'33" East along the North line of said Northwest 1/4 of Section 25, 661.46 feet; thence South 02°31'22" East, 104.77 feet; thence continuing South 02°31'22" East, 781.89 feet to the point of beginning; thence continuing South 02°31'22" East, 438.00 feet; thence South 88°22'32" West, 270.59 feet to a point on the Northeast line of the Railroad Right of Way; thence North 56°08'41" West, along said Railroad Right of Way, 441.92 feet to a point on the East Right of Way of Country Aire Drive; thence North 02°38'47" West along the East line of said Right of Way, 165.00 feet; thence North 86°52'09" East, 626.75 feet to the point of beginning.

Said lands contain 223,851 square feet, 5.12 acres.

LEGEND



- CONCRETE MONUMENT WITH
BRASS CAP FOUND (UNLESS
OTHERWISE STATED)



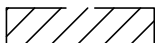
- 1" CAPPED REBAR FOUND
(UNLESS OTHERWISE STATED)



- 11/16" REBAR, 18" LONG, 1.5
LBS/LIN.FT. SET (UNLESS
OTHERWISE STATED)

P.O.B.

- POINT OF BEGINNING



- RS-1 ZONING



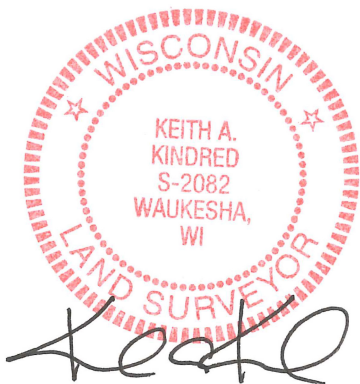
PROJECT NO.
RAKOT 168033
DATE:
7-5-2022

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4
OF SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

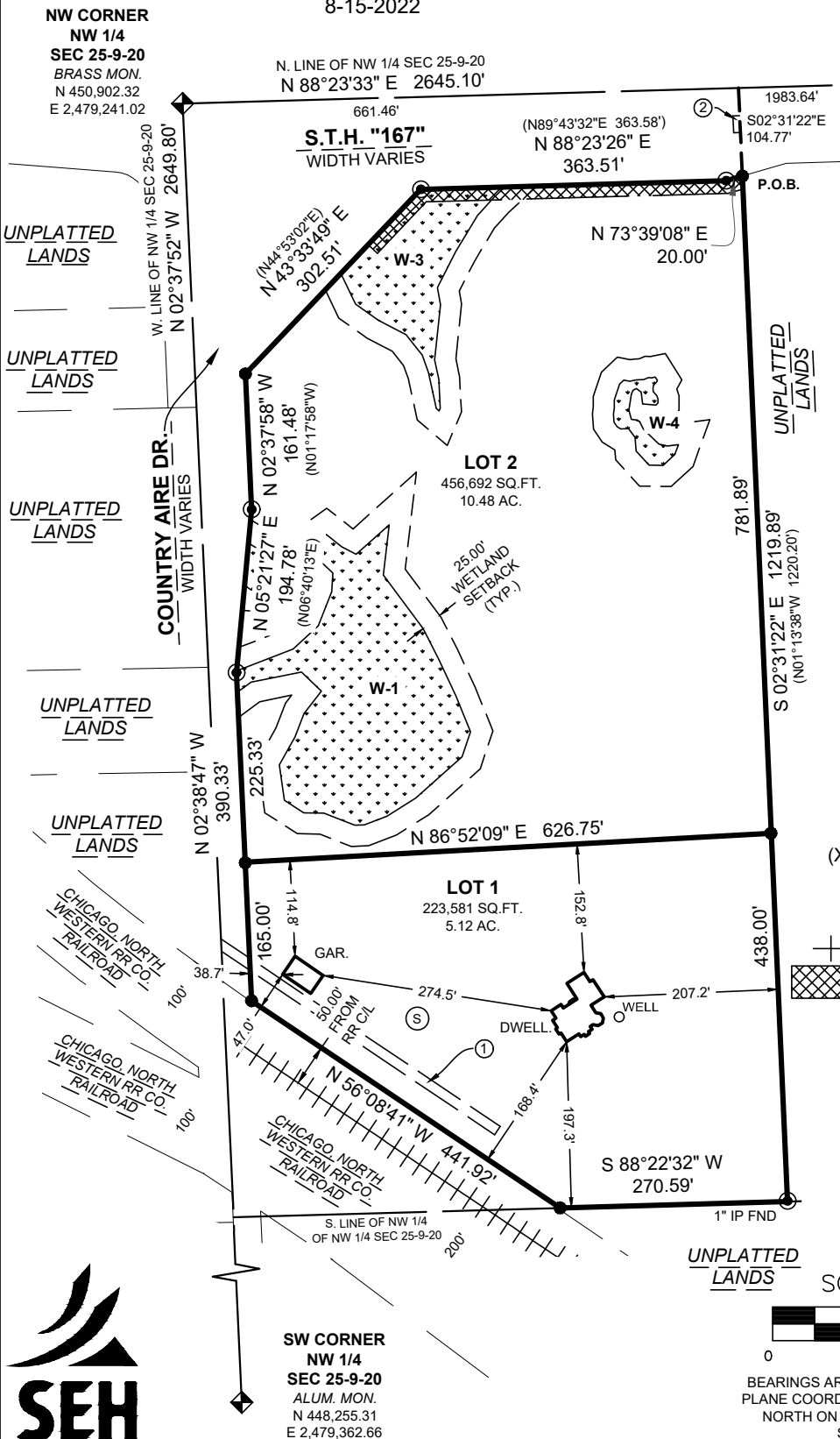
2
OF 2

CERTIFIED SURVEY MAP NO. _____

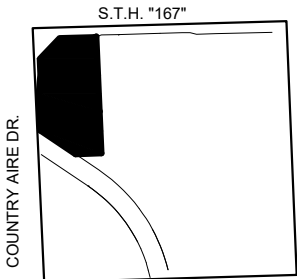
BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



8-15-2022



LOCATION MAP
NW 1/4 25-9-20



1:2000

LEGEND

- ◆ - CONCRETE MONUMENT WITH BRASS CAP FOUND (UNLESS OTHERWISE STATED)
- - 1" CAPPED REBAR FOUND (UNLESS OTHERWISE STATED)
- - 11/16" REBAR, 18" LONG, 1.5 LBS/LIN.FT. SET (UNLESS OTHERWISE STATED)
- (XXXXXX) - RECORDED AS / DEEDED AS
- P.O.B. - POINT OF BEGINNING
- WELL
- SEPTIC TANK LID
- RAILROAD TRACKS
- NO VEHICULAR ACCESS, SEE NOTE ON SHEET 2

SURVEYOR
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE
DELAFIELD, WI 53018
(262) 370-0165
KKINDRED@SEHINC.COM

SURVEY FOR
THOMAS G. RAKOW
18881 VON KARMAN AVE. STE 950
IRVINE, CA 92612
(949) 466-8840

SCALE: 1" = 200'



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83), GRID
NORTH ON THE NORTH LINE OF THE NORTHWEST 1/4
SECTION 25-9-20 AS N88°23'33"E



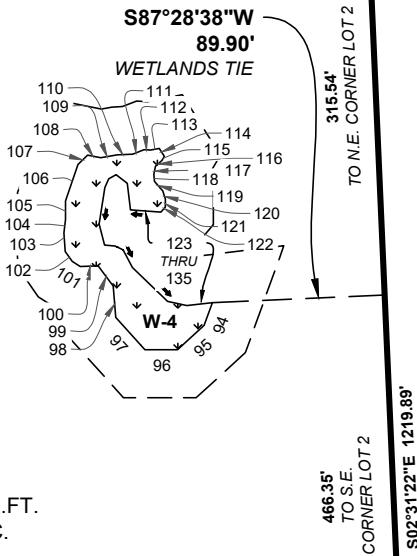
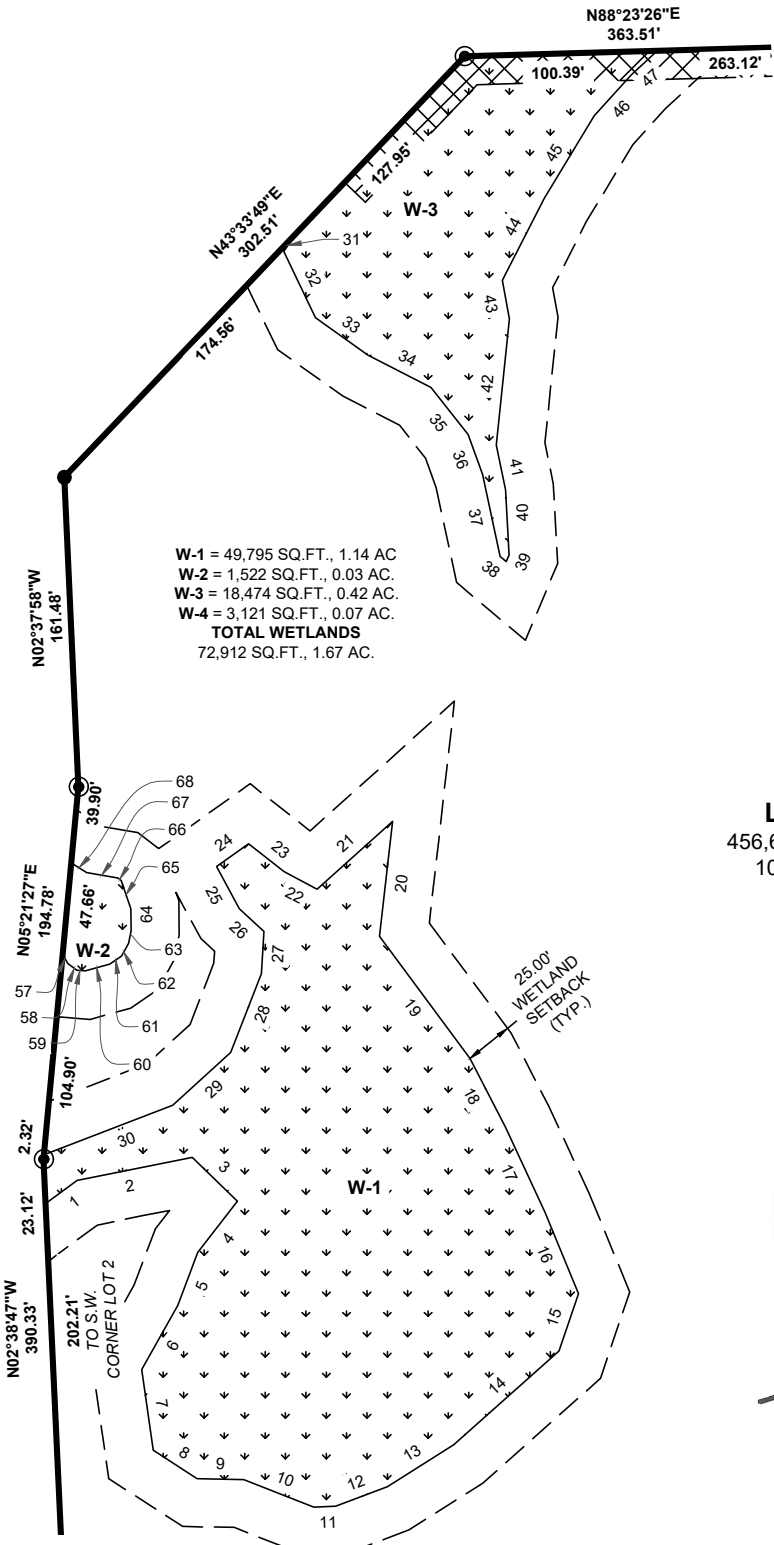
CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

LEGEND

- - 1" CAPPED REBAR FOUND (UNLESS OTHERWISE STATED)
- - 11/16" REBAR, 18" LONG, 1.5 LBS/LIN.FT. SET (UNLESS OTHERWISE STATED)
- ▨ - NO VEHICULAR ACCESS, SEE NOTE ON SHEET 2
- ↖ ↗ ↘ ↙ - WETLANDS DELINEATED BY SEH ON 7/29/2022

WETLANDS
DETAIL



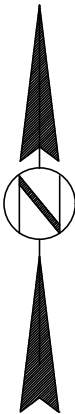
LOT 2
456,692 SQ.FT.
10.48 AC.



SCALE: 1" = 100'



BEARINGS ARE REFERENCED TO THE WISCONSIN STATE
PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83), GRID
NORTH ON THE NORTH LINE OF THE NORTHWEST 1/4
SECTION 25-9-20 AS N88°23'33\"/>



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CERTIFIED SURVEY MAP NO. _____

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TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.
8-15-2022



WETLANDS LINE DATA					
SEGMENT	LENGTH	DIRECTION	SEGMENT	LENGTH	DIRECTION
1	20.33	N 53°36'50" E	26	17.39	S 47°18'10" E
2	61.20	N 78°38'58" E	27	22.06	S 03°27'06" W
3	32.84	S 45°46'47" E	28	43.95	S 21°19'34" W
4	33.66	S 37°44'29" W	29	40.79	S 47°29'03" W
5	29.47	S 20°49'06" W	30	71.95	S 68°58'49" W
6	38.45	S 29°19'39" W	31	10.88	S 33°35'26" W
7	42.34	S 08°09'34" E	32	38.25	S 25°44'16" E
8	27.36	S 57°05'32" E	33	33.53	S 54°31'55" E
9	24.21	S 89°00'04" E	34	36.91	S 62°49'52" E
10	39.34	S 68°31'28" E	35	31.20	S 38°05'51" E
11	11.35	N 87°26'27" E	36	21.94	S 19°56'35" E
12	28.76	N 69°10'11" E	37	43.70	S 12°05'44" E
13	40.84	N 57°44'39" E	38	4.34	S 49°55'13" E
14	73.47	N 48°18'28" E	39	3.66	N 22°43'25" E
15	31.45	N 18°42'21" E	40	34.07	N 02°59'47" W
16	45.99	N 22°19'08" W	41	23.79	N 11°43'58" W
17	48.61	N 24°54'22" W	42	66.01	N 05°58'24" E
18	40.39	N 27°14'40" W	43	20.49	N 10°23'18" W
19	79.12	N 36°37'35" W	44	47.92	N 27°05'23" E
20	60.27	N 06°28'59" E	45	50.18	N 31°05'15" E
21	52.71	S 48°03'57" W	46	28.92	N 42°10'55" E
22	19.54	N 62°07'39" W	47	18.36	N 47°06'34" E
23	23.44	N 51°48'02" W	57	5.50	N 28°25'40" W
24	20.50	S 54°32'36" W	58	5.89	N 53°34'26" W
25	24.99	S 28°17'27" E	59	4.46	N 85°26'03" W



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IRVINE, CA 92612
(949) 466-8840

CERTIFIED SURVEY MAP NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 25,
TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.



8-15-2022

WETLANDS LINE DATA					
SEGMENT	LENGTH	DIRECTION	SEGMENT	LENGTH	DIRECTION
60	13.22	S 74°13'01" W	109	8.75	S 80°07'26" W
61	7.32	S 55°48'18" W	110	8.04	S 87°08'47" W
62	7.64	S 28°39'51" W	111	6.33	S 68°28'01" W
63	6.78	S 11°19'50" W	112	3.56	N 86°04'56" W
64	11.38	S 00°34'55" E	113	4.60	S 78°21'16" W
65	15.45	S 18°39'34" E	114	4.87	N 32°05'01" W
66	2.20	S 52°35'30" E	115	2.64	N 29°30'01" E
67	16.61	S 80°11'34" E	116	4.44	N 48°33'41" E
68	9.35	S 58°27'06" E	117	4.25	N 11°35'51" E
94	12.51	N 19°50'03" E	118	3.71	N 05°53'36" W
95	18.90	N 47°37'53" E	119	6.55	N 40°43'55" W
96	16.94	S 89°49'03" E	120	4.37	N 18°01'02" W
97	22.69	S 42°10'03" E	121	4.16	N 00°08'37" W
98	16.37	S 04°32'16" E	122	3.62	N 40°40'35" E
99	12.97	S 36°28'45" E	123	15.90	N 85°35'24" W
100	9.36	N 87°59'43" E	124	13.97	N 06°41'55" W
101	5.02	S 57°51'27" E	125	7.32	N 52°22'31" W
102	6.39	S 34°21'07" E	126	4.47	S 61°37'14" W
103	9.56	S 04°00'42" E	127	5.02	S 22°51'11" W
104	7.11	S 05°52'45" W	128	19.15	S 09°16'54" W
105	9.69	S 00°18'09" W	129	11.38	S 14°36'12" E
106	20.10	S 18°55'18" W	130	5.49	S 84°13'43" E
107	6.94	S 46°44'47" W	131	4.62	S 66°08'26" E
108	6.89	N 78°34'17" W	132	10.45	S 27°59'06" E
			133	25.48	S 46°04'00" E
			134	10.14	S 77°11'26" E
			135	13.44	N 83°14'52" E



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CERTIFIED SURVEY MAP
NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9
NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN.

NOTE

- **EASEMENT #1** - 12' WIDE WISCONSIN ELECTRIC POWER COMPANY EASEMENT SHOWN AS RECORDED DOCUMENT INTENDED, DOCUMENT 587365, ERROR FOUND IN EASEMENT DESCRIPTION
- **EASEMENT #2** - 8' WIDE WISCONSIN ELECTRIC POWER COMPANY, AS DESCRIBED IN DOCUMENT 445679
- NO VEHICULAR ACCESS TO S.T.H. "167", EAST 478.14' OF THE WEST 1/2 OF THE NW 1/4 OF THE NW 1/4, SEC 25-9-20, PER DOCUMENT 552072
- NO 100 YEAR FLOODPLAIN LOCATED ON SUBJECT PROPERTY
- SOIL BORINGS WILL BE REQUIRED ON LOT 2 PRIOR TO ISSUANCE OF A BUILDING PERMIT
- NO WELL OR DRAIN TILE WITNESSED WITHIN 50' OF PROPERTY
- THE OWNER SHALL RECONSTRUCT, RELOCATE, OR REPLACE ANY TILE LINE WHICH MAY BE DISTURBED BY THE DEVELOPMENT OF A LOT CREATED BY A MINOR SUBDIVISION SO AS TO PROVIDE FOR THE CONTINUED OPERATION, AND REPLACEMENT OF ALL PRIVATE STORM/SURFACE WATER FACILITIES, INCLUDING DRAIN TILES WHETHER PREVIOUSLY MAPPED OR SUBSEQUENTLY DISCOVERED
- CURRENT ZONING A-2, SETBACKS: FRONT = 60', REAR = 50', SIDE = 25',
ZONING SUBJECT TO CHANGE

SURVEYOR'S CERTIFICATE

I, Keith A. Kindred, Professional Land Surveyor hereby certify;

That by the direction of owner Thomas G. Rakow, owner, I have surveyed, divided and mapped, part of the West 1/2 of the Northwest 1/4 of the Northwest 1/4, of Section 25, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, more particularly described as follows:

Commencing at the Northwest corner of the Northwest 1/4 of Section 25, Township 9 North, Range 20 East; thence North 88°23'33" East along the North line of said Northwest 1/4, 661.46 feet; thence South 02°31'22" East, 104.77 feet to the point of beginning; thence continuing South 02°31'22" East, 1219.89 feet to the South line of the Northwest 1/4 of the Northwest 1/4 of said Section 25; thence South 88°22'32" West, along the South line of the Northwest 1/4 of the Northwest 1/4 of Section 25, 270.59 feet; thence North 56°08'41" West along the Northeast line of the Railroad Right of Way, 441.92 feet to the East line of Country Aire Drive; thence continuing on said East line North 02°38'47" West, 390.33 feet; thence North 05°21'27" East, 194.78 feet; thence North 02°37'58" West, 161.48 feet; thence North 43°33'49" East, 302.51 feet to the South line of State Trunk Highway "167"; thence North 88°23'26" East along said South line, 363.51 feet; thence North 73°39'08" East, 20.00 feet to the point of beginning.

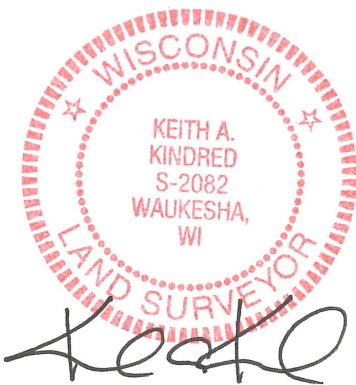
Said lands contain 680,273 square feet, 15.6 acres.

That I have made such survey, land division and plat by the direction of the owner of said lands.

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

That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of The Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same.

Dated this 15th day of August, 2022.



Keith A Kindred, PLS 2082

CERTIFIED SURVEY MAP
NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9
NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

I, Thomas G. Rakow, as owner, hereby certify that we caused that land described on this Certified Survey Map to be surveyed, divided and mapped as represented on the Certified Survey Map. We also certify that this Certified Survey Map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection:

1) Village of Germantown

Date: _____ Signed: _____
Thomas G. Rakow

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named Thomas G. Rakow, to me known to be the same person who executed the foregoing instrument and acknowledged the same.

Notary Public

_____ County, Wisconsin

My Commission Expires _____



8-15-2022



CERTIFIED SURVEY MAP
NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE
NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 9
NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON
COUNTY, WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE

_____, a corporation duly organized and existing under and by virtue of the laws of the State of _____ mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this plat, and does hereby consent to the above certificate of Thomas G. Rakow.

IN WITNESS WHEREOF, said _____ has caused these presents to be signed by _____, its _____, and countersigned by _____, its _____ at _____, _____, and its corporate seal to be hereunto affixed this _____ day of _____, 20 ____.

STATE OF _____)
_____ COUNTY) SS)

Personally came before me this _____ day of _____, 20 _____, the above named _____,

_____,
and _____, _____ of the above named, to me known to be the persons who executed the foregoing instrument, and to me known to be such _____ and _____ of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

(Notary Seal) _____

Notary Public, _____,

My commission expires _____.

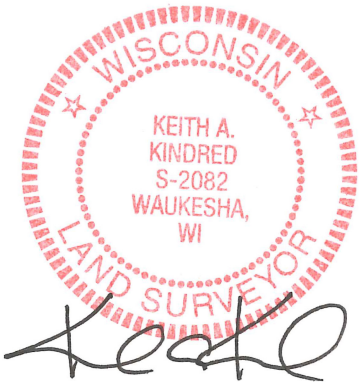


8-15-2022

CERTIFIED SURVEY MAP
NO. _____

BEING PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 25, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

8-15-2022



VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 2022

Dean Wolter, Chairman

Date

Laura A. Johnson, Secretary

Date

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map, being a division of the Northwest 1/4 of the Northwest 1/4, of Section 25, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____, 2022

Dean Wolter, Village President

Date

Deanna Braunschweig, Village Cleark

Date



REZONING, CONDITIONAL USE PERMIT & SITE PLAN APPLICATIONS

9/12/22 Plan Commission Meeting

Village of Germantown / Department of Public Works

Village Staff Report

Germantown, Wisconsin

Summary

The Village of Germantown, property owner, and agent for Kathleen Krause, property owner, is requesting approval of Rezoning, Conditional Use Permit (CUP) and Site Development and Building Plan Applications for the development of a 127,000 sqft Public Works Facility located within the Omega Hills Industrial Park on Donges Bay Road west of Wasaukee Road and Tax Increment District No. 9.

Property Location: W130 N10200 Omega Hills Parkway (TID#9)

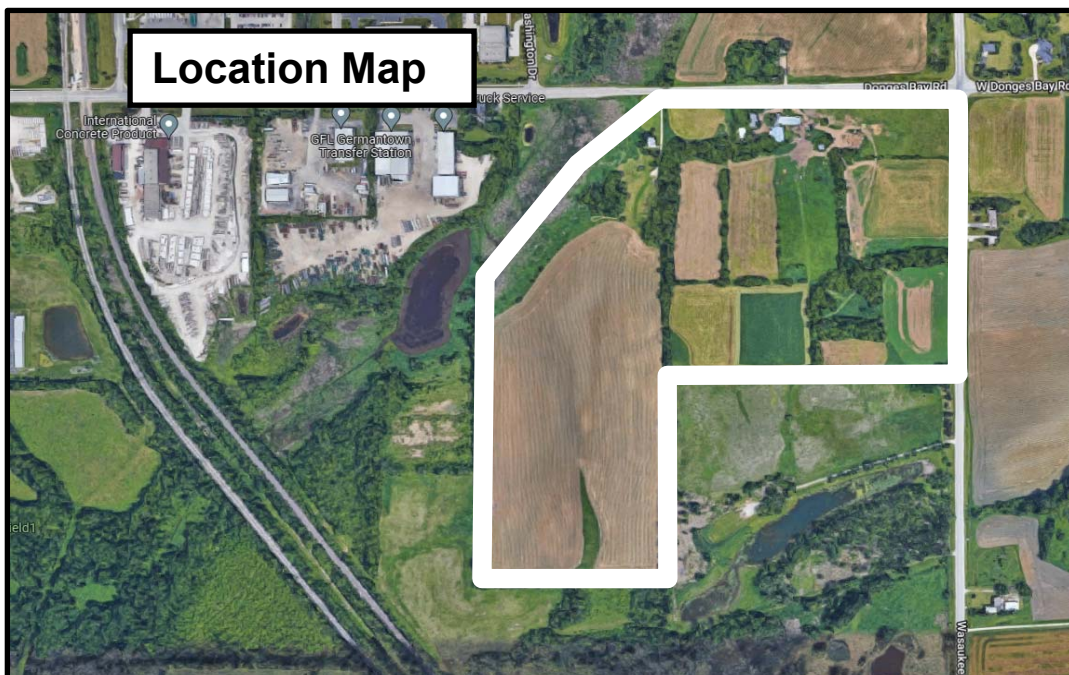
Applicant/

Property Owner: Village Germantown Kathleen Krause
N112 W17001 Mequon Rd 7864 Morrison St
Germantown WI Morrisonville WI

Current Zoning: A-1: Agricultural

Proposed Zoning: I: Institutional & M-1: Limited Industrial

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



Background/Proposal

As discussed with the PC in March, The Village needs to find a new location for the Department of Public Works operation (currently located at the Division Road @ STH 145 intersection) and yard waste recycling facility (located on the west end of Main Street) to accommodate the need for a DNR code-compliant and up-to-date facility to meet increasing demand for Village services and equipment storage.

In May 2022, the Village Board approved the creation of Tax Incremental Financing District No. 9 (TID#9). TID#9 is a 38-acre area intended for industrial development in the Omega Hills Industrial Park District (as described in the Village's 2050 Plan). Utility and road improvements for TID#9 will serve the Village's new Public Works facility proposed for a 40-acre site to the west of TID#9, including a 127,000 sqft public works garage & recycling facility. The 40-acre property is now owned by the Village. The 38-acre property in TID#9 is currently owned by Kathleen Krause but under contract with the Village (closing scheduled for later in September).

In April 2022, the Plan Commission discussed a concept proposal by Keller Inc. to develop the 38-acre Krause parcel with as many as three (3) industrial buildings totaling up to 574,000 sqft of Class A industrial/warehouse building space. Keller Inc. and F-Street Development recently entered into a Development Agreement with the Village to develop the Krause parcel (TID#9) in phases with Phase 1 including a speculative building up to 375,000 sqft (or sized to accommodate a particular tenant).

As detailed in the July 13 project narrative, the new Public Works Department campus will provide the space necessary to meet current and future needs while also allowing the Village to consolidate existing staff, base operations, and equipment storage for the following public works functions & divisions of the Village:

- Streets & Highways
- Parks, Buildings & Grounds
- Vehicle Maintenance
- Water Utility
- Wastewater Utility
- Residential Yard Waste

At this time, the Village of Germantown is requesting approval of the following applications needed as a prerequisite for infrastructure improvements, i.e. extension of water & sanitary sewer, construction of a new public street cul-de-sac to serve the DPW facility, widening of Donges Bay Road, and on-site storm water management, and construction of the DPW site and buildings:

1. Rezoning application to change the zoning for the 40-acre DPW parcel from A-1: Agricultural to I: Institutional;
2. Rezoning application to change the zoning for the 38-acre future industrial site from A-1: Agricultural to M-1: Limited Industrial;
3. Conditional Use Permit (CUP) to allow encroachment into portions of the 25' wetland setback on the 40-acre DPW parcel; and
4. Site development and building plans for development of the DPW parcel including a 127,000 sqft building, fueling station, salt shed, yard waste recycling area, material storage yard, parking, and storm water basins.

Rezoning

Both parcels are classified as “Industrial” on the Village’s 2020 Future Land Use Plan map. The proposed reasoning of both to I: Institutional and M-1: Limited Industrial are consistent with the 2020 Land Use Plan.

NOTE:

A certified survey map (CSM) is being prepared for purposes of relocating property lines and dedicating the necessary right-of-way for the new cul-de-sac, Omega Hills Parkway, and Donges Bay Road. The 2-lot CSM will be submitted for review/approval in October upon completion of additional surveying and right-of-way revisions needed to accommodate future access to the 25-acre parcel to the west of the DPW site currently owned by GFL Muskego LLC.

Conditional Use Permit (CUP)

As shown in Appendix D of the Wetland Delineation Report (dated November 2021), a total of eleven (11) separate wetlands totaling 15.1 acres were found across both the DPW and Krause parcels. In their March 15, 2022 letter to the Village, the DNR ruled that eight (8) wetlands are “artificial” and meet the criteria for being exempt from regulation. The three (3) wetlands that are not exempt are within, in whole or part, the DPW parcel and will be impacted by development. In addition to the artificial wetlands, the DNR has approved filling portions of the three (3) wetlands on the DPW parcel:

1. Wetland W-5. A 1.21 acre elongated wetland located within the DPW parcel south of the proposed building; 1,825 sqft (.042 acres) will be filled at the very northern tip of the wetland
2. Wetland W-6. A 12.34 acre wetland straddling the northwest corner of the DPW parcel associated with the North Crossway Channel; 3,545 sqft (.081 acres) will be filled on the west side of the proposed cul-de-sac intersection at Donges Bay Road
3. Wetland W-7. A .43 acre wetland on the west side of the DPW property line; 3,926 sqft (.09 acres) will be filled on the east side of the wetland abutting the paved yard waste recycling yard and future 60’ x 120’ multi-purpose utility building

A total of 9,296 sqft of wetland will be filled. Because the total area is under 10,000 sqft, the DNR does not require mitigation or compensation for the wetland filling on the DPW parcel.

In addition to the filled wetlands, an estimated total of approximately 22,000 sqft of area within the Village’s 25’ wetland setback areas that extend outward from these three (3) wetlands will be impacted by development, including grading/filling, pavement area within the recycling yard and storm water basin grading.

Under the Village’s Shoreland-Wetland Code, development may be permitted within a 25’ wetland setback provided that additional buffering and/or other compensation for the affected area is provided somewhere on the property. The ratio of compensation required is based on a 1:1 ratio for any “horizontal” development (grading with <3’ of elevation change) or a 2:1 ratio for “vertical” development (any structural improvements

or grading with >3' of elevation change). All the setback impact is "horizontal" development requiring a 1:1 ratio compensation ratio or a minimum of 22,000 sqft (.5 acres) of on-site compensation or wetland buffer restoration with native plantings and turf will be required. At the time this report was prepared, the Village's engineer and wetland consultant, had not finalized the "wetland setback compensation plan", but indicated that wetland buffer plantings will be installed around the elongated wetland south of the proposed building.

Site Development & Building Plans

Detailed site development and building plans have been prepared for an initial phase of development that includes the proposed 203,580 sqft building to be developed on the 13.5-acre proposed Lot 1. As detailed in the plans, the site and building will have the following characteristics:

Site Improvements

- Construct a new public street (Omega Hills Parkway) to a point with a separate access driveway from the cul-de-sac to the DPW facility parking lot and perimeter access drives into the site on the west and east side of the building;
- Extend & install water (from the west along Donges Bay Road) & sanitary sewer facilities (to the east side of property for future extension to development on the Krause parcel;
- Construct curb & gutter internal access/circulation driveways and parking with a total of 50 passenger vehicle parking stalls;
- Construct two (2) storm water management ponds and two (2) bioretention basins w/ on-site storm sewer;
- Install perimeter and internal landscaping around the building, parking areas storm basins and street trees along Omega Hills Parkway

Building Improvements

- 127,000 sqft single-story industrial building w/ mezzanine;
- Painted pre-cast concrete wall panels w/ smooth, scored and acid-etched finishes and multi-gray color scheme (32' and 36' pre-cast panel wall height w/ 40' parapet wall height)
- aluminum storefront window systems throughout

Storm Water Management. A total of 541,015 sqft (12.42 acres) of impervious surfaces will result from the DPW facility development or 31% of the total 40-acre site leaving 69% in open/green space.

Storm water facilities include storm sewer, roof drains and grading swales to convey run-off from the building, parking lot and other paved and gravel surfaces developed on the site to two (2) bio-retention basins and two (2) storm water ponds on the site.

Landscaping & Buffering. Landscaping is proposed along the Omega Hills Parkway (street trees), around the storm water ponds and bioretention basins, and within the parking lot and recycling yard. Plantings include a variety of deciduous street and shade trees, ornamental trees, evergreen trees, deciduous and evergreen shrubs, perennial plantings, and ornamental grasses. (see Sheets L-100, L-101 and L900).

Lighting. Exterior lighting of the site and building includes:

- (49) 23-104W 3100-13850 Lumen LED building-mounted fixtures at a height of 15'-25' (north & west elevation) and 25' south and east elevations;
- (18) 85W 9400-13300 Lumen LED cut-off style pole-mounted fixtures mounted on a 28' pole and 2' base (30' fixture height) along the driveway, parking lot and site perimeter

Signage. A monument sign "placeholder" is shown in the southeast corner of the Omega Hills Parkway intersection @ Donges Bay Road. Wall mounted signage on the west elevation is proposed. Details for the monument and any wall-mounted signs for future tenants will be provided as part of separate and future sign permit applications.

Staff Comments

Community Development: Planning & Zoning

Landscaping is limited to the developed area of the DPW site and is not shown for the northern part of the cul-de-sac or along Donges Bay Road. The landscape plan should be revised, or a supplemental street tree plan prepared for the Omega Hills Parkway.

No roof plan has been provided; however, given the relative location of the building far removed from the public right-of-way it is not expected that any roof-mounted mechanicals will require screening.

The proposed exterior lighting includes building-mounted fixtures at a height of 30 feet; exceeding the maximum 25 feet recommended by the Village. The height of all exterior lighting fixtures should not exceed a mounted height of 25 feet above the surrounding finished grade elevation. Also, no tilting of the fixtures should be permitted.

Community Development: Inspection Services

Inspection Services has indicated that the submission of state-approved plans will be required prior to issuing a building permit.

Public Works/ Village Engineer/Village Surveyor

The Village's consulting engineer and Public Works Department staff have identified several issues and plan revisions that need to be resolved or otherwise addressed prior to commencing construction activities and issuance of building permits. Nonetheless, Staff is recommending conditional approval of the site development and building plans subject to all the outstanding items and issues identified in the following review memo being resolved and reflected in additional information and/or revised plans submitted to Staff for final approval prior to commencing any site construction or issuing building permits (excluding early start site preparation and footing and foundation installation):

- July 27, 2021 memo from Larry Ratayczak, Public Works Director (copy attached)

Fire & Police Departments

All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the following rezonings as proposed:

1. Rezone the 40-acre DPW parcel from A-1: Agricultural to I: Institutional; and
2. Rezone the 38-acre Krause parcel from A-1: Agricultural to M-1: Limited Industrial

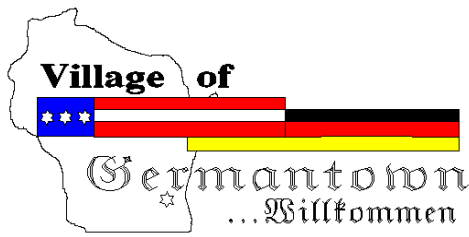
APPROVE a Conditional Use Permit to allow the encroachment of development into portions of the 25' wetland setback on the DPW parcel pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:

1. If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
2. The Village shall prepare a final wetland setback compensation plan detailing the total amount and location of setback area impacted by development and the details for on-site compensation and wetland buffer restoration.

APPROVE the site development and building plans for development of the DPW facility proposed by the Village of Germantown, including a 127,000 sqft industrial building and associated parking, internal driveways, storm water management, and road, water & sanitary sewer improvements 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 Village Staff pursuant to revisions required herein and/or by the Plan Commission:
 - a. *Architectural plans dated August 24, 2022;*
 - b. *Civil Engineering & Utility plans dated August 24, 2022 (bid set);*
 - c. *Landscaping plans dated August 24, 2022;*
 - d. *Site & Street Lighting plans (cut-sheets & photometric plans) dated July 15, 2022*
3. All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.
4. All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment, and approval prior to commencing construction or issuance of building permits (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS):

-
- a. July 27, 2022 memo from Larry Ratayczak, Public Works Director
5. 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.
 6. The height of all exterior lighting fixtures shall not exceed a mounted height of 25 feet above the surrounding finished grade elevation. Also, no tilting of the fixtures shall be permitted.
 7. Landscaping is limited to the developed area of the DPW site and is not shown for the northern part of the Omega Hills Parkway cul-de-sac or along Donges Bay Road. The landscape plan should be revised, or a supplemental street tree plan prepared and submitted for review & approval by the Village Forester.



Engineering Department Memorandum

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

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

Date : July 27, 2022

Re : Germantown DPW Facility

Items Reviewed:

- | | |
|-------------------------------|-----------------|
| 1. Civil Plan Set | Dated: 07-19-22 |
| 2. Stormwater Management Plan | Dated: 07-19-22 |

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 are very preliminary and have been reviewed for general conformance with State and Village design guidelines. Additional comments will likely 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. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. The project will require DSPS plumbing and infiltration system review and approval. Please provide a copy of the DSPS approval prior to engineering approval
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
7. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
8. 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.
9. Provide a site data table showing disturbance area, existing and proposed impervious area, greenspace, etc.

C301 Detailed Site Plan

1. Provide details on curb ramps at ADA parking. How will curb transition from flush curb noted to standard curb?
2. Recommend adding radii at outside curb corners.

C302 Detailed Site Plan

1. Provide details on 'proposed gravel surface' Type of gravel, thickness, etc.

C401 – C405 Detailed Site Grading Plan

1. Plan lacks sufficient detail for review. Please provide the following on future submittals.
 - a. Proposed contours are missing for the northern portion of the sheet C401
 - b. Proposed contours are missing for the southern portion of sheet C403
 - c. Proposed contours are not labeled.
 - d. Provide detailed spot elevations.
 - e. There appear to be multiple sets of existing contours that overlap each other. Please clarify.
 - f. Provide details on proposed retaining walls.
 - g. Recommend showing storm sewer on the grading plan or grading on the utility to make it easier to follow the plan.
 - h. Label stormwater basins with labels that correspond with the stormwater management plan

C501 – C503 Detailed Utility Plan

1. Show proposed grading on storm sewer plans.
2. Revise labels to from ??? from the station labels.

C905 – Construction Details

1. If mulch is used in the bio-basins it must be covered with erosion matting to prevent floating per WDNR technical standard.
2. Provide a planting plan with plugs per WDNR technical standards for the bio-basins.
3. What type of grate is on the 6" stand pipe?
4. Where is the dry pond / swale weir overflow located?

C906 – Construction Details

5. Where will the typical marsh excavation for reconstruction detail be used?
6. South pond outlet structure detail shows a 5' diameter structure but a 4' long weir.
7. 2 year and 100 HWL elevations on detail do not match the calcs.
8. Emergency spillway detail elevations to not match the pond section.

Stormwater management Plan

1. Drainage maps are difficult to follow. Does subarea 20 include the entire roof in orange or just the southeast corner of the building? How does subarea 20 get to the south pond?
2. Gravel areas shall have a CN of 96 based on WDNR guidance.
3. South pond outlet detail shows a 5' diameter structure but a 4' long weir and hydrocad model shows 4' weir.
4. Details for bio-basins do not match between the SLAMM calcs and plans.
5. Provide additional information on what areas are being modeled as disconnect. LU#1 in SLAMM has 1.248 ac. of other impervious that is disconnected. Where is this?
6. Geotech report notes high groundwater and possible bedrock. Provide information showing bio-basins meet the required infiltration separation distance.



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

collaborāte / formulāte / innovāte

July 13, 2022

DPW Facility Relocation

The existing Public Works Campus is located at the southwest corner of Fond Du Lac Avenue and Division Road. The campus generally consists of a masonry administration building with four metal storage buildings. In addition, located directly across Division Road at the northwest corner of the intersection, is the Village's salt shed, a storage building and on-site storage.

EXISTING LOCATION

The Public Works Campus accommodates these various major departments; Streets, Water, Wastewater Utility and Vehicle Maintenance. Located at a different location, is the Village's Recycling Center. The existing structures are not large enough to accommodate the minimal needs of all the departments. In addition, the multiple buildings do not provide the continuity needed to provide the efficient use of the floor area provided. After the preliminary design, the existing buildings based only on square footage, only provide a third of the floor area needed for the DPW to be effectively functional. The entire site's structures would need to be razed to clear the site. Even with that being accomplished, the existing site would be insufficient for the proposed DPW. Another site was needed and selected.

NEW LOCATION

The new site acquired is located at the southwest corner of Donges Bay Road and Wasaukee Road. The proposed DPW facility is approximately 127,000 square feet. It will house all the departments from the existing location, along with a new salt shed, Recycling Center, fueling station, water filling station and on-site storage. Operations from at least three existing separate locations will now be accommodated at this new location.

EXTERIOR CONSTRUCTION

The proposed DPW will be constructed of insulated precast concrete wall panels. The roof structure will be long span steel bar joists/metal deck with a single-ply TPO membrane, fully adhered on 4" of polyisocyanurate insulation. All exterior glazing within the thermally broken window systems and overhead doors will be insulated glass. The hollow metal service doors will be insulated with the frames foamed in place. The precast wall panels will be prefinished with accent areas painted. The service doors and entrance canopy will also be painted. All other materials will be prefinished.

INTERIOR CONSTRUCTION

The majority of the interior walls are masonry for durability. Masonry walls in the administration areas will be covered with gypsum board. Other masonry walls used for storage areas will be painted. Individual offices will be gypsum board partitions. All door frames will be painted hollow metal. Administration doors will be wood and other doors will be painted hollow metal. Finished administration areas will have a suspended

acoustical tile ceilings while all other areas will have an exposed painted structure. Administration areas with a suspended ceiling will also receive carpeting. Almost all other floor areas will be sealed concrete. The mezzanine floor areas will be precast concrete plank with a concrete topping. All interior walls and the roof structure will be painted. Everything else will also be painted unless prefinished. Only the concrete floor slab will be sealed, not painted.

BUILDING USE

The DPW is mostly a storage building. All the departments will house their vehicles, trucks, service equipment, trailers, and equipment for weather protection within this one facility. Two wash bays are provided for required equipment cleaning. Ten maintenance service bays are necessary with various lift capabilities for servicing all DPW vehicles, along with fire-department trucks. Storage and work rooms are provided for each department's general operation. These areas account for almost the entire use of the building. Only a small portion of the is used for administration purposes. Each department has its own director's office but shares the remainder of the administration areas with each other. Those include the conference room, locker rooms, copy/supply room and some miscellaneous storage. In general, the building is used to house all of the Streets, Water and Wastewater vehicles and equipment under roof. In addition, work and storage areas are provided for each department's requirements. The building has been designed to meet all current needs with additional parking stalls to accommodate acquisition of future equipment. The mechanics have service bays, work rooms and material storage areas to service all the DPW department's needs. Only a minimal area is necessary for administration operations and the general staff members.



FEES MUST BE PAID AT TIME OF APPLICATION

\$200 Plan Commission Consultation

\$1,085 Rezoning

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: 7-19-22 Received by: _____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1	APPLICANT OR AGENT <u>Village of Germantown</u> <u>1112 W17001 Mequon Rd.</u> <u>Germantown, WI 53022</u> _____ Phone () _____ E-Mail _____	PROPERTY OWNER <u>Kathleen Krause</u> <u>1864 Morrison St.</u> <u>Morrisonville, WI 53571</u> _____ Phone () _____ E-Mail _____
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2	PROPERTY ADDRESS OR GENERAL LOCATION <u>1104 W12667 Donges Bay Rd.</u>	TAX KEY NUMBER <u>361-991</u>
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3	REZONING REQUEST		
	<table border="1" style="display: inline-table;"><tr><td>FROM <u>A-1</u></td></tr></table> <table border="1" style="display: inline-table; margin-left: 20px;"><tr><td>TO <u>M-1</u></td></tr></table>	FROM <u>A-1</u>	TO <u>M-1</u>
FROM <u>A-1</u>			
TO <u>M-1</u>			

4	METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED Attach pages as necessary

**FEES MUST BE PAID AT TIME OF APPLICATION**

\$200 Plan Commission Consultation

\$1,085 Rezoning

\$1,240 PDD < 5 acres

\$2,095 PDD 5-20 acre site

\$3,460 PDD > 20 acre site

Date Paid: 7-19-22 Received by: _____**REZONING & PDD APPLICATION**

Pursuant to Section 17.51 of the Municipal Code

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

1	APPLICANT OR AGENT _____ _____ _____ _____ Phone () _____ E-Mail _____	PROPERTY OWNER <u>Village of Germantown</u> <u>N112 W17001 Mequon Rd.</u> <u>Germantown, WI 53022</u> _____ Phone () _____ E-Mail _____
----------	--	---

2	PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
	<u>N104 W12703 Donges Bay Rd.</u>	<u>361-992</u>

3	REZONING REQUEST		
	<table border="1" style="display: inline-table;"><tr><td>FROM <u>A-1</u></td><td>TO <u>I</u></td></tr></table>	FROM <u>A-1</u>	TO <u>I</u>
FROM <u>A-1</u>	TO <u>I</u>		

4	METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED
	Attach pages as necessary

5

PURPOSE OF REZONING REQUEST

Briefly describe why the applicant is rezoning the property. Include a description of the proposed use, including any new construction and number of employees, if applicable.

6

SUPPORTING DOCUMENTATION:

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

7

READ AND INITIAL THE FOLLOWING:

- X I understand that the Village is under no obligation to rezone property and that density and lot coverages provided in the Zoning Code are maximums. Actual build out will depend on myriad factors including topography and other natural conditions, surrounding neighborhood context and the detailed design of a project.
- X I understand that Village Staff, Plan Commission and/or Village Board may request additional information to properly evaluate this request and failure to provide such information may in itself be sufficient cause to deny the petition.
- X I am aware that this rezoning shall go into effect immediately upon the final approval of the Village Board and its execution of the rezoning ordinance
- X I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and time frame.

8

SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

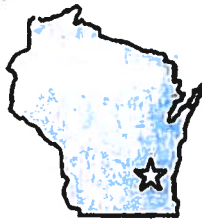
Date

Owner

Date



9.5.2022



Village of



Germantown

Willkommen

Fee must accompany application

☐ \$1460 Paid _____ Date 7-19-22

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Village of Germantown
1112 W17001 Mequon Rd.
Germantown, WI 53022

Phone ()

Fax ()

E-Mail

PROPERTY OWNER

Phone ()

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

3 PROPERTY ADDRESS

TAX KEY NUMBER

N104 W12703 Donges Bay Rd.

361-992

4 DESCRIPTION OF EXISTING OPERATION

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

5 DESCRIPTION OF PROPOSED OPERATION

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

Encroach into the 25' wetland setback area

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

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

- ☒ I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.
- ☒ I will notify the Village if any aspects of the conditional use changes. I understand that failure to do so may result in the revocation of the CUP.
- ☒ I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.
- ☒ I understand that Village Staff is required to post one or more signs along the street frontage of and/or on the property subject of this application that indicate to nearby property owners and the general public that a public hearing of my application will be held before the Village Plan Commission and/or Village Board prior to action being taken on this application; I hereby grant Village Staff permission to enter onto the property for the expressed purpose of installing said sign(s) provided Village Staff is responsible for installing, maintaining and removing said signs in a reasonable manner and timeframe.

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

Date

Owner

Date

SAM 9.5.2012

**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 7-19-22

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

Phone () _____

E-Mail _____

PROPERTY OWNER

Village of Germantown
1112 W17001 Mequon Rd.
Germantown, WI 53022

Phone () _____

E-Mail _____

2 PROPERTY ADDRESS

W130 N10200 Omega Hills Parkway

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

North	South	East	West

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

S.A. Thibault 9.5.2022

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
N7725 Hwy 28
Horicon, WI 53032

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711



March 15, 2022

EXE-SE-2022-67-00776

Steve Kreklow
N112 W17001 Mequon Road
Germantown, WI 53022

RE: Artificial Wetland Exemption Determination areas described as Wetlands W-1, W-2, W-3, W-4, W-5, W-7, W-8, W-9, W-10, W-11, and W-12, located in the Village of Germantown, Washington County

Dear Mr. or Ms. Kreklow:

This letter is in response to your request for an artificial wetland exemption determination for the above mentioned wetlands.

According to 281.36 (4n), State Statutes, a landscape feature where hydrophytic vegetation may be present as a result of human modification to the landscape or hydrology and for which no definitive evidence exists showing a prior wetland or stream history before August 1, 1991, may be exempt from state wetland regulations. The following types of artificial wetlands cannot be exempted from state wetland regulation:

- 1) a wetland that serves as a fish spawning area or that is passage to a fish spawning area and
- 2) a wetland created as a result of a wetland mitigation requirement.

In addition, DNR must also consider whether the artificial wetland is providing significant flood protection to adjacent or downstream properties and infrastructure, and/or significant water quality functions to adjacent or downstream water bodies.

The Department reviewed the following materials to aid in our exemption determination:

- The request narrative
- Historic Maps, including the Original Land Survey Plat, Bordner Survey
- Aerial photographs, including the 1937 photograph, a pre-construction photograph, and a post-construction photograph.

Below is a summary of our findings:

Request Narrative

According to the request narrative, "Historical USGS 1958 topographical surveys and various aerial images were reviewed to further understand the past land use of the site. The historic use of the area was for agriculture with various farmed fields, agricultural buildings, and roads. Wetlands W-10, W-11, W-7, and W-5 near the southwest corner of the property is the prime proposed location of the new building and associated DPW construction. Based on historical images it is likely that this area was completely regraded to its current contours. The elevation changes are not natural or similar to the surrounding site. Its [sic] likely this grading was for stormwater management and industrial use. In 1950, 1970, 1980, and 1985 these wetlands are not visible. On the 1985 image there is also an impervious road cutting through the site likely causing the ponding and alterations to the landscape for wetland W-7. Wetlands W-1, W-2, W-3, W-4, W-8, W-9, and W-12 are all likely formed due to the agricultural practices on this land. W-1 and W-2 are not visible until 1970 and are likely from the structure and road visible on the historical images. W-8, W-9, and W-12 are all likely associated with the primary farm operation on this site. It is likely that W-12 formed because of compact soils and other impervious surfaces that were in that area historically."

Historic Map Review

- Original Land Survey Plat: The original land survey indicates a waterway running through the current location of Wetland W-6. No wetlands are mapped elsewhere.
- Bordner Survey: The Bordner survey indicates “grass marsh” and a stream flowing southwest where Wetland W-6. “Pasture” is mapped where Wetland W-12 is now found. Other wetlands are in locations that were mapped as “cleared crop land.”
- USGS Topographic Quad map: The 1892 and 1907 USGS Quad maps indicate mapped wetlands with a mapped waterway within where Wetland W-6 is now found.
- Soil Maps: The soil maps indicate the wetlands to be found within the following soil types:
 - Wetland W-1 is found within Ozaukee silt loam, high carbonate substratum, 2-6% slopes (this is a non-hydric soil type with minor hydric inclusions of drained Ashkum in ponded depressional sedge meadows), Ozaukee silt loam, high carbonate substratum, 2-6% slopes, eroded (this is a non-hydric soil type with minor hydric inclusions of drained Ashkum in ponded depressional sedge meadows), and Ozaukee silt loam, high carbonate substratum, 6-12% slopes, eroded (this is a non-hydric soil type).
 - Wetland W-2 is found within Ozaukee silt loam, high carbonate substratum, 6-12% slopes, eroded (this is a non-hydric soil type).
 - Wetland W-3 is found within Dresden silt loam, 1-3% slopes (this is a non-hydric soil type).
 - Wetland W-4 is found within Ozaukee silt loam, high carbonate substratum, 2-6% slopes (this is a non-hydric soil type with minor hydric inclusions of drained Ashkum in ponded depressional sedge meadows) and Ozaukee silt loam, high carbonate substratum, 2-6% slopes, eroded (this is a non-hydric soil type with minor hydric inclusions of drained Ashkum in ponded depressional sedge meadows).
 - Wetland W-5 is found within Ozaukee silt loam, high carbonate substratum, 2-6% slopes, eroded (this is a non-hydric soil type with minor hydric inclusions of drained Ashkum in ponded depressional sedge meadows) and Ozaukee silt loam, high carbonate substratum, 6-12% slopes, eroded (this is a non-hydric soil type).
 - Wetland W-7 is found within Ozaukee silt loam, high carbonate substratum, 2-6% slopes, eroded (this is a non-hydric soil type with minor hydric inclusions of drained Ashkum in ponded depressional sedge meadows).
 - Wetland W-8 is found within Ozaukee silt loam, high carbonate substratum, 2-6% slopes, eroded (this is a non-hydric soil type with minor hydric inclusions of drained Ashkum in ponded depressional sedge meadows).
 - Wetland W-9 is found within Ozaukee silt loam, high carbonate substratum, 2-6% slopes, eroded (this is a non-hydric soil type with minor hydric inclusions of drained Ashkum in ponded depressional sedge meadows).
 - Wetland W-10 is found within Ozaukee silt loam, high carbonate substratum, 6-12% slopes, eroded (this is a non-hydric soil type).
 - Wetland W-11 is found within Ozaukee silt loam, high carbonate substratum, 2-6% slopes, eroded (this is a non-hydric soil type with minor hydric inclusions of drained Ashkum in ponded depressional sedge meadows).
 - Wetland W-12 is found within Ozaukee silt loam, high carbonate substratum, 2-6% slopes (this is a non-hydric soil type with minor hydric inclusions of drained Ashkum in ponded depressional sedge meadows)

and Ozaukee silt loam, high carbonate substratum, 2-6% slopes, eroded (this is a non-hydric soil type with minor hydric inclusions of drained Ashkum in ponded depressional sedge meadows).

Aerial Photograph Review

- 1937 aerial photograph. The 1937 aerial photograph shows the following:
Wetland W-1 was an uncropped area with scattered trees, no wetness signatures. Wetland W-2 was a cropped farm field with wetness signatures present but no definitive wetlands seen. There is a drainage pattern and wetness signature but no definitive wetlands where Wetland W-3 is now found. Wetland W-4 was a cropped farm field with weak wetness signatures present but no definitive wetlands seen. Wetland W-5 was a cropped farm field with wetness signatures present in the northern half of the main body of the wetland but no definitive wetlands seen. There is a large drainage swale with strong wetness signatures where Wetland W-6 is now found. Wetland W-7 was a cropped farm field with wetness signatures present but no definitive wetlands seen. Wetland W-8 is located where pasture was present. W-9 is now located where cropped field was present. Wetland W-10 was a cropped farm field with wetness signatures present but no definitive wetlands seen. Wetland W-4 was a cropped farm field with wetness signatures present but no definitive wetlands seen. Wetland W-12 was a primarily cropped farm field with the NE quarter appearing to be bare dirt.

Wetland 2 was cropped farm field with no definitive wetlands present until 2005 when a road was created adjacent and was further developed in 2008.

Wetlands 1, 3, and 4 were never impacted directly by humans. These wetlands show intermittent wetness signatures and are not always cropped through time.

Wetland 5 is now located in an area that was mass graded intermittently between 1982 and 1998 and left fallow following that. Prior to mass grading the location was cropped farm field with a wetness signature in 1956 but no definitive wetlands.

Wetland 7 is now located in an area that was mass graded intermittently between 1982 and 1998 and left fallow following that. Prior to mass grading the location was cropped farm field with a wetness signature in 1955 but no definitive wetlands.

Wetlands 8 and 9 are located in depressions created by man in 1995 as part of development on the property. No significant changes after construction.

Wetland 10 is now located in an area that was mass graded in 1983. Prior to mass grading the location was cropped farm field with a wetness signature in 1956 but no definitive wetlands.

Wetland 11 is now located in an area that was mass graded intermittently between 1982 and 1998 and left fallow following that. Prior to mass grading the location was cropped farm field with a wetness signature in 1956 but no definitive wetlands.

Wetland 12 appears to have been uncropped, bare dirt barnyard and cropped field, with percentages changing over time. In 1995 the area appears to have either soil borrow pits for the building construction or stockpiled soils. Wetland 12 then remained as a mix of bare soil and cropped farm field until present day.

Site Photographs

The site photographs show Wetlands 2, 3, 4, and 7 to be heavily vegetated depressional wetlands comprised of nearly 100% reed canary grass (*Phalaris arundinacea*).

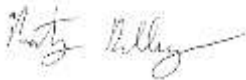
Conclusion:

- Based upon the information provided above, the wetlands identified as Wetlands W-2, W-5, W-7, W-8, W-9, W-10, W-11, and W-12 lacked a wetland history prior to August 1, 1991 and fulfill all artificial wetland exemption standards. **Therefore, Wetlands W-2, W-5, W-7, W-8, W-9, W-10, W-11, and W-12 are exempt from state wetland regulations.**
- Based upon the information provided above, the wetlands identified as **Wetlands W-1, W-3, and W-4 had a wetland history prior to August 1, 1991 and are not exempt from state wetland regulations.**

This letter describes DNR's decision regarding the jurisdictional status of Wetlands W-1, W-2, W-3, W-4, W-5, W-6, W-7, W-8, W-9, W-10, W-11, and W-12 and is only valid for state jurisdictional purposes. For decisions regarding the federal jurisdictional status of Wetlands W-1, W-2, W-3, W-4, W-5, W-6, W-7, W-8, W-9, W-10, W-11, and W-12 you will need to contact the U.S. Army Corps of Engineers.

If you have any questions, please call me at 920 296 6507 or email.

Sincerely,



Marty Dillenburg
Water Management Specialist

Copy to: Alison Masek, GRAEF
Chris Jors, Sr. Specialist-Biologist, SEWRPC
US Army Corps of Engineers



WETLAND EXEMPTIONS

DPW BUILDING

VILLAGE OF GERMANTOWN

EXHIBIT 4

GRäEF

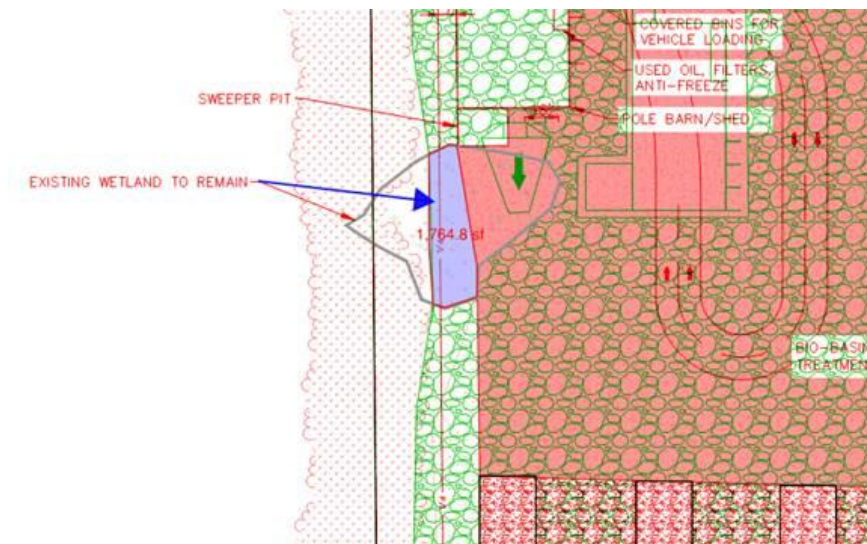
Additional Information -Germantown DPW Wetland Permit

The design iteration on this parcel began with options that showed the building much further south and impacting the finger wetland in the middle of the parcel, on the south end of the site. Recently, the team was able to shrink some hard surface and minimize impacts to this finger of wetland even further. Attached is the exhibit, which is an overlay between the May 2022 design and the July 2022 design. Below are the snippets of the wetland impact minimization efforts.

Wetland 7-

Activities in the SW wetland are sweeper pit dumping and unloading into an enclosed sanitary drain. The sweeper needs room to operate and the most efficient location for the sweeper pit room is at the SW corner of the building. This still allows the pole barn to have through movements through overhead doors at each end. The pole barn needs to be located along this west parcel line as it currently sits so the areas east of there can be used for resident recycling drop off and pick up. Residents can bring their leaves, brush and other organic material to the recycling center. After their drop off, they can also load up with mulch that is developed on site, and other yard and construction items, like stone, the Village provides. This recycling area will also see front end loader use, to push and scoop and move resident yard wastes.

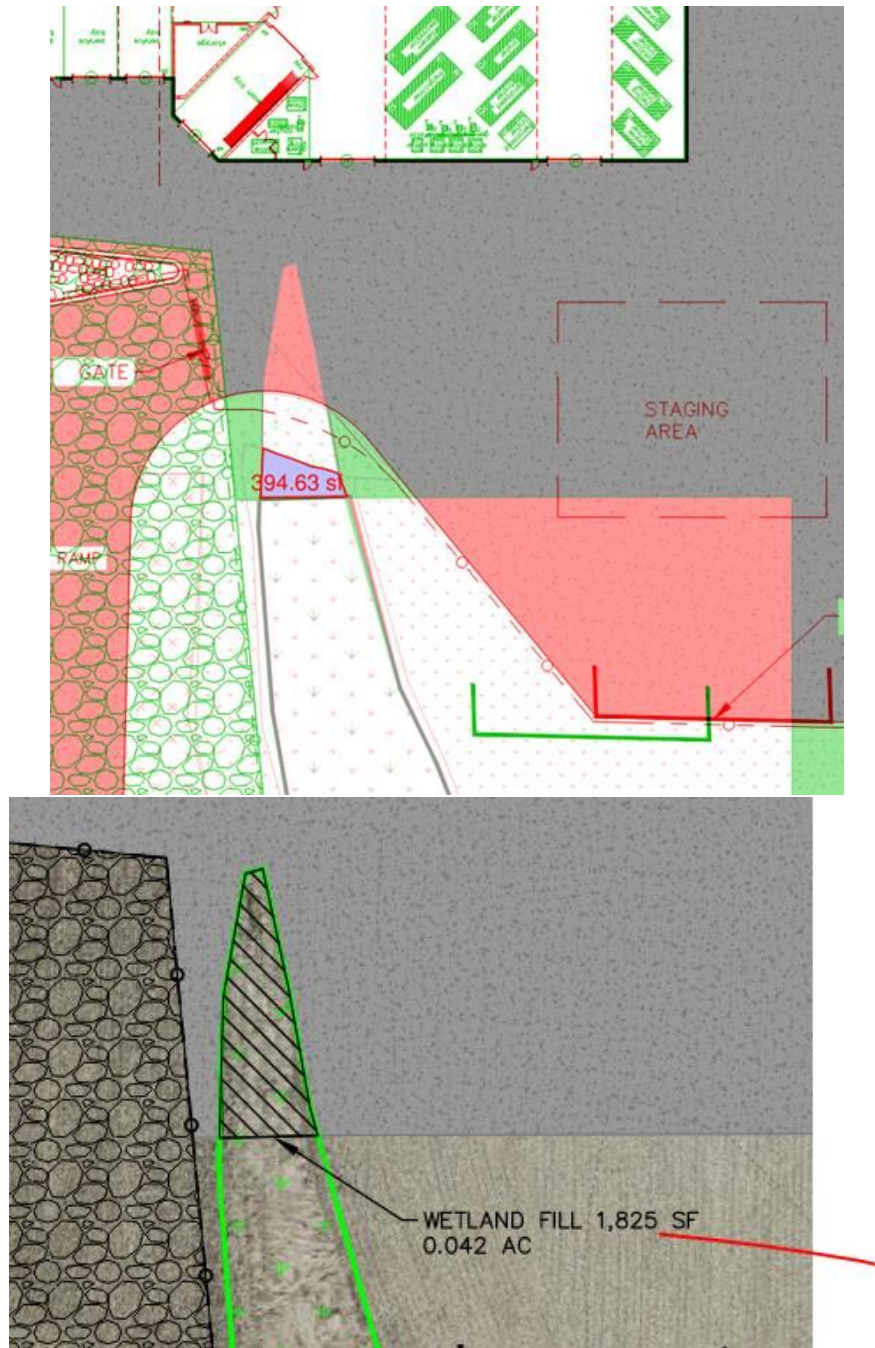
SW wetland: new impact- $3926 - 1764 = 2,162$ sf



Wetland 5-

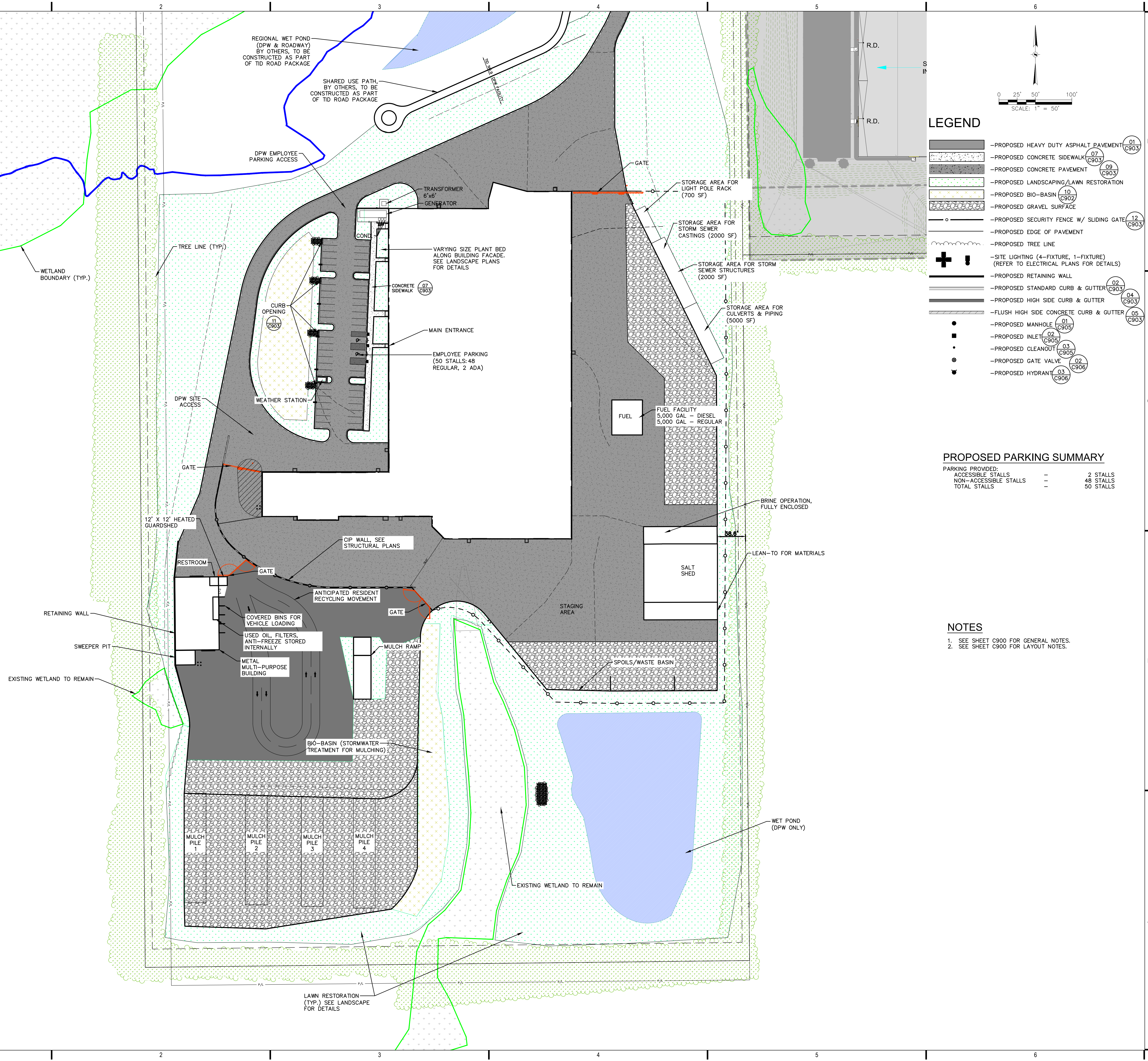
The vehicles used in are of the north finger wetland include front end loaders, dump trucks / plows, semi's for mulch pickup, and other Village owned maintenance vehicles. The vehicles will need clearance around the DPW main building as well as access to and from the recycling yard. The pavement limits were reduced in the area south of the DPW building. That amount is shown above and on the attached exhibit.

Operations originating from this site include resident recycling and village mulch production, plowing, mowing, water department operations, and DPW Operations.



Wetland 6-

The proposed road near the wetland 6 is already moved to the edge of the property on the east side as possible to minimize the wetland impact. Hence it is not possible to move the sidewalk on the west side to the east side of the road. Also, the terrace in between the road and the sidewalk is proposed according to the village's minimum requirement. It is required for the public utilities like electricity, gas etc. and to provide room for streetlight. Hence it is not possible to remove that terrace.



NOTICE:
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DISCLAIMER:
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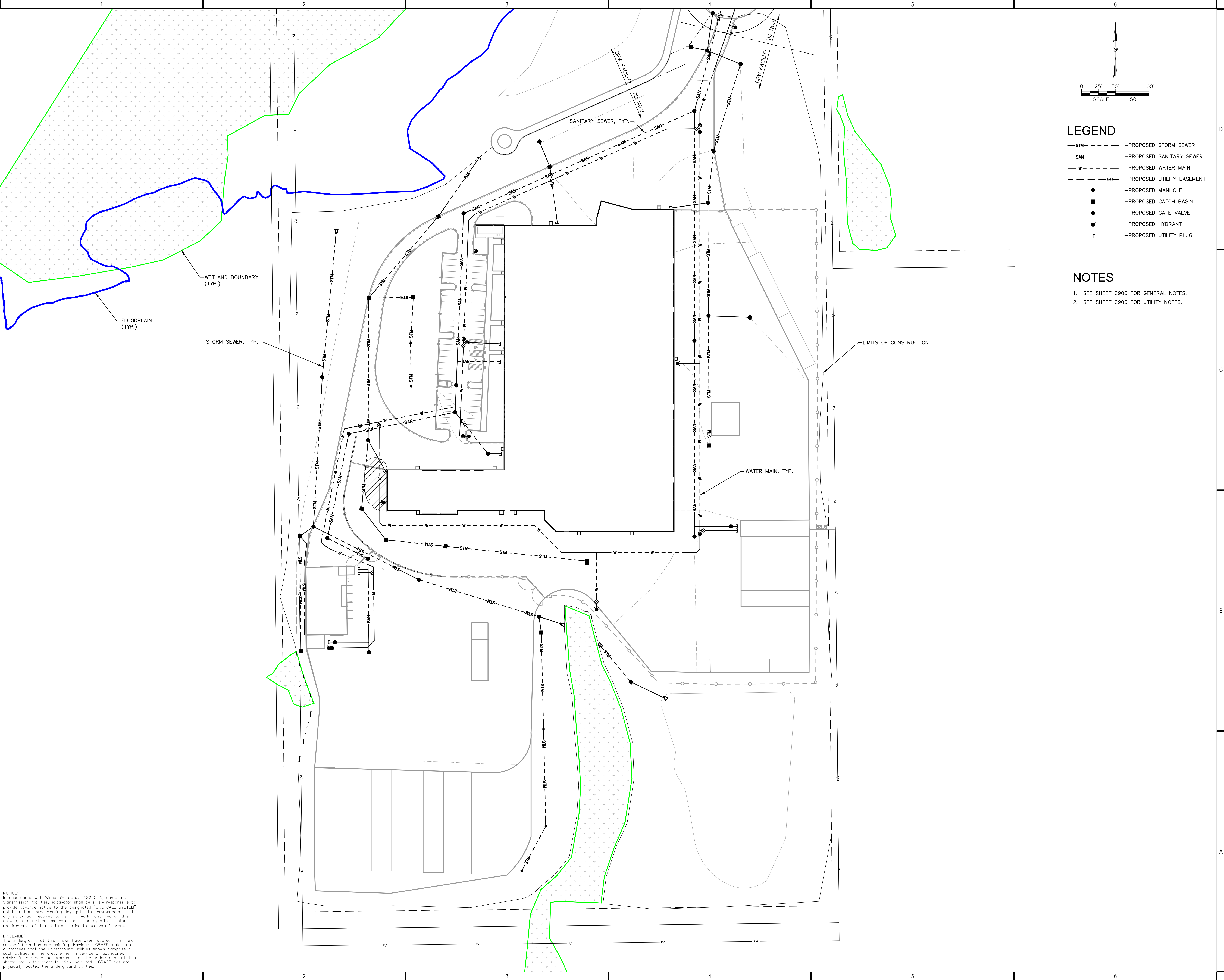
SHEET KEYNOTES

- 1 1" WIDE MEDIAL RIBS
- 2 MEDIUM ACH-ETCHED BASE BAND - SEALED
- 3 SMOOTH INSULATED PRECAST WALL PANELS WITH 2" WIDE REVEALS - SEALED
- 4 1" WIDE HORIZONTAL SLOPE INSULATED PRECAST CONCRETE WALL PANELS - PAINTED
- 5 PREFINISHED INSULATED OVERHEAD DOOR WITH INSULATED GLASS
- 6 INSULATED HOLLOW METAL DOOR AND FRAME - PAINTED
- 7 2" WIDE HORIZONTAL REVEALS IN INSULATED PRECAST CONCRETE WALL PANELS - PAINTED
- 8 MEDIUM ACH-ETCHED TOP BAND - SEALED
- 9 PREFINISHED SHEET METAL COPING CAP
- 10 THERMALLY BROKEN PREFINISHED ALUMINUM STOREFRONT WINDOW SYSTEM WITH INSULATED GLASS
- 11 THERMALLY BROKEN PREFINISHED ALUMINUM STOREFRONT ENTRANCE SYSTEM WITH INSULATED GLASS
- 12 STEEL CANOPY/SHED - PAINTED
- 13 FOUNDATION AND STOOD FOOTINGS
- 14 6" GALVANIZED STEEL PIPE CONCRETE FILL BOLLOADED - PAINTED
- 15 WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
- 16 WALL COLUMN AND STOOD FOOTING
- 17 LOOPER, SEE MECHANICAL DRAWINGS
- 18 LAMBS TONGUE OVERFLOW ROOF DRAIN DISCHARGE

SHEET NOTE WARNING:

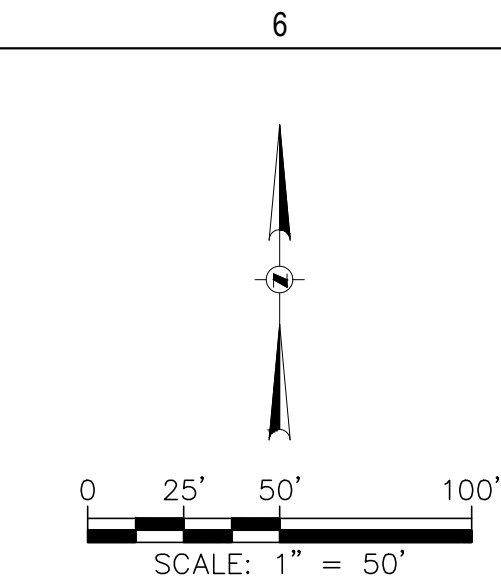
IT IS NOT THE INTENTION FOR THE KEYNOTES TO IDENTIFY EVERY MATERIAL AND CONDITION IN EVERY LOCATION. THE KEYNOTES IDENTIFY MATERIALS IN GENERAL. THE USER OF THESE KEYNOTES MUST NOTIFY ARCHITECT OF ANY CONDITION THAT SEEMS UNCLEAR FROM GENERAL KEYNOTES.

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LEGEND

- | | |
|----------|-----------------------------|
| — STM — | — PROPOSED STORM SEWER |
| — SAN — | — PROPOSED SANITARY SEWER |
| — W — | — PROPOSED WATER MAIN |
| — EASE — | — PROPOSED UTILITY EASEMENT |
| ● | — PROPOSED MANHOLE |
| ■ | — PROPOSED CATCH BASIN |
| ⊙ | — PROPOSED GATE VALVE |
| ⌵ | — PROPOSED HYDRANT |
| ⌵ | — PROPOSED UTILITY PLUG |

NOTES

1. SEE SHEET C900 FOR GENERAL NOTES.
2. SEE SHEET C900 FOR UTILITY NOTES.

GRāEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

www.graef-usa.com

CLIENT:
VILLAGE OF GERMANTOWN
(PROJECT NO. 2205)

PROJECT TITLE:
DEPARTMENT OF PUBLIC
WORKS FACILITY

W130 N10200 OMEGA HILLS PARKWAY
VILLAGE OF GERMANTOWN, WI 53022

ISSUE:

NOT FOR CONSTRUCTION

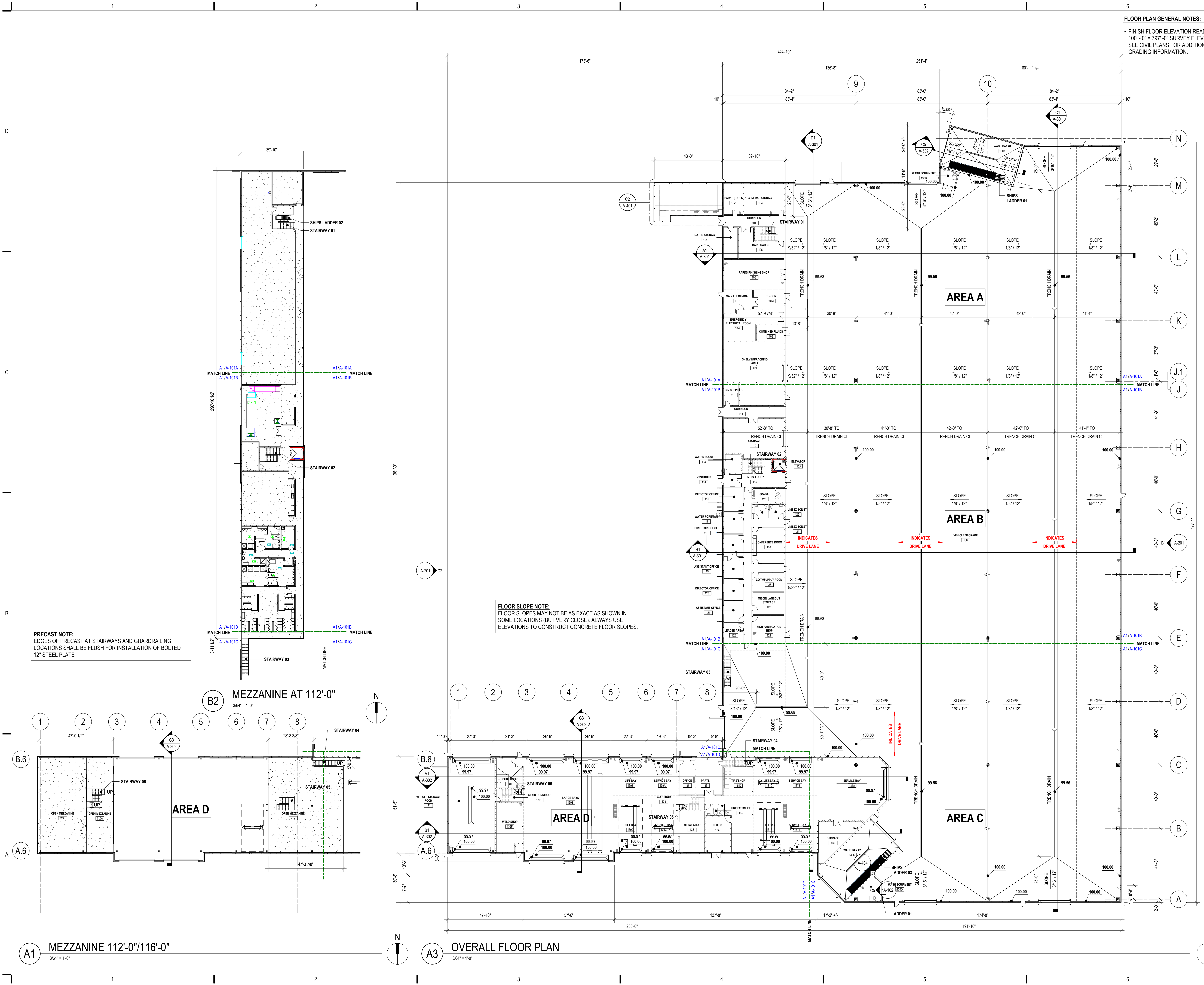
PROJECT INFORMATION:
PROJECT NUMBER: 2022-0820.02
DATE: 2022-08-24
DRAWN BY: JFA
CHECKED BY: DSR
APPROVED BY: JLH
SCALE: AS NOTED

SHEET TITLE:
DPW UTILITY OVERVIEW

SHEET NUMBER:

C-500

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9/6/2022 12:43:04 PM



FLOOR PLAN GENERAL NOTES:

- FINISH FLOOR ELEVATION READS 100'-0" = 797'-0" SURVEY ELEVATION. SEE CIVIL PLANS FOR ADDITIONAL GRADING INFORMATION.

GRaEF

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

www.graef-usa.com

CLIENT:
VILLAGE OF GERMANTOWN
(PROJECT NO. 2205)

PROJECT VIEW KEY:

D1	D2	D3	D4	D5	D6
C1	C2	C3	C4	C5	C6
B1	B2	B3	B4	B5	B6
A1	A2	A3	A4	A5	A6

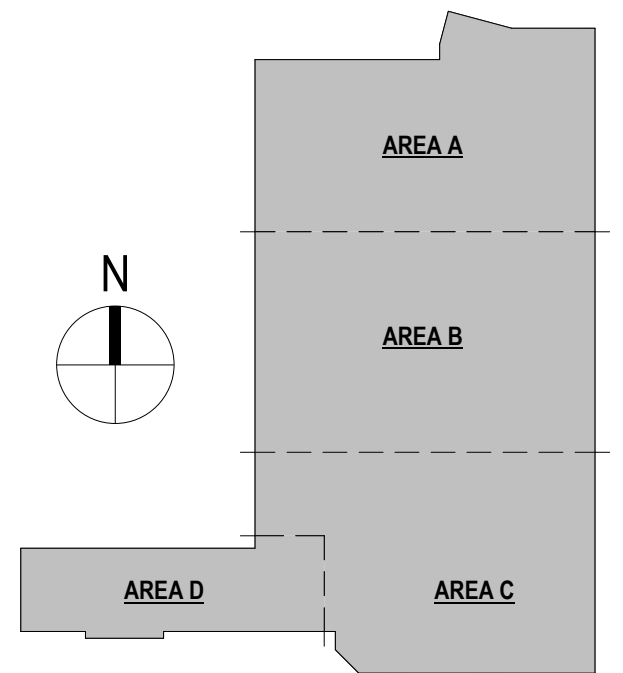
PROJECT TITLE:
DEPARTMENT OF PUBLIC WORKS
FACILITY

W130 N10200 OMEGA HILLS PARKWAY
VILLAGE OF GERMANTOWN, WI 53022

ISSUE:
A 2022-08-24 BID PACKAGE NO. 1

NOT FOR CONSTRUCTION

KEY PLAN:

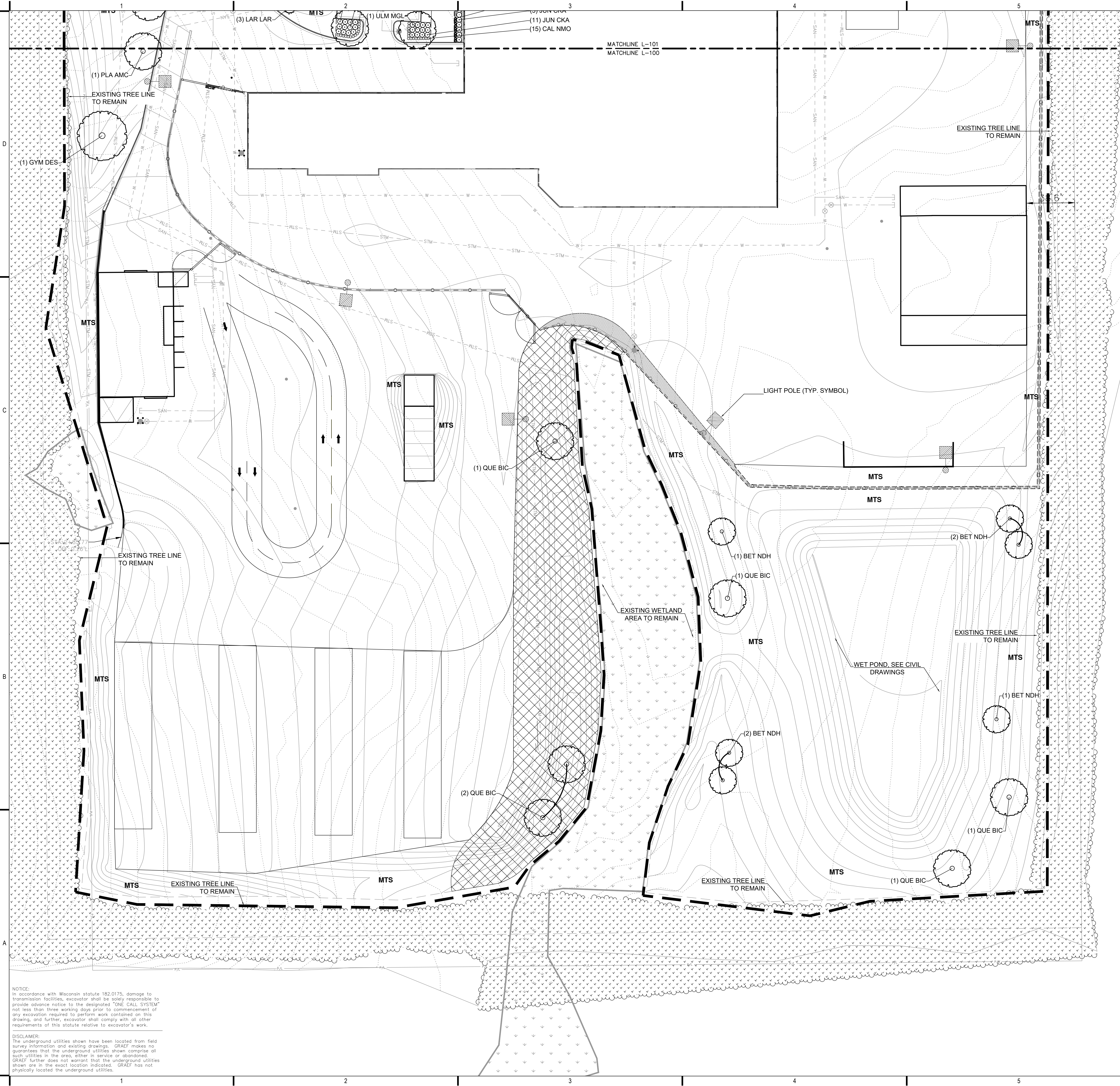


PROJECT INFORMATION:
PROJECT NUMBER: 2022-0820.02
DATE: 2022-08-24
DRAWN BY: RMG/MJL
CHECKED BY: WPT/EJ
APPROVED BY: WPT
SCALE: AS NOTED

SHEET TITLE:
OVERALL GROUND FLOOR AND
MEZZANINE PLANS

SHEET NUMBER:

A-101.1



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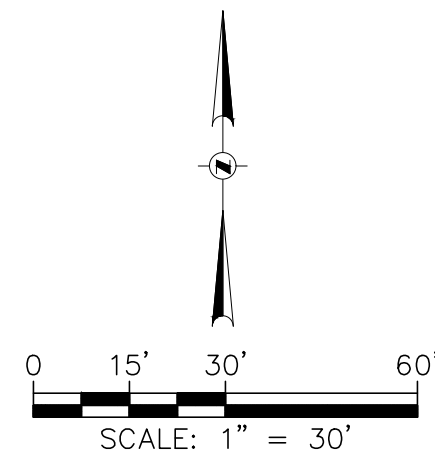
LANDSCAPE LEGEND

- — — — — LIMIT OF LANDSCAPE CONSTRUCTION
 - PERMELOC PROLINE ALUMINUM EDGING
COLOR: BLACK DURAFLEX
OR APPROVED EQUAL (7)
1.900
 -  EXISTING TREES TO REMAIN
 -  1-1/2" AMERICAN HERITAGE LANDSCAPE STONE
PROVIDED BY WAUPACA SAND & SOLUTIONS
OR APPROVED EQUAL
 -  PRAIRIE NURSERY DETENTION BASIN
BIOSWALE SEED MIX
OR APPROVED EQUAL (8)
1.900
 - MTS REINDERS GENERAL 30 LAWN SEED MIX
OR APPROVED EQUAL (5)
1.900

LANDSCAPE NOTES

TREES PLANTED WITHIN DETENTION BASIN SEED MIX NOT TO RECEIVE BARK MULCH RINGS AROUND BASE OF TRUNK.

NOT FOR CONSTRUCTION



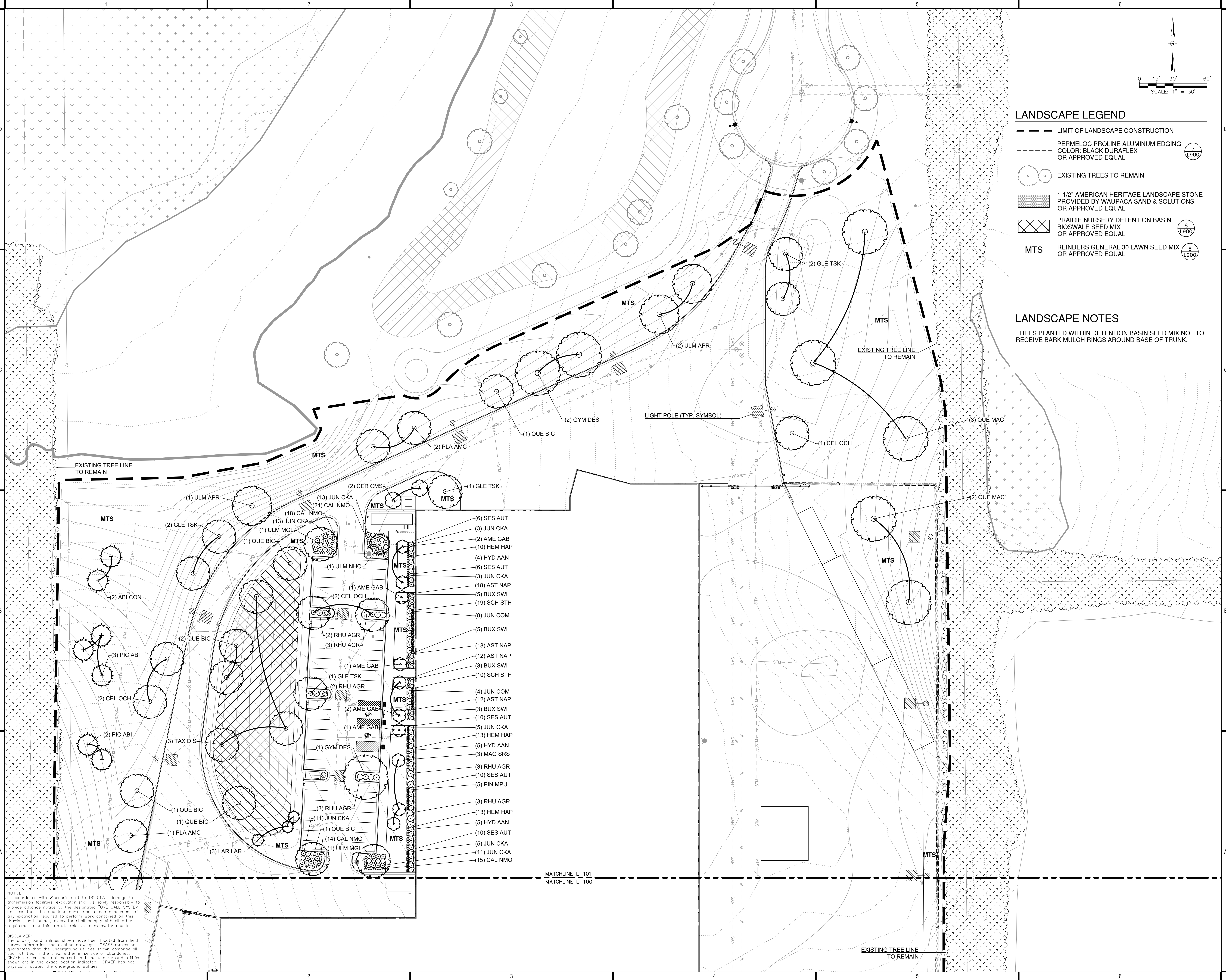
LANDSCAPE LEGEND

- LIMIT OF LANDSCAPE CONSTRUCTION
- PERMELOC PROLINE ALUMINUM EDGING
COLOR: BLACK DURAFLEX
OR APPROVED EQUAL
- EXISTING TREES TO REMAIN
- 1-1/2" AMERICAN HERITAGE LANDSCAPE STONE
PROVIDED BY WAUPACA SAND & SOLUTIONS
OR APPROVED EQUAL
- PRAIRIE NURSERY DETENTION BASIN
BIOSWALE SEED MIX
OR APPROVED EQUAL
- MTS REINDERS GENERAL 30 LAWN SEED MIX
OR APPROVED EQUAL

LANDSCAPE NOTES

TREES PLANTED WITHIN DETENTION BASIN SEED MIX NOT TO RECEIVE BARK MULCH RINGS AROUND BASE OF TRUNK.

NOT FOR CONSTRUCTION



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PLANT SCHEDULE

CONIFEROUS TREES

ABI CON
LAR LAR
PIC ABI

ORNAMENTAL TREES

AME GAB
CER CMS
MAG SRS

SHADE TREES

BET NDH
CEL OCH
GLE TSK
GYM DES
PLA AMC
QUE BIC
QUE MAC
TAX DIS
ULM MGL
ULM APR
ULM NHO

DECIDUOUS SHRUBS

HYD AAN
RHU AGR

EVERGREEN SHRUBS

BUX SWI
JUN CKA
JUN COM
PIN MPU

ORNAMENTAL GRASSES & SEDGES

SCH STH
SES AUT

PERENNIALS

AST NAP
CAL NMO
HEM HAP

BOTANICAL NAME

Abies concolor
Larix laricina
Picea abies

BOTANICAL NAME

Amelanchier x grandiflora 'Autumn Brilliance'
Cercis canadensis 'Minnesota Strain'
Magnolia stellata 'Royal Star'

BOTANICAL NAME

Betula nigra 'Dura Heat'
Celtis occidentalis 'Chicagoland'
Gleditsia triacanthos inermis 'Skyline'
Gymnocladus dioica 'Espresso'
Platanus x acerifolia 'Morton Circle'
Quercus bicolor
Quercus macrocarpa
Taxodium distichum
Ulmus 'Morton Glossy'
Ulmus americana 'Princeton'
Ulmus japonica x pumila 'New Horizon'

BOTANICAL NAME

Hydrangea arborescens 'Annabelle'
Rhus aromatica 'Gro Low'

BOTANICAL NAME

Buxus sinica insularis 'Wintergreen'
Juniperus chinensis 'Kallays Compact'
Juniperus communis
Pinus mugo 'Pumilio'

BOTANICAL NAME

Schizachyrium scoparium 'The Blues'
Sesleria autumnalis

BOTANICAL NAME

Aster novae-angliae 'Purple Dome'
Calamintha nepeta 'Montrose White'
Hemerocallis x 'Happy Returns'

COMMON NAME

White Fir
Tamarack
Norway Spruce

COMMON NAME

Autumn Brilliance Serviceberry
Minnesota Strain Eastern Redbud
Royal Star Magnolia

COMMON NAME

Dura Heat River Birch
Chicagoland Hackberry
Skyline Honeylocust
Espresso Kentucky Coffeetree
Exclamation London Planetree
Swamp White Oak
Bur Oak
Baldcypress
Triumph Elm
Princeton American Elm
New Horizon Elm

COMMON NAME

Annabelle Hydrangea
Gro Low Sumac

COMMON NAME

Wintergreen Korean Boxwood
Kallay Compact Pfitzer Juniper
Common Juniper
Mugo Pine

COMMON NAME

The Blues Little Bluestem Grass
Autumn Moor Grass

COMMON NAME

Purple Dome New England Aster
Montrose White Calamint
Happy Returns Daylily

SIZE

6'-8'-10' BB
6'-8'-10' BB
6'-8'-10' BB

SIZE

10'-12' clump BB
8'-10' clump BB
6'-8' BB

SIZE

2.5" BB
2.5" BB
2.5" BB
2.5" BB
2.5" BB
2.0" BB
2.0" BB
2.5" BB
2.5" BB
2.5" BB
2.5" BB

SIZE

36" ht.
24" spread

SIZE

18" ht.
18" ht.
24" spread
24" spread

SIZE

1 gal.
1 gal.

SIZE

1 gal.
1 gal.
1 gal.

QTY

2
3
5

QTY

7
2
3

QTY

6
5
6
4
4
13
5
3
2
3
1

QTY

14
16

QTY

16
64
12
5

QTY

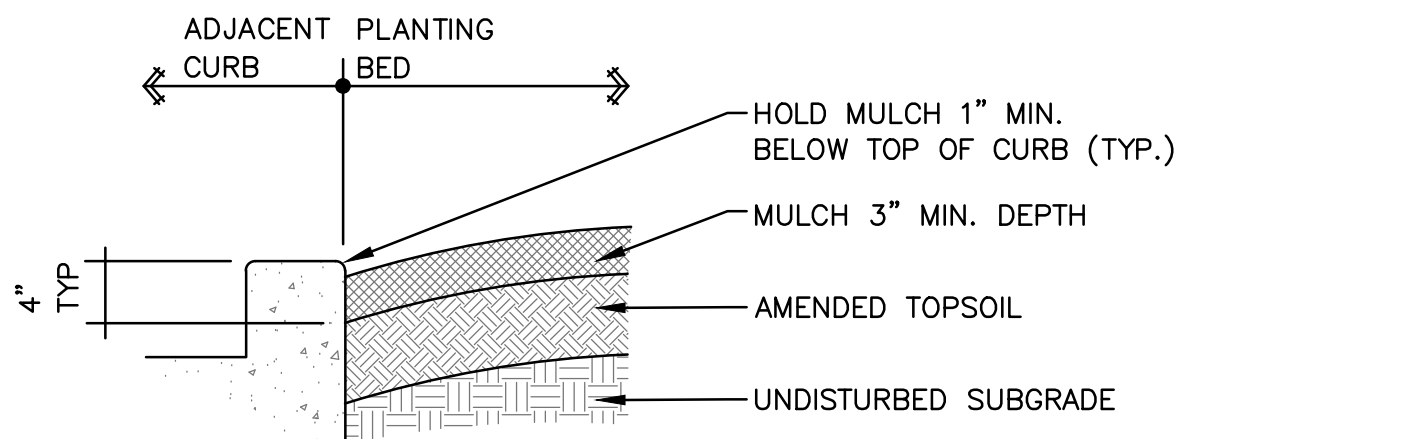
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42

QTY

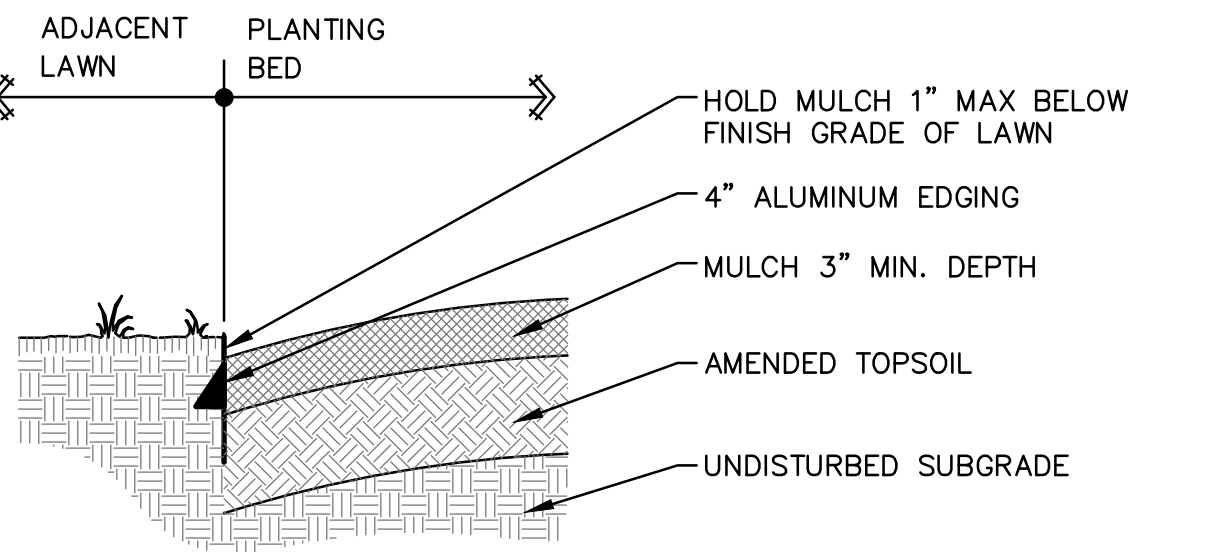
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71
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LANDSCAPING NOTES:

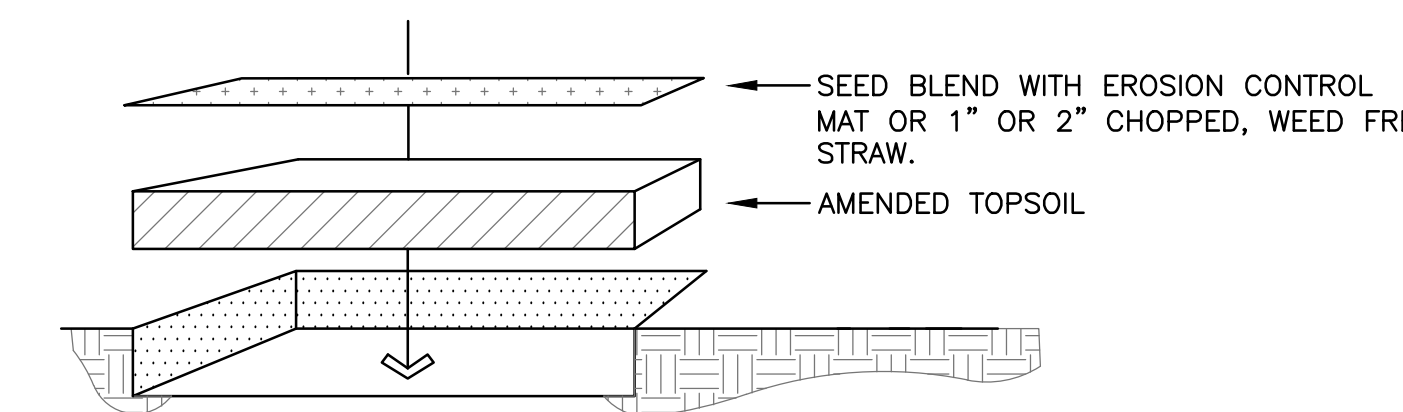
1. VERIFY EXISTING AND PROPOSED CONDITIONS, UTILITIES, PIPES, AND STRUCTURES, ETC. PRIOR TO BIDDING AND CONSTRUCTION.
2. INSPECT THE SITE PRIOR TO COMMENCING WORK. DOCUMENT IN WRITING AND PHOTOGRAPH EXISTING CONDITIONS WITHIN, AND IN AREAS ADJACENT TO, THE LIMITS OF CONSTRUCTION. PROVIDE DIGITAL COPIES OF PHOTOGRAPHS TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES NOT DOCUMENTED IN THE SUBMITTAL PRIOR TO COMMENCEMENT OF DEMOLITION ACTIVITIES.
3. SEE WRITTEN SPECIFICATIONS AND DETAILS FOR PLANTING METHODS, REQUIREMENTS, SOIL TESTING, MATERIALS, EXECUTION AND PLANT PROTECTION, PLANT STAKING METHODS, PLANT PIT DIMENSIONS, BACKFILL AND OTHER RELATED REQUIREMENTS.
4. PLANT PLACEMENT IS REQUIRED AS SHOWN ON THE LAYOUT, PLANTING, AND OTHER DRAWINGS.
5. PLANT NAMES ARE ABBREVIATED ON THE DRAWINGS. SEE PLANT LIST FOR SYMBOLS, ABBREVIATIONS, BOTANICAL/COMMON NAMES, SIZES, ESTIMATED QUANTITIES (IF GIVEN) AND OTHER REMARKS.
6. PLANT BEDS AND TREE PLANTING PITS ARE TO RECEIVE 3" DEEP LAYER OF SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLANS.
7. FINE GRADE, RAKE, AND ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND THROUGHOUT SITE WITHIN THE LIMITS OF CONSTRUCTION, WITH ACCURATELY SET FLOW LINES. LOW SPOTS OR PONDING OF SURFACE WATER WILL NOT BE ACCEPTED IN THE FINAL WORK. ROCKS OR DEBRIS WILL NOT BE ACCEPTED. FINAL GRADE TOLERANCES ARE +/-0.1 FOOT MAXIMUM.
8. WHERE PROVIDED, AREA TAKEOFFS AND PLANT QUANTITY ESTIMATES ARE FOR INFORMATION ONLY. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO CONDUCT QUANTITY TAKE-OFFS FOR PLANT MATERIALS AND SIZES SHOWN ON PLANS. PLANT SYMBOLS INDICATED ON THE PLAN TAKE PRECEDENCE IN CASE OF DISCREPANCIES BETWEEN CALLOUTS AND THE PLANT LIST.
9. COORDINATE THE INSTALLATION OF PLANT MATERIAL WITH INSTALLATION OF ADJACENT PAVEMENTS, DRAINAGE, CURB AND RELATED STRUCTURES WITH OTHER TRADES.
10. RESTORE AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED. DAMAGE CAUSED DURING LANDSCAPE INSTALLATION TO EXISTING CONDITIONS AND IMPROVEMENTS IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
11. UNLESS OTHERWISE INDICATED, PLACE SHRUBS, PERENNIALS AND ORNAMENTAL GRASSES IN STRAIGHT ROWS, EQUALLY SPACED.
12. TAKE NECESSARY SCHEDULING AND OTHER PRECAUTIONS TO AVOID WINTER, CLIMATIC, OR OTHER DAMAGE TO PLANTS.
13. PLANTING BEDS ARE TO BE SEPARATED FROM ADJACENT TURF AREAS WITH ALUMINUM EDGING. INSTALL AT LOCATIONS INDICATED ON LANDSCAPE PLANS AND PER LANDSCAPE DETAILS.
14. PLANT SUBSTITUTIONS WILL NOT BE PERMITTED UNLESS THE LANDSCAPE CONTRACTOR CAN DEMONSTRATE THE PLANTS ARE NOT AVAILABLE FROM NURSERY SOURCES LOCATED WITHIN 100 MILES FROM THE PROJECT SITE. ANY PROPOSED PLANT SUBSTITUTION WILL REQUIRE PRIOR REVIEW AND WRITTEN ACCEPTANCE BY THE LANDSCAPE ARCHITECT.



6 PLANT BED EDGE AT CURB

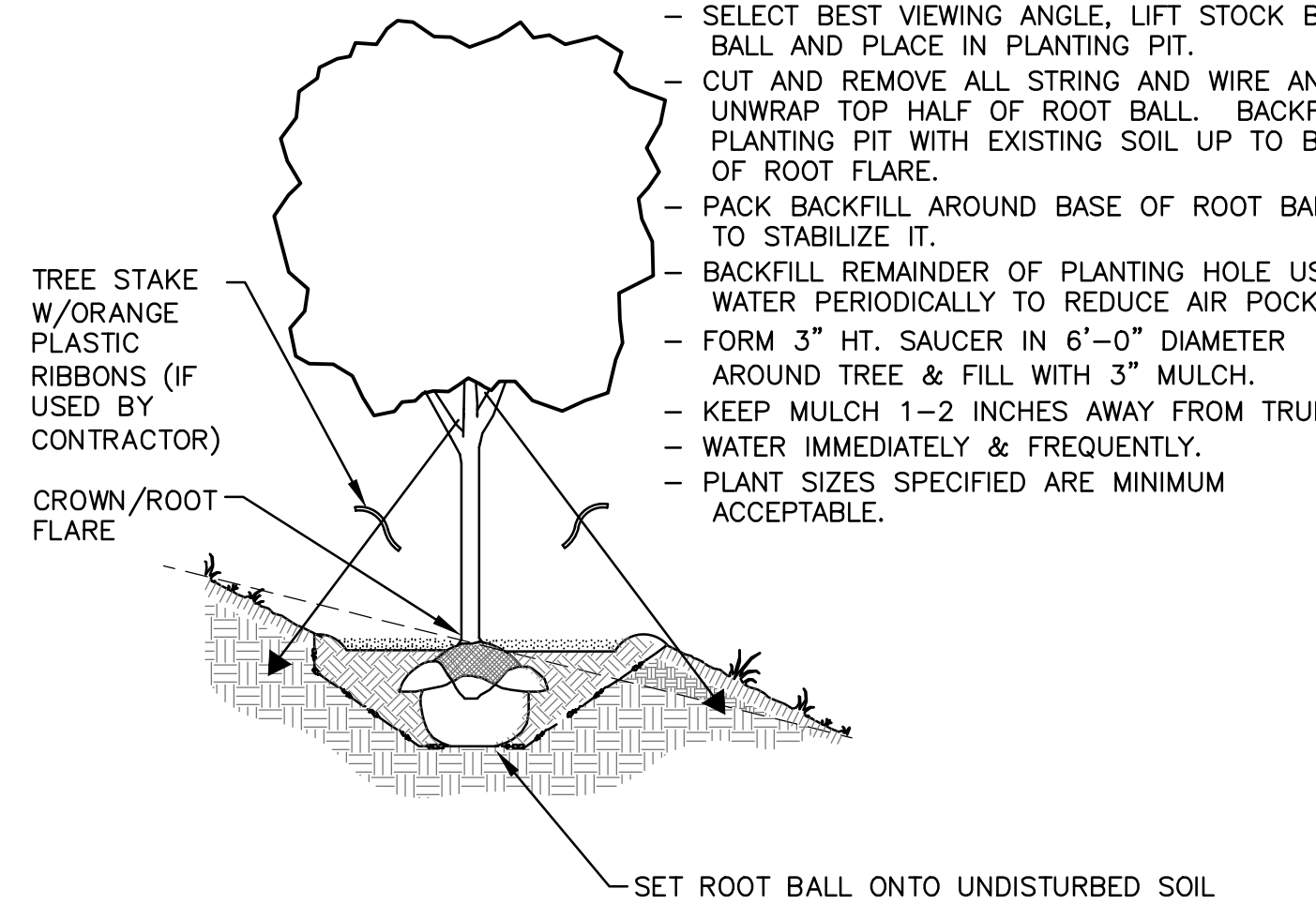


7 ALUMINUM PLANT BED EDGE

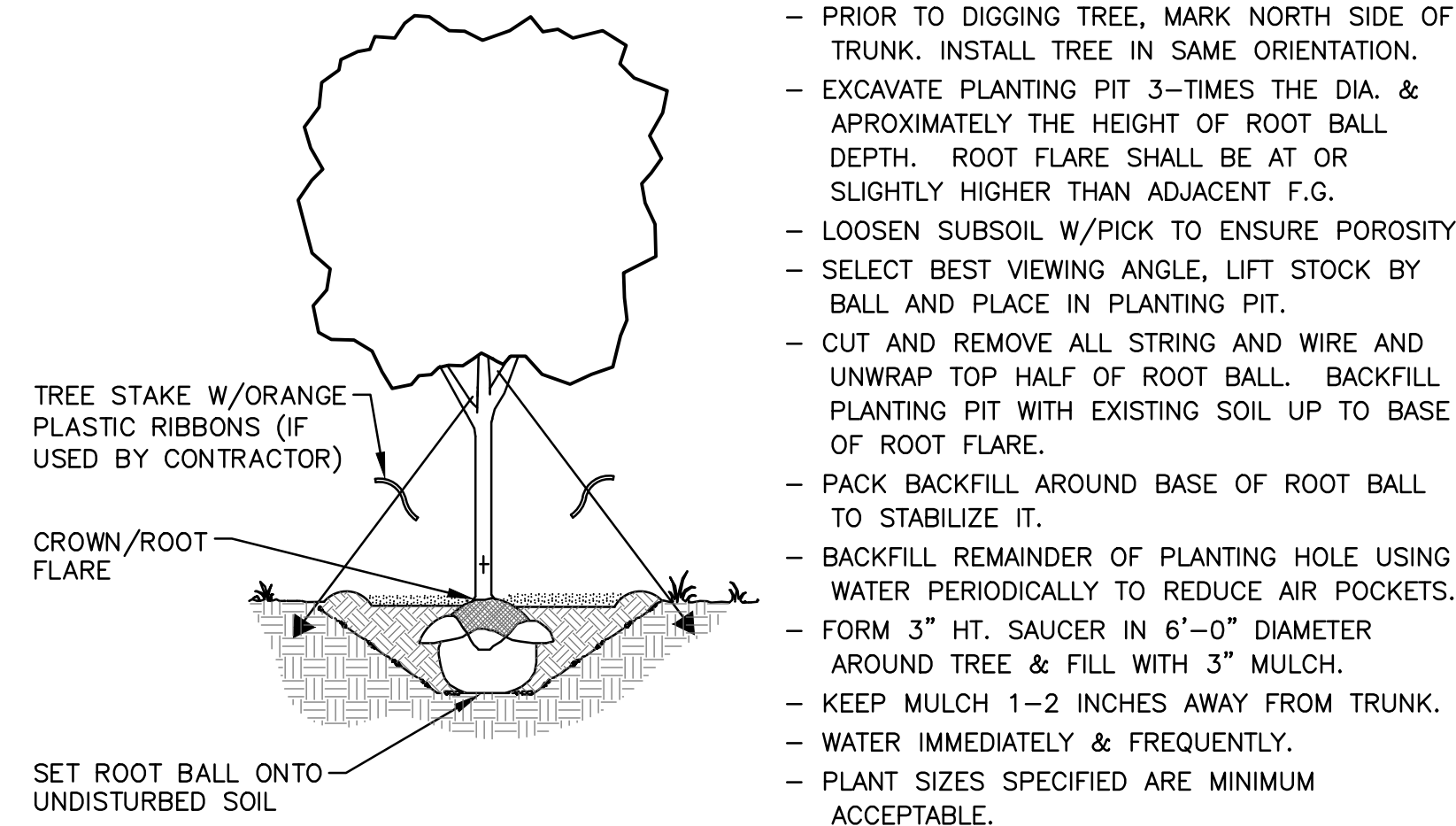


- CONTRACTOR TO PROVIDE FINISHED TURF GRADE PER DRAWINGS WITH UNIFORM, NATURAL SLOPES PRIOR TO THE SOWING OF SEED.
- SEED BLEND & APPLICATION PROCEDURES ARE DESCRIBED IN WRITTEN SPECIFICATION.
- SEE LANDSCAPE PLAN FOR LOCATION OF VARIOUS SEED MIXES.
- CONTRACTOR SHALL PROVIDE SEED GERMINATION AND ESTABLISH VIGOROUS PLANT GROWTH AS DESCRIBED IN WRITTEN SPECIFICATION.
- CONTRACTOR SHALL PERFORM MAINTENANCE SERVICES IN ORDER TO PROVIDE ADEQUATE WEED CONTROL. SEE WRITTEN SPECIFICATION FOR DETAILED MAINTENANCE SERVICES AND DURATION.

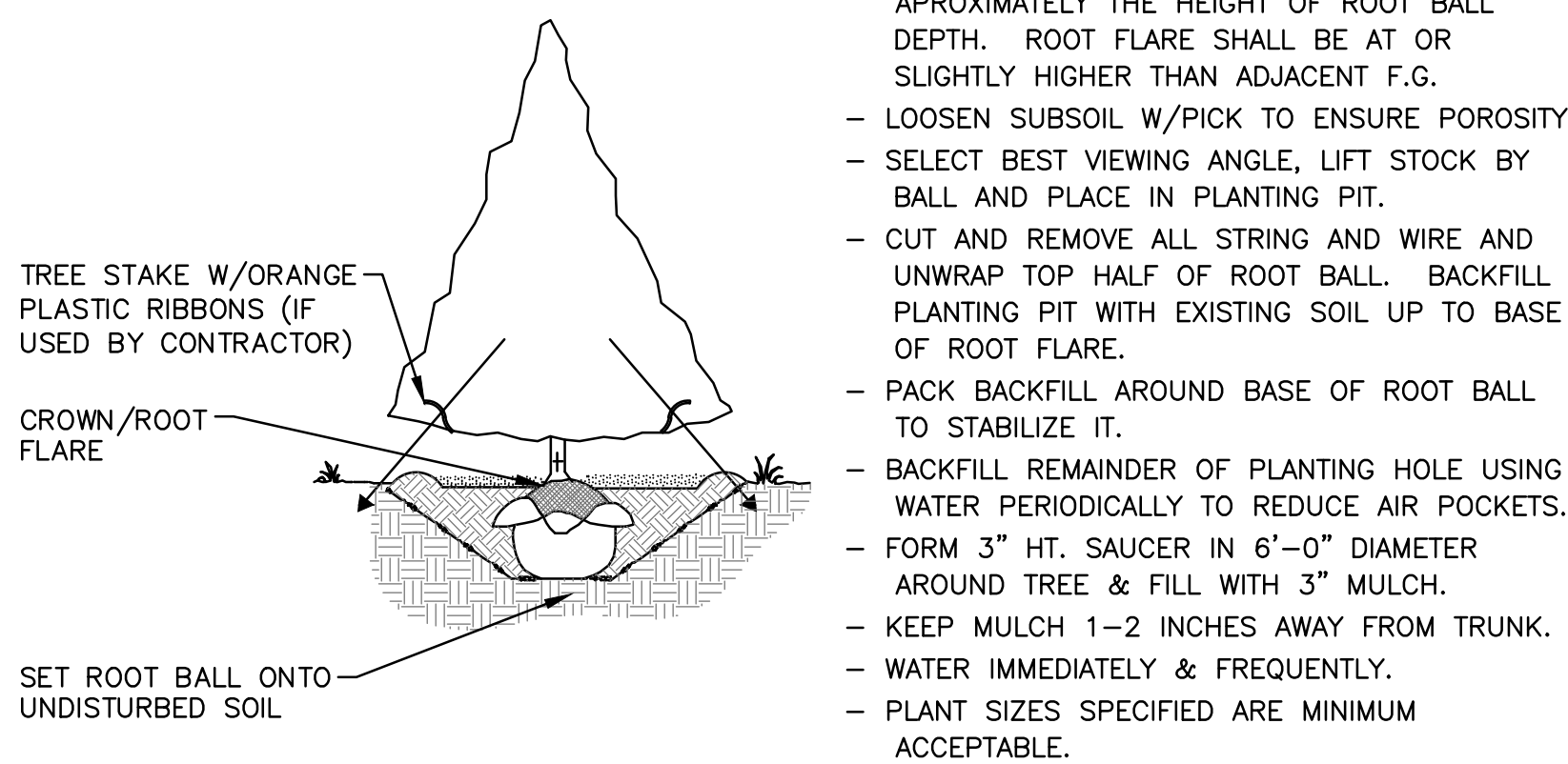
8 PRAIRIE / WILDFLOWER SEEDING



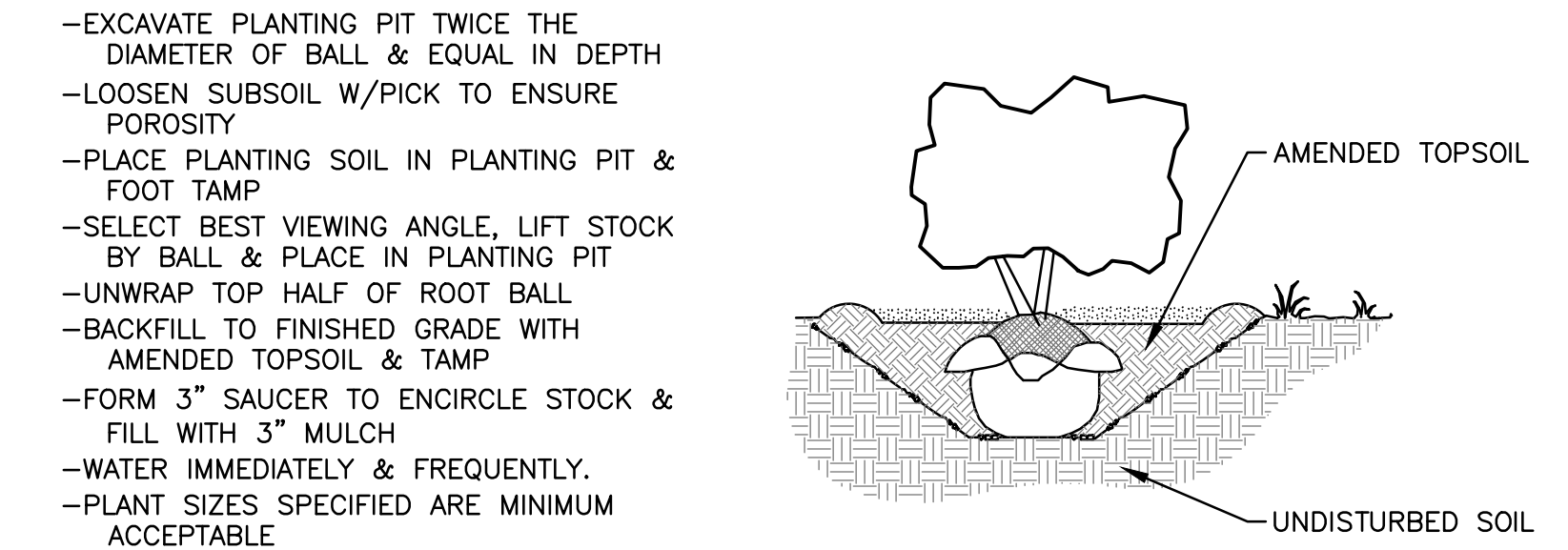
9 TREE PLANTING ON SLOPE DETAIL



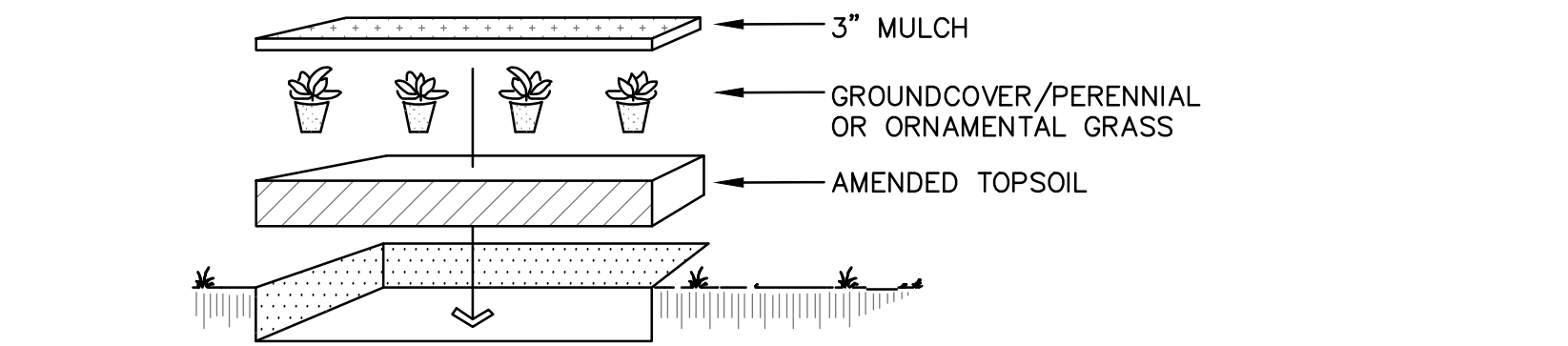
1 TREE PLANTING DETAIL



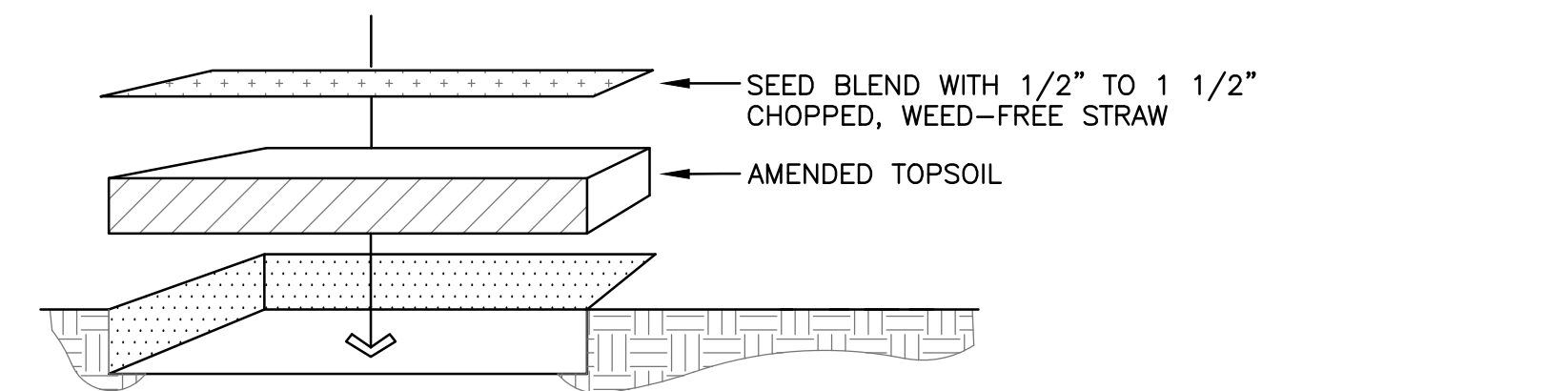
2 EVERGREEN PLANTING DETAIL



3 SHRUB PLANTING DETAIL



4 GROUND COVER / ORNAMENTAL GRASS / PERENNIAL PLANTING DETAIL



5 MANICURED TURF SEEDING

- CONTRACTOR TO PROVIDE FINISHED TURF GRADE PER DRAWINGS WITH UNIFORM, NATURAL SLOPES PRIOR TO THE SOWING OF SEED. SEED BLEND & APPLICATION PROCEDURES ARE DESCRIBED IN WRITTEN SPECIFICATION
- LANDSCAPE CONTRACTOR SHALL ESTABLISH VIGOROUS GROWTH AND MOW & MAINTAIN AS SPECIFIED.

GRAEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

www.graef-usa.com

CLIENT:

VILLAGE OF GERMANTOWN
(PROJECT NO. 2205)

PROJECT TITLE:

DEPARTMENT OF PUBLIC
WORKS FACILITY

W130 N10200 OMEGA HILLS PARKWAY
VILLAGE OF GERMANTOWN, WI 53022

ISSUE:

C 2022-09-06 BP NO. 1 ADD

NO. 2

PROJECT INFORMATION:

PROJECT NUMBER: 2022-0820.02

DATE: 2022-08-24

DRAWN BY: JFA

CHECKED BY: DSR

APPROVED BY: JLH

SCALE: AS NOTED

SHEET TITLE:

LANDSCAPE DETAILS, NOTES, &
PLANT LIST

SHEET NUMBER:

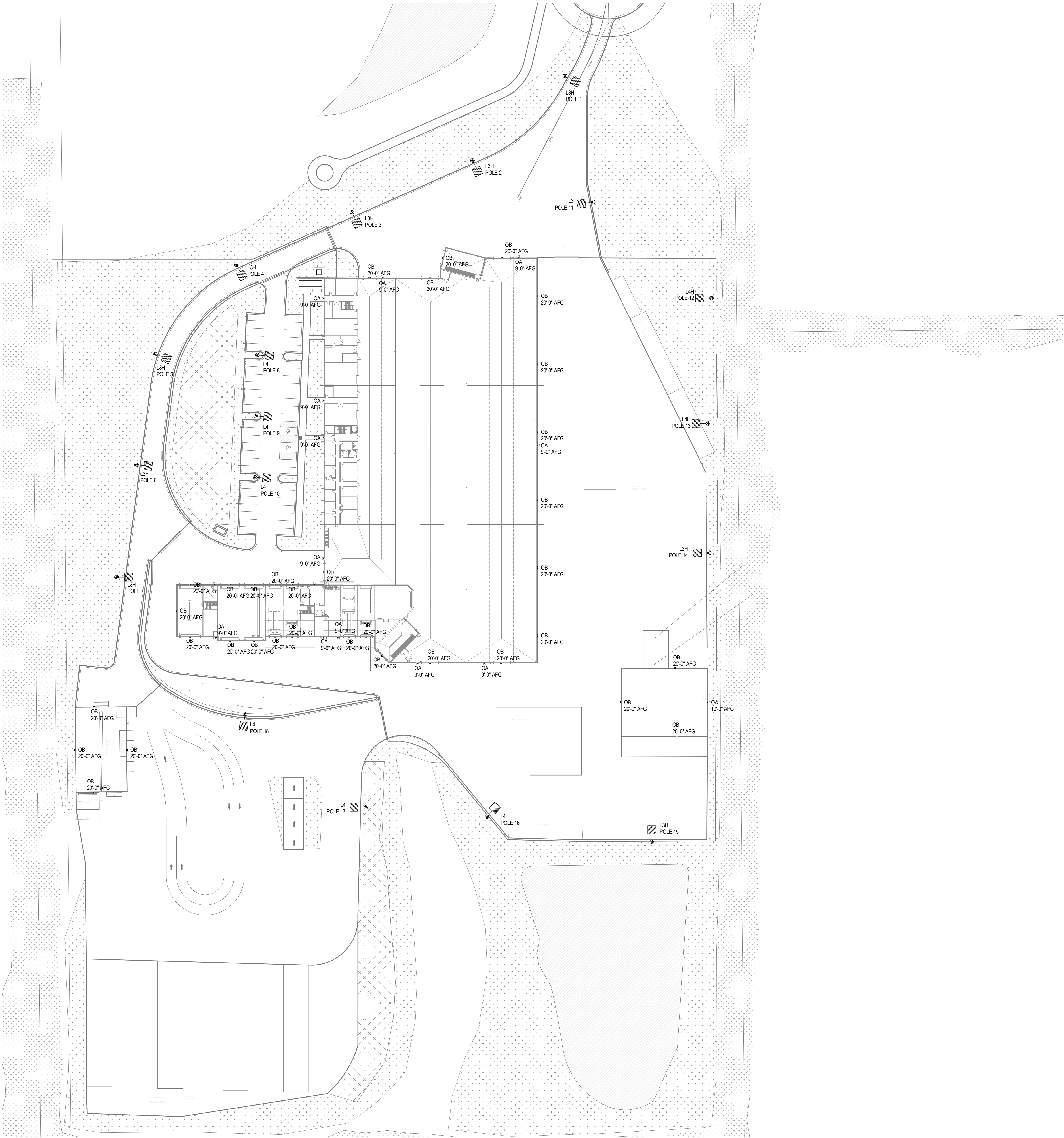
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A1

SITE PLAN LIGHTING

1" = 50'-0"



ELECTRICAL ABBREVIATIONS

1P - ONE POLE	KVA - KILOVOLT AMPERE
2P - TWO POLE	KVAR - KILOVOLT AMPERE REACTIVE
3P - THREE POLE	KW - KILOWATT
4P - FOUR POLE	LP - LIGHTING PANEL
1P 1W - ONE POLE, ONE WIRE	LS - LIMIT SWITCH
1P 2W - ONE POLE, TWO WIRE	LTC - LIGHTING
2P 2W - TWO POLE, TWO WIRE	LV - LOW VOLTAGE
2P 3W - TWO POLE, THREE WIRE	MC - MECHANICAL CONTRACTOR
3P 2W - THREE POLE, TWO WIRE	MCA - MINIMUM CIRCUIT AMPS
3P 3W - THREE POLE, THREE WIRE	MCC - MOTOR CONTROL CENTER
3P 4W - THREE POLE, FOUR WIRE	MCP - MAIN DISTRIBUTION PANEL
4P 4W - FOUR POLE, FOUR WIRE	MISC - MISCELLANEOUS
A - AMPERE	MH - MANHOLE
AC - ALTERNATING CURRENT	MLO - MAIN LUGS ONLY
AF - AMPERE FRAME	MTD - MOUNTED
AFF - ABOVE FINISHED FLOOR	MTG - MOUNTING
AFG - ABOVE FINISHED GRADE	MTS - MANUAL TRANSFER SWITCH
AG - AMPERE INTERRUPTING CAPACITY	MW - MICROWAVE
ANSI - AMERICAN NATIONAL STANDARDS INSTITUTE	MV - MEDIUM VOLTAGE
AL - ALUMINUM	N / A - NOT APPLICABLE
AS - AMP SWITCH	NC - NORMALLY CLOSED
AT - AMP TRIP	NEC - NATIONAL ELECTRIC CODE
ARCH - ARCHITECT	NIC - NOT IN CONTRACT
ATS - AUTOMATIC TRANSFER SWITCH	NO - NORMALLY OPEN
A / V - AUDIO VISUAL	# - NUMBER
AWG - AMERICAN WIRE GRADE	NTS - NOT TO SCALE
B - PEDESTAL MOUNTED ON BENCH TOP	OSP - OUTSIDE PLANT
BF - BELOW FLOOR	P - POLE
BFC - BELOW FINISHED CEILING	PB - PULL BOX
BFF - BELOW FINISHED FLOOR	PC - PLUMBING SYSTEM CONTRACTOR
BFG - BELOW FINISHED GRADE	PH - PHASE
BLDG - BUILDING	PNL - PANEL OR PANELBOARD
C - CONDUIT	PP - POWER PANEL
CAM - CAMERA	PAR - PAIR
CAT - CATALOG	PRI - PRIMARY
CATV - CABLE TELEVISION	PROJ - PROJECTOR
CB - CIRCUIT BREAKER	PCV - POLYVINYL CHLORIDE
CKT - CIRCUIT	REC - RECESSED
CLG - CEILING MOUNTED	RE / CKT - REUSE EXISTING CIRCUIT
CO - CORNER	REF - REFRIGERATOR
CT - CURRENT TRANSFORMER	RSC - RIGID STEEL CONDUIT
CU - COPPER	SC - SECURITY CONTRACTOR
CL - CENTERLINE	SEC - SECONDARY
DC - DIRECT CURRENT	SN - SOLID NEUTRAL
DR - DRYER	SP - SPARE
Δ - DELTA	SS - STAINLESS STEEL
DISC - DISCONNECT	ST - SHUNT TRIP
DW - DISHWASHER	STP - SHIELDED TWISTED PAIR
DWG - DRAWING	SUSP - SUSPENDED
E - EMERGENCY	SW - SWITCH
EC - ELECTRICAL CONTRACTOR	SWBD - SWITCH-BOARD
EMT - ELECTRIC METALLIC TUBING	T - TAMPER RESISTANT SAFETY RECEPTACLE
ETR - EXISTING TO REMAIN	TBB - TELECOMMUNICATIONS BONDING BACKBONE
ER - EQUIPMENT ROOM	TC - TELEPHONE CABINET
ERL - EXISTING TO BE RELOCATED	TCI - TELECOMMUNICATIONS CABLING INSTALLER
ERLD - RELOCATED EQUIPMENT'S NEW LOCATION	TEL - TELEPHONE (DATA)
EWC - ELECTRIC WATER COOLER	TEL - TELEPHONE
EX - EXISTING	TELECOM - TELECOMMUNICATIONS
FA - FIRE ALARM	TCP - TELECOMMUNICATIONS GROUNDING BUSBAR
FLA - FULL LOAD AMPS	TGMB - TELECOMMUNICATIONS MAIN GROUNDING BUSBAR
FO - FIBER OPTIC	TP - TWISTED PAIR
FPC - FIRE PROTECTION CONTRACTOR	TYP - TYPICAL
GC - GENERAL CONTRACTOR	UG - UNDERGROUND
GDS - GENERATOR DOCKING STATION	UTP - UNSHIELDED TWISTED PAIR
GFCI - GROUND FAULT CIRCUIT INTERRUPTER	UOI - UNLESS OTHERWISE INDICATED
GFPE - GROUND FAULT PROTECTION EQUIPMENT	V - VOLT
GND - GROUND	W - WATT
GRC - GALVANIZED RIGID CONDUIT	WAL - WASHER
HH - HANDLE	WAP - WIRELESS ACCESS POINT
HP - HORSEPOWER	WP - WEATHERPROOF
HVAC - HEATING, VENTILATING, AND AIR CONDITIONING	XMR - TRANSFORMER
HZ - HERTZ (CYCLE) PER SECOND	XR - XRAY
ISP - INSIDE PLANT	XV - XRAY VIEWER
IT - INFORMATION TECHNOLOGY	Y - Y
JB - JUNCTION BOX	ZAM - ZONE ADAPTER MODULE

LIGHTING FIXTURES

	SURFACE OR PENDANT MOUNTED		EMERGENCY BATTERY UNIT - WALL MOUNT AT 8'-0" AFF UOI
	RECESS MOUNTED		EMERGENCY BATTERY UNIT CEILING
	WALL SURFACE MOUNTED		EMERGENCY BATTERY SINGLE REMOTE HEAD - WALL MOUNT AT 8'-0" AFF UOI
	WALL RECESS MOUNTED		EMERGENCY BATTERY DUAL REMOTE HEAD - WALL MOUNT AT 8'-0" AFF UOI
	STRIP LIGHT OR UNDER CABINET LIGHT		WALL MOUNTED EXIT LIGHT FIXTURE WITH EMERGENCY HEADS - MOUNT AT 8'-0" AFF UOI - SHADING INDICATES FACE(S) - ARROW(S) AND FACE(S) AS INDICATED ON DRAWINGS
	LIGHTING TRACK - LENGTH AS INDICATED ON DRAWINGS - NUMBER AND DIRECTION OF FIXTURES AS INDICATED ON DRAWINGS AND / OR SCHEDULE		CEILING MOUNTED EXIT LIGHT FIXTURE WITH EMERGENCY HEADS - SHADING INDICATES FACE(S) - ARROW(S) AND FACE(S) AS INDICATED ON DRAWINGS
	SURFACE MOUNTED ACCENT - ARROW INDICATES DIRECTION OF ILLUMINATION		CEILING MOUNTED EXIT LIGHT FIXTURE - SHADING INDICATES FACE(S) - ARROW(S) AND FACE(S) AS INDICATED ON DRAWINGS
	RECESS MOUNTED ACCENT - ARROW INDICATES DIRECTION OF ILLUMINATION		WALL MOUNTED EXIT LIGHT FIXTURE - MOUNT AT 8'-0" AFF UOI - SHADING INDICATES FACE(S) - ARROW(S) AND FACE(S) AS INDICATED ON DRAWINGS
	POLE MOUNTED WITH ARM		
	POST TOP POLE		
	BOLLARD		
	FLOOD LIGHT		

GRāEF

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

www.graef-usa.com

CLIENT:
VILLAGE OF GERMANTOWN

PROJECT VIEW KEY:					
D1	D2	D3	D4	D5	D6
C1	C2	C3	C4	C5	C6
B1	B2	B3	B4	B5	B6
A1	A2	A3	A4	A5	A6

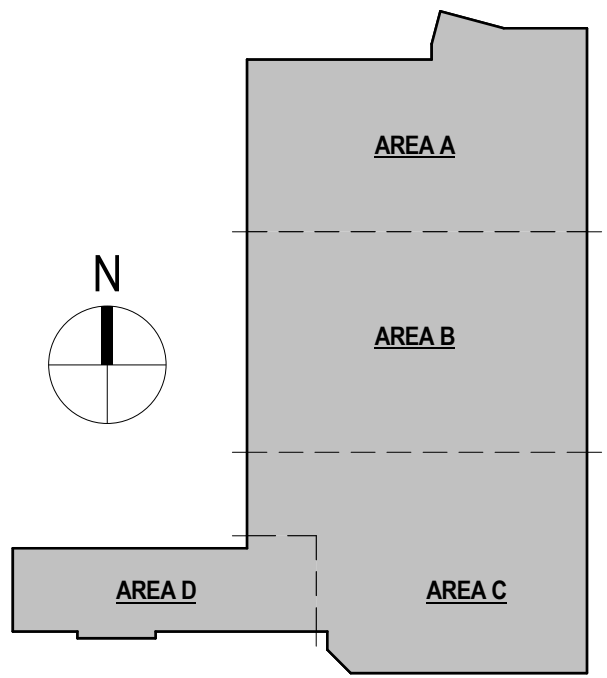
PROJECT TITLE:
DEPARTMENT OF PUBLIC WORKS
BUILDING

W130 N10200 OMEGA HILLS PARKWAY
VILLAGE OF GERMANTOWN, WI 53022

ISSUE:

PLAN COMMISSION SUBMITTAL - NOT FOR CONSTRUCTION

KEY PLAN:

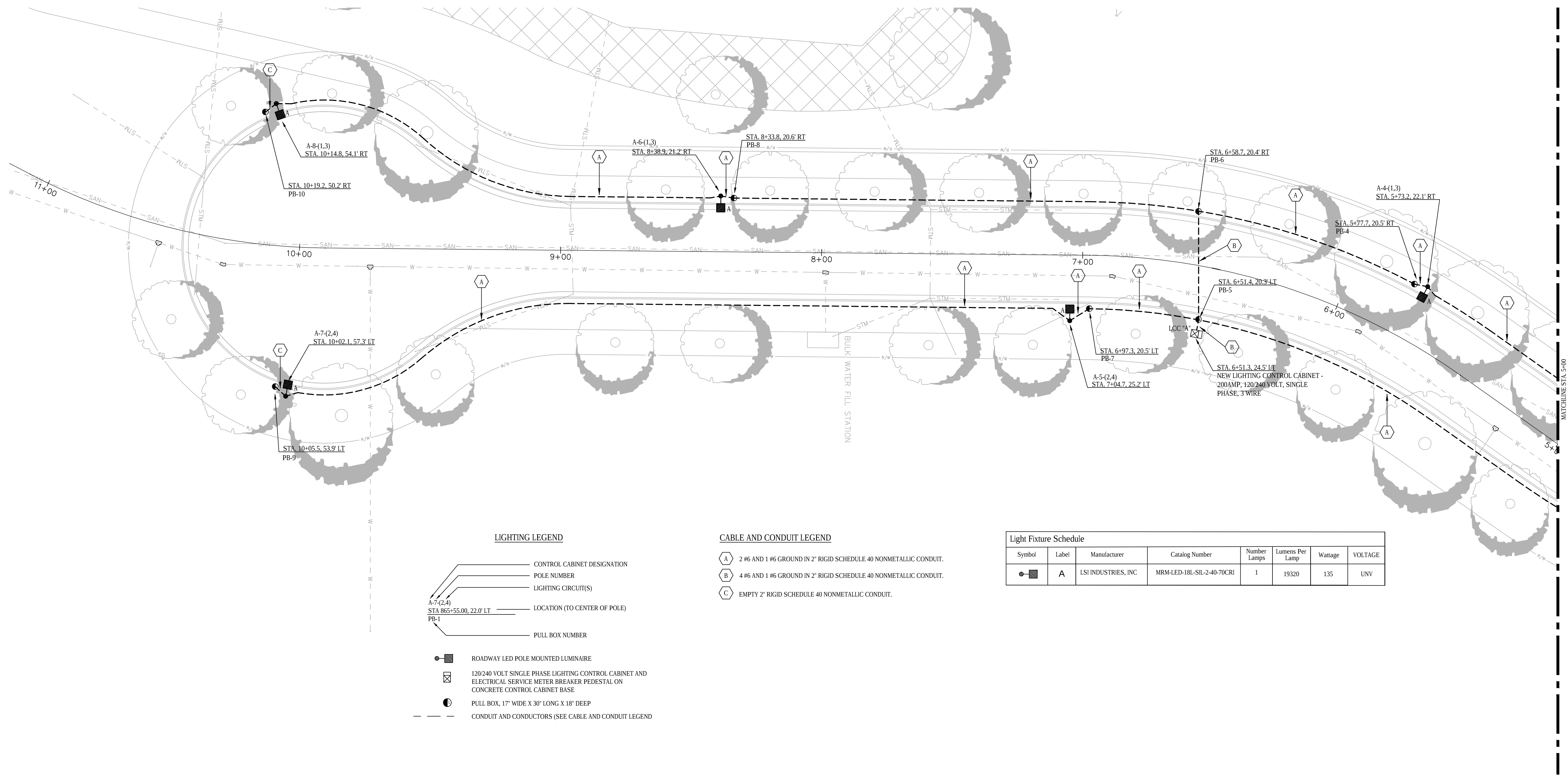
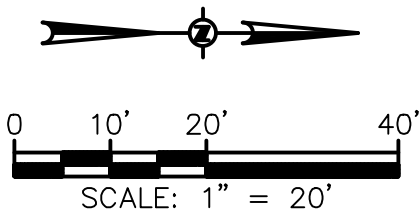


PROJECT INFORMATION:
PROJECT NUMBER: 2022-0820.02
DATE: 2022-07-15
DRAWN BY: BB, GB
CHECKED BY: ES
APPROVED BY: ES
SCALE: AS NOTED

SHEET TITLE:
ELECTRICAL SITE PLAN

SHEET NUMBER:

PH-100



LIGHTING LEGEND

- CONTROL CABINET DESIGNATION
- POLE NUMBER
- LIGHTING CIRCUIT(S)
- LOCATION (TO CENTER OF POLE)
- PULL BOX NUMBER
- ROADWAY LED POLE MOUNTED LUMINAIRE
- 120/240 VOLT SINGLE PHASE LIGHTING CONTROL CABINET AND ELECTRICAL SERVICE METER BREAKER PEDESTAL ON CONCRETE CONTROL CABINET BASE
- PULL BOX, 17" WIDE X 30" LONG X 18" DEEP
- CONDUIT AND CONDUCTORS (SEE CABLE AND CONDUIT LEGEND)

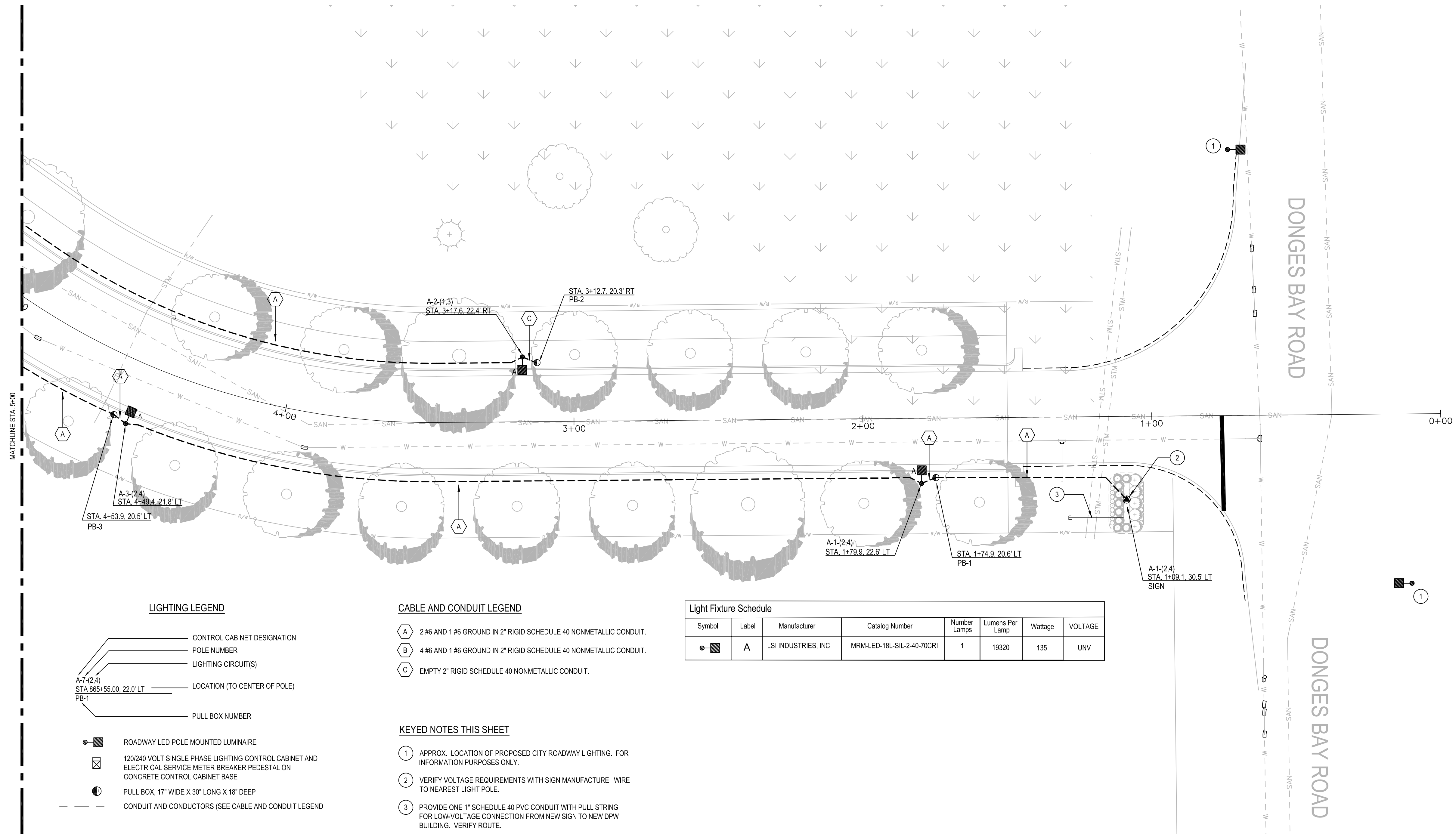
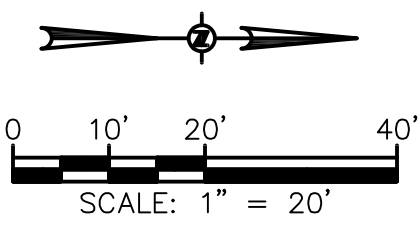
CABLE AND CONDUIT LEGEND

- 2 #6 AND 1 #6 GROUND IN 2" RIGID SCHEDULE 40 NONMETALLIC CONDUIT.
- 4 #6 AND 1 #6 GROUND IN 2" RIGID SCHEDULE 40 NONMETALLIC CONDUIT.
- EMPTY 2" RIGID SCHEDULE 40 NONMETALLIC CONDUIT.

Light Fixture Schedule							
Symbol	Label	Manufactures	Catalog Number	Number Lamps	Lumens Per Lamp	Wattage	VOLTAGE
	A	LSI INDUSTRIES, INC	MRM-LED-1BL-SIL-2-40-70CRI	1	19320	135	UNV

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.



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CLIENT:

VILLAGE OF GERMANTOWN

PROJECT TITLE:

TID NO.9 ROADWAY

PLAN COMMISSION SUBMITTAL - NOT FOR CONSTRUCTION

12668 DONGES BAY ROAD
GERMANTOWN, WI 53022

ISSUE:

NO. DATE REVISIONS BY

SHEET TITLE:

ROADWAY PHOTOMETRIC PLAN

SHEET NUMBER:

PROJECT INFORMATION:

PROJECT NUMBER: 2022-0820.04

DATE: 2022-07-15

DRAWN BY: DLC

CHECKED BY: ES

APPROVED BY: RJ

SCALE: AS NOTED

AS NOTED

AS NOTED

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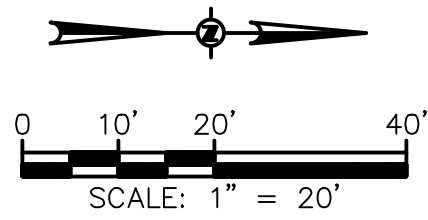
AS NOTED

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CLIENT:

VILLAGE OF GERMANTOWN

PROJECT TITLE:

TID NO.9 ROADWAY

ISSUE:

NO. DATE REVISIONS BY

12668 DONGES BAY ROAD
GERMANTOWN, WI 53022

PROJECT INFORMATION:

PROJECT NUMBER: 2022-0820.04

DATE: 2022-07-15

DRAWN BY: DLC

CHECKED BY: ES

APPROVED BY: RJ

SCALE: AS NOTED

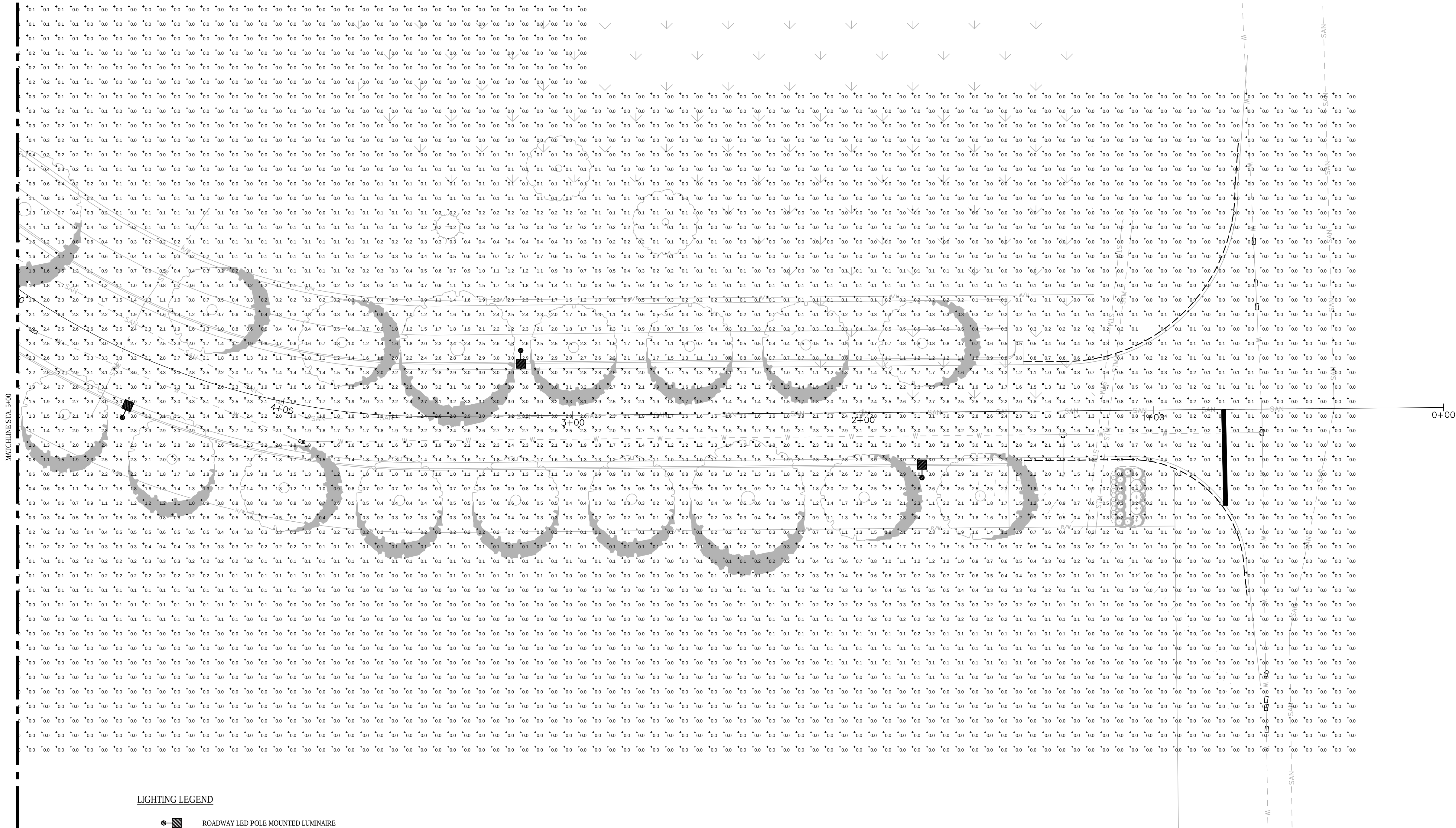
SHEET TITLE:

ROADWAY PHOTOMETRIC PLAN

SHEET NUMBER:

NOTICE:
In accordance with Wisconsin statute 182.075, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

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LIGHTING LEGEND

ROADWAY LED POLE MOUNTED LUMINAIRE

Statistics					
Description	Symbol	Avg	Max	Min	Max/Mn
Roadway Only	✕	2.1 fc	3.4 fc	0.6 fc	5.7:1

Schedule							
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Filename	Lumens Per Lamp
●	A	8	LSI INDUSTRIES, INC.	MRM-LED-18L-SIL-2-40-70CRI	1	MRM-LED-18L-SIL-2-40-70CRI.IES	19320

3+00

2+00

1+00

0+00

ABBREVIATIONS

A	AMP	MLO	MAIN LUGS ONLY
ACT	ABOVE COUNTER TOP	MR#	MULTI-RECEPTACLE, # INDICATES MULTI-RECEPTACLE DESIGNATION
AF	ABOVE FINISHED FLOOR	MS	MANUAL STARTER
AFG	ABOVE FINISHED GRADE	MSB	MAIN SWITCHBOARD
ALT	ALTERNATE	MSP	MANUAL SWITCH WITH PILOT LIGHT
AQ	AQUA-STAT	MT	EMPTY
AS	AS SHOWN	MTD	MOUNTED
AU	AT UNIT	NC	NEAR CIRCULATOR (REFER TO HVAC & PLUMBING DRAWINGS FOR EXACT LOCATION)
B, JB	JUNCTION BOX	NIC	NOT IN CONTRACT
BCP	BOILER CONTROL PANEL	NP	NEAR PUMP (REFER TO HVAC & PLUMBING DRAWINGS FOR EXACT LOCATION)
BD#	BUS DUCT, # INDICATES BUS DUCT DESIGNATION	NTS	NOT TO SCALE
BFG	BELOW FINISHED GRADE	NR	NEAR UNIT (REFER TO HVAC & PLUMBING DRAWINGS FOR EXACT LOCATION)
BO	BUILT-IN OVERLOAD	O/S	ON/OFF SWITCH
C	CIRCUIT BREAKER	OU	ON UNIT
CB, CB	COMBINATION CIRCUIT BREAKER FULL VOLTAGE STARTER	PH	PHOTOCELL, # INDICATES PHOTOCELL DESIGNATION
CCB	CONDUIT	PBL	PUSH BUTTON WITH PILOT LIGHT
CDT	CEILING EXHAUST FAN	PBS	PUSH BUTTON STATION
CEF	COMBINATION FUSE/FULL VOLTAGE STARTER	PC	PLUMBING CONTRACTOR
CF	CIRCUIT	PCB	PRE-WIRED CONTROL PANEL
CKT	CONSTRUCTION MANAGER	PE	PNEUMATIC ELECTRIC SWITCH
CM	CONTROL POWER TRANSFORMER	PEC	PROJECT ELECTRICAL CONTRACTOR
CPT	COMBINATION STARTER	PL	PILOT LIGHT
CS	COPPER	PRV	POWER ROOF VENTILATOR
CU	CABINET UNIT HEATER	PW	PART WINDING STARTER
CUH	DISCONNECT SWITCH	R	RECEPTACLE
D, DS	DOUBLE DUPLEX	RAF	RETURN AIR FAN
DM	DOOR MANUFACTURER	RAI	REMAN AS IS
DN	DRAWINGS	RAT	REVERSE ACTING THERMOSTAT
DRWGS	BY ELECTRICAL CONTRACTOR	RMN	EXISTING TO REMAIN
EC	ELECTRIC DUCT HEATER	RMV	EXISTING TO BE REMOVED
EDH	EXHAUST FAN	RPL	EXISTING TO BE REPLACED
EM	EMERGENCY	S	REDUCED VOLTAGE STARTER
EP	EXPLOSION PROOF	S	STERILIZER
ER	EXISTING TO BE REMOVED	S	SOLENOID AIR VALVE
ERL	EXISTING RELOCATED (NEW LOCATION)	SC	STERILIZER CONTROLS
ET	ELAPSED TIMER	SF	SUPPLY FAN
EUH	ELECTRIC UNIT HEATER	SP	SHOCKPROOF
EWX	ELECTRIC WALL HEATER	SPC	SPACE
EXH	EXISTING TO REMAIN	SPR	SPARE
F	FURNISHED BY	SPS	SELECTOR SWITCH
FS	FLOW SWITCH	SS	SPEED SWITCH
G, GFI	FREEZE STAT	SS	SPEAKERS/TROBE
GC	GROUND FAULT INTERRUPTER TYPE	SSP	START/STOP WITH PILOT LIGHT
GND, GRND	PROJECT GENERAL CONTRACTOR	STAT	THERMOSTAT
GS	MAGNETIC STARTER	SVS	SUPERVISORY SWITCH
GV	GATE VALVE	SWBD	SWITCHBOARD
H, HV	HEATING/VENTILATING CONTRACTOR	SWGR	SWITCH GEAR
HDA	HAND/ON/AUTO SELECTOR SWITCH	TCC	TEMPERATURE CONTROL CONTRACTOR
HP	HORSEPOWER	TCP	TEMPERATURE CONTROL PANEL
HS	HORNSTROBE	TL#	TRACK LIGHT, # INDICATES TRACK LIGHT DESIGNATION
I	INSTALLED BY	TO	TYPICAL OUTLET
IG	ISOLATED GROUND	TS	TAMPER SWITCH
IL	INTERLOCK	TV	TELEVISION
IS	IN STARTER COVER	UFD	UNDERFLOOR DUCT
IU	IN UNIT	UG	UNDERGROUND
KS	KEY SWITCH	UGD	UNDERGROUND DUCT
KVA	KILOVOLT-AMPERES	UH	UNIT HEATER
KW	KILOWATT	UO	UNIQUE OUTLET
L	LOAD (KW OR HP)	UOI	UNLESS OTHERWISE INDICATED
LVT	LINE VOLTAGE THERMOSTAT (120V)	USS	UNIT SUBSTATION
MCB	MAIN CIRCUIT BREAKER	V	VENDOR SUPPLYING EQUIPMENT
MD	MOTORIZED DAMPER	W	WIRED BY
MFR	MANUFACTURER	W	WITH
MG	MOTOR GENERATOR	WP	WEATHERPROOF
		WT	WIRING THROUGH
		YMR	TRANSFORMER

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

Mirada Medium (MRM)
Outdoor LED Area Light

BLU, IP66 IK08



OVERVIEW	
Lumen Package	7000 - 48,000
Wattage Range	48 - 401
Efficiency Range (LPW)	117 - 160
Weight (lbs/kg)	30 (6.6)

QUICK LINKS

Ordering Guide Performance Photometrics Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in ES, Types 2, 3, SW, FT, FTA and AM.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak Intensity at 610nm.
- Minimum CRI of 70.
- Integral lower (LL) and house-side shield (HS) options available for improved backlight control without sacrificing street side performance. See page 3 for more details.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short-circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100K Hours (See Lumen Maintenance on Page 5)
- Total harmonic distortion <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C.
- Power factor > .90
- Input power stays constant over life.
- Field replaceable 10KV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficiency LEDs mounted to metal-core circuit board to maximize heat dissipation.
- Components are fully encased in potting material for moisture resistance.
- Complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth® motion and photocell sensor (see page 9 for more details). Fixtures operate independently and can be commissioned via iOS or Android configuration app.
- LSI's AirLink™ wireless control system options reduce energy and maintenance costs while optimizing light quality 24/7 (see page 9 for more details).

Installation

- Designed to mount to square or round poles.
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga. wire.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products. (See drawing on page 9)

Warranty

- LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant, with 3000K color temperature selection.
- Title 24 Compliant; see local ordinance for qualification information.
- Subtable for wet Locations.
- IP66 rated Luminaires per IEC 60598.
- Subtable for wet Locations.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/GPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminaire per IEC 60626 mechanical impact code

Specifications and dimensions subject to change without notice.

FIXTURE TYPE "A" CUT SHEET

NOT TO SCALE

Round Poles
Round Straight



QUICK LINKS

Ordering Guide Configurations Dimensions EPA

FEATURES & SPECIFICATIONS

Pole Shaft

- Steel round poles are 4" or 5" in diameter
- Pole shaft is electro-welded ASTM-A500 Grade C Steel Tubing with a minimum yield strength of 46,000 psi
- On Tenon Mount steel poles, tenon is high-strength pipe. Tenon N option is 2-3/8" O.D. x 4-5/4" tall. Tenon 4N option is 4" O.D. x 4-7/8" tall

Hand-Hole

- Standard hand-hole location is 12" above pole base.
- Poles 18" and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional. Decorative base cover is also available.

Anchor Bolts

- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug

- Ground lug is standard.

Duplex Receptacle

- Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

- Self-testing ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip® Protection System and a 5-year limited warranty.
- When the top-of-the-line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years.

Determining The Luminaire/ Pole Combination For Your Application:

- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/ bracket EPA chart
- Select Pole Height

Mirada Medium Outdoor LED Area Light

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: MRML26LSIL2UNVDM4070CIBRZ 689903BRZ IL

Luminaire Profile	Light Source	Lumen Package	Light Output	Distribution	Orientation	Voltage	Driver
MRML26LSIL2UNVDM4070CIBRZ	LED	7L - 7,000 lms 8L - 8,000 lms 12L - 12,000 lms 16L - 16,000 lms 24L - 24,000 lms 36L - 36,000 lms 48L - 48,000 lms Custom Lumen Packages	8L - 8,000 lms 12L - 12,000 lms 16L - 16,000 lms 24L - 24,000 lms 36L - 36,000 lms 48L - 48,000 lms Custom Lumen Packages	2-Type 3 2-Type 4 2-Type 5 Wide FT - Forward Throw FTB - Forward Throw Automotive AMB - Automotive Merchandise	Default - standard L - Optics rotated left 90° R - Optics rotated right 90°	LMV - Low Voltage (120-277V) HVV - High Voltage (240-480V)	DM - 5-10V Dimming (0-100%)

Color Temp	Color Rendering	Finish	Options
30 - 5,000 CCT 40 - 4,000 CCT 50 - 3,000 CCT AMB - Phosphor Converted Amber	70CRI 70CRI 70CRI 70CRI	BLK - Black GRY - Gun Metal Gray DPT - Graphite MSV - Metallic Silver PLP - Platinum Plus DVG - Satin Verde Green WHY - White	Blank - None H - Integral House-side Shield L - Integral Lower (Sharp Split Light Cutoff)

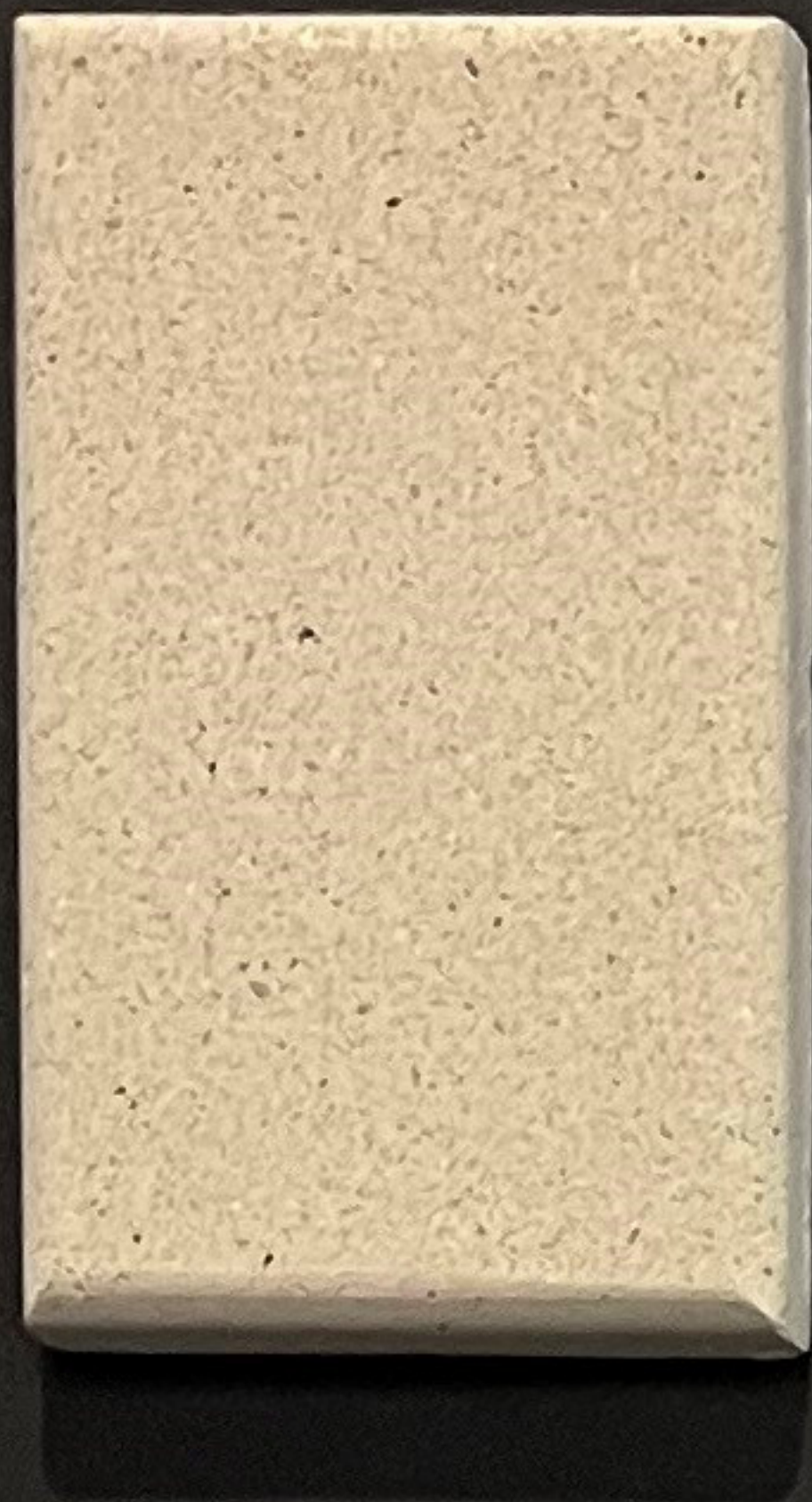
Accessories	Custom (Choose One)
Wireless Controls System: ALSC - All-Lite Sensor Control System (See Page 10) ALSC2 - All-Lite Sensor Control System (See Page 10) ALSC3 - All-Lite Sensor Control System (See Page 10) ALSC4 - All-Lite Sensor Control System (See Page 10) ALSC5 - All-Lite Sensor Control System (See Page 10) ALSC6 - All-Lite Sensor Control System (See Page 10) ALSC7 - All-Lite Sensor Control System (See Page 10) ALSC8 - All-Lite Sensor Control System (See Page 10) ALSC9 - All-Lite Sensor Control System (See Page 10) ALSC10 - All-Lite Sensor Control System (See Page 10) ALSC11 - All-Lite Sensor Control System (See Page 10) ALSC12 - All-Lite Sensor Control System (See Page 10) ALSC13 - All-Lite Sensor Control System (See Page 10) ALSC14 - All-Lite Sensor Control System (See Page 10) ALSC15 - All-Lite Sensor Control System (See Page 10) ALSC16 - All-Lite Sensor Control System (See Page 10) ALSC17 - All-Lite Sensor Control System (See Page 10) ALSC18 - All-Lite Sensor Control System (See Page 10) ALSC19 - All-Lite Sensor Control System (See Page 10) ALSC20 - 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Accessory Ordering Information	Order Number
Wireless Controls System: ALSC - All-Lite Sensor Control System (See Page 10) ALSC2 - All-Lite Sensor Control System (See Page 10) ALSC3 - All-Lite Sensor Control System (See Page 10) ALSC4 - All-Lite Sensor Control System (See Page 10) ALSC5 - All-Lite Sensor Control System (See Page 10) ALSC6 - All-Lite Sensor Control System (See Page 10) ALSC7 - All-Lite Sensor Control System (See Page 10) ALSC8 - All-Lite Sensor Control System (See Page 10) ALSC9 - All-Lite Sensor Control System (See Page 10) ALSC10 - All-Lite Sensor Control System (See Page 10) ALSC11 - All-Lite Sensor Control System (See Page 10) ALSC12 - All-Lite Sensor Control System (See Page 10) ALSC13 - All-Lite Sensor Control System (See Page 10) ALSC14 - All-Lite Sensor Control System (See Page 10) ALSC15 - All-Lite Sensor Control System (See Page 10) ALSC16 - All-Lite Sensor Control System (See Page 10) ALSC17 - All-Lite Sensor Control System (See Page 10) ALSC18 - All-Lite Sensor Control System (See Page 10) ALSC19 - All-Lite Sensor Control System (See Page 10) ALSC20 - 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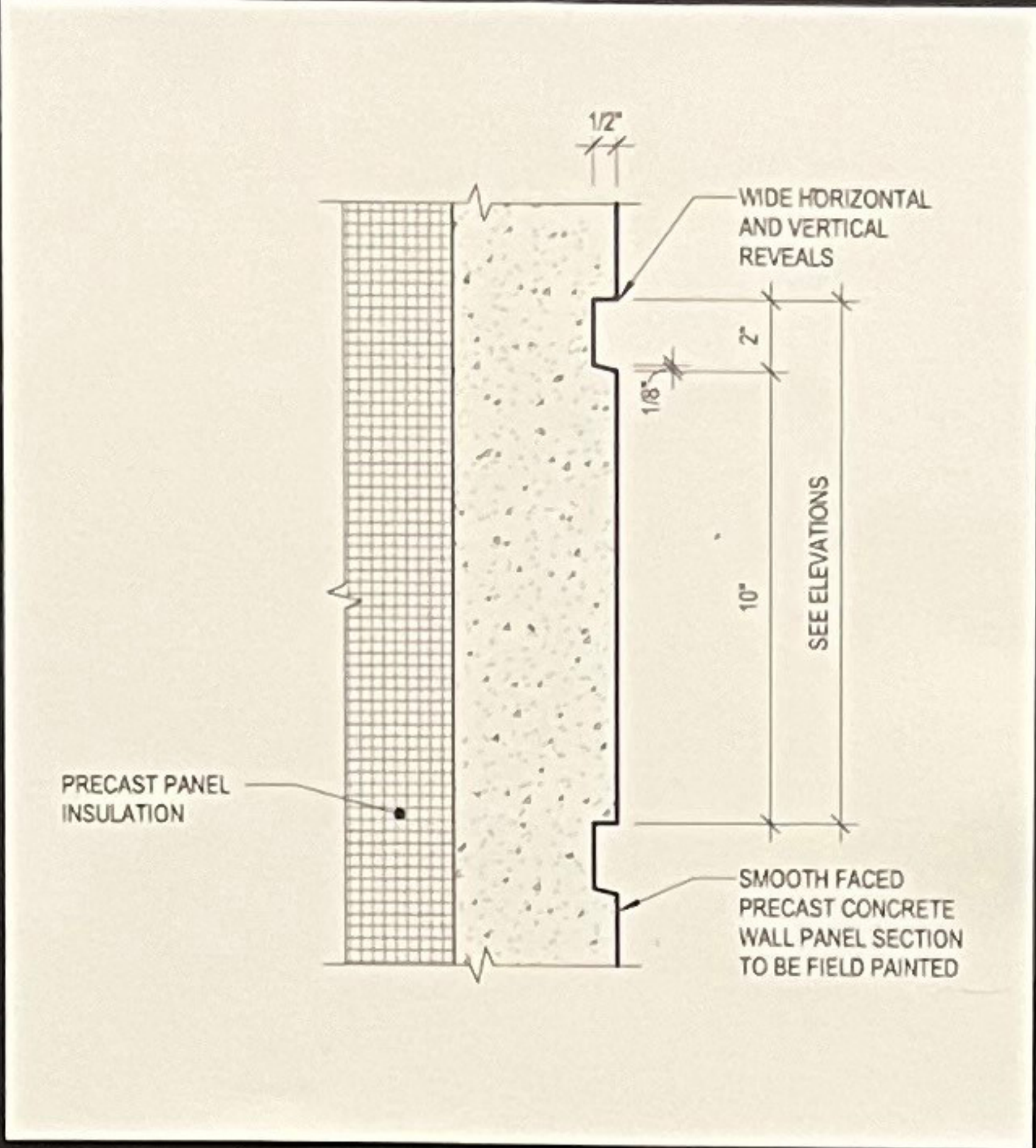
FOOTNOTES:	
1. Custom tuners and wattage packages available, consult factory. Values are within industry standard tolerances but not IEC C listed.	7. Accessories are shipped separately and field installed.
2. Not available with SW 5/16w/10w.	8. CUPID descriptors Final. See options.
3. Not available in RV.	9. Only available with ALSC/ALSH control options.
4. Not available in RV.	10. Pump must be located in hand hole of pole. See Accessories Guide for compatibility.
5. IMST is a field configurable via the LSP app that can be downloaded from your smartphone's native app store.	11. Only available in SL and L2L Lumen Packages. Consult factory for lead time and availability.
6. Control device or shorting cap must be ordered separately. See Accessory Ordering Information .	

VILLAGE OF GERMANTOWN
Department of Public Works Building

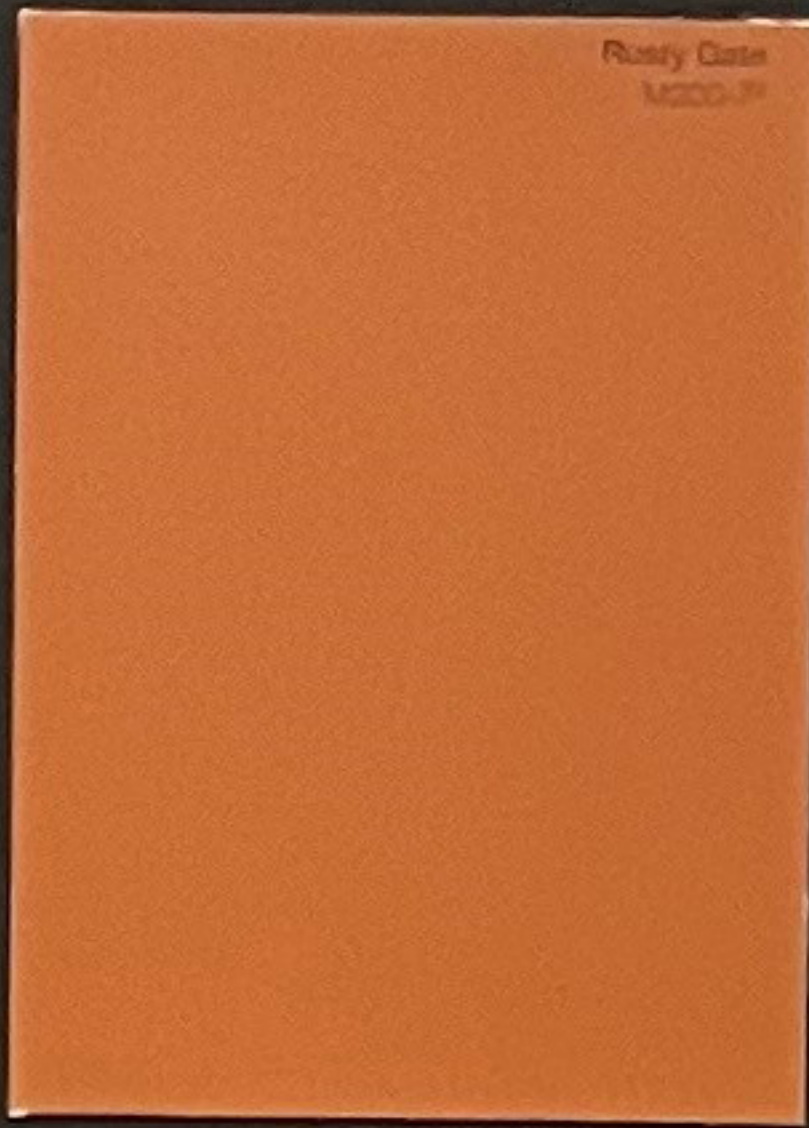
Material Board



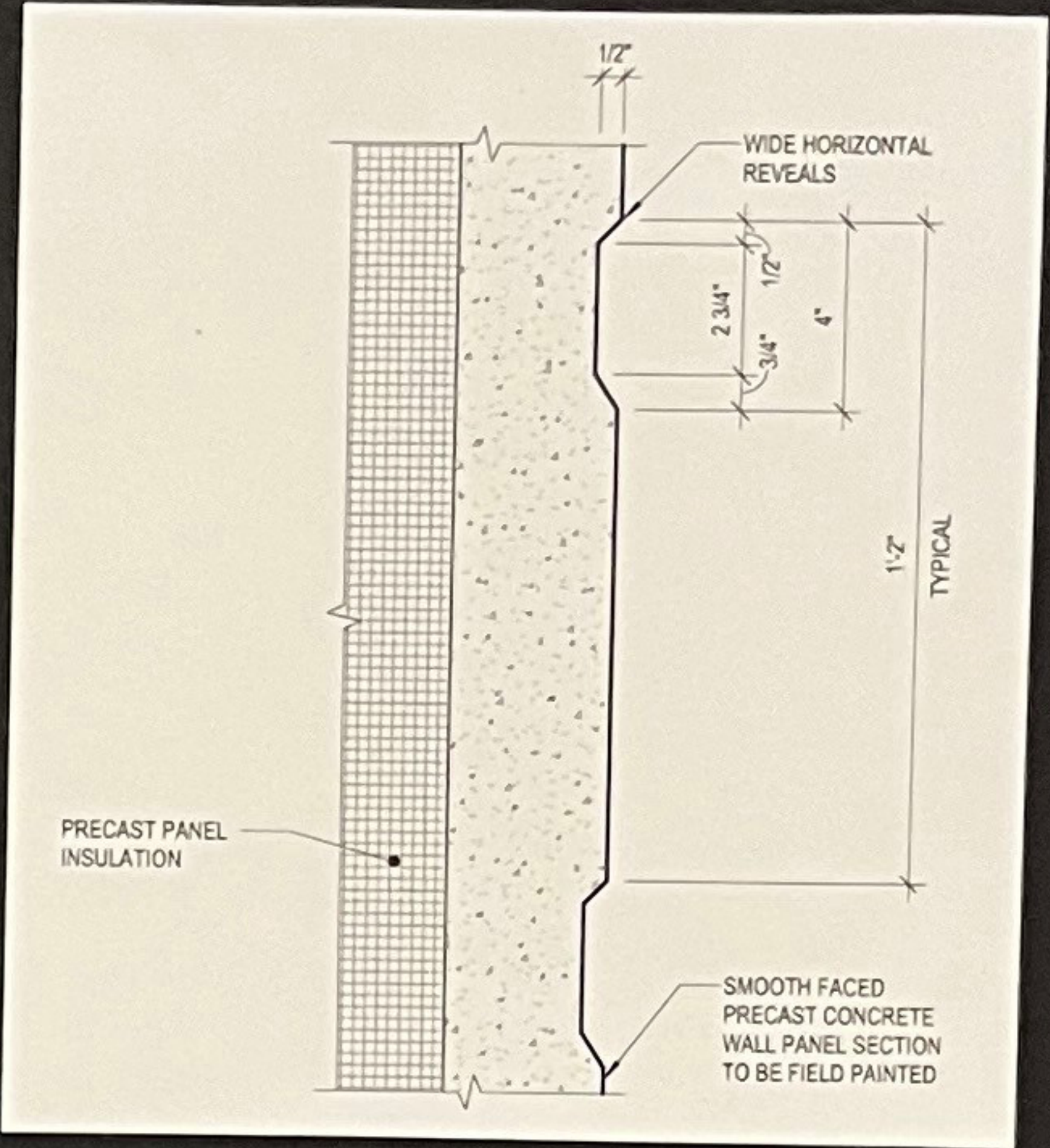
PRECAST CONCRETE PANEL
FINISH COLOR



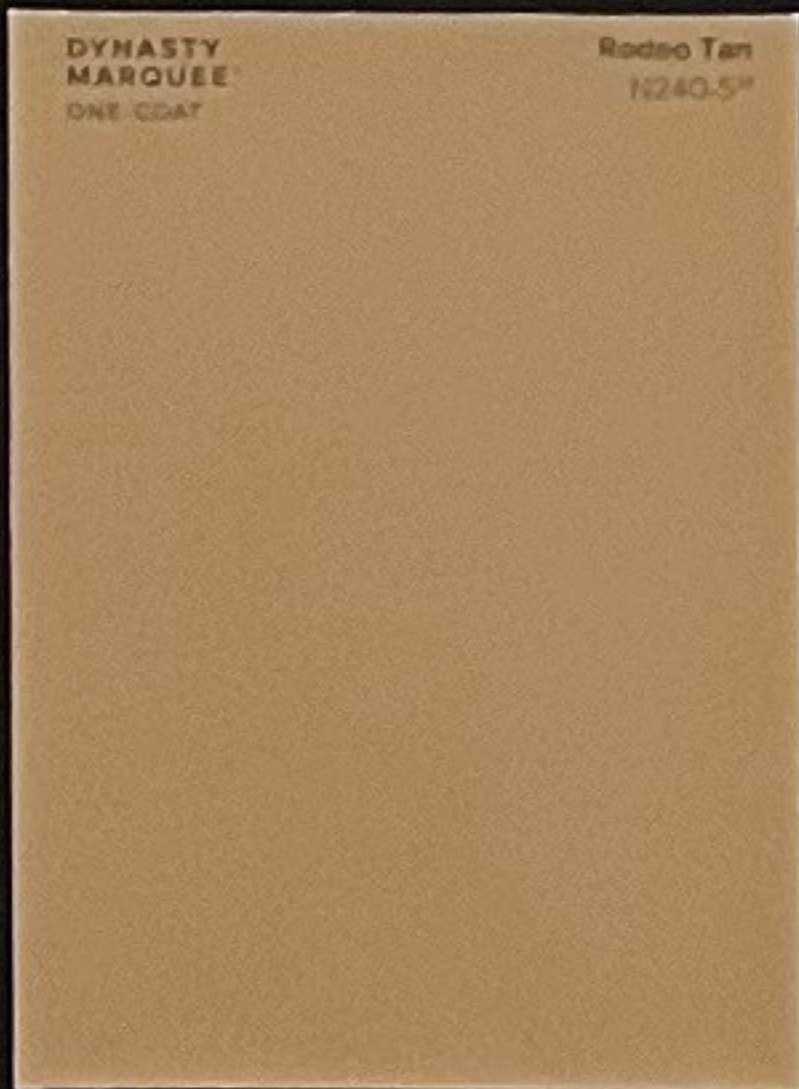
2" HORIZONTAL & VERTICAL REVEALS



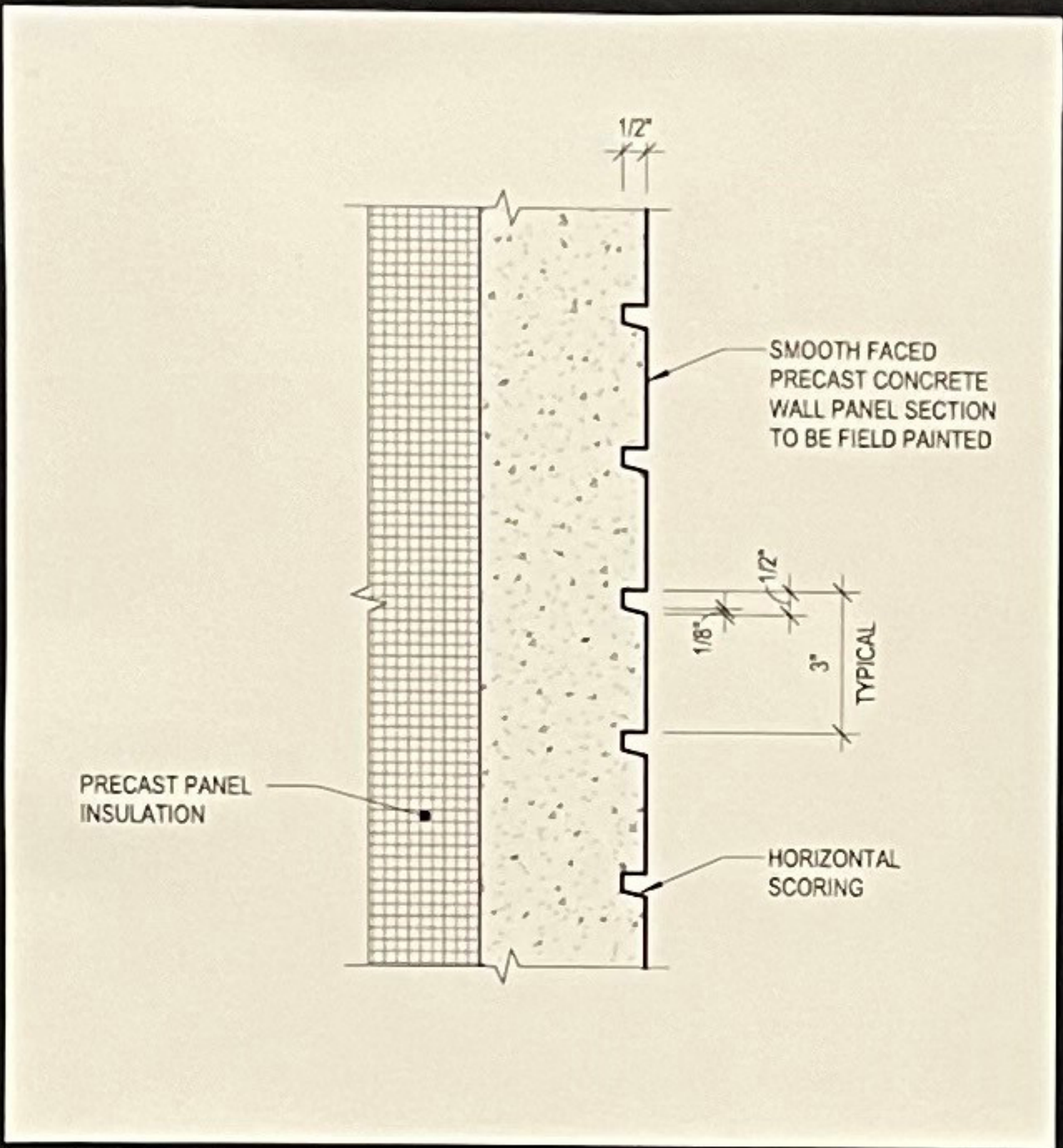
PRECAST CONCRETE PANEL
PAINT COLOR



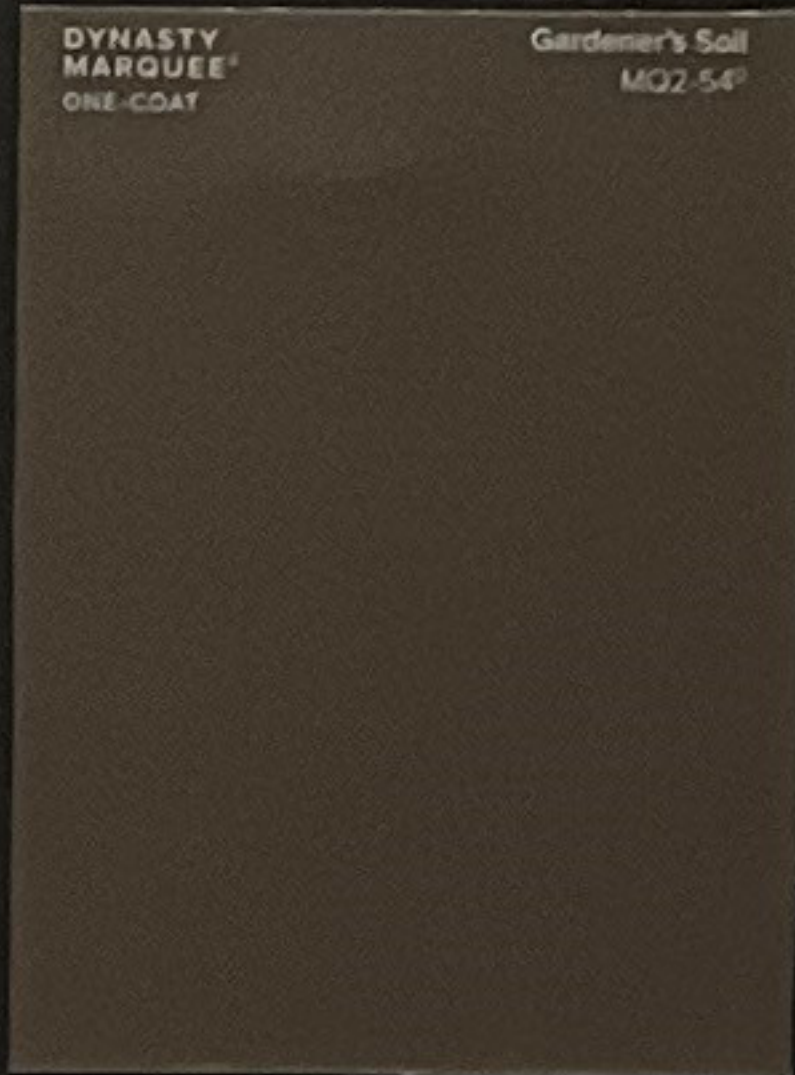
4" HORIZONTAL REVEAL



PRECAST CONCRETE PANEL
PAINT COLOR



1/2" HORIZONTAL REVEALS



METAL TRIM, MANDOOR &
WINDOW FRAME COLOR



METAL COPING CAP



AERIAL BUILDING PERSPECTIVE



WEST BUILDING FACADE - MAIN ENTRANCE



Germantown DPW Site Wetland Delineation Washington County

November 2021

Prepared for
The Village of Germantown

Prepared by



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(414) 259-1500

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Alison.Masek@graef-usa.com

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APPENDICES

- Appendix A: Figures
- Appendix B: WSS Hydric Soil List
- Appendix C: WETS Analysis
- Appendix D: Wetland Delineation Map
- Appendix E: Site Photographs
- Appendix F: Wetland Determination Data Forms
- Appendix G: Plant Lists
- Appendix H: Statement of Qualifications

1.0 INTRODUCTION

Per the request of the Village of Germantown, GRAEF conducted a wetland delineation within a designated Study Area at N104W12667 Donges Bay Road and N104W12703 Donges Bay Road. Germantown, Wisconsin (Figure 1, Appendix A). The site is located in [Section 35 and 36, Township 19 North, Range 10 East and Sections 15, 16, 21, 22, 27, 28, 29, 30, 31, and 32, Township 19 N, Range 11 East in the City of Wautoma, Waushara County, Wisconsin. The study area is three large residential lots historically and, in some areas, currently used for farming.

The purpose of this wetland delineation was to determine the current location and extent of wetlands located within designated Study Areas. Our study is presented here in terms of methodology, results, and conclusions.

The wetlands delineation field investigation was conducted by GRAEF scientists Alison Masek and Cameron Wien October 2021. A Statement of Qualifications on the field investigator is provided in Appendix H.

2.0 METHODS

This delineation was conducted in accordance with the guidelines of the Corps of Engineers Wetland Delineation Manual (Environmental Laboratory, 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (Version 2.0, 2010), the Corps of Engineers and the Wisconsin Department of Natural Resources guidance on delineation reports (2015), and in general accordance with Wisconsin Department of Natural Resources guidelines (WI Department of Administration, WI Coastal Management Program, 1995) and Wisconsin Department of Transportation Wetland Mitigation Banking Technical Guidelines (1993). National Wetland Indicator status and taxonomic nomenclature is referenced from The National Wetland Plant List (Lichvar et al., 2016). National Wetland Indicator status is based on the Midwest Region.

Prior to conducting fieldwork, GRAEF scientists reviewed several maps including the United States Geological Survey (USGS) 7.5' Quadrangle maps, Wisconsin Wetland Inventory Map, Natural Resource Conservation Service (NRCS) Soil Survey Map, and aerial photographs. *Note: NRCS no longer releases their NRCS Wetland Inventory Maps to other than the landowner or operator without documented permission from the landowner or operator; therefore they were not reviewed nor are they included with this report.*

Precipitation data from approximately 90 days prior to the field investigation was obtained from a weather station near the Study Area and compared with 30-year average precipitation data obtained from an NRCS WETS Table for the County where the Study Area was located to determine if antecedent hydrologic conditions at the time of the site visit were normal for the time of the year.

Sampling points were located in areas exhibiting wetland and upland characteristics to document the presence and/or absence of wetlands and to provide support for the delineated wetland boundaries. At each sampling point, data were collected to document the vegetation, soils, and indicators of wetland

hydrology. The wetland boundaries were staked using wire pin flags (pink for boundary locations and orange for samples points) and when needed flagging tape. Wetland boundaries were generally determined by distinct to subtle differences in the abundance of hydrophytic vegetation and upland vegetation, apparent topographic breaks, and regular probing of soils.

A Floristic Quality Assessment (FQA) for each wetland was conducted using the guidelines described in Development of a Floristic Quality Assessment for Wisconsin (Bernthal, 2003) as adopted and amended from the Plants of the Chicago Region (Swink and Wilhelm, 1994). A meander survey was performed for each wetland area to identify and document all vascular plant species present and identifiable at the time of the site visit. Based on the data collected, mean C and Floristic Quality Index (FQI) values were calculated using coefficients of conservatism values made available by the University of Wisconsin-Madison Herbarium's "Checklist of the Vascular Plants of Wisconsin".

3.0 RESULTS AND DISCUSSION

3.1 BACKGROUND REVIEW

3.1.1 Wisconsin Wetland Inventory

The Wisconsin Wetland Inventory (WWI) map (Figure 2, Appendix A) depicted three wetland types within the Study Area.

WWI Wetland	Classification
E2K	Emergent wet meadow, narrow leaved persistent, wet soil palustrine
E2Ka	Emergent wet meadow, narrow leaved persistent, wet soil palustrine, abandoned
T3K	Forested, mud, wet soil palustrine

3.1.2 Soils

According to the NRCS Soil Survey map (Figure 3, Appendix A) eight mapped soil series are located within the Study Area. The types of mapped soils are listed on Table 1 below. Additional information provided by Web Soil Survey for the hydric soil components can be found in Appendix B.

Table 1. Mapped Soil Series

Soil Series	Taxonomic Classification	Hydric Classification
Casco loam	Inceptic Hapludalfs	Non-Hydric

Dresden silt loam	Mollic Hapludalfs	Non-Hydric
Drummer silt loam	Typic Endoaquolls	Hydric
Matherton silt loam	Udolic Endoaqualfs	Non-Hydric
Mequon silt loam	Udolic Endoaqualfs	Non-Hydric
Ozaukee silt loam	Oxyaquic Hapludalfs	Non-Hydric
Pella silt loam	Typic Endoaquolls	Hydric
Radford silt loam	Fluvaquentic Hapludolls	Non-Hydric
Virgil silt loam	Udolic Endoaqualfs	Non-Hydric

3.1.3 Topography

The USGS topographic map (Figure 4, Appendix A) showed elevations ranging from 760 feet to 880 feet above sea level. Topography was complex with scattered hills and slopes, a general elevation pattern was not observed.

3.1.4 Precipitation Data.

The WETS analysis worksheet is provided in Appendix C. According to the Field Office Technical Guide [eFTOG], the total precipitation from a nearby weather station (GERMANTOWN WASTEWATER UTILITY, WI) for the 14 days prior to the site visit was 1.15 inches. The most recent rainfall event prior to the site visits was 0.52 inches, which occurred on October 8th. The total precipitation for the three months prior to the month of October was approximately 10.44 inches, which was 1.41 inches below a 30-year average. The precipitation data for the three-month period preceding the month of July were entered into a WETS analysis worksheet to determine antecedent hydrologic conditions at the time of the site visit for field investigation purposes. Based on this analysis, the precipitation total for the three months prior to the site visits was considered average, suggesting that the surface or near-surface hydrology at the time of the site visit was normal and that hydrologic conditions during the site visit were typical.

3.2 FIELD STUDY

3.2.1 Site Description

The Study The study area is three large residential lots historically and, in some areas, currently used for farming.

3.2.2 Wetlands

Eleven wetlands (W-1 through W-11) were delineated. The delineated wetland boundaries and data points are shown on maps (Exhibit 1) in Appendix D. Photographs were taken at each data point and other notable locations (Appendix F). Data was collected and recorded on Wetland Determination Data Forms at 43 data points to document wetland and upland locations (Appendix F).

4.0 CONCLUSION

Based on the wetland delineation completed by GRAEF Eleven wetlands (W-1 through W-11) were delineated with a total of 15.12 acres.

Activity in delineated wetlands or waterways may require permits from the U.S. Army Corps of Engineers, Wisconsin Department of Natural Resources, and local governments prior to beginning any work.

5.0 LIMITATIONS

The results of this field study are based on site conditions at the time of the field study, which was conducted in accordance with current regulatory policy and methods. Unknown and future conditions that affect observations of field indicators, and change in interpretation of regulatory policy, may modify future findings.

Statements within this report about the connectivity of the delineated wetlands to surface waters are the professional opinions of GRAEF's scientists and are not significant nexus determinations or jurisdictional determinations. Opinions on connectivity are based on general field observations and a cursory review available map resources. The ultimate authority to determine jurisdiction resides with the U.S. Army Corps of Engineers and the Wisconsin Department of Natural Resources.

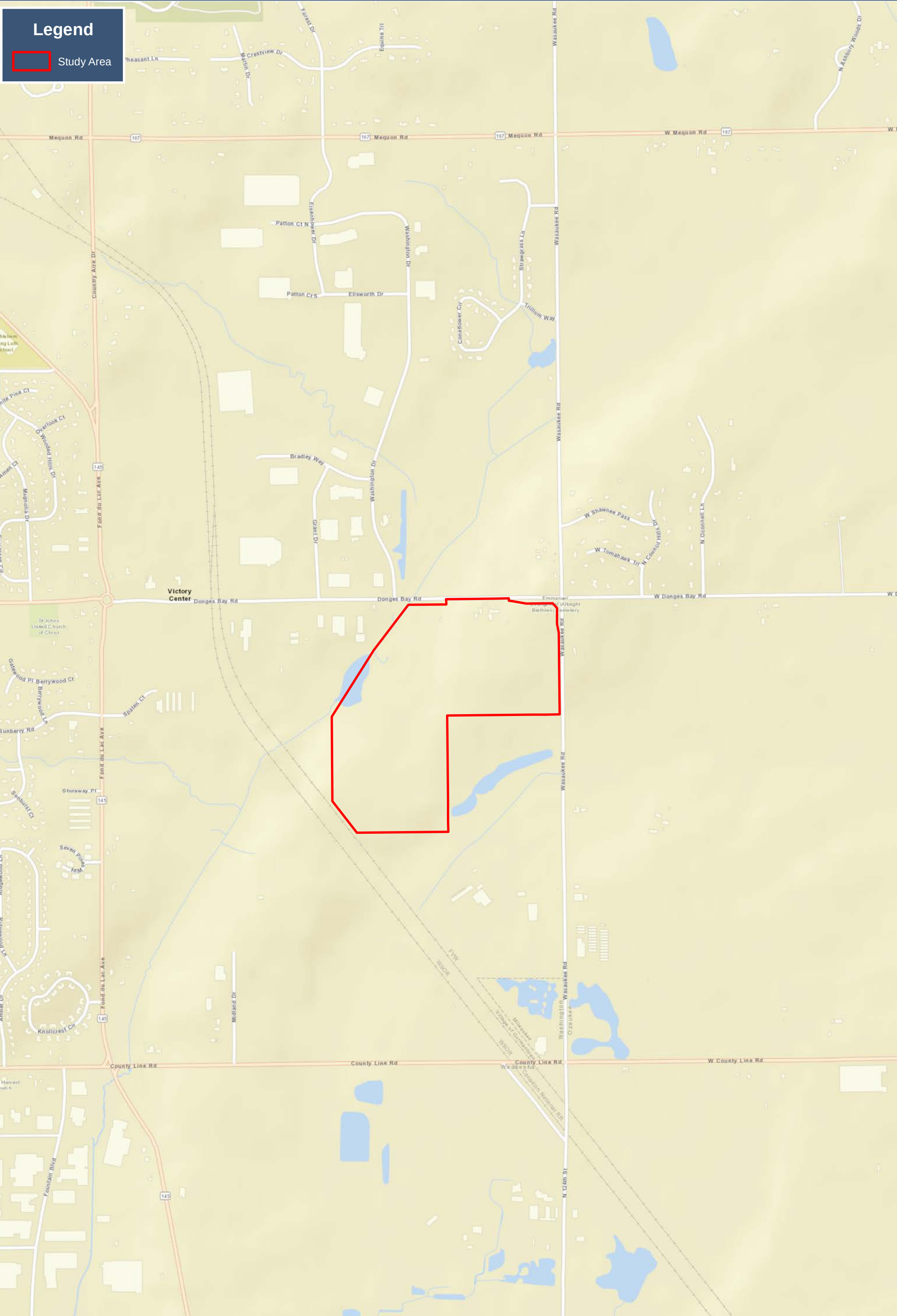
The U.S. Army Corps of Engineers and the Wisconsin Department of Natural Resources have the ultimate authority to determine wetland boundaries, and adjustments to wetland boundaries may occur based on decisions made by these regulatory agencies.

APPENDIX A

Figures

Legend

Study Area



SITE LOCATION

DPW BUILDING

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**

FIGURE 1



Legend

Study Area

WWI Wetlands

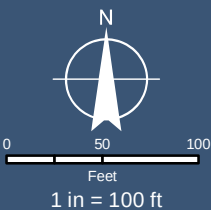


WISCONSIN WETLAND INVENTORY

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

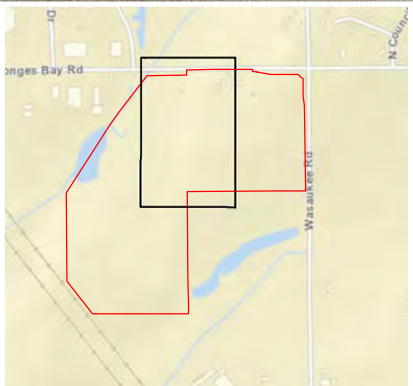
FIGURE 2-1



Legend

Study Area

WWI Wetlands



N

0

50

100

Feet

1 in = 100 ft

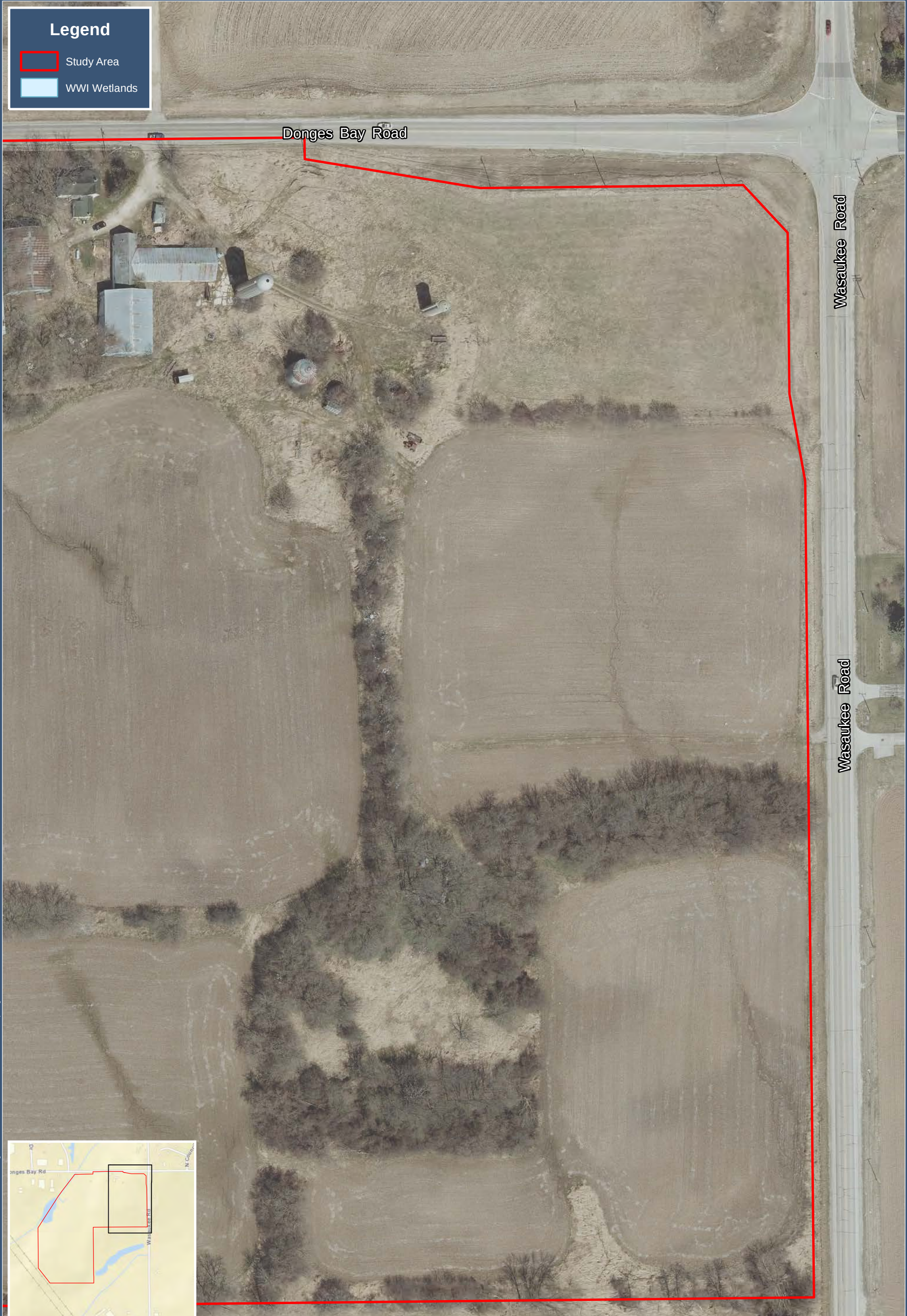
WISCONSIN WETLAND INVENTORY

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE 2-2

GRAEF



WISCONSIN WETLAND INVENTORY

DPW BUILDING

**VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN**

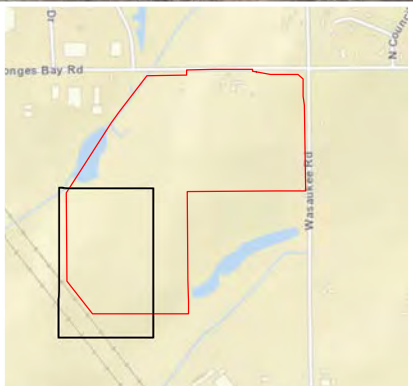
FIGURE 2-3



Legend

Study Area

WWI Wetlands



N

0

50

100

Feet

1 in = 100 ft

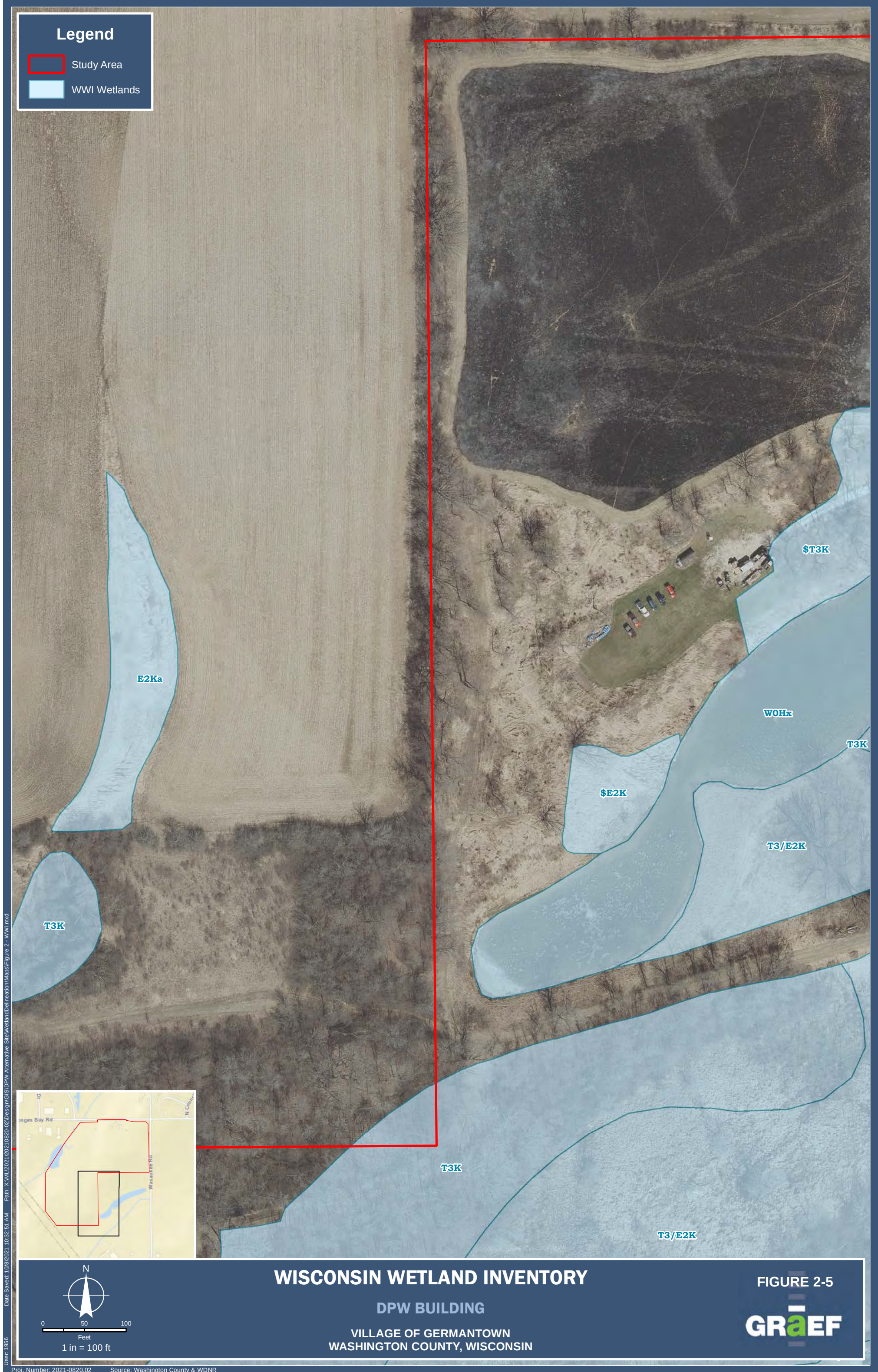
WISCONSIN WETLAND INVENTORY

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE 2-4





APPENDIX D

Wetland Delineation Map

Legend

●

Sample Point

Study Area

Wetland Delineation



WETLAND DELINEATION

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

EXHIBIT 1-1



Legend

Sample Point

Study Area

Wetland Delineation

N

0

50

100

Feet

1 in = 100 ft

WETLAND DELINEATION

DPW BUILDING

VILLAGE OF GERMANTOWN

WASHINGTON COUNTY, WISCONSIN

EXHIBIT 1-2

GRAEF

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● Sample Point

Study Area

Wetland Delineation



N

0

50

100

Feet

1 in = 100 ft

WETLAND DELINEATION

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

EXHIBIT 1-3

GRAEF

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Legend

●

Sample Point

Study Area

Wetland Delineation



N

0

50

100

Feet

1 in = 100 ft

WETLAND DELINEATION

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

EXHIBIT 1-4

GRAEF

Legend

●

Sample Point

Study Area

Wetland Delineation



N

050100

Feet

1 in = 100 ft

WETLAND DELINEATION

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

EXHIBIT 1-5

GRAEF

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Proj. Number: 2021-0820.02 Source: Washington County



275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500
www.graef-usa.com

PROJECT TITLE:
GERMANTOWN DPW

N112W17001 MEQUON RD.,
GERMANTOWN, WI 53022

NO.	DATE	REVISIONS	ISSUE BY
-----	------	-----------	----------

PROJECT STATUS

PROJECT INFORMATION:
PROJECT NUMBER: 2022-0820.02
DATE: 04/29/2022
DRAWN BY: SRK
CHECKED BY: JH
APPROVED BY: JPH
SCALE: AS SHOWN

SHEET TITLE:
WETLAND EXHIBIT

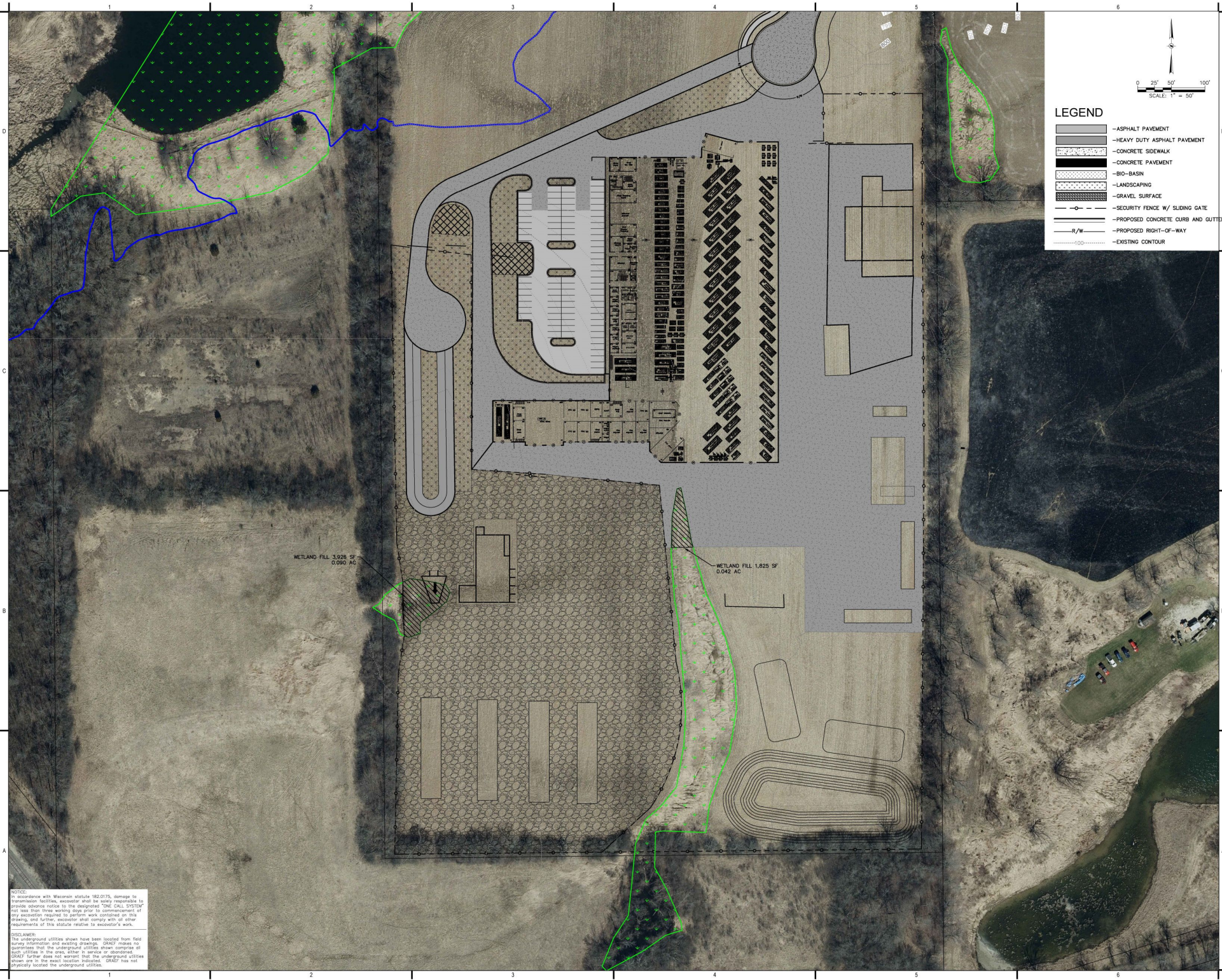
SHEET NUMBER:
WE 2

X:\M\2022\0820\0820-02\Design\Design Files\Site\dwg\misc\00_Wetland Exhibit_0820-02.dwg
4/29/2022 2:50 PM

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

DISCLAIMER:
The underground utilities shown have been located from field survey information and existing drawings. GRAEF makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. GRAEF further does not warrant that the underground utilities shown are in the exact location indicated. GRAEF has not physically located the underground utilities.

X:\M\2022\20220820-02\Design\Design Files\Std\dwg\misc\00_Wetland Exhibit_082022.dwg
4/29/2022 2:50 PM



NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

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LEGEND

- ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CONCRETE PAVEMENT
- BIO-BASIN
- LANDSCAPING
- GRAVEL SURFACE
- SECURITY FENCE W/ SLIDING GATE
- PROPOSED CONCRETE CURB AND GUTTER
- PROPOSED RIGHT-OF-WAY
- EXISTING CONTOUR

GRÄEF

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203-3318
414 / 259 1500

www.graef-usa.com

PROJECT TITLE:
GERMANTOWN DPW

N112W17001 MEQUON RD.,
GERMANTOWN, WI 53022

NO. DATE		REVISIONS	ISSUE BY

PROJECT STATUS

PROJECT INFORMATION:

PROJECT NUMBER: 2022-0820.02
DATE: 04/29/2022
DRAWN BY: SRK
CHECKED BY: JH
APPROVED BY: JPH
SCALE: AS SHOWN

SHEET TITLE:
WETLAND EXHIBIT

SHEET NUMBER:



MEMORANDUM

TO: Jeffrey W. Retzlaff
FROM: Jeremy Hinds, P.E.
DATE: 9/9/2022
SUBJECT: Wetland Setback Compensation Plan
Mitigation Plan Narrative

The following narrative summarizes the mitigation practices provided for the shoreland and wetland setback areas associated with Parcel GTNV_361992 in the Village of Germantown, known as the Department of Public Works Facility and Omega Hills Parkway (TID NO.9). The setback requirements follow the guidelines established by Ordinance No. 23-07 and Section 24.04 of the Village of Germantown Municipal Code.

The mitigation proposed for this project includes creating permanent wetland setback or vegetative buffer equal to the disturbance area (1:1) for horizontal development.

Wetland Mitigation Plan

Exhibit 1 and 2 identifies post-construction wetland setback areas and vegetative buffers totaling 1.07 acres. The vegetative buffer areas will be permanently stabilized with a native seed mix made up of grasses and forbs that are indigenous to the area. The native seed mix once established, will provide a permanent cover and vegetative buffer within the setback area.

Summary

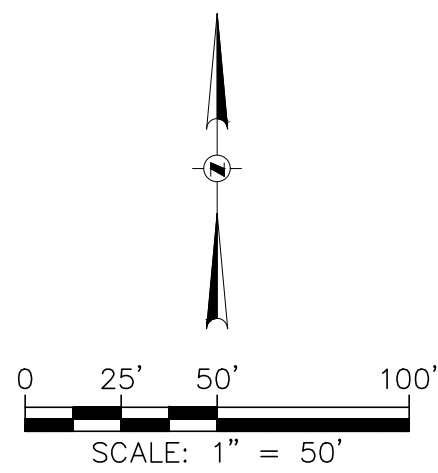
Wetland Setback Area Disturbed (1:1 Mitigation Area)	0.88 acres
Native Seed Restoration	0.58 acres
Vegetative Buffer	1.07 acres

Mitigation Ratio: 1: 1.88

AR/ar

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NOT FOR CONSTRUCTION



NOTES

- FOR GENERAL NOTES, SEE SHEET C900.
- FOR GRADING NOTES, SEE SHEET C900.

LEGEND

- WETLAND
- WETLAND 25' SETBACK
- VEGETATIVE BUFFER
- NATIVE SEED RESTORATION
- CONSTRUCTION LIMITS

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

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NOTES

1. FOR GENERAL NOTES, SEE SHEET C900.
2. FOR GRADING NOTES, SEE SHEET C900.

LEGEND

-  – WETLAND
-  – WETLAND 25' SETBACK
-  – VEGETATIVE BUFFER
-  – NATIVE SEED RESTORATION
-  – CONSTRUCTION LIMITS

NOTICE:
In accordance with Wisconsin statute 182.0175, damage to transmission facilities, excavator shall be solely responsible to provide advance notice to the designated "ONE CALL SYSTEM" not less than three working days prior to commencement of any excavation required to perform work contained on this drawing, and further, excavator shall comply with all other requirements of this statute relative to excavator's work.

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NOT FOR CONSTRUCTION

CERTIFIED SURVEY MAP (CSM) APPLICATION

9/12/22 Plan Commission Meeting

Meng Thao & Chonlada Saenyakun

Village Staff Report

Germantown, Wisconsin

Summary

Meng Thao & Chonlada Saenyakun, property owners of three parcels totaling 18.8 acres located on Pioneer Road in the Town of Jackson are seeking approval of a 2-lot Certified Survey Map (CSM). Village of Germantown review/approval is required under the Village's extraterritorial plat authority.

Location: 1204 Pioneer Road (1-mile east of CTH G/Division Road)

Applicant/

Property Owner: Meng Thao & Chonlada Saenyakun
1204 Pioneer Road
Jackson, WI

Zoning District: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural (T. of Jackson)	A-1
South	Agricultural (V. of Germantown)	A-1
East	Agricultural (T. of Jackson)	A-1
West	Agricultural (T. of Jackson)	A-1



Proposal

Meng Thao & Chonlada Saenyakun, property owners of three parcels totaling 18.8 acres located on Pioneer Road in the Town of Jackson are seeking approval of a 2-lot Certified Survey Map (CSM). The purpose is to combine all three parcels and redivide into two parcels to accommodate construction of a new home on proposed Lot 2 (13 acres) and sell proposed Lot 1 (5 acres) with the existing dwelling and buildings.

Staff Analysis

Village of Germantown review/approval is required under the Village's extraterritorial plat authority (where divisions of land in an adjacent town located within 1,000 feet of the common municipal boundary require Village Plan Commission and Board approval). Review and approval of the CSM and a development agreement regarding the removal of existing accessory buildings on proposed Lot 1 by the Town of Jackson has been granted subject to Village of Germantown review and action. Frontage on Pioneer Road is provided to accommodate a new driveway for proposed Lot 2.

Soil evaluations for determining on-site sanitary system requirements are required by the Town of Jackson prior to the issuance of a building permit for proposed Lot 2.

The Village Engineer has provided review comments in a September 7, 2022 letter (copy attached) noting a few minor technical corrections that will need to be made prior to recording the CSM.

Village Staff Recommendation

APPROVE the 2-lot Certified Survey Map land division of the 18.8-acre parcel owned by Meng Thao & Chonlada Saenyakun located off Pioneer Road in the Town of Jackson subject to one (1) condition:

1. All technical corrections identified by the Village's consulting Engineer, GRAEF, (see letter dated September 7, 2022) shall be addressed and reflected in a revised CSM submitted to the Village prior to recording the CSM.



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

collaborāte / formulāte / innovāte

September 7, 2022

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

SUBJECT: Meng Thao Extraterritorial CSM Review

Certified Survey Map

Applicant or Owner: Meng Thao / Chonlada Saenyakum
Land Surveyor/Firm: Scott Henkel/PSE

1. Building setback lines are to be mapped and dimensioned.
2. The second paragraph in the Surveyor's Certificate should include "and the Southeast ¼".
3. In the Village of Germantown Plan Commission Approval change the Secretary's name to Laura A. Johnson.
4. Professional Land Surveyor's seal and signature in contrasting color on all 4 sheets.

No further review comments.

Document Approval

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

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



collaborāte / formulāte / innovāte

Sincerely,

A handwritten signature in blue ink, reading 'Burt J. Naumann' with a stylized flourish at the end.

Burt J. Naumann, PLS
Senior Vice President



Village of

Germantown

Willkommen

Fee must accompany application

☐ \$2,900 with public improvements

☐ ~~\$1,900~~ no public improvements

Paid

Date

8/8/22

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Phone () _____
Fax () _____
E-Mail _____

PROPERTY OWNER

Meng Thao & Chonlada Saenyakun

1204 Pioneer rd

Jackson, WI 53037

Phone (414) 732-1054

Meng86@live.com

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER

1204 Pioneer rd Jackson, WI 53037

092400A, 092400Z, & 092500Z

3

PURPOSE OF LAND SPLIT

I am looking to split my three parcel and turn into two parcel. My purpose is to build new house in lot 2 and sale lot 1.

Will the land split require rezoning?

No

From

To

4

READ AND INITIAL THE FOLLOWING:

X

I understand that the Certified Survey Map is not valid until recorded at the Washington County Register of Deeds. The Village will record the document and charge the applicant all applicable recording fees.

X

I understand that the Map will not be placed on the Village Board agenda until all the technical corrections to the CSM are made, the payment of any outstanding impact fees are paid to the Village Clerk's Department, and the original signed and stamped copy of the Map is submitted on the proper paper.

X

I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

X

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

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant

08/08/2022

Date

Meng Thao

Owner

08/08/2022

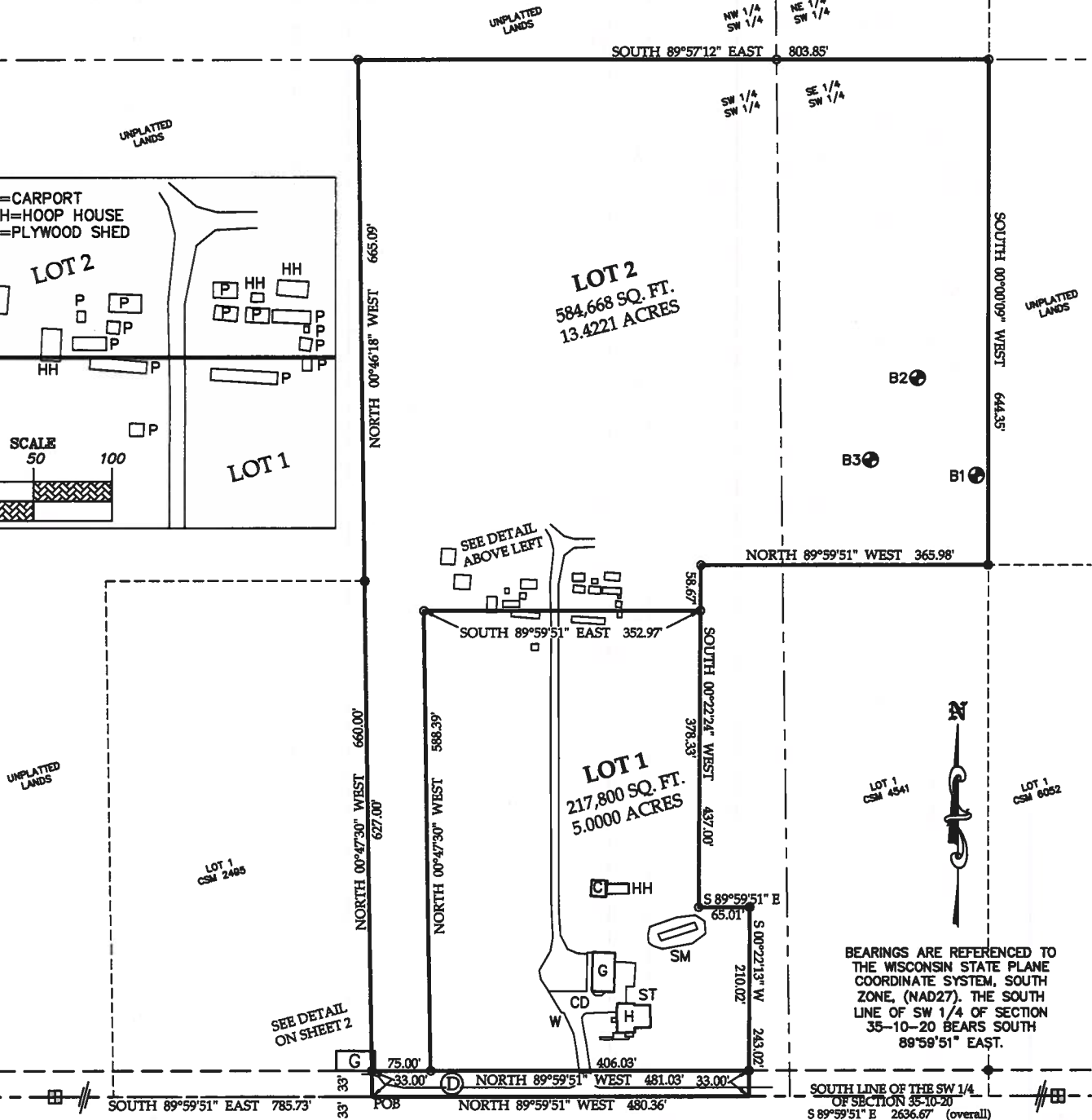
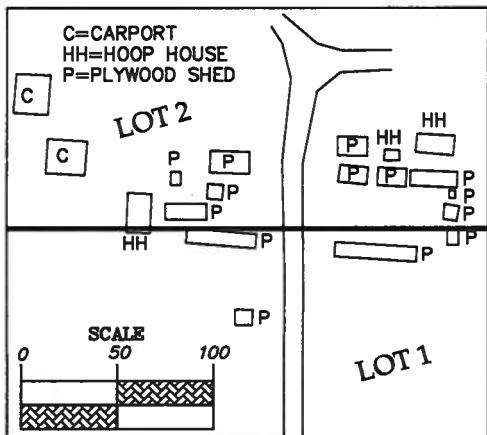
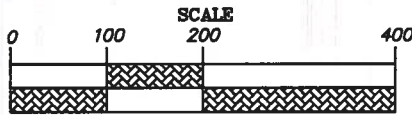
Date

CERTIFIED SURVEY MAP

THAT PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

OWNERS:
MENG THAO
CHONLADA SAENYAKUN
1204 PIONEER ROAD
JACKSON, WI 53037

CURRENT ZONING: A-1



SOUTHWEST CORNER OF THE SW 1/4 OF SECTION 35-10-20. FOUND BRASS DISC IN CONCRETE. N 472104.13 E 2505161.42

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, (NAD27). THE SOUTH LINE OF SW 1/4 OF SECTION 35-10-20 BEARS SOUTH 89°59'51\"/>

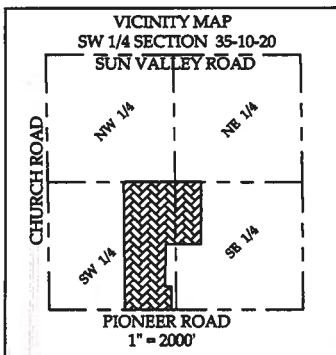
SOUTHEAST CORNER OF THE SW 1/4 OF SECTION 35-10-20. FOUND BRASS DISC IN CONCRETE. N 472104.01 E 2507797.81

DEDICATED TO THE PUBLIC FOR ROAD PURPOSES 15,863 SQ. FT. // 0.3642 ACRES

C=CARPORT
CD=CONCRETE DRIVE
G=GARAGE
H=HOUSE
HH=HOOP HOUSE
P=PLYWOOD SHED
SM=SEPTIC MOUND
ST=SEPTIC TANKS
W=WELL

LEGEND

- 1\"/>



PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: MT-12-22

Date: 5/02/22

SURVEYED BY JOSEPH W. DAVID
MAPPED BY J. SCOTT HENKEL, PLS

CERTIFIED SURVEY MAP # _____

THAT PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

I, J. SCOTT HENKEL, PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED, DIVIDED, AND MAPPED THE FOLLOWING LAND AS DIRECTED BY THE OWNERS, MENG THAO AND CHONLADA SAENYAKUN:

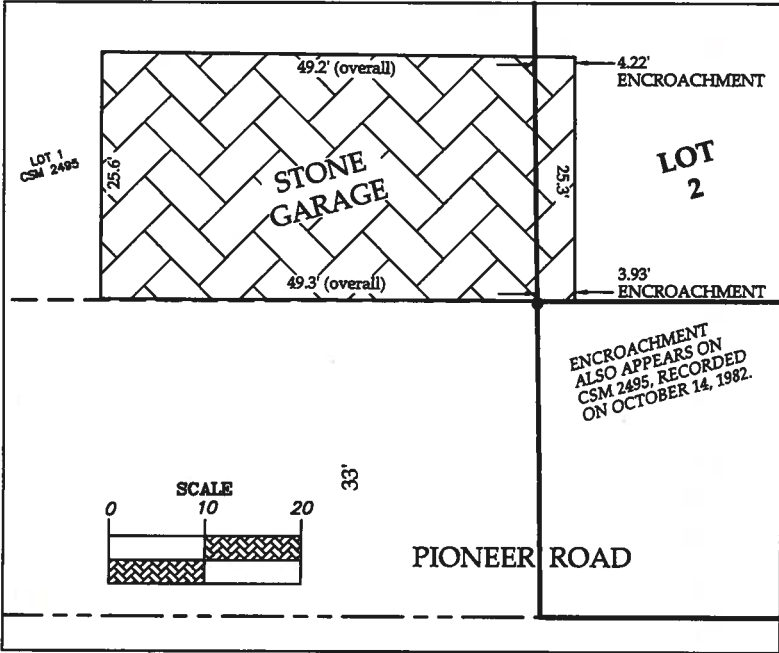
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE TOWN OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 35;
THENCE SOUTH 89°59'51" EAST, 785.73 FEET, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 00°47'30" WEST, 660.00 FEET, ALONG THE EAST LINE OF LOT 1 OF CERTIFIED SURVEY MAP 2495 TO THE NORTHEAST CORNER OF SAID LOT 1;
THENCE NORTH 00°46'18" WEST, 665.09 FEET, TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTHWEST 1/4;
THENCE SOUTH 89°57'12" EAST, 803.85 FEET, ALONG SAID NORTH LINE;
THENCE SOUTH 00°00'09" WEST, 644.35 FEET, TO THE NORTHEAST CORNER OF LOT 1 OF CERTIFIED SURVEY MAP 4541;
THENCE NORTH 89°59'51" WEST, 365.98 FEET, ALONG THE NORTH LINE OF SAID LOT 1 TO THE NORTHWEST CORNER OF SAID LOT 1;
THENCE SOUTH 00°22'24" WEST, 437.00 FEET, ALONG THE NORTHWEST LINE OF SAID LOT 1 TO THE WEST OUTER CORNER OF SAID LOT 1;
THENCE SOUTH 89°59'51" EAST, 65.01 FEET, TO THE WEST INNER CORNER OF SAID LOT 1;
THENCE SOUTH 00°22'13" WEST, 243.02 FEET, ALONG THE SOUTHWEST LINE OF SAID LOT 1 TO THE SOUTH LINE OF SAID SOUTHWEST 1/4;
THENCE NORTH 89°59'51" WEST, 480.36 FEET, ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

CONTAINING 818,255 SQUARE FEET // 18.7845 ACRES, MORE OR LESS.

I FURTHER CERTIFY THAT THE MAP PREPARED IS A CORRECT REPRESENTATION OF ALL THE EXTERIOR BOUNDARIES AS SHOWN AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES, AND THE TOWN OF JACKSON SUBDIVISION ORDINANCE.

J. SCOTT HENKEL, PLS 2495



PSE

122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: MT-12-22

Date: 5/02/22

CERTIFIED SURVEY MAP # _____

THAT PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 10 NORTH, RANGE
20 EAST, TOWN OF JACKSON, COUNTY OF WASHINGTON, STATE OF
WISCONSIN.

OWNER'S CERTIFICATE

AS OWNERS, MENG THAO AND CHONLADA SAENYAKUN, WE HEREBY CERTIFY THAT WE CAUSED THE LAND DESCRIBED
TO BE SURVEYED, DIVIDED, MAPPED, AND DEDICATED AS REPRESENTED HEREON. WE ALSO CERTIFY THAT THIS MAP IS
IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE TOWN OF JACKSON LAND DIVISION ORDINANCE:

MENG THAO
STATE OF WISCONSIN

COUNTY :SS
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2022, _____
_____, TO ME KNOWN AS THE PERSONS WHO EXECUTED THE FOREGOING
INSTRUMENT AND ACKNOWLEDGED SAME.

NOTARY PUBLIC, STATE OF WISCONSIN MY COMMISSION EXPIRES: _____

CONSENT OF CORPORATE MORTGAGEE

FORTE BANK, EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE
ABOVE DESCRIBED LAND DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING, AND DEDICATION OF THE
LAND ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF MENG THAO AND
CHONLADA SAENYAKUN, OWNERS.

IN WITNESS WHEREOF, THE SAID FORTE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY
_____, ITS _____ AT _____, WISCONSIN,
THIS _____ DAY OF _____, 2022.

IN THE PRESENCE OF: FORTE BANK

BY: _____

CONSENT OF CORPORATE MORTGAGEE

PENNYMAC FINANCIAL SERVICES, EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN,
MORTGAGEE OF THE ABOVE DESCRIBED LAND DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING, MAPPING, AND
DEDICATION OF THE LAND ON THIS CERTIFIED SURVEY MAP AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE
OF MENG THAO AND CHONLADA SAENYAKUN, OWNERS.

IN WITNESS WHEREOF, THE SAID PENNYMAC FINANCIAL SERVICES HAS CAUSED THESE PRESENTS TO BE SIGNED BY
_____, ITS _____ AT _____, WISCONSIN,
THIS _____ DAY OF _____, 2022.

IN THE PRESENCE OF: PENNYMAC FINANCIAL SERVICES

BY: _____



122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com

FN: MT-12-22 Date: 5/02/22

THAT PART OF THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 20 EAST, TOWN OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GERMANTOWN ON
THIS _____ DAY OF _____, 2022.

LORI JOHNSON, SECRETARY

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN ON
THIS _____ DAY OF _____, 2022.

DEANNA BRAUNSCHWEIG, VILLAGE CLERK

THIS LAND DIVISION IS HEREBY APPROVED BY THE TOWN OF JACKSON PARK & PLANNING COMMISSION ON THIS _____ DAY OF _____, 2022.

JIM MICECH, ZONING ADMINISTRATOR

THIS LAND DIVISION IS HEREBY APPROVED, AND ACCEPTED BY THE TOWN OF JACKSON TOWN BOARD ON THIS _____ DAY OF _____, 2022.

ROBERT EICHNER, TOWN CLERK

SIGN REVIEW

9/12/22 Plan Commission Meeting

Rosti

Planning & Zoning Report

Germantown, Wisconsin

Summary

Will Reeves, Signarama, agent for Rosti (previously Plastic Components Inc.) and Broadstone PCI Wisconsin, LLC property owner, is requesting approval for two (2) new wall signs for their property at N118W18845 Bunsen Drive and one (1) new wall sign for their property at N116W18271 Morse Drive.

Property Location: N118W18845 Bunsen Drive
N116W18271 Morse Drive

Applicant/

Property Owner: Will Reeves, Signarama Broadstone PCI Wisconsin
N84W15787 Menomonee Ave N116W18271 Morse Drive
Menomonee Falls, WI 53051 Germantown, WI 53022

Zoning: M-1: Limited Industrial (both properties)

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



Background/Proposal

Will Reeves, Signarama, agent for Rosti (previously Plastic Components Inc.) and Broadstone PCI Wisconsin, LLC property owner, is requesting approval for two (2) new wall signs for their property at N118W18845 Bunsen Drive and one (1) new wall sign for their property at N116W18271 Morse Drive.

Wall Signs

- N118W18845 Bunsen Drive
 - o 8' x 12' (96 square feet), non-illuminated, aluminate composite sign (1/8" dibond) with digital printing, mounted flush to the east-facing façade (Maple Road)
 - o 4' x 8' (32 square feet), non-illuminated, aluminate composite sign (1/8" dibond) with digital printing, mounted flush to the north-facing façade (Bunsen Drive)
- N116W18271 Morse Drive
 - o 2'4" x 7' (16.3 square feet), non-illuminated, aluminate composite sign (1/8" dibond) with digital printing, mounted flush to the north-facing façade (Morse Drive)

Staff Comments

The proposed signage meets the Village's sign code requirements. Rosti is the new name of Plastic Components Inc., however, there have been no major changes to the operation. It is anticipated the property owner will update the monument signs on both properties in the upcoming months. Any modification beyond a face replacement will require Plan Commission review and approval.

Village Staff Recommendation

APPROVE the proposed wall signs for Rosti located at N118W18845 Bunsen Drive and N116W18271 Morse Drive, as proposed.



Village of



Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid h Date 7/5/22

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 <u>Will Reeves</u> <u>Signarama</u> <u>N89W15787 Menomonee Ave, Ste 2</u> <u>Menomonee Falls, WI 53051</u> Phone <u>(262) 251-4300</u> Fax () E-Mail <u>will@signs-with-impact.com</u>	PROPERTY OWNER <u>Broadstone PCI Wisconsin, LLC</u> <u>1116W18271 Morse Dr.</u> <u>Germantown, WI 53022</u> Phone ()
---	--

2 PROPERTY ADDRESS OR GENERAL LOCATION

N118 W18845 Bunsen Dr.

3 SIGN INFORMATION

Sign Dimensions 96" height x 144" width ☒ Single ☐ Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF 4,056

Total Square Footage of Sign (include all sides) 96

Total height of the Sign 96"

Is the Sign to be illuminated yes ☒ no ☐

Type of Sign Construction Materials Aluminum Composite Material

Distance to Closest Property Line 40'

Are there any existing signs on the property N/A

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!

Will Reeves 5/27/22

Applicant Date

[Signature] 6/6/2022

VP, Property Management

Owner BROADSTONE PCI WISCONSIN LLC, Date

a New York limited liability company

By: Broadstone Net Lease, LLC

a New York limited liability company,

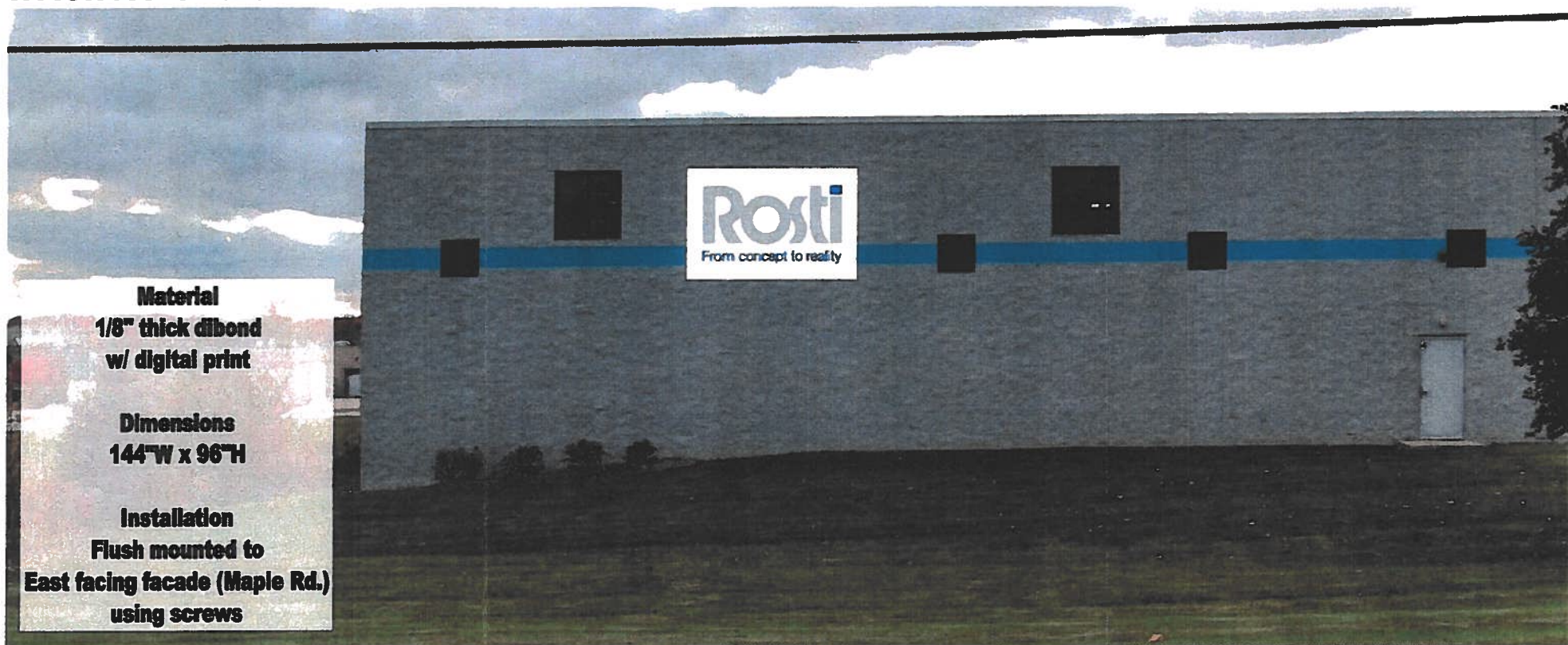
its sole member

By: Broadstone Net Lease, Inc.

a Maryland corporation,

its managing member

N118W18845 Bunsen Dr.



Material

**1/8" thick dibond
w/ digital print**

Dimensions

144"W x 96"H

Installation

**Flush mounted to
East facing facade (Maple Rd.)
using screws**



**Menomonee Falls
Signarama**

This design and drawing submitted for your review and approval is the exclusive property of **Signarama**. It may not be reproduced, copied, exhibited or utilized for any purpose, in part or in whole by any individual inside or outside without written consent of **Signarama**.

N84W15787 Menomonee Ave, Ste 1, Menomonee Falls, WI 53051 (262) 251-4300

Approved by:

E-mail:

X:\Rosti

File: Signage.fs

will@SignsWithImpact.com

Date: 6/17/2022



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid 7/5/22 Date 7/5/22

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

Will Reeves
Signarama
184 W 15787 Menomonee Ave, Ste 1
Menomonee Falls, WI 53051
Phone (262) 251-4300
Fax ()
E-Mail will@signswithimpact.com

PROPERTY OWNER

Broadstone PCI Wisconsin, LLC
1116 W 18271 Morse Dr.
Germantown, WI 53022
Phone ()

2 PROPERTY ADDRESS OR GENERAL LOCATION

1118 W 18845 Bunsen Dr.

3 SIGN INFORMATION

Sign Dimensions 48" height x 96" width (Single) Multi Tenant (circle one)
Number of Sides 1
Total Square Footage of Sign (include all sides) 302
Total height of the Sign 48"
Is the Sign to be illuminated no yes no
Type of Sign Construction Materials Aluminum Composite Material
Distance to Closest Property Line 60'

Are there any existing signs on the property N/A
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!

Will Reeves 5/27/22
Applicant Date

[Signature] 6/6/2022
VP, Property Management
Owner BROADSTONE PCI WISCONSIN, LLC Date
a New York limited liability company

By: Broadstone Net Lease, LLC
a New York limited liability company,
its sole member

By: Broadstone Net Lease, Inc.
a Maryland corporation,
its managing member

N118W18845 Bunsen Dr.



Material

**1/8" thick dibond
w/ digital print**

Dimensions

96"W x 48"H

Installation

**Flush mounted to
north facing facade
using screws**



**Menomonee Falls
Signarama**

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N84W15787 Menomonee Ave, Ste 1, Menomonee Falls, WI 53051 (262) 251-4300

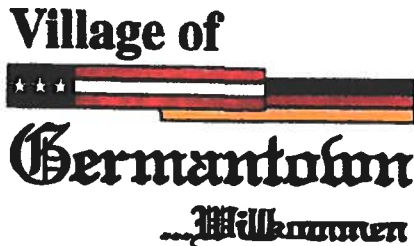
Approved by: E-mail:

X:\Rosti

File: Signage.fs

will@SignsWithImpact.com

Date: 6/13/2022



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid 7/5/22 Date 7/5/22

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 <u>Will Reeves</u> <u>Signarama</u> <u>N84 W15787 Menomonee Ave.</u> <u>Menomonee Falls, WI 53051</u> Phone <u>(262) 251-4300</u> Fax <u>()</u> E-Mail <u>will@signswithimpact.com</u>	PROPERTY OWNER <u>Broadstone PCI Wisconsin, LLC</u> <u>1116 W 18271 Morse Dr.</u> <u>Germantown, WI 53022</u> Phone <u>()</u>
---	---

2 **PROPERTY ADDRESS OR GENERAL LOCATION**

1116 W 18271 Morse Dr.

3 **SIGN INFORMATION**

Sign Dimensions 28" height x 84" width ☒ Single / Multi Tenant (circle one)
Number of Sides 1 Building Frontage SF 4076
Total Square Footage of Sign (include all sides) 116.3
Total height of the Sign 28"
Is the Sign to be illuminated yes ☒ yes ☐ no
Type of Sign Construction Materials Aluminum Composite Material
Distance to Closest Property Line 60'

Are there any existing signs on the property N/A
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!**

Will Reeves 5/27/22
Applicant Date

[Signature] VP, Property Management 6/6/2022
Owner BROADSTONE PCI WISCONSIN, LLC Date
a New York limited liability company

By: Broadstone Net Lease, LLC
a New York limited liability company,
its sole member

By: Broadstone Net Lease, Inc.
a Maryland corporation,
its managing member

N116W18271 Morse Dr.



Material
1/8" thick dibond
w/ digital print

Dimensions
84"W x 28"H

Installation
Flush mounted to
north facing facade
using screws



Menomonee Falls
Signarama

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N84W15787 Menomonee Ave, Ste 1, Menomonee Falls, WI 53051 (262) 251-4300

Approved by:

E-mail:

X:\Rosti

File: Signage.fs

will@SignsWithImpact.com

Date: 6/13/2022

ARCHITETURAL & SIGN REVIEW

9/12/22 Plan Commission Meeting

Gehl Food & Beverage LLC / AGNL DAIRY LLC

Village Staff Report

Germantown, Wisconsin

Summary

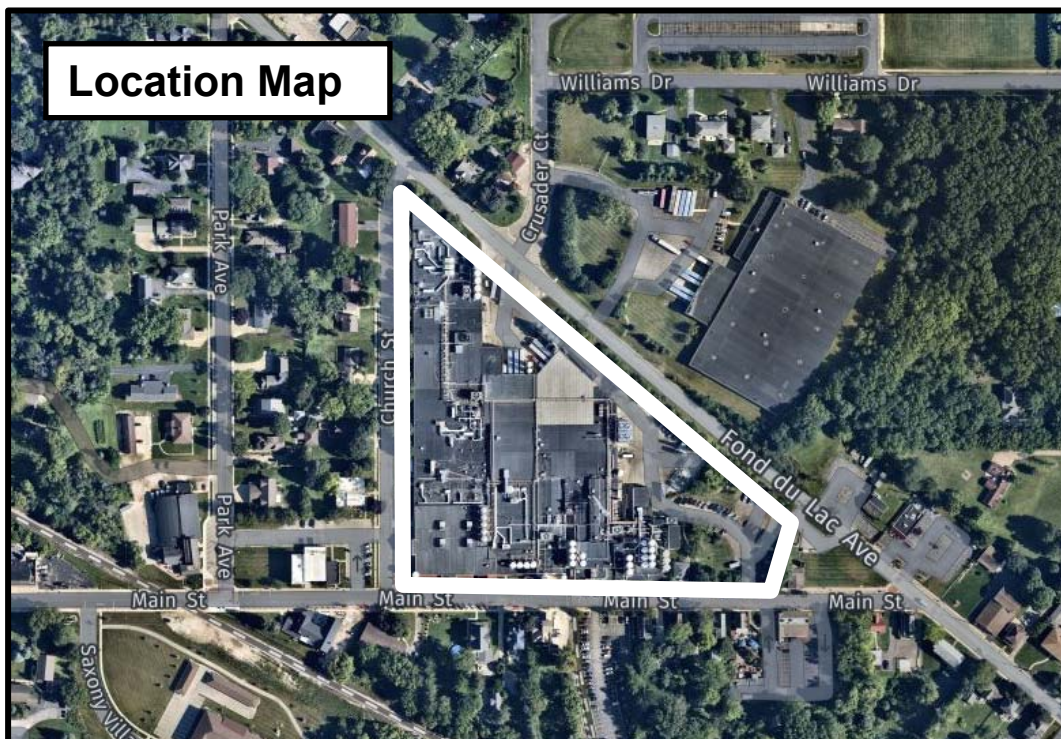
Adam Konitzer, agent for Gehl Food & Beverage and AGNL Dairy LLC, property owner, is requesting approval for a wall sign permit application and a modification to the previously approved 42' x 33' vinyl wrap for the silo located at the corner of Main Street and Church Street (N116W15970 Main Street).

Property Location: N116W15970 Main Street

Property Owner: AGNL Dairy LLC
245 Park Avenue 24th Floor
New York, NJ 10167

Zoning: M-1: Limited Industrial PDD

Adjacent Land Uses		Zoning
North	Business/Industrial	B-3/M-1 PDD
South	Business/Residential	B-3
East	Business/Residential	B-3
West	Business/Residential	B-3/Rs-6/Rs-7



Background/Proposal

Adam Konitzer, agent for Gehl Food & Beverage and AGNL Dairy LLC, property owner, is requesting approval for a wall sign permit application and a modification to the previously approved 42' x 33' vinyl wrap for the silo located at the corner of Main Street and Church Street (N116W15970 Main Street).

There are two components to this application:

Architectural Review

The concept of a graphic wrap was originally proposed as part of the site development and building plans for the Gehl Food & Beverage expansion project approved in 2019. The image on the wrap in the 2019 renderings, although conceptual, was a single, historical image of the Gehl Foods building. Since that time, the design has changed to a collage of pictures including historic images, images of employees and other people, and images of product.

Sign Permit Application

Gehl Food & Beverage is also proposing the addition of their logo and "Since 1896" to the vinyl wrap. The total size of these areas will be approximately 50 square feet of the overall 1,386-square foot vinyl wrap.

Staff Comments**Community Development: Planning & Zoning**

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. The design and exterior appearance can be approved or modified to satisfy the architectural and appearance requirements under 17.49 as deemed appropriate by the Plan Commission. With the modification to the imagery on the vinyl wrap, the Plan Commission should review and take action on the new proposal.

The proposed wall signage portion of the wrap meets the requirement of Section 17.46.

Village Staff Recommendation

APPROVE the proposed wall sign for Gehl Food & Beverage on the southwest corner of the building located at N116W15970 Main Street, as proposed.



Village of



Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid 9/2/22 Date 9/2/22

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Adam Konitzer

c/o Gehl Food & Beverage

N116 W15970 Main Street

Germantown, WI 53022

Phone (262) 735-7112

Fax ()

E-Mail akonitzer@gehlfoods.com

PROPERTY OWNER

AGNL Dairy, L.L.C., c/o Angelo Gordon & Co., L.P.

245 Park Avenue, 24th Floor

New York, NY 10167

Phone (212) 692-2035

2 PROPERTY ADDRESS OR GENERAL LOCATION

N116 W15970 Main Street, Germantown, WI 53022

3 SIGN INFORMATION

Sign Dimensions 42' height x 33' width Single Multi Tenant (circle one)

Number of Sides 1-Cylindar Around Corner

Building Frontage SF _____

Total Square Footage of Sign (include all sides) 1,386

Total height of the Sign 42'

Is the Sign to be illuminated _____ yes X no

Type of Sign Construction Materials _____ Vinyl Wrap

Distance to Closest Property Line 25'

Are there any existing signs on the property Building Sign along 145 & Reception Sign

If yes, what is the total Square Footage of existing signs 66

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

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

Adam Konitzer 9-1-2022
Applicant Date

Gordon J. Whiting 9/1/2022
Owner Date

By: Gordon J. Whiting, President and Managing Director
of AGNL Manager IV, Inc., manager of AGNL Dairy,
L.L.C.



