VILLAGE OF GERMANTOWN
N112 W17001 MEQUON ROAD
GERMANTOWN, WI 53022

MEETING:	**REGULAR MEETING OF THE VILLAGE BOARD**
DATE AND TIME:	**MONDAY, OCTOBER 3, 2022 7:00 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 #: 2551 286 4870 Password: FPe6rA6VvK8 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=md46ee66e2377d48eeb91dde7eb51a3ab
Citizens not wishing to attend the meeting personally or virtually may submit any public 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. All written comments will be entered into the record as if given at the hearing / meeting and made available to the members of the Village Board for consideration but may not be read during the hearing / meeting.
Previously recorded Village Board Meeting Videos can be viewed at https://www.youtube.com/channel/UCOYp0EgELzTCa9X_iCohyhQ.

AGENDA

I. CALL TO ORDER: *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*

II. ROLL CALL:

III. PLEDGE OF ALLEGIANCE:

IV. PRESIDENT'S REPORT:

V. ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST COMMITTEE AND DEPARTMENT REPORTS:

A. The following individuals will be given the opportunity to make announcements of future municipal activities: Village President, Village Board Members, Village Administrator, Village Attorney, Village Clerk, And Department Heads, to include:

VI. CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

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 three (3) 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 p.m. on Monday, October 3.*

VII. CONSENT AGENDA:

A. Approval of Minutes September 19, 2022, and September 26, 2022, Meeting.

B. Accounts payable/payroll:

1.	September 23, 2022	Accounts Payable	$ 370,309.80
2.	September 30, 2022	Accounts Payable	$ 90,502.94

VII. UNFINISHED BUSINESS

A. None.

IX. PUBLIC HEARINGS:

A. None.

X. NEW BUSINESS:

A. "Class B" Liquor License and Class "B" Fermented Malt Beverage License for the period commencing October 3, 2022 and ending June 30, 2023 for Veracruz WI, LLC, Charles Hasting N112W16344 Mequon Road. (In place of Mama Mias.)

All premise licenses, recommendations / approvals to be conditional upon completion of all documentation, compliance of all code violations/requirements and monies owed to the village paid prior to issuance of licenses in addition to any other conditions noted.

B. Conditional Use Permit 03-2022, Jacob & Katherine Cervantes, Property Owners of N120 W13537 Freistadt Road. Application to keep and raise certain animals including horses, poultry, fowl and other animals in an Rs-2: Single-family zoning district property.

C. Mary Best – W181 N12556 Fond du Lac Avenue. Ordinance 17-2022 to Rezone a portion of the property from the A:1: Agricultural District to the Rs-4: Single-family Residential District and a Certified Survey Map to legally record a lot line adjustment.

D. Village of Germantown, Property Owner – Property "A", N104 W12703 Donges Bay Road and Property "B", N104 W12667 Donges Bay Road. Ordinance No. 18-2022 to Rezone Property "A" from A-1: Agricultural to the I: Institutional District; Ordinance No. 19-2022 to Rezoning Property "B" from the A-1:Agricultural to the M-1: Limited Industrial Zoning District and Conditional Use Permit No. 04-2022 to encroach into the 25' wetland setback.

E. Meng Thao and Chonlada Saenyakun, Property Owners of 18.62 Acres, 1204 Pioneer Road in the Town of Jackson. Extra-territorial Certified Survey Map Plat Review to reconfigure parcels.

XI. ADJOURNMENT:

The next regular meeting of the Village Board will be on Monday, October 17, 2022, at 7:00 p.m.

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.*

VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
September 19, 2022

CALL TO ORDER: The meeting was called to order at 7:00 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum, Hudson, Kaminski, J. Miller, R. Miller, Myers, Pieper, and Neureuther. Also present: Administrator Kreklow, Braunschweig, Director Retzlaff, Associate Planner Zandt, Director Ratayczak, Chief Snow, and Superintendent Zimmerman.

PLEDGE OF ALLEGIANCE:

PRESIDENT'S REPORT:
President Wolter read a statement communication from the John Jeffords, President of Richfield describing the Northeast Corridor as light industrial to support three million of building space.

I. APPOINTMENTS:

A. **Commissions/Boards/Committees**

1. **Board of Review** (5 year term)
   - Member Kim Leukert
   - Member Kristine Huber
   - Alt. Member Wyatt Weir

2. **Board of Zoning Appeals**
   - Member Jeffrey Knop (3 year term)

3. **Ethics Board** (3 year term)
   - Member Rosemarie Matheus
   - Member Wyatt Wiehr
   - Alternate Member Vacant
   - Alternate Member Vacant

4. **Historic Preservation Commission** (3 year term)
   - Member Christine Kauth
   - Member Barbara Mendenhall

5. **Library Board** (3 year term)
   - Member Charlene Brady
   - Member Darlene Vosen
   - School Board Member Jake Misiak

6. **Park & Recreation Commission** (3 year term)
   - Member Vacant
   - Member Vacant
   - School Board Member Russell Ewert

7. **Police & Fire Commission**
   - Member Homer Jack Daniels (5 year term)

8. **Senior Center Advisory Committee** (2 year term)
   - Member Fay Price
   - Member Jackie Shebesta

9. **Utility Advisory Committee** (3 year term)
   - Scott Hefle
   - Open

10. **Tourism Commission**
    - Hotel Representative to be announced.

Motion (Myers/Pieper) approve the appointments as listed. Motion carried unanimously.

ANNOUNCEMENTS OF FORTHCOMING EVENTS OF PUBLIC INTEREST/DEPARTMENT AND COMMITTEE REPORTS:

The following individuals will be given the opportunity to make announcements of future municipal activities: Village President, Village Board Members, Village Administrator, Village Attorney, Village Clerk, And Department Heads, to include:

Oktoberfest is in Dheinsville Park this weekend. Tr. Rick Miller gave a report on Oktoberfest with history.

Clerk – Treasurer Braunschweig introduced Deputy Clerk / Deputy Treasurer Rettler and Hanke.

Administrator Kreklow announced the September 29 at 6 p.m., October 11 at 10 am, and October 20 at 6 pm. Information is on the Village website.

Tr. J. Miller reported on the next tentative Fourth of July meeting on October 18 at 6 pm.

CITIZEN INPUT/PUBLIC APPEARANCE on items not subject to a public hearing:

Melanie Smythe, of Cedar Lane, came to the podium reported on the referendum on the Village website. She commented on the size of the agenda. She commented on development on Lannon Road and Mequon Road.

Scott Hefle, of Old Farm Road, came to the podium and commented on thank you to Clerk Treasurer Braunschweig. He commented on the size of the agenda packet. He commented to table the 2050 plan and have a special meeting for the 2050 plan. He commented on the library building.

Katie Kautz of Meadowbrook Lane came to the podium and commented on the 2050 Plan and neighborhood meetings.

Matt Kimmler of Isabelle Farm Drive came to the podium and commented against the amendment to the 2050 Plan that includes Isabelle Farm area included in the Industrial district.

Doug Lawmen, of Riversbend Circle West came to the podium. He commented on Willow Creek Business District page 104; he spoke against the use of transportation from County Line Road to I-41.

Gidget Strike, Lannon Road, came to the podium. She spoke against the rezoning of Lannon and Mequon Road and against Multi-family homes and rentals.

Ryan Hennes of Isabelle Farms came to the podium. He agreed with Matt Kimmler.

Tammy Schneider of Lannon Road came to the podium. She commented on the 2050 plan and to remove Isabelle Farms from Commercial or and only allow residential.

President Wolter read an email from Ashley Abel against development on Mequon Road

President Wolter read an email from Mark and Laurie Boetcher against development on Mequon Road.

President Wolter read an email from Deborah Suskey against development on Mequon Road.

President Wolter read an email from Dean and Sherry Fox against development on Lannon and County Line Q.

President Wolter read an email from Dean Hennes against the Isabell Farms development in the 2050 plan.

President Wolter read an email from Ryan Hennes against the Isabell Farms development in the 2050 plan.

CONSENT AGENDA:

A. Approval of Minutes August 15, 2022, Meeting.

B. Accounts payable/payroll:

1.	August 12, 2022	Accounts Payable	$ 280,384.84
2.	August 22, 2022	Payroll	$ 13,491.29
3.	August 26, 2022	Accounts Payable	$ 1,711,227.68
4.	August 30, 2022	Accounts Payable	$ 46,354.64
5.	August 30, 2022	Payroll	$ 273,221.86
6.	September 3, 2022	Accounts Payable	$ 102,983.41
7.	September 9, 2022	Accounts Payable	$ 412,628.74
8.	September 13, 2022	Payroll	$ 241,392.73

The following items were forwarded from the **Public Works Committee** with a unanimous recommendation:

C. Well 7 Replacement of Motor Control Center with J Miller Electric in an amount not to exceed $158,258.

D. F450 Flat Bed Conversion in an amount not to exceed $22,000. Conversion of ambulance to a 1 ½ ton single axle flat bed truck.

Motion (Myers/Baum) to approve consent agenda items A-D. Roll call vote carried unanimously.

UNFINISHED BUSINESS:

A. None.

PUBLIC HEARING:

A. None.

NEW BUSINESS:

Motion (Myers/Hudson) for new business D to be removed from tonight's agenda for a separate meeting.

Motion (Pieper/Baum) for the next Village Board meeting to be on September 26th for item D.

Motion (J. Miller) to change the date to November 15th. Failed due to lack of a second.

Motion as amended to move item D., Ordinance No. 16-2022, Ordinance to Adopt the Village of Germantown 2050 Comprehensive Plan, to September 26th at 6 pm. Motion carried. Neureuther, Baum and J. Miller voted no.

A. Brian Depies, SEH, Agent for Thomas Rakow, Property Owner – W140N11066 Country Aire Drive. Ordinance 17-2022 to rezone 5.12 acres from the A-1: Agricultural District to the Rs-1: Single-family Residential District and a 2-Lot Certified Survey Map (CSM).

Associate Planner Zandt came to the podium and reported on the item. The site location, zoning, and use plan were shown.

Motion (R. Miller/Myers) to approve Brian Depies, SEH, Agent for Thomas Rakow, Property Owner – W140N11066 Country Aire Drive. Ordinance 17-2022 to rezone 5.12 acres from the A-1: Agricultural District to the Rs-1: Single-family Residential District and a 2-Lot Certified Survey Map (CSM). Motion carried unanimously.

B. 2023 Recommended Budget.

Manager Uselding came to the podium and presented the 2023 budget.

Motion (Baum/Hudson) October 5 at 6 pm, October 12 at 6 pm and October19 at 6:30 pm. October 24 is the last possible date due to publication requirements. Motion carried unanimously.

C. Canine Squad Car Set Up in an Amount not to Exceed $20,487.67.

Motion (Baum/Pieper) to approve Canine Squad Car Set Up in an Amount not to Exceed $20,487.67. Roll Call Vote carried unanimously.

D. Ordinance No. 16-2022, Ordinance to Adopt the Village of Germantown 2050 Comprehensive Plan.

Item was postponed to September 26th.

E. Potential Relocation / Improvements to Lift Station 6.

Superintendent Zimmerman came to the podium and introduced the item.
Motion (Pieper/Hudson) to approve staff to look into the Potential Relocation / Improvements to Lift Station 6. Discussion ensued of the possible added costs if not expanded. If lift 6 is not expanded then lift 3 will need to be expanded at a larger cost.
The utility would purchase it outright. The cost is approximately $900,000. This is a long-term replacement plan. Motion carried unanimously.

F. Library Condenser Replacement Commitment in an amount not to exceed $202,000.

Motion (Myers/Baum) to approve Library Condenser Replacement Commitment in an amount not to exceed $202,000. Discussion ensued to include in the borrowing for the DPW Building. This was planned for in the capital plan and is for more than ten years. Roll Call Vote carried unanimously.

G. Approve Bid for Public Works Facility.

Motion (Myers/Baum) to approve the Bids for Public Works Facility. Discussion ensued as to the Building Oversight Committee jurisdiction. Director Ratayczak came to the podium and introduced item. There is an approved budget by the board and there will likely be an additional approved budget. Moore Construction is in place for the process. Mike Moore of Moore Construction came to the podium. Discussion ensued of the budget in place for the facility. Discussion ensued of the supply timing.
Roll call vote carried. Baum, Neureuther, and Pieper voted no.

H. Award of Bid, Private Property Inflow and Infiltration Phase #1.

Director Ratayczak came to the podium and introduced item. This item started in 2011.
Motion (Myers/Baum) to approve Award of Bid, Private Property Inflow and Infiltration Phase #1. Discussion ensued of phase one and phase two. Roll call vote carried.

I. Request from Tr. J. Miller and Tr. Myers: Ehlers review of the new TID #9 as well as the three that are open #6, #7, #8 and request an update on Moody's Bond Rating.

Administrator Kreklow reported on the item. The TID reports were in the packet and the Moody's report from the last bond rating were included in the packet. Administrator Kreklow presented information on each Tax Increment District. Discussion ensued of the Aa 2 rating is an excellent rating for a community of our size.

J. Resolution 27-2022, Denial of Claim from Crystal Hess Binnebose.

Motion (Baum/Pieper) Resolution 27-2022, Denial of Claim from Crystal Hess Binnebose. Motion carried unanimously.

K. Acquisition of Properties at N116W15843 Main Street and W157N11593 Fond du Lac Avenue. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate; and,

Motion (Myers/Pieper) to convene into closed session for item K. at 9:51 p.m. and to include the Village Board, Village Administrator, Village Attorney, Community Development, Village Clerk – Treasurer. Roll call vote carried unanimously.

L. Stonecast Concrete Purchase of Village Parcel GTNV 362999, The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(e) Deliberating or negotiating the purchasing of public properties, the investing of public funds, or conducting other specified public business, whenever competitive or bargaining reasons require a closed session, and then may reconvene into open session to take such action as it deems appropriate; and,

Motion (Pieper/Baum) to convene into closed session for item L. and to include the Village Board, Village Administrator, Village Attorney, Community Development, Village Clerk – Treasurer. Roll call vote carried unanimously.

M. Community Development Director. The Village Board May Enter into Closed Session per Wis Stat § 19.85(1)(c) Considering employment, promotion, compensation or performance evaluation data of any public employee over which the governmental body has jurisdiction or exercises responsibility, and then may reconvene into open session to take such action as it deems appropriate.

Motion (Pieper/Hudson) to convene into closed session for item M. and to include the Village Board, Village Administrator, and Village Attorney. Roll call vote carried unanimously.

The Board Convened into open session at 11:25 p.m.

Motion (Pieper/R. Miller) to approve staff to proceed as directed. Motion carried. J. Miller and Hudson voted no.
Motion (Pieper/R.Miller) to approve staff to proceed as directed. Motion carried. J. Miller and Hudson voted no.
Motion (Pieper/R. Miller) to approve of the Community Development Director Salary to be set at 105,000. Motion carried. J. Miller and Hudson voted no.

ADJOURNMENT.
ADJOURNMENT: There being no further business, the meeting adjourned at 11:30 p.m.

The next regular meeting of the Village Board will be on Monday, September 19, 2022, at 7:00 p.m.

Respectfully Submitted,
Deanna Braunschweig

VILLAGE OF GERMANTOWN
VILLAGE BOARD MEETING MINUTES
September 26, 2022

CALL TO ORDER: The meeting was called to order at 6:00 p.m. by President Wolter.

ROLL CALL: Present: President Wolter, Trustees Baum (6:15 p.m.), Hudson, Kaminski, J. Miller, R. Miller, Myers, Pieper, and Neureuther. Also present: Administrator Kreklow, Braunschweig, Director Retzlaff, Associate Planner Zandt, Director Ratayczak, Chief Snow, and Superintendent Zimmerman.

UNFINISHED BUSINESS:

A. Ordinance No. 16-2022, Ordinance to Adopt the Village of Germantown 2050 Comprehensive Plan.

Discussion ensued that public comments are not on tonight's agenda and will not be read.

Director Retzlaff commented on the hand outs on the dias. Copies of the Neighborhood districting map, overall revision list, four map exhibits, and the request from the Washington County Community Development Department with revisions for next generation housing.

Director Retzlaff reported that the plan was kicked off in July of 2019 with an 18 month time table. Challenges included COVID, revised community engagement for virtual, included a social website for an opinion gathering. There were 40 meetings, 7 open houses, 19 Plan Commission Meetings, 5 pop up events, 2019 community survey, and social pin point website with an interactive mapping component.

The smart growth statute shaped the plan. 32 land use tables were shown and reviewed. Each of the land use tables have a profile. There are summation tables for the plan map included.

The Plan Commission considered all of the public input, draft, and revision list based on public comment that had been received. There were 78 minor revisions, 75 that were adopted. There were 18 revisions adopted by the plan commission.

The map of Isabelle Farms and boundary adjustments were shown.

Baum arrives 6:15 p.m.

The Lannon Gateway neighborhood map was shown.

Discussion ensued of the Isabelle Farms and strip of land from the Isabelle farms and classify into the Holy Hill area based on the properties in five acres. There are 22 lots approximately in this area to put back into the Holy Hill Gateway District and developed with industrial and residential. There is a greenscape and buffer need for the Holy Hill Gateway District area.

Motion (Baum/Pieper) to approve Ordinance No. 16-2022, Ordinance to Adopt the Village of Germantown 2050 Comprehensive Plan.

Amendment Motion (J. Miller/Pieper) that the quadrant that was Isabelle farms and changed to the Holy Hill Gateway District, move back to the Isabelle Farms neighborhood. (Map exhibit 1)

Attorney Sajdak advised to refer the request back to the Plan Commission. Discussion of substantive change definition ensued and the end result.

Discussion ensued of amendment processes and possible substantial changes to be sent back to Plan Commission.

Discussion ensued of the amendments and the adding the language the Village Board approves if the Plan Commission accept as presented.

Isolate the Isabelle farms, areas North and South, as areas of significant influence.
Including the areas of: Goldendale and Holy Hill Road, Lannon and County Line Road and the South side of Isabelle Farms.

Motion (Pieper/Hudson) call the amendment question. Motion carried unanimously.

Amendment motion carried. Myers voted no.

Discussion ensued to pull the three areas out.
Isolate the Isabelle farms, areas North and South, as areas of significant influence.
Including the areas of: Goldendale and Holy Hill Road, Lannon and County Line Road and the South side of Isabelle Farms. Discussion ensued of the neighborhood meetings.

Amendment Motion (Baum/Pieper) to Isolate the area West and South of Woodside, and the area on the North end of Isabelle Farms as special interest, and the area of Lannon and County Line Road Gateway as special interest areas.
Remain in current zoning (current classification of 2020 plan) until complete neighborhood meetings and put together a plan.
Area south and west of Willow Creek Neighborhood is identified as special interest. Area north of Isabelle Farms is identified as special interest and both will stay as 2020 land use identification. Lannon Gateway will maintain the September 13, 2022 map identification as residential and special interest.

Baum clarified the motion for Woodside as the circles on the map showing the red white highlights. The Woodside special interest is to the West of the red and white highlights to 41/45 and down to Rockfield Road and end at Goldendale to make an L shaped portion as zone 1.

Baum clarified the motion that Isabelle Farms highlighted area extends down to the North end of Isabelle Farms.

Baum clarified the Lannon Road Area that the entire area as special interest as Residential.

Motion (Pieper/Baum) to call the question. Motion failed. Hudson, Kaminski, J Miller, R. Miller, and Wolter voted no.

Discussion ensued that the Lannon Gateway to revert back to residential. Woodside and Isabelle Farms revert back to the 2020 plan.

Baum / Pieper to rescinded the motion.

Amendment Motion (Baum/R. Miller) to amend the property South of Woodside and West of Woodside and revert back to 2020 land use plan. ~~Woodside as the circles on the map showing the red-white highlights. The Woodside special interest is to the West of the red and white highlights to 41/45 and down to Rockfield Road and end at Goldendale to make an L shaped portion as zone 1.~~

Discussion ensued that the neighborhood meetings will be initiated by the developer.

Attorney advised caution and to send back to Plan Commission for certification.

Discussion ensued of the wording of special interest.
Discussion ensued of the motion without special interest.
Amendment Motion (Baum/R. Miller) to amend the property South of Woodside and West of Woodside and revert back to 2020 land use plan. Motion carried unanimously.

North end of Isabelle Farms as special interest, and area Lannon and County Line Road Gateway as special interest areas.

Amendment Motion (J. Miller/Hudson) to keep the Lannon Gateway neighborhood and Willow Creek Business Park District as defined in draft 9/13. Discussion ensued that this is already in place as part of the 2050 Plan. The motion was rescinded.

Discussion ensued to approve the ordinance as amended and to reflect the desired amendments and send back to the Plan Commission.

Motion to amend (Pieper/Baum) with edits by Community Development memo as part of the County housing section. Motion carried. Hudson, J. Miller, Myers, Neuther voted no.

Discussion ensued that there is not a clear definition of next generation housing. Funds for the study are offered to the Village of Germantown from Washington County.

Amendment Motion (R. Miller/Kaminski) to send Ordinance No. 16-2022_back to Plan Commission for review and if no changes, the 2050 Plan would become adopted.
Discussion ensued that the Ordinance is approved conditional upon Plan Commission Acceptance. Motion failed. Baum, J. Miller, Pieper, Neureuther, Myers voted no.

J. Miller motion of reconsideration of amendment motion to send back to the Plan Commission. Second by Kaminski. Pieper, Baum, and Myers voted no.

Amendment Motion (R. Miller/Kaminski) to send Ordinance No. 16-2022_back to Plan Commission for review and if no changes, the 2050 Plan would become adopted.
Discussion ensued that the Ordinance is approved conditional upon Plan Commission Acceptance. Motion carried. Baum, Pieper, Neureuther, Myers voted no.

Motion as amended, Ordinance No. 16-2022, Ordinance to Adopt the Village of Germantown 2050 Comprehensive Plan. Roll Call Vote Carried. Myers voted no.

ADJOURNMENT.

ADJOURNMENT: There being no further business, the meeting adjourned at 8:30 p.m.

Respectfully Submitted,
Deanna Braunschweig

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BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: October 3, 2022

AGENDA ITEM: New Business [CONDITIONAL USE PERMIT]

ITEM TITLE: Jacob and Katherine Cervantes, property owners of a 4-acre residential property located at N120W13537 Freistadt Road. Application for a Conditional Use Permit (CUP) to allow the keeping of up to two horses, one pot-bellied pig, and poultry/fowl for family consumption

SUBMITTED BY: Emily Zandt, Associate Planner

SUMMARY EXPLANATION:
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.

There was public input provided by the property owners to the west related to water run-off from the subject property. The Plan Commission voted to add a condition of approval for the CUP requiring the property owner to work with the Village Engineer to identify and implement a solution to resolve the water run-off issue from the subject property onto the property to the west, prior to bringing additional animals onto the subject property.

PLAN COMMISSION RECOMMENDATIONS:

APPROVE the Conditional Use Permit (CUP) to allow the keeping of up to two horses, one pot-bellied pig, and up to 40 poultry/fowl for family consumption subject to five (5) 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.
5. The property owner shall work with the Village Engineer and the property owners to the west to identify and implement a plan to address the water run-off from the subject property to the property to the west prior to bringing additional animals to the subject property.

APPLICATION, PLANS & RELATED DOCUMENTS:
All relevant documents, including the rezoning and CSM applications, supporting information, the staff report & recommendation, and Plan Commission meeting minutes (when available) are included in the PDF digital file distributed by the Village Clerk.

CUP # 03-2022 Document No.	CONDITIONAL USE PERMIT Document Title

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

Whereas the Applicant:

Jacob and Katherine Cervantes, Property Owners

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to the Applicant to allow the keeping of up to two (2) horses, one (1) pot-bellied pig, and forty (40) poultry/fowl on the 4-acre residential property located at N120W13537 Freistadt Road pursuant to Section 17.15(2)(a&b) of the Germantown Municipal Code.

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV 242-989

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

N120W13537 Freistadt Road. Lot 1 of CSM # 6112, being a part of the NE ¼ of the NW ¼ of Section 24, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin.

Pursuant to the following specific condition(s):

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.
5. The property owner shall work with the Village Engineer and the property owners to the west to identify and implement a plan to address the water run-off from the subject

property to the property to the west prior to bringing additional animals to the subject property.

This permit authorizes limited uses and activities as set forth in the conditional use permit application dated June 6, 2022 and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.

If the use, activities and/or operation subject of this permit falls out of conformity with the conditions herein, or, where there is a change in the nature, character, intensity or extent of the activities and/or uses which cause problems or harmful effects not anticipated at the time of approval of this CUP or where conditions imposed were anticipated to ameliorate or eliminate such problems or harmful effects but are subsequently insufficient to do so, or, for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.

The provisions of this permit shall be binding upon the property herein described applicant(s) and property owner(s) and assigns unless and until amended by the Village of Germantown.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the _____ day of _____, 2022.

_____
Dean Wolter, Village President

ATTEST:

_____
Deanna B. Braunschweig, WCMC/CMC, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)
Personally came before me this _____ day of _____, 2022, the above named Dean Wolter, Village President, and Deanna B. Braunschweig, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

DRAFT

ACCEPTANCE OF TERMS AND CONDITIONS BY OPERATOR

As property owners, we, Jacob and Katherine Cervantes, do hereby accept the terms and conditions set forth herein and realize that non-adherence to the terms and conditions as stated herein may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of _____, 2022

_____ _____
(type or print name on this line) (type or print name on this line)

_____ _____
Jacob Cervantes, Property Owner Katherine Cervantes, Property Owner

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2022, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin My Commission Expires: _____

DRAFT

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**

Jacob Cervantes
Katherine Cervantes

Phone (262) 685-2733
Fax ( )
E-Mail KDKNAPP13@gmail.com

PROPERTY OWNER

Jacob + Katherine Cervantes

Phone (262) 685-2733

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

Jacob + Katherine Cervantes

3

PROPERTY ADDRESS TAX	KEY NUMBER
N120W13537 Freistadt Rd. Germantown, WI 53022	242989

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 6 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 <u>any</u> 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

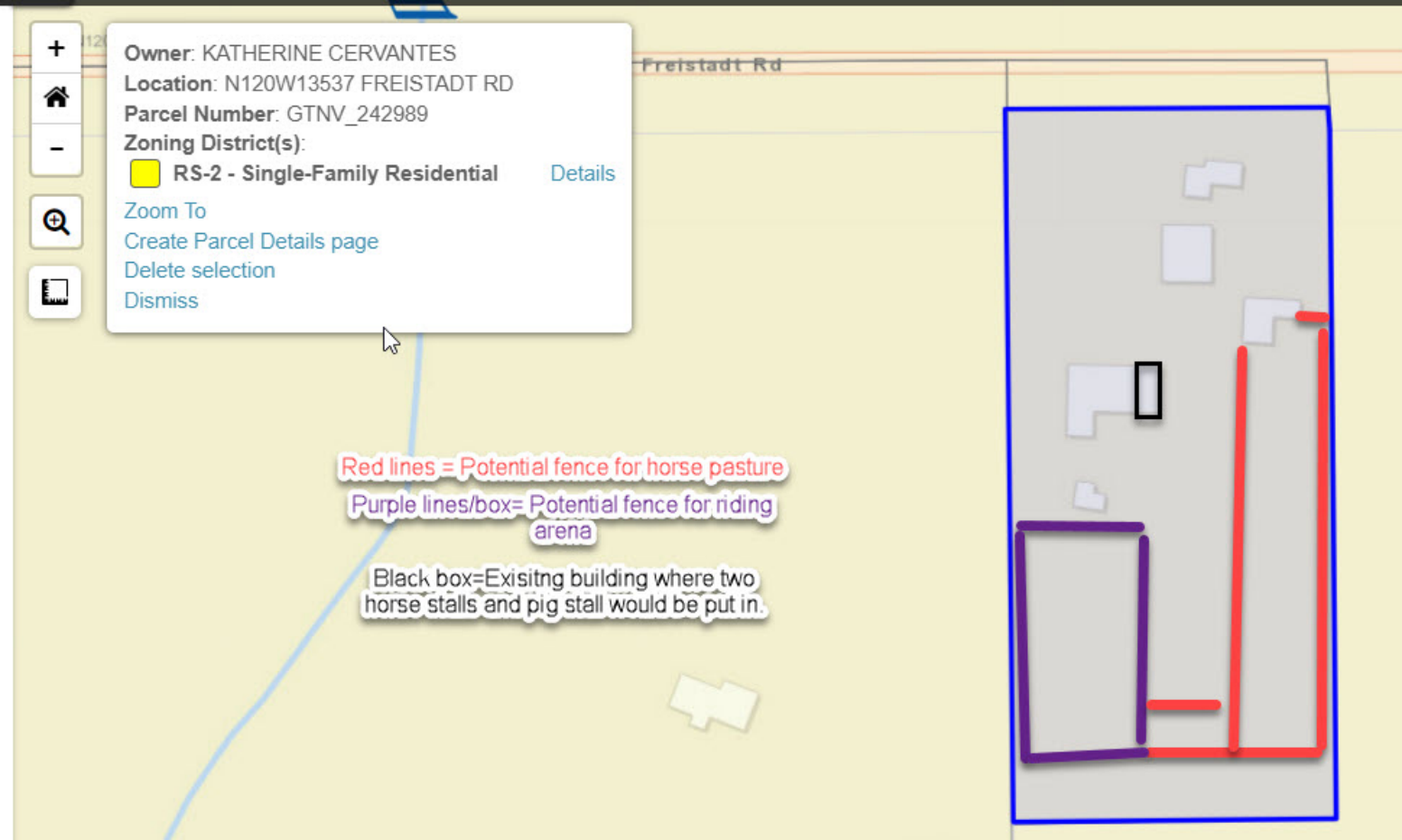
LEGAL DESCRIPTION

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
Freistadt Rd
Red lines = Potential fence for horse pasture
Purple lines/box= Potential fence for riding arena
Black box=Exisitng building where two horse stalls and pig stall would be put in.

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.

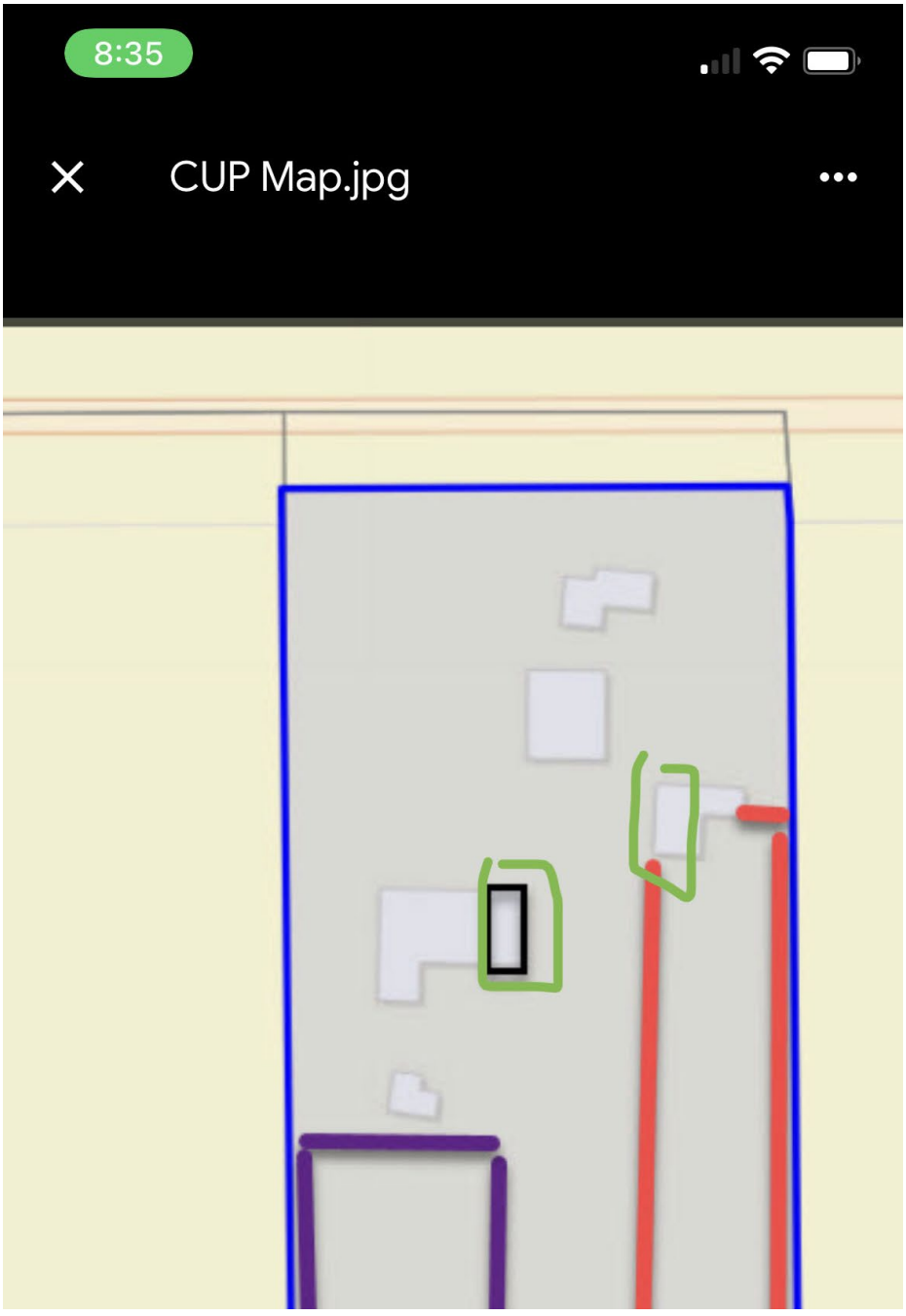
-Katherine

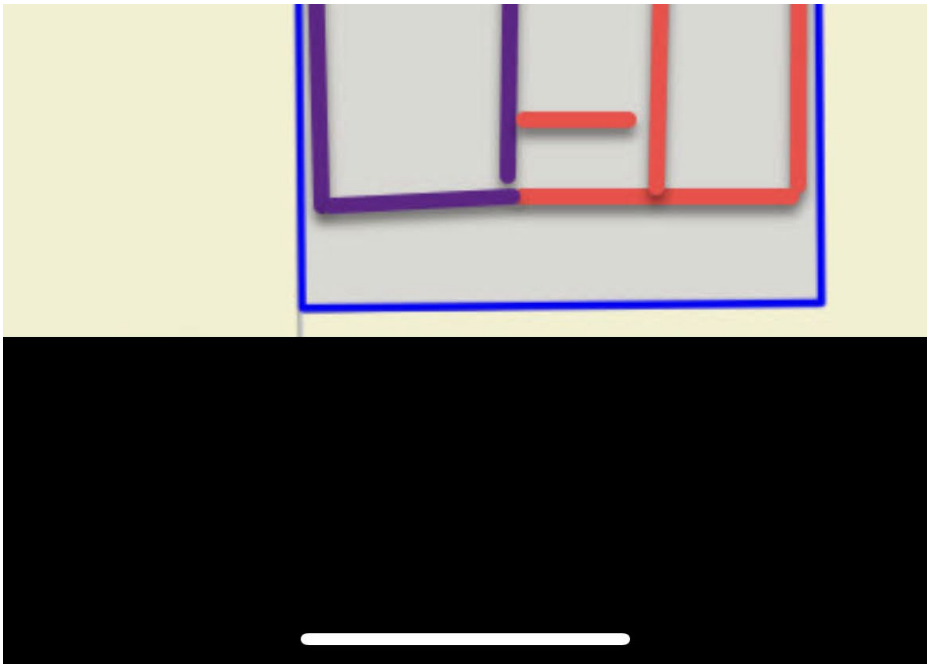
On Thu, Sep 8, 2022 at 10:54 AM Emily Zandt <ezandt@germantownwi.gov> wrote:

> 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.**
> **Do not click links or open attachments unless you recognize the sender and know the content is safe.**

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.***

#

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: October 3, 2022

AGENDA ITEM: New Business [REZONING ORDINANCE & CERTIFIED SURVEY MAP]

ITEM TITLE: Mary Best, Property Owner of a 1.084-acre lot located at W181N12556 Fond du Lac Avenue. Application to Rezone from A-1: Agricultural to Rs-4: Single-family Residential and a 1-lot Certified Survey Map (CSM)

SUBMITTED BY: Emily Zandt, Associate Planner

SUMMARY EXPLANATION:
Mary Best, property owner of a 1.084-acre lot at W181N12556 Fond du Lac Avenue, is seeking approval of a one-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 Residential to match the existing zoning of the property.

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).

PLAN COMMISSION RECOMMENDATIONS:

APPROVE rezoning the property from the A-1: Agricultural District to the Rs-4: Single-family Residential, as proposed.

APPROVE the proposed 1-lot Certified Survey Map (CSM) for the Best property at W181N12556 Fond du Lac Avenue with 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.

APPLICATION, PLANS & RELATED DOCUMENTS:
All relevant documents, including the rezoning and CSM applications, supporting information, the staff report & recommendation, and Plan Commission meeting minutes (when available) are included in the PDF digital file distributed by the Village Clerk.

ORDINANCE NO. 17-2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF GERMANTOWN ZONING CODE

Mary Best, Property Owner

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the A-1: Agricultural Zoning District to the Rs-4: Single-family Residential Zoning District for the property at W181N12556 Fond du Lac Avenue, shown in Exhibit 1, and with the following description:

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.

SECTION 3. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2022

Vote: Ayes: _____
Nays: _____

_____
Dean Wolter, Village President

ATTEST:

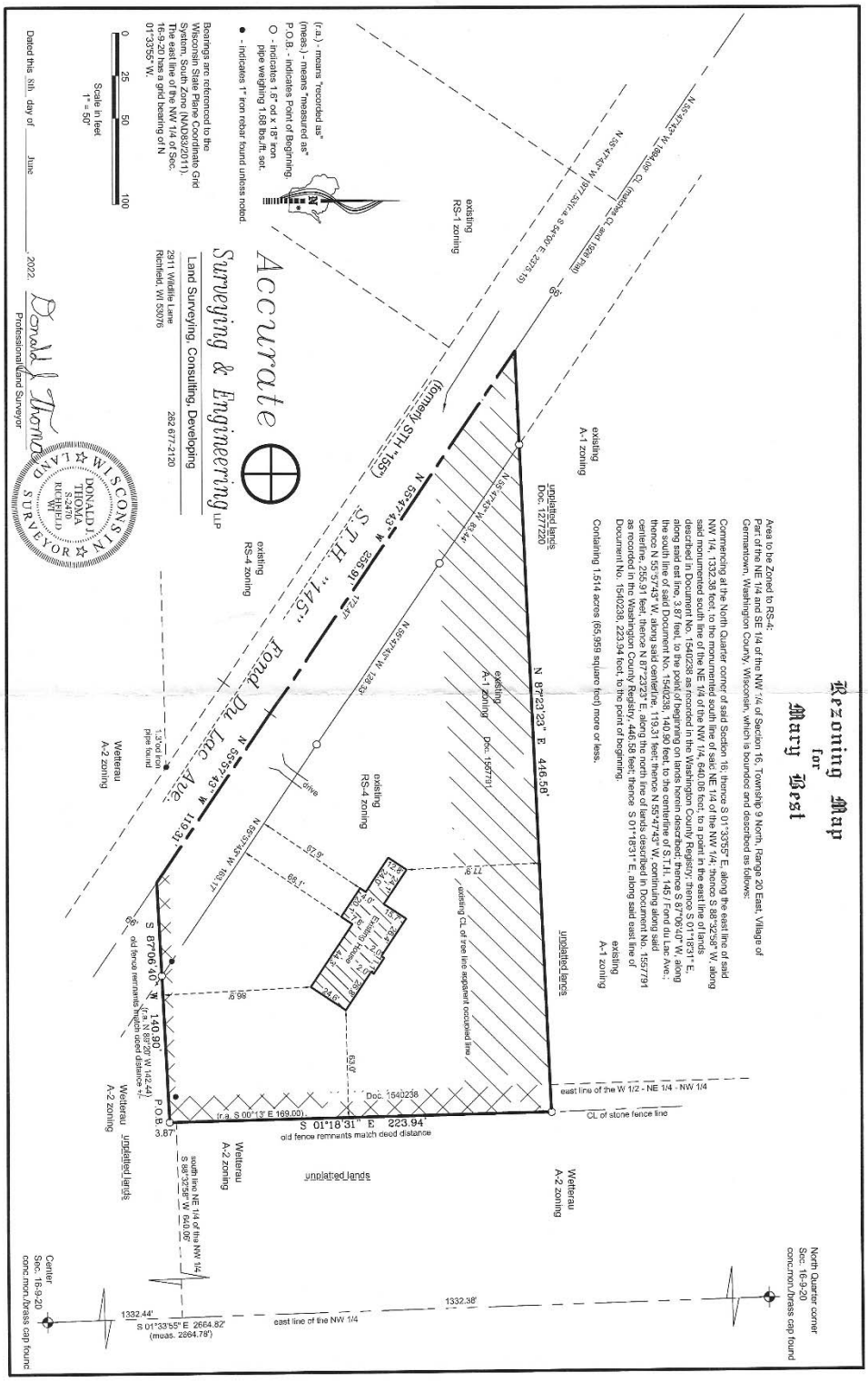
_____
Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

_____
Brian Sajdak, Attorney

Published:

EXHIBIT 1.
REZONING MAP



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

GRAEF

collaborate / formulate / innovate

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

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

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

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
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: L.

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

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N181W12556 Fond du Lac Ave. Germantown, WI	GTNV-162979

3 REZONING REQUEST Part

FROM	TO
A-1	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 descriptions + purchased additional lands. Existing zoning is RS-4 on the original parcel. Zoning all to RS-4.

6 SUPPORTING DOCUMENTATION:

Rezone map 1"=50'

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

7 READ AND INITIAL THE FOLLOWING:

MB 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.

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

MB 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

MB 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 J. Klaus 6-8-22

Applicant Date

Mary 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.

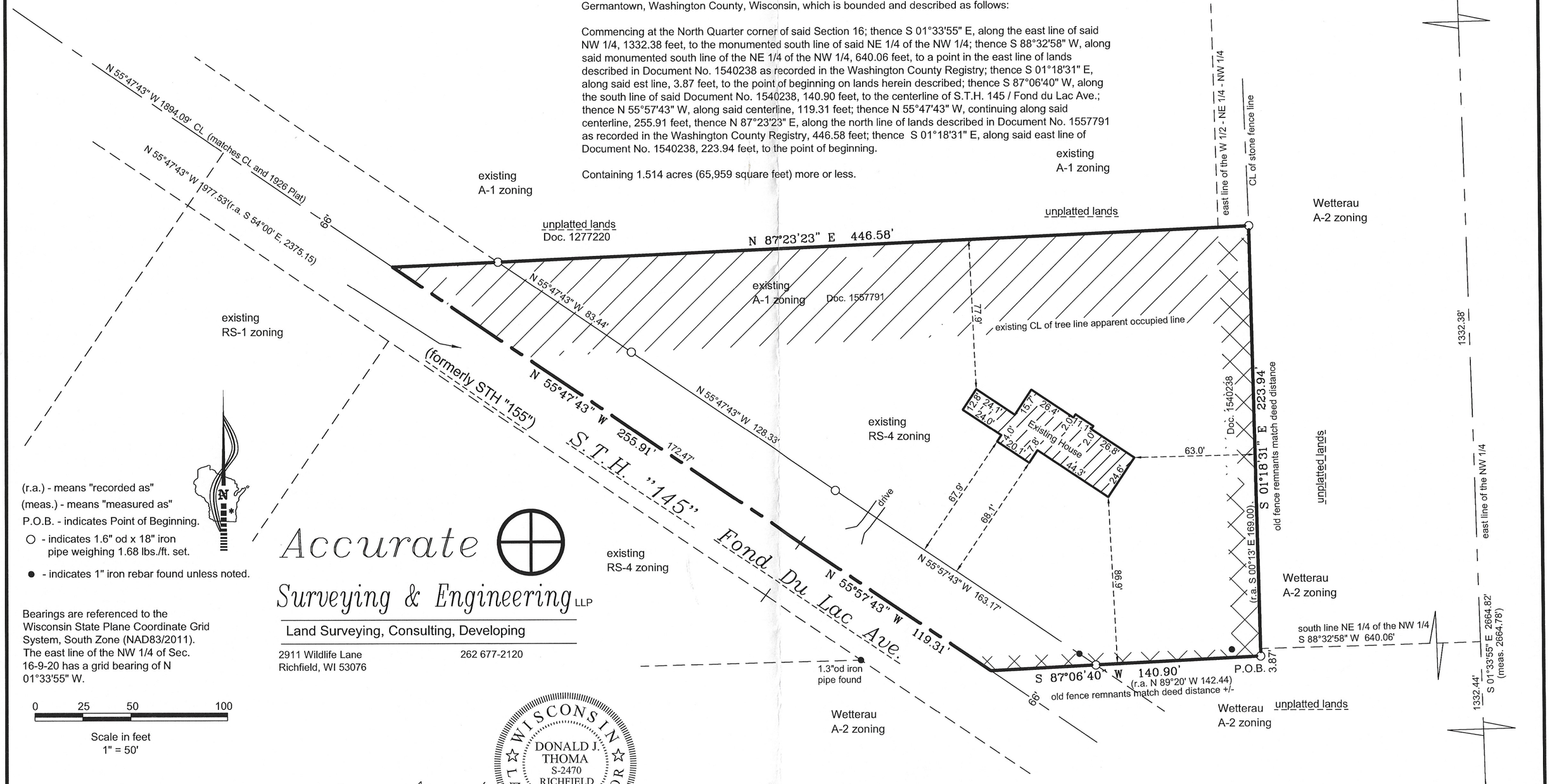
Rezoning Map
for
Mary Best

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.

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



(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.

0 25 50 100
Scale in feet
1" = 50'

Accurate Surveying & Engineering LLP
Land Surveying, Consulting, Developing
2911 Wildlife Lane
Richfield, WI 53076
262 677-2120

WISCONSIN
DONALD J. THOMA
S-2470
RICHFIELD
WI
LAND SURVEYOR

Dated this 8th day of June, 2022.

Donald J. Thoma
Professional Land Surveyor

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

Rs-4 zoning min. setbacks (subject to change)
Front - 40'
Side - 20'
Rear - 35'

A-1 zoning
unplatted lands
Doc. 1277220

unplatted lands
A-1 zoning

east line of the W 1/2 - NE 1/4 - NW 1/4

CL of stone fence line

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

363.14'

83.44'

20'

Doc. 1557791

CL (matches CL and 1926 Plat)
N 55°47'43" W 2151.86' (r.a. S 54°00' E, 2375.15)

50'

(formerly STH "155")

(r.a. N 55°47'45" W)
N 55°47'43" W 255.91'

S.T.H. "145" 33' Fond Du Lac Ave.

50' dedicated to the Village of Germantown for road purposes
0.430 acre (18,750 sq.ft.)

N 55°47'43" W 189.03'

77.9'

40' min. setback line

Lot 1
1.084 Acres
47,209 Sq. Ft.

35'

existing
Rs-4 zoning

Existing House

drive

50.9'

63.0'

Doc. 1540238

223.94'

(r.a. S 01°18'33" E)
S 01°18'31" E

(r.a. S 00°13' E)
old fence remnants match deed distance

unplatted lands

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)

1332.38'

east line of the NW 1/4
(r.a. S 01°33'55" E)

(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.

unplatted lands
Rs-4 zoning

(r.a. N 55°57'45" W)
N 55°57'43" W 119.31'

N 55°57'43" W 185.77'

50'

1.3"od iron pipe found

83.22'

57.68'

P.O.B.

3.87'

S 87°06'40" W 140.90'
(r.a. S 87°06'38" W) (r.a. N 89°20' W 142.44)
old fence remnants match deed distance +/-

100'

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)

2664.82'
(meas. by others 2664.78')

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)

1332.44'
S 01°33'55" E

0 25 50 100
Scale in feet
1" = 50'

WISCONSIN
DONALD J. THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

Donald J. Thoma, S-2470

Dated this 8th day of June, 2022.

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

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

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.

WISCONSIN
DONALD J. THOMA
S-2470
RICHFIELD
WIS.
LAND SURVEYOR

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 _____

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

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

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

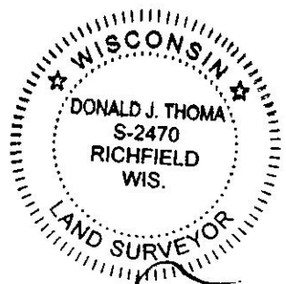
Village of Germantown, Village Board Approval:

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 8th day of June, 2022.

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

Petition to Village Board of Germantown

Petition summary and background	The Village of Germantown purchased 77.58 acres of land located in the southwest corner of Donges Bay Road and Wasaukee Road intersection. There are applications to rezone the land, receive a conditional use permit to build within 25' of wetland, and build a new DPW facility. The Village of Germantown has already reduced the quality of living for surrounding residents with an industrial park in the vicinity which produces almost constant noise 24/7. These applications if approved will increase the amount and level of noise as well as greatly increase the traffic in the area, especially during the spring and fall.
Action petitioned for	We, the undersigned, are concerned citizens who urge our leaders to act now to Deny the below for the Tax Parcel ID's Mentioned: Rezoning application from A-1 Agricultural to I: Industrial and M-1: Limited Industrial. Conditional Use Permit Application to encroach within the required 25' setback from the wetland boundary (on the western 40-acre lot Site Development & Building Plan Application for the new Village of Germantown Department of Public Works (DPW) Facility Tax Parcel ID# GTNV 361-992 and Tax Parcel ID# GTNV 361-991

Printed Name	Signature	Address	Comment	Date
Luke A. Korth	Luke A. Korth	12122 W Shawnee Pass 53097		9/03/2022
Adele Lund	Adele Lund	12345 W. Shawnee Pass 53097		9/03/22
John Saleska		12203 W Shawnee Pass 53097		9/3/22
Tara Saleska	Tara Saleska	12203 W. Shawnee Pass 53097		9/3/2022
Kay Xiong		12212 W Shawnee Pass 53097		9/3/2022
Pat Gotz	Pat Gotz	10538 N. Council Hills Dr		9/3/2022
Dennis		10522 N. Council Hills DR		9/3/2022
Joanne Plamann	Joanne Plamann	10522 N Council Hills		9/3/2022

Printed Name	Signature	Address	Comment	Date
Katherine Prusator	Katherine Prusator	12102 W Tomahawk Trl		9/3/22
Thomas Hess	Thomas Hess	12118 W. Tomahawk Trl.		9/3/22
Caroline Fochs	Caroline Fochs	12111 W. Tomahawk Tr		9.3.22
Jill Nellson	Jill Nellson	12206 W Tomahawk		9/3/22
Regina Gloyd	Regina Gloyd	12305 W. Tomahawk		9/3/22
Zach Cunningham		12119 W Tomahawk Trl		9/3/22
Jawaid Kaleem		10408 N Council Hills Dr. Meq		9/3/22
Suzanne Engelbert	Suzanne Engelbert	10409 N. Council Hills Dr		9/3/22
INDERJIT S. AHUJA		10536 N. WASHAKIE Rd-MEQUON		9/3/22
Susie Harper	Susie Harper	10550 Wascanekeed		9-3-22
THOMAS HARPER		10550 WASAUKEERD		9/3/22
Rachel Cross	Rachel Cross	12108 W. Shawnee Pass		9/3/22
DAWN WALKER	Dawn Walker	12102 W. Tomahawk Trl		9/8/22

RECEIVED
SEP 12 2022
BY:

Notice of public hearing concerns for the property located in the southwest corner of Donges Bay Road and Wausaukee Road.

1. Property A: DPW site development and building plan application contains development for Donges Bay Road but it does not contain any plans for Wasaukee Road and the intersection of Donges Bay Road. Currently there is quite a bit of traffic at the intersection mostly headed north and south. With the addition of the DPW's facility it will greatly increase the amount of traffic needing to turn right by Germantown residents dropping off recycling material. The concern is that there is not a right turn lane and this will back up traffic on Wasaukee Road. To keep the traffic flowing at this intersection there should be turn lanes installed along with a motion detecting stop light to control the traffic. Currently there are already a number of people that roll through at higher speeds or blow through the stop signs entirely. With the people that blow through the intersection there have been a number of serious accidents over the last few years. The planning commission mentioned the needs of that intersection would be addressed when commercial buildings are built on the 37 acre lot which is closest to the intersection however they have no basis for why that would be an appropriate time, there have not been any traffic studies done to show the amount of traffic going through the intersection. It is very poor planning to address traffic needs after the DPW site is built. There will be an increase in the number of accidents at the intersection if it is not redesigned prior to anything happening with either of the two sites.
2. Property A: DPW site development will increase the amount of noise in the area, especially with trucks backing up, will the site be built thinking about reducing noise pollution for the area. There are subdivisions nearby which will be subject to the increased noise.
3. Property B: This property should not be allowed to be zoned light industrial, it should only be allowed for office buildings or some other zoning which would not increase the level of noise in the area. The current industrial park along with the concrete plant affect the noise in the area with no regard for residents living near there. There should be more noise canceling designs built into the current industrial park as well as anything that is put in Property B if zoned to be industrial.

920-650-0016

LaKorth@gmail.com

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: October 3, 2022

AGENDA ITEM: New Business [REZONING ORDINANCES & CONDITIONAL USE PERMIT]

ITEM TITLE: Village of Germantown, Property Owner of N104 W12703 Donges Bay Road (Property A) and N104 W12667 Donges Bay Road (Property B); Ordinance No. 18-2022 to Rezone Property "A" from A-1: Agricultural to the I: Institutional District; Ordinance No. 19-2022 to Rezone Property "B" from A-1: Agricultural to M-1: Limited Industrial Zoning District and Conditional Use Permit No. 04-2022 to allow development in a 25' wetland setback.

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:
The Village of Germantown is seeking approval to rezone the 40-acre Department of Public Works facility parcel (Property A) into the Institutional District, rezone the 38-acre TID#9 parcel (Property B) into the M-1: Limited Industrial District, and a Conditional Use Permit (CUP) to encroach into a 25' wetland setback area in support of the proposed development of a 127,000 sqft public works facility located within the Omega Hills Industrial District on Donges Bay Road west of Wasaukee Road and Tax Increment District No. 9.

PLAN COMMISSION RECOMMENDATIONS:

APPROVE the rezoning as proposed:
1. Rezone the 40-acre DPW parcel from A-1: Agricultural to I: Institutional; and
2. Rezone the 38-acre TID#9 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.

APPLICATION, PLANS & RELATED DOCUMENTS:
All relevant documents, including the rezoning and CUP applications, supporting information, the staff report & recommendation, and Plan Commission meeting minutes (when available) are included in the PDF digital file distributed by the Village Clerk.

ORDINANCE NO. 18 - 2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF GERMANTOWN ZONING CODE

Village of Germantown, Property Owner

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the A-1: Agricultural Zoning District to the I-1: Institutional District for the following described property:

N104 W12703 Donges Bay Road (GTNV 361-992)

N104 W12703 Donges Bay Road, Part of the W 1/2 NE, Section 36, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin. Said land contains 39.43 acres and,

SECTION 2. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2022

Vote: Ayes: _____
Nays: _____

_____
Dean Wolter, Village President

ATTEST:

_____
Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

_____
Brian Sajdak, Attorney

Published:

DRAFT

ORDINANCE NO. 19 - 2022

AN ORDINANCE TO AMEND THE OFFICIAL ZONING MAP OF THE VILLAGE OF GERMANTOWN ZONING CODE

Village of Germantown, Property Owner

THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, ORDAINS AS FOLLOWS:

SECTION 1. That the zoning map of the Village of Germantown is amended by rezoning from the A-1: Agricultural Zoning District to the M-1 Limited Industrial District for the following described property:

N104 W12667 Donges Bay Road (GTNV 361-991)

Part of the NE ¼ of the NE ¼ Section 36, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin. Said land contains 38.15 acres.

SECTION 2. This ordinance shall take effect and be in full force the day after its passage and publication, as provided by law.

Introduced by Trustee: _____
Adopted: _____, 2022

Vote: Ayes: _____
Nays: _____

_____
Dean Wolter, Village President

ATTEST:

_____
Deanna B. Braunschweig, WCMC/CMC Village Clerk

APPROVED AS TO FORM:

_____
Brian Sajdak, Attorney

Published:

DRAFT

CUP # 04 – 22 Document No.	CONDITIONAL USE PERMIT Document Title

VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT

Whereas the Applicant:

Village of Germantown, Property Owner

agree to comply with applicable Codes and Ordinances of the Village of Germantown, Wisconsin, and further agrees that all work done pursuant to the permission granted herewith will conform with the applications and drawings filed with and approvals granted by officials of the Village for the purpose of obtaining this permit.

Now, therefore, this permit is issued to the Applicant and Property Owner to allow development within the 25' wetland setback areas as presented on the Site Development Plans dated August 24, 2022 pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code.

Name & Return Address:
Village of Germantown
P.O. Box 337
Germantown, WI 53022

Parcel Identification No:
GTNV 361-992

On the following described property located in the Village of Germantown, Washington County, Wisconsin:

Part of the W 1/2 of the NE ¼ of Section 36, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin. Said land contains 39.43 acres.

Tax Key No: GTNV 361-992
Address: N104 W12703 Donges Bay Road (address to change pending construction)

Pursuant to the following condition(s):

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.

DRAFT

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the _____ day of _____, 2022.

_____
Dean Wolter, Village President

ATTEST:

_____
_____, Village Clerk

STATE OF WISCONSIN) SS
WASHINGTON COUNTY)
Personally came before me this _____ day of _____, 2022, the above named Dean Wolter, Village President, and Deanna Braunschweig, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

DRAFT

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER
The following named person, who is authorized to represent the Village of Germantown, Property Owner, hereby accepts the terms and conditions set forth in this Permit and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this ___ day of _____,2022

_____
{type or print name on this line}

_____
{signature on this line}

STATE OF WISCONSIN) SS
_____ COUNTY)

Personally came before me this _____ day of _____, 2022, being the above named _____, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
{type or print name of Notary on this line}

_____
{signature of Notary on this line}

Notary Public, State of Wisconsin
My Commission Expires: _____

This instrument was drafted by:
Jeffrey W. Retzlaff, AICP
Community Development Director/Zoning Administrator
Village of Germantown, Wisconsin

DRAFT

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.

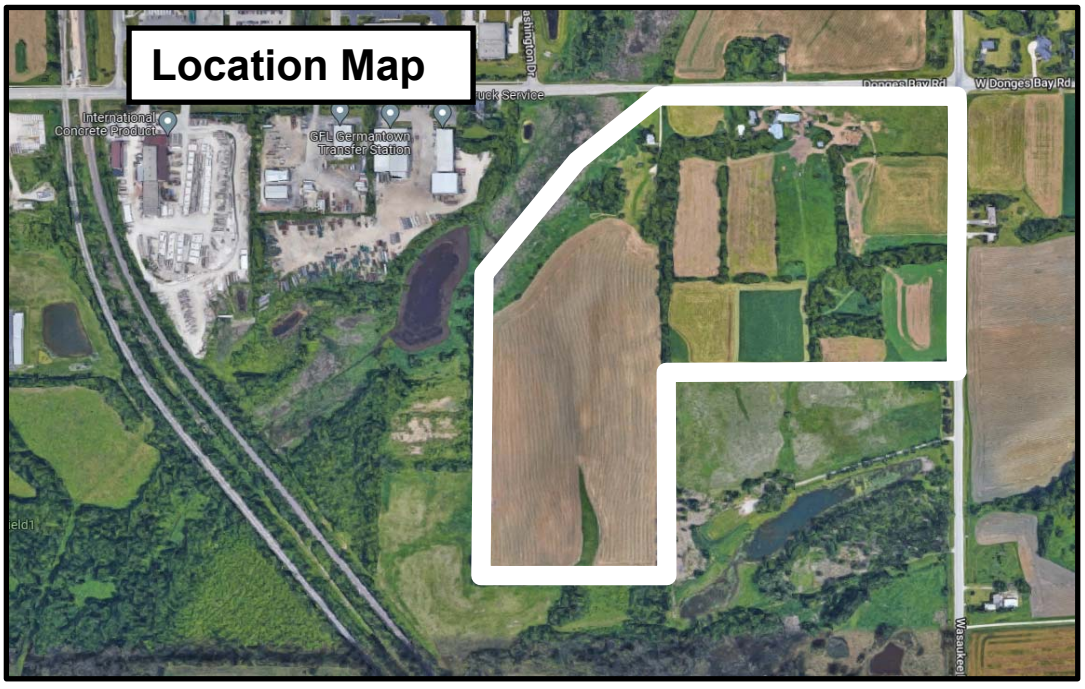
Property Location: W130 N10200 Omega Hills Parkway (TID#9)

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) 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 heigh 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

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collaborate / formulate / innovate

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.

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: 7-19-22 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

Village of Germantown
N112 W17001 Mequon Rd.
Germantown, WI 53022

Phone ( )

E-Mail

PROPERTY OWNER

Kathleen Krause
11864 Morrison St.
Morrisonville, WI 53571

Phone ( )

E-Mail

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N104 W12667 Donges Bay Rd.	361-991

3

REZONING REQUEST

FROM	TO
A-1	M-1

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

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: 7-19-22 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

Village of Germantown
N112 W17001 Mequon Rd.
Germantown, WI 53022

Phone ( ) _____
E-Mail _____

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

N104 W12703 Donges Bay Rd. | 361-992

3 **REZONING REQUEST**

FROM	TO
A-1	I

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 by 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
N112 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:

_X_ 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.

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

_X_ 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.

_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 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

S A M 9-5-2012
Owner Date

Village of Germantown

Willkommen

Fee must accompany application

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

~~PAID~~ _____ 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
N112 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:**

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

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

K 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

Stan Theb 9.5.2022

Owner Date

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 is 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:

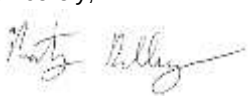
- Based upon the information provided above, the wetlands identified as Wetlands W-2, W-5, W-7, W-8, W-9, W-10, W-11, and W-12 lacked a wetland history prior to August 1, 1991 and fulfill all artificial wetland exemption standards. **Therefore, Wetlands W-2, W-5, W-7, W-8, W-9, W-10, W-11, and W-12 are 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


Donges Bay Road
Donges Bay Road
W-8
0.01 Ac
W-12
0.30 Ac
W-9
0.03 Ac
W-6
12.43 Ac
W-2
0.01 Ac
W-1
0.38 Ac
W-1
0.38 Ac
W-4
0.23 Ac
W-3
0.22 Ac
W-10
0.19 Ac
W-11
0.07 Ac
W-7
0.43 Ac
W-5
2.74 Ac
Wasaukee Road
N
0
150
300
WETLAND EXEMPTIONS
DPW BUILDING
VILLAGE OF GERMANTOWN
EXHIBIT 4
GRAEF

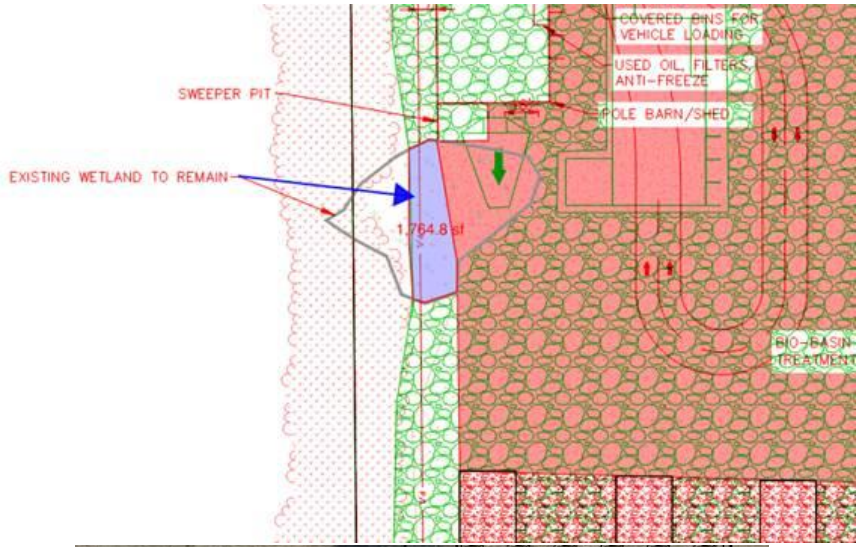
Additional Information -Germantown DPW Wetland Permit

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

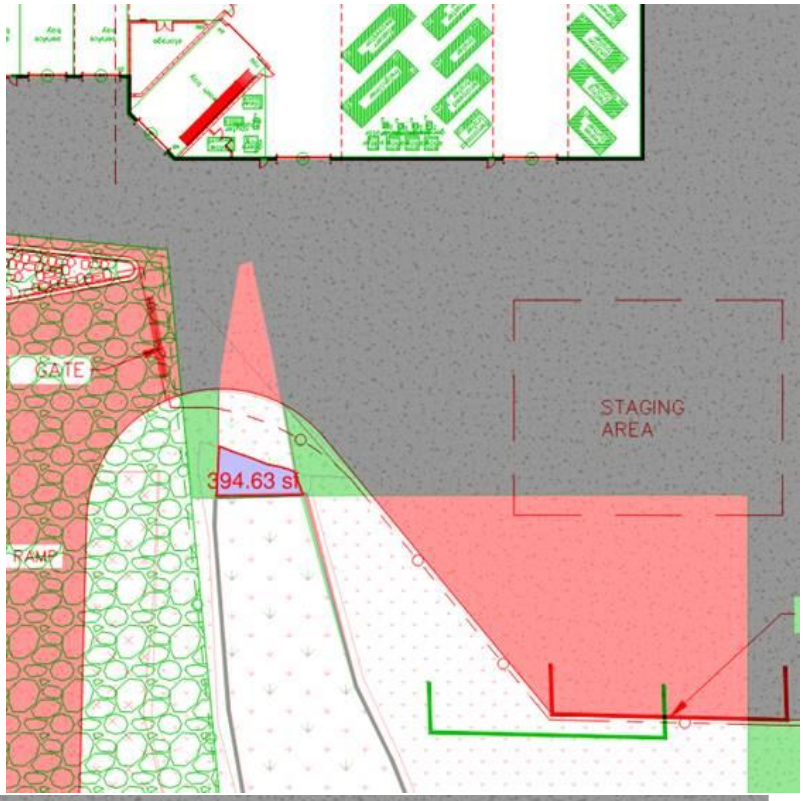


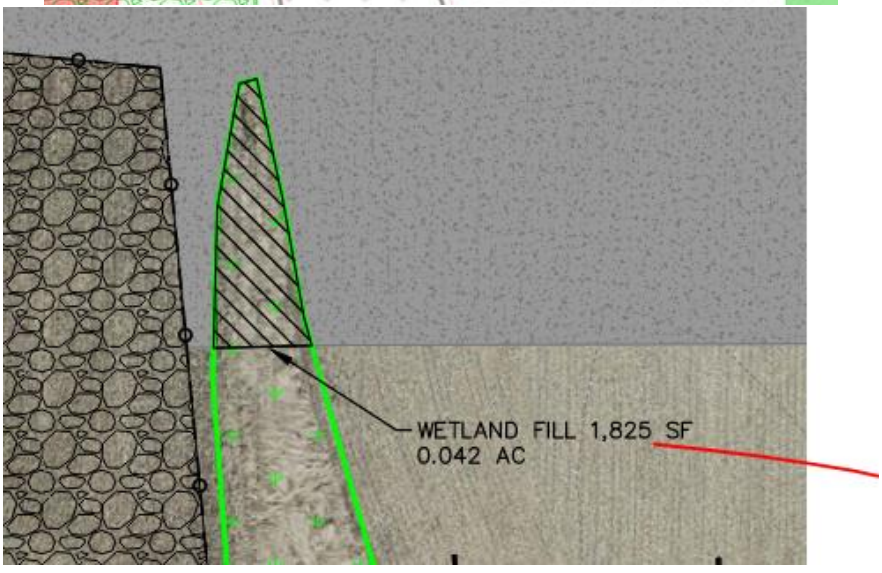


Wetland 5-

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.

REGIONAL WET POND (DPW & ROADWAY) BY OTHERS, TO BE CONSTRUCTED AS PART OF TID ROAD PACKAGE

SHARED USE PATH, BY OTHERS, TO BE CONSTRUCTED AS PART OF TID ROAD PACKAGE

30 MPH SPEED LIMIT

DPW EMPLOYEE PARKING ACCESS

TRANSFORMER 6'x6'

GENERATOR

COND

VARYING SIZE PLANT BED ALONG BUILDING FACADE. SEE LANDSCAPE PLANS FOR DETAILS

CONCRETE SIDEWALK (07 C903)

CURB OPENING (11 C903)

MAIN ENTRANCE

EMPLOYEE PARKING (50 STALLS: 48 REGULAR, 2 ADA)

TREE LINE (TYP.)

WETLAND BOUNDARY (TYP.)

FLOODPLAIN (TYP.)

DPW SITE ACCESS

WEATHER STATION

GATE

12' X 12' HEATED GUARDSHED

RESTROOM

GATE

CIP WALL, SEE STRUCTURAL PLANS

ANTICIPATED RESIDENT RECYCLING MOVEMENT

GATE

COVERED BINS FOR VEHICLE LOADING

USED OIL, FILTERS, ANTI-FREEZE STORED INTERNALLY

METAL MULTI-PURPOSE BUILDING

RETAINING WALL

SWEEPER PIT

EXISTING WETLAND TO REMAIN

MULCH RAMP

BIO-BASIN (STORMWATER TREATMENT FOR MULCHING)

MULCH PILE 1

MULCH PILE 2

MULCH PILE 3

MULCH PILE 4

LAWN RESTORATION (TYP.) SEE LANDSCAPE FOR DETAILS

GATE

STORAGE AREA FOR LIGHT POLE RACK (700 SF)

STORAGE AREA FOR STORM SEWER CASTINGS (2000 SF)

STORAGE AREA FOR STORM SEWER STRUCTURES (2000 SF)

STORAGE AREA FOR CULVERTS & PIPING (5000 SF)

FUEL

FUEL FACILITY
5,000 GAL – DIESEL
5,000 GAL – REGULAR

BRINE OPERATION, FULLY ENCLOSED

58.6'

LEAN-TO FOR MATERIALS

SALT SHED

STAGING AREA

SPOILS/WASTE BASIN

WET POND (DPW ONLY)

EXISTING WETLAND TO REMAIN

R.D.

R.D.

0 25' 50' 100'
SCALE: 1" = 50'

LEGEND

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT (01 C903)
- PROPOSED CONCRETE SIDEWALK (07 C903)
- PROPOSED CONCRETE PAVEMENT (09 C903)
- PROPOSED LANDSCAPING/LAWN RESTORATION
- PROPOSED BIO-BASIN (10 C902)
- PROPOSED GRAVEL SURFACE
- PROPOSED SECURITY FENCE W/ SLIDING GATE (12 C903)
- PROPOSED EDGE OF PAVEMENT
- PROPOSED TREE LINE
- SITE LIGHTING (4-FIXTURE, 1-FIXTURE) (REFER TO ELECTRICAL PLANS FOR DETAILS)
- PROPOSED RETAINING WALL
- PROPOSED STANDARD CURB & GUTTER (02 C903)
- PROPOSED HIGH SIDE CURB & GUTTER (04 C903)
- FLUSH HIGH SIDE CONCRETE CURB & GUTTER (05 C903)
- PROPOSED MANHOLE (01 C905)
- PROPOSED INLET (02 C905)
- PROPOSED CLEANOUT (03 C905)
- PROPOSED GATE VALVE (02 C906)
- PROPOSED HYDRANT (03 C906)

PROPOSED PARKING SUMMARY

PARKING PROVIDED:		
ACCESSIBLE STALLS	–	2 STALLS
NON-ACCESSIBLE STALLS	–	48 STALLS
TOTAL STALLS	–	50 STALLS

NOTES

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

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.

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:

A	2022-08-24	BID PACKAGE	NO.1
C	2022-09-06	BP NO. 1 ADD	NO. 2

NOT FOR CONSTRUCTION

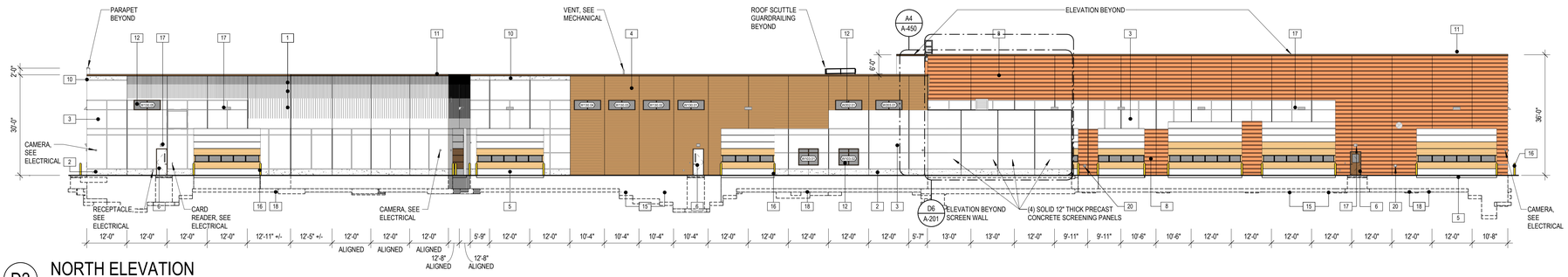
PROJECT INFORMATION:

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

SHEET TITLE:
OVERALL SITE PLAN

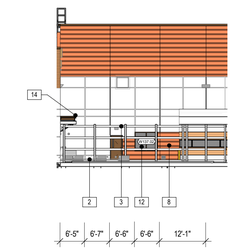
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C-300

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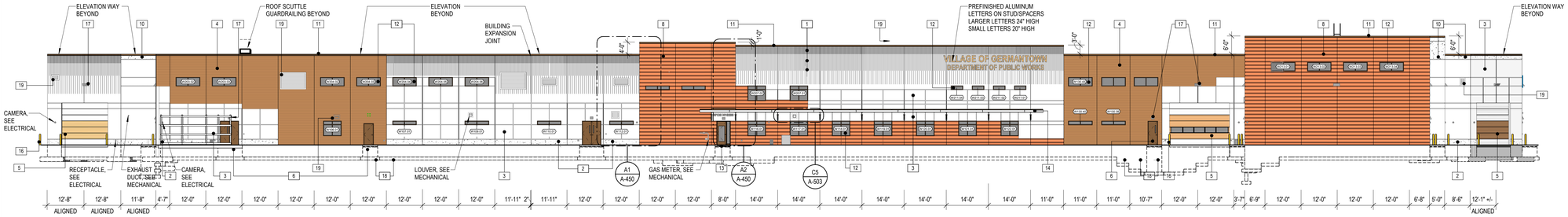
D2 NORTH ELEVATION

1/16" = 1'-0"



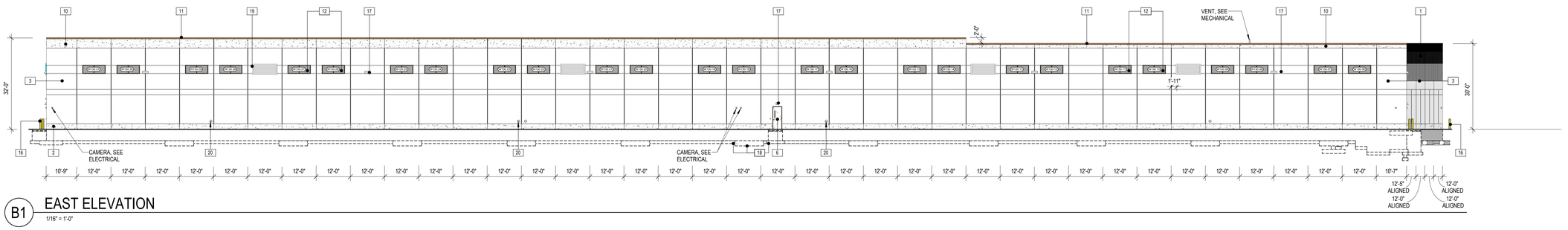
D6 NORTH ELEVATION

1/16" = 1'-0"



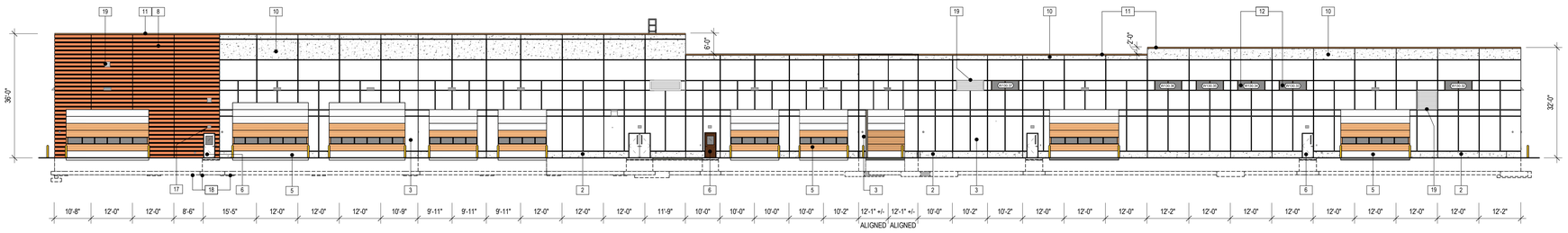
C2 WEST ELEVATION

1/16" = 1'-0"



B1 EAST ELEVATION

1/16" = 1'-0"



A2 SOUTH ELEVATION

1/16" = 1'-0"

SHEET KEYNOTES

1 1/4" WIDE VERTICAL RIBS
2 MEDIUM ACID-ETCHED BASE BAND - SEALED
3 SMOOTH INSULATED PRECAST WALL PANELS WITH 2" WIDE REVEALS - SEALED
4 1/2" WIDE HORIZONTAL SCORED INSULATED PRECAST CONCRETE WALL PANELS - PAINTED
5 PREFINISHED INSULATED OVERHEAD DOOR WITH INSULATED GLASS
6 INSULATED HOLLOW METAL DOOR AND FRAME - PAINTED
8 2" WIDE HORIZONTAL REVEALS IN INSULATED PRECAST CONCRETE WALL PANELS - PAINTED
10 MEDIUM ACID-ETCHED TOP BAND - SEALED
11 PREFINISHED SHEET METAL COPING CAP
12 THERMALLY BROKEN PREFINISHED ALUMINUM STOREFRONT WINDOW SYSTEM WITH INSULATED GLASS
13 THERMALLY BROKEN PREFINISHED ALUMINUM STOREFRONT ENTRANCE SYSTEM WITH INSULATED GLASS
14 STEEL CANOPY/SUN SHADE - PAINTED
15 FOUNDATION AND STOOP FOOTINGS
16 6" GALVANIZED STEEL PIPE CONCRETE FILLED BOLLARD - PAINTED
17 WALL MOUNTED LIGHT FIXTURE, SEE ELECTRICAL DRAWINGS
18 WALL, COLUMN AND STOOP FOOTING
19 LOUVER, SEE MECHANICAL DRAWINGS
20 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 THROUGHOUT THE ELEVATIONS. NOTIFY ARCHITECT OF ANY CONDITION THAT SEEMS UNCLEAR FROM GENERAL KEYNOTES.

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

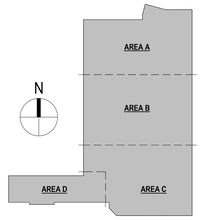
PROJECT TITLE:
DEPARTMENT OF PUBLIC WORKS FACILITY

W130 N10200 OMEGA HILLS PARKWAY
VILLAGE OF GERMANTOWN, WI 53022

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

NOT FOR CONSTRUCTION

KEY PLAN:



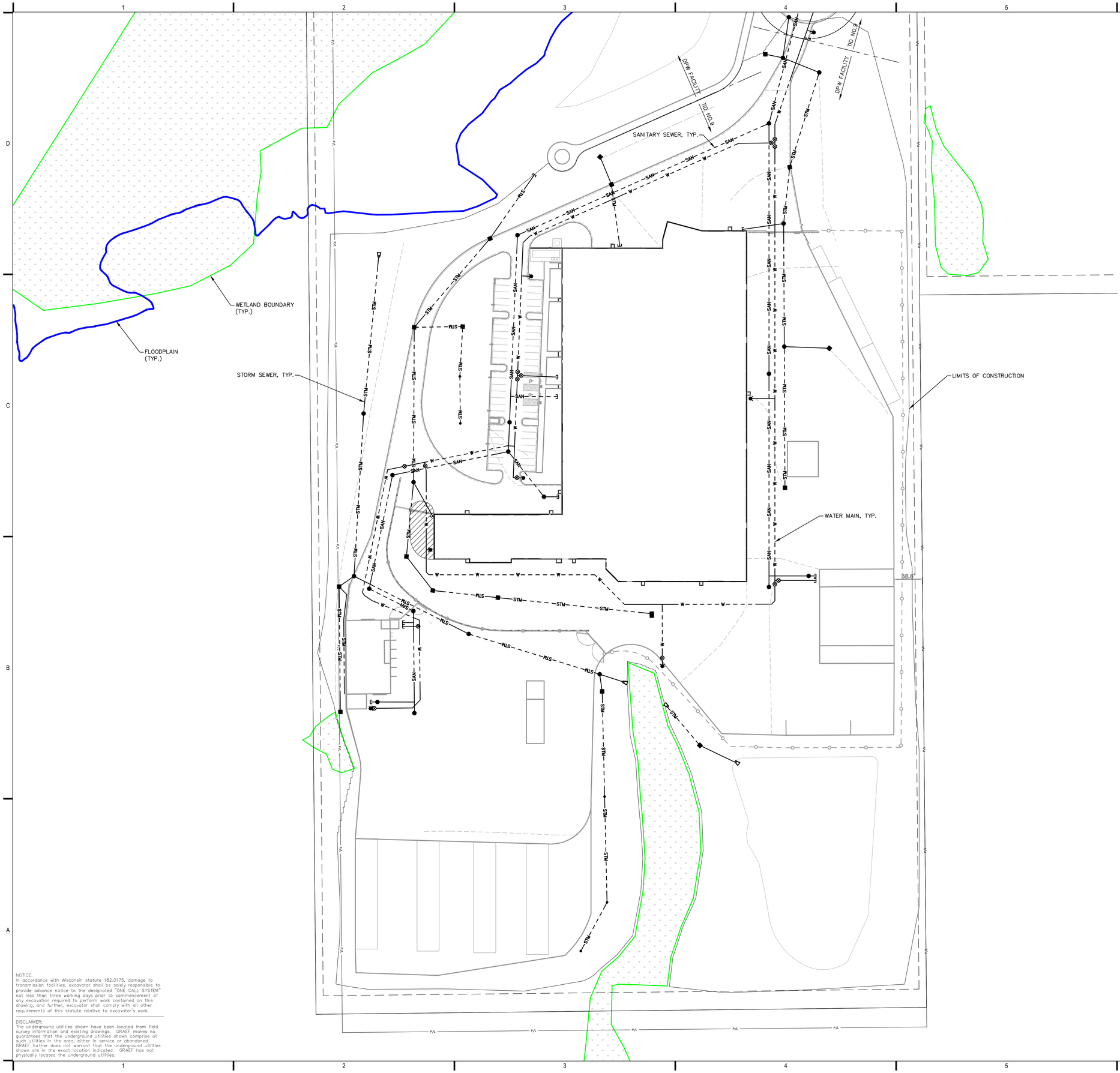
PROJECT INFORMATION:

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

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-201

F:\Revit\2022\20210820.02_A22_Ryan.Guelschow@graef-usa.com.rvt
9/6/2022 12:44:36 PM



0 25' 50' 100'
SCALE: 1" = 50'

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.

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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:

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

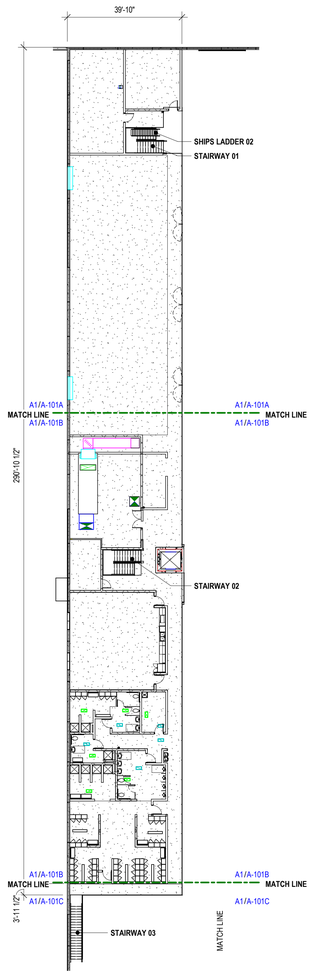
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FLOOR PLAN GENERAL NOTES:

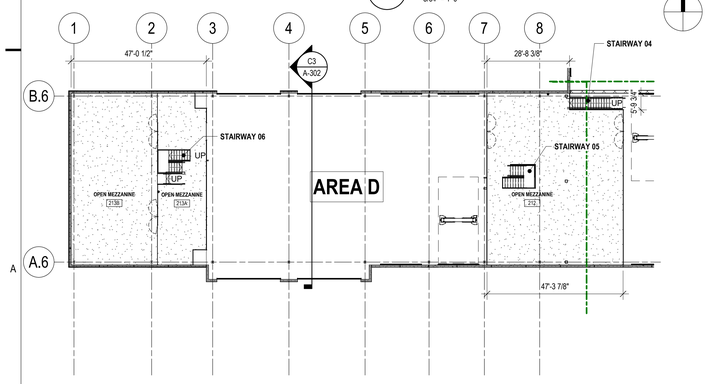
- FINISH FLOOR ELEVATION READS 100' - 0" = 797' -0" SURVEY ELEVATION. SEE CIVIL PLANS FOR ADDITIONAL GRADING INFORMATION.

PRECAST NOTE:
EDGES OF PRECAST AT STAIRWAYS AND GUARDRAILING LOCATIONS SHALL BE FLUSH FOR INSTALLATION OF BOLTED 12" STEEL PLATE

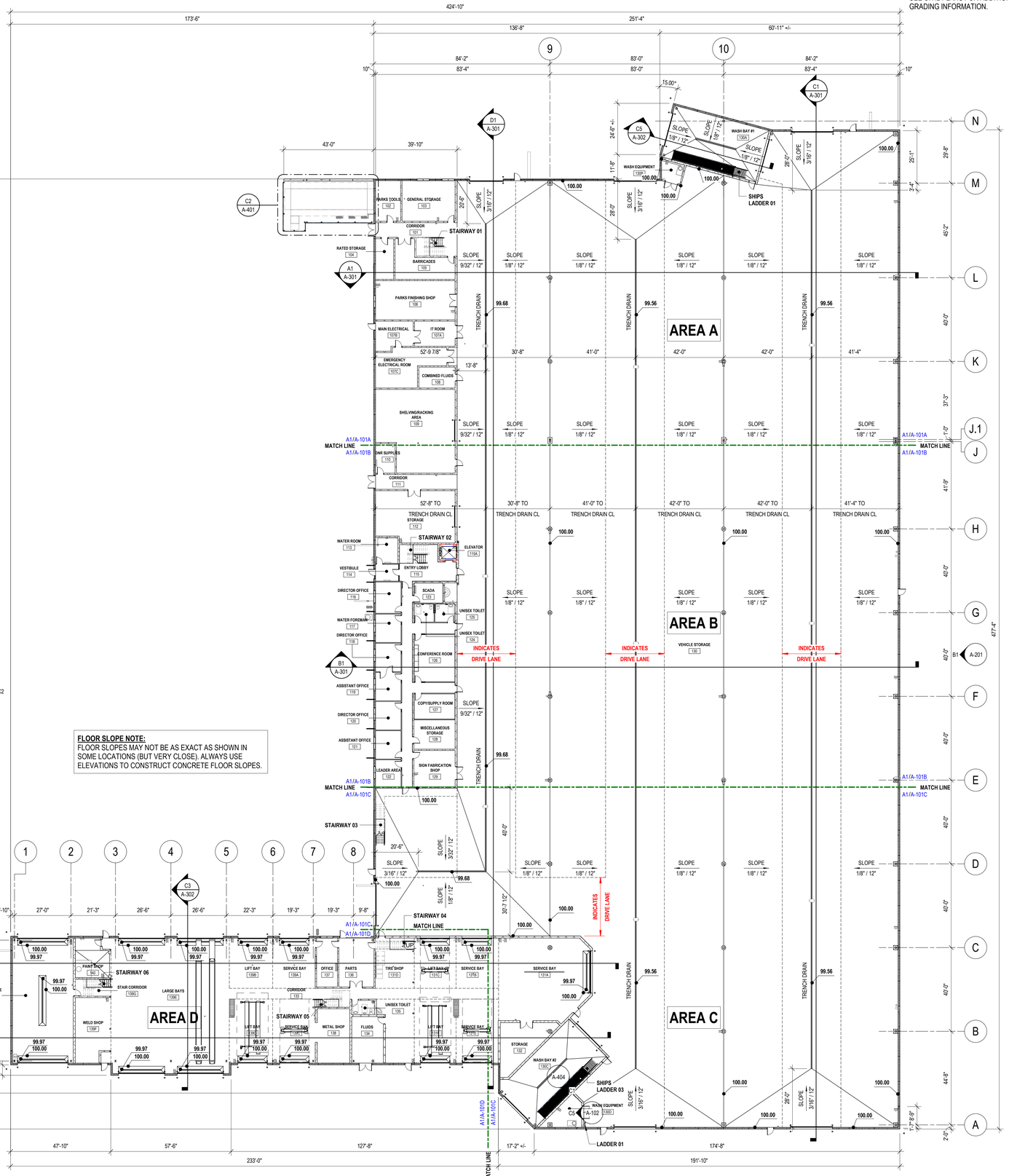
FLOOR SLOPE NOTE:
FLOOR SLOPES MAY NOT BE AS EXACT AS SHOWN IN SOME LOCATIONS (BUT VERY CLOSE). ALWAYS USE ELEVATIONS TO CONSTRUCT CONCRETE FLOOR SLOPES.



B2 MEZZANINE AT 112'-0"
3/64" = 1'-0"



A1 MEZZANINE 112'-0"/116'-0"
3/64" = 1'-0"



A3 OVERALL FLOOR PLAN
3/64" = 1'-0"

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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

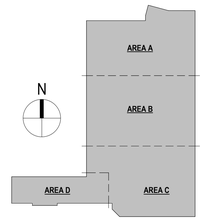
PROJECT TITLE:
DEPARTMENT OF PUBLIC WORKS FACILITY

W130 N10200 OMEGA HILLS PARKWAY
VILLAGE OF GERMANTOWN, WI 53022

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

NOT FOR CONSTRUCTION

KEY PLAN:



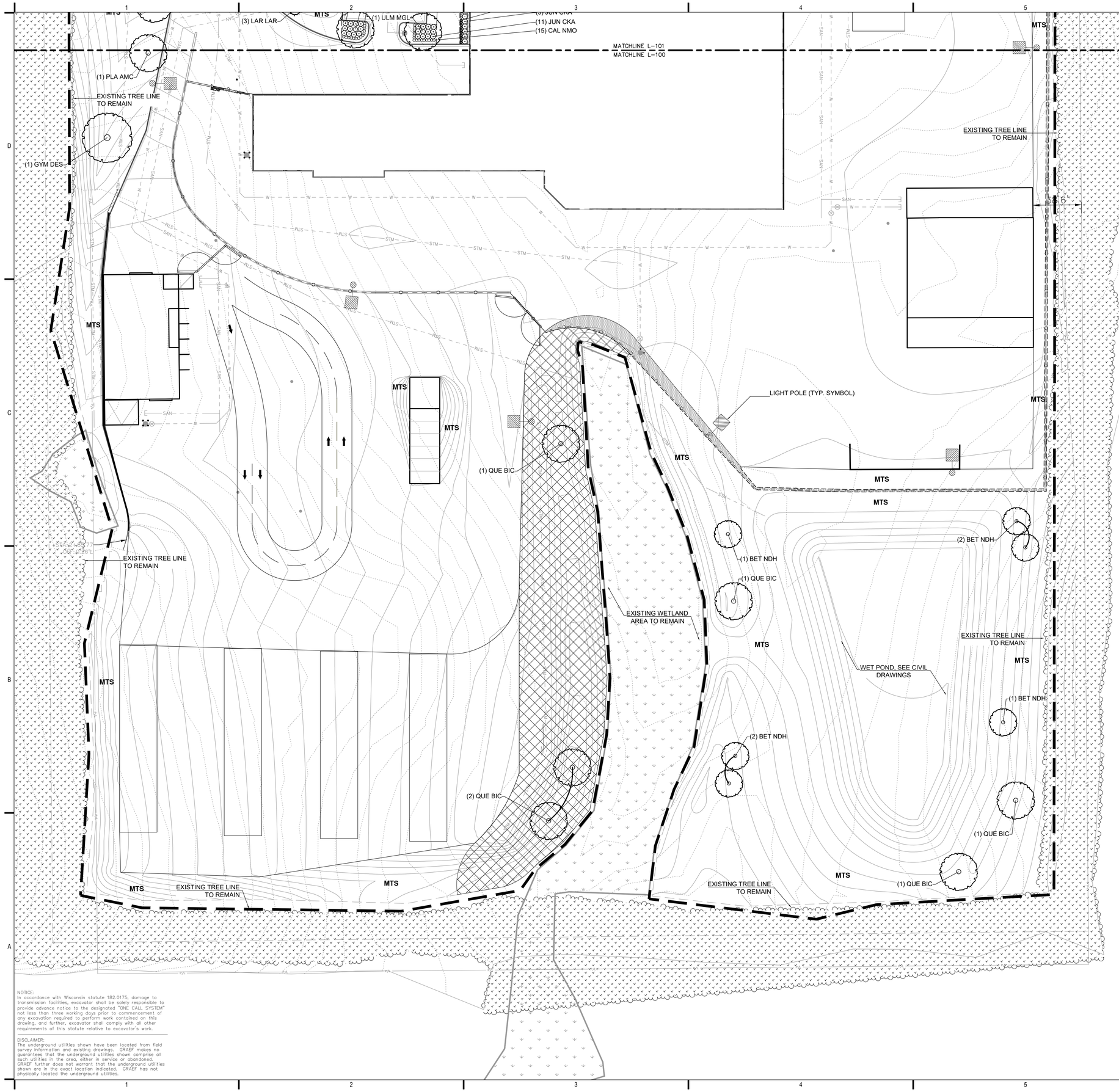
PROJECT INFORMATION:

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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0 15' 30' 60'
SCALE: 1" = 30'

LANDSCAPE LEGEND

- LIMIT OF LANDSCAPE CONSTRUCTION
- PERMELOC PROLINE ALUMINUM EDGING COLOR: BLACK DURAFLEX OR APPROVED EQUAL (7/L900)
- 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/L900)
- MTS — REINDERS GENERAL 30 LAWN SEED MIX OR APPROVED EQUAL (5/L900)

LANDSCAPE NOTES

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

NOTICE:
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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

NOT FOR CONSTRUCTION

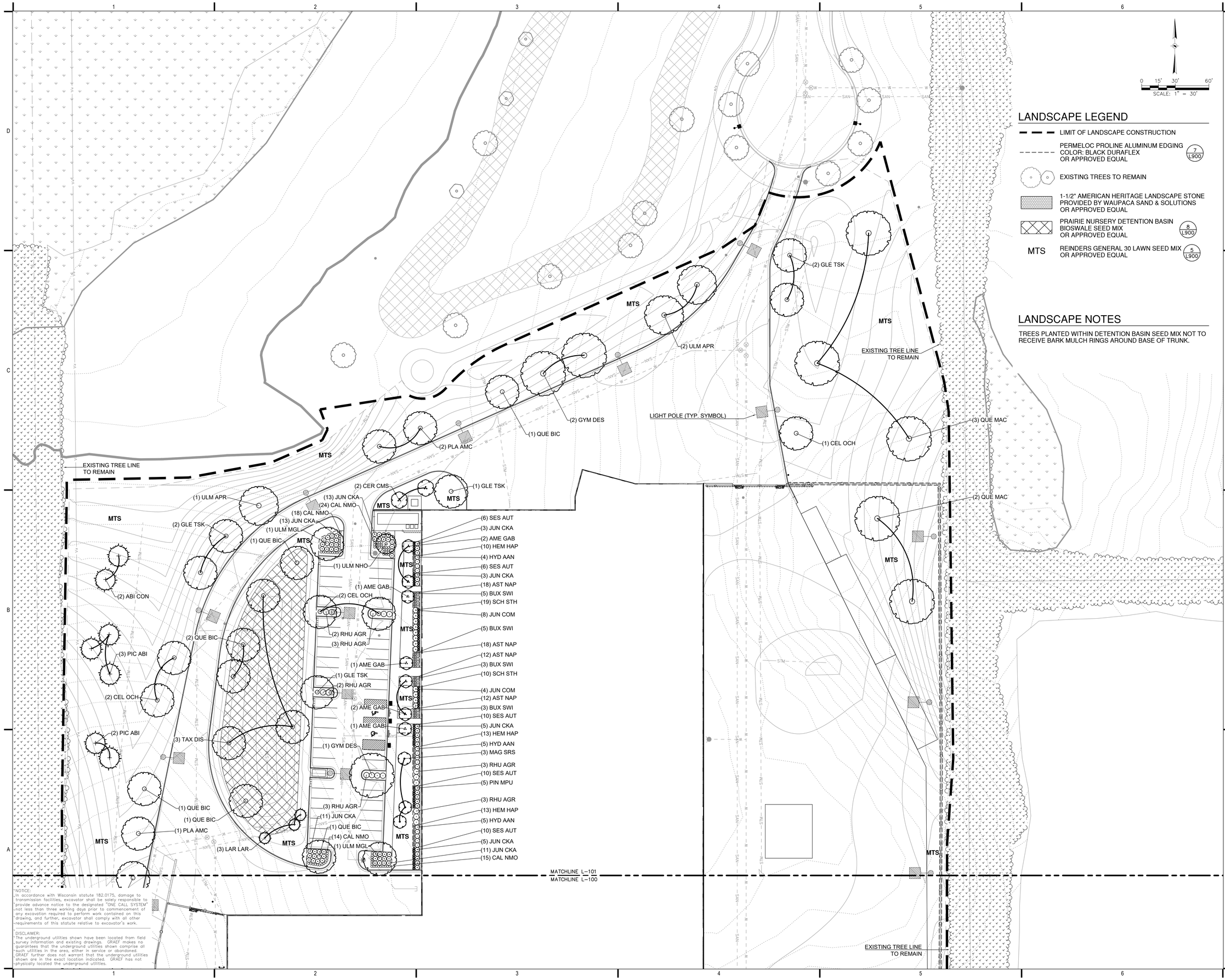
PROJECT INFORMATION:

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

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L-100

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0 15' 30' 60'
SCALE: 1" = 30'

LANDSCAPE LEGEND

- LIMIT OF LANDSCAPE CONSTRUCTION
- PERMELOC PROLINE ALUMINUM EDGING COLOR: BLACK DURAFLEX OR APPROVED EQUAL (7/L900)
- 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/L900)
- MTS — REINDERS GENERAL 30 LAWN SEED MIX OR APPROVED EQUAL (5/L900)

LANDSCAPE NOTES

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

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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

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:
LANDSCAPE PLAN

SHEET NUMBER:
L-101

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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.

PLANT SCHEDULE

CONIFEROUS TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
ABI CON	Abies concolor	White Fir	6`-8`-10` BB	2
LAR LAR	Larix laricina	Tamarack	6`-8`-10` BB	3
PIC ABI	Picea abies	Norway Spruce	6`-8`-10` BB	5

ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AME GAB	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	10`-12` clump BB	7
CER CMS	Cercis canadensis `Minnesota Strain`	Minnesota Strain Eastern Redbud	8`-10` clump BB	2
MAG SRS	Magnolia stellata `Royal Star`	Royal Star Magnolia	6`-8` BB	3

SHADE TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
BET NDH	Betula nigra `Dura Heat`	Dura Heat River Birch	2.5" BB	6
CEL OCH	Celtis occidentalis `Chicagoland`	Chicagoland Hackberry	2.5" BB	5
GLE TSK	Gleditsia triacanthos inermis `Skyline`	Skyline Honeylocust	2.5" BB	6
GYM DES	Gymnocladus dioica `Espresso`	Espresso Kentucky Coffeetree	2.5" BB	4
PLA AMC	Platanus x acerifolia `Morton Circle`	Exclamation London Planetree	2.5" BB	4
QUE BIC	Quercus bicolor	Swamp White Oak	2.0" BB	13
QUE MAC	Quercus macrocarpa	Bur Oak	2.0" BB	5
TAX DIS	Taxodium distichum	Baldcypress	2.5" BB	3
ULM MGL	Ulmus `Morton Glossy`	Triumph Elm	2.5" BB	2
ULM APR	Ulmus americana `Princeton`	Princeton American Elm	2.5" BB	3
ULM NHO	Ulmus japonica x pumila `New Horizon`	New Horizon Elm	2.5" BB	1

DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
HYD AAN	Hydrangea arborescens `Annabelle`	Annabelle Hydrangea	36" ht.	14
RHU AGR	Rhus aromatica `Gro Low`	Gro Low Sumac	24" spread	16

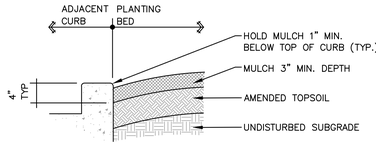
EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
BUX SWI	Buxus sinica insularis `Wintergreen`	Wintergreen Korean Boxwood	18" ht.	16
JUN CKA	Juniperus chinensis `Kallays Compact`	Kallay Compact Pfitzer Juniper	18" ht.	64
JUN COM	Juniperus communis	Common Juniper	24" spread	12
PIN MPU	Pinus mugo `Pumilio`	Mugo Pine	24" spread	5

ORNAMENTAL GRASSES & SEDGES	BOTANICAL NAME	COMMON NAME	SIZE	QTY
SCH STH	Schizachyrium scoparium `The Blues`	The Blues Little Bluestem Grass	1 gal.	29
SES AUT	Sesleria autumnalis	Autumn Moor Grass	1 gal.	42

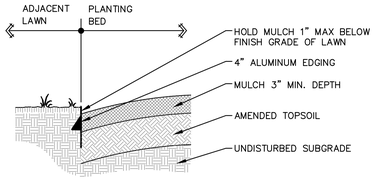
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AST NAP	Aster novae-angliae `Purple Dome`	Purple Dome New England Aster	1 gal.	60
CAL NMO	Calamintha nepeta `Montrose White`	Montrose White Calamint	1 gal.	71
HEM HAP	Hemerocallis x `Happy Returns`	Happy Returns Daylily	1 gal.	36

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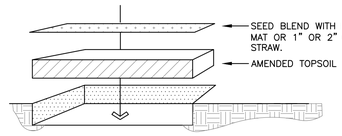
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6 PLANT BED EDGE AT CURB

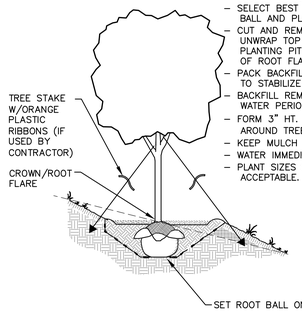


7 ALUMINUM PLANT BED EDGE



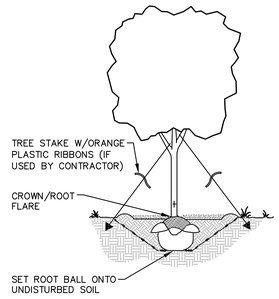
–CONTRACTOR TO PROVIDE FINISHED TURF GRADE PER DRAWINGS WITH UNIFORM, NATURAL SLOPES PRIOR TO THE SOWING OF SEED.
–SEED BLEND & APPLICATION PROCEDURES ARE DESCRIBED IN WRITTEN SPECIFICATION.
–SEE LANDSCAPE PLAN FOR LOCATION OF VARIOUS SEED MIXES.
–CONTRACTOR SHALL PROVIDE SEED GERMINATION AND ESTABLISH 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



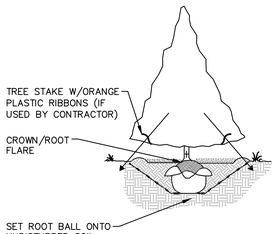
– EXCAVATE PLANTING PIT 3–TIMES THE DIA. & APPROXIMATELY THE HEIGHT OF ROOT BALL DEPTH. ROOT FLARE SHALL BE AT OR SLIGHTLY HIGHER THAN ADJACENT F.G.
– LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY.
– SELECT BEST VIEWING ANGLE, LIFT STOCK BY BALL AND PLACE IN PLANTING PIT.
– CUT AND REMOVE ALL STRING AND WIRE AND UNWRAP TOP HALF OF ROOT BALL. BACKFILL PLANTING PIT WITH EXISTING SOIL UP TO BASE OF ROOT FLARE.
– PACK BACKFILL AROUND BASE OF ROOT BALL TO STABILIZE IT.
– BACKFILL REMAINDER OF PLANTING HOLE USING WATER PERIODICALLY TO REDUCE AIR POCKETS.
– FORM 3" HT. SAUCER IN 6'–0" DIAMETER AROUND TREE & FILL WITH 3" MULCH.
– KEEP MULCH 1–2 INCHES AWAY FROM TRUNK.
– WATER IMMEDIATELY & FREQUENTLY.
– PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE.

9 TREE PLANTING ON SLOPE DETAIL



– PRIOR TO DIGGING TREE, MARK NORTH SIDE OF TRUNK. INSTALL TREE IN SAME ORIENTATION.
– EXCAVATE PLANTING PIT 3–TIMES THE DIA. & APROXIMATELY THE HEIGHT OF ROOT BALL DEPTH. ROOT FLARE SHALL BE AT OR SLIGHTLY HIGHER THAN ADJACENT F.G.
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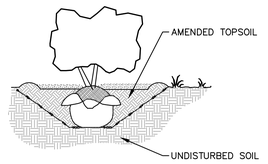
1 TREE PLANTING DETAIL



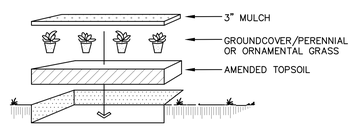
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– WATER IMMEDIATELY & FREQUENTLY.
– PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE.

2 EVERGREEN PLANTING DETAIL

–EXCAVATE PLANTING PIT TWICE THE DIAMETER OF BALL & EQUAL IN DEPTH
–LOOSEN SUBSOIL W/PICK TO ENSURE POROSITY
–PLACE PLANTING SOIL IN PLANTING PIT & FOOT TAMP
–SELECT BEST VIEWING ANGLE, LIFT STOCK BY BALL & PLACE IN PLANTING PIT
–UNWRAP TOP HALF OF ROOT BALL
–BACKFILL TO FINISHED GRADE WITH AMENDED TOPSOIL & TAMP
–FORM 3" SAUCER TO ENCIRCLE STOCK & FILL WITH 3" MULCH
–WATER IMMEDIATELY & FREQUENTLY.
–PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE

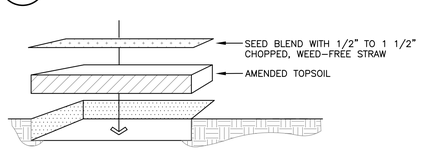


3 SHRUB PLANTING DETAIL



–LAYOUT PLANT MATERIAL AT SPACING AS SHOWN PER PLANT MATERIALS SCHEDULE
–HAND BROADCAST UNIFORM 3" MULCH THROUGHOUT GROUNDCOVER / PERENNIAL / ORNAMENTAL GRASS BED.
–FLOOD IMMEDIATELY & WATER FREQUENTLY
–PLANT SIZES SPECIFIED ARE MINIMUM ACCEPTABLE

4 GROUND COVER / ORNAMENTAL GRASS / PERENNIAL PLANTING DETAIL



–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.

5 MANICURED TURF SEEDING

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:

NOT FOR CONSTRUCTION

C 2022-09-06 BP NO. 1 ADD NO. 2

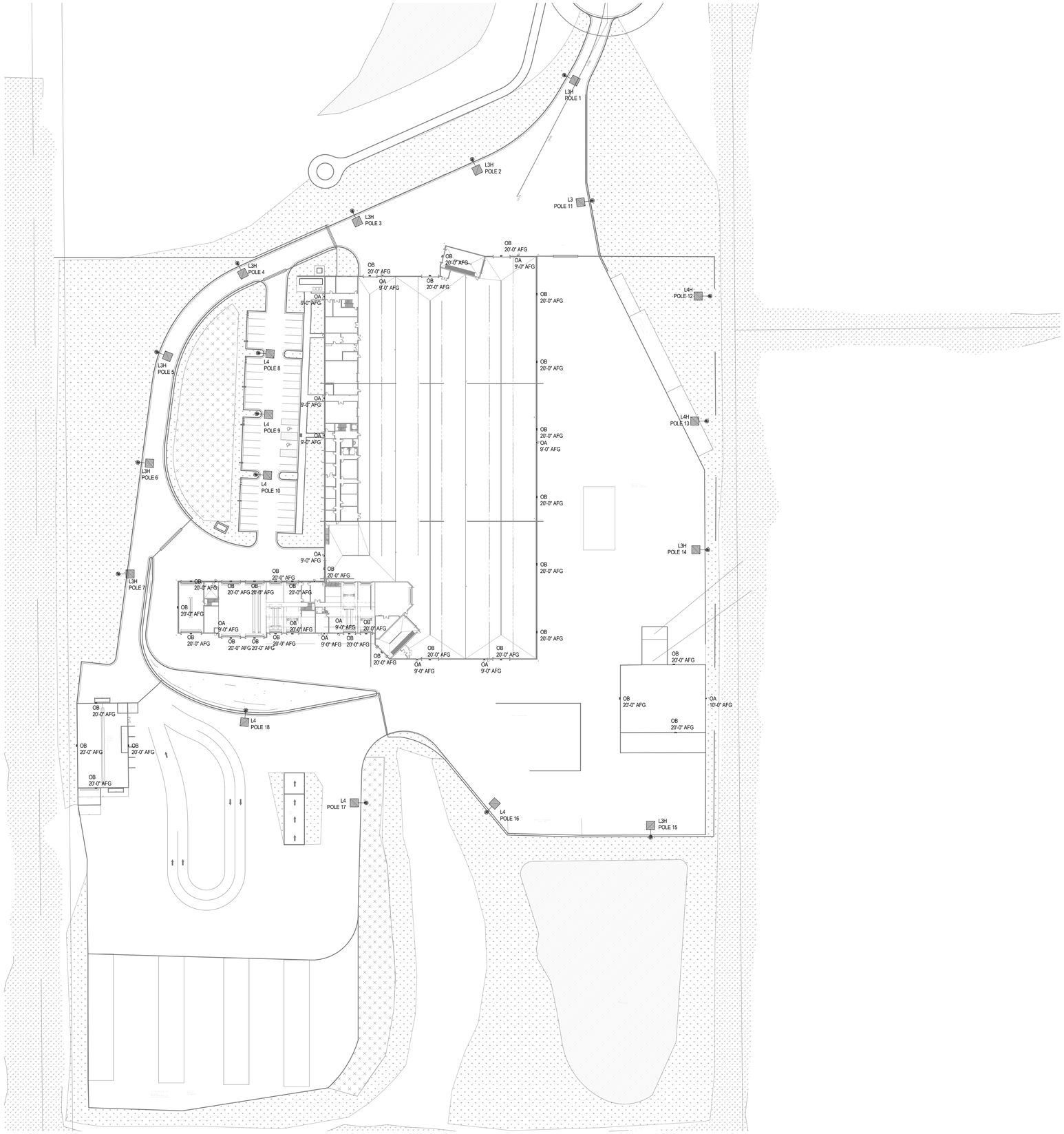
PROJECT INFORMATION:

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:
L-900

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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	LTG	-	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	MDP	-	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
AIC	-	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	PR	-	PAIR
CAT	-	CATALOG	PRI	-	PRIMARY
CATV	-	CABLE TELEVISION	PROJ	-	PROJECTOR
CB	-	CIRCUIT BREAKER	PVC	-	POLYVINYL CHLORIDE
CKT	-	CIRCUIT	REC	-	RECESSED
CLG	-	CEILING MOUNTED	RE / CKT	-	REUSE EXISTING CIRCUIT
CO	-	CONFERENCE	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	-	SWITCHBOARD
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	TELE / DATA	-	TELEPHONE / DATA
EWC	-	ELECTRIC WATER COOLER	TEL	-	TELEPHONE
EX	-	EXISTING	TELECOM	-	TELECOMMUNICATIONS
FA	-	FIRE ALARM	TGB	-	TELECOMMUNICATIONS GROUNDING BUSBAR
FLA	-	FULL LOAD AMPS	TMGB	-	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	WA	-	WASHER
HH	-	HANDHOLE	WAP	-	WIRELESS ACCESS POINT
HP	-	HORSEPOWER	WP	-	WEATHERPROOF
HVAC	-	HEATING, VENTILATING, AND AIR CONDITIONING	XFMR	-	TRANSFORMER
HZ	-	HERTZ (CYCLE) PER SECOND	XR	-	XRAY
ISP	-	INSIDE PLANT	XV	-	XRAY VIEWER
IT	-	INFORMATION TECHNOLOGY	Y	-	WYE
JB	-	JUNCTION BOX	ZAM	-	ZONE ADAPTER MODULE

LIGHTING FIXTURES

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

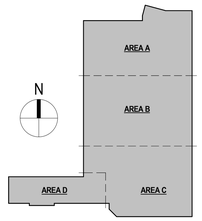
PROJECT TITLE:
DEPARTMENT OF PUBLIC WORKS BUILDING

W130 N10200 OMEGA HILLS PARKWAY
VILLAGE OF GERMANTOWN, WI 53022

ISSUE:

PLAN COMMISSION SUBMITTAL - NOT FOR CONSTRUCTION

KEY PLAN:



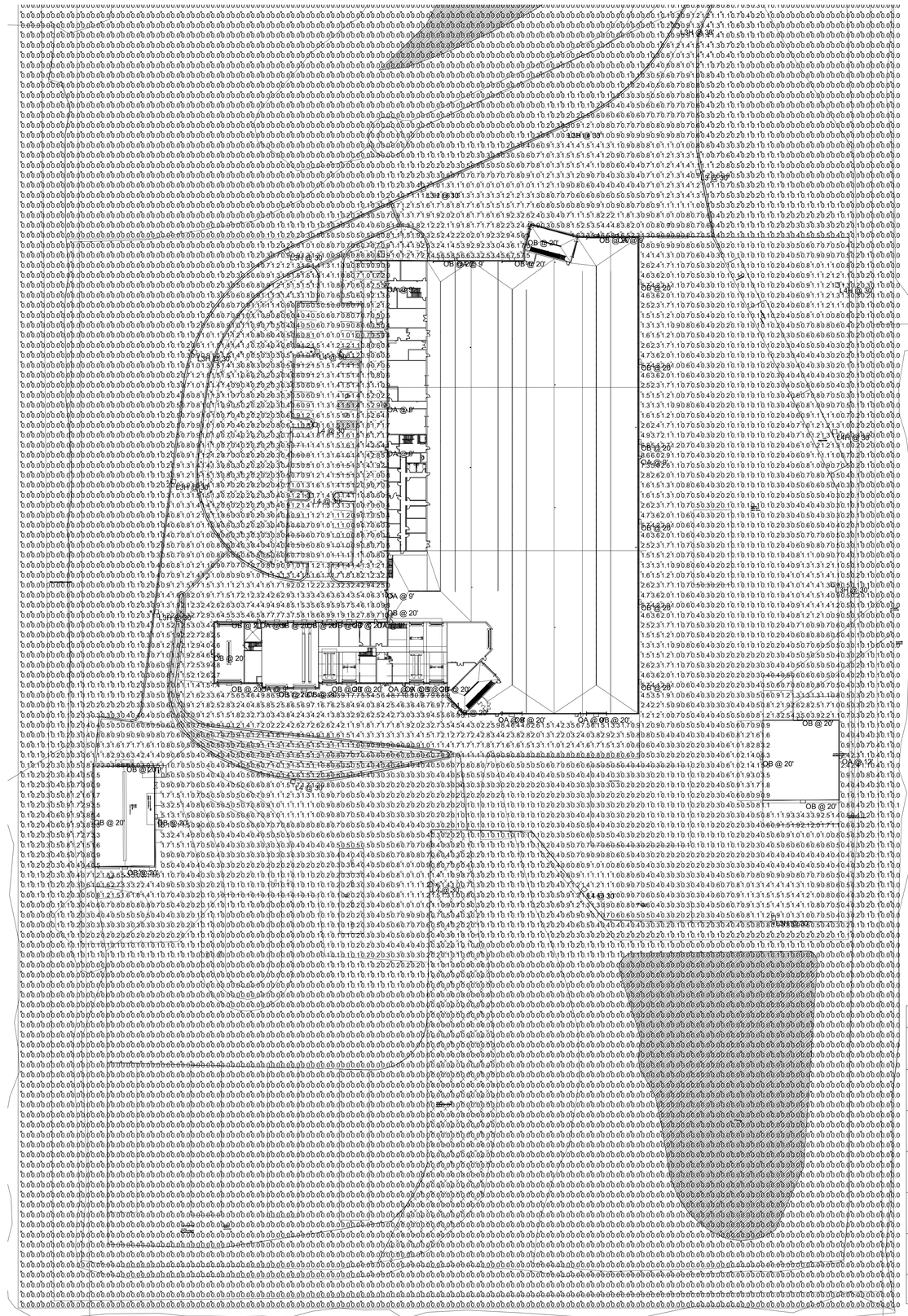
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PROJECT NUMBER:	2022-0820.02
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DRAWN BY:	BB, GB
CHECKED BY:	ES
APPROVED BY:	ES
SCALE:	AS NOTED

SHEET TITLE:
ELECTRICAL SITE PLAN

SHEET NUMBER:
PH-100

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Statistics					
Description	Symbol	Avg	Max	Min	Avg/Min
EAST SIDE AREA	+	0.7 fc	8.6 fc	0.1 fc	7.0:1
GUARD SHACK AREA	□	0.7 fc	5.5 fc	0.1 fc	7.0:1
MAIN ENTRANCE	×	1.4 fc	8.5 fc	0.3 fc	4.7:1
PARKING LOT	+	1.1 fc	1.8 fc	0.4 fc	2.8:1
SERVICE BAY ENTRANCE	×	3.4 fc	10.5 fc	0.5 fc	6.8:1
WEST DRIVEWAY	□	1.0 fc	2.1 fc	0.4 fc	2.5:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	L3	1	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-3-40-70CRI	1	13237	0.8	85
□	L3H	9	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-3-40-70CRI-IH	1	10457	0.8	85
□	L4	6	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-FT-40-70CRI	1	13143	0.8	85
□	L4H	2	LSI INDUSTRIES, INC.	MRM-LED-12L-SIL-FT-40-70CRI-IH	1	9439	0.8	85
□	OA	15	LSI INDUSTRIES, INC.	SSW-LED-03L-FT-UNV-DIM-40	1	3143	0.8	23
▭	OB	34	LSI INDUSTRIES, INC.	SLW-LED-14L-FT-UNV-DIM-40	1	13850	0.8	104

A1 ELECTRICAL PHOTOMETRIC PLAN

1" = 50'-0"

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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

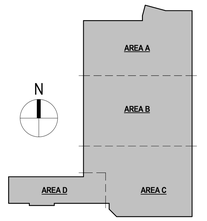
PROJECT TITLE:
DEPARTMENT OF PUBLIC WORKS BUILDING

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 PHOTOMETRIC PLAN

SHEET NUMBER:
PH-101

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____ Type: _____

Mirada Medium (MRM)

Outdoor LED Area Light



IP66 IK08

OVERVIEW	
Lumen Package	7,000 - 48,000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight lbs(kg)	30 (13.6)

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 IES 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 louver (IL) and house-side shield (IH) 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-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver 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.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- 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/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminaire per IEC 66262 mechanical impact code

L3, L3H, L4, AND L4H CUT SHEET

Type: _____

Mirada Medium Outdoor LED Area Light

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package	Light Output	Distribution	Orientation[4]	Voltage	Driver
MRM - Mirada	**LED**	**7L** - 7,000 lms **9L** - 9,000 lms **12L** - 12,000 lms **18L** - 18,000 lms **24L** - 24,000 lms **30L** - 30,000 lms **36L** - 36,000 lms **42L** - 42,000 lms **48L** - 48,000 lms **Custom Lumen Packages[1]**	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **SW** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive **AM** - Automotive Merchandise	**(blank)** - standard **L** - Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT **AMB** - Phosphor Converted Amber[3]	**70CRI** - 70 CRI	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**(Blank)** - None **IH** - Integral Houseside Shield[2] **IL** - Integral Louver (Sharp Spill Light Cutoff)[2]

Controls (Choose One)

(Blank) - None

Wireless Controls System.
ALSC - AirLink Synapse Control System
ALSCH - AirLink Synapse Control System Host / Satellite[1]
ALSCSD - AirLink Synapse Control System with 12-20' Motion Sensor
ALSCHSD2 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor[1]
ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor
ALSCHS04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor[1]
ALSCS1 - AirLink Lite Wireless Motion & Photo Sensor Controller (8-24' mounting height)
ALSCS2 - AirLink Lite Wireless Motion & Photo Sensor Controller (25-40' mounting height)

Stand-Alone Controls
EXT - 0-10v Dimming leads extended to housing exterior
CR7P - 7 Pin Control Receptacle ANSI C136.41[1]
IMSBT1- Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)*
IMSBT2- Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)*

Button Type Photocells
PC120 - 120V
PC200-277 - 208 -277V
PC347 - 347V

Lutron Limelight Controls
LLC - LimeLight Integral Wireless Radio Control by Lutron®
LLCS1 – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 8-15' int height*
LLCS2 – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 16-30' int height*
LLCS3 – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 31-40' int height*

Accessory Ordering Information[7]

Controls Accessories

Description	Order Number**
PC120 Photocell for use with CR7P option (120V)*	1225514
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)*	1225515
Twist Lock Photocell (347V) for use with CR7P.*	1225516
Twist Lock Photocell (480V) for use with CR7P.*	1225180
AirLink 5 Pin Twist Lock Controller.*	6614499
AirLink 7 Pin Twist Lock Controller.*	6614498
PMR5024-240 Pole-Mounted Occupancy Sensor (24V)	6602964CLR
Shorting Cap for use with CR7P	1490328

Fusing Options[5]

Description	Order Number
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

Shielding Options

Mirada Small	See Shielding Guide
Mirada Medium	
Mirada Large	
Zone Medium	
Zone Large	
Slice Medium	

Mounting Accessories[6]

Description	Order Number**
Universal Mounting Bracket	6848162CLR
Adjustable Slip Fitter (2" - 3 3/8" Tenon)	6881382CLR
Horizontal Slip Fitter (2" - 2 3/8" Tenon)	6627615CLR
Quick Mount Pole Bracket (Square Pole)	6870730LR
Quick Mount Pole Bracket (4.5" Round Pole)	6899003LR
13 7/8 Quick Mount Pole Bracket (Square Pole)	6900005LR
13 7/8 Quick Mount Pole Bracket (4.5" Round Pole)	6899005LR
Wall Mount Bracket	3821323LR
Wood Pole Bracket (6" Minimum Pole Diameter)	7512196LR

Miscellaneous Accessories

Description	Order Number
Integral Louver/Shield	6909981
Integral House Side Shield	7434115
10' Linear Bird Spike Kit (3' Recommended per Luminaire)	751632

FOOTNOTES:
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available with SW distribution.
3. Consult Factory for availability.
4. Not available in HV.
5. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
6. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
7. Accessories are shipped separately and field installed.
8. Factory installed CR7P option required. See Options.
9. "CLR" denotes finish. See Finish options.
10. Only available with ALSC/ALSCH control options.
11. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
12. Only available in 9L, 12L, 18L and 24L Lumen Packages. Consult factory for lead time and availability.

Type: _____

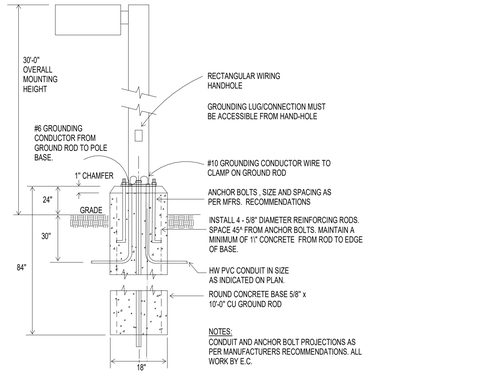
Mirada Medium Outdoor LED Area Light

PERFORMANCE

Back to Quick Links

Delivered Lumens*

Lumen Package	Distribution	CRI	3000K CCT Delivered Lumens	3000K CCT Efficacy	3000K CCT BUG Rating	4000K CCT Delivered Lumens	4000K CCT Efficacy	4000K CCT BUG Rating	5000K CCT Delivered Lumens	5000K CCT Efficacy	5000K CCT BUG Rating	Wattage
7L	2	70	7560	157	B2-U0-G2	7560	157	B2-U0-G2	7560	157	B2-U0-G2	48
	3		7616	159	B1-U0-G2	7616	159	B1-U0-G2	7616	159	B1-U0-G2	
	SW		7292	152	B3-U0-G1	7292	152	B3-U0-G1	7292	152	B3-U0-G1	
	FT		7562	158	B2-U0-G2	7562	158	B2-U0-G2	7562	158	B2-U0-G2	
	FTA		7595	158	B2-U0-G2	7595	158	B2-U0-G2	7595	158	B2-U0-G2	
	AM		7687	160	B1-U0-G1	7687	160	B1-U0-G1	7687	160	B1-U0-G1	
9L	2	70	9853	159	B2-U0-G2	9853	159	B2-U0-G2	9853	159	B2-U0-G2	62
	3		9926	160	B2-U0-G2	9926	160	B2-U0-G2	9926	160	B2-U0-G2	
	SW		9504	153	B3-U0-G2	9504	153	B3-U0-G2	9504	153	B3-U0-G2	
	FT		9856	159	B2-U0-G3	9856	159	B2-U0-G3	9856	159	B2-U0-G3	
	FTA		9900	160	B2-U0-G2	9900	160	B2-U0-G2	9900	160	B2-U0-G2	
	AM		10019	162	B2-U0-G1	10019	162	B2-U0-G1	10019	162	B2-U0-G1	
12L	2	70	13135	155	B3-U0-G2	13135	155	B3-U0-G2	13135	155	B3-U0-G2	85
	3		13232	156	B2-U0-G2	13232	156	B2-U0-G2	13232	156	B2-U0-G2	
	SW		12669	149	B4-U0-G2	12669	149	B4-U0-G2	12669	149	B4-U0-G2	
	FT		13138	155	B3-U0-G3	13138	155	B3-U0-G3	13138	155	B3-U0-G3	
	FTA		13196	155	B2-U0-G2	13196	155	B2-U0-G2	13196	155	B2-U0-G2	
	AM		13355	157	B2-U0-G2	13355	157	B2-U0-G2	13355	157	B2-U0-G2	
18L	2	70	19318	143	B3-U0-G3	19318	143	B3-U0-G3	19318	143	B3-U0-G3	135
	3		19461	144	B3-U0-G3	19461	144	B3-U0-G3	19461	144	B3-U0-G3	
	SW		18633	138	B4-U0-G2	18633	138	B4-U0-G2	18633	138	B4-U0-G2	
	FT		19324	143	B3-U0-G3	19324	143	B3-U0-G3	19324	143	B3-U0-G3	
	FTA		19408	144	B3-U0-G3	19408	144	B3-U0-G3	19408	144	B3-U0-G3	
	AM		19641	145	B3-U0-G2	19641	145	B3-U0-G2	19641	145	B3-U0-G2	
24L	2	70	25957	147	B4-U0-G3	25957	147	B4-U0-G3	25957	147	B4-U0-G3	176
	3		26149	149	B3-U0-G4	26149	149	B3-U0-G4	26149	149	B3-U0-G4	
	SW		25037	142	B5-U0-G3	25037	142	B5-U0-G3	25037	142	B5-U0-G3	
	FT		25964	148	B3-U0-G4	25964	148	B3-U0-G4	25964	148	B3-U0-G4	
	FTA		26077	148	B3-U0-G3	26077	148	B3-U0-G3	26077	148	B3-U0-G3	
	AM		26393	150	B3-U0-G2	26393	150	B3-U0-G2	26393	150	B3-U0-G2	
30L	2	70	32417	140	B4-U0-G3	32417	140	B4-U0-G3	32417	140	B4-U0-G3	232
	3		32656	141	B3-U0-G4	32656	141	B3-U0-G4	32656	141	B3-U0-G4	
	SW		31267	135	B5-U0-G3	31267	135	B5-U0-G3	31267	135	B5-U0-G3	
	FT		32424	140	B3-U0-G4	32424	140	B3-U0-G4	32424	140	B3-U0-G4	
	FTA		32566	140	B4-U0-G3	32566	140	B4-U0-G3	32566	140	B4-U0-G3	
	AM		32960	142	B3-U0-G3	32960	142	B3-U0-G3	32960	142	B3-U0-G3	
36L	2	70	38275	133	B4-U0-G4	38275	133	B4-U0-G4	38275	133	B4-U0-G4	288
	3		38557	134	B4-U0-G5	38557	134	B4-U0-G5	38557	134	B4-U0-G5	
	SW		36917	128	B5-U0-G4	36917	128	B5-U0-G4	36917	128	B5-U0-G4	
	FT		38283	133	B4-U0-G5	38283	133	B4-U0-G5	38283	133	B4-U0-G5	
	FTA		38450	134	B4-U0-G4	38450	134	B4-U0-G4	38450	134	B4-U0-G4	
	AM		38916	135	B3-U0-G3	38916	135	B3-U0-G3	38916	135	B3-U0-G3	



POLE BASE DETAIL

NTS

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____

Small Commerical Wall (SSW)

LED Wall Light

IP65



OVERVIEW	
Lumen Package	3,000
Wattage Range	23
Efficacy Range (LPW)	137
CCT (K)	4,000, 5,000
Controls	Button Photocell
Weight lbs(kg)	3.5 (1.6)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing for maximum durability and reliability.
- IP65 rated luminaire protects integral components from harsh environments.

Optical System

- Premium engineered IP65 rated polycarbonate optic assembles deliver IES Type 3 or 4 (FT) distributions.
- Zero Uplight.
- Available in 5000K & 4000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical

- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz
- L70 Calculated Life: >50K Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: >.90
- Input power stays constant over life.
- High-efficacy LED circuit board mounted to cast housing to maximize heat dissipation

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick and easy access to the electrical compartment for installing/servicing.
- Back box accessory available for surface conduit and wiring.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsi-industries.com/resources/terms-and-warranty.aspx for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Suitable for wet Locations.
- IP65 rated Luminaire.
- DesignLights Consortium® (DLC® Premium) qualified product.

OA CUT SHEET

Small Commerical LED Wall Light

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **SSW LED 3L FT UNV DIM 40 BRZ PC**

Prefix	Light Source	Lumen Package	Distribution	Voltage
SSW - Small Commercial Wall	**LED**	**3L** - 3,000 lm	**3** - Type 3 **FT** - Forward Throw Type 4	**UNV** - Universal Voltage (120-277V)

Driver	Color Temperature	Color Rendering	Finish	Options
DIM - 0-10v Dimming (10-100%)	**50** - 5,000 CCT **40** - 4,000 CCT	**BLANK** - 70 CRI	**BRZ** - Bronze	**PC** - Button Photocontrol (120-277V) **EB8** - External Battery Backup Box (0°C, 120-277V)

Accessory Ordering Information

Description	Order Number
Wet Location Surface Conduit/Wiring box (Bronze)	739106

PERFORMANCE

Back to Quick Links

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	4000K CCT Delivered Lumens	4000K CCT Efficacy	4000K CCT BUG Rating	5000K CCT Delivered Lumens	5000K CCT Efficacy	5000K CCT BUG Rating	Wattage
3L	FT	70	3143	137	B1-U0-G1	3224	140	B1-U0-G1	23
	3	70	3173	139	B1-U0-G1	3255	142	B1-U0-G1	

*LEDs are frequently updated therefore values are nominal

ELECTRICAL DATA*

Lumen Package	Wattage	240V	277V	347V	480V
3L	23	0.10	0.08	0.07	0.05

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

Catalog #: _____ Project: _____

Prepared By: _____ Date: _____

Large Commerical Wall (SLW)

LED Wall Light

IP65



OVERVIEW	
Lumen Output Range	14,000 - 20,000
Wattage Range	104 - 156
Efficacy Range (LPW)	123 - 138
Weight lbs(kg)	10 (4.5)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing for maximum durability and reliability.
- IP65 rated luminaire protects integral components from harsh environments.

Optical System

- Premium engineered IP65 rated polycarbonate optic assemblies deliver IES Type 3 or 4 (FT) distributions.
- Zero Uplight.
- Available in 5000K & 4000K color temperatures per ANSI C78.377.
- Minimum CRI of 70.

Electrical

- High-performance driver features short-circuit and over temperature protection with integral surge protection (6kV).
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac)
- L70 Calculated Life: >50K Hours
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +40°C (-40°F to +104°F).
- Power factor: > 90
- Input power stays constant over life.
- High-efficacy LED circuit board mounted to cast housing to maximize heat dissipation
- Optional emergency battery pack box provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the box for ease of maintenance. The fixture delivers approximately 900 lumens during emergency mode.

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick and easy access to the electrical compartment for installing/servicing.
- Back box accessory available for surface conduit and wiring.

Warranty

- LSI luminaires carry a 5-year limited warranty. Complete warranty terms are located on our website.

Listings

- Listed to UL 1598 and UL 8750.
- Suitable for wet Locations.
- IP65 rated Luminaire.
- DesignLights Consortium® (DLC® Premium) qualified product.

OB CUT SHEET

Large Commerical LED Wall Light

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **SLW LED 20L FT UNV DIM 40 BRZ PC**

Prefix	Light Source	Lumen Package*	Distribution	Voltage
SLW - Large Commercial Wall	**LED**	**14L** - 14,000 lm **20L** - 20,000 lm	**3** - Type 3 **FT** - Forward Throw Type 4	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347 - 480V)

Driver	Color Temperature	Color Rendering	Finish	Options
DIM - 0-10v Dimming (10-100%)	**50** - 5,000 CCT **40** - 4,000 CCT	**BLANK** - 70 CRI	**BRZ** - Bronze	**PC** - Button Photocontrol (120-277V) **SP1** -Surge Protection 10kV **EB8** - External Battery Backup Box (0°C, 120-277V)

Accessory Ordering Information

Description	Order Number
Wet Location Surface Conduit/Wiring box (Bronze)	739106

PERFORMANCE

Back to Quick Links

DELIVERED LUMENS*

Lumen Package	Distribution	CRI	4000K CCT Delivered Lumens	4000K CCT Efficacy	4000K CCT BUG Rating	5000K CCT Delivered Lumens	5000K CCT Efficacy	5000K CCT BUG Rating	Wattage
14L	FT	70	13848	134	B3-U0-G3	14204	137	B3-U0-G2	104
	3	70	13937	135	B3-U0-G3	14296	138	B3-U0-G3	
20L	FT	70	19827	127	B3-U0-G3	20337	130	B3-U0-G3	156
	3	70	19955	129	B3-U0-G3	20469	132	B3-U0-G3	

*LEDs are frequently updated therefore values are nominal

ELECTRICAL DATA*

Lumen Package	Wattage	240V	277V	347V	480V
14L	104	0.43	0.37	0.30	0.22
20L	156	0.65	0.56	0.45	0.33

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

GRÄEF

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

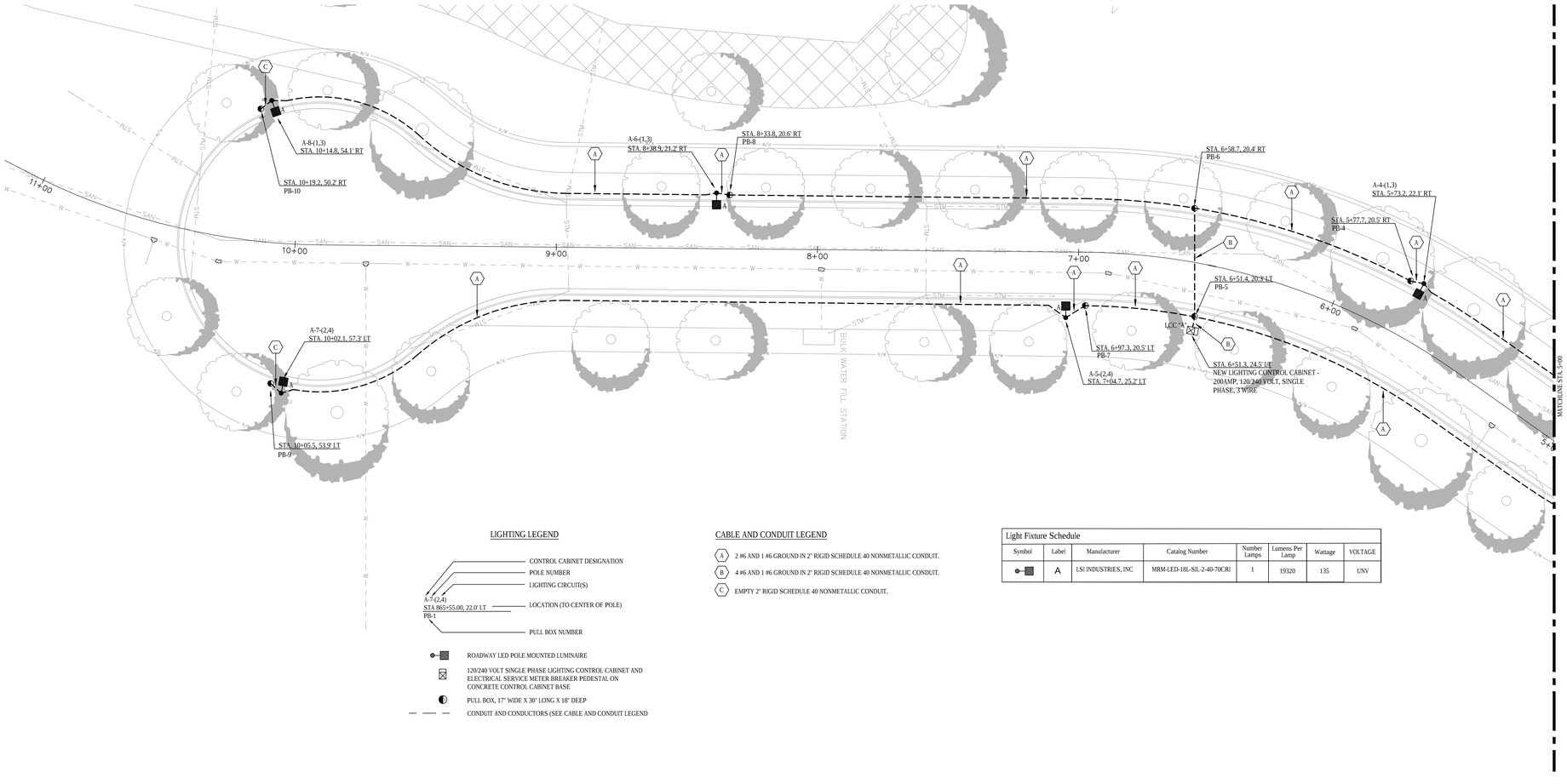
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ELECTRICAL CUT SHEETS

SHEET NUMBER:

PH-102

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0 10' 20' 40'
SCALE: 1" = 20'

LIGHTING LEGEND

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

(A) 2 #6 AND 1 #6 GROUND IN 2" RIGID SCHEDULE 40 NONMETALLIC CONDUIT.

(B) 4 #6 AND 1 #6 GROUND IN 2" RIGID SCHEDULE 40 NONMETALLIC CONDUIT.

(C) EMPTY 2" RIGID SCHEDULE 40 NONMETALLIC CONDUIT.

Light Fixture Schedule

Symbol	Label	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Wattage	VOLTAGE
	A	LSI INDUSTRIES, INC	MRM-LED-18L-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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Milwaukee, WI 53203-3318
414 / 259 1500

CLIENT:
VILLAGE OF GERMANTOWN

PROJECT TITLE:
TID NO.9 ROADWAY

12668 DONGES BAY ROAD
GERMANTOWN, WI 53022

ISSUE:

NO.	DATE	REVISIONS	BY

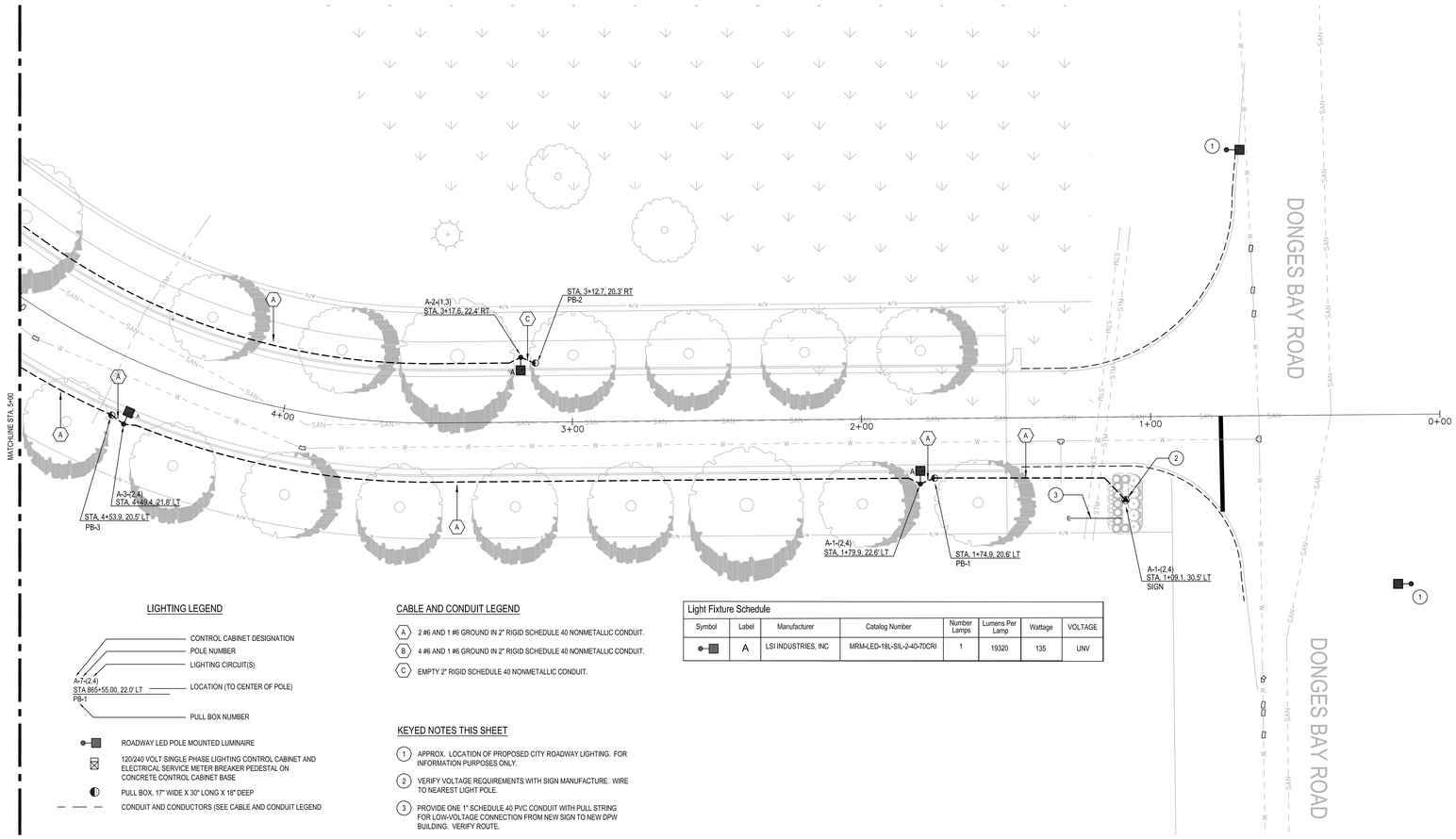
PLAN COMMISSION SUBMITTAL - NOT FOR CONSTRUCTION

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 LIGHTING PLAN

SHEET NUMBER:
E100



SCALE: 1" = 20'

LIGHTING LEGEND

- 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

- (A) 2 #6 AND 1 #6 GROUND IN 2" RIGID SCHEDULE 40 NONMETALLIC CONDUIT.
- (B) 4 #6 AND 1 #6 GROUND IN 2" RIGID SCHEDULE 40 NONMETALLIC CONDUIT.
- (C) EMPTY 2" RIGID SCHEDULE 40 NONMETALLIC CONDUIT.

KEYED NOTES THIS SHEET

1. APPROX. LOCATION OF PROPOSED CITY ROADWAY LIGHTING. FOR INFORMATION PURPOSES ONLY.
2. VERIFY VOLTAGE REQUIREMENTS WITH SIGN MANUFACTURE. WIRE TO NEAREST LIGHT POLE.
3. PROVIDE ONE 1" SCHEDULE 40 PVC CONDUIT WITH PULL STRING FOR LOW-VOLTAGE CONNECTION FROM NEW SIGN TO NEW DPW BUILDING. VERIFY ROUTE.

Light Fixture Schedule

Symbol	Label	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Wattage	VOLTAGE
	A	LSI INDUSTRIES, INC	MRM-LED-18L-SIL-2-40-70CRI	1	19320	135	UNV

NOTICE:
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CLIENT:
VILLAGE OF GERMANTOWN

PROJECT TITLE:
TID NO.9 ROADWAY

12668 DONGES BAY ROAD
GERMANTOWN, WI 53022

ISSUE:
NO. DATE REVISIONS BY

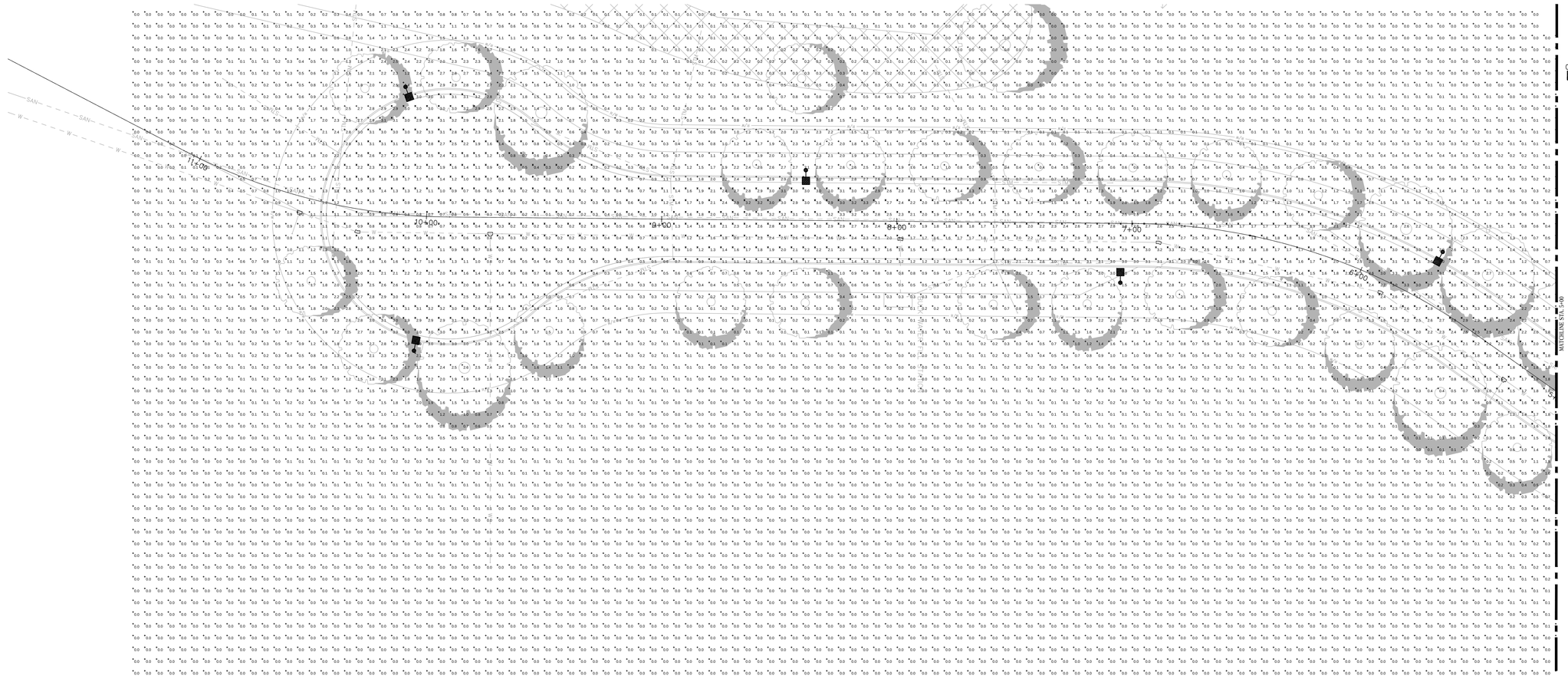
PLAN COMMISSION SUBMITTAL - NOT FOR CONSTRUCTION

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 LIGHTING PLAN

SHEET NUMBER:
E101



LIGHTING LEGEND

ROADWAY LED POLE MOUNTED LUMINAIRE

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Roadway Only	+	2.1 fc	3.4 fc	0.6 fc	5.7:1	3.5:1

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	8	LSI INDUSTRIES, INC	MRM-LED-18L-SIL-2-40-70CRI	1	MRM-LED-18L-SIL-2-40-70CRI.IES	19320	1	135

NOTICE:
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TID NO.9 ROADWAY

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GERMANTOWN, WI 53022

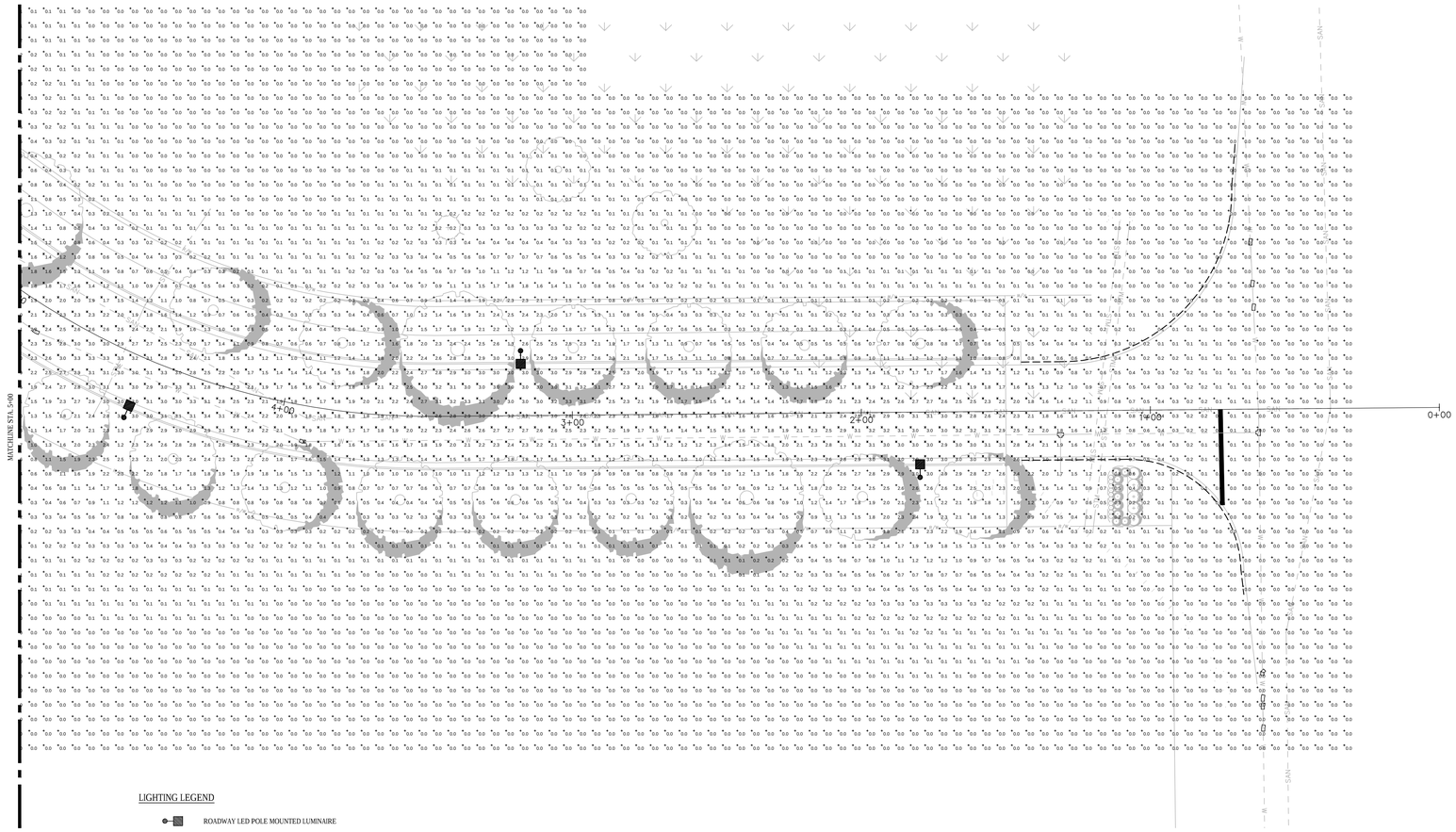
ISSUE:
NO. DATE REVISIONS BY

PLAN COMMISSION SUBMITTAL - NOT FOR CONSTRUCTION

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:
E200



0 10' 20' 40'
SCALE: 1" = 20'

LIGHTING LEGEND

ROADWAY LED POLE MOUNTED LUMINAIRE

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Roadway Only		2.1 fc	3.4 fc	0.6 fc	5.7:1	3.5:1

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	A	8	LSI INDUSTRIES, INC	MRM-LED-18L-SIL-2-40-70CRI	1	MRM-LED-18L-SIL-2-40-70CRI.IES	19320	1	135

NOTICE:
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TID NO.9 ROADWAY

12668 DONGES BAY ROAD
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ISSUE:

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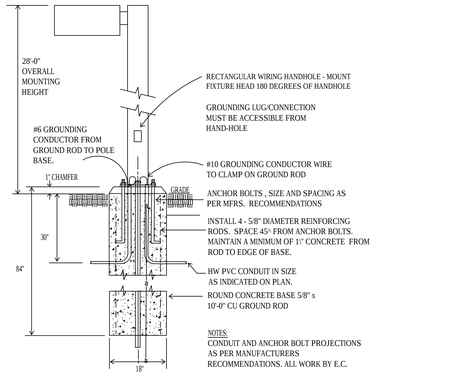
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DATE:	2022-07-15
DRAWN BY:	DLC
CHECKED BY:	ES
APPROVED BY:	RJ
SCALE:	AS NOTED

SHEET TITLE:
ROADWAY PHOTOMETRIC PLAN

SHEET NUMBER:
E201



POLE BASE DETAIL

NOT TO SCALE

ABBREVIATIONS

A	AMP	MLO	MAIN LUGS ONLY
ACT	ABOVE COUNTER TOP	MR#	MULTI-RECEPTACLE, # INDICATES MULTI-RECEPTACLE DESIGNATION
AFF	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.)
BDH	BUS DUCT, # INDICATES BUS DUCT DESIGNATION	NTS	NOT TO SCALE
BFG	BELOW FINISHED GRADE	NU	NEAR UNIT (REFER TO HVAC & PLUMBING DRAWINGS FOR EXACT LOCATION.)
BOL	BUILT-IN OVERLOAD	OOS	ON/OFF SWITCH
C	CONTACTOR	OU	ON UNIT
CB, C/B	CIRCUIT BREAKER(S)	P#	PHOTOCELL, # INDICATES PHOTOCELL DESIGNATION
CCB	COMBINATION CIRCUIT BREAKER FULL VOLTAGE STARTER	PBL	PUSH BUTTON WITH PILOT LIGHT
CDT	CONDUIT	PBS	PUSH BUTTON STATION
CEF	CEILING EXHAUST FAN	PC	PLUMBING CONTRACTOR
CF	COMBINATION FUSIBLE FULL VOLTAGE STARTER	PCP	PRE-WIRED CONTROL PANEL
CKT	CIRCUIT	PE	PNEUMATIC ELECTRIC SWITCH
CM	CONSTRUCTION MANAGER	PEC	PROJECT ELECTRICAL CONTRACTOR
CPT	CONTROL POWER TRANSFORMER	PL	PILOT LIGHT
CS	COMBINATION STARTER	PRV	POWER ROOF VENTILATOR
CU	COPPER	PW	PART WINDING STARTER
CUH	CABINET UNIT HEATER	R	RECEPTACLE
D, DS	DISCONNECT SWITCH	RAF	RETURN AIR FAN
DD	DOUBLE DUPLEX	RAI	REMAIN AS IS
DM	DOOR MANUFACTURER	RAT	REVERSE ACTING THERMOSTAT
DN	DOWN	RMN	EXISTING TO REMAIN
DRWGS	DRAWINGS	RMV	EXISTING TO BE REMOVED
EC	BY ELECTRICAL CONTRACTOR	RPL	EXISTING TO BE REPLACED
EDH	ELECTRIC DUCT HEATER	RVS	REDUCED VOLTAGE STARTER
EF	EXHAUST FAN	S	STERILIZER
EM	EMERGENCY	SAV	SOLENOID AIR VALVE
EP	EXPLOSION PROOF	SC	STERILIZER CONTROLS
ER	EXISTING TO BE REMOVED	SF	SUPPLY FAN
ERL	EXISTING RELOCATED (NEW LOCATION)	SP	SHOCKPROOF
ET	ELAPSED TIMER	SPC	SPACE
ETL	EXISTING TO BE RELOCATED (OLD LOCATION)	SPR	SPARE
EUH	ELECTRIC UNIT HEATER	SPS	SELECTOR SWITCH
EWH	ELECTRIC WALL HEATER	SS	SPEED SWITCH
EX	EXISTING TO REMAIN	S/S	SPEAKER/STROBE
F	FURNISHED BY	SSP	START-STOP WITH PILOT LIGHT
FS	FLOW SWITCH	STAT	THERMOSTAT
FZS	FREEZE STAT	SVS	SUPERVISORY SWITCH
G, GFI	GROUND FAULT INTERRUPTER TYPE	SWBD	SWITCHBOARD
GC	PROJECT GENERAL CONTRACTOR	SWGR	SWITCH GEAR
GND, GRND	GROUND	TC	TIME CLOCK
GS	MAGNETIC STARTER	TCC	TEMPERATURE CONTROL CONTRACTOR
GV	GATE VALVE	TCP	TEMPERATURE CONTROL PANEL
H, HV	HEATING/VENTILATING CONTRACTOR	TL#	TRACK LIGHT, # INDICATES TRACK LIGHT DESIGNATION
HOA	HAND/OFF/AUTO SELECTOR SWITCH	TO	TYPICAL OUTLET
HP	HORSEPOWER	TS	TAMPER SWITCH
H/S	HORN/STROBE	TV	TELEVISION
I	INSTALLED BY	UFD	UNDERFLOOR DUCT
IG	ISOLATED GROUND	UG	UNDERGROUND
IL	INTERLOCK	UGD	UNDERGROUND DUCT
IS	IN STARTER COVER	UH	UNIT HEATER
IU	IN UNIT	UO	UNIQUE OUTLET
KS	KEY SWITCH	U0I	UNLESS OTHERWISE INDICATED
KVA	KILOVOLT-AMPERES	USS	UNIT SUBSTATION
KW	KILOWATT	V	VENDOR SUPPLYING EQUIPMENT
LD	LOAD (KW OR HP)	W	WIRED BY
LVT	LINE VOLTAGE THERMOSTAT (120V)	W/	WITH
MCB	MAIN CIRCUIT BREAKER	WP	WEATHERPROOF
MD	MOTORIZED DAMPER	WT	WIRING TROUGH
MFR	MANUFACTURER	XFMR	TRANSFORMER
MG	MOTOR GENERATOR		

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.

Catalog #: MRMLED18LSIL2UNVDIM4070CRIBRZ 689903BRZ Project: _____

Prepared By: _____ Date: _____ Type: FIXTURE TYPE "A"

Mirada Medium (MRM)

Outdoor LED Area Light

IP66 IK08



OVERVIEW	
Lumen Package	7,000 - 48,000
Wattage Range	48 - 401
Efficacy Range (LPW)	117 - 160
Weight lbs(kg)	30 (13.6)

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 IES Types 2, 3, 5W, 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 louver (IL) and house-side shield (IH) 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. Customer input 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-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver 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.
- Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- 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/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IK08 rated luminaire per IEC 66262 mechanical impact code

Specifications and dimensions subject to change without notice.

Type: _____

Mirada Medium Outdoor LED Area Light

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL**

Luminaire Prefix	Light Source	Lumen Package	Light Output	Distribution	Orientation[2]	Voltage	Driver
MRM - Mirada	**LED**	**7L** - 7,000 lms **9L** - 9,000 lms **12L** - 12,000 lms **18L** - 18,000 lms **24L** - 24,000 lms **30L** - 30,000 lms **36L** - 36,000 lms **42L** - 42,000 lms **48L** - 48,000 lms **Custom Lumen Packages[1]**	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **5W** - Type 5 Wide **FT** - Forward Throw **FTA** - Forward Throw Automotive **AM** - Automotive Merchandise	**(blank)** - standard **L** - Optics rotated left 90° **R** - Optics rotated right 90°	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10V Dimming (0-10%)

Color Temp	Color Rendering	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **30** - 3,000 CCT **AMB** - Phosphor Converted Amber[12]	**70CRI** - 70 CRI	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**(Blank)** - None **IH** - Integral Houseside Shield[9] **IL** - Integral Louver (Sharp Spill Light Cutoff)[9]

Controls (Choose One)

(Blank) - None

Wireless Controls System
ALSC - AirLink Synapse Control System
ALSCH - AirLink Synapse Control System Host / Satellite[3]
ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor
ALSCH202 - AirLink Synapse Control System Host / Satellite with 12-20' Motion Sensor [3]
ALSC04 - AirLink Synapse Control System with 20-40' Motion Sensor
ALSCH04 - AirLink Synapse Control System Host / Satellite with 20-40' Motion Sensor [3]
ALBC01 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height)
ALBC02 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height)

Stand-Alone Controls
EXT - 0-10v Dimming leads extended to housing exterior
CR7P - 7 Pin Control Receptacle (ANSI C136.41 [4]
IMSBT1 - Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)[3]
IMSBT2 - Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)[3]

Button Type Photocells
PC120 - 120V
PC208-277 - 208 -277V
PC347 - 347V

Lutron Limelight Controls
LLC – LimeLight Integral Wireless Radio Control by Lutron[4]
LLCS1 – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 8-15' mt height[4]
LLCS2 – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 16-30' mt height[4]
LLCS3 – Limelight Integral Wireless Radio Control and PIR Motion/ Daylight Sensor by Lutron 31-40' mt height[4]

Accessory Ordering Information[7]

Controls Accessories	
Description	Order Number[8]
PC120 Photocell for use with CR7P option (120V)[7]	122514
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V)[7]	122515
Twist Lock Photocell (347V) for use with CR7P.[7]	122516
Twist Lock Photocell (480V) for use with CR7P.[7]	122530
AirLink 5 Pin Twist Lock Controller [3]	661409
AirLink 7 Pin Twist Lock Controller [3]	661410
PMOS24-24V Pole-Mounted Occupancy Sensor (24V)	6832940LR
Shorting Cap for use with CR7P	149328

Fusing Options[10]	
Description	Order Number
Single Fusing (120V)	See Fusing Accessory Guide
Single Fusing (277V)	
Double Fusing (208V, 240V)	
Double Fusing (480V)	
Double Fusing (347V)	

Mounting Accessories[6]	
Description	Order Number[8]
Universal Mounting Bracket	6948190LR
Adjustable Slip Fitter (2" - 2 3/8" Tenon)	688138OLR
Horizontal Slip Fitter (2" - 2 3/8" Tenon)	692701OLR
Quick Mount Pole Bracket (Square Pole)	6970730LR
Quick Mount Pole Bracket (4-5" Round Pole)	689900OLR
15 Tilt Quick Mount Pole Bracket (Square Pole)	698000OLR
15 Tilt Quick Mount Pole Bracket (4-5" Round Pole)	689900OLR
Wall Mount Bracket	3801302LR
Wood Pole Bracket (8" Minimum Pole Diameter)	7312190LR

Miscellaneous Accessories	
Description	Order Number
Integral Louver/Shield	690981
Integral House Side Shield	743415
10' Linear Bird Spike Kit (3' Recommended per Luminaire)	751932

FOOTNOTES:
1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2. Not available with 5W distribution
3. Consult Factory for availability.
4. Not available in 347V.
5. IMSBT is field configurable via the LSI app that can be downloaded from your smartphone's native app store.
6. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.
7. Accessories are shipped separately and field installed.
8. Factory installed CR7P option required. See Options.
9. "CLR" denotes finish. See Finish options.
10. Only available with ALSC/ALSCH control options.
11. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
12. Only available in 9L and 12L Lumen Packages. Consult factory for lead time and availability.

FIXTURE TYPE "A" CUT SHEET

NOT TO SCALE

Catalog #: 5RP B5 S07G 28 S (DARK) BRZ DGP Project: _____

Prepared By: _____ Date: _____

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 4-3/4" 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
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets.

Pole Vibration Damper
- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Listings
- UL Listed
- BAA/TAA Compliant

Round Straight Poles

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: **4RPU B3 S07G 24 S PLP DGP**

Pole Series	Mounting Method	Material	Height[8]	Mounting Configuration	Pole Finish	Options
4RP - 4" Diameter Round Straight Pole (New Build) **5RP** - 5" Diameter Round Straight Pole (New Build) **4RPU** - 4" Diameter Round Straight Pole (Retrofit) **5RPU** - 5" Diameter Round Straight Pole (Retrofit)	**Bolt-On Mount[1]** - See pole selection guide for patterns and fixture matches. **B5** - 5" Traditional Drilling Pattern **B3** - 3" Reduced Drilling Pattern **B2** - 2" Reduced Drilling Pattern **T** - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches. **I** - No Mounting Holes[2] - Use with: BKA-PM4 - Flush Mount Adapter[8] Greenlee Lifestyle OH Mounting Style Enterprise, Lexington, Constitution PT Single Mounting[8]	**S07G** - 07 Ga. Steel (5RP/5RPU Only) **S10G** - 10 Ga. Steel (4RP/4RPU Only) **S11G** - 11 Ga. Steel (5RP/5RPU Only)	8' 10' 12' 14' 15' 16' 17' 17' 6" 18' 20' 22' 22' 6" 24' 25' 26' 27' 28' 30'	**S** - Single/Parallel **D180** - Double **D90** - Double **DN90** - Double **T90** - Triple **TN120** - Triple **Q90** - Quad **QN90** - Quad **N** - Tenon Mount (Standard Tenon size is 2-3/8" O.D.)† **4N** - Tenon Mount (5RPT only. For 4" poles only, use 4RPI) **4N-6** - Tenon Mount (5RPT only. For 4" poles use 4RPI)	DARK **BRZ** - Bronze **BLK** - Black **PLP** - Platinum Plus **WHT** - White **SVG** - Satin Verde Green **GPT** - Graphite **MSV** - Metallic Silver **BZA** - Alternate Bronze	**GA** - Galvanized Anchor Bolts **SF** - Single Flood[9] **DF** - Double Flood[9] **DGF** - DuraGrip® Plus **LAB** - Less Anchor Bolts **CRXX** - Conduit Raceway[9]

Accessory Ordering Information

Description	Order Number
4" SRMC Square Base Cover	1594003LR
5" SRMC Square Base Cover	1594012LR
4" /5" GBC Decorative Base Cover	4838590LR
ER2 – Weatherproof Duplex Receptacle (Poles below 18')	1229557OLR
ER2 – Weatherproof Duplex Receptacle for Reinforced Hand-hole (Poles 18' and above)	1229560LR
GFI – Ground Fault Circuit Interrupter (Poles below 18')	1229583LR
GFI – Ground Fault Circuit Interrupter for Reinforced Hand-hole (Poles 18' and above)	2256712LR
MH5 - Mounting Hole Plugs for use with 5" traditional drill pattern (3 set of 3 plugs)	130336

Description	Order Number
MH3 - Mounting Hole Plugs for use with 3" reduced drill pattern (3 sets of 3 plugs)	691139
MH2 - Mounting Hole Plugs for use with 2" reduced drill pattern (3 sets of 3 plugs)	729841
B8 - Banner Brackets	Consult Factory for EPA calculations

FOOTNOTES:
1 - See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern Spec Sheets.
2 - For Enterprise, Lexington, and Constitution PT mounting configuration styles, see Tenon (T) Mounting (4PU and Lifestyle Sixth Pole Series).
3 – Stainless steel black pole cap provided. Domed Greenlee pole cap will ship with SA4 and SA5 Enterprise and Lexington fixtures, SA Lifestyle Fixtures, BK MPT BO, and UCL Brackets.
4 – Pole heights will have a +/- 1/2" tolerance. Max height for 4RP S10G is 24'. Max height of the 5RP S10G is 26'.
5 – For Enterprise and Lexington D180 or other mounting configuration styles using BK MPT BO accessories order with B3 or B5 drill pattern.
6 – See Flood Lighting Brackets section for choice of FBO Brackets.
7 – Only use with 4 inch pole.
8 – Use with BKA-IPM4.

FIXTURE TYPE "A" POLE CUT SHEET

NOT TO SCALE

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

CLIENT:
VILLAGE OF GERMANTOWN

PROJECT TITLE:
TID NO.9 ROADWAY

12668 DONGES BAY ROAD
GERMANTOWN, WI 53022

ISSUE:

NO.	DATE	REVISIONS	BY

PLAN COMMISSION SUBMITTAL - NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2022-0820.04
DATE:	2022-07-15
DRAWN BY:	DLC
CHECKED BY:	ES
APPROVED BY:	RJ
SCALE:	AS NOTED

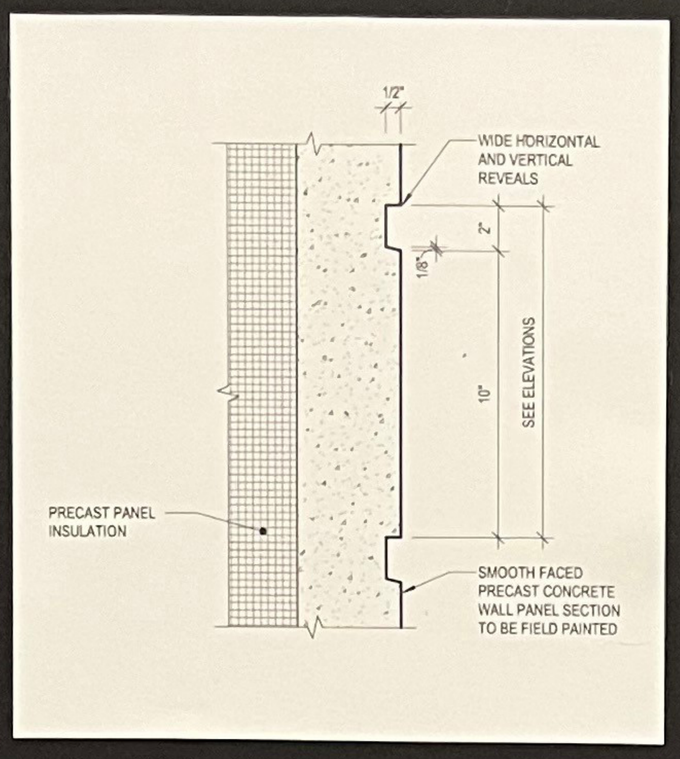
SHEET TITLE:
ROADWAY LIGHTING CUT SHEET AND DETAILS.

SHEET NUMBER:
E300

VILLAGE OF GERMANTOWN
Department of Public Works Building
Material Board



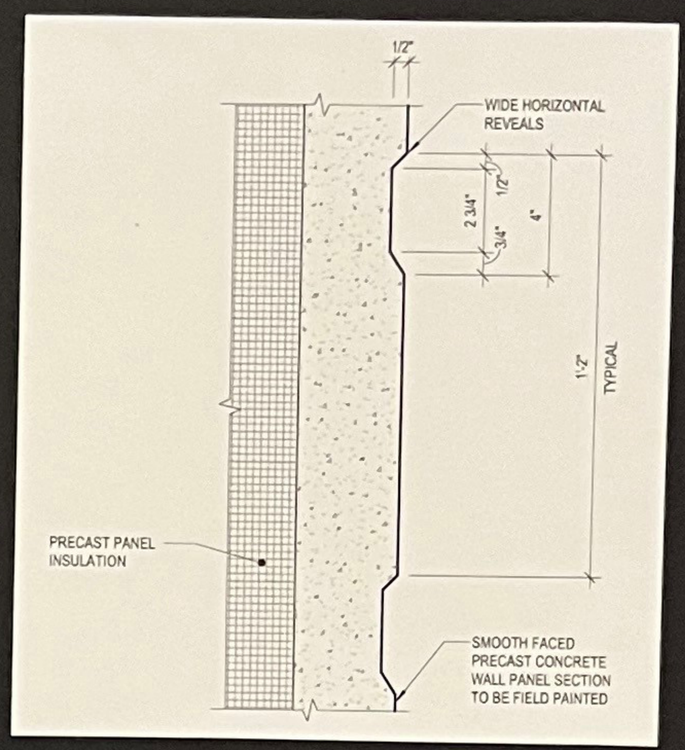
PRECAST CONCRETE PANEL FINISH COLOR



2" HORIZONTAL & VERTICAL REVEALS



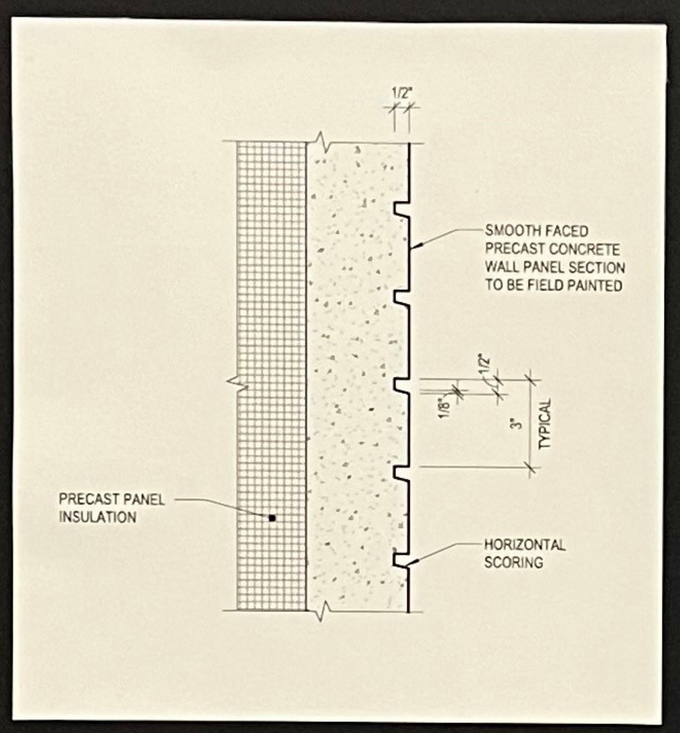
PRECAST CONCRETE PANEL PAINT COLOR



4" HORIZONTAL REVEAL



PRECAST CONCRETE PANEL PAINT COLOR



1/2" HORIZONTAL REVEALS



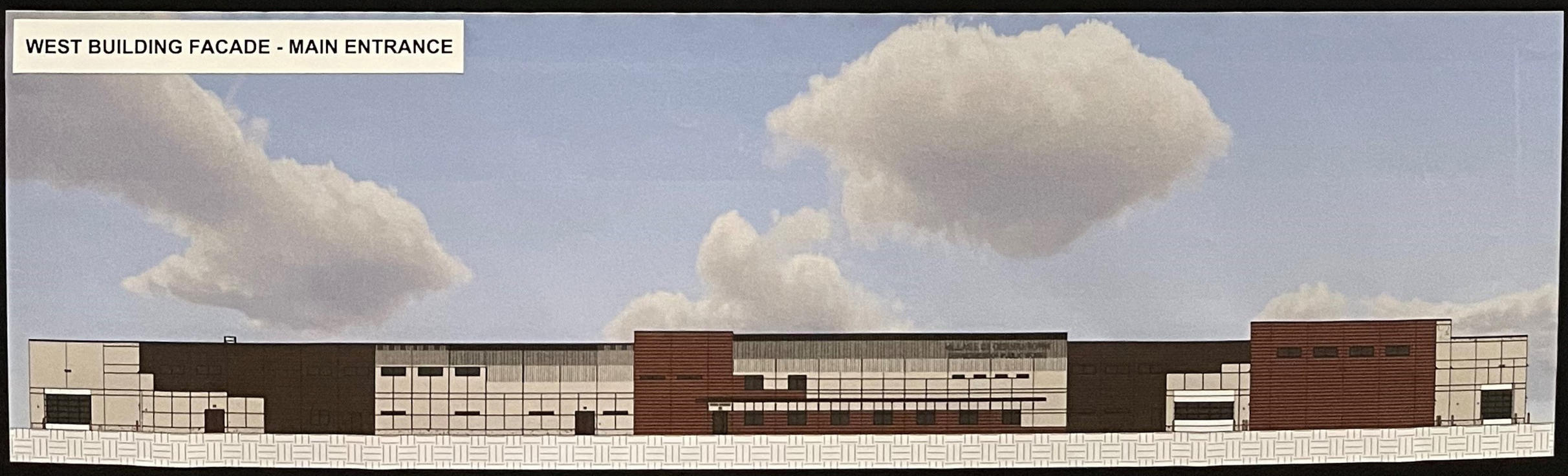
METAL TRIM, MANDOOR & WINDOW FRAME COLOR



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

275 West Wisconsin Avenue
Suite 300
Milwaukee, WI 53203
(414) 259-1500

Scientist: Alison Masek
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Project No.: 2021-0820.02

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3.1.1 Wisconsin Wetland Inventory 2
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3.1.4 Precipitation Data. 3
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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	Udollic Endoaqualfs	Non-Hydric
Mequon silt loam	Udollic 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	Udollic 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 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 Elven 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

Mequon Rd 167 Mequon Rd 167 Mequon Rd W Mequon Rd 167

Pheasant Ln Crestview Dr Martin Dr Forest Dr Equine Trl Wasaukee Rd N Ashbury Woods Dr

Patton Ct N Eisenhower Dr Washington Dr Patton Ct S Ellsworth Dr Strawgrass Ln Coneflower Cir Trillium Way

Country Aire Dr

White Pine Ct Overlook Ct Wooded Hills Dr Amen Ct Magnolia Dr Evergreen Ct Fond du Lac Ave 145

Bradley Way Grant Dr Washington Dr

W Shawnee Pass N Council Hills Dr W Tomahawk Trl N Oconnell Ln

Victory Center Donges Bay Rd Donges Bay Rd W Donges Bay Rd

St Johns United Church of Christ

Emmanuel (Albright Brethren) Cemetery

Gatewood Pl Berrywood Ct Berrywood Ln Spaten Ct Sunberry Rd Fond du Lac Ave 145 Wasaukee Rd

Storaway Pl Sunburst Ct Seven Pines Way Ridgewood Ln Amber Dr Knollcrest Cir Midland Dr

FVW WSOR Village of Germantown Milwaukee Washington Ozaukee Canadian National RR

County Line Rd County Line Rd County Line Rd W County Line Rd

Fountain Blvd 145 N 124th St

N

0 500 1,000

Feet

1 in = 1,000 ft

SITE LOCATION

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE 1

GRAEF

Path: X:\ML\2021\20210820-02\Design\GIS\DPW Alternative Site\Wetland Delineation\Maps\Figure 1 - Site Location.mxd
Date Saved: 10/27/2021 9:44:03 AM
User: 1956
Proj. Number: 2021-0820.02
Source: ESRI

Legend

Study Area

WWI Wetlands

Washington Drive

Donges Bay Road

T3K

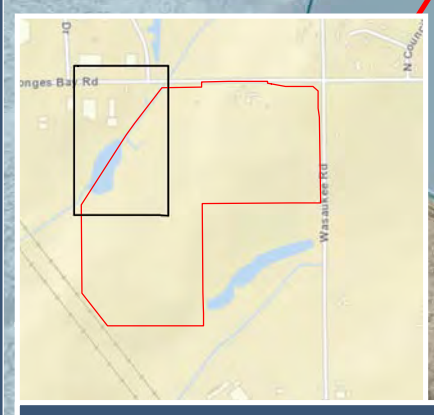
S3/E2K

E2H

W0Hx

E2K

W0Hx



N

0 50 100

Feet

1 in = 100 ft

WISCONSIN WETLAND INVENTORY

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE 2-1

GRAEF

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Proj. Number: 2021-0820.02 Source: Washington County & WDNR



WISCONSIN WETLAND INVENTORY

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE 2-2

N

0 50 100

Feet

1 in = 100 ft

GRAEF

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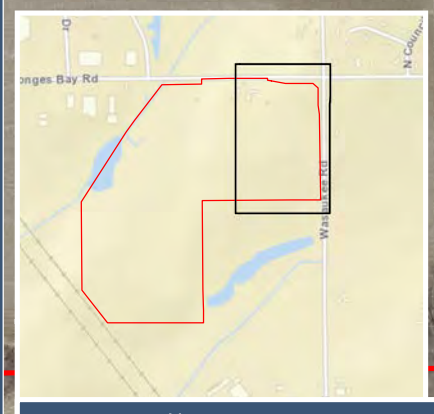
Proj. Number: 2021-0820.02 Source: Washington County & WDNR

Legend

- Study Area
- WWI Wetlands

Donges Bay Road

Wasaukee Road



N

0 50 100

Feet

1 in = 100 ft

WISCONSIN WETLAND INVENTORY

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE 2-3

GRAEF

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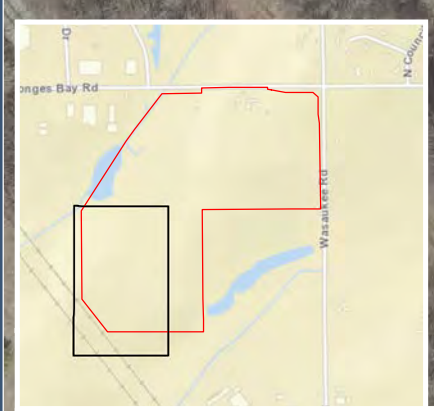
Proj. Number: 2021-0820.02 Source: Washington County & WDNR

Legend

- Study Area
- WWI Wetlands

E2Ka

T3K



N

0 50 100

Feet

1 in = 100 ft

WISCONSIN WETLAND INVENTORY

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE 2-4

GRAEF

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User: 1956
Proj. Number: 2021-0820.02
Source: Washington County & WDNR

Legend

Study Area

WWI Wetlands

E2Ka

T3K

$T3K

W0Hx

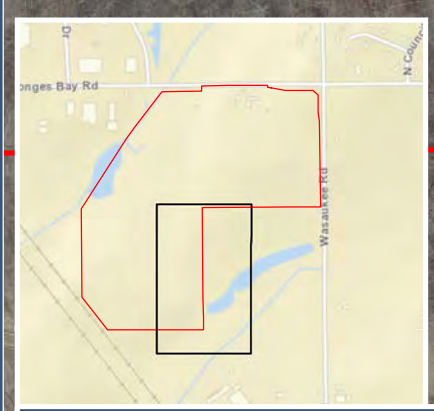
T3K

$E2K

T3/E2K

T3K

T3/E2K



N

0 50 100

Feet

1 in = 100 ft

WISCONSIN WETLAND INVENTORY

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

FIGURE 2-5

GRAEF

Proj. Number: 2021-0820.02 Source: Washington County & WDNR

User: 1956 Date Saved: 10/8/2021 10:32:51 AM Path: X:\ML\2021\20210820-02\Design\GIS\DPW Alternative Site\WetlandDelineation\Maps\Figure 2 - WWI.mxd

APPENDIX D

Wetland Delineation Map

Legend

- Sample Point
- Study Area
- Wetland Delineation

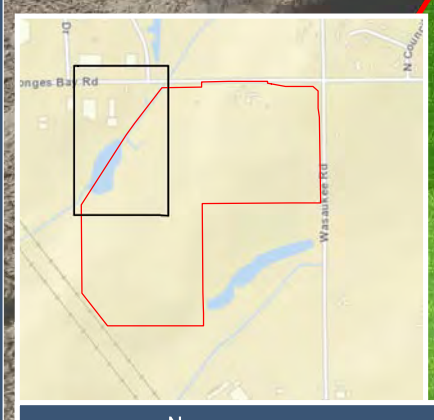
Donges Bay Road

Washington Drive

W-6
12.34 Ac

SP-36

SP-35



N

0 50 100

Feet

1 in = 100 ft

WETLAND DELINEATION

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

EXHIBIT 1-1

GRAEF

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Legend

- Sample Point
- Study Area
- Wetland Delineation

Donges Bay Road

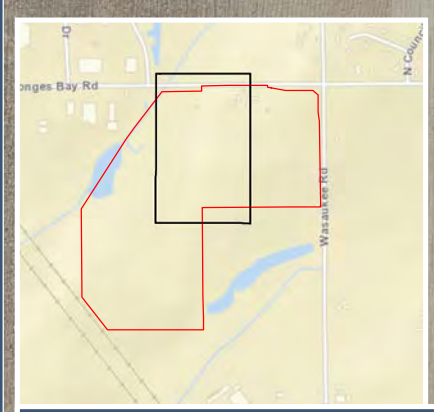
SP-34
SP-33
SP-22
SP-21
SP-20
SP-23
SP-24
SP-25
SP-26
SP-15
SP-13
SP-14

W-6
12.34 Ac

W-9
0.03 Ac

W-8
0.01 Ac

W-4
0.23 Ac



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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Legend

- Sample Point
- Study Area
- Wetland Delineation

Donges Bay Road

Wasaukee Road

SP-30
SP-31
SP-29
SP-32
SP-28
SP-27
SP-1
SP-25
SP-26
SP-2
SP-7
SP-6
SP-5
SP-3
SP-4
SP-8
SP-9
SP-10
SP-12
SP-11

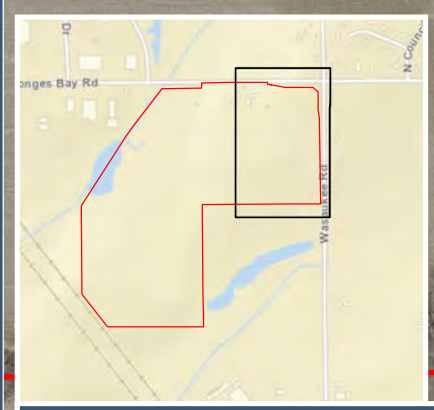
W-9
0.03 Ac

W-2
0.01 Ac

W-1
0.38 Ac

W-1
0.38 Ac

W-3
0.22 Ac



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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Proj. Number: 2021-0820.02 Source: Washington County

Legend

- Sample Point
- Study Area
- Wetland Delineation

W-6
12.34 Ac

W-10
0.19 Ac

SP-38

SP-37

SP-40

SP-39

W-11
0.07 Ac

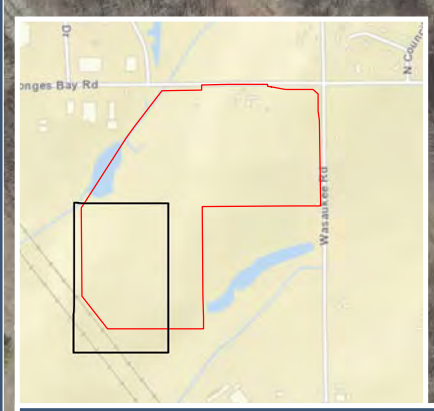
SP-19

SP-18

W-7
0.43 Ac

SP-42

W-5
1.21 Ac



N

0 50 100

Feet

1 in = 100 ft

WETLAND DELINEATION

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

EXHIBIT 1-4

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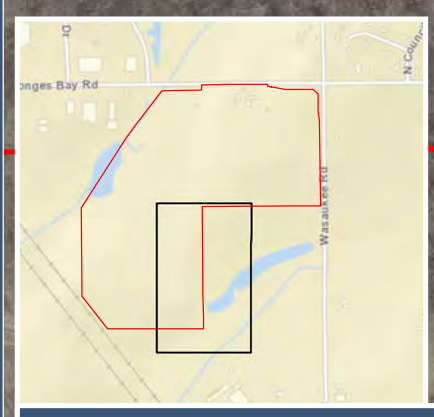
- Sample Point
- Study Area
- Wetland Delineation

W-4
0.23 Ac

W-5
1.21 Ac

SP-17

SP-16



N

0 50 100
Feet
1 in = 100 ft

WETLAND DELINEATION

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

EXHIBIT 1-5

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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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Milwaukee, WI 53203-3318
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PROJECT TITLE:
GERMANTOWN DPW

N112W17001 MEQUON RD.,
GERMANTOWN, WI 53022

ISSUE:
NO. DATE REVISIONS BY

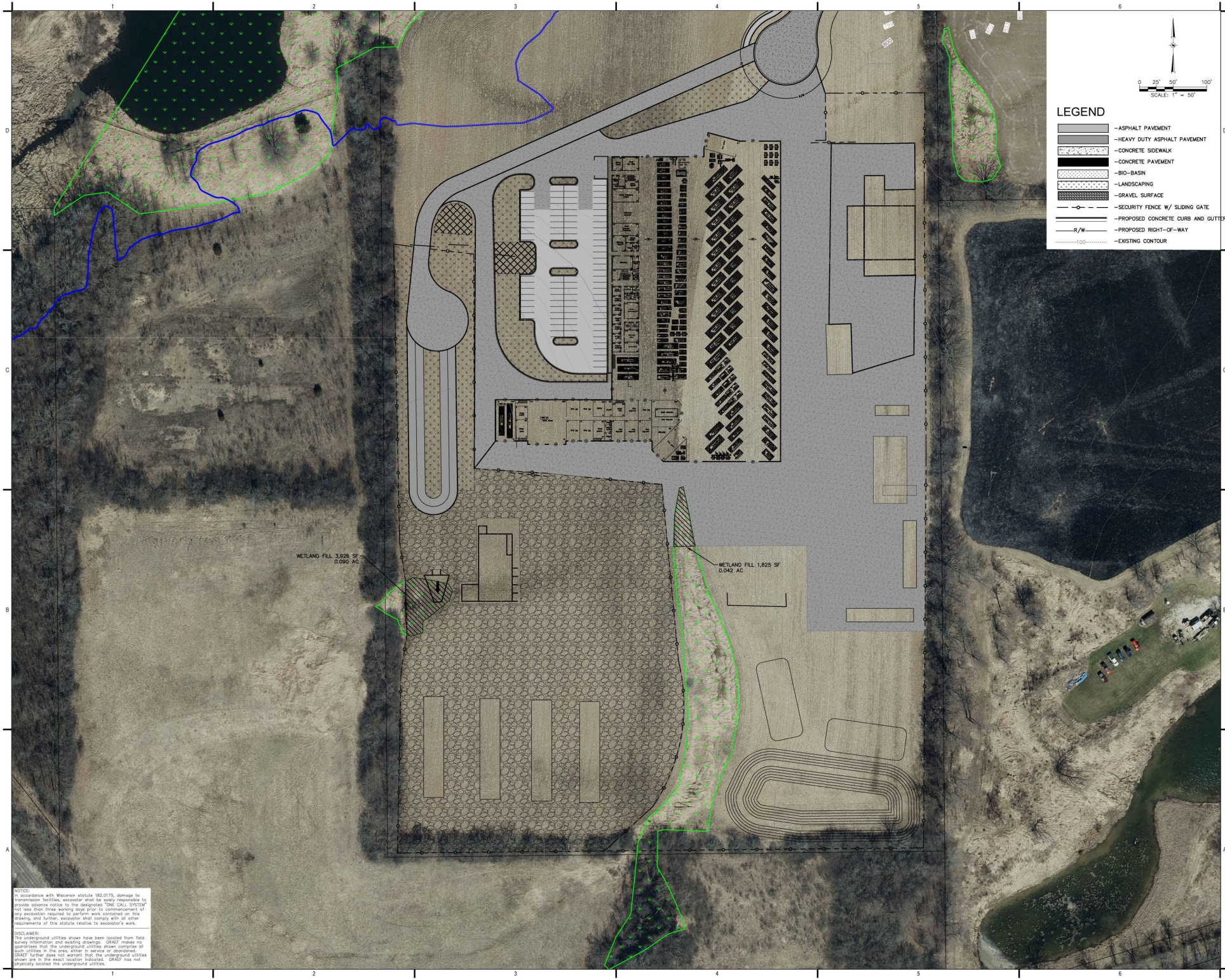
PROJECT STATUS

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

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4/29/2022 2:50 PM



0 25' 50' 100'
SCALE: 1" = 50'

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
- R/W — PROPOSED RIGHT-OF-WAY
- 100 — EXISTING CONTOUR

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PROJECT TITLE:
GERMANTOWN DPW

N112W17001 MEQUON RD.,
GERMANTOWN, WI 53022

ISSUE:

NO.	DATE	REVISIONS	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 1

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4/29/2022 2:50 PM

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GRAEF

collaborate / formulate / innovate

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 grades 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
X:\ML\2022\20220820-02\Design\Design Files\Site\dwg\misc\for Alo_JLH_2022-07-13\Wetland Setback



0 25' 50' 100'
SCALE: 1" = 50'

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:
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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:

A	2022-08-24	BID PACKAGE NO. 1
C	2022-09-06	BP NO. 1 ADD NO. 2
D	2022-09-09	BP NO. 1 ADD NO. 3

NOT FOR CONSTRUCTION

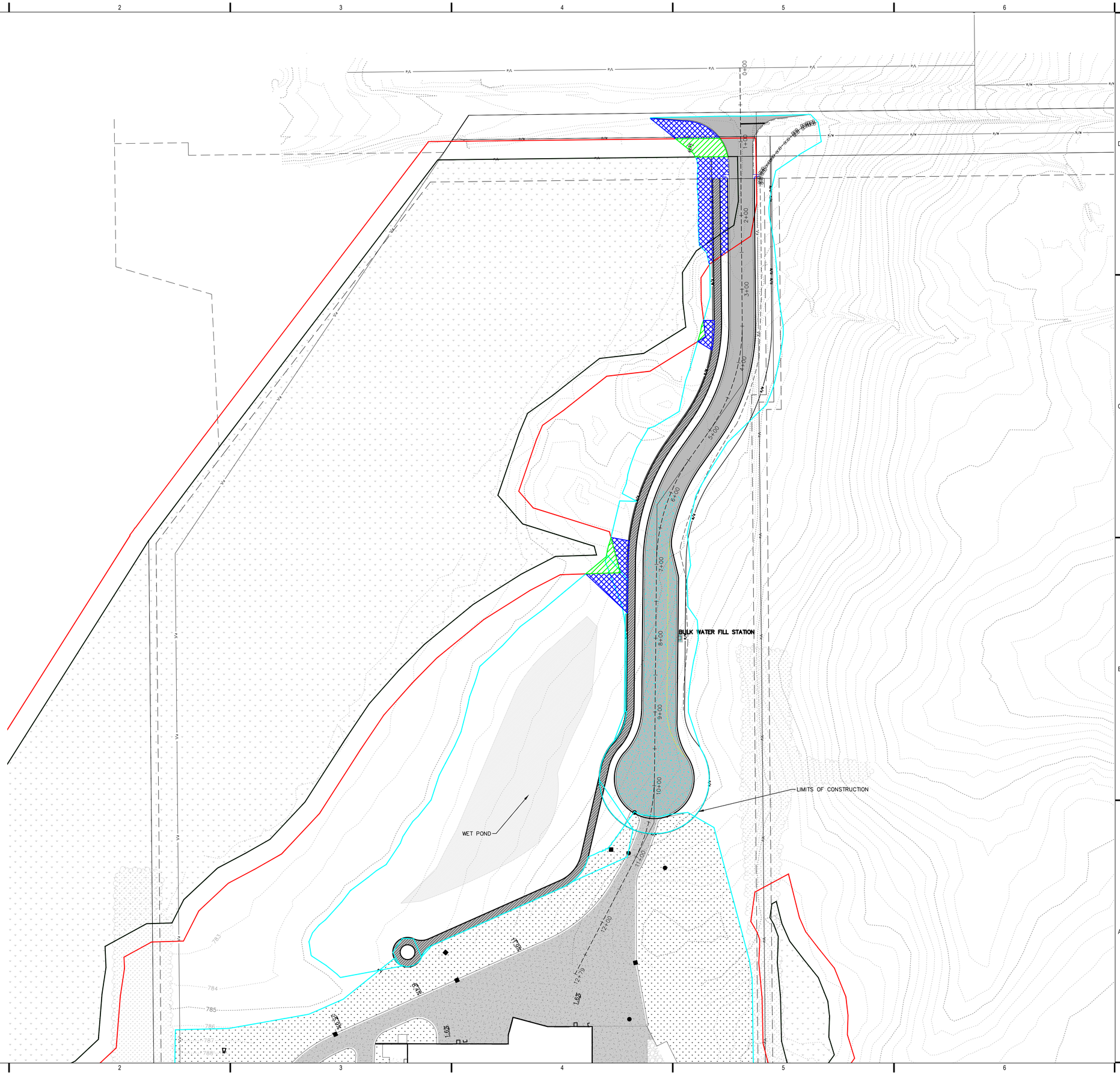
PROJECT INFORMATION:

PROJECT NUMBER:	2022-0820.02
DATE:	2022-09-09
DRAWN BY:	AR
CHECKED BY:	
APPROVED BY:	JLH
SCALE:	AS NOTED

SHEET TITLE:
WETLAND SETBACK EXHIBIT

SHEET NUMBER:
EX-1

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9/9/2022 2:59 PM



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

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CLIENT:
VILLAGE OF GERMANTOWN
(PROJECT NO. 2205)

PROJECT TITLE:
TID NO.9

W130 N10200 OMEGA HILLS PARKWAY
VILLAGE OF GERMANTOWN, WI 53022

ISSUE:

A	2022-08-24	BID PACKAGE NO. 1
C	2022-09-06	BP NO. 1 ADD NO. 2
D	2022-09-09	BP NO. 1 ADD NO. 3

NOT FOR CONSTRUCTION

PROJECT INFORMATION:

PROJECT NUMBER:	2022-0820.02
DATE:	2022-09-09
DRAWN BY:	AR
CHECKED BY:	
APPROVED BY:	JLH
SCALE:	AS NOTED

SHEET TITLE:
WETLAND SETBACK EXHIBIT

SHEET NUMBER:
EX-2

X:\ML\2022\20220820-02\Design\Design Files\Site\dwg\misc\for Alo_JLH_2022-07-13\Wetland Setback Exhibit
9/9/2022 2:58 PM

#

BUSINESS OF THE VILLAGE BOARD
GERMANTOWN, WI

MEETING DATE: October 3, 2022

AGENDA ITEM: New Business [CERTIFIED SURVEY MAP]

ITEM TITLE: Meng Thao & Chonlada Saenyakun, Property Owner of 18.6 acres at 1204 Pioneer Road (Town of Jackson); 2-lot Certified Survey Map (CSM)

SUBMITTED BY: Jeffrey W. Retzlaff, Director, Community Development Department

SUMMARY EXPLANATION:
Meng Thao & and Chonlada Saenyakun, Property Owners of 18.6 acres in the Town of Jackson are requesting approval of a 2-lot Certified Survey Map (CSM) to reconfigure three parcels into two parcels.

Under the Village's extraterritorial plat authority, divisions of land in an adjacent unincorporated town located within 1,000 feet of the Village boundary require Village Plan Commission and Board approval. Review and approval of the CSM by the Town of Jackson has been granted subject to Village Board review and action.

PLAN COMMISSION RECOMMENDATIONS:

APPROVE the 2-lot Certified Survey Map (CSM) and re-division of the Meng Thao & Chonlada Saenyakun property located at 1204 Pioneer Road in the Town of Jackson subject to one 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.

APPLICATION, PLANS & RELATED DOCUMENTS:
All relevant documents, including the rezoning and CSM applications, supporting information, the staff report & recommendation, and Plan Commission meeting minutes (when available) are included in the PDF digital file distributed by the Village Clerk.

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

GRAEF

collaborate / formulate / innovate

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.

GRĀEF

collaborāte / formulāte / innovāte

Sincerely,



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
$ 980.00
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

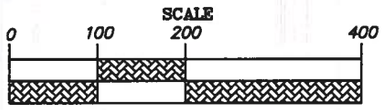
Meng Thao Owner 08/08/2022 Date

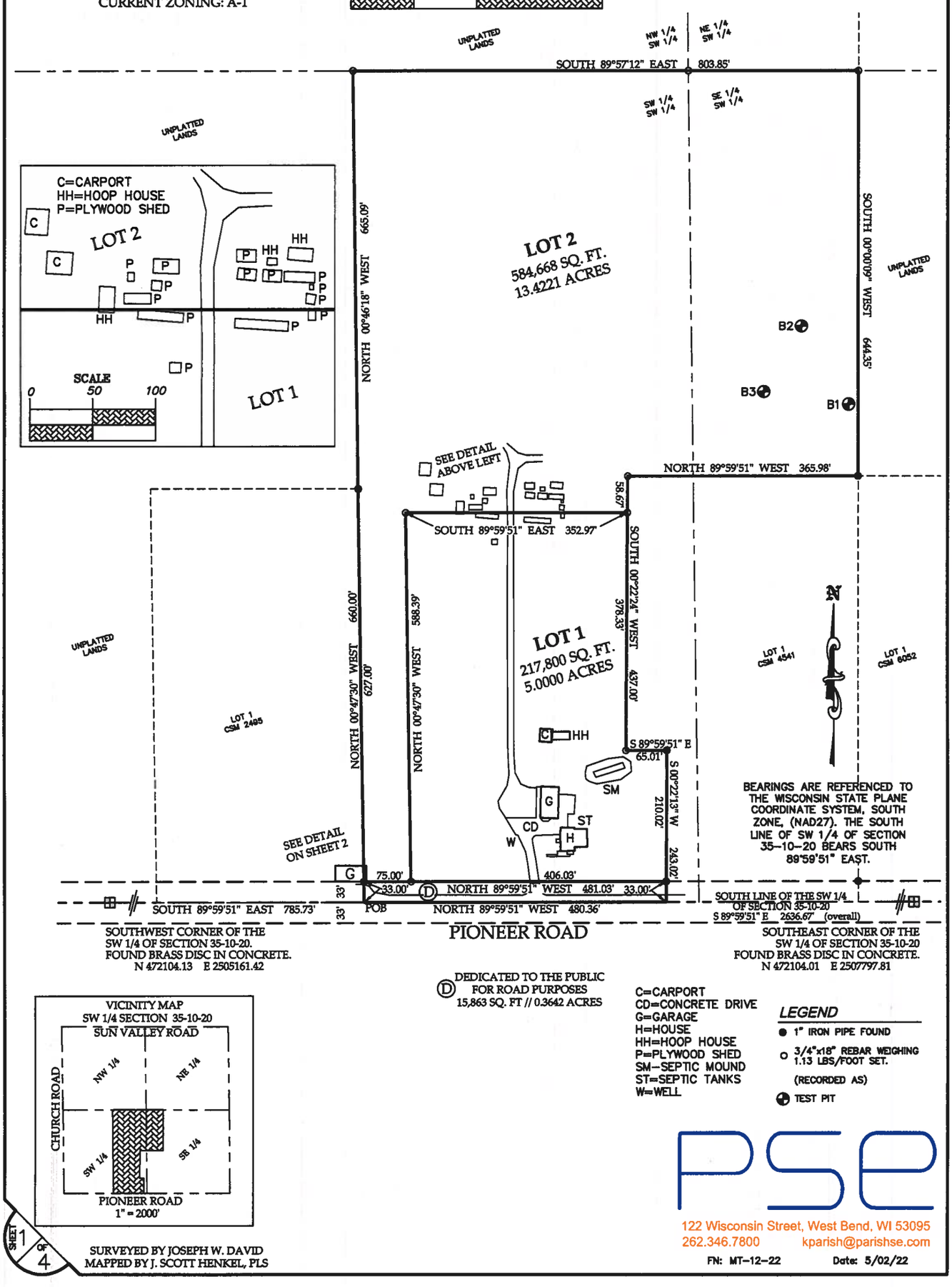
CERTIFIED SURVEY MAP # _____

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





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" EAST.

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

PIONEER ROAD

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" IRON PIPE FOUND
- ○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET. (RECORDED AS)
- ⊕ TEST PIT

SHEET 1 OF 4

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

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.

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:

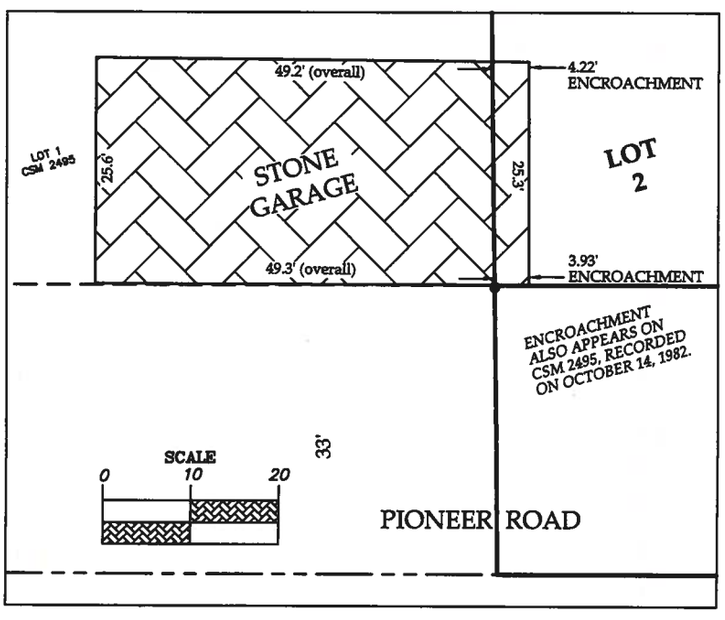
PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 10 NORTH, RANGE 20 EAST, IN THE TOWN OF JACKSON, COUNTY OF WASHINGTON, STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

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 CHONLADA SAENYAKUN

STATE OF WISCONSIN

:SS

_____ COUNTY

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 SERVICIES**

_____ BY: _____

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.

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL

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

_____ DEAN WOLTER, PLAN COMMISSION CHAIRMAN

_____ LORI JOHNSON, SECRETARY

VILLAGE OF GERMANTOWN VILLAGE BOARD APPROVAL

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

_____ DEAN WOLTER, VILLAGE PRESIDENT

_____ DEANNA BRAUNSCHWEIG, VILLAGE CLERK

TOWN OF JACKSON PARK & PLANNING COMMISSION APPROVAL

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

_____ DAVID KLUG, CHAIRMAN

_____ JIM MICECH, ZONING ADMINISTRATOR

TOWN OF JACKSON TOWN BOARD APPROVAL

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

_____ ROBERT HARTWIG, TOWN CHAIRMAN

_____ ROBERT EICHNER, TOWN CLERK

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

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