#

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

MEETING:	**PLAN COMMISSION**
DATE AND TIME:	**MONDAY, October 10, 2022 6:30 p.m.**
LOCATION:	**Germantown Village Hall Board Room, N112 W17001 Mequon Road**

NOTICE: Pursuant to the recommendations of the Centers for Disease Control and Prevention concerning the prevention of COVID-19 infections, any member of the body and/or citizen may also attend the meeting virtually through the WebEx platform, Meeting #2551 254 7051 Password: Q3cJ7693BYe 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=md71bf1b4e68dab9d3b97002cc5d14816
Citizens not wishing to attend the meeting personally or virtually may submit written comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.

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

II. **ROLL CALL**

III. **PUBLIC INPUT/PUBLIC APPEARANCE** Please be advised per §19.84(2) that information will be received from the public, however, no action will be taken at this time.

IV. **APPROVAL OF MINUTES** September 12, 2022

V. **UNFINISHED BUSINESS**

A. Adam Konitzer, Agent for Gehl Food & Beverage and AGNL Dairy LLC, Property Owner – N116 W15970 Main Street. Architecture & Sign Review **(ACTION)**

B. Resolution No. 03-2022 to Revise Resolution No. 02-2022 Approving the Village of Germantown 2050 Comprehensive Plan **(ACTION)**

VI. **NEW BUSINESS**

A. Virtus Development LLC, Agent for District One, LLC and the Robert J. and Mary Elizabeth Hacker Trust, Property Owners – W140 N10363 Fond du Lac Avenue and Parcel GTNV 351-984 for applications to: (1) Rezone Parcel 1 from the B-1: General Business District and Parcel 2 from the Rs-6: Single-family Residential Zoning District to the B-3/PDD "Kuhburg District" Planned Development District and (2) Amend the General Development Plan for the "Kuhburg District" PDD, Resolution #16-2018 to include the expansion of the business parking and a multifamily development. **(PUBLIC HEARING & ACTION)**

B. Accurate Surveying & Engineering, Applicant for Elwood E. & Susan A. Meissner, Property Owners – N96 W16248 County Line Road and W162 N9632 Mayflower Drive. Applications to: (1) Create a Planned Development District (PDD) for the property with an underlying RM-3: Multi-family Residential Zoning District and (2) a 2-Lot Certified Survey Map to divide the property. **(PUBLIC HEARING & ACTION)**

#

C. Keller Inc., Agent for Heins Family Limited Partnership, Property Owner, and KLH Industries – N117 W18388 Fulton Drive. Site Plan Review for a 23,053 sqft industrial Building Addition. **(ACTION)**

D. Capstone Development Company, Agent for CQ WI 2021, LLC, Property Owner – N128 W20955 Holy Hill Road. 2-Lot Certified Survey Map Application. **(ACTION)**

E. ARC CafeUSA001 LLC and Cave Enterprises, Applicant and Property Owner of Burger King – N96 W17655 County Line Road. Sign Review Application. **(ACTION)**

F. Paul Teggatz, Applicant for VHKE LLC, Property Owner – N105 W14890 Blackbird Point. Zoning Permit Application to install a fence in a drainage easement. **(ACTION)**

VII. **ANNOUNCEMENTS**

VIII. **ADJOURNMENT**

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

PLAN COMMISSION MINUTES
September 12, 2022

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

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

PUBLIC INPUT:

- Melanie Smythe, N140 W17938 Cedar Lane – asked when she would see a full corrected copy of the 2050 Plan, said the summary was organized well and the spreadsheet tool was great.
- Scott Hefle, W159 N10514 Old Farm Road - commented on several things: public input taken off last meeting agenda, said people don't know what the IGA is all about and should be posted on the website
- Jan Miller, W151 N10297 Windsong Circle W – commented there would not be a referendum without an IGA document and said after reading the State Statute for creating a comp plan, she doesn't think the vote of 5 out of 7 members is valid.

APPROVAL OF MINUTES:

MOTION Baum second Laszewski to Approve the minutes from August 22, 2022.
MOTION carried. Commissioner Williams and Shadid abstained***.***

Jacob & Katherine Cervantes – N120 W13537 Freistadt Road. Conditional Use Permit application to keep and raise certain animals including horses, poultry, fowl and other animals in an Rs-2: Single Family zoning district property. Associate Planner Zandt summarized the proposal.

Public Hearing opened: 6:53 pm.

- Tracey Bernarde, N120 W13645 Freistadt Road – said there were concerns with water runoff and the problem needs to be resolved before animals come.
- Bruce Bernarde, N120 W13645 Freistadt Road – said owner has logs and wood delivered, he dumps debris at the end of the workday, there is water runoff onto his property.
- Jake Cervantes, N120 W13537 Freistadt Road – showed where pasture would be, cleared out buckthorn and planted pasture seed. He said the runoff goes onto MMSD land.
- Katherine Cervantes, N120 W13537 Freistadt Road – said the reason they moved here was to have chickens and horses, the property has 4 acres and accessory buildings. She said MMSD land surrounds the property, the wood is for their wood burning stove and fire pit.

Public Hearing closed: 7:19 pm.

MOTION Baum second Shadid to 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.***

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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.***

Trustee Baum had no problems with the animals or chopping wood but asked about the drainage issue. Director Retzlaff explained Public Works Director Ratayczak had visited the site before Cervantes purchased it and confirmed water was running onto the Bernarde property. He said nothing had been done to correct the issue to his knowledge and clearly the new property owner inherited the problem. Trustee Baum advised Mr. Cervantes work with the Village Engineer to rectify the problem. Discussion continued. Director Retzlaff said the CUP could be approved with the condition that more animals could not be brought to the property until the problem is fixed.

MOTION to Amend Shadid second Baum to add Condition #5 that a plan to remedy the water situation be determined before additional animals come onto the property.

Jake Cervantes understood the water issue needs to be resolved. Trustee Baum advised Cervantes to talk to the Village Engineer, but he may need to hire a civil engineer to help with the problem

MOTION to Amend carried unanimously.
MOTION to Approve as Amended carried unanimously.

Mary Best – W181 N12556 Fond du Lac Avenue. Application to Rezone a portion of the property from A-1: Agricultural District to the Rs-4: Single-family Residential District and a Certified Survey Map application to legally record a lot line adjustment. Associate Planner Zandt summarized the proposal.

Public Hearing opened: 7:36 pm.
Public Hearing closed: 7:37 pm.

MOTION Baum second Nilles to 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.
MOTION carried unanimously.

MOTION Baum second Nilles to 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***

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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.***

MOTION carried unanimously.

Thomas Rakow – W140 N11066 Country Aire Drive. Application to Rezone a portion of the property from the A-2: Agricultural District to the Rs-1: Single-Family Residential Zoning District and 2-Lot Certified Survey Map application. Associate Planner Zandt summarized the proposal.

Public Hearing opened: 7:41 pm.
Public Hearing closed: 7:42 pm.

MOTION Baum second Nilles to Approve rezoning proposed Lot 1 (5.12 acres) from A-1: Agricultural to Rs-1: Single-family residential as proposed.
MOTION carried unanimously.

MOTION Baum second Nilles to Approve the proposed 2-lot Certified Survey Map (CSM) for the 15.67-acre Rakow property located at W140 N11066 Country Aire Drive with the following conditions:

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

MOTION carried unanimously.

Village of Germantown – N104 W12703 Donges Bay Road (Property A) and N104 W12667 Donges Bay Road (Property B) – Application to Rezone Property A from the A-1: Agricultural to the I: Institutional District; Application to Rezone Property B from the A-1: Agricultural to the M-1: Limited Industrial Zoning District; Conditional Use Permit application to encroach into the 25' wetland setback and Site Plan Application for a 127,000 sqft Public Works Facility. Director Retzlaff summarized the proposal.

Public Hearing opened 7:56 pm.
- Patricia Gott, 10538 N. Council Hills Drive, Mequon – spoke against, issues with traffic, the dump, shooting range and garbage trucks.
- Luke Korth, 12122 W. Shawnee Pass, Mequon – spoke against, issues with traffic, lights, noise from trucks, hours of operation, filling in wetland.

Public Hearing closed 8:02 pm.

MOTION Baum second Shadid to Approve the following rezonings as proposed:

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

MOTION carried unanimously.

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MOTION Baum second Shadid to Approve the 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.***

Director Retzlaff said the intention is to compensate almost twice as much as the encroachment into the wetland setback area by providing wetland friendly vegetation plantings around the remaining portion of the wetland on the site to protect it.

MOTION carried unanimously.

MOTION Baum second Shadid to Approve 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***
2. ***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.***
3. ***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***
4. ***State agency (DSPS) approved plans and a $20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial***

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plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.

5. ***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.***
6. ***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.***

Director Retzlaff said preliminary traffic information was pulled together by Graef. But a full-blown traffic impact assessment was not done because we know Donges Bay Road will be widened to accommodate additional traffic and improve the road conditions in front of the site west of Wasaukee Road. He said we will take a closer look at traffic as uses come forward in the TID 9 industrial site.

MOTION carried unanimously.

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. Director Retzlaff summarized the proposal.

MOTION Baum second Laszewski to 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.***

MOTION carried unanimously.

Broadstone PCI Wisconsin LLC, Property Owner of Rosti – N116 W18271 Morse Drive and N118 W18845 Bunsen Drive for a Sign Review Application. Associate Planner Zandt summarized the proposal.

MOTION Baum second Laszewski to Approve the wall signs for Rosti located at N118 W18845 Bunsen Drive and N116 W18271 Morse Drive as proposed.
MOTION carried unanimously.

Gehl Food & Beverage – N116 W15970 Main Street. Sign and Building Design Review. Associate Planner Zandt summarized the proposal.

MOTION Baum second Shadid to Approve the proposed wall sign for Gehl Food & Beverage on the southwest corner of the building located at N116W15970 Main Street, as proposed.

Discussion followed. Trustee Baum said he preferred the original proposal because it was classic and traditional and clear and easy to read. The new sign has too many things happening and is

distracting because of too much illustration for the intersection. Commissioner Laszewski and Shadid agreed.

Adam Konitzer, Gehl Foods, asked if they could use a different image. Trustee Baum explained the image presented is too distracting to that corner because of the collage of multiple images. He said 3 images would be better than 50 and preferred historic photos better than modern day photos. Chairman Wolter understood it shows the people that built the company but said it is a little busy.

Cathie Petak, Director of Marketing, said Gehl's has 125 years of business history and she would like to come back with a couple other concepts. She said Gehl's makes other products besides cheese sauce, and she is trying to incorporate the new products into the mural.

MOTION to Table Baum second Nilles until the next meeting on October 10, 2022. MOTION carried unanimously.

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business the meeting was adjourned at 8:29 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

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ARCHITECTURAL & SIGN REVIEW

10/10/22 Plan Commission Meeting

Gehl Food & Beverage LLC / AGNL DAIRY LLC

Village Staff Report **Germantown, Wisconsin**

Summary

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

Property Location: N116 W15970 Main Street

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

Zoning: M-1: Limited Industrial PDD

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

Background/Proposal

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

There are two components to this application:

Architectural Review

The concept of a graphic wrap was originally proposed as part of the site development and building plans for the Gehl Food & Beverage expansion project approved in 2019. The image on the wrap in the 2019 renderings, although conceptual, was a single, historical image of the Gehl Foods building. Since that time, the design changed to a collage of pictures including historic images, images of employees and other people, and images of product. At their September 12, 2022 meeting, the Plan Commission voted to table the item and directed the applicant to come back with another design alternative. The most recent design includes two large-scale historic images and is included in the application materials.

Sign Permit Application

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

Staff Comments

Pursuant to Section 17.49 of the Zoning Code, the PC serves as the Village's Architectural Review Board and responsible for enforcing the principles set forth under 17.49(3) concerning design and exterior appearance. The design and exterior appearance can be approved or modified to satisfy the architectural and appearance requirements under 17.49 as deemed appropriate by the Plan Commission. With the modification to the imagery on the vinyl wrap, the Plan Commission should review and take action on the new proposal.

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

Village Staff Recommendation

APPROVE the proposed wall sign for Gehl Food and Beverage located at N116 W15970 Main Street, as proposed.

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid BJ Date 9/2/22

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Adam Konitzer

c/o Gehl Food & Beverage

N116 W15970 Main Street

Germantown, WI 53022

Phone (262) 735-7112

Fax ( )

E-Mail akonitzer@gehlfoods.com

PROPERTY OWNER

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

245 Park Avenue, 24th Floor

New York, NY 10167

Phone (212) 692-2035

2 PROPERTY ADDRESS OR GENERAL LOCATION

N116 W15970 Main Street, Germantown, WI 53022

3 SIGN INFORMATION

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

Number of Sides 1-Cylindar Around Corner Building Frontage SF _____

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

Total height of the Sign 42'

Is the Sign to be illuminated _____ yes X no

Type of Sign Construction Materials Vinyl Wrap

Distance to Closest Property Line 25'

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

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

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

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

9-1-2022

Applicant Date

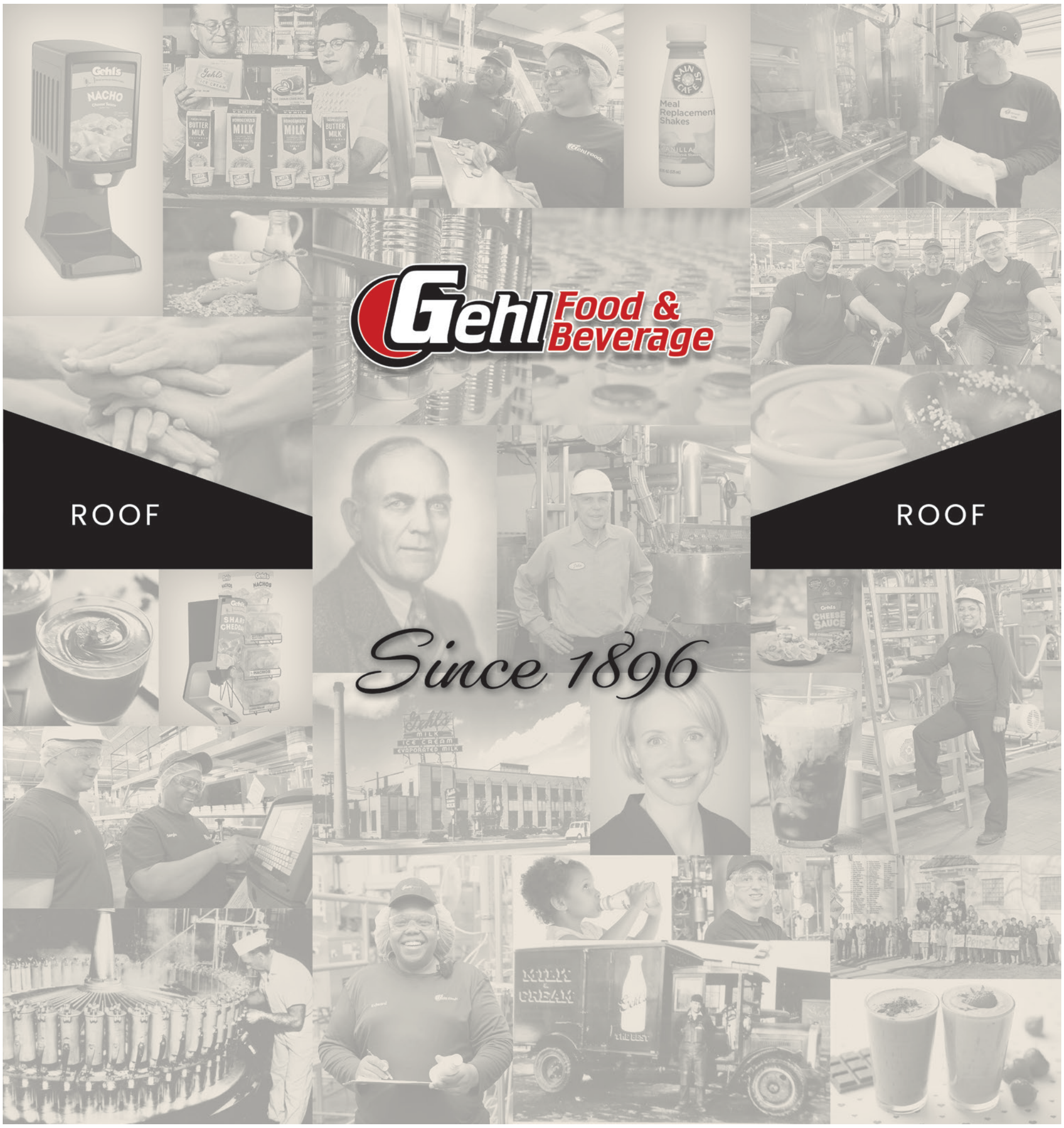
Gordon J. Whiting 9/1/2022

Owner Date

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

Revised wrap graphic based on Plan Commission review and comments.

Wrap graphic proposed at the September 12, 2022 Plan Commission Meeting



GehlFoods | Main Street Plant Addition
CONCEPTUAL RENDERING

Main & Church

Performa
ARCHITECTS + ENGINEERS
September 18, 2019

2050 COMPREHENSIVE PLAN

10/10/22 Plan Commission Meeting

Germantown Community Development Department

Staff Report **Germantown, Wisconsin**

At their meeting on September 26, the Village Board adopted Ord. No. 16-2022 to adopt the 2050 Comprehensive Plan as recommended by the Plan Commission with three (3) additional revisions. As part of their motion, the VB agreed with the Village Attorney to send the adopted 2050 Plan with the three revisions back to the Plan Commission for re-approval (effectively asking the PC to ratify the three revisions made by the VB). If the PC ratifies the three revisions made by the VB, the 2050 Plan will be adopted.

A revised resolution has been prepared (see Res. No.03-2022 attached) for the PC to take formal action. If the PC agrees with and, in turn, ratifies the three (3) revisions made by the VB as described below, the PC should approve Res. No. 03-2022:

1. Revise the Holy Hill Gateway District @ Isabelle Farms Neighborhood boundaries to remove the approximately 80 acre area located in the southeast corner of the Goldendale @ Holy Hill Road intersection from the Holy Hill Gateway District and put it (back) into the Isabelle Farms Neighborhood (see Attachment A).

2. Incorporate text revisions on page 145 of the Housing section of the 2050 Plan regarding Washington County's Next Generation Housing Initiative as requested by Deb Sielski, Washington County Community Development Director, in a September 19 memo (see Attachment B).

3. Modify the map and text for the Holy Hill Gateway District as necessary to clarify that the area bounded by US41, Rockfield Road, Goldendale Road and the Woodside Neighborhood, is to remain "as is" in terms of the preferred land use and development allowed under the (former) "Agricultural/Conservation Residential" designation of the 2020 Future Land Use Plan for this area until such time as a detailed Master Plan for the Holy Hill District has been completed and adopted (see Attachment C).

   (NOTE: the effect of this "temporary" land use designation for the area described above and shown in Attachment C as the "Provisional Land Use Area" is that the only uses allowed are agricultural uses and non-farm residential uses with a maximum density and minimum lot size of 5 acres).

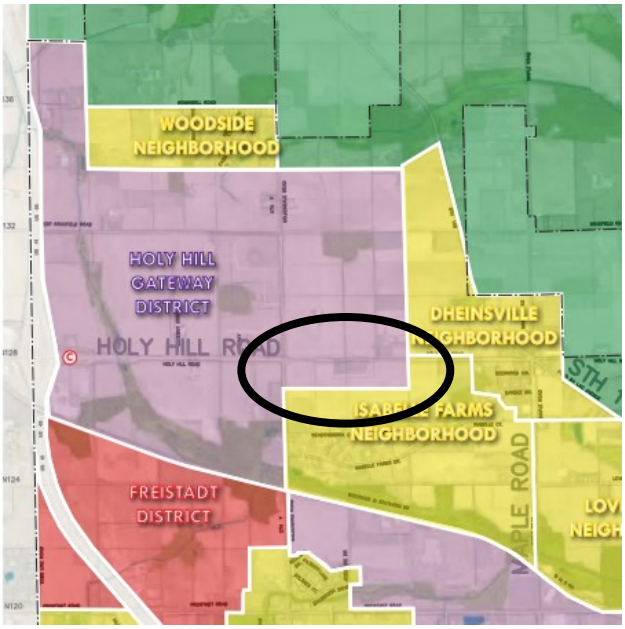
A copy of the 2050 Comprehensive Plan containing all the revisions made by the PC and the three additional revisions made by the VB can be viewed at the following link:

https://www.germantownwi.gov/DocumentCenter/View/6802/Final-2050-Plan-Combined-PDF

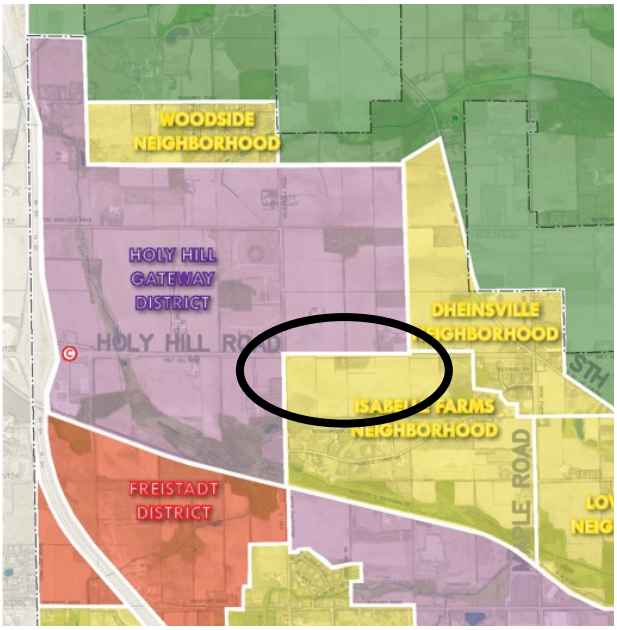
ATTACHMENT A

Holy Hill Gateway District/Isabelle Farms Neighborhood Boundary Revision

Attachment A



Plan Commission recommendation



Village Board revision

ATTACHMENT B

Housing Section Text Revisions Requested by Washington County Regarding the "Next Generation Housing Initiative"

WASHINGTON COUNTY
EST 1836
WISCONSIN

Community Development Department

Debora Sielski, Community Development Director

Public Agency Center
333 E. Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003
(262) 335-4445
Fax: (262) 335-6868
www.washcowisco.gov

To: Village of Germantown

From: Debora Sielski, Washington County Community Development Director

Date: Monday, September 19, 2022

Re: Next Generation Housing Language in the Village of Germantown 2050 Comprehensive Plan

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The Washington County Community Development Department is requesting that the Germantown Village Board consider the below revisions at their September 19, 2022, meeting prior to the adoption of the Village's 2050 Plan in order to more accurately describe the Next Generation Housing Initiative. These revisions include updates to the goals and funding source, as well as updates to the pilot development sites, the start-up funding, and Inventory Workgroup.

Proposed Changes on Page 145 of the Draft 2050 Village of Germantown Comprehensive Plan

In an effort to address the existing housing market void of high-quality homes necessary to accommodate an expected 37% increase in the Washington County labor force that are attainable ~~affordable~~ for young professionals seeking ~~entry-level~~ housing and a desire to live in the area, Washington County has created the ~~"~~Next Generation Housing Initiative~~"~~, which is working to find successful, strategic and sustainable solutions to break down the barriers to homeownership.

This program is intended to kick-start and support investment in the housing stock and enhance the quality of housing neighborhoods throughout the County. An initial investment of $10 million ~~American Rescue Plan Act (ARPA) recovery funds allocated to Washington County for economic and community recover purposes.~~created the Next Generation Housing Fund, providing housing opportunities for the next generation to live, work, and thrive in Washington County.

The ~~primary goal of the "~~Next Generation Housing~~"~~ I~~i~~nitiative ~~is to~~will provide governmental services and support to participating municipalities in the County that will foster the creation of attainable ~~(affordable)~~mainstream housing options. The main ~~A~~ goal of the Initiative is to ~~providing~~ provide 1,000 new ~~single-family,~~ owner-occupied housing ~~units~~ with 75% ~~having a lot & home cost~~ under $300,000, and 25% under $400,000, including home and lot/site, by the y~~Y~~ear ~~2023.~~2032. This program will work to overcome the barriers to homeownership for the next generation and work to satisfy the basic need of obtaining quality homes under 30% of household income.

WASHINGTON COUNTY
EST 1836
WISCONSIN

Community Development Department

Debora Sielski, Community Development Director

Public Agency Center
333 E. Washington Street, Suite 2300
P.O. Box 2003
West Bend, WI 53095-2003
(262) 335-4445
Fax: (262) 335-6868
www.washcowisco.gov

The Village of Germantown is a participating municipality through Village staff involvement and membership in the Next Generation Housing (NGH) Committee. The Inventory Workgroup (a sub-group of the NGH Committee) ranked, prioritized, and selected the last of the three (3) pilot developments ~~NGH Committee is currently in the process of ranking, prioritizing and selecting three (3) pilot developments~~ from a lengthy list of potential development sies scattered throughout the County that will be eligible to share a total of $6.75 million for funding various development costs, e.g. engineering services, surveying, environmental due diligence, land acquisition, infrastructure development, and direct developer incentives for residential developments that satisfy the NGH goals. The three (3) pilot sites are located within the Village of Jackson, the City of Hartford, and the Village of Slinger.

It is intended that the Village will participate in the NGH program and seek initial start-up funds totaling ~~$50,000~~$62,500 to complete preliminary steps toward the development of the Village's priority site(s). ~~(to be determined.)~~

ATTACHMENT C

Holy Hill Gateway District “Provisional Land Use Area” Revision

Germantown 2050 - Comprehensive Plan Update | **Future Land Use Table** (Page One)

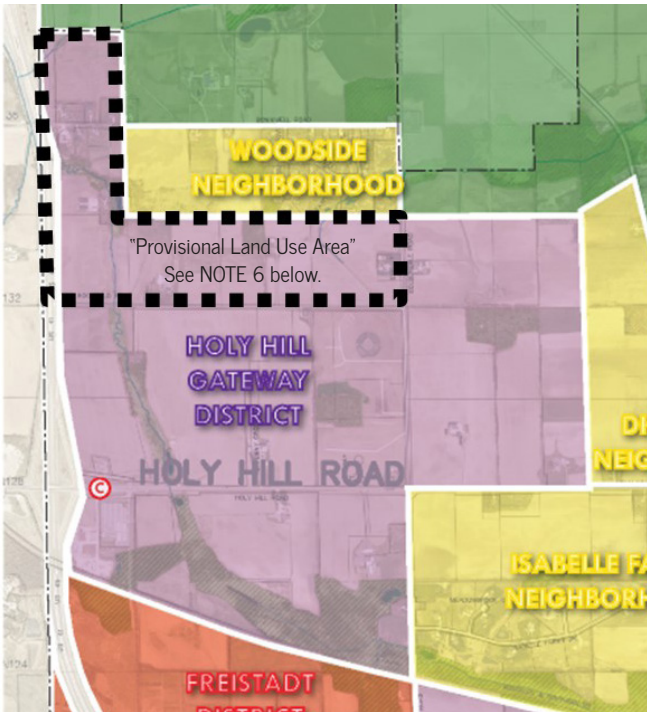
Places			Preferred Future Land Uses											SSA	Environmental Corridor	Preferred Site Design			Maximum Density (residential uses)
Neighborhood / District / Corridor	Place Type	Place Name	Existing Uses (+ existing non-conforming zoning) See Note 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Sewered? (Y/N/Partial)	Contains an Environmental Corridor?	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
District	Mixed-Use	County Line Road District	A	u	u	A	A	A	D	A	A	u	u	u	Y	YES	D	U	A	10 units/acre
District	Mixed-Use	Freistadt District	A	A	A	D	D	D	A	A	A	u	D	u	Y	YES	-	-	-	SF: 2.9 units/acre 2-4F: 6 units/acre MF: 25 units/acre
District	Mixed-Use	Village Center District	A	A	A	D	D	u	D	A	D	u	u	u	Y	YES	D	A	U	SF: 2.9 units/acre 2-4F: 6 units/acre MF: 25 units/acre
District	Industrial / Commercial	Germantown Business Park District	A	u	u	u	u	D	A	A	A	u	D	u	Y	YES	-	-	-	-
District	Industrial / Commercial	Germantown Industrial Park District	A	u	u	u	u	D	A	A	A	u	D	u	Y	YES	-	-	-	-
District	Industrial / Warehousing	Holy Hill Gateway District See NOTE 6 for details on "Provisional Land Use Area"	A	u	u	D	D	D	A	A	A	u	D	u	Y	YES	-	-	-	25 units/acre
District	Industrial / Landfill	Omega Hills Industrial District	A	u	u	u	u	D	A	A	A	A	D	u	N	YES	-	-	-	-
District	Industrial / Commercial	Willow Creek Business Park District	A	u	u	u	u	D	A	A	A	u	D	u	Y	YES	-	-	-	-
District	Rural / Open Space	Rural Preservation District	A	A	u	u	u	u	u	A	D	A	u	D	N	YES	U	U	D	see NOTE 1
District	Open Space	Schoen Laufen - Menomonee River District	A	u	u	u	u	u	u	A	D	u	u	u	P	YES	-	-	-	-
Corridor	Mixed-Use	Lannon - Mequon Road Corridor	A	A	A	A	A	A	D	A	A	u	u	u	P	YES	D	U	U	SF: 2.9 units/acre 2-4F: 6 units/acre MF: 10 units/acre
Corridor	Mixed-Use	Victory Center Corridor	A	A	A	A	A	A	D	A	A	u	A	u	Y	YES	D	U	U	SF: 2.9 units/acre 2-4F: 6 units/acre MF: 10 units/acre

NOTE 1:	"Rural Preservation" District:	1 unit/ 20 acres (4 or fewer CSM lots)
		1 unit/ 5 acres with Conservation Subdivision (5 or greater lots subdivided)
NOTE 2:	Neighborhood in SSA (w/ water & sewer)	2.2 units/ acre (4 or fewer CSM lots)
		3.5 units/acre with Conservation Subdivision (5 or greater lots subdivided)
NOTE 3:	Neighborhood outside SSA (no water & sewer)	1 unit/ 5 acres (4 or fewer CSM lots)
		1 unit/ 3 acres with Conservation Subdivision (5 or greater lots subdivided)
NOTE 4:	The density listed in this column is the maximum density permitted. However, a lower density may be required on a case by case basis and higher density may be permitted through a Planned Development District approved by the Village Board pursuant to the Planned Development District section of the Zoning Code.	
NOTE 5:	Expansion of existing and nonconforming uses within existing property boundaries may be permitted subject to zoning restrictions and Plan Commission approval.	
NOTE 6:	Land use within the "Provisional Land Use Area" shall be consistent with the former 2020 Land Use Plan "Agricultural/Conservation Residential" designation that allows agricultural use and single-family residential use with a maximum density and minimum lot size of 1 dwelling per 5 acres.	
*	Area is within (or partially within) SSA, but the majority of properties are not connected to sewer	
**	"Conservation Subdivision" includes: (a) minimum open space requirement (40-60%); (b) minimum lot size (1.0 acre for "Rural/Open Space" and 'Residential" outside SSA; 8,000SF for "Residential" inside SSA)	

D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

GERMANTOWN 2050
Planning our future together.

Holy Hill Gateway DISTRICT



GENERAL CHARACTER

The Holy Hill Gateway District is predominantly undeveloped but intended to be an industrial and mixed-use commercial district comprised predominantly of light industrial uses, warehouse, corporate office uses, and service-commercial uses. A portion of the district lies within Tax Incremental District (TID) No. 8. Existing development includes personal storage and highway-oriented commercial uses at the Holy Hill road interchange, a trucking and warehouse operation at the Holy Hill @ Goldendale Road intersection, and light industrial and warehousing uses in the Gateway Corporate Park north of Holy Hill Road and west of Goldendale Road. The existing zoning of the currently undeveloped parcels in the district is predominantly A-1: Agricultural.

SPECIAL FEATURES

Transportation The Holy Hill Gateway District is located at the Holy Hill Road interchange with I-41. The district is generally bounded by I-41 to the west, the Woodside neighborhood to the north, the Dheinsville Neighborhood to the east, and the WSOR railroad to the south.

Environmental, Natural & Agricultural Goldendale Creek, a tributary to the Menomonee River, and associated environmental corridor runs along the north side of the WSOR railroad in the southern part of the district. Rockfield Creek, a separate tributary to Little Cedar Creek, runs north-south through the district parallel to I-41.

Public Park, Education, Safety & Utility Village sewer and water currently serves a portion of the Holy Hill Gateway District. The system has capacity to serve the entire district upon further extension.

PREFERRED LAND USE

The Holy Hill Gateway District is intended to develop as an industrial, warehousing and mixed-use commercial district with light industrial, warehouse, hospitality, corporate office uses. Community-scale retail and service-related commercial uses are intended to locate at the Holy Hill Road interchange (except for "big box" retail) and neighborhood-type commercial uses at the Holy Hill Road/Frontage Road intersection. The potential for mixed-use commercial with high-density is desirable for land adjacent to and along the I-41 corridor. See the Economic Development Section of this Plan for more information on future land uses within the Holy Hill Gateway District.

Industrial and Warehousing Development in the Holy Hill Gateway District created potentially negative impacts on the surrounding rural areas. Residents and property owners demand that future industrial, warehousing, and commercial development not expand beyond Rockfield Road to the North and Goldendale Road to the East. In addition, residents have requested that regardless of where the ultimate district boundary is established, the Village needs to develop specific and substantial setback and buffering requirements for future development of the land within the district that is

PREFERRED FUTURE LAND USE

Holy Hill Gateway District

Preferred Future Land Uses												Enviro Corr.	SSA	Preferred Site Design			Maximum Density (residential uses)
Existing Uses (+ existing non-conforming zoning) See NOTE 5 for details	Residential: Single Family	Residential: Two to Four Family	Residential: Multi-family / Senior	Mixed-Use: Commercial / Residential	Mixed-Use: Commercial / Industrial	Commercial (includes "Activity Centers")	Institutional	Open Space & Recreational	Mineral Extraction	Industrial	Agricultural / Hobby Farming / Agribusiness	Contains an Environmental Corridor?	Sewered? (Y/N/Partial)	Traditional Neighborhood	Suburban Subdivision	Conservation Subdivision**	Dwelling Units / Acre See NOTE 4 for details
A	u	u	D	D	D	A	A	A	u	D	u	Yes	Yes	-	-	-	25 units/acre

adjacent to the Rural Preservation District, Woodside Neighborhood, Dheinsville Neighborhood, and Isabelle Neighborhood. The Village intends to develop and adopt specific setback, buffering, lighting, noise, and other development requirements in the Zoning Code to mitigate potential negative impacts associated with future development in this and other districts.

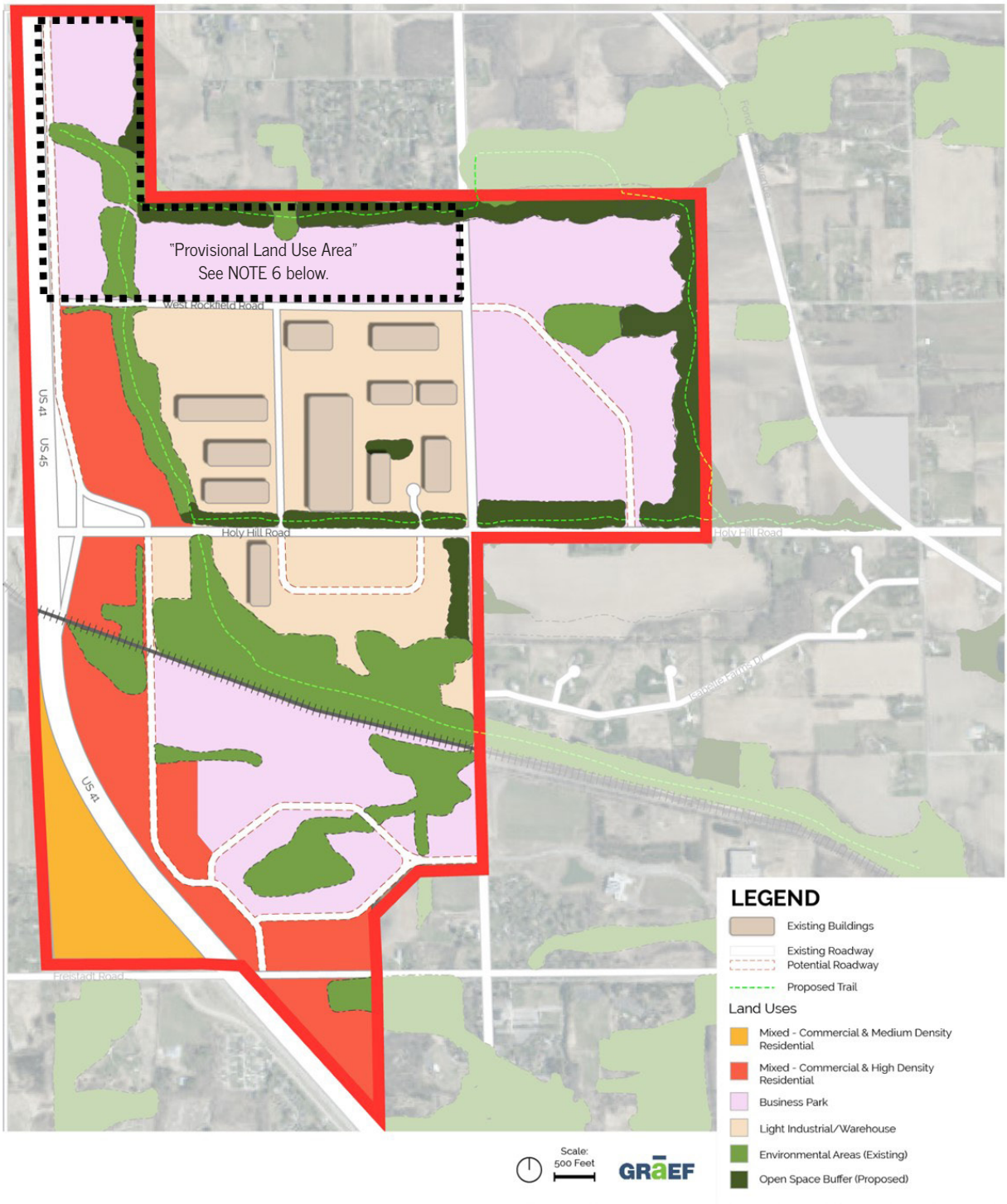
D =	**Desirable** – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.
A =	**Allowable** – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.
u =	**Undesirable** – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

Master Planning A detailed master plan will be developed for the Holy Hill Gateway District (see Implementation Plan: Economic Development Objective #1). Until the master plan is prepared and incorporated into the Future Land Use component of the 2050 Comprehensive Plan, the preferred land uses allowed in and future development of the area bounded by Rockfield Road, Goldendale Road, the Woodside Neighborhood, the Town of Germantown, and I-41 shall be limited to only the land uses and development allowed under the "Agricultural/ Conservation Residential" land use designation in the former 2020 Comprehensive Plan (see "Provisional Land Use Area" as shown on the Future Land Use Map). The "Agricultural/Conservation Residential" designation allows agricultural uses and single-family residential uses with a maximum density and minimum lot size of 1 dwelling per 5 acres.

NOTE 6:	Land use within the "Provisional Land Use Area" shall be consistent with the former 2020 Land Use Plan "Agricultural/Conservation Residential" designation that allows agricultural use and single-family residential use with a maximum density and minimum lot size of 1 dwelling per 5 acres.

See all notes on page 42.

Figure 6.6 – Holy Hill Gateway & Freistadt District - Future Land Use Vision



NOTE 6:	Land use within the "Provisional Land Use Area" shall be consistent with the former 2020 Land Use Plan "Agricultural/Conservation Residential" designation that allows agricultural use and single-family residential use with a maximum density and minimum lot size of 1 dwelling per 5 acres. See Holy Hill Gateway District Profile in Chapter 5 for details on Master Planning.

RESOLUTION NO. 03-2022

**A RESOLUTION TO REVISE RESOLUTION NO. 02-2022
RECOMMENDING ADOPTION OF THE
"VILLAGE OF GERMANTOWN 2050 COMPREHENSIVE PLAN"
FOR THE VILLAGE OFGERMANTOWN, WISCONSIN**

WHEREAS, the Village of Germantown, Wisconsin, pursuant to Sections 61.35, 62.23(2) and (3), and 66.1001(4)(b) Wisconsin Statutes, adopted Ordinance No. 03-2004 adopting a comprehensive plan on October 4, 2004; and

WHEREAS, the Village of Germantown updated the comprehensive plan and extended the planning period through the Year 2050 as set forth in the "Village of Germantown 2050 Comprehensive Plan" dated June 25, 2022; and

WHEREAS, the Village Plan Commission determined that the updated "Village of Germantown 2050 Comprehensive Plan" is internally consistent and contains all the required elements specified in Section 66.1001(2) Wisconsin Statutes; and

WHEREAS, the Village Plan Commission and Village Board held a joint public hearing on July 25, 2022, of the proposed "Village of Germantown 2050 Comprehensive Plan" following the procedures in Section 66.1001(4)(d) Wisconsin Statutes, and the "Community Engagement Plan" public participation procedures adopted by the Village Board under Resolution No. 48-2019; and

WHEREAS, the Village Plan Commission on August 22, 2022, recommended that the Village Board enact an ordinance to adopt the "Village of Germantown 2050 Comprehensive Plan" dated June 25, 2022 as an update of the Village of Germantown comprehensive plan with a set of specific revisions that were incorporated into a revised document entitled the "Village of Germantown 2050 Comprehensive Plan" dated September 13, 2022; and

WHEREAS, the Village Board did on September 26, 2022, enact Ordinance No. 16-2022 adopting the "Village of Germantown 2050 Comprehensive Plan" dated September 13, 2022, subject to acceptance of the additional revisions set forth in Attachment A hereto by the Plan Commission;

NOW, THEREFORE, BE IT RESOLVED, that pursuant to Section 66.1001(4)(b) Wisconsin Statutes, the Village of Germantown Plan Commission hereby accepts the additional revisions recommended by the Village Board set forth in Attachment A hereto and directs Village Staff to incorporate said revisions into the "Village of Germantown 2050 Comprehensive Plan".

Adopted by the Village of Germantown Plan Commission this 10th day of October, 2022.

_____
Dean Wolter, Village President/Plan Commission Chairperson

ATTEST:

_____
Laura Johnson, Plan Commission Secretary

APPROVED AS TO FORM:

_____
Brian Sajdak, Village Attorney

DRAFT

ATTACHMENT "A"

Village Board Recommended Revisions to the Draft 2050 Comprehensive plan document dated September 13, 2022

1.

DRAFT

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

REZONING & PLANNED DEVELOPMENT DISTRICT (PDD) APPLICATION

10/10/22 Plan Commission Meeting

Virtus Development LLC / District One LLC / Hacker Trust

Village Planner Report **Germantown, Wisconsin**

Summary

Greg Nagel, President of Virtus Development and agent for District One LLC, property owner, and the Hacker Trust, property owner, is requesting approval of a rezoning application to amend & expand the "Kuhburg Planned Development Zoning District located in the southwest corner of the Donges Bay Road @ Fond du Lac Ave/STH145 intersection, and a revised General Development Plan to add parking, storm water management and a 6-unit multi-family residential building.

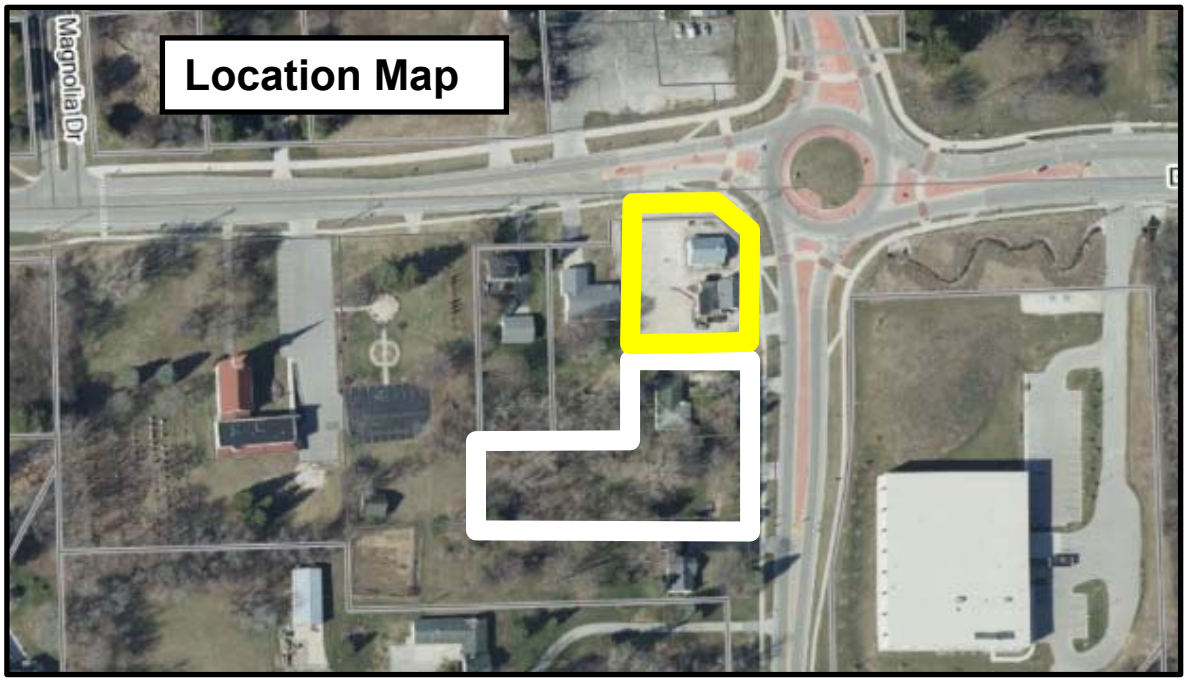
Property Location: W140 N10363 Fond du Lac Ave (.28 ac parcel)
W140 N10349 Fond du Lac Ave (.66 ac parcel)

Applicant/ Property Owner:

Greg Nagel	District One LLC	Hacker Trust
Virtus Development	13100 Watertown	W140 N10363 Fond du Lac
13890 Bishops Dr	Elm Grove, WI	Germantown, WI
Brookfield, WI		

Current Zoning: B-3: General Business (.28 ac parcel)
Rs-6: Single-Family Residential (.66 ac parcel)

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



Background

The .43-acre Kuhburg Planned Development Zoning District (PDD) was created in February, 2018 to stimulate the renovation of two parcels and existing buildings located in the southwest corner of the intersection, including a single-story schoolhouse and a 2-story tavern into a coffee shop and restaurant. To date, renovation of the schoolhouse into the Stone Creek Coffee "Kaffeehaus" is complete, along with the reconstruction of the parking lot west of the building. Remaining improvements include construction of a covered portico between providing seasonal, outdoor seating for both the Kaffeehaus and the planned renovation of the existing Gamroth's Kuhburg Junction tavern.

Proposal

At this time, the Developer is requesting approval of a rezoning application to amend & expand the Kuhburg Planned Development Zoning District to the south by adding and redeveloping two abutting parcels totaling .94 acres along with a revised General Development Plan to add the following development components:

1. 33-stall parking lot
2. 6-unit, multi-family residential townhouse-style building
3. storm water management basin

Parking Lot

When the Kuhburg PDD was created, it was with the understanding that additional parking to serve both businesses would be constructed to the south at some time in the near future. Two alternatives for adding either 9 stalls or 35 stalls were presented depending on the amount of land to the south that would be acquired. As shown in the proposed site plan, the proposal is to add two parcels totaling .94 acres with the .28-ac parcel adjacent and to the south being re-developed with a 33-stall parking lot.

6-unit Multi-Family Residential Building

As described in the application, the Developer proposes to construct a 6-unit, townhouse style residential building on the .66-ac parcel with the following characteristics:

- 2-story structure (all 6 units attached) w/ exposed basement/2-car "drive under" enclosed parking
- 1,400 sqft of living area w/ 2bedrooms/2.5 baths
- Rear deck and walk-up front stairway
- Shared driveway

Storm Water Management Basin

A storm water detention basin is proposed on the .66-ac parcel to serve both the 33-stall parking lot and 6-unit residential development.

Staff Comments

General

The proposed 6-unit residential building and storm water management basin are components not originally discussed or reflected in the original Kuhburg PDD plans in 2018. The plans provided as part of the application provide a significant amount of detail, but do not provide the vel of detail required for a Site Development & Building Plan application. If the concepts presented in the rezoning application are acceptable to move forward, a complete Site Plan application with all the required details will be required. As identified in the Engineering/Public Works review memo dated August 12, several other detailed items will be required prior to approval of the proposed development, including: a site survey and grading, erosion control, and storm water management plans and calculations.

A certified survey map (CSM) will likely be required to attach the proposed parking lot to the commercial building property (unless the parking lot is treated as an "off-site" parking lot that requires conditional use permit approval). The proposed storm water basin on the .66-ac parcel is intended to serve both the parking lot and 6-unit development (it is unclear if the basin will also serve the commercial property). At a minimum, a storm water management agreement and easement will be required to adequately address the proposed arrangement.

Planned Development District (PDD) Amendment

The original Kuhburg PDD was created to accommodate re-development of the two commercial buildings to the north. Arguably, without the flexibility the PDD provided in terms of modified setbacks and parking requirements, it is unlikely re-development would have occurred at all. Other than the additional parking lot, it was not expected that a residential development component would be added to the Kuhburg PDD.

The Kuhburg PDD (copy attached) was set up to accommodate commercial development consistent with the B-3: General Business Zoning District, including only B-3 land uses, but with reduced requirements for building setbacks, parking lot setbacks and parking stall requirements, including the following:

- Lot, Yard, and Building Requirements:
    - Reduce minimum Lot Area from 5,000 sqft to no minimum;

- Parking and Loading Requirements:
    - Reduce the minimum parking lot setback in all yards from 8 feet to 0 feet;
    - Eliminate the 50' setback requirement between commercial parking lots and residential property;
    - Allow loading zone to be in the parking isles;
    - Specify that the number of parking stalls is at the discretion of the developer based on actual capacity; allow for additional parking off-site; and that additional parking may be created by the purchase of additional property;

- Signage:
    - Allow for two (2) monument signs to be installed on the property along Fond du Lac Avenue;
    - Reduce the minimum sign setback from 5 feet to 0 feet.

For this reason, not only will the PDD boundary need to be expanded and the general development plan revised, but the list of uses and site development and building restrictions in the Kuhburg PDD will need to be revised to adequately address residential development within the PDD and abutting the PDD.

For example, as shown in the concept plan (both Sheet A1.1 and Sheet C1.01), the parking lot setback from the south property line and the proposed residential development is seven (7) feet. Similarly, the building setback for the proposed 6-unit townhouse building is fifteen (15) feet (6 feet to the front stoop/stairway and only 1 foot to the sidewalk). Compare this to the minimum setback requirement of 50 feet between commercial parking loots and residential areas. While a setback of 50 feet between the proposed parking lot and the south property line may be too much, the proposed setback of only 7 feet is not enough if only a few trees and shrubs are installed as a buffer.

Another example is the type of residential unit proposed. Although it is unclear if the multi-unit building will have either a condominium or rental form of ownership, this type of building is only allowed under one of the three “residential multi-family” zoning districts in the Village Zoning Code. Whether we include the Rm-3: Multi-Family District in the Kuhburg PDD or develop a unique set of zoning allowances and restrictions, the PDD will need to be revised to provide for residential development.

<u>6-unit Townhouse Building</u>
A 6-unit building of this type of .66 acres is the equivalent of 9 residential dwelling units/acre. The “Victory Center Corridor” under the 2050 Plan does include multi-family residential as an “allowable” use up to 10 dwelling units/acre. Although the Zoning Code has not yet been reviewed and possibly revised to reflect specific provisions for the Victory Center District, the Rm-3 District regulations could be used and applied to this proposal.

Staff is concerned with the residential component of the proposal with respect to the amount of development proposed on a parcel that is longer than it is wider, and the transition to the existing single-family uses to the south. Assuming the amount of area on the .66-ac parcel set aside for the storm water basin is correct (needed to serve the parking lot as well as the residential development), the residential development component is an extremely “tight fit” within the remaining area.
As mentioned above, the proposed setback from the building to the north property line (parking lot) is only 15 feet with only 1 foot setback from the sidewalk and 6 feet to the stairway. A stairway that is necessary for each unit because 2 stalls of covered parking must be provided underneath the building because there is not other space on the site

(regardless of the design).

Along the south property line, the proposed building setback is 39 feet, but the area is needed for a drive isle serving the six “drive under” garages. Between the “front-to-back” 2-stall garages and the relatively narrow drive isle that leaves no room for parking other than inside the garage, there is little space available to provide an adequate buffer to the existing single-family home to the south.

Staff does not support the 6-unit building on the .66-ac parcel as proposed. The amount of development on the site, including the “neighborhood” storm basin in the rear, the narrowness of the parcel, the minimal setbacks and inadequate space for buffering incompatible uses (commercial parking-to-residential on the north and multi-family residential-to-single-family to the south), the “drive under” parking garages and cramped driveway access are all indicators that this is not a suitable parcel for this type of development in this particular area.

Staff does support the proposed parking lot provided additional setback and/or landscaping is provided along the south property line (particularly if any residential component is included), along the west property line (including possible continuation of the privacy fence from the north), and along Fond du Lac Avenue. The current proposal shown on the site plan indicates only a 7’ setback for the parking lot with much of the landscaping in the road right-of-way.

Until the Plan Commission discusses and decides whether to allow the multi-family residential component to move forward as proposed (or any residential component), Staff recommends tabling action on the rezoning and Kuhburg PDD amendment. Depending on the decision, the Developer and Staff will need to revise the Kuhburg PDD text and the General Development Plan (GDP).

VILLAGE STAFF RECOMMENDATION

TABLE action on the rezoning application to amend and expand the “Kuhburg Planned Development Zoning District and to revise the General Development Plan to add parking, storm water management and a 6-unit multi-family residential building pending the outcome of the Plan Commission discussion of and direction to include a residential component in the Kuhburg PDD.

Engineering Department Memorandum

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

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

Date : August 12, 2022

Re : Virtus Development PDD

Items Reviewed:

1. Civil Plan Set 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 have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. If project will disturb more than one acre an NOI from the DNR will be required. Please submit a copy of the approved permit prior to final approval.
4. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
5. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
6. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
7. WISDOT permits are required for all work within the ROW.
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. Sheet AS101 does not match the site layout shown on the other plans.
10. Provide a site data table showing disturbed area, existing impervious area, proposed impervious area, and additional impervious added.
11. Provide an existing site survey prepared by a registered surveyor.
12. Provide detailed grading plan with spot elevations
13. Provide details on sewer and water laterals for proposed buildings.
14. Provide an erosion control plan.
15. Provide a stormwater management plan and storm sewer calculations.

Water Utility Comments

1. Each unit will be individually metered OR all meters in a meter manifold room accessed to the outside per our Village development agreement. Single water shut offs per each unit on the outside of the building.

Wastewater Utility Comments

1. Abandon the sanitary lateral for the home with a cured in place plug

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: _____ 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

Virtus Development LLC
13890 Bishops Drive
Suite 250
Brookfield, WI 53005
Phone (262) 641-0746
E-Mail greg.nagel@virtusdevelopment.us

PROPERTY OWNER

District One, LLC
13890 Bishops Drive
Suite 250
Brookfield, WI 53005
Phone (262) 641-0746
E-Mail greg.nagel@virtusdevelopment.us

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
1. Lot 0 Fond Du Lac Ave. and 2.W140 N10363 Fond Du Lac Ave. Germantown, WI 53022	GTNV 351984 GTNV 351965

3

REZONING REQUEST

FROM	TO
1. RS-6 2. B-3	Both added to "Kuhburg District" PDD

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attached

5 PURPOSE OF REZONING REQUEST

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

The rezoning will allow for the development of six townhomes and a parking lot expansion for the adjacent businesses. Both projects will add economically and socially to the village in keeping with the 2050 plan.

The south lot will be developed into townhomes, with each newly constructed home will offer two+ bedrooms and two-and-a-half baths, a two-car garage, and 1,400 square feet of living space. The townhome housing type currently has limited inventory and high demand in the village. These homes will be sought after by young families, professionals, and empty nesters. Furthermore, the townhomes will provide a natural transition/buffer between the adjacent parking area and restaurant and the existing homes, to allow for the best usage/value of the existing property.

As preliminarily approved, the parcel containing the existing house will be converted to parking in accordance with the preliminary approval for the Kuhburg District PDD, allowing the project to achieve approximately 60 total parking spaces as desired and recommended.

6 SUPPORTING DOCUMENTATION:

☒ Plat of Survey (1:100)

☒ Site Plan and elevations for new construction (can be conceptual)

7 READ AND INITIAL THE FOLLOWING:

GN 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.

GN 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.

GN 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

GN 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 7/18/2022 Date

Owner 7/18/2022 Date

dotloop signature verification: dtlp.us/dnjs-LNIC-Gieq

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: _____ 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

Robert J and Mary Elizabeth Hacker Trust

Rosemary Macinnes Trustee

Phone (414-881-8245

E-Mail macinnes.rosemary@gmail.com

2 **PROPERTY ADDRESS OR GENERAL LOCATION**

On the west side of Fond du lac ave. just south of the intersection of Donges Bay

TAX KEY NUMBER

GTNV 351984

3 **REZONING REQUEST**

FROM

TO

4 **METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED**

Attach pages as necessary

Pt of N1/2 Ne Ne P667 Exc desc in V104+V1261 P347

dotloop signature verification: dtlp.us/dnjs-LNIC-Gieq

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:

REM 09/13/22 3:43 PM CDT dotloop verified 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.

REM 09/13/22 3:43 PM CDT dotloop verified 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.

REM 09/13/22 3:43 PM CDT dotloop verified 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

REM 09/13/22 3:43 PM CDT dotloop verified 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 09/13/2022

Rosemary MacInnes Trustee dotloop verified 09/13/22 3:43 PM CDT XPKC-CPQQ-DQ3C-WIUU

Owner _____ Date 09/13/2022

RESOLUTION NO. 16-2018

ADOPTING CONDITIONS AND RESTRICTIONS FOR THE KUHBURG DISTRICT PLANNED DEVELOPMENT DISTRICT ("KUHBURG DISTRICT PDD")

WHEREAS, Victory Center LLC, property owner (hereinafter the "Developer") has applied for a B-3: General Business Planned Development District (B-3/PDD) to be applied to the subject parcels located in the Village of Germantown as generally described in Exhibit A attached hereto; and

WHEREAS, Section 17.27(4) of the Village of Germantown Municipal Code allows for the adoption of conditions and restrictions for Planned Development Districts (PDD) that modify the basic allowances, limitations, and bulk regulations of the underlying zoning district, as well as, allow for the establishment of specific uses, bulk regulations, density standards, yard setbacks, etc. to ensure proper development, operation and maintenance of the proposed development in the General Development Plan; and

WHEREAS, the Village of Germantown Plan Commission on February 26, 2018, reviewed the B-3/PDD rezoning application and forwarded a positive recommendation regarding both the rezoning and General Development Plan to the Village Board;

NOW, THEREFORE BE IT RESOLVED that the Village Bard of the Village of Germantown hereby adopts the following specific conditions and restrictions that shall apply to all development on and the use of property within the PDD:

1. **PURPOSE AND INTENT.** The Kuhburg District PDD is intended to provide for the orderly and attractive re-development and operation of commercial retail uses where such activities are conducted within the two existing buildings located at the Donges Bay Road @ Fond du Lac Ave/STH145 intersection, including a vacant school house and 2-story tavern. The Kuhburg District PDD will be comprised of a 1-story coffee shop building and a 2-story restaurant building connected by a covered/screened portico providing seasonal seating for patrons of the coffee shop and restaurant operations. The re-development is intended to be compatible with adjacent and surrounding residential development and enhance the economic stability and quality of life in the Village of Germantown.

2. **GENERAL DEVELOPMENT PLAN (GDP).** The General Development Plan (Exhibit B on Sheet GD100 dated February 23, 2018) establishes the basic parameters for development within the Kuhburg District PDD including the approximate size and orientation of buildings, density of development, setbacks, location of access roadways and driveways, and the general location and extent of landscaping and buffering. While all re-development within the PDD shall be generally consistent with the GDP, the GDP does not grant specific site development or building approval. Proposed modifications and/or revisions to the GDP shall be reviewed consistent with Section 17.27(9) of the Zoning Code.

3. **PERMITTED LAND USES**. Permitted Principal, Accessory, Conditional and Temporary Uses allowed within the Kuhburg District PDD shall be as set forth in Section 17.30 of the Zoning Code.

4. **SITE PLAN APPROVAL REQUIRED.**
   a. Consistent with the requirements of Section 17.27(5) through (7), all development within the Kuhburg District PDD shall be subject of detailed site development and building plans submitted for review and approval by the Plan Commission in accordance with the requirements and procedures in Section 17.43 prior to issuance of a building permit. Unless otherwise amended by the Plan Commission, development shall be consistent with the site development and building plans approved by the Plan Commission on February 26, 2018, including the plans dated January 8, 2018 (including Sheets GI001, C101, E001, E002, E003, A101, A102, A103, A300 and A700), February 20, 2018 (including Sheets C102, C103, C104, AS100, AS101, A200, A201), and Sheet L100 (Planting Plan) dated February 16, 2018.
   b. Separate Site Plan review and approval by the Plan Commission is required for any additional or expanded parking lot improvements.

5. **LANDSCAPING & BUFFER PLAN REQUIRED.**
   The Developer shall install additional landscaping along the north side of the property. The Developer should work with the Village Public Works Department and/or WisDOT to investigate the possibility of obtaining an easement for landscaping materials to be located in the right-of-way adjacent to the property and submit a revised plan for staff review and approval (if determined to be feasible). As an alternative, if landscaping cannot be installed in the ROW, the Developer should remove the two northernmost parking stalls on either side of the driveway entrance and replace them with landscaping if/when additional parking is constructed along the south side of the property in the future. A revised or supplemental landscaping plan shall be submitted to the Village Planner for review and approval prior to installation of additional landscaping not already subject of an approved landscape plan.

6. **ACCESS**.
   Access to development within the Kuhburg District PDD shall be to/from Donges Bay Road and Fond du Lac Avenue as shown on GDP.

7. **SITE DEVELOPMENT AND BUILDING REQUIREMENTS.**
Unless otherwise set forth below, all site development and building shall be in accordance with the lot, building and other applicable bulk requirements set forth in the underlying B-3: General Business Zoning District and other applicable Zoning Code regulations.
   a. LOT AND BUILDING REQUIREMENTS
      i. Lot Area (minimum) 0 acres
      ii. Principal Building Setbacks (minimum)
         1. Front/Street yard 0 feet
      iii. Parking Setbacks (minimum)
         1. Front/Street yard 4 feet
         2. Side yard 4 feet
         3. Rear yard 4 feet

8. **PARKING**. (see Section 17.45).
   a. Setback Buffer (minimum) 4 sqft
   b. Loading zones to be combined with parking lot aisle area
   c. Stall Number (minimum) to be determined; discretion of developer based on actual stall count achievable; off-site parking can satisfy on-site parking demand subject to requirements under Section 17.45(5) of the Zoning Code.

9. **BUILDING MATERIALS.**
The development sites and buildings will be designed, located and constructed with a consistent architectural theme, high-quality materials, landscaping, and in a manner that protects and preserves the existing environmental features consistent with current buildings located on the same site.

10. **WASTE AND RECYCLING FACILITIES & ENCLOSURES.**
All waste and recycling dumpsters shall be screened from all residential areas, public rights-of-way or adjacent properties.

11. **EXTERIOR LIGHTING.**
The Developer shall be responsible for making any necessary adjustments, including supplemental shielding or fixture replacement, to the exterior pole-mounted light fixtures after installation to eliminate any glare or view of the light source affecting the residential neighbor to the west. The Developer shall contact and coordinate with said neighbor to resolve any complaints or issues with said lights impacting the residential property.

12. **SIGNAGE.**
   a. One (1) monument sign shall be permitted to be installed along Donges Bay Road as shown on the GDP. Two (2) monument signs shall be permitted to be installed along Fond du Lac Avenue/STH145. As shown on the GDP. All signs shall comply and be approved in accordance with the Village's sign regulations and reviewed and

b. The minimum setback for all signs shall be 0 feet from the nearest point of the sign or sign mounting structure; no part of any sign shall extend into or over a public right-of-way or utility easement.
c. Other signage, e.g. temporary signs, wall signs, etc. may be approved for each business operation consistent with the Village's sign regulations.

13. **APPLICABILITY OF MUNICIPAL CODE.**
Unless otherwise set forth herein, all other applicable zoning and development regulations contained in the Germantown Municipal Code (e.g. Shoreland-Wetland Zoning, Floodplain Zoning, Subdivision) shall apply to development and land use within the SC-PDD. In the event a requirement, restriction or limitation set forth herein conflicts with a similar requirement, restriction or limitation found in another section of the Municipal Code, the most stringent requirement, restriction or limitation shall apply.

14. **PARCEL COMBINATION REQUIRED.**
A certified survey map (CSM) land combination shall be completed and approved to combine the two subject parcels and adjust the property line along the west boundary prior to issuance of any building permit(s) for building renovation. The CSM will need to include the parcels affected, including the residential parcel to the west. In the future, a CSM land combination may also be required to add additional land to the Kuhburg District for additional parking.

15. **PARKING LOT/PDD BOUNDARY EXPANSION.**
At the time the Kuhburg District was created, the Developer presented two alternatives for providing additional parking to the south; both alternatives requiring the acquisition of additional land not included in the original Kuhburg District. Consequently, the Kuhburg District PDD boundary will need to be expanded in the future if the Developer acquires additional land to accommodate an expanded parking area. Said PDD boundary expansion shall be processed as a separate PDD application in accordance with all requirements and procedures at that time

Introduced by: T. Kaminski

Adopted: March 5, 2018

Vote: Ayes: 6 Nays: 1 Recused: 2

Dean M. Wolter, Village President

ATTEST:

Deanna L. Boldrey, WCMC/CMC
Village Clerk

EXHIBIT A

Kuhburg District Planned Development District (PDD)
Boundary Legal Description

Parcel #1 (north): W140 N10393 Fond du Lac Avenue (Tax Key #351-972)
Part of the NE 1/4 of the NE 1/4 of Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows: Commencing at the northeast corner of said Section 35; thence S 00°06'29" E, along the east line of said NE 1/4, 99.00 feet; thence S 89°43'31" W, parallel with the north line of said NE 1/4, 33.00 feet to a point in the west right of way line of Fond du Lac Avenue, being the point of beginning of lands herein described; thence continuing S 89°43'31" W, parallel with said north line,137.90 feet to a point in the east line of Lot 1of Certified Survey Map No. 4143 as recorded in the Washington County Register of Deeds Office in Volume 27 of Certified Survey Maps on pages 42-45, as Document No. 640922; thence N 00°06'23" W (recorded as N 01°26'22" W), 66.00 feet to a point in the south right of way line of Donges Bay Road; thence N 89°43'31" E, along said south right of way line of Donges Bay Road, 112.91feet; thence S 39°58'41" E, continuing along the south right of way line of Donges Bay Road, 38.99 feet to the intersection with said west right of way line of Fond du Lac Avenue; thence S 00°06'29" E, along said west right of way line of Fond du Lac Avenue, 36.00 feet to the point of beginning. Containing 8,799 sqft more or less.

Parcel #2 (south): W140 N10385 Fond du Lac Avenue (Tax Key #351-964)
Part of the NE 1/4 of the NE 1/4 of Section 35, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows: Commencing at the northeast corner of said Section 35;thence S 00°06'29" E, along the east line of said NE 1/4, 99.00 feet; thence S 89°43'31" W, parallel with the north line of said NE 1/4,33.00 feet to a point in the west right of way line of Fond du Lac Avenue, being the point of beginning of lands herein described; thence S 00°06'29" E, along said west right of way line of Fond du Lac Avenue, 70.00 feet; thence S 89°43'31" W, parallel with said north line of the NE 1/4, 137.00 feet to a point in the east line of Lot 1 of Certified Survey Map No. 4143 as recorded in the Washington County Register of Deeds Office in Volume 27 of Certified Survey Maps on pages 42-45, as Document No. 640922; thence N 00°06'23" W (recorded as N 01°26'22" W), 70.00 feet; thence N 89°43'31" E, parallel with said north line of the NE 1/4, 137.00 feet to the point of beginning. Containing 9,590 sqft more or less.

EXHIBIT B

Kuhburg District Planned Development District (PDD)
General Development Plan

{Attach General Development Plan Dated February 23, 2018}

VIRTUS development

July 20, 2022

Village of Germantown
N112W17001 Mequon Road
Germantown, WI 53022
Attn: Village Planner and Plan Commission

RE: Revision to Kuhburg District PDD

All,

This letter is to serve as an overview of the proposed consolidation of the parcels listed above into the Kuhburg District PDD, approved and created on February 26, 2018.

Parcel 1 (Tax Key No. GTNV 351965) currently contains a single-family home and is zoned B-2 Business. In keeping with the original PDD approval, we are proposing to add this parcel to the PDD, demolish the home, and expand the parking lot as we renovate the tavern in a restaurant. This will bring the total parking on the site to approximately sixty (60) spaces, in keeping with the proposed parking lot expansion as presented on sheet AS101 in the original plans (see noted below), while also adding landscaping area.

1. ***Subject to further revisions required by the Plan Commission, approval is granted for the site development and building plans dated January 8, 2018 (including Sheets GI001, C101, E001, E002, E003, A101, A102, A103, A300 and A700), February 20, 2018 (including Sheets C102, C103, C104, AS100, AS101, A200, A201), and Sheet L100 (Planting Plan) dated February 16, 2018. Separate Site Plan review and approval by the Plan Commission is required for any additional or expanded parking lot improvements.***

Parcel 2 (Tax Key No. GTNV 351984) currently is a vacant lot and is zoned R-2 Residential. We are proposing to construct a six-unit townhouse project on the parcel. The intent is for this unique, small scale multi-family building to act as a buffer between the commercial buildings to the north and the single-family buildings to the south. This parcel will also contain a detention pond for stormwater management from the sites, and from the adjacent parcels.

We believe the scale and density of these projects are aligned with the vision for the Victory Center Corridor, in particular with regard to the proposed 2050 Comprehensive Plan, which allows for multi-family residential development in a traditional design pattern in densities up to 8.0 DU/acre, which is in keeping with what is proposed (6.0 DU on a .74 AC parcel).

13980 Bishops Drive | Suite 250 | Brookfield, WI 53005
262.641.0746

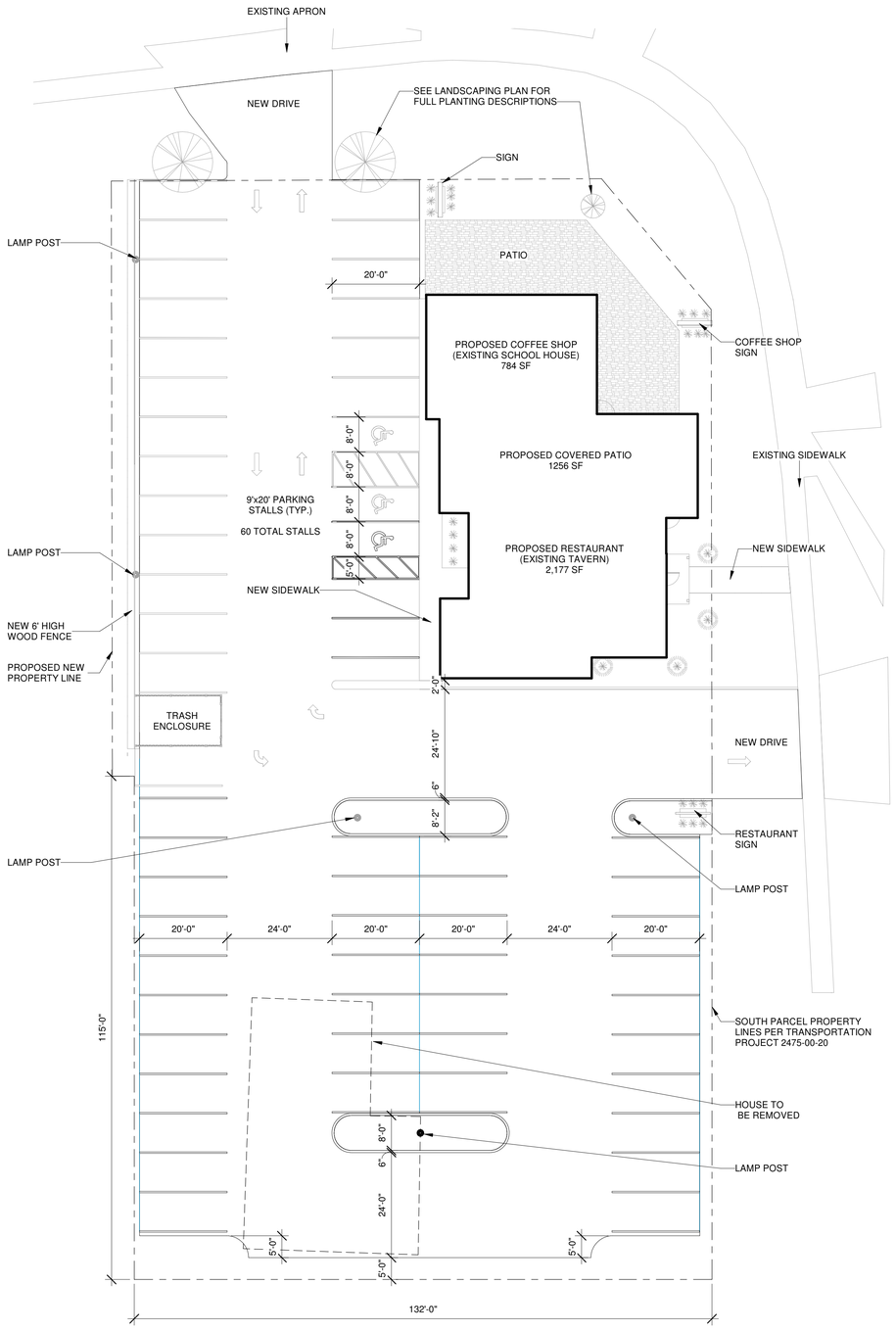
Please feel free to contact me directly at 262-641-0746 or greg.nagel@virtusdevelopment.us should you have any questions or comments. I appreciate your consideration and look forward to obtaining approval for these PDD revisions.

Sincerely,

Virtus Development LLC

Gregory V. Nagel, AIA NCARB
President

13980 Bishops Drive | Suite 250 | Brookfield, WI 53005
262.641.0746



1 AS101 Proposed Parking Expansion Plan

1/16" = 1'-0"

0' 8' 16' 32'

SCALE 1/16" = 1'-0"

LOT COVERAGE - PROPOSED EXPANSION		
Name	Area	% of Total
Building	4020 SF	12%
Green Space	3489 SF	11%
Paving & Concrete	25339 SF	77%
Total Area	32847 SF	

PLANNING COMMISSION

nagel
architects + engineers
13100 watertown plank road
suite 200
elm grove, wi 53122
262.641.0746

STAMPS

PROJECT TITLE

GERMANTOWN RESTAURANT
W140N10385 & W140N10393 FOND DU LAC AVE
GERMANTOWN, WI, 53022

Rev. No.	Revisions:	Date:

PROJECT NUMBER
17031

ISSUE DATE
1/8/2018

DRAWN BY

CHECKED

DRAWING TITLE
ARCHITECTURAL SITE PLANS

DRAWING NUMBER
AS101

© Nagel Architects + Engineers

1/8/2018 12:17:54 PM

B4 FRONT VIEW PERSPECTIVE
Scale: 1/4" = 1'-0"

A2 BACK VIEW PERSPECTIVE
Scale: 1/4" = 1'-0"

PLAN COMMISSION
07/19/2022

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

Project Title

Architect
NAGEL ARCHITECTS & ENGINEERS

Consultant

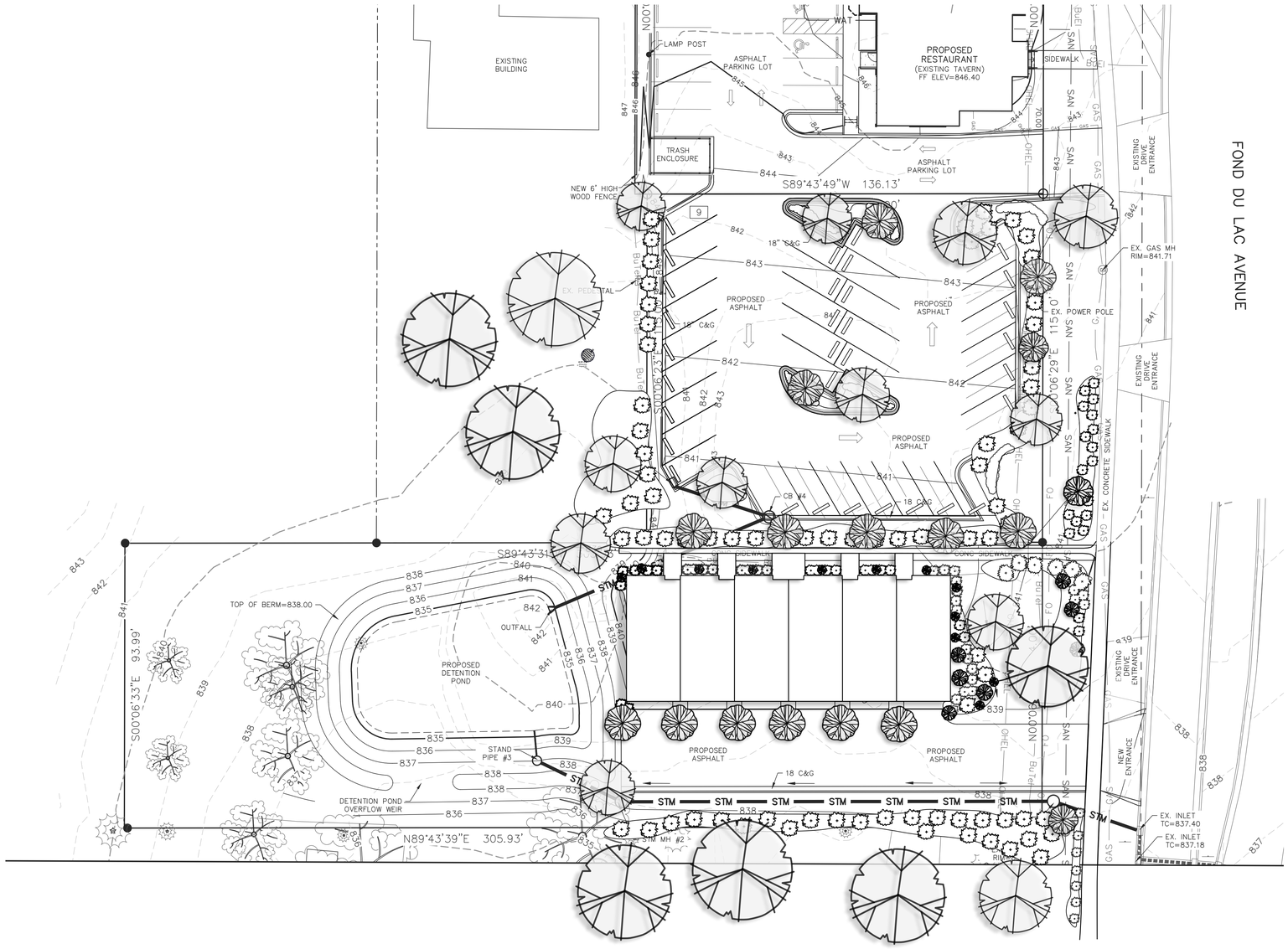
REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager | Drawn By
Date: MARCH 2022 | Reviewed By
Project ID: 21025

Sheet Title
PERSPECTIVES

Sheet No.
A3.1



A1 SITE PLAN - PROPOSED LANDSCAPE
Scale: 1" = 20'-0"

PLAN COMMISSION
07/19/2022

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

Project Title

Architect
NAGEL ARCHITECTS & ENGINEERS

Consultant

REV.	DATE	DESCRIPTION

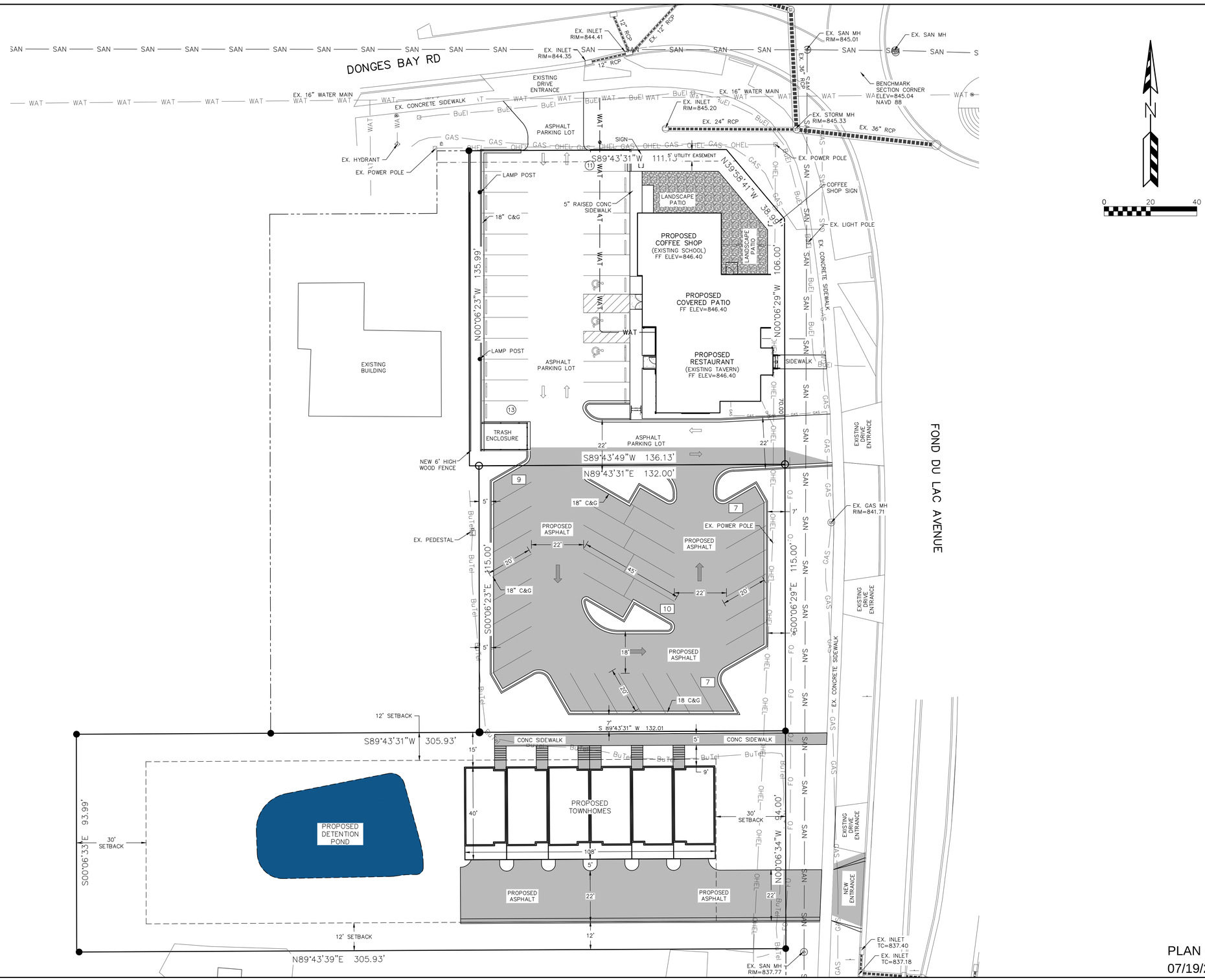
NO.	DATE	ISSUE NOTE

Project Manager	Drawn By
Date: MARCH 2022	Reviewed By

Project ID: 21025

Sheet Title: SITE PLAN - PROPOSED LANDSCAPE

Sheet No.: A1.1



REVISIONS:		
NO.	DATE	DESCRIPTION
1	6.24.22	Shorten driveways to 5 feet.

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
PROPOSED SITE PLAN

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

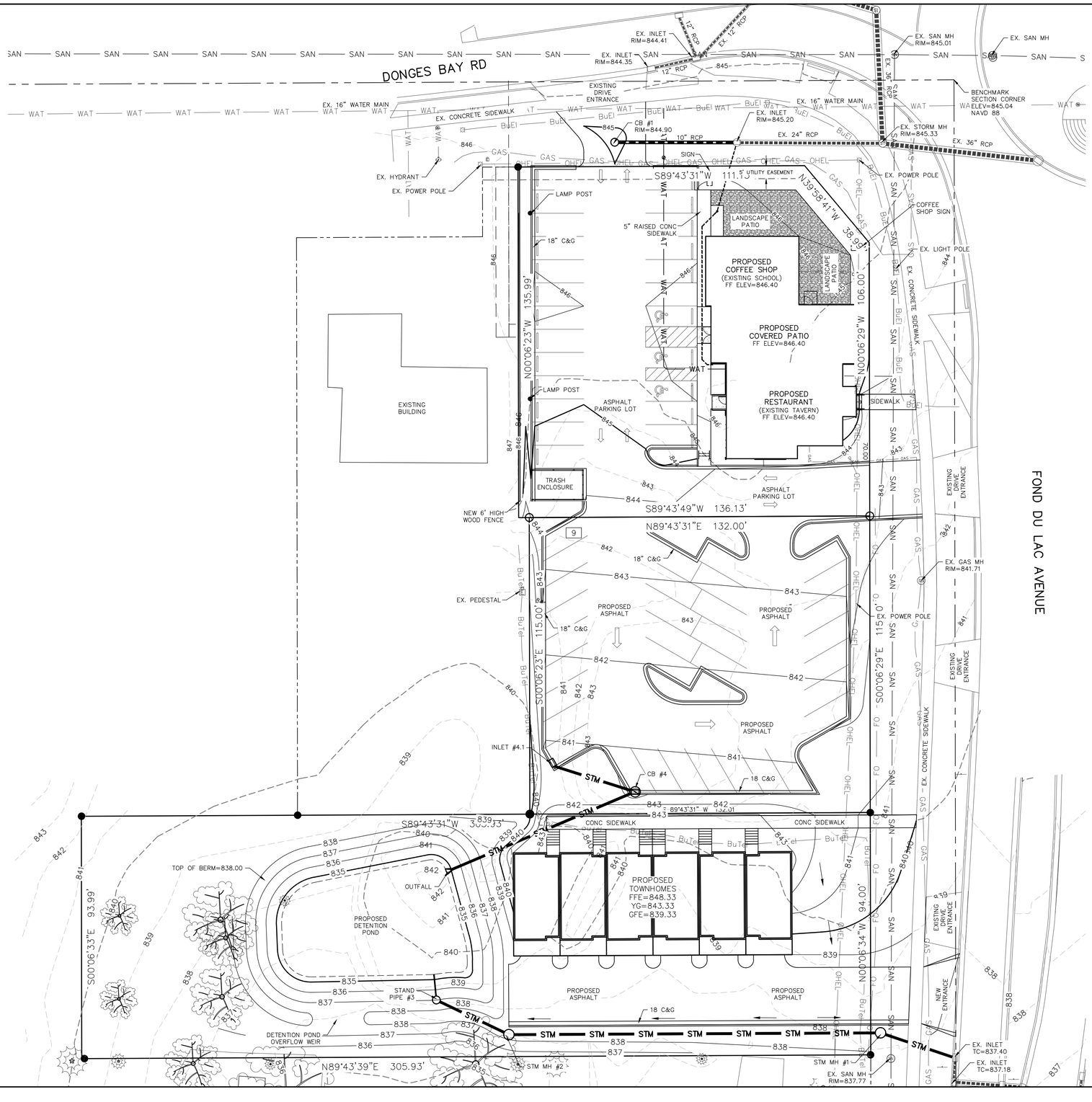
PLAN DATE: **7-11-2022**

PROJECT NO: \NA-01-17\

PRELIMINARY

SHEET NO: **C1.01**

PLAN COMMISSION
07/19/2022



LEGEND:

- 842 – EXISTING MINOR CONTOUR.
- 845 – EXISTING MAJOR CONTOUR.
- 842 – PROPOSED MINOR CONTOUR.
- 845 – PROPOSED MAJOR CONTOUR.
- STM – PROPOSED STORM SEWER.
- EXISTING STORM SEWER.

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

REVISIONS:

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
GERMANTOWN TOWNHOUSES
W140 N10385 FOND DU LAC AVE
GERMANTOWN, WI 53022

PLAN TITLE:
GRADING PLAN

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

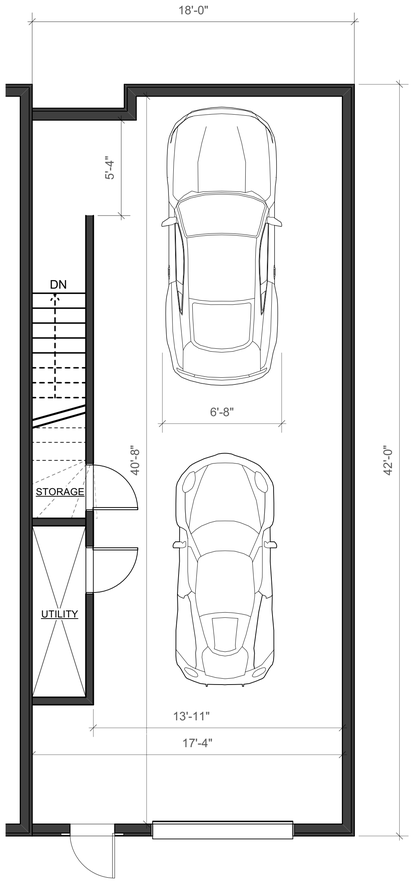
PLAN DATE: **7-11-2022**

PROJECT NO: \NA-01-17\

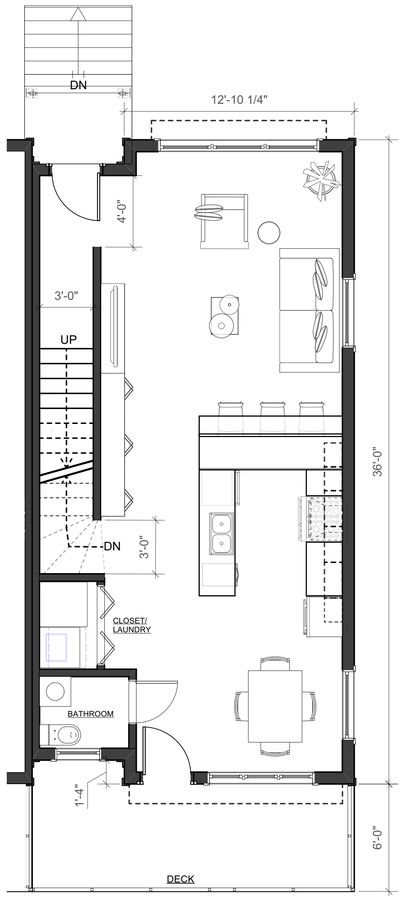
PRELIMINARY

SHEET NO: **C1.02**

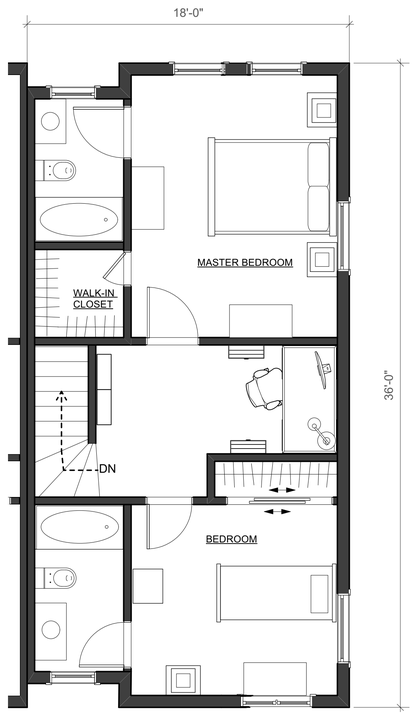
PLAN COMMISSION
07/19/2022



A4 Basement Floor Plan - Preliminary
Scale: 1/4" = 1'-0"



A3 First Floor Plan - Preliminary
Scale: 1/4" = 1'-0"



A2 Second Floor Plan - Preliminary
Scale: 1/4" = 1'-0"

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

Project Title

Architect
NAGEL ARCHITECTS & ENGINEERS

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager | Drawn By
Date: MARCH 2022 | Reviewed By
Project ID: 21025

Sheet Title
OVERALL - PRELIMINARY FLOOR PLANS

Sheet No.
A1.7

PLAN COMMISSION
07/19/2022

C4 North Elevation
Scale: 1/4" = 1'-0"

A4 South Elevation
Scale: 1/4" = 1'-0"

PLAN COMMISSION
07/19/2022

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

Project Title

Architect
NAGEL ARCHITECTS & ENGINEERS

Consultant

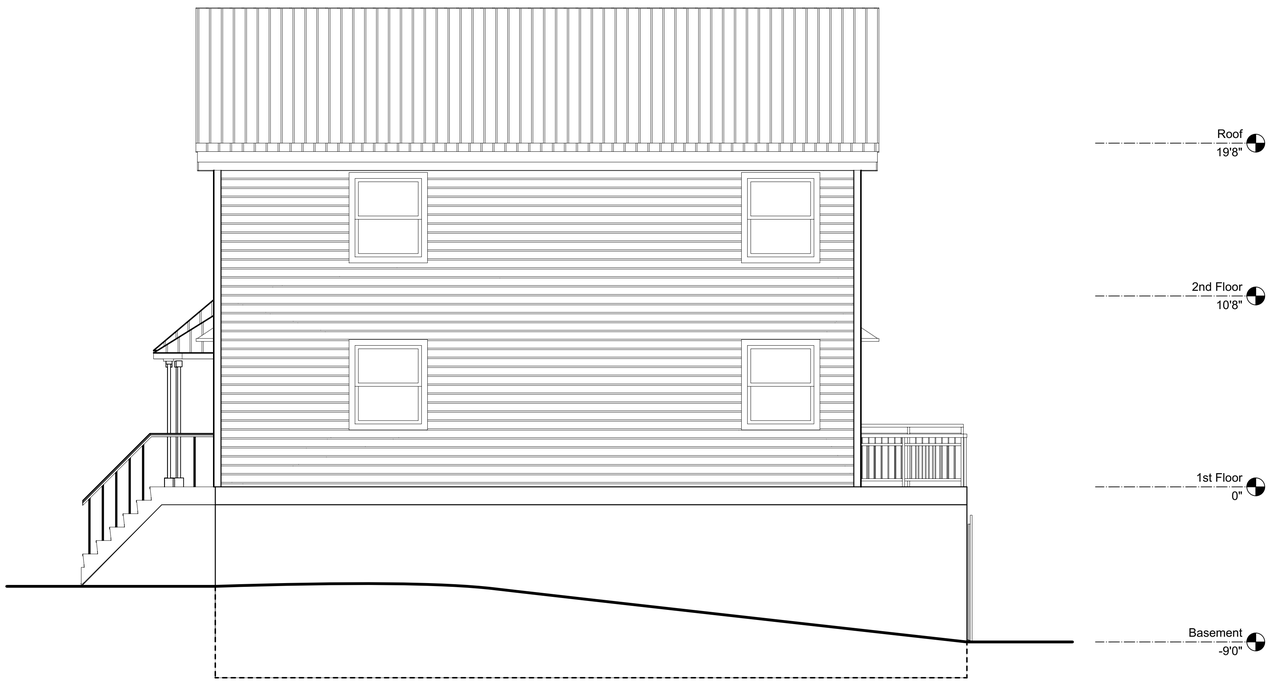
REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

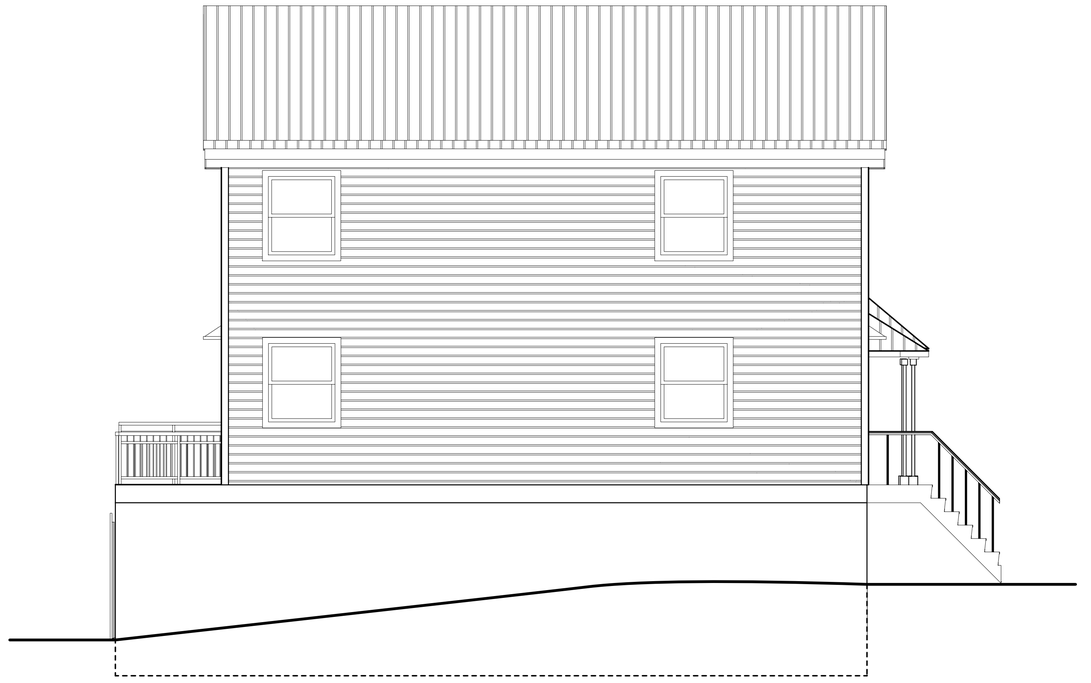
Project Manager | Drawn By
Date: MARCH 2022 | Reviewed By
Project ID: 21025

Sheet Title
ELEVATIONS

Sheet No.
A2.1



B4 West Elevation
Scale: 1/4" = 1'-0"



A2 East Elevation
Scale: 1/4" = 1'-0"

PLAN COMMISSION
07/19/2022

NAGEL architects + engineers

GERMANTOWN TOWNHOUSES

Project Title

Architect
NAGEL ARCHITECTS & ENGINEERS

Consultant

REV.	DATE	DESCRIPTION

NO.	DATE	ISSUE NOTE

Project Manager | Drawn By
Date: MARCH 2022 | Reviewed By
Project ID: 21025

Sheet Title
ELEVATIONS

Sheet No.
A2.2

REZONING & CERTIFIED SURVEY MAP (CSM) APPLICATIONS

10/10/22 Plan Commission Meeting

Accurate Surveying / Elwood & Susan Meissner

Village Planner Report **Germantown, Wisconsin**

Summary

Don Thoma, Accurate Surveying & Engineering, applicant for Elwood & Susan Meissner, property owners, are requesting approval of a rezoning application, and 2-lot certified survey map (CSM) in order to divide an existing 0.62-acre residential property containing two (2) existing multi-family dwelling units on County Line Road & Mayflower Drive.

Location: N96W16248 County Line Road (Existing 3-family Residence)
W162N9632 Mayflower Drive (Existing 2-family Residence)

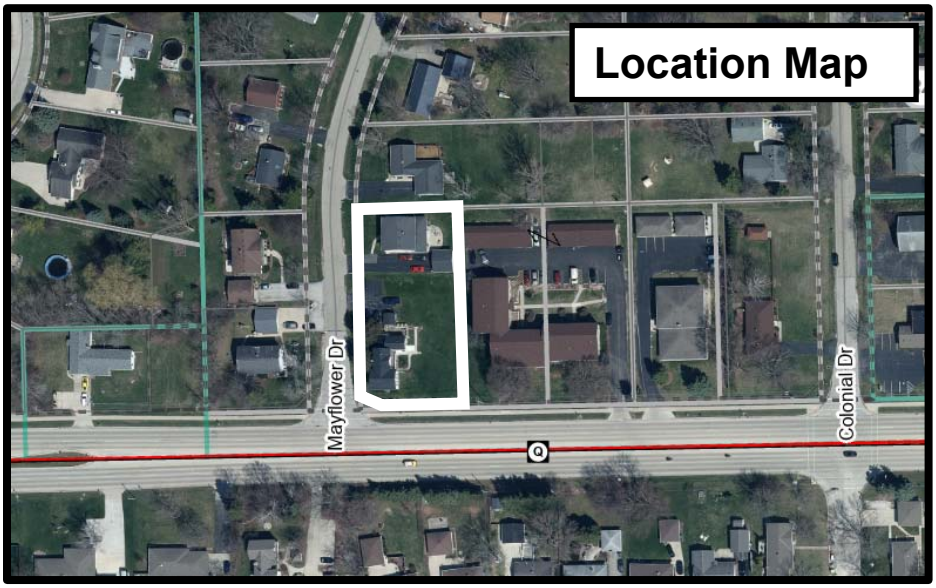
Applicant/ Property Owners:

Don Thoma, Accurate Surveying
2911 Wildlife Lane
Richfield, WI 53076

Elwood & Susan Meissner
N102W15986 Yorktowne Ln
Germantown, WI 53022

Existing Zoning: Rm-3: Multiple-Family Residential
Proposed Zoning: Rm-3: Multiple-Family Residential w/ PDD Overlay

Adjacent Land Uses		Zoning
North	Residential	Rs-4
South	Residential	Menomonee Falls
East	Residential	Rm-3
West	Residential	Rd-2



Proposal/Background

Don Thoma, Accurate Surveying & Engineering, applicant for Elwood & Susan Meissner, property owners, are requesting approval of a rezoning application, and 2-lot certified survey map (CSM) in order to divide an existing 0.62-acre residential property containing two (2) existing multi-family dwelling units on County Line Road & Mayflower Drive.

The 0.62-acre property contains two (2) separate multi-family dwellings. The original farmhouse, located on the south side of the lot, has been converted into three units. According to documents available in Village files, Mr. Meissner applied for and received permits to construct the duplex on the northern portion of the lot in 1976. The purpose for the proposal is to divide the property into two parcels so that each structure can be sold separately.

CSM

The proposed CSM will create two lots, one for each residential structure.
Proposed Lot 1 will contain 0.227 acres and the existing duplex and detached two-car garage. Proposed Lot 2 will contain 0.38 acres and the farmhouse (3-units) and detached accessory building.

Rezoning

In order to divide the parcel, a rezoning of the property from the current Rm-3: Multiple-family Residential District to a Rm-3 Planned Development District (PDD) is required in order to accommodate the existing structures and setbacks and to avoid creating non-conforming structures.

Staff Comments

The purpose for creating a PDD is to recognize existing conditions and avoid creating non-conformities, including building setbacks, lot width, and accessory building allowances. These structures and units already exist, and no further development is planned. The proposed lots meet the density requirements for the Rm-3 District.

The Public Works Department consulting surveyor who reviewed the CSM for code compliance has identified technical corrections and code requirements in a memo dated September 15, 2022. These items will need to be corrected prior to Village Board action on the CSM.

Washington County Highway Department requested a note be added to the CSM that restricts access to the property from County Line Road. This has been added as a condition of approval.

Village Staff Recommendation

APPROVE rezoning the property from the Rm-3: Multiple-family District to the Rm-3: Multiple-family District with a Planned Development District (PDD) overlay containing the following changes to the underlying Rm-3 District requirements as set forth in a formal conditions & restrictions resolution for the PDD:

a. LOT AND BUILDING REQUIREMENTS
   i. Principal Building Setbacks (minimum)
      1. Front/Street Yard:
         a. N96W16248 County Line Rd 15.9 feet
         b. W162N9632 Mayflower Dr 31.1 feet
      2. Side Yard
         a. W162N9632 Mayflower Dr (north) 10.5 feet
   ii. Accessory Building Setbacks (minimum)
      1. Rear Yard
         a. W162N9632 Mayflower Dr (west) 6.6 feet
   iii. Minimum Lot area
      1. N96W16248 County Line Rd 0.380 acres
      2. W162N9632 Mayflower Dr 0.227 acres
   iv. Lot Width/Frontage at Street Yard Setback
      1. N96W16248 County Line Rd 117.7 feet
      2. W162N9632 Mayflower Dr 75 feet

APPROVE the proposed 2-lot Certified Survey Map (CSM) to divide the 0.62-acre parcel owned by Elwood & Susan Meissner located on County Line Road and Mayflower Drive subject to the following conditions:

1. All technical issues and plan corrections identified by the Public Works Department consulting surveyor (see letter dated September 15, 2022) shall be addressed and reflected in a revised CSM submitted to the Village prior to Village Board action.
2. The CSM shall be revised to include the underlying Rm-3 District setback requirements or as established in the PDD conditions and restrictions resolution.
3. A note shall be added to the CSM that restricts access to the property from County Line Road.

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 15, 2022

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

SUBJECT: Elwood & Susan Meissner CSM Review

Certified Survey Map
Applicant or Owner: Elwood & Susan Meissner
Land Surveyor/Firm: Donald J. Thoma/Accurate Surveying & Engineering, LLP

1. Building setback lines are to be mapped and dimensioned.

2. In the Village of Germantown Plan Commission Approval change Dean Wolter's title to Chairman.

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.

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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 8-2-22 Date

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

Donald J. Thoma
Accurate Surveying + Engineering LLP, 2911 Wildlife Lane
Richfield WI 53076
Phone (262) 677-2120
Fax ( )
E-Mail don@accuratesurveying.net

PROPERTY OWNER

Elwood E. + Susan A. Meissner
N102W15986 Yorktowne Lane
Germantown, WI 53022
Phone (262) 251-6329
SMeissner6@wi.rr.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

~~N96W16248 County Line Road Germantown~~
W162N9632 Mayflower Dr.

TAX KEY NUMBER

GTNV-344038

3 PURPOSE OF LAND SPLIT

Estate Planning, to be able to sell each Building seperate.

Will the land split require rezoning? Yes
From RM-3 To PDD

4 READ AND INITIAL THE FOLLOWING:

EM 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.

EM 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.

EM 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.

EM 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 7-26-22
Applicant Date

Elwood E. Meissner 8/2/22
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: 8-2-22 Received by: [signature]

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT
Donald J. Thoma
Accurate Surveying + Engineering
2911 Wildlife Lane,
Richfield WI 53076
Phone (262) 677-2120
E-Mail don@accuratesurveying.net

PROPERTY OWNER
Elwood E. + Susan A. Meissner
N102W15986 Northbrook Lane
Germantown WI 53022
Phone (262) 251-6329
E-Mail smeissner6@wi.rr.com

2

PROPERTY ADDRESS OR GENERAL LOCATION
N96W16248 County Line Road, Germantown
W162N9632 Mayflower Dr.

TAX KEY NUMBER
GTNU-344038

3

REZONING REQUEST

FROM	TO
RM-3	PDD

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED
Attach pages as necessary
See Attached CSM + Legal description

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.

Estate Planning, The ability to sell each building separate.

6 **SUPPORTING DOCUMENTATION:**

☒ CSM ~~Plat of Survey~~ (1:100) (1:50)

☐ Site Plan and elevations for new construction (can be conceptual)

7 **READ AND INITIAL THE FOLLOWING:**

EM 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.

EM 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.

EM 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

EM 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!**

Elwood E. Messner — Applicant — Date

Elwood E. Messner — Owner — Date

Susan A. Messner 8-2-22

Washington County Certified Survey Map

Part of Lot One (1), Block Two (2), of Pilgrim Heights, a Subdivision in the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section 34, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

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

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

● - indicates 2"od iron pipe found unless noted.

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

0 25 50 100

Scale in feet
1" = 50'

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD83/2011). The south line of the SE 1/4 of Sec. 34-9-20 has a grid bearing of N 88°49'05" E.

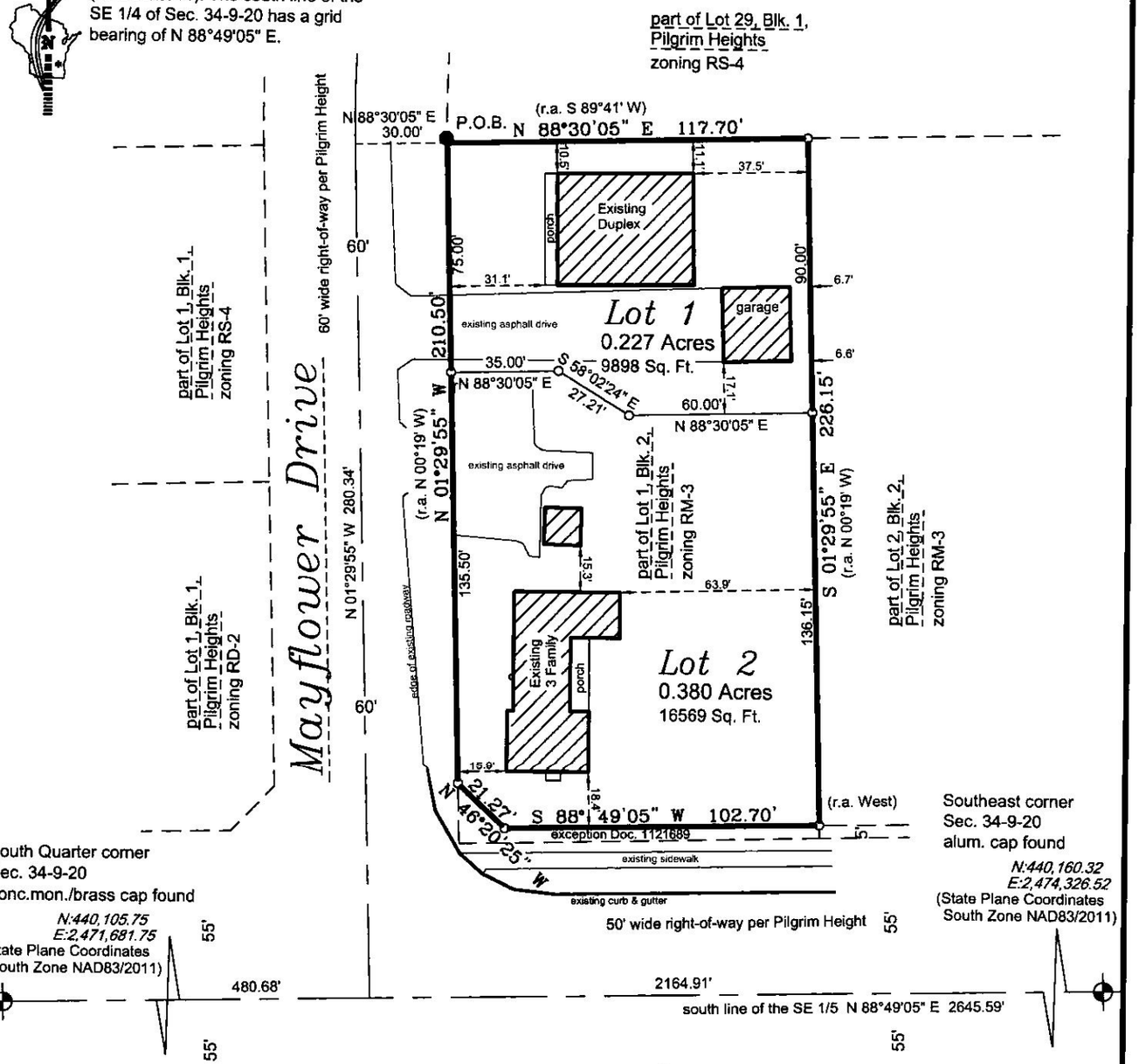
Subdivider:

Elwood & Susan Meissner
N102W15986 Yorktowne Lane
Germantown, WI 53022

Surveyor:

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

RM-3 - PDD zoning min. setbacks (subject to change)
Front - 35'
Side - 25'
Rear - 35'



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

Donald J. Thoma, S-2470

Dated this 27th day of July, 2022

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

Washington County Certified Survey Map

Part of Lot One (1), Block Two (2), of Pilgrim Heights, a Subdivision in the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section 34, 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 Elwood Meissner, I have surveyed, divided and mapped the land shown and described hereon, being part of Lot One (1), Block Two (2), of Pilgrim Heights, a Subdivision in the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section 34, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the South Quarter corner of said Section 34; thence N 89°49'05" E, along the south line of said SE 1/4, 480.68 feet, to the intersection of the centerline of Mayflower Drive as shown on said Pilgrim Heights, thence N 01°29'55" W, along said centerline, 280.34 feet, to the intersection of the west extension of the north line of said Lot 1, thence N 88°30'05" E, along said west extension, 30.00 feet, to the point of beginning of lands herein described; thence continuing N 88°30'05" E, along said north line of Lot 1, 117.70 feet, to a 1.3 inch od iron pipe set; thence S 01°29'55" E, along the east line of said Lot 1, 226.15 feet, to the intersection of the north right-of-way line of County Line Road / C.T.H. "Q" as described in Document No. 1121689, recorded in the Washington County Registry; thence S 88°49'05" W, along said north right-of-way line, 102.70 feet; thence N 46°20'25" W, along said right-of-way line, 21.27 feet, to the intersection of the east right-of-way line of Mayflower Road; thence N 01°29'55" W, along said east right-of-way line, 210.50 feet, to the point of beginning.

Containing 0.6076 acre (26,467 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 27th day of July, 2022.

Donald J. Thoma, S-2470

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

Owner's Certificate:

As owners of Lot 1 and 2, we hereby certify that we caused the land shown and described herein to be surveyed, divided and mapped as represented on this Certified Survey Map. We 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 (No Mortgage)

_____ Elwood E. Meissner - Owner

_____ Susan A. Meissner - Owner

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 20___, the above named owners are to me known to be the same persons 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 Lot One (1), Block Two (2), of Pilgrim Heights, a Subdivision in the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section 34, 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 Lot One (1), Block Two (2), of Pilgrim Heights, a Subdivision in the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section 34, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on

this ___ day of _____, 20___.

_____ Dean Wolter - Village President

_____ Deanna Braunschweig - Village Clerk

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

_____ Donald J. Thoma, S-2470

Dated this 21st day of July, 2022.

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

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

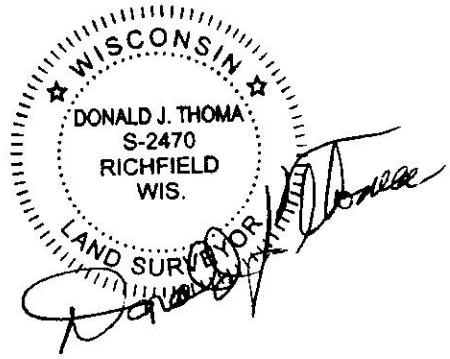
July 27, 2022

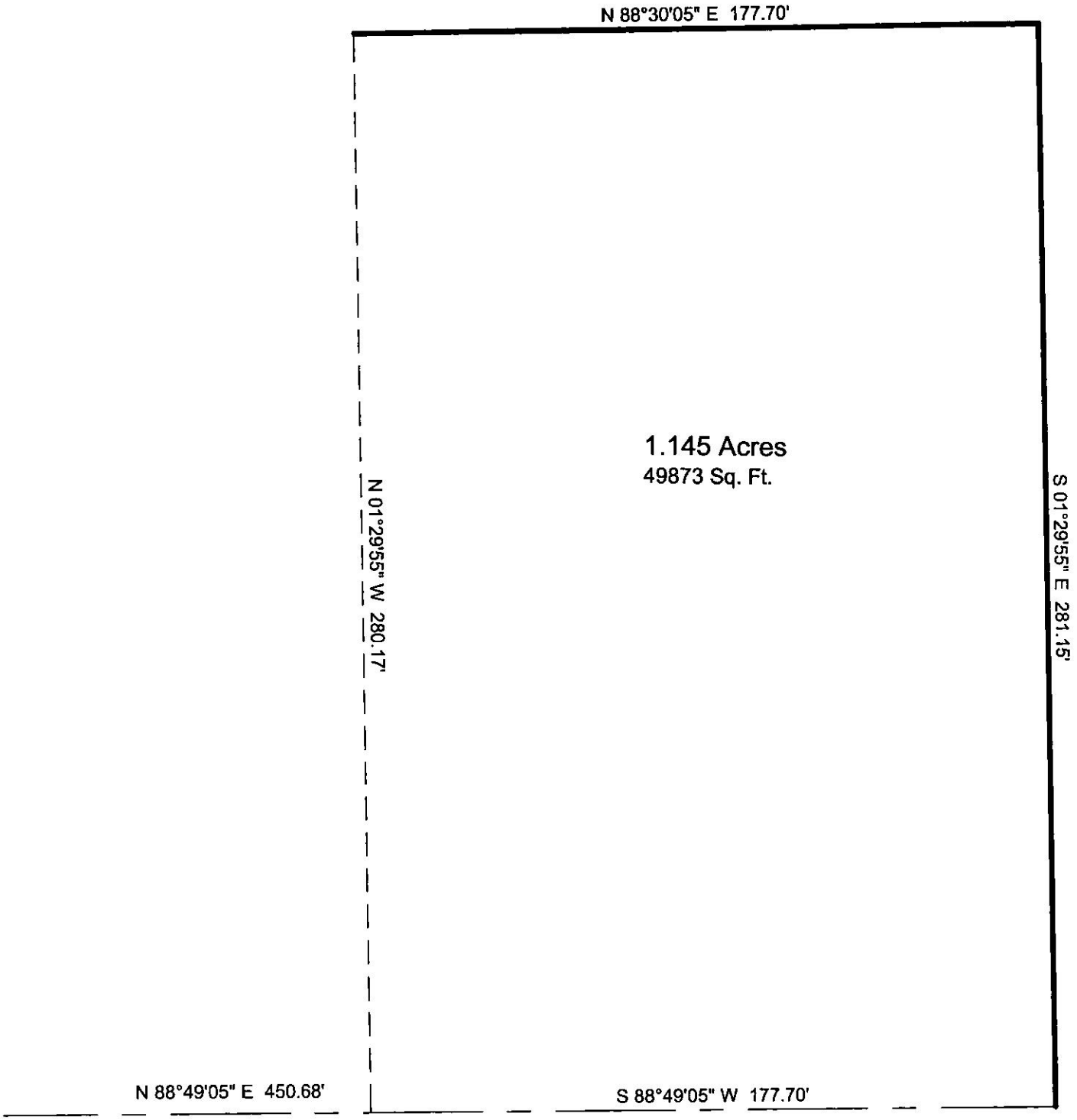
RE: Meissner legal descriptions for PDD area:

Part of Pilgrim Heights including Lot One (1), Block Two (2), of Pilgrim Heights, a Subdivision in the NW 1/4 of the SE 1/4 and part of the SW 1/4 of the SE 1/4 of Section 34, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, which is bounded and described as follows:

Commencing at the South Quarter corner of said Section 34; thence N 89°49'05" E, along the south line of said SE 1/4, 450.68 feet, to the intersection of the southerly extension of the west right-of-way line of Mayflower Drive as shown on said Pilgrim Heights, being the point of beginning of lands herein described; thence N 01°29'55" W, along said southerly extension and west right-of-way line, 280.17 feet, to the intersection of the west extension of the north line of said Lot 1, thence N 88°30'05" E, along said west extension and north line, 177.70 feet, to a 1.3 inch od iron pipe set; thence S 01°29'55" E, along the east line of said Lot 1 and its southerly extension, 281.15 feet, to the intersection of said south line of the SE 1/4; thence S 88°49'05" W, along said south line of the SE 1/4, 177.70 feet, to the point of beginning.

Containing 1.145 acres (49,873 square feet) more or less.




N 88°30'05" E 177.70'
1.145 Acres
49873 Sq. Ft.
N 01°29'55" W 280.17'
S 01°29'55" E 281.15'
N 88°49'05" E 450.68'
S 88°49'05" W 177.70'

SITE PLAN REVIEW

10/10/22 Plan Commission Meeting

Keller Inc. / KLH Industries Inc.

Village Planner Report **Germantown, Wisconsin**

Summary

Brad Egan, Keller Inc., agent for Heins Family Limited, property owner, and KLH Industries, is requesting approval of site development & building plans for a 26,674 sqft industrial building addition for the existing KLH facility located at N117 W18388 Fulton Drive in the Germantown Industrial Park.

Property Location: N117 W18388 Fulton Drive (Building #2)

Applicant/
Property Owner:

Brad Egan	Heins Family Limited
Keller Inc.	3337 Highview Drive
Germantown, WI	Hubertus, WI

Current Zoning: M-1: Limited Industrial

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

Background/Proposal

Brad Egan, Keller Inc., agent for Heins Family Limited, property owner, and KLH Industries, is requesting approval of site development & building plans for a 26,674 sqft industrial building addition for the existing KLH facility located at N117 W18388 Fulton Drive in the Germantown Industrial Park.

KLH Industries is a precision machining company with two production facilities located in Germantown that specializes in custom parts per print for aerospace, automotive, defense, electronics, food processing and medical machining markets. KLH has a second facility also located on Fulton Drive. Operation at this facility is Monday through Friday with 62 employees. *[for more information visit their website: https://www.klhindustries.com/about/corporate-history*

As presented in the site development and building plans, the proposed expansion of this facility includes the following features:

- 23,053 sqft first floor building addition with a 3,621 sqft mezzanine w/ general offices and production area (for a total building area of 41,695 sqft)
- Extensive internal demolition & remodeling
- New addition to match existing split-faced CMU w/ accent banding & vertical fluting w/ 28' wall height (vs. 18' existing wall height) and EPDM flat roof; continue same color scheme
- Three (3) dock bays w/ overhead doors on the east elevation of the proposed addition
- Remove existing (1) overhead dock on the south elevation near the east end of the existing building
- Remove one of three access drives on Fulton Drive

Parking, Access & traffic Circulation

Access will continue to be provided to/from Fulton Drive by two (2) existing driveways: a 3rd existing driveway will be removed with the area graded and landscaped. Thirty-two (32) new parking stalls are proposed for a total of 70 total stalls for employee/visitor parking will be provided on-site (vs. 80 recommended parking stalls).

Storm Water Management

Between the proposed building and parking lot expansion impervious area will increase to a total of 102,147 sqft or 79 percent of this 2.9-acre site (vs. the 80% maximum allowed) leaving 21 percent in green/open space. Storm water run-off from the proposed building addition will be conveyed via storm sewer and sheet flow to the existing storm sewer in Fulton Drive (west side) and by storm sewer and sheet flow to the drainage swale/easement along the north side of the property (east side). Existing pavement is being removed around the perimeter of the site to bring the overall site under the maximum impervious lot coverage of 80 percent.

Utilities
Existing public water and sanitary sewer will continue to serve the existing building via connections to the service lines from the Fulton Drive right-of-way.

Landscaping
Existing landscaping is minimal with most plantings to remain. Additional landscaped areas around the perimeter of the site will replace existing pavement with lawn. Minimal additional landscaping is proposed along the east property line (3 deciduous trees) and foundation plantings at the southeast building corner where the existing dock is being removed. New lawn areas around the perimeter and where the driveway is to be removed will be seeded.

Lighting
New exterior lighting includes a total of six (6) building-mounted wall pack fixtures around the building addition above dock bays and man doors:

- (4) 50W 5520 Lumen LED fixtures at a height of 12'-14'
- (2) 21W 2310 Lumen LED fixtures at a height of 8'

Staff Comments
Planning & Zoning

Existing and proposed landscaping for the site is minimal. At a minimum, two additional deciduous street trees are required along Fulton Drive (1 per 50 feet of street frontage). All deciduous trees shall have a minimum planting size of 2.5" dia.

Parking stall size is proposed at 9'x18' or 162 sqft vs. the minimum requirement of 180 sqft.

Fire Department/Police Department
No comment.

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

Village Forester
No comment.

Public Works Department/Village Engineer
The Public Works Department has identified issues and several minor plan revisions and technical corrections in an August 31, 2022 review memo from the Director of Public Works (copy attached). These issues and plan corrections will need to be addressed in a revised plan set or supplemental information submitted for review and approval prior to issuance of any building permits.

Right-of-way permits are required for any/all construction conducted in the Morse Driver right-of-way.

The Village Public Works Department/Village Engineer shall be contacted for inspection purposes prior to removing the driveway on Fulton Drive and construction of the private storm water lateral connection(s) to the Village storm sewer system.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development & building plans for a 26,674 sqft industrial building addition to the KLH facility located at N117 W18388 Fulton Drive in the Germantown Industrial Park subject to the following conditions:

1. This approval is for Phase 1 of the proposed building and parking area expansion and is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:
    a. Architectural plan set dated (revised) July 21, 2022
    b. Engineering plan set dated August 1, 2022
    c. Landscaping plan set dated August 1, 2022
    d. Exterior Lighting plan set dated August 1, 2022

2. All landscaping, grading, paving, storm water management, utility and other improvements shown on the approved site plans shall be installed as approved prior to issuance of an occupancy permit for the building addition unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.

3. All issues, plan revisions and technical corrections identified in the August 31, 2022, review memo from the Director of Public Works shall be addressed in revised plans and/or supplemental information submitted for review and approval prior to issuance of building permits.

4. Right-of-way permits are required for any/all construction conducted in the Fulton Drive right-of-way. Contact the Highway Department for details.

5. The Village Public Works Department/Village Engineer shall be contacted for inspection purposes prior to removal of the driveway onto Fulton Drive and construction of the private storm water lateral connection(s) to the Village storm sewer system in Fulton Drive.

Engineering Department Memorandum

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

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

Date : August 31, 2022

Re : KLH Industries

Items Reviewed:

1. Civil Plan Set Dated: 08-01-22

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal**.
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. The project will require DSPS plumbing system review and approval. Please provide a copy of the DSPS approval prior to engineering approval.
4. Provide storm sewer calculations and drainage exhibits.
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.

Waste Water Utility Comments

1. Re construct sampling manhole to current Village standard. To include frame, lid, seal, Chimney, and cone if needed.

C1.02 Site Plan

1. Add disturbance area to Proposed Site Areas Table.

C1.03 Erosion Control Plan

1. Add silt fence or a sediment log to the east and south side of the project.

C-1.05 North Grading Plan

1. Provide additional information on the grading on the north side of the building. Is the intention to have the ground grade at the building 919.50 and to keep the existing 919 contour in the same location?
2. No existing utilities are shown in the existing utilities easement. Confirm there are no utilities within this easement.
3. The proposed addition area currently drains to an existing catch basin on the east side of the site. The proposed plan appears to drain the roof area north to the neighboring property. Provide information showing the increase in drainage will not create issues for the neighbor to the north.
4. Provide an overflow route for the drainage to CB#1 that is at least 6” below the FFE of the building or design the storm sewer to handle the 100 year event.
5. Confirm the drive in overhead door on the east side of the building is intended to be lower than the FFE of the building.

Village of Germantown ...Willkommen

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

PAID_____ DATE_____

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

KELLER
BRAD EGAN
W204 N11509 GOLDEN DALE
GERMANTOWN, WI 53022

Phone (414) 640 5885
E-Mail began@kellerbuilds.com

PROPERTY OWNER

HEINS FAMILY LIMITED
3337 HIGHVIEW DR
HUBERTUS, WI 53033

Phone ( )
E-Mail Kheins@klhindustries.com

2 PROPERTY ADDRESS

N117 W18388 FULTON DRIVE, GERMANTOWN, WI

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

North	South	East	West
TAYLOR INDUST. ELEC INDUSTRIAL	NORTH SHORE ENVIRO INDUSTRIAL	BANNER WELDER INDUSTRIAL	WEST ROCK STAG INDUST INDUSTRIAL

4 READ AND INITIAL THE FOLLOWING:

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

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

BEE 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!

BE | 8/1/22
Applicant | Date

K HEINS FOR | 8/1/22
Owner | Date

Keller
Planners | Architects | Builders
With Offices in the Fox Cities, Madison, Milwaukee & Wausau

August 1, 2022

Village of Germantown
ATTN: Planning

RE: KLH Industries – B2
N117 W18388 Fulton
Germantown, WI

Dear Village of Germantown,

KLH Industries is a contract manufacturing company pursuing an addition to their existing Building 2 to meet the growing demand for services.

They will have 62 employees at this building. Their work week is typically Monday through Friday with the occasional Saturday dependent on work load. Approximately 1-3 trucks at receiving per workday and 1-2 trucks shipping per workday and do not have any sound or odor associated with production.

To achieve the proposed development we are applying for:

1. Site Plan Review

Keller, Inc & KLH intend to be heard before the October 10th Plan Commission.

If any of the Plan Commission members, city planning department members, or the general public have any questions regarding the business, new addition, or site layout please feel free to contact Keller, Inc. at any time. Thank you all for your consideration of this project.

OWNER
KLH Industries, Inc.
Ken Heins
Kevin Heins
N117 W18607 Fulton
Germantown, WI 53022
877-222-0850 office

ARCHITECT/ BUILDER
Keller, Inc.
Brad Egan (Project Manager)
Chris Manske (Project Architect)
W204 N11509 Goldendale Road
Germantown, WI 53022
262.250.9710 office

ADDRESS
W204 N11509 Goldendale Road
Germantown, WI 53022

PHONE
262.250.9710 1.800.236.2534

FAX
262.250.9740

WEB SITE
www.kellerbuilds.com

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING Series

SLENDER WALLPACK

tradeSELECT®

FEATURES

- Two sizes for a variety of applications
- Ranges from 21W to 80W with up to 8000 lumens
- SG1 Series replaces from 100W-150W HID; SG2 Series replaces from 150W-250W HID
- Comfort lens available as an option or accessory provides glare control and enhanced uniformity
- Knuckle and trunnion accessory mounting kits available for flood applications
- IP65 and certified to UL 1598 for use in wet locations up to 40°C ambient
- DLC (DesignLights Consortium Qualified - see www.designlights.org

*3000K and warmer CCTs only

RELATED PRODUCTS

- LNC Litepak
- LNC2 Litepak
- LNC3 Litepak
- LNC4 Litepak
- GeoPak
- GeoPak2

SPECIFICATIONS

HOUSING

- Rugged die-cast aluminum housing with corrosion resistant powder coat finish
- Heating dissipating fins provide superior thermal performance extending the life of the electronic components
- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

OPTICS

- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs

INSTALLATION

- Side hinge allows for easy installation and wiring
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs
- Mounts to 4" junction box and includes a gasket to help seal electrical connections
- Four 1/2" threaded conduits hubs for surface conduit provided

ELECTRICAL

- 120-277V, 50/60Hz electronic drivers
- 347V and 480V available in large SG2 housing
- 10KA surge protection included

OPTIONS/CONTROLS

- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub
- Occupancy sensor available for on/off and dimming control in larger SG2 housing
- SiteSync™ wireless lighting control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution. See ordering information or visit www.hubbelllighting.com/sitesync for more details
- Battery backup options available in larger SG2 housing rated for either 0° C or -30° C. Performance exceeds NEC requirement providing 1 fc minimum over 10'x10' at 11' mounting height

CERTIFICATIONS

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- IP65

WARRANTY

- 5 year limited warranty
- See HLI Standard Warranty for additional information

KEY DATA	
Lumen Range	2263-8079
Wattage Range	21-80
Efficacy Range (LPW)	101-113
Fixture Projected Life (Hours)	L70>50K
Weights lbs. (kg)	4.3-11 (2.0-5.0)

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING SERIES

SLENDER WALLPACK

ORDERING GUIDE

Example: SG1-20-3K7-FT-UNV-DBT-PCU-CS

CATALOG # _____

ORDERING INFORMATION

Housing		CCT/CRI		Distribution		Voltage		Color/Finish		Control Options		Options	
SG1-10	Size 1, 10W	**3K7**	3000K, 70 CRI	**FT**	Fwd Throw	**UNV**	120V-277V	**BLT**	Black Matte Textured	**PCU**	Universal Button Photocontrol (120-277V)	**CS**	Comfort Lens
SG1-20	Size 1, 20W	**4K7**	4000K, 70 CRI			**120**	120V	**BLS**	Black Gloss Smooth	**SCP**[1,2,3]	Occupancy Sensor Programmable (Dim)	**E**[1,2]	Battery 0°C
SG1-30	Size 1, 30W	**5K7**	5000K, 70 CRI			**277**	277V	**DBT**	Dark Bronze Matte Textured	**SWP**[1,2]	SiteSync Pre-commission	**EH**[1,2]	Battery w/ heater -20°
SG1-40	Size 1, 40W					**UHV**	347V-480V	**DBS**	Dark Brone Gloss Smooth	**SWPM**[1,2]	SiteSync Pre-commission w/ Sensor		
SG2-50	Size 2, 50W							**GTT**	Graphite Matte Textured	**Specify MTG HT for SCO/SCP & SWPM**			
SG2-80	Size 2, 80W							**LGS**	Light Grey Gloss Smooth	**8F**	Up to 8'		
								PSS	Platinum Silver Smooth	**20F**	Up to 20'		
								WHT	White Matte Textured				
								WHS	White Gloss Smooth				
								VGT	Verde Green Textured				
								Color Option					
								CC	Custom Color				

Notes:

1 Available in SG2 only, UHV available in SG2-50 only

2 Sensor controls & battery backup can not be used with flood accessory or kit or for inverted/up mounting, 120-227V only for SCO/SCP, 120 or 277 only for SWP, SWPM, E & EH

3 Must order minimum of one remote control to program dimming setttings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only

STOCK ORDERING INFORMATION

Catalog Number	CCT/CRI	Wattage	Mounting Height	Color	Color	Delivered Lumens	LPW	Weight lbs. (kg)
SG1-10-PCU	5000K/70	11W	8–12ft	120–277V	Dark Bronze	1349	122	4.3 (2.0)
SG1-10-4K-PCU	4000K/70	11W	8–12ft	120–277V	Dark Bronze	1424	129	4.3 (2.0)
SG1-20-PCU	5000K/70	21W	8–12ft	120–277V	Dark Bronze	2263	108	4.3 (2.0)
SG1-20-4K-PCU	4000K/70	21W	8–12ft	120–277V	Dark Bronze	2310	110	4.3 (2.0)
SG1-30-PCU	5000K/70	29W	10–15ft	120–277V	Dark Bronze	3270	113	4.3 (2.0)
SG1-30-4K-PCU	4000K/70	29W	10–15ft	120–277V	Dark Bronze	3060	105	4.3 (2.0)
SG1-40-PCU	5000K/70	38W	10–15ft	120–277V	Dark Bronze	4008	105	4.3 (2.0)
SG1-40-4K-PCU	4000K/70	38W	10–15ft	120–277V	Dark Bronze	4070	106	4.3 (2.0)
SG2-50-PCU	5000K/70	51W	12–18ft	120–277V	Dark Bronze	5548	110	11 (5.0)
SG2-50-4K-PCU	4000K/70	51W	12–18ft	120–277V	Dark Bronze	5526	109	11 (5.0)
SG2-80-PCU	5000K/70	80W	15–25ft	120–277V	Dark Bronze	8061	101	11 (5.0)
SG2-80-4K-PCU	4000K/70	80W	15–25ft	120–277V	Dark Bronze	8079	101	11 (5.0)

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HUBBELL Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING SERIES

SLENDER WALLPACK

ORDERING GUIDE

OPTIONS AND ACCESSORIES

	Catalog Number	Description	Weight lbs. (kg)
☐	**SG1-CS**	Acrylic comfort lens for SG1	1 (.45)
☐	**SG2-CS**	Acrylic comfort lens for SG2	1 (.45)
☐	**SG1-YOKE**	SG1 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
☐	**SG1-KNUCKLE**	SG1 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
☐	**SG2-YOKE**	SG2 Series Yoke/Floodlight mount kit, includes visor	2.0 (1.0)
☐	**SG2-KNUCKLE**	SG2 Series Knuckle/Floodlight mount kit, includes visor	2.0 (1.0)
☐	**SCP-REMOTE***	Remote control for SCP option. Order at least one per project to program and control fixtures	1 (.45)
☐	**SG1-SPC**	Vandal Resistant Lens (shield polycarbonate), SG1	3 (1.5)
☐	**SG2-SPC**	Vandal Resistant Lens (shield polycarbonate), SG2	3 (1.5)
☐	**SG1-WCP**	Universal Wall Cover Plate, Dark Bronze, SG1	10 (5)
☐	**SG2-WCP-H**	Horizontal Mount Wall Cover Plate, Dark Bronze, SG2	10 (5)
☐	**SG2-WCP-V**	Vertical Mount Wall Cover Plate, Dark Bronze, SG2	10 (5)
☐	**SG2XL-WCP-H**	Horizontal Mount Wall Cover Plate, DB, SG2 with battery or sensor	10 (5)
☐	**SG2XL-WCP-V**	Vertical Mount Wall Cover Plate, DB, SG2 with battery or sensor	10 (5)

ACCESSORIES AND SERVICES (ORDERED SEPARATELY)

Control Options	
SWUSB[1]	SiteSync™ interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync™ license, software and USB radio bridge node.
SWTAB[1]	Windows tablet and SiteSync™ interface software. Includes tablet with preloaded software, SiteSync™ license and USB radio bridge node.
SWBRG[2]	SiteSync™ USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested.

Notes:

1 When ordering SiteSync™ at least one of these two interface options must be ordered per project.

2 If needed, an additional Bridge Node can be ordered.

MORE INFORMATION: ACCESSORIES AND SERVICES

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HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING SERIES

SLENDER WALLPACK

PERFORMANCE DATA

Description	# of LEDs	Drive Current	System Watts	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 80 CRI)				
				Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
SG1-10	2	140mA	11	1349	122	1	0	0	1424	129	1	0	0	1003	91	1	0	0
SG1-20	2	250mA	21	2449	115	1	0	0	2310	110	1	0	0	2054	95	1	0	0
SG1-30	2	350mA	29	3332	117	2	0	0	3060	106	1	0	0	2913	100	1	0	0
SG-40	2	450mA	38	4008	105	2	0	0	4070	106	2	0	0	3845	100	2	0	0
SG2-50-UHV	3	350mA	44	4633	106	2	0	0	4609	105	2	0	0	3895	90	2	0	0
SG2-50	3	415mA	51	5548	109	2	0	0	5526	107	2	0	0	4700	92	2	0	0
SG2-80	3	650mA	80	7851	98	2	0	1	8079	103	2	0	1	6721	86	2	0	1

*347 and 480 VAC input Lumen values are from photometric test performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown. Actual performance may differ as a result of end-user environment application and inherent performance balances of the electrical components.

ELECTRICAL DATA

Catalog number	# of Drivers	Input Voltage	Current (AMPS)	System Power
SG1-10	1	120	0.09	11.0
	1	277	0.04	11.0
SG1-20	1	120	0.18	21.0
	1	277	0.08	21.0
SG1-30	1	120	0.24	28.9
	1	277	0.10	28.9
SG2-40	1	120	0.32	38.3
	1	277	0.14	38.3
SG-50-UHV	1	347	0.13	43.5
	1	480	0.18	43.5
SG2-50	1	120	0.42	50.6
	1	277	0.18	50.6
SG2-80	1	120	0.68	79.8
	1	277	0.29	79.8

PROJECTED LUMEN MAINTENANCE

Ambient Temperature	OPERATING HOURS					
	0	25,000	50,000	TM-21-11[1] L96 60,000	100,000	L70 (Hours)
25°C / 77°F	1.00	0.98	0.97	0.96	0.95	>791,000
40°C / 104°F	0.99	0.98	0.96	0.96	0.94	>635,000

1. Projected per IESNA TM-21-11 * (Nichia 219B, 700mA, 85°C Ts, 10,000hrs) Data references the extrapolated performance projections for the base model in a 40°C ambient, based on 10,000 hours of LED testing per IESNA LM-80-08

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING SERIES

SLENDER WALLPACK

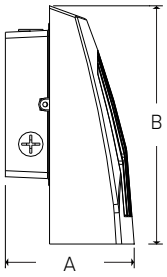
LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

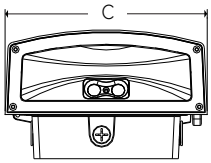
Ambient Temperature		Lumen Multiplier
0˚ C	32˚ F	1.02
10˚ C	50˚ F	1.01
20˚ C	68˚ F	1.00
25˚ C	77˚ F	1.00
30˚ C	86˚ F	1.00
40˚ C	104˚ F	0.99
50˚ C	122˚ F	0.96

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

DIMENSIONS

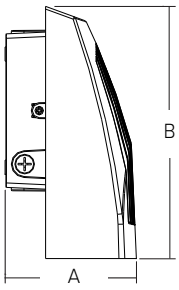
SG1

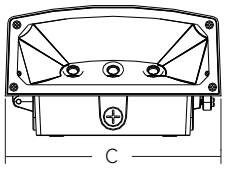




A	B	C	Weight
4.19" (107mm)	7.80" (198mm)	6.61" (168mm)	4.4lbs (2kg)

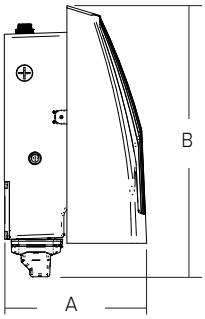
SG2

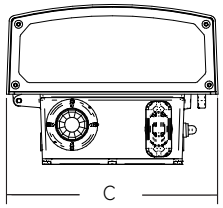




A	B	C	Weight
5.80" (147mm)	11.14" (283mm)	9.52" (242mm)	11lbs (5kg)

SG2 with occupancy sensor and battery options





A	B	C	Weight
7.26" (184mm)	13.84" (352mm)	9.52" (242mm)	11lbs (5kg)

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HUBBELL Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING SERIES

SLENDER WALLPACK

PHOTOMETRY

SG1-10-4K7

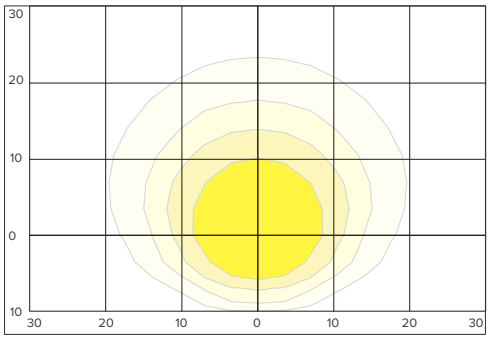
LUMINAIRE DATA

Description	**4000 Kelvin, 70 CRI**
Distribution Type	**Forward Throw**
Delivered Lumens	**1424**
Watts	**11.4**
Efficacy	**125**
Mounting	**Wall**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	996.6	70.0
Downward House Side	427.8	30.0
Downward Total	1424.4	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	1424.4	100.0

ISOMETRIC FOOTCANDLE



SG1-20-4K7

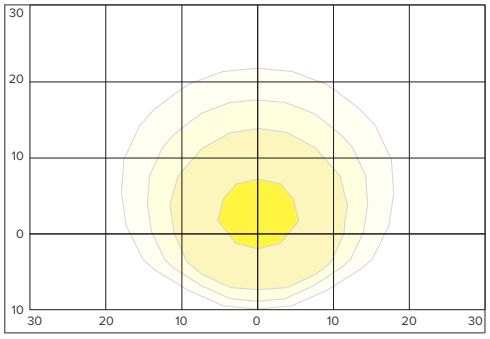
LUMINAIRE DATA

Description	**4000 Kelvin, 70 CRI**
Distribution Type	**Foward Throw**
Delivered Lumens	**2310**
Watts	**20.9**
Efficacy	**111**
Mounting	**Wall**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1618	70.0
Downward House Side	692.1	30
Downward Total	2310	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	2310.3	100.0

ISOMETRIC FOOTCANDLE



SG1-30

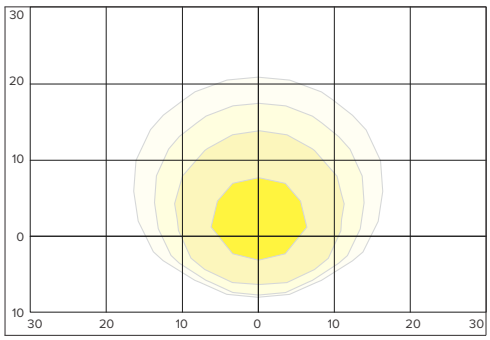
LUMINAIRE DATA

Description	**4000 Kelvin, 70 CRI**
Distribution Type	**Forward Throw**
Delivered Lumens	**3060**
Watts	**29.1**
Efficacy	**105**
Mounting	**Wall**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	2619.4	70.9
Downward House Side	890.4	29.1
Downward Total	3059.8	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	3059.8	100.0

ISOMETRIC FOOTCANDLE



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HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING SERIES

SLENDER WALLPACK

PHOTOMETRY

SG1-40-4K7

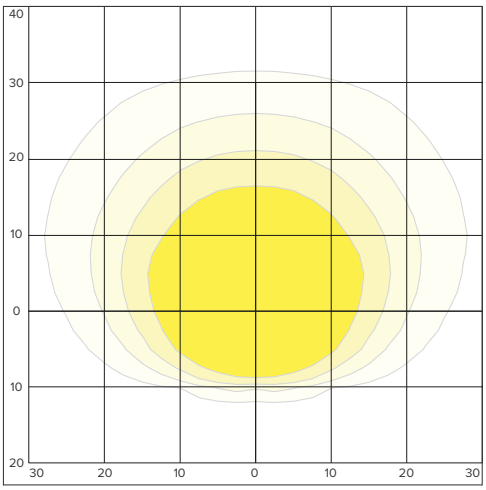
LUMINAIRE DATA

Description	**4000 Kelvin, 70 CRI**
Distribution Type	**Foward Throw**
Delivered Lumens	**4070**
Watts	**38.1**
Efficacy	**107**
Mounting	**Wall**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	2857.7	70.2
Downward House Side	1215.5	29.8
Downward Total	4070.2	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	4070.2	100.0

ISOMETRIC FOOTCANDLE



10' Mounting Height — 5.0 FC, 2.0 FC, 1.0 FC, 0.5 FC

SG2-50-4K7

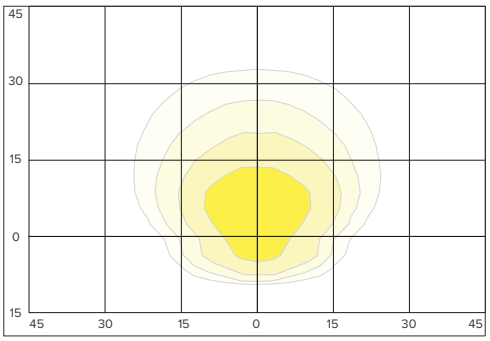
LUMINAIRE DATA

Description	**4000 Kelvin, 70 CRI**
Distribution Type	**Foward Throw**
Delivered Lumens	**5525.7**
Watts	**51.7**
Efficacy	**107**
Mounting	**Wall**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	4611.8	83.5
Downward House Side	913.9	16.5
Downward Total	5525.7	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	5525.7	100.0

ISOMETRIC FOOTCANDLE



15' Mounting Height — 5.0 FC, 2.0 FC, 1.0 FC, 0.5 FC

SG2-80-4K7

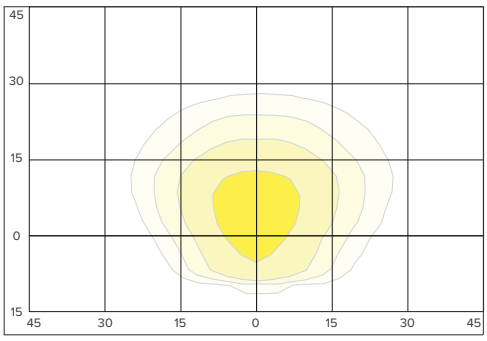
LUMINAIRE DATA

Description	**4000 Kelvin, 70 CRI**
Distribution Type	**Foward Throw**
Delivered Lumens	**8453**
Watts	**78.5**
Efficacy	**108**
Mounting	**Wall**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	6677.7	79.0
Downward House Side	1775.5	21.0
Downward Total	8453.2	100.0
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	8453.2	100.0

ISOMETRIC FOOTCANDLE



15' Mounting Height — 5.0 FC, 2.0 FC, 1.0 FC, 0.5 FC

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HUBBELL Lighting

HUBBELL Outdoor Lighting

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

SLING SERIES

SLENDER WALLPACK

ADDITIONAL INFORMATION

Shipping Information

Catalog Number	G.W(kg)/ CTN	Carton Dimensions			Carton Qty. per Master Pack	Pallet Qty.
		Length Inch (cm)	Width Inch (cm)	Height Inch (cm)		
SG1	4.35lbs (2kg)	9.5 (24)	8.25 (21)	5.25 (13)	6	98
SG2	11lbs (5kg)	14 (36)	11.5 (29)	8 (20)	2	64

Accessories and Services

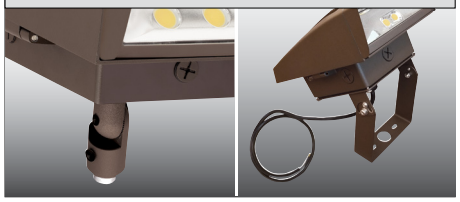
Comfort Lens

Acrylic comfort lens provides glare control, improved visual comfort and better uniformity

Visor

Visor accessory included with mounting accessory kits

Mounting Options

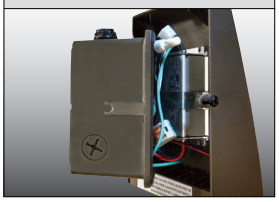


Flood mounting accessories - 1/2" threaded knuckle or yoke (includes grommet and 3' SO cord)

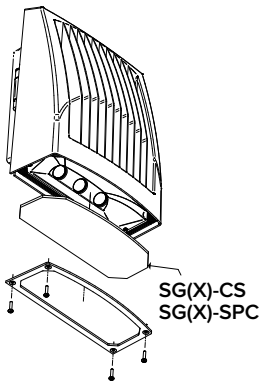
Photocontrol

Photocontrol option available for energy-saving dusk-to-dawn operation

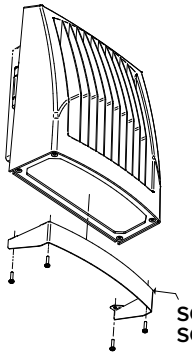
Hinged Housing Door



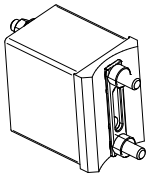
Side hinged for easy installation and wiring access, single screw secures housing closure



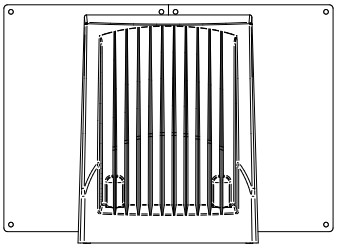
SG(X)-CS
SG(X)-SPC



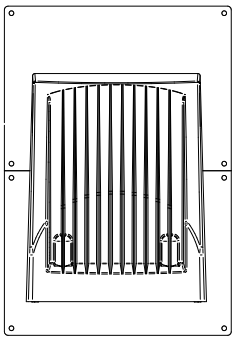
SG(X)-YOKE
SG(X)-KNUCKLE



SG(X)-PMA-(X)-XX



SG(X)-WCP-H



SG(X)-WCP-V

Features

Emergency Mode (EH)

Battery back up feature with side indicator.

Exceeds Life Safety Code average illuminance of 1.0 fc. at 12' mounting height. Assumes open space with no obstructions. Battery backup units consume 6W when charging a dead battery and 2W during maintenance charging. EH (units with a heater) consume up to an additional 8W when charging if the battery temp is lower than 10°C

Diagrams for illustration purposes only, please consult factory for application layout.

Wireless and Occupancy Controls

SiteSync™ Lighting Control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution.

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HUBBELL Lighting

SHEET INDEX

C1.0 SITE PLAN
A1.0 OVERALL FLOOR PLAN
A1.1 SOUTH - FLOOR PLAN / DEMO PLAN
A1.2 NORTH - FLOOR PLAN
A1.3 MEZZANINE FLOOR PLAN
A2.0 ELEVATIONS
A3.0 BUILDING SECTIONS
A3.1 BUILDING SECTIONS
A7.0 REFLECTED CEILING PLAN
S1.0 FOUNDATION PLAN

BUILDING & FIRE AREA SQUARE FOOTAGES

FLOOR AREAS	EXISTING	NEW	SUB-TOTAL
SECOND FLOOR	------ S.F.	------ S.F.	------ S.F.
FIRST FLOOR	15,021 S.F.	23,053 S.F.	38,074 S.F.
CANOPIES (COLUMN SUPPORTED)	------ S.F.	------ S.F.	------ S.F.
BASEMENT	------ S.F.	------ S.F.	------ S.F.
BUILDING AREA SUB-TOTALS	15,021 S.F.	23,053 S.F.	38,074 S.F.
MEZZANINES	------ S.F.	3,621 S.F.	3,621 S.F.
FIRE AREA TOTALS	15,021 S.F.	26,674 S.F.	41,695 S.F.

BUILDING CODE ANALYSIS

PROJECT ADDRESS
FULTON DRIVE, GERMANTOWN, WI, 53022

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

OCCUPANCY
B, F1, S1
Accessory Use
-
Incidental Use

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

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

CONSTRUCTION TYPE
Construction Classification 3B
Fire Separation Distance -'--"

FIRE PROTECTION SYSTEMS
Assumed Sprinkler Type NFPA 13 (EXISTING + PROPOSED)
Fire Alarm System YES

MEANS OF EGRESS
Occupant Load --
Panic Hardware NO

STRUCTURAL DESIGN
Risk Category 2
Live Loads
Roof Live Load 20 psf
Second Floor/Mezz Live Load 50 psf
Collateral Load 3 psf
Snow Load
Ground Snow Load 30 psf
Exposure Factor 0.9
Thermal Factor 1.0
Wind Loads
Wind Load 115 MPH
Exposure Category C
Earthquake Loads
Seismic Site Class D

PLUMBING SYSTEMS
Mens WC Required YES
Womens WC Required YES
Drinking Fountain YES
Other Source NO

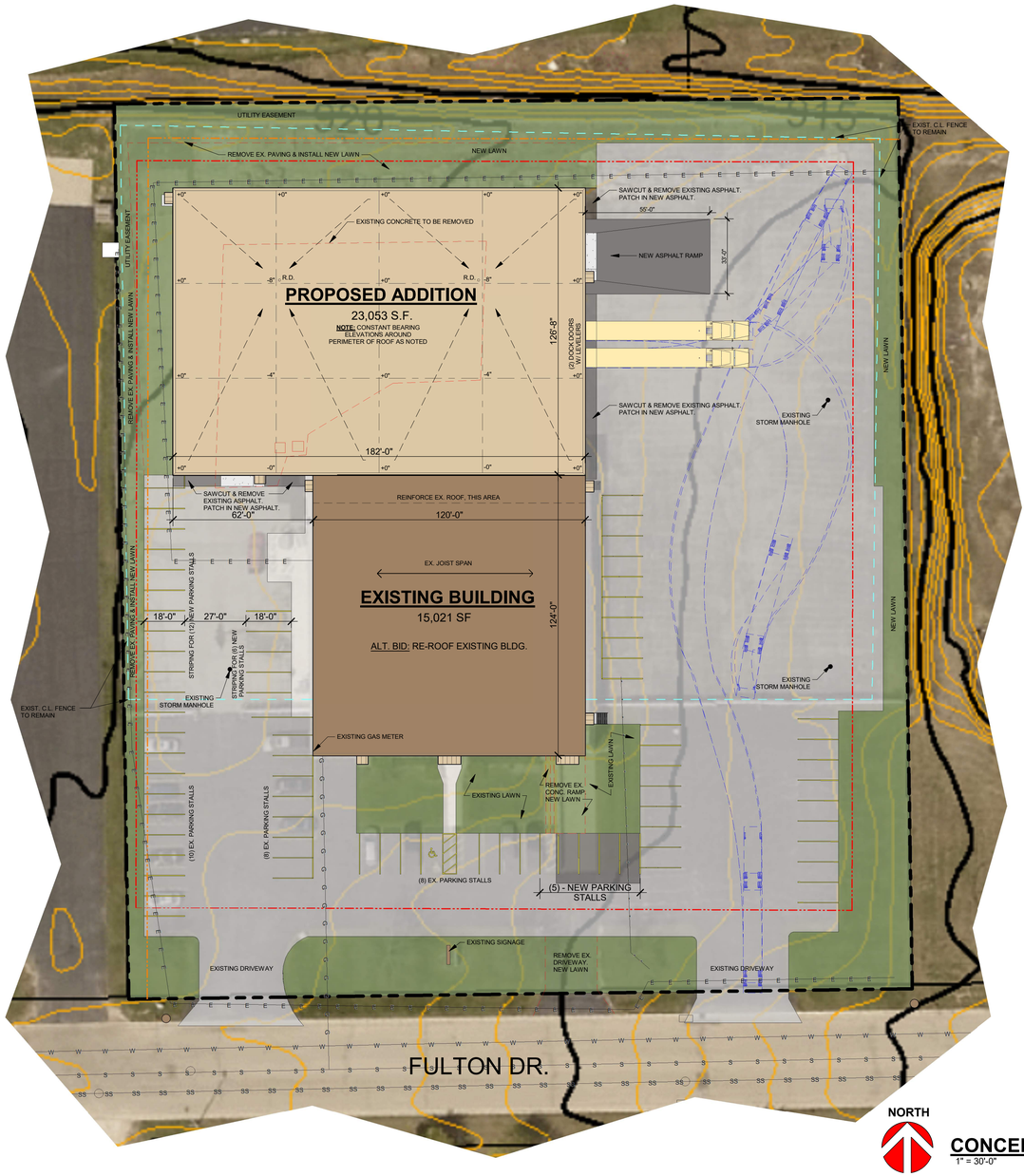
MECHANICAL SYSTEMS
NO SINGLE PIECE OF EQUIPMENT OVER 400,000 BTU

SITE INFORMATION

SITE CONTENT

Building Size	38,074 S.F.	27.9%
Hard Surface	67,133 S.F.	49%
Green Space	31,322 S.F.	23.1%
Parcel Size (Approx.)	136,529 S.F.	3.13 Acres
Parking Provided	-- Stalls	
Area of Disturbance	23,053 S.F.	

ZONING
Property Zoning M1
Setbacks FY 30'-0" SY 10'-0" RY 25'-0"
Hard Surface Setback -'--"
Coverage Limit --%
Greenspace Requirement --%
Parking Required -- Stalls
Refuse Enclosure NO
RTU SCREENING NO



NORTH

CONCEPTUAL SITE PLAN
1" = 30'-0"

0' 15' 30' 60' 120'

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

PROPOSED ADDITIONS & ALTERATIONS TO B2:

KLH INDUSTRIES INC.

GERMANTOWN, WISCONSIN

Keller
PLANNERS | ARCHITECTS | BUILDERS

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FAX (920) 766-5004

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PHONE (608) 318-2336
FAX (608) 318-2337

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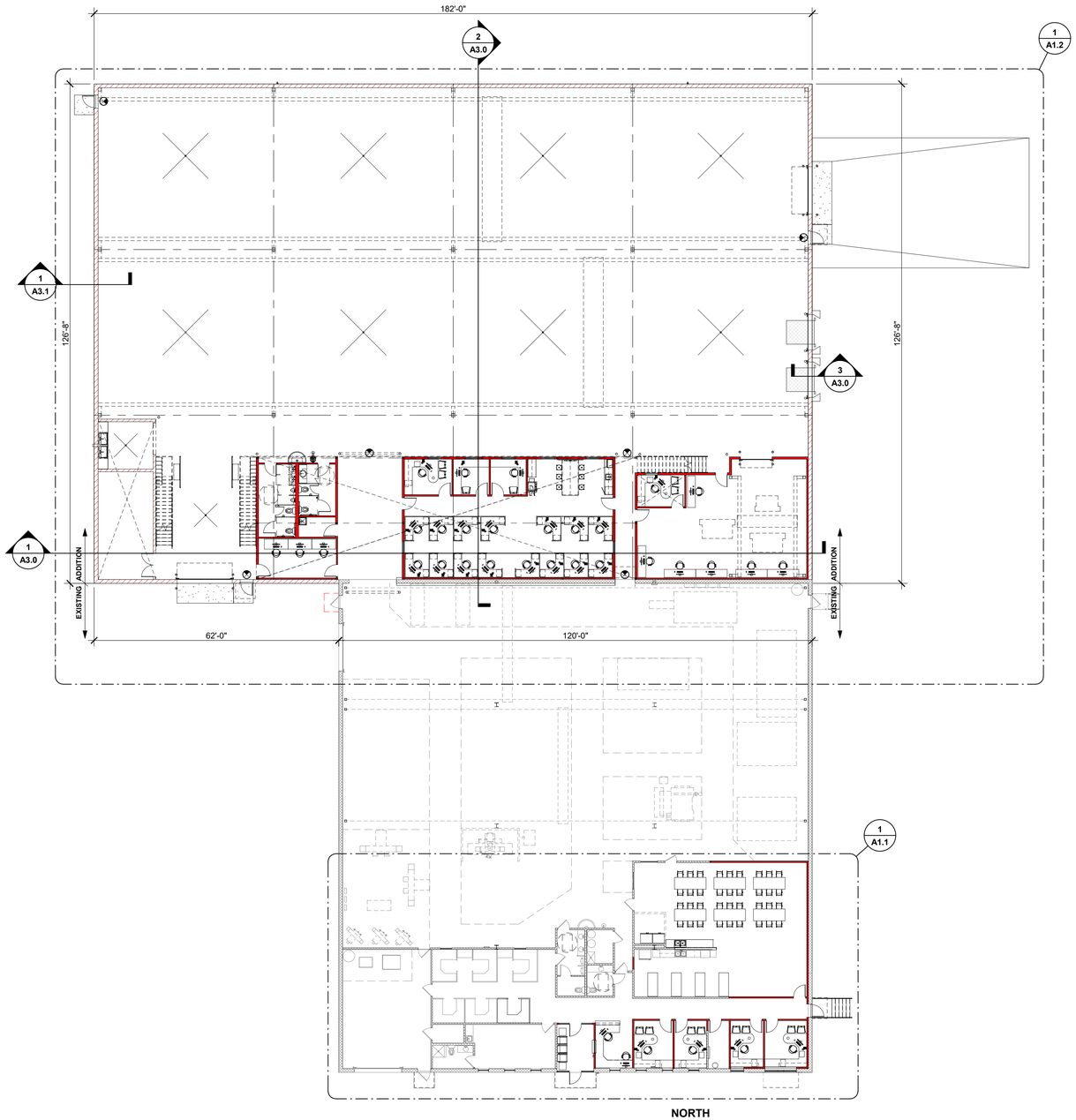
PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS

1	07/21/2022	KRW
2		
3		
4		
5		
6		

PROJECT MANAGER: B. EGAN
DESIGNER: C. MANSKE
DRAWN BY: KRW
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P22079
CONTRACT NO: -------
DATE: 06/30/2022
SHEET: C1.0



OVERALL FLOOR PLAN

1/16" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

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DRAWN BY: KRW

EXPEDITOR: -------

SUPERVISOR: -------

PRELIMINARY NO: P22079

CONTRACT NO: -------

DATE: 06/30/2022

SHEET: A1.0

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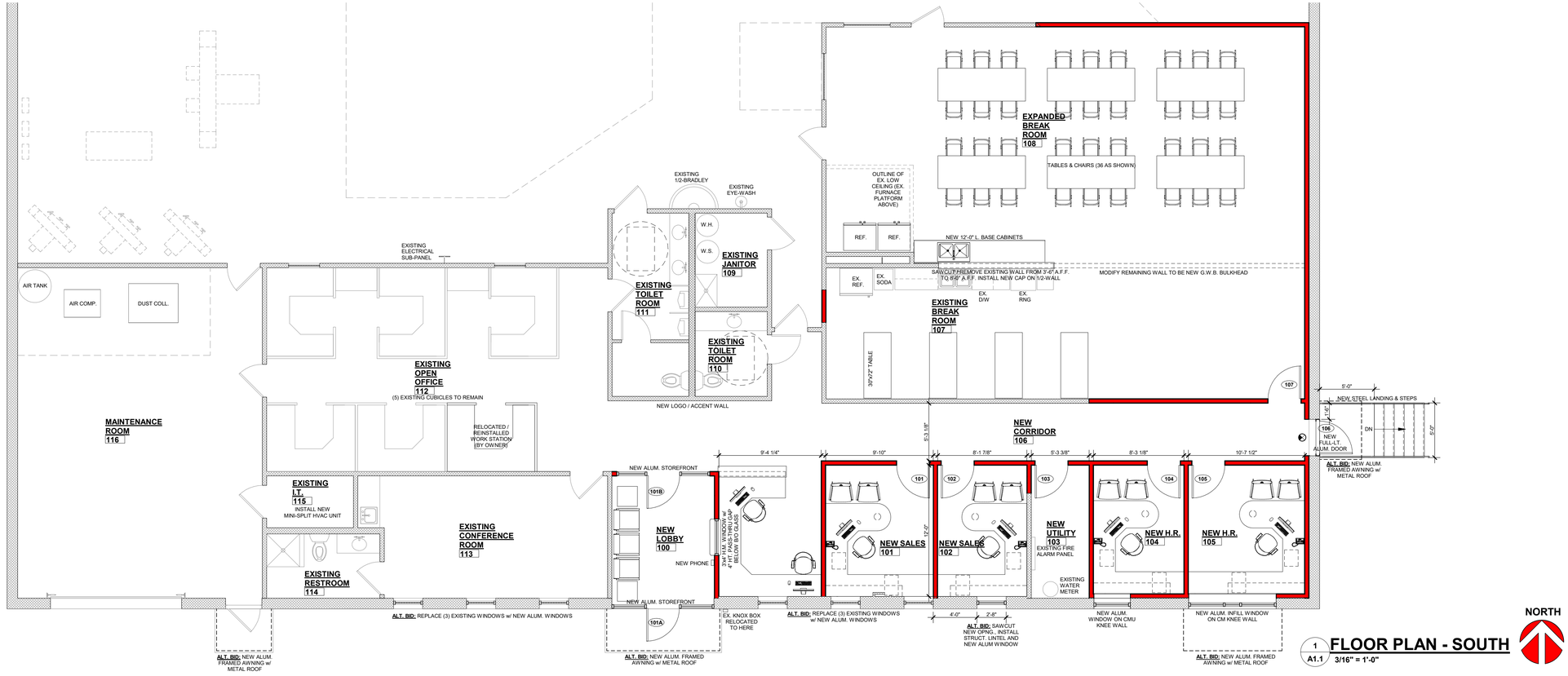
NORTH

2 A1.1 DEMO PLAN - SOUTH
3/16" = 1'-0"



NORTH

1 A1.1 FLOOR PLAN - SOUTH
3/16" = 1'-0"

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
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- DEMO WALLS
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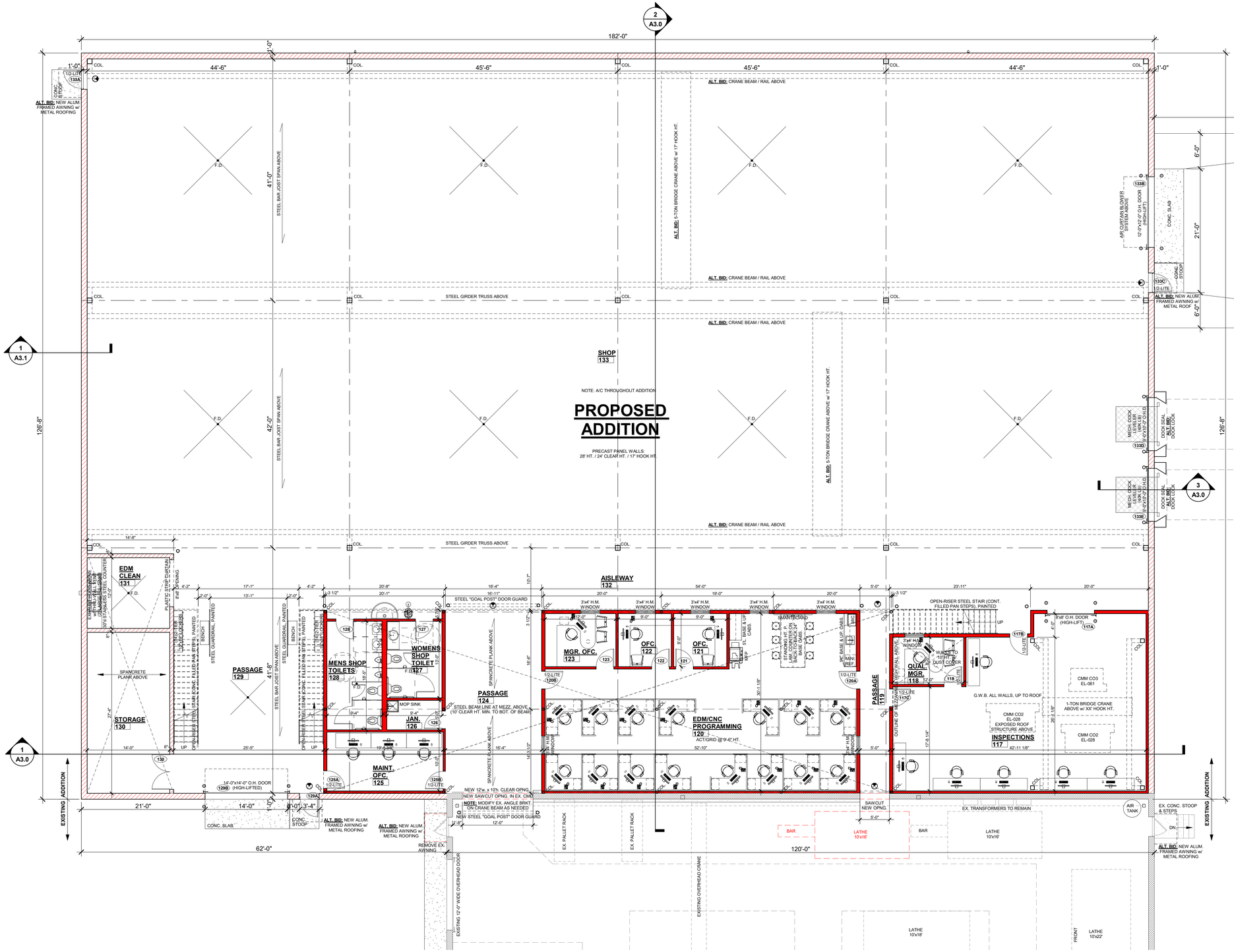
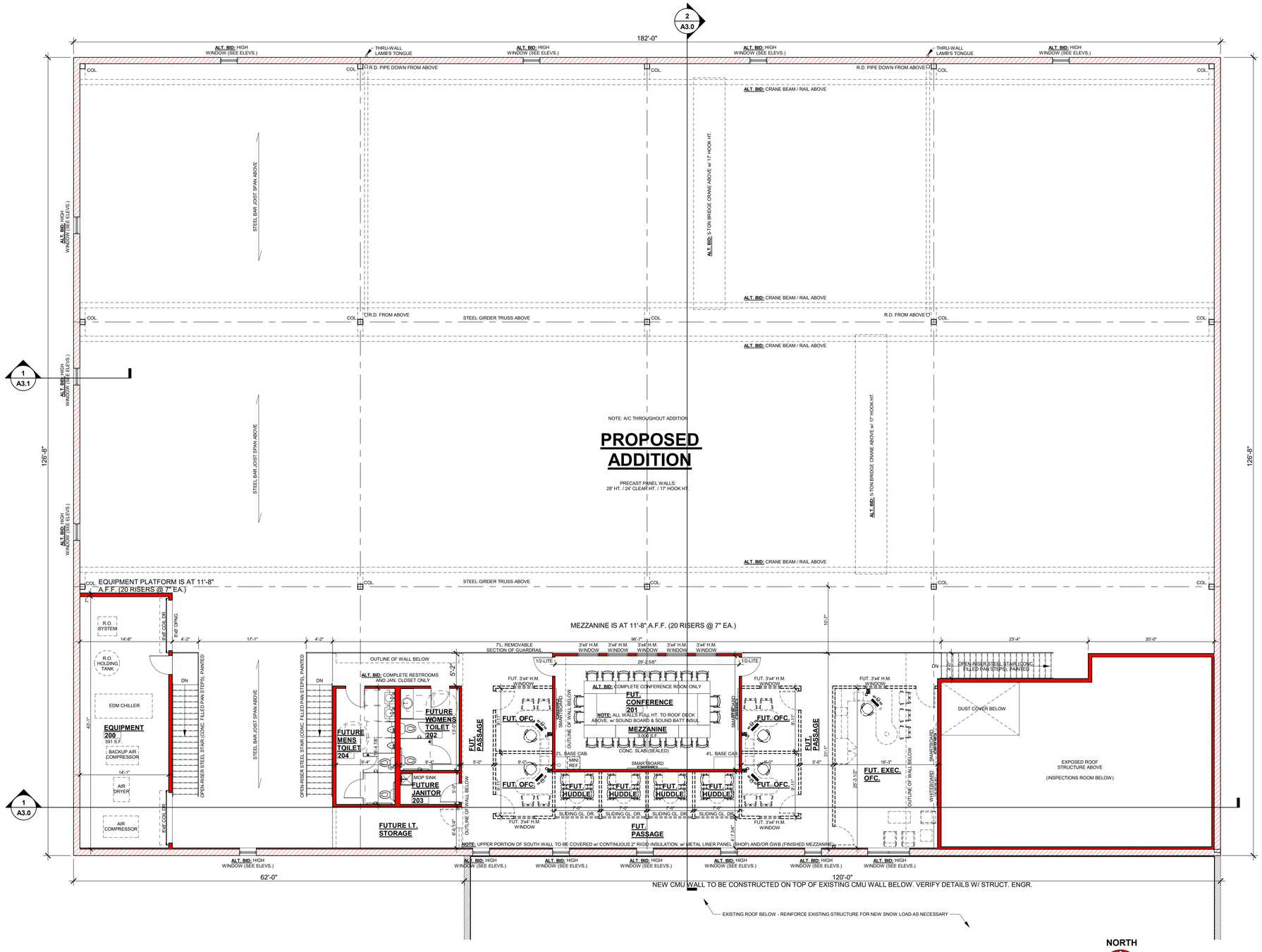

182'-0"
2
A3.0
1
A3.1
3
A3.0
1
A3.0
126'-8"
42'-0"
41'-8"
1'-0"
44'-6"
45'-6"
45'-6"
44'-6"
1'-0"
COL.
F.D.
ALT. BID: NEW ALUM FRAMED AWNING w/ METAL ROOFING
12-LITE
133A
CONC. STOOP
ALT. BID: CRANE BEAM / RAIL ABOVE
ALT. BID: 5-TON BRIDGE CRANE ABOVE w/ 17' HOOK HT.
STEEL BAR JOIST SPAN ABOVE
STEEL GIRDER TRUSS ABOVE
SHOP
133
NOTE: A/C THROUGHOUT ADDITION
PROPOSED ADDITION
PRECAST PANEL WALLS:
28' HT. / 24' CLEAR HT. / 17' HOOK HT.
55'-0"
6'-0"
21'-0"
6'-0"
33'-0"
AIR CURTAIN BLOWER SYSTEM ABOVE
12'-0"x12'-0" O.H. DOOR (HIGH-LIFT)
133B
CONC. SLAB
CONC. STOOP
133C
2-LITE
ALT. BID: NEW ALUM FRAMED AWNING w/ METAL ROOF
H.D. ASPHALT RAMP UP
MECH. DOCK LEVELER (MEDIUM DUTY) 6'-0"x10'-0" O.H.D.
133D
DOCK SEAL ALT. BID: DOCK LOCK
133E
EXISTING ADDITION
EDM CLEAN 131
PLASTIC STRIP CURTAIN
8'-0" OPENING
EXPOSED STRUCTURE ABOVE
SPRAY BOOTH EXHAUST FAN
SPRAY BOOTH MAKE-UP AIR UNIT
SPRAY BOOTH



MEZZANINE FLOOR PLAN

1/8" = 1'-0"

NORTH

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
- NEW FOUNDATION WALL
- TYPICAL EXISTING WALL
- DEMO WALLS
- FIRE WALL OR FIRE BARRIER

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REVISIONS

1	07/21/2022	KRW
2		
3		
4		
5		
6		

PROJECT MANAGER: B. EGAN

DESIGNER: C. MANSKE

DRAWN BY: KRW

EXPEDITOR: -------

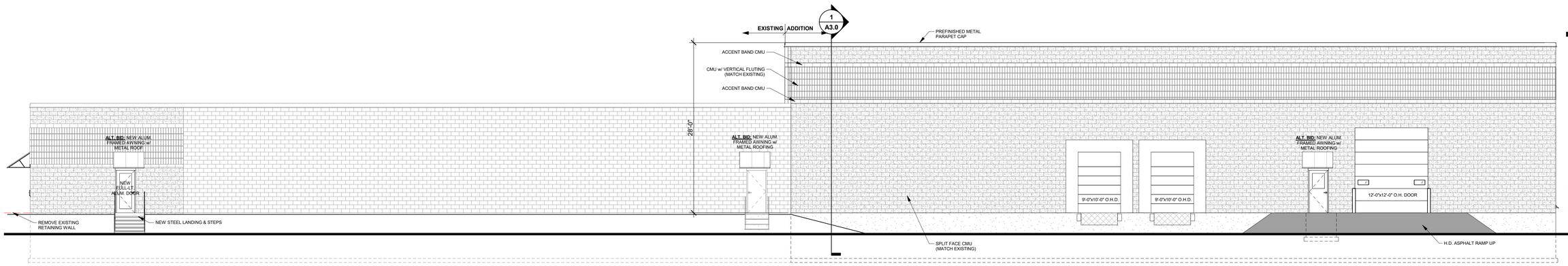
SUPERVISOR: -------

PRELIMINARY NO: P22079

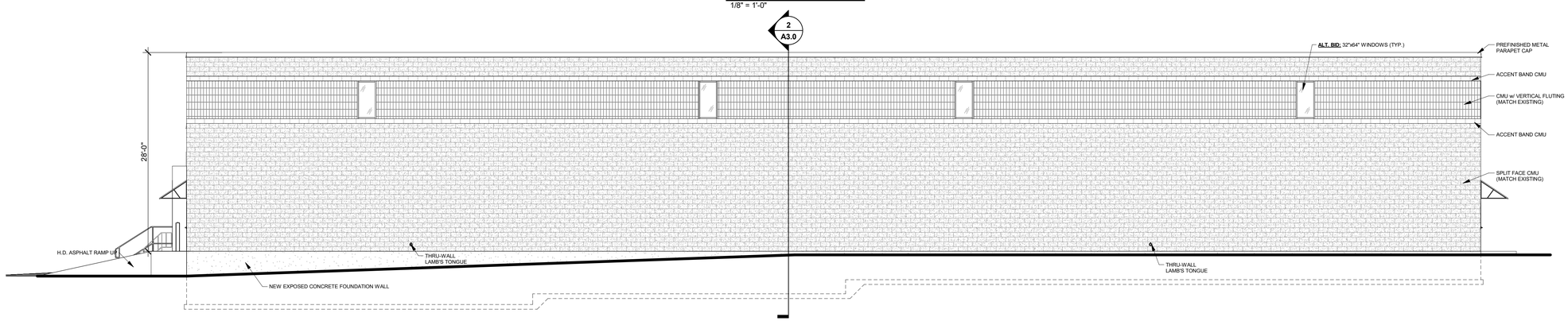
CONTRACT NO: -------

DATE: 06/30/2022

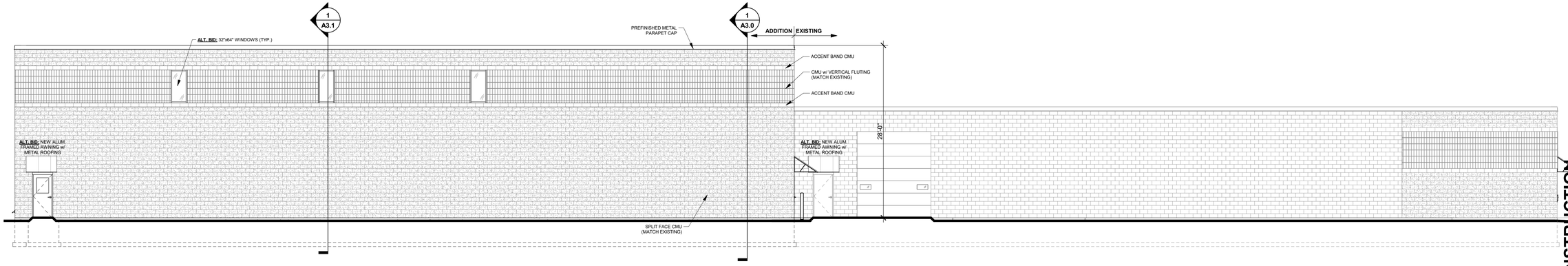
SHEET: A1.3



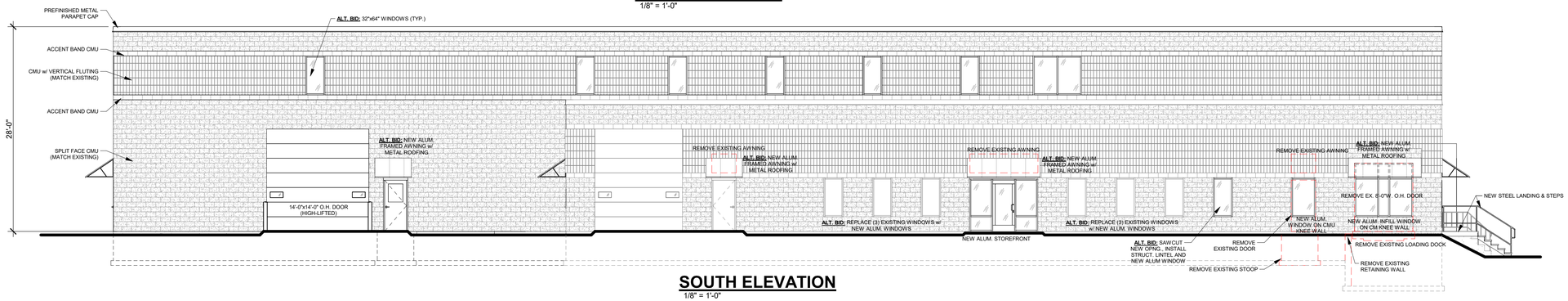
EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

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SUPERVISOR: -------

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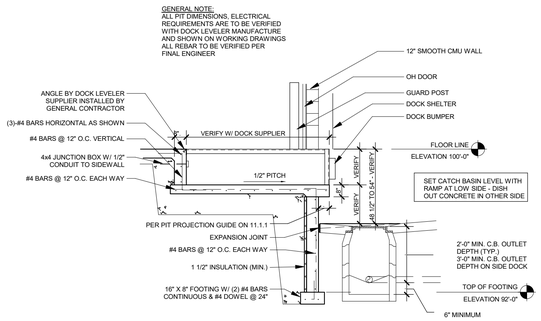
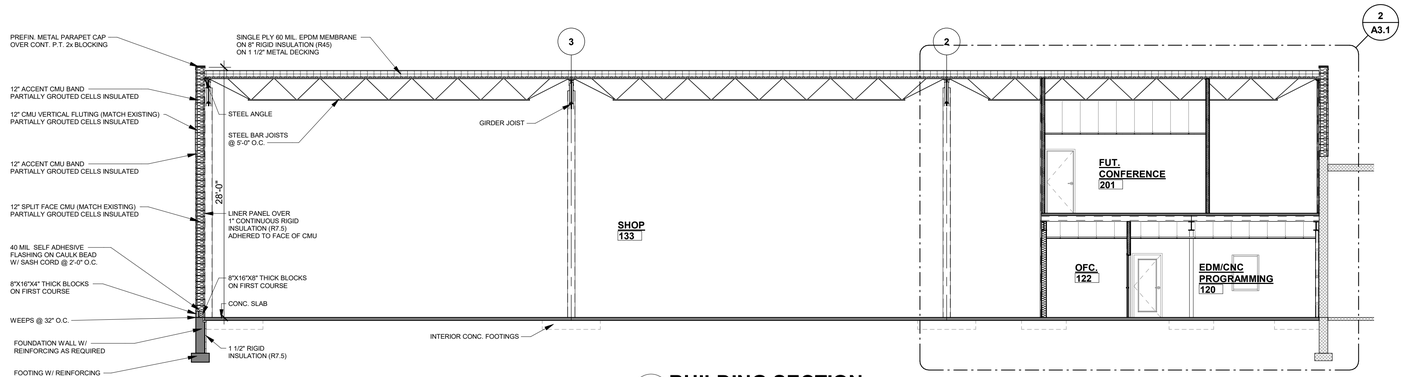
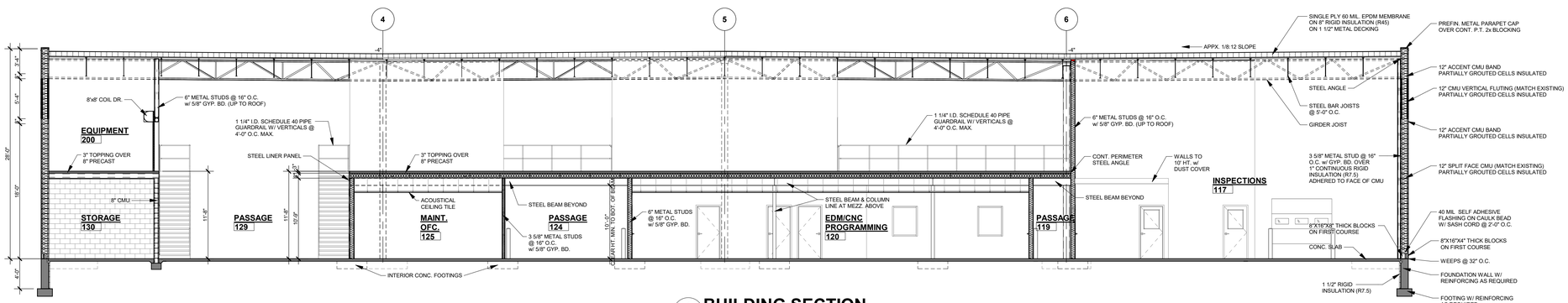
SHEET: A2.0



3 A3.0 **DOCK SECTION**
1" = 1'-0"



2 A3.0 **BUILDING SECTION**
1/8" = 1'-0"



1 A3.0 **BUILDING SECTION**
1/8" = 1'-0"

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SUPERVISOR: -------
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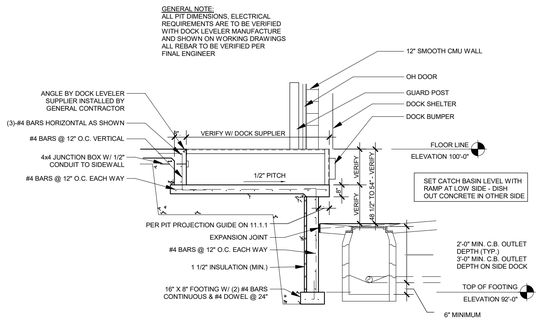
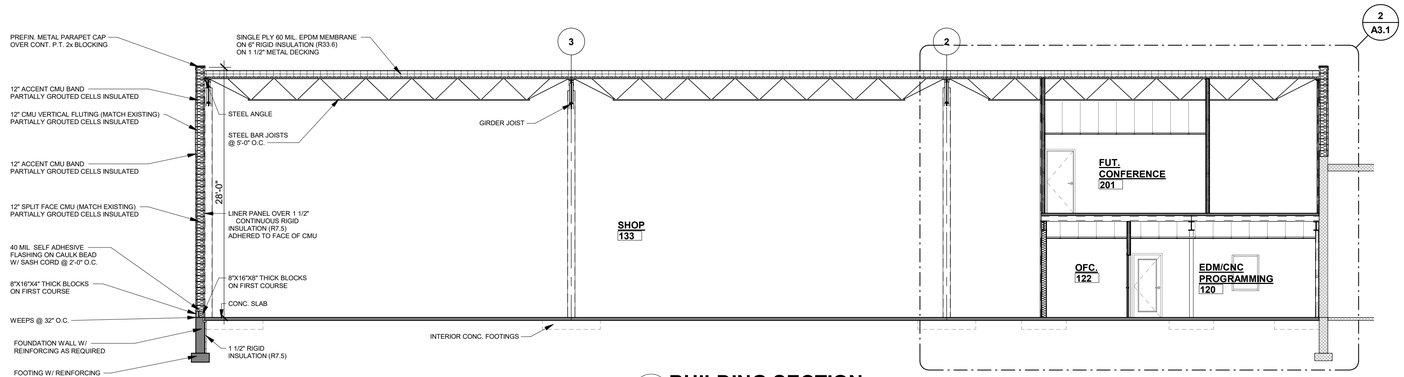
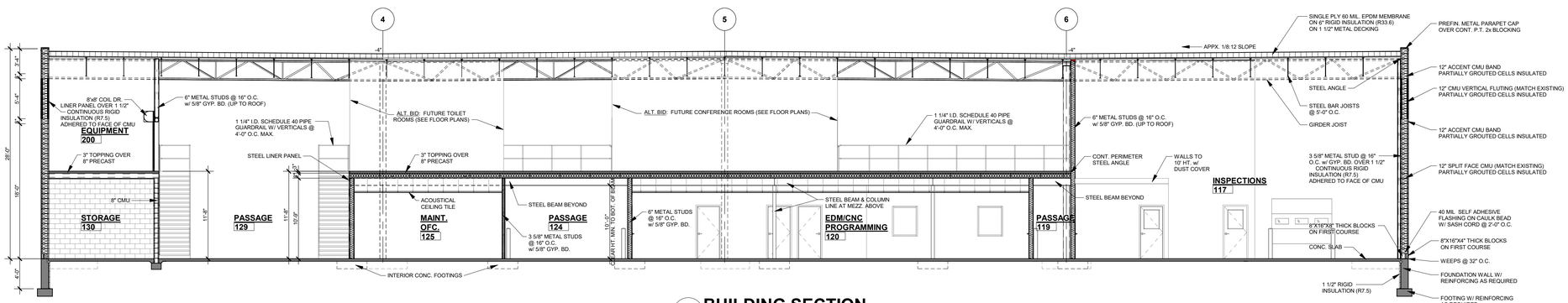
CONTRACT NO: -------
DATE: 06/30/2022
SHEET: A3.0



3 A3.0 **DOCK SECTION**
1" = 1'-0"



2 A3.0 **BUILDING SECTION**
1/8" = 1'-0"



1 A3.0 **BUILDING SECTION**
1/8" = 1'-0"

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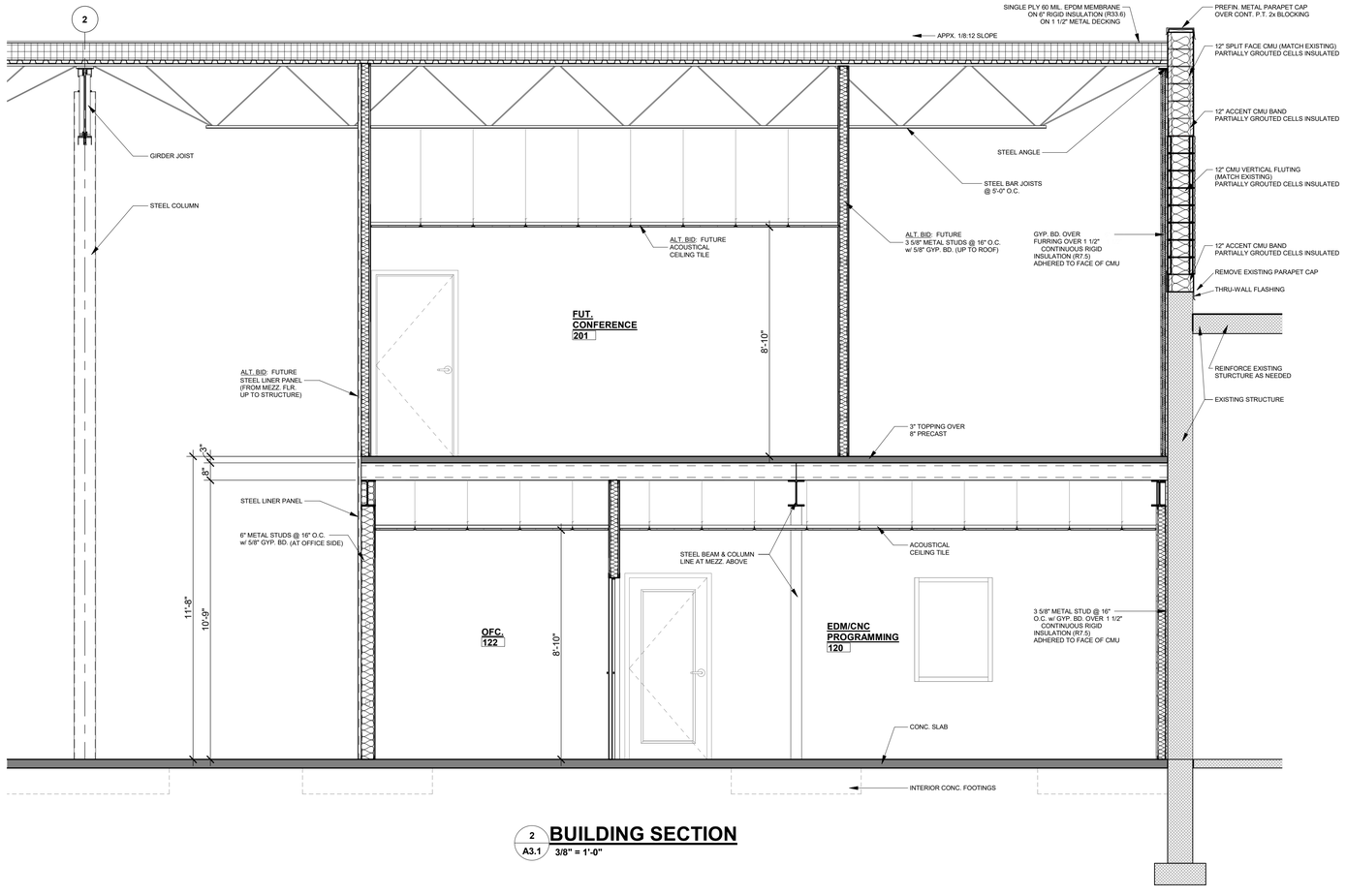
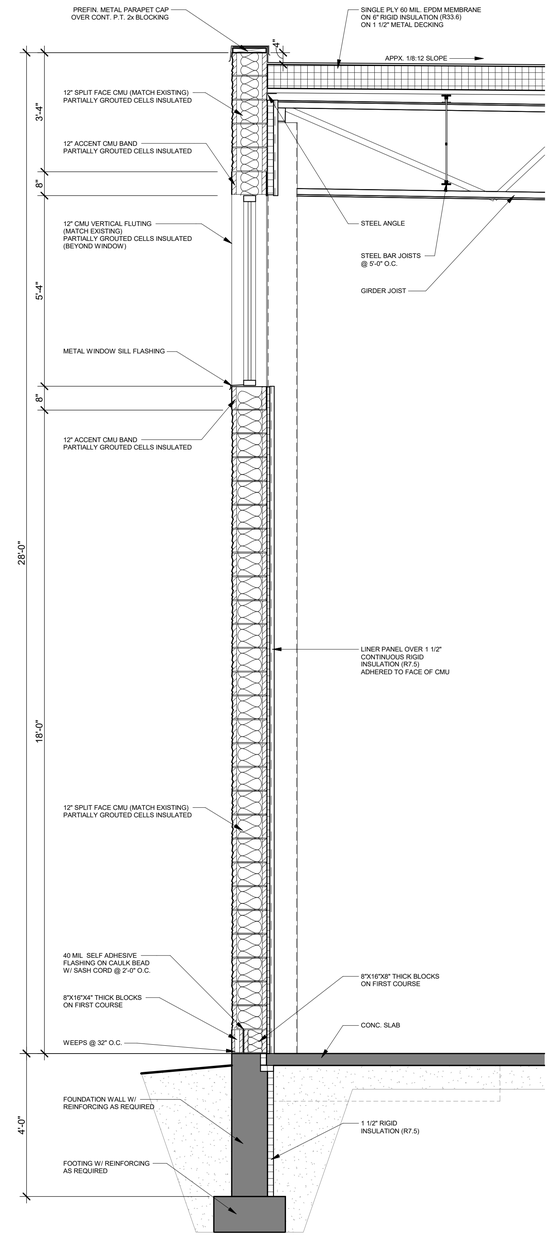
SHEET: A3.0



2 / A3.1 BUILDING SECTION
3/8" = 1'-0"



1 / A3.1 WALL SECTION
1/2" = 1'-0"

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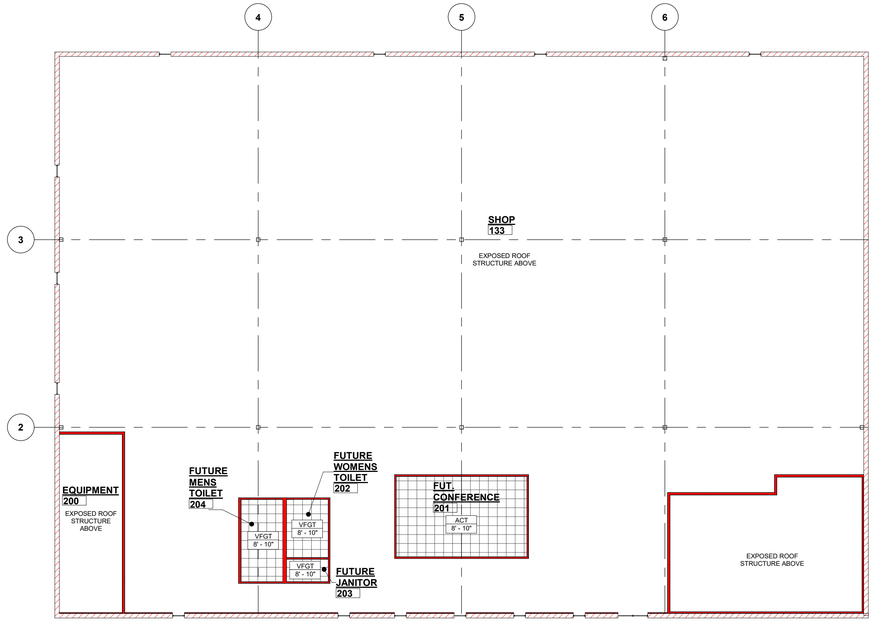
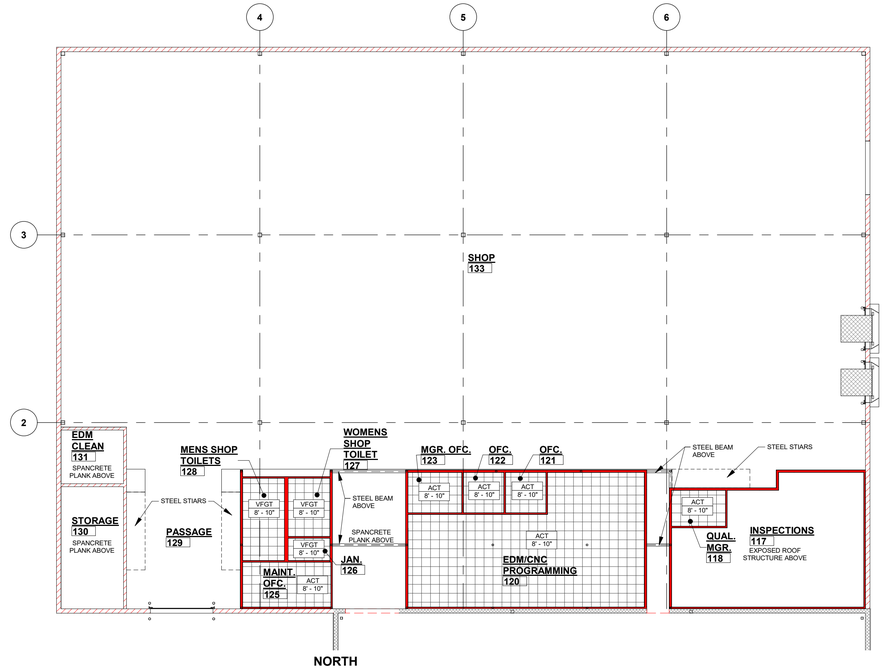
CONTRACT NO: -------
DATE: 06/30/2022
SHEET: A3.1



NORTH

MEZZANINE REFLECTED CEILING PLAN

1/16" = 1'-0"



NORTH

REFLECTED CEILING PLAN

1/16" = 1'-0"

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EXPEDITOR: -------

SUPERVISOR: -------

PRELIMINARY NO: P22079

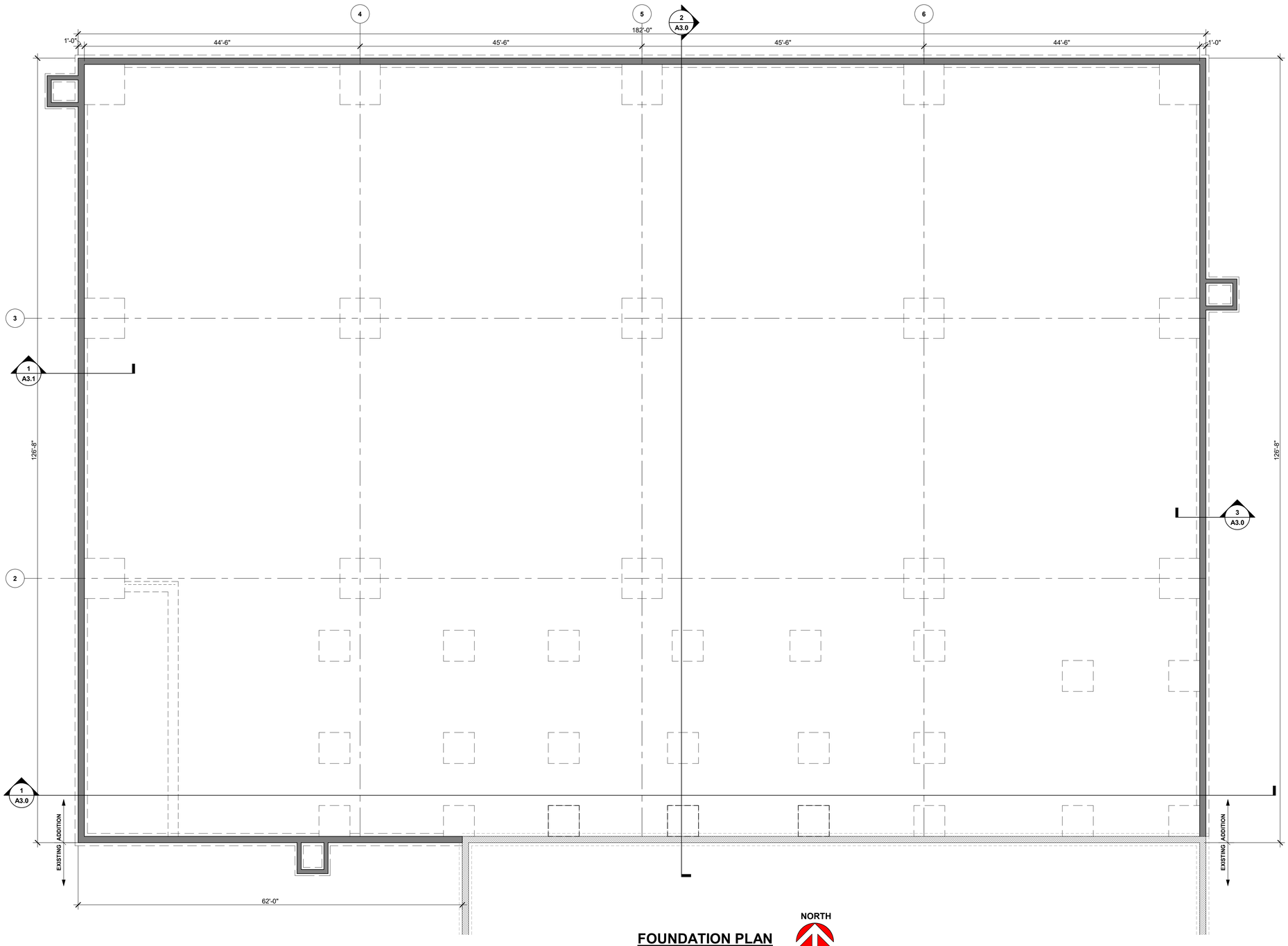
CONTRACT NO: -------

DATE: 06/30/2022

SHEET: A7.0

FOOTING SCHEDULE							
FTG.	FOOTING SIZE	FTG. REINFORCING	HAIRPIN SIZE	PIER SIZE	PIER REINFORCING	ANCHOR BOLTS	REMARKS

GENERAL NOTES
1. ALL SPECIFIED FOOTING REBAR IS IN ADDITION TO LONGITUDINAL REBAR IN ADJACENT CONTINUOUS WALL FOOTING.
2. #4 x 24" x 24" CORNER DOWELS AT 12" O.C. VERTICAL TO PASS THROUGH PIER CAGE.
3. FINAL WALLS, FOOTINGS, & REINFORCING SIZES PER FINAL ENGINEERING.



FOUNDATION PLAN

1/8" = 1'-0"

NORTH

WALL KEY

- NEW WALL/FURRING
- NEW MASONRY/ VENEER WALL
- NEW COOLER/ FREEZER WALLS
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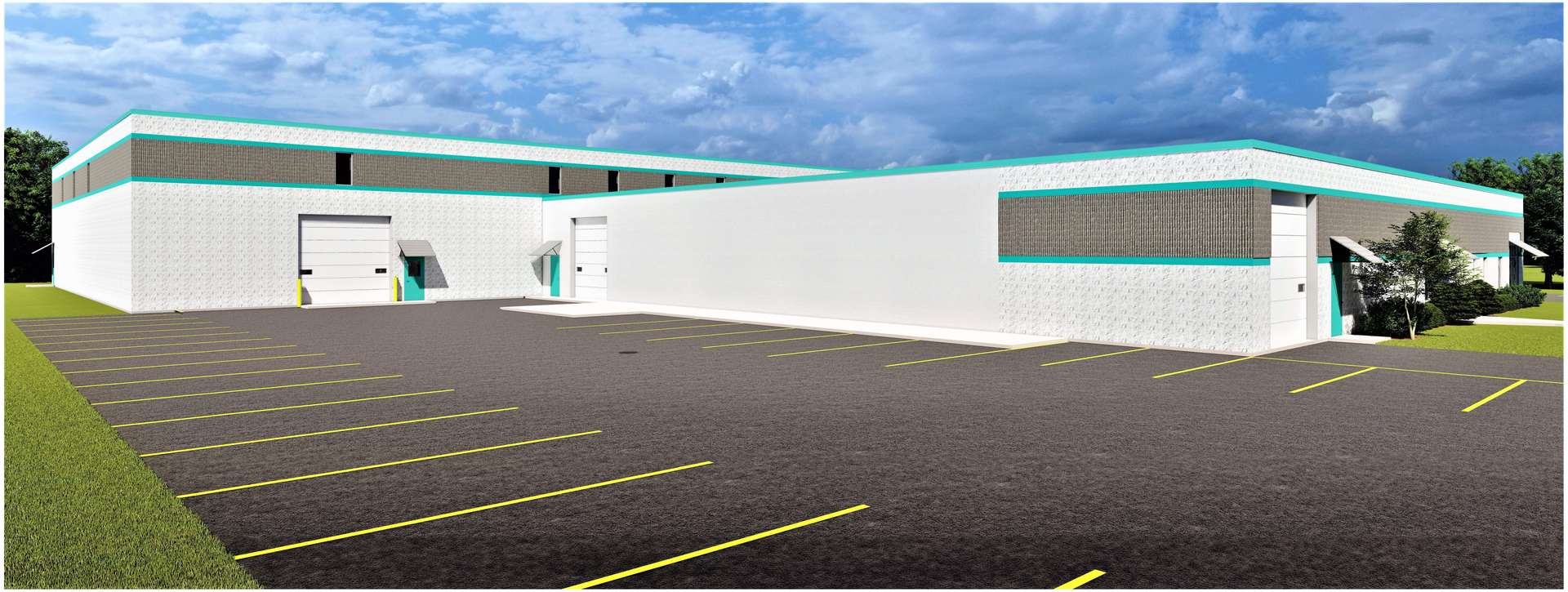

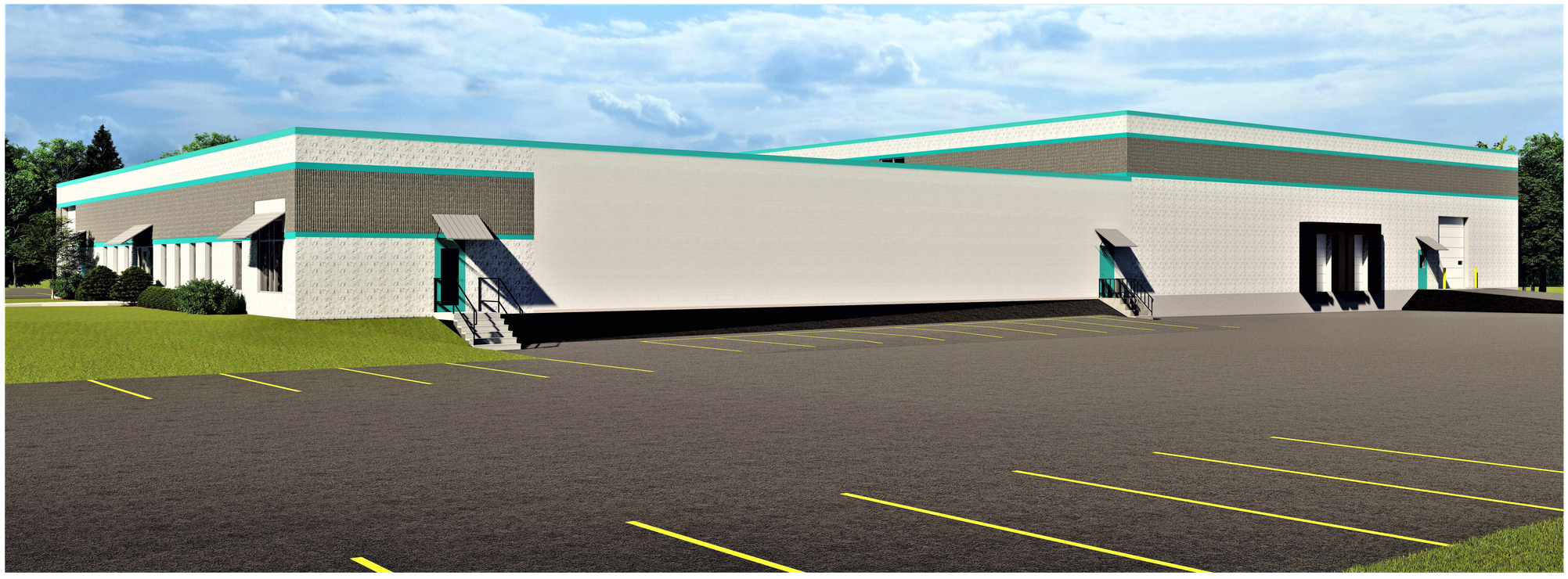

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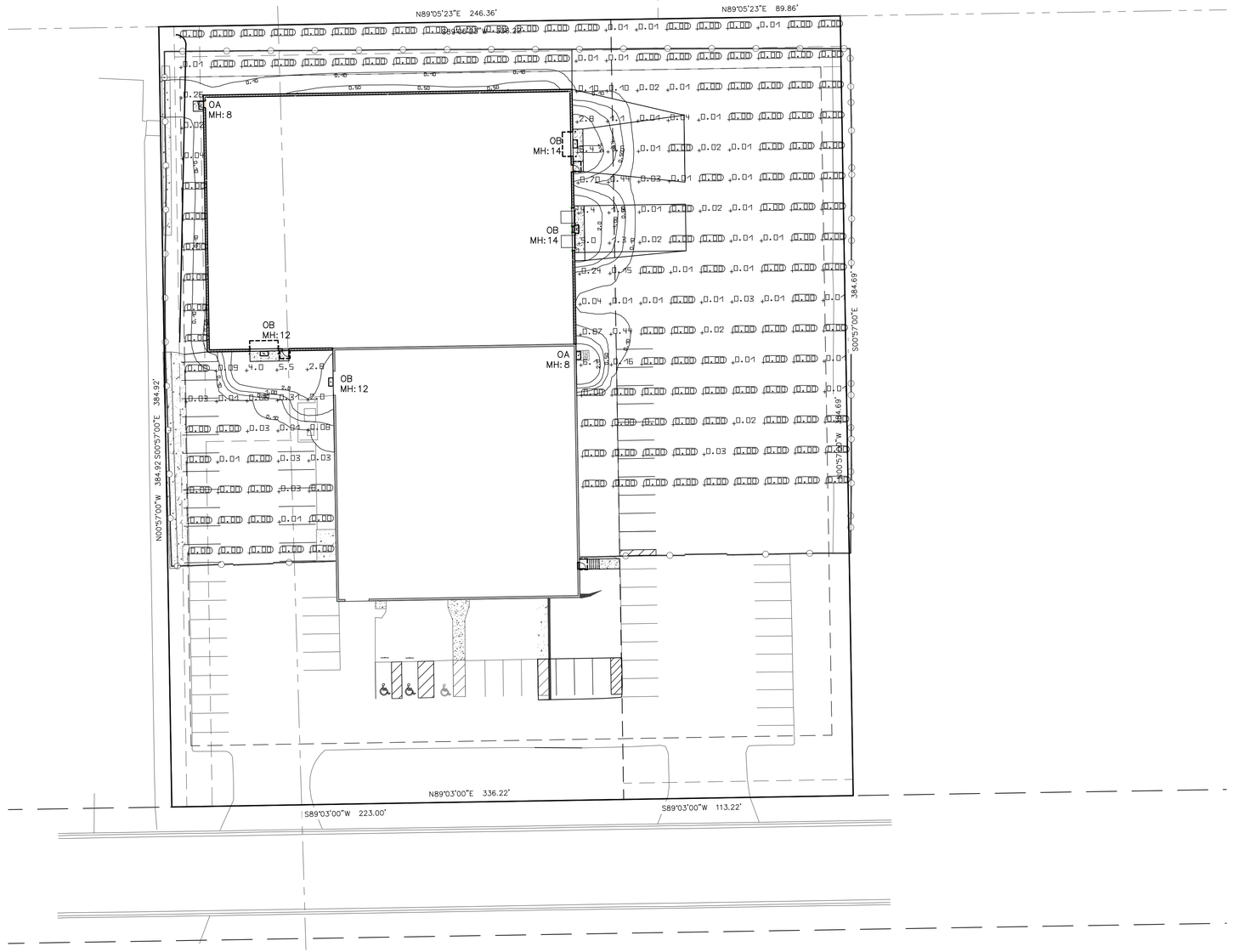
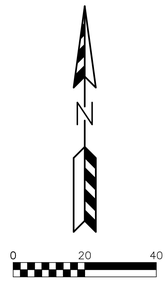
Offices in the Two Cities, Madison, Milwaukee and Wausau

CONCEPT ONLY





LUMINAIRE SCHEDULE								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
	2	OA	CURRENT (FORMERLY HUBBELL)	SG1-20-4K7-FT	SINGLE	2,310	21	0.900
	4	OB	CURRENT (FORMERLY HUBBELL)	SG2-50-4K7-FT	SINGLE	5,526	50	.900

NOTES:

1) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
2) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
3) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
4) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
5) PARISH SURVEY & ENGINEERING ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

CALCULATION SUMMARY							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE	Illuminance	Fc	0.12	6.4	0.00	N.A.	N.A.

REVISIONS:

NO	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
KLH INDUSTRIES - B2 ADDITION
N117W18388 FULTON DRIVE
GERMANTOWN, WI 53022

PLAN TITLE:
LIGHTING PLAN

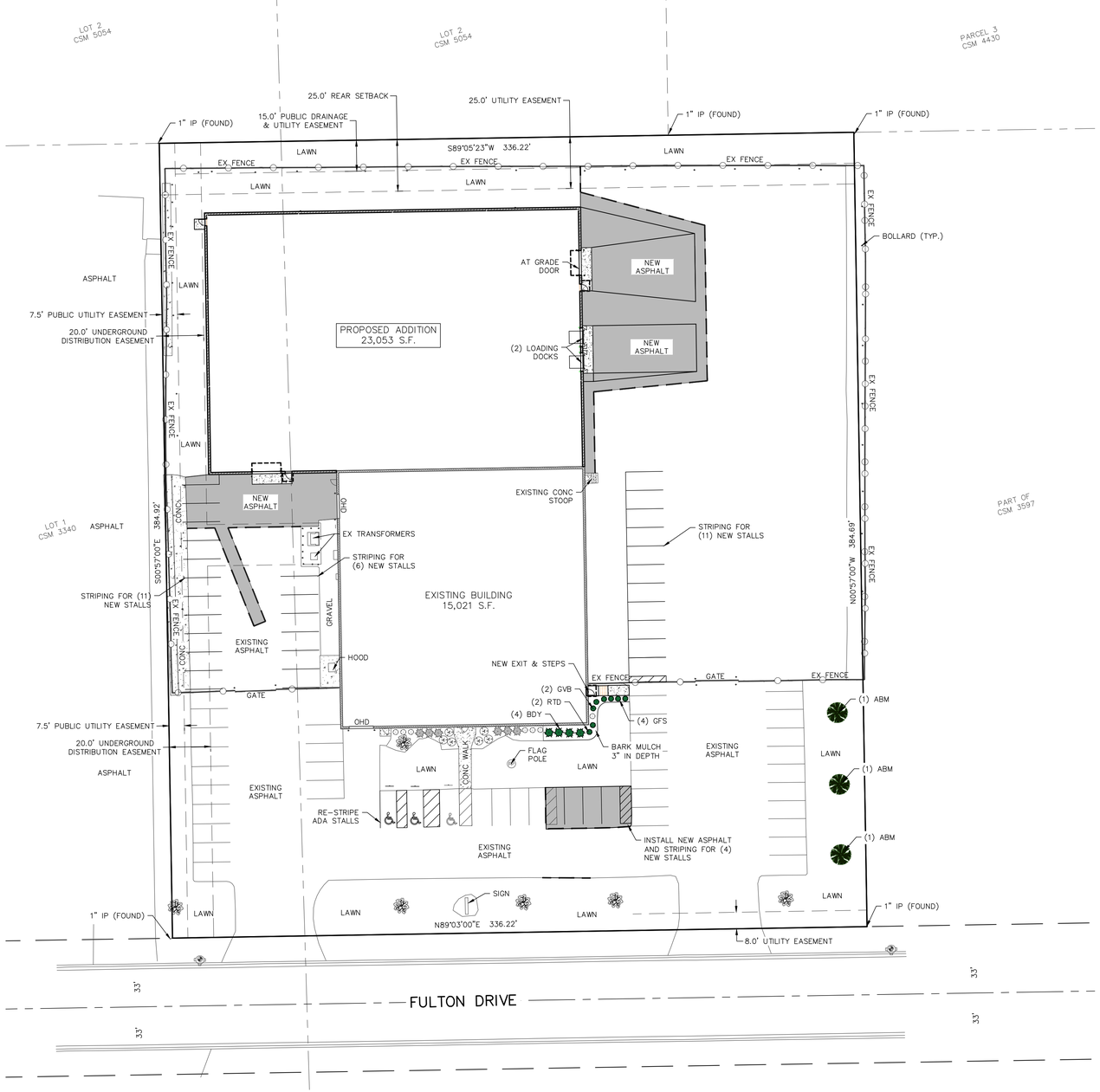
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

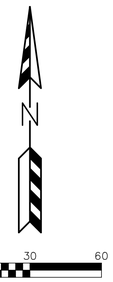
PLAN DATE: **8-01-2022**

PROJECT NO: \KS-84-22\

VILLAGE SUBMITTAL

SHEET NO:
C1.13





PLANT MATERIALS SCHEDULE

MARK	QTY	MATERIAL		SIZE	
		BOTANICAL	COMMON	PLANTED	MATURE
SHRUBS					
GVB	2	Buxus 'Green Velvet'	Green Velvet Boxwood	18" BB	4' Tall, 4' Wide
RTD	2	Cornus sericea 'Baileyi'	Bailey Red-Twig Dogwood	2' Pot	8' Tall, 8' Wide
BDY	4	Taxus Brevifolia Yew	Darwf Yew (Brevifolia)	15" B & B	3' Tall, 3' Wide
GFS	4	Spiraea Goldflame	Goldflame Spirea	#3 Cont	3' Tall, 3' Wide
DECIDUOUS TREES					
ABM	3	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	8'	50' Tall, 40' Wide

LANDSCAPE NOTES

- CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (800-242-8511) TO HAVE SITE MARKED PRIOR TO EXCAVATION AND PLANTING.
- PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK – Z60.1 ANSI (LATEST VERSION). NO SUB-STANDARD "B GRADE" OR "PARK GRADE" PLANT MATERIALS WILL BE ACCEPTED. PLANT MATERIALS SHALL ORIGINATE FROM NURSERY(IES) WITH A SIMILAR CLIMATE AS THE PLANTING SITE.
- PLANTING SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER. ALL PLANTS MUST BE INSTALLED AS PER SIZES INDICATED ON PLANT MATERIALS SCHEDULE UNLESS APPROVED BY THE ENGINEER. ANY CHANGES IN SIZES SHOWN ON PLAN MUST BE APPROVED BY OWNER IN WRITING PRIOR TO INSTALLATION.
- PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT THE ROOT FLARE. REMOVE EXCESS SOIL FROM TOP OF ROOT BALL, IF NEEDED. REMOVE AND DISCARD NON-BIODEGRADABLE BALL WRAPPING AND SUPPORT WIRE. REMOVE BIODEGRADABLE BURLAP AND WIRE CAGE FROM THE TOP THIRD OF THE ROOT BALL AND CAREFULLY BEND REMAINING WIRE DOWN TO BOTTOM OF THE HOLE. WHEN TREE HAS BEEN PLACED AND WILL NO LONGER BE MOVED, SCORE REMAINING TWO-THIRDS OF BURLAP AND REMOVE TWINE. PROVIDE ONE SLOW-RELEASE FERTILIZER PACKET PER 1" CALIPER OF EACH TREE PLANTED.
- BACKFILL TREE PLANTING HOLES WITH 80% EXISTING SOILS REMOVED FROM EXCAVATION AND 20% SOIL AMENDMENTS (SEE SPECIFICATION BELOW). AVOID AIR POCKETS. DO NOT TAMP SOIL. DISCARD ANY GRAVEL, ROCKS, HEAVY CLAY OR CONCRETE. WATER TREE THOROUGHLY WHEN HOLE IS TWO-THIRDS FULL. ALLOW WATER TO TO SOAK IN BEFORE FEILLING REMAINDER OF HOLE. WATER AGAIN TO FULLY SOAK THE NEW PLANTING. EACH TREE SHALL RECEIVE A 3" DEEP 4-5' DIAMETER SHREDDED HARDWOOD BARK MULCH RING/SAUCER. DO NOT BUILD UP MULCH ONTO TRUNK OF ANY TREE. INCORRECTLY INSTALLED TREES SHALL BE REPLACED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
- ALL TREE RINGS SHALL RECEIVE A 3" DEEP LAYER OF HIGH-QUALITY UN-PIGMENTED SHREDDED HARDWOOD BARK MULCH. ALL SHRUB AND PERENNIAL PLANTING BED AREAS SHALL RECEIVE A 2-3" LAYER OF DECORATIVE STONE BEDDING. DO NOT ALLOW STONE TO CONTACT PLANT STEMS AND TREE TRUNKS.
- REMOVE/KILL UNWANTED VEGETATION AT SEEDED AREAS PRIOR TO SEEDING.
- PREPARE TOPSOIL AND SEED BED BY REMOVING ALL SURFACE STONES 1" OR LARGER. APPLY 20-10-5 STARTER FERTILIZER AND SPECIFIED SEED UNIFORMLY AT THE SPECIFIED RATE. PROVIDE MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. SUBMIT SEED AND FERTILIZER SPECIFICATIONS TO OWNER PRIOR TO INSTALLATION.
- EROSION CONTROL MEASURES SHALL BE USED IN SWALES AND ON SLOPES STEEPER THAN 1:3 WHERE APPLICABLE. METHODS OF INSTALLATION MY VARY AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. A MINIMUM OF 2" OF BLENDED, PREPARED AND NON-COMPACTED TOPSOIL IS REQUIRED FOR ALL LAWN AREAS. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER SHALL BE USED TO PREVENT WIND DISPERSAL OF MULCH COVERING. MARSH HAY CONTAINING REED CANARY GRASS IS NOT AN ACCEPTABLE MULCH COVERING,
- AN ACCEPTABLE QUALITY SEED INSTALLATION IS DEFINED AS HAVING:
  - •• NO BARE SPOTS LARGER THAN 1 SQ.FT.
  - •• NO MORE THAN 10% OF THE TOTAL AREA WITH BARE AREAS LARGER THAN 1 SQ.FT.
  - •• UNIFORM COVERAGE THROUGH ALL TURF AREAS
- ALL PLANTINGS SHALL BE WATERED THOROUGHLY AT THE TIME OF PLANTING, THROUGH CONSTRUCTION AND UPON COMPLETION OF THE PROJECT AS NEEDED. TREES, EVERGREENS AND SHRUBS (DECIDUOUS AND EVERGREEN) SHALL BE GUARANTEED (100% REPLACEMENT) FOR A MINIMUM OF ONE YEAR FROM THE DATE OF PROJECT COMPLETION. WATERING AND ONGOING MAINTENANCE INSTRUCTIONS ARE TO BE SUPPLIED TO THE OWNER BY THE LANDSCAPE CONTRACTOR UPON COMPLETION OF THE PROJECT.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF ALL LANDSCAPE AREAS FOR A PERIOD OF 45 DAYS AFTER SUBSTANTIAL COMPLETION OF THE LANDSCAPE INSTALLATION. THIS SHALL INCLUDE ALL TREES, SHRUBS, EVERGREENS, PERENNIALS, ORNAMENTAL GRASSES, TURF GRASS, NO-MOW GRASS AND NATIVE PRAIRIE SEED MIX / STORMWATER SEED MIX. WORK ALSO INCLUDES WEEDING, EDGING, MULCHING, FERTILIZING, TRIMMING, REMOVAL OF GRASS CLIPPINGS, PRUNING AND DEADHEADING.
- LANDSCAPE CONTRACTOR SHALL CONDUCT A FINAL REVIEW OF THE PROJECT WITH THE OWNER AND GENERAL CONTRACTOR TO ANSWER QUESTIONS, PROVIDE WRITTEN CARE INSTRUCTIONS AND INSURE THAT ALL SPECIFICATIONS HAVE BEEN MET.

REVISIONS:

NO	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
KLH INDUSTRIES - B2 ADDITION
N117W18388 FULTON DRIVE
GERMANTOWN, WI 53022

PLAN TITLE:
LANDSCAPE PLAN

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **8-01-2022**

PROJECT NO: \KS-84-22\

VILLAGE SUBMITTAL

SHEET NO:
C1.06

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- EX 934.23 – EXISTING SPOT ELEVATION.
- 934.23 – PROPOSED TOP OF ASPHALT ELEVATION.
- EXP 934.23 – PROPOSED BUILDING EXPOSURE ELEVATION.
- FFE 934.23 – PROPOSED BUILDING FIRST FLOOR ELEVATION.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.

N

0 15 30

LOT 2
CSM 5054

LOT 2
CSM 5054

PARCEL 3
CSM 4430

15.0' PUBLIC DRAINAGE & UTILITY EASEMENT

25.0' UTILITY EASEMENT

1" IP (FOUND)

S89°05'23"W 336.22'

1" IP (FOUND)

12" PVC OUTFALL
IE=906.73

EX FENCE

REMOVE & RESET 201' FENCE TO GRADE FROM NORTH BUILDING WALL TO 919' CONTOUR

EX 919.00

EX FENCE

EX FENCE

EX FENCE

EX TRANSFORMER

ROOF OUTLET

ROOF OUTLET

EXP 919.50

EXP 919.50

SAWCUT

EX 916.44

EXISTING ASPHALT

BOLLARD (TYP.)

ASPHALT

NEW ASPHALT

SAWCUT

CONC

919.70

919.65

919.65

EX 915.47

EX 915.25

SAWCUT

GRADE DITCH W/ 4:1 SLOPE PER GRADES SHOWN TO CB #1

7.5' PUBLIC UTILITY EASEMENT

20.0' UNDERGROUND DISTRIBUTION EASEMENT

PROPOSED ADDITION
23,053 S.F.
FFE=919.88

919.00

917.00

919.88

915.88

919.80

NEW ASPHALT

EX 915.05

SAWCUT

EX 916.79

EX 916.79

EX 916.76

EX 916.76

EX 917.00

EX 917.00

EXISTING ASPHALT

EX CB
RIM=911.95
12" IE=907.20

12" PVC

12" PVC

LOT 1
CSM 3340

CB #1; RIM=918.33

EXP 919.50

EXP 919.60

919.50

CONC

EX 919.40

EX 919.40

EX 919.40

NEW ASPHALT

EX 919.26

EX 919.28

EX 919.28

EX 919.72

EX 919.49

SAWCUT

SAWCUT

EXISTING ASPHALT

EX TRANSFORMERS

EXISTING BUILDING
FFE=919.88

EXISTING CONC STOOP

EX 918.06

EXISTING ASPHALT

PART OF CSM 3597

EX FENCE

EX FENCE

EX FENCE

384.92'

384.69'

REVISIONS:

NO	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
KLH INDUSTRIES - B2 ADDITION
N117W18388 FULTON DRIVE
GERMANTOWN, WI 53022

PLAN TITLE:
NORTH GRADING PLAN

DRAWN BY:
KJP

DESIGNED BY:
KJP

CHECKED BY:
KJP

PLAN DATE:
8-01-2022

PROJECT NO:
\KS-84-22\

VILLAGE SUBMITTAL

SHEET NO:
C1.05

MATCH LINE – NORTH GRADING PLAN

BUILDING ADDITION
FFE=919.88

EXISTING BUILDING
FFE=919.88

NEW ASPHALT

CB #1 (3' DIA)
W/ OPEN GRATE CASTING
RIM=918.33
8" IE=915.78

EX CB
RIM=918.30
8" IE=915.45
NEW 8" IE=915.55

77' – 8" PVC
STORM @ 0.3%

EX TRANSFORMERS

EXISTING CONC STOOP

STRIPE NEW STALLS

HOOD

GRAVEL

EXISTING ASPHALT

PART OF CSM 3597

LOT 1
CSM 3340

ASPHALT

CONC

EX FENCE

GATE

TELEPHONE PEDESTAL

NEW EXIT & STEPS

GAS METER

FDC

FILL DOCK W/ TOPSOIL, SEED & MULCH.

FLAG POLE

EX CB
RIM=911.95
12" IE=907.43

12" PVC

8" PVC

7.5' PUBLIC UTILITY EASEMENT

20.0' UNDERGROUND DISTRIBUTION EASEMENT

8.0' UTILITY EASEMENT

SAWCUT

STRIPE NEW STALLS

EX SAN MH
RIM=917.45
N=911.60
S=911.50

SIGN

EX HYDRANT BENCHMARK
NE UPPER BOLT
ELEV=920.94

ELEC MH & PEDESTAL

1" IP (FOUND)

EX HYDRANT BENCHMARK
NW UPPER BOLT
ELEV=911.77

EX INLET
TC=913.02

EX SAN MH
RIM=918.78
8" IE=906.73

EX STM MH
RIM=913.12

EX INLET
TC=913.20

EX SAN MH
RIM=907.10

EX STM MH
RIM=919.06

EX LIGHT POLE

FULTON DRIVE

12" RCP

18" RCP

21" RCP

N89°03'00"E 336.22'

S00°57'00"E 384.92'

N00°05'00"W 384.69'

0 15 30

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- EX 934.23 – EXISTING SPOT ELEVATION.
- 934.23 – PROPOSED TOP OF ASPHALT ELEVATION.
- EXP 934.23 – PROPOSED BUILDING EXPOSURE ELEVATION.
- FFE 934.23 – PROPOSED BUILDING FIRST FLOOR ELEVATION.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.

REVISIONS:		
NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXX

PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
KLH INDUSTRIES - B2 ADDITION
N117W18388 FULTON DRIVE
GERMANTOWN, WI 53022

PLAN TITLE:
SOUTH GRADING PLAN

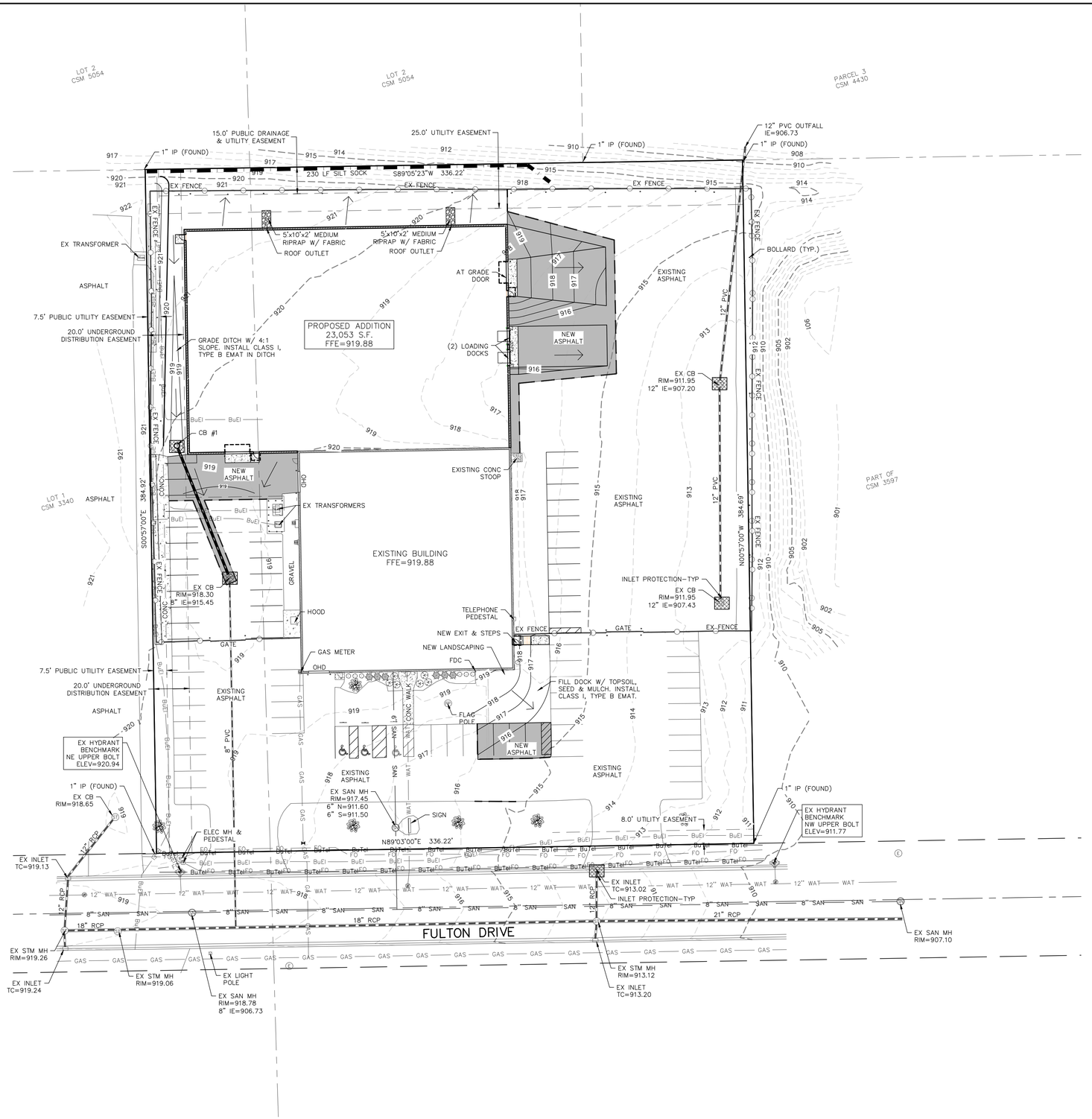
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **8-01-2022**

PROJECT NO: **\KS-84-22**

VILLAGE SUBMITTAL

SHEET NO:
C1.04



LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- – PROPOSED STORM SEWER.
- – EXISTING STORM SEWER.
- – INSTALL WISDOT TYPE D INLET PROTECTION.
- – INSTALL SILT FENCE.
- – DRAINAGE ARROW.

STAGES OF CONSTRUCTION TIME SCHEDULE:

NOVEMBER 1, 2022

1. INSTALL SITE SILT FENCE AND INLET PROTECTION IN EXISTING ON-SITE CATCH BASINS AND INLET IN FULTON DRIVE. EXISTING PAVEMENT SHALL BE USED AS TRACKING PAD AND BE SWEPT DAILY DURING CONSTRUCTION ACTIVITIES.

NOVEMBER 2, 2022 – SEPTEMBER 1, 2023

2. REMOVE/CRUSH ASPHALT AND CONCRETE WITHIN PROPOSED BUILDING ADDITION AREA.
3. REMOVE LOADING DOCK, CONCRETE WALL AND CONCRETE.
4. REMOVE EXISTING ENTRANCE TO FULTON DRIVE.
5. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE RUN-OFF.
6. CONSTRUCT BUILDING PADS AND BUILDINGS.
7. CONSTRUCT NEW STORM SEWER.
8. COMPLETE FINISH GRADING.
9. INSTALL BASE COURSE AND PROPOSED PAVEMENT.

SEPTEMBER 2 – 15, 2023

10. INSTALL LANDSCAPING.
11. APPLY FINAL STABILIZATION TO ENTIRE SITE.

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 15. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15 (REFER TO DNR STANDARD 1059.)

STABILIZATION FOR ALL EXPOSED SOIL AFTER OCTOBER 15 SHALL CONSIST OF ANIONIC POLYACRYLAMIDE (PAM) IN ADDITION TO TEMPORARY SEEDING IN AREAS WITHOUT EROSION CONTROL MAT. PLACE PAM IN ACCORDANCE WITH WDNR TECHNICAL STANDARD 1050. AFTER OCTOBER 15 ALL SLOPES 4:1 OR STEEPER THAT ARE NOT PERMANENTLY VEGETATED SHALL HAVE EROSION MAT INSTALLED IN PREPARATION OF WINTER CONDITIONS.

SPREAD SALVAGED OR IMPORTED TOPSOIL IN PROPOSED LANDSCAPE AREAS AND RESTORE.

CONTRACTOR MAY MODIFY SEQUENCING AS NEEDED TO COMPLETE CONSTRUCTION IF EROSION CONTROLS ARE MAINTAINED IN ACCORDANCE WITH THE CONSTRUCTION SITE EROSION CONTROL REQUIREMENTS SET FORTH IN FEDERAL, STATE & LOCAL PERMITS. NOTIFY TOWN OF BROOKLYN PRIOR TO CHANGE.

AS CONDITIONS WARRANT DURING CONSTRUCTION ADDITIONAL BMPS SHALL BE INSTALLED TO REDUCE THE MIGRATION OF SEDIMENT THE THE MAXIMUM EXTENT PRACTICABLE

REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED AND STABILIZE AND AREAS DISTURBED BY REMOVAL OF BMPS.

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
KLH INDUSTRIES - B2 ADDITION
N117W18388 FULTON DRIVE
GERMANTOWN, WI 53022

PLAN TITLE:
EROSION CONTROL PLAN

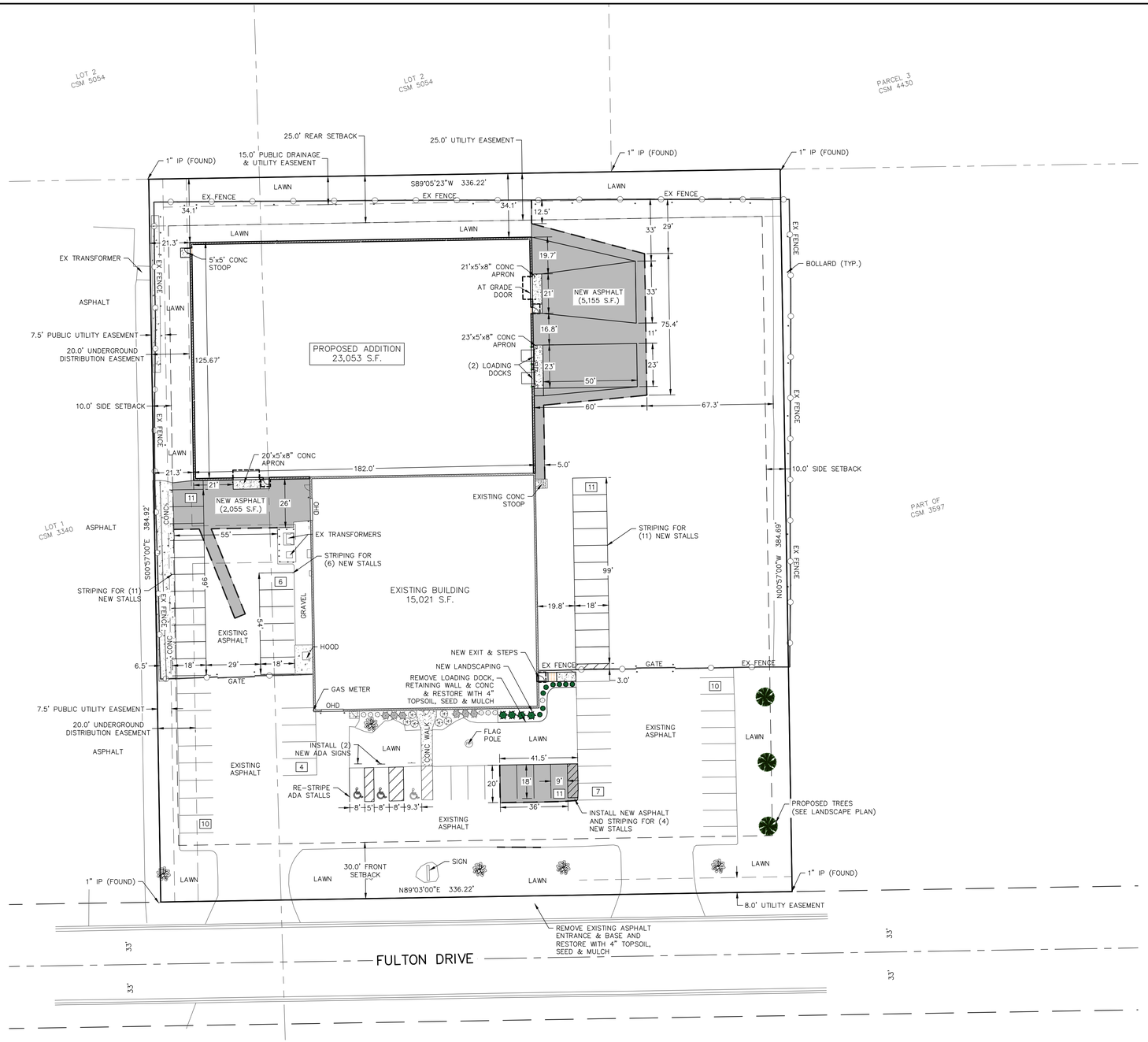
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **8-01-2022**

PROJECT NO: \KS-84-22\

VILLAGE SUBMITTAL

SHEET NO:
C1.03



PAVING LEGEND

HEAVY-DUTY ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
2 1/4" ASPHALTIC BINDER 3 LT 58-28 S
1 3/4" ASPHALTIC SURFACE 4 LT 58-28 S

SITE INFORMATION BLOCK

Site Address N117W18388 Fulton Drive
Site acreage (total) 2.9702 Acres

Current Zoning M-1

Building & Parking Setbacks
Front 30'/5'
Side 10'/5'
Rear 25'/5'
Impervious % 80% Max

Parking stalls required: 1 stall/500 s.f. building
Total Existing & Proposed Building Area: 40,223 s.f.
Number of Parking stalls required: 80
Number of Parking stalls provided: 70

SITE PLAN NOTES:

1. DIMENSIONS ARE TO FACE OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
2. WHERE CURB ENDS AT CONNECTIONS SMOOTHLY TRANSITION FROM FULL CURB HEIGHT TO ZERO CURB HEIGHT WITHIN A 3' LENGTH.
3. ALL STRIPING AND SIGNAGE SHALL COMPLY WITH THE WISCONSIN MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

Proposed Site Areas

Description	Area (sf)	% Impervious
Building/Canopy	38,074	29.43
Asphalt/Concrete	64,073	49.52
Impervious	102,147	78.95
Lawn	27,233	21.05
Total	129,380	100.00

REVISIONS:

NO	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXX

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
KLH INDUSTRIES - B2 ADDITION
N117W18388 FULTON DRIVE
GERMANTOWN, WI 53022

PLAN TITLE:
PROPOSED SITE PLAN

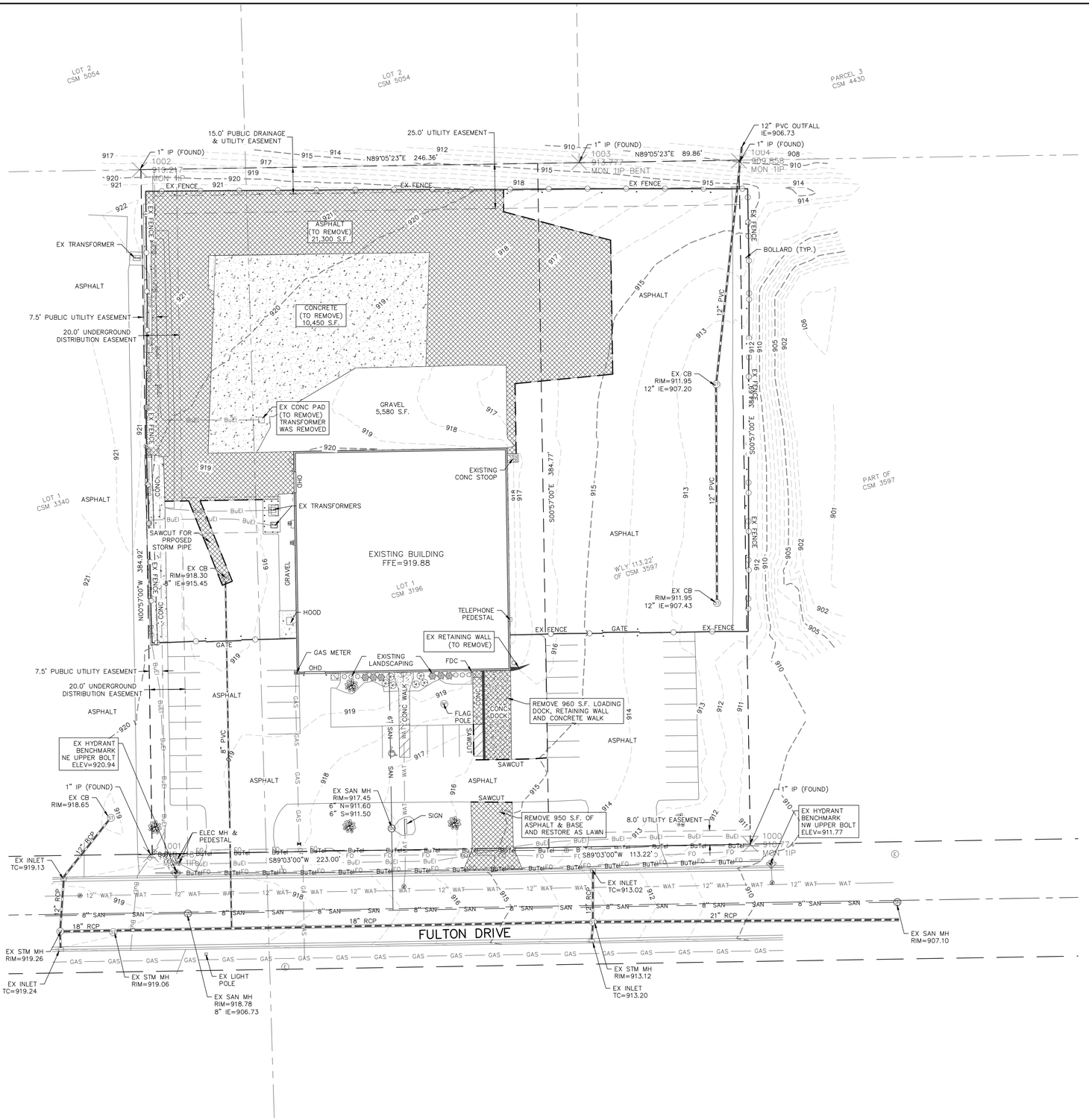
DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **8-01-2022**

PROJECT NO: \KS-84-22\

VILLAGE SUBMITTAL

SHEET NO:
C1.02



0 30 60

Existing Site Areas

Description	Area (sf)	% Impervious
Building/Canopy	15,021	11.61
Asphalt/Concrete/Gravel	95,798	74.04
Impervious	110,819	85.65
Lawn	18,561	14.35
Total	129,380	100.00

LEGEND:

- 896 — EXISTING MINOR CONTOUR.
- 895 — EXISTING MAJOR CONTOUR.
- OHEL — OVERHEAD ELECTRIC LINE.
- BuEl — BURIED ELECTRIC LINE.
- BuTel — BURIED TELEPHONE LINE.
- FO — FIBER OPTIC LINE.
- GAS — GAS LINE.
- SAN — SANITARY SEWER MAIN OR LATERAL.
- WAT — WATER MAIN OR SERVICE.
- STORM SEWER LINE.
- ELEC — ELECTRIC METER.
- GAS — GAS METER.
- GAS VALVE.
- FIRE HYDRANT.
- E — POWER POLE.
- SN — SANITARY SEWER MANHOLE.
- ST — STORM SEWER MANHOLE.
- STORM SEWER INLET.
- T — TELEPHONE PEDESTAL.
- TRAN — TRANSFORMER.
- W — WATER VALVE.

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

PARISH SURVEY & ENGINEERING
122 Wisconsin Street, West Bend, WI 53095
262.346.7800
kparish@parishse.com

PROJECT TITLE:
KLH INDUSTRIES - B2 ADDITION
N117W18388 FULTON DRIVE
GERMANTOWN, WI 53022

PLAN TITLE:
EXISTING CONDITIONS PLAN

DRAWN BY: **KJP**
DESIGNED BY: **KJP**
CHECKED BY: **KJP**

PLAN DATE: **8-01-2022**

PROJECT NO: \KS-84-22\

VILLAGE SUBMITTAL

SHEET NO:
C1.01

CERTIFIED SURVEY MAP (CSM) APPLICATION

10/10/22 Plan Commission Meeting

Capstone Development Company / CQ WI 2021 LLC

Village Planner Report **Germantown, Wisconsin**

Summary

Mike Faber, agent for Capstone Development Company and CQ WI 2021 LLC, property owner, is requesting approval of a 2-lot Certified Survey Map (CSM) to create a storm water basin outlot in the Capstone 41 Business Park within the Holy Hill Gateway District and Tax Increment District No. 7.

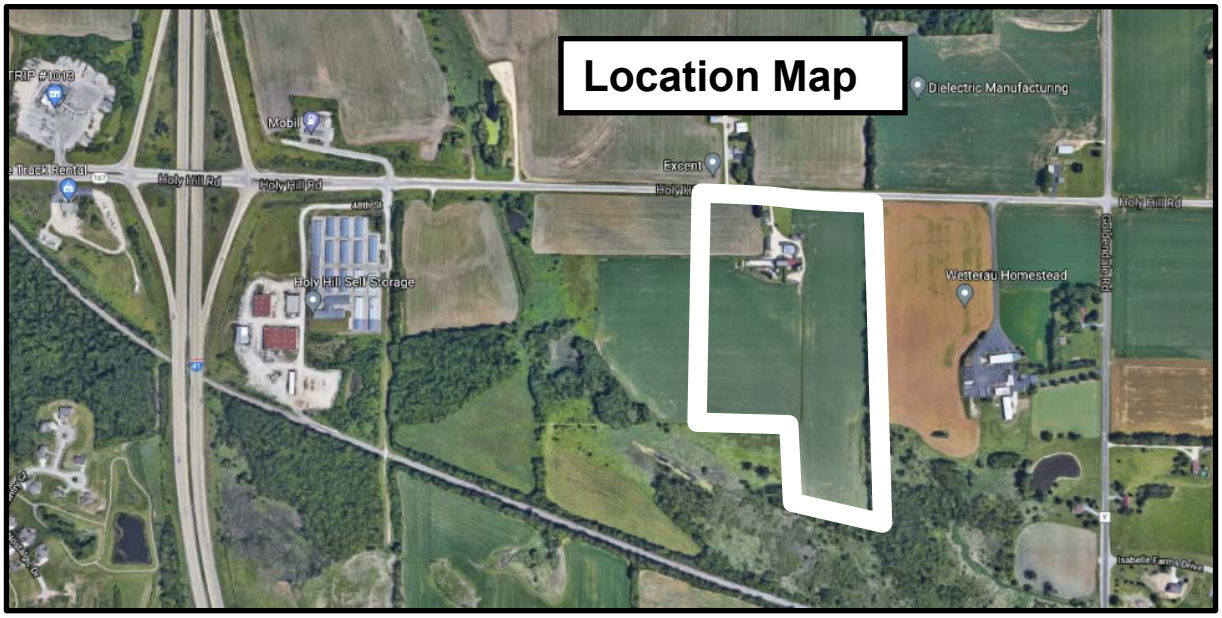
Property Location: N128 W20955 Holy Hill Road

Applicant/
Property Owner: Mike Faber
Capstone
W24222 Riverwood Drive
Waukesha, WI

CQ WI 2021 LLC
W24222 Riverwood Drive
Waukesha, WI

Current Zoning: M-1: Limited Industrial

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



Background/Proposal
In March 2021, the Village Board approved an amendment to the boundary for the Village's Tax Incremental Financing District No. 7 (TID#7). TID#7 was expanded to include 170 additional acres including a 52.5-acre parcel to be developed by Capstone Development into the Capstone 41 Business Park comprised of up to three (3) multi-tenant buildings totaling approximately 785,400 sqft for light manufacturing, assembly, warehouse, distribution, and e-commerce uses. Building #1 is nearing completion and is expected to be fully occupied in 2022.

At this time, Capstone is requesting approval of a 2-lot Certified Survey Map (CSM) to separate an existing storm water basin from Lot 2 and into an outlot in the Capstone 41 Business Park.

Certified Survey Map (CSM)
The proposed 2-lot CSM divides the 33.8-acre parcel (Lot 2 of CSM #7181) into the following to facilitate future development:

- Lot 2: a 29.4-acre parcel for future industrial building development;
- Outlot 3: a 4.35 acre outlot containing the existing storm water basin in the southeast corner of the site.

Staff Comments
Community Development: Planning & Zoning
At this time, Capstone is only requesting approval to re-divide Lot 2. Site development and building plans for Building #2 future development of Lot 2 is expected later this year and will require Plan Commission review and approval.

Public Works/ Village Engineer/Village Surveyor
Minor technical corrections to the CSM are identified in an October 10, 2022 memo from the Village's consulting surveyor and will need to be made prior to recording the CSM.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the 2-lot Certified Survey Map (CSM) for the 33.8-acre Lot 2 property subject to the following conditions:

1. The CSM shall be revised to reflect the Village Surveyor comments contained in the October 10, 2022 review memo prior to recording the CSM.

Village of Germantown ...Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☒ $1,960 no public improvements

Paid_____ Date_____

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

CQ WI 2021, LLC
℅ Capstone Development Company
N17 W24222 Riverwood Dr. STE 160
WAUKESHA, WI 53188-1134

Phone (262) 523-1122

Fax ( )

E-Mail mike@capstonequadrangle.com

PROPERTY OWNER

CQ WI 2021, LLC (same).

Phone ( )

2

PROPERTY ADDRESS OR GENERAL LOCATION

N128 W 20955 HOLY HILL ROAD GERMANTOWN 53076
(formerly N128 W20943)

TAX KEY NUMBER

GTVN 181982

3 PURPOSE OF LAND SPLIT

SUBDIVIDE TO CREATE OUTLOT FOR STORMWATER POND
(CURRENTLY LOT 2 of CSM 7181)

Will the land split require rezoning? NO

From | To

4 READ AND INITIAL THE FOLLOWING:

MJ 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.

MJ 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.

MJ 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.

MJ 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 9/15/2022
Applicant Date

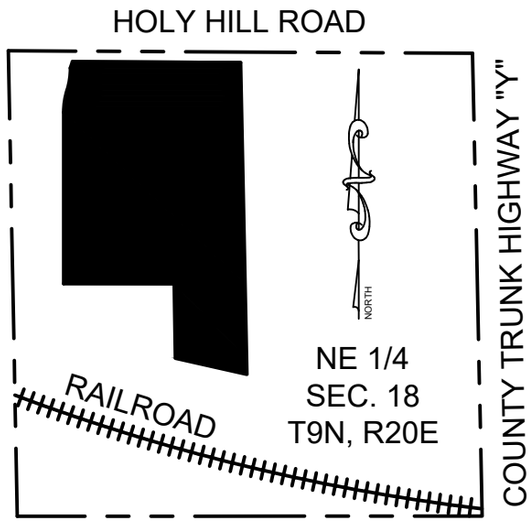
Owner its: Manager 9/15/2022
By: Capstone Germantown LLC its: co-managing member
Owner Date

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. _____, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

VICINITY MAP

SCALE 1":1000'



NOTES:

- All measurements have been made to the nearest one-hundredth of a foot.
- All angular measurements have been made to the nearest one second.
- This survey is based on the Wisconsin State Plane Coordinate System, South Zone, based on the North American Datum 1983/2011 adjustment, with north line of the NW 1/4 of Section 18, T9N, R20E bearing S89°48'14"E.
- Wetlands delineated by Heartland Ecological Group, Inc. in MAY, 2021.
- Development within the Wetland Setback or Ordinary High Water Mark Setback areas are prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code.
- The property within this Certified Survey Map are Zoned: M-1

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

JUNE 6, 2022

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

Prepared for:
CQ WI 2021, LLC
N17 W24222 Riverwood - Suite 160
Waukesha, WI 53188

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#1262.00A

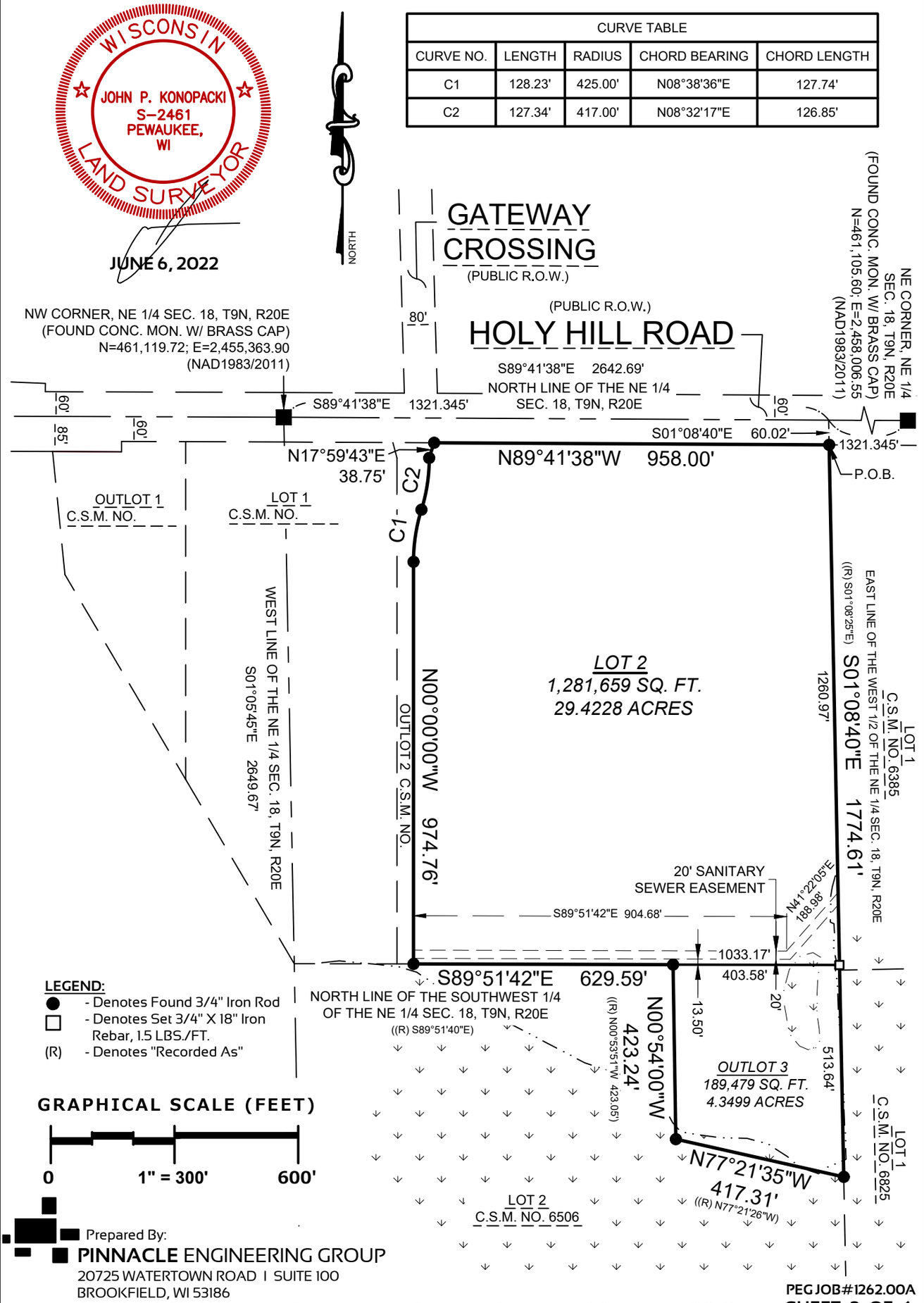
CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. _____, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

JUNE 6, 2022

CURVE TABLE				
CURVE NO.	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	128.23'	425.00'	N08°38'36"E	127.74'
C2	127.34'	417.00'	N08°32'17"E	126.85'



LEGEND:

- ● - Denotes Found 3/4" Iron Rod
- □ - Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.
- (R) - Denotes "Recorded As"

GRAPHICAL SCALE (FEET)

0 — 1" = 300' — 600'

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WISCONSIN
JOHN P. KONOPACKI
S-2461
PEWAUKEE, WI
LAND SURVEYOR

JUNE 6, 2022

BUILDING SETBACKS:
FRONT YARD=30 FEET
SIDE YARD=10 FEET
REAR YARD=25 FEET

NORTH

GATEWAY CROSSING
(PUBLIC R.O.W.)

(PUBLIC R.O.W.)
HOLY HILL ROAD

80'
60'
85'
60'
60'

N89°41'38"W 958.00'

N17°59'43"E
38.75'
C2
C1

30'

BUILDING SETBACK
10'

BUILDING SETBACK
10'

OWNER:
CQ WI 2021, LLC

LOT 2
1,281,659 SQ. FT.
29.4228 ACRES

1260.97'

S01°08'40"E 1774.61'

OWNER: WILLIAM H WETTERAU REVOCABLE TRUST

N00°00'00"W 974.76'

75' OHWM SETBACK

APPROXIMATE ORDINARY HIGH WATER MARK (OHWM)

25'
WETLAND
SETBACK

25'

1033.17'
403.58'

S89°51'42"E 629.59'

N00°54'00"W
423.24'

OUTLOT 3

513.64'

25'
WETLAND
SETBACK

WETLAND

OWNER: MILWAUKEE METROPOLITAN SEWERAGE DISTRICT

N77°21'35"W
417.31'

OWNER: WILLIAM H WETTERAU REVOCABLE TRUST

LEGEND:
- Denotes Found 3/4" Iron Rod
- Denotes Set 3/4" X 18" Iron Rebar, 1.5 LBS./FT.

GRAPHICAL SCALE (FEET)
0 1" = 300' 600'

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20725 WATERTOWN ROAD I SUITE 100
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PEG JOB#1262.00A

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. _____, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

SURVEYOR'S CERTIFICATE

STATE OF WISCONSIN)
WAUKESHA COUNTY) SS

I, John P. Konopacki, Professional Land Surveyor, do hereby certify:

That I have surveyed, mapped and divided all of Lot 2 of Certified Survey Map No. _____, as recorded in the Register of Deeds office for Washington County as Document No. _____, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the northwest corner of the Northeast 1/4 of said Section 18;
Thence South 89°41'38" East along the north line of said Northeast 1/4, 1321.345 feet;
Thence South 01°08'40" East, 60.02 feet to the south right of way line of Holy Hill Road and the Point of Beginning;

Thence continuing South 01°08'40" East along the west line of Lot 1 of Certified Survey Map No. 6385 and then along the west line of Lot 1 of Certified Survey Map No. 6825, 1774.61 feet to a northerly line of Lot 2 of Certified Survey Map No. 6506;
Thence North 77°21'35" West along said northerly line, 417.31 feet;
Thence North 00°54'00" West along said northerly line, 423.24 feet;
Thence North 89°51'42" West along said northerly line, 629.59 feet;
Thence North 00°00'00" West, 974.76 feet to a point of curvature;
Thence northeasterly 128.23 feet along the arc of said curve to the right, whose radius is 425.00 feet and whose chord bears North 08°38'36" East, 127.74 feet to a point of reverse curve;
Thence northeasterly 127.34 feet along the arc of said reverse curve to the left, whose radius is 417.00 feet and whose chord bears North 08°32'17" East, 126.85 feet;
Thence North 17°59'43" East, 38.75 feet to the aforesaid south right of way line of Holy Hill Road;
Thence South 89°41'38" East along said south right of way line, 958.00 feet to the Point of Beginning.

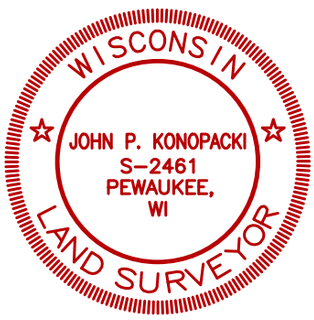
Containing 1,471,138 square feet (33.7727 acres) of land, more or less.

That I have made such survey, land division and map by the direction of CQ WI 2021, LLC, owner of said land.

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

That I have fully complied with the requirements of Chapter 236 of the Wisconsin State Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, mapping and dividing the land with in this certified survey map.

Date: JUNE 6, 2022



John P. Konopacki
Professional Land Surveyor S-2461

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

CERTIFIED SURVEY MAP NO. _____

Being all of Lot 2 of Certified Survey Map No. _____, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

OWNER'S CERTIFICATE

CQ WI 2021, LLC, a limited liability company duly organized and existing under and by virtue of the laws of the State of Delaware, as owner, does hereby certify that said limited liability company caused the land described on this certified survey map to be surveyed, divided and mapped as represented on this certified survey map.

CQ WI 2021, LLC, as owner, does further certify that this certified survey map is required by Chapter 236 of the Wisconsin State Statutes to be submitted to the following for approval or objection:

1. Village of Germantown

IN WITNESS WHEREOF, the said CQ WI 2021, LLC, has caused these presents to be signed by Capstone Germantown LLC, its co-managing member, by Michael Faber it's manager, at (city) Pewaukee, Waukesha County, State of Wisconsin, on this _____ day of _____ , 2022.

_____
Michael Faber, Manager (signature)

STATE OF _____)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2022, Michael Faber, Manager, of the above named limited liability company, to me known to be the person who executed the foregoing instrument, and to me known to be such Manager of said limited liability company and acknowledged that they executed the foregoing instrument as such officer as the deed of said limited liability company, by its authority.

_____
Notary Public
Name:_____
State of _____
My Commission Expires: _____

CONSENT OF CORPORATE MORTGAGEE

_____ , a corporation duly organized and 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 and mapping of the land described in the forgoing affidavit of John P. Konopacki, surveyor, and does hereby consent to the above certification of owners.

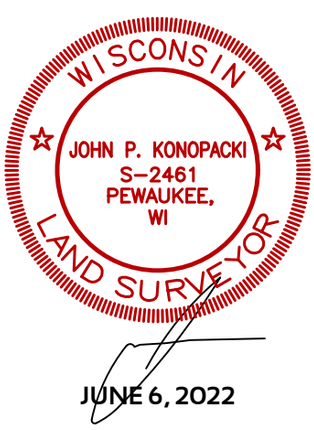
IN WITNESS WHEREOF, the said _____ , has caused these presents to be signed by _____ , its President, and its corporate seal to be hereunto affixed this _____ day of _____ , 2022.

_____ _____
Date President

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____ , 2022, _____ , to me known to be the person who executed the foregoing instrument and to me known to be such officer of said corporation and acknowledged the same.

_____
Notary Public
Name:_____
State of _____
My Commission Expires: _____



JUNE 6, 2022

Prepared By:
PINNACLE ENGINEERING GROUP
20725 WATERTOWN ROAD I SUITE 100
BROOKFIELD, WI 53186
OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

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PLANNING COMMISSION APPROVAL

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

_____ _____
Date

_____
Dean Wolter, Chairman

_____ _____
Date

_____
Laura A. Johnson, Secretary

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____ , 2022,
(names)_____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____

VILLAGE OF GERMANTOWN BOARD APPROVAL

This Certified Survey Map being all of Lot 2 of Certified Survey Map No. _____, located in the Northwest 1/4 and Southwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this _____ day of _____ , 2022.

_____ _____
Date

_____
Dean Wolter, Village President

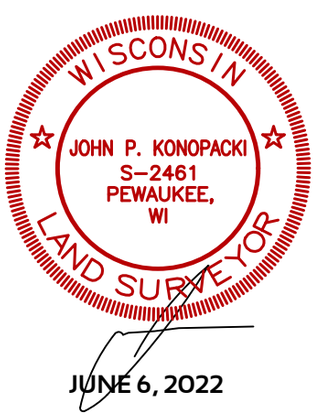
_____ _____
Date

_____
Deanna Braunschweig, Village Clerk

STATE OF WISCONSIN)
MILWAUKEE COUNTY) SS

Personally came before me this _____ day of _____ , 2022,
(names)_____, to me known to be the persons who executed the foregoing instrument and acknowledged the same.

_____
Notary Public
Name:_____
State of Wisconsin
My Commission Expires: _____



JUNE 6, 2022

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20725 WATERTOWN ROAD I SUITE 100
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OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

SIGN REVIEW

10/10/22 Plan Commission Meeting

Cave Enterprises Operations LLC / ARC CafeUSA001 LLC (Burger King)

Planning & Zoning Report **Germantown, Wisconsin**

Summary

John Kayser, Cave Enterprises Operations LLC, agent for ARC CafeUSA001 LLC, property owner, is requesting approval of a new pylon sign for Burger King located at N96W17655 County Line Road.

Property Location: N96W17655 County Line Road

Agent/
Property Owner:

Cave Enterprises Operations LLC
1624W18th Street
Chicago, IL 60608

ARC CafeUSA001 LLC
1624W18th Street
Chicago, IL 60608

Zoning: B-5: Highway Business

Adjacent Land Uses		Zoning
North	Commercial	B-1
South	Wetland	(Menomonee Falls)
East	Vacant	B-5
West	Commercial	B-5

Background/Proposal

John Kayser, Cave Enterprises Operations LLC, agent for ARC CafeUSA001 LLC, property owner, is requesting approval of a new pylon sign for Burger King located at N96W17655 County Line Road.

Earlier this year, a sign company was hired to do maintenance on the existing sign cabinet of the pylon sign. During that work, it was discovered that the bolts that held the pole on the foundation were rusted and a safety hazard, so the sign was removed.

In 1986, the Village of Germantown Board of Zoning Appeals approved a variance for this property to allow a pylon sign with up to a 20'x20' sign cabinet and a 50' pole (total height of 70'). Although the existing sign was removed earlier in the year, variances run with the land and do not expire, therefore the property owner is permitted to re-install up to a 20'x20' sign at a height no taller than 70'.

Pylon Sign

- 16' x 14'7" (233 square feet per side), 66'7" tall, internally-illuminated, aluminum sign with a steel tube structure to be located 9' from the original location at the southwest corner of County Line Road and Rivercrest Drive.

Staff Comments

The proposed signage meets the Village's sign code requirements, including an opaque face so that only the message is illuminated at night, as well as landscaping surrounding the base of the sign, and the setback from the property line.

Village Staff Recommendation

APPROVE the proposed pylon sign for Burger King located at N96W17655 County Line Road, with the following condition:

1. Electrical permits shall be obtained from SafeBuilt prior to installation of any/all electrical components.

Village of Germantown ...Willkommen

Fee must accompany application

$275 Sign Review Fee

$ 75 Sign Face Replacement

Paid _____ Date_____

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1 APPLICANT OR AGENT

Cave Enterprises Operations LLC
John Kayser
1624 West 18th Street
Chicago IL 60608
Phone (708) 204-4503
Fax ( )
E-Mail john@caveenterprises.com

PROPERTY OWNER

Cave Enterprises Operations LLC
Adam Velarde
1624 West 18th Street
Chicago IL 60608
Phone (312) 829-4000

2 PROPERTY ADDRESS OR GENERAL LOCATION

N96 W17655 County Line Road
Germantown WI 53022

3 SIGN INFORMATION

Sign Dimensions 16' height x 14'-7" width Single/Multi Tenant (circle one)
Number of Sides 2 Building Frontage SF 1492
Total Square Footage of Sign (include all sides) 467
Total height of the Sign 66'-7"
Is the Sign to be illuminated X yes _____ no
Type of Sign Construction Materials Panoflex -
Distance to Closest Property Line 11' south of north property line

Are there any existing signs on the property yes
If yes, what is the total Square Footage of existing signs 152 (76 sq feet per side)

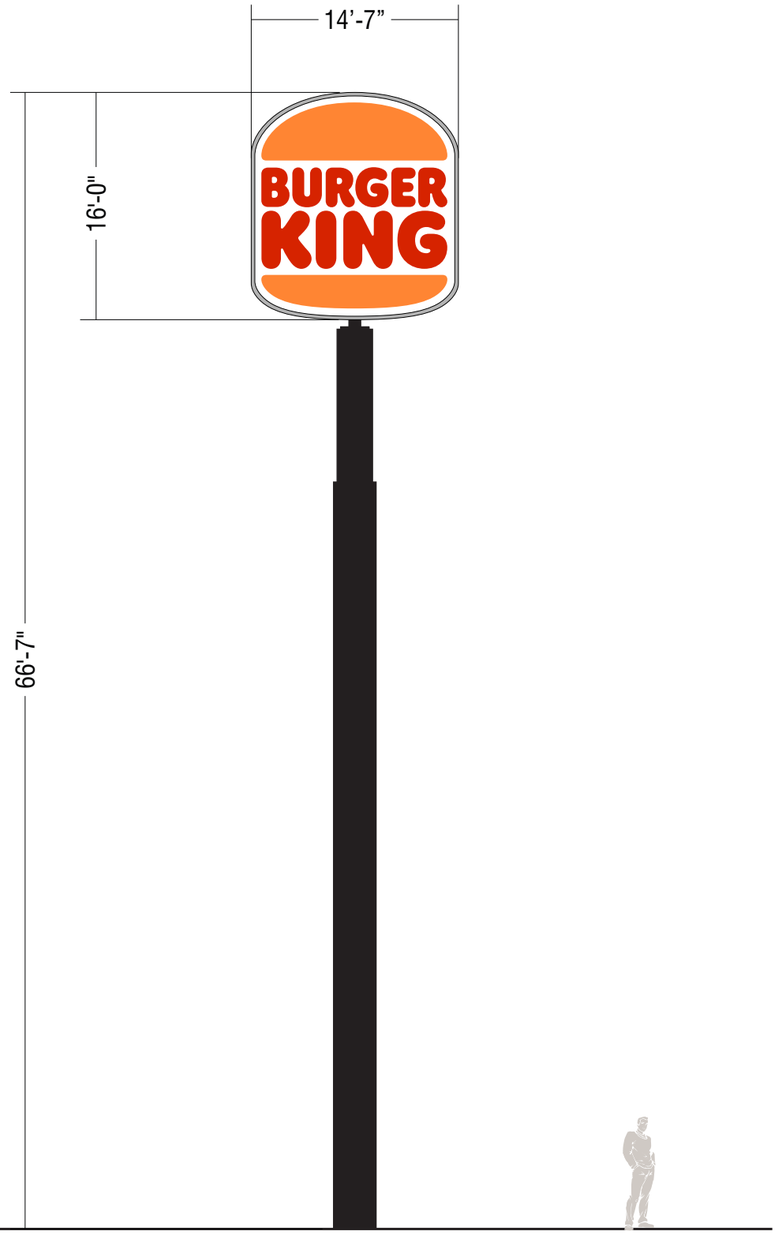
What are the intentions for the existing signs: Take down _____ Remain X

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

John Kayser 9.19.22
Applicant Date

09.19.2022
Owner Date

16’ BK BUN PYLON @ 66’-7” OAH



MAIN CABINET: D/F INTERNALLY ILLUMINATED PYLON CABINET
W/ FLEX FACES & VINYL GRAPHICS FIRST SURFACE

*****BLOCK OUT TO BE APPLIED 2ND SURFACE SO ONLY THE RED AND TANGERINE SECTIONS OF THE PYLON FACE ILLUMINATE AT NIGHT.**

ENTERA
Your total branding solution
5900 VENTURE CROSSINGS BLVD
PANAMA CITY, FL 32409
PH: 850-763-7982
FAX: 850-392-0673
www.enterabranding.com

THIS DOCUMENT CONTAINS PROPRIETARY AND CONFIDENTIAL INFORMATION OF ENTERA, LLC. AND SHALL NOT BE USED, DISCLOSED OR REPRODUCED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN TO EVALUATE THIS DOCUMENT, WITHOUT THE PRIOR WRITTEN CONSENT OF ENTERA, LLC. TITLE IN AND TO THIS DOCUMENT AND ALL INFORMATION CONTAINED HEREIN REMAINS AT ALL TIMES PROPERTY OF ENTERA, LLC.

COLOR NOTES:

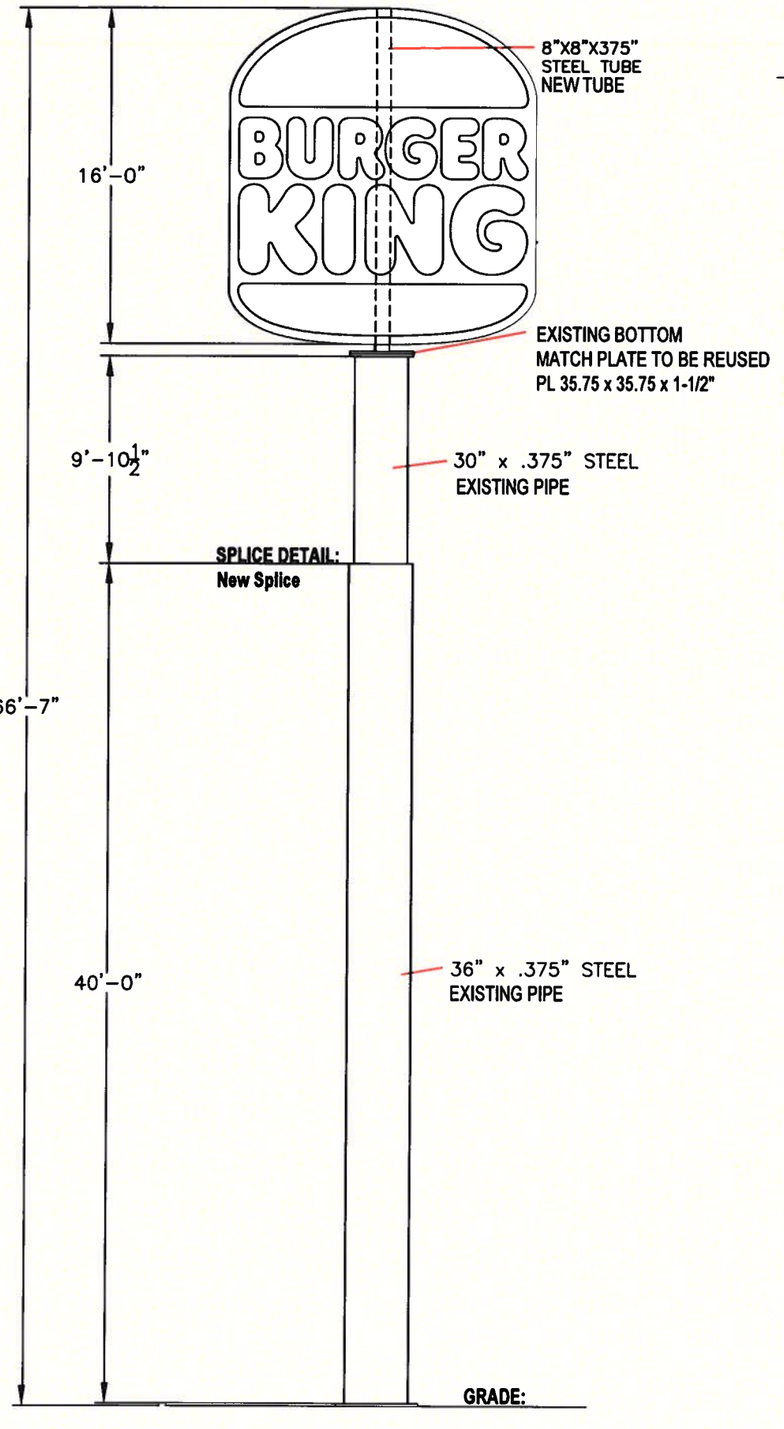
- **#3630-84 Tangerine**
- **#3630-143 Poppy Red**
- **Panaflex**
- **BK Silver**
- **Black**

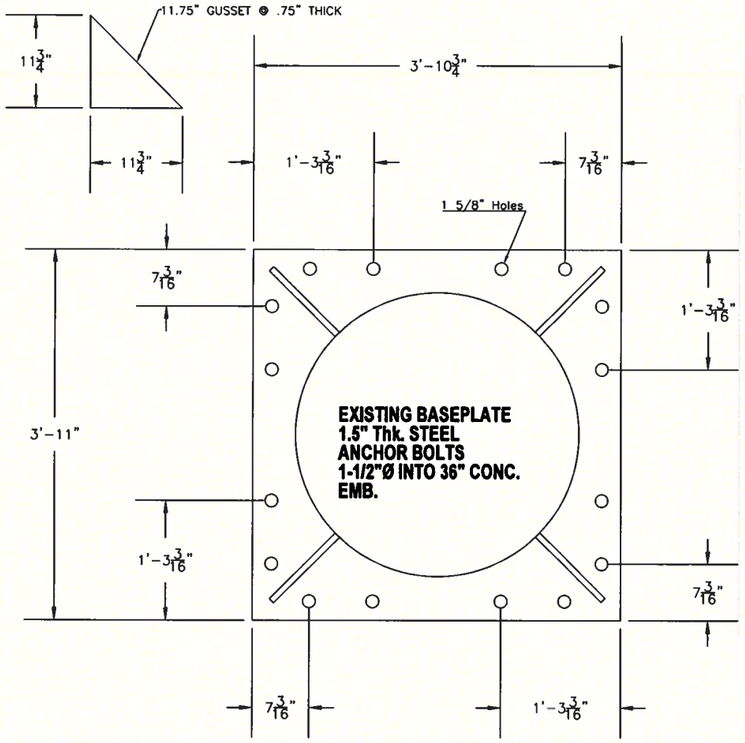
REVISION	
1	XXXXX
2	XXXXX
3	XXXXX
4	XXXXX

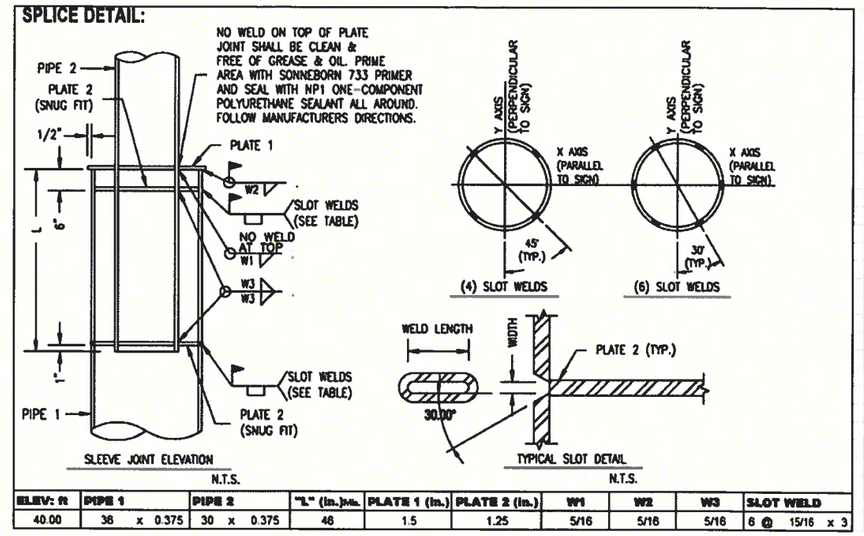
ARTIST: MATT C
CUSTOMER: BURGER KING
SCALE: 3/32” = 1’
DATE: 05/24/21
LOCATION: VARIOUS

Underwriters Laboratories, Inc. LISTED
DEPARTMENT: ART

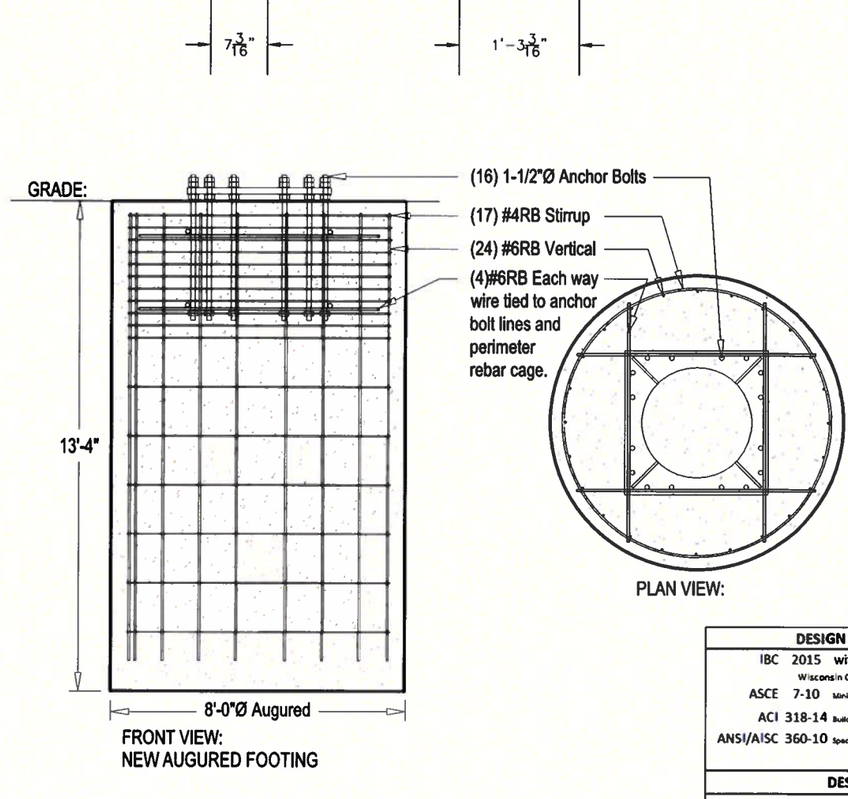
Burger King
N96W 17655 County Line
Road Germantown, WI 53022

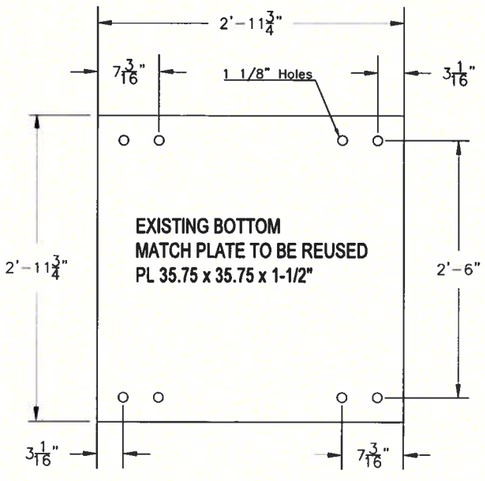






ELEV: ft	PIPE 1	PIPE 2	"L" (in.)min.	PLATE 1 (in.)	PLATE 2 (in.)	W1	W2	W3	SLOT WELD
40.00	36 x 0.375	30 x 0.375	48	1.5	1.25	5/16	5/16	5/16	6 @ 15/16 x 3





DESIGN SPECIFICATIONS		
IBC	2015	with WI amendments
		Wisconsin Commercial Building Code
ASCE	7-10	Minimum Design Loads for Buildings & Other Structures
ACI	318-14	Building Code Requirements for Structural Concrete
ANSI/AISC	360-10	Specification for Structural Steel Buildings

DESIGN LOADS		
Wind	Vult =	115 mph
Exposure		B
Risk Cat.		II
Grnd. Snow	Pg =	30 psf

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2399 A-2 NJ-34
MANASQUAN, NJ 08736
(973) 570-8215 x0
Jere Murdoch, PE
Professional Engineer
WI PE Lic. #42173

7/28/2022

WISCONSIN
JERE
MURDOCH
E-42173
HOWELL
NJ
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Your total branding solution
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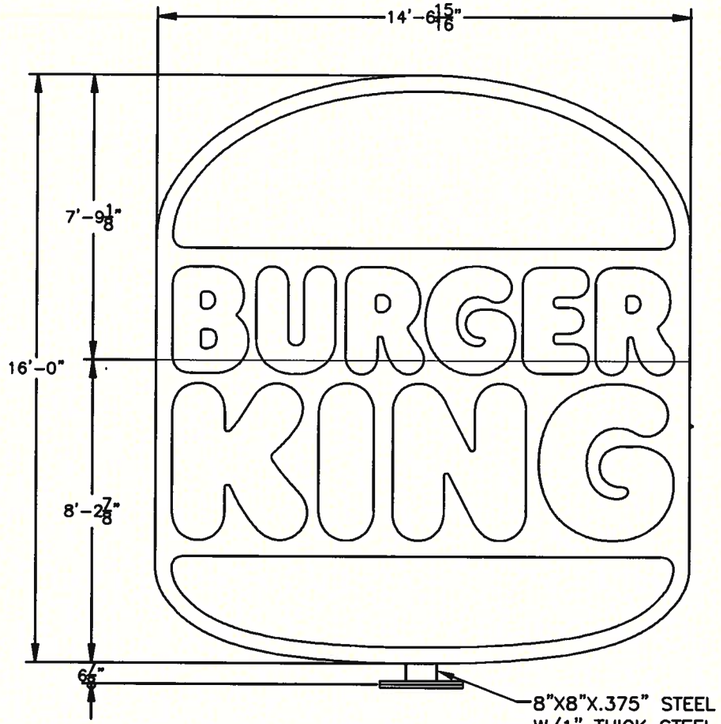
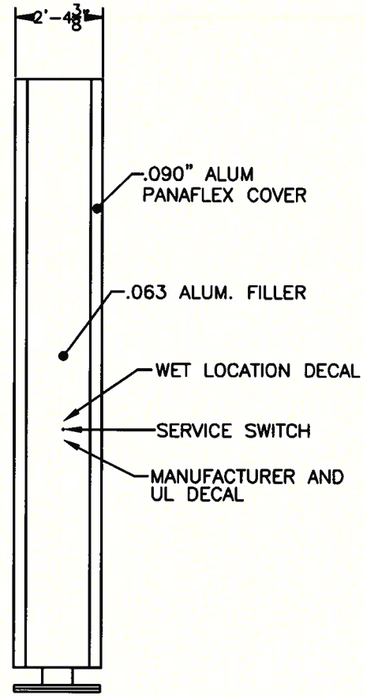
Rev. 9/14/2022
PG: 1 of 6
PN#2239259

Underwriters Laboratories, Inc.
LISTED

Burger King
N96W 17655 County Line Road Germantown, WI 53022





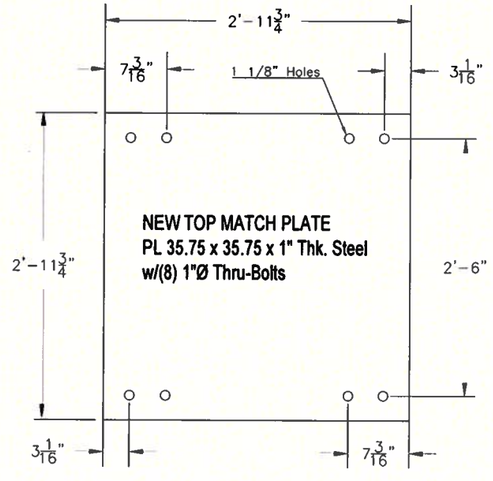
NOTE: FIELD STRETCH FACES

*NOTE:
INSTALL TOGGLE SWITCH TO OPERATE (ON/OFF) IN THE HORIZONTAL POSITION.

COLOR NOTES:
FILLER/ RETAINER: PAINTED BK SILVER/WHITE
FACE: PANAFLEX FACE
BUN LOGO: 3M 3630-84 TANGERINE
COPY: 3M 3630-143 POPPY RED
BKG'D: WHITE PANAFLEX
3M-36586 GLOSS OVERLAMINATE
STEEL: PAINTED SILVER/WHITE
INTERIOR OF SIGN TO BE PAINTED WHITE
FRAME: PAINT WHITE

VINYL TO BE APPLIED 1ST SURFACE

ELECTRICAL NOTE-ACTUAL # OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR.
TOTAL AMPS: 7.7
OF CKTS: 1 @ 20 AMP(RECOMMENDED)
VOLTS: 120
ELECTRICAL CONNECTION AS FOLLOWS:
GREEN TO GREEN (GROUND), WHITE TO WHITE (NEUTRAL), BLACK TO BLACK (POWER)
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NEC 2017 CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF SIGN.
THE LOCATION OF DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A)(1) OF THE NEC 2017 CODE.
ALL SIGNAGE WILL BE (U.L.) LISTED, (U.L.) 2161 COMPLIANT AND CARRY (U.L) LABELS.



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ACI 318-14	Building Code Requirements for Structural Concrete
ANSI/AISC 360-10	Specification for Structural Steel Buildings

DESIGN LOADS	
Wind	Vult = 115 mph
Exposure	B
Risk Cat.	II
Grnd. Snow	Pg = 30 psf

MURDOCH ENGINEERING
SIGN STRUCTURE PROFESSIONALS
2399 A-2 NJ-34
MANASQUAN, NJ 08736
(973) 570-8215 x0

WISCONSIN
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PROFESSIONAL ENGINEER

Jere Murdoch, PE
Professional Engineer
WI PE Lic. #42173

7/28/2022

Rev. 9/14/2022
PG: 2 of 6
PN#2239259

Note: BURGER KING® or BURGER KING® Buns and Crescent Logo to use "®" for all locations globally. All other marks will use "TM".
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Project Information
BURGER KING
Custom Exterior Signage Systems
File: Burger King Design Doc RFP #1 Design -- Date: 9/24/2020

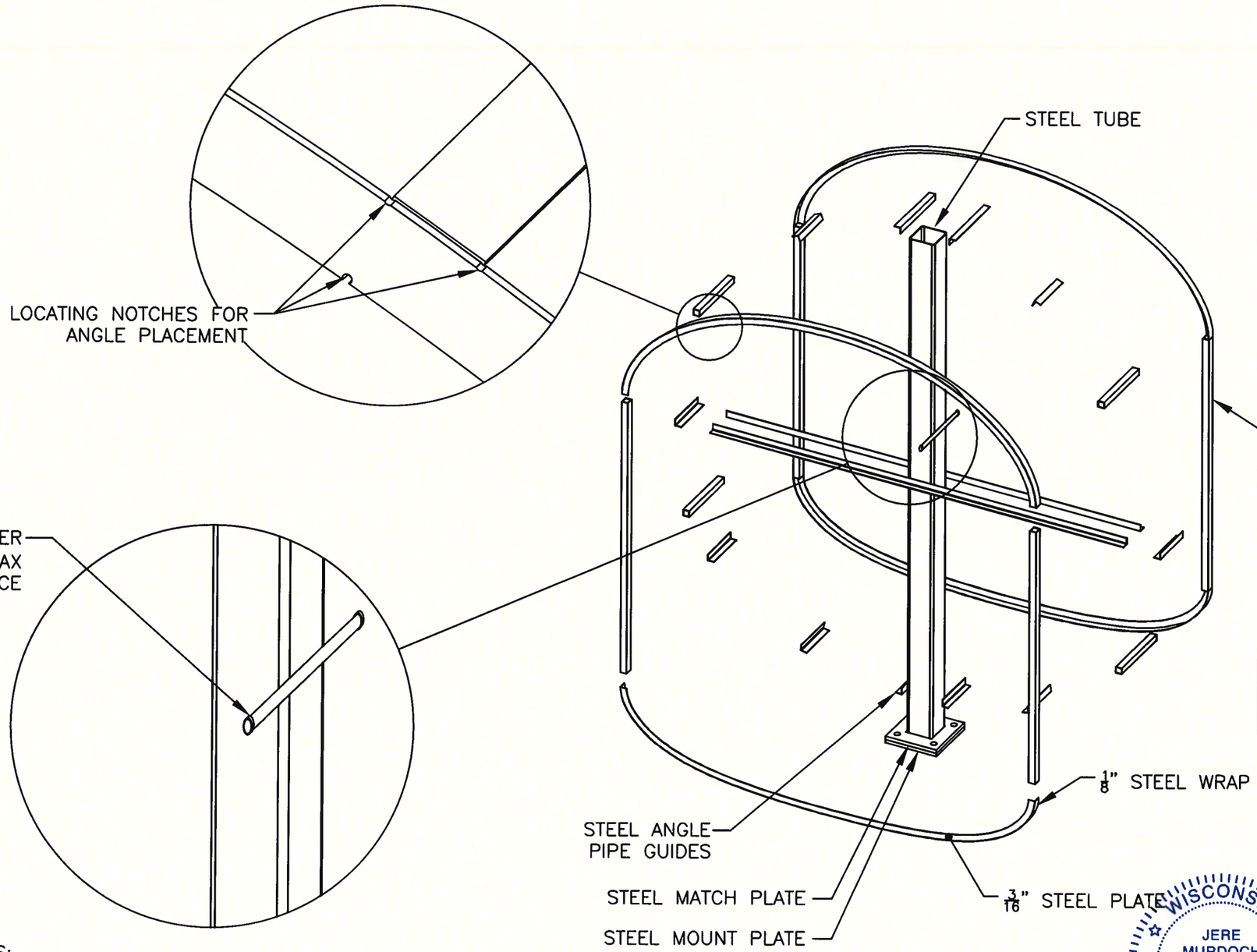
Client Review Status
Burger King requires that an "☑ Approved" drawing be obtained from the client prior to any production release or production release revision.

☐ Approved
☐ Revise & Resubmit

Name
Title
Date

Underwriters Laboratories, Inc.
LISTED

Burger King
N96W 17655 County Line
Road Germantown, WI 53022



COLOR NOTES:
FRAME: PAINT WHITE

DESIGN SPECIFICATIONS	
IBC 2015 with WI amendments	Wisconsin Commercial Building Code
ASCE 7-10	Minimum Design Loads for Buildings & Other Structures
ACI 318-14	Building Code Requirements for Structural Concrete
ANSI/AISC 360-10	Specification for Structural Steel Buildings

DESIGN LOADS		
Wind	Vult =	115 mph
Exposure		B
Risk Cat.		II
Grnd. Snow	Pg =	30 psf

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Project Information
BURGER KING
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File Burger King Design Doc RFP 01 Design ... Date, 9/24/2020

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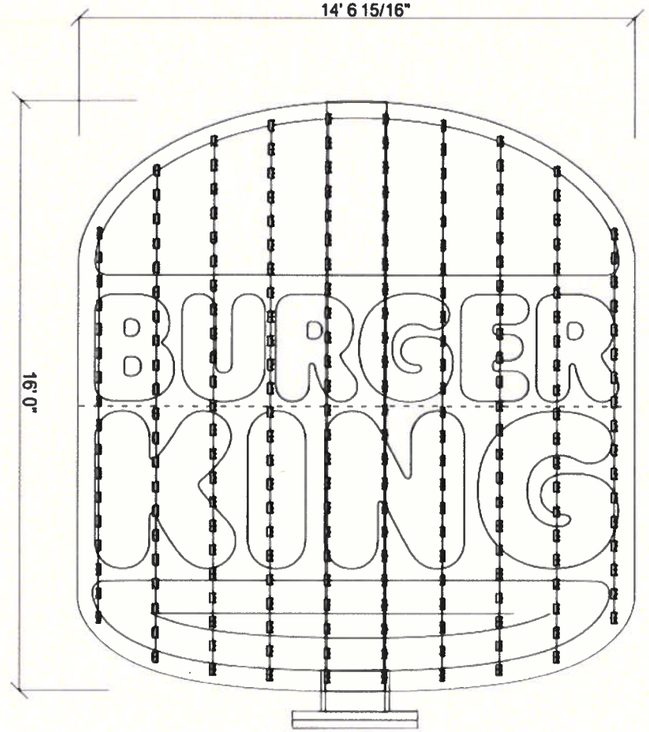

Material Breakdown		
Snap DS 50K (24v)	Modules	24V P/S
COLUMN 1	17	P/S 1 Bank1
COLUMN 2	21	P/S 1 Bank2
COLUMN 3	23	P/S 1 Bank3
COLUMN 4	12	P.S 1 Bank1
	12	P/S 2 Bank 1
COLUMN 5	24	P/S 2 Bank 2
COLUMN 6	24	P/S 2 Bank 3
COLUMN 7	12	P/S 2 Bank 1
	12	P/S 3 Bank 1
COLUMN 8	23	P/S 3 Bank 2
COLUMN 9	21	P/S 3 Bank 3
COLUMN 10	17	P/S 3 Bank 1

1) **THE GRAPHICS ABOVE ARE FOR REFERENCE ONLY** and should not be used for commercial quotation or bid without validation. The material estimates for Tetra® LED Systems are based upon our engineering standards and information provided pertaining to font, letter height, can depth, face material, and any special instructions provided by the customer. Missing information will cause delays in delivery of estimates as well as affect product selection, quantities, application, and illumination.
2) **LED MODULE PLACEMENT AND QUANTITY IS AN APPROXIMATION ONLY.** The sign manufacturer must verify module placement and quantity to ensure even illumination.
3) Final material quantities for estimation purposes and construction are the responsibility of the sign OEM.
4) All signs should be tested as complete units (including correct Tetra® power supply) before installation for acceptable color, illumination, intensity, & functionality.
5) For detailed information refer to the applicable Tetra® product found under Signage; https://products.gecurrent.com/led-signage-lighting

Sign Type		Illumination
DOUBLE FACED CABINET		FACE LIT
Can Depth	LED Distance From Face	Power Supply Location
28"	N/A	REMOTE
Special Instructions		
Sign Information		

Primary Circuit (120 VAC)	SKU	Description
8.1 Amps		GEDS50-3
Total Module Watts		
564.62 Watts		
Total System Watts		GEPS24-300U-GL
675.80 Watts		**********
Sign Area		GEDSRL08-3
426.50 Sq Ft		GEDSSE-3 / GEDSFE-3
Energy Usage		GEDSIC-3
1.58 Watts/Sq Ft	191600041 or 192160004	
	9409	
	191600041	

Name	Quantity	
Snap DS 50K (24v)	218 Modules	145 Ft
300W - 24V (GL)		3 Ea
**********		0 Ea
Rails (8')		24 Ea
Socket / Frame Endcap		24 Ea
Interconnector		12 Ea
Wire Connector		32 Ea
18 AWG Supply Wire		110 Ft
Wire End Cap		20 Ea

TECHNICAL SUPPORT:
888-694-3533
EMAIL: tetradrawings@gecurrent.com

GE current
a Daintree company

Drawn By: GNT
Checked By: GNT
Date: 11/5/20

Job Name: Pylon
Customer Name: Burger King

Drwg #: 088286 - 04 Rev -
PAGE 1 OF 1

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PG: 4 of 6
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File: Burger King Design Doc RFP 91 Design: -- Date: 9/24/2020

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Name
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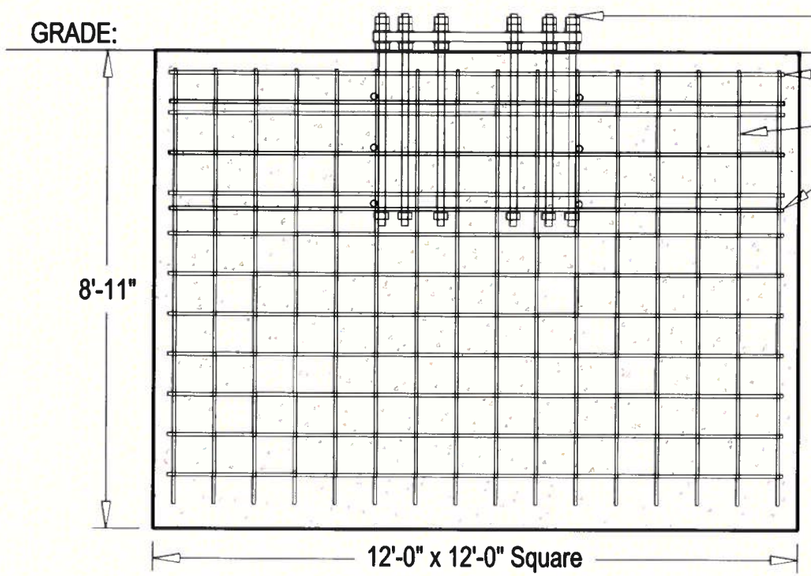
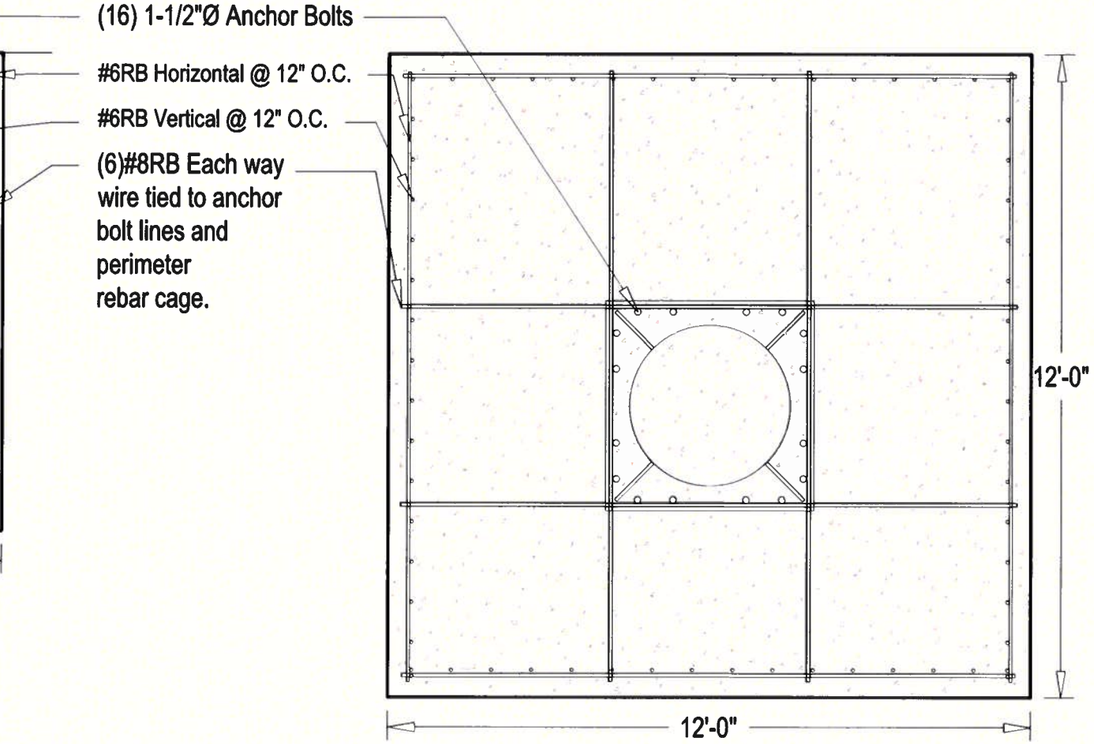


FRONT VIEW:



PLAN VIEW:

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PROJECT ADDRESS: N96W 17655 County Line Road
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7/28/2022

Rev. 9/14/2022
PG: 5 of
PN#2239259

DWG TITLE: R2_FOUNDATION

SHEET: S.1.1

SIZE: B

GENERAL:

1. ALL MATERIALS AND WORK SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE INTERNATIONAL BUILDING CODE (IBC).
2. CONSTRUCTION METHODS AND PROJECT SAFETY: DRAWINGS AND SPECIFICATIONS REPRESENT THE FINISHED STRUCTURE AND DO NOT INDICATE METHODS, PROCEDURES, OR SEQUENCE OF CONSTRUCTION. TAKE NECESSARY PRECAUTIONS TO MAINTAIN AND ENSURE THE INTEGRITY OF THE STRUCTURE DURING CONSTRUCTION. THE EOR WILL NOT ENFORCE SAFETY MEASURES OR REGULATIONS. THE CONTRACTOR SHALL DESIGN, CONSTRUCT, AND MAINTAIN ALL SAFETY DEVICES AND SHALL BE SOLELY RESPONSIBLE FOR CONFORMING TO ALL LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS, LAWS, AND REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS PRIOR TO THE START OF CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES THAT ARE FOUND. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE DRAWINGS.
4. ALL OMISSIONS AND/OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FIELD INSPECTOR. THE ENGINEER SHALL PROVIDE A SOLUTION PRIOR TO PROCEEDING WITH ANY WORK AFFECTED BY THE CONFLICT OR OMISSION.
5. WHERE NO CONSTRUCTION DETAILS ARE SHOWN OR NOTED FOR ANY PART OF THE WORK, CONSTRUCT IN ACCORDANCE WITH THE STEEL CONSTRUCTION MANUAL, 14TH EDITION OR 2010 ALUMINUM DESIGN MANUAL .
6. WHEN A DETAIL IS IDENTIFIED AS TYPICAL, THE CONTRACTOR IS TO APPLY THIS DETAIL IN ESTIMATING AND CONSTRUCTION TO EVERY LIKE CONDITION WHETHER OR NOT THE REFERENCE IS REPEATED IN EVERY INSTANCE.
7. ANY CHANGE TO THE DESIGN AS SHOWN ON THE DRAWINGS REQUIRES PRIOR WRITTEN APPROVAL FROM DESIGN ENGINEER OF RECORD BEFORE CONSTRUCTION.
8. WORK PERFORMED IN CONFLICT WITH THE STRUCTURAL DRAWINGS OR APPLICABLE BUILDING CODE REQUIREMENTS SHALL BE CORRECTED AT THE EXPENSE OF THE CONTRACTOR.
9. VERIFICATION: VERIFY ALL DIMENSIONS, ELEVATIONS, AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE EOR IMMEDIATELY OF ANY DISCREPANCIES.

EXISTING CONDITIONS:

1. IF EXISTING CONDITIONS ARE NOT AS DETAILED IN THIS DESIGN, THE INSTALLER SHALL CEASE WORK AND NOTIFY MURDOCH ENGINEERING IMMEDIATELY.
2. MURDOCH ENGINEERING WILL NOT BE PERFORMING ON-SITE INSPECTIONS OR VERIFICATIONS. IT IS THE RESPONSIBILITY OF THE INSTALLER, STRUCTURE OWNER, AND PROPERTY OWNER TO IDENTIFY EXISTING CONDITIONS AND CONTACT MURDOCH ENGINEERING WITH ANY DISCREPANCIES OR CONCERNS.
3. INSTALLER SHALL CONFIRM THE DIAMETER AND THICKNESS OF EXISTING MEMBERS AND NOTIFY MURDOCH ENGINEERING OF ANY DISCREPANCIES.
4. INSTALLER SHALL INSPECT AND CONFIRM THE QUALITY OF EXISTING STRUCTURE AS "IN GOOD REPAIR". IF THERE ARE ANY INDICATIONS THAT THIS IS NOT THE CASE, INSTALLER SHALL CEASE WORK IMMEDIATELY AND NOTIFY MURDOCH ENGINEERING.
5. ANY EXISTING INFORMATION SHOWN HAS BEEN FURNISHED BY THE PERSON(S) OR COMPANY THIS DOCUMENT WAS PREPARED FOR (SEE TITLE BLOCK). MURDOCH ENGINEERING IN NO WAY CERTIFIES THIS INFORMATION AS "AS-BUILT". IF THERE IS ANY REASON TO BELIEVE THE EXISTING CONDITIONS DETAILED HEREIN ARE NOT ACCURATE, MURDOCH ENGINEERING SHALL BE NOTIFIED IMMEDIATELY.

STEEL

1. STEEL SHAPES SHALL CONFORM TO THE FOLLOWING:

ROUND HSS	ASTM A500, GR B	Fy=42 KSI MIN.
SQUARE/RECT HSS	ASTM A500, GR B	Fy=46 KSI MIN.
THREADED ROD	F1554 GR 55	Fy=55 KSI MIN.
STEEL PLATE STD.	ASTM A36 ASTM	Fy=36 KSI MIN.
PIPE	A53, GR B	Fy=35 KSI MIN.

2. BOLTS SHALL CONFORM TO ASTM A325 UNO.
3. BOLTS AND THREADED ROD SHALL BE HOT-DIP GALVANIZED PER ASTM F2329 UNO.
4. ANCHOR BOLTS SHALL CONFORM TO ASTM F1554 UNO.
5. NUTS SHALL CONFORM TO ASTM A563.
6. WASHERS SHALL CONFORM TO ASTM F844.
7. STEEL HARDWARE SHALL BE HOT-DIP GALVANIZED PER ASTM A153 UNO
8. WELDING:
   a. WELD STRUCTURAL STEEL IN COMPLIANCE WITH ANSI/AWS D1.1 AND AISC SPECIFICATION, CHAPTER J. WELDERS SHALL BE CERTIFIED AS REQUIRED BY GOVERNING CODE AUTHORITY. WELDING SHALL BE DONE BY ELECTRIC ARC PROCESS USING LOW-HYDROGEN ELECTRODES WITH SPECIFIED TENSILE STRENGTH NOT LESS THAN 70 KSI UNLESS NOTED OTHERWISE.
   b. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH ACTIVE STATUS AT TIME OF WELDING
   c. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELDS PER AISC SPECIFICATION, SECTION J2, TABLE J2.4
   d. BASE PLATES SHALL BE WELDED ON TOP AND BOTTOM WITH CONTINUOUS WELDS OF AT LEAST 1/4" (IF PLATE IS CUT TO FIT TUBE INTO PLATE)

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ALUMINUM:

1. FABRICATE AND ERECT ALUMINUM IN COMPLIANCE WITH THE ALUMINUM ASSOCIATION (AA) 2010 ALUMINUM DESIGN MANUAL (ADM) 1, THE SPECIFICATIONS FOR ALUMINUM SHEET METAL WORK (ASM35), AND IBC CHAPTER 20.
2. PIPE AND TUBE SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
3. STD STRUCTURAL PROFILES SHALL BE 6061-T6 PER B308 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
4. SHEET AND PLATE SHALL BE 6061-T6 PER ASTM B209 WITH Ftu=42 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
5. EXTRUSIONS SHALL BE 6061-T6 PER ASTM B241 OR B429 WITH Ftu=38 KSI MIN, Fty=35 KSI MIN, Ftuw=24 KSI MIN, Ftyw=15 KSI MIN.
6. ALL SHOP AND FIELD WELDS SHALL BE PERFORMED BY AN AWS OR ICC CERTIFIED WELDER WITH CURRENT STATUS AT TIME OF WELDING
7. UNLESS A LARGER WELD SIZE IS INDICATED, PROVIDE MINIMUM SIZE WELD PER ADM. ALL ALUMINUM WELDED JOINTS SHALL HAVE WELD SIZES OF AT LEAST $^{1}_{4}$ INCH
8. FILLET WELDS SHALL NOT EXCEED THINNEST MEMBER WALL THICKNESS JOINED.
9. ALUMINUM WELD FILLER SHALL BE 5356 ALLOY
10. WELDING PROCESS GMAW OR GTAW SHALL BE IN ACCORDANCE WITH AWS D1.2 ⁻
11. ALUMINUM CHANNEL LETTERS SHALL BE CONSTRUCTED OF 0.090" RETURNS AND 0.125" BACKS MINIMUM, UNLESS A LARGER SIZE IS INDICATED ON DRAWINGS. THIS NOTE SHALL SUPERCEDE DRAWING DETAILS.
12. PROVIDE NEOPRENE GASKET BETWEEN DISSIMILAR METALS TO PREVENT GALVANIC CORROSION
13. ALUMINUM DIRECTLY EMBEDDED INTO CONCRETE SHALL BE CAPPED AT BOTTOM AND COATED WITH BITUMINOUS COATING OR POLYURETHANE WHERE IN CONTACT WITH CONCRETE.
14. FASTENERS BETWEEN DISSIMILAR METALS SHALL BE STAINLESS STEEL 316.

CONCRETE & REINFORCEMENT

1. MINIMUM 28-DAY COMPRESSIVE STRENGTH (fc') SHALL BE 3,000 PSI. THE MAXIMUM WATER TO CEMENT RATIO SHALL BE 0.45 BY WEIGHT. A MINIMUM OF 5-3/4 BAGS OF CEMENT SHALL BE USED PER CUBIC YARD WITH A SLUMP OF 4" +/- 1.
2. REINFORCEMENT TO BE ASTM A615 GR 60, Fy=60 KSI UNO
3. CALCIUM CHLORIDE OR ADDED CHLORIDE IS NOT PERMITTED
4. VIBRATION: ALL REINFORCED CONCRETE SHALL BE CONSOLIDATED WITH MECHANICAL VIBRATORS
5. CONCRETE CONSTRUCTION SHALL BE IN ACCORDANCE WITH ACI 318-14
6. PROVIDE A MINIMUM OF 2-1/2" COVER OF ALL EMBEDDED STEEL REBAR AND A MINIMUM OF 6 INCHES OF COVER FOR DIRECT BURIED PIPE OR TUBE MEMBERS.

FOUNDATIONS

1. CONCRETE POURED INTO CONSTRAINED EARTH EXCAVATIONS MUST CURE UNDER PROPER CONDITIONS FOR A MINIMUM OF 7 DAYS PRIOR TO SIGN BOX INSTALLATION. (EXCEPTION: IF THE OVERALL HEIGHT OF THE SIGN IS LESS THAN 20 FEET AND THE SIGN IS ADEQUATELY BRACED AGAINST WIND LOADS FOR A MINIMUM OF 4 DAYS, THE BOX MAY BE INSTALLED THE SAME DAY AS THE FOOTING IS POURED)
2. FOOTINGS MUST BE POURED AGAINST UNDISTURBED EARTH. SOIL BACKFILL IS UNACCEPTABLE. WHEN A SONOTUBE IS USED AS THE FORM, 3/4" BLUESTONE OR CONCRETE SHALL BE USED TO BACKFILL THE SPACE BETWEEN THE SONOTUBE AND UNDISTURBED EARTH.
3. COLD WEATHER PLACEMENT: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH THAT COULD BE CAUSED BY FROST, FREEZING ACTIONS OR LOW TEMPERATURES. DO NOT POUR CONCRETE DURING OR WHEN FREEZING TEMPERATURES ARE ANTICIPATED WITHIN 3 DAYS OF POUR.
4. REINFORCEMENT IS NOT REQUIRED FOR DIRECT BURIAL TYPE SIGN FOOTINGS FOR SIGNS OF 25 FEET OVERALL HEIGHT OR LESS, DIRECT BURIED STEEL SHALL EXTEND TO 6 INCHES FROM BOTTOM OF FOOTING.
5. FOR ANCHOR BOLT/ BASE PLATE - SQUARE FOOTINGS, PROVIDE A MINIMUM OF #5 VERTICAL REBAR @ 12" O.C., 4" OFFSET FROM PERIMETER, TOP AND BOTTOM OF FOOTING. PROVIDE #3 HORIZONTAL TIES @ 12" O.C. UNLESS OTHERWISE NOTED.
6. FOR ANCHOR BOLT/ BASE PLATE - ROUND FOOTINGS, PROVIDE A MINIMUM OF SIX (6) VERTICAL #5 REBARS, EVENLY SPACED, 4" OFFSET FROM FOOTING PERIMETER & #3 HORIZONTAL TIES, 12" O.C. Unless otherwise noted.
7. ANCHOR BOLTS SHALL BE TIED TO REBAR CAGE AT A MINIMUM OF TWO LOCATIONS PER ANCHOR BOLT
8. FOOTING DESIGN ASSUMES FOOTING SHALL BE EXCAVATED AND POURED IN UNDISTURBED NATURAL EARTH, CAPABLE OF WITHSTANDING A MINIMUM 1,500 PSF VERTICAL DESIGN BEARING PRESSURE AND 150 PSF/FT OF DEPTH OF LATERAL BEARING PRESSURE BASED ON SOIL DATA OBTAINED FROM THE USGS SOIL SURVEY.
9. IF CLAY, SILTY - CLAY, ORGANIC OR FILL SOIL IS ENCOUNTERED UPON EXCAVATION, CONTACT MURDOCH ENGINEERING FOR FOOTING DESIGN MODIFICATION PRIOR TO CONSTRUCTION.
10. PORTION OF STEEL SUPPORT EMBEDDED INTO CONCRETE SHALL NOT BE PAINTED. IT SHALL BE CLEAN BARE METAL FOR PROPER ADHESION TO CONCRETE

SCOPE OF WORK:

1. LIMITS OF LIABILITY TO EXTEND ONLY TO THE QUANTITY INDICATED. ATTEMPTS IN PART OR IN WHOLE TO INSTALL GREATER QUANTITIES THAN THOSE SPECIFIED WITHOUT CONSULTING MURDOCH ENGINEERING SHALL VOID ALL PROFESSIONAL LIABILITY AND COVERAGE.

DESIGN SPECIFICATIONS		
IBC	2015 with WI amendments	Wisconsin Commercial Building Code
ASCE	7-10	Minimum Design Loads for Buildings & Other Structures
ACI	318-14	Building Code Requirements for Structural Concrete
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Wind	Vult = 115	mph
Exposure	B	
Risk Cat.	II	
Grnd. Snow	Pg = 30	psf

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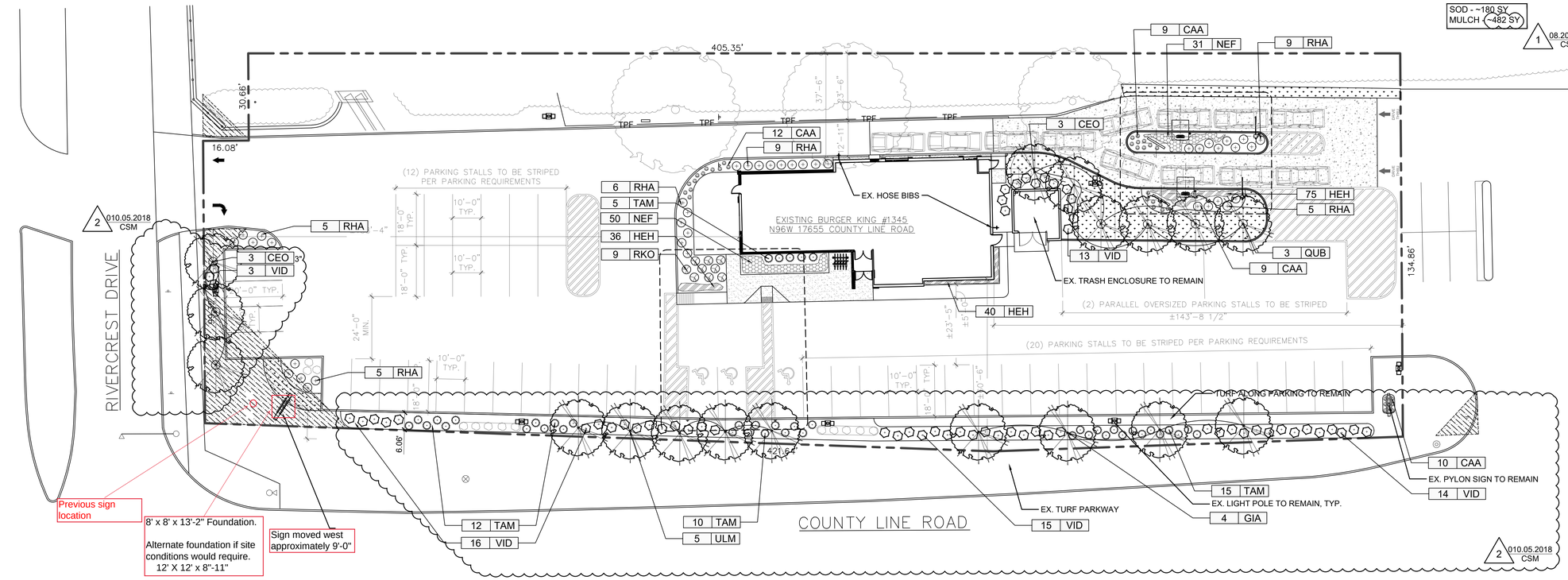
DWG TITLE: GENERAL NOTES

SHEET: S.1.2

SIZE: B



N

Scale: 1 inch = 20 ft.

LEGEND:

- PROPERTY LINE
- TPF — TREE PROTECTION FENCE
- SHADE TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASSES
- LAWN SOD
- PERENNIAL / GROUNDCOVER AREAS
- SIGHT TRIANGLE

Landscape Requirements

Germantown, WI

Zoning	B-5	Highway Business District
Site Area -	56,763	SF
Impervious Surface Total *	39,778	SF
	70%	
* Note that the net reduction of impervious surface is 1,539 SF.		
Greenspace Total	16,985	SF
	30%	
Percent Permitted	**80%**	Permitted in B-5 District
	10%	Under permitted impervious
Requirement: Accessory landscape area totaling not less than 5% of surface parking area.		
Parking Lot Area	33,826	SF
Parking Lot Islands	2,894	SF
% Landscaped	8.6%	SF
Requirement: One 2" Cal. Tree for each 10 parking stalls		
Parking Stalls	52	(Includes 3 ADA and 2 Oversized)
Tree Requirement	5.2	
Trees Provided	6	
Requirement: 8' greenbelt between parking and property line.		
Provided: Existing greenbelt along County Line Rd. to remain. Greenbelt varies from 5'-10" and 12'-3".		
Note - Along County Line Rd., greenbelt between curb and existing roadway curb is over 18' in width. (no sidewalk)		
Provided: Existing greenbelt along Rivercrest Dr. to remain. Greenbelt varies from 6'-10" and 8'-7".		
Note - Along Rivercrest Dr., greenbelt between curb and existing sidewalk is over 8.5' wide.		

1 08.20.2018 CSM

Requirement: One 3" Tree (measured 2' from grade) per 50' of street frontage		
County Line Road Frontage	420	LF
Tree Requirement	8.4	
Trees Provided	9	
County Line Road Frontage	130	LF
Tree Requirement	2.6	
Trees Provided	3	
Requirement: 5' wide landscape hedge along parking lot for screening.		
Provided	5' wide planting bed with hedge planting	
Note: due to existing sight lines, only 3 screening shrubs can be planted along River Crest Dr.		

Plant Schedule

Qty.	Key	Botanical name	Common name	Size at Planting	Notes
	SHADE TREES				
3	CEO	Celtis occidentalis	Hackberry	2.5" BB	Central Leader
3	CEO	Celtis occidentalis	Hackberry	3" BB *	Central Leader
4	GIA	Ginkgo biloba "Autumn Gold"	Autumn Gold Ginkgo	3" BB *	Central Leader
3	QUB	Quercus bicolor	Swamp White Oak	2.5" BB	Central Leader
5	ULM	Ulmus "Morton Glossy"	Triumph Elm	3" BB *	Central Leader
* Note: Size of street trees shall be 3" measured at 2' above grade per Village requirement.					
	DECIDUOUS SHRUBS				
39	RHA	Rhus aromatica "Gro-Low"	Gro-Low Fragrant Sumac	#5 Cont.	5' o.c.
9	RKO	Rosa "Knockout"	Knockout Rose	#5 Cont.	4' o.c.
42	TAM	Taxus media "Densiformis"	Dense Yew	24" BB	4' o.c.
61	VID	Viburnum dentatum "Blue Muffin"	Blue Muffin Arrowwood Viburnum	36" BB	5' o.c.
	PERENNIALS AND ORNAMENTAL GRASSES				
151	HEH	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Cont.	12" o.c.
81	NEF	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	#1 Cont.	18" o.c.
40	CAA	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1 Cont.	24" o.c.

1 08.20.2018 CSM

LANDSCAPE GENERAL NOTES:

1. ALL PLANT MATERIAL IS SUBJECT TO AVAILABILITY AND CORRECT SEASONAL PLANTING PROCEDURE. ANY AND ALL SUBSTITUTIONS REQUEST MUST BE SUBMITTED IN WRITING TO THE OWNER'S REPRESENTATIVE PRIOR TO ORDERING SUBSTITUTION MATERIALS.
2. ALL TREE / SHRUB BEDS SHALL RECEIVE MIN. 3" DEPTH OF SHREDDED HARDWOOD BARK MULCH COVER IN PLANTING BED. PERENNIAL PLANTINGS SHALL HAVE MIN. 2" OF MULCH.
3. THE LANDSCAPE CONTRACTOR SHALL STAKE AND LAYOUT ALL INSTALLATIONS AND BEDS FOR APPROVAL BY OWNER'S REPRESENTATIVE. FAILURE TO RECEIVE REVIEW AND APPROVAL MAY BE CAUSE TO REQUIRE THE REMOVAL OF PLANTS AND REINSTALLATION AT NO ADDITIONAL COST TO THE OWNER.
4. THE CONTRACTOR SHALL SUPPLY LANDSCAPE PLANTING SOIL MIX FOR ALL PERENNIAL PLANTING BEDS TO CONSIST OF 1/3 TOPSOIL, 1/3 SAND AND 1/3 COMPOSTED MANURE OR "MUSHROOM COMPOST". THIS MIXTURE IS TO BE ROTOTILLED INTO THE SOIL A MINIMUM OF 8" THROUGHOUT THE BED, AFTER INSTALLATION MULCH AS SPECIFIED ABOVE.
5. ANY AREAS DISTURBED NOT RECEIVING OTHER LANDSCAPE TREATMENTS SHALL BE RESTORED WITH SOD.

LANDSCAPE CONTRACTOR:
Landscape Concepts Management
www.landscapeconcepts.com

LANDSCAPE ARCHITECT:
TERRA ENGINEERING LTD.
225 W Ohio Street - Suite 400; Chicago, IL 60654
(T) 312-467-0123 | (F) 312-467-0220

#157-000150
exp. 8/31/19

Kevin Graham FASLA, PLA
TERRA Engineering Ltd.
225 W. Ohio Street, Fourth Floor
Chicago, Illinois 60610
ph: 312.467.0123

STATE OF WISCONSIN
KEVIN L. GRAHAM
LA-742-14
Wheaton, IL
LANDSCAPE ARCHITECT

WARREN JOHNSON ARCHITECTS, INC
19 N. Greeley St. Palatine, IL 60067
T (847) 359-9616

AS-BUILT	
NAME:	Warren Johnson
COMPANY:	Warren Johnson Architects, Inc.
SIGNATURE:	
DATE:	10/31/2019

BURGER KING

ISSUE DATES / REVISIONS		
	PERMIT SUBMITTAL	8.16.19
2	PLAN COMMISSION REVISION	10.5.18
1	PLAN COMMISSION REVISION	8.20.18
	PLAN COMMISSION	7.9.18
NO:	DESCRIPTION	DATE:

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DRAWN BY:	CSM
CHECKED BY:	W. JOHNSON
DATE:	5.17.18
PROJECT No:	18027

BURGER KING
STORE #5132
N96W17655 COUNTY LINE RD.
GERMANTOWN, WI 53022

LANDSCAPE PLAN

SHEET
L1.0

SITE INFORMATION:

PROPERTY AREA: AREA = 56,887 S.F. (1.31 ACRES).
EXISTING ZONING: B-5
PROPOSED ZONING: B-5
EXISTING/PROPOSED USE: FAST FOOD RESTAURANT WITH DRIVE THRU
AREA OF SITE DISTURBANCE: 8,320 SF (0.19 AC)
SETBACKS: BUILDING: MATCHING EXISTING
PAVEMENT: MATCHING EXISTING PAVEMENT
PARKING REQUIRED: 1/150 SF GFA + 1/2 EMPLOYEES (26 SPACES)
PARKING PROVIDED: 54 SPACES (3 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED: 3 HANDICAP STALLS PROVIDED: 3
BIKE PARKING STALLS PROVIDED: 2

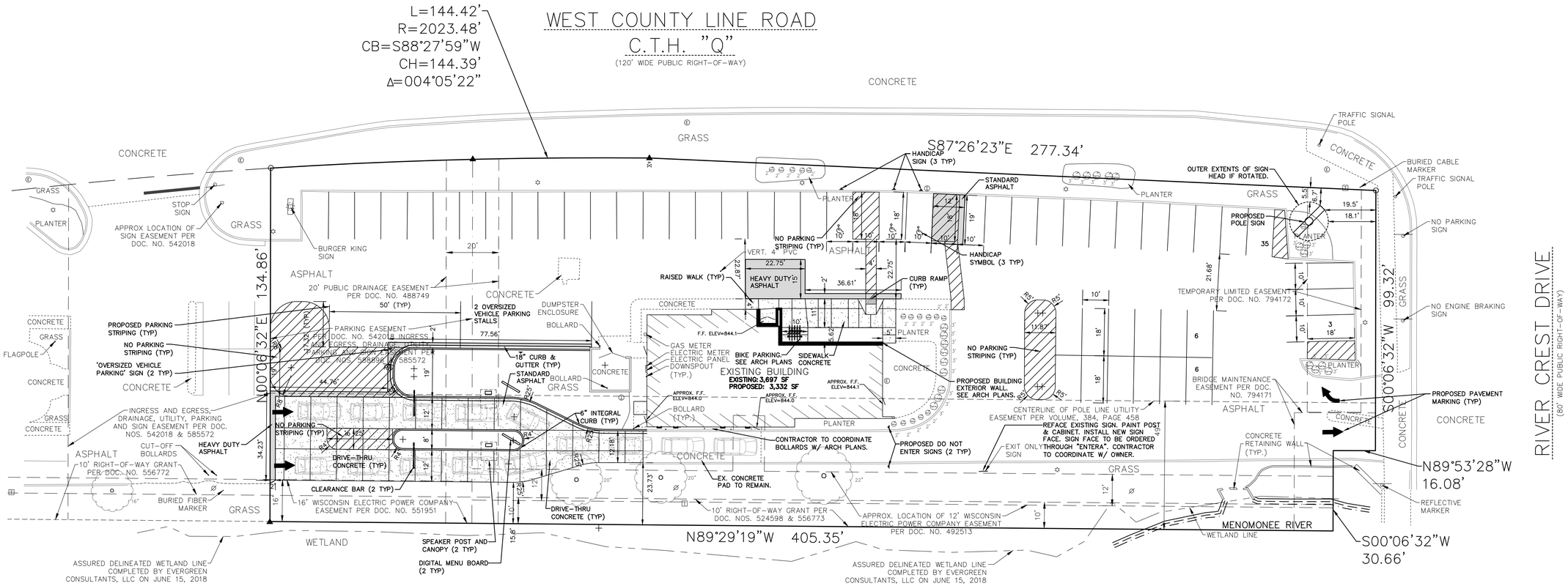
EXISTING SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.31	56,887	
BUILDING FLOOR AREA	0.08	3,697	6.5%
PAVEMENT (ASP. & CONC.)	0.84	36,503	64.2%
TOTAL IMPERVIOUS	0.92	40,200	70.7%
LANDSCAPE/ OPEN SPACE	0.38	16,687	29.3%

PROPOSED SITE DATA

	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	1.31	56,887	
BUILDING FLOOR AREA	0.08	3,332	5.9%
PAVEMENT (ASP. & CONC.)	0.84	36,456	64.1%
TOTAL IMPERVIOUS	0.91	39,788	69.9%
LANDSCAPE/ OPEN SPACE	0.39	17,099	30.1%

NOTES:
1. CONTRACTOR TO RESEAL & CRACK FILL ASPHALT PARKING LOT PER OWNER REQUIREMENTS. CONTRACTOR TO STRIPE PROPOSED STALLS AND NO PARKING STRIPING AS SHOWN ON PROPOSED SITE PLANS AS REQUIRED IN THE SPECIFICATIONS OR AS DIRECTED BY THE OWNER. CONTRACTOR TO COORDINATE W/ OWNER PRIOR TO STRIPING.
2. CONTRACTOR TO PROVIDE SLEEVES ON EXISTING BOLLARDS AROUND DRIVE-THRU WINDOWS. COLOR TO MATCH BUILDING. COORDINATE ALL DETAILS W/ ARCH PLANS PRIOR TO CONSTRUCTION.



NORTH

1" = 20'
SCALE
20' 0 20' 40'
FEET

EXCEL
ARCHITECTS • ENGINEERS • SURVEYORS
100 CAMELOT DRIVE
FOND DU LAC, WI 54935
PHONE: (920) 926-9800
WWW.EXCELENGINEER.COM

PROJECT INFORMATION

PROJECT NUMBER 1831320

PROPOSED IMPROVEMENTS FOR:
CAVE ENTERPRISES
N96 W17655 COUNTY LINE ROAD • GERMANTOWN, WI 53022

PROFESSIONAL SEAL

PRELIMINARY DATES
AUG. 15, 2019
SEPT. 23, 2022

NOT FOR CONSTRUCTION

SHEET INFORMATION
SITE PLAN
SHEET NUMBER
C1.2

2018 © EXCEL ENGINEERING, INC.

ZONING PERMIT REVIEW

10/10/22 Plan Commission Meeting

Paul and Tara Teggatz / VHKE LLC

Planning & Zoning Report **Germantown, Wisconsin**

Summary

Paul Teggatz, applicant for VHKE LLC, property owner, are seeking approval to install a 4' high vinyl fence within an existing drainage easement on the residential lot located at N105W14890 Blackbird Point in the Kinderberg Estates Subdivision.

Location: N105W14890 Blackbird Point

Agent/

Property Owners: Paul & Tara Teggatz
2551 N. 86th Street
Wauwatosa, WI 53226

VHKE LLC
6801 South Towne Dr
Madison, WI 53713

Zoning: Rs-4 Single-Family Residential

Adjacent Land Uses		Zoning
North	Kinderberg Park	A-2
South	Single-family Residential	Rs-4
East	Single-family Residential	Rs-4
West	Single-family Residential	Rs-4

Background/Proposal

Paul Teggatz, applicant for VHKE LLC, property owner, are seeking approval to install a 4' high vinyl fence within an existing drainage easement on the residential lot located at N105W14890 Blackbird Point in the Kinderberg Estates Subdivision.

As indicated in their supporting information, the applicant would like to install a 4' high white vinyl post and rail "Stratford" fence to enclose their back yard (see drawing on survey). The fence would be located along the west lot line, the north (rear lot line) and along the west edge of Public Watermain & Ingress/Egress Easement that runs along the east lot line. In so doing, the fence would encroach into the Private Drainage and Landscape Easement that runs parallel to the rear lot line. This easement is for surface storm water flow. There is no storm sewer infrastructure below ground in the easement across the Teggatz property.

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

(f) Fences in Residential Districts.

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

Staff Analysis

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

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

Regarding Item #1, drainage flow interference, the open-style post and rail fence would sit approximately 2 inches above grade and would not restrict or divert any water flow.

Regarding Item #2, the proposed fence (and style) has been reviewed and approved by the Kinderberg Estates Homeowner's Association Architectural Control Committee (see letter included in the packet).

Village Staff Recommendation

APPROVE the zoning permit application to install a 4' Stratford vinyl fence within the 35' wide private drainage easement along the rear lot line of the property located at N105W14890 Blackbird Point subject to the following conditions:

1. It shall be the responsibility of the homeowner to maintain a free flow of water within the private drainage easement at all times.
2. A fence permit is required from the Building Inspection Department. Contact SafeBuilt for more information.

Village of Germantown ...Willkommen

ZONING COMPLIANCE/ OCCUPANCY PERMIT

Date of Application: 8/8/22

Fee Received By: [illegible]

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

APPLICANT OR AGENT:

Name: Paul Teggatz

Address: 2551 N. 86th St.

City/State/Zip: Wauwatosa, WI 53226

Phone: 414-403-9195

E-Mail: ptegg14@hotmail.com

PROPERTY or Business OWNER:

Name: Paul and Tara Teggatz

Address: N105 W14890 Blackbird Point

City/State/Zip: Germantown, WI 53022

Phone: 414-403-9195

E-Mail: ptegg14@hotmail.com

PROPERTY ADDRESS OR Tax Parcel ID#: N105 W14890 Blackbird Point
Germantown, WI 53022

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

New Home Construction- Request for placing a vinyl white fence in drainage easement on property at N105 W14890 Blackbird Point

*See attached for further details

READ AND INITIAL THE FOLLOWING:

☒ I understand that Village Staff may request additional information to properly evaluate this request and failure to provide such information may in itself by sufficient cause to deny the petition.

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

INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

☒ A scaled site plan showing location of proposed use on the property (not required if within building).

☒ $175 Application Fee

☑ Other Information required by Zoning Administrator

VILLAGE USE ONLY

SIGNATURES: ALL APPLICATIONS MUST BE SIGNED

Applicant — Date 7/27/22

Property Owner — Date 7/27/22

July 27, 2022

Dear Planning Commission,

We are requesting a permit and an easement waiver for the construction of a white, 48"tall, "Stratford" vinyl fence for our back yard, up to the property line, including the landscape and private stormwater drainage easement. The fence will be approximately 2" above grade for the entire fence line and will be professionally installed by Leading Edge Fences, LLC.

We will be the new homeowners of this new construction home starting November 21, 2022 and have numerous reasons for requesting this fence. The first and foremost reason is for the safety of our 2-year-old daughter from the drainage ditch in the back behind our future property. The second is for the well-being of our two medium-sized English Cocker Spaniel dogs. While not an aggressive dog-breed in any sense of the matter, we believe a permanent structure allows for a safer and more controlled environment for them versus an invisible electric fence. Finally, this home is adjacent to a path that connects to Kinderberg Park, which has a considerable amount of daily foot traffic. This fence would provide an additional level of security for our family and our home.

We do not foresee any issues or impediments to drainage that this fence will cause by being allowed to be placed in the drainage easement due to the style and make-up of the proposed fence, as it will readily allow for any needed stormwater drainage.

Thank you for your time in reviewing this application and taking it up at your meeting. We look forward to your approval so we can obtain our permit and get this fence installed as soon as allowable.

Sincerely,

Paul & Tara Teggatz

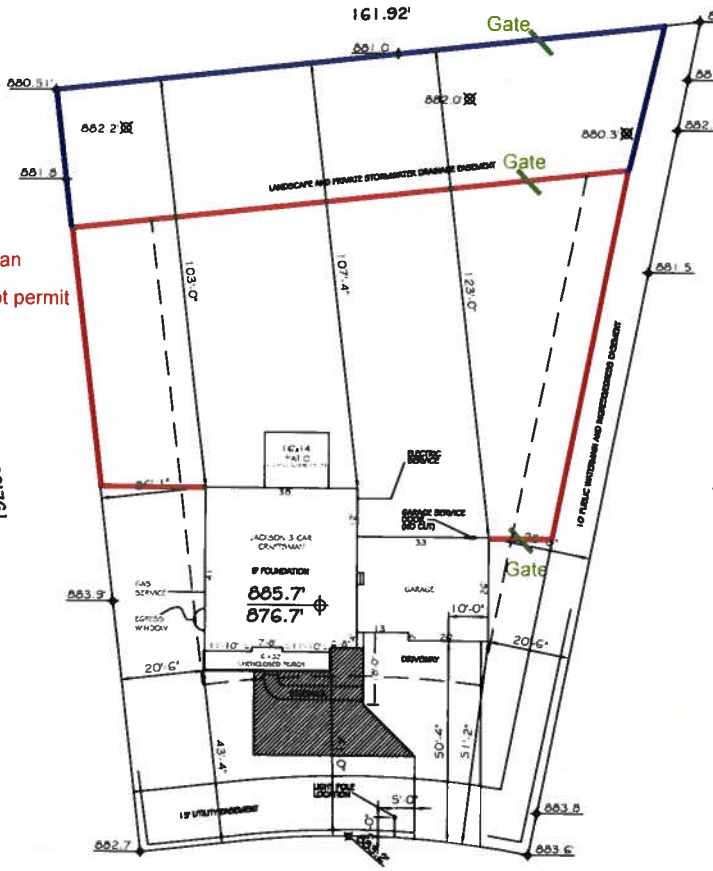
PHASE 1

LOT 4

25,419 S.F.

Plans and Specifications
APPROVED
ARCHITECTURAL COMMITTEE
By: Serena Pretti
Member and/or
Designated Representative
Dated: 7/22/22
Lot: 4 KE

NOTICE
to Fence Installer
Dimensions shown on plot plan are subject to final home placement on lot.
installer is responsible for verifying property corner locations and all dimensions.



GR
1'-0"
CUT

XXXX.X' =FINAL GRADE
(XXXX.X') =EXISTING GRADE

3.58% DRIVEWAY SLOPE - 1 STEP TO STOOP
97.50'

BLACKBIRD POINT

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=885.7'
TOP OF FOOTING=876.7'
GARAGE FLOOR ELEV.=885.2'
DRIVEWAY SLOPE=(3.58%)
YARD GRADE=(4.25%)

NOTE:
*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR AT TIME OF FINE GRADE AND SEED
*RETAINING WALL SYMBOLS ARE ONLY TO REPRESENT WHERE THEY ARE NEEDED-IT IS UP TO THE LANDSCAPER TO DETERMINE THE LENGTH NEEDED AND IN WHAT DIRECTION THEY SHOULD BE PLACED.

LANDSCAPE KEY
REFER TO SLOPE VS ON ADDENDUM
SHADE TREE
ORNAMENTAL TREE
CONIFER
ROCK RETAINING WALL
STRAW EROSION MATT.

KEY
STD. SETBACK LINE
VARIANCE SETBACK
EASEMENT SETBACK
DRAINAGE ARROW
RETAINING WALL ARROW
EROSION CONTROL
MAIN TRANSFORMER
SM. TRANSFORMER

HOMESITE: 4
CUSTOMER: TARA DAVISON & PAUL TEGGATZ
NEIGHBORHOOD: - SANDBERG ESTATES
ADDRESS: N 105W 14830 BLACKBIRD POINT
MODEL: JACKSON CRAFTSMAN 3 CAR FRONT LOAD
CEDARBURG, WI 53012
SITE AREA: 25,419 SQ. FT.
IMPERVIOUS AREA: 3,934 SQ FT
SCALE: 1"=30'-0"
DRAWN BY: J.D.
DATE: 03/26/2022

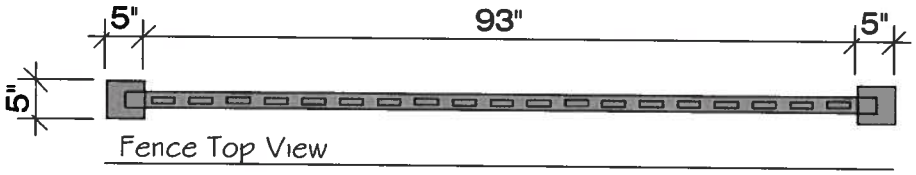
CUSTOMER APPROVAL:
DATE: / /22
DATE: / /22
VH APPROVAL:
SPF Jun 17 2022
DATE: / /22

ZONED: RS-4
MINIMUM SETBACKS
FRONT: 40'-0"
REAR: 35'-0"
SIDE: 20'-0"
TOTAL SIDE: 40'-0"
CORNER SIDE: 20'-0"

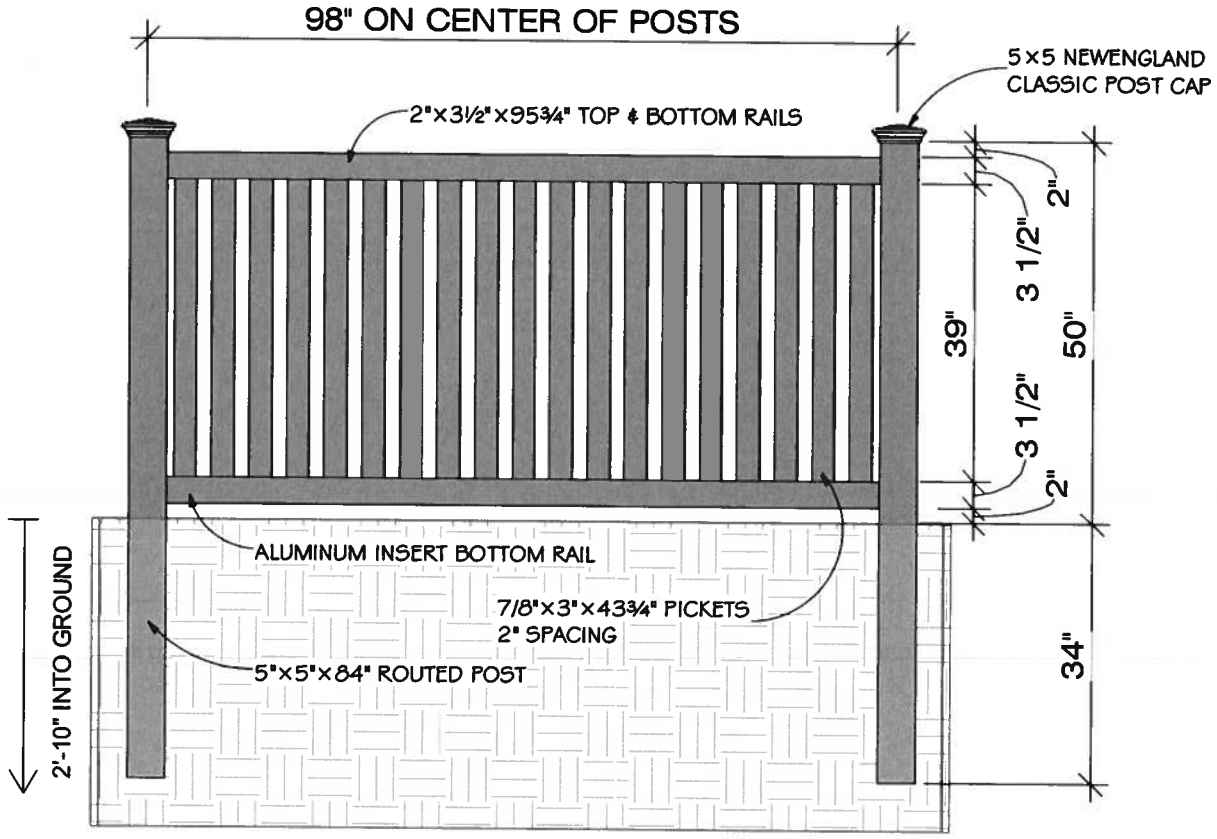
VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
(608)226-3100 Fax: (608)226-0600

DocuSign Envelope ID: 4AD42F2C-FA60-4419-814C-58394A4B0F65

STRATFORD



Fence Top View



Fence Elevation

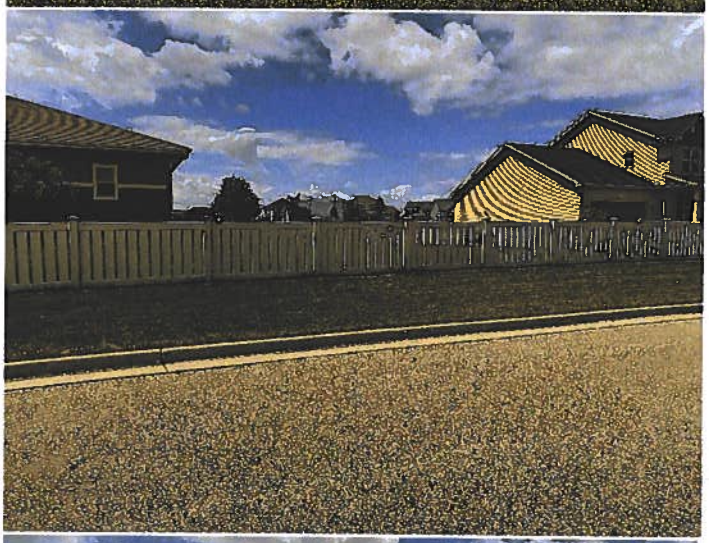
NOTE:

MANDATORY REQUIREMENTS (NO VARIANCE WILL BE ALLOWED)

- **FENCE MUST BE VINYL**
- **VINYL COLOR: WHITE**
- **FENCE STYLE IS A PLYGEM PRODUCT (STRATFORD)**

- CUSTOM BUILT ON THE JOBSITE
- INSTALLED WITH METAL BRACKETS THAT ATTACH TO POST AND SCREW INTO STRINGERS

Examples of Fences done by Leading Edge Fencing, LLC.



Kinderberg Estates Homeowner's Association
Architectural Control Committee

July 22, 2022

VIA EMAIL

Sarah Rudy on behalf of Paul Teggatz
Veridian Homes
6801 South Towne Drive
Madison, WI 53713

RE: Lot 4 Kinderberg Estates – Fence Request

Dear Sarah:

This letter is in response to your request for approval for a fence at the property address listed above at N105W14890 Blackbird Point, Germantown, WI 53022. Upon the review of your plans by the Kinderberg Estates Architectural Control committee, we would like to inform you that your request has been **approved subject to the following guidelines**:

1. Fencing location, as marked on the attached Veridian site plan, has been approved.

   Pending approval from the Village Planning Commission, the fence is to be placed through the Landscape/Private Easement, meeting up with the rear lot line, as is noted in Blue on the Stamped Veridian site plan. If the Planning Commission does not grant approval for placement through the easement, the fence is to be placed as is noted in Red on the Stamped Veridian site plan.

   a. Per the Germantown city ordinance, fences are considered permanent structures and shall be subject to planning commission approval.

   b. Fencing is not permitted with in the ten-foot (10') Public Watermain/Ingress/Egress Easement located along the eastern lot line.

   c. In the event that your neighbor applies for permission to install a fence the ACC will require them to connect to your existing fence. If you do not place your fence on the property line, the ACC will require that your neighbor connect to your fence and maintain that portion of your property.

   d. IF there is a utility box in the back corner of your yard:

      i. The fence will be located on the back property line so the utility boxes are located inside the fenced area of your yard. The ACC recommends – but does not require – this option in order to avoid any future issues if your neighbor decides to construct a fence as well.

      ii. In the event you are not able to enclose the utility box within your fence and the utility box is fenced outside of your fence in your yard you will be required to install a gate near the utility box so that you can have access to the utility box and maintain that portion of your yard.

      iii. **Please inform your fence installer** to check the utility box for language on the utility box which may indicate a required distance for any nearby structure. You may need to move the fence back so that it is within the required distance of the utility box.

e. **Important to note:** Installing a fence near retaining walls; if a post is placed too close to the retaining wall it may cause a shift of the boulders which would void the warranty of the retaining wall.

2. The permitted fence style in your neighborhood is the "Stratford" (see attached). The maximum height for this fence style is four (4') feet. This has been approved by the ACC.

3. Fencing shall consist of vinyl and shall be constructed in White as allowed in the Kinderberg Estates neighborhood. This has been approved by the ACC.

4. Any improvements (i.e., fences, dog kennels, landscaping, etc.) located within any part of a Lot which is subject to a utility easement is subject to removal at the Owner's expense for utility maintenance and other reasons as determined by the party benefitted by the easement. Reinstallation of any improvement would be at the Owner's cost and would also be subject to the discretion of the party benefitted by the easement.

5. All fencing shall be erected finish side out, i.e. pickets on the outside of the rail facing the street or neighboring lot.

6. **All** posts need to be wrapped if metal posts are used as no metal shall be exposed.

7. Gates are permitted and shall be consistent with the fencing style. The placements of the gate noted on the Veridian site plan are approximate.

8. Fencing shall be limited to rear and side yards only. Fencing in front yards shall not be permitted.

9. Fencing shall meet up the corners of the home or garage and may not project past the front face of home or garage. Fencing shall not meet front porch corners.

10. Only one fence is permitted along adjoining properties. Corners of adjoining properties fencing shall intersect at common corners.

11. Fencing at side yards of corner lots may not project past the front yard setbacks of the adjacent lot of the side facing the street or not past the side yard setback if all adjacent lots do not face streets.

12. Fencing shall not occur in freestanding segments or be placed arbitrarily.

13. The graded slopes and swales as established by Developer shall remain as permanent. Within these slopes and swales, no structure, planting or other material shall be placed or permitted to remain, or other activities undertaken which may damage or interfere with established slope and swale ratios, create erosion or sliding problems or which may change the direction of flow of drainage channels or obstruct or retard the flow of water through drainage channels. The slopes and swales of each Lot and all improvements in them shall be maintained continuously by the Owner of a Lot, at the Owner's sole expense, except for those improvements for which a public authority or utility company is responsible.

14. As your fence will be constructed through your contract with Veridian Homes, we will contact the Village of Germantown to ensure that the installation will be in compliance with the Village of Germantown codes and ordinances. Veridian Homes will also secure a zoning approval and/or a building permit, if needed, from the Village of Germantown in order to construct the fence. Committee approval does not supersede the need for any municipal approvals or permits.

15. **NOTICE TO FENCE INSTALLER: Dimensions shown on plot plan are subject to final home placement on lot. Installer is responsible for verifying property corner locations and dimensions.**

16. **Please notify the ACC at acc@dsirealestate.com upon project completion, for compliance review.**

If you have any additional questions, please feel welcome to contact the Architectural Control Committee at (608) 226-3073 or by email at acc@dsirealestate.com.

Sincerely,
Kinderberg Estates South Architectural Control Committee

Serena Pretti

Serena Pretti
Architectural Control Coordinator

Enclosures

cc: Leading Edge Fence (lefencesllc@gmail.com)
Traffic (traffic@veridianhomes.com)
Construction Coordinator (ccoordinator@veridianhomes.com)
Personal Builder (pteggatz@veridianhomes.com)

DocuSign Envelope ID: 4AD42F2C-FA60-4419-814C-58394A4B0F65

ARCHITECTURAL REVIEW APPLICATION

1. Owner(s): Sarah Rudy on behalf of Paul Teggatz
2. Property Address: _____
3. Mailing Address (if different): _____
4. Lot # / Neighborhood: 4 Kinderberg Estates
5. Contact Number: 262-894-1224
6. Email Address: srudy@veridianhomes.com
7. General description of alterations being submitted:
   Install 4' (four foot) tall vinyl fence on property.
   Style: Exhibit E - Stratford (PlyGem Product). Color: White
8. Estimated starting date: during construction of home
9. Estimated completion date: _____
10. Owner(s) hereby acknowledge they are familiar with the Declaration of Protective Covenants, Conditions and Restrictions (the "Restrictions"), as well as, Amendments to the Declaration of Protective Covenants, Conditions and Restrictions ("Amendments"), if any, of the neighborhood.
11. Owner(s) hereby acknowledge and agree to honor all deadlines, if any, for completion of improvements referenced herein as established by the Architectural Control Committee (the "Committee").
12. Owner(s) agree to store construction materials on the above referenced property only, and will bear the cost of repairing any damages caused to any such other areas for non compliance.
13. Owner(s) agree to remove all unused materials from public view within seven (7) days following the completion of any work.
14. Owners hereby acknowledge in the event the Committee fails to approve or disapprove within thirty (30) days after the application and related documents requiring approval have been submitted, the application will be deemed denied. Submission will not be complete, and the thirty (30) day approval time, shall not commence until after all documents required herein have been submitted.
15. Owners agree to construct improvements as approved by the Committee and submit any changes prior to construction.

Required Exhibits and Supporting Documentation

The documents listed below must accompany all application for Committee approval. Failure to submit the proper documents to the Committee will be considered incomplete and will be returned as unapproved.

1. Paint or stain colors: A sample of the color(s) intended to be used; along with existing paint colors on the home that will remain unchanged must be provided. Note: A photo of existing paint colors is an acceptable alternate to samples of existing colors. Paint or opaque stain matching the lighter of trim or siding color is required in Grandview Commons and Smith's Crossing. It is also encouraged in all neighborhoods (excluding Grandview Commons and Smith's Crossing), however, wood finish stains on rear year fences will be considered in these neighborhoods.

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2. Finish materials: A written description and/or sample of all finish material to be used for Exterior modification must be provided.

3. Site plan or plot plan: A site plan or plot plan, drawn to scale, showing the exact location and dimension of the proposed alternations, including orientation with respect to the property lines and all structures, must be provided for applications, including but not limited to decks, patios, walls, fences, gazebos and any structural additions to the home. **Please note if this document is not included with every application, the application will be returned to you for re-submission.** To expedite your request, use a Veridian site plan.

4. Architectural drawing and/or landscape plans: Complete detailed architectural drawings or plans must be provided for, including but not limited to decks, storage sheds, fences, gazebos and structural addition to the home, as well as, surrounding landscaping or topography changes of the lot.

5. Contractors' estimate/proposal/plans: Bids receive may include the majority of the above described requirements. If they meet the criteria of item 3 above, you may attach these documents to the application to be submitted. NOTE: Drawings used to estimate material costs may not represent actual dimensions. The cost listed may be deleted as the Committee is not interested in the cost of the improvement.

6. Additional exhibits: Additional exhibits may be required in order to permit adequate evaluation of the proposed changes. Feel free to contact the Committee for guidance prior to submission of application if in doubt.

NOTICE GIVEN TO OWNERS

1. Nothing contained herein shall be construed to represent those alterations to lots or buildings in accordance with these plans shall not violate any of the provision of the Building and Zoning Codes established by the municipality, to which the property is subject to as well as any applicable easements on the property. Further, nothing contained herein shall be construed as a waiver or modification of said Restrictions.

2. Nothing contained herein shall be construed to represent those improvements, as approved by the Committee, are build able.

3. Where required, appropriate building permits shall be obtained for the municipality prior to construction. Nothing contained herein shall be construed as a waiver of said requirement.

4. Owner(s) is made aware and agrees that no work on this request will begin until written approval from the Committee.

5. Owner(s) agrees and grants express permission to the Committee to enter on the Owner's property at a reasonable time to inspect the project, during and after construction.

6. Owner(s) is made aware that any approval is contingent upon the completion of the alteration in a workmanlike manner and in accordance with the approved plan and specification of said alterations.

7. Owner(s) is made aware that any alterations not approved by the Committee will result in a written notification from the Committee and Owner(s) agree to bring the property back into compliance within a specified time as determined by the Committee. Further, Owner(s) are aware and agree that any legal expenses associated therewith will be the sole responsibility of the Owner(s).

DocuSigned by:
Paul Tessaro
7/5/2022

OWNER SIGNATURE Date OWNER SIGNATURE Date

DocuSign Envelope ID: 4AD42F2C-FA60-4419-814C-58394A4B0F65

APPLICATION SUBMITTAL

1. Please email your application and supporting documents to **acc@dsirealestate.com**. If unable to email, please mail to Architectural Control Committee (ACC), DSI Real Estate Group, 708 River Place, Monona, WI 53716.

2. Do not include original documents as they may not be returned. All pages submitted must be legible copies.

3. Owner must sign on the signature line provided indicating that you have read and agree to the requirements and notices given that are contained within this application.

APPLICATION REVIEW

☐ Approved
☐ Not Approved
☐ Approved as noted (see comments)
☐ Additional Information needed (see comments)

COMMENTS/REQUIREMENTS FOR APPROVAL

☐ Copy of building permit required
☐ Copy of land survey required
☐ Color samples required
☐ Other information required:

Comments from Committee Member:

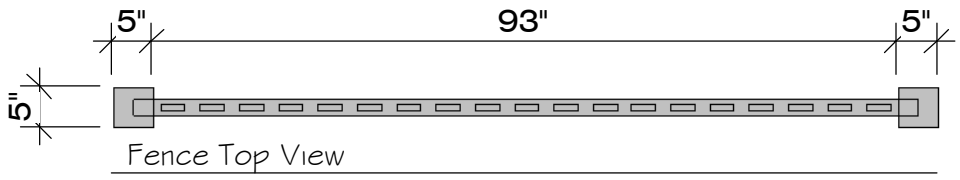
Approved per attached letter and marked Veridian site plan.

Committee Member Signature Serena Pretti

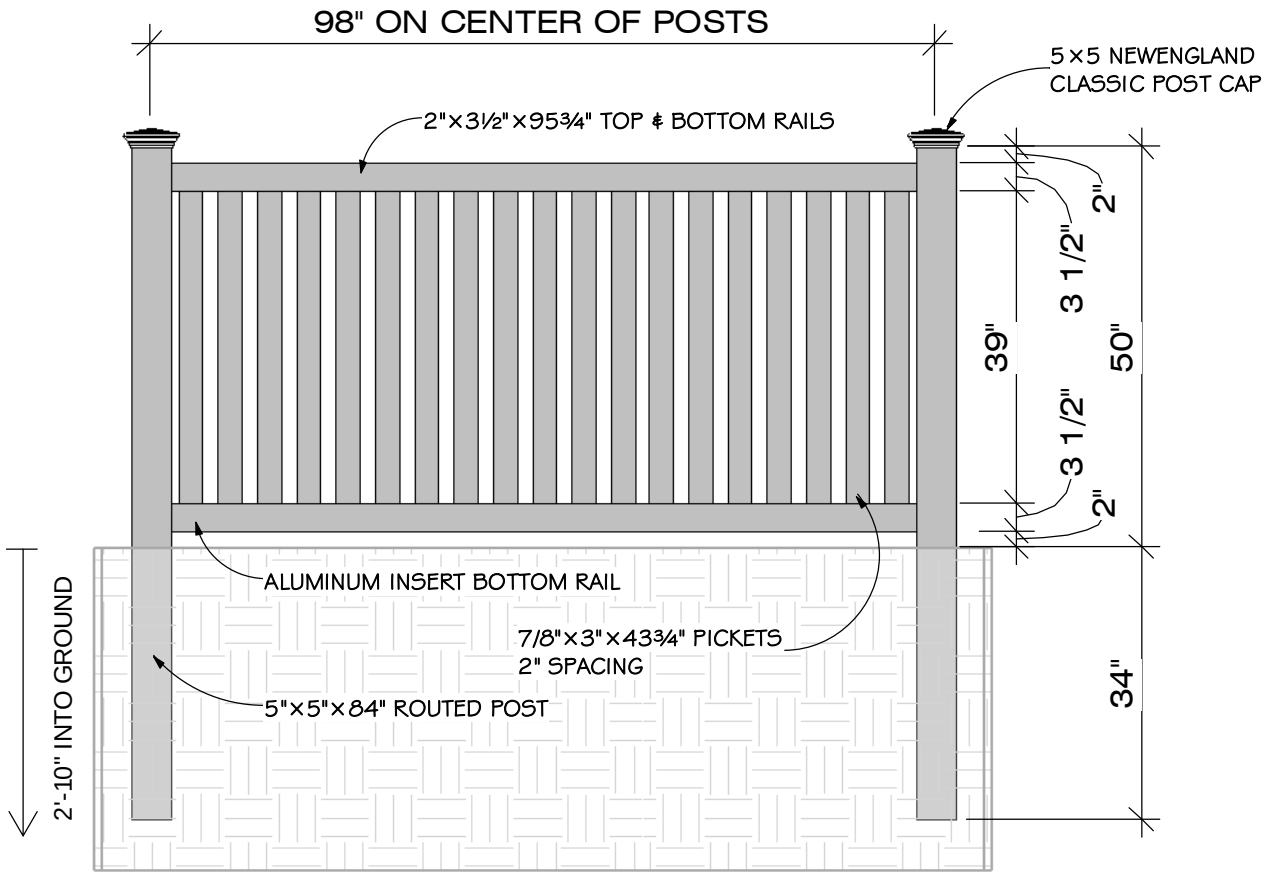
Date: 7/22/22

DocuSign Envelope ID: 4AD42F2C-FA60-4419-814C-58394A4B0F65

STRATFORD



Fence Top View



Fence Elevation

NOTE:

MANDATORY REQUIREMENTS (NO VARIANCE WILL BE ALLOWED)

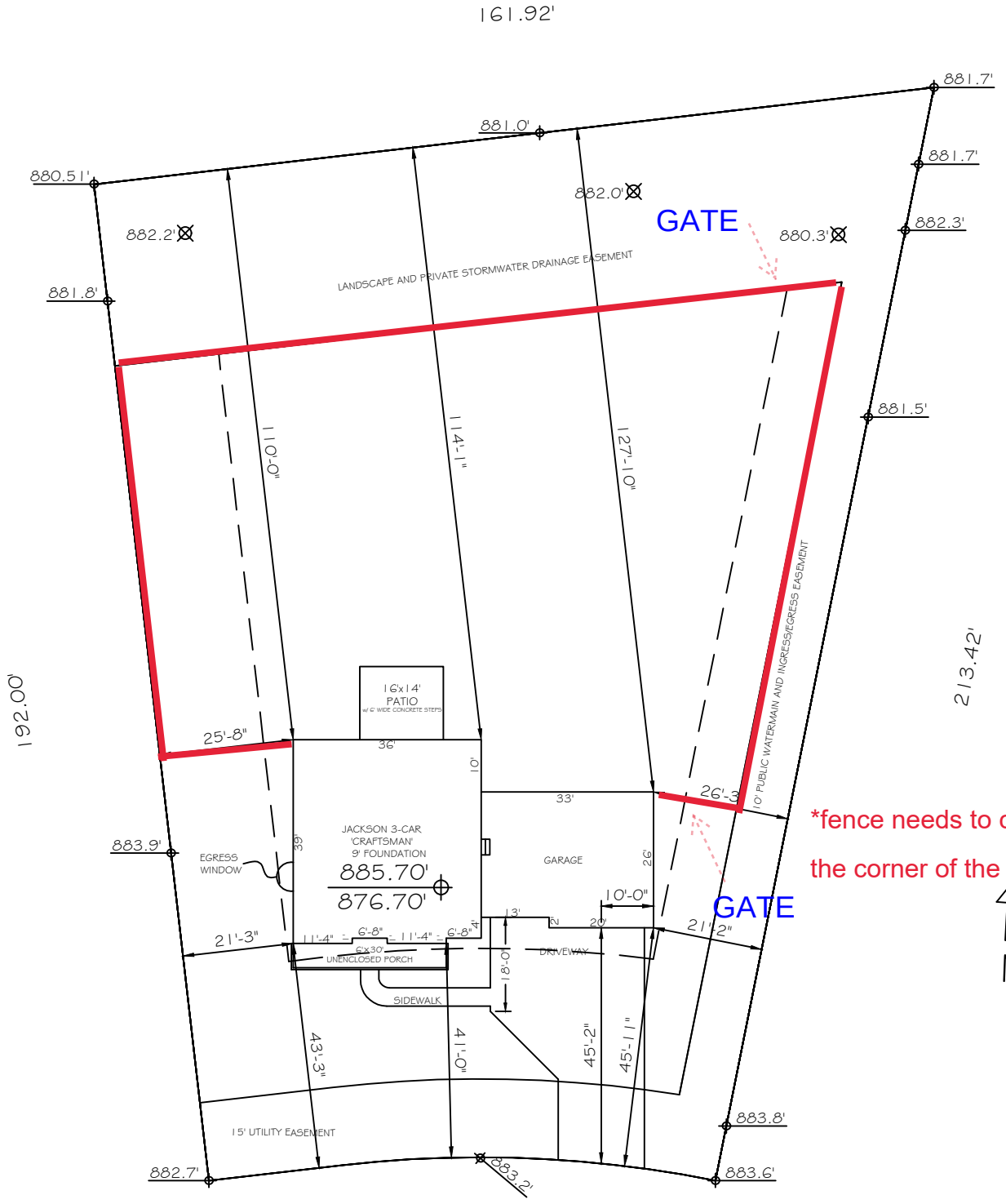
- **FENCE MUST BE VINYL**
- **VINYL COLOR: WHITE**
- **FENCE STYLE IS A PLYGEM PRODUCT (STRATFORD)**

- CUSTOM BUILT ON THE JOBSITE
- INSTALLED WITH METAL BRACKETS THAT ATTACH TO POST AND SCREW INTO STRINGERS

PHASE 1

LOT 4

25,419 S.F.



XXXX.X' = FINAL GRADE

(XXXX.X') = EXISTING GRADE

BLACKBIRD POINT

(FOR 8' FOUNDATION)
TOP OF FOUNDATION=885.7'
TOP OF FOOTING=877.7'
GARAGE FLOOR ELEV.=XXX.X'
DRIVEWAY SLOPE=(X.X%)
HALF EXPOSURE=(DELETE IF NONE)
FULL EXPOSURE=(DELETE IF NONE)
YARD GRADE=(X.X%)

NOTE:
*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR AT TIME OF FINE GRADE AND SEED
*RETAINING WALL SYMBOLS ARE ONLY TO REPRESENT WHERE THEY ARE NEEDED-IT IS UP TO THE LANDSCAPER TO DETERMINE THE LENGTH NEEDED AND IN WHAT DIRECTION THEY SHOULD BE PLACED.

LANDSCAPE KEY
REFER TO SUBDIVISION ADDENDUM
SHADE TREE
ORNAMENTAL TREE
CONIFER
ROCK RETAINING WALL
STRAW EROSION MATT.

KEY
STD. SETBACK LINE
VARIANCE SETBACK
EASEMENT SETBACK
DRAINAGE ARROW
RETAINING WALL ARROW
EROSION CONTROL
MAIN TRANSFORMER
SM. TRANSFORMER

HOMESITE: 4
NEIGHBORHOOD: KINDERBURG ESTATES
MODEL: -
SITE AREA: 25,419 SQ. FT.
IMPERVIOUS AREA: -

CUSTOMER: -
ADDRESS: N105W14890 BLACKBIRD POINT
GERMANTOWN, WI 53022

SCALE: 1"=30'-0"
DRAWN BY: -
DATE: -

CUSTOMER APPROVAL:
DATE: / /22
DATE: / /22
VH APPROVAL:
DATE: / /22

ZONED: RS-4
MINIMUM SETBACKS
FRONT: 40'-0"
REAR: 35'-0"
SIDE: 20'-0"
TOTAL SIDE: 40'-0"
CORNER SIDE: 20'-0"

VERIDIAN HOMES
6801 South Towne Drive
Madison, WI 53713
(608)226-3100 Fax: (608)226-0600

VERIDIAN HOMES PRICE REQUEST FORM

Directions: Submit completed Price Request Form to Home Building Services.

New Home Specialist: Sarah Rudy **Date Submitted:** 3-2-2022

Homesite/Neighborhood: 4/KE **Closing Date:** N/A

Homebuilding Stage:
- ☐ Prior to Contract Signing
- ☐ Before 1st Draft
- ☐ Prior to Selections
- ☐ Prior to Frame
- ☐ Prior to Insulation
- ☐ After Insulation
- ☐ Product Installed
- ☐ Completed Home

Home Specifications:
- ☐ Standard Specs
- ☐ Signature Specs

Neighborhood Specific Exterior Requirements (note neighborhood): _____

Description of Request (make note of model numbers, colors and/or other details required for pricing):

Cost of fence with 2 gates--see lot fit MKE only has one style so Megan from Leading Edge fence should know if that is who we are still using.

**please ensure cost is listed somewhere not just mark up as this is for an employee

_____

Sales Management Signature Date

For use by Home Building Services Only

Customer Price: _____

Included in Price: _____

_____

_____

_____

Added/Removed Per Price Request (show as negative if removed):

Interior SF _____	LVP SF _____	Kitchen Countertop _____	Bath Countertop _____
Garage SF _____	Carpet SF _____	Kitchen Upper Cabs _____	Bath Cabinetry _____
Lower SF _____	Other SF _____	Kitchen Lower Cabs _____	Lighting Allowance _____

Excluded from Price: _____

_____

Other notes: _____

BIM: _____ Target Completion Date: _____ Completion Date: _____

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PHASE 1

LOT 4

25,419 S.F.

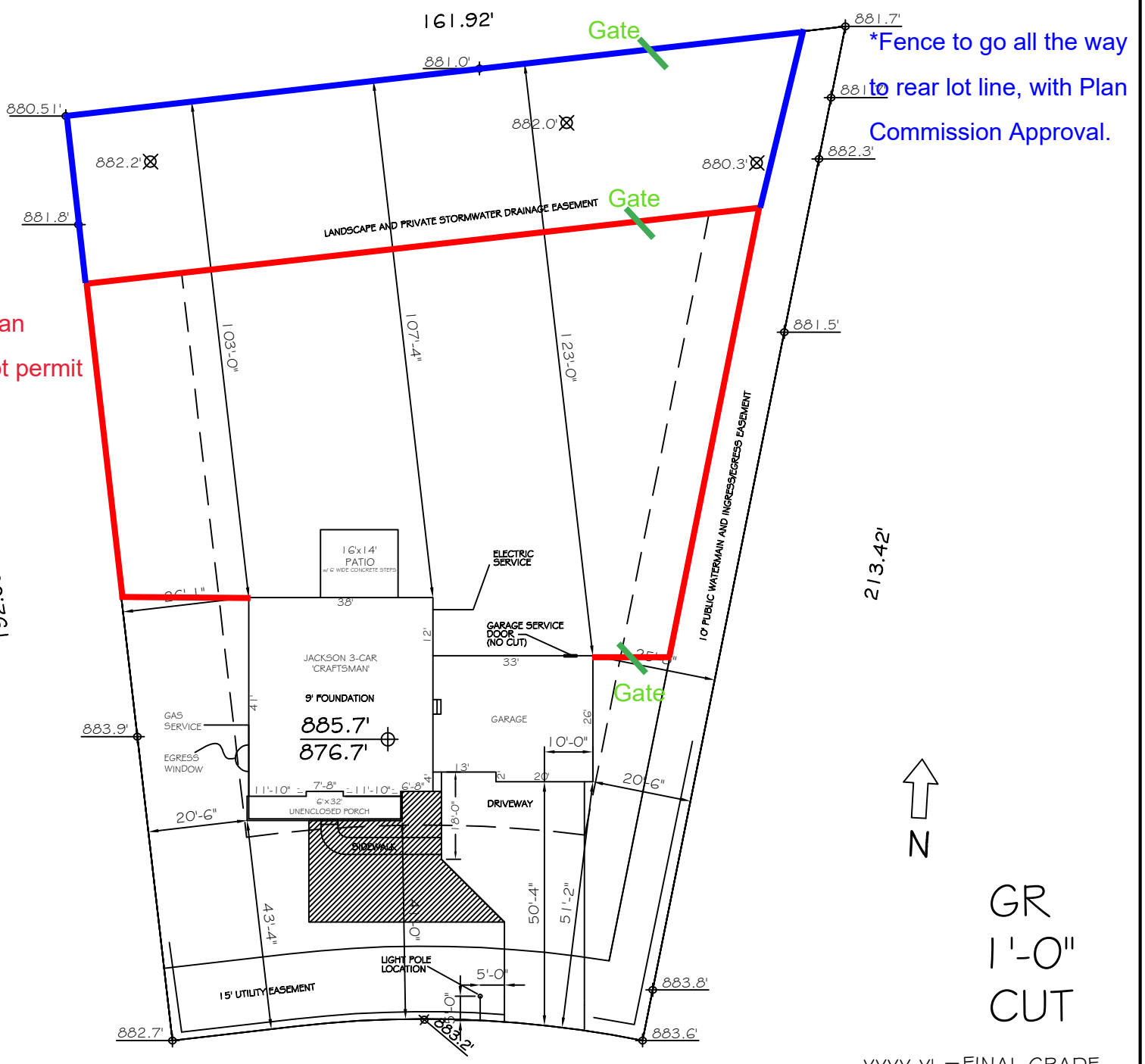
Plans and Specifications
APPROVED
ARCHITECTURAL COMMITTEE

By: Serena Pretti
Member and/or
Designated Representative

Dated: 7/22/22

Lot: 4 KE

NOTICE
to Fence Installer
Dimensions shown on plot plan are subject to final home placement on lot.
installer is responsible for verifying property corner locations and all dimensions.



*Fence Location if Plan Commission does not permit within easement.

*Fence to go all the way to rear lot line, with Plan Commission Approval.

3.58% DRIVEWAY SLOPE - 1 STEP TO STOOP

97.50'

GR
1'-0"
CUT

XXXX.X' =FINAL GRADE

(XXXX.X') =EXISTING GRADE

BLACKBIRD POINT

(FOR 9' FOUNDATION)
TOP OF FOUNDATION=885.7'
TOP OF FOOTING=876.7'
GARAGE FLOOR ELEV.=885.2'
DRIVEWAY SLOPE=(3.58%)
YARD GRADE=(4.25%)

NOTE:
*EROSION MATTING TO BE APPLIED AND INSTALLED BY LANDSCAPING CONTRACTOR AT TIME OF FINE GRADE AND SEED
*RETAINING WALL SYMBOLS ARE ONLY TO REPRESENT WHERE THEY ARE NEEDED-IT IS UP TO THE LANDSCAPER TO DETERMINE THE LENGTH NEEDED AND IN WHAT DIRECTION THEY SHOULD BE PLACED.

LANDSCAPE KEY
REFER TO SUBDIVISION ADDENDUM
- SHADE TREE
- ORNAMENTAL TREE
- CONIFER
- ROCK RETAINING WALL
- STRAW EROSION MATT.

KEY
- STD. SETBACK LINE
- VARIANCE SETBACK
- EASEMENT SETBACK
- DRAINAGE ARROW
- RETAINING WALL ARROW
- EROSION CONTROL
- MAIN TRANSFORMER
- SM. TRANSFORMER

HOMESITE: 4
CUSTOMER: TARA DAVISON & PAUL TEGGATZ
NEIGHBORHOOD: KINDERBERG ESTATES
ADDRESS: N105W14890 BLACKBIRD POINT
MODEL: JACKSON CRAFTSMAN 3-CAR FRONT LOAD
GERMANTOWN, WI 53022
SITE AREA: 25,419 SQ. FT.
IMPERVIOUS AREA: 3,913 SQ FT

SCALE: 1"=30'-0"
DRAWN BY: JJB
DATE: 05/26/2022

CUSTOMER APPROVAL:
DATE: / /22
DATE: / /22
VH APPROVAL:
SPF Jun 17 2022
DATE: / /22

ZONED: RS-4
MINIMUM SETBACKS
FRONT: 40'-0"
REAR: 35'-0"
SIDE: 20'-0"
TOTAL SIDE: 40'-0"
CORNER SIDE: 20'-0"

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