

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

MEETING:	PLAN COMMISSION
DATE AND TIME:	MONDAY, November 14, 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 #2557 415 4150 Password: AFvKtrYD233 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=maebb5da4db4366bb17d27be6d3fa6c06>

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 and comment will be received from the public. It is the policy of this municipality that public input be limited to a three (3) minute time period per person with a time extension granted at the discretion of the Chief Presiding Officer. Be advised that there may be limited discussion of the information received; however, no action will be taken under public comments.
- IV. **APPROVAL OF MINUTES:** October 10, 2022
- V. **NEW BUSINESS:**
 - A. Proposed Boundary Amendment and Project Plan for Tax Increment District No. 9. Public Hearing followed by discussion and action on Plan Commission Resolution No. 03-2022 Designating the Proposed Amended Boundaries and Approving a Project Plan Amendment for Tax Incremental District No. 9, Village of Germantown, Wisconsin. **(PUBLIC HEARING & ACTION)**
 - B. Kevin H. Behnke, Agent and Property Owner of the Apple Works Winery LLC – W179 N12536 Fond du Lac Avenue. Application to Amend Conditional Use Permit No. 03-13 to revise the hours and expand the existing winery use to include a 2,880 sqft building with a seating capacity of 125 persons, additional on-site vehicle parking, and use of the existing dwelling as a short-term “bed & breakfast” type rental on the property. **(PUBLIC HEARING & ACTION)**
 - C. Keith Kindred, SEH Inc., Agent for Home Path Financial LP, Property Owner - Lot 6 Heritage Park and Outlot CSM 4988. Final Subdivision Plat for a 35-lot Residential Single-Family Subdivision and Sign Review for Heritage Park North. **(ACTION)**
 - D. Mike Faber, Capstone Development Company, Agent for CQ WI 2021 LLC, Property Owner – N128 W20955 Holy Hill Road. Site Plan Consultation for Phase II of the Capstone 41 Business Park and a 294,600 sqft multi-tenant industrial building. **(DISCUSSION)**

Village of Germantown Plan Commission
Meeting Agenda
November 14, 2022

#

- E. Lemberg Electric, Agent for Taco Bell and Michael J. Schmitz, Property Owner – N96 W17802 County Line Road. Sign Review application. **(ACTION)**
- F. Fastsigns, Agent for Raymond Company and BV Ryan Willow Creek I Owner LLC, Property Owner – N102 W19300 Willow Creek Way. Sign Review application. **(ACTION)**

VI. **ANNOUNCEMENTS:**

VII. **ADJOURNMENT:**

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

#

PLAN COMMISSION MINUTES

October 10, 2022

CALL TO ORDER: Planning Assistant Lori Johnson called the meeting to order at 6:30 pm.

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

MOTION Shadid second Laszewski to Appoint Trustee Baum as Chairman Pro-Tem.

MOTION carried unanimously.

PUBLIC INPUT:

- Trustee Baum read comments into the record from Tammy Schneider, W204 N9699 Lannon Road – She expressed their neighborhoods displeasure with what the Plan Commission wants to do with the corner of Lannon and County Line Road.
- Melanie Smythe, N140 W17938 Cedar Lane – said a fire station should be considered as part of the new DPW site, there should be consideration for land use for parks, and Plan Commission should consider residents concerns.

APPROVAL OF MINUTES:

MOTION Baum second Laszewski to Approve the minutes from August 22, 2022.

MOTION carried. Commissioner Williams and Shadid abstained.

Gehl Food & Beverage – N116 W159970 Main Street. The property owner is requesting approval for a wall sign permit and modification to the previously approved 42' x 33' vinyl wrap for the silo. Associate Planner Zandt summarized the proposal.

MOTION Laszewski second Shadid to Approve the proposed wall sign for Gehl Food and Beverage located at N116 W15970 Main Street as proposed.

MOTION carried unanimously.

Resolution No. 03-2022 to Revise Resolution No. 02-2022 approving the Village of Germantown 2050 Comprehensive Plan. Director Retzlaff summarized the revisions the Village Board made to the 2050 Plan. He explained the County provided their comments on the Comprehensive Plan after the public hearing and the Village Board accepted the revisions. He said the changes are factual and were minor and he adopted them into the language. Discussion continued. Commissioner Nilles pointed out a spelling error.

MOTION Shadid second Williams to Approve Resolution 03-2022 as presented.

MOTION carried unanimously.

Virtus Development, Agent for District One and Robert and Elizabeth Hacker Trust – W140 N10363 Fond du Lac Avenue and Parcel GTNV 351-984. The request is for approval of a

Rezoning application to amend and expand the "Kuhburg Planned Development Zoning District" and a revised General Development Plan to add parking, storm water management and a 6-unit multi-family residential building. Director Retzlaff summarized the proposal and Greg Nagel, Virtus Development, presented the plan.

Public Hearing opened at 7:17 pm.

- John Figie, W140 N10323 Fond du Lac Avenue, was not in favor of the rezoning, the lot is too small for multi-family development, 3-story building is too high, feature needed to block the view, has not problem with parking lot expansion.
- David LaLlave, N140 W10259 Fond du Lac Avenue, had a problem with the 6-family development and height, where would guests park, did not have a problem with the parking lot.
- William Junker, N101 W14230 Sunberry Road, wait to see what else may come in for development, asked where guest would park, against 6-family development.
- Adam Gratz, N104 W14085 Donges Bay Road, Did not want to be around multi-family housing or look at a 3-story building, what will the development do to the property values.
- Brian Depies, W143 N9867 Ridgewood Drive, spoke in favor of the development, he promotes density where it makes sense and there is sewer and water, he knows Greg Nagel who is vested in this corner.
- Greg Nagel, Virtus Development, guest parking would be shared with the parking lot, the turning distance is 22-foot aisle, the detention pond obtains water and will not be permanent wet.
- Jan Miller, W151 N10297 Windsong Circle W, liked the concept of the coffee shop, restaurant and parking lot, spoke in favor of the multi-family development if owner occupied, does not think a single-family dwelling will go there, it's a good concept but would like to see a duplex or 4 units in that space.

Public Hearing closed 7:43 pm.

MOTION Shadid second Williams to Table with some direction.

Discussion ensued. Comments included:

- Likes the idea of the transition, agrees with some of the comments, tight, height seems high, doesn't think this plan works but the overall idea is good,
- Generally in favor of the concept, agrees with some of the other thoughts, is it really a traditional neighborhood design, some adjustments needed, reduce the number of units.
- Don't like what was presented, agrees with Trustee Miller's comment about being owner occupied.
- Works well as a buffer between business and residential, reduce the number of units, take the garage and put next to the units and elongate the building and bring down the height, sees problems with shared parking lot, access to the road a problem right in right out only, have driveway connect to the parking lot, no problem with multi-family but too dense.
- Idea to propose duplex with garages on the outside, facing the pond with outdoor courtyard area and then another 2-unit building, drive width to one lane not against single-family.
- 6-units too many for the lot size but could work and will look at other options.

MOTION carried unanimously.

Elwood & Susan Meissner, N96 W16248 County Line Road and W162 N9632 Mayflower Drive.

The property owners are requesting approval of a rezoning application and 2-lot certified survey map

in order to divide an existing .62-acre residential property containing two existing multi-family dwelling units. Associate Planner Zandt summarized the proposal.

Public Hearing opened at: 8:03 am.

- Ed Hurtz, W148 N9993 Rimrock Road, owns duplex across the street. Asked if lot 2 could be expanded into additional units. Trustee Baum said the process would need to be followed.
- Don Thoma, Accurate Surveying, explained the division is proposed because the owners are doing estate planning. He asked if it was necessary to put the setbacks on the CSM. Associate Planner Zandt explained when the exact setbacks for the buildings is known, those setbacks will need to be shown on the CSM as part of the PDD instead of the normal Rm-3 setbacks. Director Retzlaff stated the division is to accommodate the property owners desire to divide the property into two and not intended to allow a greater amount of development on either properties.

Public Hearing closed at 8:07 pm.

MOTION Laszewski second Nilles to 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***

MOTION carried unanimously.

MOTION Laszewski second Nilles to 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.***

MOTION carried unanimously.

KLH Industries – N117 W18388 Fulton Drive. The property owner is requesting approval of site development and building plans for a 26,674 sqft industrial building addition for the existing KLH facility. Director Retzlaff summarized the proposal.

MOTION Shadid second Williams to Approve 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.***

MOTION carried unanimously.

Capstone Development Company – N128 W20955 Holy Hill Road. The property owner is requesting approval of a 2-lot Certified Survey Map to create a storm water basin outlot in the Capstone 41 Business Park within the Holy Hill Gateway District. Director Retzlaff summarized the proposal.

MOTION Laszewski second Shadid to Approve the 2-lot Certified Survey Map 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.***

MOTION carried unanimously.

Burger King – N96 W17655 County Line Road. The property owner is requesting approval of a new pylon sign for Burger King. Associate Planner Zandt summarized the proposal.

MOTION Shadid second Williams to Approve the proposed pylon sign for Burger King located at N96 W17655 County Line Road with the following condition:

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

MOTION carried unanimously.

Paul Teggatz – N105 W14890 Blackbird Point. The applicant is seeking approval to install a 4' high vinyl fence within an existing drainage easement on the residential lot in the Kinderberg Estates Subdivision. Associate Planner Zandt summarized the proposal. Discussion followed.

MOTION Shadid second Williams to 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.***

MOTION carried 4-1 (Laszewski)

ANNOUNCEMENTS: None

ADJOURNMENT: There being no further business the meeting was adjourned at 8:35 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

AMENDMENT TO TAX INCREMENTAL DISTRICT (TID) No. 9

11-14-22 Plan Commission Meeting

Germantown Community Development Department

Village Planner Report

Germantown, Wisconsin

BACKGROUND

Tax Incremental District No. 9 (TID#9) is a 38.15-acre “industrial” TID located at the Donges Bay Road @ Wasaukee Road intersection (see attached map). TID#9 was created in June 2022 under Village Board Resolution No. 23-2022. The purpose for TID#9 was to provide infrastructure financing necessary to support the creation of a new industrial district in the southeast corner of the Village and the public infrastructure needed for the construction of the Village’s planned Department of Public Works facility.

The original Project Plan for TID#9 planned for infrastructure projects totaling \$4.48 million that would yield an increase in land and improvement value of the new industrial district to approximately \$25.8 million.

PROPOSAL

The purpose of this amendment is to:

- Add approximately 61.92 acres of land to the overall TID#9 boundary for a total of ; and
- Amend the categories, locations and project costs to be made within TID#9

As detailed in the amended Project Plan for TID#9 (copy attached), the Village proposes to increase project costs from \$8.7 million to a total of approximately \$9.1 million to provide additional development incentives as listed in the Project Plan. The amended project costs include an estimated \$3 million for land acquisition, \$4.48 million for public infrastructure and \$1.6 million for development incentives related to the development of the site.

The Village anticipates that the value of land and improvements in the amended TID#9 will increase from \$25.8 million to approximately \$28.1 million given an additional \$2.3 million resulting from additional development in the amended district.

Consequently, the Village anticipates that TID#9 will generate sufficient tax increment to pay all project costs within 16 years of the maximum allowable 20 years (vs. 20 years projected in the original TID#9 Project Plan without the proposed amendment).

PROCESS

As with previous TID proposals, the Plan Commission is responsible for holding a public hearing of the amended TID#9 boundaries and Project Plan prior to making a recommendation to the Village Board and TID#9 Joint Review Board through action on a proposed resolution (copy attached).

Additional information will be provided as part of the public hearing and prior to discussion of the proposed resolution by Village staff and Ehlers, the Village’s financial consultant.

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING VILLAGE OF GERMANTOWN, WISCONSIN

NOTICE IS HEREBY GIVEN that the Village of Germantown will hold a Joint Review Board meeting on November 14, 2022 at 6:00 p.m.

The meeting will be held at the Germantown Village Hall Board Room, located at N112 W17001 Mequon Road and details of how you can attend the meeting either in person or virtually will be included on the final agenda when it is posted.

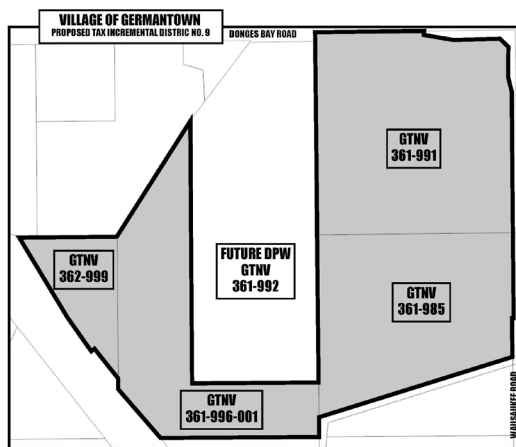
The purpose of the meeting is to organize the Joint Review Board for further consideration of the Village's proposal to amend Tax Incremental District No. 9.

The Joint Review Board will also review the annual reports and the performance and status of each Tax Incremental District governed by the Joint Review Board as required by Wis. Stat. § 66.1105(4m)(f).

NOTICE IS HEREBY GIVEN that the Plan Commission of the Village of Germantown will hold a public hearing on November 14, 2022 at 6:30 p.m.

The meeting will be held at the Germantown Village Hall Board Room, located at N112 W17001 Mequon Road and details of how you can attend the meeting either in person or virtually will be included on the final agenda when it is posted.

The hearing will be held to provide the public a reasonable opportunity to comment on the proposed amended boundaries of Tax Incremental District No. 9 , and the proposed amendments to its Project Plan.



The proposed amendment would add territory to the District as permitted under Wisconsin Statutes Section 66.1105(4)(h)2. The District's proposed amended boundary is identified on the map included in this Notice.

Based on the planned use of properties within its boundaries at time of creation, territory within the District was previously identified as suitable for industrial development.

Projects to be undertaken within the District and costs to be incurred (Project Costs) will continue to be for the purpose of promoting industrial development and will include acquisition of property, rights of way or easements, site preparation, installation of utilities and streets, payment of cash grants as development incentives to owners, lessees, or developers of land located within the District, professional services and organizational costs,

administrative costs, financing costs and other costs as may be necessary to implement the District's Project Plan. Projects will be undertaken within the District's proposed boundary and in areas located in the Village within ½ mile of that boundary.

As permitted under Wisconsin Statutes Section 66.1105(4)(h)1., the list of estimated Project Costs in the current Project Plan would be amended and increased by approximately \$1.5 million.

All interested parties will be given a reasonable opportunity to comment on the proposed amended boundaries of the District and the proposed amendments to its Project Plan. A copy of the proposed amendment to the District's Project Plan, including a description of the proposed amended boundary, is available for public inspection and will be provided on request during normal business hours at the office of the Village Clerk at the Germantown Village Hall, located at N112 W17001 Mequon Road during the hours of 8:00 a.m. and 4:00 p.m. Monday through Friday and can be viewed on the Village website under Legal Notices; <http://germantownwi.gov/>

By Order of the Village of Germantown, Wisconsin

Published November 2, 2022

RESOLUTION NO. _____

**RESOLUTION APPROVING AN AMENDMENT TO THE PROJECT PLAN
AND BOUNDARIES OF TAX INCREMENTAL DISTRICT NO. 9**

WHEREAS, the Village of Germantown (the "Village") has determined that use of Tax Incremental Financing is required to promote development and redevelopment within the Village; and

WHEREAS, Tax Incremental District No. 9 (the "District") was created by the Village on June 6, 2022; and

WHEREAS, the Village now desires to amend the Project Plan of the District (the "Amendment") in accordance with the provisions of Wisconsin Statutes Section 66.1105 (the "Tax Increment Law"); and

WHEREAS, such Amendment will:

- a. Add territory from the District as permitted under Wisconsin Statutes Section 66.1005(4)(h)2.
- b. Amend the categories, locations, or costs of project costs to be made as permitted under Wisconsin Statutes Section 66.1005(4)(h)1.

WHEREAS, an amended Project Plan for the District (the "Amendment") has been prepared that includes:

- a. A statement listing of the kind, number and location of all proposed public works or improvements within the District, or to the extent provided in Wisconsin Statutes Sections 66.1105(2)(f)1.k. and 66.1105(2)(f)1.n., outside of the District;
- b. An economic feasibility study;
- c. A detailed list of estimated project costs;
- d. A description of the methods of financing all estimated project costs and the time when the related costs or monetary obligations are to be incurred;
- e. A map showing existing uses and conditions of real property in the District;
- f. A map showing proposed improvements and uses in the District;
- g. Proposed changes of zoning ordinances, master plan, map, building codes and Village ordinances;
- h. A list of estimated non-project costs;
- i. A statement of the proposed plan for relocation of any persons to be displaced;
- j. A statement indicating how the District promotes the orderly development of the Village;
- k. An opinion of the Village Attorney or of an attorney retained by the Village advising that the plan is complete and complies with Wisconsin Statutes Section 66.1105(4)(f); and

WHEREAS, prior to its publication, a copy of the notice of public hearing was sent to the chief executive officers of Washington County, the Germantown School District, and the Milwaukee Area Technical College District, and any other entities having the power to levy taxes on property located within the District, in accordance with the procedures specified in the Tax Increment Law; and

WHEREAS, in accordance with the procedures specified in the Tax Increment Law, the Plan Commission, on November 14, 2022 held a public hearing concerning the proposed amended boundaries

of the District and the proposed amendments to its Project Plan, providing interested parties a reasonable opportunity to express their views thereon.

NOW, THEREFORE, BE IT RESOLVED by the Plan Commission of the Village of Germantown that:

1. It recommends to the Village Board that the boundaries of Tax Incremental District No. 9 be amended with boundaries as designated in Exhibit A of this Resolution.
2. It approves and adopts the amended Project Plan for the District, attached as Exhibit B, and recommends its approval to the Village Board.
3. Amendment of the District's Project Plan and boundaries promotes orderly development in the Village.

Adopted this ____ day of _____, 2022.

Plan Commission Chair

Secretary of the Plan Commission

EXHIBIT A -

**TAX INCREMENTAL DISTRICT NO. 9
BOUNDARY MAP**

[INCLUDED IN PROJECT PLAN]

PROJECT PLAN

[DISTRIBUTED SEPARATELY]

Date

PROJECT PLAN AMENDMENT

Village of Germantown, Wisconsin

Tax Incremental District No. 9



Prepared by:

Ehlers

N21W23350 Ridgeview Parkway West,

Suite 100

Waukesha, WI 53188

BUILDING COMMUNITIES. IT'S WHAT WE DO.

KEY DATES

Organizational Joint Review Board Meeting Held:	Scheduled for November 14, 2022
Public Hearing Held:	Scheduled for November 14, 2022
Approval by Plan Commission:	Scheduled for November 14, 2022
Adoption by Village Board:	Scheduled for November 21, 2022
Approval by the Joint Review Board:	TBD

TABLE OF CONTENTS

Executive Summary.....	4
Preliminary Map of Original District Boundary and Territory to be Added.....	7
Map Showing Existing Uses and Conditions Within the Territory to be Added	9
Preliminary Identification of Parcels to be Added	Error! Bookmark not defined.
Equalized Value Test.....	12
Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District.....	13
Map Showing Proposed Improvements and Uses Within the Territory to be Added	Error! Bookmark not defined.
Detailed List of Estimated Project Costs.....	21
Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred.....	22
Annexed Property	27
Estimate of Property to be Devoted to Retail Business.....	28
Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances	29
Statement of the Proposed Method for the Relocation of any Persons to be Displaced	30
How Amendment of the Tax Incremental District Promotes the Orderly Development of the Village.....	31
List of Estimated Non-Project Costs.....	32

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f).....	33
Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions.....	34

SECTION 1:

Executive Summary

DESCRIPTION OF DISTRICT

Tax Incremental District (“TID”) No. 9 (“District”) is a 38.15-acre Industrial District created on April 1st, 2022. The District was created to pay for the costs of land acquisition and public infrastructure needed to be developed by a potential future developer. In addition to the incremental property value that will be created, the Village expects the Project will result in public infrastructure that will be needed for the future construction of the Village’s planned Department of Public Works facility.

Purpose of Amendment

The purpose of this amendment, referred to hereafter as the Plan, the Amendment, or the Plan Amendment, is to:

- Add territory to the District as permitted under Wis. Stat. § 66.1105(4)(h)2. This is the first of four permitted territory amendments available to the District.
- Amend the categories, locations or costs of project costs to be made as permitted under Wis. Stat. § 66.1105(4)(h)1. (“Project”).

Estimated Total Project Cost Expenditures

The Village anticipates making total expenditures of approximately \$9.1 million (“Project Costs”) to undertake the projects listed in this Project Plan (“Plan”) not including interest expense. Project Costs include an estimated \$3 million for land acquisition, \$4.4 million for public infrastructure and \$1.6 million for development incentives related to the development of the site.

Incremental Valuation

The Village projects that new land and improvements value of approximately \$28.1 million will result from the Project. Creation of this additional value will be made possible by the Project Costs made within the District. A table detailing assumptions as to the development timing and associated values is included in the Economic Feasibility Study located within this Plan.

Expected Termination of District

Based on the Economic Feasibility Study located within Section 9 of this Plan, the Village anticipates that the District will generate sufficient tax increment to pay all Project Costs within 16 of its allowable 20 years.

Summary of Findings

As required by Wis. Stat. § 66.1105, and as documented in this Plan and the exhibits contained and referenced herein, the following findings are made:

1. That “but for” the creation of this District, the development projected to occur as detailed in this Plan: 1) would not occur; or 2) would not occur in the manner, at the values, or within the timeframe desired by the Village. In reaching this determination, the Village has considered:

The substantial investment needed to provide the public infrastructure necessary to allow for development within the District. Absent the use of tax incremental financing, the Village is unable to fully fund this program of infrastructure improvements.

2. **The economic benefits of the District, as measured by increased employment, business and personal income, and property value, are sufficient to compensate for the cost of the improvements. In making this determination, the Village has considered the following information:**

That the Developer is likely to purchase goods and services from local suppliers in construction of the Project, and induced effects of employee households spending locally for goods and services from retailers, restaurants and service companies.

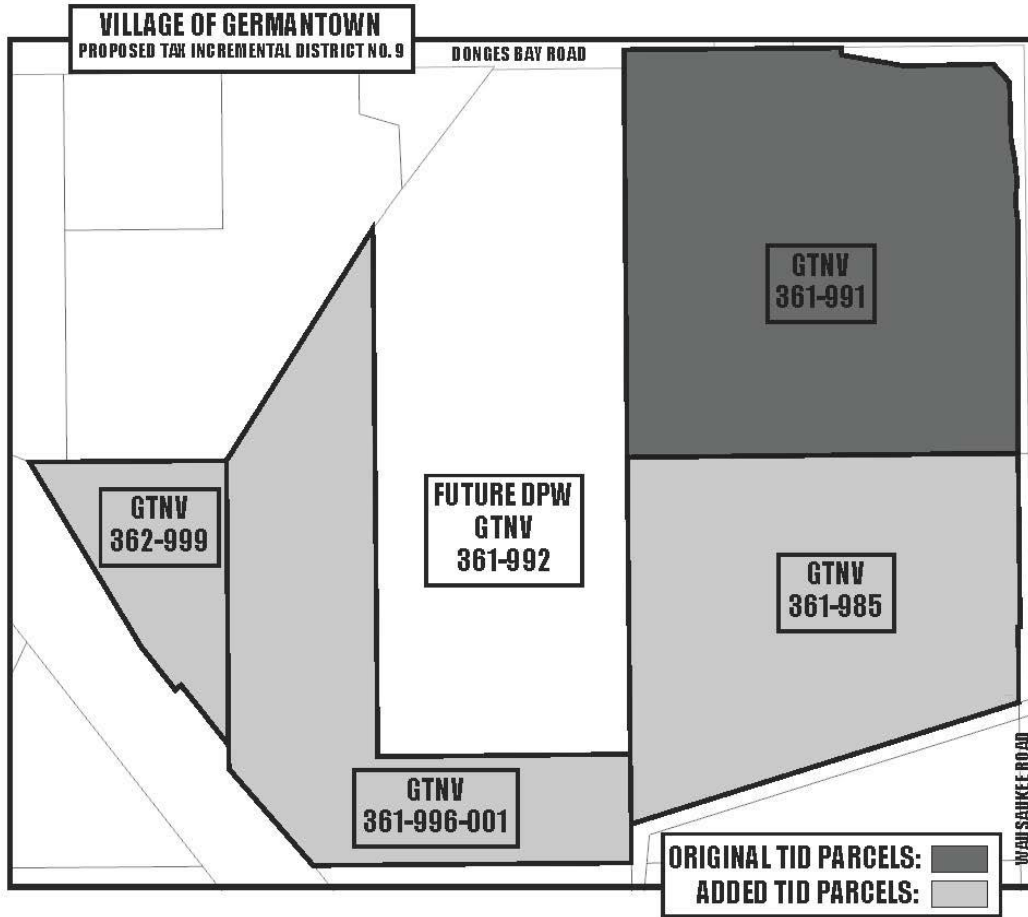
3. **The benefits of the proposal outweigh the anticipated tax increments to be paid by the owners of property in the overlying taxing jurisdictions.** As required by Wis. Stat. § 66.1105(4)(i)4., a calculation of the share of projected tax increments estimated to be paid by the owners of property in the overlying taxing jurisdictions has been prepared and can be found in this Plan. However, because the Project would not occur without the use of tax incremental financing, these tax increments would not be paid but for creation of the District. Accordingly, the Village finds that the benefits expected to be realized as set forth in this Plan outweigh the value of the tax increments to be invested in the Project.
4. Not less than 50% by area of the real property within the District, as amended, is suitable for industrial sites as defined by Wis. Stat. § 66.1101 and has been zoned for industrial use. Any real property within the District that was found suitable for industrial sites and was zoned for industrial use at the time of creation of the District or at the time of this Plan Amendment will remain zoned for industrial use for the life of the District.
5. Based on the foregoing finding, the District remains designated as an industrial district.

6. That Project Costs relate directly to promoting industrial development in the District, consistent with the purpose for which the District is created.
7. Improvements to be made in the District are likely to significantly enhance the value of substantially all of the other real property in the District.
8. The equalized value of taxable property within the territory to be added to the District, plus the incremental value of all existing tax incremental districts within the Village does not exceed 12% of the total equalized value of taxable property within the Village.
9. The Plan for the District is feasible and is in conformity with the Master Plan of the Village.
10. The Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period, pursuant to Wis. Stat. § 66.1105(5)(b).
11. That there are no parcels to be included within the District that were annexed by the Village within the preceding three-year period.

SECTION 2:

Preliminary Map of Original District Boundary and Territory to be Added

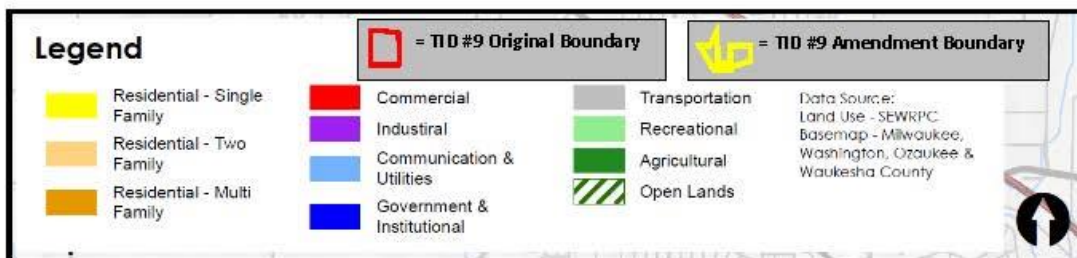
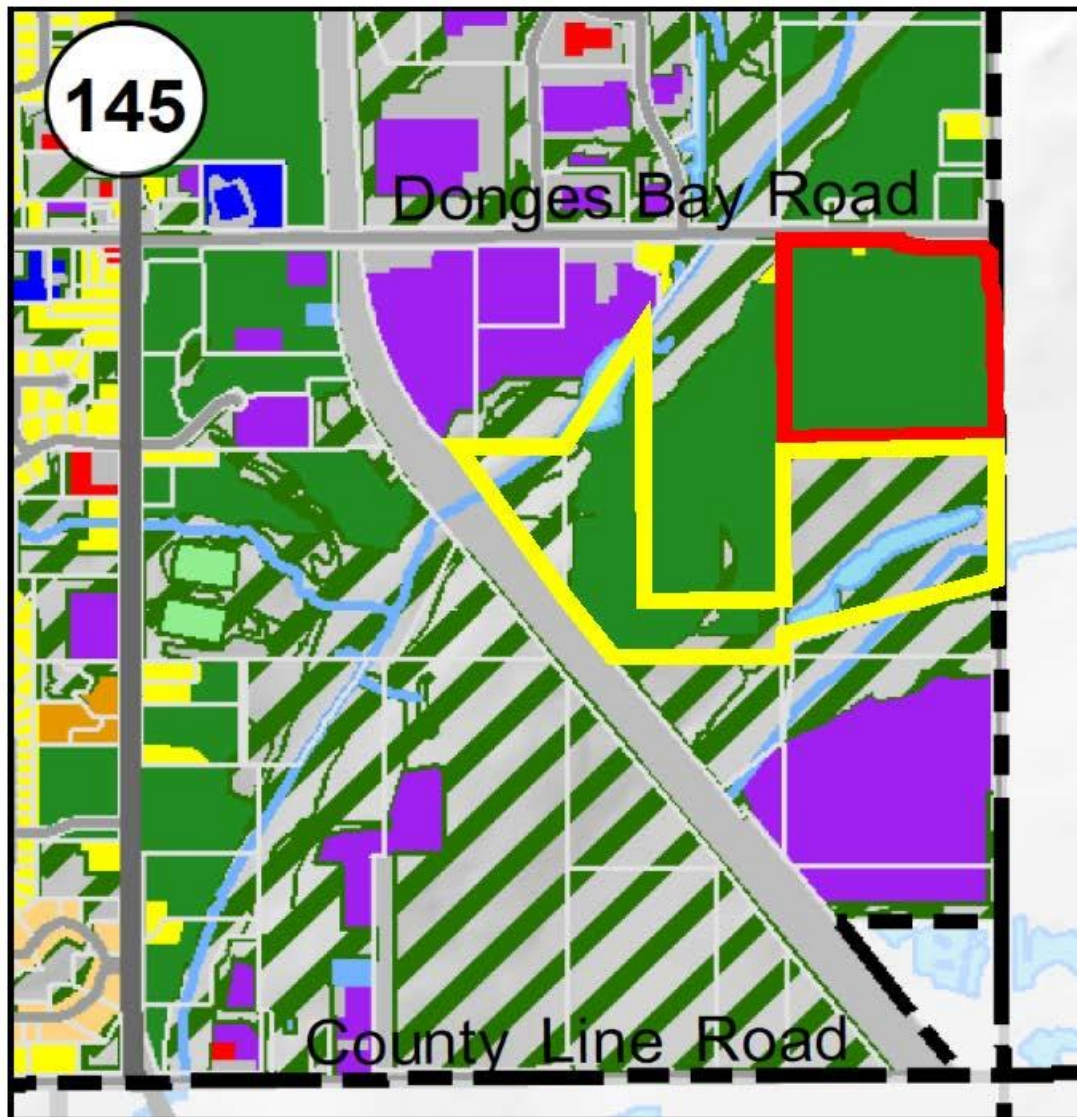
Map Found on Following Page.



SECTION 3:

Map Showing Existing Uses and Conditions Within the Territory to be Added

Map Found on Following Page.



SECTION 4: Preliminary Identification of Parcels to be Added

Village of Germantown														
Tax Increment District #9														
Base Property Information														
Property Information								Assessment Information			Equalized Value		District Classification	
Map Ref #	Parcel Number	Street Address	Owner	Acreage	Annexed Post 1/1/04? ...Indicate drive	Part of Existing TID? ...Indicate TID #	Land	Imp	Total	Equalized Value Ratio	Land	Imp	Total	Industrial (Zoned and Suitable)
1	361-991	N104W12667 Donges Bay Rd	Kathleen Krause	38.15	N	N	97,300	77,100	174,400	92.30%	105,422	83,536	188,959	38.15
2	361-985	NA	Waste Mgt of WI	29.55	N	N	109,600	0	109,600	92.30%	118,749	0	118,749	29.55
3	361-996001	NA	GFL Muskego LLC	24.86	N	N	74,800	0	74,800	92.30%	81,044	0	81,044	24.86
							281,700	77,100	358,800		305,216	83,536		

SECTION 5:

Equalized Value Test

The following calculations demonstrate that the Village expects to be in compliance with Wis. Stat. § 66.1105(4)(gm)4.c., which requires that the equalized value of the taxable property proposed to be added to the District, plus the value increment of all existing tax incremental districts, does not exceed 12% of the total equalized value of taxable property within the Village.

The equalized value of the increment of existing tax incremental districts within the Village, plus the value of the territory proposed to be added to the District, totals **\$166,392,452**. This value is less than the maximum of **\$378,959,340** in equalized value that is permitted for the Village.

Village of Germantown	
Tax Increment District #9	
Valuation Test Compliance Calculation	
Anticipated Boundary Amendment	11/22/2022
	Valuation Data Est. Creation Date
Total EV (TID In)	3,555,243,900
12% Test	378,959,340
Increment of Existing TIDs	
TID #6	35,190,300
TID #7	6,833,800
TID #8	123,979,600
Total Existing Increment	<u>166,003,700</u>
Projected Base of New or Amended District	388,752
Total Value Subject to 12% Test	<u><u>166,392,452</u></u>
Compliance	PASS

SECTION 6:

Statement Listing the Kind, Number and Location of All Proposed Public Works or Improvements Within the District

Project Costs are any expenditure made, estimated to be made, or monetary obligations incurred or estimated to be incurred as outlined in this Plan. Project Costs will be diminished by any income, special assessments or other revenues, including user fees or charges, other than tax increments, received or reasonably expected to be received in connection with the implementation of the Plan. If Project Costs incurred benefit territory outside the District, a proportionate share of the cost is not a Project Cost. Costs identified in this Plan are preliminary estimates made prior to design considerations and are subject to change after planning, design and construction is completed.

With all Project Costs, the costs of engineering, design, survey, inspection, materials, construction, restoring property to its original condition, apparatus necessary for public works, legal and other consultant fees, testing, environmental studies, permits, updating ordinances and plans, judgments or claims for damages and other expenses are included as Project Costs. The map found in Section 7 of this Plan along with the Detailed List of Project Costs found in Section 8 provide additional information as to the kind, number and location of potential Project Costs.

The “Statement of Kind, Number and Location of Proposed Public Works and Other Projects” set forth in the original District Project Plan approved on April 1, 2022 is amended to add the following Project Costs that the Village has made, expects to make, or may need to make, in conjunction with the implementation of the District’s Plan or this Plan Amendment.

Property, Right-of-Way and Easement Acquisition

Property Acquisition for Development

To promote and facilitate development the Village may acquire property within the District. The cost of property acquired, and any costs associated with the transaction, are eligible Project Costs. Following acquisition, other Project Costs within the categories detailed in this Section may be incurred to make the property suitable for development. Any revenue received by the Village from the sale of property acquired pursuant to the execution of this Plan will be used to reduce the total project costs of the District. If total Project Costs incurred by the Village to acquire property and make it suitable for development exceed the revenues or other consideration received from the Tax Incremental District No. 9 Project Plan Amendment

sale or lease of that property, the net amount shall be considered “real property assembly costs” as defined in Wis. Stat. § 66.1105(2)(f)1.c., and subject to recovery as an eligible Project Cost.

Property Acquisition for Conservancy

To promote the objectives of this Plan, the Village may acquire property within the District that it will designate for conservancy. These conservancy objectives include: preserving historic resources or sensitive natural features; protection of scenic and historic views; maintaining habitat for wildlife; maintaining adequate open space; reduction of erosion and sedimentation by preserving existing vegetation; and providing adequate areas for management of stormwater. The cost of property acquired for conservancy, and any costs associated with the transaction, are eligible Project Costs.

Acquisition of Rights-of-Way

The Village may need to acquire property to allow for installation of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire rights-of-way are eligible Project Costs.

Acquisition of Easements

The Village may need to acquire temporary or permanent easements to allow for installation and maintenance of streets, driveways, sidewalks, utilities, stormwater management practices and other public infrastructure. Costs incurred by the Village to identify, negotiate and acquire easement rights are eligible Project Costs.

Relocation Costs

If relocation expenses are incurred in conjunction with the acquisition of property, those expenses are eligible Project Costs. These costs may include but are not limited to: preparation of a relocation plan; allocations of staff time; legal fees; publication of notices; obtaining appraisals; and payment of relocation benefits as required by Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

Site Preparation Activities

Environmental Audits and Remediation

If it becomes necessary to evaluate any land or improvement within the District, any cost incurred by the Village related to environmental audits, testing, and remediation are eligible Project Costs.

Demolition

To make sites suitable for development, the Village may incur costs related to demolition and removal of structures or other land improvements, to include abandonment of wells or other existing utility services.

Site Grading

Land within the District may require grading to make it suitable for development, to provide access, and to control stormwater runoff. The Village may need to remove and dispose of excess material, or bring in fill material to provide for proper site elevations. Expenses incurred by the Village for site grading are eligible Project Costs.

Utilities

Sanitary Sewer System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand sanitary sewer infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: collection mains; manholes and cleanouts; service laterals; force mains; interceptor sewers; pumping stations; lift stations; wastewater treatment facilities; and all related appurtenances. To the extent sanitary sewer projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand sanitary sewer infrastructure located outside of the District. That portion of the costs of sanitary sewer system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Water System Improvements

To allow development to occur, the Village may need to construct, alter, rebuild or expand water system infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: distribution mains; manholes and valves; hydrants; service laterals; pumping stations; wells; water treatment facilities; storage tanks and reservoirs; and all related appurtenances. To the extent water system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the

implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand water system infrastructure located outside of the District. That portion of the costs of water system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Stormwater Management System Improvements

Development within the District will cause stormwater runoff. To manage this stormwater runoff, the Village may need to construct, alter, rebuild or expand stormwater management infrastructure within the District. Eligible Project Costs include, but are not limited to, construction, alteration, rebuilding or expansion of: stormwater collection mains; inlets, manholes and valves; service laterals; ditches; culvert pipes; box culverts; bridges; stabilization of stream and river banks; and infiltration, filtration and detention Best Management Practices (BMP's). To the extent stormwater management system projects undertaken within the District provide direct benefit to land outside of the District, the Village will make an allocation of costs based on such benefit. Those costs corresponding to the benefit allocated to land within the District, and necessitated by the implementation of the Project Plan, are eligible Project Costs. Implementation of the Project Plan may also require that the Village construct, alter, rebuild or expand stormwater management infrastructure located outside of the District. That portion of the costs of stormwater management system projects undertaken outside the District which are necessitated by the implementation of the Project Plan are eligible Project Costs.

Electric Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade electric services. Relocation may require abandonment and removal of existing poles or towers, installation of new poles or towers, or burying of overhead electric lines. Costs incurred by the Village to undertake this work are eligible Project Costs.

Gas Service

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade gas mains and services. Costs incurred by the Village to undertake this work are eligible Project Costs.

Communications Infrastructure

To create sites suitable for development, the Village may incur costs to provide, relocate or upgrade infrastructure required for voice and data communications, including, but not limited to: telephone lines, cable lines and fiber optic cable. Costs incurred by the Village to undertake this work are eligible Project Costs.

Streets and Streetscape

Street Improvements

To allow development to occur, the Village may need to construct or reconstruct streets, highways, alleys, access drives and parking areas. Eligible Project Costs include, but are not limited to: excavation; removal or placement of fill; construction of road base; asphalt or concrete paving or repaving; installation of curb and gutter; installation of sidewalks and bicycle lanes; installation of culverts, box culverts and bridges; rail crossings and signals; utility relocation, to include burying overhead utility lines; street lighting; installation of traffic control signage and traffic signals; pavement marking; right-of-way restoration; installation of retaining walls; and installation of fences, berms, and landscaping.

Streetscaping and Landscaping

To attract development consistent with the objectives of this Plan, the Village may install amenities to enhance development sites, rights-of-way and other public spaces. These amenities include but are not limited to: landscaping; lighting of streets, sidewalks, parking areas and public areas; installation of planters, benches, clocks, tree rings, trash receptacles and similar items; and installation of brick or other decorative walks, terraces and street crossings. These and any other similar amenities installed by the Village are eligible Project Costs.

Community Development

Cash Grants (Development Incentives)

The Village may enter into agreements with property owners, lessees, or developers of land located within the District for sharing costs to encourage the desired kind of improvements and assure tax base is generated sufficient to recover Project Costs. No cash grants will be provided until the Village executes a developer agreement with the recipient of the cash grant. Any payments of cash grants made by the Village are eligible Project Costs.

Miscellaneous

Projects Outside the Tax Increment District

Pursuant to Wis. Stat. § 66.1105(2)(f)1.n, the Village may undertake projects within territory located within one-half mile of the boundary of the District provided that: 1) the project area is located within the Village's corporate boundaries; and 2) the projects are approved by the Joint Review Board. The cost of projects completed outside the District pursuant to this section are eligible project costs and may include any project cost that would otherwise be eligible if undertaken within the District. The Village intends to make the following project cost expenditures outside the District:

1. Installation of public infrastructure for road access off Donges Bay Rd. to cost approximately \$4.48 million.

Professional Service and Organizational Costs

The costs of professional services rendered, and other costs incurred, in relation to the creation, administration and termination of the District, and the undertaking of the projects contained within this Plan, are eligible Project Costs. Professional services include but are not limited to: architectural; environmental; planning; engineering; legal; audit; financial; and the costs of informing the public with respect to the creation of the District and the implementation of the Plan.

Administrative Costs

The Village may charge to the District as eligible Project Costs reasonable allocations of administrative costs, including, but not limited to, employee salaries. Costs allocated will bear a direct connection to the time spent by Village employees relating to the implementation of the Plan.

Financing Costs

Interest expense, debt issuance expenses, redemption premiums, and any other fees and costs incurred in conjunction with obtaining financing for projects undertaken under this Plan are eligible Project Costs.

SECTION 7:

Map Showing Proposed Improvements and Uses Within the Territory to be Added

Map Found on Following Page.

INSERT MAP FROM CLIENT

SECTION 8:

Detailed List of Estimated Project Costs

The following list identifies the Project Costs that the Village has made, expects to make, or may need to make in conjunction with the implementation of the District's Plan or this Plan Amendment. All projects identified and related costs reflect the best estimates available as of the date of preparation of this Plan Amendment. All costs are preliminary estimates and may increase or decrease. Certain Project Costs listed may become unnecessary, and other Project Costs not currently identified may need to be made. (Section 6 details the general categories of eligible Project Costs). Changes in Project Cost totals or the types of Project Costs to be incurred will not require that this Plan be amended. This Plan is not meant to be a budget nor an appropriation of funds for specific Project Costs, but a framework within which to manage Project Costs.

Village of Germantown		
Tax Increment District #9		
Estimated Project List		
Project ID	Project Name/Type ¹	2022-2024
1	Public Improvements - Onsite	2,175,348
2	Public Improvements - Offsite	399,200
3	Dry Utilities	750,000
4	Contingency/A&E	1,163,592
5	Land Acquisition	3,000,000
6	Development Incentive (PAYGO)	1,631,692
7	Professional Services	50,000
Total Projects		<u>9,119,832</u>
Notes:		
Note 1	Project costs are estimates per Village staff.	
Note 2	Costs for non-TID portion are not included in this model.	

SECTION 9:

Economic Feasibility Study, Description of the Methods of Financing Estimated Project Costs and the Time When Related Costs or Monetary Obligations are to be Incurred

This Section includes an updated forecast of the valuation increases expected within the District, the associated tax increment collections, a summary of how remaining Project Costs would be financed, and a projected cash flow demonstrating that the District remains economically feasible.

Key Assumptions

The Project Costs the Village plans to make are expected to create \$28.1 million in incremental value by 2026. Estimated valuations and timing for construction of the Project are included in **Table 1**. Assuming the Village's current equalized TID Interim tax rate of \$16.70 per thousand of equalized value, and no economic appreciation or depreciation, the Project would generate \$8.7 million in incremental tax revenue over the 20-year term of the District as shown in **Table 2**.

Table 1 – Development Assumptions

Village of Germantown										
Tax Increment District #9										
Development Assumptions										
Construction Year		Building 1 ¹	Building 2 ²	Demolition of Existing Buildings	Stonecast Expansion	Annual Total	Construction Year			
1	2022	0		(77,100)		(77,100)	2022	1		
2	2023	3,000,000			750,000	3,750,000	2023	2		
3	2024	17,000,000				17,000,000	2024	3		
4	2025		7,500,000			7,500,000	2025	4		
5	2026					0	2026	5		
6	2027					0	2027	6		
7	2028					0	2028	7		
8	2029					0	2029	8		
9	2030					0	2030	9		
10	2031					0	2031	10		
Totals		<u>20,000,000</u>	<u>7,500,000</u>	<u>(77,100)</u>	<u>750,000</u>	<u>28,172,900</u>				
Notes:										
¹ Building 1 - Assumes a 375K SF building with a construction value of \$53 per SF completed in 2024. Minimum value of \$20M.										
² Buildings 2 - Assumes a 100K SF constructed at a value of \$75 per SF completed in 2025. Minimum value of \$7.5M.										

Table 2 – Tax Increment Projection Worksheet

Village of Germantown									
Tax Increment District #9									
Tax Increment Projection Worksheet									
Type of District	Industrial				Base Value	0			
Creation Date	April 1, 2022				Appreciation Factor	0.50%			
Valuation Date	Jan 1,	2022			Base Tax Rate	\$16.70			
Max Life (Years)	20				Rate Adjustment Factor	0.00%			
Expenditure Periods/Termination	15	4/1/2037			Tax Exempt Discount Rate	3.00%			
Revenue Periods/Final Year	20	2043			Taxable Discount Rate	4.00%			
Extension Eligibility/Years	Yes	3							
Adverse Impact Eligibility									
Recipient District	No								

	Construction		Valuation	Inflation	Total	Revenue		Tax
	Year	Value Added	Year	Increment	Increment	Year	Tax Rate	Increment
1	2022	(77,100)	2023	0	(77,100)	2024	\$16.70	(1,287)
2	2023	3,750,000	2024	0	3,672,900	2025	\$16.70	61,332
3	2024	17,000,000	2025	18,365	20,691,265	2026	\$16.70	345,515
4	2025	7,500,000	2026	103,456	28,294,721	2027	\$16.70	472,481
5	2026	0	2027	141,474	28,436,194	2028	\$16.70	474,844
6	2027	0	2028	142,181	28,578,375	2029	\$16.70	477,218
7	2028	0	2029	142,892	28,721,267	2030	\$16.70	479,604
8	2029	0	2030	143,606	28,864,874	2031	\$16.70	482,002
9	2030	0	2031	144,324	29,009,198	2032	\$16.70	484,412
10	2031	0	2032	145,046	29,154,244	2033	\$16.70	486,834
11	2032	0	2033	145,771	29,300,015	2034	\$16.70	489,268
12	2033	0	2034	146,500	29,446,515	2035	\$16.70	491,715
13	2034	0	2035	147,233	29,593,748	2036	\$16.70	494,173
14	2035	0	2036	147,969	29,741,717	2037	\$16.70	496,644
15	2036	0	2037	148,709	29,890,425	2038	\$16.70	499,127
16	2037	0	2038	149,452	30,039,877	2039	\$16.70	501,623
17	2038	0	2039	150,199	30,190,077	2040	\$16.70	504,131
18	2039	0	2040	150,950	30,341,027	2041	\$16.70	506,652
19	2040	0	2041	151,705	30,492,732	2042	\$16.70	509,185
20	2041	0	2042	152,464	30,645,196	2043	\$16.70	511,731
Totals		28,172,900		2,472,296		Future Value of Increment		8,767,207

Notes:

Actual results will vary depending on development, inflation of overall tax rates.

Financing and Implementation

The Village will issue debt to finance public improvements and land acquisition up front. The development incentive of up to \$1.6 million will be paid in a Pay-As-You-Go (PAYGO) structure, meaning it is dependent on new values creating incremental revenue to pay back. **Table 3** provides a summary of the District's financing plan.

Based on the Project Cost expenditures as included within the cash flow exhibit (**Table 4**), the District is projected to accumulate sufficient funds by the year 2037 to pay off all Project cost liabilities and obligations. The projected closure is based on the various assumptions noted in this Plan and will vary dependent on actual Project Costs incurred and the actual amount of tax increments collected.

Table 3 – Financing Plan

Village of Germantown Tax Increment District #9 Estimated Financing Plan		
		G.O. Bond 2022
Projects		
Public Improvements - Onsite	1,729,749	
NAN Takeout	2,063,756	
Total Project Funds	3,793,505	
Estimated Finance Related Expenses	57,531	
Capitalized Interest		
Total Financing Required	3,851,036	
Estimated Interest	0.25%	(2,162)
Assumed spend down (months)	6	
Rounding		1,126
Net Issue Size		3,850,000
Notes:		

Table 4 - Cash Flow

Village of Germantown

Tax Increment District #9

Cash Flow Projection - Preliminary

Year	Projected Revenues					Expenditures					Balances										
	Tax Earnings/ (Cost)	Debt Proceeds	Land Sale Revenue Portion	Total Revenues	Dated Date: 12/01/22	G.O. Bond 1,755,000	Est. Rate	Interest	Dated Date: 12/01/22	Note Anticipation Note 2,095,000	Est. Rate	Interest	MNO Payment \$15M @ %	MNO Balance - Land Purchase	Infrastructure	TID	Admin.	Total Expenditures	Annual	Cumulative	Principal Outstanding
2022																					
2023	1,287	15,853	3,850,000	5,925,000	12/01/22	0	3.85%	62,948	12/01/22	0.00%	3.85%	75,139	MNO Balance - Land Purchase	2,075,000	1,729,749		35,000	4,339,749	1,585,251	1,585,251	3,850,000
2024		13,293		13,293		0	3.90%	83,930		3.90%	3.90%	100,385					5,000	189,115	(114,961)	1,167,234	5,481,692
2025	61,342	12,822		74,154		0	3.90%	83,930		3.90%	3.90%	100,385					5,000	189,115	(114,961)	1,167,234	5,481,692
2026	345,515	11,672		357,187		70,000	4.05%	82,513		85,000	4.05%	98,464	274,674	1,286,592			5,000	615,651	(258,464)	908,770	5,062,018
2027	472,481	9,088		481,569		75,000	4.10%	79,558		85,000	4.10%	95,000	402,012	928,809			5,000	741,569	(260,000)	648,770	4,490,006
2028	474,844	6,488		481,332		80,000	4.15%	76,464		90,000	4.15%	91,390	404,868	550,138			5,000	742,722	(261,290)	387,380	3,920,138
2029	477,218	3,874		481,092		80,000	4.20%	73,228		95,000	4.20%	87,528	550,138				5,000	880,893	(409,801)	(22,421)	3,010,000
2030	479,604	0		479,604		100,000	4.30%	69,720		100,000	4.30%	83,383					5,000	343,103	136,502	114,081	3,010,000
2031	482,002	1,141		483,143		85,000	4.45%	66,001		105,000	4.45%	78,866					5,000	339,898	143,246	257,326	2,820,000
2032	484,412	2,573		486,986		90,000	4.55%	62,663		110,000	4.55%	74,058					5,000	341,120	145,866	403,192	2,620,000
2033	486,834	4,032		490,866		95,000	4.60%	57,830		115,000	4.60%	68,910					5,000	341,740	149,126	552,318	2,410,000
2034	489,258	5,523		494,792		100,000	4.70%	53,295		120,000	4.70%	63,445					5,000	341,740	153,052	705,370	2,190,000
2035	491,715	7,054		498,769		105,000	4.75%	48,451		125,000	4.75%	57,666					5,000	341,108	157,661	863,031	1,960,000
2036	494,173	8,630		502,804		110,000	4.90%	43,263		130,000	4.90%	51,503					5,000	339,765	163,039	1,026,069	1,720,000
2037	496,644	10,261		506,905		115,000	5.00%	37,693		135,000	5.00%	44,943					5,000	337,635	171,387	1,396,726	1,205,000
2038	499,127	11,953		511,081		120,000	5.05%	31,788		145,000	5.05%	37,906					5,000	339,694	179,869	1,546,095	930,000
2039	501,623	13,667		515,290		125,000	5.15%	25,539		150,000	5.15%	30,383					5,000	335,921	178,422	1,724,518	635,000
2040	504,131	15,461		519,592		135,000	5.20%	18,810		160,000	5.20%	22,360					5,000	341,170	179,653	1,908,652	325,000
2041	506,652	17,245		523,897		140,000	5.25%	11,625		170,000	5.25%	13,738					5,000	340,363	183,535	2,087,705	0
2042	509,185	19,081		528,266		150,000	5.30%	3,975		175,000	5.30%	4,638					15,000	346,613	532,608	2,620,313	0
2043	511,731	20,877		532,608														0			
Total	8,767,207	211,874	3,850,000	2,075,000	14,904,081	1,755,000		1,072,620	2,095,000		1,279,706	1,631,692	1,729,749	145,000	12,283,768		Total				

Notes:

1 Assumes the debt payment for the TID only portion of the infrastructure.

Notes: 1 Assumes the debt payment for the TID only portion of the infrastructure.

SECTION 10:

Annexed Property

A tax incremental district cannot include annexed territory unless at least three years have elapsed since the annexation, or certain other requirements are met. None of the territory proposed to be added to the District was annexed during the past three years.

SECTION 11:

Estimate of Property to be Devoted to Retail Business

Pursuant to Wis. Stat. § 66.1105(5)(b), the Village estimates that less than 35% of the territory within the District will be devoted to retail business at the end of the District's maximum expenditure period.

SECTION 12:

Proposed Changes of Zoning Ordinances, Master Plan, Map, Building Codes and Village Ordinances

Zoning Ordinances

The proposed Plan Amendment is in general conformance with the Village's current zoning ordinances. Individual properties may require rezoning at the time of development. Land within the District zoned industrial at the time of District creation will remain in a zoning classification suitable for industrial sites for the life of the District.

Master (Comprehensive) Plan and Map

The proposed Plan Amendment is in general conformance with the Village's Comprehensive Plan identifying the area as appropriate for industrial development.

Building Codes and Ordinances

Development within the District will be required to conform to State Building Codes and will be subject to the Village's permitting and inspection procedures. The proposed Plan Amendment conforms to all relevant State and local ordinances, plans, and codes. No changes to the existing regulations are proposed or needed.

SECTION 13:

Statement of the Proposed Method for the Relocation of any Persons to be Displaced

Should the continued implementation of this Plan require relocation of individuals or business operations, relocations will be handled in compliance with Wis. Stat. Chapter 32 and Wis. Admin. Code ADM 92.

SECTION 14:

How Amendment of the Tax Incremental District Promotes the Orderly Development of the Village

This Plan Amendment promotes the orderly development of the Village by creating new industrial sites. Through use of tax increment financing, the Village can attract new investment that results in increased tax base. Development will occur in an orderly fashion in accordance with approved plans so that the Projects will be compatible with adjacent land uses. Development of new uses in the District will add to the tax base and will generate positive secondary impacts in the community such as increased employment opportunities.

SECTION 15:

List of Estimated Non-Project Costs

Non-project costs are public works projects which only partly benefit the District. Costs incurred that do not benefit the District may not be paid with tax increments. Examples of non-project costs are:

- A public improvement made within the District that also benefits property outside the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- A public improvement made outside the District that only partially benefits property within the District. That portion of the total Project Costs allocable to properties outside of the District would be a non-project cost.
- Projects undertaken within the District as part of the implementation of this Project Plan, the costs of which are paid fully or in part by impact fees, grants, special assessments, or revenues other than tax increments.

No improvements to be made within the District will benefit property outside the District. Furthermore, there will be no improvements made outside the District that will only partially benefit the District.

SECTION 16:

Legal Opinion Advising Whether the Plan is Complete and Complies with Wis. Stat. § 66.1105(4)(f)

INSERT SIGNED LEGAL OPINION

SAMPLE

Village President
Village of Germantown
N112 W17001 Mequon Rd
Germantown, Wisconsin 53022

RE: Project Plan Amendment for Tax Incremental District No. 9

Dear Village President:

Wisconsin Statute 66.1105(4)(f) requires that a project plan for a tax incremental financing district include an opinion provided by the Village Attorney advising as to whether the plan is complete and complies with Wisconsin Statute 66.1105. As Village Attorney for the Village of Germantown, I have been asked to review the above-referenced project plan amendment for compliance with the applicable statutory requirements. Based upon my review, in my opinion, the amended Project Plan for the Village of Germantown Tax Incremental District No. 9 is complete and complies with the provisions of Wisconsin Statute 66.1105.

Sincerely,

Village Attorney

SECTION 17:

Calculation of the Share of Projected Tax Increments Estimated to be Paid by the Owners of Property in the Overlying Taxing Jurisdictions

The following projection is provided to meet the requirements of Wis. Stat. § 66.1105(4)(i)4.

Estimated portion of taxes that owners of taxable property in each taxing jurisdiction overlying district would pay by jurisdiction.						
Statement of Taxes Data Year:		2020		Percentage		
County		6,241,728		12.31%		
Technical College		3,209,648		6.33%		
Municipality		13,669,201		26.96%		
School District:		27,577,956		54.40%		
Total		50,698,534				
Revenue Year	County	Municipality	School District	Technical College	Total	Revenue Year
2024	(159)	(347)	(700)	(82)	(1,287)	2024
2025	7,551	16,536	33,362	3,883	61,332	2025
2026	42,538	93,157	187,946	21,874	345,515	2026
2027	58,169	127,389	257,011	29,912	472,481	2027
2028	58,460	128,026	258,296	30,062	474,844	2028
2029	58,753	128,666	259,587	30,212	477,218	2029
2030	59,046	129,310	260,885	30,363	479,604	2030
2031	59,341	129,956	262,190	30,515	482,002	2031
2032	59,638	130,606	263,501	30,667	484,412	2032
2033	59,936	131,259	264,818	30,821	486,834	2033
2034	60,236	131,915	266,142	30,975	489,268	2034
2035	60,537	132,575	267,473	31,130	491,715	2035
2036	60,840	133,238	268,810	31,285	494,173	2036
2037	61,144	133,904	270,154	31,442	496,644	2037
2038	61,450	134,573	271,505	31,599	499,127	2038
2039	61,757	135,246	272,863	31,757	501,623	2039
2040	62,066	135,922	274,227	31,916	504,131	2040
2041	62,376	136,602	275,598	32,075	506,652	2041
2042	62,688	137,285	276,976	32,236	509,185	2042
2043	63,002	137,972	278,361	32,397	511,731	2043
		1,079,371	2,363,790	4,769,007	555,039	8,767,207
Notes:						
The projection shown above is provided to meet the requirements of Wisconsin Statute 66.1105(4)(i)4.						

CONDITIONAL USE PERMIT AMENDMENT

11/14/22 Plan Commission Meeting

Apple Works Winery LLC / Kevin Behnke

Planning & Zoning Report

Germantown, Wisconsin

Summary

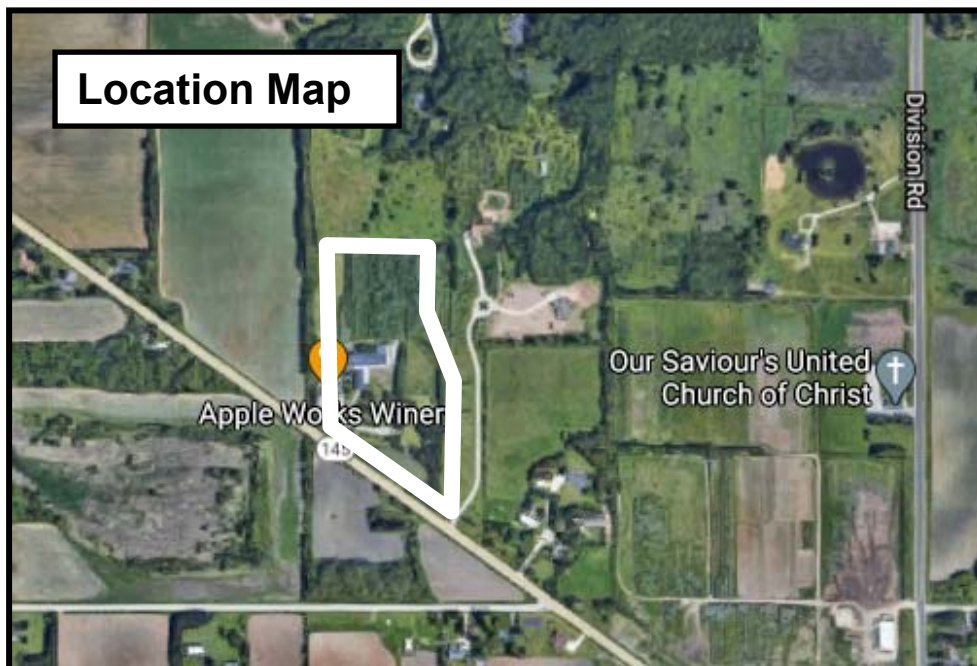
Kevin Behnke, property owner, is requesting approval of an amendment to Conditional Use Permit #01-13 to revise the hours of operation and expand the existing winery operation to include an existing 2,880 sqft renovated barn with a seating capacity of 125 persons, additional on-site vehicle parking, and use of the existing dwelling as a “bed & breakfast” type short-term rental on the 10.8 acre Apple Works Winery property located at W179 N12536 Fond du Lac Avenue.

Location: W179 N12536 Fond du Lac Avenue

Property Owner: Kevin Behnke
W179 N12536 Fond du Lac Avenue
Germantown, WI 53022

Current Zoning: A-2: Agricultural

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



Background

The original Apple Works Orchard was an early version of an “agri-tourism” operation that started in the early 1990’s through 2000 that included the on-site sale of apple products, pumpkins, Christmas trees and other locally produced crafts and baked goods. Kevin Behnke purchased the property in 2002 and began restoring the property and buildings. In 2002, Behnke was granted a conditional use permit (CUP #12-02) for vehicle, boat, and equipment storage from the three (3) accessory buildings on the property. In 2004, the property was divided with a 15-acre portion rezoned for residential development with three (3) dwellings since constructed.

In 2013, CUP #01-13 was granted to Behnke for the operation of a winery and tasting room on the property with the intent that it would, once again, become a local agri-tourism operation. The current winery, tasting room and outdoor patio operation is permitted to operate during the hours of 10:00am to 9:00pm, 7 days per week. The winery currently includes a 1,585-square foot tasting room/retail store, a 432 sqft outdoor patio w/ pergola, and a 960 sqft patio w/ 600 cedar shelter w/ black metal roof constructed in 2022.

In 2020, Behnke proposed an amendment to CUP #01-13 to expand the winery operation to include an event venue. The proposal included the following site and building improvements that would be added to the operation and CUP:

- Renovate Existing 2,880 sqft barn into wedding & event venue
 - o 1536-square foot addition, a 512-square foot covered drive-through, and a 256-square foot enclosed entry to be added to the existing building
 - o Catering Prep Kitchen
 - o Indoor restrooms
 - o Overhead garage doors on north and east elevations
 - o Sound Safe Acoustic Barrier to be installed in the banquet hall walls
- Construct 35-50 vehicle gravel parking lot
 - o installed north of outdoor patio and existing tasting room building
 - o possibly paved in future

Although the proposed amendment received a positive recommendation from the Plan Commission subject to ten (10) conditions, the CUP request was denied by the Village Board in February, 2021 (meeting minutes attached).

Proposal

At this time, Behnke is requesting approval of a similar amendment to Conditional Use Permit #01-13 including the following:

1. Revise the hours of operation for winery activities:
 - a. current: 10:00am to 9:00pm
 - b. proposed: 10:00am to 11:00pm (10:00 to 11:00pm for clean-up)
2. Expand the winery operation to include use of the existing 2,880 sqft barn with a maximum capacity of 125 persons (leave tasting room capacity at 50 persons)

-
3. Construct a 35-50 vehicle parking area
 - a. installed north of outdoor patio and existing tasting room building
 - b. gravel or pervious pavement
 4. Convert the existing dwelling on property into a “bed & breakfast” type short-term rental (to coincide with construction of a new and separate single-family dwelling on the property for Behnke)

NOTE: In the application materials, Behnke discusses other improvements as part of his overall 5-year plan for the property, including installation of wind and/or solar energy conversions systems on the property. Since these items do not require conditional use permit approval, they are not included in the proposed CUP amendment. Wind and solar energy conversion systems are permitted uses in the A-2: Agricultural Zoning District and do not require CUP approval in order to be installed.

As has been the case in the past, the winery will continue to host “events” that include both business events and personal events including, but not limited to, wedding related activities, anniversaries, birthday parties, graduation parties, bridal showers, baby showers, as well as family gatherings.

Finally, the Apple Works Winery currently holds a Class B Liquor License to serve wine and beer. Behnke has indicated that the winery may apply for a Hard Liquor License in the near future, but not at this particular time. Any such request/application would be handled through the licensing procedures administered by the Village Clerk/Treasurer’s Office and not require separate approval through the conditional use permit process.

Staff Analysis/Comments

Although “winery” is not specified in the A-2 District as either an allowable or conditional use, the Apple Works Winery operation was processed and approved with a conditional use permit under the “unspecified use” provisions in Section 17.07(3)(a)2. Of the Zoning Code:

17.07(3)(a)2. Unclassified or Unspecified Uses.

Unclassified or unspecified uses may be permitted by the Plan Commission, provided that such uses are similar in character to the principal uses permitted in the district. If the Plan Commission determines that an unclassified or unspecified use is similar in character to a conditional use specified for that zoning district, the unclassified or unspecified use will require review and approval by both the Plan Commission and the Village Board in accordance with the procedures established in section 17.42 of this chapter [i.e. the Conditional Use Permit requirements].

The proposed expansion summarized above is being processed in the same way and can be allowed with a revised CUP. The proposed “bed & breakfast” short-term rental is specifically listed as a conditional use in the A-2 District. Therefore, we are processing the overall proposal as a conditional use permit application. If approved, we will simply

amend CUP #01-13.

Given the history of this property and popularity of the winery operation, the proposed expansion is a logical step for the operation and is consistent with some of the desirability of agri-business and tourism uses in the Village's Rural Preservation District as expressed in the recently adopted 2050 Comprehensive Plan.

However, Staff continues to have concerns regarding the compatibility of an expanded winery use with the surrounding residential properties to the east and north. In 2013, commitments were made to the neighbors that the winery operation would be quiet, serve no hard alcohol, and only operate until 9:00pm (see Village Board meeting minutes from 1-7-2013 when CUP #01-13 was granted). Like the proposal in 2020 to add an event venue, the current proposal is essentially the same and will change the character of the winery operation going forward. As a consequence of expanding the winery operation as proposed, the type and number of events and patrons will be greater and more diverse with the potential for increased negative impacts on the surrounding neighborhood, e.g. noise, traffic.

With respect to the issue of noise, as a result of the public comments received and discussion by the Plan Commission and Village Board leading up to the VB's eventual decision to deny the previous CUP amendment application in 2021, Behnke has taken steps to address potential noise complaints.

First, Behnke has agreed with Staff to clarify language in the CUP to restrict outdoor music and other entertainment to the outdoor patio area west/northwest of the tasting room building. No outdoor music will be allowed from or around the renovated barn. Indoor music will be allowed in the tasting room building and the renovated barn. Second, Behnke has voluntarily restricted music at events to low impact acoustic-type instruments (typically a guitar) with low wattage amplifiers/PA system speakers performed by soloists or small ensembles. Pre-recorded "piped in" music is not amplified and played outdoors. Third, Behnke has installed a "NoiseAware" sound level monitoring and notification system on the property www.noiseaware.com. Sensors are mounted east of the renovated barn near the east property line (and closest residential area). Sound level data results for a sampling of dates from June through September have been provided that show higher sound levels associated with background noise than the sound levels measured when live music was being played on a particular event date. According to Staff's review of the NoiseAware data provided, the sound level measured near the east property line on event dates when live music was played did not exceed the 40-60dB level (which corresponds to the NoiseAware "risk score" of 10 on their proprietary scale). These results, albeit limited, are consistent with the analysis and conclusions provided in the February 3, 2021 sound level analysis prepared for the Apple Works Winery by Craig Schaefer, Acoustical Engineer, with Reidel & Associates. At that time, the prediction was that sound created by a music source located in or near the tasting room building would not be distinguishable from the level of sound from surrounding background sources.

With that said, reasonable measures should be taken to limit or mitigate potential noise impacts associated with any winery activities and special events, including limits on the days and hours music is allowed to be played, limits on the level of sound that is allowed to occur, and requirements on how and where amplifies/speakers are allowed to be mounted and/or directed. Although the Village has some general restrictions on noise disturbances that are enforced through the nuisance provisions in the Municipal Code, there are no prescribed decibel (dB) thresholds or criteria that are used to determine violations between the hours of 6:00am and 10:00pm. Because the Apple Works Winery is located in the rural area of the Village, it's understandable that surrounding residents and property owners may be concerned about and sensitive to changes in the type, timing and level of sounds in the area. However, different sounds that have not been typical or customary for this rural area are not necessarily a public nuisance or code violation simply because those sounds are new or different, particularly if they occur between the hours of 6:00am and 10:00pm.

With respect to the proposed "Bed & Breakfast" short-term rental, rules and regulations concerning these types of uses are constantly changing; more so at the state level than by the Village. Recent case law and Wisconsin's "short-term rental law" adopted under Wis. Act 59 adopted in September 2017, limits to some degree how far municipalities can go in terms of prohibiting and regulating "short-term rentals". The Village's requirements for a "Bed & Breakfast" are clear that a B&B must be owner-occupied. In this case, Behnke has indicated that he does not intend to live in the existing residential dwelling at the same time as it being used as a short-term rental. Behnke's intention is to construct a new single-family dwelling on the property first (with no current timeline in mind) and then convert the existing dwelling (referred to as the Christian Jaehnig home) for short-term rental purposes. While it possible to construct a second single-family home on a property in the A-2 District, there are limitations that are not acceptable to the owner; specifically the need to divide the second dwelling onto a separate 5-acre parcel. Section 17.13(2)(u) of the A-2 District reads as follows:

"A second single-family residential dwelling if the need for more than one single-family dwelling to support and carry on the principal or approved conditional use can be established to the satisfaction of the Plan Commission before issuance of a building permit. If approval for a second farm dwelling is granted, the additional dwelling shall be placed on a parcel separated from the farm lot provided that any parcel so created conforms with all regulations set forth in section 17.14 of this chapter." [which is the Rs-1: Single-Family District that requires a minimum 5-acre parcel size].

While Staff is supportive of the concept because of the tourism-related benefits such a use will have to offer, the unknown timing of when this transition may occur, changing regulations affecting the use of property for short-term rentals, and the lack of any "short-term rental" regulations in the Village Code at this time makes this aspect of the proposal difficult to support at this time.

With that said, Staff is of the opinion that, the only the Village could approve the proposal to convert the existing dwelling into a bed & breakfast-style "short-term rental" AND construct a new home on the property without any land division is to make specific

accommodations in the CUP where the existing home would be designated as an accessory structure and that the following conditions be included in the CUP:

1. The short-term rental can only operate if the owner of the dwelling also resides on the property and serves as caretaker for the short-term rental;
2. If and when the dwelling used for the short-term rental is no longer used exclusively as a short-term rental, said dwelling would be deemed to no longer be an accessory structure and use thereof, and as a result, would have to be divided off onto a separate parcel pursuant to Section 17.13 in order for the dwelling to be used as a principal residential use;
3. The owner/operator of the short-term rental shall satisfy all rules, regulations, and licensing requirements for short-term rentals adopted and enforced the Village of Germantown at the time the dwelling commences being used as a short-term rental, and, all applicable Washington County and State of Wisconsin regulations and licensing requirements, including but not limited to registration and licensing with the Wisconsin Department of Revenue (DOR) and/or Department of Agriculture, Trade & Consumer Protection (DATCP) for purposes of code compliance and collecting applicable state, county and local sales, room and other taxes.

With respect to the proposed parking area, depending on the type of construction material used a stormwater management plan and erosion control measures may be required, subject to the following triggers:

- Between 5,000 SF and 21,780 SF (1/2 acre) - Green infrastructure improvements per MMSD requirements. (see attached document)
- Over 1/2 acre of additional impervious (cumulative) - MMSD Chapter 13 requirements kick in.
- Over 1 acre of site disturbance (cumulative)- WDNR stormwater management requirements kick in.

Therefore, prior to construction of the parking area or any other site improvements being completed on the site, the owner/applicant will need to submit a site development and building plan application with a detailed site plan to include (but not limited to) the following items:

- Scaled site and engineering plans of the improved areas, stamped by a professional engineer or surveyor, showing the following:
 - o Existing buildings and site features, topography, and property lines.
 - o Proposed improvements and relationship to existing features, property lines with setback callouts, etc.
 - o Grading and erosion control plans

These items will need to be reviewed and approved by the Plan Commission prior to obtaining necessary building, grading or erosion control permits.

Village Staff Recommendation

APPROVE a conditional use permit amendment to CUP#01-13 for the 10.8-acre Apple Works Winery property located at W179 N12536 Fond du Lac Avenue subject to the following conditions (these conditions are inclusive of the conditions that apply to use of the property for the winery operation and associated activities; these conditions replace those adopted in the original permit #01-13:

1. This permit authorizes limited uses and activities as set forth in the original application for CUP# 01-13 and the amendment application dated August 5, 2022, including special “events” and in the supporting documents made part of the application on file with the Village. All of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
2. For purposes of administration and enforcement of this CUP, the following terms are defined:
 - a. “Event” or “events” is/are an organized or spontaneous party, meeting, dinner, wine tasting, celebration, ceremony, wedding, reception, workshop, conference, corporate function, or other similar activity held for the benefit of and attended by persons in addition to and/or other than the property owner for a common purpose that occurs on the property on an irregular, periodic or one-time basis. This definition does not include uses or activities that are typical and customary accessory uses to a single-family residential use, such as private parties, gatherings and similar activities conducted by and for the benefit of the property owner and his/her immediate family (spouse, domestic partner, child/stepchild, parent/stepparent). This definition does not include regular activities uses or activities that are typically and customarily associated with the daily operation of a café, restaurant, or bar/tavern.
3. 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.
4. In the event the Village receives complaints regarding noise, activities or other negative impacts on surrounding neighborhood and properties, the

-
- Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.
5. Site improvements, buildings, signage, exterior lighting, and any other improvements on the property that are necessary for the land uses and activities authorized under this CUP shall be reviewed and approved by the Village through the Zoning Permit or Site Plan application process as determined by the Village Zoning Administrator. If required, Site Plan review and approval will include Plan Commission review and approval.
 6. Building permits and commercial building code plan approval are required for the proposed remodeling; contact Inspection Services prior to any work for details on the required permits and plan approvals.
 7. Washington County shall be consulted regarding compliance with all applicable POWTS sanitary requirements that may result from the expanded use of the renovated barn and overall property for public and private events and uses.
 8. Applicant to obtain all required liquor licenses and/or permits from the state and Village prior to any events held on the property.
 9. All signage, temporary and permanent, requires a permit; contact Planning & Zoning Services for details.
 10. A pre-occupancy inspection of the renovated barn by the Village Building Inspector and Fire Chief is required prior to commencing use of the renovated barn for winery events.
 11. This Conditional Use Permit shall be transferable to an immediate family member only. In the event there is a change in the owner/operator of the winery operation outside the immediate family, this CUP shall become null and void. A new CUP shall be required in order for a new owner/operator to commence operation of a winery, event venue and/or storage operation from this property.
 12. In the event the Village receives complaints regarding noise, activities or other negative impacts on surrounding neighborhood and properties, the Owner/Operator shall work cooperatively with the Village to mitigate and resolve the issue.
 13. Applicant to obtain all required liquor licenses and/or permits from the State and Village.
 14. There shall be no licensing for the sale or dispensing of hard liquor on site for business purposes. In the event the property owner would like to apply for additional liquor licensing (i.e. hard liquor license), an amendment to this Conditional Use Permit is required to be approved by the Village Plan Commission and Village Board prior to the issuance of said permit.
 15. The property owner shall record a deed restriction for the subject property that limits access from STH145 to the existing driveway only and prohibits any new or additional access driveways unless approved by the WisDOT and Village of Germantown. Said deed restriction shall be recorded prior to or concurrent with Village approval of the Site Plan for the event venue project or six (6) months after the date of recording of this CUP, whichever comes first.
 16. Not including service staff, the maximum property capacity shall not exceed 175 persons at any one time.
 17. Operational hours for the winery and events are permitted to be 10:00 am to 9:00 pm Sunday through Saturday.

-
18. Outdoor music is allowed only on/from the outdoor patios north/northwest of the tasting room building. Outdoor music shall be permitted between 12:00pm and 6:00pm only on Sunday through Thursday, and from 12:00pm until 9:00pm on Friday and Saturday. Outdoor music shall be limited to low impact acoustic-type instruments (e.g. string instruments, piano, woodwind instruments) with small, low wattage amplifiers or personal-sized PA system speakers by solo artists or small ensembles.
 19. Indoor music is allowed only in the tasting room building and the renovated barn shall be permitted between 12:00pm and 6:00pm only on Sunday through Thursday and from 12:00pm until 9:00pm on Friday and Saturday.
 20. The hours of operation shall be between 10:00am and 9:00pm Sunday through Thursday, and between 10:00am and 11:00pm on Fridays and Saturdays. Only clean-up type activities may take place between 10:00pm and 11:00pm on Friday and Saturdays.

If the Plan Commission is inclined to **APPROVE** the proposed “bed & breakfast” style short-term rental, staff recommends adding the following conditions:

21. The short-term rental can only operate if the owner of the dwelling also resides on the property and serves as caretaker for the short-term rental;
22. If and when the dwelling used for the short-term rental is no longer used exclusively as a short-term rental, said dwelling would be deemed to no longer be an accessory structure and use thereof, and as a result, would have to be divided off onto a separate parcel pursuant to Section 17.13 in order for the dwelling to be used as a principal residential use;
23. The owner/operator of the short-term rental shall satisfy all rules, regulations, and licensing requirements for short-term rentals adopted and enforced the Village of Germantown at the time the dwelling commences being used as a short-term rental, and, all applicable Washington County and State of Wisconsin regulations and licensing requirements, including but not limited to registration and licensing with the Wisconsin Department of Revenue (DOR) and/or Department of Agriculture, Trade & Consumer Protection (DATCP) for purposes of code compliance and collecting applicable state, county and local sales, room and other taxes.
24. Prior to commencing operation of the short-term rental, the owner/operator shall provide a detailed plan of operation to the Community Development Department.

Germantown Police Department



Roll Call Log

06-020567**Accident/PDO**

11/10/06 17:3514

W179N12536 Fond du Lac Ave

Disposition **Accident Report**
 Unit **742**
 Officer **RAC115**

Lisa Behnke called 911 reporting a female entered her house and began yelling that she was in an accident.

Driver: Joan E. Trobaugh fw/01-05-48, blk 1996 Ford, AK58028

09-013219**Found Property**

07/11/09 11:3348

W179N12536 Fond du Lac Ave

Disposition **Police Assist Given**
 Unit **735**
 Officer **TRM152**

Party dropped off a wallet with ID indicating the owner to be Michael F LORENZ, MW/12-02-83.

Phone message was left that the residence to contact the PD reference the wallet.

Michael responded to the PD and the wallet was turned over to him.

10-015133**Alarm**

08/18/10 16:0247

W179N12536 Fond du Lac Ave

Disposition **False Alarm**
 Unit **742**
 Officer **RAC115**

ADT reports a burglar alarm indicating the rear door at the Behnke residence. Officer out with homeowner, Lisa A. Behnke f/w 05-11-1960, who opened a door to the garage and didnt know the alarm was set and did not have the correct code or her key fob.

11-000068**Alarm**

01/01/11 22:2041

W179N12536 Fond du Lac Ave

Disposition **False Alarm**
 Unit **745**
 Officer **TEO138**

ADT reports a burglar alarm sounding from the dining room motion detector. Homeowner Kevin Behnke eta 15 min, blk Mercedes.
 Unknown cause.

16-020088**Extra Patrol/Watch**

11/24/16 20:5047

W179N12536 Fond du Lac Ave

Disposition **Police Assist Given**
 Unit **746**
 Officer **KJR136**

Apple Works Winery

18-007341**Accident/PDO**

05/06/18 17:1150

W179N12536 Fond du Lac Ave

Disposition **Accident Report**
 Unit **752**
 Officer **CAF118**

Germantown Communications received multiple reports of a single motor vehicle accident on the property of Apple Works Winery involving a black Acura RDX, WI reg AAN1565. Sherry L. Chappelle fw/5-25-75 claimed to have been the passenger in the vehicle, and that the driver fled the scene on foot. Officers determined that Chappelle was in fact the driver, and she was subsequently taken into custody for obstructing.

Germantown Police Department



Roll Call Log

20-013274**Alarm**

09/16/20 02:5342

W179N12536 Fond du Lac Ave

Disposition **False Alarm**
Unit **743**
Officer **ZAS089**

ADT reported a burglar alarm activation from the wine bar motion detector at Apple Works Winery. Officers responded with key holder Kevin H. Behnke (m/w 10-08-1954). Nothing suspicious was found and the cause for the alarm was unknown.

20-016382**Accident/PDO**

11/09/20 13:4343

W179N12536 Fond du Lac Ave

Disposition **Accident Report**
Unit **732**
Officer **MDS121**

Amazon driver, Earlynn M Holmes fb/07-18-97 reported driving over electrical lines running across the driveway at Apple Works Winery, on the ground, no damage done. Owner, Kevin H Behnke mw/10-08-54 requested it be documented.

21-012412**Accident/PDO**

07/26/21 06:5747

W179N12536 Fond du Lac Ave

Disposition **Accident Report**
Unit **732**
Officer **MDS121**

Kevin H. Behnke (mw/10-08-54) reports a vehicle struck his mailbox and is in the weeds. Homers notified to tow the 2005 Chevy Impala, WI reg AJF2867. TTY sent to Kewauknee County Sheriff to attempt contact with owner Kim Marie Gronke (fw/04-10-80).

22-001299**Abandoned Vehicle**

01/20/22 11:4155

W179N12536 Fond du Lac Ave

Disposition **Police Assist Given**
Unit **730**
Officer **SFM142**

Lisa A Behnke (f/w 05-11-1965) reported a 2001 International, WI registration "EC59480", Fedex truck is abandoned in their driveway. Upon arrival, Dennis' Towing arrived to remove the vehicle.



Village of



Germantown

Willkommen

Fee must accompany application

\$730

~~\$1400~~

Paid

Date

8/5/22

Amendment

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

KEVIN H BEHNKE
APPLIE WORKS WINERY
W179 N12536 FOND DU LAC
GERMANTOWN, WI 53022
Phone (262) 677-1857

Fax ()

E-Mail R15LAXEDKHB@HOTMAIL.COM

PROPERTY OWNER

KEVIN H BEHNKE
W179 N12536 FOND DU LAC
GERMANTOWN, WI 53022
Phone (262) 677-1857

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

KEVIN H BEHNKE, APPLIE WORKS WINERY, BEHNKE STATES

3 PROPERTY ADDRESS

W179 N12536 FOND DU LAC AVE

TAX KEY NUMBER

6TNU-161-976

4 DESCRIPTION OF EXISTING OPERATION

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

ZONED A-2 / WINERY / HOME / EQUIPMENT STORAGE

5 DESCRIPTION OF PROPOSED OPERATION

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

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

PLEASE SEE ATTACHED DOCUMENTATION

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

A 10.81 acre parcel being Lot 4 of Certified Survey Map No. 5843
and being a part of the NW ¼ and SW ¼ of the NE ¼ of Section 16,
Township 9 North, Range 20 East in the Village of Germantown,
Washington County, Wisconsin

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!


Applicant

4/24/22
Date


Owner

4/24/22
Date



w179 n12536
FOND DU LAC AVENUE
GERMANTOWN, WI
53022
PH # 262 677~1000
APPLEWORKSWINERY.COM

Emily Zandt
Community Development Department
Village Planner & Zoning Administrator
N112 W17001 Mequon Road
P. O. Box 337
Germantown, Wisconsin 53022-0337

April 24th, 2022

Re: Amendment to the Original CUP #01-13

Emily,

This letter is in response to our recent meeting regarding a few changes we would like to make to the Original Cup #01-13 dated January 28th, 2013.

Please find attached some supporting documents for your review.

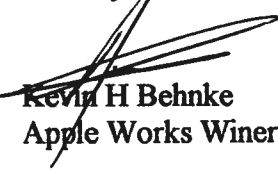
1. Cup #01-13
2. Current Class "B" Winery License and Class "B" Fermented Malt Beverage
3. Ariel View of current Boundary of Liquor Licensing
4. Ariel View of requested Distance change for 50 Ft to 145 Ft
5. Ariel View of New Boundary per requested distance change
6. Ariel View of additional permeable parking area
7. Ariel View of Cedar Post/Board Corral Type Fence
8. Certified Survey Map
9. Noise Aware 24/7 Sound Monitor Sensors (Indoor and Outdoor)
10. Wall Street Journal on Noise Aware Company

Proposed changes to the exiting CUP

1. Incorporate the use of Building #2 into the existing Winery Operation
2. Change hours of operation to 10:00 am to 11:00 pm
3. Change item (4 a) exceeds 50 total persons for building #1 and 125 total persons for building #2

If you have any questions, please feel free to contact me.

Thank you.


Kevin H Behnke
Apple Works Winery LLC

CUP # 01 - 13

Document No.

CONDITIONAL USE PERMIT

Document Title

1328018

**VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN
CONDITIONAL USE ZONING PERMIT****Whereas the Applicant:****Kevin Behnke, Property Owner & Apple Works Winery LLC**

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

Now, therefore, this permit is issued to the Applicant to permit the operation of a winery from the property located at W179 N12536 Fond du Lac Ave in the A-2: Agricultural Zoning District pursuant to Section 17.13 and 17.07(3)(a)2. of the Village Zoning Code.

RECORDED
February 04, 2013 10:38 AM
SHARON A MARTIN, REGISTER OF DEEDS
WASHINGTON COUNTY, WISCONSIN

Fee Amount: \$25.00

Name & Return Address:

**Village of Germantown
P.O. Box 337
Germantown, WI 53022**

Parcel Identification No:

GTNV 161-976

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

A 10.81 acre parcel being Lot 4 of Certified Survey Map No. 5843 and being a part of the NW ¼ and SW ¼ of the NE ¼ of Section 16, Township 9 North, Range 20 East in the Village of Germantown, Washington County, Wisconsin.

Tax Key No: 161-976

Address: W179 N12536 Fond du Lac Avenue

Pursuant to the following condition(s):

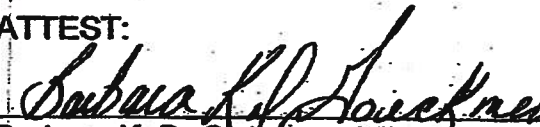
1. This permit authorizes the uses and activities as set forth in the conditional use permit application and in the supporting documents and plans made part of the application. Except as may be limited herein, all of the operational characteristics and services as described, as well as any commitments made by the Applicant as set forth in the application, supporting documents, and made during presentations to the Village Plan Commission, Village Board and Village staff are deemed to be conditions of approval.
2. 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 use which causes special problems or harmful effects otherwise associated with the use to be no longer ameliorated or eliminated, or where conditions imposed were anticipated to mitigate or eliminate harmful effects associated with the use but are subsequently insufficient to do so, or for similar cause based upon consideration for the public comfort, safety, and welfare, the conditional use permit may be terminated or modified by the Village Board by the amendment to or addition of conditions after public hearing thereon.
3. Operational hours are permitted to be 10:00 am to 9:00 pm Sunday through Saturday.
4. Applicant is responsible for contacting the Community Development Department and/or

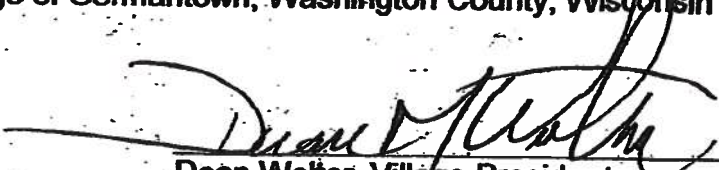
Clerk's Office for applicable temporary use, liquor license, or other permits or approvals for any special event that: (a) exceeds 50 total persons in attendance; (b) includes the selling of any alcohol other than wine; or (c) includes a DJ, live band, or other excessively amplified music.

5. Applicant to obtain all required liquor licenses and/or permits from the State and Village.
6. The proposed outdoor patio may require site plan approval from the Plan Commission depending on the extent and improvements. Contact the Village Planner for further information prior to installation of the outdoor patio. At a minimum, the patio shall be set back a minimum distance of 50' from the nearest property line.
7. Building permits and state-approved plans may be required for the proposed remodeling; contact Inspection Services prior to any work for details on the required permits and plan approvals.
8. All signage, temporary and permanent, requires a permit; contact Planning & Zoning Services for details.
9. A pre-occupancy inspection is required by the Fire Department.

Granted by the Village Board of the Village of Germantown, Washington County, Wisconsin on the 7th day of January, 2013.

ATTEST:


Barbara K. D. Goeckner, Village Clerk


Dean Wolter, Village President

STATE OF WISCONSIN) SS.
WASHINGTON COUNTY)

Personally came before me this 28th day of January, 2013, the above named Dean Wolter, Village President, and Barbara K. D. Goeckner, Village Clerk, to me known to be the persons who executed the foregoing instrument and acknowledged the same.



Christine M. Micka
(type or print name of Notary on this line)

Christine M. Micka
(signature of Notary on this line)

Notary Public, State of Wisconsin
My Commission Expires: 7-19-15

Conditional Use Permit (CUP) # 01-13

Kevin Behnke, Property Owner & Apple Works Winery LLC

Page 3 of 3

ACCEPTANCE OF TERMS AND CONDITIONS BY PROPERTY OWNER

As representative for Apple Works Winery LLC, I, Kevin Behnke, Property Owner, hereby accept the terms and conditions set forth in this Permit, and realize that non-adherence to the terms and conditions as stated hereon may result in the revocation of this Permit by the Village of Germantown.

Dated this 28 day of JAN, 2013

Kevin Behnke

(signature on this line)

STATE OF WISCONSIN) SS
Waukesha COUNTY)

Personally came before me this 28th day of January, 2013, being the above named Kevin Behnke, to me known to be the person who executed the foregoing instrument and acknowledged the same.



Kristy Granke

(Type or print name of Notary on this line)

Kristy Granke

(Signature of Notary on this line)

Notary Public, State of Wisconsin

My Commission Expires: Aug 3, 2014

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

Village of Germantown
"CLASS B" WINERY LICENSE
CLASS "B" FERMENTED MALT BEVERAGE

License No:
21/22 - 1

Village of Germantown

Fee: **\$600.00**

State of Wisconsin

WHEREAS, the local governing body of the Village of Germantown, County of Washington, State of Wisconsin, has, upon application duly made, granted and authorized the issuance of a Winery License and Fermented Malt Beverage License to:

Apple Works Winery LLC

W179 N12536 Fond Du Lac Ave
Germantown, WI 53022

Kevin H. Behnke, Agent

to sell Wine, as defined by law, and pursuant to Chapter 125.32 & 125.53 of the Statutes of the State of Wisconsin and local ordinances;

AND WHEREAS, the said applicant has paid to the Treasurer the sum of \$500.00 for such "Class B" Winery License and \$100.00 for such Class "B" Beer License as provided by local ordinances, and has complied with all the requirements necessary for obtaining such license;
LICENSE IS HEREBY ISSUED to said applicant to sell, deal and traffic in, at retail, Wine and Beer at the following described premises:

Licensed premise:

Apple Works Winery / Behnke Estates
W179 N12536 Fond Du Lac Ave
Germantown, WI 53022

Apple Works Winery / Behnke Estates
Outdoor Premises surrounding Building #1
Building #1: Winery store/Sales and Tasting Room
100' rear, 100' front, 50' right, 75' left including patio & tent.

For the Period from 7/01/2021 to 6/30/2022.



Deanna Braunschweig

Deanna B. Braunschweig, Village Clerk

This License must be Framed and Posted in a Conspicuous Place in the room or place where Wine is drawn or removed for service or sale.



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 50 ft

Measure distance

Total area: 36,328.42 ft² (3,375.02 m²)

Total distance: 774.71 ft (236.13 m)

CURRENT LIQUOR LICENSE AREA



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 Google 50 ft

Measure distance
Total distance: 145.81 ft (44.44 m)

**LIQUOR LICENSE RIGHT DISTANCE
INCREASE FROM 50 FT to 145 FT**



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 50 ft

Measure distance

Total area: 49,637.26 ft² (4,611.45 m²)

Total distance: 878.72 ft (267.83 m)

REQUESTED LIQUOR LICENSE AREA



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 50 ft

Measure distance
Total area: 8,029.29 ft² (745.95 m²)
Total distance: 356.59 ft (108.69 m)

ADDITIONAL PERMEABLE PARKING AREA



Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 Google 50 ft

Measure distance

Total distance: 365.14 ft (111.29 m)

CEDAR POST/BOARD CORRAL TYPE FENCING

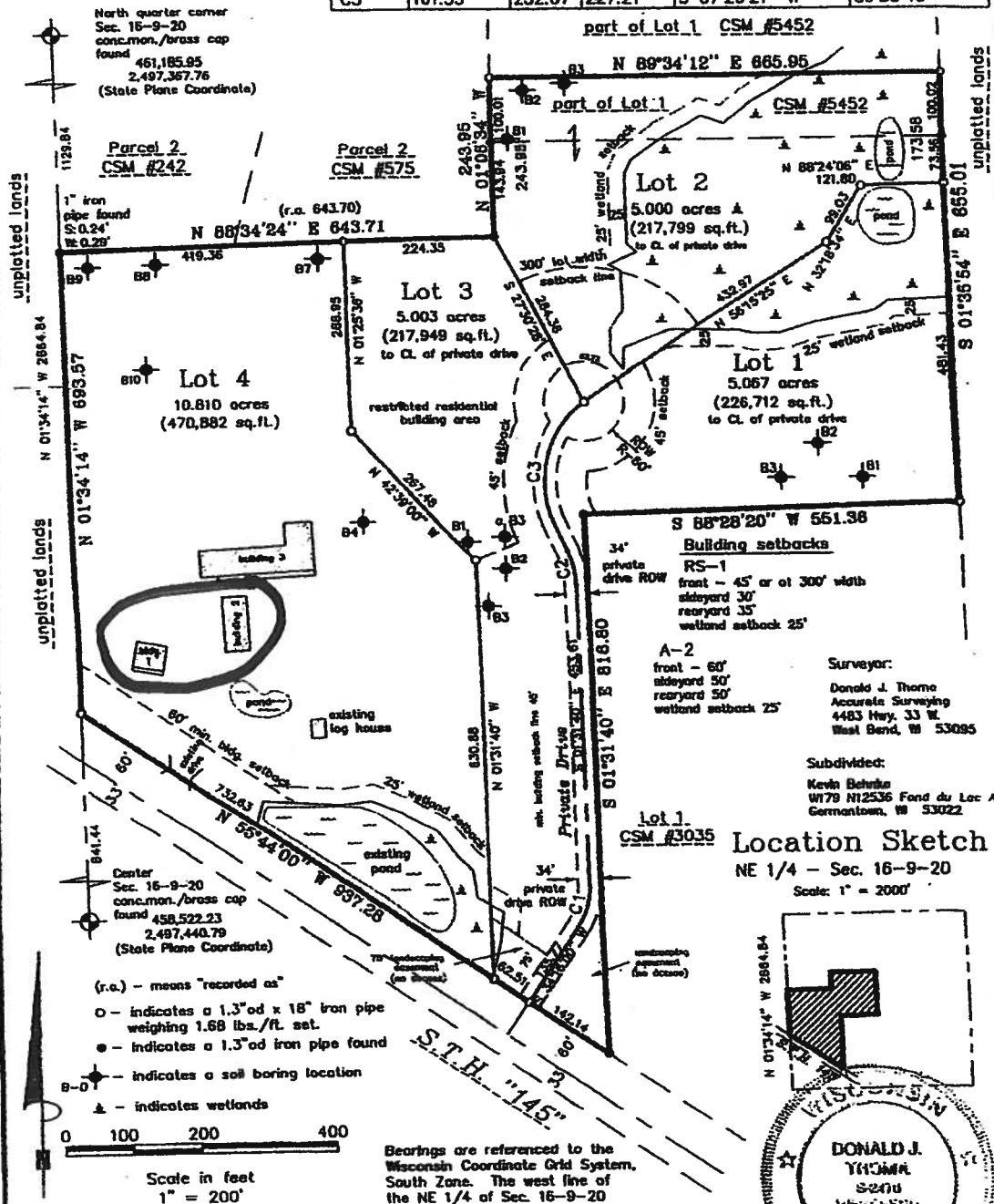
Washington County Certified Survey Map

Sheet 2 of 4

Lot 2 and part of Lot 1 of Certified Survey Map No. 5452 as recorded in Washington County Registry in Volume 39, of Certified Survey Maps, on pages 26-28 as Document No. 926336, being a part of the NW 1/4 and SW 1/4 of the NE 1/4 of Section 16, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

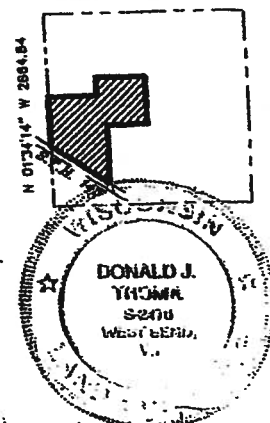
Curve Data

NUMBER	Radius ='	Arc ='	Chord ='	Chord Bear =	Delta =
C1	100.00	62.47	61.46	S 16°22'10" W	35°47'40"
C2	150.00	56.48	56.15	S 12°18'53" E	21°34'26"
C3	161.35	252.07	227.21	S 07°20'21" W	89°30'40"



CSM MAP NO. 5843 VOL. 43 PG. 11

DOC# 1076149



Donald J. Thoma, S-2470
Dated this 5th day of November 2004.
Revised this 6th day of January, 2005

Search

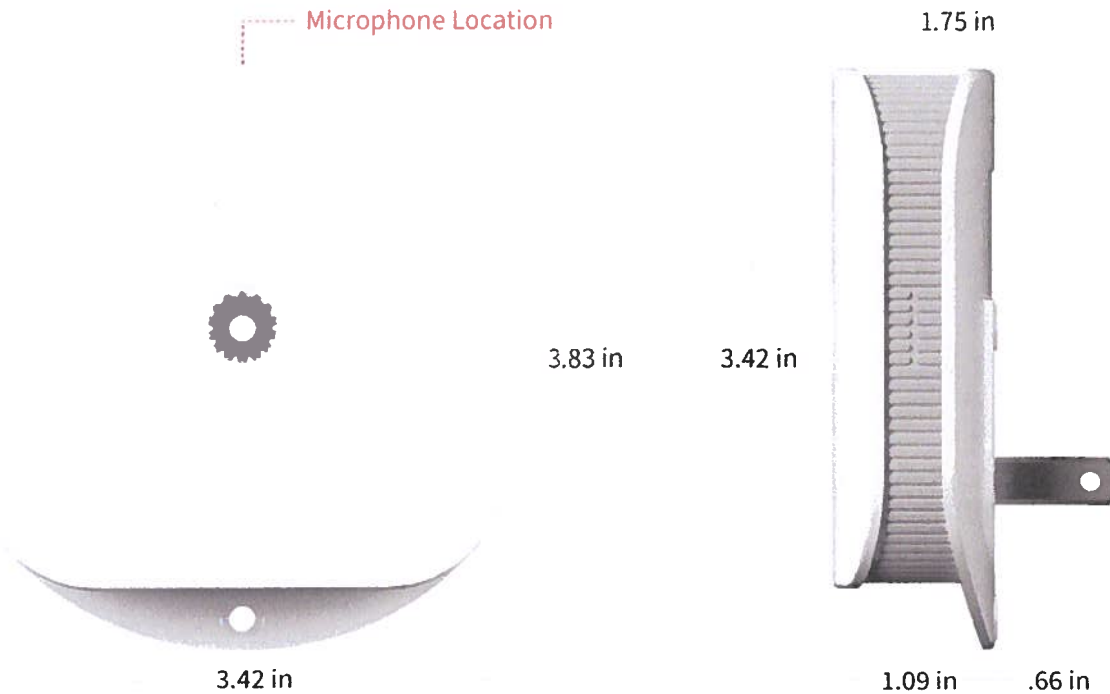
Articles in this section

NOISEAWARE GEN 3 PRODUCT SPECIFICATIONS



Garrett Dobbs
1 month ago · Updated

INDOOR NOISE SENSOR



Generation:

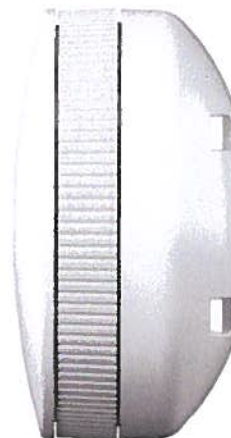
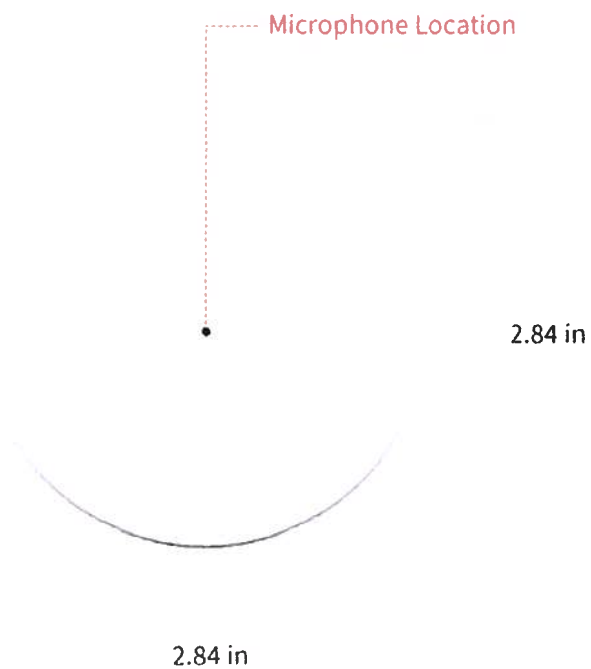
- 3rd Generation (Gen 3)



Designed by NoiseAware

Assembled in Mexico with parts made in the USA and China

OUTDOOR NOISE SENSOR



1.46 in



Designed by NoiseAware

Assembled in Mexico with parts made in the USA and China

WEB APPLICATION

Requirements:

- Chrome v68+ on Mac OS X v10.9+ or Windows 7+ and active internet connection

Languages:

- English, US (Can be translated by browser)

MOBILE APPLICATION

Requirements:

- iOS v10+ or Android 4.1+ and active internet connection

This copy is for your personal, non-commercial use only. To order presentation-ready copies for distribution to your colleagues, clients or customers visit <https://www.djreprints.com>.

<https://www.wsj.com/articles/how-to-tell-if-tenants-are-getting-rowdy-one-landlord-found-a-solution-1525140001>

BUSINESS | SMALL BUSINESS

How to Tell if Tenants Are Getting Rowdy? One Landlord Found a Solution.

NoiseAware devices capture data on noise levels and send the information to property managers



NoiseAware sensors are designed to let landlords know about tenant disturbances when they're just beginning.

PHOTO: NOISE AWARE

By Barbara Haislip

April 30, 2018 10:00 pm ET

Dave Krauss had a successful Airbnb rental business until one weekend in 2014. A renter supposedly looking for a quiet break with her boyfriend ended up having a two-day “mini-Coachella style rager” at Mr. Krauss’s condo, he says.

It wasn’t until two days after she checked out that he discovered what had happened. Fourteen angry neighbors had filed noise complaints, and a cease-and-desist letter forced him to sell the investment property at a \$30,000 loss.

“It had sullied my reputation. I slept fine that weekend. My neighbors didn’t,” he says.

Mr. Krauss vowed to never let it happen again. If he could get a simple notification when a disturbance *started*, rather than be the last to find out, he could head off potential problems.

JOURNAL REPORT

Insights from [The Experts](#)

Read more at [WSJ.com/SmallBusinessReport](https://www.wsj.com/SmallBusinessReport)

MORE IN SMALL BUSINESS

[The Biggest Crowdfunding Campaigns](#)

[Why Banning Tips Can Hurt Restaurants](#)

[The Secrets of Escape Rooms](#)

[VCs Talk About the Big Investments That Got Away](#)

[What LinkedIn's Founder Learned From Failure](#)

Then, early in 2015, he met Andrew Schulz, an electrical engineer, who was teaching a class on building custom smart-home technology at the Dallas Entrepreneur Center. Mr. Krauss told him he didn’t want to be his student but would like to hire him to solve his problem. They went to lunch and discussed the design criteria for a system that would ultimately become what the company calls a “smoke detector for noise.”

“We still have the back-of-the-napkin sketches to this day,” says Mr. Krauss.

WSJ NEWSLETTER

Notes on the News

The news of the week in context.

☒ I would also like to receive updates and special offers from Dow Jones and affiliates. I can unsubscribe at any time.

☐ I agree to the [Privacy Policy](#) and [Cookie Notice](#).

Enter your email

SIGN UP

HOW I THOUGHT OF IT



[Do You Hate When You Drop Your Soap in the Shower? So Did This Entrepreneur \(May 2020\)](#)

[She Wanted to Build a Fire on a Beach. And a Business Was Born. \(May 2020\)](#)

[An Entrepreneur Wanted to Keep Holiday Lights From Going Out \(November 2019\)](#)

[How I Thought of It: Bunk Beds That Are Easy to Make \(November 2019\)](#)

[His Grandfather Needed a New Kind of Coffee Cup. A Business Was Born \(April 2019\)](#)

In 2016, NoiseAware says, the company raised \$1 million in a round of angel financing from a group that included former HomeAway Chief Operating Officer Tom Hale. The company says it is currently closing a new round of financing. It won't disclose specific revenue but says that sales last year were eight times the 2016 figure, and its product protects more than 3,000 properties.

Ms. Haislip is a writer in Chatham, N.J.

Email reports@wsj.com.

Appeared in the May 1, 2018, print edition as 'keep it down, will you?.'



W179 N12536
FOND DU LAC AVENUE
GERMANTOWN, WI
53022
PH # 262 677-1000
APPLEWORKSWINERY.COM

Emily Zandt
Community Development Department
Village Planner & Zoning Administrator
N112 W17001 Mequon Road
P. O. Box 337
Germantown, Wisconsin 53022-0337

July 26th, 2022

Re Apple Works Winery LLC response to e-mail dated 5/2/2022

Emily,

Since the village always needs more information I looked at the property and my recent proposal which we have discussed and have decided to submit a 5 Year renovation plan. I have no intention of living someplace else so I have added some items going forward that would be important to us for the next 20 – 30 years.

1. Please provide more specific information on the types of events that will be held in Building #2. I must reinforce that the Winery needs more space for our Wine Tastings and Food Pairing Tastings we have started to do for our New Wine Club. Per our meeting we agreed that an Event is when somebody pays us to use the space to have their event.

The following is a list of events we have hosted and will continue to host.

Business Events

Exit Realty, Concordia University, BMO Harris Bank, Kohl's Corporate, Skygen USA, Prudential Investment Groups, JW Speaker, A Room with A View Travel Agency, Germantown Travel, Republican Party, IAG Wealth Partners, Financial Adviser Waukesha, just to name a few.

Customer Personal Events

Anniversaries, Birthday Parties, College Graduations, Bridal Showers
Baby Showers, Family Gatherings, Rehearsal Dinners and Engagement Parties etc.

Behnke Family / Relatives and Friends

To be exempt from restrictions for our private use of Building #2

2. Quiet Hours per the Village ordinance, which is in effect from 10 pm to 6 am
There will be NO Live music played outside the buildings during these hours.
There will be NO Live music played inside the buildings during these hours.
The Winery will NOT conduct business during these hours.
Hours from 10 pm to 11 pm to be used to close and clean-up if needed.
3. Noise Aware Sound Monitoring
We have already installed a sensor (receiver) in the back storage building and sensors about 50-75 feet from the lot line and have been monitoring the sound levels 24 / 7 to get a representation of real life application for the last month.
Currently there is more everyday background noise than most people realize.
The current Winery operation is not contributing in any significance.
I will include some print outs of the monitor sound levels in a different attachment

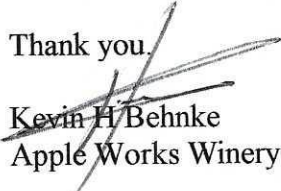
4. This Temporary Permit, which you have given me, could be used for something out of the ordinary.
5. The Bed and Breakfast/VRBO could be a nice addition for the Winery operation since these have become very popular at other Wineries in other states and its just a matter of time before they migrate to the Midwest.

The current Christian Jaehnig home that we live is a nice real representation of Heavy Timber Frame Construction built in the 1867 with German craftsmanship. It was moved from Manitowoc County and re-assembled on the property in 1991 with help from the Historical Society of Germantown. (See attached Article)
Attached are photos of existing home and some history explanation from 1988.

6. Since we would be losing our current residence to the limited use of a Bed and Breakfast/VRBO we would like to build a new home in the northwest corner of the property. Staying with the heavy timber craftsmen construction that we have used on the pergola and the patio shelter we would have the same type of construction represented in the new home. (See attached potential home info for reference only)
7. Wind Energy Conversion System and Solar Energy Conversion System.
Install a Bergey Wind Power 10 -20 kW Wind Turbine
80 - 100 Ft free standing Tower / 10 Ft x 10 ft triangular base
Located 100-120 FT from any lot line and a 6 FT Security Fence surrounding base.
(see attached brochures)
Solar Panels could also be installed on the roof of building #3
8. I feel that this requested modification to our existing CUP easily falls within the New 2050 Rural Preservation District guidelines. (copy is attached)
9. I have also attached an Existing Site Plan and a Site Plan of the Proposed Improvements.

If you have any questions, please feel free to contact me.

Thank you.


Kevin H. Behnke
Apple Works Winery LLC

Sept 19 '91

THE MILWAUKEE JOURNAL

ee-Washington

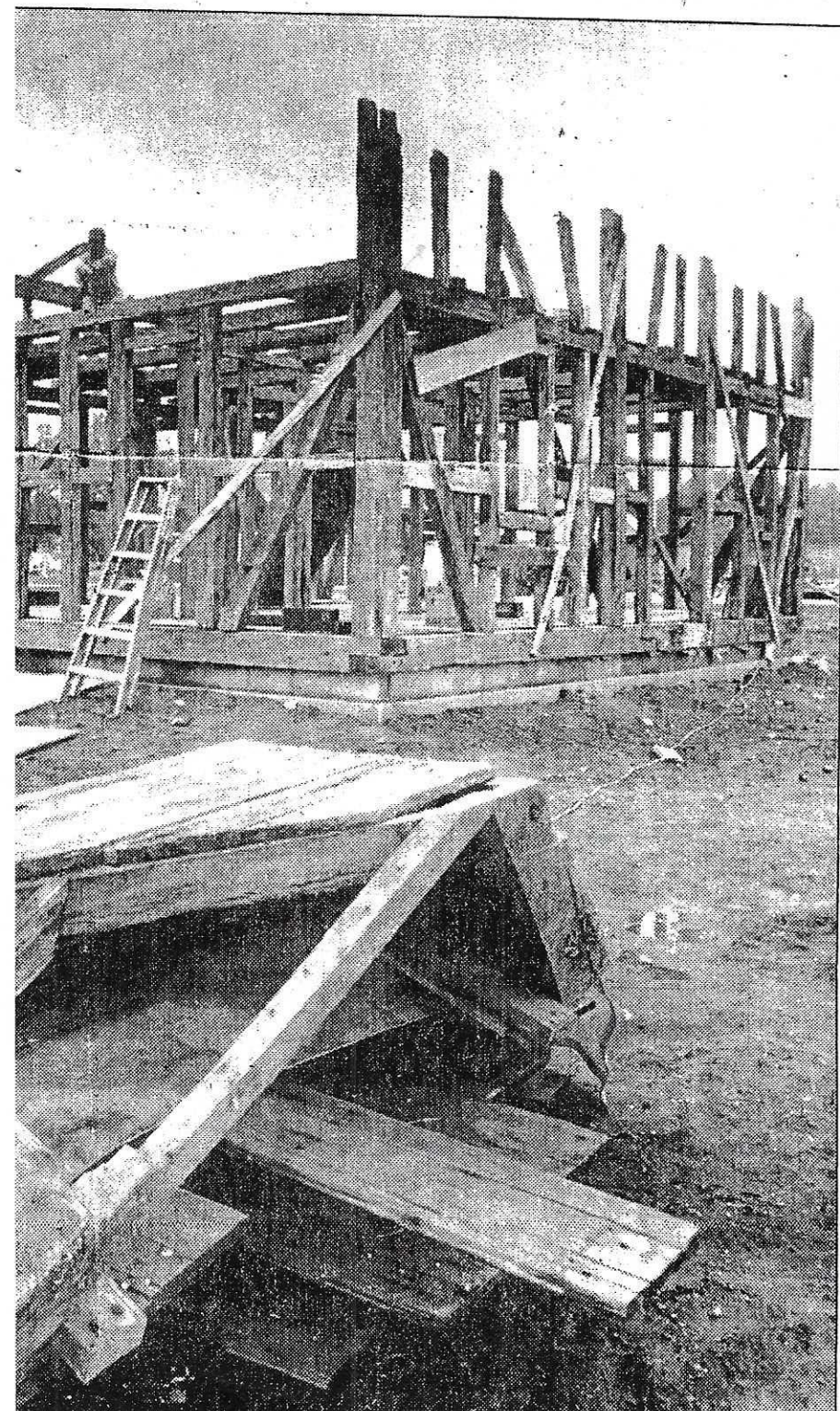
Metro

Page B1

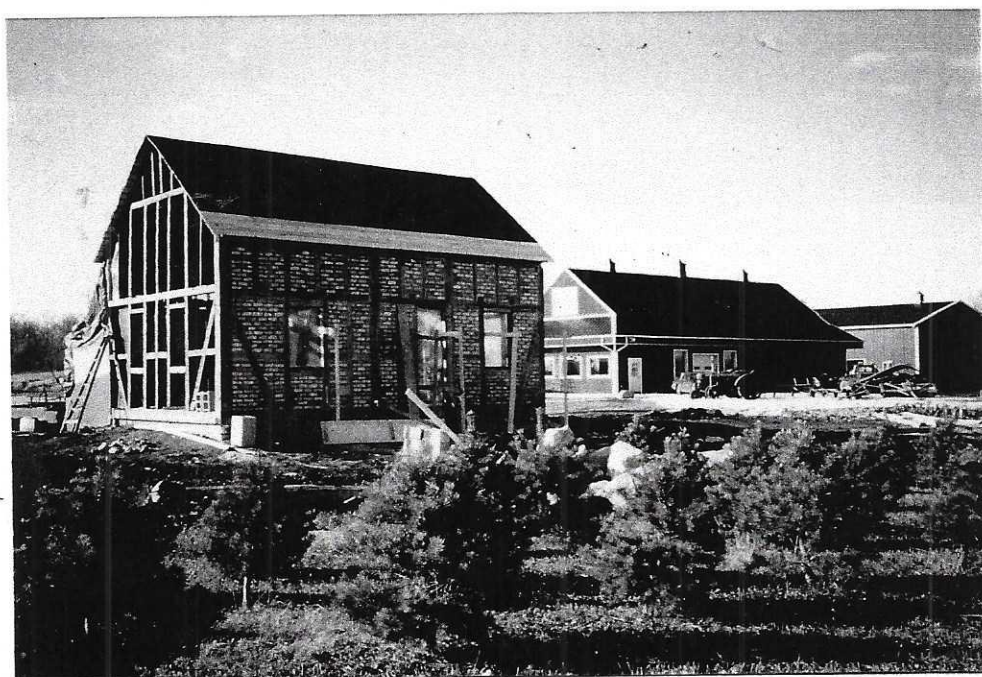
Hartford, Mequon, Port Washington, Thiensville, West Bend and their neighbors

Piecing together a bit of history

VOLUNTEERS LENT their sweat in exchange for knowledge over the weekend to help rebuild a house and barn at the Apple Works orchards at Fond du Lac Ave. and Pilgrim Road in a workshop co-sponsored by the Germantown Historical Society. The Christian Jaehnig house had been dismantled and brought to the orchard from the Manitowoc County site where it was built in 1867. Heart surgeon Dudley Johnson, owner of the orchard, plans to turn it into an educational center teaching about the apple industry and the history of the buildings. **LEFT:** Volunteers cull through the old timbers that made up the house. **BELOW:** Terry Kuhl-enbeck, of Germantown, searches for specific timbers to be used in the rafters.



VOLUNTEERS
Bob Harker, Sheboygan County Museum director, and Alan Pape, restoration consultant for Wisconsin's Ethnic Settlement Trails, fit rafters together during reconstruction of the Jeahnig house in Germantown. Pape has supervised the moving and rebuilding of 100 structures, including some at Old World Wisconsin.



EXISTING HOUSE VIEW

July 26th, 2022

First Floor

Living Room

Dining Room

Kitchen

Second Floor

Main Bedroom

Spare Bedroom

Full Bath

Washer & Dryer



Grandpa and Grandma Jaehnig's Place
Centerville Township, Manitowoc County, Wisconsin

Christian G. Jaehnig and his wife Wilhelmina came to America from Saxony, Germany in 1848. Four children accompanied them; Fredrick Ernest, Minnie, Emilie, and Henry.

Mr. Jaehnig purchased 80 acres of land in the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20 Centerville Township from Christian Jacknick on October 1, 1848. Mr. Jaehnig was a farmer and a very talented carpenter. He reportedly helped build many of the heavy timber framed houses and barns found within the nearby community.

The Jaehnig's first house was a small clay straw nogged half-timbered dwelling. The oldest son, Fredrick Ernst purchased the 80 acre farm on Dec. 17, 1864 after returning from serving in the Civil War. Fredrick married Anna Katemann and had four children; Herman Ernest, Anna, Minni and Lena. Fredrick like his father, was a talented carpenter/farmer. He was also known in the community as a bone setter.

On April 17, 1867, Fredrick sold his father a small one or two acre parcel of land on the very south western corner of the farm at the "T" intersection of Saxon Road. On this parcel Grandpa Jaehnig built a small house and barn. The house is dated as 1867 from a hand written letter nailed to a south framing timber before the siding was nailed on and discovered during disassembly in 1986. The barn appears to have originally been a small thatched roof building possibly an early residence recycled into a barn by Christian Jaehnig.

The small original half-timbered house was converted into a blacksmith shop when a new large farm house was built c. 1871.

Christian and Wilhelmina lived in their "cottage" until Wilhelmina passed on. Christian then moved to Minnesota where he lived out his remaining years with his youngest son Henry.

Friedrick's oldest son, He-man, purchased the farm March 7, 1891. Then Fredrick and Anna moved into the "Grandpa and Grandma house." Herman married Lousia Havenstein and later to Matilda. Herman had six children; Ernest, Ella, Lizzia, Anna, Rudy and Alfred. Alfred was the last person to paint the grandparents house and knows most about the farm life.

The farm was sold to Ernest, the eldest son on August 7, 1919. Each generation continued the tradition of retiring to the corner house and continuing to farm and build on a smaller scale. Fredrick probably built the small workshop/chicken coop wing on to the barn. In this shop Fredrick had a work bench, tools and a foot operated lathe where he made many useful items such as furniture, broom handles, and spinning wheels.

The one or two acre plot provided everything the grandparents needed for a respectable and dignified retirement. They had one house, one cow, a large garden, orchard, well and bee yard. The arrangement of having the grandparents stay on the home farm was a tradition brought from Germany. A legal document called a "Bond of Maintenance" was instituted to allow these traditions and arrangements to continue.

Ernest Jaehnig married Helen Roehl and they had four children; Robert, Edward, Janet, and Melvin. Robert, the eldest son, married Caroline Steffin and purchased the farm September 1948. They had two children, David and Kathy. David Jaehnig purchased the farm in December 1985. David has one son Jessie who constitutes the seventh generation to work the original 80 acres.

Alan C. Pape bought the Grandpa and Grandma house and barn in 1985. They were disassembled and moved in 1986



PRESERVATION PROJECT DESCRIPTION

Name: The Christian G. Jaehnig Saxon House and Barn

Location: Original site SW $\frac{1}{4}$ of NW $\frac{1}{4}$ Section 20 Town of Centerville, Manitowoc County, Wisconsin. Buildings are disassembled and stockpiled in barns south of Greenbush and near Cleveland

Owner: Original site David Jaehnig
Buildings Alan C. Pape

History of Project: Built in 1867 following the traditional heavy timbered framing tradition of German immigrant carpenters.

The Jaehnig farm was settled by Christian G. Jaehnig and his wife Wilhelmina in 1848. Mr Jaehnig was both a farmer and a talented carpenter who helped build numerous houses and barns in the neighborhood. Other Saxon immigrants also settled in the area. Most of the farms along South Union Road (Saxon Road) were originally from Saxony, Germany. A large half-timbered house barn still stands on the nearby Lutze farm and is listed on the National Register. In 1986, Mr. Jaehnig's old house and barn were photographed, marked, and disassembled by Alan C. Pape.

Special Significance: The Christian Jaehnig buildings represent an old world social system of elderly care. Small parcels of farm land including small houses and outbuildings were given to retiring farmers and their wives by the eldest child who took over the main farm operations. This legal arrangement was called "A Bond of Maintenance." This unique system of caring for the elderly was originated in Germany and continued in some parts of Wisconsin. This system fostered ongoing farm family ownership, and allowed the elderly a dignified and sustainable life style for as long as they wanted. Today, Town of Centerville, Manitowoc County and Town of Mosel in Sheboygan County have numerous 5th and 6th generation original farm families in evidence.

The structures demonstrate a very high quality of craftsmanship and include such unique details as "rabbeted" interior doors (the only known example in Wisconsin of this common European building tradition), original windows, decorative trim and very wide pine flooring. The barn was originally a thatched roof structure converted to wood shingles.

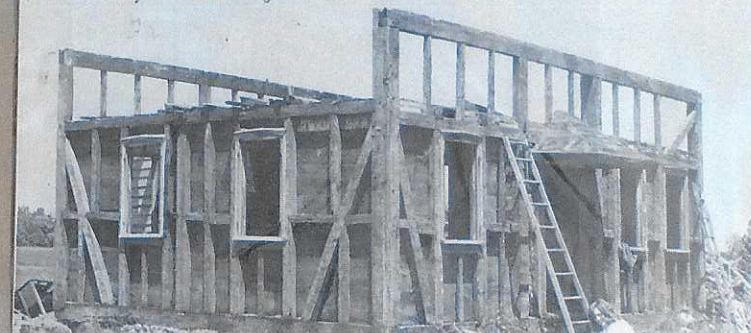
Present Condition: Fair/Good. All parts were disassembled and saved except most of the exterior siding and some rotted base timbers. Samples of deteriorated flooring in barn and house shutters were saved for sample. Chimney bricks, cellar bricks, and interior wall clay nogging were saved. Numerous detailed photographs in black and white and color slides were taken before and during disassembly.

Estimate of Restoration Cost: House \$75,000
Barn/workshop \$40,000

Recommended Period of Restoration: c.1891 when Fredrick Ernst Jaehnig and his wife Anna retired and moved into the house.

Straw & mud
used under
the plaster

A. very strong home





Imagery ©2022 Maxar Technologies, U.S. Geological Survey, Map data ©2022 100 ft

Measure distance

Total area: 3,364.17 ft² (312.54 m²)

Total distance: 266.42 ft (81.21 m)

Proposed New House Location

Facing South

Approximately 75-100 Ft from Rear Lot Line

Approximately 75-100 ft from North West Lot Line

Driveway to be determined at a later date

Steamboat

34'x44' Single Slope Design

Starting At: \$108,790*

Select A Design > Customize The Plan > Build Your Dream

- Shipping, engineering, sales tax not included.
- Prices subject to change.
- Renderings for visual reference only. Local codes may require different timber sizes, plates, or changes to dimensions.

*For Mortise-and-Tenon options please call Timberlyne to speak to a representative



Package Overview

Energy Efficient. Bigger Timbers. Flexible Designs.

- 2 Bedroom, 2 Bathroom
- 1,275 sq. ft. Main Floor
- 220 sq. ft. Patios
- 8x8 (and larger) post and beam frame with steel plate joinery
- Timbers precision cut with state-of-the-art CNC machine
- Design revisions (Add length, swap accessories, change floor plan)
- Pre-cut jumbo R-42 SIPs for energy efficiency and quicker install
- Superior sealed enclosure with exposed timbers



Standard Options

Package Includes:

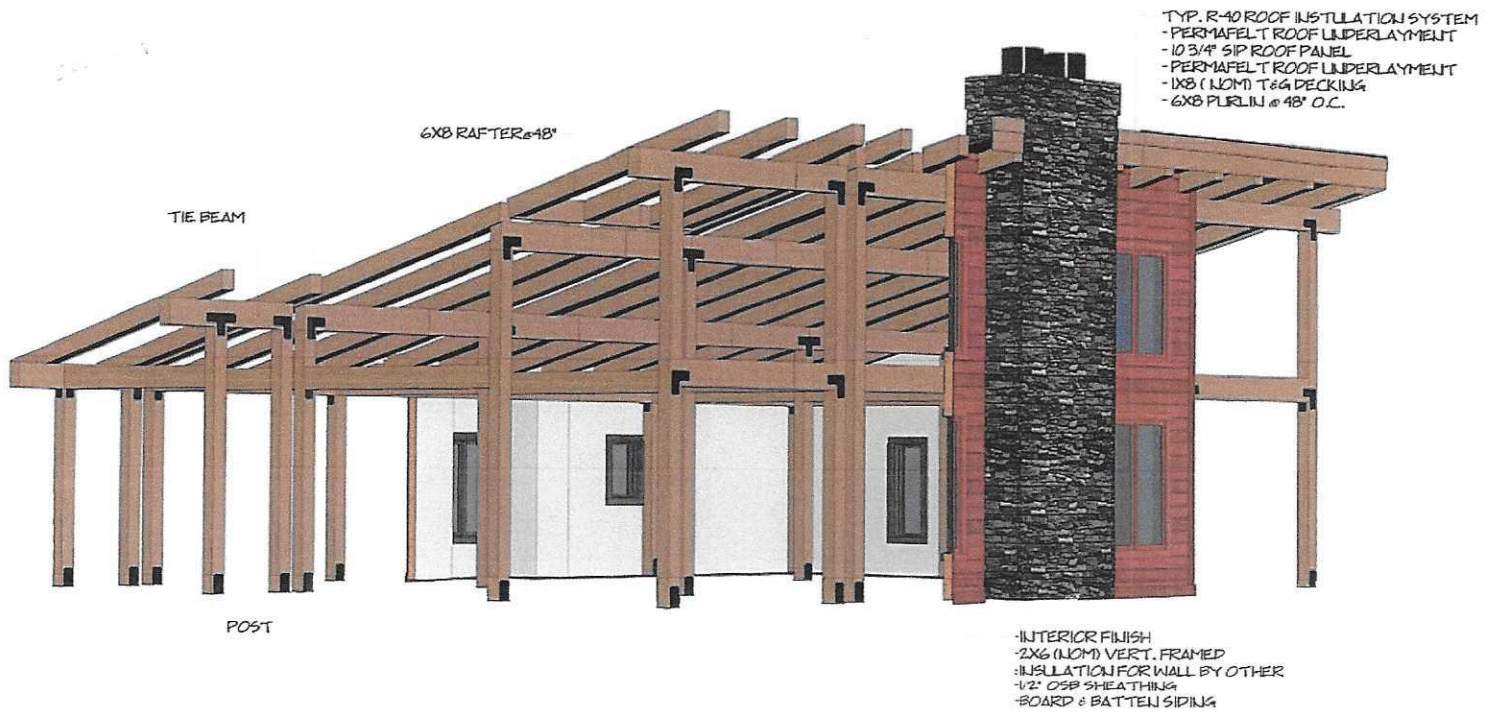
- Frame: 8x precision-cut timbers, powder-coated steel joinery
- Walls: 2x6 vertical framing, sheathing, house wrap, KD pine siding: 1x10 board, 1x4 batten
- Roof: 6x8 purlins, 1x8 T&G roof decking, roof underlayment
- Roof insulation: R-42 SIP package
- Porch: 6x8 purlins, 2x6 T&G roof decking, roof underlayment
- Structural building plans & foundation plans
- Construction guide and phone support

Not Included:

- Final roofing material, residential doors, windows
- Interior walls, wall insulation, interior finishing
- HVAC, plumbing, and electrical
- Site prep, foundation, utility hookups
- Installation

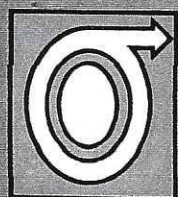
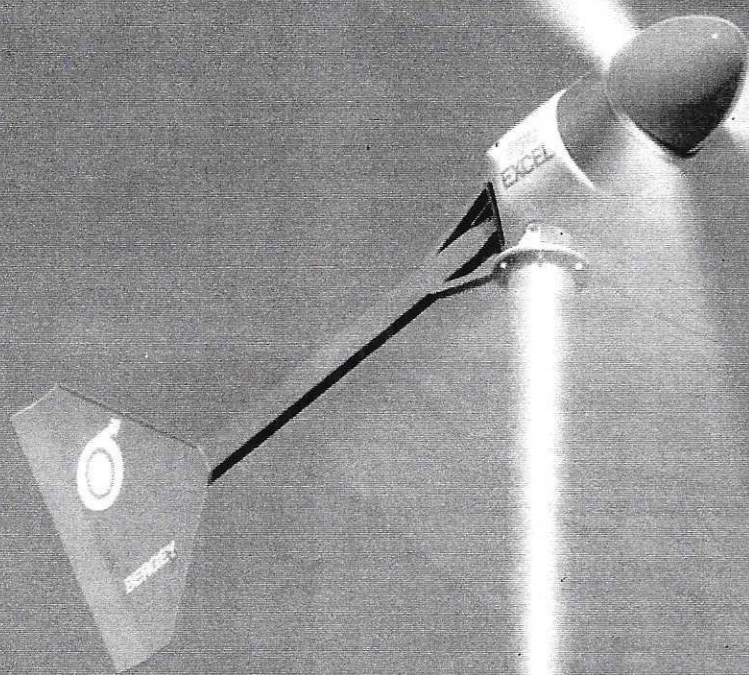


Timberlyne Steamboat Main Floor Plan



Timberlyne Steamboat Cutout

How to make money with the wind.



**BERGEY
WINDPOWER**

Its rotor facing the wind, the Bergey EXCEL windpower generator produces power and money for you with every breeze.

“” Testimonials.

“I installed my Bergey 10 kW in 2001. I haven't paid an electric bill since and the turbine has paid for itself. It's the best investment I ever made.” G. Sansone, Oak Hills, CA

“I replaced a broken Whirlwind Power turbine with a Bergey 10 kW in 1988. I should have bought the Bergey in the first place.”

R. Bohl, Phillipburg KS

“My first Bergey 10 kW installation has operated for over 26 years with insignificant maintenance costs and has had a 100% availability factor. It couldn't be more reliable.”

S. Chase, Shokan NY.

“I made a big mistake when I used a Chinese turbine with an American sounding name. It just didn't hold up. What a difference in the Bergey equipment.” S. Jackson, Chico, CA

⚙ Specifications.

Reference Rated Power: 10 kW
 AWEA Rated Power: 8.9 kW at 25 mph
 AWEA Rated Annual Energy: 13,800 kWh at 11 mph average
 AWEA Rated Sound Level: 42.9 dBA
 Cut-in Wind Speed: 5 mph
 Cut-out Wind Speed: none
 Peak Power: 12.6 kW at 28 mph
 Max. Design Wind Speed: 134 mph
 Design Operating Life: 30-50 years.
 Turbine Rotor Diameter: 23 ft



Buying a Bergey turbine.

The best candidates for a Bergey 10 kW wind turbine are those with a residential or commercial property of at least 1 acre, an electric bill averaging over \$150 per month, and a wind resource of at least 10 mph. Each project is a little different so a site survey and quotation are necessary. The typical steps in buying a Bergey wind turbine are:

1. Contact a local Bergey dealer. For assistance, see the Dealer Lists page at www.bergey.com.
2. Purchase a site survey from the dealer. Following the survey you will receive a quotation and a projection of performance and payback.
3. Purchase the system. Your Bergey dealer will apply for the necessary permits and available rebates, contact your utility company, get your Bergey wind equipment shipped, and provide you with a preliminary schedule for the work at your home or business.
4. Once the permits and equipment are in hand, your Bergey dealer will schedule your installation. This will involve several visits for foundations, wiring, and turbine installation.

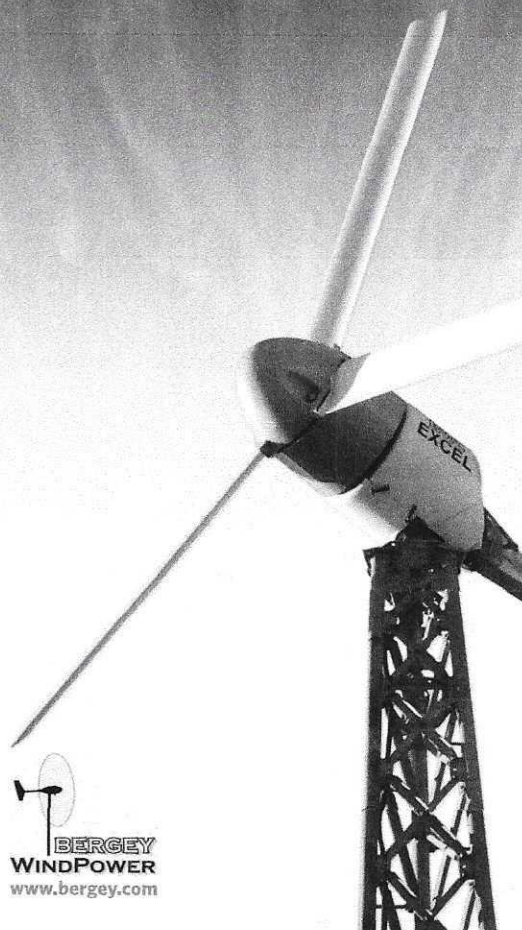
Typically, getting the permits to install the 80 - 140 ft towers we recommend is the biggest obstacle you and your BWC dealer will face. Few cities or counties have ordinances that favor small wind turbines.

For information on the permitting issues we recommend the DWEA ordinance guide at: distributedwind.org/zoning-resource-center

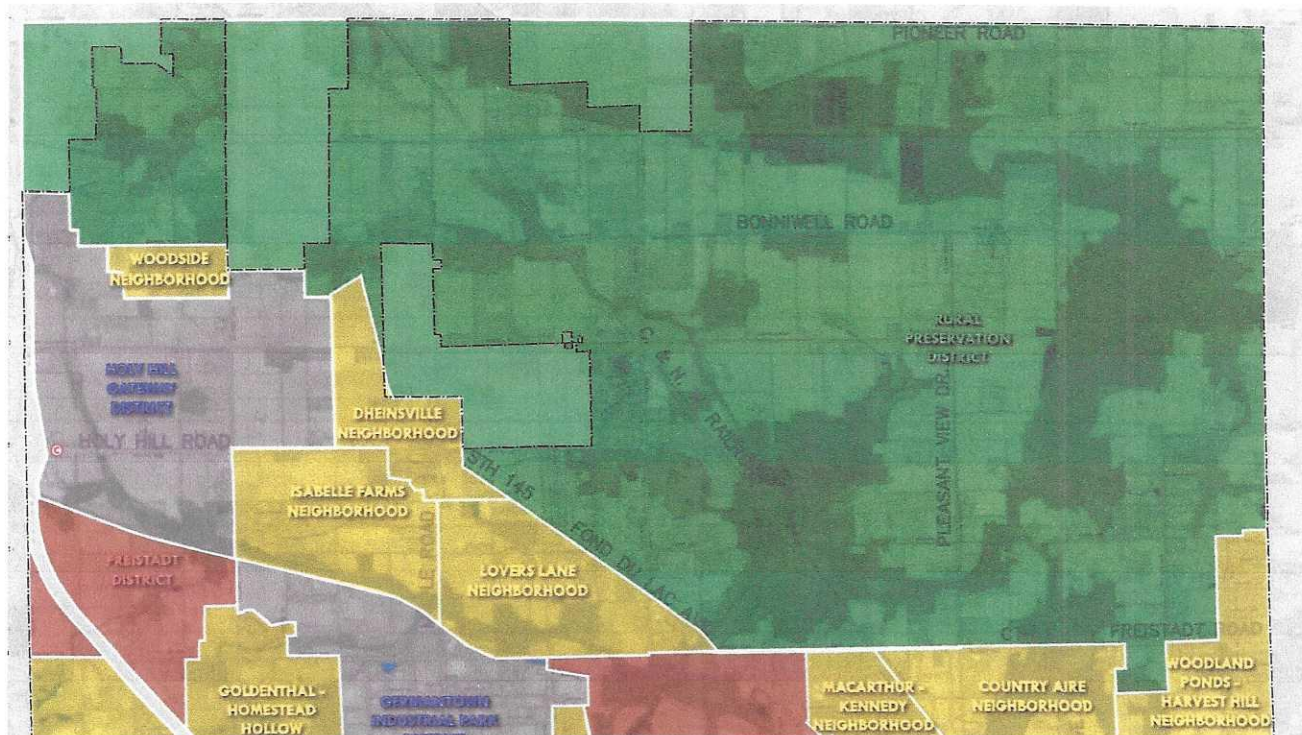
You will also find additional information at: www.bergey.com

Power your dream
 with the wind

EXCEL 10



Rural Preservation District



GENERAL CHARACTER

The Rural Preservation District includes the majority of land outside of the sewer service area in the northern portion of the village. Nearly 1/3 of the total area includes environmental corridors. The remaining land is either working agricultural land or low-density residential.

SPECIAL FEATURES

Transportation The Rural Preservation District is generally bounded by Pioneer Road to the north, Wasaukee Road to the east, Freistadt Road to the south, and CN Railroad to the west. The District also includes land west of CN Railroad north of Bonniwell Road.

Environmental, Natural & Agricultural The headwaters of the Menomonee River are within the district along with Little Cedar Creek.

Public Park, Education, Safety & Utility Wilderness Park is located in the district.

PREFERRED FUTURE LAND USE

Rural Preservation District

Preferred Future Land Uses											Enviro Corr.	SSA	Preferred Site Design	Maximum Density (residential uses)			
Existing Uses (+ existing non-conforming zoning)	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
A	A	u	u	u	u	u	A	D	A	u	D	Yes	No	U	U	D	see NOTE 1

The Rural Preservation District is intended to primarily contain agricultural and open space uses. In order to retain the rural character of the district, the allowance for new non-form residential uses is limited to (1) the development of residential subdivisions as a conservation subdivision at a density of 1 unit/5 acre; or (2) single-lot CSM development to a density of 1 unit/20-acre.

This residential development policy replaced the previous 5-acre density and lot size policy in an effort to better preserve the rural character, appearance, and quality of life in the district. It is intended that the Village will adopt a new set of "conservation subdivision design" regulation in the Zoning Code based on a density of 1 unit/5 acres, a minimum open space requirement of 40-60%, and a minimum lot size of 1.0 acres.

D = Desirable – These uses should be encouraged because they are consistent with, support, and enhance the desired character of the area.

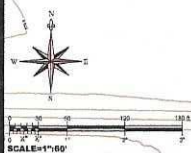
A = Allowable – These uses are generally considered appropriate for the area, but may require additional consideration and/or specific modification or developed features to be compatible with other uses in the area.

u = Undesirable – These uses should not be encouraged but may still be acceptable for the area under special circumstances.

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)



VICINITY MAP

EXISTING SITE PLAN
W179N12536 FOND DU LAC AVE
GERMANTOWN, WI 53022
 PARCEL #:GTNV-161976
 AREA:470,884.00 sqft (10.81 acres)

W179N12536 FOND DU LAC AVE GERMANTOWN, WI 53022
PARCEL #:GTNV-161976
AREA:470,884.00 sqft (10.81 acres)

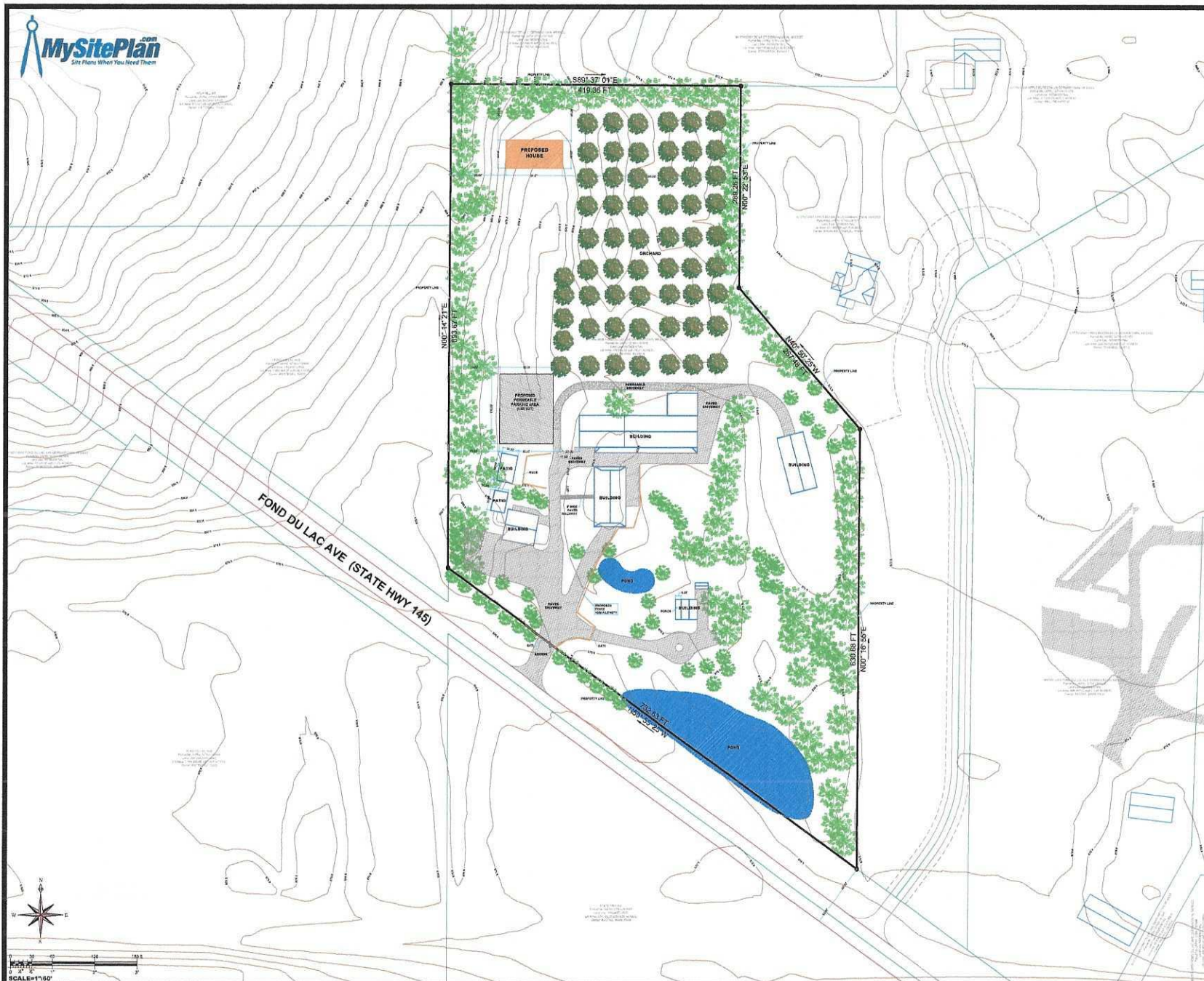
LEGAL INFORMATION: PT OF W1/2 NE CSM 5843 LOT 4 DOC
93451
SUBDIVISION: -
LEGAL LOT: 4 LEGAL BLOCK: -
ZONING: A2
LAND USE CATEGORY: AGRIBUSINESS
LAND USE DESCRIPTION: SINGLE FAMILY RESIDENCE
OWNER NAME: BEHNKE, KEVIN H
OWNER ADDRESS:
W179N12536 FOND DU LAC AVE GERMANTOWN, WI 53022

DESIGNED BY:



SCALE: 1"=60'
DATE: AUGUST 2.022

REVISION #:	SHEET #:
1	1



VICINITY MAP

PROPOSED SITE PLAN

W179N12536 FOND DU LAC AVE
GERMANTOWN, WI 53022
PARCEL #:GTVN-161976
AREA:470,884.00 sqft (10.81 acres)

W179N12536 FOND DU LAC AVE GERMANTOWN, WI 53022
PARCEL #:GTVN-161976
AREA:470,884.00 sqft (10.81 acres)

LEGAL INFORMATION:PT OF W1/2 NE CSM 5843 LOT 4 DOC
934451
SUBDIVISION: -
LEGAL LOT: 4 LEGAL BLOCK: -
ZONING: A2
LAND USE CATEGORY: AGRIBUSINESS
LAND USE DESCRIPTION: SINGLE FAMILY RESIDENCE
OWNER NAME: BEHNKE, KEVIN H
OWNER ADDRESS:
W179N12536 FOND DU LAC AVE GERMANTOWN, WI 53022

DESIGNED BY:



SCALE:1"=60'
DATE: AUGUST 2, 2022

REVISION #:	SHEET #:
1	2

FINAL SUBDIVISION PLAT & SIGN PERMIT REVIEW

11/14/22 Plan Commission Meeting

Heritage Park North / Home Path Financial LP

Village Staff Report

Germantown, Wisconsin

Summary

Keith Kindred, SEH, agent for Home Path Financial LP, property owner, is requesting approval of a final subdivision plat for "Heritage Park North" (35 single-family lots), a 32.98-acre residential development located east of Division Road and north of Revere Lane.

Location: Division Road @ Tanglewood Drive

Applicant/

Property Owner: Keith Kindred, SEH
501 Maple Ave
Delafield, WI

Home Path Financial LP
5116 N126th St
Butler, WI 53007

Current Zoning: Rs-5: Single-family Residential

Adjacent Land Uses		Zoning
North	Residential	Rs-5
South	Residential	Rs-4 / Rs-5
East	Residential	Rs-4
West	Agricultural	Rs-4 PDD / Rs-2



Background/Proposal

Keith Kindred, SEH, agent for Home Path Financial LP, property owner, is requesting approval of a final subdivision plat for "Heritage Park North" (35 single-family lots), a 32.98-acre residential development located east of Division Road and north of Revere Lane.

The preliminary subdivision plat was approved by the Village Board on August 6, 2018. As summarized in Table 1, Heritage Park North has the following characteristics:

TABLE 1.
Heritage Park Addition #1

Gross Area (Ac)	32.98
Wetland Area (Ac)	7.39
Right-of-Way (Ac)	3.92
Net Density Area (Ac)	21.67
# Single-Family Lots/DU's	35
Gross Density (DU/acre)	1.06
Net Density (DU/net acre)	1.62
Open Space (Ac)	12.53
Avg Lot Size	.47 ac (20,571 sqft)
Lot Size Range	.35 to .86 ac (15,239 to 37,517 sqft)

A permanent ground sign is proposed on west side of Lot 21, in the northeast corner of the Division Road and Tanglewood Drive intersection. The permanent ground sign will be a single-sided sign located between 3' x 3' and 6' tall columns with stone veneer and stone caps. A landscaping plan for the area surrounding the sign has been submitted. The sign will be externally illuminated with uplighting.

Staff Comments

Planning & Zoning

The Village Board approved rezoning the subject property from Rs-4:Single-family Residential to the Rs-5 Single-family Residential District in August of 2018. In July 2018, the Village Board approved a preliminary plat for Heritage Park North with eight (8) conditions. These conditions have been met with the final plat submittal.

In order to be eligible for approval by the Village, Wis. Stats. 236.11(1)(b) requires a final plat to "substantially conform" to the approved preliminary plat. Staff has determined that the final plat substantially conforms to the approved preliminary plat.

The Developer entered into a Development Agreement with the Village, which was recorded in August of 2018.

In accordance with the Village's Subdivision Code, the Plan Commission is responsible for reviewing the final plat and forwarding a recommendation to the Village Board along with comments received from the official "objecting agencies". A letter of "no objection" has been received from Washington County (see attached) but not from the WI Department of Administration. This letter has been included as a condition of approval

prior to recording the final plat.

The Declaration of Covenants, Conditions and Restrictions of Heritage Park North Subdivision shall be submitted and approved by the Village Attorney prior to recording the final plat and Declaration of Covenants, Conditions and Restrictions document. Terms for the maintenance of common areas and the installation and management of Stormwater BMPs are included in this document.

The proposed monument sign meets the Village's sign requirements for a permanent real estate sign. The sign is proposed to be setback 5' from the right-of-way line and to be externally illuminated. Shielding to prevent glare from adjacent roadways will be required. Responsibility of sign maintenance by the Homeowner's Association shall be specified in the Declaration of Covenants, Conditions and Restrictions of the Heritage Park North Subdivision.

Village Surveyor

The Village's consulting Surveyor reviewed the proposed Final Plat and provided comments in a memorandum dated 9/16/2022. These revisions have been added as a condition of approval prior to the recording of the final plat.

Public Works Department/Village Engineer

Public Works has completed the necessary inspections of the improvements associated with the development. As-built drawings have yet to be submitted and reviewed. Submittal and approval of the as-built drawings by the Public Works Department has been added as a condition of approval.

Village Staff Recommendation

APPROVE the final subdivision plat for the 35-lot Heritage Park North residential subdivision located east of Division Road and north of Revere Lane subject to the following conditions:

1. A Letter of "no objection" from the WI Department of Administration (DOA) shall be submitted to the Village prior to recording the final plat.
2. As-built (record) drawings shall be submitted and accepted by the Public Works Department prior to the issuance of any building permits.
3. All technical issues and corrections identified by the Village Surveyor (see September 16, 2022 memo) shall be addressed and reflected in the revised plat submitted and approved by Village Staff prior to the recording of the final plat.
4. The Declaration of Covenants, Conditions and Restrictions of the Heritage Park North Subdivision shall be submitted prior to Village Board review. The document shall include the items specified under Section 9.11 of the Development Agreement.

APPROVE the permanent real estate sign Heritage Park North residential subdivision subject to the following conditions:

1. Electrical permits shall be obtained from SafeBuilt prior to installation of any/all electrical components.
2. The uplighting shall be shielded to reduce glare visible from Division Road and Tanglewood Drive by locating behind landscaping and/or with side shields.



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

collaborāte / formulāte / innovāte

September 16, 2022

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

SUBJECT: Heritage Park North

Final Subdivision Plat

Applicant or Owner: Home Path Financial, LP
Land Surveyor/Firm: Keith A Kindred / SEH, Inc.

1. On sheet 1 of 4, note 7 should read Dedicated to the Village of Germantown for public road purposes.
2. The west line of Outlot 1 is not parallel to the west line of the NW $\frac{1}{4}$ of Section 34-9-20.
3. The Owner's Certificate should include the following: "As Owners, we hereby dedicate that part of (street names) to the Village of Germantown for public road purposes as represented on Sheet __ of __ of this Plat."
4. The last paragraph of the Surveyor's Certificate should state "That I have fully complied with the provisions of Chapter 236.34 of the Wisconsin Statutes and Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same."
5. The Village of Germantown Board Approval should read as: "This Plat, being a division of $\frac{1}{4}$ $\frac{1}{4}$ Section __, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and the dedication of that part of (insert street name) for public road purposes as shown on Sheet __ of __ is hereby accepted by the Village Board of Trustees of the Village of Germantown on this __ day of __, 2021."

No further review comments.

Document Approval and Recording

For this subdivision plat 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 been addressed, will be moved to the next scheduled Village Board meeting agenda.

Document Submittals and Data Conversion

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

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

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

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

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



collaborāte / formulāte / innovāte

Senior Vice President



Village of

Germantown

Willkommen

**Fee must accompany application
Preliminary & Final Plat Fees Combined**

Under 10 lots \$4,575

11-25 lots \$5,600

26-50 lots \$6,625

Over 51 lots \$7,650

☐
☐
☒
☐

8/29/22

SUBDIVISION PLAT APPLICATION

Pursuant to Section 18.04 and 18.05 of the Municipal Code

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

1

APPLICANT OR AGENT

Keith Kindred

SEH

501 Maple Ave.

Delafield, WI 53018

Phone (414) 949-8919

Fax ()

E-Mail kkindred@sehinc.com

PROPERTY OWNER

Home Path Financial LP

5116 N 126th St.

Butler, WI 53007

Phone ()

2

PROPERTY ADDRESS OR GENERAL LOCATION

TAX KEY NUMBER(S)

Lot 6 Heritage Park and Outlot CSM 4988

GTNV 342426 & GTNV 342

3

READ AND INITIAL THE FOLLOWING:

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

X If technical corrections to the Plat are required, I understand that the document will not be recorded until all corrections are made and approved by the Village.

X I understand that all applicable impact fees must be paid prior to recording. Failure to pay fees will delay recording and may ultimately result in the revocation of Village approval. I understand that parcels created outside the Sewer Service Area will require a soil test. I also understand that all properties abutting a State Highway will require DOT approval and I will be responsible for securing such approval prior to recording.

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

X I understand that a Developer's Agreement will be required prior to recording of the plat.

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Keith A Kindred

Applicant

Date

Kenneth Frank

Owner

Kenneth Frank

Director, Land Acquisition and Development

Digitally signed by Kenneth Frank
DN: cn=Kenneth Frank, o=FMC
Illinois, LLC, ou,
email=ken@adgillinois.com, c=US
Date: 2022.08.22 15:14:27 -05'00'

08/15/22

Date



Natural Resources Department

Jamie Ludovic, Chief Community

Development Officer

Paul Sebo, Conservation & Zoning Manager

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
landres@washcowisco.gov
www.washcowisco.gov

NOTIFICATION OF ACTION ON PROPOSED SUBDIVISION WASHINGTON COUNTY LAND USE & PLANNING COMMITTEE MEETING

DATE: 08/19/22

To Interested Parties,

This letter is to inform you that the Washington County Land Use and Planning Committee have considered the following plat pursuant to Wisconsin Statutes and applicable local Ordinances:

Date of Meeting: **08/18/2022**

Subdivision: **Heritage Park North**

// Pre-Preliminary // Preliminary Plat **/X/ Final Plat**

Location: Being Part of the NE $\frac{1}{4}$, NW $\frac{1}{4}$, SE $\frac{1}{4}$ and SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 34
Municipality: Village of Germantown
Subdivider: Home Path Financial LP
Surveyor: Keith Kindred, SEH Inc

Action Taken: The Land Use & Planning Committee indicated no objection to the
 Heritage Park North Final Plat dated 07/07/2022 as presented.

If you have any questions regarding this subdivision plat, please do not hesitate to contact me.

Sincerely,

Paul Sebo,
Conservation & Zoning Manager

CC: Wisconsin Department of Administration
 Municipal Clerk
 Subdivider
 Surveyor

Plat Review Comments

Department of Administration

Plat Review – DOA
PO Box 1645, Madison WI 53701
plat.review@wi.gov
<https://doa.wi.gov/platreview>
608-266-3200

Date: August 16, 2022

From: Sime, Don R - DOA

To: Keith Kindred, SEH (DELAFIELD)
501 MAPLE AVE, DELAFIELD WI 53018-9351, 414/949-8919, kkindred@sehinc.com

Subject: HERITAGE PARK NORTH, File No **28019**

We have reviewed your plat and the changes listed below must be made. We are still waiting for the county certification. If you have questions, please contact us at the number listed above. Please refer to file number **28019**. Thank you!

COMMENTS:

s. 236.20 (2) (b) The length of the set 11/16" rebar monuments must be noted in the monument description in the legend.

S. 236.20 (2) (c) The overall length of the north line of lot 30 must be shown.

The north subdivision boundary that adjoins Country Meadows West must be marked recorded as N 88deg 27min 27 sec E (we gave an incorrect bearing our first review of this plat).

s. 236.20 (3) (b) The overall length of the west line of the NW 1/4 Section 34-9-20 must be shown.

NOTES TO SURVEYOR:

-If there is an outlot number associated with 'the outlot of CSM 4988' it must be noted in the location descriptions under the plat name and in the Surveyor's certificate.

-To help us, and other review authorities, track revised drawings, **please include a revision date on each Sheet of your revised drawing.**

GENERAL NOTES:

- 1) ALL EASEMENTS ARE GRANTED TO THE VILLAGE OF GERMANTOWN UNLESS OTHERWISE STATED. OUTLOT 1 IS ENCOMPASSED BY A DRAINAGE EASEMENT FOR STORM WATER FACILITIES.(SEE STORM WATER NOTES)
- 2) EACH INDIVIDUAL LOT OWNER SHALL HAVE AN UNDIVIDABLE 1/35 FRACTIONAL OWNERSHIP IN OUTLOT 1.
- 3) WASHINGTON COUNTY SHALL NOT BE LIABLE FOR ANY FEES OR SPECIAL ASSESSMENTS IN THE EVENT THEY BECOME THE OWNER OF ANY LOT IN THE SUBDIVISION BY REASON OF TAX DELINQUENCY.
- 4) NO POLES, PADS BOXES OR BURIED CABLES ARE TO BE PLACED SUCH THAT THE INSTALLATION WOULD DISTURB ANY SURVEY STAKE. THE DISTURBANCE OF A SURVEY STAKE BY ANYONE IS A VIOLATION OF SECTION 236.32 OF WISCONSIN STATUTES.
- 5) AREA SHOWN IS ZONE X, AREA OF MINIMAL FLOODING, PER FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 55131 C03780, EFFECTIVE DATE NOVEMBER 20, 2013.
- 6) THE AREA OF THIS IS PLAT IS 1,436,693 S.F., 32.98 AC.
- 7) ALL ROADS WITHIN THE SUBDIVISION ARE DEDICATED TO THE PUBLIC.
- 8) WETLANDS DELINEATED BY SEH ON AUGUST 9, 2018.
- 9) THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.
- 10) ANY LAND BELOW THE ORDINARY HIGH WATER MARK OF A LAKE OR NAVIGABLE STREAM IS SUBJECT TO THE PUBLIC TRUST IN NAVIGABLE WATERS THAT IS ESTABLISHED UNDER ARTICLE IX, SECTION 1 OF THE STATE CONSTITUTION.

STORM WATER MANAGEMENT NOTES:

- 1) ALL LANDS WITHIN AREAS LABELED "DRAINAGE EASEMENT" ARE RESERVED FOR STORM WATER COLLECTION, CONVEYANCE, TREATMENT OR INFILTRATION. NO BUILDINGS, FENCES, OR OTHER STRUCTURES ARE ALLOWED IN THESE AREAS. NO GRADING OR FILLING IS ALLOWED IN THESE AREAS THAT MAY INTERRUPT STORM WATER FLOWS IN ANY WAY. THE MAINTENANCE AGREEMENT MAY CONTAIN SPECIFIC MAINTENANCE REQUIREMENTS FOR THESE AREAS. THE HOMEOWNERS ASSOCIATION, THE VILLAGE OF GERMANTOWN OR THEIR DESIGNEE ARE AUTHORIZED ACCESS TO THESE AREAS FOR PURPOSES OF INSPECTING THE STORM WATER MANAGEMENT PRACTICES OR ENFORCING THE TERMS OF THE MAINTENANCE AGREEMENT.
- 2) LANDSCAPING SHALL BE RESTRICTED TO GROUND COVER.
- 3) IF DRAINAGE EASEMENTS ARE NOT ADEQUATELY MAINTAINED, THE VILLAGE OF GERMANTOWN MAY LEVY THE COST AND EXPENSES OF SUCH INSPECTIONS, MAINTENANCE OR REPAIR RELATED ACTIONS AS A SPECIAL CHARGE AGAINST THE PROPERTY AND COLLECTED AS SUCH IN ACCORDANCE WITH THE PROCEDURES UNDER S. 66.0627 WIS. STATS. OF SUBCH. VI OF CH. 66 WIS. STATS.

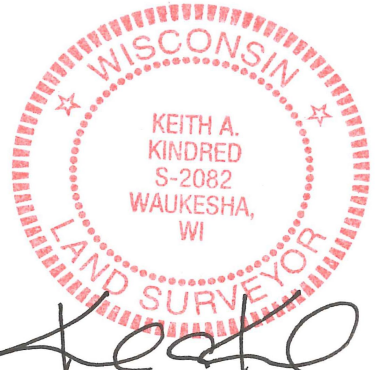
LEGEND

- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- ⊕ - CONCRETE MONUMENT W/ BRASS CAP FOUND
- - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- xxxxxxxxxxxx - NO ACCESS

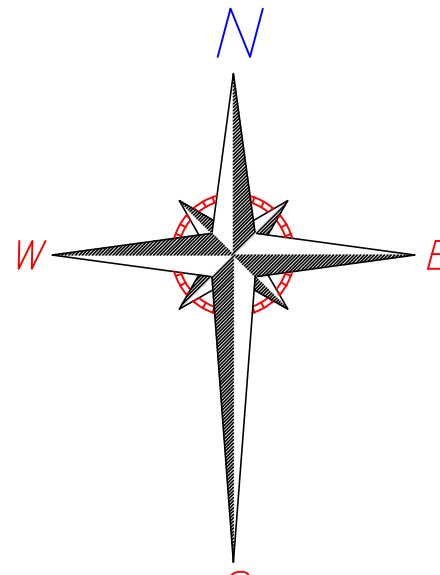
There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

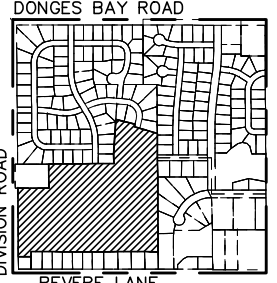
Department of Administration



DATED THIS 7TH DAY OF JULY, 2022



LOCATION MAP



1"=2000'

SCALE: 1" = 100'

BEARINGS ARE REFERENCED TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 1983/2011) GRID NORTH ON THE WEST LINE OF THE NW 1/4 OF SECTION 34-9-20 AS N01°32'42"W.

DISTANCES ARE COMPUTED TO THE NEAREST 0.01' AND MEASURED TO THE NEAREST 0.01'

ANGLES ARE COMPUTED TO THE NEAREST 00°00'00.5" AND MEASURED TO THE NEAREST 00°00'05"

ANY ADJUSTMENTS TO THE FINISHED YARD GRADE GREATER THAN 0.25 FT. (3 IN.) REQUIRES APPROVAL BY THE VILLAGE ENGINEER

LOT	LOOK OUT	WALK OUT
LOT 1	893.0	
LOT 2	891.5	
LOT 3	895.0	890.5
LOT 4	894.5	890.0
LOT 5	890.5	886.0
LOT 6	886.5	
LOT 7	885.0	
LOT 8	883.0	
LOT 9	882.0	
LOT 10	882.5	
LOT 11	883.5	
LOT 12	884.0	879.5
LOT 13	882.5	873.5
LOT 14	883.0	874.0
LOT 15	883.0	874.0
LOT 16	879.0	870.0
LOT 17	875.5	871.0
LOT 18	875.0	870.5
LOT 19	876.5	872.0
LOT 20	875.5	871.0
LOT 21	870.5	866.0
LOT 22	867.0	
LOT 23	870.0	
LOT 24	875.0	870.5
LOT 25	877.0	
LOT 26	877.0	
LOT 27	876.5	
LOT 28	880.0	875.5
LOT 29	880.5	876.0
LOT 30	880.5	
LOT 31	887.0	882.5

HERITAGE PARK NORTH

ALL OF THE OUTLOT OF CERTIFIED SURVEY MAP NO. 4988 AND LOT 6 OF HERITAGE PARK, BEING PART OF THE NE. 1/4, NW. 1/4, SE. 1/4 AND SW. 1/4 OF THE NW. 1/4 OF SECTION 34, T.9N., R.20E., VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

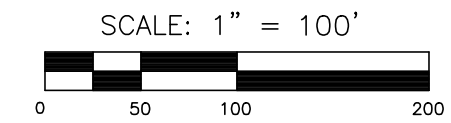
SURVEYOR:
KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
HOME PATH FINANCIAL, LP
5116 N 126TH ST.
BUTLER, WI 53077

SEE SHEET 2 FOR EASEMENT DETAILS



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com



ALL OF THE OUTLOT OF CERTIFIED SURVEY MAP NO. 4988 AND LOT 6 OF
HERITAGE PARK, BEING PART OF THE NE. 1/4, NW. 1/4, SE. 1/4 AND SW. 1/4 OF
THE NW. 1/4 OF SECTION 34, T.9N., R.20E.,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

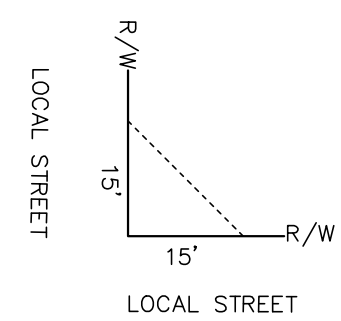
LEGEND

- - 2.375" O.D. IRON PIPE SET, 18" LONG, WT. = 3.65 LBS./LIN. FT.
- 11/16" REBAR SET AT ALL OTHER LOT & OUTLOT CORNERS, WT. = 1.13 LBS./LIN. FT.
- ⊕ - CONCRETE MONUMENT W/ BRASS CAP FOUND
- ◎ - 1" IRON PIPE FOUND (UNLESS OTHERWISE STATED)
- xxxxxxxxxx - NO ACCESS

xxxxxxxxxxx - NO ACCESS

CONC. MON.
W/BRASS CAP
NW CORNER
SECTION 34-9-20
N:445,344.21
E:2,468,901.03

VISION CORNER
DETAIL (N.T.S.)



THE HEIGHT OF ALL PLANTINGS, BERMS, FENCES, SIGNS OR OTHER STRUCTURES WITHIN THE VISION CORNER EASEMENT IS LIMITED TO 24 INCHES ABOVE THE ELEVATION OF THE CENTER OF THE INTERSECTION. NO ACCESS TO ANY ROADWAY SHALL BE PERMITTED WITHIN THE VISION CORNER EASEMENT.

SURVEYOR:

KEITH A. KINDRED, PLS S-2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

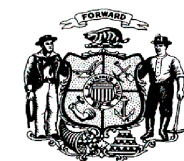
SURVEY FOR:

HOME PATH FINANCIAL, LP
5116 N 126TH ST.
BUTLER, WI 53077

There are no objections to this plat with respect to Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2), Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



WETLANDS FIELD DELINEATED BY SEH
AUGUST 2018-SEE SHEET 3
FOR WETLAND LINE TABLE

OUTLOT 1

UNNAMED STREAM PER WDNR GIS SURFACE WATER VIEWER (NON-NAVIGABLE)

HERITAGE
NAVIGABILITY
R SEPT 2018

CONC MON
W/BRASS CAP
WEST 1/4 CORNER
SECTION 34-9-20
N:442,701.15
E:2,468,972.32

SOUTH LINE OF NW 1/4 SECTION 34-9-20

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 2 OF 4



DATED THIS 7TH DAY OF JULY, 2022

PROJECT STESH #161859



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

SURVEYOR:
KEITH A. KINDRED, PLS S--2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
HOME PATH FINANCIAL, LP
5116 N 126TH ST.
BUTLER, WI 53077

HERITAGE PARK NORTH

ALL OF THE OUTLOT OF CERTIFIED SURVEY MAP NO. 4988 AND LOT 6 OF
HERITAGE PARK, BEING PART OF THE NE. 1/4, NW. 1/4, SE. 1/4 AND SW. 1/4 OF
THE NW. 1/4 OF SECTION 34, T.9N., R.20E.,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

WETLAND LINE TABLE		
SEGMENT	LENGTH	DIRECTION
L1	43.04'	N01°32'45"W
L2	8.88'	N68°27'58"E
L3	8.14'	N34°32'07"E
L4	8.81'	N14°31'56"E
L5	8.62'	N28°11'36"E
L6	7.00'	N37°47'22"E
L7	9.26'	N48°30'04"E
L8	12.79'	N32°21'46"E
L9	16.00'	N04°14'44"W
L10	9.43'	N26°50'59"E
L11	7.30'	N26°49'07"E
L12	8.11'	N33°20'09"E
L13	15.79'	N47°15'33"E
L14	8.53'	N22°52'20"E
L15	8.17'	N35°34'10"E
L16	10.98'	N26°42'29"E
L17	16.41'	N09°19'07"E
L18	16.72'	N05°27'16"W
L19	8.94'	N15°39'28"E
L20	8.30'	N00°49'57"E
L21	6.49'	N33°17'08"W
L22	7.89'	N17°05'54"W
L23	7.96'	N08°42'15"W
L24	7.39'	N08°23'48"E
L25	7.13'	N43°35'27"E
L26	6.20'	N05°17'22"E
L27	6.30'	N06°14'23"E
L28	7.57'	N40°38'02"E
L29	14.36'	N14°14'07"E
L30	10.06'	N22°11'37"W
L31	6.06'	N53°35'42"W
L32	8.39'	N31°46'25"W
L33	8.31'	N50°57'42"W
L34	6.52'	N16°39'26"W
L35	14.94'	N11°03'00"W
L36	9.51'	N26°12'49"W
L37	8.46'	N09°37'38"W
L38	8.94'	N28°03'23"W
L39	8.15'	N44°26'13"W
L40	6.03'	N27°16'49"W
L41	13.91'	N06°12'11"W
L42	16.70'	N65°59'05"E
L43	10.95'	N25°09'18"E
L44	11.60'	S83°52'09"E
L45	13.52'	N65°44'41"E
L46	10.21'	N71°52'35"E
L47	13.21'	N82°49'35"E
L48	5.63'	N08°14'54"W
L49	6.73'	N76°29'30"E
L50	4.63'	N37°10'14"E
L51	8.80'	N78°48'40"E

WETLAND LINE TABLE		
SEGMENT	LENGTH	DIRECTION
L52	10.28'	N85°03'29"E
L53	9.05'	S78°42'41"E
L54	7.00'	S32°16'06"E
L55	6.11'	N68°50'21"E
L56	5.43'	S86°03'32"E
L57	14.80'	S76°55'22"E
L58	13.51'	N74°05'42"E
L59	11.49'	S86°15'28"E
L60	11.80'	N78°49'02"E
L61	79.58'	N76°36'40"E
L62	74.99'	N65°01'10"E
L63	80.25'	N88°46'59"E
L64	50.82'	S83°04'54"E
L65	45.82'	N70°48'21"E
L66	55.78'	S46°25'53"E
L67	18.96'	S76°07'44"E
L68	60.53'	S85°01'51"E
L69	86.71'	N79°45'00"E
L70	66.33'	N70°02'43"E
L71	71.70'	N72°08'51"E
L72	68.73'	N71°03'01"E
L73	71.84'	S76°47'01"E
L74	82.62'	N88°21'21"E
L75	41.32'	N78°54'14"E
L76	5.67'	S05°55'48"E
L77	32.08'	S27°03'09"E
L78	38.86'	S64°53'13"W
L79	77.68'	S76°09'59"W
L80	61.46'	S62°06'35"W
L81	12.94'	S32°08'37"W
L82	4.96'	S08°33'08"E
L83	4.97'	S35°10'50"W
L84	5.80'	S71°07'18"W
L85	7.18'	N82°32'56"W
L86	6.57'	N66°34'35"W
L87	6.01'	N54°56'10"W
L88	11.54'	N63°59'36"W
L89	10.77'	N86°14'10"W
L90	7.15'	N58°32'07"W
L91	5.92'	N48°05'44"W
L92	7.35'	S63°29'42"W
L93	5.58'	S24°37'51"E
L94	6.64'	S30°29'12"E
L95	7.12'	S27°31'42"E
L96	6.25'	S15°10'01"W
L97	4.94'	S51°00'35"W
L98	11.84'	S69°32'54"W
L99	12.31'	S35°11'21"W
L100	9.54'	S08°21'26"W
L101	4.03'	S04°59'21"W
L102	7.17'	S08°29'28"W

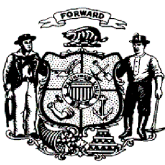
WETLAND LINE TABLE		
SEGMENT	LENGTH	DIRECTION
L103	6.34'	S18°37'04"W
L104	6.62'	S48°51'59"W
L105	6.85'	S27°32'17"W
L106	7.96'	S37°51'45"W
L107	7.08'	S74°39'42"W
L108	7.09'	S84°40'33"W
L109	13.74'	S78°00'42"W
L110	7.81'	S87°29'56"W
L111	8.29'	N78°56'53"W
L112	14.09'	N63°02'37"W
L113	6.25'	S80°29'22"W
L114	10.51'	S01°11'44"E
L115	6.94'	S01°16'20"W
L116	6.53'	S04°38'57"W
L117	4.57'	S34°49'55"E
L118	6.61'	N73°56'20"E
L119	7.12'	N82°54'47"E
L120	20.19'	S78°32'18"E
L121	6.74'	S86°20'35"E
L122	8.84'	S58°08'52"E
L123	7.23'	N80°46'19"E
L124	6.84'	S65°55'26"E
L125	5.85'	S46°02'26"E
L126	10.97'	S41°03'11"E
L127	7.67'	S56°03'02"E
L128	15.29'	S70°29'36"E
L129	63.67'	S19°10'00"E
L130	6.54'	S69°31'31"E
L131	5.19'	S60°35'38"E
L132	12.62'	S51°08'19"E
L133	5.95'	S25°32'35"E
L134	43.05'	S43°47'17"E
L135	48.16'	S59°12'50"E
L136	74.20'	S60°11'40"E
L137	111.63'	S86°39'15"W
L138	44.73'	N49°06'19"W
L139	44.83'	N26°54'12"W
L140	37.07'	N65°47'12"W
L141	94.12'	N88°58'17"W
L142	55.26'	S78°14'24"W
L143	25.36'	N89°59'59"W
L144	16.25'	N56°19'42"W
L145	42.86'	S87°44'29"W
L146	31.16'	S49°25'11"W
L147	37.80'	S03°25'08"W
L148	20.50'	S15°57'19"W
L149	63.65'	N86°33'11"W
L150	110.84'	S86°59'34"W
L151	33.79'	S67°07'15"W
L152	298.48'	S88°54'58"W

Curve Table								
CURVE #	RADIUS	DELTA	ARC DIST	CHORD DIST	CHORD BEARING	TAN BEARING 1	TAN BEARING 2	
A	C/L	230.00'	14°40'15"	58.89'	58.73'	N05°47'23"E	N01°32'45"W	N13°07'30"E
	LOT 2	200.00'	14°40'23"	51.22'	51.08'	S05°47'27"W	S13°07'38"W	S01°32'45"E
	ROW	260.00'	14°40'15"	66.57'	66.39'	N05°47'23"E	N01°32'45"W	N13°07'30"E
	LOT 33	260.00'	1°16'10"	5.76'	5.76'	N00°54'40"W	N01°32'45"W	N00°16'35"W
B	LOT 34	260.00'	13°24'05"	60.81'	60.68'	N06°25'27"E	N00°16'35"W	N13°07'30"E
	C/L	100.00'	14°18'57"	24.99'	24.92'	N05°36'43"E	N12°46'12"E	N01°32'45"W
	LOT 5	130.00'	14°18'57"	32.48'	32.40'	S05°36'43"W	S01°32'45"E	S12°46'12"W
C	LOT 31	70.00'	14°18'57"	17.49'	17.44'	N05°36'43"E	N12°46'12"E	N01°32'45"W
	C/L	100.00'	24°17'40"	42.40'	42.08'	N00°37'22"E	N11°31'28"W	N12°46'12"E
D	LOT 7	70.00'	24°17'40"	29.68'	29.46'	S00°37'22"W	S12°46'12"W	S11°31'28"E
	LOT 15	130.00'	33°16'31"	75.50'	74.44'	N05°06'47"E	N11°31'28"W	N21°45'03"E
E	LOT 10	30.00'	48°11'23"	25.23'	24.49'	S35°37'10"E	S11°31'28"E	S59°42'51"E
	ROW	60.00'	276°22'46"	289.42'	80.00'	S78°28'32"W	S59°42'51"E	N36°39'55"E
	LOT 10	60.00'	55°23'09"	58.00'	55.77'	S32°01'16"E	S59°42'51"E	
	LOT 11	60.00'	55°23'09"	58.00'	55.77'	S23°21'53"W		
	LOT 12	60.00'	55°23'09"	58.00'	55.77'	S78°45'02"W		
	LOT 13	60.00'	65°30'18"	68.60'	64.92'	N40°48'14"W		
F	OUTLOT 1	60.00'	44°43'01"	46.82'	45.65'	N14°18'25"E		N36°39'55"E
G	C/L	100.00'	14°18'48"	24.98'	24.92'	N84°23'12"W	N77°13'48"W	S88°27'24"W
	LOT 15	70.00'	14°18'48"	17.49'	17.44'	N84°23'12"W	N77°13'48"W	S88°27'24"W
	LOT 31	130.00'	14°18'48"	32.48'	32.39'	S84°23'12"E	N88°27'24"E	S77°13'48"E
H	C/L	100.00'	64°50'18"	113.16'	107.22'	S56°02'15"W	S88°27'24"W	S23°37'06"W
	LOT 19	70.00'	64°50'18"	79.21'	75.06'	S56°02'15"W	S88°27'24"W	S23°37'06"W
	ROW	130.00'	64°50'18"	147.11'	139.39'	S56°02'15"W	S88°27'24"W	S23°37'06"W
	LOT 25	130.00'	5°50'13"	13.24'	13.24'	N26°32'12"E	N23°37'06"E	
	LOT 26	130.00'	34°12'34"	77.62'	76.47'	N46°33'36"E		
	LOT 27	130.00'	24°47'31"	56.25'	55.81'	N76°03'38"E		N88°27'24"E
I	C/L	160.00'	48°11'35"	134.58'	130.65'	S47°42'53"W	S23°37'06"W	S71°48'41"W
	ROW	190.00'	48°11'35"	159.81'	155.14'	S47°42'53"W	S23°37'06"W	S71°48'41"W
	LOT 20	190.00'	6°34'53"	21.82'	21.81'	S26°54'32"W	S23°37'06"W	
	OUTLOT 1	190.00'	41°36'42"	137.99'	134.98'	S51°00'20"W		S71°48'41"W
J	LOT 24	130.00'	48°11'35"	109.35'	106.15'	N47°42'53"E	N71°48'41"E	N23°37'06"E
	C/L	270.00'	16°38'34"	78.43'	78.15'	S80°07'58"W	S71°48'41"W	S88°27'15"W
	OUTLOT 1	300.00'	16°38'34"	87.14'	86.84'	S80°07'58"W	S71°48'41"W	S88°27'15"W
	ROW	240.00'	16°38'34"	69.71'	69.47'	S80°07'58"W	S71°48'41"W	S88°27'15"W
	LOT 21	240.00'	8°23'02"	35.12'	35.09'	N84°15'44"E	N88°27'15"E	
	LOT 22	240.00'	8°15'32"	34.59'	34.56'	N75°56'27"E		N71°48'41"E

There are no objections to this plat with respect to
Secs. 236.15, 236.16, 236.20 and 236.21(1) and (2),
Wis Stats. as provided by s. 236.12, Wis. Stats.

Certified _____, 20____

Department of Administration



DATED THIS 7TH DAY OF JULY, 2022

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 3 OF 4



PHONE: 414.949.8962
501 MAPLE AVENUE
DELAFIELD, WI 53018-9351
www.sehinc.com

PROJECT STESH #161859

HERITAGE PARK NORTH

ALL OF THE OUTLOT OF CERTIFIED SURVEY MAP NO. 4988 AND LOT 6 OF
HERITAGE PARK, BEING PART OF THE NE. 1/4, NW. 1/4, SE. 1/4 AND SW. 1/4 OF
THE NW. 1/4 OF SECTION 34, T.9N., R.20E.,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

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

That I have surveyed, divided and mapped all of the Outlot of Certified Survey Map No. 4988 and all of Lot 6 of Heritage Park, being part of the Northeast 1/4, Southeast 1/4 and Southwest 1/4 of the Northwest 1/4 of Section 34, T.9N., R.20E., Village of Germantown, Washington County, Wisconsin more fully described as;

All of the Outlot of Certified Survey Map No. 4988 and all of Lot 6 of Heritage Park.

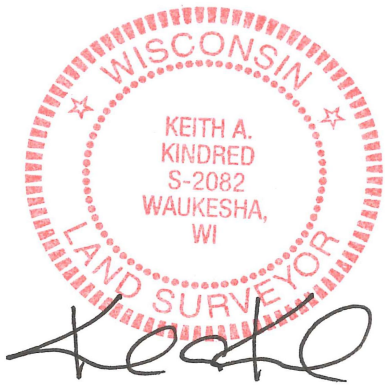
Said lands contain 1,436,693 S.F., 32.98 Ac.

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

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

That I have fully complied with the provisions of Chapter 236 of the Wisconsin State Statutes and the subdivision regulations of the Village of Germantown in surveying, dividing and mapping the same.

Dated this 7th day of July, 2022.



Keith A. Kindred, PLS S--2082

UTILITY EASEMENT PROVISIONS

An easement for electric, natural gas, and communications service is hereby granted by

Home Path Financial, LP, Grantor, to

WISCONSIN ELECTRIC POWER COMPANY and WISCONSIN GAS, LLC, Wisconsin corporations doing business as We Energies, Grantee,

their respective successors and assigns, to construct, install, operate, repair, maintain and replace from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and electric energy, natural gas, telephone and cable TV facilities for such purposes as the same is now or may hereafter be used, all in, over, under, across, along and upon the property shown within those areas on the plat designated as "Utility Easement Areas" and the property designated on the plat for streets and alleys, whether public or private, together with the right to install service connections upon, across within and beneath the surface of each lot to serve improvements, thereon, or on adjacent lots; also the right to trim or cut down trees, brush and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. The Grantees agree to restore or cause to have restored, the property, as nearly as is reasonably possible, to the condition existing prior to such entry by the Grantees or their agents. This restoration, however, does not apply to the initial installation of said underground and/or above ground electric facilities, natural gas facilities, or telephone and cable TV facilities or to any trees, brush or roots which may be removed at any time pursuant to the rights herein granted. Buildings shall not be placed over Grantees' facilities or in, upon or over the property within the lines marked "Utility Easement Areas" without the prior written consent of Grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered by more than four inches without written consent of grantees.

The grant of easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of all parties hereto.

CORPORATE OWNER'S CERTIFICATE OF DEDICATION:

Home Path Financial, LP, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner, does hereby certify that said corporation caused the land described on this plat to be surveyed, divided, mapped and dedicated as represented on this plat.

Home Path Financial, LP, does further certify that this plat is required by S236.10 or S236.12 to be submitted to the following for approval or objection:

- 1) Department of Administration
- 2) Washington County Planning and Parks Department
- 3) Village of Germantown

IN WITNESS WHEREOF, said Home Path Financial, LP, has caused these presents to be signed by _____, member, and countersigned by _____, member, at _____, Wisconsin, and its corporate seal to be hereunto affixed on this _____ day of _____

In Presence of:

_____, member

_____, member

STATE OF WISCONSIN)

_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____, member, and _____, member, of the above named corporation, to me known to be such members of said corporation, and acknowledged that they executed the foregoing instrument as such officers as the deed of said corporation, by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

VILLAGE BOARD APPROVAL CERTIFICATE:

This plat of Heritage Park North, in the Village of Germantown, Home Path Financial, LP., owner, is hereby approved by the Village Board of Trustees of the Village of Germantown.

Date: _____
Dean Wolter, Village President

I hereby certify that the foregoing is true and correct copy of a resolution adopted by the Village Board of Trustees of the Village of Germantown.

Date: _____
Deanna Braunschweig, Village Clerk

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____, Village President, and _____, Village Clerk, of the above named village board, to me known to be such members of said village board, and acknowledged that they executed the foregoing instrument as such officers as the deed of said village board by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

PLAN COMMISSION APPROVAL CERTIFICATE:

This plat of Heritage Park North, in the Village of Germantown, Home Path Financial, LP., owner, is hereby approved by the Plan Commission.

Approved as of the ____ day of _____, 2019.

Date: _____ Signed _____
Dean Wolter, Chairperson

Date: _____ Signed _____
Laura A. Johnson, Secretary

STATE OF WISCONSIN)
_____ COUNTY) SS

Personally came before me this _____ day of _____, 20_____, the above named _____, Chairperson, and _____, Secretary, of the above named plan commission, to me known to be such members of said plan commission, and acknowledged that they executed the foregoing instrument as such officers as the deed of said plan commission by its authority.

Notary Public

_____ County, Wisconsin

My Commission Expires _____

CERTIFICATE OF VILLAGE TREASURER:

STATE OF WISCONSIN)
_____ COUNTY) SS

I, Kim E. Rath, being the duly appointed, qualified and acting Finance Director of the Village of Germantown, do hereby certify that in accordance with the records in my office, there are no unpaid taxes or unpaid special assessments as of _____ on any of the land in the plat of Heritage Park North.

Dated _____
Kim E. Rath, Finance Director

CERTIFICATE OF COUNTY TREASURER:

STATE OF WISCONSIN)
_____ COUNTY) SS

I, Scott M. Henke, being duly elected, qualified and acting Treasurer of Washington County, do hereby certify that the records in my office show no unredeemed tax sales and no unpaid taxes or special assessments as of _____ affecting the lands included in the plat of Heritage Park North.

Date _____
Scott M. Henke, County Treasurer



PROJECT STESH #161859

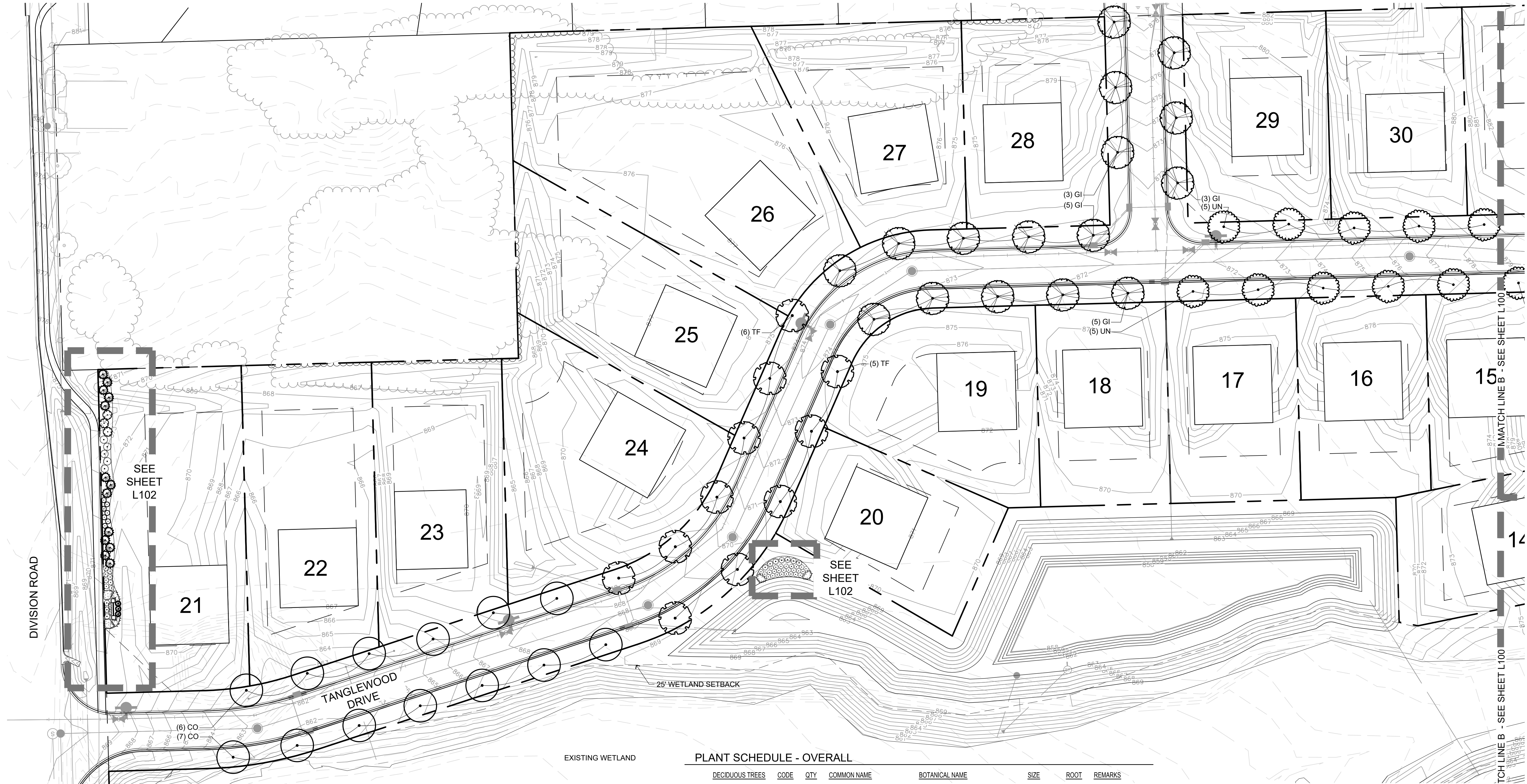
SURVEYOR:
KEITH A. KINDRED, PLS S--2082
SEH, INC.
501 MAPLE AVE.
DELAFIELD, WI 53018
(414) 949-8919
KKINDRED@SEHINC.COM

SURVEY FOR:
HOME PATH FINANCIAL, LP
5116 N 126TH ST.
BUTLER, WI 53077

THIS INSTRUMENT DRAFTED BY DAPHNE WILLIAMS

SHEET 4 OF 4

M:\LDS\3220189\Draw\Sheet\3220189-LSP01.dwg, L100, 9/12/2022 9:15:30 AM, .xls



LANDSCAPE REQUIREMENTS

- 17.43 (5) Landscape Requirements & Plan Review (Zoning Ordinance)
- (b) All developments subject to this section shall be required to comply with minimum landscaping standards, as follows:
- (1) Residential Development
- (i) All yards sodded or seeded on at least 4 inches of topsoil
- (ii) Two trees and/or shrubs per dwelling unit. Trees shall be a minimum of 1 1/2" dia. and shrubs shall be a minimum of 3 years old, with placement according to the plan approved. 35 lots x 2 = 70 trees and/or shrubs

Trees and/or Shrubs Provided Per Dwelling Unit: 73 shrubs, 18 ornamental grasses and 27 perennials provided in common areas

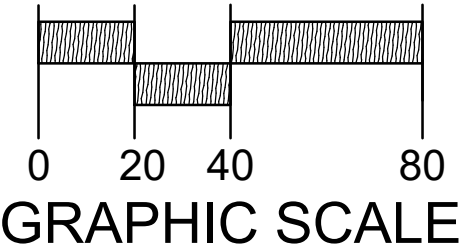
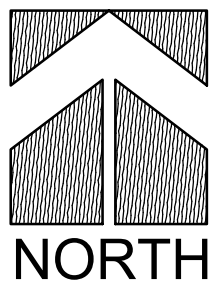
1.13 Street Trees (Developer's Agreement)

Developer shall install street trees in roadway terraces of the Subdivision in a quantity equal or greater than one tree per 50 LF

Street Trees Provided: 1 tree per 50 LF = 101 trees

PLANT SCHEDULE - OVERALL

DECIDUOUS TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	SMM	12	State Street Miyabe Maple	Acer miyabei 'Morton' TM	2 1/2" CAL	B&B	Full, matching heads
	TF	11	Turkish Filbert	Corylus columna	2 1/2" CAL	B&B	Full, matching heads
	SL	8	Skyline Honey Locust	Gleditsia triacanthos 'Skycole'	2 1/2" CAL	B&B	Full, matching heads
	GI	16	Decaf Kentucky Coffeetree	Gymnocladus dioica 'McKBranded' TM	2 1/2" CAL	B&B	Full, matching heads
	SWO	8	Swamp White Oak	Quercus bicolor	2 1/2" CAL	B&B	Full, matching heads
	CO	13	Chinkapin Oak	Quercus muehlenbergii	2 1/2" CAL	B&B	Full, matching heads
	TM	10	Shawnee Brave™ Bald Cypress	Taxodium distichum 'Mickelson'	2" CAL	B&B	Full, matching heads
	RDL	11	Redmond American Linden	Tilia americana 'Redmond'	2 1/2" CAL	B&B	Full, matching heads
	UN	12	New Harmony American Elm	Ulmus americana 'New Harmony'	2 1/2" CAL	B&B	Full, matching heads



R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

HERITAGE PARK NORTH
VILLAGE OF GERMANTOWN, WI

OVERALL
LANDSCAPE PLAN - WEST

DESCRIPTION

DATE

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

© COPYRIGHT 2022
R.A. Smith, Inc.

DATE: 09/12/22

SCALE: 1:40_XREF

JOB NO. 3220189

PROJECT MANAGER:
CHRIS HITCH, PE

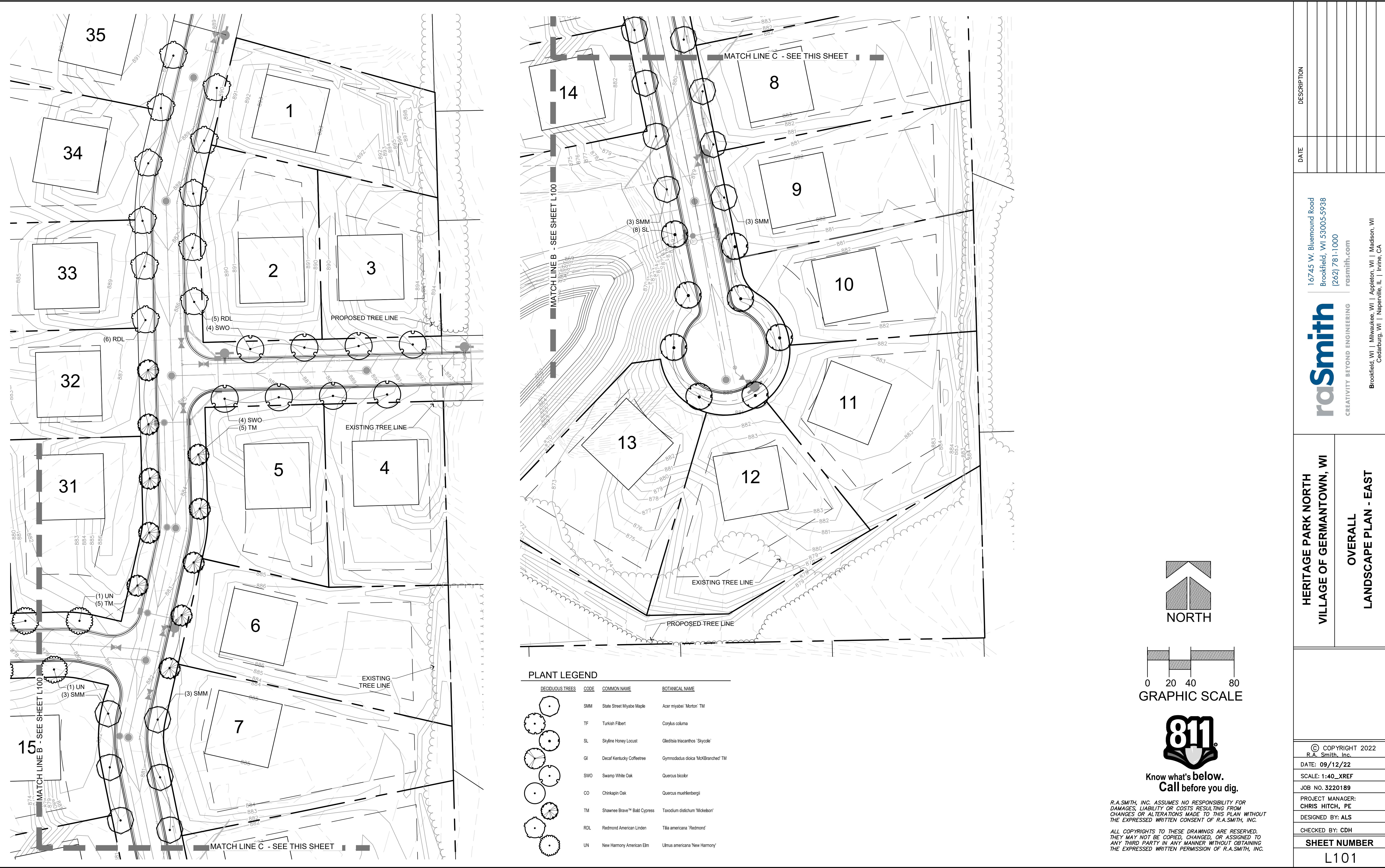
DESIGNED BY: ALS

CHECKED BY: CDH

SHEET NUMBER

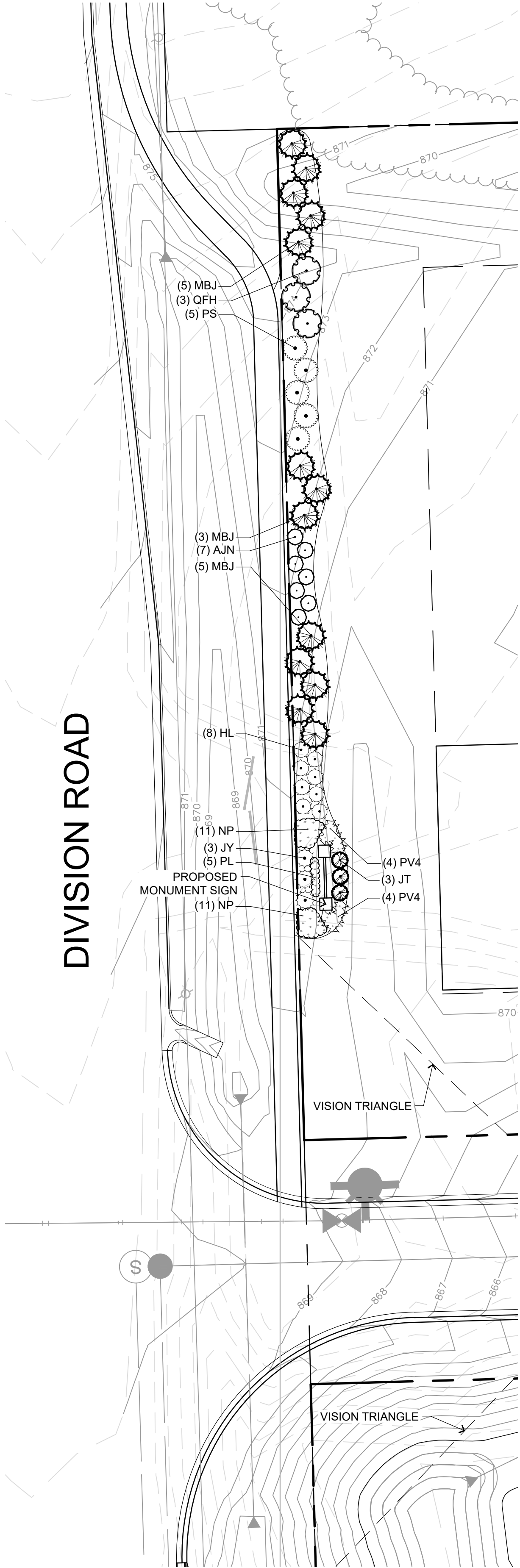
L100

M:\LD5\3220189\Draws\Sheet\3220189-LSP01.dwg, L101, 9/12/2022 9:14:04 AM, ois



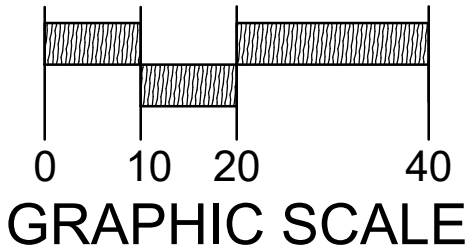
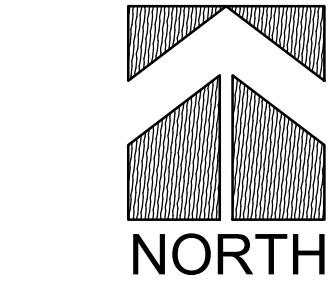
DESCRIPTION	
DATE	
16745 W. Bluemound Road Brookfield, WI 53005-5938 (262) 781-1000 rasmith.com	
raSmith CREATIVITY BEYOND ENGINEERING	
Brookfield, WI Milwaukee, WI Appleton, WI Madison, WI Cedarburg, WI Naperville, IL Irvine, CA	
HERITAGE PARK NORTH VILLAGE OF GERMANTOWN, WI	
OVERALL LANDSCAPE PLAN - EAST	
© COPYRIGHT 2022 R.A. Smith, Inc.	
DATE: 09/12/22	
SCALE: 1:40_XREF	
JOB NO. 3220189	
PROJECT MANAGER: CHRIS HITCH, PE	
DESIGNED BY: ALS	
CHECKED BY: CDH	
SHEET NUMBER	
L101	

DIVISION ROAD



PLANT SCHEDULE - DIVISION ROAD & POND

EVERGREEN TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	JT	3	Trautman Juniper	Juniperus chinensis 'Trautman'	6' HT	B&B	Semi-sheared, fully branched to ground
	MBJ	13	Mountbatten Juniper	Juniperus chinensis 'Mountbatten'	6' HT	B&B	Semi-sheared, fully branched to ground
DECIDUOUS SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	DBH	26	Dwarf Bush Honeysuckle	Diervilla lonicera	15" HT	CONT.	
	HL	8	Little Quick Fire® Panicle Hydrangea	Hydrangea paniculata 'SMHPLQF'	18" HT	CONT.	
	QFH	3	Quick Fire Hydrangea	Hydrangea paniculata 'Quick Fire'	24" HT	CONT.	
	PS	5	Summer Wine® Ninebark	Physocarpus opulifolius 'Seward'	24" HT	CONT.	
	AJN	7	Amber Jubilee Ninebark	Physocarpus opulifolius 'JeFam'	24" HT	CONT.	
EVERGREEN SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	JY	10	Youngstown Andorra Juniper	Juniperus horizontalis 'Plumosa Compact Youngstown'	18"SPD	CONT.	
ORNAMENTAL GRASSES	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	PV4	18	Northwind Switch Grass	Panicum virgatum 'Northwind'	1 GAL	POT	30" Spacing
PERENNIALS	CODE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	ROOT	REMARKS
	NP	22	Purrsian Blue Catmint	Nepeta x faassenii 'Purrsian Blue'	4 1/2"	CONT.	24" Spacing
	PL	5	Lacey Blue Russian Sage	Perovskia atriplicifolia 'Lisslitt'	4 1/2"	CONT.	24" Spacing



R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED. THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

HERITAGE PARK NORTH
VILLAGE OF GERMANTOWN, WI

DETAILED
LANDSCAPE PLAN

16745 W. Bluemound Road
Brookfield, WI 53005-5938
(262) 781-1000
rasmith.com

raSmith
CREATIVITY BEYOND ENGINEERING

Brookfield, WI | Milwaukee, WI | Appleton, WI | Madison, WI
Cedarburg, WI | Naperville, IL | Irvine, CA

DESCRIPTION

DATE

© COPYRIGHT 2022
R.A. Smith, Inc.
DATE: 09/12/22
SCALE: 1:20_XREF
JOB NO. 3220189
PROJECT MANAGER:
CHRIS HITCH, PE
DESIGNED BY: ALS
CHECKED BY: CDH
SHEET NUMBER
L102

Prune only broken branches after installation, never trim leader

Plant root collar 1" to 3" above grade
No tree wrap

Remove burlap, twine and wire cage from top 1/3 of root ball to find root collar
Snip the wire basket and peel the burlap off

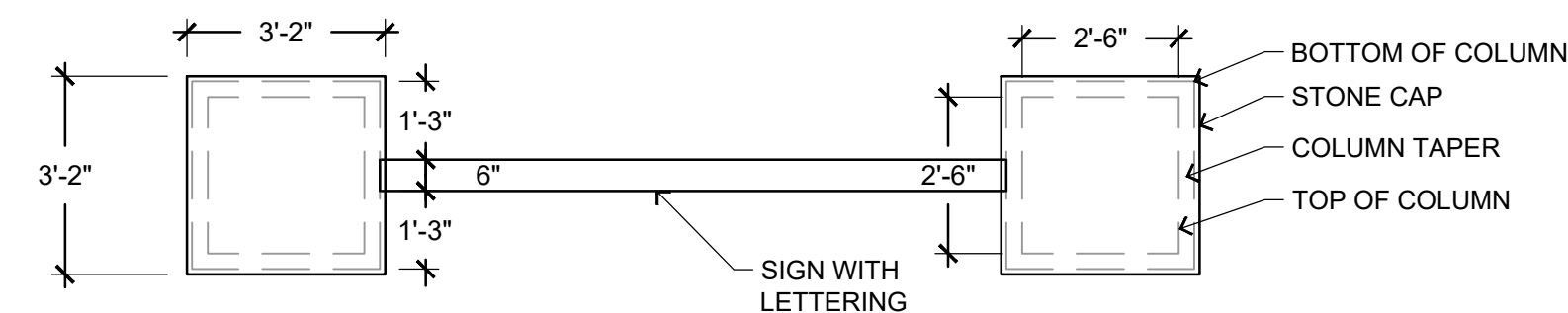
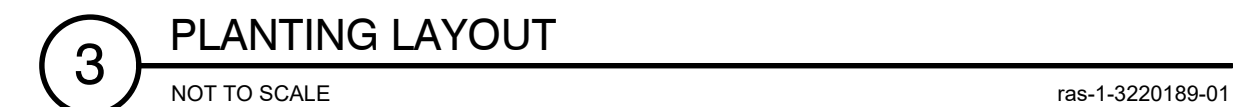
3" - 4" layer of shredded hardwood mulch over loosened soil ring
DO NOT BUILD UP MULCH ONTO TRUNK OF TREE

Dig hole 3X wider than diameter of root ball
Use shovel to roughen up sides of exposed sides of hole

Backfill with clean native soil —
Avoid air pockets, use existing soil removed from hole as backfill.
Water in well, do not tamp (see specifications)

Existing subgrade

NOT TO SCALE



5 NOT TO SCALE



1. Contractor responsible for contacting public and private underground utility locating service to have site marked prior to any digging or earthwork.
2. Contractor to verify all plant quantities shown on plant list and verify with plan. Report any discrepancies immediately to general contractor.
3. All plantings shall comply with standards as described in American Standard of Nursery Stock - ANSI Z60.1 (latest version). General contractor or owner's representative reserves the right to inspect and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged.
4. Any potential plant substitutions must be submitted in writing and approved by the general contractor or owner's representative prior to installation. All plants must be installed as per sizes shown on plant material schedule, unless approved by general contractor or owner's representative.
5. The subsequent requirements regarding topsoil should be coordinated between the general contractor, grading contractor and landscape contractor.
6. Topsoil should be placed to within 4" of finish grade by general / grading contractor during rough grading operations. Planting islands and planting beds to be backfilled with screened topsoil (per note below) to a minimum depth of 18" by general / grading contractor to insure long term plant health.
7. Topsoil shall be: screened existing stockpiled topsoil, screened existing in-place soil, or screened soil from an off-site source that will support plant growth, and meets the following requirements: The soil shall closely match the mechanical analysis (percentage sand, silt and clay) of the existing subsoil. Soil shall be free of rocks, coarse fragments, gravel, sticks, trash, roots, debris over 3/4" and any substances harmful to plant growth. It also must be free of plants or plant parts of any noxious weeds.
8. Planting beds and parking lot islands: Landscape contractor is responsible for ensuring that unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) has been removed from the topsoil and the fine grading of all landscaped areas. The fine grading of planting beds and parking lot islands may require additional topsoil to bring to finish grade. Crown all planting islands and planting beds not adjacent to buildings, a minimum of 7' to provide proper drainage, unless otherwise specified. All other finished landscaped areas to be smooth, uniform and provide positive drainage away from structures and pavement.
9. Seeded areas: to receive a settled minimum depth of 4" of blended, prepared and non-compacted topsoil. Landscape contractor is responsible for excavation and removal of unwanted material (gravel, debris, roots and other extraneous material harmful to plant growth) to the specified depth, supplementing with additional topsoil (if necessary) and the fine grading of all seeded areas.
10. Tree planting (see planting detail):
Plant all trees slightly higher than finished grade at root flare. Remove excess soil from top of root ball, if needed. Scarify side walls of tree pit prior to installation. Remove and discard non-biodegradable bark wrapping and support wire. Remove biodegradable burlap and wire cage (if applicable) from top one-third of rootball. Carefully bend remaining wire down to the bottom of hole once the tree has been placed into the hole and will no longer be moved. Score the remaining two-thirds of burlap and remove wire. Backfill pit with 80% existing soil removed from excavation and 20% compost blended prior to backfilling holes. Discard any gravel, heavy clay or stones. Avoid any air pockets and do not tamp soil down. When hole is two-thirds full, trees shall be watered thoroughly, and water left to soak in before proceeding.
- Provide a 3" deep, 4 ft. diameter shredded hardwood bark mulch ring around all lawn trees. Do not build up any mulch onto trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the landscape contractor. Stake trees if site conditions warrant, to promote the long term establishment of the tree.
11. Shrub planting: all shrubs to be pocket planted with a 50/50 mix of compost and topsoil. Install topsoil into all plant beds as needed to achieve proper grade and receive undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole is two-thirds full, shrubs shall be watered thoroughly and water left to soak in before proceeding.
12. Mulching: all tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not environmentch). All perennial and ornamental grass planting areas to receive a 2" layer of lawn and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.
13. Edging: edge all planting beds with a 4" deep spaded edge (shovel cut or mechanical). Bedlines are to be cut crisp, as per plan. A clean definition between lawn area and plant bed is required.
14. Plant bed preparation: all perennial, ornamental grass, annual and groundcover areas are required to receive a blend of organic soil amendments prior to installation. Rototill the following materials, at the ratio given, into the required 18" of topsoil to a depth of approx. 8" -

Per every 100 square feet of bed area add:

2 cu. ft. bale of peat moss
2 lbs. of 5-10-5 slow release fertilizer
1/4 cu. yard of composted manure
15. Lawn installation for all seeded turfs areas: remove / kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil and seed bed by removing all surface stones 1" or larger and grading lawn areas to finish grade. Apply a starter fertilizer and specified seed uniformly and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer mix information to general contractor prior to installation. Erosion control measures are to be used in swales and on steep grades, where applicable. Methods of installation may vary at the discretion of the landscape contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum depth of 3" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind damage. Marsh hay containing reed canary grass is not acceptable as a mulch covering.
- An acceptable quality turf is defined as having no more than 10% of the total area with bare spots larger than 1 square foot and uniform coverage throughout all turf areas.
16. Seed mix type 'A' for lawn areas - use only a premium quality seed mix. Premium blend seed mix (or equivalent): 50% blended bluegrass, 25% creeping red fescue, 25% perennial ryegrass applied at 5 lbs per 1,000 SF or at recommended rates from supplier. Provide seed specifications to general contractor prior to installation.
17. Warranty and replacements: Trees, evergreens, and shrubs to be guaranteed (100% replacement) for a minimum of one (1) year from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses to be guaranteed for a minimum of one growing season from the date of substantial project completion. Perennials, groundcovers, and ornamental grasses planted after September 1st shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements.
18. The landscape contractor is responsible for the watering and maintenance of all landscape areas at time of planting and throughout construction until the substantial completion of the installation and acceptance by the owner. This includes all trees, shrubs, evergreens, perennials, ornamental grasses and turf grass. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.
19. Project completion: upon substantial completion of the project, the landscape contractor is responsible to conduct a final review with the owner's representative and the general contractor to answer questions and insure that all specifications have been met. The landscape contractor is to provide watering and general ongoing maintenance instructions (in writing) for the new plantings and lawn to the owner and general contractor.



R.A.SMITH, INC. ASSUMES NO RESPONSIBILITY FOR DAMAGES, LIABILITY OR COSTS RESULTING FROM CHANGES OR ALTERATIONS MADE TO THIS PLAN WITHOUT THE EXPRESSED WRITTEN CONSENT OF R.A.SMITH, INC.

ALL COPYRIGHTS TO THESE DRAWINGS ARE RESERVED.
THEY MAY NOT BE COPIED, CHANGED, OR ASSIGNED TO
ANY THIRD PARTY IN ANY MANNER WITHOUT OBTAINING
THE EXPRESSED WRITTEN PERMISSION OF R.A.SMITH, INC.

[illegible]

CAPSTONE 41 BUSINESS PARK CONSULTATION

11/14/22 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 feedback on Phase II of the Capstone 41 Business Park located in the Holy Hill Gateway District.

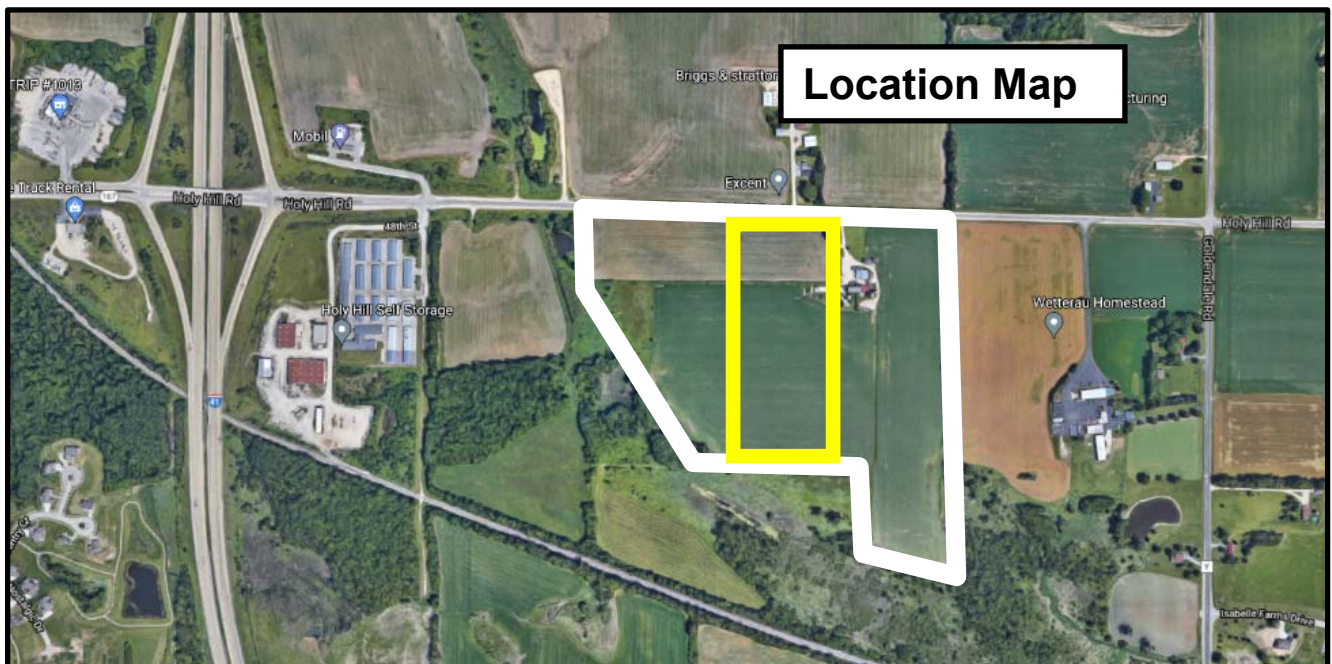
Property Location: Holy Hill Road @ Gateway Crossing (TID#7 Expansion)

Applicant/

Property Owner: Mike Faber CQ WI 2021 LLC
Capstone Dev Company N17W24222 Riverwood Dr Suite 160
W24222 Riverwood Drive Waukesha, WI
Waukesha, WI

Current Zoning: M-1: Limited Industrial

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



Background/Proposal

Mike Faber, agent for Capstone Development Company and CQ WI 2021 LLC, property owner, is requesting feedback on Phase II of the Capstone 41 Business Park located in the Holy Hill Gateway District.

As described in the project summary and proposed site plan (dated October 18, 2022), Phase II of the 52.5-acre site will include the second of three Class “A” multi-tenant buildings intended for light manufacturing, assembly, warehouse, distribution, and e-commerce uses consistent with the M-1: Limited Industrial Zoning District. Building #2 in Phase II is 294,614 sqft in area.

Staff Comments

The 52.5-acre property is located in the Holy Hill Gateway District in the Village’s 2050 Land Use Plan and is part of the recently expanded TID#7 boundary. Most of the site work and construction of the internal road and storm water improvements was completed as part of Phase I. Detailed Site Development & Building Plans for Building #2 will be submitted in early 2023. However, at this time, staff and the developer are requesting feedback on the proposed layout, building elevations, landscaping plan and other aspects of Building #2 that may need to be addressed in the final site development and building plans.



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

11/7/2022

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

CQ WI 2021, LLC
% Capstone Development Company
N17W24222 Riverwood Dr. STE 160
Waukesha, WI 53188-1134

Phone (262) 523-1122

E-Mail mike@capstonequadrangle.com

PROPERTY OWNER

CQ WI 2021, LLC (same)

Phone ()

E-Mail

2

PROPERTY ADDRESS

N128 W20955 Holy Hill Rd., Germantown WI

3

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

North Industrial Gateway (Zilber)	South Conservancy MMSD	East Agricultural Wetterau	West Conservancy MMSD
---	------------------------------	----------------------------------	-----------------------------

4

READ AND INITIAL THE FOLLOWING:

- ☒ I am aware of the Village of Germantown ordinance requiring fire sprinklers in most new construction.
- ☒ I understand that all new development is subject to Impact and/or Connection Fees that must be paid before building permits will be issued.
- ☒ 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!

Michael Foley

Applicant

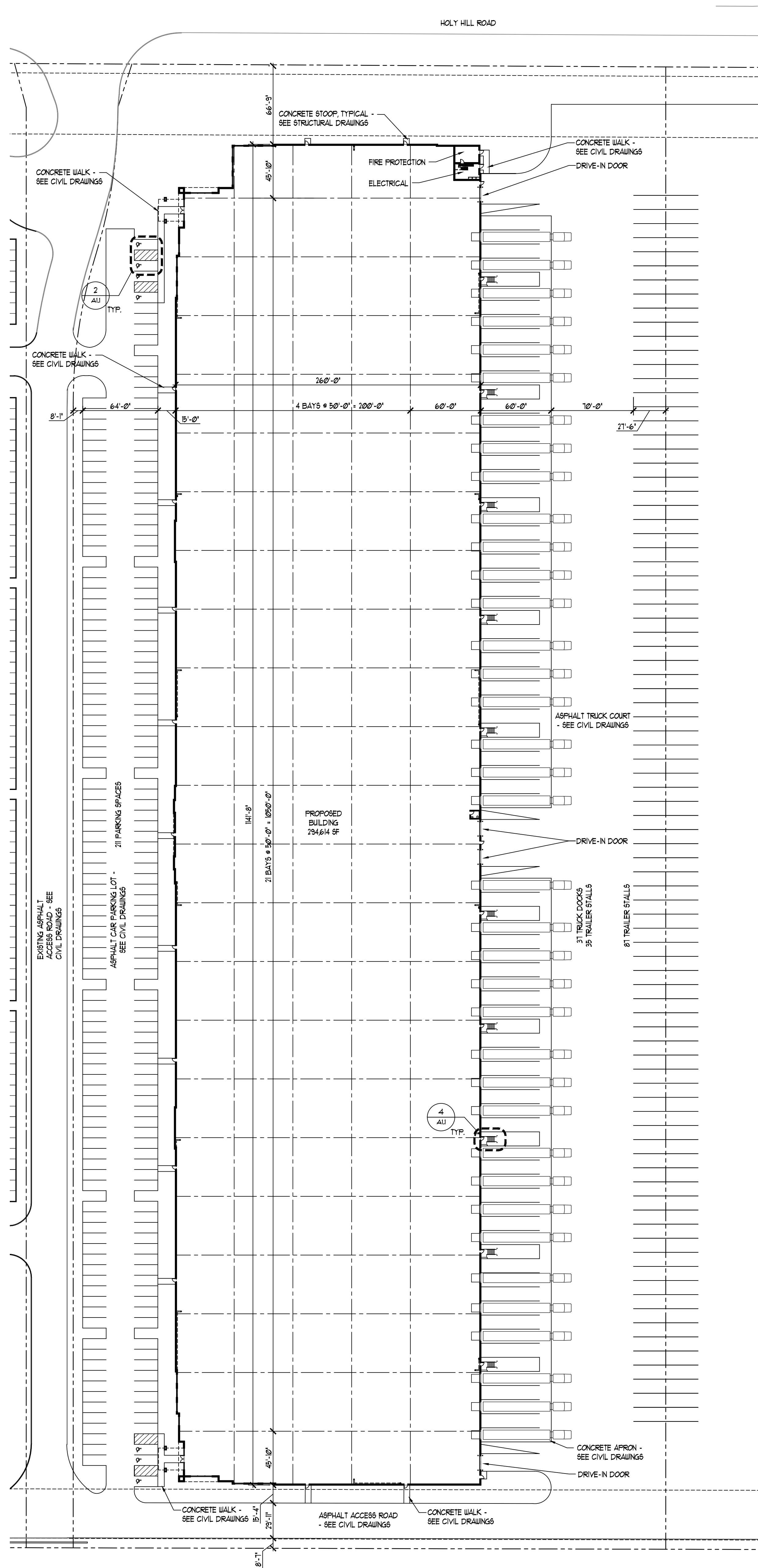
11/3/2022

Date

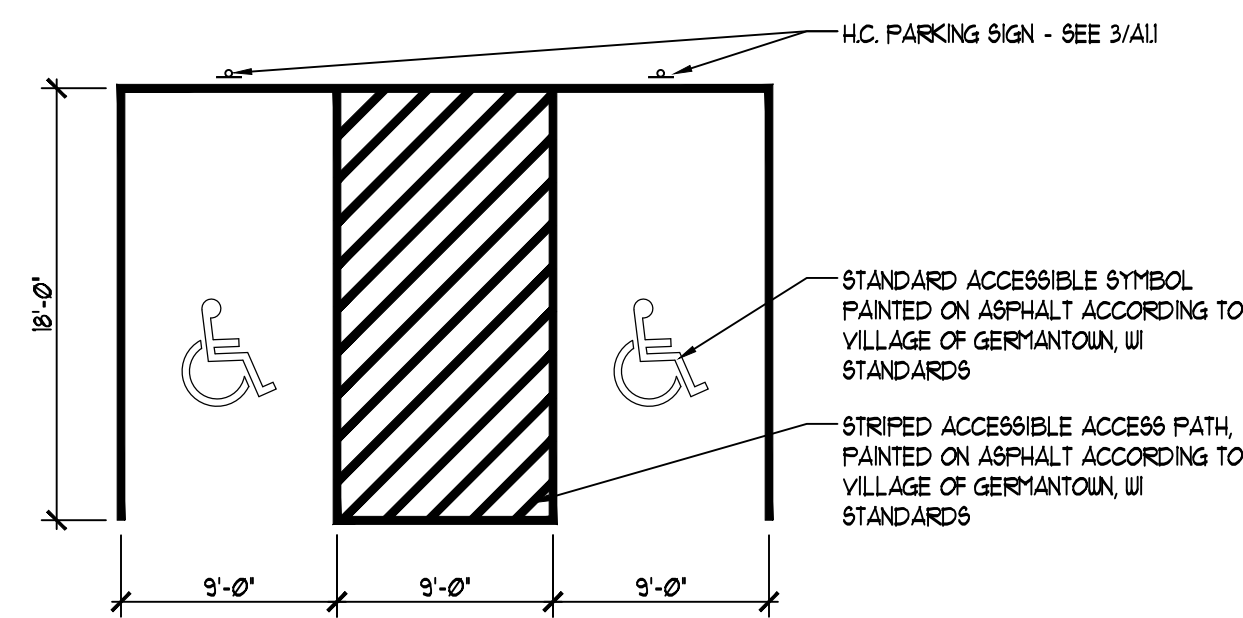
Michael Foley

Owner of Capstone Germantown LLC
its: co-managing member

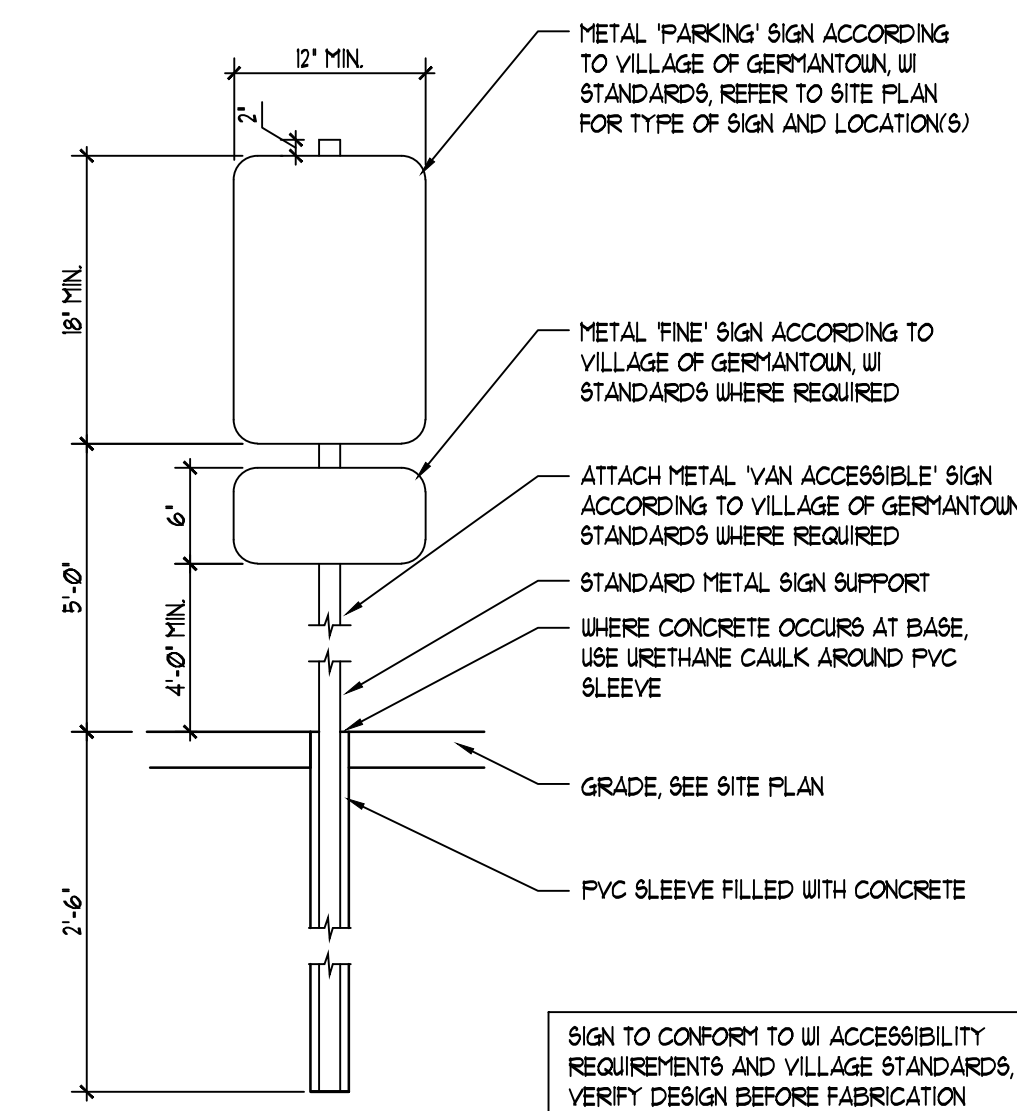
its: Manager 11/3/2022



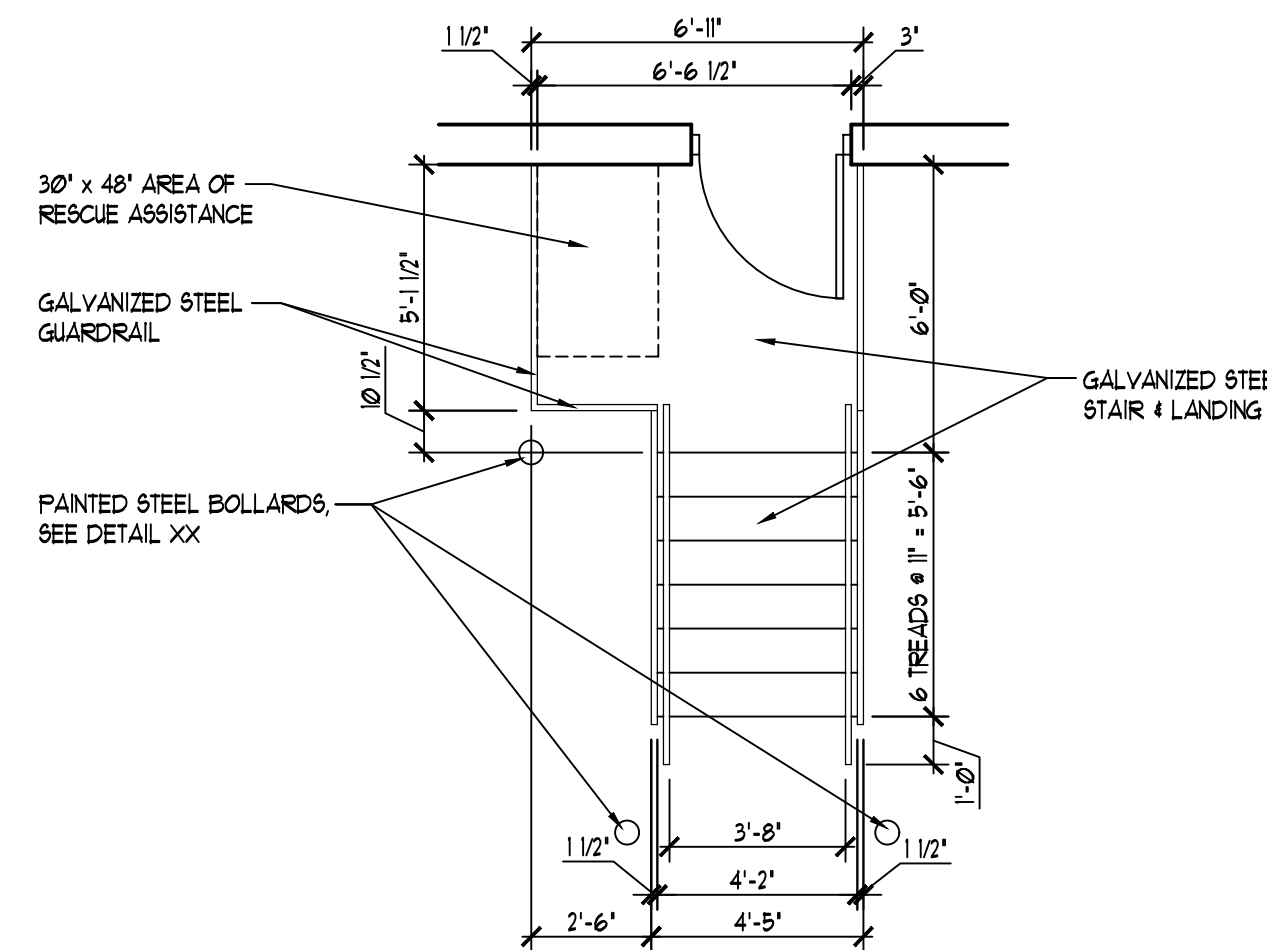
1 SITE PLAN
A11 1" = 50'-0"
REFER TO CIVIL DRAWINGS FOR DIMENSIONS AND DETAILS



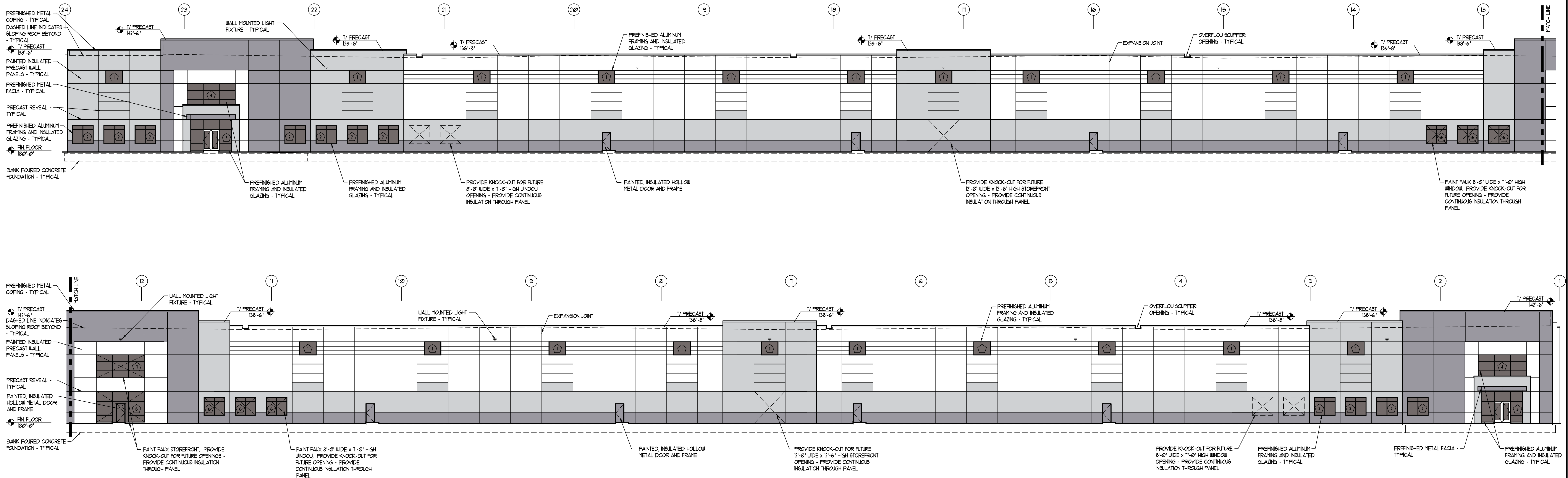
2 TYP. H.C. PARKING STALL
A11 1/8" = 1'-0"



3 SIGN MOUNTING DETAIL
A11 1" = 1'-0"



4 EGRESS STAIR PLAN
A11 1/4" = 1'-0"



1 WEST ELEVATION
A4.1 1/16" = 1'-0"

2 NORTH ELEVATION
A4.1 1/16" = 1'-0"

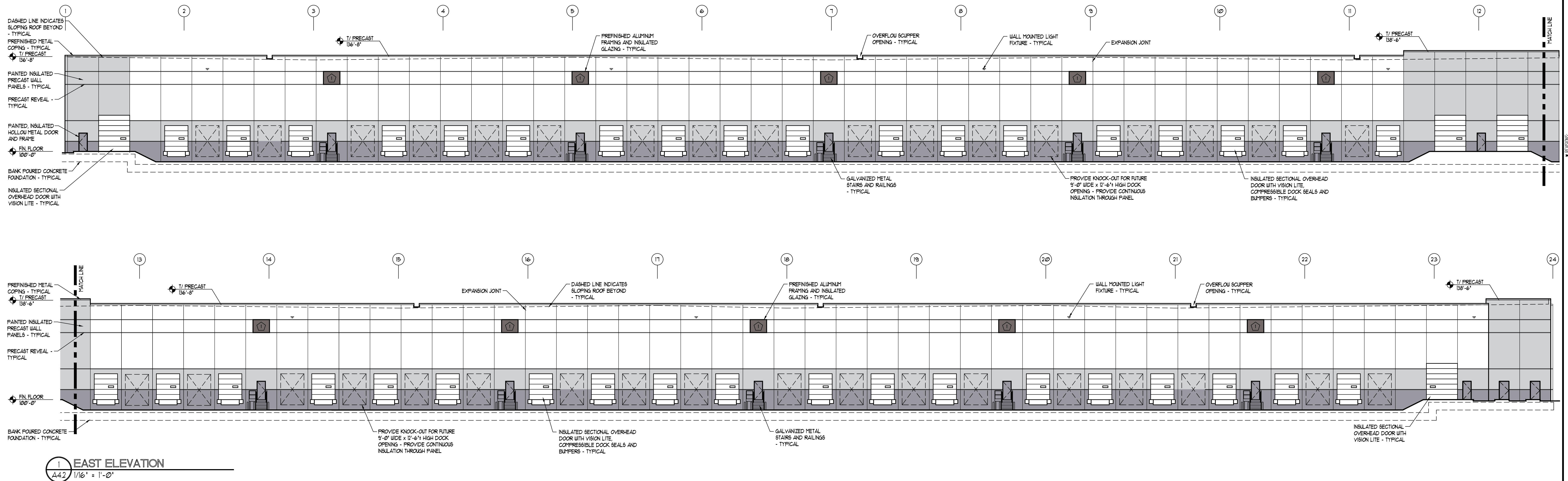
3 SOUTH ELEVATION
A4.1 1/16" = 1'-0"

EXTERIOR FINISHES:

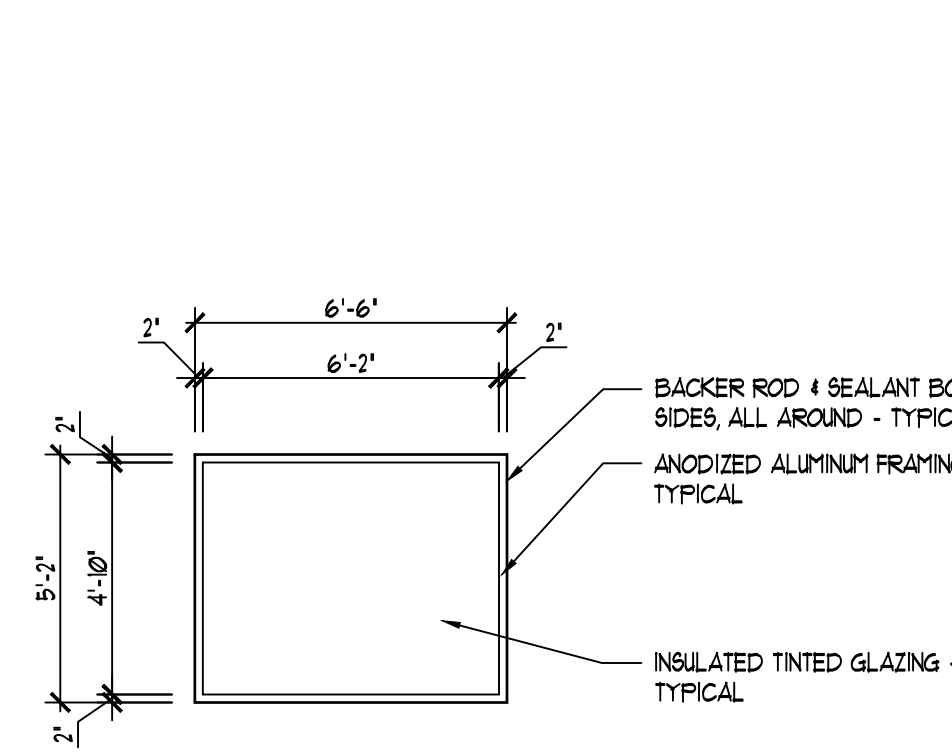
- PANT COLORS:**
- COLOR 1 (LIGHT FIELD COLOR, CANOPY BOFFIT)
SHERWIN-WILLIAMS
COLOR: SW 1056 RESERVED WHITE
- COLOR 2 (MEDIUM ACCENT COLOR)
SHERWIN-WILLIAMS
COLOR: SW 1011 DORIAN GRAY
- COLOR 3 (DARK ACCENT COLOR, UPPER BOFFITS)
SHERWIN-WILLIAMS
COLOR: SW 1019 GAUNTLET GRAY
- INSULATED GLASS: GRAY TINTED
- COLOR 4 (FAUX GLASS COLOR)
SHERWIN-WILLIAMS
COLOR: SW 6994 GREENBLACK
- COLOR 5 (FAUX ALUMINUM FRAME COLOR)
SHERWIN-WILLIAMS
COLOR: T80
- ROOF COPING COLORS:**
- COLOR 1 (ADJACENT LIGHT FIELD + MEDIUM ACCENT COLOR)
PAC-CLAD
COLOR: GRANITE
- COLOR 2 (ADJACENT DARK ACCENT COLOR)
PAC-CLAD
COLOR: SLATE GRAY
- WINDOW FRAMES: CLEAR ANODIZED ALUMINUM
- OVERHEAD DOORS: PREFINISHED ALUMINUM WHITE
- EXTERIOR STAIRS: GALVANIZED STAIRS + RAILINGS

GENERAL NOTES:

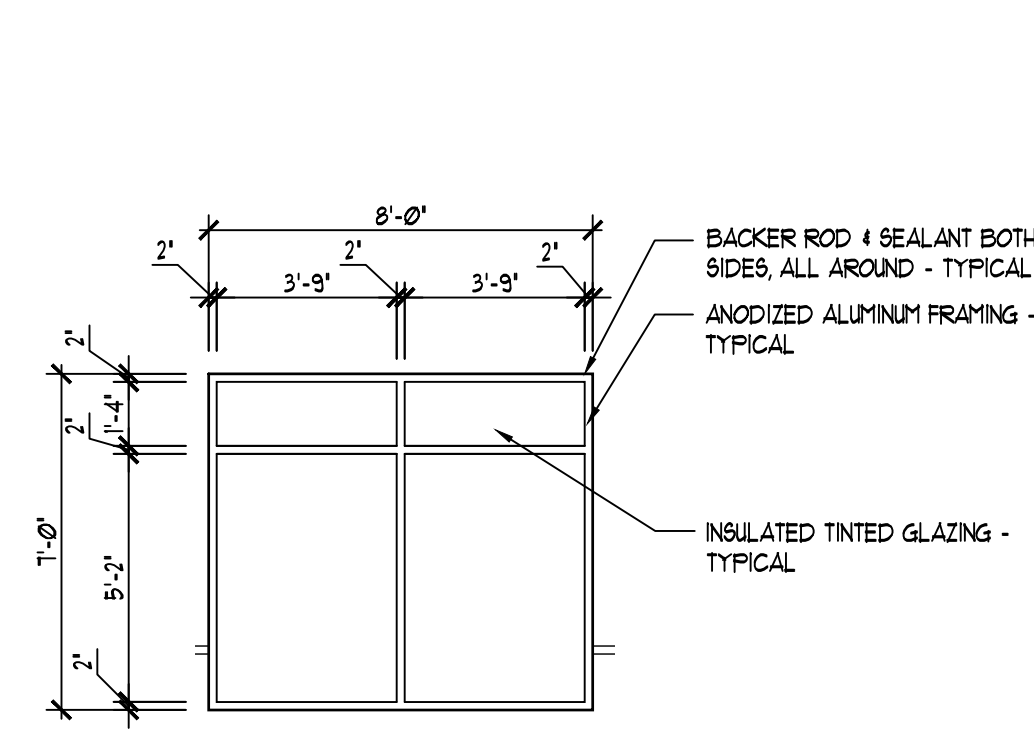
1. NO ROOF TOP UNITS WILL BE INSTALLED FOR THE CONSTRUCTION OF THE SHELL BUILDING. THE FUTURE TENANT BUILD-OUTS UNDER A SEPARATE PERMIT SUBMITTAL WILL PROVIDE ROOF TOP LOCATIONS AND SIGHTLINE DIAGRAM TO SHOW SCREENING COMPLIANCE. ROOF TOP UNITS SHALL BE SCREENED BY LINE OF SIGHT AT 5' ABOVE GRADE FROM THE PROPERTY LINE OR CENTERLINE OF THE ADJACENT STREET ON ALL SIDES OF THE BUILDING.



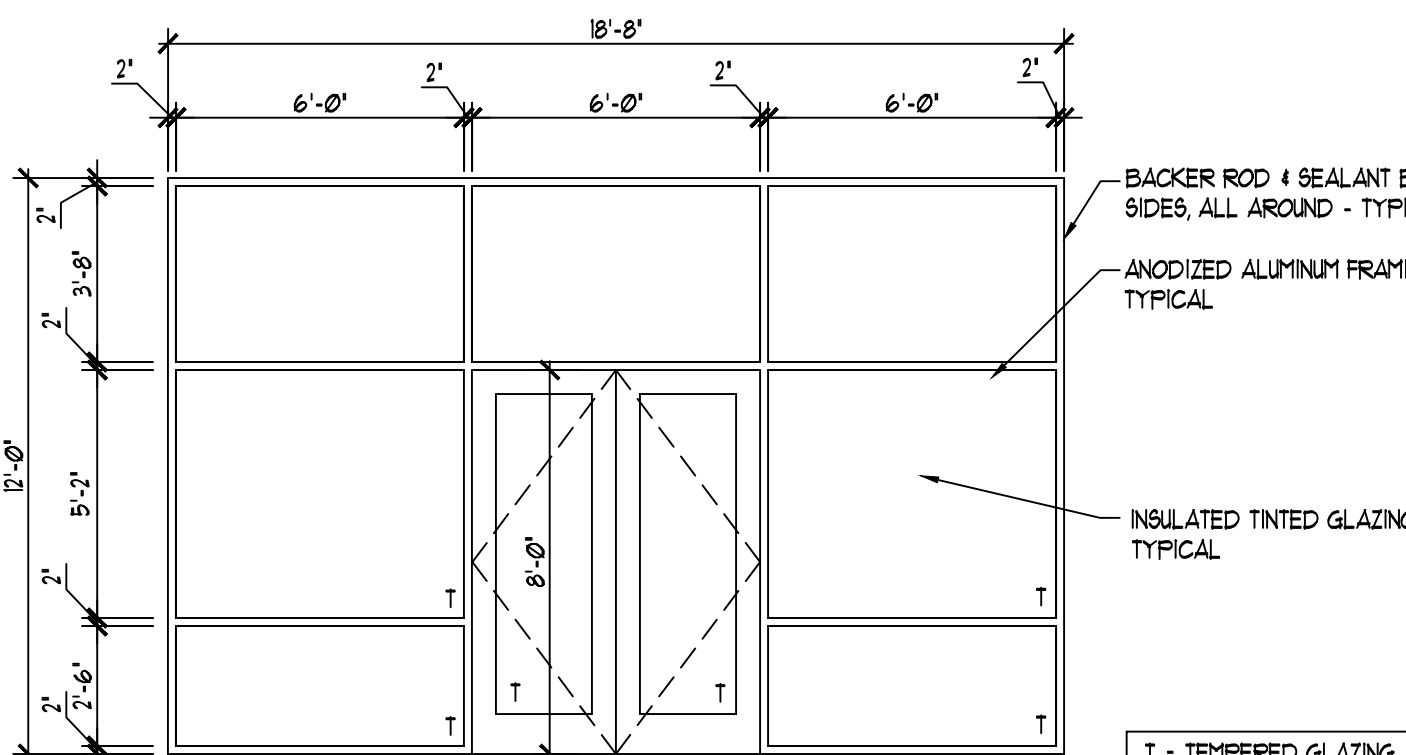
1 EAST ELEVATION
A4.2 1/16" = 1'-0"



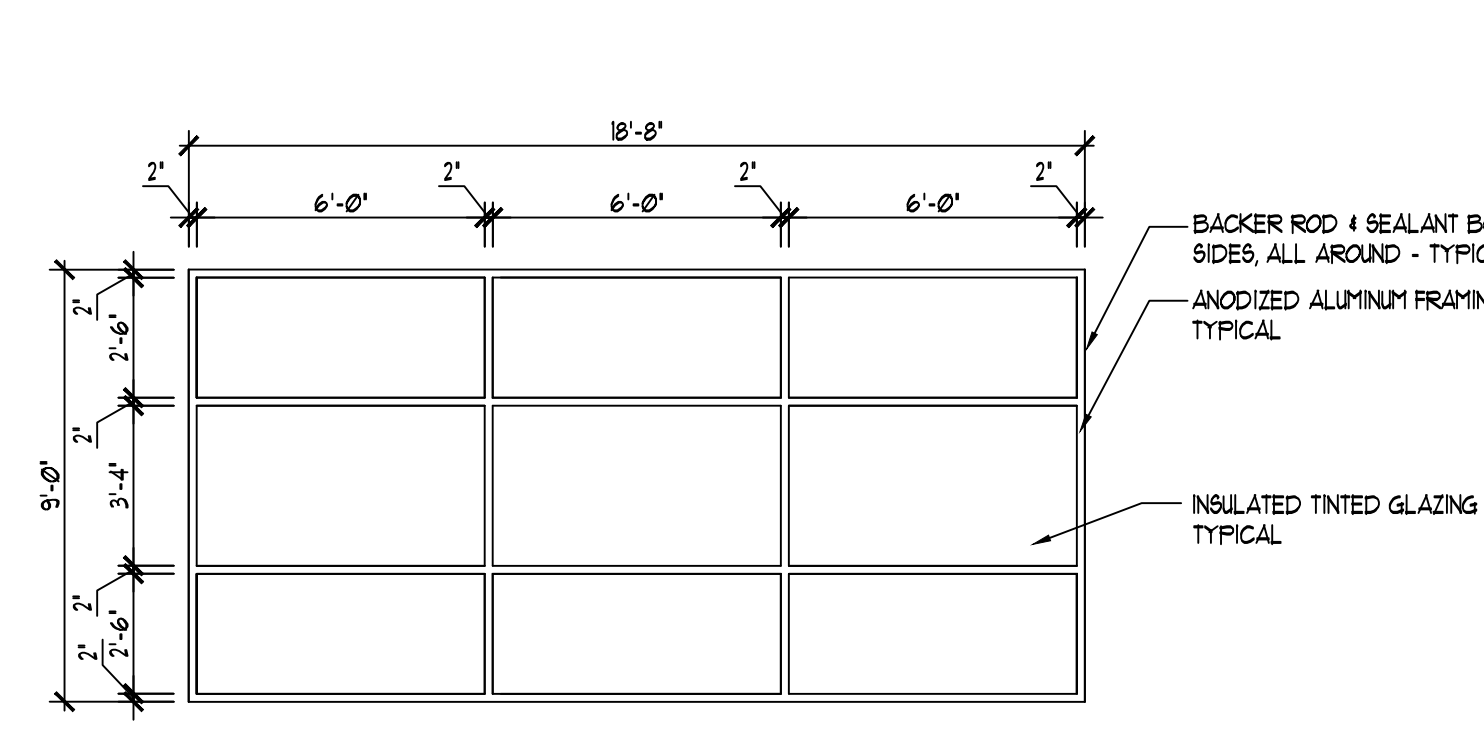
2 TYPE 1 ALUM. FRAME ELEV.
A4.2 1/4" = 1'-0"



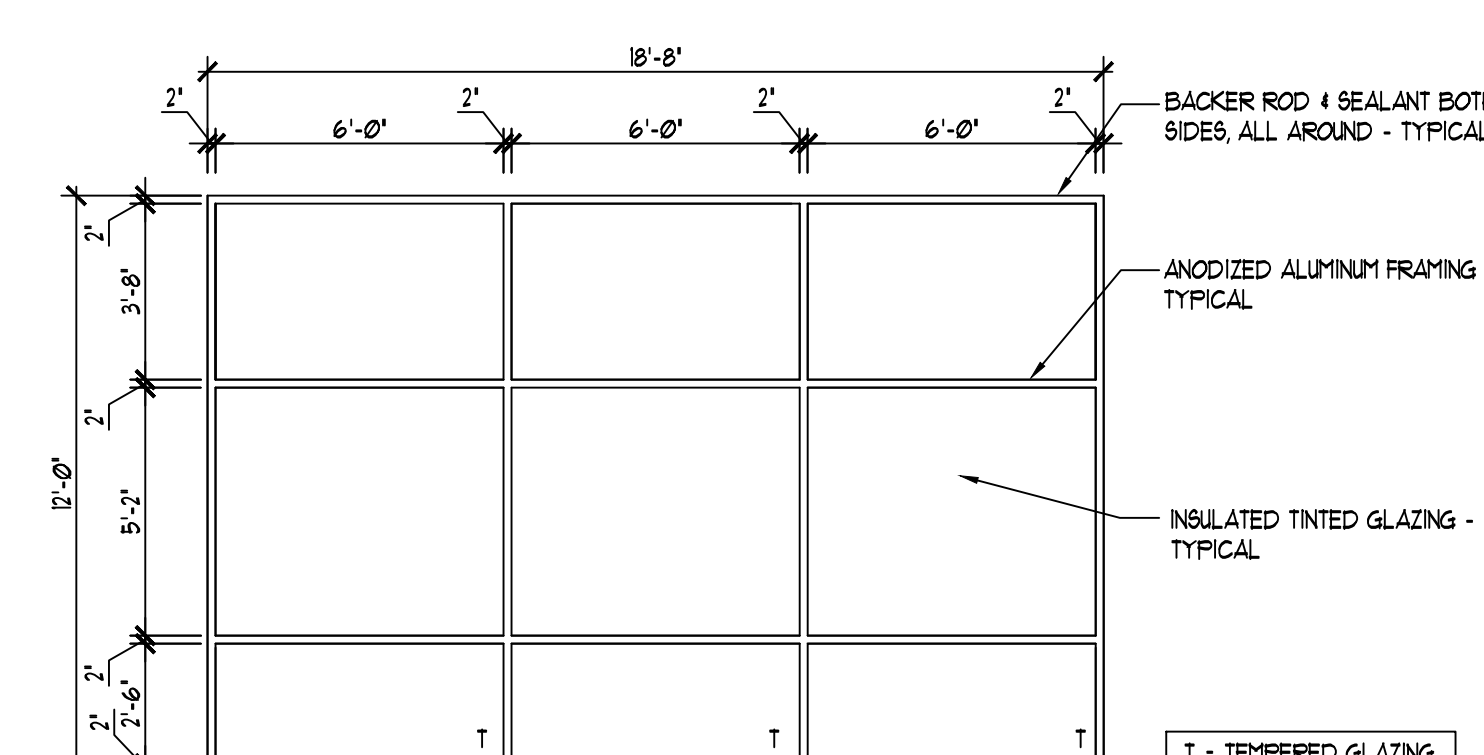
3 TYPE 2 ALUM. FRAME ELEV.
A4.2 1/4" = 1'-0"



4 TYPE 3 ALUM. FRAME ELEV.
A4.2 1/4" = 1'-0"

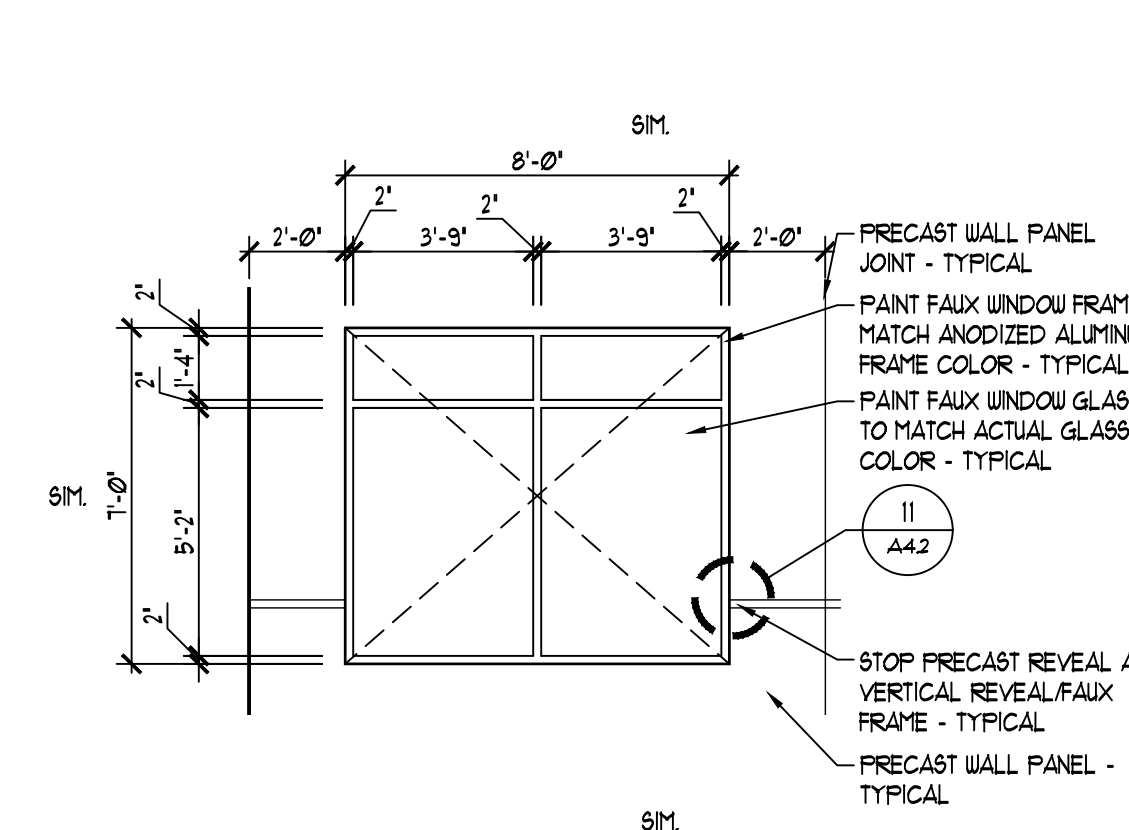


5 TYPE 4 ALUM. FRAME ELEV.
A4.2 1/4" = 1'-0"

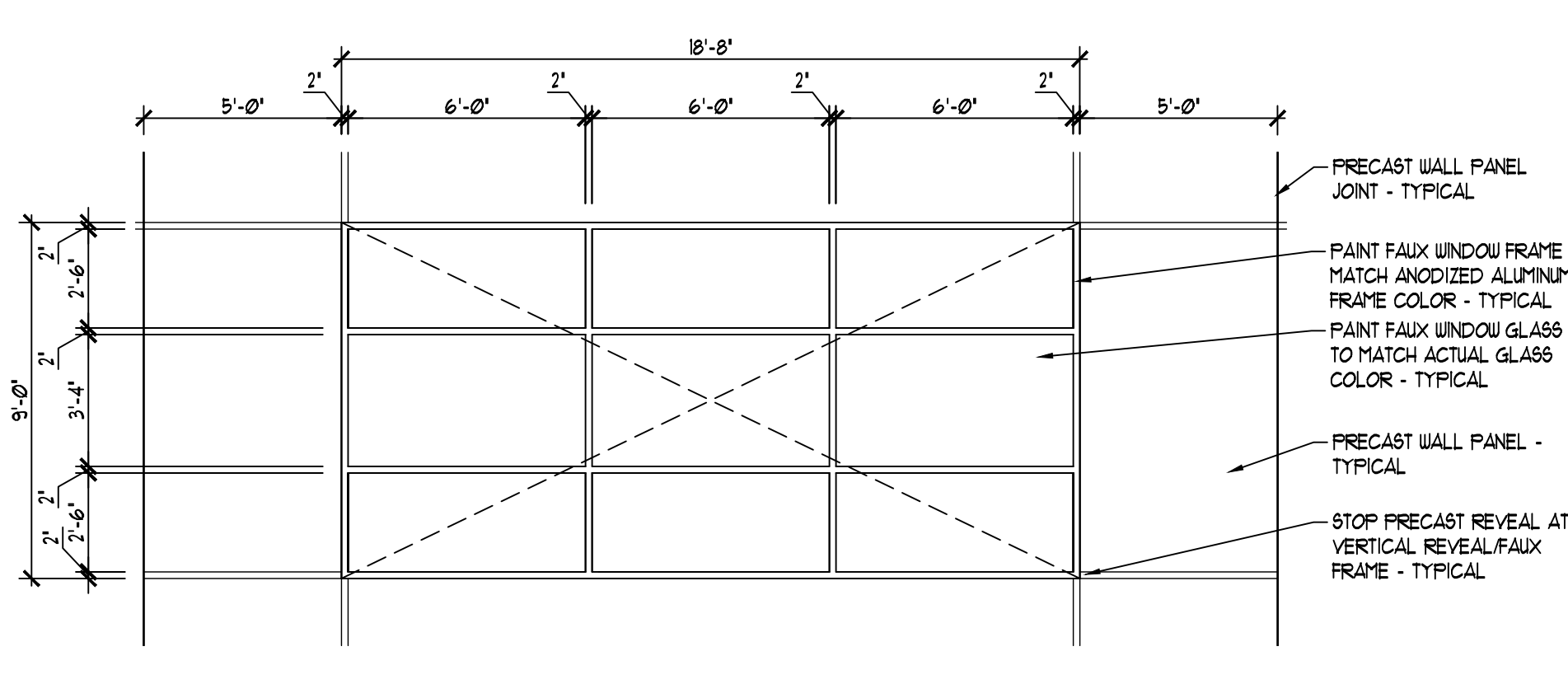


6 TYPE 5 ALUM. FRAME ELEV.
A4.2 1/4" = 1'-0"

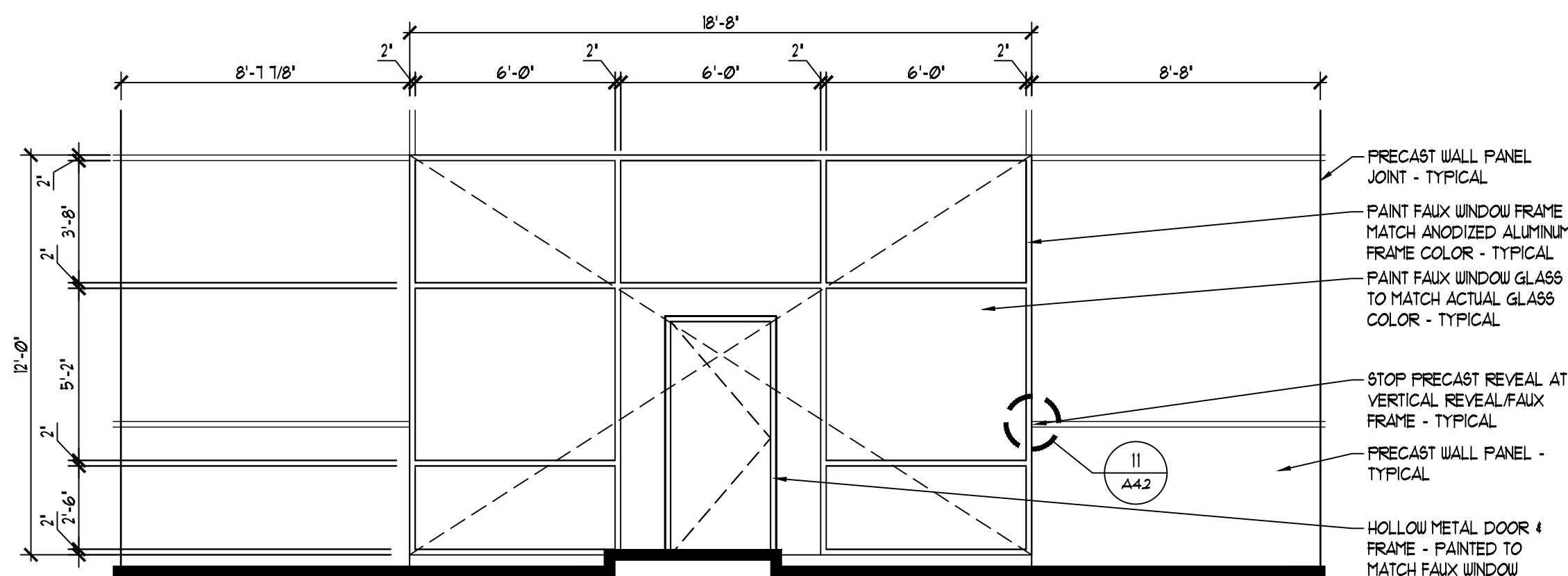
TYPICAL REVEAL DETAIL



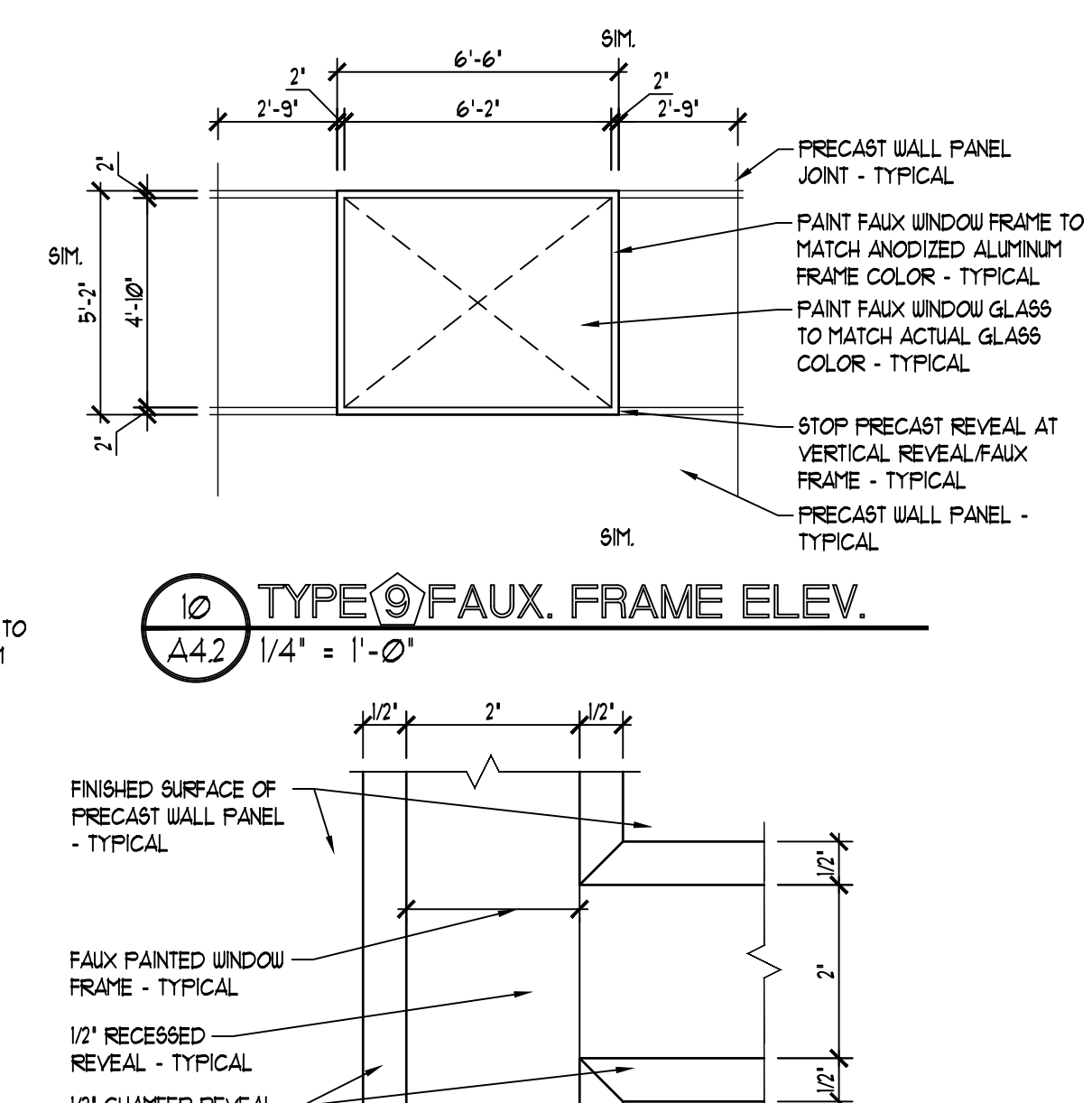
7 TYPE 6 FAUX. FRAME ELEV.
A4.2 1/4" = 1'-0"



8 TYPE 7 FAUX. FRAME ELEV.
A4.2 1/4" = 1'-0"



9 TYPE 8 FAUX. FRAME ELEV.
A4.2 1/4" = 1'-0"



10 TYPE 9 FAUX. FRAME ELEV.
A4.2 1/4" = 1'-0"

11 REVEAL ELEVATION DETAIL
A4.2



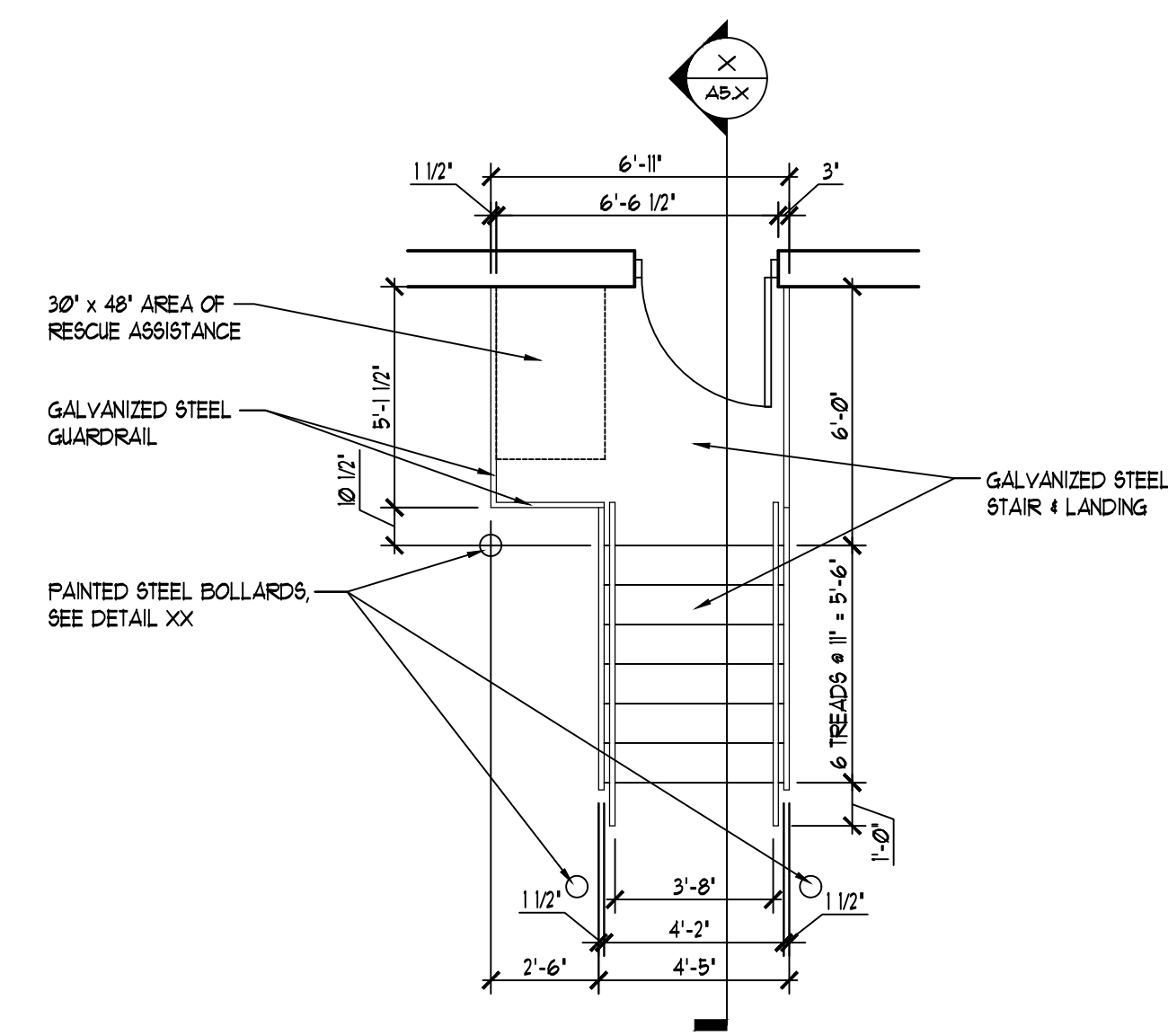
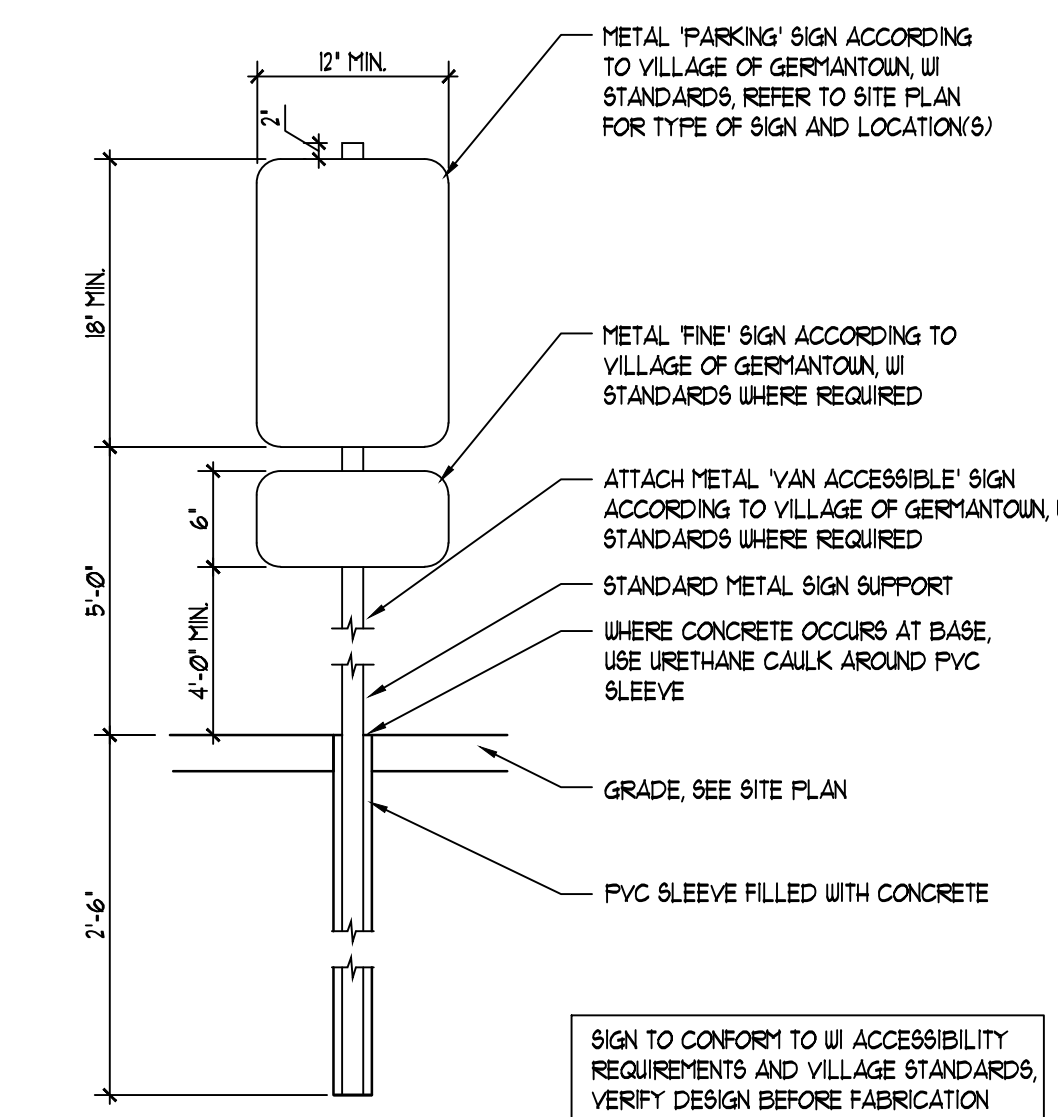
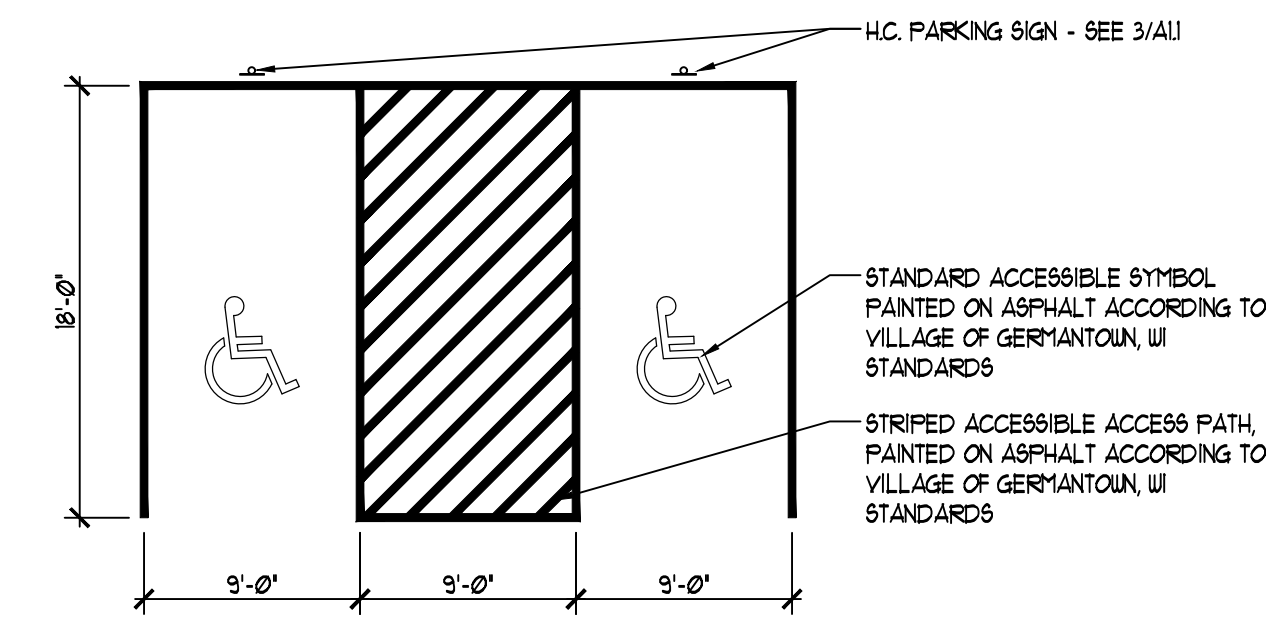
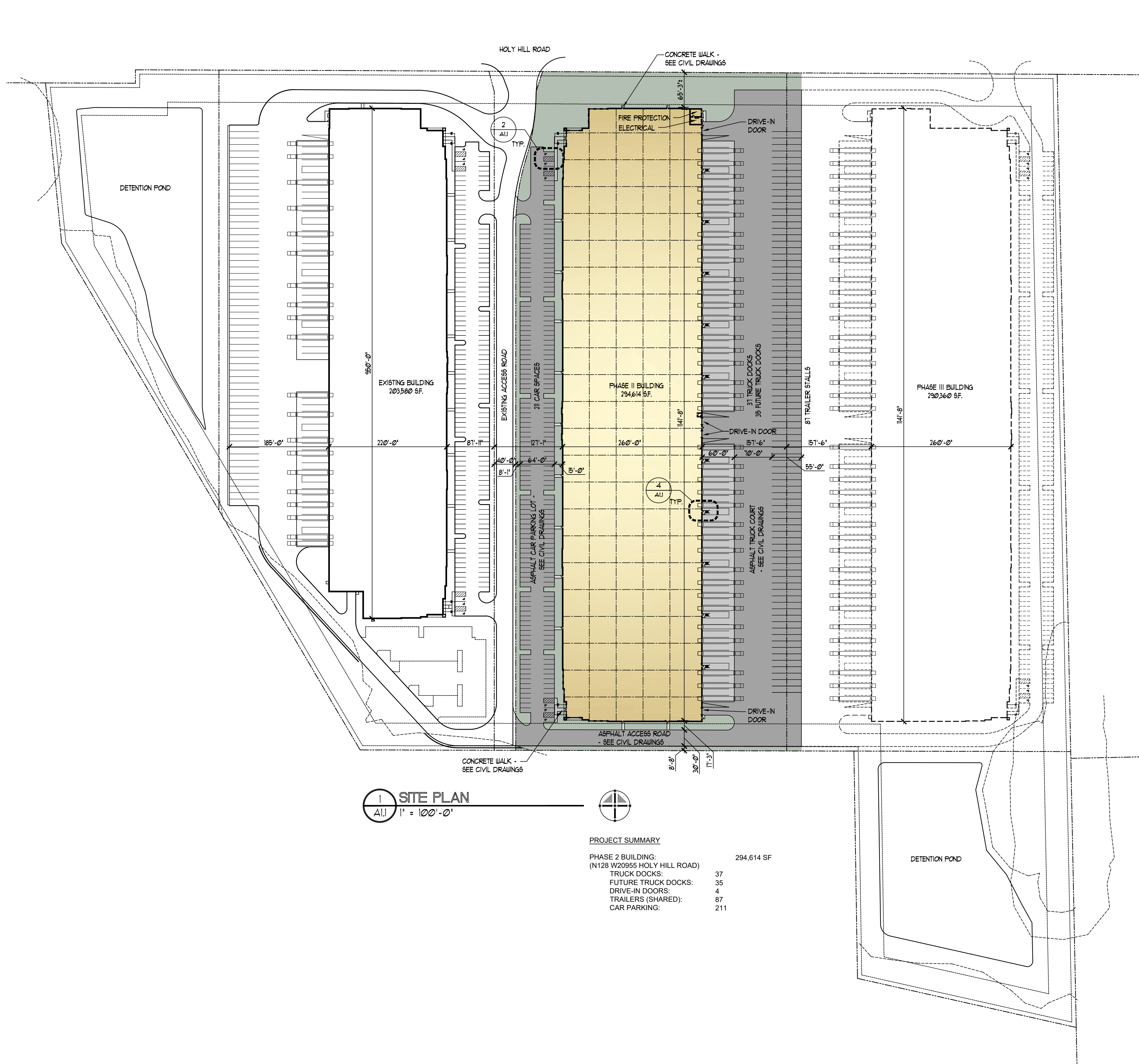
2

1

10

9

8



SIGN REVIEW

11/14/22 Plan Commission Meeting

Lemberg Electric Company / Taco Bell

Planning & Zoning Report

Germantown, Wisconsin

Summary

Lemberg Electric, agent for Michael Schmitz - Taco Bell, property owner, is requesting approval for ground, wall, and digital menu board for the new Taco Bell building located at N96W17801 County Line Road.

Location: N96W17801 County Line Road

Agent/

Property Owners: Lemberg Electric Company
4085 N. 128th Street
Brookfield, WI 53005

Michael J. Schmitz – Taco Bell
1858 N. Prospect Ave, Apt #22L
Milwaukee, WI 53202

Zoning: B-5: Highway Business

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



Background/Proposal

Lemberg Electric, agent for Michael Schmitz - Taco Bell, property owner, is requesting approval for ground, wall, and digital menu board for the new Taco Bell building located at N96W17801 County Line Road.

Wall Signs

- North Wall: One (1) illuminated swinging bell (approx. 40 sqft); 18" white acrylic, illuminated channel letters (approx. 16.5 sqft)
- West Wall: One (1) illuminated swinging bell (approx. 40 sqft);
- East Wall: One (1) illuminated swinging bell & 14" white acrylic, illuminated channel letters (45.5 sqft total)

Digital Menu Board

- Approximately 5' x 5' (25 sqft) steel frame and aluminum cabinet with an overall height of 6'

Ground Sign

- 11' 7" x 6' 11" (approx. 75 sqft per side; 150 sq ft total) double-sided, internally illuminated polycarbonate cabinet with vinyl graphics to be located on the north side of the property, using the support structure of the existing pylon sign.

Staff Comments

Wall Signs: The Village Sign code permits wall signs on facades with road frontage, unless approved by the Plan Commission. Staff supports the locations of the proposed wall signs. Staff recommends approval as proposed.

Digital Menu Board: The proposed menu board meets the requirements of the zoning code. Staff recommends approval as proposed.

Ground Sign: The existing pylon sign is non-conforming in terms of the base and the height. With the replacement of the sign cabinet, as proposed, the sign needs to be brought into compliance with the current requirements for ground signs, which requires a masonry base, address coordinates, a height of not more than 10' and a maximum of 97 square feet per side. The current code allows up to 80 square feet, however a variance was granted in 1988 increasing the total square footage allowed by 17 square feet on each side of the sign, or 34 square feet total.

The new masonry base should match the masonry column on the north elevation of the building (sienna ledgerstone).

Village Staff Recommendation

APPROVE the proposed sign package for Taco Bell at N96W17801 County Line Road subject to the following conditions:

1. The applicant shall work with Planning Staff to modify the proposed pylon sign to meet the current requirements for ground signs as identified in Section 17.46 to include a masonry base (to match the masonry column of the building), 5" address coordinates, and a maximum height of 10'.
2. Electrical permits shall be obtained from SafeBuilt prior to installation of any/all electrical components.



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

Regina Peters

Lemberg Electric Company

4085 N. 128th St

Brookfield, WI, 53005

Phone () 262-781-1500

Fax ()

E-Mail rpeters@lembergelectric.com

PROPERTY OWNER

Michael J. Schmitz - Taco Bell

1858 N. Prospect Ave, Apt. #22L

Milwaukee, WI, 53202

Phone (414-) 881-1124

mjschmitz1@aol.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

Taco Bell

17802 County Line Road, Germantown, WI, 53022

3 SIGN INFORMATION

Sign Dimensions 6'0" height 6'7.5" width

Number of Sides 1

Total Square Footage of Sign (include all sides) 39.75 sq. ft.

Total height of the Sign 6'0"

Is the Sign to be illuminated x yes no

Type of Sign Construction Materials Aluminum & Acrylic

Distance to Closest Property Line 58 ft.

Single/Multi Tenant (circle one)
Building Frontage SF 1771 sq. ft.

Are there any existing signs on the property existing signage to be removed

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

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

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

Regina Peters

7/1/2022

Applicant

Date

Please see attached landlord approval doc

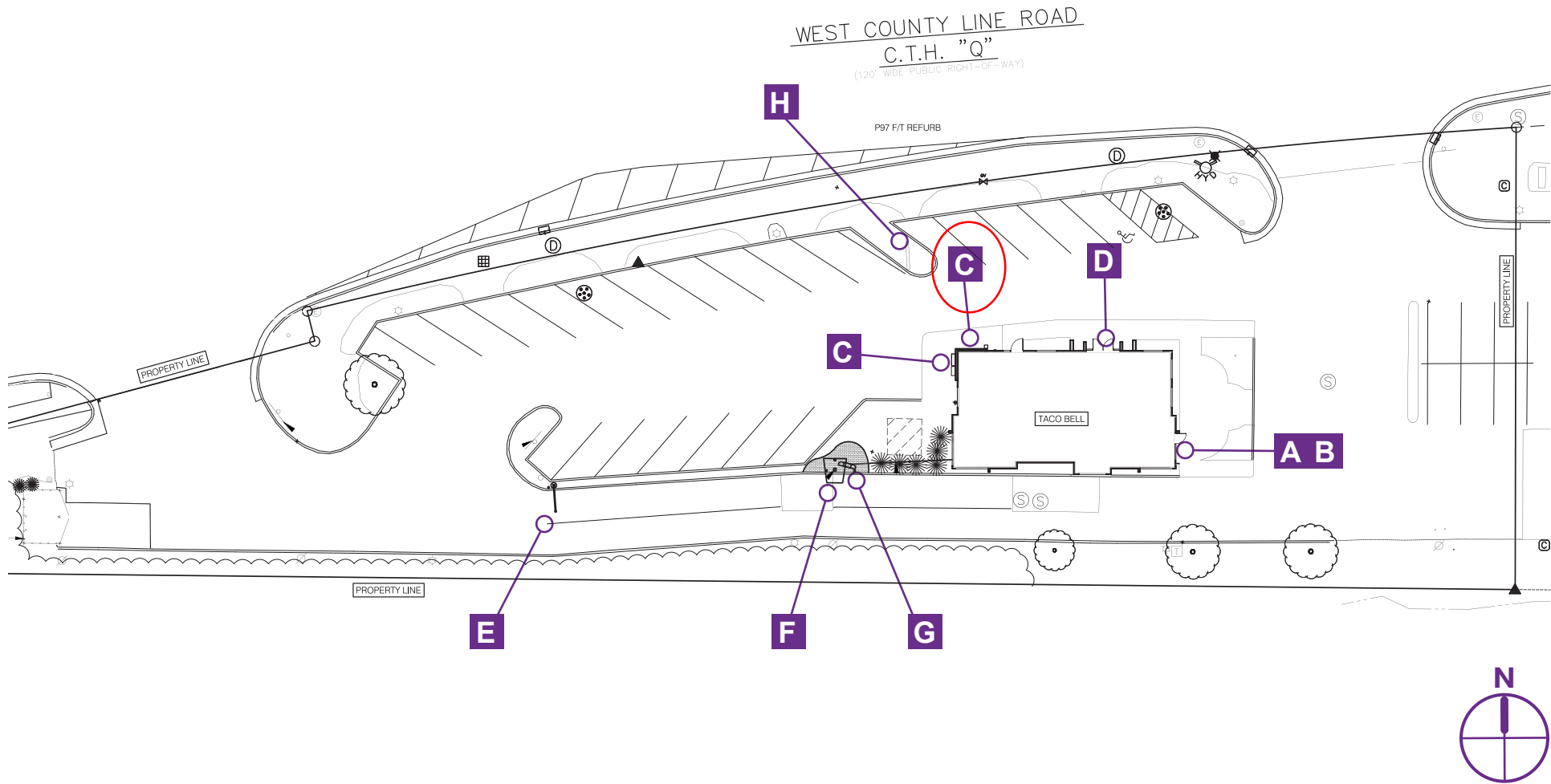
Owner

Date

Sign C - north side

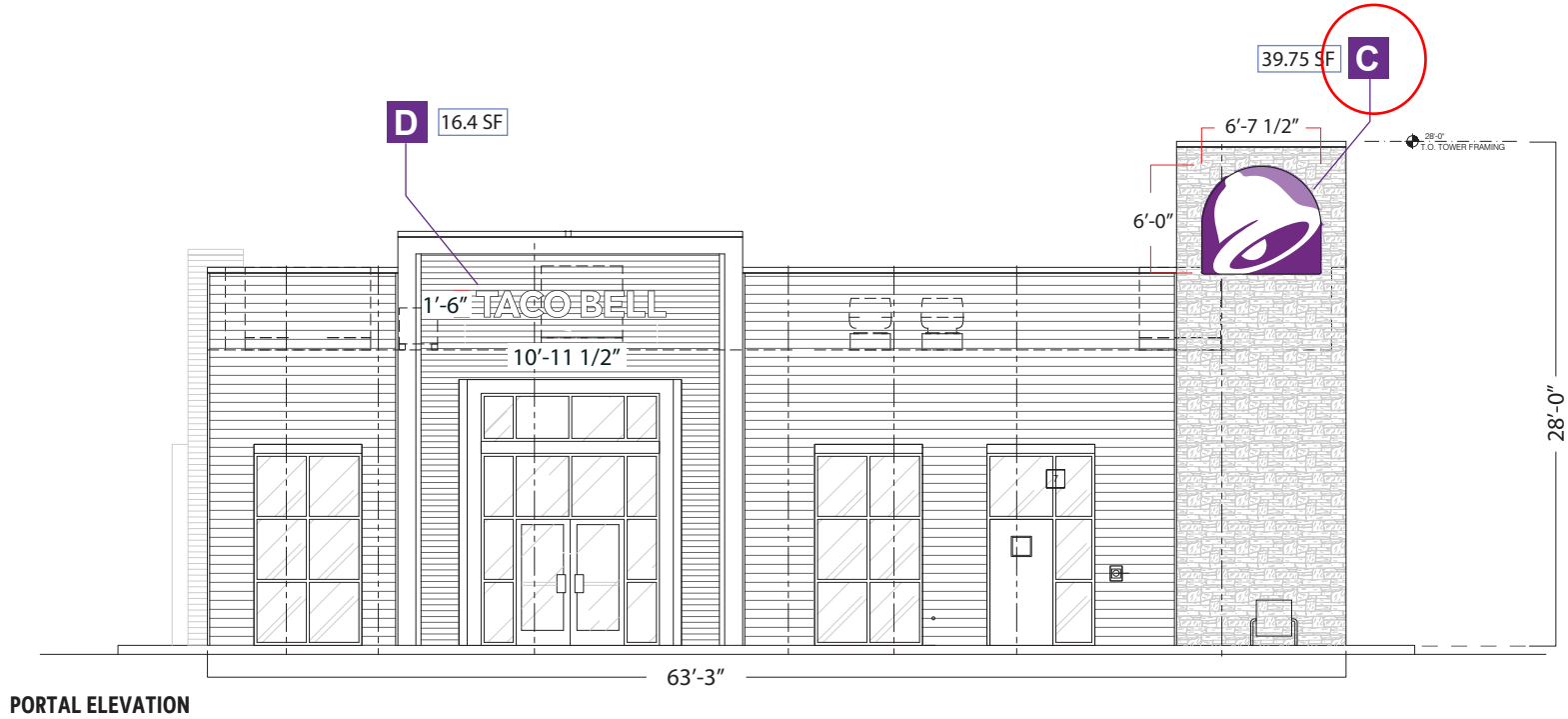
SITE PLAN

	Qty.	SIGN CODE	DESCRIPTION
A	1	V-04.42	Large Swinging Bell - Purple Face Lit - 3'-6"h x 3'-10 3/8"w
B	1	V-09.14W	MediumTB 14" White Channel Letters, Wall Mount - Linear
C	2	V-04.72	X-Large Swinging Bell - Purple Face Lit - 6'-0"h x 6'-7 1/2"w
D	1	TB-W-18	X-Large TB 18" White Channel Letters, Wall Mount - Linear
E	1	V-1069.EN	Endeavor Clearance Bar - no shroud, no anchor bolts - Black
F	1	V-1070.EN	Endeavor OPC, no shroud, no anchor bolts, foundation not included.
G	1	DMB	Stratacache 2 Pnl. Digital MB, install on new foundation by GC.
H	1	P97 F/T Refurb	97SF G3 Faces w/"DRIVE THRU" panel. LED kit, clad/column - Black.



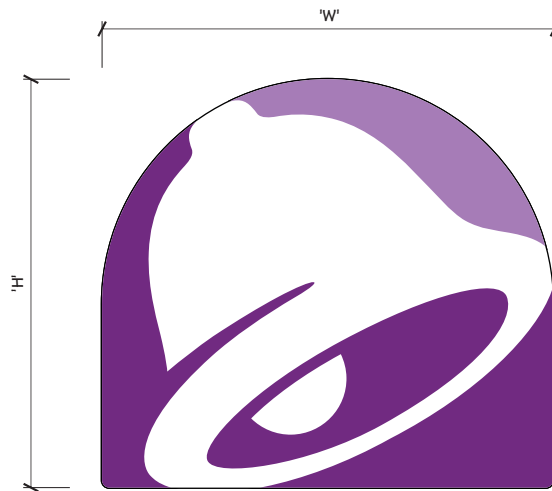
ELEVATIONS

	Qty.	SIGN CODE	DESCRIPTION
C	1	V-04.72	X-Large Swinging Bell - Purple Face Lit - 6'-0"h x 6'-7 1/2"w
D	1	TB-W-18	X-Large TB 18" White Channel Letters, Wall Mount - Linear



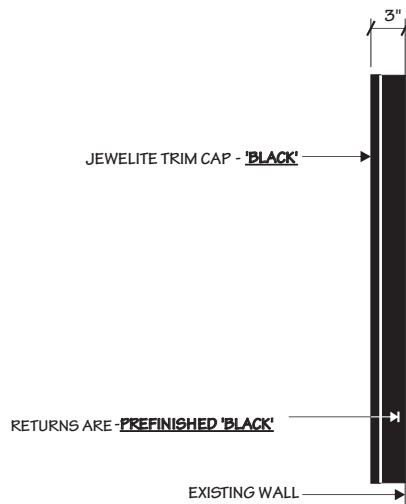
A V-04.42

C V-04.72



TRANSLUCENT WHITE FACE W/
APPLIED VINYL

1 FRONT ELEVATION
3/4" = 1' - 0"



2 SIDE VIEW
3/4" = 1' - 0"

NOTE:

- 1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.
- 2.) BELL SIZE VARIES PER LOCATION
- 3.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.

SIGN SCHEDULE

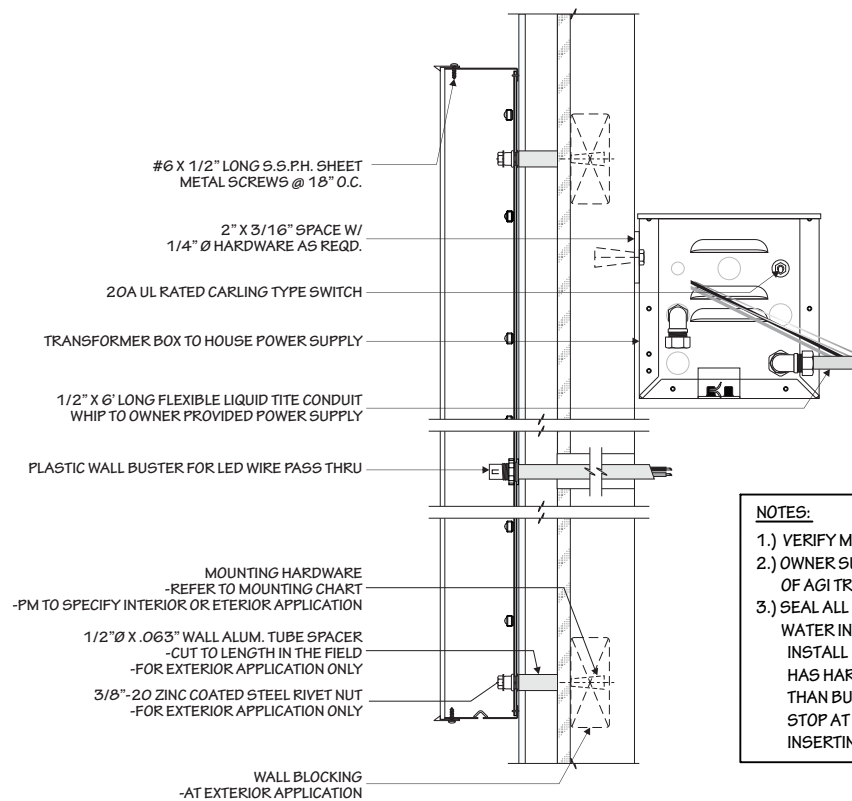
QTY	INT/EXT	SIGN TYPE	H	W
		BELL-EX	2'-0 1/8"	± 2'-2 5/8"
		BELL-SM	2'-6"	± 2'-9 1/8"
		BELL-MD	3'-0"	± 3'-3 3/8"
1	EXT.	BELL-LG	3'-6"	± 3'-10 3/8"
2	EXT.	BELL-LG	6'-0"	± 6'-7 1/2"

MOUNTING HARDWARE

Exterior -	3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/BLOCKING
Interior -	3/8" SNAP TOGGLE BOLTS

NOTES:

- 1.) THREADED ROD WILL BE PROVIDED STANDARD, ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQUIRED.
- 2.) DESIGN INTENDED FOR NO GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW.



NOTES:

- 1.) VERIFY MOUNTING CONDITION.
- 2.) OWNER SUPPLIED POWER TO BE WITHIN 5'-0" OF AGI TRANSFORMER BOXES.
- 3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS:
INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

3 SECTION
2" = 1' - 0"

Drawn By: B. Smith





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

Regina Peters

Lemberg Electric Company

4085 N. 128th Street

Brookfield, WI, 53005

Phone () 262-781-1500

Fax ()

E-Mail rpeters@lembergelectric.com

PROPERTY OWNER

Michael J. Schmitz - Taco Bell

1858 N. Prospect Ave, Apt. #22L

Milwaukee, WI, 53202

Phone (414) 881-1124

mjschmitz1@aol.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

Taco Bell

17802 County Line Road, Germantown, WI, 53022

3 SIGN INFORMATION

Sign Dimensions 1' 6" height x 10' 11.5" width Single/Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF 1771 sq. ft.

Total Square Footage of Sign (include all sides) 16.4 sq. ft.

Total height of the Sign 1' 6"

Is the Sign to be illuminated x yes no

Type of Sign Construction Materials Aluminum & Acrylic

Distance to Closest Property Line 58 ft.

Are there any existing signs on the property existing signage being removed

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

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

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

Regina Peters

Applicant

7/1/2022

Date

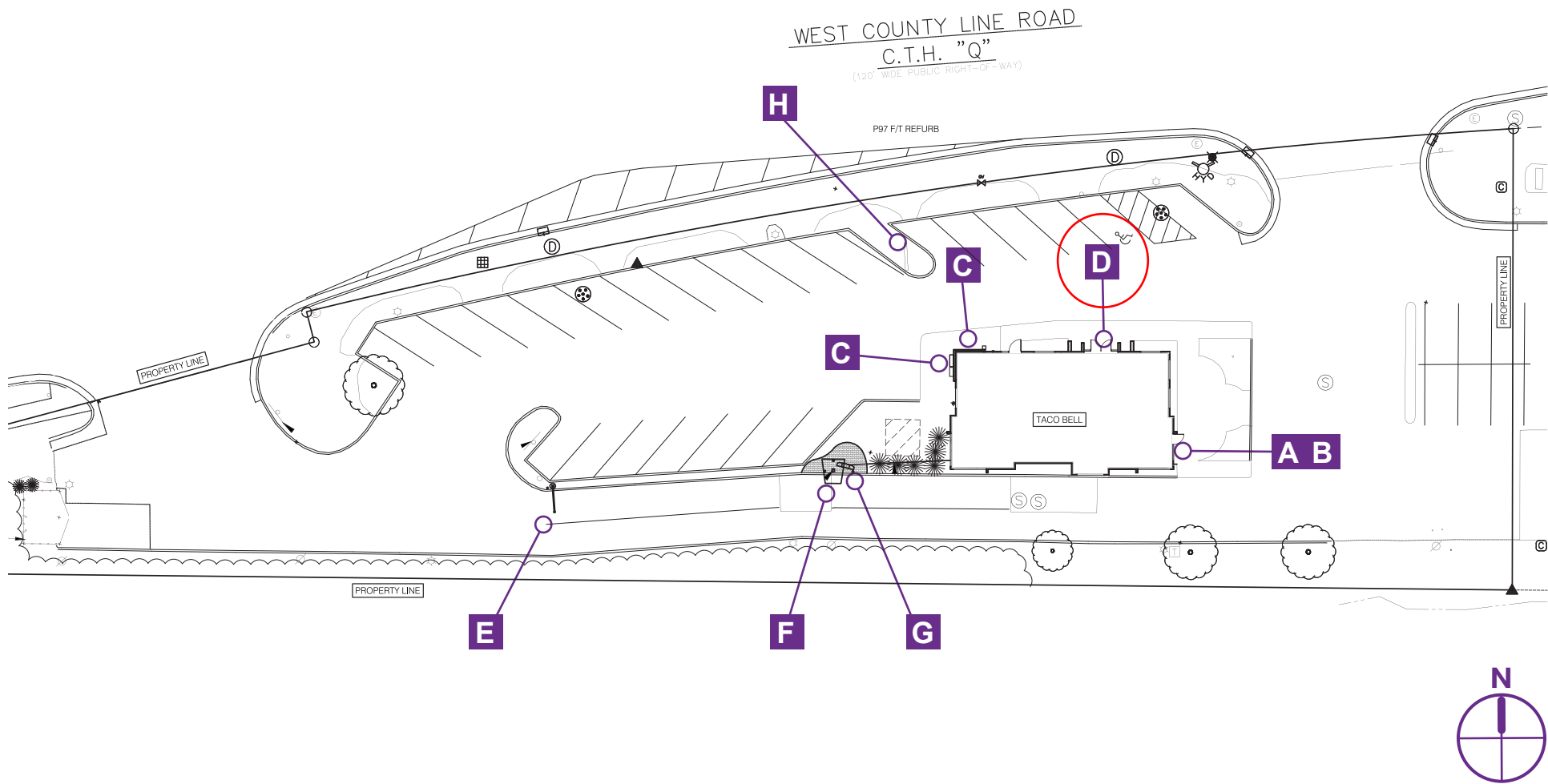
Please see attached landlord approval doc

Owner

Date

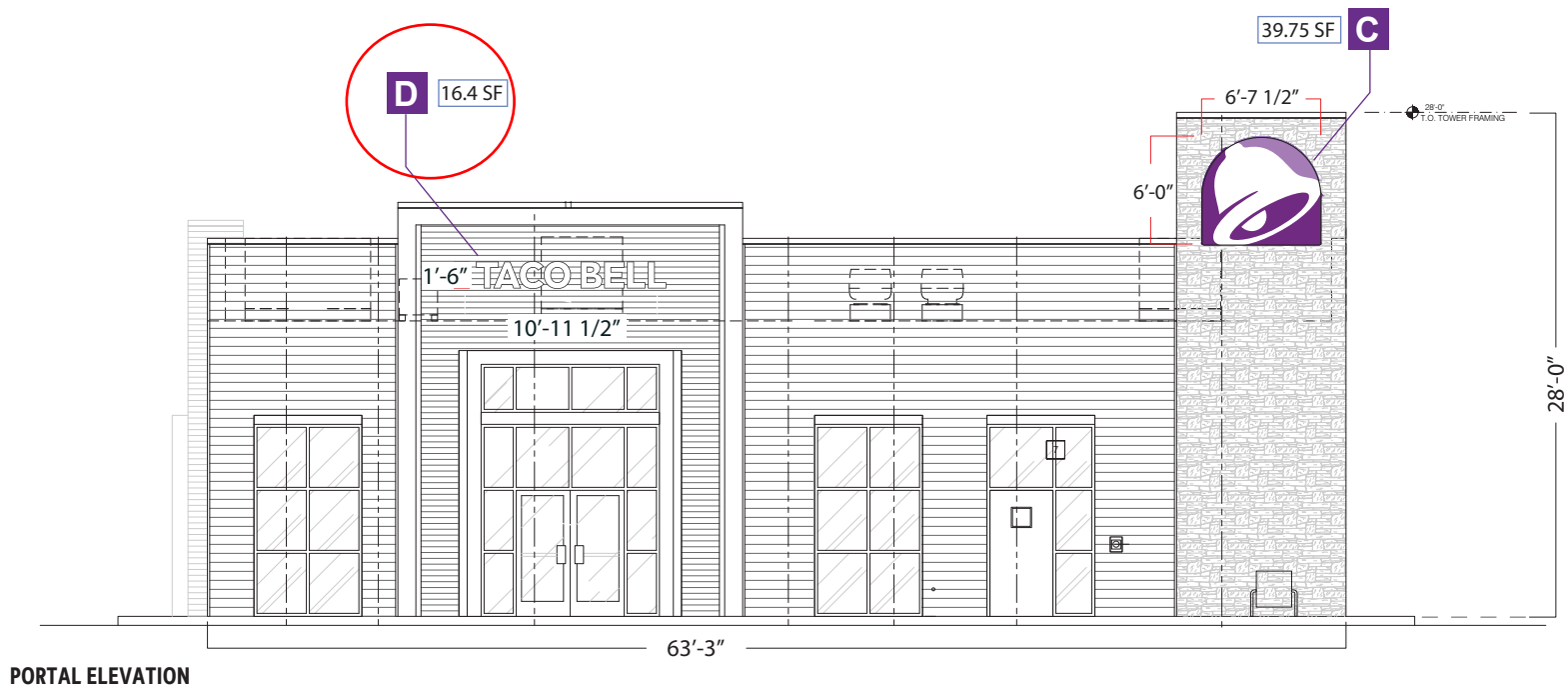
SITE PLAN

	Qty.	SIGN CODE	DESCRIPTION
A	1	V-04.42	Large Swinging Bell - Purple Face Lit - 3'-6"h x 3'-10 3/8"w
B	1	V-09.14W	MediumTB 14" White Channel Letters, Wall Mount - Linear
C	2	V-04.72	X-Large Swinging Bell - Purple Face Lit - 6'-0"h x 6'-7 1/2"w
D	1	TB-W-18	X-Large TB 18" White Channel Letters, Wall Mount - Linear
E	1	V-1069.EN	Endeavor Clearance Bar - no shroud, no anchor bolts - Black
F	1	V-1070.EN	Endeavor OPC, no shroud, no anchor bolts, foundation not included.
G	1	DMB	Stratacache 2 Pnl. Digital MB, install on new foundation by GC.
H	1	P97 F/T Refurb	97SF G3 Faces w/"DRIVE THRU" panel. LED kit, clad/column - Black.



ELEVATIONS

	Qty.	SIGN CODE	DESCRIPTION
C	1	V-04.72	X-Large Swinging Bell - Purple Face Lit - 6'-0"h x 6'-7 1/2"w
D	1	TB-W-18	X-Large TB 18" White Channel Letters, Wall Mount - Linear



B V-09.14W

D TB-2-18

MOUNTING APPLICATION	
INTERIOR	EXTERIOR
	X

SIGN SCHEDULE				
QTY	SIGN TYPE	H'	W'	A'
1	TB-14 - W	14"	± 8'-6 5/16"	N/A
1	TB-18 - W	18"	± 10'-11 1/2"	N/A

NOTE:
1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.
2.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.

MOUNTING HARDWARE

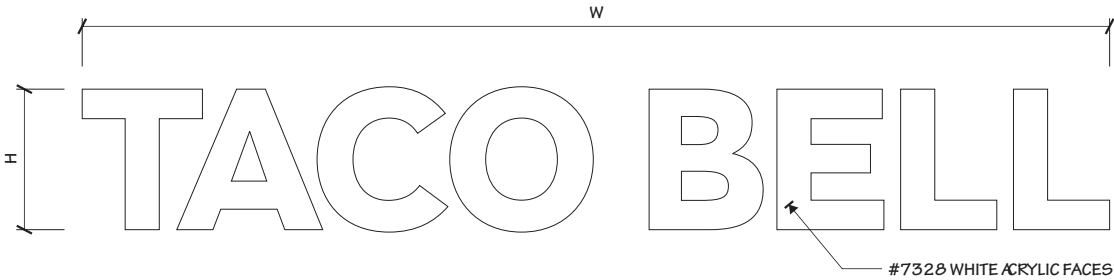
Exterior -	3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/BLOCKING
Interior -	3/8" SNAP TOGGLE BOLTS

NOTES:

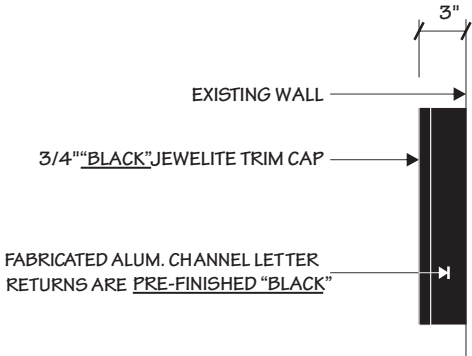
- 1.) THREADED ROD WILL BE PROVIDED STANDARD, ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQUIRED.
- 2.) DESIGN INTENDED FOR NO GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW.

NOTES:

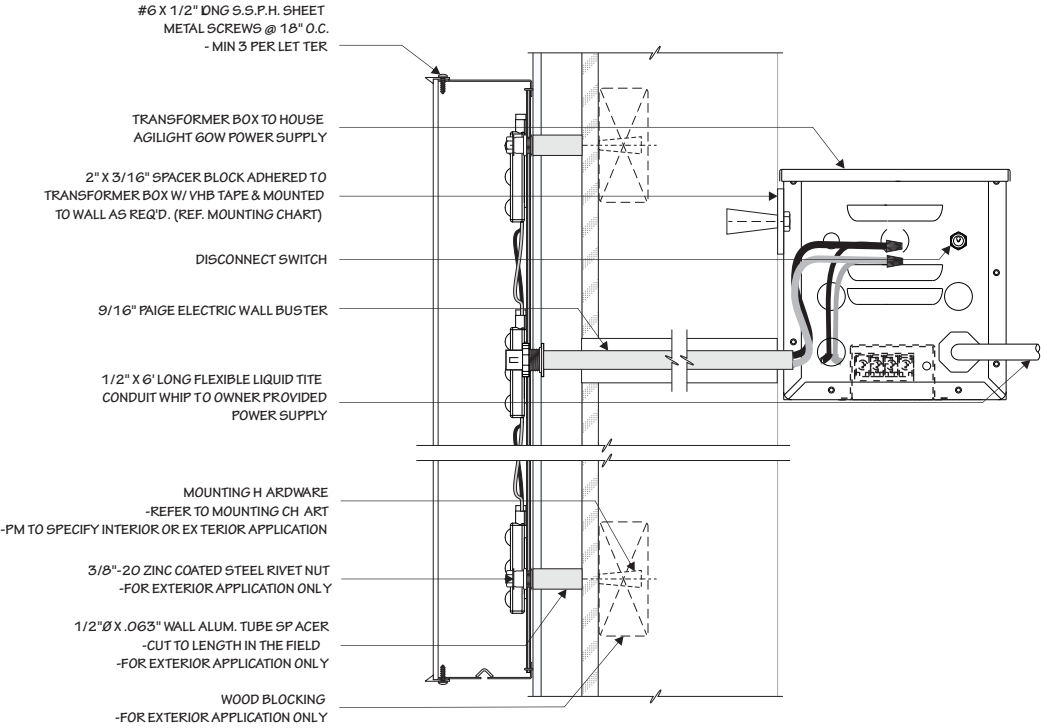
- 1.) VERIFY MOUNTING CONDITION.
- 2.) OWNER SUPPLIED POWER TO BE WITHIN 5'-0" OF AGI TRANSFORMER BOXES.
- 3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS:
INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.



FRONT ELEVATION
NTS



CHANNEL LETTER SIDE VIEW, TYP.
NTS



SIDE SECTION
NTS

Drawn by: B.Smith





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

Regina Peters

Lemberg Electric Company

4085 N. 128th St

Brookfield, WI, 53005

Phone () 262-781-1500

Fax ()

E-Mail rpeters@lembergelectric.com

PROPERTY OWNER

Michael J. Schmitz - Taco Bell

1858 N. Prospect Ave, Apt #22L

Milwaukee, WI, 53202

Phone (414-881-1124)

mjschmitz1@aol.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

Taco Bell

17802 County Line Road, Germantown, WI, 53022

3 SIGN INFORMATION

Sign Dimensions 6'0" height x 6' 7.5" width Single/Multi Tenant (circle one)

Number of Sides 1

Building Frontage SF 982 sq. ft.

Total Square Footage of Sign (include all sides) 39.75 sq. ft.

Total height of the Sign 6' 0"

Is the Sign to be illuminated x yes no

Type of Sign Construction Materials Aluminum & Acrylic

Distance to Closest Property Line 40 ft.

Are there any existing signs on the property removing existing signage

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

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

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

Regina Peters

7/1/2022

Applicant

Date

Please see attached landlord approval doc

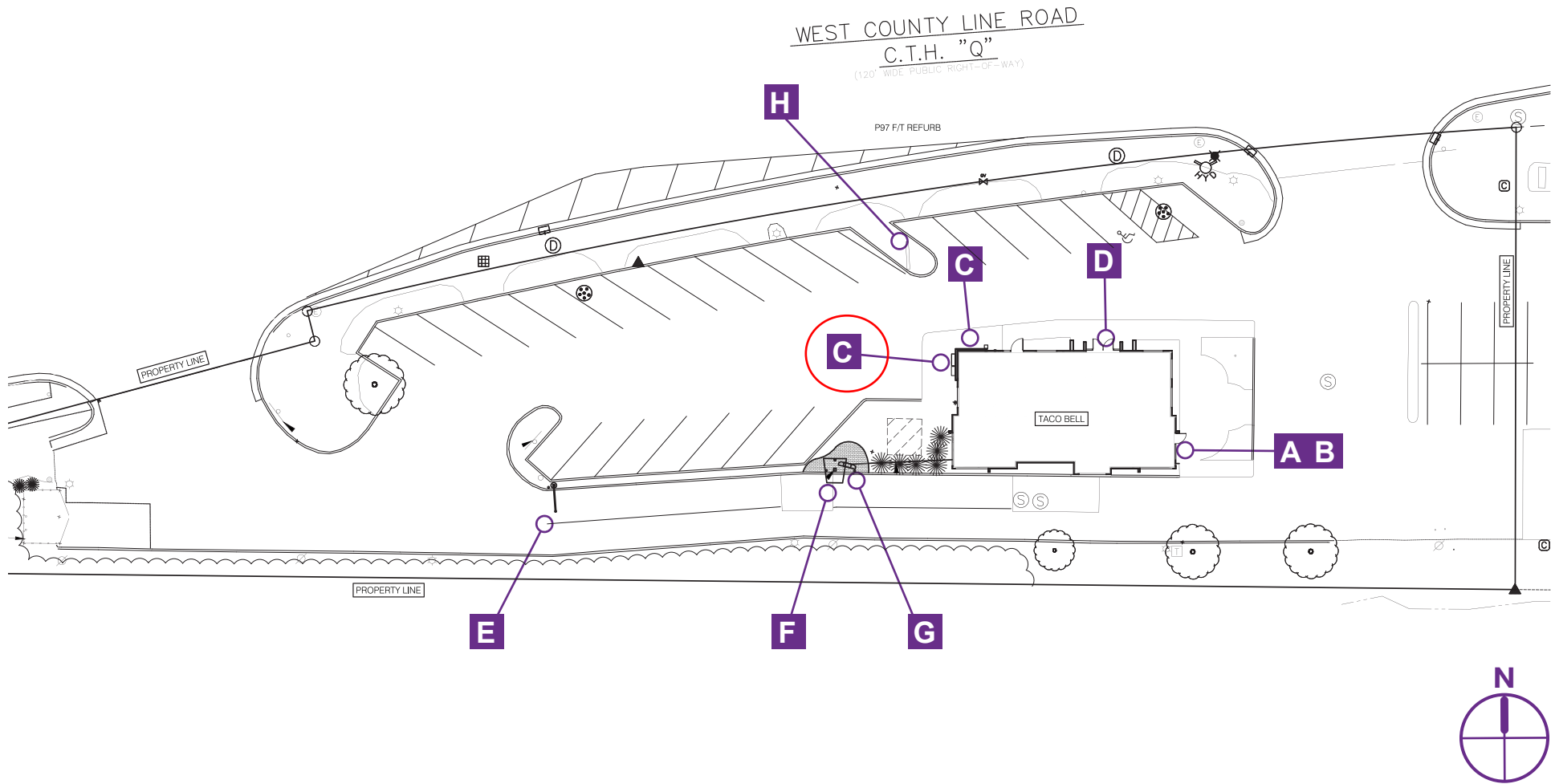
Owner

Date

Sign C - west side

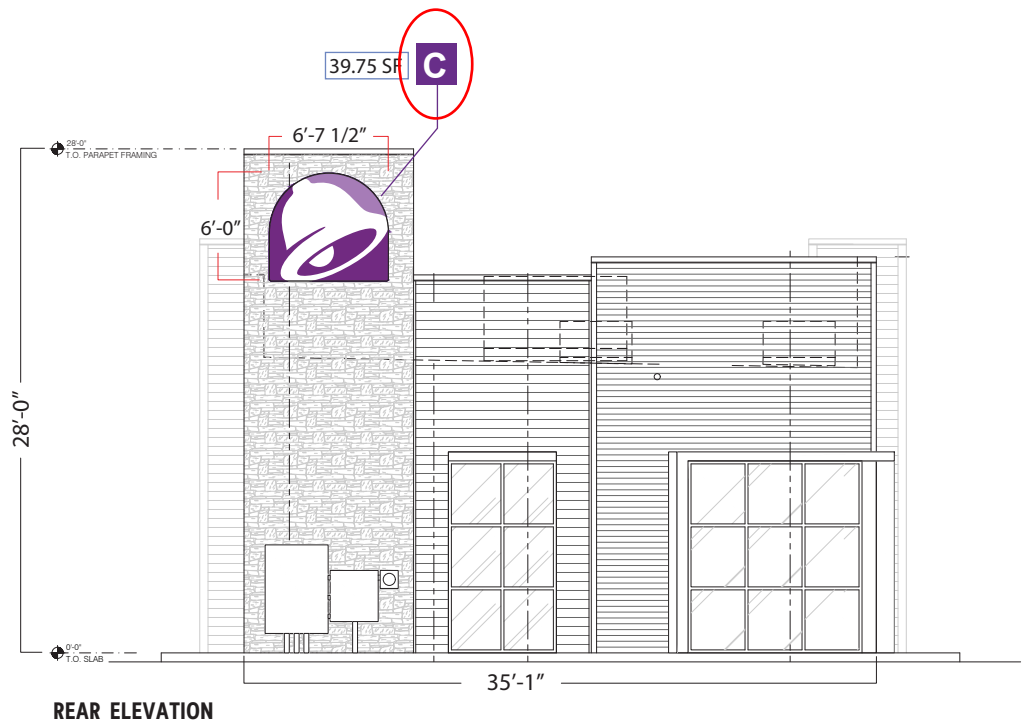
SITE PLAN

	Qty.	SIGN CODE	DESCRIPTION
A	1	V-04.42	Large Swinging Bell - Purple Face Lit - 3'-6"h x 3'-10 3/8"w
B	1	V-09.14W	MediumTB 14" White Channel Letters, Wall Mount - Linear
C	2	V-04.72	X-Large Swinging Bell - Purple Face Lit - 6'-0"h x 6'-7 1/2"w
D	1	TB-W-18	X-Large TB 18" White Channel Letters, Wall Mount - Linear
E	1	V-1069.EN	Endeavor Clearance Bar - no shroud, no anchor bolts - Black
F	1	V-1070.EN	Endeavor OPC, no shroud, no anchor bolts, foundation not included.
G	1	DMB	Stratacache 2 Pnl. Digital MB, install on new foundation by GC.
H	1	P97 F/T Refurb	97SF G3 Faces w/"DRIVE THRU" panel. LED kit, clad/column - Black.



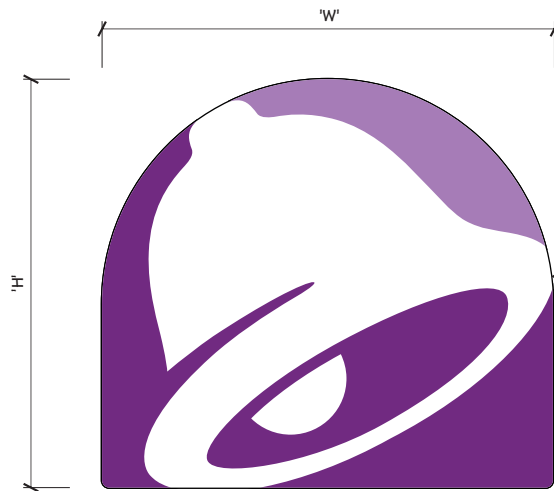
ELEVATIONS

	Qty.	SIGN CODE	DESCRIPTION
C	1	V-04.72	X-Large Swinging Bell - Purple Face Lit - 6'-0''h x 6'-7 1/2''w



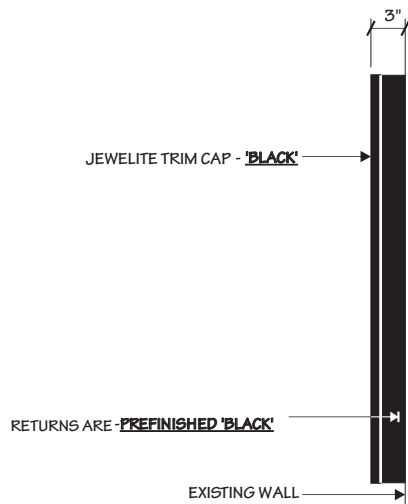
A V-04.42

C V-04.72



TRANSLUCENT WHITE FACE W/
APPLIED VINYL

1 FRONT ELEVATION
3/4" = 1' - 0"



2 SIDE VIEW
3/4" = 1' - 0"

NOTE:

- 1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.
- 2.) BELL SIZE VARIES PER LOCATION
- 3.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.

SIGN SCHEDULE

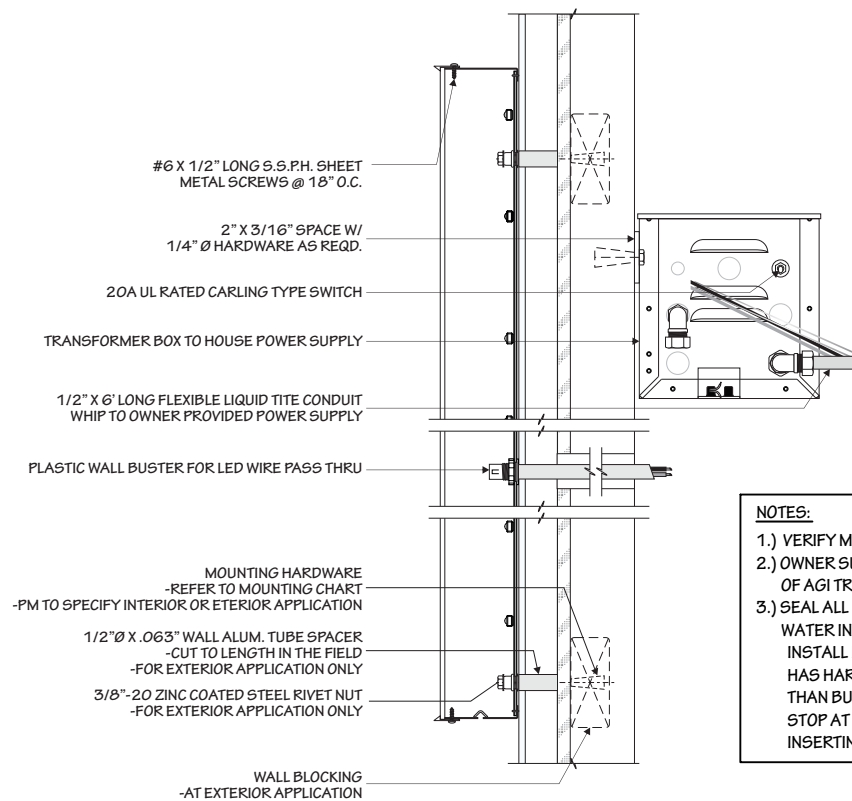
QTY	INT/EXT	SIGN TYPE	H	W
		BELL-EX	2'- 0 1/8"	± 2'- 2 5/8"
		BELL-SM	2'- 6"	± 2'- 9 1/8"
		BELL-MD	3'- 0"	± 3'- 3 3/8"
1	EXT.	BELL-LG	3'- 6"	± 3'- 10 3/8"
2	EXT.	BELL-LG	6'- 0"	± 6'- 7 1/2"

MOUNTING HARDWARE

Exterior -	3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/BLOCKING
Interior -	3/8" SNAP TOGGLE BOLTS

NOTES:

- 1.) THREADED ROD WILL BE PROVIDED STANDARD, ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQUIRED.
- 2.) DESIGN INTENDED FOR NO GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW.



NOTES:

- 1.) VERIFY MOUNTING CONDITION.
- 2.) OWNER SUPPLIED POWER TO BE WITHIN 5'-0" OF AGI TRANSFORMER BOXES.
- 3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS:
INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

3 SECTION
2" = 1' - 0"

Drawn By: B. Smith





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

Regina Peters

Lemberg Electric Company

4085 N. 128th St

Brookfield, WI, 53005

Phone () 262-781-1500

Fax ()

E-Mail rpeters@lembergelectric.com

PROPERTY OWNER

Michael J Schmitz, Taco Bell

1858 N. Prospect Ave, Apt. #22L

Milwaukee, WI, 53202

Phone (414) 881-1124

mjschmitz1@aol.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

Taco Bell
17802 County Line Rd, Germantown, WI, 53022

3 SIGN INFORMATION

Sign Dimensions 4' 8" height x 8' 6" width Single/Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF 966 sq.ft.

Total Square Footage of Sign (include all sides) 45.5 sq. ft.

Total height of the Sign 4' 8"

Is the Sign to be illuminated x yes no

Type of Sign Construction Materials Aluminum & Acrylic

Distance to Closest Property Line 50 ft.

Are there any existing signs on the property all existing building signage being replaced

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

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

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

Regina Peters

Applicant

7/1/2022

Date

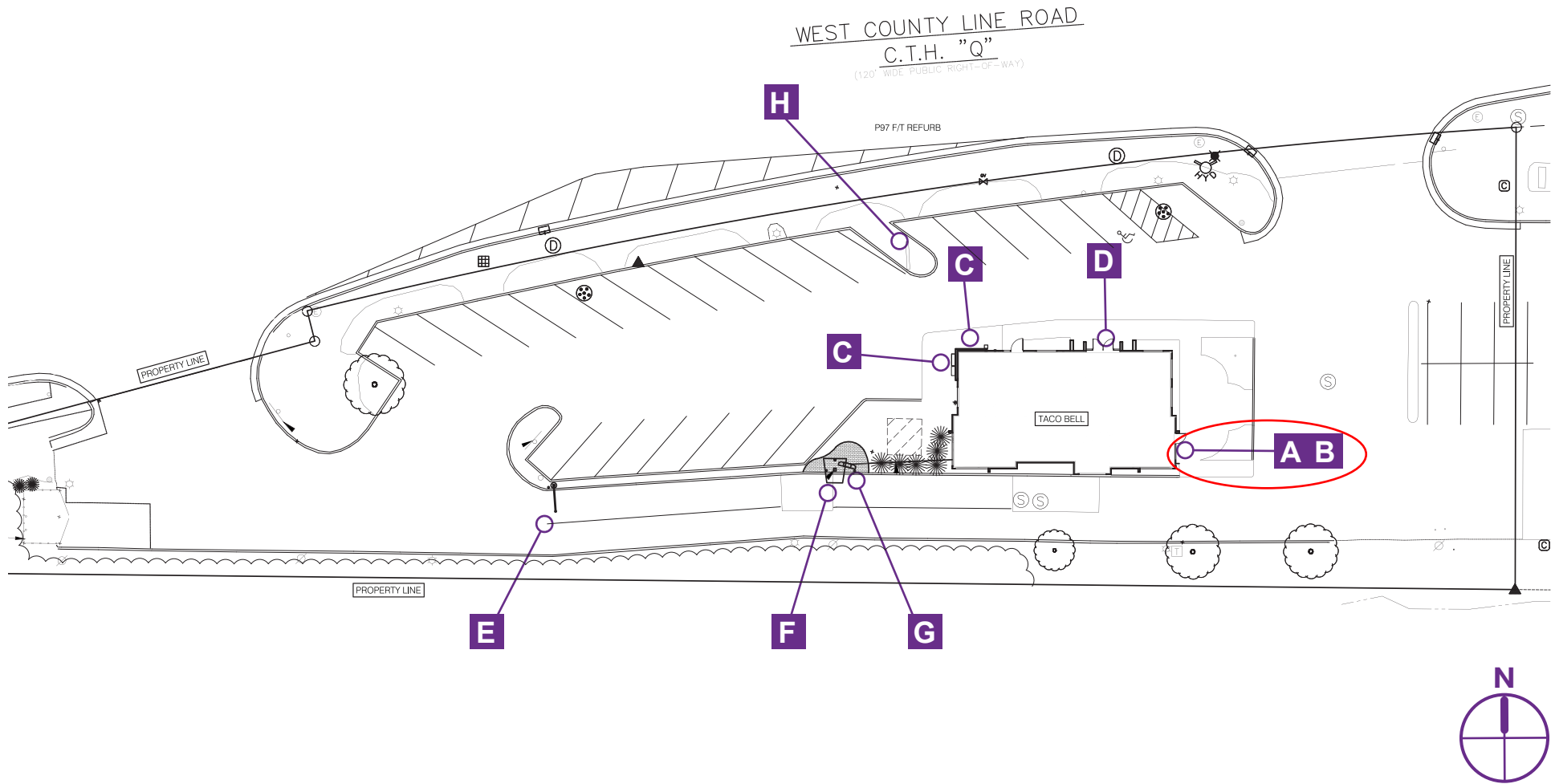
Please see attached landlord approval doc

Owner

Date

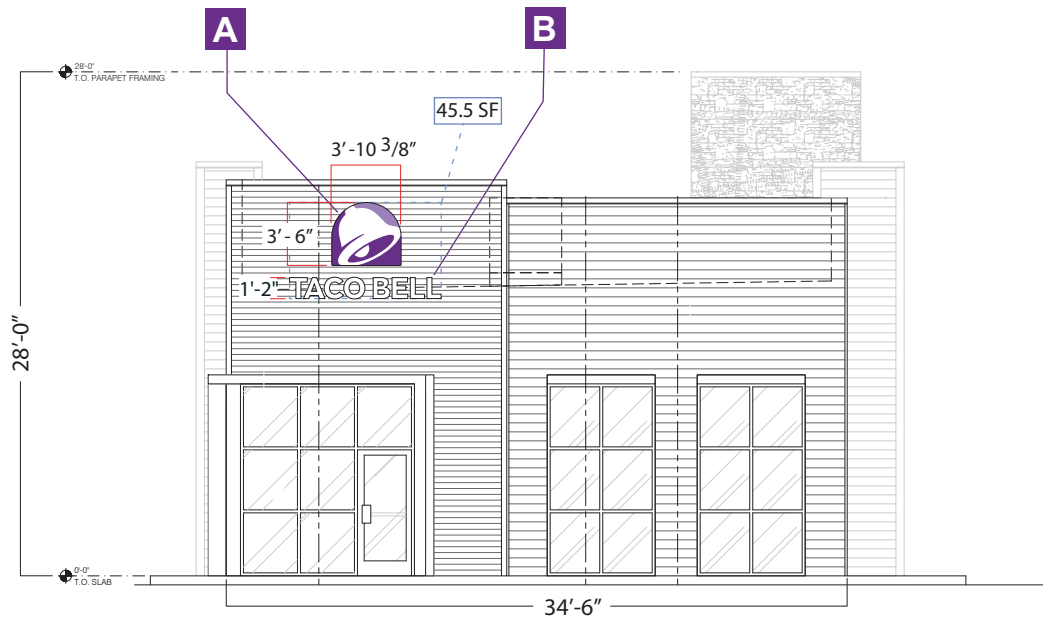
SITE PLAN

	Qty.	SIGN CODE	DESCRIPTION
A	1	V-04.42	Large Swinging Bell - Purple Face Lit - 3'-6"h x 3'-10 3/8"w
B	1	V-09.14W	MediumTB 14" White Channel Letters, Wall Mount - Linear
C	2	V-04.72	X-Large Swinging Bell - Purple Face Lit - 6'-0"h x 6'-7 1/2"w
D	1	TB-W-18	X-Large TB 18" White Channel Letters, Wall Mount - Linear
E	1	V-1069.EN	Endeavor Clearance Bar - no shroud, no anchor bolts - Black
F	1	V-1070.EN	Endeavor OPC, no shroud, no anchor bolts, foundation not included.
G	1	DMB	Stratacache 2 Pnl. Digital MB, install on new foundation by GC.
H	1	P97 F/T Refurb	97SF G3 Faces w/"DRIVE THRU" panel. LED kit, clad/column - Black.



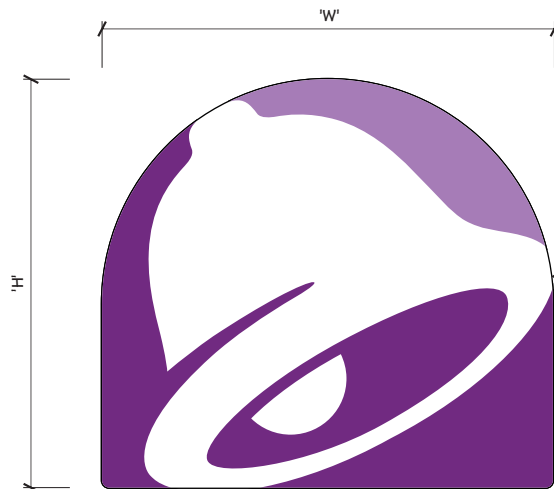
ELEVATIONS

	Qty.	SIGN CODE	DESCRIPTION
A	1	V-04.42	Large Swinging Bell - Purple Face Lit - 3'-6"h x 3'-10 3/8"w
B	1	V-09.14W	MediumTB 14" White Channel Letters, Wall Mount - Linear

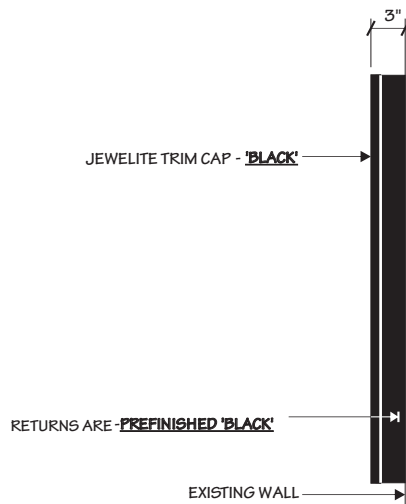


A V-04.42

C V-04.72



1 FRONT ELEVATION
3/4" = 1' - 0"



2 SIDE VIEW
3/4" = 1' - 0"

NOTE:

- 1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.
- 2.) BELL SIZE VARIES PER LOCATION
- 3.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.

SIGN SCHEDULE

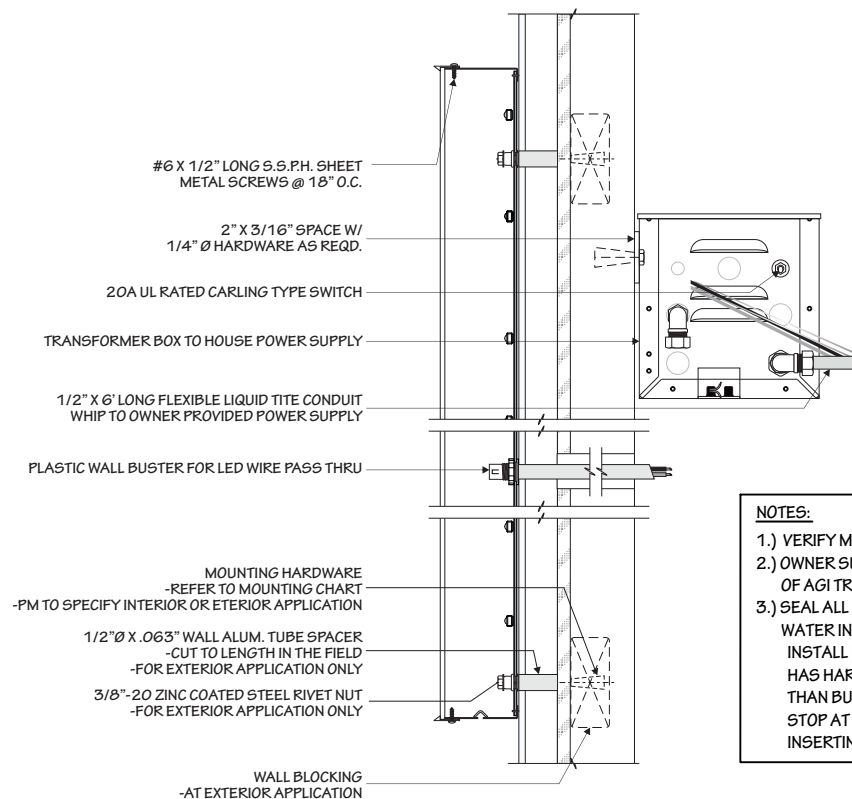
QTY	INT/EXT	SIGN TYPE	H	W
		BELL-EX	2'- 0 1/8"	± 2'- 2 5/8"
		BELL-SM	2'- 6"	± 2'- 9 1/8"
		BELL-MD	3'- 0"	± 3'- 3 3/8"
1	EXT.	BELL-LG	3'- 6"	± 3'- 10 3/8"
2	EXT.	BELL-LG	6'- 0"	± 6'- 7 1/2"

MOUNTING HARDWARE

Exterior -	3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/BLOCKING
Interior -	3/8" SNAP TOGGLE BOLTS

NOTES:

- 1.) THREADED ROD WILL BE PROVIDED STANDARD, ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQUIRED.
- 2.) DESIGN INTENDED FOR NO GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW.



3 SECTION
2" = 1' - 0"

NOTES:

- 1.) VERIFY MOUNTING CONDITION.
- 2.) OWNER SUPPLIED POWER TO BE WITHIN 5'-0" OF AGI TRANSFORMER BOXES.
- 3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS:
INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.

Drawn By: B. Smith



MOUNTING APPLICATION	
INTERIOR	EXTERIOR
	X

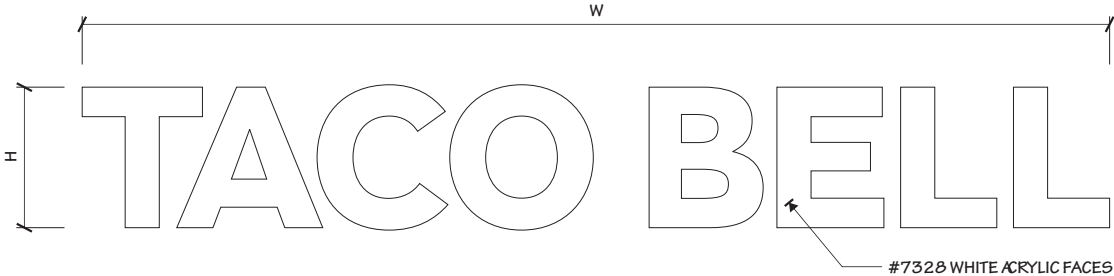
SIGN SCHEDULE				
QTY	SIGN TYPE	H'	W'	A'
1	TB-14 - W	14"	± 8'-6 5/16"	N/A
1	TB-18 - W	18"	± 10'-11 1/2"	N/A

NOTE:
1.) THIS DRAWING IS FOR INSTALLATION PURPOSES ONLY.
2.) SHOP TO PROVIDE TOUCH UP PAINT TO INSTALLER.

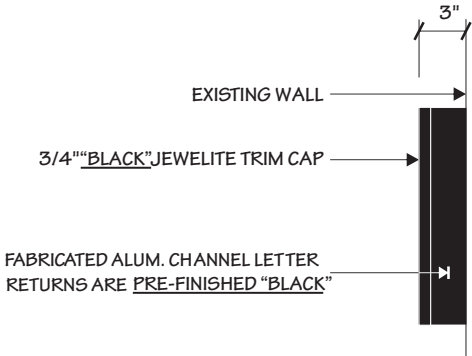
MOUNTING HARDWARE	
Exterior -	3/8" ZINC PLATED STEEL THREADED ROD THRU WALL W/BLOCKING
Interior -	3/8" SNAP TOGGLE BOLTS

- NOTES:**
- 1.) THREADED ROD WILL BE PROVIDED STANDARD, ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQUIRED.
 - 2.) DESIGN INTENDED FOR NO GREATER THAN 3RD STORY MOUNTING - HIGHER ELEVATIONS REQUIRE REVIEW.

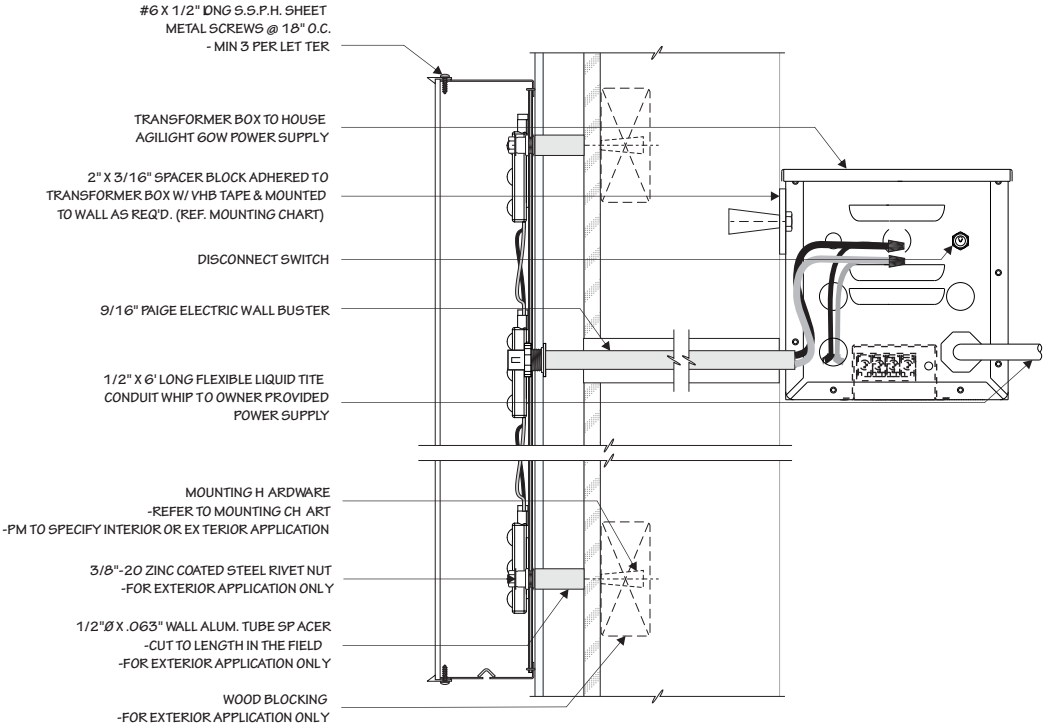
- NOTES:**
- 1.) VERIFY MOUNTING CONDITION.
 - 2.) OWNER SUPPLIED POWER TO BE WITHIN 5'-0" OF AGI TRANSFORMER BOXES.
 - 3.) SEAL ALL WALL PENETRATIONS TO PREVENT WATER INTRUSION AS FOLLOWS:
INSTALL BUSHING AFTER E.I.F.S. APPLICATION HAS HARDENED. DRILL HOLE SLIGHTLY LARGER THAN BUSHING THROUGH INSULATION ONLY. STOP AT PLYWOOD. CAULK OPENING PRIOR TO INSERTING FASTENER TO SEAL PENETRATION.



FRONT ELEVATION
NTS



CHANNEL LETTER SIDE VIEW, TYP.
NTS



SIDE SECTION
NTS

Drawn by: B.Smith





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

Regina Peters

Lemberg Electric Company

4085 N. 128th St.

Brookfield, WI, 53005

Phone () 262-781-1500

Fax ()

E-Mail rpeters@lembergelectric.com

PROPERTY OWNER

Michael J. Schmitz

1858 N. Prospect Ave, Apt #22L

Milwaukee, WI, 53202

Phone (414) 881-1124

mjschmitz1@aol.com

2 PROPERTY ADDRESS OR GENERAL LOCATION

Taco Bell

17802 County Line Road, Germantown, WI, 53022

3 SIGN INFORMATION

Sign Dimensions 59" height x 60" width Single Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF _____

Total Square Footage of Sign (include all sides) 24.5 sq. ft.

Total height of the Sign 72"

Is the Sign to be illuminated x yes _____ no

Type of Sign Construction Materials digital menu board

Distance to Closest Property Line 20 ft.

Are there any existing signs on the property replacing existing signage

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

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

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

Regina Peters

Applicant

7/1/2022

Date

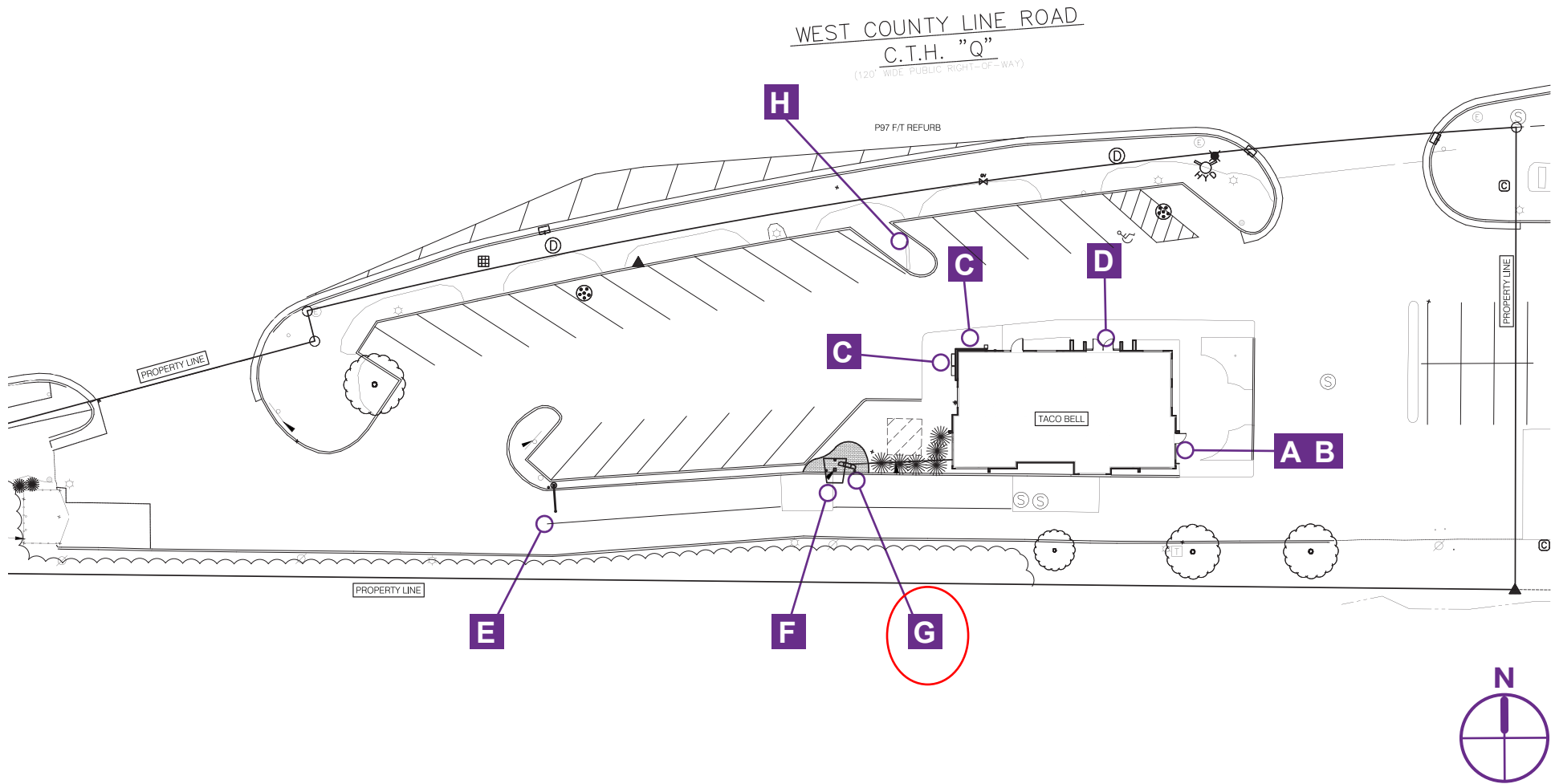
Please see attached landlord approval doc

Owner

Date

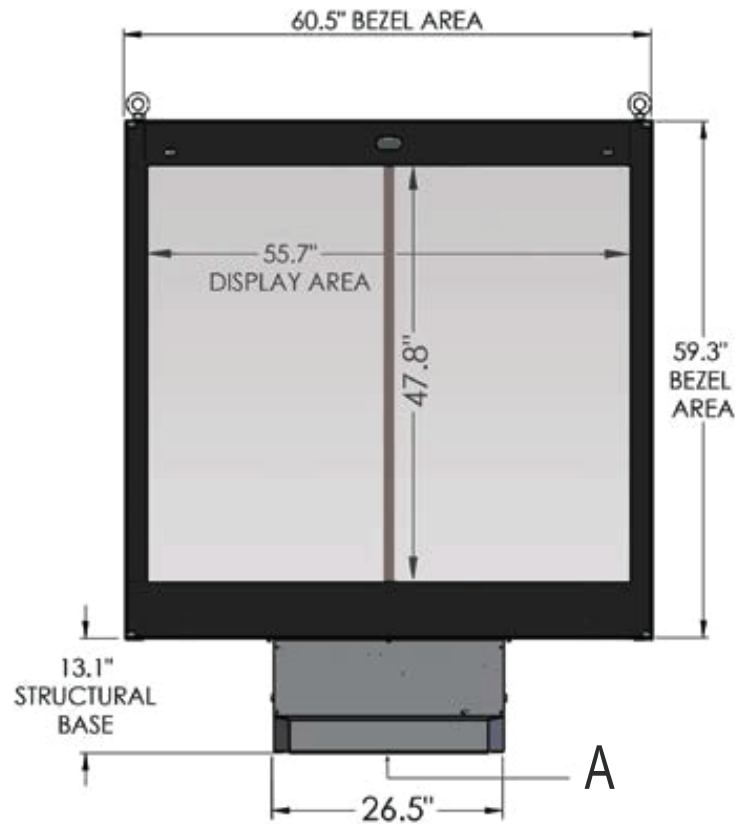
SITE PLAN

	Qty.	SIGN CODE	DESCRIPTION
A	1	V-04.42	Large Swinging Bell - Purple Face Lit - 3'-6"h x 3'-10 3/8"w
B	1	V-09.14W	MediumTB 14" White Channel Letters, Wall Mount - Linear
C	2	V-04.72	X-Large Swinging Bell - Purple Face Lit - 6'-0"h x 6'-7 1/2"w
D	1	TB-W-18	X-Large TB 18" White Channel Letters, Wall Mount - Linear
E	1	V-1069.EN	Endeavor Clearance Bar - no shroud, no anchor bolts - Black
F	1	V-1070.EN	Endeavor OPC, no shroud, no anchor bolts, foundation not included.
G	1	DMB	Stratacache 2 Pnl. Digital MB, install on new foundation by GC.
H	1	P97 F/T Refurb	97SF G3 Faces w/"DRIVE THRU" panel. LED kit, clad/column - Black.

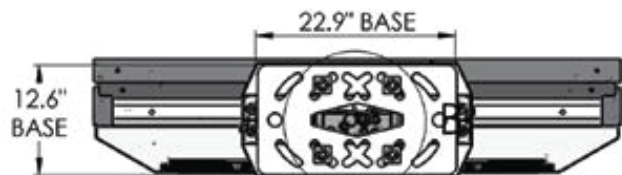


G STRATACACHE V12MP DOUBLE

NOTE: Install on New Foundation by GC.

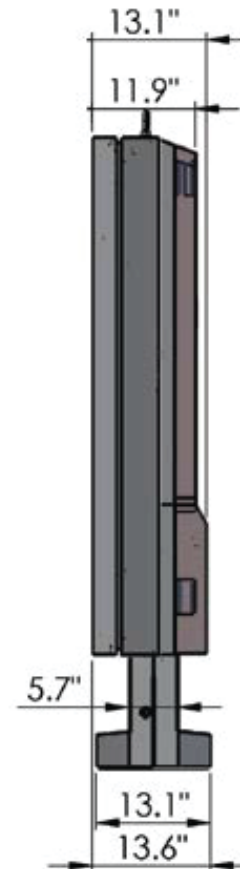


Front View

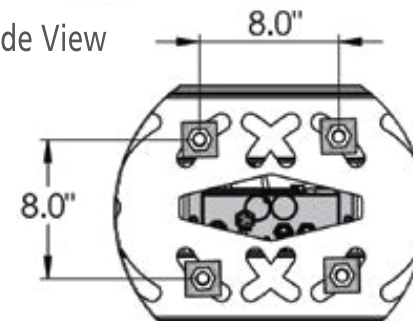


B

SECTION A-A



Side View



DETAIL B-B

GENERAL SPECS

Material: Aluminum exterior with
tube steel inner frame.
Certified 180 MPH

Surface Treatment:
- Pretreatment - zinc primer
& polyester powder coating

Surface Area:
- Display: 18.5 sq/ft
- Total surface: 24.9 sq/ft

Weight:
- Gross: 915 lbs / Net: 705 lbs

ELECTRICAL SPECS

Power:
- Hardwired AC Power
- 120/240V 50/60Hz
- 1150 W (@ max load)
- UL Rated @ 10 Amp

Backlight:
- LED Light Source
- 380 CD/M2 to 3,500 CD/M2
- Auto adjusting to outdoor
ambient light levels



Product Model #: STR-D12-120

Project #:

Date: 2019-12-03

STRATACACHE
MARKETING TECHNOLOGY

STRATACACHE
40 N. Main Street
Dayton, Ohio 45423
1-800-244-8915

Drawing #: STR-D12 v1.1

Date: 2019-12-03

Author: B. Pupo



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 Regina Peters Lemberg Electric Company 4085 N. 128th St Brookfield, WI, 53005 Phone () 262-202-9145 Fax () E-Mail rpeters@lembergelectric.com	PROPERTY OWNER Michael J. Schmitz - Taco Bell 1858 N. Prospect Ave, Apt #22L Milwaukee, WI, 53202 Phone () 414-881-1124 mjschmitz1@aol.com
2 PROPERTY ADDRESS OR GENERAL LOCATION Taco Bell 17802 County Line Road Germantown, WI, 53022	
3 SIGN INFORMATION Sign Dimensions <u>11' 6 9/16"</u> height x <u>6' 11"</u> width <u>Single</u> /Multi Tenant (circle one) Number of Sides <u>2</u> Building Frontage SF _____ Total Square Footage of Sign (include all sides) <u>150.02</u> Total height of the Sign <u>16' 8 6/16"</u> Is the Sign to be illuminated _____ x _____ yes _____ no Type of Sign Construction Materials <u>Aluminum & Acrylic</u> Distance to Closest Property Line <u>20 ft.</u>	

Are there any existing signs on the property all signage being replaced
If yes, what is the total Square Footage of existing signs _____

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

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

Reggie Peters 9/22/2022
Applicant Date

Please see attached landlord approval doc
Owner Date

- 1.) PM TO SPECIFY GENERATION OF PYLON PRIOR TO FABRICATION.
- 2.) PM TO SPECIFY NEEDED SIGN COMPONENTS PRIOR TO FABRICATION.
- 3.) PM TO SPECIFY SECONDARY MESSAGE OPTION PRIOR TO FABRICATION.
- 4.) PM TO SPECIFY ALUM CABINET AND STEEL COLOR IN COLOR TABLE.
- 5.) SHOP TO PROVIDE SIGN HEAD MOUNTING HARDWARE AND TOUCH UP PAINT FOR INSTALLER.

SECONDARY MESSAGE OPTIONS	
	'BREAKFAST'
	'DELIVERY'
	'DRIVE THRU'
	'GO MOBILE'

COLOR OPTIONS TABLE	
	MAP BLACK
	PANTONE 'BLACK' (GRAPHITE BLACK RAL9011)

OVERALL HEIGHT -	40' - 0" MAX
RISK CATEGORY -	II
BASIC WINDSPEED -	115 MPH
EXPOSURE -	'C'

1.) SIGN HEAD SQ FOOTAGE = 75.01

[illegible]

Sign Type  P75	PG #: 1
--	--------------------------



2 SIDE VIEW
1 $1/2'' = 1' - 0''$

3 ADDITIONAL ELEVATIONS OPTIONS

2655 International Parkway
Virginia Beach, VA 23452

PROJECT INFORMATION

PROPOSED TACO BELL CONCEPT PLAN FOR:

SUNDANCE, INC.

N96W17802 COUNTY LINE ROAD • GERMANTOWN, WI

PROFESSIONAL SEAL

PRELIMINARY DATES
MAY 14, 2021
MAY 18, 2021
JULY 20, 2021
AUG. 3, 2021
SEPT. 9, 2021

NOT FOR CONSTRUCTION

JOB NUMBER

2134060

SHEET NUMBER

A2.0



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

EXTERIOR FINISHES

8

7

6

5

4

3

2

1

THIN STONE VENEER
MFG: DUTCH QUALITY
TYPE: LEDGESTONE
COLOR: SIENNA

ALUM FRAMED GLAZING
1" INSULATED GLAZING
LIGHT BRONZE TINT
DARK BRONZE FRAMES

METAL TRIM / FLASHING
MFG: FIRESTONE
COLOR: UNI-CLAD DARK BRONZE

METAL TRIM / FLASHING
MFG: FIRESTONE
COLOR: UNI-CLAD WHITE

ENGINEERED LAP SIDING
MFG: LPSMART
FINISH: WOOD GRAIN
COLOR: MATCH SW6824 FORGET-ME-NOT

ENGINEERED TRIM
MFG: LPSMART
FINISH: WOOD GRAIN
COLOR: MATCH SW6824 FORGET-ME-NOT

HORIZONTAL ALUMINUM SIDING
MFG: LONGBOARD
STYLE: 6" V GROOVE SIDING
COLOR: WESTERN CEDAR

LAP SIDING
MFG: LPSMART SIDING
TYPE: 4" LAP
COLOR: MATCH SW6277 SPECIAL GRAY

EXAMPLE OF THIN STONE VENEER

EXAMPLE OF LONGBOARD SIDING

NOTE:
ALL ROOF TOP UNITS WILL BE SCREENED
BY PARAPETS (ROOF DECK AT 14'-0" +/-
WITH LOWEST TOP OF PARAPET AT 20'-0")

ARCHITECTURAL EXTERIOR ELEVATIONS

AUTHORIZATION AND CONSENT FORM

RE: Taco Bell

N96W17801 County Line Rd

Germantown, WI 53022

Landlord/Owner Name: MICHAEL J. SCHMITZ

Landlord Contact: "

Print Name: "

Telephone Number: 414-881-1124

Email: mjschmitz1@aol.com

Business Name: _____

Address, City, ST, Zip: 1858 N. PROSPECT AVE Apt 22 L

RE: Signage Permits

To Whom It May Concern:

I am a ~~duly authorized representative of~~ _____, the Landlord/Owner at the referenced leased premises.

In my capacity as Landlord's official representative, I do hereby authorize the bank to perform all work associated with the sign conversion. I further authorize AGI or its representatives to obtain in Landlord's name all permits for the sign conversion hereby consented to by Landlord. Costs associated with permit acquisition and signage replacement will be at the bank's expense.

Landlord/Owner:

By: M J Schmitz

Date: 7-14-2002

Michael J. Schmitz

1858 N. Prospect Ave. #22L

Milwaukee WI. 53202

July 14, 2022

Hello Josh

Here is the Landlord Consent on
the Germantown property.

Michael Schmitz

SIGN REVIEW
11/14/22 Plan Commission Meeting

Raymond Company

Planning & Zoning Report

Germantown, Wisconsin

Summary

Marilyn Renard, FastSigns, agent for Raymond (Stoffel Equipment Company, Inc) and Ryan Companies US, Inc property owner, is requesting approval for one (1) new wall sign for N102W19300 Willow Creek Way, Suite B.

Property Location: N102W19300 Willow Creek Way, Suite B

Applicant/

Property Owner:

Marilyn Renard, FastSigns
W173N9170 St. Francis Dr
Menomonee Falls, WI 53051

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

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

Adjacent Land Uses		Zoning
North	Outlot	M-1
South	Industrial	M-1
East	Open Space/Wetland	A-2
West	Industrial	M-1



Background/Proposal

Marilyn Renard, FastSigns, agent for Raymond (Stoffel Equipment Company, Inc) and Ryan Companies US, Inc property owner, is requesting approval for one (1) new wall sign for N102W19300 Willow Creek Way, Suite B.

Proposed Wall Sign

- 3'x18.67' (56 sqft) formed plastic letters (1.5" thick) mounted to the west façade of the building

Staff Comments

The proposed signage meets the Village's sign code requirements. Raymond is the sister company of Stoffel Equipment Company and Associated Solutions.

Village Staff Recommendation

APPROVE the proposed wall sign for Raymond located at N102W19300 Willow Creek Way, Suite B.



Village of

★★★

Germantown

Willkommen

Fee must accompany application

\$275 Sign Review Fee

\$ 75 Sign Face Replacement

Paid \$ Date 10/17/22

SIGN REVIEW APPLICATION

Pursuant to Section 17.46 of the Municipal Code

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

1

APPLICANT OR AGENT

FASTSIGNS of Menomonee Falls

W173N9170 St. Francis Drive Ste. 1

Menomonee Falls, WI 53051

Marilyn Renard

Phone (262) 253-0799

Fax (262) 253-0797

E-Mail: marilyn.renard@fastsigns.com

PROPERTY OWNER

Ryan Companies US, Inc.

309 North Water Street, Suite 415, Milwaukee, WI 53202

Jody.Solano@RyanCompanies.com

Jody Solano, RPA | Real Estate Manager

Phone (414) 312-1587 Cell

(414) 918-6617 Fax

2

PROPERTY ADDRESS OR GENERAL LOCATION

N102 W19300 Willow Creek Way, Suite B Germantown, WI 53022 US

3

SIGN INFORMATION

Sign Dimensions 36" height x 224" width Single Multi Tenant (circle one)

Number of Sides 1 Building Frontage SF 21,364 sqft

Total Square Footage of Sign (include all sides) 56 Sq Feet

Total height of the Sign 27'

Is the Sign to be illuminated yes X no

Type of Sign Construction Materials 1.5" depth Custom Formed Plastic Letters with Studs for mounting

Distance to Closest Property Line 164.6'

Are there any existing signs on the property Yes

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

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

4

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Marilyn Renard
Applicant

9/28/2022
Date

Jody Solano
Owner

10/12/2022
Date

SIGN SPECS: 36" Red Formed Plastic letters 1.5" thick

224"

36"

RAYMOND



Formed Plastic Letters

Size: 36"x224"

1.5" Thick Formed Plastic Letters

Combination Mounted

Colors:



Red (2793)