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

MEETING:	**PLAN COMMISSION**
DATE AND TIME:	**MONDAY, February 13, 2023 6:30 p.m.**
LOCATION:	**Germantown Village Hall Board Room, N112 W17001 Mequon Road**

NOTICE: Due to technology issues, this meeting will not be broadcast on Channel 25, Spectrum Cable, Webex or live streamed on You Tube. It is unknown at the time of posting whether a video recording of the meeting will be available on the Village You Tube Channel. Citizens may submit written comments by sending an email to comments@germantownwi.gov before 4:00 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 period per person with a time extension granted at the discretion of the Chairperson. Be advised that there may be limited discussion of the information received but no action will be taken under public comments.

IV. **APPROVAL OF MINUTES:** January 9, 2023

V. **NEW BUSINESS:**

A. M Squared Engineering LLC, Agent for Orange Blossom LLC, Property Owner of DJ Frank Landscape Contracting– N120 W21350 Freistadt Road. Applications for: (1) Rezoning property from the A-1: Agricultural and B-3: General Business Districts to the A-2: Agricultural Zoning District; (2) Conditional Use Permit (CUP) for horticultural services operation; and (3) Certified Survey Map (CSM) to combine parcels. **(PUBLIC HEARING & ACTION)**

B. Jim Marriott, Agent for SPI Real Estate LLC and Stonecast Products, GFL Muskego LLC, and the Village of Germantown, Property Owners – Parcel 2 of CSM 5028 (GTNV 362-999), south of Donges Bay Road and the North Crossway Channel, east of the railroad, north of the Omega Hills landfill. Applications for: (1) Rezoning property from the A-1: Agricultural Zoning District to the M-1: Limited Industrial Zoning District; (2) 2-Lot Certified Survey Map (CSM) to redivide the property; and (3) Site Plan Review for a pre-cast concrete panel storage facility. **(PUBLIC HEARING & ACTION)**

C. Capstone Development Company, Agent for CQ WI 2021, LLC, Property Owner – N128 W20955 Holy Hill Road. Application for a Conditional Use Permit (CUP) to increase the maximum building height from 45 to 46 feet 6 inches. **(PUBLIC HEARING & ACTION)**

D. Parish Survey & Engineering, Agent for the Boro Buzdum Trust, Property Owner – W188 N10515 Maple Road. Applications for (1) Conditional Use Permit (CUP) for an indoor self-storage facility and to allow grading and filling in portions of a 25' wetland setback; (2) Site Plan Review for construction of 4 indoor self-storage buildings; and (3) a 2-Lot Certified Survey Map (CSM) to divide the property. **(PUBLIC HEARING & ACTION)**

E. Preferred Concepts LLC, Agent for Boro Buzdum Trust, Property Owner – W188 N10515 Maple Road. Site Plan Review for a 1,055 sqft patio addition to Buzdum's Bar and Grill. **(ACTION; continued from 12-12-22)**

F. F Street Germantown, LLC, Applicant for the Village of Germantown, Property Owner – N104 W12667 Donges Bay Road. Site Plan Review for a 374,949 sqft industrial building. **(ACTION)**

G. Paul Sacotte, 3DT, Agent for Todd Kolosso, Property Owner of N115 W18850 Clinton Drive and N115 W18835 Edison Drive. Certified Survey Map for a lot line adjustment. **(ACTION)**

H. Joe Meyer, Agent for Integrity Construction, Property Owner - Lot 1 of CSM 6691 on Donges Bay Road and Erik & Amy Ankerson, Property Owner of W143 N10330 Gatewood Place. 3-Lot Certified Survey Map (CSM). **(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
January 9, 2023

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, Bill Shadid, Peter Nilles and Josh Tarantino were present. Chairman Wolter was late and Commissioner Bob Williams was absent and excused. Also present were Community Development Director Jeff Retzlaff and Planning Assistant Lori Johnson.

MOTION Shadid second Laszewski to appoint Trustee Baum as Chairman Pro-Tem. MOTION carried unanimously.

PUBLIC INPUT:

- Melanie Smythe, N140 W17938 Cedar Lane, commented on building design standards that have been suggested through the 2050 Plan and asked when those might be worked on. She said in light of the submissions tonight, paint seems to be an important part of the design of a building.

APPROVAL OF MINUTES:

Commissioner Laszewski commented on a numbering error for Zilber and a voting error for the Polsfus application. Planning Assistant will revise the minutes.

MOTION Shadid second Tarantino to Approve the minutes from December 12, 2022. MOTION carried unanimously.

Shawn Beschta, W188 N10050 Maple Road. The property owner of two parcels totaling 41 acres is Seeking approval of a 2-lot Certified Survey Map (CSM), an application to Rezone 1.5 acres from A-1: Agricultural to the Rs-3: Single-Family Residential Zoning District and a Conditional Use Permit (CUP) for personal storage of recreational vehicles, boats and equipment. Director Retzlaff summarized the proposal.

Public Hearing opened 6:45 pm.

- Shawn Beschta, property owner, commented that his neighbors came forward at the last meeting in support of the proposal.

Public Hearing closed 6:47 pm.

MOTION Shadid second Laszewski to Approve the proposed 2-lot Certified Survey Map (CSM) and application to Rezone 1.5 acres (proposed Lot 2) from A-1: Agricultural to Rs-3: Single-Family Residential subject to the following conditions:

1. ***All technical issues and plan corrections identified in the October 28, 2022 review memo by the Village's engineering consultant GRAEF shall be addressed and reflected in a revised CSM submitted and approved by the Public Works director/Village Engineer prior to recording the CSM.***
2. ***All junk, unlicensed vehicles, etc. shall be removed from proposed Lot 1 prior to recording the CSM.***
3. ***The owner shall obtain an access easement or cross-access agreement with the property owner to the north to continue to allow access to proposed Lot 1 from the shared driveway located on the property to the north of the Lot 1 property line. Said agreement shall be recorded concurrent with or prior to recording the CSM.***

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4. ***Direct access to Maple Road from Lot 1 shall be prohibited. A note indicating this access restriction shall be added to the CSM prior to recording.***
5. ***A note shall be added to the CSM that prohibits Lot 1 from any further land division or development, including the construction of any new structures, the expansion of any existing accessory buildings, or the construction of any habitable buildings or dwellings.***

MOTION carried unanimously.

MOTION Shadid second Laszewski to Approve a conditional use permit (CUP) for Shawn Beschta, property owner, to use proposed Lot 1 of the subject property for recreation and recreational vehicle and boat storage subject to the following conditions:

1. ***Due to the extent of environmentally sensitive features on the subject property, including wetland, floodplain and the portions of the Menomonee River that bisect the property, it is intended that use of the property be limited to those uses most conducive to the protection, preservation, and conservation of the existing environmental features. Uses are limited to only private recreation by the owner, including hunting and fishing, and non-commercial storage of recreation vehicles and boats pursuant to Section 17.12(2)(m) of the Zoning Code. Other uses, including the operation of a business or the construction of any new structures or expansion of the existing accessory buildings or construction of habitable buildings or dwellings are prohibited.***
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 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.***
3. ***This CUP shall constitute a restriction of use on the property and shall run in perpetuity.***

MOTION carried unanimously.

Parish Survey & Engineering, Agent for the Boro Buzdum Trust, Property Owner – W188 N10515 Maple Road. Applications for (1) Conditional Use Permit (CUP) for a warehouse and indoor storage facility and to allow grading and filling into portions of a 25' wetland setback; (2) Site Plan Review for construction of 4 storage buildings; and (3) 2-Lot Certified Survey Map (CSM) to divide the property. ***Public Hearing & Action Postponed***.

M Squared Engineering LLC, Agent for Orange Blossom LLC, Property Owner of David J Frank Landscape N120 W21350 Freistadt Road. Applications for: (1) Rezoning property from the A-1: Agricultural and B-3: General Business Districts to the A-2: Agricultural Zoning District; (2) Conditional Use Permit (CUP) for horticultural services operation; and (3) Certified Survey Map (CSM) to combine parcels. ***Public Hearing & Action Postponed***.

Capstone Development, N128 W20955 Holy Hill Road. Mike Faber, agent for the property owner, is requesting approval of site development and building plans for Phase 2 of the Capstone 41 Business Park, including a 294,614 sqft industrial building within the Holy Hill Gateway District. Director Retzlaff

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summarized the proposal and explained Mr. Faber had discussed with him today the need to increase the interior clear height from 32 to 36 feet and consequently may need to increase the height of the wall. panels upwards of 46 feet 6 inches. This creates a problem in the M-1 district where the maximum building height is 45 feet, however there is an allowance to exceed that limit with a CUP. At this time it has not been determined if the wall height will need to be exceeded or not.

Chairman Wolter arrived at 6:51 pm.

Mike Faber, CQ WI 2021 LLC, explained the height issue came about because they have a prospect that would take the entire building. The manufacturer wants to preserve as much floor space as possible for their production needs. So they were asked to underwrite how to create an office area on 2 levels taking the clear height up to 36' instead of 32'. He said they did not recognize the 45-foot limitation in the M-1 district explaining the 18-inch height limitation over 45 feet only occurs in 3 corners of the building. He would like their architect to study whether removing 18 inches from the tallest panels would cause the building to look awkward and said they are willing to go through the conditional use process to get a CUP but would appreciate if Plan Commission does approve the plan, that they do so subject to either the reduction of 18 inches with the panels that exceed or obtaining a CUP.

Discussion followed. Trustee Baum reviewed the changes but was concerned where the rooftop units would be located and wanted to see revised drawings. He was accepting of the 46 feet but was concerned how different the building would look if an agreement is reached with the tenant. Mr. Faber explained this is a spec building and they are doing what is flexible to the market and for tenants.

MOTION Baum second Shadid to Approve the site development and building plans for development proposed by Capstone Quadrangle for Phase 2 of the Capstone 41 Business Park on Holy Hill Road, including a 294,614 sqft multi-tenant industrial/distribution building subject to the following conditions:

1. ***This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:***
   a. ***Architectural plans dated December 13, 2022;***
   b. ***Civil Engineering plans dated November 11, 2022);***
   c. ***Landscaping plans dated November 11, 2022;***
   d. ***Lighting plans (photometric plan) dated November 8, 2022***
2. ***All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit for the shell building.***
3. ***All exterior doors (except primary entrance) shall be clearly marked with reflective 5" or larger letters/numbers to aid emergency personnel access as required by the Police Department.***
4. ***All technical requirements identified in the January 4, 2023 review memo from the Village Engineer and Public Works Department shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment, and***

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approval prior to commencing construction or issuance of building permits (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS).

5. ***State agency (DSPS) approved plans and a $20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.***
6. ***The height of all exterior lighting fixtures shall not exceed a mounted height of 25 feet above the surrounding finished grade elevation (wall and pole mounted). Also, no tilting of the fixtures shall be permitted. The lighting plan needs be modified so that illumination levels do not exceed 0.5 footcandles at the property boundaries (north and south property lines). An updated lighting plan shall be submitted for review and approval by the Village Planner prior to the issuance of building permits.***
7. ***Dumpster enclosures shall be designed to meet the Village's dumpster enclosure guidelines. Future tenants shall be required to provide proposed dumpster enclosure plans for review and approval by the Village Planner prior to issuance of an occupancy permit for the tenant.***
8. ***Future tenants shall provide a roof plan with the location of all roof-mounted HVAC units and any other roof-mounted equipment along with sightline diagrams as part of all future building "build out" plans. RTU's shall be screened from view by line of sight at 5' above grade from all property lines around the building and the centerline of the adjacent roadways (Holy Hill Road and driveway). If RTU's cannot be hidden from view, screen walls or other mutually acceptable features intended to shield the view of said RTU's shall be submitted to the Village Planner (or Plan Commission if determined necessary by the Village Planner) for review and approval prior to build out construction and tenant occupancy.***

MOTION to Amend second Shadid to add Condition #9 if the proposed wall height exceeds 45 feet a conditional use permit will be required pursuant to Section 17.33(3)(j) of the zoning code to exceed a building height over 45 feet.
MOTION to Amend carried unanimously.

MOTION to Amend Baum second Shadid to add Condition #10 that if the building is raised to the higher elevation and second story windows are required/wanted then the applicant should bring the revised elevations back to Plan Commission.
MOTION to Amend carried unanimously.

MOTION to Approve as Amended carried unanimously.

TR Capital LLC, W219 N11588 Appleton Avenue. The property owner is seeking approval of Site Development and Building plans for two additional commercial self-storage buildings and a revised outside vehicle storage area in the existing facility. Director Retzlaff summarized the proposal. Eric Roberts, TR Capital, spoke on Condition #8 that requires a 15-foot setback. He explained the plan that was submitted is inaccurate and that the entire property is fenced with privacy slats. He stated the additional buildings revolve around them using the extra 5 feet that is needed for the 25-foot units used for boats and bigger trucks. Jon Then, property owner, confirmed an 8-foot-high fence and 20 trees were already installed. He is asking for a concession of 5 feet to extend into the asphalt cap that is

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already there. Director Retzlaff explained his recommendation was based on the notion that the fence would be taken out. Mr. Roberts stated they do not want to take out the fence and the builder has confirmed they do not have a concern with constructing a building that close to the fence.

MOTION Baum second Shadid to Approve the site development and building plans submitted by TR Capital LLC for the two (2) additional commercial self-storage buildings and revised outside vehicle storage area within the existing facility located at W219N11588 Appleton Avenue subject to the following conditions:

1. ***All conditions of approval and requirements adopted by the Plan Commission as part of the original site development and building plans shall remain in effect.***
2. ***This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless said plan sheets are revised pursuant to revisions required under the specific conditions of approval included by the Plan Commission:***
    a. ***Architectural plan set dated November 15, 2022***
    b. ***Civil Engineering plan dated November 8, 2022***
    c. ***Landscaping plan dated November 8, 2022***
    d. ***Lighting Plans dated November 8, 2022***
3. ***Landscaping shall be added along the south and east perimeter of the site where it currently is not installed to continue the landscaped buffer around the site. If necessary, the proposed vehicle parking and fencing should be relocated accordingly to accommodate tis additional landscaping buffer.***
4. ***An updated landscape plan addressing the comment by the Village Forester shall be submitted to Planning and Zoning staff prior to occupancy.***
5. ***All landscaping, screening, grading, and paving improvements shown on the approved site plans shall be installed as proposed prior to issuance of an occupancy permit unless a cash bond or letter of credit in an amount equal to 120 percent of the estimated installation and material costs reviewed and approved by the Village is submitted to the Village as necessary to ensure that installation of the proposed features and improvements will be completed within one (1) year after issuance of the occupancy permit.***
6. ***Privacy slats are required to be installed in the fence on the north, east and south fencing surrounding the parking area.***
7. ***All requirements and plan corrections identified by the Village Engineer and Public Works Director in the January 4, 2023 review memo shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by Village staff prior to issuance of an erosion control or building permit.***
8. ***State agency (DSPS) approved plans and a $20,000 occupancy bond are required by Inspection Services at the time of building permit application. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt and the Village of Germantown.***
9. ***All proposed exterior signage, including monument and wall-mounted signs, shall be reviewed and approved under a separate application by the Plan Commission.***
10. ***The exterior, wall-mounted light fixtures shall be full cut-off fixtures as approved for Phase 1 and not the refractive lens "floodlight" versions of the proposed fixtures.***
11. ***The owner shall provide a copy of the final DNR approval of a new "Building on a Historic Fill Site Exemption Application" (DNR Form 4400-226) in accordance with the conditions***

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outlined in the DNR's June 20, 2022 "Building on a Historic Fill Site Exemption Approval" letter prior to issuance of any building permit for the Phase 2 buildings.

MOTION carried unanimously.

Golden Pet Manufacturing, W206 N12880 Gateway Court. The Dickman Company, property owner, is requesting approval for a new wall sign and new ground sign for the single tenant building. Director Retzlaff summarized the proposal.

MOTION Shadid second Laszewski to Approve the proposed wall and monument signs for the Golden Pet manufacturing facility located at W206 N12880 Gateway Crossing subject to one (1) condition:

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

MOTION carried unanimously.

Village of Germantown, Property Owner, N104 W12703 Donges Bay Road. 3-Lot Certified Survey Map (CSM) to re-divide 79.05 acres located in the Town 9 Business Park within TID No. 9. Director Retzlaff summarized the proposal.

MOTION Baum second Laszewski to Approve the 3-lot Certified Survey Map (CSM) for the 79.05 acre property owned by the Village of Germantown located in the Town 9 Business Park and "Omega Hills Industrial District" south of the Donges Bay Road @ Wasaukee Road intersection as proposed.

Discussion ensued on the burial land on the property***.***

MOTION carried unanimously.

ANNOUNCEMENTS: Trustee Baum asked when can we get on the agenda to begin planning for the Central Business District. Director Retzlaff explained we need to get into the RFP with the consultant regarding the master plan for the downtown area, but we can talk about it at the next meeting.

ADJOURNMENT: There being no further business the meeting was adjourned at 7:57 pm.

Respectfully submitted,

Lori Johnson
Planning Assistant

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CERTIFIED SURVEY MAP (CSM), REZONING & CONDITIONAL USE PERMIT APPLICATIONS

2/13/23 Plan Commission Meeting

Orange Blossom LLC / David J Frank Landscape Contracting

Village Planner Report **Germantown, Wisconsin**

Summary

M Squared Engineering Inc., agent for Orange Blossom LLC and David J Frank Landscape Contracting, property owner, is requesting approval of a Certified Survey Map (CSM), Rezoning and Conditional Use Permit (CUP) to accommodate future expansion of the existing landscape services operation from the 39.3-acre property located at N120 21350 Freistadt Road east of US41.

Property Location: N120 W21350 Freistadt Road

Applicant/
Property Owner:

Matt Hahm	David R. Frank
M Squared Eng LLC	David J Frank Landscape Contracting
N19 W6719 Commerce St	N120W21350 Freistadt Road
Cedarburg, WI	Germantown, WI

Current Zoning: A-1: Agricultural & B-3: General Business
Proposed Zoning: A-2: Agricultural

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Business/Professional Office	B-4
East	Agricultural	A-1
West	US41	N/A

Proposal

M Squared Engineering Inc., agent for Orange Blossom LLC and David J Frank Landscape Contracting, property owner, is requesting approval of a Certified Survey Map (CSM), Rezoning and Conditional Use Permit (CUP) to accommodate future expansion of the existing landscape services operation from the 39.3-acre property located at N120 W21350 Freistadt Road east of US41.

As described in the supporting application, Orange Blossom LLC owns three parcels that are leased to David J Frank Landscaping. Village Staff advised David J Frank that in order to expand the existing non-conforming operation, the three parcels need to be combined into one parcel, the properly rezoned into the A-2: Agricultural District and a conditional use permit (CUP) issued for “horticultural services”. Those three applications have been filed in anticipation of submitting detailed site development and building plans for a new vehicle maintenance facility, remodeling and expansion of an existing office building, and the relocation and expansion of an above-ground fuel tank storage facility.

Certified Survey Map (CSM)

The proposed CSM combines the three (3) parcels owned by Orange Blossom LLC into a single 39.3-acre parcel.

Rezoning Application

Rezone all 39.3 acres from the A-1: Agricultural District (34.2 acres) and the B-3: General Business District (5.08 acres) into the A-2: Agricultural District.

David J Frank Landscape Contracting started operating from the Freistadt Road property around 1975. While most of the 33.9 acres of land is currently zoned A-1: Agricultural, the 5.1-acre property from which the business originally started is currently zoned B-3: General Business. It appears that in 1975 the Village allowed the operation under the business zoning district that has now grown beyond the 5.1-acre parcel. Which effectively means the current operation is a legal non-conforming use with portions of the property located in both the B-3 and A-1 Districts.

The property needs to be rezoned into the A-2: Agricultural District as a prerequisite for operating the landscaping business (referred to as “horticultural services” in the A-2 District regulations). The A-2 District allows the same permitted uses as the A-1 District, including plant nurseries, but also allows more intense hardscape and landscape services more commonly included under “horticultural services”.

Conditional Use Permit (CUP)

As described in the supporting information, David J Frank Landscape Contracting operates from a total of eight (8) locations throughout Wisconsin, The Germantown location serves as headquarters for the company.

Approximately fifty (50) employees operate from the Germantown location including accounting, payroll, human resources, IT, nursery operations, sales, mechanics and management staff. Another 40-50 employees report to the Germantown location but are dispatched daily to work at off-site job sites.

Hours of operation are typically Monday to Saturday, 6:00am to 6:00pm.Activites conducted on-site include:

- Office & company management services
- Vehicle & equipment storage & maintenance
- Loading/unloading vehicles with equipment & materials
- Nursery planting & digging
- Plant growing & staging
- Brush chipping
- Topsoil/compost operations
- Salt storage

Vehicles and equipment used on an/or stored at the Germantown location include approximately:

- (40) trucks
- (10) skid steers/wheel loaders
- 50-100 pieces of equipment used seasonally (trucks, trailers, loaders, chippers, soil screeners, snow removal equipment
- 1,000 pieces of small equipment (mowers, line trimmers, hedge trimmers, sod cutters, rototillers, chain saws, etc.
- Snowplows and salters used by the company are stored at the Germantown location when not in use (April to November)

Other details of the operation are explained in the CUP application, supporting documents, with the relative location and size of all office buildings, vehicle storage & maintenance buildings, landscape construction & landscape maintenance buildings, nursery & plant areas, topsoil and other material storage, etc. shown on the “Concept Site Plan” for the entire 39.3- acre property.

David J Frank also leases approximately 30-35 acres of agricultural land from the adjacent owner, Freistadt Corp. for tree and nursery stock growing.

Staff Comments

Community Development: Planning & Zoning

As previously discussed, the purpose for the applications is to being the operation and property into Zoning Code compliance so future site and building improvements can occur. At this time, it is anticipated that a new 80’ x 100’ (8,000 sqft) vehicle maintenance building will be constructed on-site; the existing office building will be expanded and remodeled (after the vehicle maintenance area relocates, and a new above-ground fuel storage tank facility will be installed.

Village Staff has had discussions with David J Frank regarding future land use in the “Freistadt District” under the 2050 Plan and the imminent extension of public sewer & water utilities through the area north of Freistadt Road to the Villager of Richfield, their opportunity to hook up to those utilities, and the potential route(s) for those utilities past or through the David J Frank property. David J Frank has indicated that it’s their desire to continue to operate from the Germantown location indefinitely, but are willing to work cooperatively with the Village and adjoining properties regarding future development in the Freistadt District.

Community Development: Inspection Services
No comment. State-approved plans will be required prior to issuing a building permit along with the required $20,000 occupancy bond for the future vehicle maintenance and office building expansion projects.

Public Works/ Village Engineer/Village Surveyor
No comment. Detailed grading, erosion control and storm water management plans will be required at the time the future vehicle maintenance and office building expansion projects are submitted for review and approval.

Fire & Police Departments
The Fire Department has indicated that the future vehicle maintenance building may require sprinklers depending on the building size.

VILLAGE STAFF RECOMMENDATIONS

APPROVE rezoning all 39.3 acres from the A-1: Agricultural District (34.2 acres) and the B-3: General Business District (5.08 acres) into the A-2: Agricultural District.

APPROVE the Certified Survey Map (CSM) to combine the three (3) parcels owned by Orange Blossom LLC totaling 39.3 acres subject to the following conditions:

1. The CSM shall be revised to reflect the Village Surveyor comments contained in the January 6, 2023, review memo prior to recording the CSM.

APPROVE a Conditional Use Permit to for the existing David J Frank Landscape Contracting “horticultural services” operation from the 39.3-acre property subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities and locations for vehicle parking specified in the conditional use permit (CUP) application and supporting documents dated February 8, 2023. The size and relative location of those areas within the property from which said uses and activities are permitted are limited to that presented in the detailed “Concept Site Plan” dated February 6, 2023, and description submitted with the supporting documents. Days and hours of operation shall be limited to those specified in the CUP application and supporting documents submitted to the Village (typically Monday through Friday, 6:00am to 6:00pm). After hours activities are limited to weekend watering & maintenance in the nursery and holding areas; semi deliveries and loading/unloading operations; and snow & ice removal operations.

2. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Zoning Administrator.
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 activities or uses which causes problems or harmful effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.
4. All temporary and permanent exterior signs require a permit and shall comply with all current sign regulations. Off-premise advertising and directional signage is regulated by the Village and requires a permit if/when allowed.
5. In the event the Village receives complaints regarding noise, dust, smoke, or other impacts negatively affecting adjacent properties, including but not limited to noise from truck-mounted backup alarms, the Owner/Operator shall work cooperatively with the Village to implement measures necessary to mitigate the impacts noise and resolve the issue.
6. All site improvements and all building, shelter, parking area, signage, exterior lighting and any other improvements made to or 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.

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January 6, 2023

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

SUBJECT: Orange Blossom LLC Certified Survey Map Review

Certified Survey Map

Applicant or Owner: Orange Blossom LLC
Land Surveyor/Firm: Anthony J. Gromacki / M Squared Engineering

1. We would recommend that the remaining lands of Orange Blossom LLC that are directly north of this CSM be included as Lot 2 to assure that access and zoning requirements are met.
2. Professional Land Surveyor's seal and signature on all sheets.
3. All recorded easements should be shown and dimensioned.
4. Monumentation should be shown along the USH 41 right of way.
5. For the Goldendale Creek 75' setback area include the following statement: "Development within these setback areas is prohibited unless otherwise allowed pursuant to the provisions of Chapter 24 (Shoreland-Wetland Zoning Code) in the Germantown Municipal Code."

No further review comments.

Document Approval and Recording

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

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

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

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

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

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

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

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

Sincerely,

Burt J. Naumann, PLS
Senior Vice President

Village of Germantown ...Willkommen

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

Paid_____ Date_____

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1

APPLICANT OR AGENT

Matt Hahm, PE
M Squared Engineering, LLC
N19W6719 Commerce Ct
Cedarburg WI 53012
Phone (414) 376-4246
Fax ( )
E-Mail Matt@MSquaredEngineering.com

PROPERTY OWNER

David R Frank
David J Frank Landscaping
N120W21350 Freistadt Rd
Germantown, WI 53022
Phone (262) 255-4888
DRF@DavidJFrank.com

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N120W21350 Freistadt Rd	GTNV_183997, 183996

3

PURPOSE OF LAND SPLIT

Combining two parcels at the request of the Village	Will the land split require rezoning? Yes	
	From A-1 and B-1	To A-2

4

READ AND INITIAL THE FOLLOWING:

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

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

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

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

5

SIGNATURES -- ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant — 11/08/2022 Date

Owner — 11/08/2022 Date

Village of Germantown ...Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

$200 Plan Commission Consultation
$1,085 Rezoning
$1,240 PDD < 5 acres
$2,095 PDD 5-20 acre site
$3,460 PDD > 20 acre site

Date Paid: _____ Received by:_____

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

Matt Hahm, PE
M Squared Engineering, LLC
N19W6719 Commerce Ct,
Cedarburg, WI 53012
Phone (262) 376-4246
E-Mail Matt@MSquaredEngineering.com

PROPERTY OWNER

David R Frank
David J Frank Landscaping
N120W21350 Freistadt Rd
Germantown, WI 53022
Phone (262) 255-4888
E-Mail DRF@DavidJFrank.com

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N120W21350 Freistadt Rd	GTNV_183997 GTNV_183996

3

REZONING REQUEST

FROM	TO
A-1 and B-3	A-2

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4; THENCE N01° 08 '34" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 18 120.03 FEET TO THE POINT OF BEGINNING; THENCE N 89° 50'49" W 380.93 FEET; THENCE N 41° 58'45" W739.25 FEET; THENCE N 27° 24'57" W 99.42 FEET; THENCE N 41° 58'45" W 591.46 FEET; THENCE N 01° 08'28" W 128.10 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4; THENCE S 89° 49'43" E ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SOUTHWEST 1/4, 1295.33 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S 01° 08'34" E 1202.95 FEET TO THE POINT OF BEGINNING .

5 PURPOSE OF REZONING REQUEST

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

The Village of Germantown requested the zoning be changed.
The Village of Germantown also requested a CSM be performed to combine the two exising parcels into one.
The CSM has also been submitted

6 SUPPORTING DOCUMENTATION:

☒ Plat of Survey (1:100)

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

11/8/2022

Applicant Date

Owner Date

Village of Germantown ...Willkommen

Fee must accompany application

☐ **$1460** Paid _____ Date_____

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

Matt Hahm, PE
M Squared Engineering, LLC
N19W6719 Commerce Ct
Cedarburg, WI 63012
Phone (414) 376-4246
Fax
E-Mail (Matt@MSquaredEngineering.com

PROPERTY OWNER

David R Frank
Orange Blossom LLC
N120W21350 Freistadt Rd
Germantown, WI 53022
Phone (262) 255-4888

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

Orange Blossom LLC

3 PROPERTY ADDRESS

N120W21350 Freistadt Rd, Germantown, WI 53022

TAX KEY NUMBER

GTNV 183997, 183996, 183990

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

Description of existing operation and proposed operation is attached.

5 DESCRIPTION OF PROPOSED OPERATION

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

Horticultural Services

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

Description of existing operation and proposed operation is attached.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

THAT PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST; THENCE N 01°08'34" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 18, 120.03 FEET TO THE POINT OF BEGINNING; THENCE N 89°50'49" W 380.93 FEET; THENCE N 41°58'45" W 739.25 FEET; THENCE N 27°24'57" W 99.42 FEET; THENCE N 41°58'45" W 591.46 FEET; THENCE N 01°08'28" W 625.04 FEET; THENCE S 89°47'37" E 1295.34 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S 01°08'34" E 1699.09 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 39.290 ACRES OR 1,711,459 S.F.

7 SUPPORTING DOCUMENTATION:

- ☐ Site Plan and elevations for new construction (can be conceptual)
- ☐ Photos of existing use and/or proposed use operating elsewhere
- X Concept Site Plan with proposed building locations and fuel tank locations
- ☐ _____

8 READ AND INITIAL THE FOLLOWING:

X I understand that the Village is under no obligation to issue a Conditional Use Permit and will do so only if the applicant successfully demonstrates that the proposed use is harmonious with the neighborhood and the long range goals of the Village.

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

X I understand that a Conditional Use Permit is valid only if the conditions and restrictions of the permit are met. I understand that failure to comply with any aspect of the permit may result in revocation.

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

9 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

Applicant 2-8-23 Date

Owner 2-8-23 Date

Village of Germantown
Conditional Use Permit Application

Description of Existing Operation & Proposed Operation

N120 W21350 Freistadt Road, Germantown, WI 53022
Property Owner: Orange Blossom LLC

4. Description of Existing Operation
Orange Blossom LLC leases the property to David J Frank Landscape Contracting, Inc., who is a landscape contractor headquartered at N120 W21350 Freistadt Road, Germantown, WI. The property (three parcels combined) include eight (8) permanent buildings. Operations are also conducted from seven (7) other Wisconsin locations (Madison, Kenosha, Brookfield, Glendale, Milwaukee Regional Medical Center in Wauwatosa, Downtown Milwaukee and Alverno College in Milwaukee).

Activities conducted on the Germantown facility include the following:

- Approximately employees report to and work at the Germantown facility for their workday. As headquarters, the Germantown facility activities include the company's: accounting, payroll, human resources, IT, reception, nursery operations as well as a portion of the company's sales, mechanics, and managers.
- An additional 40-50 employees typically report to the Germantown facility to be dispatched to jobsites to carry out activities involving: landscape maintenance, landscape construction, trucking, interiorscape and snow operations.
- Approximately 200 employees direct report to other locations (either jobsites or the other seven (7) maintenance dispatch facilities to carry out primarily maintenance, construction and irrigation operations. Occasionally these employees will come to the Germantown facility for training or other events.
- During the landscape season, hours of operation are primarily Monday through Saturday 6:00 AM to 6:00 PM. Typical on-site activities would include vehicles and loaders moving around the property, loading equipment and materials onto trucks and trailers, equipment maintenance and repair, nursery plant digging, plant holding area maintenance, brush chipping, topsoil/compost operations, and snow/ice control on the property. For security and safety, the property has automatic gate, night security lighting and vehicles/loaders have back up alarms. There is a PA system. Activities do occur outside normal working hours, most typically: weekend

watering/work in the nursery/holding area, snow & ice control operations, semi deliveries, and loading/unloading operations.

- Large equipment active at the Germantown property at any given time (either used on site or regularly dispatched from Germantown) consists of approximately 40 trucks and 10 skidsteers/wheelloaders, most of which dispatch to accounts in the morning and return at the end of the day. There are another 50 to 100+ pieces (trucks, trailers, loaders, chippers, soil screener, snow equipment, etc.) parked that are not used regularly (i.e. seasonal equipment, specialty/seldom used equipment, waiting for parts, etc.). Small equipment (1,000+) consists of mowers, line trimmers, hedge trimmers, sod cutters, rototillers, plate compactors, chain saws, etc. The majority of the landscape construction equipment remains on jobsites for most of the landscape season. During winter many skidsteers are staged on snow accounts. Snowplows and salters for the entire company are stored at the Germantown facility April to November.
- Materials stored on-site include a large plant holding area. Bulk bins store topsoil, wood mulches, and various types of gravel, stone and boulders. Palletized hardscape materials include flagstone, bluestone, pavers, retaining wall stove, etc. There are large piles consisting of topsoil, compost, wood mulch, tree logs, stump grinder, etc. Materials stored indoors would include seed, fertilizer and pesticides. There is also a hoop house to store bulk salt.
- The south portion of the property is asphalted. The north portion is gravel or dirt, depending on the operation.
- We lease the property to the north and east from Freistadt Corp to expand our nursery operations. We allow employees to deer hunt on the nursery property during appropriate seasons to reduce tree damage.

5. Description of Proposed Operation

The purpose of the Conditional Use Permit, along with merging of parcels and rezoning, is to reach compliance with the Village of Germantown new zoning so we can proceed with property improvements including, but not limited to: new mechanic building, additional offices, and, relocation and additional above ground fuel storage tanks.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST; THENCE N 01°08'34" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 18, 120.03 FEET TO THE **POINT OF BEGINNING**; THENCE N 89°50'49" W 380.93 FEET; THENCE N 41°58'45" W 739.25 FEET; THENCE N 27°24'57" W 99.42 FEET; THENCE N 41°58'45" W 591.46 FEET; THENCE N 01°08'28" W 625.04 FEET; THENCE S 89°47'37" E 1295.34 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 ; THENCE S 01°08'34" E 1699.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39.290 ACRES OR 1,711,459 S.F.

THAT PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN, BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST; THENCE N 01°08'34" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 18, 120.03 FEET TO THE POINT OF BEGINNING; THENCE N 89°50'49" W 380.93 FEET; THENCE N 41°58'45" W 739.25 FEET; THENCE N 27°24'57" W 99.42 FEET; THENCE N 41°58'45" W 591.46 FEET; THENCE N 01°08'28" W 625.04 FEET; THENCE S 89°47'37" E 1295.34 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S 01°08'34" E 1699.09 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS 39.290 ACRES OR 1,711,459 S.F.

REZONING MAP

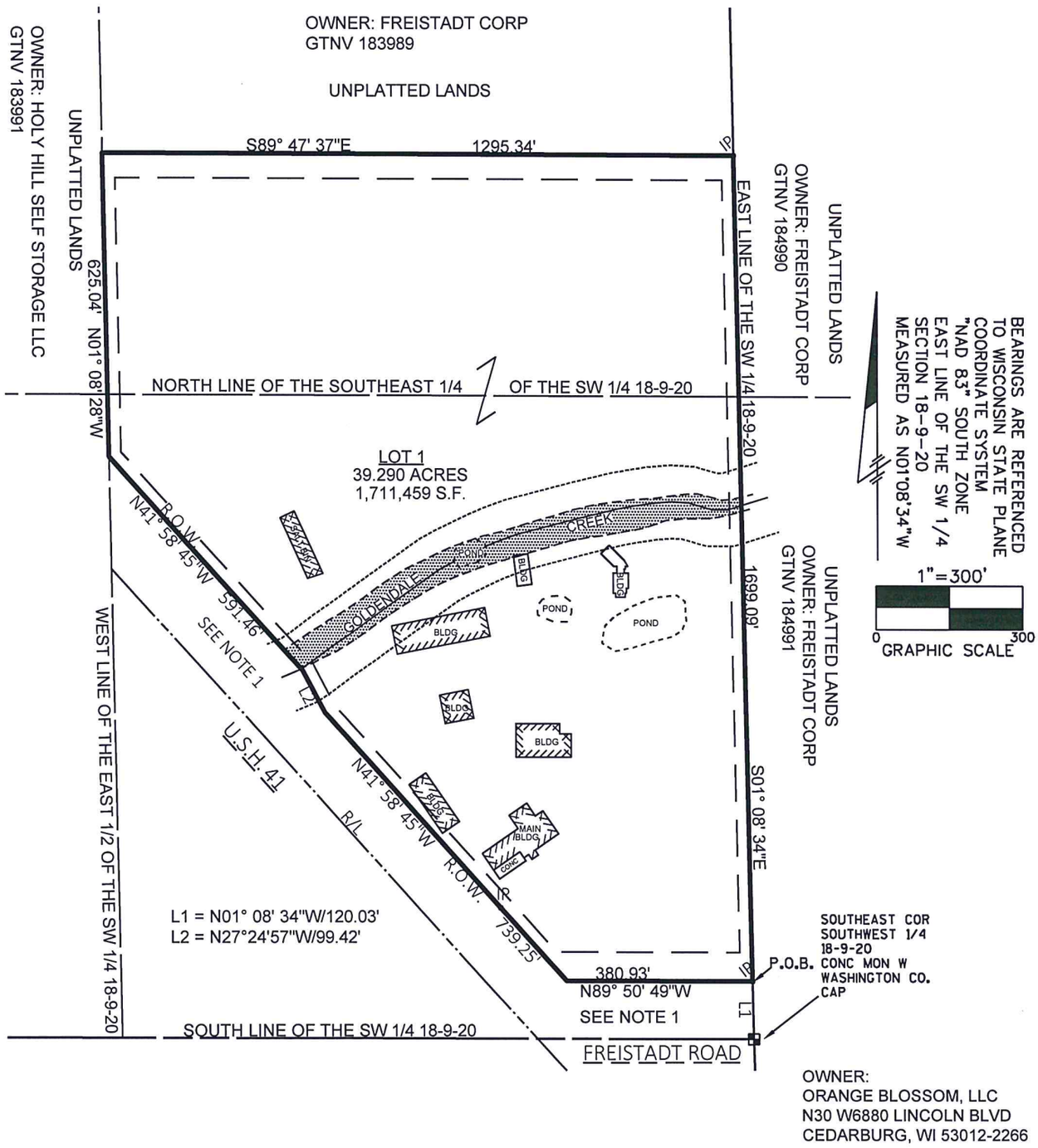
REZONE FROM A-1 AND B-3 TO A-2

REZONING DESCRIPTION:

THAT PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST; THENCE N 01°08'34" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 18 120.03 FEET TO THE POINT OF BEGINNING; THENCE N 89°50'49" W 380.93 FEET; THENCE N 41°58'45" W 739.25 FEET; THENCE N 27°24'57" W 99.42 FEET; THENCE N 41°58'45" W 591.46 FEET; THENCE N 01°08'28" W 625.04 FEET; THENCE S 89°47'37" E 1295.34 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 ; THENCE S 01°08'34" E 1699.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39.290 ACRES, 1,711,459 S.F.



OWNER:
ORANGE BLOSSOM, LLC
N30 W6880 LINCOLN BLVD
CEDARBURG, WI 53012-2266

LEGEND

R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
R/L REFERENCE LINE

NOTE 1:
RIGHT OF WAY ACQUIRED UNDER WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT PROJECT T03-1(65)

NOTE 2:
OWNER: ORANGE BLOSSOM LLC
GTNV 183997
CURRENT ZONING B-3

ZONING

A-1	AGRICULTURAL DISTRICT
A-2	HORTICULTURAL SERVICES
B-3	GENERAL BUSINESS
I	INSTITUTIONAL

M Squared Engineering, LLC
...where engineering solutions meet water quality...
N19 W6719 Commerce Court
Cedarburg, WI 53012
Phone: (262)376-4246 www.msquaredengineering.com Fax: (262)375-2274

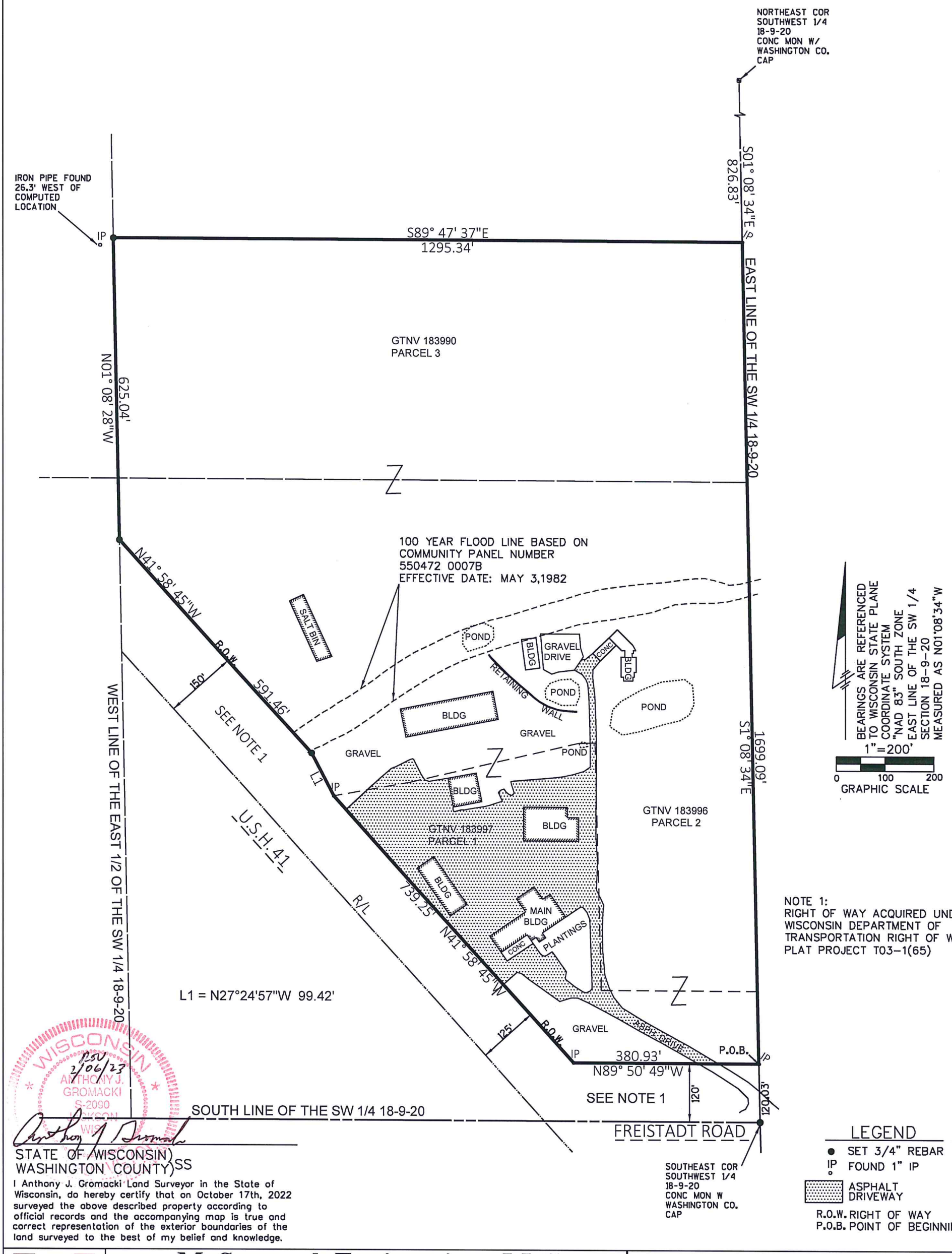
ORANGE BLOSSOM, LLC

PROJECT: D. J. FRANK
PROJECT NO.: 22-731-187
DRAWN BY: AJG
DATE: 11/08/2022 **REV:** 2/06/23

SCALE: 1" = 300'

PLAT OF SURVEY

PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.



NOTE 1:
RIGHT OF WAY ACQUIRED UNDER WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT PROJECT T03-1(65)

LEGEND

- ● SET 3/4" REBAR
- IP FOUND 1" IP
- ASPHALT DRIVEWAY
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING

WISCONSIN
ANTHONY J. GROMACKI
S-2090
JACKSON WIS

2/06/23

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

I Anthony J. Gromacki Land Surveyor in the State of Wisconsin, do hereby certify that on October 17th, 2022 surveyed the above described property according to official records and the accompanying map is true and correct representation of the exterior boundaries of the land surveyed to the best of my belief and knowledge.

M Squared Engineering, LLC
...where engineering solutions meet water quality...
N19 W6719 Commerce Court
Cedarburg, WI 53012
www.msquaredengineering.com
Phone: (262)376-4246

PLAT OF SURVEY

PROJECT: D. J. FRANK
PROJECT NO.: 20-705-187
DRAWN BY: AJG
DATE: 10/27/2022 **REV:** 2/06/2023

SCALE: 1" = 200'

SHEET 1 OF 2

PLAT OF SURVEY

PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

LEGAL DESCRIPTION FROM QUIT CLAIM DEED DOC. NO. 1486106

PARCEL 1:
THAT PART OF THE SOUTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER(1/4) OF SECTION EIGHTEEN(18), TOWNSHIP NINE(9) NORTH, RANGE TWENTY(20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 18; THENCE N88°51'00"W 444.85 FEET; THENCE N01°09'00"E 270.00 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION;THENCE N88°51'00"W 109.90 FEET; THENCE N41°04'00"W ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF UNITED STATES HIGHWAY 41, 529.80 FEET;THENCE N80°41'00"E 191.50 FEET; THENCE N77°45'00"E 358.00 FEET; THENCE S00°27'00"E 510.35 FEET; THENCE N88°51'00"W 84.70 FEET TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THAT PORTION THEREOF HERETOFORE CONVEYED TO STATE OF WISCONSIN/DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS AS DESCRIBED BY DEED RECORDED IN THE WASHINGTON COUNTY REGISTRY IN VOLUME 462 OF RECORDS ON PAGE 76, AS DOCUMENT NO. 306072. TOGETHER WITH AN EASEMENT FOR ROADWAY PURPOSES DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST; THENCEN88°51'00"W 444.85 FEET; THENCE N01°09'00"E 270.00 FEET; THENCE S88°51'00"E 84.70 FEET O THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N00°27'00"W 510.35 FEET; THENCE N89°33'00"E 33.00 FEET; THENCE S00°27'00"E 511.27 FEET; THENCE N88°51'00"W 33.01 FEET TO THE PLACE OF BEGINNING.

PARCEL 2:
PART OF THE SOUTHEAST QUARTER(1/4) OF THE SOUTHWEST QUARTER(1/4) OF SECTION EIGHTEEN(18), TOWNSHIP NINE(9) NORTH, RANGE TWENTY(20) EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 ; THENCE N89°50'53"W 443.65 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 ; THENCE N41°58'50"W ALONG THE REFERENCE LINE OF U.S.H. 41 TO A POINT WHICH IS 270.00 FEET N00°09'07"E OF THE SOUTH LINE OF SAID SOUTHWEST1/4 ; THENCE S89°50'53"E TO THE EAST LINE OF SAID SOUTHWEST 1/4 ; THENCE SOUTHERLY TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 120 FEET AND THE SOUTHWESTERLY 125 FEET THEREOF.

PARCEL 3:
THE SOUTH 55 ACRES OF THE EAST ONE-HALF(1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION EIGHTEEN(18), IN TOWNSHIP NINE(9) NORTH, RANGE TWENTY(20) EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, ALONG WITH THOSE PORTIONS CONVEYED AS PART OF A PROPERTY LINE ADJUSTMENT RECORDED IN QUIT CLAIM DEED DOCUMENT NO. 1475105. EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCELS OF LAND, VIZ:
(1) THAT PART LYING SOUTHWESTERLY OF A LINE WHICH IS 100 FEET NORTHEASTERLY OF, AND AS MEASURED NORMAL TO THE FOLLOWING DESCRIBED REFERENCE LINE AND ITS NORTHWESTERLY EXTENSION: COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 18; THENCE SOUTH ALONG THE WEST 1/16 LINE, 316.00 FEET TO THE PLACE OF BEGINNING; THENCE S41°00'00"E TO ITS INTERSECTION WITH THE SOUTH LINE OF SAID SECTION, BEING AT A POINT 443.80 FEET WEST OF THE SOUTH QUARTER CORNER THEREOF.
(2) THE SOUTH 270 FEET OF THE EAST 600 FEET OF THE EAST ONE-HALF(1/2) OF THE SOUTHWEST QUARTER(1/4), EXCEPTING THEREFROM THAT PORTION DESCRIBED ABOVE, BUT WITH ALL RIGHT, TITLE AND INTEREST IN A PRIVATE DRIVEWAY THEREON AT STATION 23 ON THE NORTH SIDE OF A TOWN ROAD (KNOWN AS THE HUBERTUS ROAD) 260 FEET EAST OF THE CENTERLINE OF UNITED STATES HIGHWAY 41, ALL AS PER AUTHORIZATION FOR ACCESS ISSUED TO WILLIAM KUHN, HIS SUCCESSORS, HEIRS, AND ASSIGNS BY THE STATE HIGHWAY COMMISSION OF WISCONSIN ON MAY 28, 1957.
(3) COMMENCING AT THE SOUTH QUARTER POST OF SECTION 18; THENCE WEST ALONG THE SECTION LINE, 308.56 FEET; THENCE N42°08'00"W 1327.46 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N42°08'00"W 200.18 FEET; THENCE EAST 50.00 FEET; THENCE S29°34'00"E 170.58 FEET TO THE PLACE OF BEGINNING.
(4) COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 18; THENCE N88°51'00"W 444.85 FEET; THENCE N01°09'00"E 270.00 FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE N88°51'00"W 109.90 FEET; THENCE N41°04'00"W ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S.H. 41, 529.80 FEET; THENCE N80°41'00"E 191.50 FEET ; THENCE N77°45'00"E 358.00 FEET; THENCE S00°27'00"E 510.35 FEET; THENCE N88°51'00"W 84.70 FEET TO THE PLACE OF BEGINNING.
(5) THAT PORTION THEREOF HERETOFORE CONVEYED TO THE STATE OF WISCONSIN, DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS AS DESCRIBED BY DEED RECORDED IN THE WASHINGTON COUNTY REGISTRY IN VOLUME 460 OF RECORDS AT PAGE 360, AS DOCUMENT NO. 305374.
(6) THOSE PORTIONS CONVEYED AS PART OF A PROPERTY LINE ADJUSTMENT RECORDED IN QUIT CLAIM DEED DOCUMENT NO. 1475105.

"AS-SURVEYED" LEGAL DESCRIPTION:

PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST; THENCE N 01°08'34" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 18 120.03 FEET TO THE POINT OF BEGINNING; THENCE N 89°50'49" W 380.93 FEET; THENCE N 41°58'45" W 739.25 FEET; THENCE N 27°24'57" W 99.42 FEET; THENCE N 41°58'45" W 591.46 FEET; THENCE N 01°08'28" W 625.04 FEET; THENCE S 89°47'37" E 1295.34 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 ; THENCE S 01°08'34" E 1699.09 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 39.29 ACRES, 1,711,459 S.F.

WISCONSIN
10/27/22
ANTHONY J. GROMACKI
S-2090
JACKSON
WIS.
LAND SURVEYOR

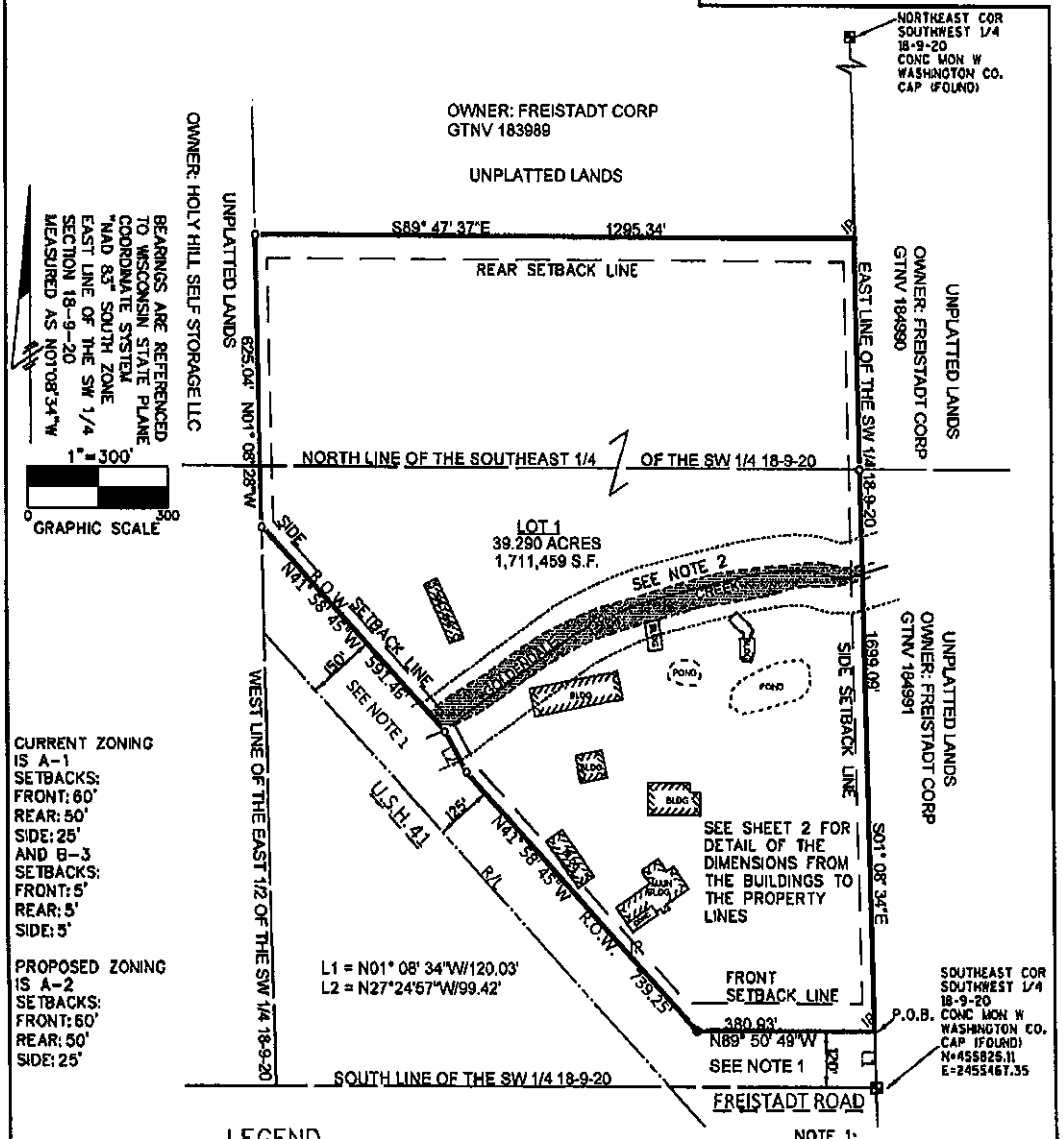
M Squared Engineering, LLC
...where engineering solutions meet water quality...
N19 W6719 Commerce Court
Cedarburg, WI 53012
www.msquaredengineering.com
Phone: (262)376-4246

PLAT OF SURVEY

PROJECT: D. J. FRANK
PROJECT NO.: 20-705-187
DRAWN BY: AJG
DATE: 10/27/2022 **REV:**

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

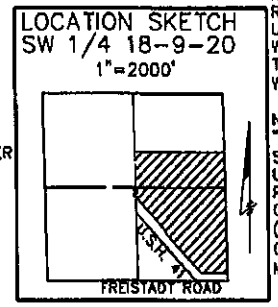


CURRENT ZONING
IS A-1
SETBACKS:
FRONT: 60'
REAR: 50'
SIDE: 25'
AND B-3
SETBACKS:
FRONT: 5'
REAR: 5'
SIDE: 5'

PROPOSED ZONING
IS A-2
SETBACKS:
FRONT: 60'
REAR: 50'
SIDE: 25'

LEGEND

- o 3/4" REBAR (SET) 1.5 LBS/FT
- ● FOUND 3/4" REBAR UNLESS OTHERWISE NOTED
- IP FOUND 1" IP
- 100 YEAR FLOOD LINE BASED ON ZONE "A" COMMUNITY PANEL NUMBER 550472 0007B ZONE EFFECTIVE DATE: MAY 3, 1982 NO BFE RECORDED
- 75 FOOT SETBACK FROM CREEK
- A-2 ZONING SETBACKS
- R/L REFERENCE LINE
- R.O.W. RIGHT OF WAY
- P.O.B. POINT OF BEGINNING



NOTE 1:
RIGHT OF WAY ACQUIRED UNDER WISCONSIN DEPARTMENT OF TRANSPORTATION RIGHT OF WAY PLAT PROJECT T03-1(65)

NOTE 2:
"DEVELOPMENT WITHIN THESE SETBACK AREAS IS PROHIBITED UNLESS OTHERWISE ALLOWED PURSUANT TO THE PROVISIONS OF CHAPTER 24 (SHORELAND-WETLAND ZONING CODE) IN THE GERMANTOWN MUNICIPAL CODE".

REV. 2/06/23

THIS INSTRUMENT DRAFTED BY ANTHONY J. GROMACKI, S-2090

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, ANTHONY J. GROMACKI, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2090, DO HEREBY CERTIFY:
THAT BY THE DIRECTION OF ORANGE BLOSSOM LLC, I HAVE SURVEYED, DIVIDED AND MAPPED THE LAND SHOWN AND DESCRIBED HEREON, THAT PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN, BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST; THENCE N 01°08'34" W ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF SECTION 18 120.03 FEET TO THE POINT OF BEGINNING; THENCE N 89°50'49" W 380.93 FEET; THENCE N 41°58'45" W 739.25 FEET; THENCE N 27°24'57" W 99.42 FEET; THENCE N 41°58'45" W 591.46 FEET; THENCE N 01°08'28" W 625.04 FEET; THENCE S 89°47'37" E 1295.34 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE S 01°08'34" E 1699.09 FEET TO THE POINT OF BEGINNING.

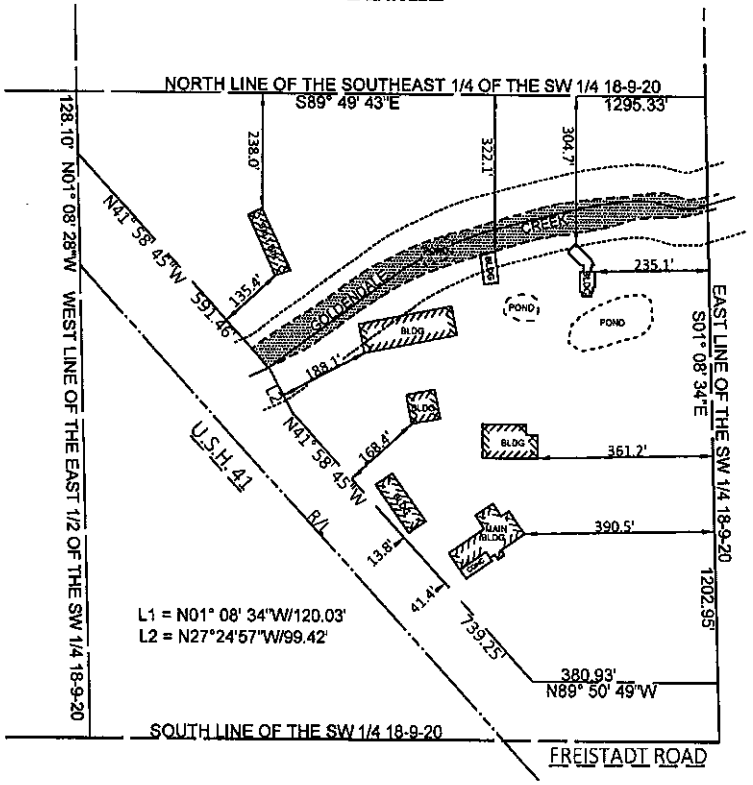
SAID PARCEL CONTAINS 39.290 ACRES, 1,711,459 S.F.

I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF SEC. 236 OF WISCONSIN STATUTES AND THE CHAPTER 18 OF THE VILLAGE OF GERMANTOWN SUBDIVISION CONTROL ORDINANCE IN SURVEYING, DIVIDING, AND MAPPING SAID LAND, AND THAT THIS MAP IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE DIVISION OF SAID LANDS.

DATED THIS _____ DAY OF _____, 2023.

_____
ANTHONY J. GROMACKI
PROFESSIONAL LAND SURVEYOR, S-2090

DETAIL



BEARINGS ARE REFERENCED TO WISCONSIN STATE PLANE COORDINATE SYSTEM, "NAD 83" SOUTH ZONE EAST LINE OF THE SW 1/4 SECTION 18-9-20 MEASURED AS N01°08'34"W

1" = 300'

0 300
GRAPHIC SCALE

REV. 2/06/23

THIS INSTRUMENT DRAFTED BY ANTHONY J. GROMACKI, S-2090

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN

OWNER'S CERTIFICATE:

ORANGE BLOSSOM, LLC, BY ITS MANAGER DAVID R. FRANK, DOES HEREBY CERTIFY THAT IT HAS CAUSED THE LAND SHOWN AND DESCRIBED HEREON TO BE SURVEYED, DIVIDED, AND MAPPED AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, AND DOES ALSO CERTIFY THAT THIS CERTIFIED SURVEY MAP IS REQUIRED BY CHAPTER 236 OF THE WISCONSIN STATE STATUTES TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

1. VILLAGE OF GERMANTOWN

_____

DAVID R. FRANK, MANAGER OF ORANGE BLOSSOM, LLC

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF WASHINGTON)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED DAVID R. FRANK, MANAGER OF ORANGE BLOSSOM, LLC, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME.

(NOTARY SEAL)

_____
NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

SURVEYOR:
ANTHONY J. GRONMACKI, PLS
M SQUARED ENGINEERING, LLC
N19 W6719 COMMERCE CT
CEDARBURG, WI 53012
PHONE: (262) 370-4248

OWNER:
ORANGE BLOSSOM, LLC
N30 W6001 RIDGEVIEW
CEDARBURG, WI 53012-2050

REV 7/20/23

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

CONSENT OF CORPORATE MORTGAGEE:

WISCONSIN BANK AND TRUST, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE LANDS AS REPRESENTED ON THIS CERTIFIED SURVEY MAP, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LANDS DESCRIBED IN THIS PLAT, AND DOES HEREBY CONSENT TO THE FOREGOING OWNER'S CERTIFICATE OF ORANGE BLOSSOM, LLC BY DAVID R. FRANK, ITS MANAGER.

IN WITNESS WHEREOF, THE SAID WISCONSIN BANK AND TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY ALEX HINZE, ITS VICE PRESIDENT ON THIS _____ DAY OF _____, 2023.

_____
ALEX HINZE, VICE PRESIDENT - COMMERCIAL BANKING

IN THE PRESENCE OF:

_____ _____
WITNESS MORTGAGEE

ACKNOWLEDGMENT

STATE OF WISCONSIN)
) SS.
COUNTY OF _____)

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 2023, THE ABOVE NAMED ALEX HINZE, VICE PRESIDENT OF WISCONSIN BANK AND TRUST, TO ME KNOWN TO BE THE PERSON WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH VICE PRESIDENT OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

(NOTARY SEAL)

_____
NOTARY PUBLIC, STATE OF WISCONSIN

MY COMMISSION EXPIRES _____

WASHINGTON COUNTY CERTIFIED SURVEY MAP NO. _____

PART OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST,
VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN.

VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL:

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GERMANTOWN

ON THIS _____ DAY OF _____, 2023.

_____
DEAN WOLTER , CHAIRMAN

_____
LAURA A. JOHNSON, SECRETARY

VILLAGE OF GERMANTOWN BOARD APPROVAL:

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF THE SOUTHEAST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, STATE OF WISCONSIN, HAVING BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN

ON THIS _____ DAY OF _____, 2023.

_____
DEAN WOLTER, VILLAGE PRESIDENT

_____
DEANNA BRAUNSCHWEIG, VILLAGE CLERK

CONCEPT SITE PLAN DETAIL

M SQUARED ENGINEERING LLC
N19 W6719 COMMERCE CT
CEDARBURG, WI 53012
PHONE (262) 376-4246
msquaredengineering.com

TITLE:

CONCEPT SITE PLAN

DAVID J. FRANK LANDSCAPE CONTRACTING INC. & ORANGE BLOSSOM, LLC
VILLAGE OF GERMANTOWN, WI

CLIENT:

DAVID J. FRANK LANDSCAPE
N120 W21350 FREISTADT ROAD
GERMANTOWN, WI 53022-1623

ORANGE BLOSSOM, LLC
N30W6880 LINCOLN BLVD
CEDARBURG, WI 53012-2266

PROJECT NO. 22-731-187	***DATE***	***DESCRIPTION OF REVISION***	***SURVEY COORDINATE SYSTEM***
HORIZ. SCALE: 1" = 40'	2/3/2023	CONCEPT SITE PLAN	***GEODETIC DATUM:*** NAD83 (2011) EPOCH 2010.00
DRAWN BY: A. DEGROOT	2/6/2023	REVISE SETBACKS AND NEW BUILDING LOCATIONS. ADD FUTURE ACCESS LOCATION	***HORIZ. PROJECTION:*** WISCONSIN STATE PLANE, SOUTH ZONE
CHECKED BY: M. HAHM			***VERTICAL DATUM:*** N/A

SHEET: **2** ***OF*** **2**

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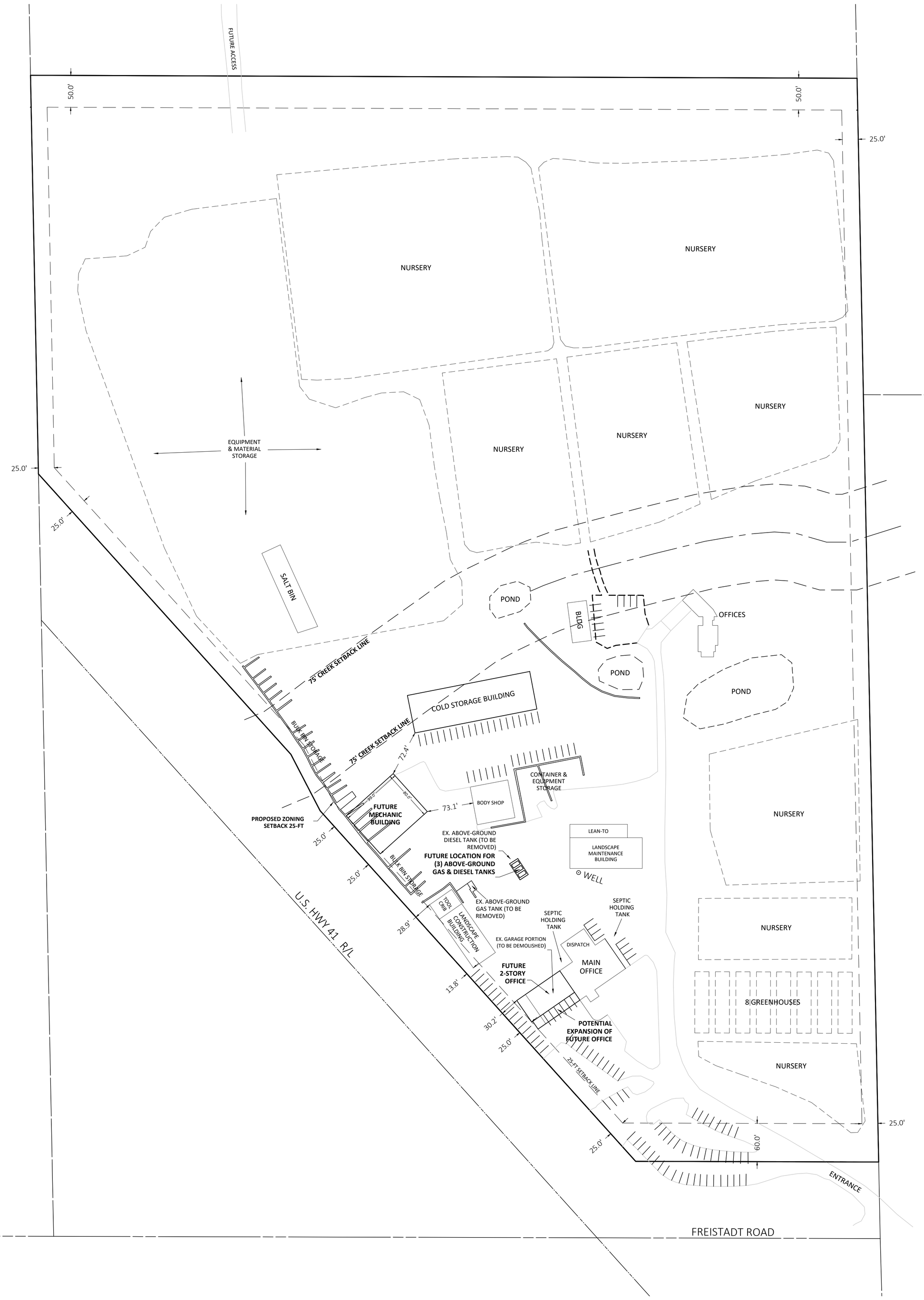
CONCEPT SITE PLAN



M SQUARED ENGINEERING LLC
N19 W6719 COMMERCE CT
CEDARBURG, WI 53012
PHONE (262) 376-4246
msquaredengineering.com

TITLE: ***CONCEPT SITE PLAN***
DAVID J. FRANK LANDSCAPE CONTRACTING INC. & ORANGE BLOSSOM, LLC
VILLAGE OF GERMANTOWN, WI

CLIENT:
DAVID J. FRANK LANDSCAPE
N120 W21350 FREISTADT ROAD
GERMANTOWN, WI 53022-1623

ORANGE BLOSSOM, LLC
N30W6880 LINCOLN BLVD
CEDARBURG, WI 53012-2266

PROJECT NO. 22-731-187	***DATE***	***DESCRIPTION OF REVISION***	***SURVEY COORDINATE SYSTEM***
HORIZ. SCALE: 1" = 80'	2/3/2023	CONCEPT SITE PLAN	***GEODETIC DATUM:*** NAD83 (2011) EPOCH 2010.00
DRAWN BY: A. DEGROOT	2/6/2023	REVISE SETBACKS AND NEW BUILDING LOCATIONS. ADD FUTURE ACCESS LOCATION	***HORIZ. PROJECTION:*** WISCONSIN STATE PLANE, SOUTH ZONE
CHECKED BY: M. HAHM			***VERTICAL DATUM:*** N/A

SHEET: **1** ***OF*** **2**

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CONCEPT SITE PLAN

M SQUARED ENGINEERING LLC
N19 W6719 COMMERCE CT
CEDARBURG, WI 53012
PHONE (262) 376-4246
msquaredengineering.com

TITLE:

CONCEPT SITE PLAN

DAVID J. FRANK LANDSCAPE CONTRACTING INC. & ORANGE BLOSSOM, LLC
VILLAGE OF GERMANTOWN, WI

CLIENT:

DAVID J. FRANK LANDSCAPE
N120 W21350 FREISTADT ROAD
GERMANTOWN, WI 53022-1623

ORANGE BLOSSOM, LLC
N30W6880 LINCOLN BLVD
CEDARBURG, WI 53012-2266

PROJECT NO. 22-731-187	***DATE***	***DESCRIPTION OF REVISION***	***SURVEY COORDINATE SYSTEM***
HORIZ. SCALE: 1" = 80'	2/3/2023	CONCEPT SITE PLAN	***GEODETIC DATUM:*** NAD83 (2011) EPOCH 2010.00
DRAWN BY: A. DEGROOT	2/6/2023	REVISE SETBACKS AND NEW BUILDING LOCATIONS. ADD FUTURE ACCESS LOCATION	***HORIZ. PROJECTION:*** WISCONSIN STATE PLANE, SOUTH ZONE
CHECKED BY: M. HAHM			***VERTICAL DATUM:*** N/A

SHEET: **1** *OF* **2**

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CERTIFIED SURVEY MAP (CSM), REZONING & SITE PLAN APPLICATIONS

2/13/23 Plan Commission Meeting

SPI Real Estate LLC / GFL Muskego LLC / V of Germantown

Village Staff Report & Recommendation **Germantown, Wisconsin**

Summary

James Marriott, agent for SPI Real Estate LLC and Stonecast Products, GFL Muskego LLC, and the Village of Germantown, property owners, is requesting approval of a 2-lot Certified Survey Map (CSM), Rezoning and Site Development and Building Plans for the development of a pre-cast concrete panel storage facility on 33.9 acres located within the Town 9 Business Park and Tax Increment District No. 9.

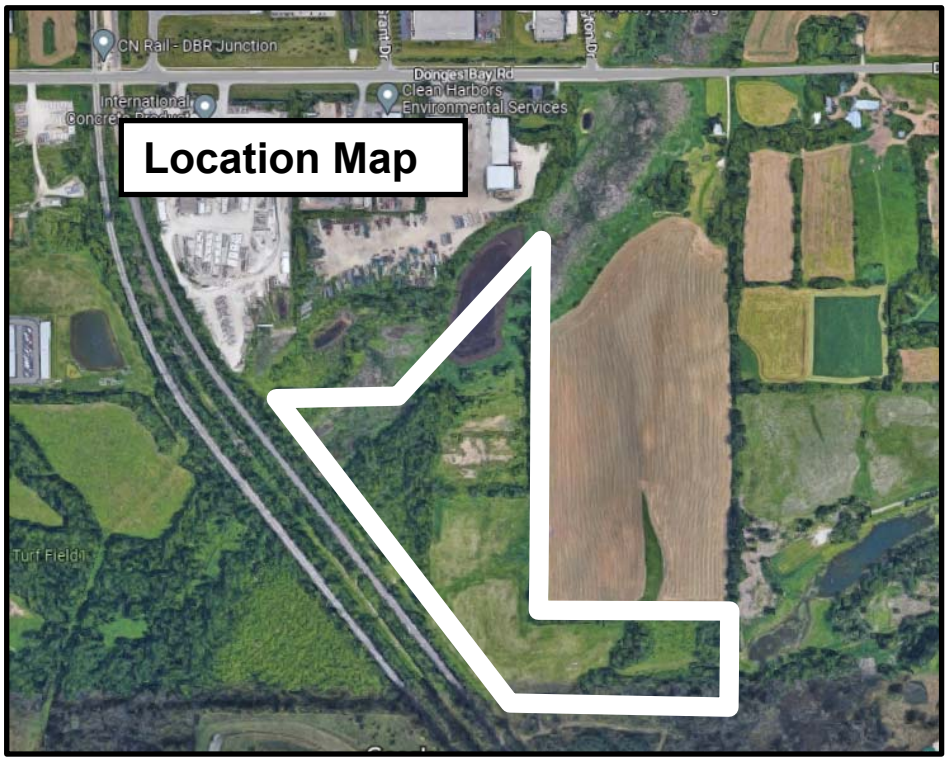
Property Location: Town 9 Parkway (TID#9)

Applicant/
Property Owner: James Marriott
SPI Real Estate LLC
N2512 Duplainville Rd
Waukesha, WI

GFL Muskego LLC
301 S Bedford Street
Madison, WI

Current Zoning: A-1: Agricultural **Proposed Zoning:** M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Business/Industrial	M-1
South	Industrial	M-2
East	Institutional	I
West	Agricultural	A-1



Background/Proposal

Tax Incremental District No. 9 (TID#9) is an "Industrial" TID located near the Donges Bay Road @ Wasaukee Road intersection. TID#9 was created in June 2022 to provide infrastructure financing necessary to support the creation of what is now called the "Town 9 Business Park" and the public infrastructure needed for the Village's new Department of Public Works facility.

In November 2022, the Village Board approved an amendment to the boundary for Tax Incremental Financing District No. 9 (TID#9). TID#9 was expanded to include 62 additional acres (100 acres total) including the 33.9 acres proposed by Stonecast Products for their new "satellite" storage facility.

Stonecast Products specializes in the manufacture and supply architectural and structural pre-cast products including complex architectural wall panels, pre-stressed structural insulated wall panels, structural columns, beams, and spandrels and other custom profiles used throughout the Midwest region in commercial, industrial, educational, medical and municipal building construction.
(source: https://www.stonecastproducts.com/)

At this time, James Marriott, agent for SPI Real Estate LLC and Stonecast Products, GFL Muskego LLC, and the Village of Germantown, property owners, is requesting approval of the following applications needed for development of the proposed pre-cast concrete panel storage facility:

1. Certified Survey Map (CSM) to re-divide a total of 53.6 acres into (2) parcels including a 33.9-acre parcel for the storage facility development;
2. Rezoning application to change the zoning for a 7.5-acre area from the existing A-1: Agricultural to the M-1: Limited Industrial District;
3. Site development and building plans for development of proposed Lot 2 (33.9 acres) for the pre-cast concrete panel storage facility, parking, driveway and internal circulation, storm water management, and water & sanitary sewer utilities into the site.

Rezoning Application

The Village has agreed to sell a 7.5-acre parcel to SPI Real Estate LLC to include in the 33.9-acre storage facility. This parcel is located along the railroad and is currently zoned A-1: Agricultural. The proposal includes combining the 7.5-acre parcel with the adjoining GFL property to be acquired by SPI Real Estate and rezone the 7.5 acres into the M-1: Limited Industrial District.

Certified Survey Map (CSM)

The proposed 2-lot CSM combines and re-divides the total 53.6 acres into the following parcels to facilitate the proposed storage facility development:

- Lot 1: a 19.7-acre parcel to be retained by the current owner, GFL Muskego LLC, for continued use as a material recycling and trucking operation accessible from Donges Bay Road;
- Lot 2: a 33.9-acre parcel for development of the pre-cast concrete storage facility

Site Development & Building Plans

The majority of the site will be utilized for the storage of precast concrete panels and a small portion utilized as a trailer staging area. As detailed in the site development plans, the proposed storage facility will have the following features:

Site Development

- A paved curb & gutter access driveway is being extended to the property from the DPW site within the Town 9 Parkway right-of-way; a short concrete apron from the driveway will connect to the compacted stone storage yard;
- The majority of the site will be filled with a base of compacted stone upon which the panels will be stored and for access within the site;
- Water and sewer service will be extended within the Town 9 Parkway ROW to the site (to east side of property near the driveway);
- Construct two (2) storm water management basins w/ associated swales;
- (155) 20’ x 40’ panel storage racks will be installed within the storage yard on a compacted stone base; a 30’ high travel crane, forklift and (20) flatbed trailers kept on site for moving & staging the panels for storage & transportation to/from the site;
- A concrete parking area adjacent to the building with (60) parking stalls is planned for future construction in Phase 2

Building Improvements

- Temporary office trailer w/ electricity & toilet facilities
- 80’ x 280’ (22,400 sqft) single-story building is planned for future construction in Phase 2

Plan of Operation

As discussed in the January 6, 2023 project narrative, Stonecast expects to commence construction this spring, completion in late summer, and operations beginning in the fall. Days and hours of operation will be Monday to Friday, 5:00am to 5:00pm. Phase 1 will have five (5) employees on site. Traffic volume is expected to be up to 10 incoming and 10-20 outgoing trips/day with most truck trips from 5:00am to 1:00pm.

Phase 1 will not include any manufacturing. Dust and blowing debris is not expected to be a problem; however, a water truck will be made available for dust control if necessary. The storage racks are 8’ high and the panels will extend up to 12’ high when stored in the racks.

Storm Water Management

A total of 774,725 sqft (17.8 acres) of impervious surfaces are proposed as part of the development o48% of the total 33.9-acre site leaving 52% in open/green space. Future development for the parking area and 80’ x 280’ building would not increase the impervious area.

The site consists of a mixture of woodlands and grasslands with a high point near the middle of the property that splits the site. One section drains northerly, and the other section drains southeasterly. To meet to the storm water management requirements of the Village, MMSD and the WisDNR, two storm water wet detention ponds will be

utilized for storm water management. The proposed site will be graded in a way that sheet drains runoff to two proposed basins. Approximately half of the site will sheet drain over the crushed stone to the proposed wet detention pond in the southeast corner and the other half will sheet drain to the proposed wet detention pond that extends along the northern site boundary. Proposed grassed swales will aid in promoting additional runoff routing to the proposed ponds.

The proposed wet detention pond located in the southeast corner will be constructed with a multi-stage outlet structure which has a 12" outlet pipe discharging to the southeast. The proposed wet detention pond located to the north will be constructed with a multistage outlet structure as well that will drain to the northwest through an 18" outlet pipe.

Landscaping & Buffering

The majority of the site will be mass graded, and a significant number of existing trees and other vegetation removed. The existing tree line along the east property line shared with the Village's DPW property will be removed to make room for the internal driveway along the east side of the storage area. A row of approximately (40) Arborvitae trees @ 10' spacing is proposed to serve as a buffer between the trailer staging area (and future building) on the north side of the storage yard and the DPW building & parking area. The existing tree line along the east-west property line shared with the Village DPW property will remain intact and serve as a buffer to the south. No other landscaping is proposed.

Lighting

No exterior lighting of the site is proposed at this time.

Signage

No signage is proposed at this time. It is anticipated that Stonecast Products will want/need some type of wayfinding signage installed along Donges Bay Road and/or Town 9 Parkway.

Wetland Exemption/Fill Permitting

Two (2) small, isolated wetland areas totaling .22 acres were identified on the property (highlighted in red on site plan sheets). The WisDNR has completed its review of the Applicant's non-federal wetland exemption application and determined that both wetlands are exempt and NOT regulated. Both wetlands are proposed to be filled as part of the site development. NOTE: both wetlands are part of larger wetlands that extend onto the Village DPW property.

Staff Comments

Community Development: Planning & Zoning

Stonecast Products is requesting approval for Phase 1 and does not include the future 80' x 280' (22,400 sqft) building or associated 60-stall parking area. The proposed operation does, however, include the installation of a temporary office trailer with toilet facilities for use by on-site employees. While understandable given so few employees, the Village Wastewater Utility Code does not necessarily provide for the use of temporary toilet facilities on an ongoing basis when public sewer & water are available (as in this case). Utility staff recommend that the temporary use of portable toilet facilities be allowed for a limited 2-year period of time with a requirement that a permanent sanitary system be installed (i.e., connect to the public sewer & water utilities provided by the Village at the property line).

Site development and building plans for future Phase 2 development will require Plan Commission review and approval.

The required wetland delineation for the overall site is incomplete. Only a portion of the delineation shown in the site plans is based on an up-to-date field investigation required by the Village. The wetland boundary shown in the northern portion of the site on the north side of the proposed storm water pond and swales is based on general information available from the WisDNR's Surface Water database and not the Village-sponsored delineation conducted by GRAEF Engineering for the Village's DPW property development (the two isolated wetlands that have WisDNR approval to be filled were delineated by GRAEF). Although the wetland area on the north side of the property remains to be properly delineated, the area is located adjacent to the North Crossway Channel waterway and within the furthest extent of the 100-Year Floodplain. Because no development is proposed in the vicinity of the 100-Year Floodplain area, it is unlikely that any of the perimeter grading/filling needed to create the storm water pond and swales are impacting the Village's 25' wetland setback or the wetland within it. Nonetheless, the wetland delineation needs to be completed within the property (but only south of the North Crossway Channel) prior to commencement of any grading/filling in this vicinity. If the proposed grading/filling impacts the delineated wetland boundary or 25' wetland setback, the owner shall obtain the necessary permits or revise the construction plan accordingly to avoid said impacts.

As shown on the site plan sheets, there is a 25' wide "hazardous liquid" pipeline easement granted to the Westshore Pipeline Company that runs along the east side of the railroad and across portions of the Stonecast property. According to their website, West Shore Pipe Line Company is a common carrier petroleum pipeline system that originates in the Chicago area and extends north to Granville, Wisconsin and then west and north to Madison, Wisconsin. The 650-mile pipeline system transports refined petroleum products to markets in northern Illinois and Wisconsin from the greater Chicago area. The site plans indicate that some grading/filling will be done within portions of the easement but no directly over the identified pipe location. The owner should make contact with West Shore Pipe Line to discuss the proposed development plan and impact on the easement. Copies of any communication and/or permits indicating the approval (or denial) of any proposed development activities should be provided to the Village prior to commencement of construction.

Although the owner does not anticipate any problem with blowing dust or other materials from the site, conditions may exist in either the short or long-term when mitigating measures may be needed to control dust or the tracking of dirt or stone from the site onto the adjoining property or right-of-way. The owner should be responsible for provide clean-up or other mitigation measures to control any dust, dirt or other debris from impacting adjoining properties within a reasonable amount of time, e.g., within 24-hours of being contacted by the Village or other property owner.

With respect to the issue of visual screening, Section 17.33(1)(a) of the M-1: Limited Industrial Zoning District regulations provides that:

> *"Building and yards for the storage and wholesale of goods and materials other than chemical, flammable, liquid, gaseous, vaporous or explosive substances where such goods or materials are temporarily stored inside a building or within an open area visually screened from public streets or highways and adjacent nonindustrial uses."*

The type and amount of visual screening proposed by the owner is insufficient to adequately screen the concrete panel storage yard and trailer staging area from view of the adjacent Village DPW facility.

As discussed above, the owner intends to completely remove the existing, well established tree line located along the common property line shared with the DPW property. In an effort screen the storage yard, the owner proposes to install approximately 40 Arborvitae trees @ 10' spacing along the northernmost portion of that common line (the size at planting is TBD). While it is not known exactly what types of trees and shrubs exist in the tree lines on the perimeter of the property (no tree survey was prepared), they are likely made up of mostly deciduous and/or invasive trees. Nevertheless, the type, height, width, age, and amount of vegetation in these tree lines presents a natural and already present buffer from which to add onto, if necessary, or simply maintain without the need to create a buffer from nothing.

While the Plan Commission needs to determine to what extent a buffer is required between these two uses, Staff recommends that either then site plan be revised to leave intact all or most of the tree line along the east property line with some additional evergreen trees and shrubs, or, a buffer be re-established along the east property line comprised of the following:

- 20'-30' wide buffer easement
- Earthen berm 5'-8' height with a minimum 3' wide crown and asymmetrical undulations to appear natural and plantings on the crown and outer down slopes
- 3-4 deciduous canopy trees per 100 linear feet (25'-30' spacing)
- 5-8 understory trees per 100 linear feet (10'-20' spacing)
- 5-8 evergreen trees per 100 linear feet (10'-20' spacing)
- 25 evergreen shrubs per 100 linear feet (equally spaced)

The end result of a landscaped buffer meeting these requirements is intended to create a buffer similar to that installed along the Capstone 41 industrial park on Holy Hill Road.

Staff has requested that a couple graphics be prepared to help the PC determine what, if any, additional landscaping buffer should be required, including a cross-section of the site to help visual the relative elevation of the storage yard to the DPW facility property, and the site plan superimposed over an aerial photo of the existing site conditions.

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

- February 8, 2023, memo from Larry Ratayczak, Public Works Director (Engineering & SWMP plans)
- February 3, 2023, memo from Burt Naumann, GRAEF (CSM)

Community Development: Inspection Services
No comment.

Fire & Police Departments
No comment.

VILLAGE STAFF RECOMMENDATIONS

APPROVE rezoning approximately 7.5 acres from the A-1: Agricultural Zoning District to the M-1: Limited Industrial Zoning District as proposed.

APPROVE the 2-lot Certified Survey Map (CSM) for the 53.6-acre property subject to the following condition:

1. The CSM shall be revised to reflect the Village Surveyor comments contained in the February 3, 2023, review memo prior to recording the CSM.

APPROVE the site development plans for development of the Stonecast Products pre-cast concrete panel storage facility proposed for Lot 2 (33.9 acres) subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:

a. Civil Engineering plans dated Jan 23, 2023.
b. Storm Water Management (SWMP) plans dated Jan 23, 2023;
c. Plan of Operation dated January 6, 2023

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

3. All the outstanding items and issues identified in the following review Village Staff memos shall be resolved and reflected in additional information and/or revised plans submitted to Village Staff for further review, comment and approval prior to commencing any site construction or issuance of building permits (excluding “early start” site clearing and footing/foundation work approved by the Village and/or WI DSPS):
    a. February 8, 2023, memo from Larry Ratayczak, Public Works Director (Engineering & SWMP plans)
    b. February 3, 2023, memo from Burt Naumann, GRAEF (CSM)

4. The temporary use of portable toilet facilities shall be allowed for a time period not to exceed two (2) years from the date of Site Plan approval. No later than two (2) years from the date of Site Plan approval, any on-site toilet shall be connected to the public sewer & water utilities.

5. Site development and building plans for future Phase 2 development will require Plan Commission review and approval.

6. The wetland delineation needs to be completed within the property (but only south of the North Crossway Channel) prior to commencement of any grading/filling in this vicinity. If the proposed grading/filling encroaches into the delineated wetland boundary or the 25’ wetland setback from said wetland boundary, the owner shall obtain the necessary permits or revise the construction plan accordingly to avoid and/or compensate for said impacts.

7. The Owner shall make contact with West Shore Pipe Line Company to discuss the proposed development plan and impact on the easement. Copies of any communication and/or permits indicating the approval (or denial) of any proposed development activities should be provided to the Village prior to commencement of construction.

8. The Owner shall be responsible for controlling and otherwise keeping any dust, dirt or other debris from impacting adjoining properties. The owner shall provide ongoing or as-needed measures within a reasonable amount of time not to exceed 24-hours after being contacted by the Village or other property owner.

The owner shall provide up-to-date contact information to the Village for the person(s) to be contacted in the event a complaint is filed with the Village.

9. The type and amount of visual screening proposed by the owner is insufficient to adequately screen the concrete panel storage yard and trailer staging area from view of the adjacent Village DPW facility. The Owner shall either revise the site plan to leave intact all or most of the tree line along the east property line with some additional evergreen trees and shrubs, or a visual buffer be re-established along the east property line comprised of the following:
    a. 20'-30' wide buffer easement
    b. Earthen berm 5'-8' height with a minimum 3' wide crown and asymmetrical undulations to appear natural and plantings on the crown and outer down slopes
    c. 3-4 deciduous canopy trees per 100 linear feet (25'-30' spacing)
    d. 5-8 understory trees per 100 linear feet (10'-20' spacing)
    e. 5-8 evergreen trees per 100 linear feet (10'-20' spacing)
    f. 25 evergreen shrubs per 100 linear feet (equally spaced)

   A revised landscape plan shall be prepared and submitted to the Plan Commission for review and approval.

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

11. Right-of-way permits are required for any/all construction conducted in the Town 9 Parkway right-of-way. Contact the Public Works Department/Highway Superintendent for permit submittal requirements.

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

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

Date : February 8, 2023

Re : Stonecast Products

Items Reviewed:

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General Comments:

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C2.1 & C2.2 Site Grading Plans

1. *Plans propose sheet flowing a large gravel area at 5% slope to a 3:1 slope. Provide calcs showing the 3:1 is stable and will not be an erosion problem.*
2. *Provide a trash grate with detail for the outlet orifices.*
3. *Provide a level spreader with detail at the pond outlets.*

Stormwater Management Plan

□□ Provide soil borings for the site.

2. *The existing site appears to have three discharge locations. Spilt subcatchment 2 into two areas. One that represents the flow to the wetlands to the north and one that represents the flow from the eastern portion that drains southeast.*

3. *Provide documentation that the proposed flow to the southeast (from pond 2) does not increase flows over the existing.*
4. *Revise proposed conditions to use a CN of 98 for gravel surfaces.*
□□ Revise winter season dates to the corrects dates in SLAMM.
6. *Per WDNR guidance type C soils shall be modeled as clayey in SLAMM.*
7. *Change land use to industrial in SLAMM.*
8. *Wet Pond 1 in SLAMM model shows a standpipe diameter of 2.83'. Plans shows two 24" diameter standpipes.*

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

GRAEF

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February 3, 2023

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

SUBJECT: GFL Muskego LLC CSM Review

Certified Survey Map

Applicant or Owner: DFL Muskego LLC
Land Surveyor/Firm: Christopher A. Jackson / CJ Engineering

1. The CSM # should be labeled adjacent to the East property line.

2. The bearing along the west line of Lot 1 (N 00 28 32 W) does not match the bearing in the legal description.

3. The railroad right of way width should be labeled.

4. All existing utility and drainage easements with recording information will be shown and dimensioned.

5. **All** wetlands will be delineated by an approved and certified wetland specialist.

6. All wetland mapping will be done by a Professional Land Surveyor registered in the State of Wisconsin.

7. Should stream and wetland setback lines be shown on the Certified Survey Map document, the following note will be added:

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

8. A Mortgagee Certificate will need to be included, if applicable.

9. Label the recording information for the document used to dedicate the Donges Bay Road right of way.

10. Professional Land Surveyor's seal and signature on all sheets.

11. Soil borings should be labeled, and their results provided with the CSM.

12. The last paragraph of the Surveyor's Certificate should reference "Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same".

No further review comments.

Document Approval and Recording

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

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

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

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

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

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

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

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

Sincerely,

Burt J. Naumann, PLS
Senior Vice President

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

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

Date : December 14, 2022

Re : Stonecast Products

Items Reviewed:

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C2.1 & C2.2 Site Grading Plans

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Stormwater Management Plan

□□ Provide soil borings for the site.

2□ The existing site appears to have three discharge locations. Spilt subcatchment 2 into two areas. One that represents the flow to the wetlands to the north and one that represents the flow from the eastern portion that drains southeast.

- □□ Provide documentation that the proposed flow to the southeast (from pond 2) does not increase flows over the existing.
- □□ Revise proposed conditions to use a CN of 98 for gravel surfaces.
- □□ Revise winter season dates to the corrects dates in SLAMM.
- □□ Per WDNR guidance type C soils shall be modeled as clayey in SLAMM.
- □□ Change land use to industrial in SLAMM.
- □□ Wet Pond 1 in SLAMM model shows a standpipe diameter of 2.83'. Plans shows two 24" diameter standpipes.

Village of Germantown
Willkommen

FEES MUST BE PAID AT TIME OF APPLICATION

$200 Plan Commission Consultation
$1,085 Rezoning
$1,240 PDD < 5 acres
$2,095 PDD 5-20 acre site
$3,460 PDD > 20 acre site

Date Paid: 1/23/23 Received by:

REZONING & PDD APPLICATION

Pursuant to Section 17.51 of the Municipal Code

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

1

APPLICANT OR AGENT

SPI Real Estate LLC
James R. Marriott
W229 N2512 Duplainville Road
Waukesha, WI 53186
Phone (414) 333-0012
E-Mail jmarriott@marriottconstruction.com

PROPERTY OWNER

Village of Germantown
PO Box 337
Gemantown, WI 53022
Phone ( )
E-Mail

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
Donges Bay Road & Wasaukee Road	GTNV_362999

3

REZONING REQUEST

FROM	TO
A-1: Agricultural	M-1: Limited Industrial

4

METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

Parcel 2 of CSM 5028 being a part of the Southeast 1/4 of the Northwest 1/4 of Section 36 Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin

5 PURPOSE OF REZONING REQUEST

Applicant is requesting a rezone for this parcel for the development of a pre-cast concrete panel storage yard. The parcel is currently zoned as Agricultural (A-1) while all the adjacent parcels are zoned M-1: light industrial. Said parcel is land locked between adjacent parcels and the Fox Valley & Western LTD Railroad/Wisconsin & Southern Railroad with no public right of way access. The Applicant is proposing to purchase said parcel and combine with the adjacent parcel to the east, once rezoned, in order to maximize their project space potential.

5

6 SUPPORTING DOCUMENTATION:

☒ Plat of Survey (1:100)

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

7 READ AND INITIAL THE FOLLOWING:

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

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

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

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

8 SIGNATURES – ALL APPLICATIONS MUST BE SIGNED BY OWNER!

_____ 1/23/2023
Applicant Date

_____ 1/23/2023
Owner Date

Village of Germantown
...Willkommen

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

Paid LH Date 1/16/23

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

SPI Real Estate LLC
James R. Marriott
W229 N2512 Duplainville RD
Waukesha, WI 53186
Phone (414) 333-0012
Fax ( )
E-Mail jmarriott@marriottconstruction.com

PROPERTY OWNER

GFL Muskego LLC
301 S Bedford St. Ste 1
Madison, WI 53703

Phone (262) 679-0860

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
Donges Bay Rd & Wasaukee Rd	GTNV_361996001 GTNV_361996 GTNV_362999

3 PURPOSE OF LAND SPLIT

Redivision of Lot 2 of CSM 4324, Parcel 2 of CSM 5028 and lands for purpose of Creating Lot for proposed development	Will the land split require rezoning? No	
	From	To

4 READ AND INITIAL THE FOLLOWING:

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

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

JMM 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.

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

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

JMM 1/16/2023
Applicant Date

JMM 1/16/2023
Owner Date

CERTIFIED SURVEY MAP NO. _____

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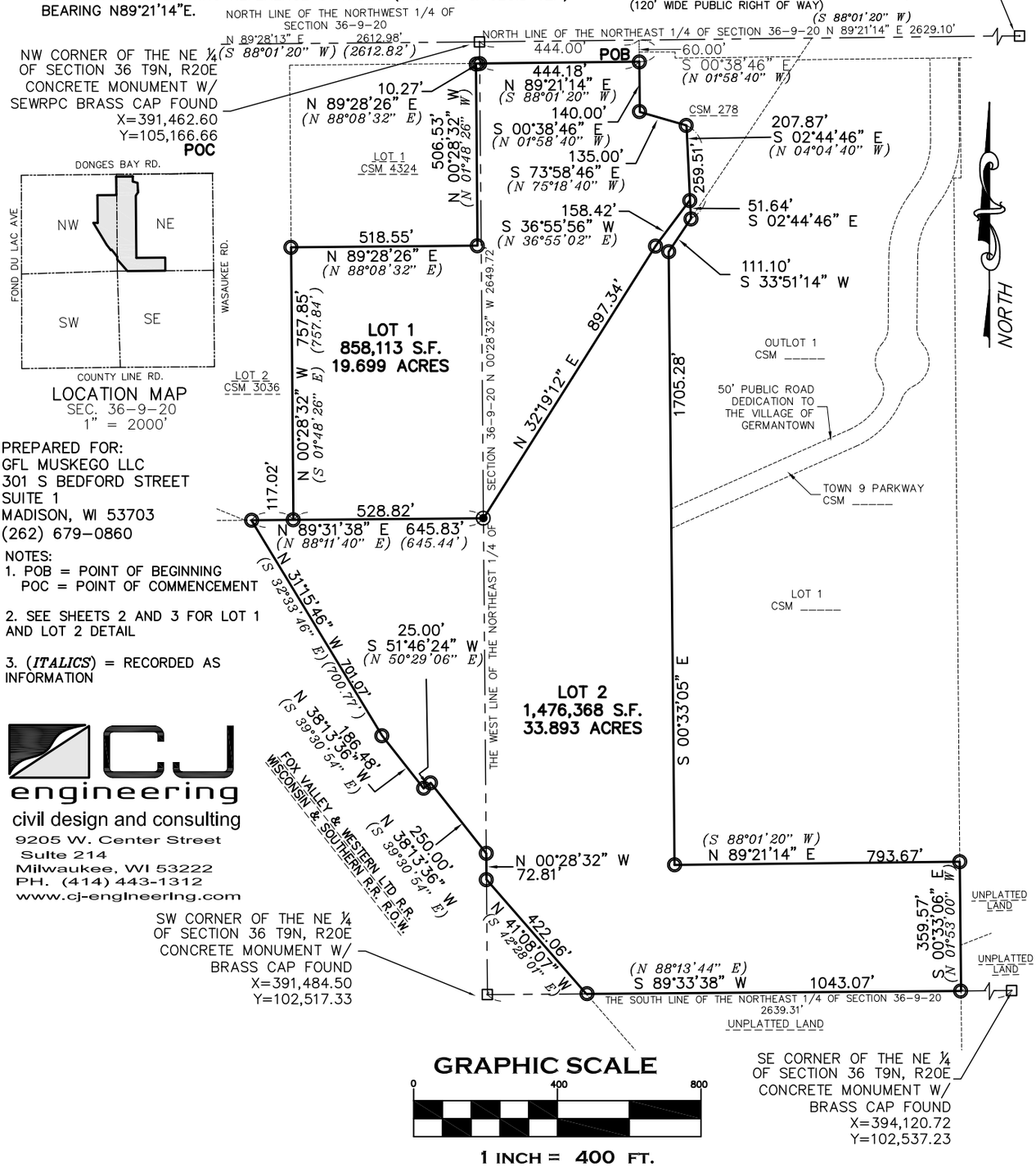
- ○ – INDICATES 1" IRON PIPE SET
- ◉ – INDICATES ¾" IRON ROD FOUND

ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT.

ALL BEARINGS SHOWN ARE REFERENCED TO THE NORTH LINE OF THE NE ¼ OF SECTION 36, T9N, R20E, WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), WASHINGTON COUNTY. NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOID 12A) BEARING N89°21'14"E.



LOCATION MAP
SEC. 36-9-20
1" = 2000'

PREPARED FOR:
GFL MUSKEGO LLC
301 S BEDFORD STREET
SUITE 1
MADISON, WI 53703
(262) 679-0860

NOTES:
1. POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT

2. SEE SHEETS 2 AND 3 FOR LOT 1 AND LOT 2 DETAIL

3. (*ITALICS*) = RECORDED AS INFORMATION

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOT 2 OF CERTIFIED SURVEY MAP No. 4324, PARCEL 2 OF CERTIFIED SURVEY MAP No. 5028 AND LANDS ALL BEING A PART OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN

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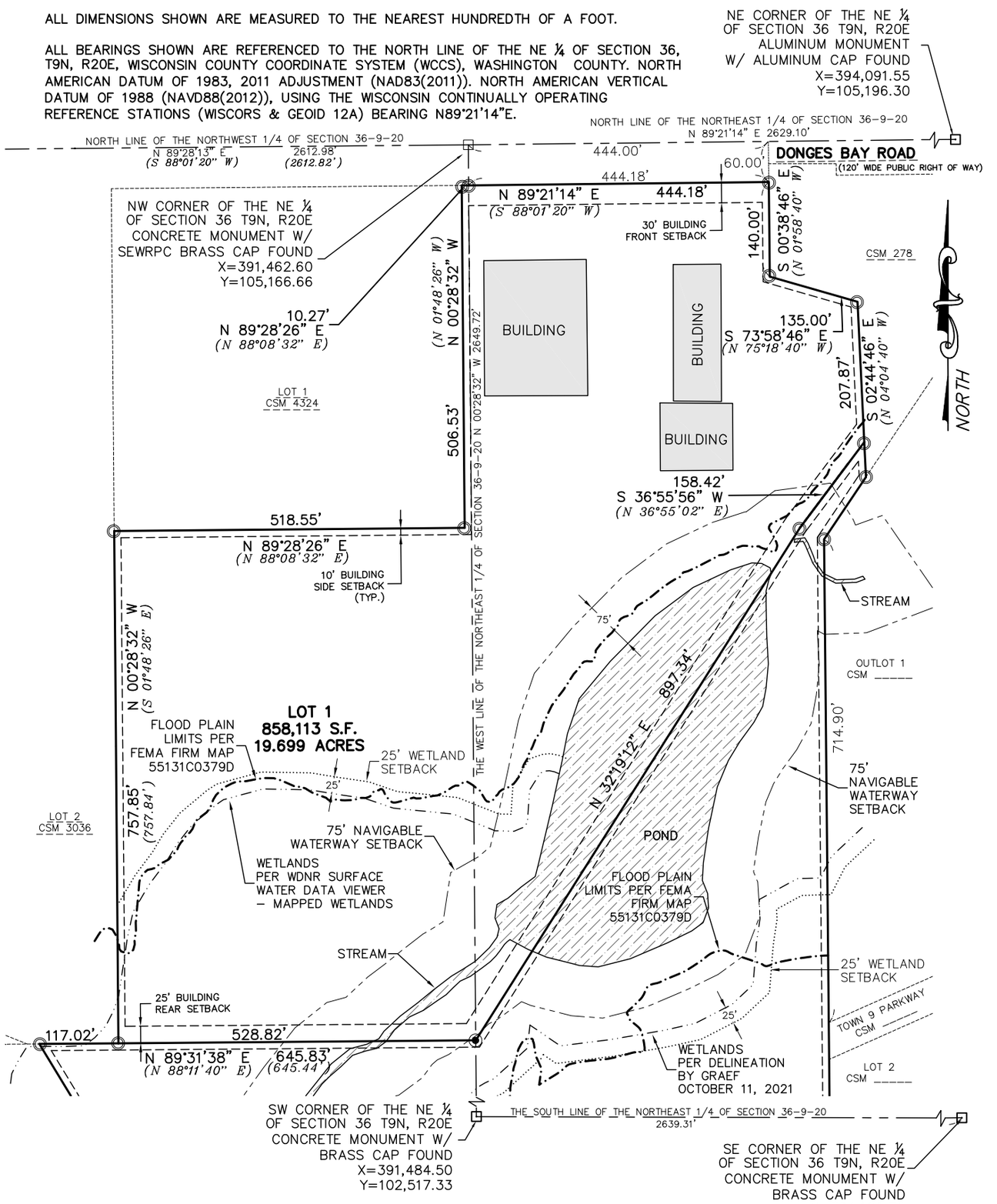

GRAPHIC SCALE

0 200 400

1 INCH = 200 FT.

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

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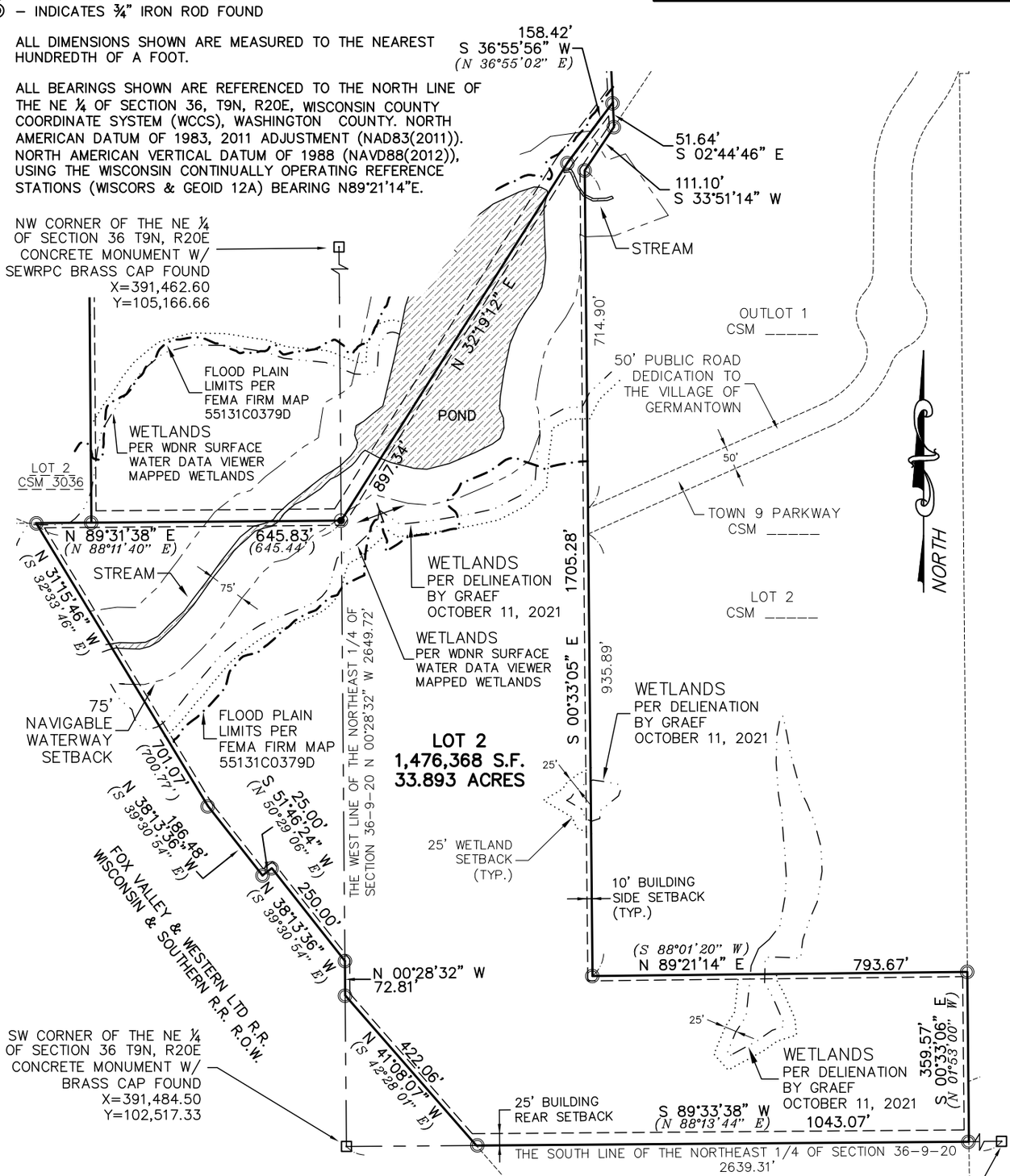

GRAPHIC SCALE

0 300 600

1 INCH = 300 FT.

THIS INSTRUMENT DRAFTED BY CHRISTOPHER A. JACKSON, S-2851

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SURVEYOR'S CERTIFICATE

I, CHRISTOPHER JACKSON, A PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY:

THAT I HAVE SURVEYED, MAPPED AND DIVIDED A REDIVISION OF LOTS 2 OF CERTIFIED SURVEY MAP No. 4324, PARCEL 2 OF CERTIFIED SURVEY MAP No. 5028 AND LANDS ALL BEING A PART OF THE NORTHWEST ¼ AND SOUTHWEST ¼ OF THE NORTHEAST ¼ AND THE NORTHEAST ¼ AND SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST ¼ OF SECTION 36, THENCE N 89°21'14" E 444.00 FEET ALONG THE NORTH LINE OF SAID NE 1/4 SECTION; THENCE S 00°38'46" E 60.00 FEET TO THE SOUTH R.O.W. LINE OF DONGES BAY ROAD AND THE POINT OF BEGINNING OF LANDS TO BE DESCRIBED; THENCE S 00°38'46" E 140.00 FEET; THENCE S 73°58'46" E 135.00 FEET; THENCE S 02°44'46" E 259.51 FEET; THENCE S 33°51'14" W 111.10 FEET; THENCE S 00°33'05" E 1705.28 FEET; THENCE N 89°21'14" E 793.67 FEET; THENCE S 00°33'06" E 359.57 TO THE SOUTH LINE OF THE NORTHEAST 1/4 SECTION; THENCE S 89°33'38" W ALONG SAID SOUTH LINE 1043.07 FEET; THENCE N 41°08'07" W 422.06 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 SECTION; THENCE N 00°28'32" W ALONG SAID WEST LINE 72.81 FEET; THENCE N 38°13'36" W 250.00 FEET; THENCE S 51°46'24" W 25.00 FEET; THENCE N 38°13'36" W 186.48 FEET; THENCE N 31°15'46" W 701.07 FEET; THENCE N 89°31'38" E 117.02 FEET; THENCE N 00°28'32" W 757.85 FEET; THENCE N 89°28'06" E 518.55 FEET; THENCE N 00°28'26" E 506.53 FEET TO THE SOUTH R.O.W. LINE OF DONGES BAY ROAD; THENCE N 89°28'26" E ALONG SAID R.O.W. LINE 10.27 FEET; THENCE N 89°21'14" E ALONG SAID R.O.W. LINE 444.18 FEET TO THE POINT OF BEGINNING;

CONTAINING: 2,334,481 SQUARE FEET OR 53.592 ACRES

THAT I HAVE MADE SUCH SURVEY, MAP AND LAND COMBINATION BY THE DIRECTION OF SPI REAL ESTATE LLC, AND GFL MUSKEGO LLC, OWNERS OF SAID LAND.

THAT SUCH MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE COMBINATION THEREOF MADE.

THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF CHAPTER 236 OF THE STATUTES OF THE STATE OF WISCONSIN AND THE REGULATIONS OF THE VILLAGE OF GERMANTOWN IN SURVEYING, MAPPING AND COMBINING THE SAME.

DATED THIS _____ DAY OF _____, 20 __.

_____

CHRISTOPHER A. JACKSON
PROFESSIONAL LAND SURVEYOR, S–2851
STATE OF WISCONSIN

CERTIFIED SURVEY MAP NO._____

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OWNER'S CERTIFICATE

SPI REAL ESTATE LLC, A LIMITED LIABILITY COMPANY AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, SPI REAL ESTATE LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES R. MARRIOTT, REGISTERED AGENT, THIS _____ DAY OF _____ , 20__.

_____
JAMES R. MARRIOTT, REGISTERED AGENT

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 20___, JAMES R. MARRIOTT, TO ME KNOWN TO BE THE REGISTERED AGENT OF SPI REAL ESTATE, LLC. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID LLC AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES_____,20___

OWNER'S CERTIFICATE

GFL MUSKEGO LLC, A LIMITED LIABILITY COMPANY AND EXISTING UNDER THE LAWS OF THE STATE OF WISCONSIN AS OWNER, DOES HEREBY CERTIFY THAT SAID COMPANY CAUSED THE LAND DESCRIBED ON THIS MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED ON THIS MAP.

IN WITNESS WHEREOF, GFL MUSKEGO LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, REGISTERED AGENT, THIS_____ DAY OF_____ , 20__ .

_____
_____, REGISTERED AGENT

STATE OF WISCONSIN)
SS
COUNTY)

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 20___, _____, TO ME KNOWN TO BE THE REGISTERED AGENT OF GFL MUSKEGO, LLC. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID LLC AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES_____,20___

CERTIFIED SURVEY MAP NO._____

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VILLAGE OF GERMANTOWN PLANNING COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF GERMANTOWN ON THIS ___ DAY OF _____ 20__.

_____ _____

DEAN WOLTER, CHAIRMAN DATE

_____ _____

LAURA A. JOHNSON, SECRETARY DATE

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 20___, DEAN WOLTER AND LAURA A. JOHNSON, TO ME KNOWN TO BE THE CHAIRMAN AND SECRETARY OF THE VILLAGE OF GERMANTOWN PLANNING COMMISSION. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES_____,20___

VILLAGE OF GERMANTOWN BOARD APPROVAL

THIS CERTIFIED SURVEY MAP, BEING A DIVISION OF THE NE ¼ AND NW ¼ OF SECTION 36, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN, HAVING BEEN APPROVED BY THE PLANNING COMMISSION BEING THE SAME, IS HEREBY APPROVED AND ACCEPTED BY THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF GERMANTOWN ON THIS ___ DAY OF _____, 20__.

_____ _____

DEAN WOLTER, VILLAGE PRESIDENT DATE

_____ _____

DEANNA BRAUNSCHWEIG, WCMC/CMC, VILLAGE CLERK DATE

STATE OF WISCONSIN)
WASHINGTON COUNTY) SS

PERSONALLY CAME BEFORE ME THIS_____DAY OF_____, 20___, DEAN WOLTER AND DEANNA BRAUNSCHWEIG, TO ME KNOWN TO BE THE PRESIDENT AND CLERK OF THE VILLAGE OF GERMANTOWN BOARD. AND THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND ACKNOWLEDGED THE SAME.

_____
NOTARY PUBLIC, STATE OF WISCONSIN
MY COMMISSION EXPIRES_____,20___

Village of Germantown ...Willkommen

Fee must accompany application

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

PAID $ _____ DATE 11-14-22

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 **APPLICANT OR AGENT**

JIM MARRIOTT
1701 CEDAR BEND
HARTLAND, WI. 53029

Phone (414) 333-0012
E-Mail JMARRIOTT@MARRIOTTCONSTRUCTION.COM

PROPERTY OWNER

STONECAST PRODUCTS
N112 W14343 MEQUON RD.
GERMANTOWN, WI 53022

JIM MARRIOTT

Phone (414) 333-0012
E-Mail JMARRIOTT@MARRIOTTCONSTRUCTION.COM

2 **PROPERTY ADDRESS**

28 ACRES NORTH OF DANCE BAY. ADJACENT TO VILLAGE OF GERMANTOWN NEW DPW BUILDING

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

North	South	East	West
INDUSTRIAL	RAILROAD	INDUSTRIAL	INDUSTRIAL

4 **READ AND INITIAL THE FOLLOWING:**

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

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

JM 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!

James P Marriott 11/11/2022
Applicant Date

James P Marriott 11/11/2022
Owner Date

November 22, 2022

Revised January 6, 2023

Lori Johnson, Planning Assistant
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

Re: Stonecast Products, Inc. Site Expansion
Explanation Letter for 24-acre site located on Donges Bay Rd adjacent to the new Germantown DPW facility

Dear Lori:

We are submitting the following site and grading drawings for a new yard and potential expansion facility for Stonecast Products, Inc.

As the Planning Department is aware, Stonecast has been looking for land in Germantown to expand its operations. This land became available as a result of the Village's new DPW facility. We believe this is an excellent location as it is close to our existing facility, and it borders heavy industrial zoning and a railroad track.

We are currently landlocked at our current location without any opportunity to expand. We have outgrown our facility and without this additional land, we cannot meet the growing demand for our products.

Description of the Site Development and Operations:

1) Timeframe for Development of the Site: We anticipate starting the grading/sitework in June of 2023 with completion late Summer 2023. All of the grading for Phase 1 and 2 will be completed at this time.
2) Commencement of Operations on the Site: We expect to begin our Yard Operations on the site in Fall 2023. The construction of the proposed new building (Phase 2) is undetermined at this time.
3) Operations Description:
    a. Days of Hours of Operation: M-F 5:00am – 5:00pm
    b. # of FT & PT employees onsite: 5 employees (Phase 1).
    c. There will be a trailer with electric and toilet facilities onsite.
    d. Activities to occur on the site: Our Yard Operations would include the storage, handling & patching of our precast wall panels. There will be 8-10 incoming trips per day coming from our plant on Mequon Road. Also, there will be between 10-20 outgoing deliveries per day depending on our delivery schedule. Most trucking occurs between 5:00am and 1:00pm. The majority of stored panels will remain in the yard for 30-90 days.
    e. Equipment to be used onsite: There will be one 30-foot tall travel crane , one forklift & 20 flat bed trailers.

f. Methods to mitigate onsite impacts: We don't expect the site to be dusty due to the fact that we will be using recycled asphalt and traffic bond. We do own a water trailer and would use it when necessary. No operations or driveways will be directly on the ground or dirt.
g. With no manufacturing onsite, debris and blowing insulation will not be a concern.
h. The storage racks are 8' high. When concrete wall panels are stored in the racks, the panel height will be approximately 12' high.
i. We have no proposed pole lighting for this storage operation.

We are excited to be providing the precast for your new DPW facility. We are looking forward to expanding our operations and increasing our investment in the Germantown community.

Sincerely,

James R Marriott, Owner
Stonecast Products, Inc.

Date: 1/23/2023

9205 W. Center Street
Suite 214
Milwaukee, WI 53222
(414) 443-1312

Village Review Response Memorandum:

To: Village of Germantown

Project: Stonecast Off-Site Storage

Project Address: Donges Bay Road & Wasaukee Road

Comments Received: 1-5-2023

Note: Comment responses pertaining to CJ Engineering are shown in *Red Italics.*

Plans Reviewed:

Civil Plan Set	**Dated: 11-14-2022**
Stormwater Management Plan	**Dated: 11-14-2022**

Comments From Village Engineering Consultant: Brad Seubert

General Comments:

1. Please respond to each item below. A written response addressing each item shall be included in your submittal. *Response: A written response has been provided.*
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction. *Response: This is understood, no further response required.*
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval. *Response: NOI approval letter to be provided upon receipt.*
4. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items). *Response: As-Builts will be provided to the village post construction.*
5. Provide an existing site survey. *Response: Existing site survey has been provided with the latest submittal.*
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans. *Response: PE original seal, signature and date will be provided on the final set of civil construction plans*
7. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment. *Response: This is understood, no further comment required.*

C2.1 & C2.2 Site Grading Plans

1. Plans propose sheet flowing a large gravel area at 5% slope to a 3:1 slope. Provide calcs showing the 3:1 is stable and will not be an erosion problem. *Response: Calcs have been provided as a separate document that shows Class II Type B erosion matting provides the permissible sheer stress strength for the 100 year storm events.*
2. Provide a trash grate with detail for the outlet orifices. *Response: Trash grate detail has been added to the plans and called off as such for each outlet orifice as requested.*
3. Provide a level spreader with detail at the pond outlets. *Response: Level spreader and detail have been added to the plans as requested.*

Stormwater Management Plan

1. Provide soil borings for the site. *Response: Soil borings to be provided upon receipt.*
2. The existing site appears to have three discharge locations. Spilt subcatchment 2 into two areas. One that represents the flow to the wetlands to the north and one that represents the flow from the eastern portion that drains southeast. *Response: Subcatchment has been revised as requested.*
3. Provide documentation that the proposed flow to the southeast (from pond 2) does not increase flows over the existing. *Response: revised HydroCAD report shows that flow to the southeast wetlands is not increased as compared to existing conditions.*
4. Revise proposed conditions to use a CN of 98 for gravel surfaces. *Response: CN Values have been revised*
5. Revise winter season dates to the corrects dates in SLAMM. *Response: WinSLAMM has been revised as requested*
6. Per WDNR guidance type C soils shall be modeled as clayey in SLAMM. *Response: WinSLAMM has been revised as requested*
7. Change land use to industrial in SLAMM. *Response: WinSLAMM has been revised as requested*
8. Wet Pond 1 in SLAMM model shows a standpipe diameter of 2.83'. Plans shows two 24" diameter standpipes. *Response: WinSLAMM has been revised as requested*

Comments From Village Staff

Community Development Department

1. The two parcels that comprise the property (currently owned by GFL & Village of Germantown) need to be combined into one parcel by certified survey map. More importantly, the parcel, once combined (or individually before combination), needs to be rezoned into the M-1: Limited Industrial District. These two tasks require separate applications and are prerequisites for the Village to move forward on the project. Contact Lori Johnson for those forms and submit as soon as possible. *Response: CSM has been submitted to the Village on January 13, 2023. Rezoning Application has been submitted to the Village as well.*

2. What is the ownership status of the two parcels? (currently owned by GFL & Village of Germantown). *Response: Land is currently under contract by Jim Marriot of SPI Real Estate LLC, the purchasing entity of said lands.*

3. The DNR Surface Water Viewer database shows wetland encroaching into the tree line on the north side of the Village-owned parcel. But the wetland boundary shown on the plan set appears to end at the tree line. What is the source of the wetland delineation boundary along the north side of the site? In your December 12, 2022 General Permit Application to fill the two isolated wetlands further south on the property (straddling the common property line with the Village DPW property), you seem to indicate that the wetland areas on your property were delineated/investigated by GRAEF as part of their work for the DPW facility project. However, the GRAEF wetland investigation and delineation did not include the entire area that you are now proposing for development as part of the storage yard

project (only a portion of the GFL parcel was investigated and not the Village parcel being acquired). Sheet C1.0 of your plan set shows that the GRAEF delineation ends at about the ¼ section line where the north property line of the GFL parcel bends northeasterly. Please send us a copy of the delineation done for remaining wetland boundary across the Village parcel. *Response: Wetland limits have been revised in the area of question to reflect the wetland limits depicted on the WDNR surface water data viewer. Grading limits of the project will not impact the wetlands in this area or encroach withing the 25' wetland setback. Wetland Delineation will be provided upon receipt once feasible conditions for wetland delineation are present.*

4. What is the status of your wetland fill applications for the two isolated wetlands? According to the DNR's ePermitting system, the application was completed on December 20, 2022. When do expect to receive a decision? *Response: Wetland fill application has been revised and resubmitted to the WDNR for a Non-federal Urban Wetland Exemption. Permit approval to be provided upon receipt.*

5. As we discussed previously, outdoor storage yards are a permitted use in the M-1 District provided they are "visually screened from public streets or highways and adjacent non-industrial uses". How do you intend to screen the yard along the common property line with the Village's DPW site? Will the existing tree line, in whole or in part, be left intact to accomplish the required screening? If so, provide details about the amount/width and type of tree line that will be retained. If not, provide details on how screening will be provided (along the north-south & east-west common property lines shared with the DPW facility). A detailed landscaping plan is required that specifically shows where trees will be planted on the site, what type, quantity, and size at time of planting. *Response: Landscaped screening elements have been added to the revised site plan.*

6. The existing driveway to your primary operation on the south side of Mequon Road has a concrete approach. Is that a DOT requirement? Is it necessary for purposes of controlling the tracking of dust, mud, or stone onto the roadway? Is a similar paved approach proposed for the storage yard before existing onto the Town 9 Parkway cul-de-sac? *Response: Existing drive constructed during time of Mequon road improvement by DOT. Proposed concrete apron has been shown on revised plan set.*

7. The plans indicate a gas pipeline traversing the property east of the railroad (by way of the note "Petro Pipeline Marker"). The grading plan on sheet C2.2 indicates that grading/filling will be done as close as 10'-15' from that pipeline. Is there an easement within which that pipeline is located? If so, the easement location should be shown on the plans. More importantly, has the operator (I believe TC Energy-ANR Pipeline) been contacted and your plans discussed? If so, is/are there any requirements or stipulations affecting the proposed project? *Response: The pipeline easement has been shown on the revised plan set based on document 256937. This document has been provided for reference. Document states that construction of roads, driveway s and railways is permitted over the easement.*

8. Please describe in greater detail what the daily operations are expected to be in the new storage yard:
    a. how many employees will be located on/working from the storage yard?
    b. What will be the days and hours of operation?
    c. How tall are the racks used to store the panels? How high will the

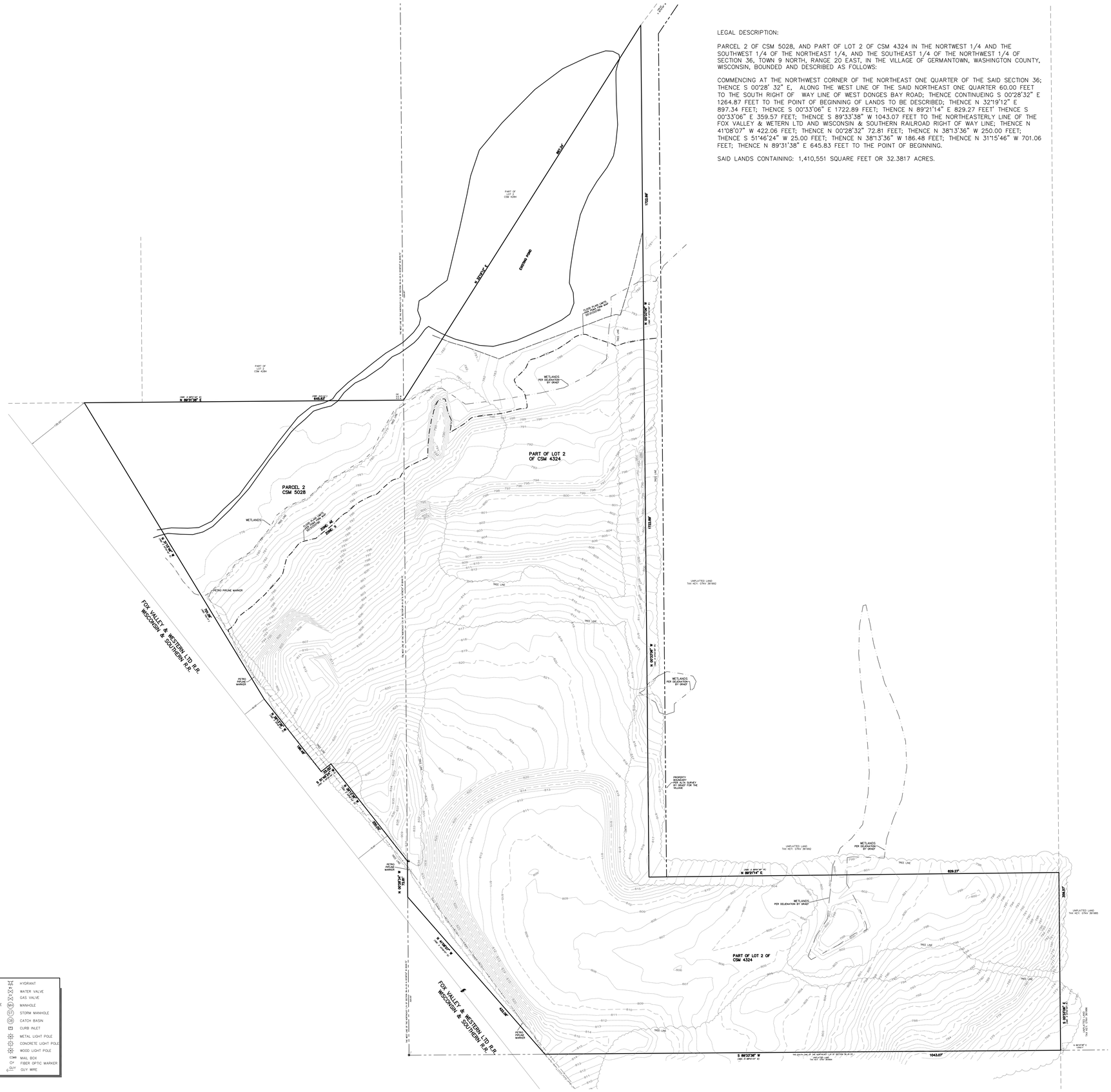
panels be when stored in the racks that hold the panels upright during storage? As high as the racks? Higher/taller than the racks?

d. Describe the type, size, height and number of trucks, trailers, cranes, and all other equipment that will kept and used on the storage yard during normal operations and overnight? I'm particularly interested in the height of the crane that lifts the panels.
e. How many truck/trailer trips will be generated to/from the site on a daily and peak-hour basis? (7-9am & 4-6pm). Include truck traffic going to/from the primary production facility south of Mequon Road.
f. What measures will be used to control dust, noise, and other debris from leaving the site? (in the past there was some issue with chunks of Styrofoam being blown off the south site)
g. What activities other than simply storing, loading & unloading panels will be conducted on the site? e.g. production, assembly, cleaning, etc.
h. How long does a panel typically sit in a storage area? Will the panels being stored be moving either in or out of the yard on a daily, weekly, monthly basis?
Response: Revised plan of operations was been submitted to the village by the developer on Friday, January 6th, 2023 and addressed the above comments

9. Any exterior lighting proposed? If so, show where on the site lights will be installed and details on the height, size, type, lumens, etc. for the poles and light fixtures. *Response: no exterior lighting is proposed.*

Public Works/Village Engineer

10. Comments from the Director of Public Works regarding the site plan are contained in a separate review memo dated December 14, 2023 (copy emailed to you separately). *Response: Addressed above*


PARCEL 2
CSM 5028
PART OF LOT 2
OF CSM 4324
PART OF LOT 2 OF CSM 4324
PART OF LOT 1 OF CSM 4284
PART OF LOT 2 OF CSM 4284
EXISTING POND
WETLANDS
WETLANDS PER DELINEATION BY GRAEF
UNPLATTED LAND TAX KEY: STNV 361992
UNPLATTED LAND TAX KEY: STNV 361985
PROPERTY BOUNDARY PER ALTA SURVEY, BY GRAEF FOR THE FUTURE
TREE LINE
PETRO PIPLINE MARKER
FOX VALLEY & WESTERN LTD R.R.
WISCONSIN & SOUTHERN R.R.
FOX VALLEY & WESTERN LTD R.R.
WISCONSIN & SOUTHERN R.R.
FOX VALLEY & WESTERN LTD R.R.
WISCONSIN & SOUTHERN R.R.
FLOOD PLAIN LIMITS PER FEMA FIRM MAP
N 89°21'14" E
829.27'
S 89°33'38" W
1043.07'
N 00°28'32" E
1722.89'
S 00°33'06" E
359.57'
S 51°46'24" W
25.00'
N 38°13'36" W
186.48'
N 00°28'32" E
72.81'
S 41°08'07" E
422.06'
S 38°13'36" E
250.00'
N 89°21'14" E
645.83'
S 00°28'32" W
1264.87'
N 32°19'12" E
897.34'
S 00°33'06" E
1722.89'
N 41°08'07" W
422.06'
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1722.89'
N 00°33'06" W
359.57'
S 89°21'14" W
829.27'
N 00°28'32" E
1722.89'
304.07'
80.00'
80.00'
80.00

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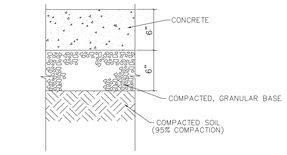
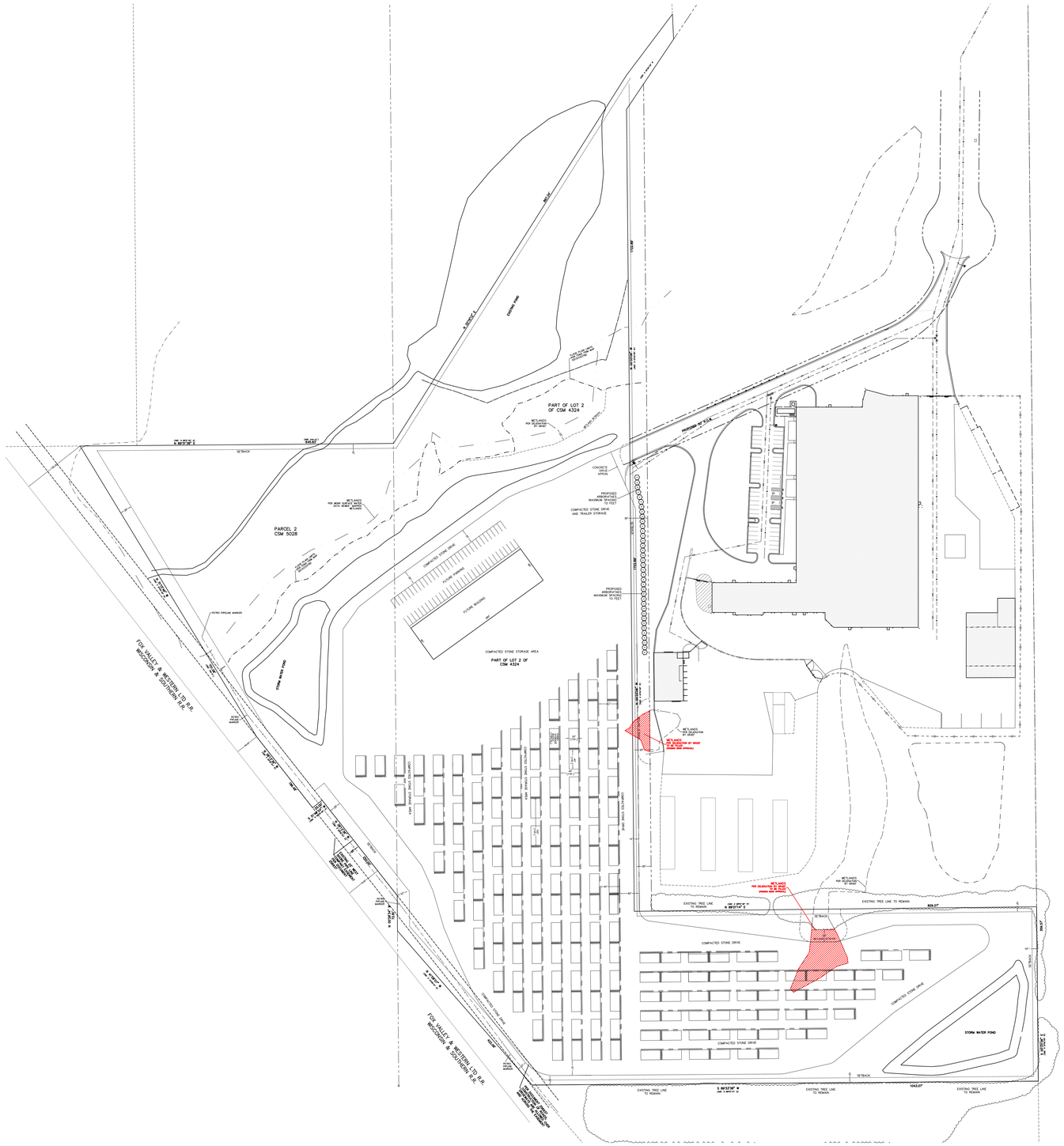
STONECAST OFF-SITE STORAGE

GERMANTOWN, WISCONSIN



CONCRETE PAVEMENT
(LOADING DOCKS)

NOT TO SCALE



SITE AREAS

PROPOSED SITE AREAS:
PROPOSED OPEN SPACE AREA: 701,643 S.F. (16.108 ACRES) [52%]
PROPOSED IMPERVIOUS AREA: 774,725 S.F. (17.785 ACRES) [48%]

TOTAL SITE AREAS: 1,476,368 S.F. (33.893 ACRES)

DISTURBED AREA: 1,060,397 S.F. (24.343 ACRES)

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GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

CJE NO.: CJE2234R5
JANUARY 23, 2022

SITE PLAN
WITH LANDSCAPING

C1.0

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STONECAST OFF-SITE STORAGE

GERMANTOWN, WISCONSIN

PART OF LOT 2
OF CSM 4324

PARCEL 2
CSM 5028

WETLANDS
PER DELIENATION
BY GRAEF

WETLAND SETBACK

FLOOD PLAIN LIMITS
PER FEMA FIRM MAP
55131C0379D

WETLANDS
PER WDNR SURFACE WATER
DATA VIEWER MAPPED
WETLANDS

(REC. N 88°11'40" E)
N 89°31'38" E
645.83'
SETBACK
10'
25'

N. 31°51'46" W.
(MEAS. N 31°52'06" W.)
701.06'
(REC. 701.07')

PETRO PIPELINE MARKER

FOX VALLEY & WESTERN LTD R.R.
WISCONSIN & SOUTHERN R.R.

STORM WATER POND

PETRO
PIPLINE
MARKER

N. 38°13'36" W.
(REC. N 38°08'40" E)
186.48'

S. 51°46'24" W.
(REC. N 51°51'20" E)
25.00'

N. 38°13'36" W.
(REC. N 38°08'40" E)

SETBACK
20'
25'

COMPACTED STONE DRIVE
30'
FUTURE PARKING
FUTURE BUILDING
280'
80'

COMPACTED STONE STORAGE AREA

PART OF LOT 2 OF
CSM 4324

COMPACTED STONE STORAGE AREA
COMPACTED STONE STORAGE AREA
COMPACTED STONE DRIVE

PANEL OR
BLOCK
(TYPICAL)

20'
(TYP.)
40'
(TYP.)
40'
(TYP.)
100'
(TYP.)
40'

N. 00°33'06" W.
(MEAS. N 00°33'06" W.)
1722.89'

CONCRETE
DRIVE
APRON

PROPOSED
ARBORVITAES
MAXIMUM SPACING
10 FEET

COMPACTED STONE DRIVE
AND TRAILER STORAGE

30'
SETBACK

PROPOSED
ARBORVITAES
MAXIMUM SPACING
10 FEET

PROPOSED 50' R.O.W.

SAN
NWS
WATER
GAS

N

WETLANDS
PER DELIENATION
BY GRAEF

WETLAND SETBACK

WETLANDS
PER DELIENATION BY GRAEF
TO BE FILLED
(PENDING WDNR APPROVAL)

25'
10'

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

SITE AREAS

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CJE NO.: CJE2234R5
JANUARY 23, 2022

NORTH PARTIAL SITE PLAN WITH LANDSCAPING

C1.1

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Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

STONECAST OFF-SITE STORAGE

GERMANTOWN, WISCONSIN

COMPACTED STONE STORAGE AREA
COMPACTED STONE STORAGE AREA
COMPACTED STONE DRIVE
PANEL STORAGE RACKS (TYPICAL)
20' (TYP.)
40' (TYP.)
100' (TYP.)
WETLAND SETBACK
25'
WETLANDS PER DELIENATION BY GRAEF
WETLANDS PER DELIENATION BY GRAEF TO BE FILLED (PENDING WDNR APPROVAL)
10'
30'
40'
EXISTING TREE LINE TO REMAIN
(REC. S 89°01'20" W)
N 89°21'14" E
829.27'
WETLANDS PER DELIENATION BY GRAEF
WETLANDS PER DELIENATION BY GRAEF TO BE FILLED (PENDING WDNR APPROVAL)
EXISTING TREE LINE TO REMAIN
SETBACK
25' WETLAND SETBACK
COMPACTED STONE DRIVE
359.57'
10'
SETBACK
COMPACTED STONE DRIVE
STORM WATER POND
S 00°33'06" E
(REC. S 00°49'00" E)
COMPACTED STONE DRIVE
COMPACTED STONE DRIVE
N 13°56' W
(REC. N 13°56' W)
6'
25'
SETBACK
75.00'
250.00'
EXISTING 75' WEST GAS PIPELINE EASEMENT PER DOCUMENT 1141
6'
22'
PETRO PIPLINE MARKER
N 00°28'34" W
72.81'
N 41°08'07" W
(REC. S 41°08'07" E)
422.06'
PETRO PIPLINE MARKER
FOX VALLEY & WESTERN LTD R.R.
WISCONSIN & SOUTHERN R.R.
PER DOCUMENT 256937 CONSTRUCTION OF ROADS, DRIVEWAYS ARE ALLOWED OVER AND ACROSS THE EASEMENT
31'
10'
SETBACK
EXISTING TREE LINE TO REMAIN
S 89°33'38" W
(REC. S 89°13'44" E)
1043.07'
EXISTING TREE LINE TO REMAIN
EXISTING TREE LINE TO REMAIN
N

CJE NO.: CJE2234R5
JANUARY 23, 2022

SITE AREAS

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GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

SOUTH PARTIAL SITE PLAN WITH LANDSCAPING

C1.2

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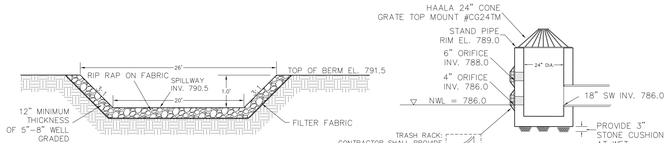
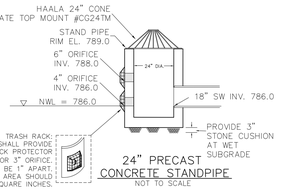
STONECAST OFF-SITE STORAGE

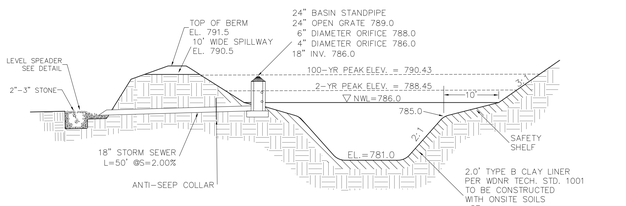
GERMANTOWN, WISCONSIN



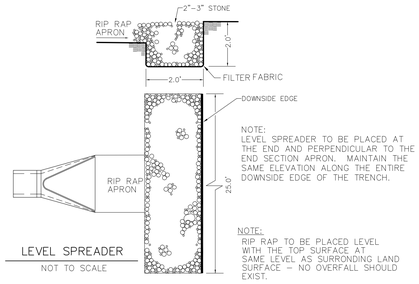
POND 2 SPILLWAY DETAIL
NOT TO SCALE



24" PRECAST
CONCRETE STANDPIPE
NOT TO SCALE



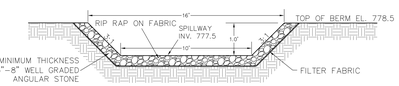
STORMWATER POND 1 DETAIL
NOT TO SCALE



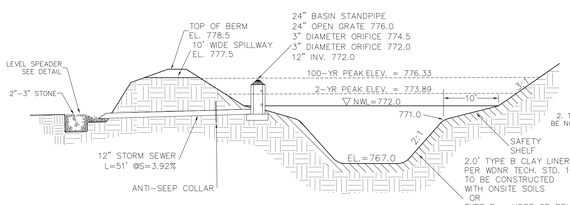
NOTE:
LEVEL SPREADER TO BE PLACED AT THE END AND PERPENDICULAR TO THE END SECTION APRON. MAINTAIN THE SAME ELEVATION ALONG THE ENTIRE DOWNSIDE EDGE OF THE TRENCH.

NOTE:
RIP RAP TO BE PLACED LEVEL WITH THE TOP SURFACE AT SAME LEVEL AS SURRONDING LAND SURFACE - NO OVERFALL SHOULD EXIST.

LEVEL SPREADER
NOT TO SCALE

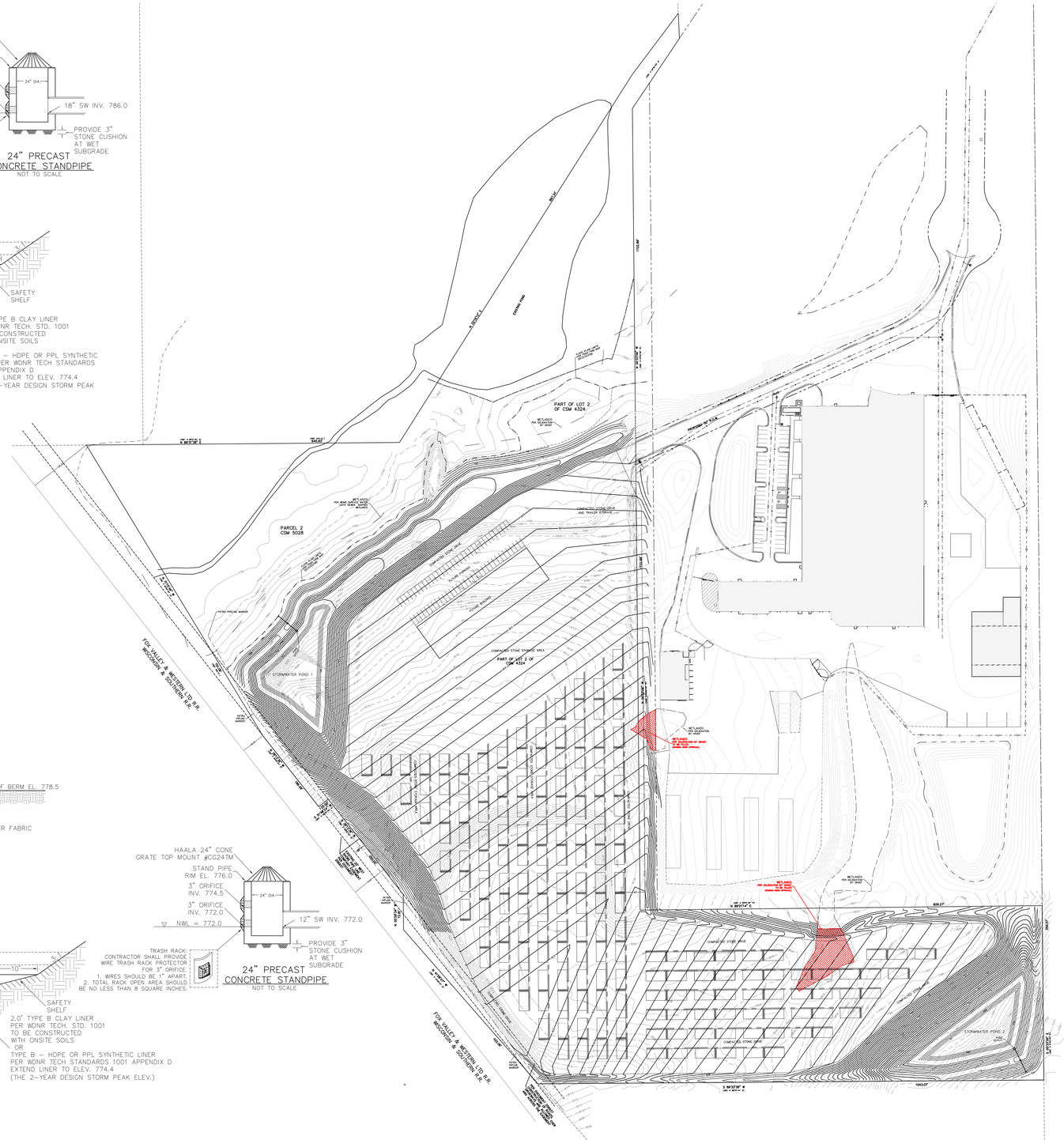


POND 2 SPILLWAY DETAIL
NOT TO SCALE



STORMWATER POND 2 DETAIL
NOT TO SCALE

24" PRECAST
CONCRETE STANDPIPE
NOT TO SCALE



GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 INCH = 100 FT.

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DIAL 811 OR (800) 242-8511

LEGEND

880	EXISTING CONTOUR
880	PROPOSED CONTOUR
x 880.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER

CJE NO.: CJE2234R5
JANUARY 23, 2023

SITE GRADING PLAN C2.0

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civil design and consulting
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Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

STONECAST OFF-SITE STORAGE

GERMANTOWN, WISCONSIN

PART OF LOT 2
OF CSM 4324

PARCEL 2
CSM 5028

PART OF LOT 2 OF
CSM 4324

(REC. N 88°11'40" E)
N 89°31'38" E
(REC. 645.44')
645.83'

N 31°15'45" W
(REC. S 31°29'40" E)
186.45'

N 00°33'06" W
(REC. S 00°30'00" E)
722.69'

N 00°33'06" W
(REC. S 00°30'00" E)
70.08'
(REC. 70.17')

S 51°46'24" W
(REC. N 52°00'00" E)
25.06'

N 38°13'36" W
(REC. S 38°00'00" E)

WETLANDS
PER DELINEATION
BY GRAEF

WETLANDS
PER WDNR SURFACE WATER
DATA VIEWER MAPPED
WETLANDS

FLOOD PLAIN LIMITS
PER FEMA FIRM MAP
55131C0379D

COMPACTED STONE DRIVE
AND TRAILER STORAGE

COMPACTED STONE DRIVE

FUTURE PARKING

FUTURE BUILDING

COMPACTED STONE STORAGE AREA

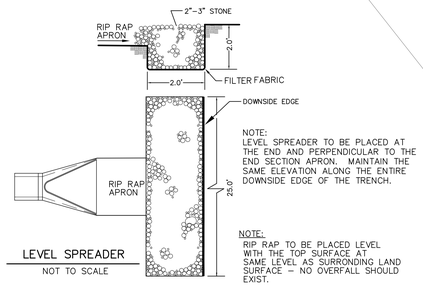
STORMWATER POND 1

PETRO PIPELINE MARKER

PETRO
PIPLINE
MARKER

FOX VALLEY
WISCONSIN & SOUTHERN L.T.D. R.R.

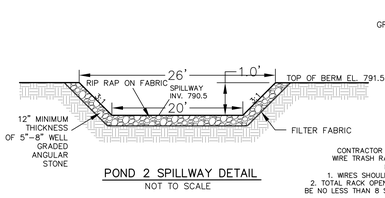
WETLAND
PER DELIE
TO BE FIL
(PENDING WE



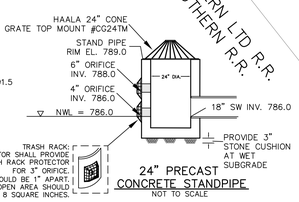
NOTE:
LEVEL SPREADER TO BE PLACED AT THE END AND PERPENDICULAR TO THE END SECTION APRON. MAINTAIN THE SAME ELEVATION ALONG THE ENTIRE DOWNSIDE EDGE OF THE TRENCH.

NOTE:
RIP RAP TO BE PLACED LEVEL WITH THE TOP SURFACE AT SAME LEVEL AS SURRONDING LAND SURFACE – NO OVERFALL SHOULD EXIST.

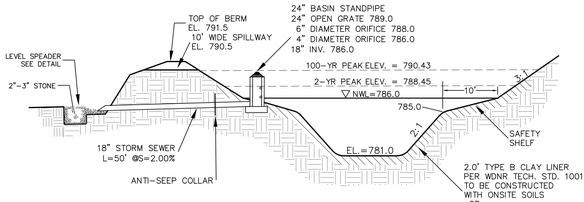
LEVEL SPREADER
NOT TO SCALE



POND 2 SPILLWAY DETAIL
NOT TO SCALE



24" PRECAST
CONCRETE STANDPIPE
NOT TO SCALE



STORMWATER POND 1 DETAIL
NOT TO SCALE

LEGEND

880	EXISTING CONTOUR
880	PROPOSED CONTOUR BY OTHERS
880	PROPOSED CONTOUR
x 880.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER

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DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

NOTES:
1. DISTURBED AREA: 1,050,011 S.F. (24.105 ACRES)

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

CJE NO.: CJE2234R5
JANUARY 23, 2023

NORTH PARTIAL SITE GRADING PLAN C2.1

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civil design and consulting
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Milwaukee, WI 53222
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STONECAST OFF-SITE STORAGE

GERMANTOWN, WISCONSIN

WETLANDS PER DELIENATION BY GRAEF

WETLANDS PER DELIENATION BY GRAEF TO BE FILLED (PENDING WDNR APPROVAL)

COMPACTED STONE STORAGE AREA

COMPACTED STONE DRIVE

EXISTING 75' WEST GAS PIPELINE EASEMENT

PETRO PIPLINE MARKER

N 00°28'34" W 72.81'

N 41°08'07" W (REC. S 41°08'07" E)

422.06'

FOX VALLEY & WESTERN LTD R.R. WISCONSIN & SOUTHERN R.R.

PER DOCUMENT 256037 CONSTRUCTION OF ROAD DRIVEWAYS ARE ALLOWED AND ACROSS THE EASEMENT

S 89°33'38" W (REC...S 89°33'38" E)

1043.07'

S 00°33'06" E (REC. S 00°33'06" E)

359.57'

N 89°21'14" E (REC. S 89°01'20" W)

829.27'

STORMWATER POND 2

POND OUTLOT

N

GRAPHIC SCALE

40 0 20 40 80

(IN FEET)
1 INCH = 40 FT.

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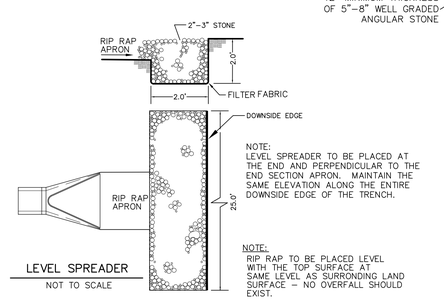
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

NOTES:

1. DISTURBED AREA: 1,050,011 S.F. (24.105 ACRES)

LEGEND

880	EXISTING CONTOUR
880	PROPOSED CONTOUR BY OTHERS
880	PROPOSED CONTOUR
x 880.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER



NOTE:
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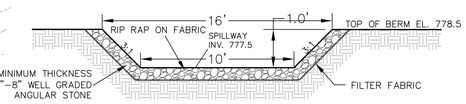
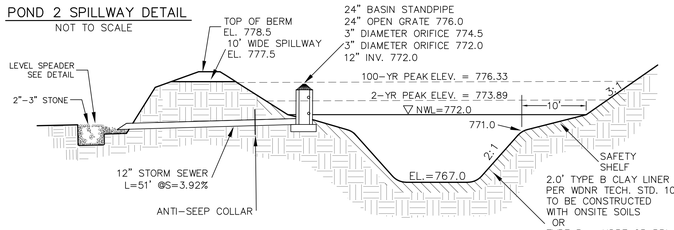
NOTE:
RIP RAP TO BE PLACED LEVEL WITH THE TOP SURFACE AT SAME LEVEL AS SURRONDING LAND SURFACE – NO OVERFALL SHOULD EXIST.

LEVEL SPREADER
NOT TO SCALE

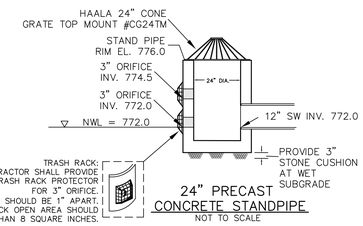


POND 2 SPILLWAY DETAIL
NOT TO SCALE



STORMWATER POND 2 DETAIL
NOT TO SCALE

2.0' TYPE B CLAY LINER PER WDNR TECH. STD. 1001 TO BE CONSTRUCTED WITH ONSITE SOILS
OR
TYPE B – HDPE OR PPL SYNTHETIC LINER PER WDNR TECH STANDARDS 1001 APPENDIX D EXTEND LINER TO ELEV. 774.4
(THE 2–YEAR DESIGN STORM PEAK ELEV.)



24" PRECAST CONCRETE STANDPIPE
NOT TO SCALE

CJE NO.: CJE2234R5
JANUARY 23, 2023

SOUTH PARTIAL SITE GRADING PLAN C2.2

CJ engineering
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9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414)-443-1312
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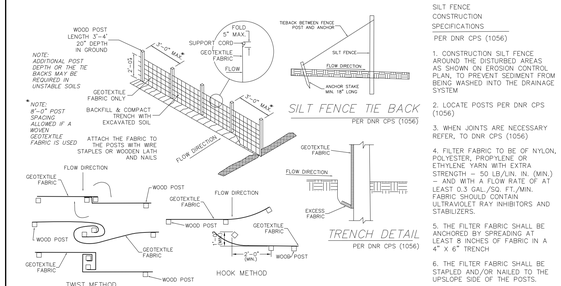
STONECAST OFF-SITE STORAGE

GERMANTOWN, WISCONSIN



SILT FENCE TIE BACK
PER DNR CPS (1056)

TRENCH DETAIL
PER DNR CPS (1056)

SILT FENCE
CONSTRUCTION
SPECIFICATIONS
PER DNR CPS (1056)

1. CONSTRUCTION SILT FENCE AROUND THE DISTURBED AREAS AS SHOWN ON EROSION CONTROL PLAN, TO PREVENT SEDIMENT FROM BEING WASHED INTO THE DRAINAGE SYSTEM

2. LOCATE POSTS PER DNR CPS (1056)

3. WHEN JOINTS ARE NECESSARY REFER, TO DNR CPS (1056)

4. FILTER FABRIC TO BE OF NYLON, POLYESTER, PROPYLENE OR ETHYLENE YARN WITH EXTRA STRENGTH – 50 LB./LIN. IN. (MIN.) – AND WITH A FLOW RATE OF AT LEAST 0.3 GAL./SQ. FT./MIN. FABRIC SHOULD CONTAIN ULTRAVIOLET RAY INHIBITORS AND STABILIZERS.

5. THE FILTER FABRIC SHALL BE ANCHORED BY SPREADING AT LEAST 8 INCHES OF FABRIC IN A 4" X 6" TRENCH

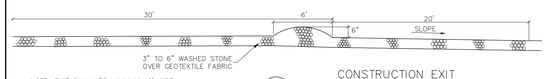
6. THE FILTER FABRIC SHALL BE STAPLED AND/OR NAILED TO THE UPSLOPE SIDE OF THE POSTS.

7. POST TO BE 1 1/8" X 1 1/8" HICKORY OR OAK, 3 FEET LONG, SPACED A MAXIMUM OF 3 FEET APART.

8. USE WIRE REINFORCEMENT IN UNSTABLIZED MINOR SWALES, DITCHES AND DIVERSIONS.

9. USE WISDOT APPROVED SILT FENCE

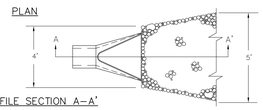
SILT FENCE
PER WDNR TECHNICAL STANDARD 1056 (1)
NOT TO SCALE



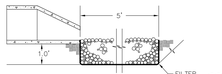
NOTE: EXIT SHALL BE MINIMUM 18' WIDE

CONSTRUCTION EXIT
(2) PER WDNR TECHNICAL STANDARD 1057
NOT TO SCALE

PLAN



PROFILE SECTION A–A'



OUTLET PROTECTION FOR ENDSECTION
(3) NOT TO SCALE

CONSTRUCTION SPECIFICATIONS

1. EXCAVATE BELOW CHANNEL OUTLET AND WIDEN CHANNEL TO THE REQUIRED RIP RAP THICKNESS FOR EACH APRON. FOUNDATION TO BE CUT TO ZERO GRADE AND SMOOTHED.

2. PLACE FILTER CLOTH ON BOTTOM AND SIDES OF PREPARED FOUNDATION. ALL JOINTS TO OVERLAP A MINIMUM OF 1.0'.

3. EXERCISE CARE IN RIP RAP PLACEMENT TO AVOID DAMAGE TO FILTER FABRIC.

4. PLACE RIP RAP ON ZERO GRADE – TOP OF RIP RAP TO BE LEVEL WITH EXISTING OUTLET – NO OVERFALL AT ENDS.

5. RIP RAP TO BE HARD, ANGULAR, WELL GRADE STONE OF 5" TO 8" DIA.

6. IMMEDIATELY AFTER CONSTRUCTION, STABILIZE ALL DISTURBED AREAS WITH VEGETATION.

MAINTENANCE PLAN

1. ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY ½" RUNOFF-PRODUCTION RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.

2. SEDIMENT WILL BE REMOVED FROM BEHIND THE SILT FENCE AND DITCH CHECKS WHEN IT BECOMES ABOUT 0.5 FT. DEEP AT THE FENCE. THE SILT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.

3. ALL SEEDED AREAS WILL BE WATERED, FERTILIZED, RESEEDED AS NECESSARY, AND MULCHED TO MAINTAIN A VIGOROUS, DENSE VEGETATIVE COVER.

4. ANY SEDIMENT REACHING A PUBLIC OR PRIVATE ROAD SHALL BE REMOVED BY STREET CLEANING BEFORE THE END OF EACH DAY.

WINTER CONDITIONS

DURING WINTER CONSTRUCTION, CONTRACTOR TO FOLLOW WAUKESHA COUNTY'S "LATE SEASON STABILIZATION POLICY" AND IS A CONDITION OF APPROVAL.

PRESCRIPTIVE COMPLIANCE AREAS:
PER WDNR NR151.11 WIS. ADM. CODE
MAXIMUM PERIOD OF BARE SOIL EXPOSURE FOR SLOPES EXCEEDING 20%

SLOPE AREA DRAINS TO SEDIMENT BASIN OR SEDIMENT TRAP	MAXIMUM PERIOD OF BARE SOIL EXPOSURE (CALENDER DAYS)	
	LAND DISTURBANCE BETWEEN SEPT. 16TH AND MAY 1ST	*LAND DISTURBANCE BETWEEN MAY 2ND AND SEPT. 15TH*

CONSTRUCTION SCHEDULE

1. OBTAIN PLAN APPROVAL AND OTHER APPLICABLE PERMITS.
2. FLAG THE WORK LIMIT AND BUFFER AREA FOR PROTECTION.
3. INSTALL CONSTRUCTION EXIT.
4. INSTALL SILT FENCE AROUND SITE PERIMETER SHOWN ON THE PLAN.
5. EXCAVATE STORM WATER BASIN – BASINS TO ACT AS SEDIMENTATION BASIN COMPLETE WITH OUTLET AS SHOWN.
6. ROUGH GRADE REMAINING SITE.
7. INSTALL DITCH CHECKS.
8. INSTALL OUTLET PROTECTION FOR STORM END SECTIONS. INSTALL ALL REMAINING DITCH CHECKS IF NOT ALREADY INSTALLED.
9. REMOVE SEDIMENTATION BASIN AND FINISH GRADE STORMWATER BASINS
10. INSTALL COMPACTED STONE.
11. FINAL GRADE SLOPES AND TOPSOIL CRITICAL SLOPES; VEGETATE AND MAT/MULCH ALL DISTURBED AREAS.
12. ALL EROSION CONTROL PRACTICES WILL BE INSPECTED WEEKLY AND AFTER RAINFALL. NEEDED REPAIRS WILL BE PERFORMED IMMEDIATELY.
13. AFTER SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES AND VEGETATE THE DISTURBED AREAS.
14. ESTIMATED TIME BEFORE FINAL STABILIZATION – 6 MONTHS.

EROSION CONTROL

1. SILT FENCE
2. CONSTRUCTION EXIT
3. OUTLET PROTECTION
4. EROSION MATTING
4*. TYPE II CLASS B EROSION MATTING
5. SEDIMENT LOG DITCH CHECK
6. SEDIMENTATION BASIN

FOR FINAL STABILIZATION, PROVIDE CLASS I, TYPE B EROSION MAT PER "WISDOT EROSION CONTROL PAL" (OR EQUAL) IN ALL ROADSIDE DITCHES, DEFINED SWALES, SIDE SLOPES, OUTLOT BERMS AND ALL OTHER SLOPES 4:1 OR GREATER. INSTALL PER MANUFACTURERS SPECIFICATIONS.

TEMPORARY STABILIZATION METHODS

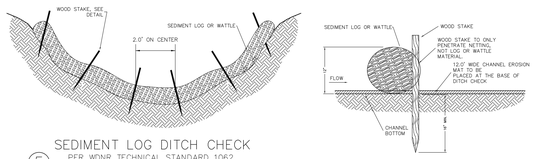
TEMPORARY SEEDING:
DURING GROWING SEASON (MAY 2 – OCTOBER 15) TEMPORARY SEEDING (COVER CROP) TO BE USED FOR TEMPORARY STABILIZATION DURING SITE CONSTRUCTION.

Species	Lbs/Acre	Percent Purity
Oats	131	98
Cereal Rye	131*	97
Winter Wheat	131*	95
Annual Ryegrass	80*	97

* Fall Seeding

LAND APPLICATION OF ADDITIVES:
DURING NONGROWING SEASON (OCT. 15 – MAY 1) CONTRACTOR TO PROVIDE TYPE B SOIL STABILIZER DURING SITE CONSTRUCTION. STABILIZER TO BE POLYACRYLAMIDE (PAM) PER LATEST WDOT PAL (UPDATED 11/2/2017) – SEE WDNR TECHNICALSTANDARD 1050.

STABILIZATION SHOULD BE COMPLETED WITHIN 7 DAYS OF ESTABLISHING FINAL GRADE OR THAT WILL OTHERWISE EXIST FOR MORE THAN 14 DAYS.



SEDIMENT LOG DITCH CHECK
(5) PER WDNR TECHNICAL STANDARD 1062
NOT TO SCALE

DITCH CHECK NOTES:

1. PREPARE SITE TO DESIGN PROFILE AND GRADE. REMOVE DEBRIS, ROCKS, CLODS, ETC.. GROUND SURFACE SHOULD BE SMOOTH PRIOR TO INSTALLATION TO ENSURE LOG REMAINS IN CONTACT WITH SLOPE.

2. DO NOT ALLOW FLOW TO OVERTOP INSTALLATION.

3. STAKE TO BE PLACED AT TOE OF SLOPE, BOTH SIDES

4. 1 $\frac{1}{2}$" x 1 $\frac{1}{2}$" X 30" WOODEN STAKES ARE RECOMMENDED FOR 6", 9", AND 12" SEDIMENT LOGS OR WATTLES.

5. INSTALL EROSION MAT PER MANUFACTURES SPECIFICATIONS.

6. INSPECT DITCH CHECKS WEEKLY AND WITHIN 24 HRS AFTER EVERY PRECIPITATION EVENT THAT PRODUCES 0.5 INCHES OF RAIN OR MORE WITHIN A 24 HOUR PERIOD.

7. DITCH CHECK SHALL BE AMERICAN EXCELSIOR CURLEX 12" SEDIMENT LOG, NORTH AMERICAN GREEN WS-12 OR OTHER APPROVED DITCH CHECK AS SPECIFIED IN THE WDOT EROSION CONTROL PRODUCT ACCEPTABILITY LIST (PAL).

8. SPACING TO BE INSTALLED PER WDNR-CPS 1062 (EVERY TWO (2) VERTICAL FEET) AS SHOWN ON PLANS.

LEGEND

879	EXISTING CONTOUR
882	PROPOSED CONTOUR
x 881.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER
	PROPOSED SILT FENCE

PART OF LOT 2
OF CSM 4324
PARCEL 2
CSM 5028
WETLANDS
PER DELINEATION
OF 2022
WETLANDS
PER DELINEATION
OF 2022
(NOT WITHIN
PROJECT AREA)
WETLANDS
PER DELINEATION
OF 2022
(NOT WITHIN
PROJECT AREA)
PROPOSED
RETAINING WALL
(SEE DETAIL)
EXISTING TREE LINE
TO REMAIN
EXISTING TREE LINE
TO REMAIN
EXISTING TREE LINE
TO REMAIN
EXISTING TREE LINE
TO REMAIN
COMPACTED STONE DRIVE
COMPACTED STONE DRIVE
AND TRAILER STORAGE
COMPACTED STONE STORAGE AREA
PART OF LOT 2 OF
CSM 4324
COMPACTED STONE DRIVE
TRAILER STORAGE
STORMWATER POND 1
STORMWATER POND 2
FOX VALLEY & WESTERN LTD R.R.
WISCONSIN & SOUTHERN R.R.
FOX VALLEY & WESTERN LTD R.R.
WISCONSIN & SOUTHERN R.R.
CONSTRUCT STONE
ACCESS DRIVE
AS SHOWN ON
PLAN
PROPOSED
BUILDING
(SEE ARCH.
PLANS)
PROPOSED
BUILDING
(SEE ARCH.
PLANS)
PROPOSED
BUILDING
(SEE ARCH.
PLANS)

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STONECAST OFF-SITE STORAGE

GERMANTOWN, WISCONSIN

PART OF LOT 2
OF CSM 4324

PARCEL 2
CSM 5028

(REC. N 88°11'40" E)
N 89°31'38" E
(REC. 645.44')
645.83'

N 00°33'06" W
(REC. N 00°28'00" W)
772.89'

PROPOSED 50' R.O.W.

FLOOD PLAIN LIMITS
PER FEMA FIRM MAP
55131C0379D

WETLANDS
PER DELIENATION
BY GRAEF

WETLANDS
PER WDNR SURFACE WATER
DATA VIEWER MAPPED
WETLANDS

COMPACTED STONE DRIVE
AND TRAILER STORAGE

COMPACTED STONE DRIVE

FUTURE PARKING

FUTURE BUILDING

COMPACTED STONE STORAGE AREA

PART OF LOT 2 OF
CSM 4324

COMPACTED STONE STORAGE AREA

COMPACTED STONE DRIVE

STORMWATER POND 1

POND
OUTLOT 1

PETRO PIPELINE MARKER

PETRO
PIPLINE
MARKER

FOX VALLEY & WESTERN LTD R.R.
WISCONSIN & SOUTHERN R.R.

N 31°51'46" W
(REC. N 32°00'00" E)
701.06'
(REC. 701')

N 58°13'36" W
(REC. N 58°00'00" E)
186.48'

S 51°46'24" W
(REC. S 32°00'00" E)
25.00'

N 58°13'36" W
(REC. N 58°00'00" E)
25.00'

WETLANDS
PER DELIENATION
BY GRAEF

WETLANDS
PER DELIENATION BY GRAEF
TO BE FILLED
(PENDING WDNR APPROVAL)

N

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

LEGEND

879	EXISTING CONTOUR
882	PROPOSED CONTOUR
x 881.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER
	PROPOSED SILT FENCE

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

CJE NO.: CJE2234R5
JANUARY 23, 2023

NORTH PARTIAL SITE EROSION CONTROL PLAN

C3.1

engineering
civil design and consulting
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STONECAST OFF-SITE STORAGE

GERMANTOWN, WISCONSIN

WETLANDS PER DELIENATION BY GRAEF

WETLANDS PER DELIENATION BY GRAEF TO BE FILLED (PENDING WDNR APPROVAL)

COMPACTED STONE STORAGE AREA

COMPACTED STONE DRIVE

EXISTING TREE LINE TO REMAIN

(REC. S 89°21'20" W)
N 89°21'14" E
829.27'

COMPACTED STONE DRIVE

COMPACTED STONE DRIVE

COMPACTED STONE DRIVE

256937

VOL 350 PAGE 516

RECORDED 1961 MAY 15 PM 1:43

PIPE LINE EASEMENT

STATE OF Wisconsin COUNTY OF Washington

KNOW ALL MEN BY THESE PRESENTS: That the undersigned

Robert Pyrits and Angeline Pyrits

hereinafter called GRANTOR (whether one or more) in consideration of Five Hundred Twenty-Eight ($528.00) DOLLARS cash in hand paid, receipt of which is hereby acknowledged does hereby grant and convey unto WEST SHORE PIPE LINE COMPANY, a Delaware corporation, with an office at Des Plaines, Illinois, hereinafter called GRANTEE, its successors and assigns, a right of way and easement (50) 25 feet in width for the purpose of constructing, maintaining, operating and patrolling (including aerial patrol), altering, changing the size of, repairing, removing and removing in whole or in part, a pipe line for the transportation of petroleum, its products and derivatives, whether liquid or gaseous, together with the necessary drips, appurtenances and cathodic protection equipment, hereunder, across and through the following described land situated in above said State and County, to-wit:

The West Half (W½) of the Northeast Quarter (NE¼) of Section 36, Township 9-North, Range 20-East excepting therefrom the following described parcel, viz: Commencing at the North-east Corner of the W½ ofthe NE¼ of said Section 36, thence West, 5.91 chains, thence South 34½° West, 10.84 chains, thence South parallel with the 1/8th line, 26.22 chains; thence East at right angles, 12.62 chains to a point in said 1/8th line 34.75 chains South of the place of beginning; thence North to the place of beginning. Also the North-west Quarter (NW¼) of the Southeast Quarter (SE¼) of Section 36, Township 9-North, Range 20-East, excepting those parcels conveyed for Railroad purposes.

Section 36 Township 9-North Range 20-East

together with the right of ingress and egress to and from said right of way over and across said lands of GRANTOR for any and all purposes herein granted, with the right to maintain the right of way clear of trees, undergrowth, brush and other obstructions so as to prevent damage or interference with the efficient operation and patrol of the pipe lines constructed under this grant and hereby releases and waives all right of dower and homestead in the premises above described, insofar as said right of dower and homestead may affect the purposes for which this grant is made.

GRANTEE may enter upon the premises for the purpose of making surveys or performing acts incidental thereto prior to construction of any pipe line.

GRANTEE may construct additional lines of pipe, subject to the same rights, terms and conditions as apply to the original line, upon payment to the GRANTOR for such additional line as laid, the same consideration per rod or right of way here as paid hereunder for the original line; provided that additional pipe lines constructed shall be located within the right of way herein granted. Payment for additional lines may be made by check of GRANTEE preceding or subsequent to the construction of such additional lines.

All pipe lines constructed under this agreement shall be buried [illegible] GRANTEE shall pay for all physical damage to improvements, crops, timber and livestock which may be caused by GRANTEE in constructing, repairing, or removing said lines, which payment may be made before or after completion of the work at the option of the GRANTEE.

The rights herein granted may be assigned in whole or in part.

GRANTOR reserves the right to the full use and enjoyment of said premises except as the same may be necessary for the purposes herein granted, provided that GRANTOR shall not erect over any line or lines of GRANTEE any improvements, lake or ponds of a nature such as to interfere with the rights hereby granted.

Nothing herein shall be construed as a conveyance of any part of the mineral rights underlying the above described property.

The right-of-way herein granted shall be parallel and adjacent to the Northeasterly right-of-way line of the Chicago & Northwestern Railroad.

Grantor reserves the right to construct roads, driveways and railroad spurs over and across the easement herein granted.

This agreement shall be binding upon the heirs, executors, administrators, successors and assigns of the parties hereto.

WITNESS THE EXECUTION HEREOF this 9 day of May 1961

WITNESSES:

J. T. Trimble

Monte L. Parris

SIGNATURE AND MAILING ADDRESS OF GRANTOR:

Robert Pyrits

Robert Pyrits

Angeline Pyrits

Angeline Pyrits

10434 Stewart, Wauwatosa, Wis.

INDIVIDUAL ACKNOWLEDGEMENT

STATE OF Wisconsin
COUNTY OF Washington Milwaukee

I, Monte L. Parris, a Notary Public, in and for said State and County, do hereby certify that Robert Pyrits and Angeline Pyrits personally known to me to be the same person S whose name S are subscribed to in the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth including the release and waiver of the right of homestead and dower.

Given under my hand and official seal this 9th day of May 1961

My Commission Expires January 17, 1965

Monte L. Parris
Notary Public

LINE NAME OR LOCATION CODE NO.	R/W NO.	SIZE OF PIPE	GRADE	R/W AGENT
Granville-Green Bay 9-486007		10"	1	
MAP NO.	PAID BY J. T. Trimble	CHECK NO. 1775	ITEM NO.	

1/23/2023

CJ engineering
civil design and consulting

9205 W. Center Street
Suite 214
Milwaukee, WI 53222
(414) 443-1312

Stonecast Offsite Storage – Germantown Shear Stress Caluclation:

Per FDM 13-30:

$\tau_d = \gamma d S_o$ **= Shear stress at maximum depth of flow**

$\gamma = unit\ weight\ of\ water = 62.4\ lb/ft^3$
$S_o = Slope\ of\ pond\ side\ slope$
$d = depth\ of\ flow$

$d = (\frac{q}{\alpha})^{3/5}$ = Mannings Equation derivation for sheet flow depth in urban areas = depth of flow (d)

$q = I \times L$ = Maximum discharge at edge of pavement

I = 100 Rainfall Intensity = 130 cfs: from PS1 subcatchment = 468,000 ft^3/hr

$\frac{468{,}000\ \frac{ft^3}{hr}}{492{,}228\ sf} = 0.95\ \frac{ft}{hr} = 0.00026\ \frac{ft}{s}$ = Rainfall Intesity

L= 794' : From TC routing

$\rightarrow q = 0.00026\ \frac{ft}{s} \times 794' = 0.2097\ \frac{ft^2}{s}$

$\alpha = \frac{1.49(S_o)^{1/2}}{n}$

S_o = Slope of Pavement = 0.0333 ft/ft
n = Roughness Coeffiecint of pavement = 0.015

$\rightarrow \alpha = \frac{1.49(0.0333)^{1/2}}{0.015}$ = 18.126

$d = (\frac{q}{\alpha})^{3/5}$ = $d = (\frac{0.2097}{18.126})^{3/5}$ = 0.069 ft = depth of flow at edge of pavement (d)

$\tau_d = \gamma d S_o$ **=** $\tau_d = 62.4 \times 0.069 \times 0.3333 = 1.435\ lbs/ft^2$ **of shear stress**

Per the WisDOT PAL guidelines: Class II Type B products have a permissible shear stress of ***2.0 lbs/ft^2***

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

Tony Evers, Governor
Adam N. Payne, Secretary
Telephone 608-266-2621
Toll Free 1-888-936-7463
TTY Access via relay - 711

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Request Narrative
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Site Location and Photographs
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Botanical Survey
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Wetland Delineation Information
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Stormwater Compliance Information
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ELIGIBLE

Based upon the documentation provided above, the project meets the eligibility criteria pursuant to s. 281.36 (4n), State Stat. You are able to proceed with this project. I□□□□ h□□e □□□ □□e□ti□□□ □r □□□d i□e t□ □□hed□e □ □eeti□□ t□ di□□□□□ thi□ □□□r□□□□□□è□□e □□□□□ e □t □□2□□2□□□□□□□ □r e□ □i□□ □rt□di□e□b□r□□ □i□□□□□i□□□□□

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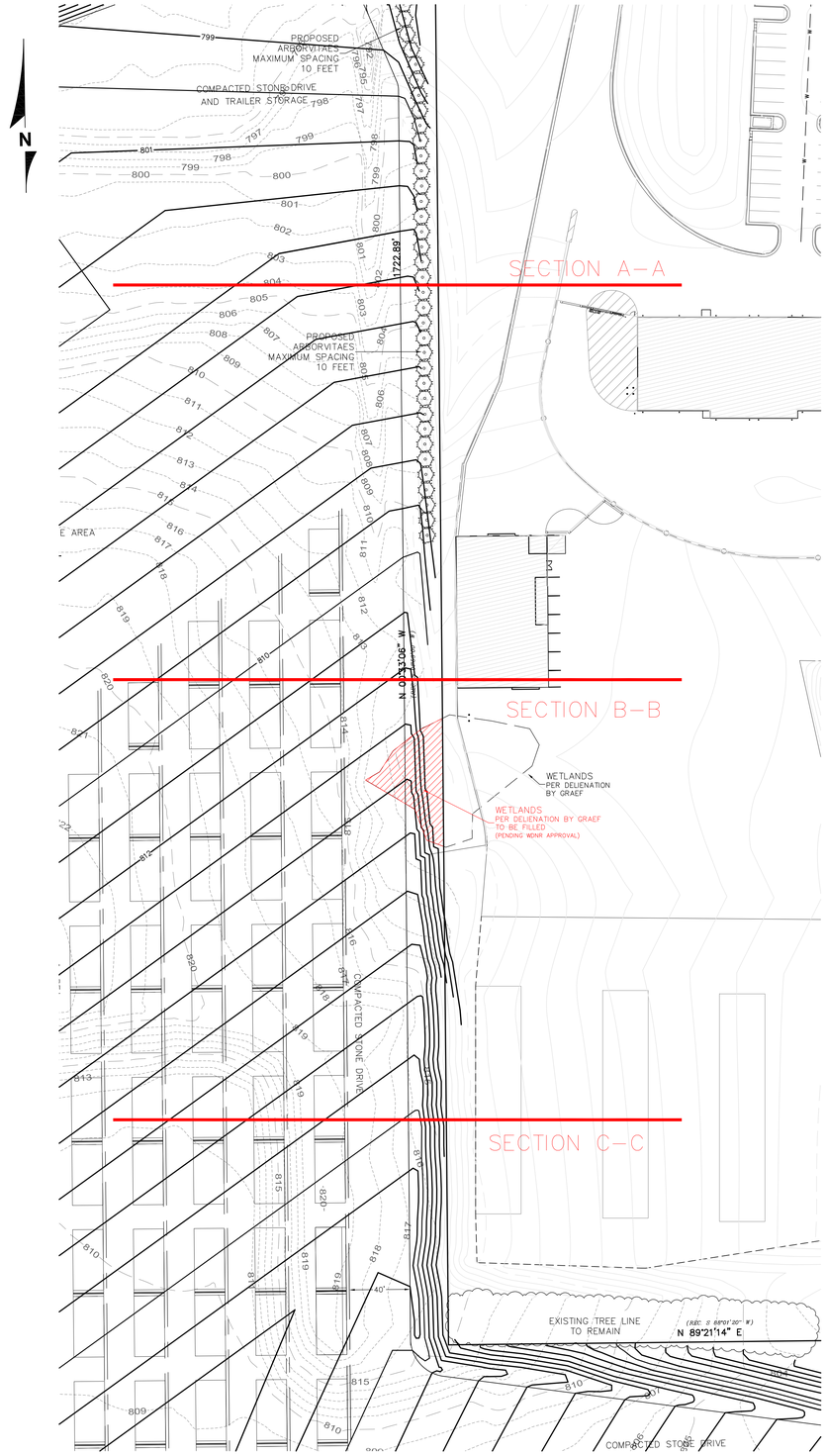
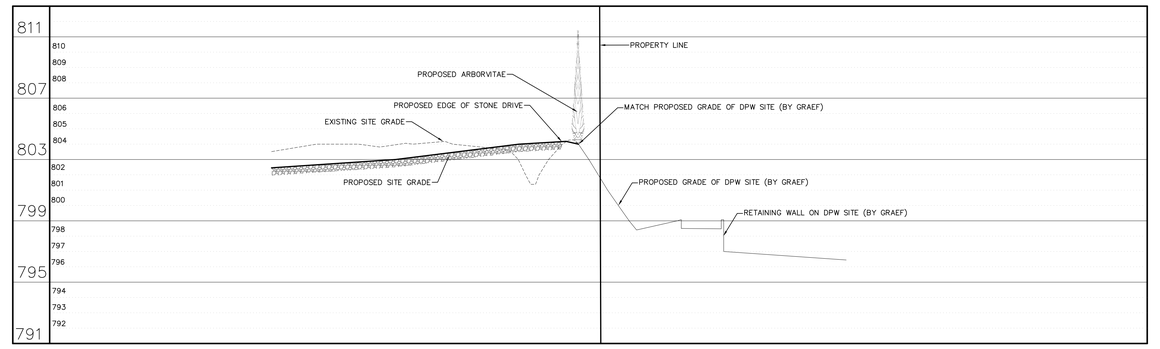
Portions of Wetlands W-5 and W-7 were found to not be subject to state of Wisconsin wetland regulations

CJ engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

STONECAST OFF-SITE STORAGE

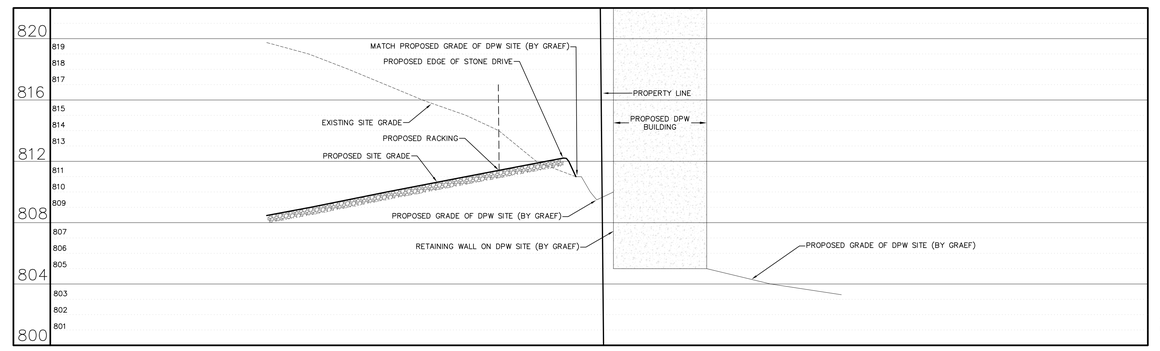
GERMANTOWN, WISCONSIN





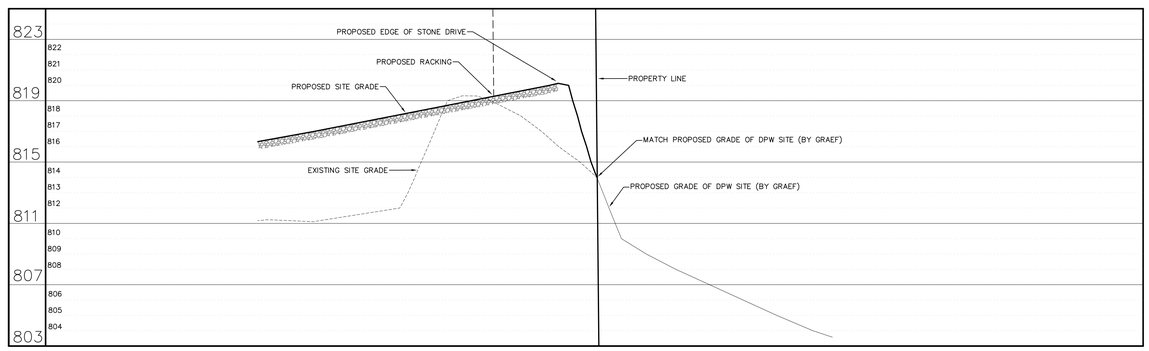
SCALE:
HORZ. 1"=40'
VERT. 1"=4'

SECTION A–A



SCALE:
HORZ. 1"=40'
VERT. 1"=4'

SECTION B–B



SCALE:
HORZ. 1"=40'
VERT. 1"=4'

SECTION C–C

CJE NO.: CJE2234R5
FEBRUARY 10, 2023

LEGEND

880	EXISTING CONTOUR
880	PROPOSED CONTOUR BY OTHERS
880	PROPOSED CONTOUR
x 880.5	PROPOSED ELEVATION
ST	PROPOSED STORM SEWER

GRAPHIC SCALE
40 0 20 40 80
(IN FEET)
1 INCH = 40 FT.

SITE GRADING PLAN
CROSS SECTION EXHIBIT

engineering
civil design and consulting
9205 W. Center Street
Suite 214
Milwaukee, WI 53222
PH. (414) 443-1312
www.cj-engineering.com

N

STONECAST OFF-SITE STORAGE

GERMANTOWN, WISCONSIN

GRAPHIC SCALE
50 0 25 50 100
(IN FEET)
1 INCH = 50 FT.

CJE NO.: CJE2234R5
FEBRUARY 10, 2023

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

SITE AREAS

PROPOSED SITE AREAS:
PROPOSED OPEN SPACE AREA: 701,643 S.F. (16.108 ACRES) [52%]
PROPOSED IMPERVIOUS AREA: 774,725 S.F. (17.785 ACRES) [48%]

TOTAL SITE AREAS: 1,476,368 S.F. (33.893 ACRES)

DISTURBED AREA: 1,060,397 S.F. (24.343 ACRES)

SITE PLAN EXHIBIT
WITH LANDSCAPING & EXISTING TREE COVER

CONDITIONAL USE PERMIT (CUP) APPLICATION

2/13/23 Plan Commission Meeting

Capstone Quadrangle Development Company / Capstone 41

Village Planner Report **Germantown, Wisconsin**

Summary

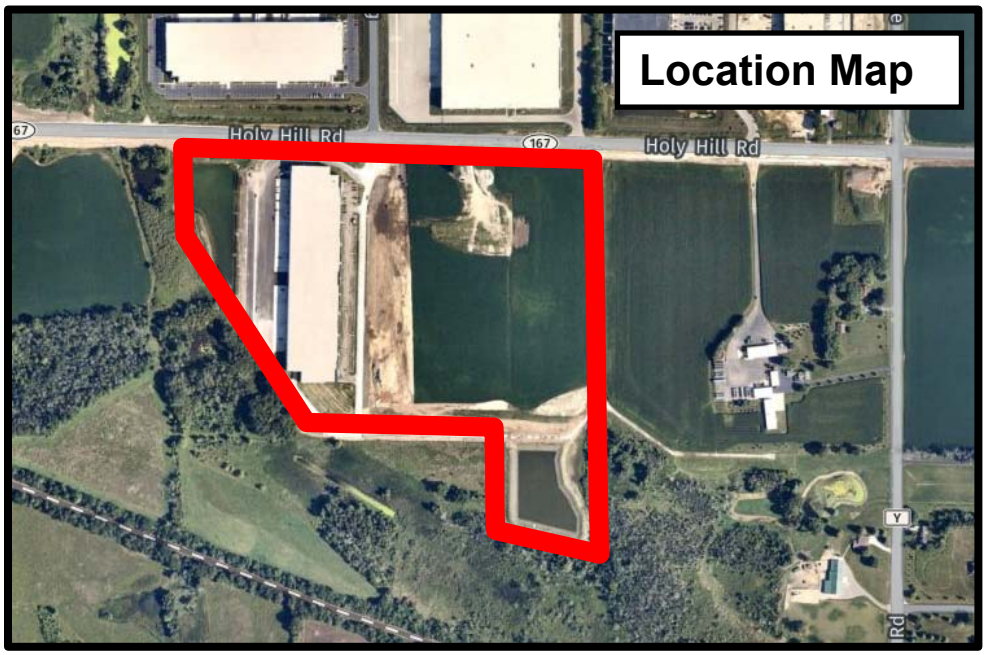
Mike Faber, agent for Capstone Quadrangle Development Company and CQ WI 2021 LLC, property owner, is requesting approval of a Conditional Use Permit (CUP) to allow the maximum building height for Phase 2 of the Capstone 41 Business Park to exceed 45 feet.

Property Location: N128 W20955 Holy Hill Road (Holy Hill Gateway District - TID#7)

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

Current Zoning: M-1: Limited Industrial

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



Background/Proposal
In August 2021, the Plan Commission approved site development and building plans for Phase 1 of the 52.5-acre Capstone 41 Business Park, including a 203,580 sqft industrial building. At the January 2023 meeting, the Plan Commission approved site development and building plans for Phase 2 of the Capstone 41 Business Park including a 294,614 sqft industrial building with the following characteristics:

- 294,614 sqft single-story “spec” building
- Painted, insulated pre-cast concrete wall panels w/ smooth finish and multi-cream & brown color scheme (36’8” pre-cast panel wall height w/ 38’6” & 42’6” parapet wall height)
- aluminum storefront windows
- Thirty-seven (37) shipping & receiving loading dock bays (w/ room for an additional 33 dock bays) & four (4) overhead drive-in door bays

At the meeting, Mike Faber submitted a revised set of elevation plans requesting that the maximum height the building may need to be increased to 46’ 6” in order to accommodate an interior ceiling height from 32 to 36 feet at the request of a potential tenant.

The maximum height allowance of 45 feet in the M-1 District was discussed, as well as, the condition use permit provision under Section 17.33(3)(j) to exceed that maximum height subject to three (3) criteria:

Principal buildings exceeding a height of 45 feet provided that:

1. A new or expanded building should normally not exceed the height of any existing principal building(s) on an adjacent or opposing property (across the street) if the height of the new building will be greater than twice the height of the nearest, tallest existing building;
2. The site design and architecture of the new or expanded building includes additional setback, and, variation or articulation of the wall and roof components of the new or expanded building to provide a transition in height; and
3. The new or expanded building is not on property that is adjacent to a residential zoning district or other established residential area.

The Plan Commission then approved the revised plan set subject to ten (10) conditions, including the following:

Condition #9: If the proposed wall height exceeds 45 feet a conditional use permit will be required pursuant to Section 17.33(3)(j) of the zoning code to exceed a building height over 45 feet; and

Condition #10: If the building is raised to the higher elevation and second-story windows are required/wanted then the applicant should bring the revised elevations back to Plan Commission for review and approval.

At this time, Faber is requesting CUP approval to increase the maximum building height 18 inches to 46 feet 6 inches as shown in the approved architectural plan set dated December 13, 2022.

In his January 11, 2023 letter (copy attached), Faber discusses how the maximum height of 46'6" only occurs at three points along the outer perimeter of the building (at the two corner and one center office entrance points) totaling 10% of the building perimeter. Faber also details how the three criteria required under 17.33(3)(j) summarized above will be met.

Staff Comments
Staff supports the request to allow the maximum building height to be increased to 46'6" as proposed.

VILLAGE STAFF RECOMMENDATIONS

APPROVE a conditional use permit (CUP) to Capstone Quadrangle Development Company and CQ WI 2021 LLC, property owner, to allow the maximum building height for the 294,614 sqft Phase 2 building to be increased to 46 feet 6 inches subject to the following conditions:

1. If further exterior revisions to the building are required as a result of the increased height, including but not limited to the addition of additional windows for a second story office, revised building and elevation plans shall be reviewed and approved by the Plan Commission prior to construction of said exterior building revisions.
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 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.
3. This CUP shall constitute a restriction/allowance of use on the property and shall run in perpetuity.

Village of Germantown ...Willkommen

Fee must accompany application

☐ **$1460** Paid _____ Date_____

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

CAPSTONE DEVELOPMENT COMPANY
N17 W24222 RIVERWOOD DRIVE
SUITE 160
WAUKESHA, WI 53188-1134

Phone (262) 523-1122

Fax ( )

E-Mail mike@capstonequadrangle.com

PROPERTY OWNER

CQ WI 2021, LLC
% CAPSTONE QUADRANGLE
N17 W24222 RNERWOOD DRIVE
SUITE 160
WAUKESHA, WI 53188-1134

Phone (262) 523-1122

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

CQ WI 2021, LLC

3 PROPERTY ADDRESS

N128 W20955 HOLY HILL ROAD, GERMANTOWN WI 53076

TAX KEY NUMBER

GTVN 181979

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.

Agricultural-crop fields, but earthwork and foundations in place pursuant to early start permit.

5 DESCRIPTION OF PROPOSED OPERATION

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

17.33(3)(j) Principal Buildings exceeding a height of 45 feet provided that:(CR Ord. #31-07)

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

Per drawings submitted in Plan Commission review and approval, we are requesting to exceed the height limit in this M-1 zoning district (45'-0") by 18" to a height in certain defined locations of 46'-6". See attached narrative.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

See attached legal description.

7 SUPPORTING DOCUMENTATION:

- [x] Site Plan and elevations for new construction (can be conceptual) Elevations already submitted to Plan Commission
- [ ] Photos of existing use and/or proposed use operating elsewhere
- [x] setback Exhibit.
- [x] Narrative description and Municipal Code analysis.

8 READ AND INITIAL THE FOLLOWING:

MAF 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.

MAF 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.

MAF 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.

MAF 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!

Michael Faber 1/11/2023

Applicant (Principal) Date

Michael Faber 1/11/2023

Owner (Manager) Date

by: Capstone Germantown LLC, a co-Managing member

by: Michael Faber, its: Manager

CAPSTONE QUADRANGLE

January 11, 2023

Mr. Jeffrey W. Retzlaff, AICP
Community Development Director
Village of Germantown
N112W17001 Mequon Road
Germantown, Wisconsin 53022-0337

RE: **Capstone 41 – Phase II**: CUP Request: GTVN 181979
N128 W20955 Holy Hill Road, Germantown Wisconsin
Narrative addressing conditions for exceeding the zoning height restriction

Dear Jeff:

As a component of Village consideration of our request for a Conditional Use Permit to allow the building height to exceed the 45'-0" permitted by the zoning district M-1 by 18 inches in certain limited locations as noted in our drawings, please see below our conclusions regarding how we satisfy all 3 of the conditions:

1. A new or expanded building should normally not exceed the height of any existing principal building(s) on an adjacent or opposing property (across the street) if the height of the new building will be greater than twice the height of the nearest, tallest existing building; **Our request does not come anywhere near being twice the height of the nearest tallest existing building. In general our request only exceeds the permitted height by 3.3% and even then, only on about 10% of the building perimeter. Our design is only about 10% to 14% taller than the majority of new industrial buildings in the vicinity. We conclude this condition is satisfied.**

2. The site design and architecture of the new or expanded building includes additional setback, and, variation or articulation of the wall and roof components of the new or expanded building to provide a transition in height; **Please see attached setback exhibit. This shows that on the north, our building provides 2.3 times the required setback, and on the west, provides 8.0 times the required setback, and on the south provides 1.8 times the required setback. Further, the building design provides variation and articulation of both the walls (panel overlaps, panel returns/notches, window patterning, surface reveal patterns, and roof height (3 different panel heights). We conclude this condition is satisfied.**

3. The new or expanded building is not on property that is adjacent to a residential zoning district or other established residential area. **As noted on our Plan Commission Application regarding adjacent uses, it is our understanding that all adjacent properties to our site are neither residential zoning nor established residential primary use. We conclude this condition is satisfied.**

We feel it is important to note that only 10% of the building perimeter edge (panels) would exceed the 45' height; in our design, these only occur at the two west side main corner "office" entrance elements and the center entrance element. The design intent is to give slightly more prominence to the primary entrances so that the architectural vocabulary communicates "entrance" effectively, as well as providing architectural interest. Given the explanation that you provided regarding the origin of this height restriction and conditional use method, where the excess height requested was over 20 feet taller than the 45' limitation, we consider it significant that our request is **only 18 inches taller** (3.3%) than the 45' permitted height. For the vast majority of people in the vicinity, the difference of 18 inches will not be perceptible. It is **a very minor deviation from the 45' norm in the zoning, and even then, only applicable to 10% of the building perimeter**.

Regards,
For CQ WI 2021, LLC

Michael Faber
Principal

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

PROPOSED BUILDING
F.F.E.=916.45

FUTURE PHASE III BUILDING
F.F.E.=916.45

BUILDING SETBACK
10' REQUIRED
80' PROPOSED

BUILDING SETBACK
30' REQUIRED
70' PROPOSED

BUILDING SETBACK
25' REQUIRED
45' PROPOSED

20.0' SANITARY SEWER EASEMENT

447 L.F OF MODULAR BLOCK RETAINING WALL SEE SHEET C-6 FOR HEIGHT

105 L.F OF MODULAR BLOCK RETAINING WALL SEE SHEET C-6 FOR HEIGHT

396 L.F OF MODULAR BLOCK RETAINING WALL SEE SHEET C-6 FOR HEIGHT

SEE SHEET C-14 FOR DETAILS

BOLLARDS (2)

BOLLARDS (2) TYP.

BOLLARDS (4)

HYDRANT BOLLARDS SEE DETAIL SHEET C-12

3' CURB HEAD TAPER

20.0' PUBLIC SANITARY EASEMENT

WETLANDS DELINEATED BY HEARTLAND ECOLOGICAL GROUP INC.MAY 2021

25' WETLAND SETBACK

10.0' BUILDING SETBACK

30.0' SETBACK

PROPERTY LINE

HOLY HILL ROAD

GRAPHICAL SCALE (FEET)
0 1" = 40' 80'

NORTH

LEGEND

LIGHT DUTY PAVEMENT
- 8" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 3-1/2" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (3-MT-58-28-H) UPPER LAYER (5-MT-58-28-H)

HEAVY DUTY PAVEMENT
- 12" CRUSHED AGGREGATE BASE COURSE (1-1/4" DENSE GRADED LIMESTONE)
- 5-1/2" ASPHALTIC CONC. (2 LIFTS) LOWER LAYER (3-MT-58-28-H) UPPER LAYER (5-MT-58-28-H)

CONCRETE PAVEMENT (TRUCK DOCK AREA)
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
- 7" PPC (4000 PSI AIR ENTRAINED CONCRETE WITH 6x6x6 GAUGE STEEL MESH)

CONCRETE SIDEWALK
- 6" CRUSHED AGGREGATE BASE COURSE (1-1/2" DENSE GRADED LIMESTONE)
- 5" PPC (6x6 WELDED WIRE FABRIC PE RACI 315-92)

GRAVEL SHOULDER
- 1-1/4" DENSE AGGREGATE

(A) 4" SOLID STRIPE
(B) 4" DIAGONAL AT 45° SPACED 2' O.C.
(C) R7-8 HANDICAP PARKING SIGN
(D) TAPER CURB HEAD (SEE DETAIL ON SHEET C-14)
(E) 18" VERTICAL FACE CURB & GUTTER (SEE DETAIL ON SHEET C-14)
(F) 18" REVERSE VERTICAL FACE CURB & GUTTER (SEE DETAIL ON SHEET C-14)
(G) 30" CURB & GUTTER (SEE DETAIL ON SHEET C-14)
(H) CAST RETAINING WALL (SEE ARCHITECTURAL & STRUCTURAL PLANS)
(I) BUILDING DOOR SLAB (2.0% MAX SLOPE 5' WITHIN DRIVE IN OR MAN DOOR)
(J) THICKENED ASPHALT EDGE & 3' GRAVEL SHOULDER (SEE DETAIL ON SHEET C-12)
(#) PARKING COUNT (FOR INFORMATION ONLY, NOT TO BE PAINTED)

MAN DOOR
D.I.D. DRIVE IN DOOR
PROPOSED STREET LIGHT
PROPOSED SIGN

FOR REVIEW

SITE DIMENSIONAL & PAVING PLAN

www.pinnacle-engr.com

REVIEWED: SRB
DESIGNED:
DRAFTED: EP

PLAN | DESIGN | DELIVER
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PINNACLE ENGINEERING GROUP
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BROOKFIELD, WI 53186
(262) 754-8888
CHICAGO | MILWAUKEE | NATIONWIDE

CAPSTONE 41 - PHASE II

GERMANTOWN, WI

SITE DIMENSIONAL & PAVING PLAN

REVISIONS

PEG JOB No. 1262.00B
PEG PM TEM
START DATE 11/11/22
SCALE 1" = 40'

SHEET C-4 of C-14

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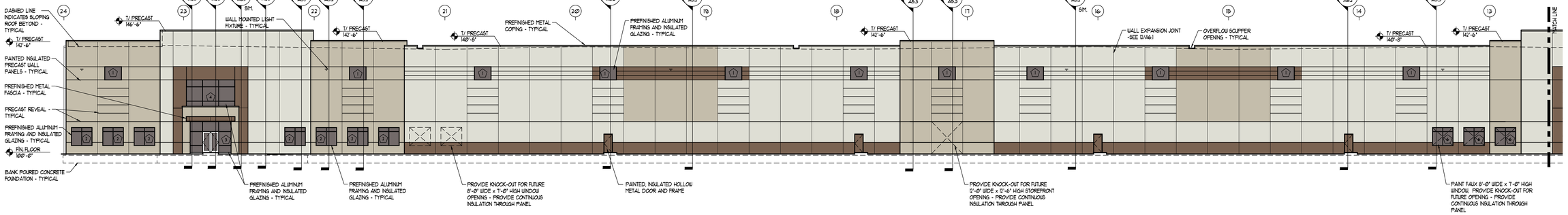
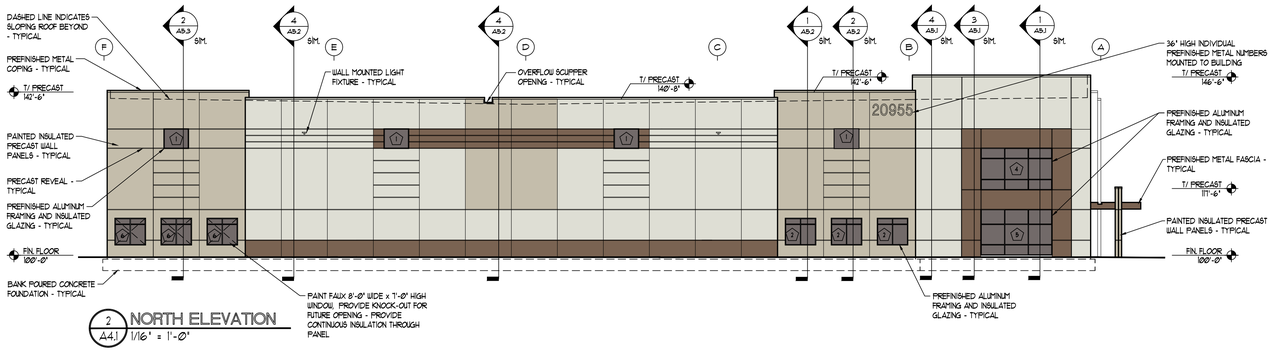
Z:\PROJECTS\2018\1262.00B-WI\CAD\SHEETS\1262.00B-WI SITE DIMENSIONAL & PAVING PLAN.DWG

Legal Description LOT 2 of CSM 7248

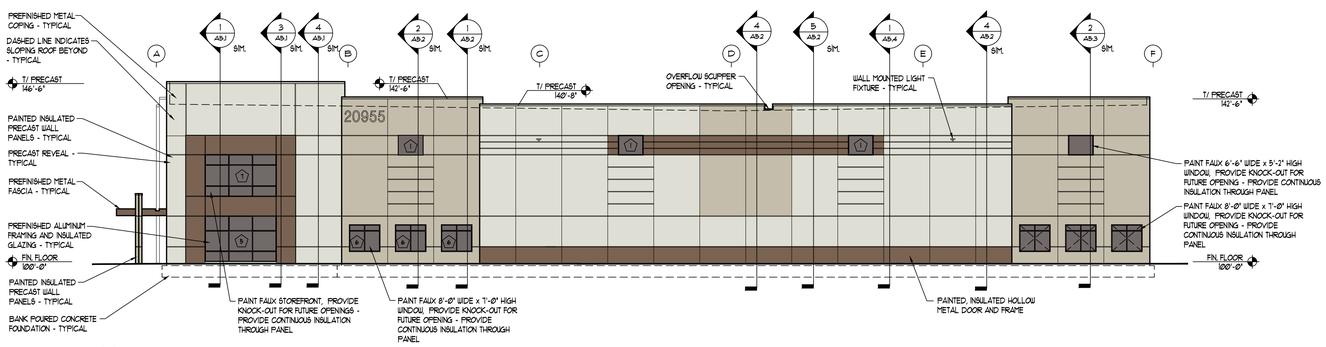
All of Lot 2 of Certified Survey Map No. 7248, as recorded in the Register of Deeds office for Washington County as Document No. 1571463, located in the Northwest 1/4 of the Northeast 1/4 of Section 18, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin



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



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



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

EXTERIOR FINISHES:

PAINT COLORS:

COLOR 1 (LIGHT FIELD COLOR, CANOPY SOFFIT)
SHERWIN-WILLIAMS
COLOR: SW 6064 RESTICENCE

COLOR 2 (MEDIUM ACCENT COLOR)
SHERWIN-WILLIAMS
COLOR: SW 6066 SAND TRAP

COLOR 3 (DARK ACCENT COLOR, UPPER SOFFITS)
SHERWIN-WILLIAMS
COLOR: SW 6046 SUING BROWN

INSULATED GLASS: GRAY TINTED

COLOR 4 (FAUX GLASS COLOR)
SHERWIN-WILLIAMS
COLOR: SW 6994 GREENBLACK

COLOR 5 (FAUX ALUMINUM FRAME COLOR)
SHERWIN-WILLIAMS
COLOR: TBD

ROOF COPING COLORS:

COLOR 1 (ADJACENT LIGHT FIELD & MEDIUM ACCENT COLOR)
PAC-CLAD
COLOR: SIERRA TAN

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 DIAGRAMS 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.

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CAPSTONE 41 - PHASE II
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EXTERIOR ELEVATIONS

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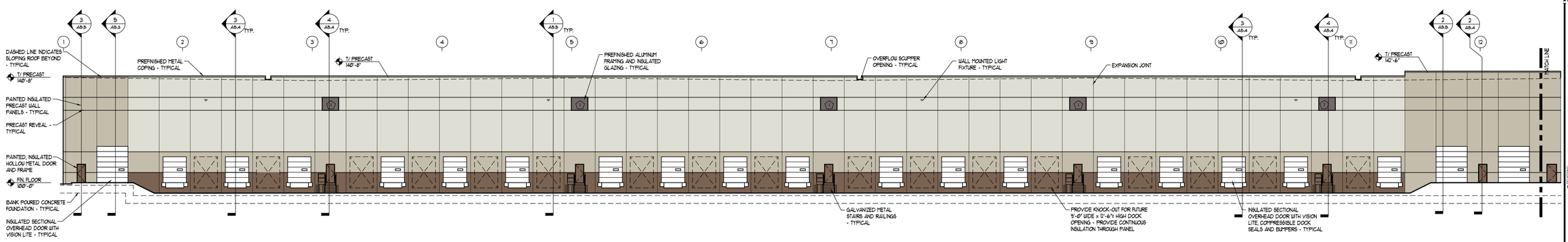
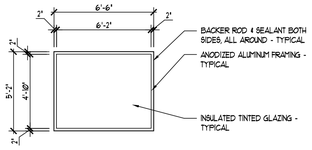
Partners in Design ARCHITECTS

PROJECT NO: 0713.22.121
DRAWN BY: CTS
CHECKED BY: WHB
DATE: 12.13.22
SHEET NO: A4.1





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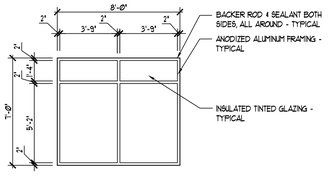

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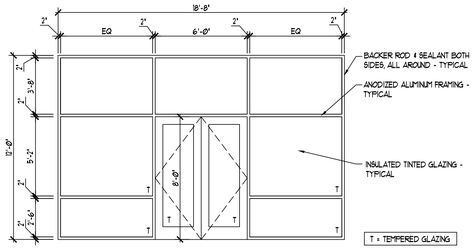

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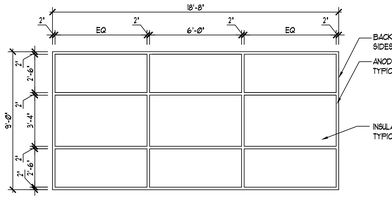

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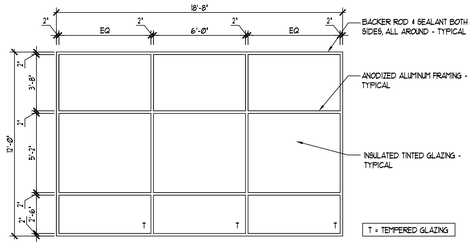

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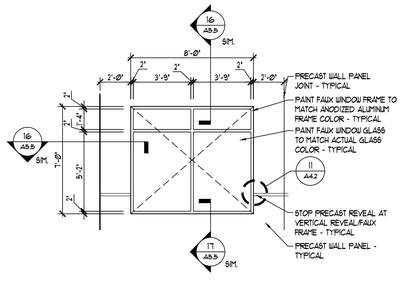

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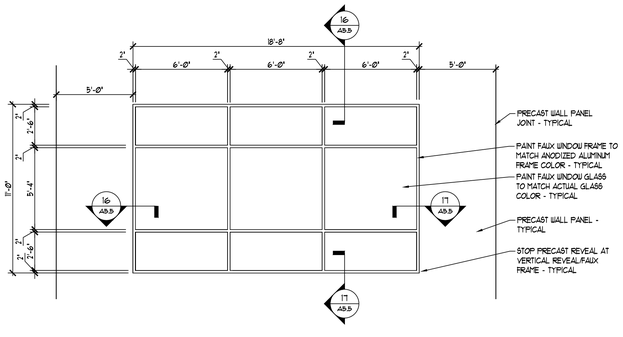

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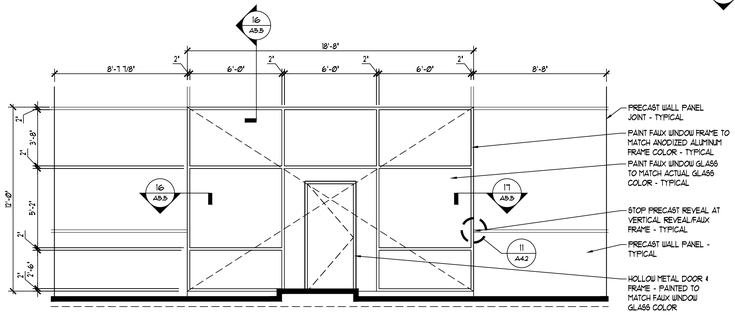

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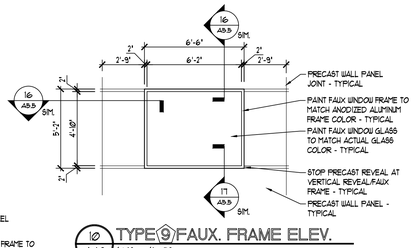

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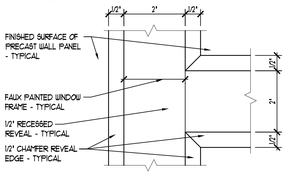

11 REVEAL ELEVATION DETAIL
A4.2

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Partners in Design ARCHITECTS
PROJECT NO.: 079.22.121
DRAWN BY: CTS CHECKED BY: WHB
DATE: 12.13.22
SHEET NO.: A4.2

CERTIFIED SURVEY MAP (CSM), SITE PLAN & CONDITIONAL USE PERMIT (CUP) APPLICATIONS

2/13/23 Plan Commission Meeting

Buzdum Trust

Staff Report & Recommendation **Germantown, Wisconsin**

Summary

Evan Nicodem, Parish Survey & Engineering, agent for the Buzdum Trust, property owner, is requesting approval of a 2-Lot Certified Survey Map (CSM), a Conditional Use Permit (CUP) for a commercial indoor self-storage facility and to allow encroachment into a 25' wetland setback, and Site Development & Building Plans for a (4) building, 100-unit self-storage facility on the property located at W188 N10515 Fawn Lane.

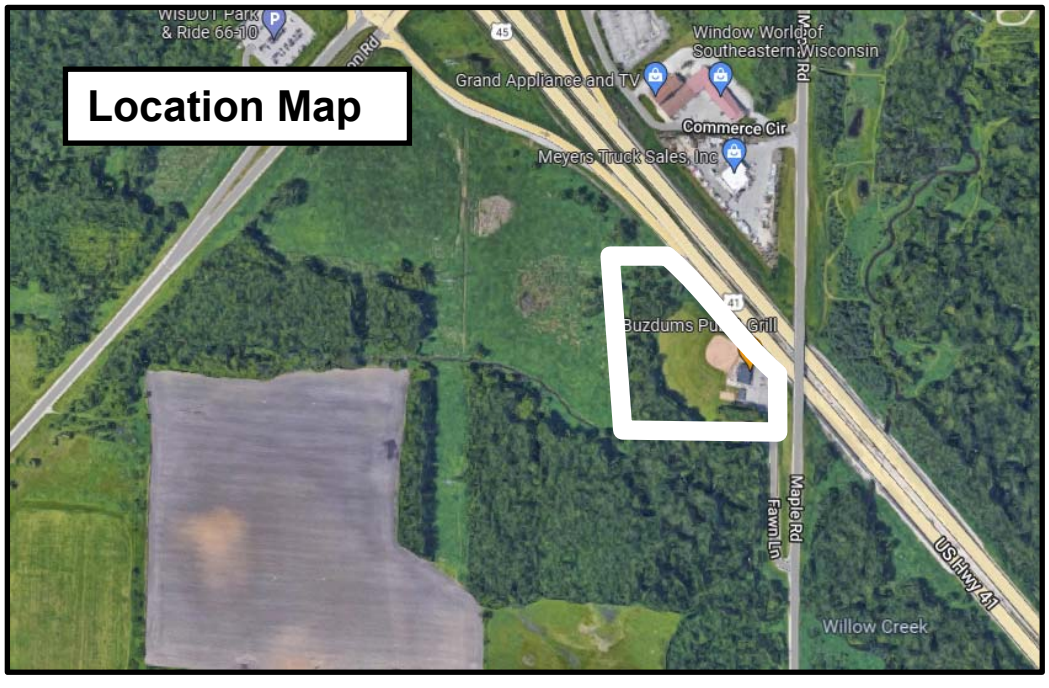
Property Location: W188 N10505 Fawn Lane (near US41 @ Maple Road overpass)

Agent/
Property Owner:

Evan Nicodem	Boro Buzdum
Parish Survey & Eng	Buzdum Trust
122 Wisconsin St	316 Kames Court
West Bend, WI	Slinger, WI

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Institutional/Agricultural	I/A-1
South	Residential	Rs-3
East	Business/Commercial	B-5
West	Institutional/Industrial	I/M-1



Background/Proposal

As discussed with the PC in July, 2022, the Owner is seeking approval of a series of permits/approvals necessary to develop a commercial self-storage facility on the rear portion of this 4.9-acre parcel located in the B-3: General Business District.

The B-3 District was assigned to already developed commercial properties that didn't/couldn't meet the other B-1 or B-2 Business District regulations at the time the current Zoning Code was initially adopted (1981). Arguably, the B-3 District was created to accommodate pre-existing properties that would have otherwise become "non-conforming" if assigned to another business district. For this reason, the B-3 District has very liberal use restrictions and bulk requirements, e.g. setbacks, so that the pre-existing uses and structures could continue to be used and expanded without the restrictions of being a "non-conforming" property. This property was developed prior to 1963 with some type of commercial retail or office use as far back as the 1970's and before the Maple Road/US41 overpass was constructed.

While it is not intended that new parcels be added to the B-3 District (or created within), the B-3 District is intended to guide the continued use and/or redevelopment of those parcels already in the B-3 District (primarily in the "Village Center District" around Main Street). There are, however, a handful of outlying B-3 zoned parcels throughout the Village along US41, Appleton Avenue and Mequon Road, as is the case with this parcel.

At this time, the Owner is requesting approval of the following applications needed as a prerequisite for creating a new parcel and developing a (4) building, 100-unit commercial self-storage facility on the rear portion of this 4.9-acre property while continuing operation of the existing bar/restaurant:

1. 2-Lot Certified Survey Map (CSM)
2. Conditional Use Permit (CUP) to allow encroachment into portions of the 25' wetland setback created by the proposed commercial self-storage development;
3. Conditional Use Permit (CUP) to allow the development and operation of and
4. Site development and building plans for a 100-unit self-storage facility comprised of four (4) buildings totaling 37,136 sqft

Certified Survey Map (CSM)

The proposed 2-lot CSM divides the 4.9-acre property into the following to facilitate the proposed development:

- Lot 1: a 0.78-acre parcel containing the existing bar/restaurant and associated parking area;
- Lot 2: a 4.19-acre "flag lot" parcel for development of the proposed commercial self-storage facility

The CSM shows the extent of wetland that exists on the property around the perimeter of the west and north sides of the property.

Conditional Use Permit (CUP): 25' Wetland Setback Encroachment
The wetland delineation report (dated November 28, 2022) indicates a total of .84 acres of wetland located within the 4.9-acre property associated with a larger, continuous hardwood swamp and wet meadow wetland that extends beyond the property associated with a tributary to Willow Creek.

As shown on the site plans and in the Wetland setback Compensation Plan (dated January 20, 2023), a total of 18,610 sqft (.427 acres) of area within the Village's 25' wetland setback that extends outward from the wetland will be impacted by development, including grading/filling and portions of the storm water management basins created on site.

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

All of the wetland setback development impact is "horizontal" development requiring a 1:1 ratio compensation ratio or a minimum of 18,610 sqft (.427 acres) of on-site compensation or wetland buffer restoration with native plantings and turf will be required. As shown in Exhibits 1 and 2 to the Compensation Plan, a total of 21,540 sqft (.494 acres) of disturbed area will be seeded with a native seed mix to create a permanent vegetative cover within the wetland setback area.

Conditional Use Permit (CUP): "Warehouse and Indoor Storage"
Section 17.30(3)(ff) of the Zoning Code provides that "warehouse and indoor storage" uses may be allowed in the B-3: General Business District with a conditional use permit. There are no prescribed requirements or conditions of approval in 17.30.

As detailed in the civil site and architectural plans, the proposed self-storage facility will have the following features:

1. (4) buildings totaling 37,136 sqft
2. 100 total units of varying sizes:
    a. 16 units @ 16' x 48' (Building #1)
    b. 50 units @ 10' x 20' (Building #2)
    c. 14 units @ 16' x 48' (Building #3)
    d. 20 units @ 10' x 20' (Building #4)
3. Indoor storage only (no outside storage or parking of vehicles)
4. Security gate & security fencing to be installed at strategic points (driveway entrance & north side of Building #4 connecting to existing US41 fence)

It's unclear if there will be an on-site office staffed with sales, management or maintenance personnel. More detail is required regarding the operational aspects of the self-storage business.

Site Development & Building Plans
Detailed site development and building plans have been prepared for proposed self-storage facility (Lot 2) AND portions of the bar/restaurant site (Lot 1). As detailed in the plans, the site and buildings will have the following characteristics:

Site Improvements
- Construct a 30' wide paved asphalt access driveway from Fawn Lane within the 50' wide "flagpole" portion of Lot 2, including 60' wide paved drive isles for building access and concrete inverts to aid run-off of storm water across the site to the perimeter storm water basins;
- Construct series on inter-connected wet detention storm water management basins;
- Install perimeter landscaping around Buildings #3 & #4 and native seed mix for restoration of the impacted wetland setback areas

Building Improvements
- (4) buildings totaling 37,136 sqft single-story;
- Metal wall & roof panel exterior on wood frame construction; earth- tone color palette with "Sierra Brown" roof & siding and "Hickory Moss" wall panel colors
- Exterior wall-mounted light fixtures

Storm Water Management. A total of 83,878 sqft (1.93 acres) of impervious surfaces will be created or 46% of the total site leaving 54% in open/green space.

Storm water facilities include grading swales to convey run-off from the buildings, driveways and other existing paved and gravel surfaces developed on Lot 1 to two (2) wet detention basins on the site.

The proposed site drains to the west while a small area of the entrance driveway drains east to the Fawn Lane/Maple Road right-of-way. The drainage to the west collects in a ditch line around the perimeter of the site and ultimately drains south for discharge to a tributary to the Menomonee River. The bar/restaurant area drains in several directions. A small portion drains to the southwest into the proposed development with the remaining areas draining mostly east to the Fawn Lane/Maple Road right-of-way. All areas of the proposed development are considered in the drainage calculations whether they reach the basins or not. The site is designed to drain to the various storm water basins located around the edges of the pavement and southwest of Building 3. Stormwater will be collected in the basins which are inter-connected and ultimately flow together to form one main basin on the west. The primary basin will also include the outlet structure for offsite discharge to the westerly drainage ditch.

Landscaping & Buffering. Landscaping is proposed around the perimeter with native prairie grass on the west side of the site surrounding the storm basins, a mix of evergreen trees, shrubs & deciduous shrubs along the rear side of Buildings #3 & #4, and a row of Norway Spruce along the south property line. Plantings include a variety of deciduous shrubs, evergreen trees and evergreen shrubs, and perennial plantings. (see Sheets C1.07).

In addition to landscaping on Lot 2 and the self-storage facility, the proposal does include landscaping enhancements on Lot 1. As shown on Sheet C1.03 and C1.07, 8' wide landscaped buffer areas along the property line adjacent o Fawn Lane will be created by saw cutting existing pavement and planting these buffer strips with a mix of evergreen & deciduous shrubs.

Lighting. Exterior lighting is limited wall-mounted fixtures on the buildings:

- (17) 20W 2561 Lumen LED wall-mounted fixtures at a height of 7'-10';
- (26) 13.5W 1806 Lumen LED wall-mounted fixtures at a height of 7'-10'; and
- (1) 34.6W 4880 Lumen LED wall-mounted fixtures at a height of 12' illuminating the storage driveway security gate

Signage. A monument sign "placeholder" is shown at the driveway @ Fawn Lane. Details for the monument and any wall-mounted signs for future tenants will be provided as part of separate and future sign permit applications.

Staff Comments

Community Development: Planning & Zoning

As discussed back in July, 2022, during the initial consultation, "warehouse and indoor storage" is one of the uses that may be allowed in the B-3 District with a conditional use permit. However, it is unclear if the Village intended to allow the current generation of commercial "mini" or self-storage, characterized by single-story, garage-like buildings with little character and modest materials divided into individual, directly accessible "units" available for short and long-term rental (vs. a business-owned or single-tenant building used for warehouse or storage purposes). Therefore, the Plan Commission needs to consider the precedent that would be set by allowing this type of commercial storage use and the type of buildings and materials typical for this type of development in the B-3 District vs. that which is allowed in the M-1: Limited Industrial District where indoor commercial self-storage facilities are allowed "by right" (or with a CUP if outdoor storage is included).

This property is classified in the former 2020 Land Use Plan as "Commercial"; more so out of recognition of the pre-existing business use than in anticipation of it being redeveloped as part of a lager commercial area or corridor as is the case along Mequon and County Line Road. Under the current 2050 Plan, this property lies within the new "Schoen Laufen-Menomonee River District" where the list of preferred uses is limited to "open space & recreation" and all existing and legal non-conforming uses". Under the 2050 Plan, the existing business use of the property as a bar/restaurant would be allowed to continue, but the creation of a new parcel for development with an

industrial/business use like self-storage falls under the “undesirable” land use category (not explicitly prohibited, but only allowed under special circumstances).

At this point in time, Staff believes that the proposal to re-develop and intensify the land use and activities on this property is inconsistent with the intent of the 2050 Plan for property in the Schoen Laufen-Menomonee River District. Staff does not believe that the original intent of the B-3 Zoning Code allowance for “warehousing and indoor storage” contemplated the re-development of and construction of multiple industrial-like buildings on land in the B-3 District. Staff believes the creation of an additional parcel from an existing B-3 zoned parcel is not consistent with the intent of the B-3 District nor the 2050 Plan. Other than historically significant buildings and properties, the re-development of pre-existing, non-conforming commercial properties and buildings that have reached the end of their usefulness and functionality should be re-developed in a manner that furthers the various goals and desires of the community. In this case, to not intensify land uses through additional urban development and encourage new open space & recreation uses while allowing pre-existing uses to continue... which is the overall intent of the Schoen Laufen-Menomonee River District.

However, knowing that there may be some community and economic benefit by allowing re-development of non-conforming properties like this while protecting and enhancing individual property and business-owner rights, it’s possible that the “special circumstances” referred to in the 2050 Plan can be what results from the proposed re-development and not necessarily already in existence.

The Plan Commission and Village Board may determine that renovating the existing bar/restaurant building and property at the same time will create those special circumstances that ultimately results in improved aesthetics and economic viability of the property for the benefit of the property owner and community. Staff will support the proposal if the existing bar/restaurant building and site on proposed Lot 1 are renovated and/or enhanced as recommended by the Plan Commission, including, but not limited to reconstruction of the parking lot with additional landscape buffers.

Architecture and materials for the proposed buildings is bland and monotonous. The monotone earth tone color scheme is uninspiring. At a minimum, the rear side of Building #3 (facing US41) should be enhanced with some type of additional materials and/or color change, e.g. masonry wainscoting.

Additional landscaping should be provided along the rear side of Building #3 comprised of a mix of deciduous and evergreen trees and shrubs. Arguably, the site should be required to meet the Village’s street tree requirements with a minimum of eleven (11) deciduous canopy trees planted along the US41 frontage in addition to the addition of other plantings necessary to provide an attractive landscape and visual buffer. Staff recommends a buffer comprised of the following along the entire US 41 frontage:

- 3-5 deciduous canopy trees per 100 linear feet (25’-30’ spacing)
- 5-8 understory trees per 100 linear feet (10’-20’ spacing)
- 5 evergreen trees per 100 linear feet (10’-20’ spacing)

- 25 evergreen shrubs per 100 linear feet (equally spaced)

Community Development: Inspection Services
Inspection Services has indicated that the submission of state-approved plans will be required prior to issuing a building permit along with the required $20,000 occupancy bond.

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

- January 6, 2023 memo from GRAEF, Burt Naumann, Surveyor (CSM)
- February 10, 2023 memo from Larry Ratayczak, Public Works Director (civil engineering & storm water management)

Fire & Police Departments
Access for emergency personnel and equipment to the site 7 security gate shall be provided to the Police and Fire Department.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the 2-lot Certified Survey Map (CSM) for the 4.9-acre Buzdum Trust property subject to the following conditions:

1. The CSM shall be revised to reflect the Village Surveyor comments contained in the January 6, 2023 review memo prior to recording the CSM.

APPROVE a Conditional Use Permit to allow the encroachment of development into portions of the 25' wetland setback on proposed Lot 2 pursuant to Section 24.04 of the Shoreland-Wetland Zoning Code and subject to the following conditions:

1. The Owner shall implement the Wetland Setback Compensation Plan (dated January 20, 2023) as proposed. The Owner shall monitor the site as needed and submit a letter/report to the Village to provide an update on the status of the restoration work and what, if any additional measures will be taken to ensure the successful restoration of the area. The letter/report shall be submitted annually beginning March, 2023 for three (3) years.
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 activities or uses which causes problems or harmful

effects that were not anticipated at the time of approval of this CUP, the conditional use permit may be modified or terminated by the Village Board by the amendment to or addition of conditions after public hearing thereon.

APPROVE a conditional use permit for the proposed commercial self-storage facility on the 4.19-acre property (proposed Lot 2) subject to the following conditions:

1. The uses and activities allowed on the property shall be limited to those uses and activities and relative locations specified in the conditional use permit (CUP) application and supporting documents dated November 4, 2022.
2. The Owner/operator shall submit a detailed Plan of Operation for the self-storage facility, including, but limited to a description of the days and hours of operation, management, list of any restrictions on the use of the storage units, etc. Said Plan of Operation shall be submitted for review and approval by the Village prior to issuance of any building permits.
3. The Owner/Operator is responsible for reporting any significant changes in the type, intensity, amount or location of the land uses and activities, days and hours of operation, size or location or other operational characteristics of said uses and activities authorized under this CUP to the Village Planner.
4. No tenant, nor the property owner, may run additional businesses from the subject property at any time, including from the storage units.
5. No portion of this property, storage structures, or parked vehicles may be used as a residence.
6. There shall be no storage of hazardous materials in any storage unit or on the subject property.
7. Outdoor storage of any kind is prohibited. No storage or parking of vehicles, including, but not limited to passenger vehicles, trucks, RV's, trailers, recreational equipment, etc.

APPROVE the site development and building plans for the proposed (4) building, 100-unit commercial self-storage facility on the property (proposed Lot 2) subject to the following conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
   a. *Architectural plans dated February 7, 2023;*
   b. *Civil Engineering plans dated February 7, 2023;*
   c. *Landscaping plans dated February 7, 2023;*
   d. *Site Lighting plans (cut-sheets & photometric plans) dated February 7, 2023*
   e. *Storm Water Management plan Report dated February 7, 2023*

2. All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment, and approval prior to commencing construction or issuance of building permits (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS):
   a. February 10, 2023 memo from Larry Ratayczak, Public Works Director

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

4. All exterior light fixtures shall be full cut-off type fixtures (the refractive lens models of the proposed fixtures is not acceptable). Any change or substitution of the light fixtures shall be reviewed and approved by Village Staff prior to installation.

5. The height of all exterior lighting fixtures shall not exceed a mounted height of 25 feet above the surrounding finished grade elevation. Also, no tilting of the fixtures shall be permitted.

6. Architecture and materials for the proposed buildings is bland and monotonous. The monotone earth tone color scheme is uninspiring. At a minimum, the rear side of Building #3 (facing US41) should be enhanced with some type of additional materials and/or color change, e.g. masonry wainscoting.

7. Additional landscaping shall be provided along the rear side of Building #3 and along the rear side of Building #4 comprised of a mix of deciduous and evergreen trees and shrubs spaced accordingly. Arguably, the site should be required to meet the Village's street tree requirements with a minimum of eleven (11) deciduous canopy trees planted along the US41 frontage in addition to the addition of other plantings necessary to provide an attractive landscape and visual buffer. Staff recommends a buffer comprised of the following along the entire US 41 frontage:
   a. 3-5 deciduous canopy trees per 100 linear feet (25'-30' spacing)
   b. 5-8 understory trees per 100 linear feet (10'-20' spacing)
   c. 5 evergreen trees per 100 linear feet (10'-20' spacing)
   d. 25 evergreen shrubs per 100 linear feet (equally spaced)

   A revised landscape plan shall be submitted to the Plan Commission for review and approval prior to issuance of any building permits.

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

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

Date : February 10, 2023

Re : Buzdum Storage Units – Site Plan Review

Items Reviewed:

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General Comments:

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6. *It appears the septic system for the existing building will be located on Lot 2. Provide information on how sewage for lot 1 will be managed.*
7. *Provide an erosion control plan.*

C1.05 Grading Plan:

1. *Label existing contours. Specifically, around the existing building and new driveway.*
2. *Provide FFE of existing building*
3. *Provide detailed spot elevations. Provide spot elevations for the new driveway and the area east of Building 4. It's not clear how that area drains.*
4. *Drainage between east building and I-41 ROW is not clear. Provide spot elevations to clarify.*
5. *Provide floor elevations of proposed buildings. Floors shall be a minimum of 2' above the overflow elevation.*
6. *Show emergency overflow weir location.*

C1.05 Site Details:

1. □□be□□□□et□ □he□□□idth□**Pond cross section shows the safety shelf at 9:1 slope. Please revise to a max of 10:1. Note per WDNR standards the minimum width is 8' but the maximum slope is 10:1. If the safety shelf will be less than 10' wide please clearly label the elevation at the end of safety shelf.**
2. *Top of berm must be 1' higher than overflow.*
3. *Recommend adding a sump to the outlet structure.*
4. *Provide details on the casting or trash rack that will be used for the top and over the rectangular opening. Provide a trash rack over the 3.5" orifice. Detail trash track size on the plans.*

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6. *Clay liner must meet WDNR technical standard requirements. Revise note to match WDNR requirements. Based on soil test pits on-site material will likely not meet the requirements.*

Stormwater Management Plan:

1. *Rainfall distribution shall be MSE not Type II. Washington County uses MSE 3 distribution*
2. *MMSD does not allow for the addition of offsite flows to meet the peak rate requirement. The entire area (including offsite) must meet the peak rate or the volumetric procedure can be used to pass the offsite volume trough with no penalty.*
3. *The existing site appears to spilt with some runoff going to the wetlands to the west and some draining to the ROW to the east. Spilt the existing conditions to account for the separate discharge locations. Please spilt the existing conditions so runoff to the ROW to the east can be evaluated separately from runoff that goes to the west.*
4. *HydroCAD printouts only include the 9,000 SF of offsite area. Include HydroCAD printouts for the entire existing condition.*
5. *Show Tc path locations on the drainage exhibits. Show Tc paths on the proposed exhibit too.*
6. *Stormwater management calcs must include the entire disturbed area including the undetained areas at the entrance and the back sides of the pond berms.*
7. *Appears type C soil was used for the curve numbers, but soil is Type D based on mapping.*
    a. *It's not clear how the different basins have been modeled in hydroCAD.*
    b. *How where the pipes connecting the basins sized?*
    c. *Why no pipe connecting the west pool to the main pool?*
    d. *Are the north, west and south pools intended to have a permanent pool of water? If so they need a safety shelf and 5' minimum depth.*
    e. *Each pool will need to be modeled separately with their respective drainage areas to ensure they are sized for the drainage area.*

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    a. *Milwaukee rainfall file with the appropriate winter season dates must be used.*
    b. Type D soils shall be modeled as 'clayey'□**Type C soils also need to be modeled as clayey per WDNR guidance.**
    c. *SLAMM model must include the entire disturbed area.*
    d. *Initial stage elevation must be set to the NWL.*
    e. *Undetained areas should use the same commercial land use. Not 'other urban area'*
    f. *Driveway does not meet the WDNR requirements to be considered disconnected. Revise to connected.*

9. *Volumes for the volumetric procedure are not computed correctly. The volume at 11.75 hours must be subtracted from the volume at 21.25 hours to get the volume during the critical time.*
10. *Outlet structure for the main basin in HydroCAD calls for 2 -12" pipes. Plan shows 1 – 15"*
11. *South basin outlet elevations do not match between the plans and model.*
12. *Revise outlet pipes for north and south basins to be at or above the NWL of 843.00.*

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14. *Recommend revising North and South basins dry detention basins. They are likely providing little water quality benefit and will be nuisances areas with the shallow permanent pool of water. If not revised to dry basins the south basin will be required to have a safety shelf.*

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

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

Date : December 27, 2022

Re : Buzdum Restaurant – Site Plan Review

Items Reviewed:

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General Comments:

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C1.05 Grading Plan:

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C1.05 Site Details:

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Stormwater Management Plan:

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PARISH SURVEY & ENGINEERING

January 24, 2023

Village of Germantown
N112 W7001 Mequon Road
Germantown, WI 53022

Re: Comment Response
Maple Road Storage Facility
W188 N10515 Maple Road
Germantown, WI 53022

Engineering Comments to Site Development – December 27, 2022. Responses noted in red.

General Comments:

1. Please respond to each item below. A written response addressing each item shall be included in your submittal.
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
4. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
5. As a guide to the review response: Items in italics are resolved or acknowledged, items in regular font are to be addressed yet, items in Bold are additional feedback to remaining original comment.
6. It appears the septic system for the existing building will be located on Lot 2. Provide information on how sewage for lot 1 will be managed.
   - As noted on the plan the old septic tank will be removed and a new tank installed on the bar and restaurant property.
7. Provide an erosion control plan.
   - An erosion control plan has been included.

C1.05 Grading Plan:

1. Label existing contours. Specifically, around the existing building and new driveway.
   - Contour labels have been added.
2. Provide FFE of existing building
   - FFE notes have been added to the plan.
3. Provide detailed spot elevations.

- Spot elevations have been added to the plan.

4. Drainage between east building and I-41 ROW is not clear. Provide spot elevations to clarify.
   - Spot elevations have been added to the plan.
5. Provide floor elevations of proposed buildings. Floors shall be a minimum of 2' above the overflow elevation.
   - floor elevations are not two feet over the overflow elevation. The regional floodplain elevation is 843.00 and the buildings are over 2 feet above the flood elevation which meets State codes for habitable structures. We do ask for consideration given the fact that we do meet State codes and these buildings are not proposed to be habitable structures.
6. Show emergency overflow weir location.
   - Emergency overflow is shown and noted on the plan.

C1.05 Site Details:

1. Label safety shelf width.
2. Top of berm must be 1' higher than overflow.
   - Top of berm is noted to be 1 foot higher than the overflow.
3. Recommend adding a sump to the outlet structure.
   - Since there is no advantage to water quality with the provision of a sump, we ask that a sump not be required for this outlet structure.
4. Provide details on the casting or trash rack that will be used for the top and over the rectangular opening.
   - A Neenah casting such as R-3403 may be used or a product such as those found on trashracks.com may be used depending on contractors' preference. The structure is relatively shallow, remote, and not particularly dangerous without a sump and therefore it is up to the contractor to provide a cover in an economical fashion.

Stormwater Management Plan:

1. Rainfall distribution shall be MSE not Type II.
   - The MSE curves are used as required.
2. MMSD does not allow for the addition of offsite flows to meet the peak rate requirement. The entire area (including offsite) must meet the peak rate or the volumetric procedure can be used to pass the offsite volume trough with no penalty.
   - The entire site including the offsite runon is included and incorporated into a volumetric analysis.
3. The existing site appears to spilt with some runoff going to the wetlands to the west and some draining to the ROW to the east. Spilt the existing conditions to account for the separate discharge locations.

- Portions of the existing bar and restaurant site do drain east however those areas are not included in the modeling since those areas are not proposed for development. All areas that either are proposed to be developed or drain through the development are included in the site modeling and are hydraulically added and managed using the volumetric method.

4. HydroCAD printouts only include the 9,000 SF of offsite area. Include HydroCAD printouts for the entire existing condition.
   - As mentioned above, portions of the existing bar and restaurant site do drain east. However, those areas are not included in the modeling since those areas are not proposed for development. All areas that either are proposed to be developed or drain through the development are included in the site modeling and are hydraulically added and managed using the volumetric method.
5. Show Tc path locations on the drainage exhibits.
   - The Tc path for the existing condition is shown in the storm water management plan.
6. Stormwater management calcs must include the entire disturbed area including the undetained areas at the entrance and the back sides of the pond berms.
   - All areas that are proposed to be developed including areas that do not drain through the pond (berm backslopes) are included in the site modeling and are hydraulically added and managed using the volumetric method.
7. Appears type C soil was used for the curve numbers, but soil is Type D based on mapping.
   - Test pit data provided in appendix B-2 indicates silt surficial soils better resembling a type C soil. Type D soils would be predominantly clayey soils, and this is not the case based on the site-specific testing.
8. It's not clear how the different basins have been modeled in hydroCAD.
   - The basins all drain together with one outlet from the main basin and are intended to function as one large basin with several chambers.

   a. How where the pipes connecting the basins sized?
   - Pipes are sized in HydroCAD to hydraulically connect the basins. The purpose of the connecting pipes is only intended to maintain a pool elevation of 843.

   b. Why no pipe connecting the west pool to the main pool?
   - No pipe is needed since the grading hydraulically connects the west and main basin at elevation 843.

   c. Are the north, west and south pools intended to have a permanent pool of water? If so they need a safety shelf and 5' minimum depth.
   - All of the basins have safety shelves but only the west and main basins have sufficient size for a 5' deep pool. Since all water is routed through the main basin before release, we meet the requirements for basin depth and sediment removal for the entire system. These conditions are modeled exactly as designed through WinSLAMM.

   d. Each pool will need to be modeled separately with their respective drainage areas to ensure they are sized for the drainage area.
   - While the basins appear to be separate and unique the intent of the design is to have one basin with separate chambers. The HydroCAD model recommends these separate areas be modeled as one large basin to provide a better analysis of the

overall performance since the high-water elevations are all connected. As the designer of this system, I disagree that the basins be modeled individually, however, the modeling has been adjusted to provide multiple watersheds and individual modeling for each smaller basin. The basins are modeled through HydroCAD to have connected tailwaters and therefore should have the same high-water elevation as the main pond. The program has difficulty with separate basins draining into an adjacent basin hence the slight variation in high water elevation. There is clearly a calculation error since the north basin is two hundredths lower than the main basin and the south basin is nine hundredths higher. Since these basins are to be all graded together the variation in high water elevation as calculated is physically impossible.

9. WinSLAMM Comments

a. Milwaukee rainfall file with the appropriate winter season dates must be used.

- Milwaukee 69 rainfall is used

b. Type D soils shall be modeled as 'clayey'

- WinSLAMM is modeled using clayey soils.

c. SLAMM model must include the entire disturbed area.

- All areas are modeled including developed areas not going through a basins to determine the TSS removal for the site. The modeling areas for both WinSLAMM and HydroCAD are identical.

d. Initial stage elevation must be set to the NWL.

- Initial stages for each pond area set to the permanent water level equivalent to elevation 843.

Respectfully submitted,

Evan P. Nickodem, P.E.

PARISH SURVEY & ENGINEERING

February 8, 2023

Village of Germantown
N112 W7001 Mequon Road
Germantown, WI 53022

Re: Engineering Comment Response #2
Maple Road Storage Facility
W188 N10515 Maple Road
Germantown, WI 53022

Engineering Comments to Site Development – December 27, 2022. Responses noted in red.

General Comments:

1. Please respond to each item below. A written response addressing each item shall be included in your submittal.
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
4. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
5. As a guide to the review response: Items in italics are resolved or acknowledged, items in regular font are to be addressed yet, items in Bold are additional feedback to remaining original comment.
6. It appears the septic system for the existing building will be located on Lot 2. Provide information on how sewage for lot 1 will be managed.
   - As noted on the plan the old septic tank will be removed and a new tank installed on the bar and restaurant property for the bar and restaurant building. The sewage for lot 1 will be managed with a new septic tank on lot 1.
7. Provide an erosion control plan.
   - An erosion control plan has been included.

C1.05 Grading Plan:

1. Label existing contours. Specifically, around the existing building and new driveway.
   - more contour labels have been added.
2. Provide FFE of existing building
   - FFE notes have been added to the plan.

3. Provide detailed spot elevations. Provide spot elevations for the new driveway and areas east of Building 4. It not clear how that area drains.
   - Spot elevations have been added to the plan. Including the areas east of Building 4 and the driveway.
4. Drainage between east building and I-41 ROW is not clear. Provide spot elevations to clarify.
   - Spot elevations have been added to the plan.
5. Provide floor elevations of proposed buildings. Floors shall be a minimum of 2' above the overflow elevation.
   - the buildings are now 2 feet above the overflow elevation.
6. Show emergency overflow weir location.
   - Emergency overflow is shown and noted on the plan.

C1.05 Site Details:

1. Label safety shelf width.
   - Safety shelf width is noted
2. Top of berm must be 1' higher than overflow.
   - Top of berm is noted to be 1 foot higher than the overflow.
3. Recommend adding a sump to the outlet structure.
   - Since there is no advantage to water quality with the provision of a sump, we ask that a sump not be required for this outlet structure.
4. Provide details on the casting or trash rack that will be used for the top and over the rectangular opening.
   - A Neenah casting such as R-3403 may be used or a product such as those found on trashracks.com may be used depending on contractors' preference. The structure is relatively shallow, remote, and not particularly dangerous without a sump and therefore it is up to the contractor to provide a cover in an economical fashion.
   - My preference is to not install a trash rack on the small outlet since it will easily become clogged with leaves and natural debris.
5. Provide means of permeant erosion control at the overflow weir.
6. Clay liner must meet WDNR technical standard requirements. Revise note to match WDNR requirements. Based on soil test pits on-site material will likely not meet the requirements.
   - The note has been updated to reflect the WDNR Tech Standard.

Stormwater Management Plan:

1. Rainfall distribution shall be MSE not Type II.
   - The MSE 3 curves are used as required.
2. MMSD does not allow for the addition of offsite flows to meet the peak rate requirement. The entire area (including offsite) must meet the peak rate or the volumetric procedure can be used to pass the offsite volume trough with no penalty.
   - The entire site including the offsite runon is included and incorporated into a volumetric analysis.

3. The existing site appears to spilt with some runoff going to the wetlands to the west and some draining to the ROW to the east. Spilt the existing conditions to account for the separate discharge locations.
- Portions of the existing bar and restaurant site do drain east however those areas are not included in the modeling since those areas are not proposed for development. All areas that either are proposed to be developed or drain through the development are included in the site modeling and are hydraulically added and managed using the volumetric method.

4. HydroCAD printouts only include the 9,000 SF of offsite area. Include HydroCAD printouts for the entire existing condition.
- As mentioned above, portions of the existing bar and restaurant site do drain east. However, those areas are not included in the modeling since those areas are not proposed for development. All areas that either are proposed to be developed or drain through the development are included in the site modeling and are hydraulically added and managed using the volumetric method.

5. Show Tc path locations on the drainage exhibits.
- The Tc path for the existing condition is shown in the storm water management plan. There are no Tc paths for the proposed condition since all use the minimum Tc of 6 minutes. A note has been added to indicate the Tc values.

6. Stormwater management calcs must include the entire disturbed area including the undetained areas at the entrance and the back sides of the pond berms.
- All areas that are proposed to be developed including areas that do not drain through the pond (berm backslopes) are included in the site modeling and are hydraulically added and managed using the volumetric method.

7. Appears type C soil was used for the curve numbers, but soil is Type D based on mapping.
- Test pit data provided in appendix B-2 indicates silt surficial soils better resembling a type C soil. Type D soils would be predominantly clayey soils, and this is not the case based on the site-specific testing.

8. It's not clear how the different basins have been modeled in hydroCAD.
- The basins all drain together with one outlet from the main basin and are intended to function as one large basin with several chambers.

a. How where the pipes connecting the basins sized?
- Pipes are sized in HydroCAD to hydraulically connect the basins. The purpose of the connecting pipes is only intended to maintain a pool elevation of 843.

b. Why no pipe connecting the west pool to the main pool?
- No pipe is needed since the grading hydraulically connects the west and main basin at elevation 843.

c. Are the north, west and south pools intended to have a permanent pool of water? If so they need a safety shelf and 5' minimum depth.
- The west and main basins have safety shelves. Pools in the north and south basins have been removed. I retained the modeling as wet basins in WinSLAMM to appropriately model the volume of the basin in the system. However, since there is no water level or depth in these basins, the model will not credit any sediment removal.

d. Each pool will need to be modeled separately with their respective drainage areas to ensure they are sized for the drainage area.
- While the basins appear to be separate and unique the intent of the design is to have one basin with separate chambers. The HydroCAD model recommends these separate areas be modeled as one large basin to provide a better analysis of the overall performance since the high-water elevations are all connected. As the designer of this system, I disagree that the basins be modeled individually, however, the modeling has been adjusted to provide multiple watersheds and individual modeling for each smaller basin. The basins are modeled through HydroCAD to have connected tailwaters and therefore should have the same high-water elevation as the main pond. The program has difficulty with separate basins draining into an adjacent basin hence the slight variation in high water elevation. There is clearly a calculation error since the north basin is two hundredths lower than the main basin and the south basin is nine hundredths higher. Since these basins are to be all graded together the variation in high water elevation as calculated is physically impossible.

9. WinSLAMM Comments

a. Milwaukee rainfall file with the appropriate winter season dates must be used.
- Milwaukee 69 rainfall is used

b. Type D soils shall be modeled as 'clayey'

- As noted in item 7 above, the surficial soils are silty (Type C) and therefor the modeling has been adjusted to be consistent with soil found on site.

c. SLAMM model must include the entire disturbed area.
- All areas are modeled including developed areas not going through a basins to determine the TSS removal for the site. The modeling areas for both WinSLAMM and HydroCAD are identical.

d. Initial stage elevation must be set to the NWL.
- Initial stages for each pond area set to the permanent water level equivalent to elevation 843.

e. Undetained areas should use the same commercial land use. Not 'other urban areas'.

- This was not commented on in the first review, the area was changed to "commercial" land use for this submittal. The change from 'other urban areas' to 'commercial' makes no difference in the model results.

f. Driveway does not meet the WDNR requirements to be considered disconnected. Revise to connected.

- The driveway is modeled as connected. The change to connected makes no appreciable difference in the model results.

10. Volumes for the volumetric procedure are not computed correctly. The volume at 11.75 hours must be subtracted from the volume at 21.25 hours to get the volume during the critical time.

- volumes are reported as noted

11. Outlet structure for the main basin in HydroCAD calls for 2 -12" pipes. Plan shows 1 – 15".

- plans have been updated to match the model.

12. South basin outlet elevations do not match between the plans and model.

- checked and updated

13. Revise outlet pipes for north and south basins to be at or above the NWL of 843.00.
    - I've raised the outlet elevations but still desire to maintain a slope on the pipe and therefore have a slightly submerged outlet. This does not adversely impact the calculations of the storm water transmission from one basin to the other and therefore, my designer preference is to leave a slope on the pipe. Furthermore, during dry periods the water level will likely fall below the design level due to evaporation and a sloped pipe will allow some cleaning of the pipe during small storm event.
14. Provide means of permeant erosion control with calculations for the area between the main pond and west pond.
    - Erosion matting has been added. Using WISDOT FDM 10-5 Attachment 35.1 Channel Erosion Control Matrix, with a ditch grade of less than 2% (actual is 0%) and a maximum length of 300 ft (actual is 10 ft) I've used the recommended WisDOT Class I, Type B mat. American Excelsior Curlex I. Erosion mat is shown on the landscape plan.
15. Recommend revising North and South basins dry detention basins. They are likely providing little water quality benefit and will be nuisances areas with the shallow permanent pool of water. If not revised to dry basins the south basin will be required to have a safety shelf.
    - The north and south basins have been changed over to dry basins and have been modeled as such in both the HydroCAD and WinSLAMM modeling.

Respectfully submitted,

Evan P. Nickodem, P.E.

PARISH SURVEY & ENGINEERING

December 29, 2022

Village of Germantown
N112 W7001 Mequon Road
Germantown, WI 53022

Re: Comment Response
Maple Road Storage Facility
W188 N10515 Maple Road
Germantown, WI 53022

Comments to Site Development, CSM, and Conditional Use – December 26, 2022.

1) As noted, the following comments address specific items that will be updated to reflect the concerns regarding the development plans.
2) At the right-of-way line for Maple Road, two areas of existing pavement will be removed to create an 8' buffer between the ROW and existing parking lot. This area will be planted with landscaping to break up the parking lot. The asphalt proposed to be removed equals approximately 10% of the remaining asphalt surface.
3) Lot 2 driveway is located on a strip of land that is 50 feet wide extending to the Maple Road Right-of-Way. The proposed pavement is 30 feet wide leaving 10 feet on both the north and south sides for landscape buffers which exceeds the minimum of 8'.
4) The proposed monument sign was shown as a place holder only, however the sign size has been modified and dimensioned to show that it will be installed at 5' from property lines as required.
5) Building 4 has been moved to be 15 feet from the property line as requested. Building 2 lost 2 units (10x20 units) and Building 3 lost one unit (16x48 units).
6) Landscaping
    a. Additional landscaping will be added along the north side of Bldg #3
    b. Additional landscaping will be added along the east side of Bldg #4. A security fence is planned for access control at the entrance driveway and along the north side of Building 4.
    c. The original plan had 16 Norway Spruce at 20' centers along the south side. I've tightened up the spacing to 15 feet and added five additional trees for a total of 21 spruce trees along the south side.
    d. Additional landscaping will be added along the east side of the existing building.
7) Setback Grading
    - There is a total of 18,860 sf of grading proposed within the wetland setback.
    - Along the west side, 5,320 sf is the back slope for the stormwater management containment. The backslope area will be erosion matted and seeded with a no mow mixture to revert back to a natural state similar to the condition prior to construction.
    - The northeast side between Bldg 3 and IH 41 includes 6,400 sf of disturbance within the setback. This area is currently grass that is mowed. The area will be converted to a grass drainage way and will be landscaped.
    - The remaining 7,140 sf part of the stomwater management areas for the site. These areas will be seeded to revert back to existing conditions.

- Furthermore, the entire stormwater management area will become an extended buffer area for the wetlands and would prevent further development or grading within the setbacks to the wetlands.

8) Site area calculations block for Lot 1 have been added including the calculation for parking stalls and 90% impervious.
9) Based on the site area calculations noted in Comment #8 above, the calculated number of parking stalls required for this site is 35. A total of 38 parking stalls (including one van accessible stall) are shown as potentially available on the site.
10) Snow storage areas are noted on the plan.
11) The septic tank will be relocated onto Lot 1. Prior to construction, permit for relocation of the septic tank will be applied for through Washington County.
12) Sample materials board will be provided.
13) The setback lines have been modified for the existing conditions to show only those that apply to the existing lot. Furthermore, surveying for the site was conducted on September 9, 2022. While gravel surfacing may have been installed in summer, the existing conditions drawing is reporting conditions as surveyed.
14) Exterior lighting will be installed in the form of down lighting mainly under the soffits of the buildings. Details of the site lighting are not yet available.
15) Access control gate will be installed across the south entrance road and a fence connecting to the freeway area will be extended on the north side of Building #4. The freeway on the northeast, wetland and wooded areas on the north, west, and south sides will act as natural barriers.
16) An operations plan will be forthcoming.

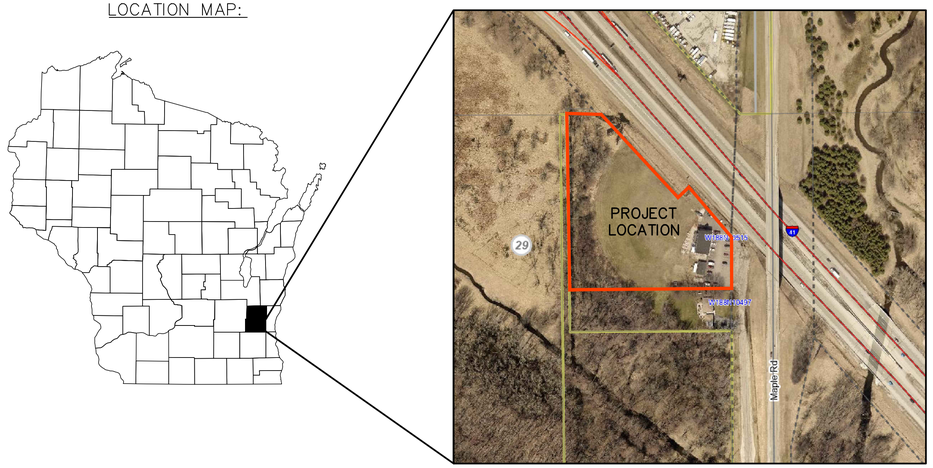
Respectfully submitted,

Evan P. Nickodem, P.E.

MAPLE ROAD STORAGE

W188 N10515 MAPLE ROAD
GERMANTOWN, WI

LOCATION MAP:



Professional Engineer's Seal

WISCONSIN
EVAN P. NICKODEM
E-31628
JACKSON WI
PROFESSIONAL ENGINEER

Signature

Date

PROJECT CONTACTS:

OWNER:
MAPLE ROAD STORAGE
ATTN: BORO BUZDUM
316 KAMES CT.
SLINGER, WI 53086

CIVIL:
PARISH SURVEY & ENGINEERING, LLC
ATTN: EVAN NICKODEM
122 WISCONSIN STREET
WEST BEND, WI 53095

CIVIL SHEET INDEX:

SHEET	SHEET TITLE
C.100	TITLE
C1.01	CONSTRUCTION SPECIFICATIONS AND NOTES
C1.02	EXISTING CONDITIONS
C1.03	EROSION CONTROL AND DEMOLITION
C1.04	PROPOSED SITE
C1.05	GRADING
C1.06	SITE DETAILS
C1.07	LANDSCAPE
C1.08	LIGHTING

DIGGERS HOTLINE
Dial 811 or (800)242-8511
www.DiggersHotline.com

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

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

PROJECT TITLE:
MAPLE ROAD STORAGE
W188 N10515 MAPLE ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
TITLE SHEET

DRAWN BY:
E.NICKODEM

DESIGNED BY:
E.NICKODEM

CHECKED BY:
K. PARISH

PLAN DATE:
02-07-2023

PROJECT NO:
\BZ-02-22\

PERMIT SET

SHEET NO:
C1.00

GENERAL SPECIFICATIONS FOR CONSTRUCTION ACTIVITIES:

1. THE PROPOSED IMPROVEMENTS SHALL BE CONSTRUCTED ACCORDING TO THE WISCONSIN D.O.T. STANDARD SPECIFICATIONS FOR HIGHWAY AND STRUCTURE CONSTRUCTION, LATEST EDITION, THE STANDARD SPECIFICATIONS FOR SEWER & WATER IN WISCONSIN, AND WISCONSIN ADMINISTRATIVE CODE, SPS 360 382–383, AND THE LOCAL ORDINANCES AND SPECIFICATIONS.
2. THE CONTRACTOR SHALL OBTAIN ALL PERMITS REQUIRED FOR EXECUTION OF THE WORK. THE CONTRACTOR SHALL CONDUCT HIS WORK ACCORDING TO THE REQUIREMENTS OF THE PERMITS.
3. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE MUNICIPALITY FORTY–EIGHT (48) HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THE MUNICIPALITY SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE PUBLIC PORTIONS OF THE WORK. THE OWNER SHALL HAVE THE RIGHT TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF ALL PRIVATE PORTIONS OF THE WORK.
5. THE CONTRACTOR SHALL INDEMNIFY THE OWNER, THE ENGINEER, AND THE MUNICIPALITY, THEIR AGENTS, ETC, FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, AND TESTING OF THE WORK ON THIS PROJECT.
6. SITE SAFETY SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
7. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING ALL UTILITY INFORMATION SHOWN ON THE PLANS PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL CALL DIGGERS HOTLINE AT 1–800–242–8511 TO NOTIFY THE UTILITIES OF HIS INTENTIONS, AND TO REQUEST FIELD STAKING OF EXISTING UTILITIES.
8. SILT FENCE AND OTHER EROSION CONTROL FACILITIES MUST BE INSTALLED PRIOR TO CONSTRUCTION OR ANY OTHER LAND DISTURBING ACTIVITY.
   8.1. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION, MAINTENANCE, AND REMOVAL OF ALL EROSION CONTROL PRACTICES.
   8.2. FOLLOW THE SEQUENCE OF CONSTRUCTION AS NOTED ON THE EROSION CONTROL PLAN.
   8.3. INSPECTIONS SHALL BE MADE WEEKLY OR AFTER EVERY RAINFALL OF 0.5" OR MORE.
   8.4. REPAIRS SHALL BE MADE IMMEDIATELY.
   8.5. REMOVE ALL EROSION CONTROL FACILITIES ONCE THE THREAT OF EROSION HAS PASSED WITH THE APPROVAL OF THE GOVERNING AGENCY.
9. ANY ADJACENT PROPERTIES OR ROAD RIGHT–OF–WAYS WHICH ARE DAMAGED DURING CONSTRUCTION MUST BE RESTORED BY THE CONTRACTOR.
10. TRASH AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON THIS SITE AND THE SITE SHALL BE CLEAN UPON COMPLETION OF WORK.
11. THE OWNER SHALL HAVE THE RIGHT TO HAVE ALL MATERIALS USED IN CONSTRUCTION TESTED FOR COMPLIANCE WITH THESE SPECIFICATIONS.

SPECIFICATIONS FOR GRADING & EROSION CONTROL:

1. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR THE COMPUTATIONS OF ALL GRADING AND FOR ACTUAL LAND BALANCE, INCLUDING UTILITY TRENCH SPOIL. THE CONTRACTOR SHALL IMPORT OR EXPORT MATERIAL AS NECESSARY TO COMPLETE THE PROJECT. CONTRACTOR SHALL NOTIFY OWNER OF THE NEED TO IMPORT OR HAUL OFF SOIL. ON–SITE LOCATIONS SUITABLE FOR BORROW OR FILL MAY BE PRESENT. COORDINATE WITH OWNER.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SOIL CONDITIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. A GEOTECHNICAL REPORT MAY BE AVAILABLE FROM THE OWNER.
3. SITE SHALL BE CLEARED TO THE LIMITS SHOWN ON THE PLANS. REMOVE VEGETATION FROM THE SITE BURNING IS NOT PERMITTED. PROTECT TREES AND OTHER FEATURES FROM DAMAGE WITH FENCING.
4. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR VERIFYING COMPACTION AND FILL PLACEMENT IN THE FIELD. THE GEOTECHNICAL ENGINEER MAY SUPERCEDE THESE SPECIFICATIONS IF THERE IS GOOD CAUSE TO DO SO. AN EXPLANATION MUST BE SUBMITTED TO THE ENGINEER IN WRITING BEFORE ANY DEVIATIONS ARE MADE.
5. IF NO GEOTECHNICAL RECOMMENDATION IS AVAILABLE, THEN THE FOLLOWING SPECIFICATIONS SHALL APPLY.
   5.1. ALL FILL BELOW SUBGRADE SHALL BE CONSIDERED STRUCTURAL FILL AND SHALL BE SUITABLE BEARING MATERIALS, FREE OF ALL ORGANIC, FROZEN OR OTHER DELETERIOUS MATERIAL AND INSPECTED AND APPROVED BY THE RESIDENT GEOTECHNICAL ENGINEER.
   5.2. PREPARATION OF THE SUBGRADE, AFTER STRIPPING, SHALL CONSIST OF PROOF–ROLLING TO DETECT UNSTABLE AREAS THAT MAY REQUIRE UNDERCUT, AND COMPACTING THE SCARIFIED SURFACE TO THE SAME MINIMUM DENSITY INDICATED FOR COMPACTED FILL MATERIALS
   5.3. ALL FILL MATERIAL SHALL BE FREE OF ANY DELETERIOUS, ORGANIC OR FROZEN MATTER AND SHALL HAVE A MAXIMUM LIQUID LIMIT (ASTM–D–423) AND PLASTICITY INDEX (ASTM D–424) IF 30 AND 10 RESPECTFULLY, UNLESS SPECIFICALLY TESTED AND FOUND TO HAVE LOW EXPANSIVE PROPERTIES AND APPROVED BY AN EXPERIENCED SOILS ENGINEER.
   5.4. THE TOP TWELVE (12") INCHES OF COMPACTED FILL SHOULD HAVE A MAXIMUM THREE (3") INCH PARTICLE DIAMETER AND ALL UNDERLYING COMPACTED FILL A MAXIMUM SIX (6") INCH PARTICLE DIAMETER UNLESS SPECIFICALLY APPROVED BY AN EXPERIENCED SOILS ENGINEER.
   5.5. ALL FILL MATERIAL MUST BE TESTED AND APPROVED UNDER THE DIRECTION AND SUPERVISION OF AN EXPERIENCED SOILS ENGINEER PRIOR TO PLACEMENT,
   5.6. IF THE FILL IS TO PROVIDE NON–FROST SUSCEPTIBLE CHARACTERISTICS, IT MUST BE CLASSIFIED AS A CLEAN GW, GP, SW, OR SP PER UNITED SOIL CLASSIFICATION SYSTEM (ASTM D–2487).
   5.7. FOR STRUCTURAL FILL THE DENSITY OF THE STRUCTURAL COMPACTED FILL, SCARIFIED SUBGRADE, AND GRADES SHALL NOT BE LESS THAN 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY THE STANDARD PROCTOR (ASTM D–698)
   5.8. THE TOP 12 INCHES OF PAVEMENT SUBGRADE SHALL HAVE A MINIMUM IN–SITU DENSITY OF 100 PERCENT OF THE MAXIMUM DRY DENSITY, OR 5 PERCENT HIGHER THAN UNDERLYING FILL MATERIALS.THE MOISTURE CONTENT OF COHESIVE SOIL SHALL NOT VARY BY MORE THAN –1 TO +3 PERCENT AND GRANULAR SOIL ±3 PERCENT OF OPTIMUM WHEN PLACED AND COMPACTED OR RECOMPACTED, UNLESS SPECIFICALLY APPROVED BY THE SOILS ENGINEER TAKING INTO CONSIDERATION THE TYPE OF MATERIALS AND COMPACTION EQUIPMENT BEING USED.
   5.9. THE COMPACTION EQUIPMENT SHOULD CONSIST OF SUITABLE MECHANICAL EQUIPMENT SPECIFICALLY DESIGNED FOR SOIL COMPACTION. BULLDOZERS OR SIMILAR TRACKED VEHICLES ARE TYPICALLY NOT SUITABLE FOR COMPACTION.
   5.10. MATERIAL THAT IS TOO WET TO PERMIT PROPER COMPACTION MAY BE SPREAD ON THE FILL AND PERMITTED TO DRY. DISCING,HARROWING OR PULVERIZING MAY BE NECESSARY TO REDUCE THE MOISTURE CONTENT TO A SATISFACTORY VALUE, AFTER WHICH IT SHALL BE COMPACTED.
   5.11. THE FINISHED SUBGRADE AREAS OF THE SITE SHALL BE COMPACTED TO 100 PERCENT OF THE STANDARD PROCTOR (ASTM D–398) MAXIMUM DENSITY.
6. NO FILL SHALL BE PLACED ON A WET OR SOFT SUBGRADE THE SUBGRADE SHALL BE PROOF–ROLLED AND INSPECTED BY THE GEOTECHNICAL ENGINEER BEFORE ANY MATERIAL IS PLACED.
7. SUBGRADE TOLERANCES ARE +/– 1" FOR LANDSCAPE AREAS AND +/– ½" FOR ALL PAVEMENT AND BUILDING AREAS.
8. TOPSOIL SHALL BE FREE OF DELETERIOUS MATERIALS, ROOTS, OLD VEGETATION, ROCKS OVER 2" DIAMETER AND SHALL NOT BE EXCESSIVELY CLAYEY IN NATURE. NO CLUMPS LARGER THAN 4" ARE ACCEPTABLE. TOPSOIL MAY BE AMENDED AS NEEDED WITH SAND OR COMPOST TO BE LOOSE WHEN SPREAD.
9. THE CONTRACTOR SHALL MAINTAIN SITE DRAINAGE THROUGHOUT CONSTRUCTION. THIS MAY INCLUDE THE EXCAVATION OF TEMPORARY DITCHED OR PUMPING TO ALLEVIATE WATER PONDING. ANY DEWATERING SHALL NOT GO DIRECTLY TO STREAMS, CREEKS, WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS WITHOUT BEING TREATED FIRST. A DIRT BAG OR OTHER DEWATERING TREATMENT DEVICE MAY BE USED TO CAPTURE SEDIMENT FROM THE PUMPED WATER.
10. THE STONE TRACKING PAD SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION. THE TRACKING PAD IS TO BE MAINTAINED BY THE CONTRACTOR IN A CONDITION, WHICH WILL PREVENT THE TRACK OF MUD OR DRY SEDIMENT ONTO THE ADJACENT PUBLIC STREETS. SEDIMENT REACHING THE PUBLIC ROAD SHALL BE REMOVED BY STREET CLEANING (NOT HYDRAULIC FLUSHING) BEFORE THE END OF EACH WORKDAY.
11. SOIL STOCKPILES SHALL BE LOCATED A MINIMUM OF 75 FEET FROM LAKES, STREAMS, WETLANDS, DITCHES, DRAINAGE WAYS, CURBS AND GUTTERS OR OTHER STORMWATER CONVEYANCE SYSTEM, UNLESS OTHERWISE APPROVED BY THE ENGINEER. MEASURES SHALL BE TAKEN TO MINIMIZE EROSION AND RUNOFF FROM ANY SOIL STOCKPILES THAT WILL LIKELY REMAIN FOR MORE THAN FIVE WORKING DAYS. ANY STOCKPILE THAT REMAINS FOR MORE THAN 30 DAYS SHALL BE COVERED OR TREATED WITH STABILIZATION PRACTICES SUCH AS TEMPORARY OR PERMANENT SEEDING AND MULCHING.
12. EROSION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO GRADING OPERATIONS AND SHALL BE PROPERLY MAINTAINED FOR MAXIMUM EFFECTIVENESS UNTIL VEGETATION IS ESTABLISHED. ALL EROSION CONTROL MEASURES AND STRUCTURES SERVING THE SITE MUST BE INSPECTED AT LEAST WEEKLY OR WITHIN 24 HOURS OF A 0.5 INCH RAIN EVENT. ALL MAINTENANCE WILL FOLLOW AN INSPECTION WITHIN 24 HOURS.
13. CUT AND FILL SLOPES SHALL BE NO GREATER THAN 3:1.
14. EROSION CONTROL IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ACCEPTANCE OF THIS PROJECT. EROSION CONTROL MEASURES AS SHOWN SHALL BE THE MINIMUM PRECAUTIONS THAT WILL BE ALLOWED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECOGNIZING AND CORRECTING ALL EROSION CONTROL PROBLEMS THAT ARE A RESULT OF CONSTRUCTION ACTIVITIES. ADDITIONAL EROSION CONTROL MEASURES, AS REQUESTED IN WRITING BY THE STATE OR LOCAL INSPECTORS, OR THE DEVELOPER'S ENGINEER, SHALL BE INSTALLED WITHIN 24 HOURS.
15. ALL DISTURBED SLOPES OF 4:1 OR GREATER AND DRAINAGE SWALES SHALL BE STABILIZED WITH CURLEX EROSION CONTROL FABRIC (INSTALL PER MANUFACTURER'S SPECIFICATIONS).

SPECIFICATIONS FOR PRIVATE UTILITIES:

1. EXISTING UTILITIES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE.BEFORE PROCEEDING WITH ANY UTILITY CONSTRUCTION SHALL EXCAVATE EACH EXISTING LATERAL OR POINT OF CONNECTION AND VERIFY THE LOCATION AND ELEVATION OF ALL UTILITIES. IF ANY EXISTING UTILITIES ARE NOT AS SHOWN ON THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY FOR POSSIBLE REDESIGN. CONTRACTOR SHALL CALL "DIGGERS HOTLINE" PRIOR TO ANY CONSTRUCTION.
2. ALL CONNECTIONS TO EXISTING PIPES AND MANHOLES SHALL BE CORED CONNECTIONS. CONNECTIONS TO WATER MAIN SHALL BE WET TAPPED WITH A STAINLESS STEEL TAPPING SLEEVE.
3. BUILDING LATERALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH LOCAL AND STATE PLUMBING CODES AND IN ACCORDANCE WITH STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION WISCONSIN, LATEST EDITION. PROPOSED SANITARY SEWER AND INTERNALLY CONNECTED STORM SEWER SHOWN IN THIS PLAN SHALL TERMINATE AT A POINT FIVE (5) FEET FROM THE EXTERIOR BUILDING WALL. THE EXACT LOCATION OF ALL DOWN SPOUT CONNECTIONS SHALL BE PER THE ARCHITECTURAL PLANS.
4. CONTRACTOR SHALL NOT SHUT OFF WATER OR PLUG SANITARY SEWER IN MUNICIPAL LINES WITHOUT PRIOR APPROVAL.
5. MATERIALS FOR STORM SEWER SHALL BE AS FOLLOWS:
   5.1. STORM SEWER PIPE 48" OR LESS SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) CORRUGATED PIPE WITH AN INTEGRALLY FORMED SMOOTH WATERWAY SUCH AS ADS N–12.
   5.2. FOR PIPE 10" OR LESS IN DIAMETER, USE PVC PER ASTM D–3034, SDR–26.
   5.3. WHERE REQUIRED, USE REINFORCED CONCRETE PIPE (RCP), ASTM C–76, CLASS III OR HIGHER.
   5.4. TRENCH SECTION SHALL BE CLASS "B" FOR PVC AND HDPE AND CLASS "C" FOR CONCRETE (PER STANDARD SPECIFICATIONS).
   5.5. MANHOLES, INLETS AND CATCH BASINS SHALL BE PRE CAST REINFORCED CONCRETE, ASTM C–478.
   5.6. CASTINGS SHALL BE HEAVY DUTY CAST IRON.
   5.7. AREA DRAINS SHALL BE ADS NYLOPLAST OR EQUIVALENT AND SHALL BE A MINIMUM OF 24" IN DIAMETER.
   5.8. CONNECTIONS TO EXISTING PIPES SHALL BE MADE WITH INSERT A WYE OR EQUIVALENT.
   5.9. LAST (3) THREE JOINTS LEADING TO A STORM WATER POND, DITCH, OR OUTFALL, SHALL BE RESTRAINED WITH RODS.
   5.10. PIPE SHALL MEET THE REQUIREMENTS OF AASHTO M–294, TYPE S.
6. MATERIALS FOR SANITARY SEWER SHALL BE AS FOLLOWS:
   6.1. PVC PER ASTM D–3034, SDR–35 WITH RUBBER GASKETED JOINTS, CONFORMING TO ASTM D–3212.
   6.2. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS).
   6.3. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL.
   6.4. CONNECTIONS SHALL BE MAD WITH A INSERT A WYE OR EQUIVALENT.
   6.5. A MINIMUM OF 6' OF COVER IS REQUIRED FOR ALL SANITARY SEWER.
7. MATERIALS FOR WATER SERVICES AND PRIVATE HYDRANTS SHALL BE AS FOLLOWS:
   7.1. WATER SERVICES SHALL BE PVC, HDPE, OR DI AS ALLOWED BY MUNICIPAL CODE.
   7.2. PVC SHALL BE AWWA C–900. DI SHALL BE AWWA C151, CLASS 52 (OR AS REQUIRED BY LOCAL CODE).
   7.3. TRENCH SECTIONS SHALL BE CLASS "B" BEDDING (PER STANDARD SPECIFICATIONS)
   7.4. CRUSHED STONE CHIPS SHALL BE USED FOR BEDDING MATERIAL.
   7.5. CONNECTION SHALL BE MADE WITH A WET TAP, CORPORATE STOP AND VALVE BOX PER MUNICIPAL STANDARDS.
   7.6. A MINIMUM OF 6' COVER IS REQUIRED FOR ALL WATER MAIN. VALVES SHALL BE NON RISING STEM, RESILIENT SEATED GATE VALVES COMPLYING WITH AWWA C509 WITH A THREE PIECE CAST IRON VALVE BOX.
   7.7. INSTALL THRUST BLOCKS AT ALL BENDS AND TEES.
   7.8. DISINFECT ALL NEW LINES AND OBTAIN SAFE WATER SAMPLE PRIOR TO USE.
   7.9. WATER MAIN SHALL BE COPPER TYPE "K" PRESCRIBED IN ANSI/AWWA C800–89 SECTION A.2 FOR "COPPER WATER TUBING" AND TO ASTM, DESIGNATION B42 AND B88–99, AND CURRENT REVISIONS THERE OF UNLESS INDICATED OTHERWISE.
8. EXTREME CAUTION MUST BE FOLLOWED REGARDING THE COMPACTION OF ALL UTILITY TRENCHES. MECHANICALLY COMPACTED GRANULAR BACKFILL IS REQUIRED UNDER & WITHIN 5 FEET OF ALL PAVEMENT INCLUDING SIDEWALKS. FLOODING OF BACKFILL MATERIAL IS NOT ALLOWED.
9. TRACER WIRE (NO.8 SINGLE STRAND COPPER) AND WARNING TAPE SHALL BE INSTALLED ON ALL UTILITIES IN ACCORDANCE WITH THE LOCAL AND STATE CODES. TRACER WIRE SHALL TERMINATE IN A VALVECO TERMINAL BOX AT EACH END IN ACCORDANCE WITH 182.0715(2R) OF STATE STATUTES.
10. MANDREL TESTING ON SANITARY LINES AND PRESSURE TESTING ON WATER MAIN MAY BE REQUIRED BY THE OWNER OR MUNICIPALITY.
11. UPON COMPLETION OF FINAL PAVING OPERATIONS, THE UTILITY CONTRACTOR SHALL ADJUST ALL MANHOLE AND INLET RIMS AND VALVE BOXES TO FINISHED GRADE.
12. ALL UTILITY CONSTRUCTION SHALL BE DONE IN COMPLIANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN WISCONSIN (LATEST EDITION AND ADDENDUM) AND ALL STATE AND LOCAL CODES. IT IS THE CONTRACTORS RESPONSIBILITY TO DETERMINE WHICH SPECIFICATIONS APPLY, AND TO COORDINATE ALL CONSTRUCTION ACTIVITIES WITH THE APPROPRIATE LOCAL AND STATE AUTHORITIES.
13. ALL SANITARY SEWER, STORM SEWER AND WATER MAIN CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE VILLAGE OF GERMANTOWN AND WISCONSIN DSPS STANDARDS.
14. THE LENGTHS OF ALL UTILITIES ARE TO CENTER OF STRUCTURES OR FITTINGS AND MAY VARY SLIGHTLY FROM THE PLAN. LENGTHS SHALL BE VERIFIED IN THE FIELD DURING CONSTRUCTION.
15. MAINTAIN AN 8 FOOT MINIMUM HORIZONTAL SEPARATION DISTANCE BETWEEN PUBLIC SANITARY SEWER, WATER MAIN AND STORM SEWER. PROVIDE 18" MINIMUM VERTICAL SEPARATION WHERE SEWER CROSSES OVER WATER MAIN AND PROVIDE 6" MINIMUM VERTICAL SEPARATION WHERE WATER MAIN CROSSES OVER SEWER.
16. ANY UTILITIES WHICH ARE DAMAGED BY THE CONTRACTOR SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AT THE CONTRACTOR'S EXPENSE.

SPECIFICATIONS FOR PAVING:

1. AGGREGATES USED IN THE CRUSHED STONE BASE SHALL CONFORM TO THE GRADATION REQUIREMENTS SECTIONS 301.2 AND 305.2.2 OF THE STANDARD SPECIFICATIONS. THICKNESS SHALL BE PER THE DETAIL ON THE PLANS. BASE SHALL BE 1–1/4" INCH DIAMETER LIMESTONE TRAFFIC BOND AGGREGATE BASE COURSE UNLESS NOTED OTHERWISE. SUBSTITUTION AND/OR RECYCLED MATERIALS MAY BE ALLOWED WITH APPROVAL FROM THE OWNER.
2. SUBGRADE SHALL BE PROOFROLLED AND APPROVED BY A GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT OF STONE BASE. EXCAVATE UNSUITABLE AREAS AND REPLACE WITH BREAKER RUN STONE AND RECOMPACT. REFER TO THE GEOTECHNICAL REPORT FOR ADDITIONAL SPECIFICATIONS.
3. EXISTING PAVEMENT SHALL BE SAWCUT IN NEAT STRAIGHT LINES TO FULL DEPTH AT ANY POINT WHERE EXISTING PAVEMENT IS REMOVED. CURB AND WALK SHALL BE REMOVED TO THE NEAREST JOINT. REMOVED PAVEMENT SHALL BE REPLACED WITH THE SAME SECTION AS EXISTING. MUNICIPAL STANDARDS MAY REQUIRE ADDITIONAL WORK.
4. ASPHALT FOR PARKING AREAS AND THE PRIVATE ROAD SHALL BE PER THE DETAILS MATERIALS AND PLACEMENT SHALL CONFORM TO THE DOT STANDARD SPECIFICATIONS, SECTION 450 AND 460 LT 58–28 S IS REQUIRED UNLESS NOTED OTHERWISE A COMMERCIAL GRADE MIX MAY BE SUBSTITUTED ONLY WITH APPROVAL FROM THE OWNER.
5. TACK COAT SHALL BE IN ACCORDANCE WITH THE SUBSECTION 455.2.5 OF THE STANDARD SPECIFICATIONS. THE RATE OF APPLICATION SHALL BE 0.025 GAL/SY.
6. CONCRETE FOR CURB, DRIVEWAYS, WALKS, AND NON–FLOOR SLABS SHALL CONFORM TO SECTION 415 OF THE STANDARD SPECIFICATIONS, GRADE A, ASTM C–94, 6 BAG MIX WITH A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3,500 PSI. JOINTING SHALL BE PER SECTION 415.3.7 OF THE STANDARD SPECIFICATIONS WITH CONSTRUCTION JOINTS HAVING A MAXIMUM SPACING OF 10". EXPANSION JOINTS SHALL BE PROVIDED EVERY 50'. CONCRETE SHALL BE FINISHED PER SECTION 415.3.8 WITH A MEDIUM BROOM TEXTURE. A CURING MEMBRANE IN CONFORMANCE WITH SECTION 415.3.12 IS REQUIRED.
7. PAVEMENT MARKINGS SHALL BE PAINT IN ACCORDANCE WITH WISCONSIN DOT SECTION 646 OF THE STANDARD SPECIFICATIONS AND WITH LOCAL CODES. THE FOLLOWING ITEMS SHALL BE PAINTED WITH COLORS NOTED BELOW:

   PARKING STALLS: WHITE
   PEDESTRIAN CROSSWALKS: WHITE
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN OPPOSITE DIRECTIONS: YELLOW
   LANE STRIPING WHERE SEPARATING TRAFFIC IS MOVING IN SAME DIRECTIONS: WHITE
   ADA SYMBOLS: WHITE

RESTORATION NOTES:

1. ALL DISTURBED AREAS, EXCEPT STREET PAVEMENT AND SIDEWALK AREAS, SHALL RECEIVE A MINIMUM OF FOUR (4) INCHES OF TOPSOIL, FERTILIZER, SEED AND MULCH.
2. RESTORATION SHALL OCCUR AS SOON AS PRACTICAL AFTER COMPLETION OF GRADING ACTIVITY.
3. LAWN AREAS WITH SLOPES GREATER THAN 4:1 SHALL BE SEEDED WITH EITHER OLDS "NOMOW" MIX, WIDOT SEED MIXTURE NO. 75 PER SECTION 630 OF THE STANDARD SPECIFICATIONS, OR EQUAL. ALL OTHER DISTURBED AREAS SHALL BE SEEDED WITH WIDOT SEED MIXTURE NO. 10 PER SECTION 630 OF THE STANDARD SPECIFICATIONS OR EQUAL.
4. AN EQUAL AMOUNT OF ANNUAL RYEGRASS SHALL BE ADDED TO THE MIX. SEED MIXTURES SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL BE APPLIED AT THE RATE OF FOUR (4) POUNDS PER 1,000 SQUARE FEET. FERTILIZER SHALL MEET THE MINIMUM REQUIREMENTS THAT FOLLOW: NITROGEN, NOT LESS THAN 16%; PHOSPHORIC ACID, NOT LESS THAN 6%; POTASH, NOT LESS THAN 6%.
5. ALL FINISH GRADED AREAS SHALL BE SEEDED AND MULCHED BY SEPTEMBER 15TH. IF THE SITE DOES NOT HAVE FINISH GRADED AREAS COMPLETED BY OCTOBER 15TH, ALL DISTURBED AREAS SHALL BE RESTORED WITH TEMPORARY SEEDING (COVER CROP). AREAS NEEDING PROTECTION DURING PERIODS WHEN PERMANENT SEEDING IS NOT APPLIED SHALL BE SEEDED WITH ANNUAL SPECIES FOR TEMPORARY PROTECTION. SEE TABLE 1 OF THE WISCONSIN DNR CONSERVATION PRACTICE STANDARD 1059, FOR SEEDING RATES OF COMMONLY USED SPECIES. THE RESIDUE FROM THIS CROP MAY EITHER BE INCORPORATED INTO THE SOIL DURING SEEDBED PREPARATION AT THE NEXT PERMANENT SEEDING PERIOD OR LEFT ON THE SOIL SURFACE AND THE PLANTING MADE AS A NO–TILL SEEDING.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR A SATISFACTORY STAND OF GRASS ON ALL SEEDED AREAS FOR ONE YEAR AFTER THE PROJECT'S FINAL ACCEPTANCE.

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX–XX–XX	XXXXXXXXXXXXXXXXXX

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

PROJECT TITLE:
MAPLE ROAD STORAGE
W188 N10515 MAPLE ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
CONSTRUCTION SPECIFICATIONS AND NOTES

DRAWN BY:
E.NICKODEM

DESIGNED BY:
E.NICKODEM

CHECKED BY:
K. PARISH

PLAN DATE:
02-07-2023

PROJECT NO:
\BZ-02-22\

PERMIT SET

SHEET NO:
C1.01

WISCONSIN DEPT OF TRANSPORTATION

JAMES MEYERS
N188W10667 MAPLE RD

IH-41
300' ROW

MAPLE ROAD
110' ROW

VILLAGE OF GERMANTOWN

ANTHONY DUVALL
N188W10497 MAPLE RD

FAWN LANE
PART OF MAPLE RD ROW

MAPLE ROAD
260' ROW

EX LOT
4.969 ACRES

BUZDUMS
PUB AND GRILL
FFE 847.72

S89°53'19"E 127.44'

N01°03'19"W 569.87'

S41°58'36"E 368.27'

S48°01'24"E 50.00'

S41°58'36"E 163.56'

S00°21'19"E 204.43'

S89°38'41"W 511.10'

BILLBOARDS

4' FENCE

DELINEATED WETLAND
HEARTLAND ECOLOGICAL
AUGUST 17, 2022

25' WETLAND SETBACK

EX. CONC.

GRAVEL

WELL

CONCRETE SLAB

EX CONC WALK

CANOPY

ASPHALT

REFRIGERATOR

TELE PED

ELEC METER

PROPANE TANKS

SPETIC MH

EX GUARD RAILS

MAILBOX

EX. POWER POLE

EX. POWER POLE W GUY

BENCHMARK
RR SPIKE NW FACE PP
EL 844.79

ELEC MH

130'

35'

EX. HOUSE

0 30 60

LEGEND:

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

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

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www.parishse.com

PROJECT TITLE:
MAPLE ROAD STORAGE
W188 N10515 MAPLE ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
EXISTING CONDITIONS

DRAWN BY:
E.NICKODEM

DESIGNED BY:
E.NICKODEM

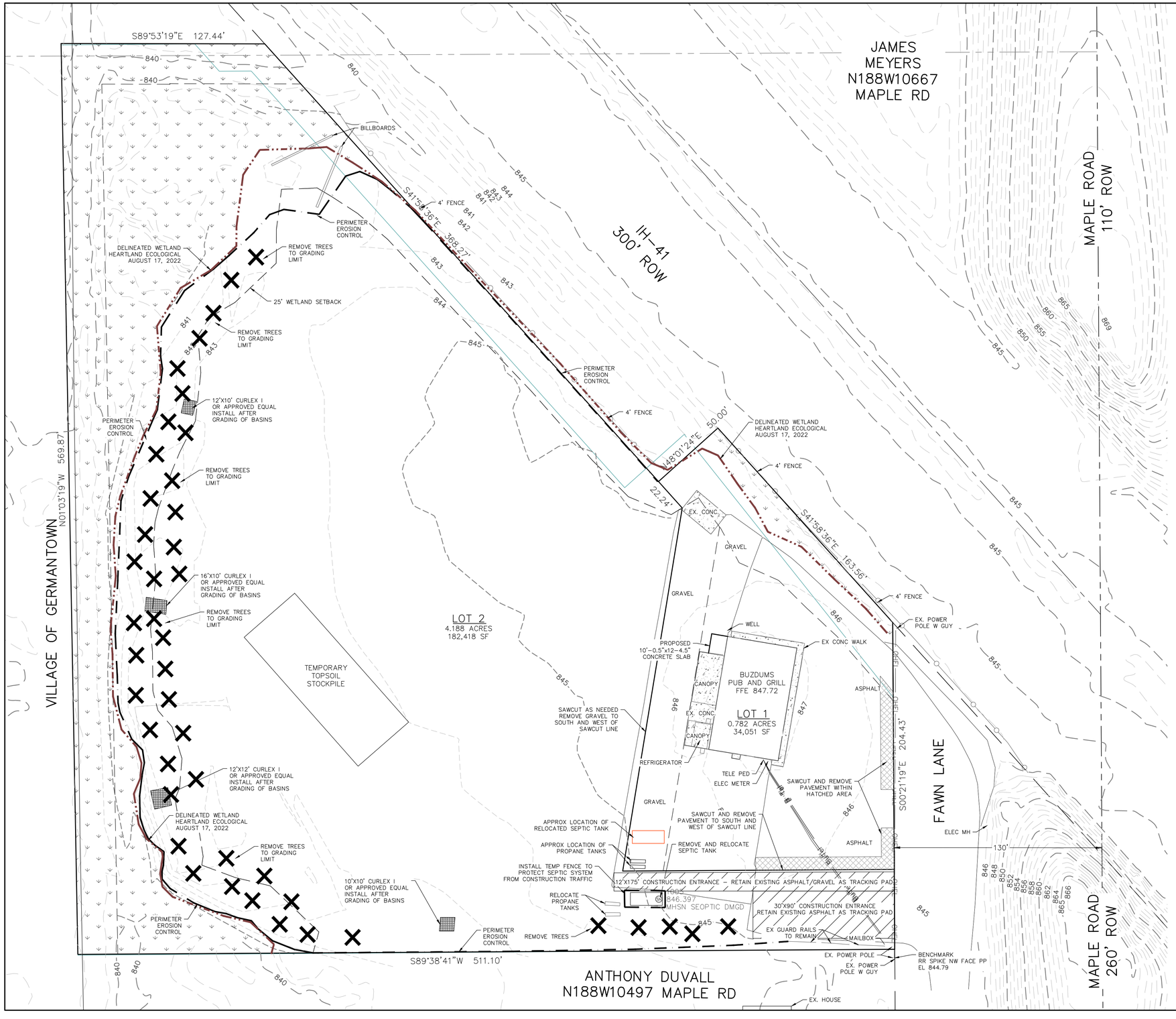
CHECKED BY:
K. PARISH

PLAN DATE:
02-07-2023

PROJECT NO:
\BZ-02-22

PERMIT SET

SHEET NO:
C1.02



0 30 60

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- – PROPOSED STORM SEWER.
- – TRACKING PAD
- – INSTALL SILT FENCE.
- – INSTALL DITCH CHECK.
- – REMOVE ITEM

STAGES OF CONSTRUCTION TIME SCHEDULE:

APRIL 3, 2023

1. INSTALL SITE SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCES AS SHOWN ON PLANS. ANY ADDITIONAL CONSTRUCTION ENTRANCES IF APPROVED BY THE VILLAGE OF GERMANTOWN SHALL HAVE A TRACKING PAD.

APRIL 3, 2023 – SEPTEMBER 15, 2023

2. STRIP TOPSOIL WITHIN THE LIMITS OF THE WET DETENTION PONDS AND CONSTRUCT A TEMPORARY STOCKPILE, TO BE SEEDED IF UNDISTURBED FOR MORE THAN 14 DAYS.
3. CONSTRUCT THE MAIN WET DETENTION BASIN AND SMALLER WET BASINS. ALL GRADING SHALL DIRECT ALL RUN-OFF TO THE WET DETENTION PONDS THROUGHOUT THE CONSTRUCTION PROCESS.
4. STRIP REMAINING TOPSOIL WITHIN GRADING LIMITS AND CONSTRUCT TEMPORARY TOPSOIL STOCKPILE LOCATION ACCORDING TO "SPECIFICATIONS FOR GRADING & EROSION CONTROL" ON "CONSTRUCTION NOTES PAGE".
5. BEGIN PROPOSED SITE GRADING – RESEED SECTIONS OF PROJECT THROUGHOUT THE GRADING PROCESS TO MINIMIZE EROSIVE RUN-OFF.
6. CONSTRUCT BUILDING PADS AND BUILDINGS.
7. CONTINUE SITE GRADING.
8. INSTALL BASE COURSES, PROPOSED PAVEMENTS
9. INSTALL LANDSCAPING.
10. APPLY FINAL STABILIZATION TO ENTIRE SITE.

SEPTEMBER 15 – 30, 2023

ALL PERMANENT SEEDING SHALL BE COMPLETED BY SEPTEMBER 30. ALL TEMPORARY SEEDING SHALL BE COMPLETED BY OCTOBER 15.

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

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

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

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

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

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NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXX

PARISH SURVEY & ENGINEERING
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PROJECT TITLE:
MAPLE ROAD STORAGE
W188 N10515 MAPLE ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
EROSION CONTROL DEMOLITION

DRAWN BY:
E.NICKODEM

DESIGNED BY:
E.NICKODEM

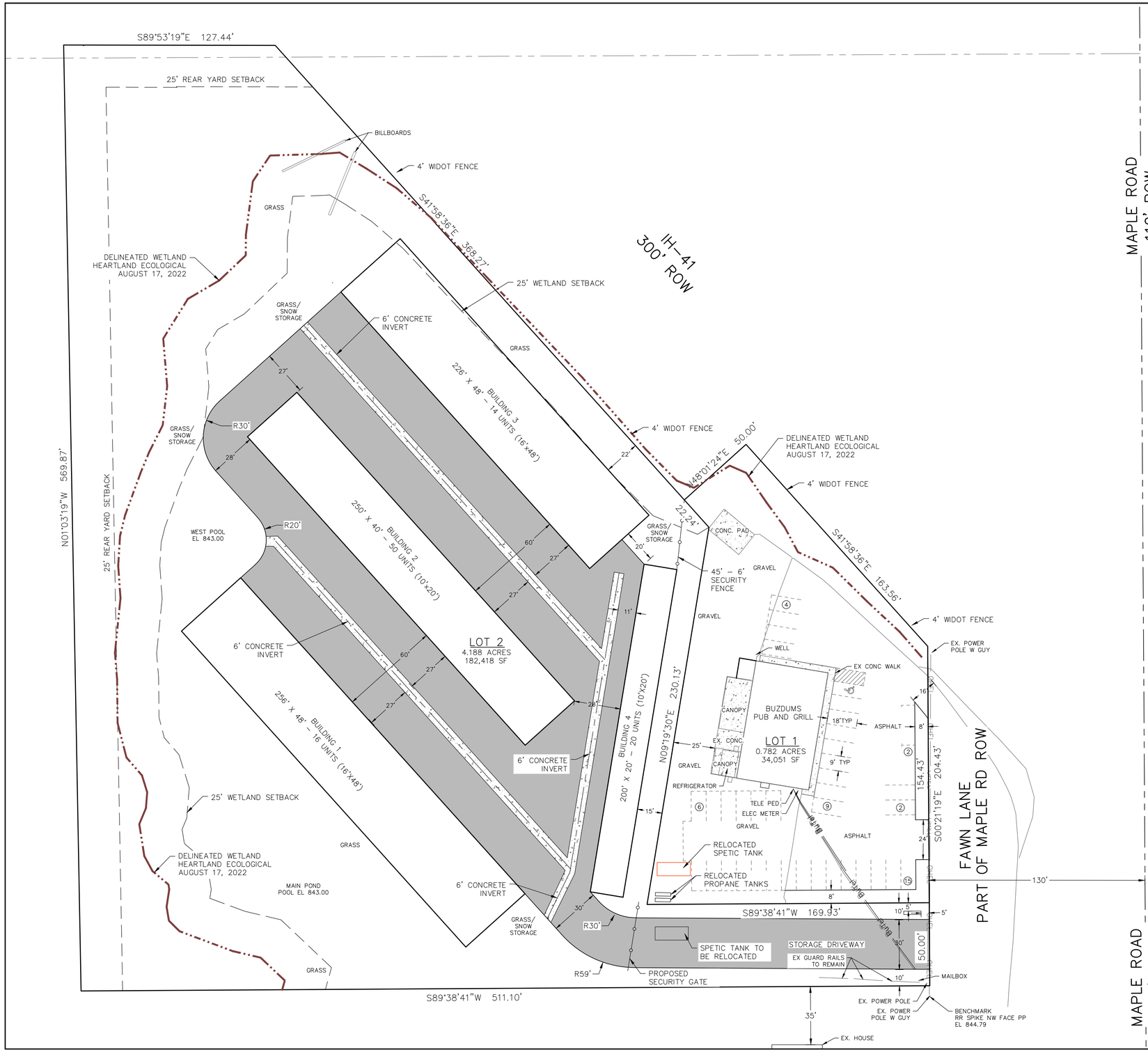
CHECKED BY:
K. PARISH

PLAN DATE:
02-07-2023

PROJECT NO:
\BZ-02-22\

PERMIT SET

SHEET NO:
C1.03



SITE INFORMATION –LOT 1

Site Address LOT 1 – MAPLE ROAD
Site acreage (total) 0.782 ACRES
Existing Impervious Area 0.682 ACRES (87.3%)
Area of Disturbance 0.031 ACRES
Proposed Impervious Area 0.651 ACRES (83.2%)
Current Zoning B-3
Setbacks Building/Pavement
Front 0'
Side 0'
Rear 25'
Wetland 25'
Number of Parking stalls required: 35
Floor Area: 2,500 SF – 17 Stalls
Stalls for Employees: 3
Office Area: 2,500 SF – 12 Stalls
Stalls for Office Employees: 3
Surface Coverage Total:

Impervious	28,363 SQ FT (0.65 Acres)
Pervious	4,327 SQ FT (0.10 Acres)
Total	34,054 SQ FT (0.78 Acres)
Impervious Percentage	83.3%

SITE INFORMATION –LOT 2

Site Address LOT 2 – MAPLE ROAD
Site acreage (total) 4.188 ACRES
Existing Impervious Area 0.140 ACRES
Area of Disturbance 2.935 ACRES

Current Zoning B-3
Setbacks Building/Pavement
Front 0'
Side 0'
Rear 25'
Wetland 25'
Number of Parking stalls required: 0
Number of Storage Units: 100
Number of Employees: 1
Area of Outside Storage: 0 SF
Public Utilities (water/sewer): None
Surface Coverage Total:

Impervious	83,878 SQ FT (1.93 Acres)
Pervious	98,540 SQ FT (2.26 Acres)
Total	182,418 SQ FT (4.19 Acres)
Impervious Percentage	46.0%

SITE PLAN NOTES:

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

PAVING LEGEND

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

LIGHT ASPHALT PAVEMENT
8" CRUSHED AGGREGATE BASE COURSE
1 3/4" ASPHALTIC BINDER 4 LT 58-28 S
1 1/4" ASPHALTIC SURFACE 5 LT 58-28 S

CONCRETE SIDEWALK
6" CRUSHED AGGREGATE BASE COURSE
4" CONCRETE

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

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PROJECT TITLE:
MAPLE ROAD STORAGE
W188 N10515 MAPLE ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
PROPOSED SITE

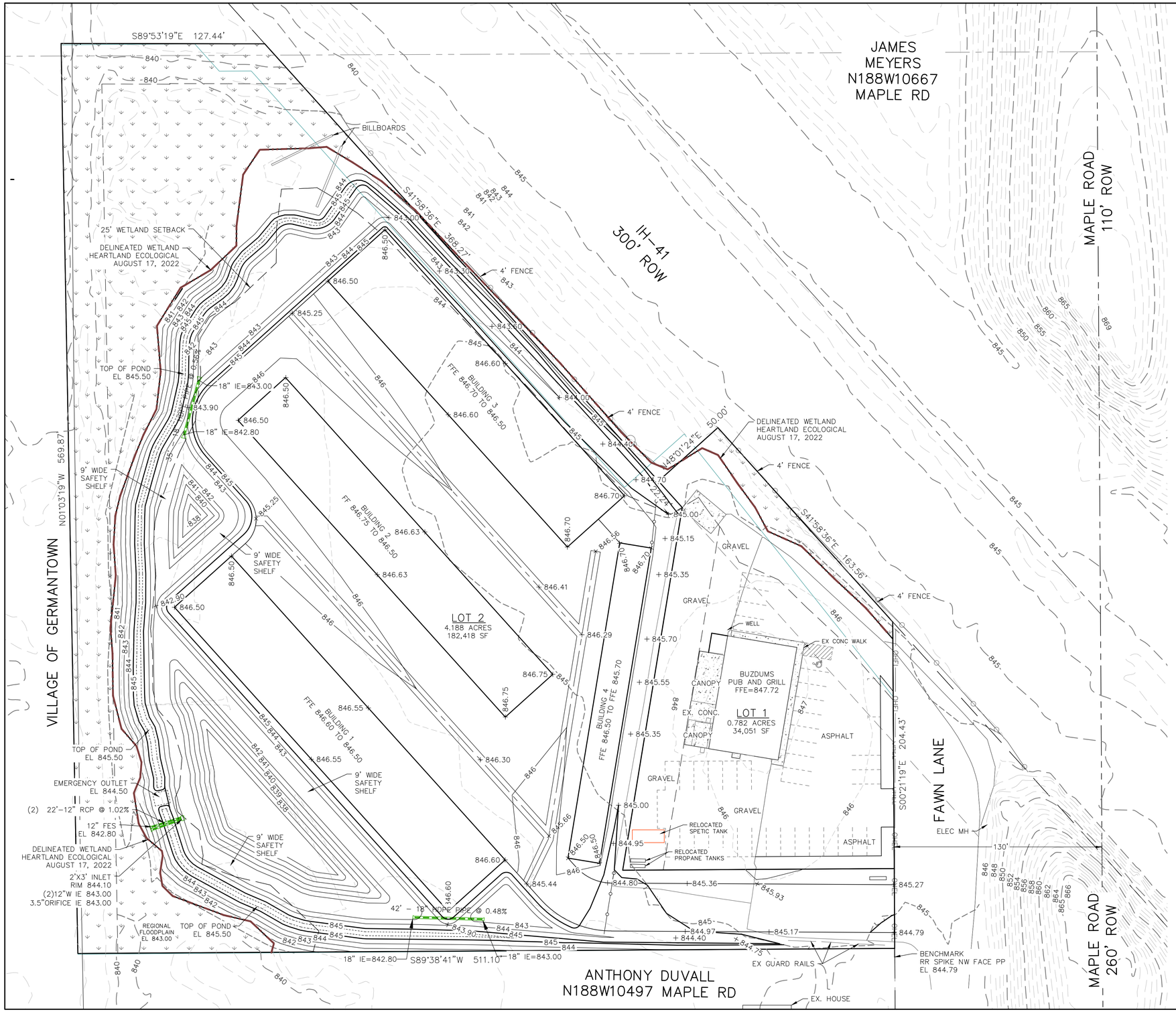
DRAWN BY:
E.NICKODEM
DESIGNED BY:
E.NICKODEM
CHECKED BY:
K. PARISH

PLAN DATE:
02-07-2023

PROJECT NO:
\BZ-02-22

PERMIT SET

SHEET NO:
C1.04



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

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PROJECT TITLE:
MAPLE ROAD STORAGE
W188 N10515 MAPLE ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
GRADING

DRAWN BY:
E.NICKODEM
DESIGNED BY:
E.NICKODEM
CHECKED BY:
K. PARISH

PLAN DATE:
02-07-2023

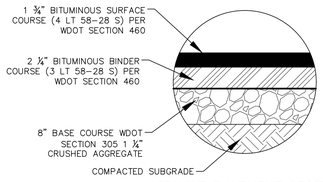
PROJECT NO:
\BZ-02-22\

PERMIT SET

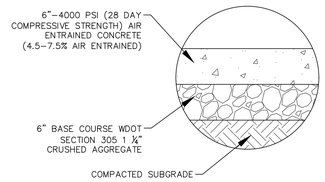
SHEET NO:
C1.05

LEGEND:

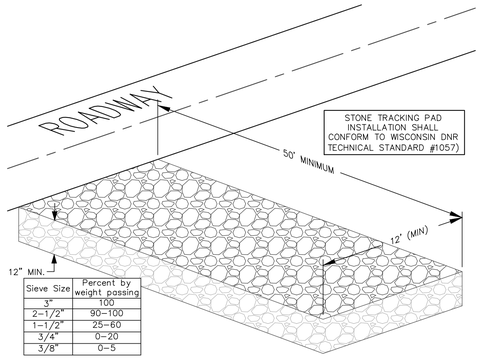
- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- EX 934.23 – EXISTING SPOT ELEVATION.
- 934.23 – PROPOSED ELEVATION.
- PROPOSED STORM SEWER.



ASPHALT PAVEMENT SECTION

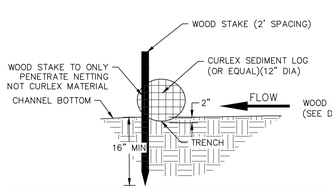


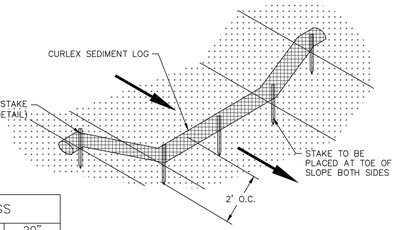
CONCRETE INVERT SECTION



Sieve Size	Percent by weight passing
3"	100
2-1/2"	90-100
1-1/2"	25-60
3/4"	0-20
3/8"	0-5

STONE TRACKING PAD DETAIL

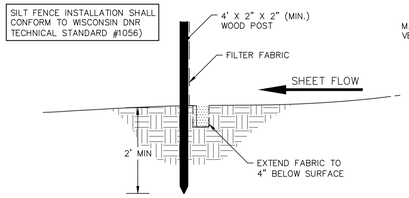




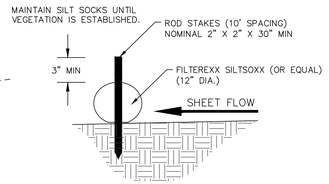
SPACING BETWEEN CURLEX SEDIMENT LOGS				
CHANNEL GRADIENT %	6"	9"	12"	20"
0.5	91.7	136.7	183.3	250.0
1.0	45.8	68.3	91.7	125.0
1.5	30.6	45.6	61.1	83.3
2	22.9	34.2	45.8	62.5

SEDIMENT LOG DETAIL

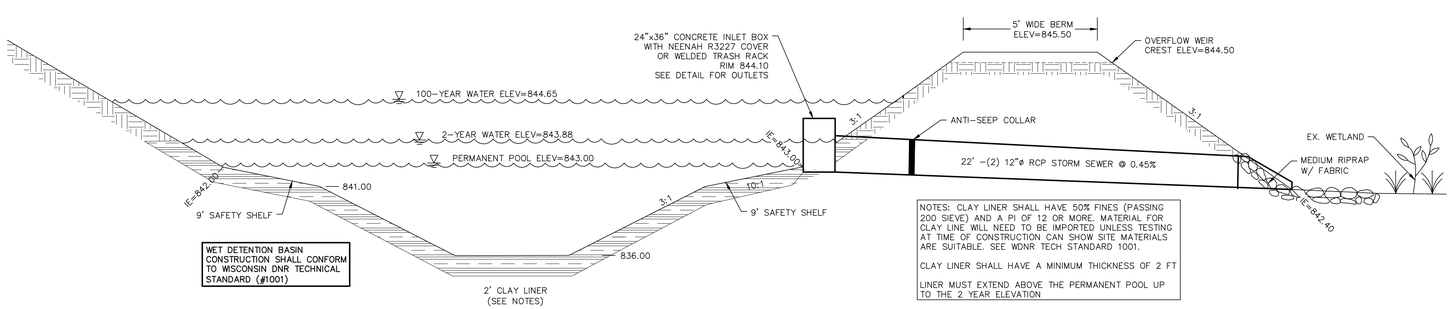
SILT FENCE INSTALLATION SHALL CONFORM TO WISCONSIN DNR TECHNICAL STANDARD #1056)



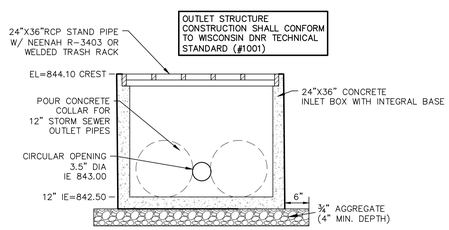
SILT FENCE CONSTRUCTION (SHEET FLOW)



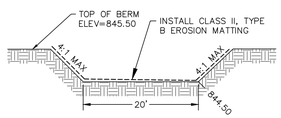
SILT SOCK DETAIL



WET DETENTION POND CROSS SECTION



OUTLET DETAIL



OVERFLOW WEIR CROSS SECTION

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXX

REVISIONS:

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

PROJECT TITLE:
MAPLE ROAD STORAGE
W188 N10515 MAPLE ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
SITE DETAILS

DRAWN BY:
E.NICKODEM

DESIGNED BY:
E.NICKODEM

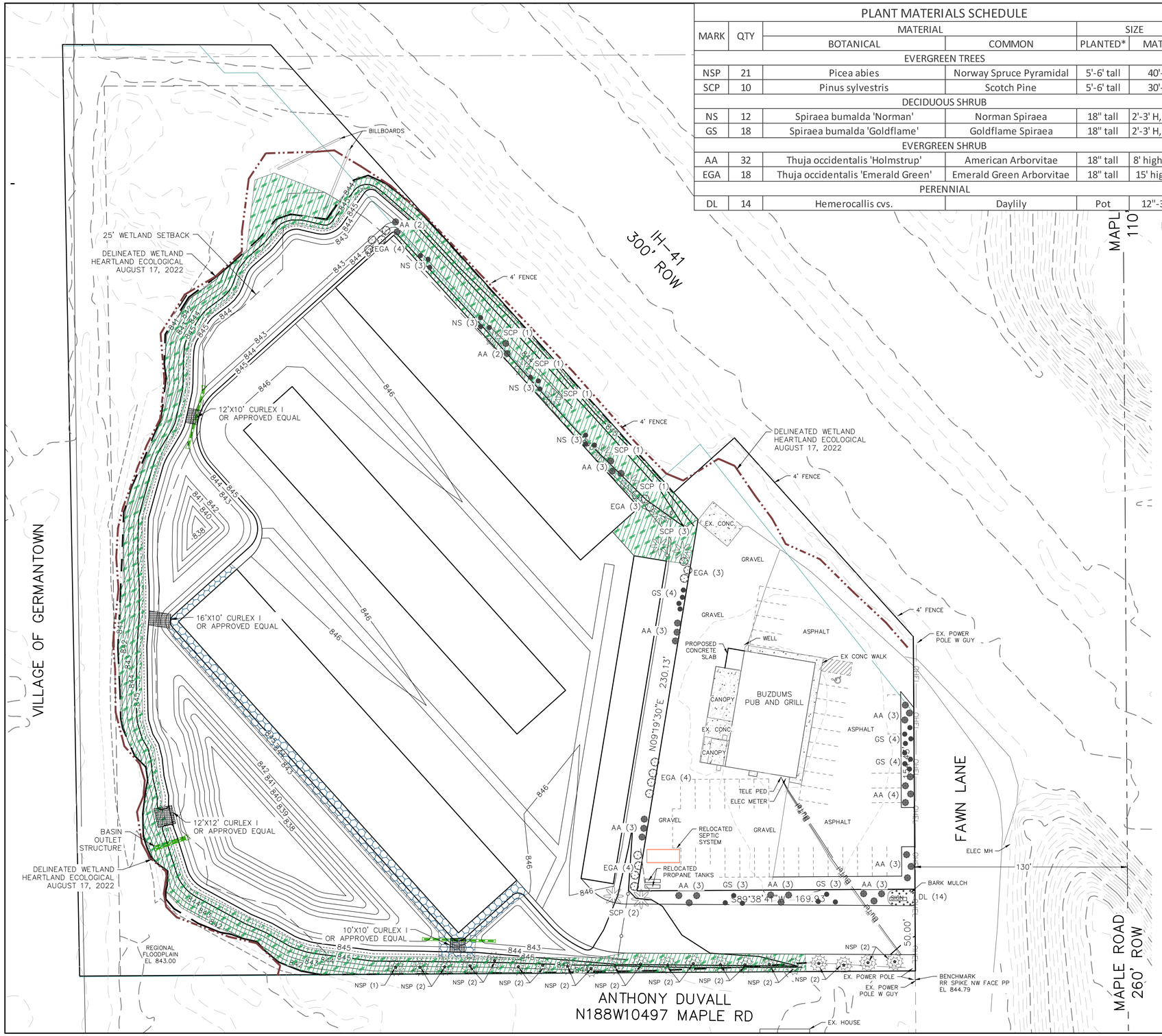
CHECKED BY:
K. PARISH

PLAN DATE:
02-07-2023

PROJECT NO:
\BZ-02-22

PERMIT SET

SHEET NO:
C1.06



PLANT MATERIALS SCHEDULE

MARK	QTY	MATERIAL		SIZE	
		BOTANICAL	COMMON	PLANTED*	MATURE
EVERGREEN TREES					
NSP	21	Picea abies	Norway Spruce Pyramidal	5'-6' tall	40'-60'
SCP	10	Pinus sylvestris	Scotch Pine	5'-6' tall	30'-60'
DECIDUOUS SHRUB					
NS	12	Spiraea bumalda 'Norman'	Norman Spiraea	18" tall	2'-3' H, 2'-3'W
GS	18	Spiraea bumalda 'Goldflame'	Goldflame Spiraea	18" tall	2'-3' H, 2'-3'W
EVERGREEN SHRUB					
AA	32	Thuja occidentalis 'Holmstrup'	American Arborvitae	18" tall	8' high 2-4'W
EGA	18	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	18" tall	15' high 4'W
PERENNIAL					
DL	14	Hemerocallis cvs.	Daylily	Pot	12"-36" H

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- – NATIVE SEED RESTORATION
- – VEGETATIVE BUFFER
- – EROSION MAT
- – EMERALD GREEN ARBORVITAE
- – AMERICAN ARBORVITAE
- – GOLDFLAME/NORMAN SPIRAEA
- – SCOTCH PINE
- – NORWAY SPRUCE

N

0 20 40

LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (800-242-8511) TO HAVE SITE MARKED PRIOR TO EXCAVATION AND PLANTING.
2. REMOVE/KILL UNWANTED VEGETATION AT SEEDED AREAS PRIOR TO SEEDING.
3. PREPARE TOPSOIL AND SEED BED BY REMOVING ALL SURFACE STONES 1" OR LARGER. APPLY 20-10-5 STARTER FERTILIZER AND SPECIFIED SEED UNIFORMLY AT THE SPECIFIED RATE. PROVIDE MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. SUBMIT SEED AND FERTILIZER SPECIFICATIONS TO OWNER PRIOR TO INSTALLATION.
4. NATIVE SEED SHALL BE PRAIRIE SEED FARMS PSF#CP33-01-WI OR APPROVED EQUAL.
5. VEGETATIVE BUFFER AND SEEDING AROUND THE STORMWATER BASINS SHALL BE WIDOT SEED MIXTURE NO. 75 (630.2.1.5.1.2) OR APPROVED EQUAL.
6. AN ACCEPTABLE QUALITY SEED INSTALLATION IS DEFINED AS HAVING
   6.1. NO BARE SPOTS LARGER THAN 1 SQ.FT.
   6.2. NO MORE THAN 10% OF THE TOTAL AREA WITH BARE AREAS LARGER THAN 1 SQ.FT.
   6.3. UNIFORM COVERAGE THROUGH ALL TURF AREAS
7. PLANTINGS SHALL COMPLY WITH STANDARDS AS DESCRIBED IN AMERICAN STANDARD OF NURSERY STOCK – Z60.1 ANSI (LATEST VERSION). NO SUB-STANDARD "B GRADE" OR "PARK GRADE" PLANT MATERIALS WILL BE ACCEPTED. PLANT MATERIALS SHALL ORIGINATE FROM NURSERY(IES) WITH A SIMILAR CLIMATE AS THE PLANTING SITE.
8. PLANTING SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER. ALL PLANTS MUST BE INSTALLED AS PER SIZES INDICATED ON PLANT MATERIALS SCHEDULE UNLESS APPROVED BY THE ENGINEER. ANY CHANGES IN SIZES SHOWN ON PLAN MUST BE APPROVED BY OWNER IN WRITING PRIOR TO INSTALLATION.
9. PLANT ALL TREES SLIGHTLY HIGHER THAN FINISHED GRADE AT THE ROOT FLARE. REMOVE EXCESS SOIL FROM TOP OF ROOT BALL, IF NEEDED. REMOVE AND DISCARD NON-BIODEGRADABLE BALL WRAPPING AND SUPPORT WIRE. REMOVE BIODEGRADABLE BURLAP AND WIRE CAGE FROM THE TOP THIRD OF THE ROOT BALL AND CAREFULLY BEND REMAINING WIRE DOWN TO BOTTOM OF THE HOLE. WHEN TREE HAS BEEN PLACED AND WILL NO LONGER BE MOVED, SCORE REMAINING TWO-THIRDS OF BURLAP AND REMOVE TWINE. PROVIDE ONE SLOW-RELEASE FERTILIZER PACKET PER 1" CALIPER OF EACH TREE PLANTED.
10. BACKFILL TREE PLANTING HOLES WITH 80% EXISTING SOILS REMOVED FROM EXCAVATION AND 20% SOIL AMENDMENTS (SEE SPECIFICATION BELOW). AVOID AIR POCKETS. DO NOT TAMP SOIL. DISCARD ANY GRAVEL, ROCKS, HEAVY CLAY OR CONCRETE. WATER TREE THOROUGHLY WHEN HOLE IS TWO-THIRDS FULL. ALLOW WATER TO TO SOAK IN BEFORE FEILLING REMAINDER OF HOLE. WATER AGAIN TO FULLY SOAK THE NEW PLANTING. EACH TREE SHALL RECEIVE A 3" DEEP 4-5' DIAMETER SHREDDED HARDWOOD BARK MULCH RING/SAUCER. DO NOT BUILD UP MULCH ONTO TRUNK OF ANY TREE. INCORRECTLY INSTALLED TREES SHALL BE REPLACED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
11. ALL TREE RINGS SHALL RECEIVE A 3" DEEP LAYER OF HIGH-QUALITY UN-PIGMENTED SHREDDED HARDWOOD BARK MULCH. ALL SHRUB AND PERENNIAL PLANTING BED AREAS SHALL RECEIVE A 2-3" LAYER OF DECORATIVE STONE BEDDING. DO NOT ALLOW STONE TO CONTACT PLANT STEMS AND TREE TRUNKS.
12. REMOVE/KILL UNWANTED VEGETATION AT SEEDED AREAS PRIOR TO SEEDING.
13. PREPARE TOPSOIL AND SEED BED BY REMOVING ALL SURFACE STONES 1" OR LARGER. APPLY 20-10-5 STARTER FERTILIZER AND SPECIFIED SEED UNIFORMLY AT THE SPECIFIED RATE. PROVIDE MULCH COVERING SUITABLE TO GERMINATE AND ESTABLISH TURF. SUBMIT SEED AND FERTILIZER SPECIFICATIONS TO OWNER PRIOR TO INSTALLATION.
14. EROSION CONTROL MEASURES SHALL BE USED IN SWALES AND ON SLOPES STEEPER THAN 1:3 WHERE APPLICABLE. METHODS OF INSTALLATION MY VARY AT THE DISCRETION OF THE LANDSCAPE CONTRACTOR TO ESTABLISH AND GUARANTEE A SMOOTH, UNIFORM, QUALITY TURF. A MINIMUM OF 2" OF BLENDED, PREPARED AND NON-COMPACTED TOPSOIL IS REQUIRED FOR ALL LAWN AREAS. IF STRAW MULCH IS USED AS A COVERING, A TACKIFIER SHALL BE USED TO PREVENT WIND DISPERSAL OF MULCH COVERING. MARSH HAY CONTAINING REED CANARY GRASS IS NOT AN ACCEPTABLE MULCH COVERING.
15. AN ACCEPTABLE QUALITY SEED INSTALLATION IS DEFINED AS HAVING
   15.1. NO BARE SPOTS LARGER THAN 1 SQ.FT.
   15.2. NO MORE THAN 10% OF THE TOTAL AREA WITH BARE AREAS LARGER THAN 1 SQ.FT.
   15.3. UNIFORM COVERAGE THROUGH ALL TURF AREAS
16. ALL PLANTINGS SHALL BE WATERED THOROUGHLY AT THE TIME OF PLANTING, THROUGH CONSTRUCTION AND UPON COMPLETION OF THE PROJECT AS NEEDED. TREES, EVERGREENS AND SHRUBS (DECIDUOUS AND EVERGREEN) SHALL BE GUARANTEED (100% REPLACEMENT) FOR A MINIMUM OF ONE YEAR FROM THE DATE OF PROJECT COMPLETION. WATERING AND ONGOING MAINTENANCE INSTRUCTIONS ARE TO BE SUPPLIED TO THE OWNER BY THE LANDSCAPE CONTRACTOR UPON COMPLETION OF THE PROJECT.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR WATERING AND MAINTENANCE OF ALL LANDSCAPE AREAS FOR A PERIOD OF 45 DAYS AFTER SUBSTANTIAL COMPLETION OF THE LANDSCAPE INSTALLATION. THIS SHALL INCLUDE ALL TREES, SHRUBS, EVERGREENS, PERENNIALS, ORNAMENTAL GRASSES, TURF GRASS, NO-MOW GRASS AND NATIVE PRAIRIE SEED MIX / STORMWATER SEED MIX. WORK ALSO INCLUDES WEEDING, EDGING, MULCHING, FERTILIZING, TRIMMING, REMOVAL OF GRASS CLIPPINGS, PRUNING AND DEADHEADING.
18. LANDSCAPE CONTRACTOR SHALL CONDUCT A FINAL REVIEW OF THE PROJECT WITH THE OWNER AND GENERAL CONTRACTOR TO ANSWER QUESTIONS, PROVIDE WRITTEN CARE INSTRUCTIONS AND INSURE THAT ALL SPECIFICATIONS HAVE BEEN MET.

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXXX

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

PROJECT TITLE:
MAPLE ROAD STORAGE
W188 N10515 MAPLE ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
LANDSCAPE

DRAWN BY:
E.NICKODEM

DESIGNED BY:
E.NICKODEM

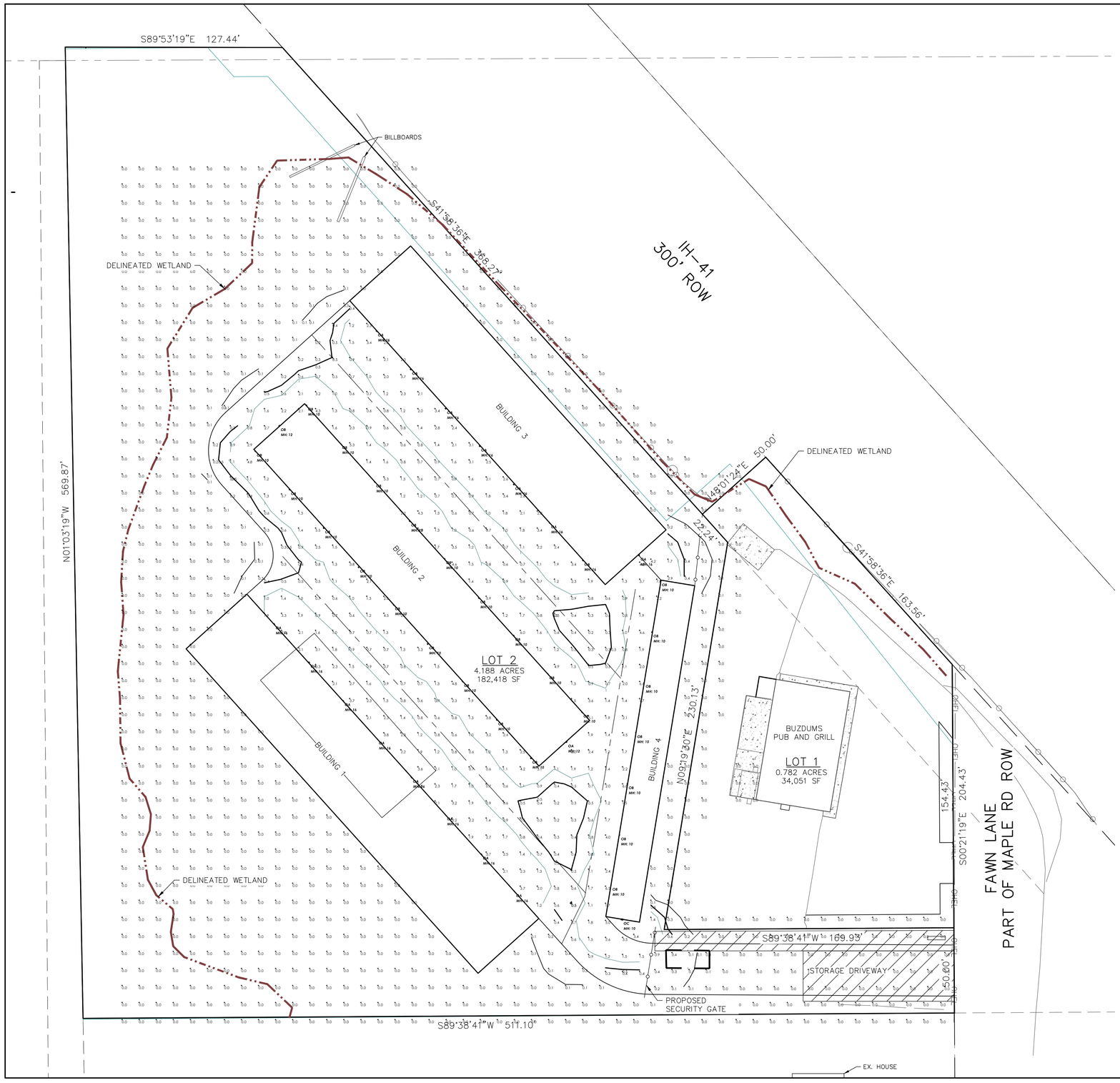
CHECKED BY:
K. PARISH

PLAN DATE:
02-07-2023

PROJECT NO:
\BZ-02-22

PERMIT SET

SHEET NO:
C1.07



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
DRIVE ENTERENCE	Illuminance	Fc	0.05	0.9	0.0	N.A.	N.A.
SITE	Illuminance	Fc	0.02	4.2	0.0	N.A.	N.A.
STORAGE DRIVE	Illuminance	Fc	1.61	7.8	0.2	8.05	39.00

Luminaire Schedule								
Symbol	Qty	Label	Manufacturer	Description	Arrangement	Lum. Lumens	Lum. Watts	LLF
▯	17	OA	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCS2A	Single	2561	20.7	0.900
▯	26	OB	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	AXCS1A	Single	1806	13.5	0.900
▯	1	OC	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-P-C10-D-UNV-T4	Single	4880	34.6	0.900

NOTES:

1) ALL FIXTURES SHALL BE FULLY CUT OFF
2) STANDARD REFLECTANCE OF 80/50/20 UNLESS NOTED OTHERWISE
3) NOT A CONSTRUCTION DOCUMENT, FOR DESIGN PURPOSES ONLY
4) STANDARD INDOOR CALC POINTS @ 30 A.F.F. UNLESS NOTED OTHERWISE
5) STANDARD OUTDOOR CALC POINTS @ GRADE UNLESS NOTED OTHERWISE
6) EGRESS CALC POINTS @ 0" A.F.F.
7) MLAZGAR ASSOCIATES ASSUMES NO RESPONSIBILITY FOR INSTALLED LIGHT LEVELS DUE TO FIELD CONDITIONS, ETC.

MLAZGAR ASSOCIATES
16350 W. GLENDALE DR.
NEW BERLIN, WI 53151
(p) 414-943-1915
(f) 952-943-8088
www.mlazgar.com

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

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

PROJECT TITLE:
MAPLE ROAD STORAGE
W188 N10515 MAPLE ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
LIGHTING PLAN

DRAWN BY:
E.NICKODEM

DESIGNED BY:
E.NICKODEM

CHECKED BY:
K. PARISH

PLAN DATE:
02-07-2023

PROJECT NO:
\BZ-02-22\

PERMIT SET

SHEET NO:
C1.08

PARISH SURVEY & ENGINEERING

January 20, 2023

Village of Germantown
N112 W7001 Mequon Road
Germantown, WI 53022

Re: Wetland Setback Compensation Plan
Maple Road Storage Facility
W188 N10515 Maple Road
Germantown, WI 53022

Project Description
Buzdum's Pub and Grill has been in operation at this location for many years and includes the existing buildings, and parking lot on the west side of Maple Road and south of IH 41. The lot is surrounded on the east, west, and south sides by wetland, floodplain, and environmental corridor.

The plan for this development is to create two parcels out of the original parcel of land and construct four storage unit buildings while maintaining the pub and grill use.

A Conditional Use Permit application has been submitted to the Village for grading within 25 feet of a wetland (no wetland filling). This narrative and the attached plans are submitted to address the conditional use application. The mitigation proposed for this project includes creating a permanent wetland setback and/or vegetative buffer equal to the disturbance area (1:1) for horizontal development.

Wetland Mitigation Plan
Exhibit 1 and 2 identifies post-construction wetland setback areas and vegetative buffers totaling 0.494 acres. The vegetative buffer areas will be permanently stabilized with a native seed mix made up of grades and forbs that are indigenous to the area. The native seed mix once established, will provide a permanent cover and vegetative buffer within the setback area.

Summary

Wetland Setback Area Disturbed	18,610 sf = 0.427 acres
(1:1 Mitigation Area)	
Native Seed Restoration	18,315 sf = 0.420 acres
Vegetative Buffer	3,225 sf = 0.074 acres
Total Mitigation Area	21,540 sf = 0.494 acres
Mitigation Ratio:	1: 1.157

122 Wisconsin Street ♦ West Bend, Wisconsin 53095
Phone (262) 346-7800 ♦ E-mail kparish@parishse.com

VILLAGE OF GERMANTOWN

IH-41
300' ROW

MAPLE ROAD
110' ROW

MAPLE ROAD
260' ROW

FAWN LANE

BILLBOARDS

25' WETLAND SETBACK

DELINEATED WETLAND
HEARTLAND ECOLOGICAL
AUGUST 17, 2022

4' FENCE

6,410SF WETLAND
SETBACK GRADING

12,200SF WETLAND
SETBACK GRADING

DELINEATED WETLAND
HEARTLAND ECOLOGICAL
AUGUST 17, 2022

REGIONAL
FLOODPLAIN
EL 843.00

EX. CONC.

GRAVEL

PROPOSED
CONCRETE
SLAB

WELL

EX CONC WALK

BUZDUMS
PUB AND GRILL

CANOPY

EX. CONC.

CANOPY

ASPHALT

REFRIGERATOR

TELE PED

ELEC METER

GRAVEL

ASPHALT

N09°19'30"E 230.13'

154.43'

S89°38'41"W 169.93'

50.00'

EX. POWER
POLE W GUY

ELEC MH

EX GUARD RAILS

MAILBOX

EX. POWER POLE

EX. POWER
POLE W GUY

BENCHMARK
RR SPIKE NW FACE PP
EL 844.79

EX. HOUSE

0 20 40

N

LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- GRADING WITHIN WETLAND SETBACK

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

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

PROJECT TITLE:
MAPLE ROAD STORAGE
W188 N10515 MAPLE ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
CONDITIONAL USE EXHIBIT 1

DRAWN BY:
E.NICKODEM

DESIGNED BY:
E.NICKODEM

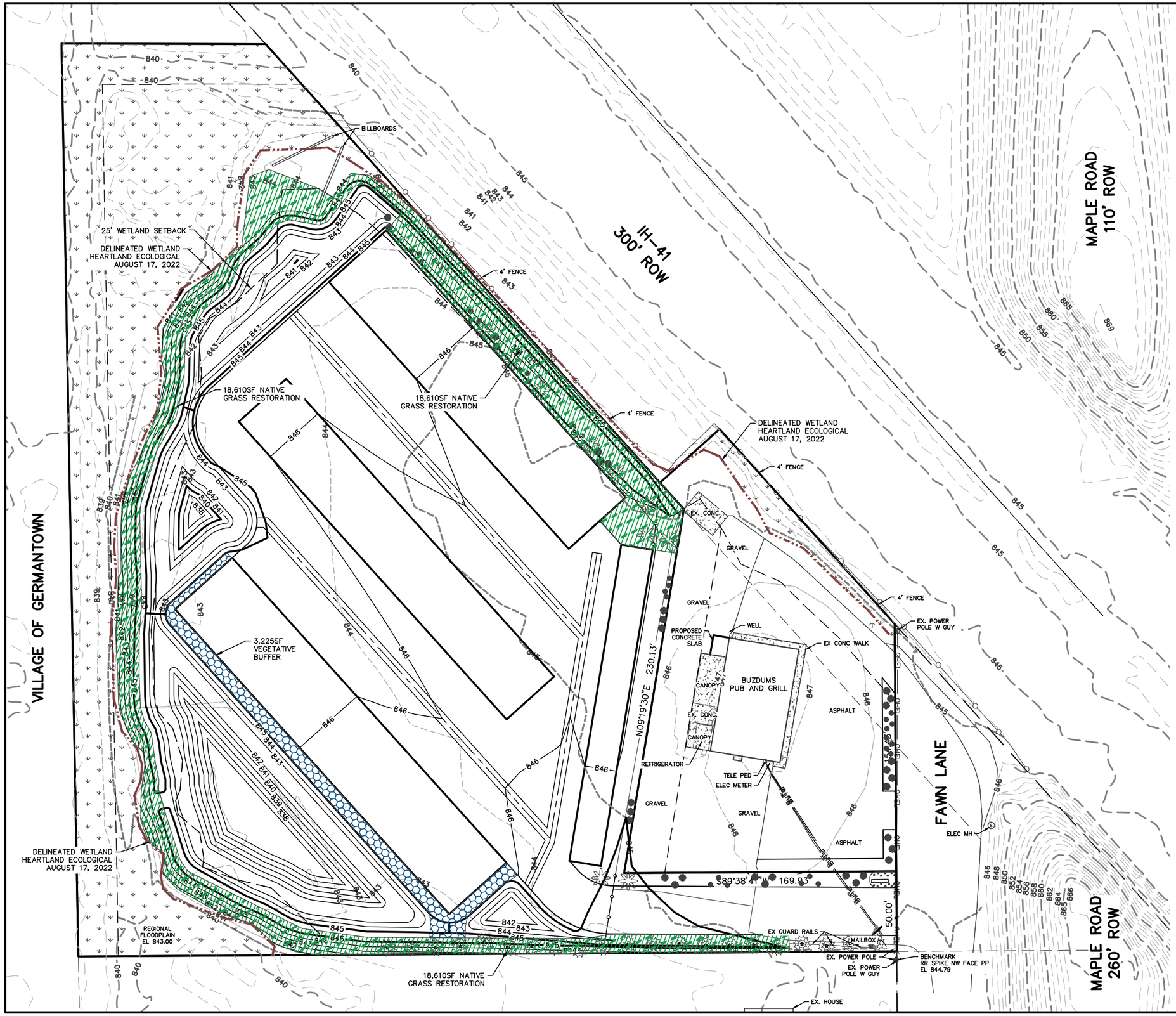
CHECKED BY:
K. PARISH

PLAN DATE:
11-07-2022

PROJECT NO:
\BZ-02-22\

PERMIT SET

SHEET NO:
EX 1



LANDSCAPE NOTES

1. CONTRACTOR SHALL CONTACT DIGGERS HOTLINE (800-242-8511) TO HAVE SITE MARKED PRIOR TO EXCAVATION AND PLANTING.
2. REMOVE/KILL UNWANTED VEGETATION AT SEEDED AREAS PRIOR TO SEEDING.
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LEGEND:

- 936 – EXISTING MINOR CONTOUR.
- 935 – EXISTING MAJOR CONTOUR.
- 936 – PROPOSED MINOR CONTOUR.
- 935 – PROPOSED MAJOR CONTOUR.
- NATIVE SEED RESTORATION
- VEGETATIVE BUFFER

REVISIONS:

NO.	DATE	DESCRIPTION
1	XX-XX-XX	XXXXXXXXXXXXXXXXX

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

PROJECT TITLE:
MAPLE ROAD STORAGE
W188 N10515 MAPLE ROAD
GERMANTOWN, WI 53022

PLAN TITLE:
CONDITIONAL USE EXHIBIT 2

DRAWN BY: **E.NICKODEM**
DESIGNED BY: **E.NICKODEM**
CHECKED BY: **K. PARISH**

PLAN DATE: **01-17-2023**

PROJECT NO: \BZ-02-22\

PERMIT SET

SHEET NO:
EX 2

Project		Catalog #		Type	
Prepared by		Notes		Date	

Lumark

Axcent

Wall Mount Luminaire

Product Features

Selectable lumens · DUSK-TO-DAWN · LumenSafe Technology · Light ARchitect™ · BAA

Product Certifications

ISO CERTIFIED · UL CERTIFIED · DLC LISTED · DLC PREMIUM · FC CLASS A CAN ICES-005 · ida DARK SKY APPROVED · IP66 · 3G VIB · RoHS COMPLIANT · 5 YEAR LIMITED WARRANTY · 2018 PROGRESS Report SELECTION

Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 6

Quick Facts

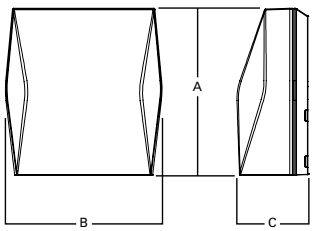
- Available in 14W - 123W (1,800 - 17,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 144 LPW
- Replaces 70W up to 450W HID equivalents

Connected Systems

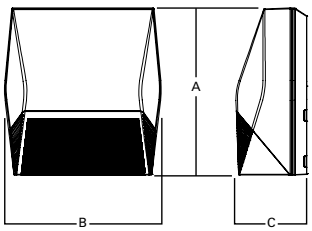
- WaveLinx Lite
- Enlighted

Dimensional Details

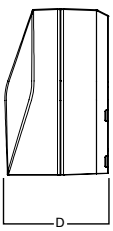
Full Cutoff



Refractive Lens



Deep Back Housing



Dimensional Data

	AXCS Small	AXCL Large
A	8" [202mm]	11-1/2" [292mm]
B	7-1/2" [190mm]	10-3/4" [273mm]
C	3-5/8" [94mm]	4-7/8" [124mm]
D	6-1/8" [155mm]	7-1/8" [181mm]

Ordering Information

SAMPLE NUMBER: **AXCS1A-AP-347V**

Domestic Preferences [28]	Model Series [1]	LED Color Temperature	Color	Options (Add as Suffix)
[Blank]=Standard **BAA**=Buy American Act **TAA**=Trade Agreements Act	**Full Cutoff** **AXCS1A**=14W **AXCS2A**=21W **AXCS3A**=27W **AXCS4A**=44W **AXCS5A**=52W **AXCL6A**=56W **AXCL8A**=72W **AXCL10A**=102W **AXCL12A**=123W **Refractive Lens** **AXCS1ARL**=14W **AXCS2ARL**=21W **AXCS3ARL**=27W **AXCS4ARL**=44W **AXCS5ARL**=52W **AXCL6ARL**=56W **AXCL8ARL**=72W **AXCL10ARL**=102W **AXCL12ARL**=123W	**[Blank]**=4000K, Neutral **C**=5000K, Cool **W**=3000K, Warm	**[Blank]**=Carbon Bronze (Standard) **WT**=Summit White **BK**=Black **AP**=Grey **GM**=Graphite Metallic **DP**=Dark Platinum	**347V**=347V [2] **480V**=480V [2] **PC1**=Photocontrol 120V [3, 4, 5] **PC2**=Photocontrol 208-277V, 347V, 480V [4, 5, 6] **PC**=Photocontrol 120-277V, 347V, 480V [4, 7, 8] **KKIT**=Knuckle Floodlight Mount [7] **TRNKIT**=Trunnion Floodlight Mount **SFKIT**=Slipfitter Floodlight Mount **PMAKIT**=Pole Mount Arm **ZW**=WaveLinx-enabled 4-PIN Twistlock Receptacle [4, 9] **ZW-SWPD4XX**=WaveLinx Wireless Sensor, 7' – 15' Mounting Height [4, 9, 10, 11] **ZW-SWPD5XX**=WaveLinx Wireless Sensor, 15' – 40' Mounting Height [4, 9, 10, 11] **LWR-LW**=Enlighted Wireless Sensor, Wide Lens for 8' - 16' Mounting Height [4, 9, 12] **LWR-LN**=Enlighted Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height [4, 9, 12] **MSP/DIM-L12**=Integrated Sensor for Dimming Operation, 8' - 12' Mounting Height [4, 9, 13] **MSP/DIM-L30**=Integrated Sensor for Dimming Operation, 12' - 30' Mounting Height [4, 9, 13] **MSP-L12**=Integrated Sensor for ON/OFF Operation, 8' - 12' Mounting Height [4, 9, 13] **MSP-L30**=Integrated Sensor for ON/OFF Operation, 12' - 30' Mounting Height [4, 9, 13] **CBP**=Cold Weather Battery Pack [3, 14, 15, 16, 17, 18] **CBP-CEC**=Cold Weather Battery Pack, CEC compliant [3, 14, 15, 16, 17, 18] **10K**=10kV/10kA Surge Protection **HA**=50°C High Ambient [15, 19] **GRF**=Glare Reducing Lens [20] **AHD145**=After Hours Dim, 5 Hours [5, 21] **AHD245**=After Hours Dim, 6 Hours [5, 21] **AHD255**=After Hours Dim, 7 Hours [5, 21] **AHD355**=After Hours Dim, 8 Hours [5, 21]

Accessories (Order Separately) [22,29]

VS/AXCS-XX=Vandal Shield Axcent Small [7, 23]
VS/AXCS-MS=Vandal Shield Axcent Small (With Motion Sensor) [7, 23]
WG/AXCS=Wire Guard Axcent Small [7]
WG/AXCS-MS=Wire Guard Axcent Small (With Motion Sensor) [7]
VS/AXCL-XX=Vandal Shield Axcent Large [5, 23]
VS/AXCL-MS=Vandal Shield Axcent (With Motion Sensor) [5, 23]
WG/AXCL=Wire Guard Axcent Large [5]
WG/AXCL-MS=Wire Guard Axcent (With Motion Sensor) [5]
BB/AXC=Axcent Lumen Select Back Box, Carbon Bronze [24]
BB/AXC-PC=Axcent Lumen Select Back Box with PC, Carbon Bronze [24, 25]
BB/AXC-WT=Axcent Lumen Select Back Box, Summit White [24]
BB/AXC-WT-PC=Axcent Lumen Select Back Box with PC, Summit White [24, 25]

KKIT/AXCS-XX=Knuckle and Visor Floodlight Kit (For Axcent Small) [7]
SFKIT/AXCS-XX=Slipfitter Floodlight Kit (For Axcent Small) [7]
TRNKIT/AXCS-XX=Trunnion and Visor Floodlight Kit (For Axcent Small) [7]
TRNKIT-XX=Trunnion Floodlight Kit (For Axcent Large) [5]
SFKIT-XX=Slipfitter Floodlight Kit (For Axcent Large) [5]
PMAKIT-XX=Pole Mount Kit
ISHH-01=Integrated Sensor Programming Remote [26]
MA1010-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon
MA1011-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon
MA1017-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon
MA1018-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon
SWPD4-XX=WaveLinx Wireless Sensor, 7' – 15' Mounting Height [10, 11, 27]
SWPD5-XX=WaveLinx Wireless Sensor, 15' – 40' Mounting Height [10, 11, 27]

NOTES:

1. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
2. Transformer used only when ordered with motion sensor or AXCS1 through AXCS5 or AXCL6 fixture wattages.
3. Not available in 347 or 480 VAC.
4. Button photocontrol and any motion sensor (MSP, ZW, or LWR) not offered together.
5. Only available on AXCL6-AXCL12 models.
6. Used with 277, 347, and 480 VAC options.
7. Only available on AXCS1-AXCS5 models.
8. This configuration may contain materials that are not RoHS compliant. Contact your lighting representative for more information.
9. Uses deep back housing.
10. Sensor passive infrared (PIR) may be overly sensitive when operating below -20°C (-4°F). For the device to be field-configurable, requires WAC Gateway components WAC-PoE and WPOE-120 in appropriate quantities. Only compatible with WaveLinx system and software and requires system components to be installed for operation. See website for more Wavelinx application information.
11. Replace XX with sensor color (WH, BZ, or BK).
12. Enlighted wireless sensors are factory installed and require network components LWP-EM-1, LWP-GW-1, and LWP-PoE8 in appropriate quantities. See website for application information.
13. The ISHH-01 accessory is required to adjust parameters.
14. Ambient operating temperature -20°C to 25°C for AXCL6 through AXCL10. Ambient operating temperature -20°C to 30°C on AXCS4 models. Ambient operating temperature -20°C to 40°C on AXCS1 through AXCS3 models.
15. Not available with AXCS5 or AXCL12 models.
16. Uses deep back housing for AXCS1, AXCLS2, AXCS3, and AXCS4 models.
17. Not to be mounted in upwards / inverted orientation. Downlight wall mount only for AXCS1 through AXCS4.
18. CBP cannot be used with PC and motion sensor (MSP, ZW, or LWR). CBP can be used with PC or motion sensor (MSP, ZW, or LWR).
19. Can not be ordered with CBP or PC options.
20. Use dedicated IES files on product website for lumen values and distributions.
21. Requires the use of PC1 or PC2 button photocontrol. See After Hours Dim supplemental guide for additional information.
22. Replace XX with color designation.
23. For use with full cutoff lens configurations only.
24. Lumen Select functionality not available in conjunction with any motion sensor option (MSP, ZW, or LWR). Photocontrol back box not available with any photocontrol or motion sensor options (PC, MSP, ZW, or LWR).
25. Photocell only operates at 120-277V input voltages. Not for use with 347 or 480V systems.
26. This tool enables adjustment to parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult you lighting representative for more information.
27. Requires 4-PIN twistlock receptacle (ZW) option.
28. Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be seperately analyzed under domestic preference requirements.
29. Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.

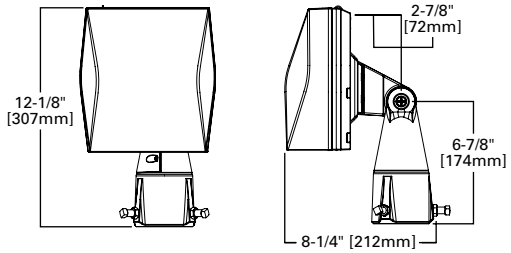
Stock Ordering Information

Model Series [1]			
Full Cutoff		**Refractive Lens**	
AXCS1A=14W	**AXCL10A**=102W	**AXCS1ARL**=14W	**AXCL10ARL**=102W
AXCS2A=21W	**AXCL12A**=123W	**AXCS2ARL**=21W	**AXCL12ARL**=123W
AXCS3A=27W	**AXCL6A-347V**=56W	**AXCS3ARL**=27W	**AXCL6ARL-347V**=56W
AXCS4A=44W	**AXCL8A-347V**=72W	**AXCS4ARL**=44W	**AXCL8ARL-347V**=72W
AXCS5A=52W	**AXCL10A-347V**=102W	**AXCS5ARL**=52W	**AXCL10ARL-347V**=102W
AXCL6A=56W	**AXCL12A-347V**=123W	**AXCL6ARL**=56W	**AXCL12ARL-347V**=123W
AXCL8A=72W		**AXCL8ARL**=72W	

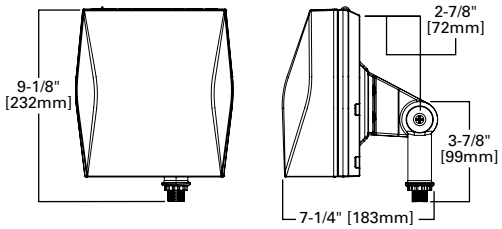
Note: All stock configurations are 4000K color temperatures, standard Carbon Bronze finish, and wall mount configuration.

Mounting Details

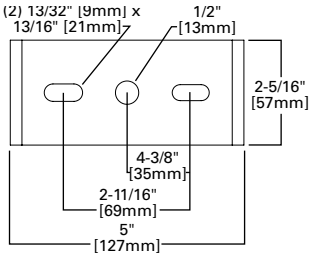
Slipfitter Mount (Small)
Tenon OD: 2-3/8" | **EPA:** 0.60



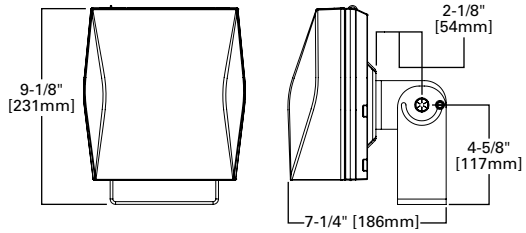
Knuckle Mount (Small)



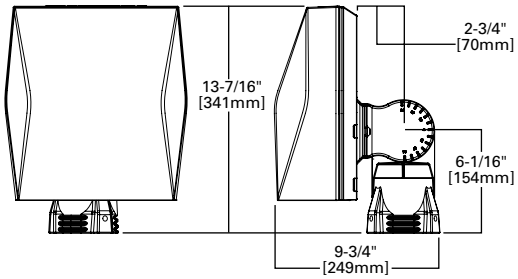
Trunnion Mount Detail



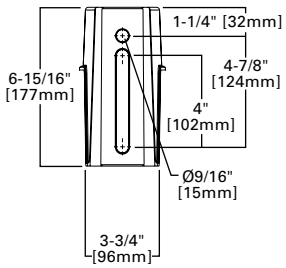
Trunnion Mount (Small)



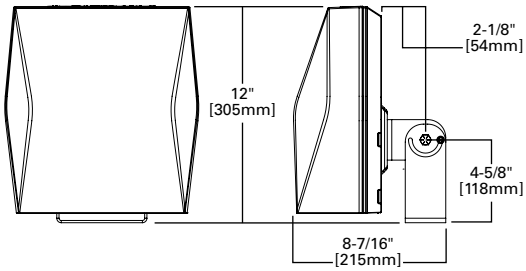
Slipfitter Mount (Large)
Tenon OD: 2-3/8" to 2-7/8" | **EPA:** 1.10



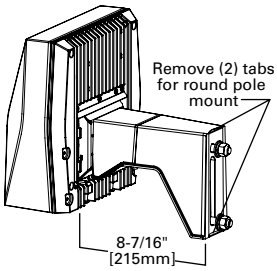
Pole Mount Arm Drill Pattern



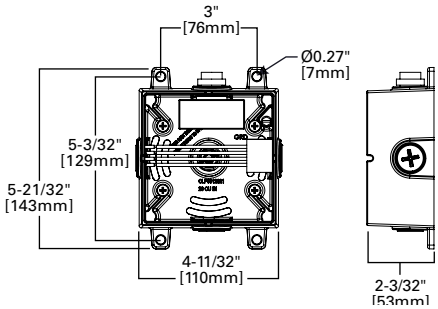
Trunnion Mount (Large)



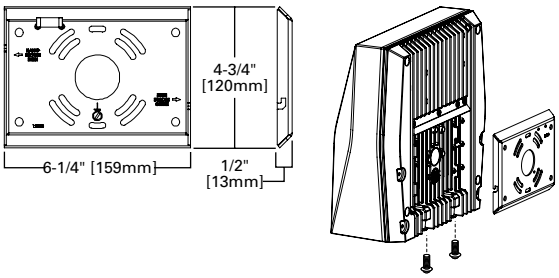
Pole Mount Arm (Large)
EPA: 1.10



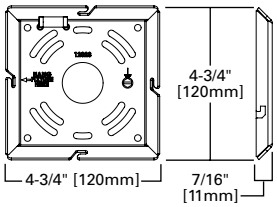
Lumen Select Back Box



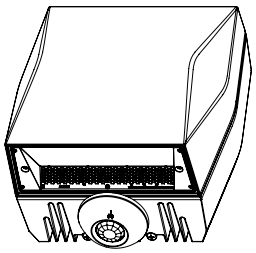
Wall Mount Plate Detail (Large)



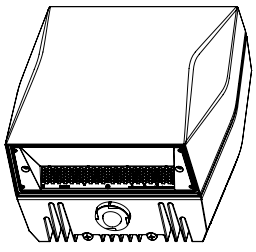
Wall Mount Plate Detail (Small)



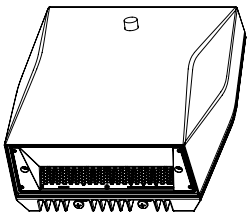
Enlighted Sensor



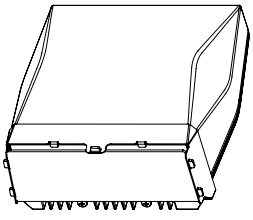
Occupancy Sensor



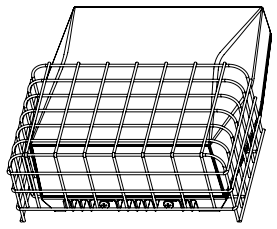
Button Photocontrol



Vandal Shield



Wire Guard



Product Specifications

Construction
- Die-cast aluminum housing
- External back fin design extracts heat from the surface to thermally optimize design for longer luminaire life

Optics
- Dark Sky Approved (Fixed mount, Full cutoff, and 3000K CCT only)
- Silicone-sealed optical LED chamber
- Acrylic refractive or full cutoff lens options for Type IV distributions

Electrical
- Standard universal voltage (120-277V, 50/60Hz)
- Driver incorporates 6kV surge protection
- -40°C minimum operating temperature
- 40°C maximum operating temperature
- <20% total harmonic distortion
- 0-10V dimming driver is standard with leads external to the fixture

Mounting
- Steel wedge mounting plate fits directly to 4" standard j-box or directly to wall with the "Hook-N-Lock" mechanism
- Stainless steel set screws
- Lumen Select Back Box accessory offers four 1/2" NPT conduit entry wire ways. Resistor Pack combinations allow field-dimming of 75% or 50% when connected to luminaire dimming leads
- Not suitable for indoor use when installed in inverted/uplight orientation

Emergency Egress
- Optional integral cold weather battery emergency egress includes emergency operation test switch, an AC-ON indicator light and a premium, maintenance-free battery pack
- The separate emergency lighting LEDs are wired to provide redundant emergency lighting. Listed to UL Standard 924, Emergency Lighting

Finish
- Five-stage super TGIC polyester powder coat paint, 2.5 mil nominal thickness

Shipping Data
- Small fixture=5 lbs. [2.36 kgs.]
- Small with sensor or CBP=10 lbs. [4.40 kgs.]
- Large fixture=12 lbs. [5.45 kgs.]
- Large with sensor or CBP=17 lbs. [7.73 kgs.]
- Large with sensor & CBP=21 lbs. [9.54 kgs.]

Energy and Performance Data

Power and Lumens (Axcent Small)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A	AXCS5A
Power (Watts)		14	21	27	44	52
Input Current @ 120V (A)		0.12	0.18	0.23	0.37	0.43
Input Current @ 240V (A)		0.06	0.09	0.11	0.18	0.22
Input Current @ 277V (A)		0.05	0.08	0.10	0.16	0.19
Input Current @ 347V (A)		0.04	0.06	0.08	0.13	0.15
Input Current @ 480V (A)		0.03	0.04	0.06	0.09	0.11
Configuration						
Full Cutoff	4000K/5000K Lumens	1,806	2,561	3,537	5,520	6,300
	3000K Lumens	1,526	2,164	2,989	4,665	5,324
	BUG Rating	B1-U0-G0	B1-U0-G0	B1-U0-G0	B2-U0-G1	B2-U0-G1
Refractive Lens	4000K/5000K Lumens	1,915	2,716	3,704	5,858	6,699
	3000K Lumens	1,618	2,295	3,130	4,950	5,661
	BUG Rating	B1-U3-G2	B1-U3-G2	B1-U3-G2	B1-U4-G3	B1-U4-G3

Power and Lumens (Axcent Large)

Light Engine		AXCL6A	AXCL8A	AXCL10A	AXCL12A
Power (Watts)		56	72	102	123
Input Current @ 120V (A)		0.44	0.60	0.83	1.01
Input Current @ 240V (A)		0.22	0.31	0.41	0.51
Input Current @ 277V (A)		0.20	0.27	0.36	0.45
Input Current @ 347V (A)		0.17	0.22	0.30	0.37
Input Current @ 480V (A)		0.13	0.16	0.22	0.27
Configuration					
Full Cutoff	4000K Lumens	7,594	9,696	13,283	16,823
	5000K Rating	7,465	9,531	13,058	16,538
	3000K Lumens	6,619	8,450	11,577	14,662
	BUG Rating	B1-U0-G1	B1-U0-G1	B3-U0-G2	B3-U0-G2
Refractive Lens	4000K Lumens	7,809	9,970	13,641	17,346
	5000K Rating	7,689	9,817	13,450	17,034
	3000K Lumens	6,817	8,704	11,924	15,102
	BUG Rating	B1-U4-G4	B2-U5-G5	B2-U5-G5	B2-U5-G5

Energy and Performance Data

Power and Lumens (Small + CBP)

Light Engine		AXCS1A	AXCS2A	AXCS3A	AXCS4A
Power (Watts)		18	25	31	48
Input Current @ 120V (A)		0.15	0.21	0.26	0.40
Input Current @ 240V (A)		0.08	0.11	0.13	0.20
Input Current @ 277V (A)		0.07	0.09	0.11	0.18
Configuration					
Full Cutoff	4000K/5000K Lumens	629	587	647	570
	3000K Lumens	531	496	547	482
Refractive Lens	4000K/5000K Lumens	667	623	686	605
	3000K Lumens	563	526	580	511

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens (Large + CBP)

Light Engine		AXCL6A	AXCL8A	AXCL10A
Power (Watts)		60	76	106
Input Current @ 120V (A)		0.50	0.63	0.88
Input Current @ 240V (A)		0.25	0.32	0.44
Input Current @ 277V (A)		0.22	0.27	0.38
Configuration				
Full Cutoff	4000K/5000K Lumens	1,070		
	3000K Lumens	945		
Refractive Lens	4000K/5000K Lumens	1,098		
	3000K Lumens	973		

Note: Power and current based on full power consumption while CBP is charging. Lumen outputs are while operating in emergency mode only.

Power and Lumens Multipliers
(Lumen Select Back Box + Axcent Small)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	**Material Number**	**Connect per Installation Instructions**	
AXCS1A*	13109741 or 13109939 or Other	74%	50%
AXCS2A*	13109698 or 13109938 or Other	74%	50%
AXCS3A*	13109697 or 13109937 or Other	74%	50%
AXCS4A*	13109695 or 13109936	75%	40%
AXCS4A*	13495299 or 13495470 or Other	72%	50%
AXCS5A*	13109652 or 13109935	75%	40%
AXCS5A*	13495471 or 13495472 or Other	72%	50%

Power and Lumens Multipliers
(Lumen Select Back Box + Axcent Large)

Configuration		~75% Nominal Output	~50% Nominal Output
Catalog Number	**Material Number**	**Connect per Installation Instructions**	
AXCL6A*	12963843 or 12964235	75%	40%
AXCL6A*	13495473 or 13495474 or Other	69%	47%
AXCL8A*	12963842 or 12964234	84%	48%
AXCL8A*	13495475 or 13495476 or Other	69%	47%
AXCL10A*	12963840 or 12964233	84%	48%
AXCL10A*	13495477 or 13495478 or Other	69%	47%
AXCL12A*	12902056 or 12902057	85%	50%
AXCL12A*	13495479 or 13495480 or Other	72%	49%

Lumen Maintenance (Axcent Small)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (72,000 Hours)
Up to 3A		
25°C	90%	246,000
40°C	90%	225,000
50°C	89%	195,000
Up to 5A		
25°C	89%	240,000
40°C	88%	223,000
50°C	87%	186,000

Lumen Maintenance (Axcent Large)

Ambient Temperature	TM-21 Lumen Maintenance (72,000 Hours)	Theoretical L70 (72,000 Hours)
Up to 8A		
25°C	94%	556,000
40°C	94%	556,000
50°C	92%	340,000
Up to 10A		
25°C	94%	556,000
40°C	94%	478,000
50°C	87%	207,000
Up to 12A		
25°C	94%	151,000
40°C	81%	125,000

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
10°C	1.02
15°C	1.01
25°C	1.00
40°C	0.97

Control Options

0-10V This fixture is offered standard with 0-10V dimming driver(s) for use with a lighting control panel or other control method.

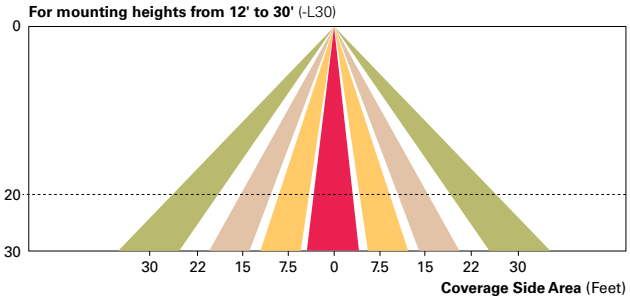
Photocontrol (PC1, PC2 and PC) Optional button-type photocontrol provides a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels.

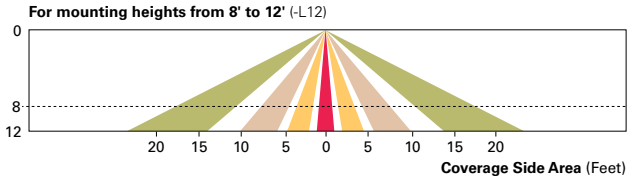
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MSP/DIM-LXX and MSP-LXX) These sensors are factory installed in the luminaire housing. When the MSP/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MSP/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of ten minutes. The MSP-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity.

These occupancy sensors includes an integrated photocell that can be activated with the ISHH-01 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is ON. The ISHH-01 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters.

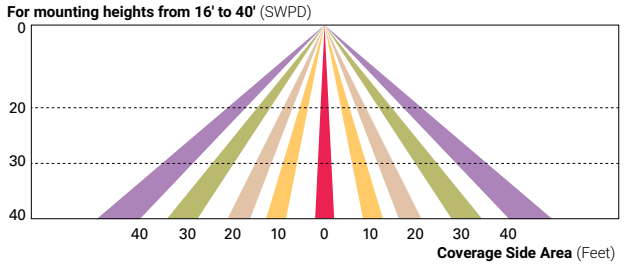
A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-30'.



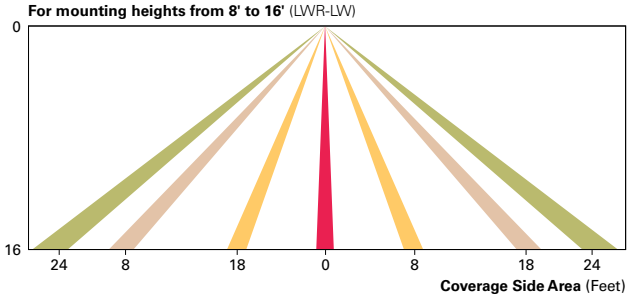


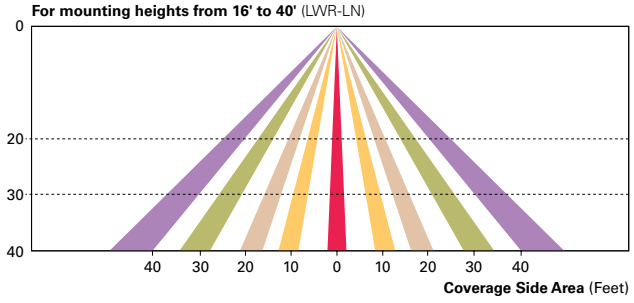
WaveLinx Wireless Control and Monitoring System The WaveLinx Outdoor control platform operates on a wireless mesh network based on IEEE 802.15.4 standards enabling wireless control of outdoor lighting. Use the WaveLinx Mobile application for set-up and configuration. At least one Wireless Area Controller (WAC) is required for full functionality and remote communication (including adjustment of any factory pre-sets).

WaveLinx Wireless Sensor (SWPD4 and SWPD5) These outdoor sensors offer passive infrared (PIR) occupancy and a photocell for closed loop daylight sensing. These sensors can be factory installed or field-installed via simple, tool-less integration into luminaires equipped with the Zhaga Book 18 compliant 4-PIN receptacle (ZW). These sensors are factory preset to dim down to approximately 50 percent power after 15 minutes of no activity detected. These occupancy sensors include an integral photocell for "dusk-to-dawn" control or daylight harvesting that is factory-enabled. A variety of sensor lenses are available to optimize the coverage pattern for mounting heights from 7'-40'.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted System is a connected lighting solution that combines LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of other resources beyond lighting.





Cooper Lighting Solutions
1121 Highway 74 South
Peachtree City, GA 30269
P: 770-486-4800
www.cooperlighting.com

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Specifications and dimensions
subject to change without notice.

Village of Germantown ...Willkommen

Fee must accompany application

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

PAID EZ DATE 11-4-22

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 **APPLICANT OR AGENT**

Evan Nickodem
Parish Survey & Engineering
122 Wisconsin St.
West Bend, WI 53095

Phone ( ) 262-333-2167
E-Mail enickodem@ParishSE.com

PROPERTY OWNER

Boro Buzdum
316 Kames Ct.
Slinger, WI 53086

Phone ( ) 262-416-3131
E-Mail borobuzdum@gmail.com

2 **PROPERTY ADDRESS**

W188 N10515 Maple Road
Germantown, WI

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

North	South	East	West
B-5 Highway Business	RS-3 Single Family	A-1/A-2 Agricultural	M-1/I

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!

Boro Buzdum 11-2-2022
Applicant Date

Boro Buzdum 11.2.2022
Owner Date

Village of Germantown
Willkommen

Fee must accompany application

☒ $1460 Paid EZ Date 11-4-22

CONDITIONAL USE PERMIT APPLICATION

Pursuant to Section 17.42 of the Municipal Code

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

1 APPLICANT OR AGENT

Evan Nickodem
Parish Survey & Engineering
122 Wisconsin St.
West Bend, WI 53095
Phone (262)333-2167
Fax ( )
E-Mail enickodem@ParishSE.com

PROPERTY OWNER

Boro Buzdum
316 Kames Ct.
Slinger, WI 53086

Phone (262)416-3131
borobuzdum@gmail.com

2 TO WHOM SHOULD THE PERMIT BE ISSUED?

the owner, Boro Buzdum

3 PROPERTY ADDRESS

W188 N10515 Maple Road

TAX KEY NUMBER

294996

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.

The existing property has been a pub and grill for many years and the existing use will remain. The west field was a softball field however that use has been discontinued and reconstructed into storage units.

5 DESCRIPTION OF PROPOSED OPERATION

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

17.30 B-3 (3)(ff)Warehouse and indoor storage; 24.04 (3)(c)5.Dev. within 25' of the wetland setback

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

17.30 - Indoor storage units in four total buildings. Two buildings for indoor RV or boat storage (16'x48' units) Bldg 1 240'x48' and Bldg 3 256'x48' for a total of 31 units. Two buildings for self storage (10'x20' units) Bldg 2 260'x40' and Bldg 4 200'x20' for a total of 72 units. No outside storage, all storage will be contained indoors.

24.04 - Construction and grading within the 25' setback of delineated wetlands. NO wetland disturbance is proposed. Approximately 20,200sf of the wetland setback will be disturbed for grading.

6 METES AND BOUNDS LEGAL DESCRIPTION OF PROPERTY – REQUIRED

Attach pages as necessary

That part of the Southeast 1/4 of the Southeast 1/4 of Section 29, Township 9 North, Range 20 East, in the Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the Southeast corner of Section 29; thence North 00° 21' 15" West, 745.32 feet along the East line of the Southeast 1/4 of Section 29-9-20; thence South 89° 38' 45' West 130.00 feet to the place of beginning of this description; thence continuing South 89° 38' 45" West, 511.10 feet; thence North 02° 03' 15" West, 569.50 feet; thence North 89° 45' 31" East, 137.12 feet to a point on the Westerly right of way line of U.S. Highway 41; thence South 41° 58' 50" East, 368.59 feet along said right of way line; thence North 48° 01' 10" East, 50.00 feet along said right of way line; thence South 41° 58' 50" East, 163.57 feet along said right of way line to a point on the Westerly right of way line of Maple Road; thence South 00° 21' 15" East, 204.41 feet to the place of beginning, excepting therefrom that portion thereof heretofore described by Award of Damages recorded in Volume 462 of Records at page 309, as Document No. 306239.

7 SUPPORTING DOCUMENTATION:

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

8 READ AND INITIAL THE FOLLOWING:

BB 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.

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

BB 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.

BB 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 — 11-2-2022 Date

Owner — 11-2-2022 Date

Village of Germantown
Willkommen

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

Paid EZ Date 11-4-22

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Evan Nickodem
Parish Survey & Engineering, LLC
122 Wisconsin Street
West Bend, WI 53095
Phone (262) 333-2167
Fax ( )
E-Mail enickodem@parishse.com

PROPERTY OWNER

Boro Buzdum
316 Kames Ct.
Slinger, WI 53086
Phone (262) 416-3131
borobuzdum@gmail.com

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

W188 N10515 Maple Road	294996

3 PURPOSE OF LAND SPLIT

divide principle property into two properties, one being the existing pub & grill with associated parking and the other being a future self storage	Will the land split require rezoning? No	
	From	To

4 READ AND INITIAL THE FOLLOWING:

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

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

BB 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.

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

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

11.2.2022

11.2.2022

PARISH SURVEY & ENGINEERING

November 16, 2022

Village of Germantown
N112 W7001 Mequon Road
Germantown, WI 53022

Re: Maple Road Storage Facility
W188 N10515 Maple Road
Germantown, WI 53022

PROJECT DESCRIPTION

Buzdums Pub and Grill has been in operation at this location for many years. The buildings, parking lot, and softball field areas are the only areas on the west side of Maple Road and south of IH 41 that are above the floodplain elevation in the immediate vicinity. The lot is surrounded on the west and south sides by wetland, floodplain, and environmental corridor. There is a single family home on the south side. The northeast side is Interstate Highway 41. The east side is Maple Road.

The goal of this development is to construct four storage unit buildings offering a variety of options for customers while maintaining the pub and grill use. The land is currently zoned B-3 and allows a minimum lot size of 5,000 square feet. The existing lot will be divided into two parcels, one for the existing pub and grill and the remaining lot for storage units. The B-3 zoning requires a minimum frontage of 50 feet for a given lot. Lot 2 will have a 50-foot frontage along the south side of the existing lot to provide access to the Maple Road right-of-way. The storage unit use in B-3 zoning is considered a conditional use and therefore will require a conditional use permit through the Village.

There are a total of three applications submitted to the Village for consideration. The Conditional Use Permit application will be for the storage unit use within the B-3 zoning and for grading within 25 feet of a wetland (no wetland filling). The second application submitted is the Certified Survey Map to divide the property into two parcels, one for the existing pub and grill use and the other for storage. The third application is for site plan review.

The site plan consists of four storage unit buildings with two 60-foot-wide drive isle. The building lengths vary based on the available lands and unit widths. Access to the site will be though the driveway along the south property line from Maple Road. The storage units will be entirely enclosed and secure, there will be no outside storage or parking. Since all the buildings are secured, there will be no perimeter security fencing. Stormwater management is designed around the west and east sides of the development and is sized to meet the Villages requirements.

Respectfully submitted,

Evan P. Nickodem, P.E.

122 Wisconsin Street ♦ West Bend, Wisconsin 53095
Phone (262) 346-7800 ♦ E-mail kparish@parishse.com

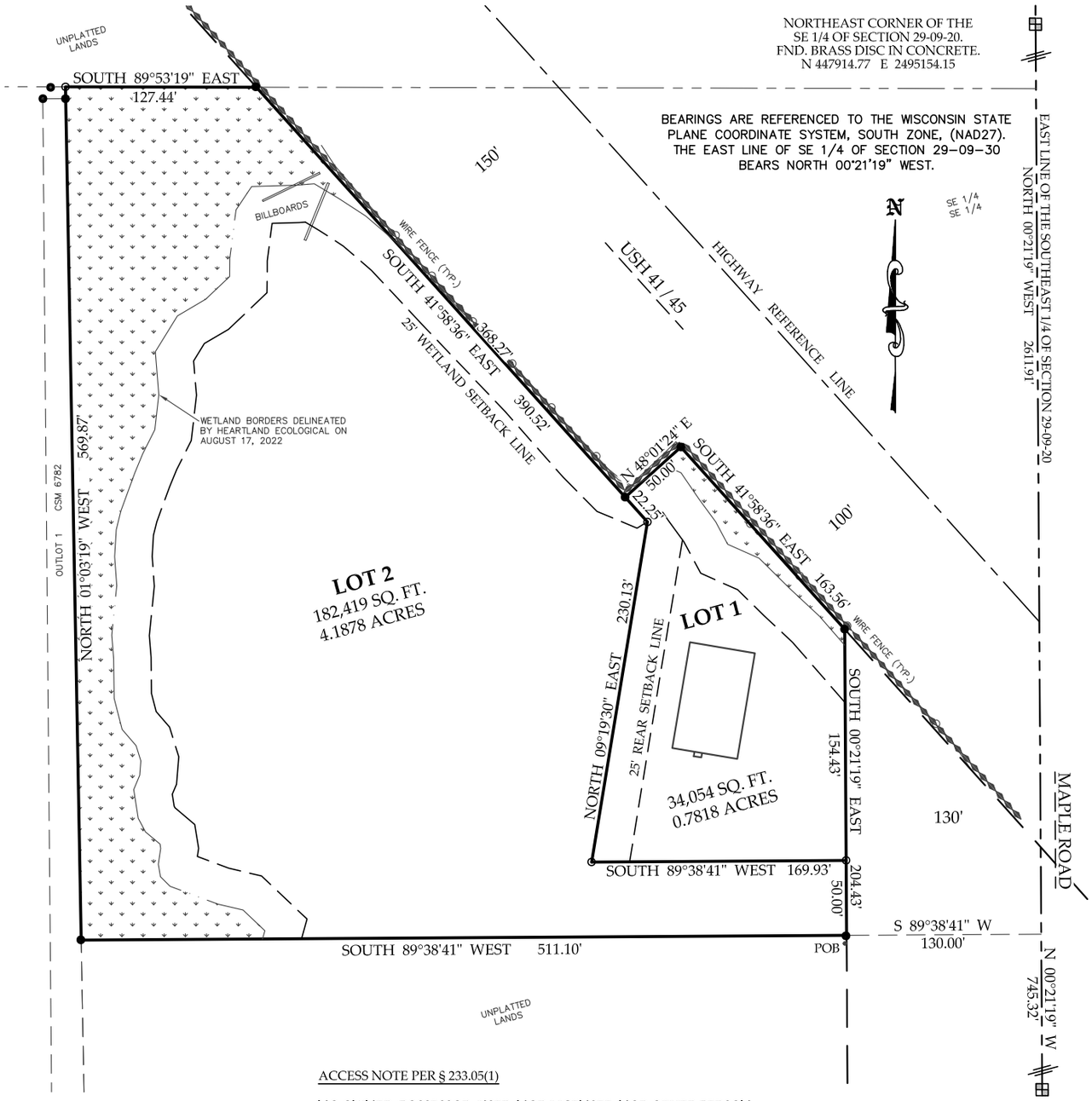
CERTIFIED SURVEY MAP # _____

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

PRELIMINARY

OWNER:
BUZDUM TRUST
316 KAMES COURT
SLINGER, WI 53086

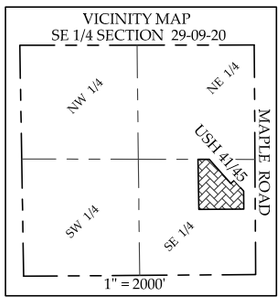
0 50 100



ACCESS NOTE PER § 233.05(1)

NO OWNER, POSSESSOR, USER, NOR LICENSEE, NOR OTHER PERSON SHALL HAVE ANY RIGHT OF DIRECT VEHICULAR INGRESS OR EGRESS WITH USH 41/45 AS SHOWN ON THE PLAT; IT BEING EXPRESSLY INTENDED THAT THIS RESTRICTION SHALL CONSTITUTE A RESTRICTION FOR THE BENEFIT OF THE PUBLIC ACCORDING TO §236.293, STATS., AND SHALL BE ENFORCEABLE BY THE DEPARTMENT OF TRANSPORTATION.

SOUTHEAST CORNER OF THE SE 1/4 OF SECTION 29-09-20.
FND. BRASS DISC IN CONCRETE.
N 445303.18 E 2495170.34



LEGEND

- ● 1" IRON PIPE FOUND
- ○ 3/4"x18" REBAR WEIGHING 1.13 LBS/FOOT SET.
- NO ACCESS

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

FN: BZ-02-22 Date: 11/7/22

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

CERTIFIED SURVEY MAP # _____

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

SURVEYOR'S CERTIFICATE

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

PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON. STATE OF WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 29;
THENCE NORTH 00°21'19" WEST, 745.32 FEET, ALONG THE EAST LINE OF SAID SOUTHEAST 1/4;
THENCE SOUTH 89°38'41" WEST, 130.00 FEET, TO THE WEST LINE OF MAPLE ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE CONTINUE SOUTH 89°38'41" WEST, 511.10 FEET, TO THE EAST LINE OF OUTLOT 1 CERTIFIED SURVEY MAP 6782;
THENCE NORTH 01°03'19" WEST, 569.87 FEET, ALONG THE EAST LINE OF SAID OUTLOT 1 AND THE NORTHERLY EXTENSION THEREOF;
THENCE SOUTH 89°53'19" EAST, 127.44 FEET, TO THE SOUTHWEST LINE OF USH 41/45;
THENCE SOUTH 41°58'36" EAST, 368.27 FEET, ALONG SAID SOUTHWEST LINE;
THENCE NORTH 48°01'24" EAST, 50.00 FEET, ALONG SAID SOUTHWEST LINE;
THENCE SOUTH 41°58'36" EAST, 163.56 FEET, ALONG SAID SOUTHWEST LINE;
THENCE SOUTH 00°21'19" EAST, 204.43 FEET, ALONG SAID WEST LINE OF MAPLE ROAD TO THE POINT OF BEGINNING;

CONTAINING 216,467 SQUARE FEET // 4.9696 ACRES, MORE OR LESS.

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

_____
J. SCOTT HENKEL, PLS 2495

OWNER'S CERTIFICATE

AS OWNER, BUZDUM TRUST, I HEREBY CERTIFY THAT I CAUSED THE LAND DESCRIBED TO BE SURVEYED, DIVIDED, AND MAPPED AS SHOWN HEREON. I ALSO CERTIFY THAT THIS MAP IS IN ACCORDANCE WITH WISCONSIN STATUTES 236.34 AND THE VILLAGE OF GERMANTOWN REQUIREMENTS FOR CERTIFIED SURVEY MAPS.

_____
BORO BUZDUM

STATE OF WISCONSIN
:SS
WASHINGTON COUNTY

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 202__.

_____, TO ME KNOWN AS THE PERSON(S) WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAME.

_____ MY COMMISSION EXPIRES:_____
NOTARY PUBLIC, STATE OF WISCONSIN

PSE
122 Wisconsin Street, West Bend, WI 53095
262.346.7800 kparish@parishse.com
FN: BZ-02-22 Date: 11/7/22

CERTIFIED SURVEY MAP # _____

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 9 NORTH, RANGE 20 EAST, VILLAGE OF GERMANTOWN, COUNTY OF WASHINGTON, STATE OF WISCONSIN.

VILLAGE OF GERMANTOWN PLAN COMMISSION APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GERMANTOWN ON

THIS _____ DAY OF _____, 202____.

_____ _____

DEAN WOLTER, PLAN COMMISSION CHAIRMAN LORI JOHNSON, SECRETARY

VILLAGE OF GERMANTOWN VILLAGE BOARD APPROVAL

THIS CERTIFIED SURVEY MAP IS HEREBY APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF GERMANTOWN ON

THIS _____ DAY OF _____, 202____.

_____ _____

DEAN WOLTER, VILLAGE PRESIDENT DEANNA BRAUNSCHWEIG, VILLAGE CLERK

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

FN: BZ-02-22 Date: 11/7/22

BUILDING #1

9/22/2022
BUZDUM, BORO
Doc ID: 6766320220922081237

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

Elevations & Floor Plan

Customer Information

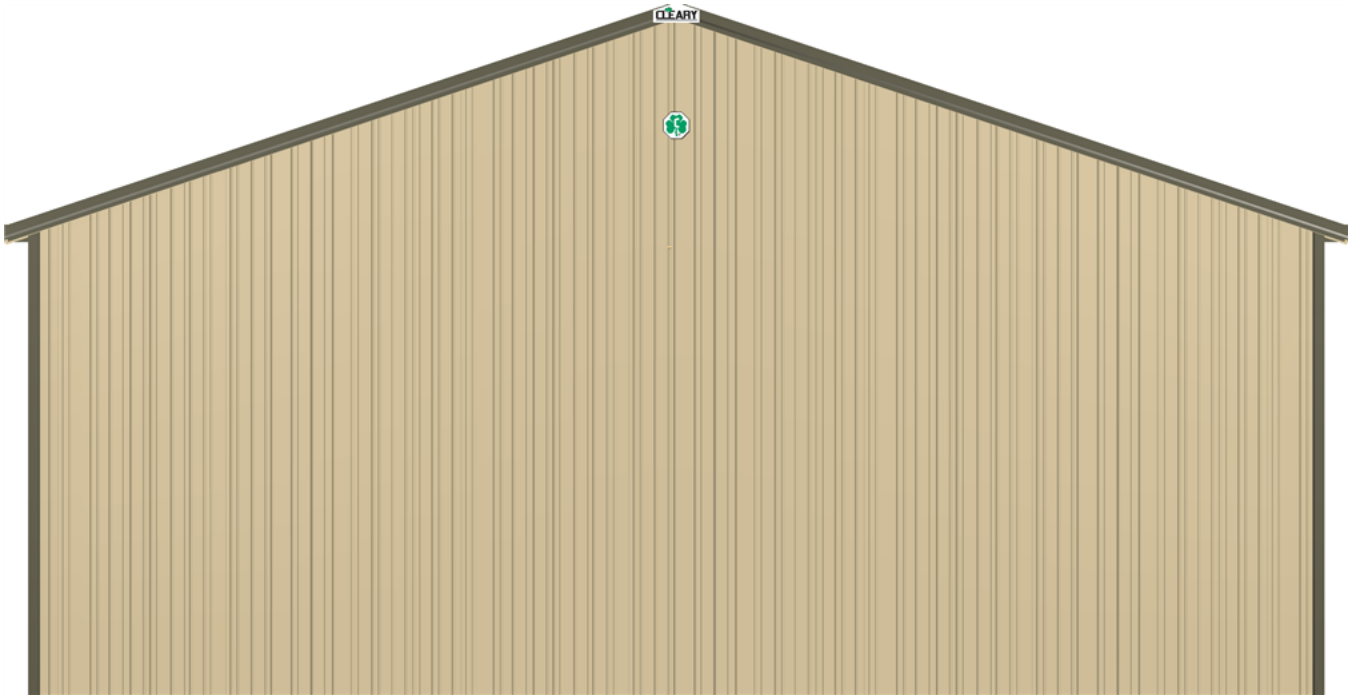
Building Specification For:

BUZDUM, BORO
W188N10515 MAPLE ROAD
GERMANTOWN, WISCONSIN 53022
Cell Phone: (262) 844-9429
Email: borobuzdum@gmail.com

Building Site Location:

Location: N/A
Tenant: N/A
W188N10515 MAPLE ROAD
GERMANTOWN, WISCONSIN 53022
County: WASHINGTON

Elevations for Building 1



South End Wall 1 on Building 1

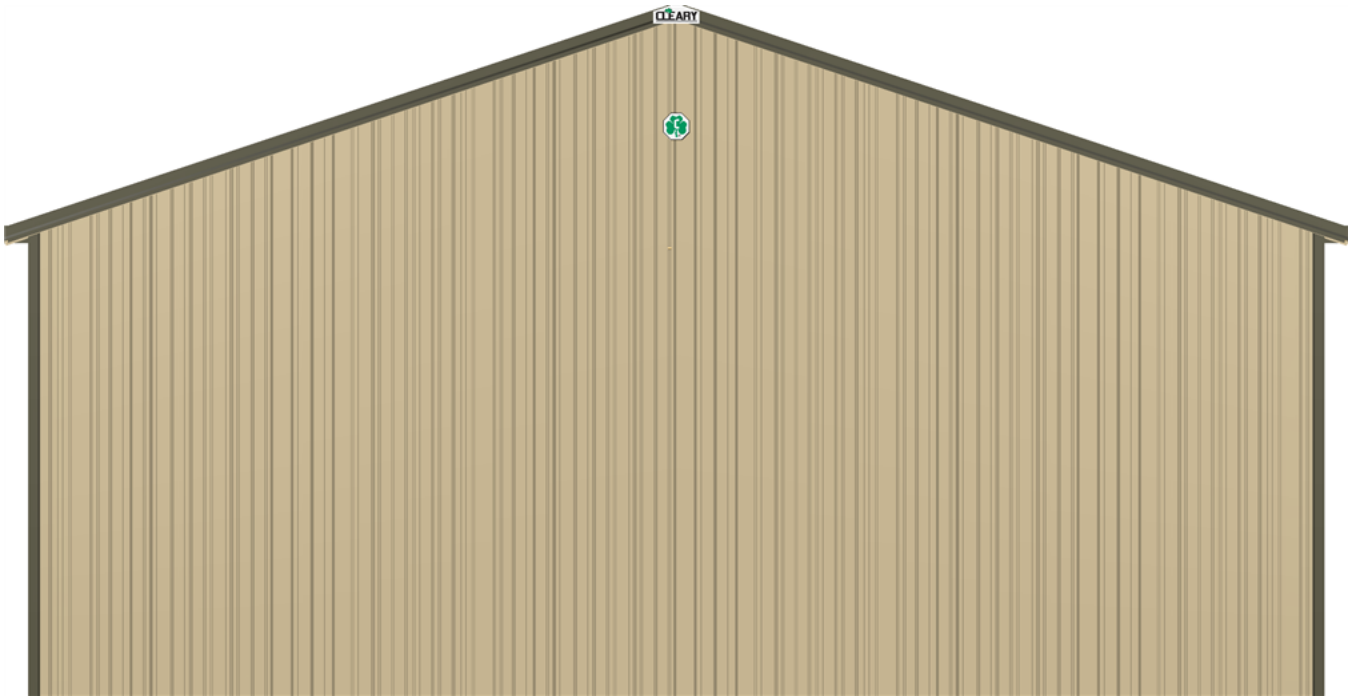
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

BUILDING #1

9/22/2022
BUZDUM, BORO
Doc ID: 67663202209220812 37

Elevations & Floor Plan

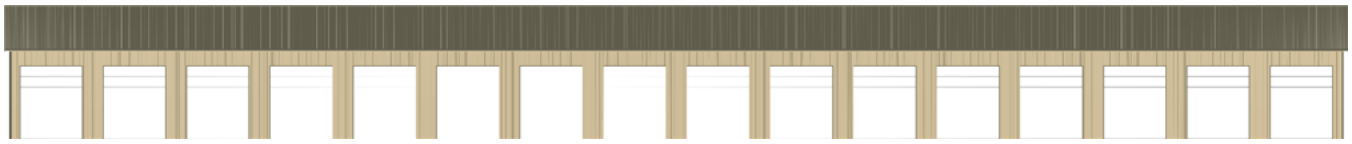


North End Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

West Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



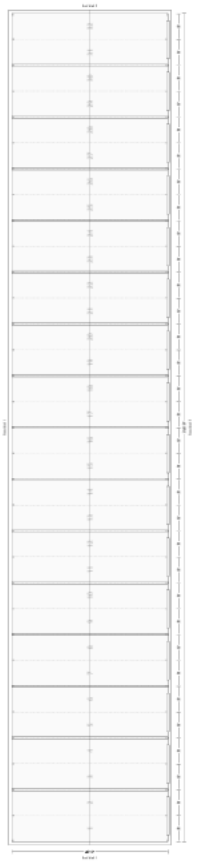
East Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

Elevations & Floor Plan

Floor Plan

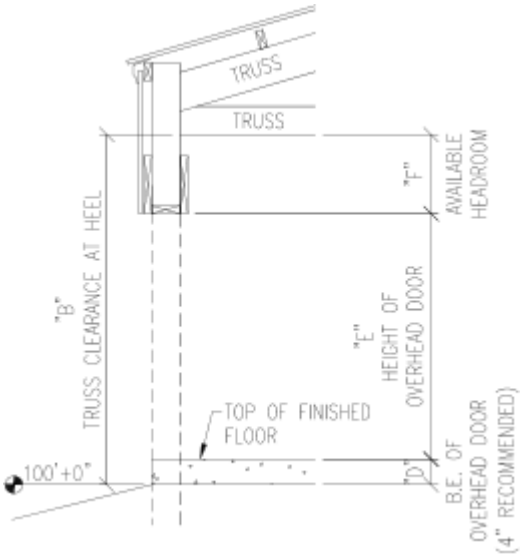


P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

9/22/2022
BUZDUM, BORO
Doc ID: 6766320220922081237

Elevations & Floor Plan

Overhead Frameout & Headroom



"D" = Bottom elevation (B.E.) of overhead door: **0' 0"**
The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **14' 0"**
Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **1' 11"**
Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

("B") - ("D") - ("E") = ("F")

(Truss Clearance) - (B.E. of overhead door) - (Overhead door height) = (Available headroom)

Example:

(10'-0") - (4") - (8'-0") = (1'-8" of available headroom)

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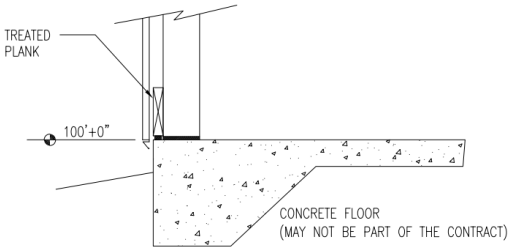
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

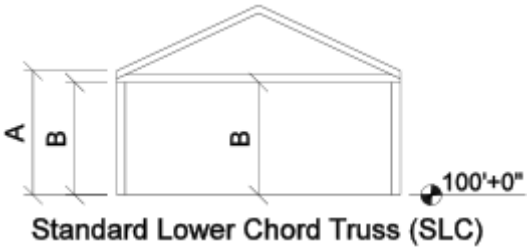
9/22/2022
BUZDUM, BORO
Doc ID: 6766320220922081237

Elevations & Floor Plan

Truss Type



Note: Clearance may be reduced by finished floor height.



Standard Lower Chord Truss (SLC)

Roof Pitch:	**4/12**
Roof Peak Height:	**25' 8"**
"A" = Actual Eave Height:	**17' 8"**
"B" = Truss clearance at heel and center:	**16' 0"**

(Truss clearance = 1'-0" less than nominal eave height, in most cases. If nested purlins are used, truss clearance will be increased by 4".)

BUILDING #2

9/22/2022
BUZDUM, BORO
Doc ID: 6766320220922094307

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

Elevations & Floor Plan

Customer Information

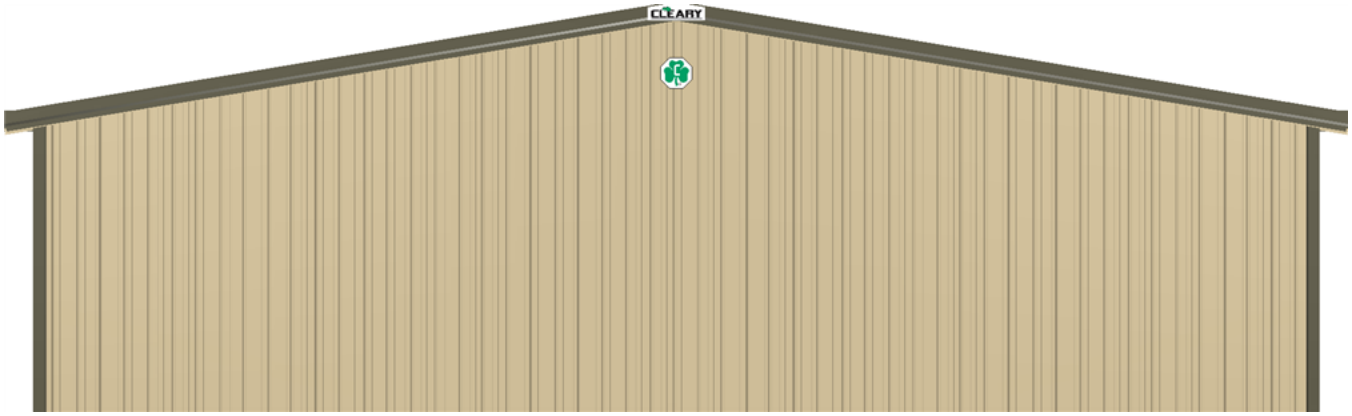
Building Specification For:

BUZDUM, BORO
W188N10515 MAPLE ROAD
GERMANTOWN, WISCONSIN 53022
Cell Phone: (262) 844-9429
Email: borobuzdum@gmail.com

Building Site Location:

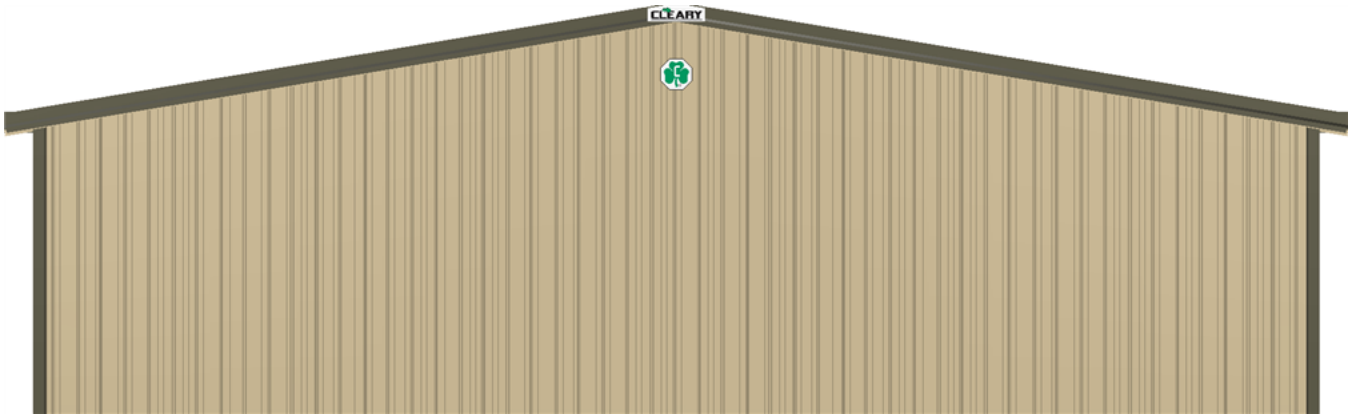
Location: N/A
Tenant: N/A
W188N10515 MAPLE ROAD
GERMANTOWN, WISCONSIN 53022
County: WASHINGTON

Elevations for Building 1



North End Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



South End Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

9/22/2022
BUZDUM, BORO
Doc ID: 6766320220922094307

Elevations & Floor Plan

East Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

West Side Wall 2 on Building 1

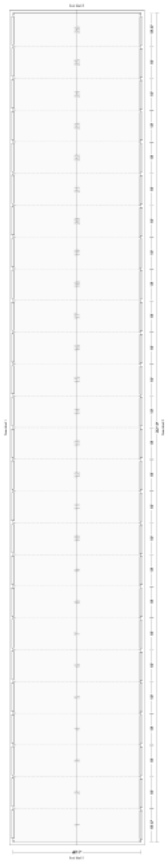
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

9/22/2022
BUZDUM, BORO
Doc ID: 6766320220922094307

Elevations & Floor Plan

Floor Plan

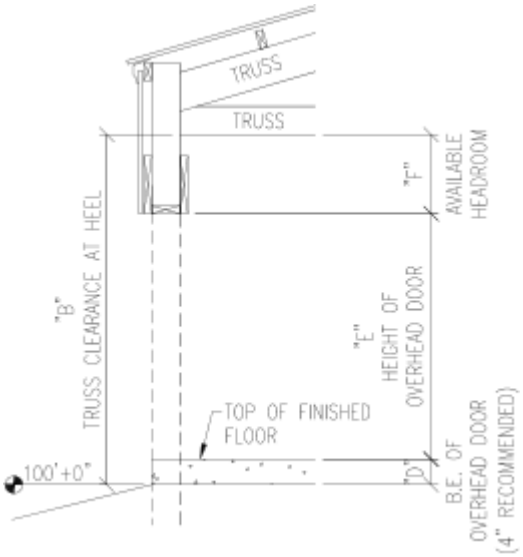


P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

9/22/2022
BUZDUM, BORO
Doc ID: 6766320220922094307

Elevations & Floor Plan

Overhead Frameout & Headroom



"D" = Bottom elevation (B.E.) of overhead door: **0' 0"**
The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **8' 0"**
Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **1' 6"**
Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

("B") - ("D") - ("E") = ("F")

(Truss Clearance) - (B.E. of overhead door) - (Overhead door height) = (Available headroom)

Example:

(10'-0") - (4") - (8'-0") = (1'-8" of available headroom)

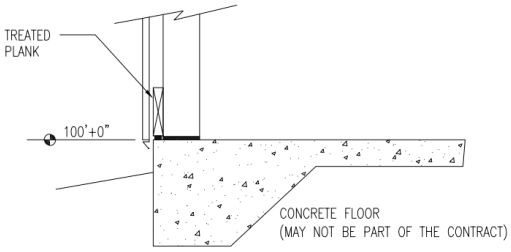
P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

BUILDING #2

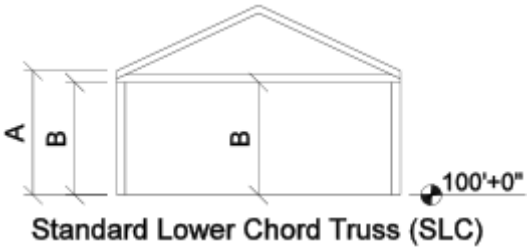
9/22/2022
BUZDUM, BORO
Doc ID: 6766320220922094307

Elevations & Floor Plan

Truss Type



Note: Clearance may be reduced by finished floor height.



Standard Lower Chord Truss (SLC)

Roof Pitch:	**1.99/12**
Roof Peak Height:	**12' 9 15/16"**
"A" = Actual Eave Height:	**9' 6"**
"B" = Truss clearance at heel and center:	**4' 9"**

(Truss clearance = 1'-0" less than nominal eave height, in most cases. If nested purlins are used, truss clearance will be increased by 4".)

BUILDING #3

9/22/2022
BUZDUM, BORO
Doc ID: 6766320220922080500

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

Elevations & Floor Plan

Customer Information

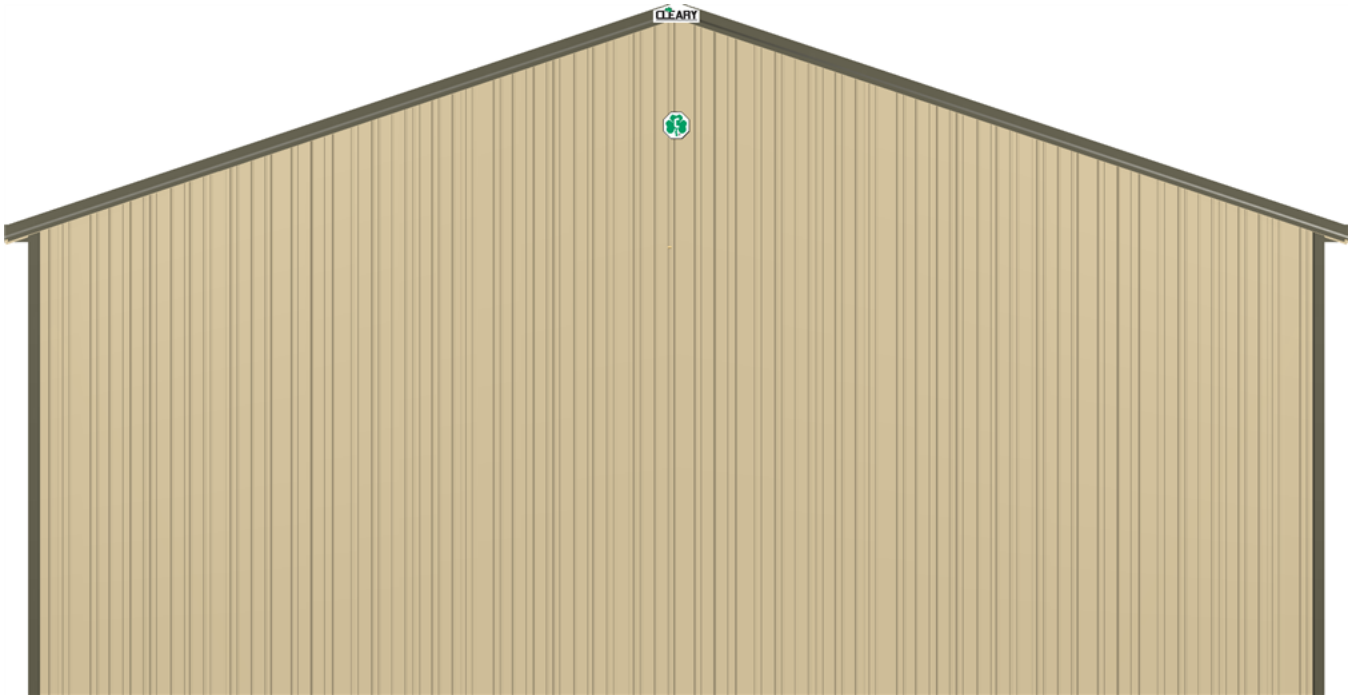
Building Specification For:

BUZDUM, BORO
W188N10515 MAPLE ROAD
GERMANTOWN, WISCONSIN 53022
Cell Phone: (262) 844-9429
Email: borobuzdum@gmail.com

Building Site Location:

Location: N/A
Tenant: N/A
W188N10515 MAPLE ROAD
GERMANTOWN, WISCONSIN 53022
County: WASHINGTON

Elevations for Building 1



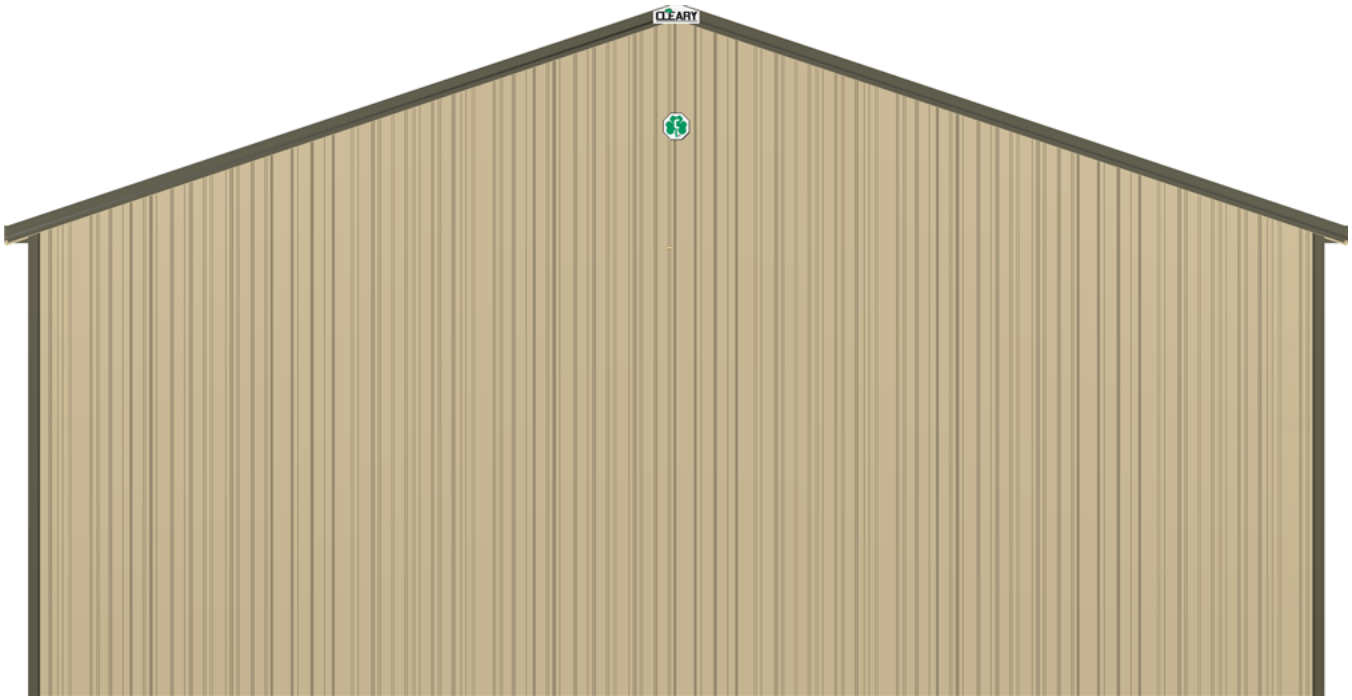
North End Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

9/22/2022
BUZDUM, BORO
Doc ID: 67663202209220805000

Elevations & Floor Plan

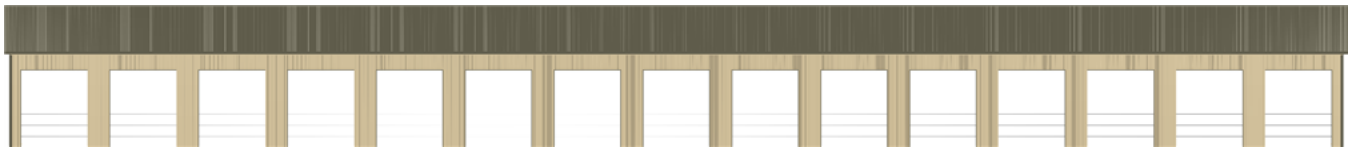


South End Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

East Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.



West Side Wall 2 on Building 1

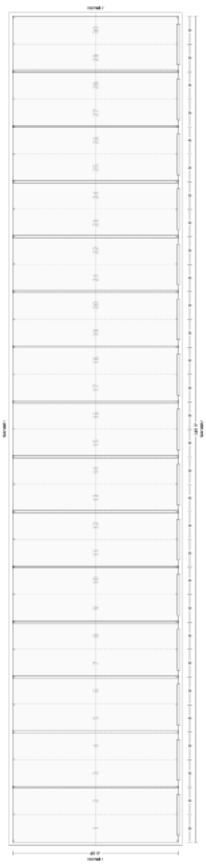
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

9/22/2022
BUZDUM, BORO
Doc ID: 67663202209220805000

Elevations & Floor Plan

Floor Plan

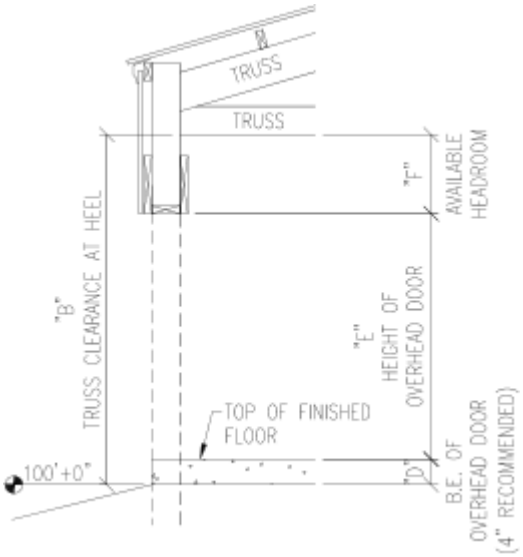


P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

9/22/2022
BUZDUM, BORO
Doc ID: 6766320220922080500

Elevations & Floor Plan

Overhead Frameout & Headroom



"D" = Bottom elevation (B.E.) of overhead door: **0' 0"**
The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **14' 0"**
Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **1' 11"**
Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

("B") - ("D") - ("E") = ("F")

(Truss Clearance) - (B.E. of overhead door) - (Overhead door height) = (Available headroom)

Example:

(10'-0") - (4") - (8'-0") = (1'-8" of available headroom)

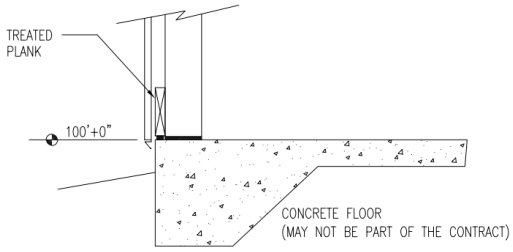
BUILDING #3

9/22/2022
BUZDUM, BORO
Doc ID: 6766320220922080500

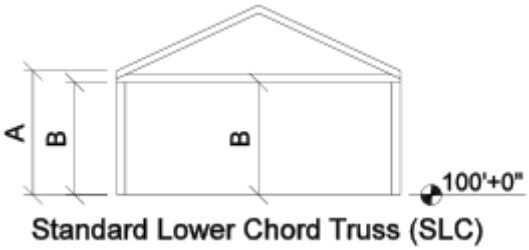
P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

Elevations & Floor Plan

Truss Type



Note: Clearance may be reduced by finished floor height.



Standard Lower Chord Truss (SLC)

Roof Pitch:	**4/12**
Roof Peak Height:	**25' 8"**
"A" = Actual Eave Height:	**17' 8"**
"B" = Truss clearance at heel and center:	**16' 0"**

(Truss clearance = 1'-0" less than nominal eave height, in most cases. If nested purlins are used, truss clearance will be increased by 4".)

BUILDING #4

9/22/2022
BUZDUM, BORO
Doc ID: 6766320220922094018

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

Elevations & Floor Plan

Customer Information

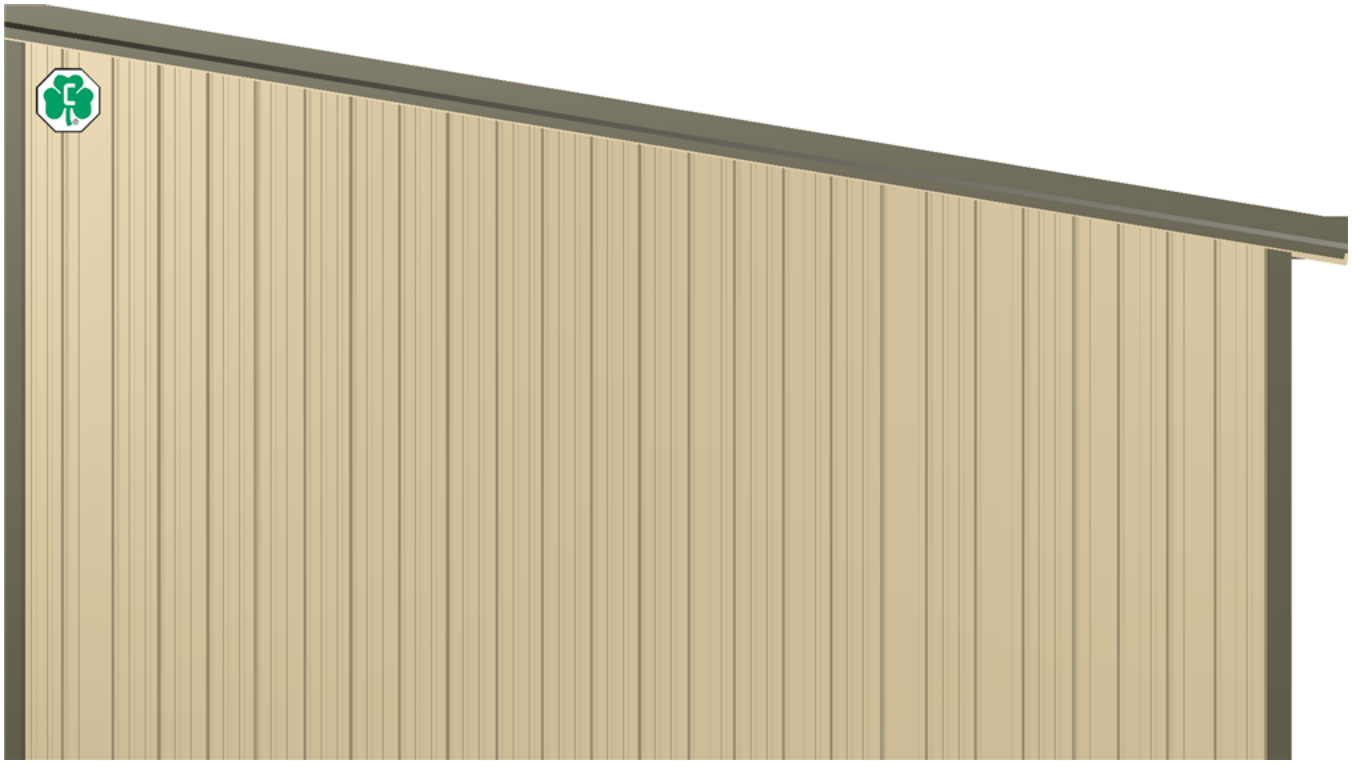
Building Specification For:

BUZDUM, BORO
W188N10515 MAPLE ROAD
GERMANTOWN, WISCONSIN 53022
Cell Phone: (262) 844-9429
Email: borobuzdum@gmail.com

Building Site Location:

Location: N/A
Tenant: N/A
W188N10515 MAPLE ROAD
GERMANTOWN, WISCONSIN 53022
County: WASHINGTON

Elevations for Building 1



West End Wall 1 on Building 1

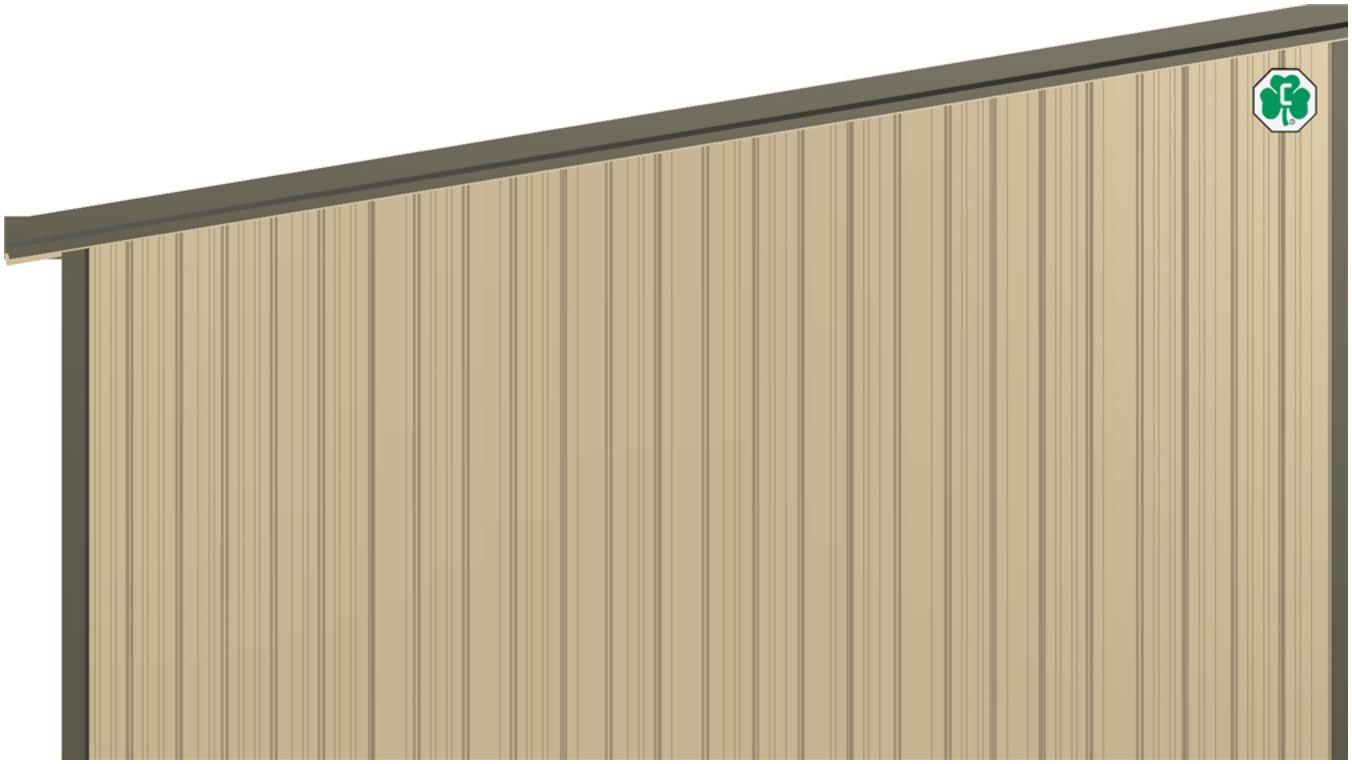
Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

BUILDING #4

9/22/2022
BUZDUM, BORO
Doc ID: 67663202209220940 18

Elevations & Floor Plan



East End Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

North Side Wall 1 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

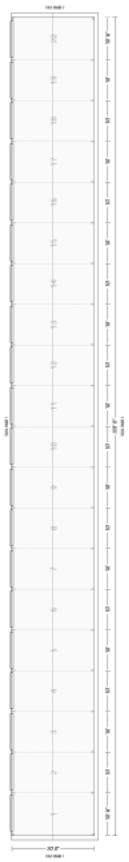
South Side Wall 2 on Building 1

Note: These colors are as close to the actual colors as permitted by printing. Actual metal samples must be reviewed with your Sales Specialist. Colors vary depending upon position and angles.

P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

Elevations & Floor Plan

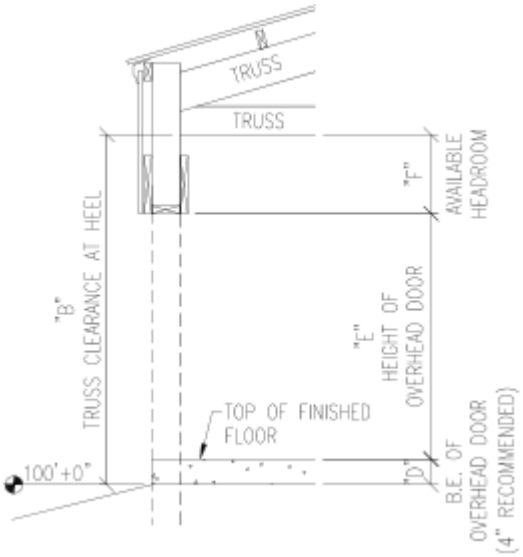
Floor Plan



P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

Elevations & Floor Plan

Overhead Frameout & Headroom



"D" = Bottom elevation (B.E.) of overhead door: **0' 0"**
The bottom of all overhead doors (top of finished floor) are recommended to be placed at 4" above the 100'-0" mark (100'-4"). In building without paved floors, B.E. of doors may be lower - e.g. 100'-0".

"E" = Height of overhead door: **7' 0"**
Overhead door height = the height of the overhead door being placed in this building.

"F" = Available headroom: **4' 9"**
Available headroom = the space available for overhead door tracks and openers. If a ceiling is installed, headroom will be reduced by about 1". Door headroom requirements must be confirmed with the door supplier.

Headroom calculation formula:

("B") - ("D") - ("E") = ("F")

(Truss Clearance) - (B.E. of overhead door) - (Overhead door height) = (Available headroom)

Example:

(10'-0") - (4") - (8'-0") = (1'-8" of available headroom)

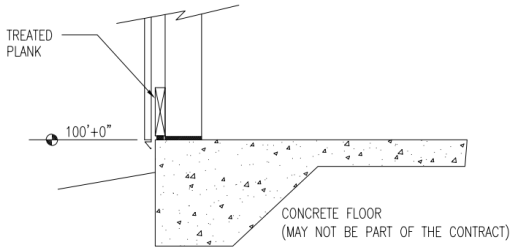
BUILDING #4

9/22/2022
BUZDUM, BORO
Doc ID: 6766320220922094018

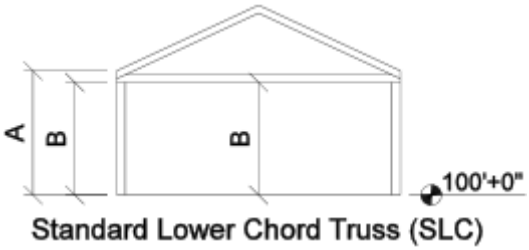
P.O Box 930220
Verona, WI 53593-0220
Phone: (608) 845-9700
Fax: (608) 845-7070

Elevations & Floor Plan

Truss Type



Note: Clearance may be reduced by finished floor height.



Standard Lower Chord Truss (SLC)

Roof Pitch:	**1.99/12**
Roof Peak Height:	**11' 9 13/16"**
"A" = Actual Eave Height:	**8' 6"**
"B" = Truss clearance at heel and center:	**3' 9"**

(Truss clearance = 1'-0" less than nominal eave height, in most cases. If nested purlins are used, truss clearance will be increased by 4".)

Assured Wetland Delineation Report

Maple Road Softball Field

Village of Germantown, Washington County, Wisconsin

November 28, 2022

Project Number: 20220818

506 Springdale Street | Mount Horeb, WI 53572 | www.heartlandecological.com

Maple Road Softball Field

Village of Germantown, Washington County, Wisconsin

November 28, 2022

Prepared for:

Mr. Evan Nickodem, P.E.

Parish Survey & Engineering

122 Wisconsin Street

West Bend, WI 53095

Prepared by:

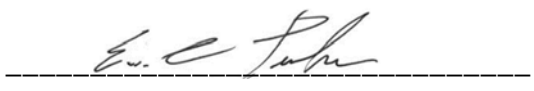
Heartland Ecological Group, Inc.

506 Springdale Street

Mount Horeb, WI 53572

608-490-2450

www.heartlandecological.com



Eric C. Parker, Principal

Matthew Stangel, Environmental Scientist

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Appendix B | APT Analysis

Appendix C | Wetland Determination Data Sheets

Appendix D | Site Photographs

Appendix E | Delineator Qualifications

1.0 Introduction

Heartland Ecological Group, Inc. ("Heartland") completed an assured wetland determination and delineation on August 17th, 2022, at the request of Parish Survey & Engineering. Fieldwork was completed by Eric C. Parker, SPWS, an assured delineator qualified via the Wisconsin Department of Natural Resources' (WDNR's) Wetland Delineation Assurance Program (Appendix E, Qualifications). The 4.72-acre site (the "Study Area") lies southwest of the intersection of Maple Road and Interstate Highway 41/45 (IH-41/45), in the southeast ¼ of Section 29, T9N, R20E, Village of Germantown, Washington County, WI (Figure 1, Appendix A). The purpose of the wetland delineation was to determine the location and extent of wetlands within the Study Area.

One (1) wetland complex was identified within the Study Area. The wetland extended outside the Study Area to the west, south, and north. Wetlands delineated and mapped within the Study Area totaled approximately 0.84 acres (Figure 6, Appendix A). An unnamed historically excavated waterway that is tributary to Willow Creek was observed along the western and northern edges of the Study Area. No water bodies were observed within the Study Area.

Wetlands, waterways, and water bodies discussed in this report may be subject to federal regulation under the jurisdiction of the U.S. Army Corps of Engineers (USACE), state regulation under the jurisdiction of the WDNR, and local zoning authorities. Heartland recommends this report be submitted to local authorities, the WDNR, and USACE for final jurisdictional review and concurrence.

2.0 Methods

2.1 Wetlands

Wetlands were determined and delineated using the criteria and methods described in the USACE Wetlands Delineation Manual, T.R. Y-87-1 ("1987 Corps Manual") and the applicable *Regional Supplement to the Corps of Engineers Wetland Delineation Manual*. In addition, the *Guidance for Submittal of Delineation Reports to the St. Paul District USACE and the WDNR* (WDNR, 2015) was followed in completing the wetland delineation and report.

Determinations and delineations utilized available resources including the U.S. Geological Survey's (USGS) *WI 7.5 Minute Series (Topographic) Map* (Figure 2, Appendix A), the Natural Resource Conservation Service's (NRCS) Soil Survey Geographic Database (SSURGO), U.S. Department of Agriculture's (USDA) *Web Soil Survey* (Figure 3, Appendix A), the WDNRs' *Surface Water Data Viewer's* wetland indicators data layer (Figure 4, Appendix A), the WDNR's *Wisconsin Wetland Inventory* data layer (Figure 5, Appendix A), and aerial imagery available through the USDA Farm Service Agency's (FSA) National Agriculture Imagery Program (NAIP). The USGS *National Hydrography Dataset* is included on Figures 2 and 5, Appendix A.

Wetland determinations were completed on-site at sample points, often along transects, using the three (3) criteria (vegetation, soil, and hydrology) approach per the 1987 Corps Manual and the Regional Supplement. Procedures in these sources were followed to demonstrate that, under normal circumstances, wetlands were present or not present based on a predominance of hydrophytic vegetation, hydric soils, and wetland hydrology.

Recent weather conditions influence the visibility or presence of certain wetland hydrology indicators. An assessment of recent precipitation patterns helps to determine if climatic/hydrologic conditions were typical when the field investigation was completed. Therefore, a review of the antecedent precipitation in the three (3) months leading up to the field investigation was completed. Using a WETS analysis developed by the NRCS, the amounts of precipitation in these three (3) months were compared to averages and standard deviation thresholds over the past 30 years to generally represent if conditions encountered during the investigation were normal, wet, or dry. Recent precipitation events in the week prior to the investigation were considered while interpreting wetland hydrology

indicators. In some cases, the Palmer Drought Index was checked for long-term drought or moist conditions (NOAA, 2018).

The uppermost wetland boundary and sample points were identified and marked with wetland flagging and located with a Global Positioning System (GPS) device capable of sub-meter accuracy. In some cases, wetland flagging may not have been utilized to mark the boundary and the location was only recorded with a GPS unit, particularly in active agricultural or mowed areas. The GPS data was then used to map the wetlands using ESRI ArcMap™ 10.6 software.

3.0 Results and Discussion

3.1 Desktop Review

Climatic Conditions

According to the WETS analysis using the previous three (3) months of precipitation data, conditions encountered at the time of the fieldwork were expected to be normal for the time of year (Appendix B). The Palmer Drought Index was checked on line and the long-term conditions at the time of the fieldwork were in the mild drought range (NOAA, 2018). The wetland delineation was completed within the dry season based on long-term regional hydrology data utilized in the WebWIMP Climatic Water Balance web site (Willmott & Matsuura, 2016).

General Topography and Land Use

The topography within the Study Area was mostly flat, with historically excavated ditches or waterways along the western, northern, and eastern edges. A topographic high of approximately 847 feet above mean sea level (msl) is present along the southern edge of the Study Area, and topographic lows of approximately 839 feet above msl in the waterways on the western and northern edges of the Study Area (Figures 2 and 6, Appendix A). Land uses within the Study Area are recreational and commercial. Surrounding areas were mostly vacant land and a freeway. The Study Area's general drainage was observed to be west and north toward the unnamed tributary to the Menomonee River.

Soil Mapping

Soils mapped by the NRCS Soil Survey within the Study Area and their hydric status are summarized in Table 1. Wetlands identified during the field investigation are located in areas mapped as hydric soils and predominantly non-hydric soils including wetland indicator soils (Figures 3 and 4, Appendix A).

Table 1. Summary of NRCS Mapped Soils within the Study Area

Soil symbol: Soil Unit Name	Soil Unit Component	Soil Unit Component Percentage	Landform	Hydric status
Dt: Drummer silt loam, gravelly substratum	Drummer-Gravelly substratum	90-98	Depressions	Yes
	Matherton	2-10	Flats	No
Pc: Palms mucky peat, 0-2% slopes	Palms-Mucky peat	80-95	Interdrumlins	Yes
	Houghton-Mucky peat	3-15	Depressions	Yes
	Adrian	2-5	Interdrumlins	Yes

Wetland Mapping

The Wisconsin Wetlands Inventory (WWI) mapping (Figure 5, Appendix A) depicts one (1) forested and emergent (T3K and T3/E1K) wetland complex in the western portion of the Study Area. This wetland area extends outside the Study Area to the north, west, and south. Willow Creek is depicted approximately 150 feet southwest of the Study Area. No water bodies are depicted.

3.2 Field Review

One (1) wetland was identified and delineated within the Study Area. The wetland extends outside the Study Area to the east (along the right-of-way or IH-41/45), north, west, and south. Wetland determination data sheets (Appendix C) were completed at four (4) sample points that were representative of the wetland and upland conditions near the boundary and where potential wetlands may be present based on the desktop review and field reconnaissance. Appendix D provides photographs, typically at the sample point locations of the wetlands and adjacent uplands. The wetland boundary and sample point locations are shown on Figure 6 (Appendix A) and the wetlands are summarized in Table 2 and detailed in the following sections.

Table 2. Summary of Wetlands Identified within the Study Area

Wetland ID	Wetland Description	*Surface Water Connections	*NR151 Protective Area	Acreage (on-site)
W-1	Hardwood Swamp/ Wet Meadow	Connected to Willow Creek, a Tributary of the Menomonee River	Less susceptible, 10-30 feet	0.84
*Classification based on Heartland's professional opinion. Jurisdictional authority of wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities may have additional restrictions. USACE has authority for determining federal jurisdiction of wetlands and waterways.				**0.84**

Wetland 1 (W-1)

Wetland W-1 (W-1) is an approximately 0.84-acre hardwood swamp and wet meadow complex located mostly in the western portion of the Study Area. The wetland continues outside the Study Area to the east in the drainage ditch area of IH-41/45, as well as to the north, west, and south. A historically excavated drainage ditch (WW-1), approximately 0.20 acres, is present along the western and northern edges of the Study Area entirely within W-1. A culvert was observed just outside the Study Area, within the IH-41/45 right-of-way that conveys stormwater into WW-1 from the east. WW-1 appears to be an unnamed tributary to Willow Creek, which is depicted approximately 150 feet to the southwest of the Study Area as an NHD Waterway on Figures 2 and 5. The boundary of W-1 generally followed a well-defined topographic break.

Dominant vegetation observed in W-1 consisted mostly of reed canary grass (*Phalaris arundinacea*, FACW) in the wet meadow areas, with narrow-leaved cattail (*Typha angustifolia*, OBL) also dominant. Other dominants in the open portions included quaking aspen (*Populus tremuloides*, FAC) and riverbank grape (*Vitis riparia*, FAC). In the hardwood swamp areas dominants included Virginia wild rye (*Elymus virginicus*, FACW), rice cut-grass (*Leersia oryzoides*, OBL), clearweed (*Pilea pumila*, FACW), green ash (*Fraxinus pennsylvanica*, FACW), common buckthorn (*Rhamnus cathartica*, FAC), silver maple (*Acer saccharinum*, FACW), and American elm (*Ulmus americana*, FACW). The wetland vegetation parameter was met in W-1 based on these dominant species.

The Thick Dark Surface (A12) and Redox Dark Surface (F6) hydric soil indicators were observed at the sample points completed within W-1, which are somewhat consistent with the Drummer silt loam soils mapped by the NRCS in the northern and eastern portions of

W-1. The NRCS-mapped Palms mucky peat (Pc) soil type is mapped in most of W-1, which is not consistent with the hydric mineral soils observed at sample point P4. The hydric soil parameter was met based on meeting hydric soil indicators at the sample points.

The primary wetland hydrology indicator of High-Water Table (A2), Saturation (A3), Water Marks (B1), and Drift Deposits (B3) were observed at a sample point within W-1. However, it was in the dry season and primary indicators were not expected. The secondary wetland hydrology indicators of Geomorphic Position (D2) and a positive FAC-Neutral Test (D5) were noted at both wetland sample points, while a Dry-Season Water Table (C2) was noted at the sample point completed in W-1 near the ordinary high-water mark of WW-1. Therefore, the wetland hydrology parameter was met in W-1.

3.3 Other Considerations

This report is limited to the identification and delineation of wetlands within the Study Area. Other regulated environmental resources that result in land use restrictions may be present within the Study Area that were not evaluated by Heartland (e.g., navigable waterways, floodplains, cultural resources, and threatened or endangered species).

Wisconsin Act 183 provides exemptions to permitting requirements for certain nonfederal wetlands. Nonfederal wetlands are wetlands that are not subject to federal jurisdiction. Exemptions apply to projects in urban areas with wetland impacts up to 1-acre per parcel. An urban area is defined as an incorporated area; an area within ½ mile of an incorporated area; or an area served by a sewerage system. Exemptions for nonfederal wetlands also apply to projects in rural areas with wetland impacts up to three (3) acres per parcel. Exemptions in rural areas only apply to structures with an agricultural purpose such as buildings, roads, and driveways. The determination of federal and nonfederal wetlands MUST be made by the USACE through an Approved Jurisdictional Determination (AJD). This report may be submitted to the USACE to assist with their determination.

Wis. Adm. Code NR 151 (“NR 151”) requires that a “protective area” (buffer) be determined from the Ordinary High-Water Mark (OHWM) of lakes, streams and rivers, or at the delineated boundary of wetlands. Per NR 151.12, the protective area width for “less susceptible” wetlands is determined by using 10% of the average wetland width, no less than 10 feet or more than 30 feet. “Moderately susceptible” wetlands, lakes, and perennial

and intermittent streams identified on recent mapping require a protective area width of 50 feet; while “highly susceptible wetlands” are associated with outstanding or exceptional resource waters in areas of special natural resource interest and require protective area width of 75 feet. Table 2 above lists the potential wetland buffers per NR 151 for each wetland identified based on Heartland’s professional opinion. Please note that jurisdictional authority on wetland and waterway protective areas under NR 151 lies with the WDNR. Local zoning authorities and regional planning organizations may have additional land use restrictions within or adjacent to wetlands.

4.0 Conclusion

Heartland completed an assured wetland determination and delineation at the request of Parish Survey & Engineering. Fieldwork was completed by Eric C. Parker, SPWS, an assured delineator qualified via the WDNR's Wetland Delineation Assurance Program (Appendix E, Qualifications). The 4.72-acre Study Area lies southwest of the intersection of Maple Road and IH-41/45, in the southeast ¼ of Section 29, T9N, R20E, Village of Germantown, Washington County, WI (Figure 1, Appendix A).

One (1) wetland complex was identified within the western portion of the Study Area. The complex extended outside the Study Area to the west, south, and north. Wetlands within the Study Area totaled approximately 0.84 acres (Figure 6, Appendix A). An unnamed waterway that is tributary to Willow Creek was observed along the western and northern edges of the Study Area. No water bodies were observed within the Study Area.

Wetlands, water bodies, and waterways discussed in this report may be subject to federal regulation under the jurisdiction of the USACE, state regulation under the jurisdiction of the WDNR, and the local zoning authority. Heartland recommends this report be submitted to the USACE for final jurisdictional review and concurrence. Review by local authorities may be necessary for determination of any applicable zoning and setback restrictions.

Heartland recommends that all applicable regulatory agency reviews and permits are obtained prior to beginning work within the Study Area or within or adjacent to wetlands or waterways. Heartland can assist with evaluating the need for additional environmental reviews, surveys, or regulatory agency coordination in consideration of the proposed activity and land use as requested but is outside of the scope of the wetland delineation.

Experienced and qualified professionals completed the wetland determination and delineation using standard practices and professional judgment. Wetland boundaries may be affected by conditions present within the Study Area at the time of the fieldwork. All final decisions on wetlands and their boundaries are made by the USACE, the WDNR, and/or sometimes a local unit of government. Wetland determination and boundary reviews by regulatory agencies may result in modifications to the findings presented to the Client. These modifications may result from varying conditions between the time the wetland delineation was completed and the time of the review. Factors that may influence the findings may include but not limited to precipitation patterns, drainage modifications, changes or modification to vegetation, and the time of year.

Study Area (4.72 ac)

NRCS Soil Survey Data

- Hydric (100%)
- Predominantly Hydric (85-99%)
- Partially Hydric (16-84%)
- Predominantly Non-Hydric (1-15%)
- Non-Hydric (0%)

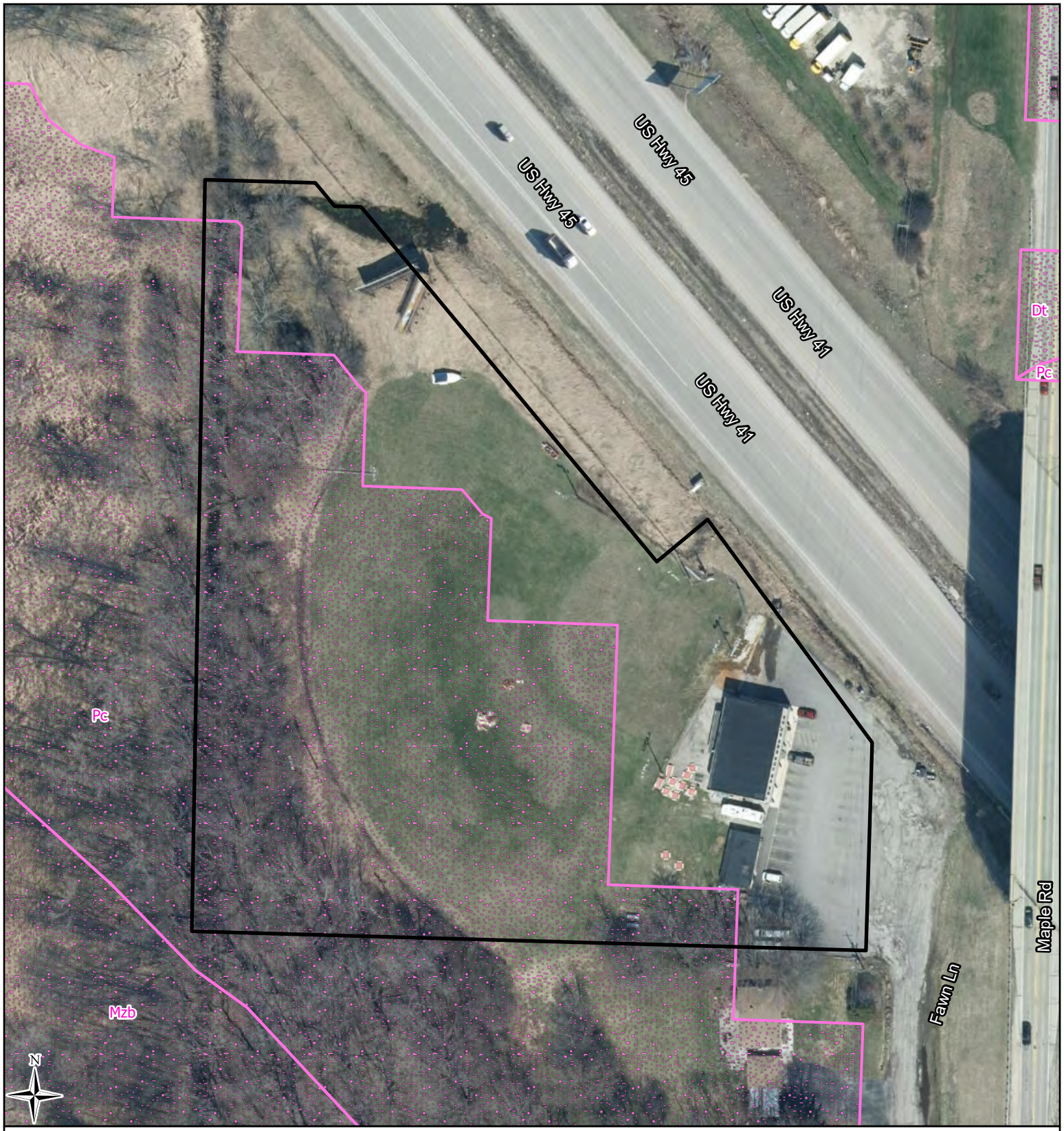
0 100 Ft

Heartland ECOLOGICAL GROUP INC

Figure 3. NRCS Hydric Soils

Maple Road Softball Field
Project #20220818
T9N, R20E, S29
V Germantown, Wash. Co

2020 Maxar Sat.
NRCS LRR: NCNE



Study Area (4.72 ac)

SWDV Wetland Indicators

0 100 Ft

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Figure 4. SWDV Wetland Indicators

Maple Road Softball Field
Project #20220818
T9N, R20E, S29
V Germantown, Wash. Co

2020 Maxar Sat.
WDNR LRR: NCNE

Study Area (4.72 ac)

WWI Wetland Polygons

WWI Wetland Points (No Features in Map Extent)

NHD Waterway

NHD Waterbody (No Features in Map Extent)

0 100 Ft

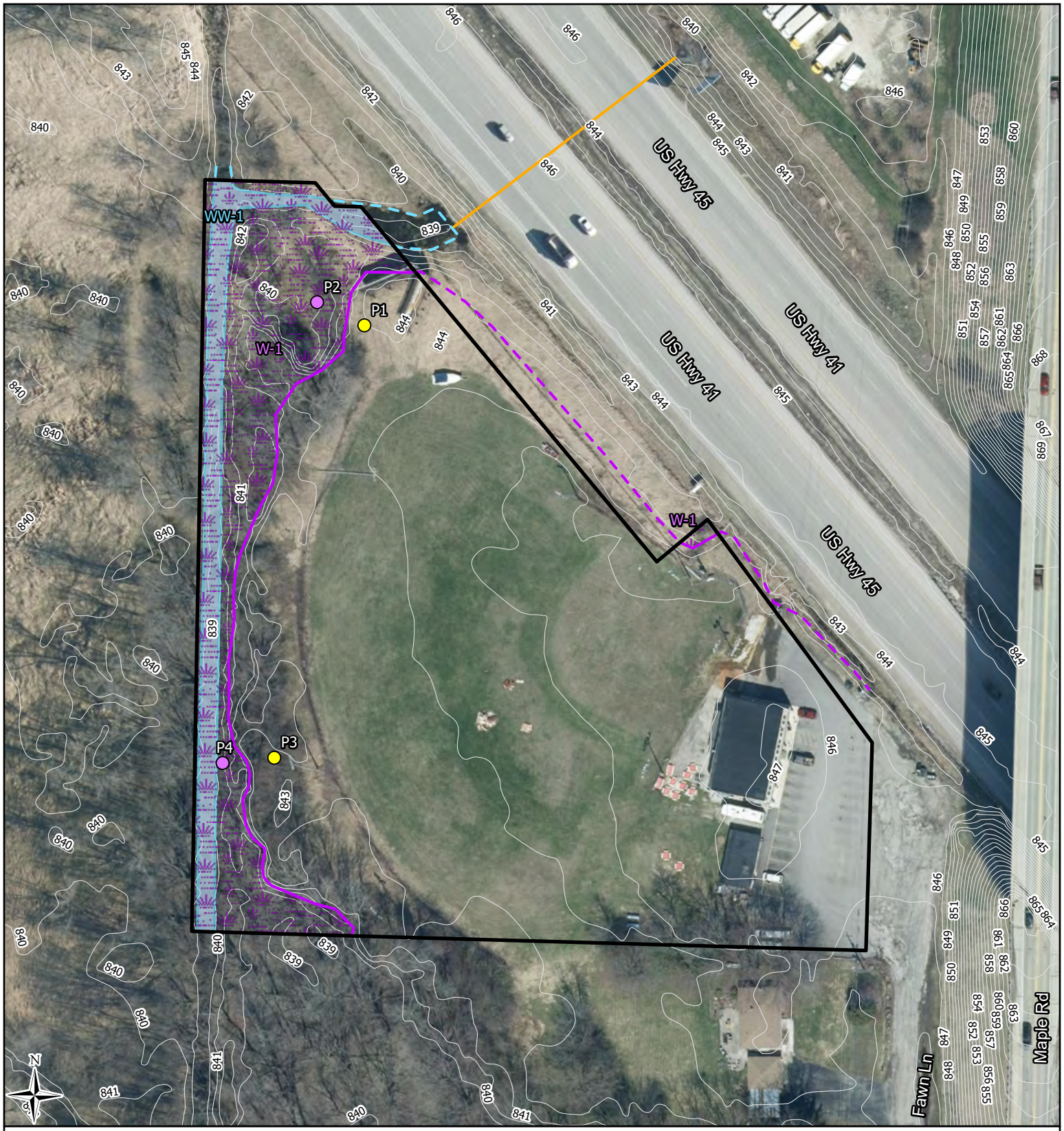
Heartland ECOLOGICAL GROUP INC

Figure 5. Wisconsin Wetland Inventory

Maple Road Softball Field
Project #20220818
T9N, R20E, S29
V Germantown, Wash. Co

2020 Maxar Sat.
WDNR, USGS

LRR: NCNE



- Study Area (4.72 ac)
- Field Delineated Wetland (0.84 ac)
- Waterway (0.20 ac)
- Culvert
- Off-site Waterway
- Off-site Wetland Boundary
- Washington Co 1' Contours

Sample Points

- Upland
- Wetland

0 100 Ft

Heartland ECOLOGICAL GROUP INC

Figure 6. Field Delineated Wetlands

Maple Road Softball Field
Project #20220818
T9N, R20E, S29
V Germantown, Wash. Co

2020 Maxar Sat.
Wash. Co, HEG

LRR: NCNE

Photo #1 Sample point P1

Photo #2 Sample point P1

Photo #3 Sample point P1

Photo #4 Sample point P1

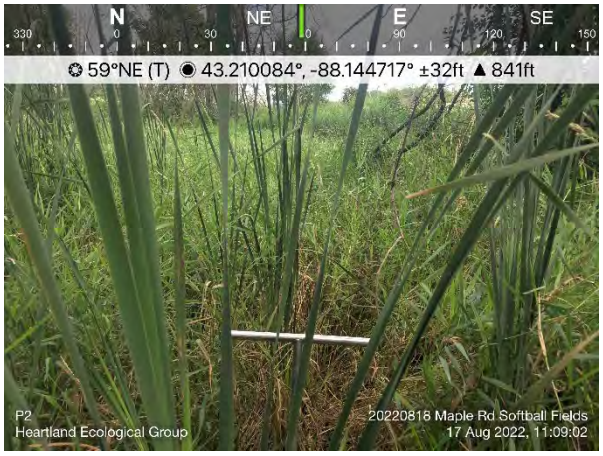


Photo #5 Sample point P2

Photo #6 Sample point P2

Photo #7 Sample point P2

Photo #8 Sample point P2

Photo #9 Sample point P3

Photo #10 Sample point P3

Photo #11 Sample point P3

Photo #12 Sample point P3

Photo #13 Sample point P4

Photo #14 Sample point P4

Photo #15 Sample point P4

Photo #16 Sample point P4

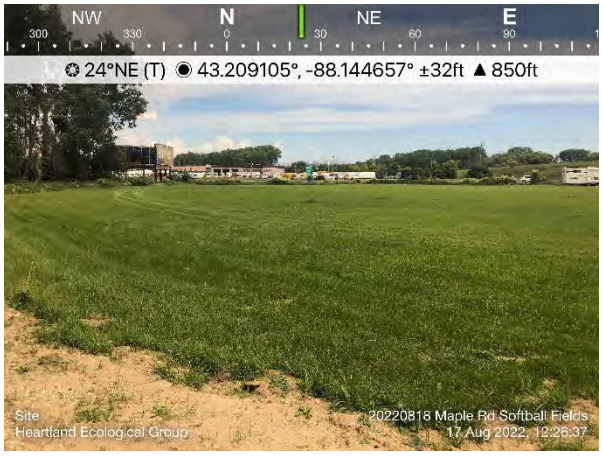


Photo #17 View of Site, northeast view

Photo #18 View of Site, east view

Photo #19 View of Site, southeast view

Appendix E | Delineator Qualifications

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1300 W Clairemont Avenue
Eau Claire, WI 54701

Tony Evers, Governor
Preston D. Cole, Secretary
Telephone 715-839-3700
Toll Free 1-888-936-7463
TTY Access via relay - 711

April 1, 2022

Eric Parker
Heartland Ecological Group, Inc.
4821 Elm Island Circle
Waterford, WI 53185

Subject: 2022 Assured Wetland Delineator Confirmation

Mr. Parker,

This letter provides Wisconsin Department of Natural Resources (WDNR) confirmation for the wetland delineations you conduct during the 2022 growing season. You and your clients will not need to wait for the WDNR to review your wetland delineations before moving forward with project planning. This will help expedite the review process for WDNR's wetland regulatory program. Your name and contact information will continue to be listed on our website at: http://dnr.wi.gov/topic/wetlands/assurance.html.

In the instance where a municipality may require a letter of confirmation for your work prior to moving forward in the local regulatory process, this letter shall serve as that confirmation. Although your wetland delineations do not require WDNR field review, inclusion of a Wetland Delineation Report is required for projects needing State authorized wetland, waterway and/or storm water permit approvals.

In order to comply with Chapter 23.321, State Statutes, please supply the department with a polygon shapefile of the wetland boundaries delineated within the project area. Please do not include data such as parcel boundaries, project limits, wetland graphic representation symbols, etc. If internal upland polygons are found within a wetland polygon, then please label as UPLAND. The shapefile should utilize a State Plane Projection and be overlain onto recent aerial photography. If a different projection system is used, please indicate in which system the data are projected. In the correspondence sent with the shapefile, please supply a brief description of each wetland's plant community (eg: wet meadow, floodplain forest, etc.). Please send these data to Calvin Lawrence (608-266-0756 or email at calvin.lawrence@wisconsin.gov).

If you or any client has a question regarding your status in the Wetland Delineation Professional Assurance Program, contact me by email at kara.brooks@wisconsin.gov or phone at 414-308-6780. Thank you for all your hard work and best wishes for the upcoming field season.

Sincerely,

Kara Brooks

Kara Brooks
Wetland Identification Coordinator
Bureau of Watershed Management

Heartland
ECOLOGICAL GROUP INC

Eric C. Parker, SPWS

Principal Scientist
506 Springdale Street
Mount Horeb, WI 53572
eric@heartlandecological.com
(414) 380-0269

Mr. Parker is a Senior Professional Wetland Scientist and Professionally Assured Wetland Delineator in Wisconsin with 33 years of experience assisting public and private clientele. He has completed wetland projects in other states including IL, IN, OH, MI, ND, MO, PA, TX, MD, VA, and NC. His work has supported thousands of institutional, commercial, utility, residential, industrial & transportation projects. Mr. Parker's natural resource specialties include botanical surveys, wetland science, restoration and mitigation, and environmental corridor mapping. He has a widespread understanding of the scientific, technical, and regulatory aspects of natural resources projects. His interests also include floristic quality assessment (FQA) and wetness categorization of plant species.

Mr. Parker's experience includes the following: Botanical / Biological Surveys and Natural Resource Inventories; Rare Species Surveys, Conservation Plans and Monitoring; Wetland Determination, Delineation and Functional Assessment; Wetland Exemptions; Environmental Corridor Determinations/Mapping; Wetland Restoration, Mitigation, Banking and Monitoring; Habitat Restoration, Wildlife Surveys, SCAT surveys, Environmental Assessments; Local, state, federal permit applications; Expert Witness testimony; and Regulatory permit compliance.

Education

BS, Watershed Management, Soils Minor
University of WI - Stevens Point, 1983

Wetland Ecosystems (including delineation & assessment), USEPA Graduate School Washington DC, 1988

Field Oriented Wetland Delineation Course (1987 Corps Manual) Wetlands Training Institute (WTI) St. Paul, MN, 1994

Basic Wetland Delineation Training Wisconsin Dept. of Administration Waukesha, WI, 1997

Vegetation Description, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Advanced Wetland Delineation, U. of WI - La Crosse, Bayfield County, WI, 2001

Critical Methods in Wetland Delineation, University of WI - La Crosse Continuing Education and Extension, Madison, WI, 2006, 2008, 2010, 2014, 2016-2020

Mosses ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Sedges ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 2002, 2006, 2010

Grasses ID & Ecology, UWM Cedarburg Bog Field Station, Saukville, WI, 1998

Registrations

Senior Professional Wetland Scientist #838, (SPWS), Society of Wetland Scientists Professional Certification Program, 1995-current

Certified Wetland Scientist #C-058, (CWS), Stormwater Management Commission Lake County, IL, 2002-current

Qualified Wetland Review Specialist #W-057, (QWRS), Kane County, IL, 2006-current

Project Experience

Wetland Delineation & Regulatory Support

2020 Wetland Delineations, Exemption Submittals, and Permitting (90 sites)

Courtney Street Storage Buildings, Racine Co., WI (Feb); 86th Ave & STH 165 Parcel, Kenosha Co., WI (Feb-Apr); Harris Gravel Pit, Dane Co., WI (Mar-Apr); Alliant Birnamwood Substation, Shawano Co., WI (Apr); Rolling Meadows Drive Parcel, Fond du Lac Co., WI (Apr); Lieds Nursery Site, Waukesha Co., WI (Apr); Plas-Tech Engineering Site, Walworth Co., WI (Apr); Fink Parcel, Racine Co., WI (Apr); Lot 1 Proposed CSM 3258, Racine Co., WI (Apr); Harris Gravel Pit, Dane Co., WI (May); Schumacher Rd Reconstruction, Dane Co., WI (Apr); Whitetail Ridge Ph2, Kenosha Co., WI (Apr), Kelly Pit Addition, Dane Co., WI (Apr); Myrtle Way Road Improvements, Rock Co., WI (Apr); Pewaukee Industrial Park South, Waukesha Co., WI (May); Mueller Property, Fond du Lac Co., WI (Apr); 3901 Kipp Street Site, Dane Co., WI (Apr); Witte Parcels, Dane Co., WI (Apr); Sandalwood Lots 7-8, Oconto Co., WI (Apr); Yellowstone Outdoor Resort, Lafayette Co., WI (Apr); S&L Underground Expansion, Columbia Co., WI (May); 200 Baraboo Street, Sauk Co., WI (May); Jefferson Pit, Jefferson Co., WI (May); Rock Point Village, Waukesha Co., WI (May); Blanchardville Coop Oil & NGSD Parcels, Green Co., WI (May); Logtown Development, Sauk Co., WI (Jun); Maple Ave Property, Waukesha Co., WI (May); Wanasek Property, Racine Co., WI (May); Meier Farms, Dane Co., WI (Jun); 76th & Ryan Site, Sauk Co., WI (May); Milton Townline Road Site, Rock County, WI (May); Somers Multi-family Site, Kenosha Co., WI (May); Cazenovia WWTP Expansion, Waukesha Co., WI (Jun); Waukegan Property, Lake Co., IL (Jun); Ozaukee Christian School, Washington Co., WI (Jun); Kohler Distribution Center, Sheboygan Co., WI (Jun); Veterans Memorial Park West Site, Kenosha County, WI (Jun); Veterans Memorial Park East Site, Kenosha County, WI (Oct); Bristol Commons Site, Kenosha Co., WI (Jun); Barels Property, Racine Co., WI (Jun); Rogich Property, Milwaukee Co., WI (Jun); CTH MM Intersection Reconstruction, Dane Co., WI (Jul); Rose Property, Racine Co., WI (Jun); Baldev Court Property, Ozaukee Co., WI (Jul); Paul-Meghan Dominie Property, Dane Co., WI (Jul); Union Court Site, Kenosha Co., WI (Jul); Webcrafters Parcels, Dane Co., WI (Jul); Site Security Upgrades Site, Waukesha Co., WI (Jul); Scuppernong Creek Site, Waukesha Co., WI (Jul); W9030 Oak Ridge Road Property, Jackson Co., WI (Jul); Cherokee Golf Course, Dane Co., WI (Aug); W3948 South Shore Drive, Walworth Co., WI (Aug); Caledonia Multifamily Site, Racine Co., WI (Aug), Mittelstaedt Property, Sauk Co., WI (Aug); 1525 Bryce Drive Parcel, Winnebago Co., WI (Sep); Platten Property, Outagamie Co., WI (Sep); St. Mary's Springs Site, Fond du Lac Co., WI (Sep); Fairway Village Site, Ozaukee Co., WI (Sep); Quarry Park Site, Waukesha Co., WI (Sep); CTH F-Concord Site, Jefferson Co., WI (Sep); HJ Williams Farm, Adams Co., WI (Oct); STH 16-Lisbon Rd Parcel, Waukesha Co., WI (Sep); Golden Lake Road Property, Waukesha Co., WI (Sep); 4522 CTH P Parcel, Washington Co., WI (Sep); Darby Farms, Kenosha Co., WI (Sep); 227 Sussex Street, Waukesha Co., WI (Sep); Lexus of Brookfield Site, Milwaukee Co., WI (Sep); Wesner Greenfield Ave Parcels, Waukesha Co., WI (Sep); Oriole Lane Parcels, Ozaukee Co., WI (Oct); Wayside Parkview Estates, Brown Co., WI (Sep); Wind Point Parcel, Racine Co., WI (Oct); Geneva National Lot 18-23, Walworth Co., WI (Oct); Badger Farm, Racine Co., WI (Oct); Dorset Corners Substation, Monroe Co., WI (Sep); Covered Bridge Rd Site, Ozaukee Co., WI (Oct); Trek Distribution Center, Jefferson Co., WI (Oct); Craftsman Drive Parcel, Waukesha Co., WI (Oct); Village Green Subdivision, Ozaukee Co., WI (Oct); Ansay Farm, Ozaukee Co., WI (Oct); Zenner Farm Property, Racine Co., WI (Oct); West Snell Rd Site, Winnebago Co., WI (Oct); Kenosha County Bridges, Kenosha Co., WI (Oct); Confidential Site Janesville, Rock Co., WI (Oct); Janesville Airport Site, Rock Co., WI (Oct); 10920 West Liberty Drive, Milwaukee Co., WI (Oct); V of River Hills 53-Acre Site, Milwaukee Co., WI (Oct); Hwy 14 & Lacy Rd Site, Dane Co., WI (Oct); Wilderness Way Parcel, Waukesha County, WI (Oct); Hummingbird Lane Parcel, Sheboygan Co., WI (Oct); Plainview Rd Site, Waukesha Co., WI (Nov); Delimat Property, Kenosha Co., WI (Nov); 11900 N Port Washington Rd Parcel, Ozaukee Co., WI (Nov); Canopy Hills Artificial Wetland, Racine Co., WI (Dec); Strauss Brands Facility, Milwaukee County, WI (Dec).

2019 Wetland Delineations, Exemption Submittals, and Permitting (39 sites)

North Hills Subdivision, Waukesha Co., WI (Jan); Prairie Walk Subdivision, Waukesha Co., WI (Apr); Loomis Parcel Determination, WI (Mar-Apr); Lamminem Parcel, Kenosha Co., WI (Apr); Lot 103 Burlington, Racine Co., WI (Apr); 7220 Ryan Rd Parcel, Milwaukee Co., WI (Apr); 1-Acre Franklin Parcel, Milwaukee Co., WI (June); 256th Ave Site, Kenosha Co., WI (May); 915 Main St Mukwonago, Waukesha Co., WI (May); Muskego Lakes CC, Muskego, Waukesha Co., WI (June), Bonniwell Road Parcel, Ozaukee Co., WI (July); 333 Portland Rd Site, City of Waterloo, Jefferson Co., WI (May); Thompson Lane Parcel, Village of Chenequa, Waukesha Co., WI (May); Schmitz Redi-Mix Site, Village of Mt. Pleasant, Racine Co., WI (June); New Berlin Redi-Mix Site, City of New Berlin, Waukesha Co., WI (May); Elm Grove Road Basin, City of New Berlin, Waukesha Co., WI (May); Lathrop-Meacham Parcels Mitigation Site, Village of Mt. Pleasant, Racine Co., WI (May-July); Lot

18-31 Geneva National Site, Town of Geneva, Walworth Co., WI (July); Bohner's Lake Parcel, Town of Burlington, Racine Co., WI (Sept); 6970 South 6th St., City of Oak Creek, Milwaukee Co., WI (Aug); Weatherstone Meadows site, City of New Berlin, Waukesha Co., WI (Aug); Parkview Apartments site, Village of Somers, Kenosha Co., WI (Aug); Volkswagen Expansion site, Village of Pleasant Prairie, Kenosha Co., WI (Aug); Pewaukee-Brookfield Trail, Waukesha Co., WI (Aug-Sept); Parcel 1268-993, City of New Berlin, Waukesha Co., WI (Aug); Germantown Industrial Business Park, Washington Co., WI (Oct); Haasch- Finger site, City of Brookfield, Waukesha Co., WI (Oct); Kennedy Property, Village of Waunakee, Dane Co., WI (Oct); Jefferson County Interurban Trail, Towns of Watertown and Ixonia, Jefferson Co., WI (Oct); Mukwonago Residential Parcel, Village of Mukwonago, Waukesha Co., WI (Oct); Pine Ridge Estates, City of Oconomowoc, Waukesha Co., WI (Oct); Silver Lake Parcels, Village of Salem Lakes, Kenosha Co., WI (Oct); New Berlin Trail Phase II, City of Waukesha, Waukesha Co., WI (Oct); 1910 W Puetz Road site, City of Oak Creek, Milwaukee County, WI (Oct); Project Redline, Village of Menomonee Falls, WI (Oct); CSM 3232 Oulot 1, Village of Mt. Pleasant, Racine Co., WI (Oct); Plant Community Mapping and Assessment, City of Oak Creek, Milwaukee Co., WI (Nov); Faber Property, Village of Williams Bay, Walworth Co., WI (Nov); Campus Drive Property, Village of Hartland, Waukesha Co., WI (Dec).

Example 2018 Wetland Delineations in WI and IL (50 sites)

Homestead Acres, Racine Co., WI (Apr); Greenmeadows, Racine Co., WI (Apr), Wind Point School, Racine Co., WI (Apr); Vintage Parc East, Kenosha Co., WI (Apr); Nelson-Heckel, Kenosha Co., WI (Apr); Caledonia Storage, Racine Co., WI (Apr); New Berlin Storage, Waukesha Co., WI (Mar); Manke Gravel Pit, Columbia Co., WI (May); Drissel-Wallace, Kenosha Co., WI (May); LaBelle Golf Course, Waukesha Co., WI (May); Waterloo Aluminum, Jefferson Co., WI (May); Salem Business Park, Kenosha Co., WI (May); Audubon Arboretum, Racine Co., WI (May); Briarwood, Racine Co., WI (May); Basting-Brown Parcels, Waukesha Co., WI (May); 84-Acre Site, Racine Co., WI (May); Jolenta Lane, Waukesha Co., WI (Apr); Rock Road Storage, Walworth Co., WI (May); Wildwood Creek, Winnebago Co., WI (Jun); Green Bay Site, Brown Co., WI (Jun); Main Street Market, Kenosha Co., WI (Jul), Armstrong Eddy Park, Rock Co., WI (May), Hickory St Site, Ozaukee Co., WI (Jun), Parcel DW 800004, Walworth Co. (Jun); Lot 8 Parcel WCA-0003, Walworth Co., WI (Jun); RRR Grundy, Kane Co., IL (Jul); Coleman Norris Parcel, Waukesha Co., WI (Jul); Deaton Parcel, Kenosha Co., WI (Aug); Hintz Parcel, Washington Co., WI (Aug); Loomis-Ryan Rds Site, Milwaukee Co., WI (Aug); Grass Parcels, Waukesha Co., WI (Sep); Mallard Ridge Landfill Pipeline, Walworth Co., WI (Sep); Glacier Ridge Landfill Pipeline, Dodge Co., WI (Sep); Ravenwoods, Waukesha Co., WI (Aug); Canopy Hills, Racine Co., WI (Sep); Duck Pond, Kenosha Co., WI (Sep); Splinter Parcels, Racine Co., WI (Oct); Berget Parcel, Walworth Co., WI (Sep); Saylesville Rd Parcel, Waukesha Co., WI (Oct); Racine Ave-Lawnsdale Rd Parcel, Waukesha Co., WI (Oct); Braun Rd-90th St Parcel, Racine Co., WI (Oct); Grafton Parcels, Ozaukee Co., WI (Dec); Crawford Parcel, Racine Co., WI (Nov); Kotas Parcels, Racine Co., WI (Nov); Altamount Acres South, Racine Co., WI (Dec); Christina Estates, Racine Co., WI (Dec); Christina Estates NE, Racine Co., WI (Dec); Lathrop Parcel, Racine Co., WI (Dec); Hillside Ridge, Waukesha Co., WI (Dec); Stolz Property, Waukesha Co., WI (Dec).

Example 2017 Wetland Delineations in WI, MI, IN, and IL (31 Sites)

Back 40 Mine, Menominee Co., MI (Jan); Oakdale Rd Site, Waukesha Co., WI (Sep), Birds Eye Foods, Walworth Co., WI (Sep); Boss Property, Leelanau Co., MI (Jul); Brighton Estates, Waukesha Co., WI (Sep); Saltzman North, Waukesha Co., WI (Sep); Susnar Parcel, Waukesha Co., WI (Sep); Wrenwood Site, Washington Co., WI; Chorneyko Site, Walworth Co., WI (Apr); CN Railroad Bridges-6 Sites, Fond du Lac & Winnebago Co's, WI; CN Railroad Freeport Culvert, Kane Co., IL (May); Herrling Site, Dane Co., WI (Sep); MMSD Sewerage Project, Milwaukee Co., WI (May); Spring St Site, Racine Co., WI (Oct); Goshen Midway Cell Tower, Elkhart Co., IN (Apr); Two Creeks Utility Site, Manitowoc Co., WI (Nov); Suncast Site, Kane Co., IL (Dec); Lot 51 Lakeview Corp Park, Kenosha Co., WI (Oct); Lakefront Gun Range, Racine Co., WI (Oct); WI Club Golf Course, Milwaukee Co., WI (Apr); WisDOT Improvements, STH 32 Racine Co (Aug), STH 67 Walworth Co. (Sep), STH 20, Racine Co. (Oct), 27th St, Milwaukee Co. (Sep); Conference Point Boat Launch, Walworth Co., WI (Oct); Lake View RR Corridor, Portage Co., WI (Sep).

Example 2016 Wetland Delineations in WI, OH, MI and IL (Mostly Large Projects)

AEP Wavery-Adams-Seaman 138 kV Trans. Line Rebuild, Adams & Pike Co's, OH (Dec); Kansas West-Faraday Trans. Line Rebuild-Macon, Moultrie, & Coles Co's, IL (Jan), Riveredge Nature Center Preliminary, Ozaukee Co., WI (Feb); Lost Creek Mitigation Site, Portage Co., WI (Jun); I-41 Burleigh to Good Hope Corridor WisDOT, Milwaukee Co., WI (Jul); STH 60 Corridor, Ozaukee & Washington Co's, WI (Aug–Oct); Erin Hills Golf Course, Washington Co., WI (Sep); Back 40 Mine, Menominee Co., MI; Lake Zurich SW Cell Tower, Lake Co., IL (Oct); Acme Steel Coke Site, Cook Co., IL (Dec).

Example 2015 Wetland Delineations in WI, IL, and MO (Mostly Large Projects)
Bolser Street MO33211-M Cell Tower Site, Grundy Co., MO (Sep); Section 9 Site, Dane Co., WI (Apr); Franzel Rd Site, Bayfield Co., WI (Apr); Big Eau Pleine Mitigation Site, Marathon Co., WI (Aug); Taylor Road Siding Track, Jackson Co., WI (Nov); UPS-CACH Site, Cook Co., IL (Jun); Eggers Woods Forest Preserve, Cook Co., IL (Mar).

Example 2014 Wetland Delineations in WI, IL, and MI (Mostly Large Projects)
Emerald Park Western Expansion, Waukesha Co., WI (Oct); Arcadia Mining Site-Trempealeau Co., WI (Apr); Kalamazoo River Parcel, Kalamazoo and Calhoun Co's, MI (Jul); G2 Mitigation Site - Winnebago Co., WI (May); Line 6A MP 378.94, McHenry Co., IL (Sep); Geneva National Site, Walworth Co., WI (Nov); Nortrax Site -Lincoln Co., WI (Oct); Toberman Parcel- Crawford Co., WI (Oct).

Example 2013 Wetland Delineations in WI, IL, OH, and MI (Mostly Large Projects)
West Central Lateral - Eau Claire, Clark, Jackson & Monroe Co's, WI (Apr-May); Walker Cranberry 80- acre Parcel – Jackson Co., WI (Sept - Oct); Berne to Natrium Pipeline, Monroe Co., OH (Oct); CNX Noble Pipeline – Noble Co., OH (Oct); Deer Grove Forest Preserve, Cook Co., IL (Nov).

Example 2012 Wetland Delineations in WI, IL, IN, and TX (Mostly Large Projects)
West Central Lateral (190 miles), Eau Claire, Clark, Jackson & Monroe Co's, WI (Sep-Nov); Morrison Creek Cranberry Parcel, Jackson Co., WI (Aug); London Mitigation Site, Jefferson Co., WI (July); Southern Access Pipeline, Sawyer & Washburn Co's, WI (Jun); I-80 Interchange, LaPorte Co., IN (Mar); Eagle-Ford Shale Plays, LaSalle & McMullen Co's, TX (Jan-Feb).

I-94 Corridor Wetland and Primary Environmental Corridor Mapping and Endangered Species Study, Milwaukee, Racine, and Kenosha Counties, WI (Project Manager and Lead Scientist)

Primary Environmental Corridor Delineation Parkview Site, Village of Somers, WI (Lead Scientist)

Elm Road Generating Station, Oak Creek & Caledonia, WI (Project Manager & Lead Scientist)

Tri-State Tollway, Deerfield Plaza Wetland and Endangered Species Investigation, Lake and Cook Counties, IL (Lead Scientist)

Guardian II Laterals, Fox Valley, Hartford and West Bend, WI (Project Manager and Lead Scientist)

ATC Paris to St. Martins (KK3025) 138KV Line Rebuild, Kenosha, Racine and Milwaukee Counties, WI (Project Manager and Lead Scientist)

STORM WATER MANAGEMENT REPORT

BUZDUM'S STORAGE
W188 N10515 MAPLE ROAD
GERMANTOWN, WISCONSIN

Date: February 7, 2023

PREPARED FOR:
Buzdum's Storage
Boro Buzdum
W188 N10515 Maple Road
Germantown, WI 53022

PREPARED BY:
Parish Survey & Engineering, LLC
122 Wisconsin Street,
West Bend, WI 53095

PARISH SURVEY & ENGINEERING

BZ-02-22

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B. Soils Information
   1) NRCS Soil Data
   2) Test Pit Data, October 2022

C. Existing Conditions Calculations
   1) Existing Drainage Plan
   2) 2-Year, 24-Hour Event
   3) 100-Year, 24-Hour Event

D. Proposed Conditions Calculations
   1) Proposed Drainage Plan
   2) 2-Year, 24-Hour Event
   3) 100-Year, 24-Hour Event

E. WinSLAMM Input/Output

F. Storm Water Maintenance Agreement

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I. INTRODUCTION

The proposed development that is covered in this Stormwater Management Report is located along the west side of Maple Road and south of the IH 41 freeway in the Village of Germantown, Washington County. The site is part of the southeast ¼ of the southeast ¼, Section 29, Town 9 North, Range 20 East. The property is located at W188 N10515 Maple Road.

The existing site consists primarily of the pub and grill business that includes an old garage which has recently been razed and a softball diamond on the west side of the building. The softball field use has been discontinued but the grass field continues to be cut.

The area is bounded by the IH 41 right-of-way to the northeast and a drainage ditch along the lot line to the west. South of the property is a single-family home, and the east side is Fawn Lane and Maple Road. The drainage ditch along the east side drains south to Willow Creek that drains into the Menomonee River east of Maple Road.

The proposed development will include the construction of four storage buildings of varying length and width and associated drive isles. All sedimentation and erosion control measures, including the silt fence/sock and the stone construction entrance will be installed prior to any grading activities. Stormwater management will be provided by the construction of a proposed detention basin.

As mentioned above, the existing site and proposed development are part of the Menomonee River Watershed. The Menomonee River is approximately 1,200 feet south and east of the development.

The intent of this report is to provide details on how the stormwater will be collected and managed so that it leaves the proposed development in accordance with the Village of Germantown, MMSD and Wisconsin DNR stormwater management standards.

II. STANDARDS

The stormwater management system for the proposed site will meet the post-construction stormwater requirements for the Village of Germantown (Village), Milwaukee Metropolitan Sewerage District (MMSD), and the Wisconsin Department of Natural Resources (WDNR).

Storm Water Quantity

The target design criteria for the stormwater management facilities proposed in this report follow the Village, MMSD Chapter 13 Surface Water and Stormwater Rule, and NR 151 of the WI Administrative Code. MMSD allows for two methods for calculating storm water discharge for a developed site. The volumetric design procedure is used to demonstrate compliance with the water quantity requirements for both MMSD and the Village. The volumetric procedure requires that existing runoff volume not be exceeded during the critical time period for a given basin. This site is located in the Menomonee River basin and has a length of critical period of 9.5 hours. The critical time period for this project starts at 11:45 and ends at 21:15. The modeling is required to occur for a 24-hour period with the calculations based on the required reporting period.

Total Suspended Solids

For new development, by design, reduce to the maximum extent practicable, the total suspended solids load by 80%, based on an average annual rainfall, as compared to no runoff management controls.

Infiltration

This project is exempt from infiltration requirements based on the existing soil types and presence of high groundwater within the soil test pits. The information from testing of the existing site soils can be found in the appendices. Since the surrounding soils are silt and very fine silt, there may be some natural infiltration that will occur however for purposes of this design, infiltration is considered negligible.

Method of Analysis

The storm water runoff rates and quantities have been analyzed using the methodology prescribed in Urban Hydrology for Small Watersheds, United States Department of Agriculture Soil Conservation Service Technical Release 55 (TR-55). The MSE, 24-hour rainfall distribution curve was used for the calculations.

Rainfall Analysis

The selected design storms were based on NOAA Atlas 14.

Recurrence Interval (Year)	Rainfall Depth (in)
1	2.37
2	2.67
100	6.35

III. PRE-DEVELOPMENT SITE CONDITIONS

Site

The existing site consists as originally a single lot, consisting of a bar, restaurant, and softball field. The softball field use has since ceased however the grass outfield continues to be mowed. The bar/restaurant use is going strong and therefore the lot was divided to maintain the existing use along with it's parking lot and outside patio areas. The remaining lot is unpaved however it is apparent from the soil test pits that filling occurred to some unknown extent on this site.

Soils

Soils were researched in two ways, by desktop though the USDA Websoil Survey and in the field with test pits. The table below shows the soil types found on the site based on the USDA websoil survey.

Symbol	Soil	Hydrologic Group
Dt	Drummer silt loam	B/D
Pc	Palms mucky peat	B/D

A total of three test pits for identification of the surficial soils were conducted on October 7, 2022 (see Appendix B). This testing confirms that surficial soils are silt and clay to the depth of approximately 60 inches (5'). Lower layers consist of silt and very fine silt. Groundwater was observed at a depth of 80 inches (6'-8")

Drainage

The proposed site generally drains to the west while a small area of the entrance driveway drains east to the Maple Road right-of-way. The drainage to the west collects in a ditchline around the perimeter of the site and ultimately drains south for discharge to Silver Creek which is tributary to the Menomonee River. The bar/restaurant area drains in several directions. A small portion drains to the southwest into the proposed development with the remaining areas draining mostly east to the Maple Road right-of-way. All areas of the proposed development are considered in the drainage calculations whether they reach the basins or not.

IV. POST-DEVELOPMENT SITE CONDITIONS

The project includes the construction of four storage buildings and associated drive aisles. There will be no outside storage or outside parking associated with this site. The site is designed to drain to the various storm water basins located around the edges of the pavement and southwest of Building 3. Stormwater will be collected in the basins which ultimately flow together to form one main basin on the west. The primary basin will also include the outlet structure for offsite discharge to the westerly drainage ditch.

Detailed watershed information for both pre and post development conditions are presented in the Appendices C and E respectively. The proposed site discharge location will match the current site discharge location which is the westerly ditch however flow will be reduced as required to meet both MMSD and Village of Germantown requirements. The proposed drainage area is shown on the Post-Development Conditions Drainage Map included in Appendix F.

The post-development conditions volumetric discharge rate is equal or less than to the existing condition volumetric discharge rate. The overall development including the existing site run-on will meet the TSS reduction rate of 80%.

The water quality and quantity summaries are included on page 5 of this report. The calculations are included in Appendices D and F.

V. STORMWATER MANAGEMENT DESIGN

Stormwater Discharge

The post-construction stormwater quantity requirement for the Maple Road Storage project was met using the standard flow rate design procedure. The following information outlines the requirements for discharge from this site. The table below provides the maximum release rates from the site. The stormwater modeling is conducted over a 24-hour period while the reporting for the discharge is between the hours of 11:45 and 21:15 as required by MMSD.

Volumetric release rate requirements for the development site between 11:45 and 21:15:

Allowable Release Rate

Rainfall Event	Total Allowable Release Volume (ac-ft)
2-year	0.218
100-year	0.969

The results of the design and modeling are presented in the table below for both the 2-year and 100-year events.

Post-Development Peak Discharge Rates

Rainfall Event	Total Design Release Volume (ac-ft)
2	0.212
100	0.965

Detailed watershed information can also be found in the HydroCAD computer analysis printouts found in the Appendices.

Total Suspended Solids Removal

The stormwater quality requirement for this project are calculated using the WinSLAMM program to demonstrate that the wet-detention basin will effectively remove over 80% of the new development Total Suspended Solids (TSS) based on the average annual rainfall for the redevelopment of this site. Water quality calculations as preformed can be found in Appendix G. The following is a summary of the results:

- TSS removal 85.21%

Infiltration

The existing site contains fill soils that consist of clay and silt along with groundwater at approximately 80” (6’-8”) below the surface (see Appendix B). As a result of the limiting factors infiltration will not be required for this site.

STORM WATER MANAGEMENT PRACTICES MAINTENANCE AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 2023, by and between Buzdum Trust, LLC, hereinafter called the "Owner," and the Village of Germantown, a municipal corporation located in Washington County, Wisconsin, hereinafter called the "Village."

WITNESSETH:

WHEREAS, the Owner is the owner of the following described lands situated in the Village of Germantown, Washington County, State of Wisconsin:

Being a part of the Souheast ¼ of the Southeast ¼ of Section 29, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin.

hereinafter called the "Property."

_____

Return to:
Village of Germantown
N112 W17001 Mequon Road
Germantown, WI 53022

_____

Parcel No.: GTNV_193.975

WHEREAS, the Owner is developing the Property; and

WHEREAS, the Site Plan known as Appleton Avenue Storage, hereinafter called the "Plan," which is expressly made a part hereof, as approved or to be approved by the Village, provides for on-site storm water management practices within the confines of the Property; and

WHEREAS, the Village and the Owner agree that the health, safety and welfare of the residents of the Village of Germantown, require that on-site storm water management practices be constructed and maintained on the Property; and

WHEREAS, the Village requires that on-site storm water management facilities as shown on the Plan be constructed and adequately maintained by the Owner.

NOW, THEREFORE, in consideration of the foregoing recitals, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The on-site storm water management facilities shall be constructed by the Owner in accordance with the plans and specifications indicated in the Plan and applicable statutes, ordinances and rules. The storm water management practices shall serve the drainage area designated in the Plan.

2. The Owner shall regularly inspect the storm water management facilities and specifically the function of the approved storm water management system as often as conditions require, but in any event at least once each year. The Operations and Maintenance Manual attached to this agreement as Exhibit A and each by this reference made a part hereof, shall be followed for the regular inspections of the storm water management facilities. The Owner shall keep the operation and maintenance reports from past inspections as well as a log of maintenance activities indicating the date and type of maintenance completed. The reports and maintenance log shall be submitted to the Department of Public Works Director and retained by the Village

for a period of 10 years. The purpose of the inspections is to assure safe and proper functioning of the facilities. The inspections shall cover all facilities including, but not limited to, berms, outlet structures, pond areas and access roads. Deficiencies shall be noted in the operation and maintenance reports.

3. The Owner shall adequately maintain the storm water management facilities including, but not limited to, all pipes and channels built to convey storm water to the facility, as well as all structures, improvements and vegetation provided to control the quantity and quality of the storm water. Adequate maintenance, in accordance with Exhibit A, is herein defined as keeping the storm water management facilities in good working condition so that these facilities are performing their design functions and are maintained in accordance with the Plan.

4. The Owner hereby grants permission to the Village, its authorized agents and employees, to enter upon the Property and to inspect the storm water management facilities whenever the Village deems necessary. The purpose of the Village's inspection is to investigate reported deficiencies and/or to respond to citizen complaints. The Village shall provide the Owner with copies of the inspection findings and a directive to commence with repairs if necessary. Corrective actions shall be taken within a reasonable timeframe as established by the Department of Public Works Director.

5. If the Owner fails to maintain the storm water management facilities in good working condition, consistent with the terms of the Plan and does not perform the required corrective actions and inspections in the specified time, the Village may perform the corrective actions identified in the inspection report and charge the Owner for the cost of such work. If the Owner fails pay to such costs to the Village within 30 days as required by Section 7, below, the cost of such work may be specially assessed against the Property pursuant to Wisconsin Statutes Section 66.0703. The Owner hereby acknowledges that the Property benefits from the corrective actions taken by the Village and hereby waives any right to notice or hearing of said special assessment pursuant to Section 66.0703(7)(b), Stats.

6. The Owner shall perform the work necessary to keep the storm water management facilities in good working order as appropriate. In the event a maintenance schedule for the storm water management facilities (including sediment removal) is outlined on the approved plans, the schedule shall be followed. The minimal amount of maintenance on the storm water management facilities shall be in accordance with Exhibit A.

7. In the event the Village, pursuant to this Agreement, performs work of any nature or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Owner shall reimburse the Village within 30 days of receipt of an invoice for all actual costs incurred by the Village hereunder.

8. This Agreement imposes no liability of any kind whatsoever on the Village, its officers, agents and employees, and the Owner agrees to indemnify and hold the Village harmless as and against any and all claims, actions, causes of action, demands, including attorney fees and court costs which the Village may incur as a result of the failure of the storm water management system and/or actions taken or not taken by the Village to enforce the terms of this Agreement including, but not limited to, the performance of maintenance activities.

9. This Agreement shall be recorded at the Washington County Register of Deeds Office and shall constitute a covenant running with the land and shall be binding on the Owner, its administrators, executors, assigns, heirs and any other successors in interests or future owners of the Property, including any homeowners or condominium association.

10. Notwithstanding anything in this Agreement to the contrary, in the event the Owner, or the Owner's successors and assigns, sell or otherwise transfer ownership in the Property, the Owner or the successor or assigns making said transfer, is hereby released from any and all liabilities and obligations under the terms of this Agreement. The liabilities and obligations under this Agreement shall transfer with the ownership of the Property to the new owner of the Property.

VILLAGE OF GERMANTOWN

By: _____ Dated: _____
Steven Kreklow, Village Administrator

By: _____ Dated: _____
Deanna Braunschweig, Village Clerk

A C K N O W L E D G M E N T

STATE OF WISCONSIN)
)ss.
WASHINGTON COUNTY)

Personally came before me the ____ day of _____, 20____ the above named Steven Kreklow, to me known to be the Administrator of the Village of Germantown and to me known to be the person who executed the foregoing document and acknowledged the same.

_____
Notary Public, State of Wisconsin
Washington County.
My Commission is permanent. (If NOT, expiration date is: _____)

A C K N O W L E D G M E N T

STATE OF WISCONSIN)
)ss.
WASHINGTON COUNTY)

Personally came before me the ____ day of _____, 20____ the above named Deanna Braunschweig, to me known to be the Clerk of the Village of Germantown and to me known to be the person who executed the foregoing document and acknowledged the same.

_____
Notary Public, State of Wisconsin
Washington County.
My Commission is permanent. (If NOT, expiration date is: _____)

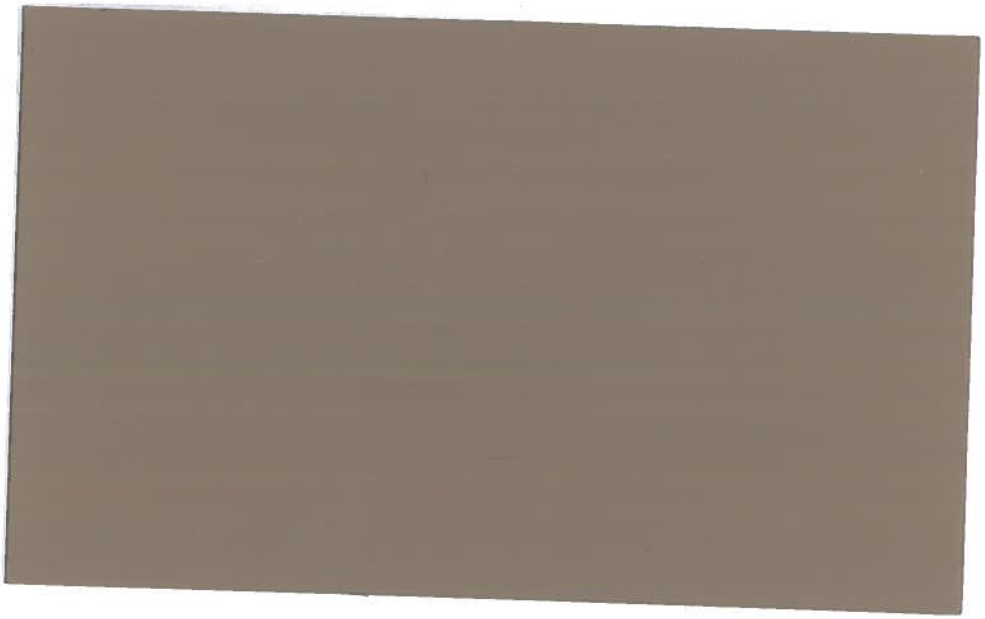
BUZDUM TRUST

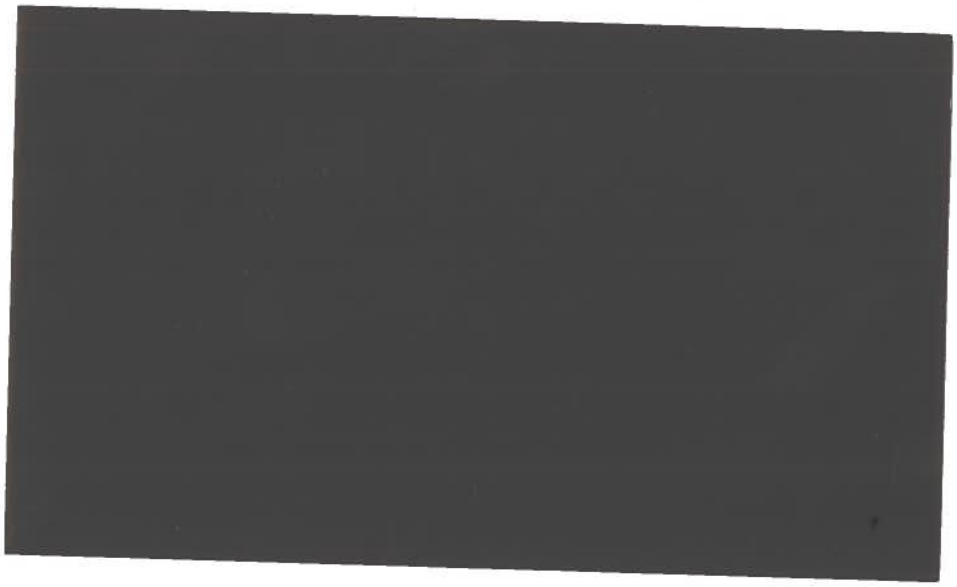
By: _____ Dated: _____
Name, Title

This Document Drafted By *Evan P. Nickodem*
Parish Survey & Engineering, LLC *November 7, 2022*

APPENDIX G

Civil Plan Set





SITE PLAN APPLICATION

2/13/23 Plan Commission Meeting

Buzdum's Pub & Grill / Buzdum Trust

Staff Report & Recommendation **Germantown, Wisconsin**

Summary

Peter Lalonde, Preferred Concepts LLC, agent for the Buzdum Trust, property owner, is requesting Site Plan approval for a 1,055 sqft enclosed patio expansion to the Buzdum's Pub & Grill building located at W188 N10515 Fawn Lane.

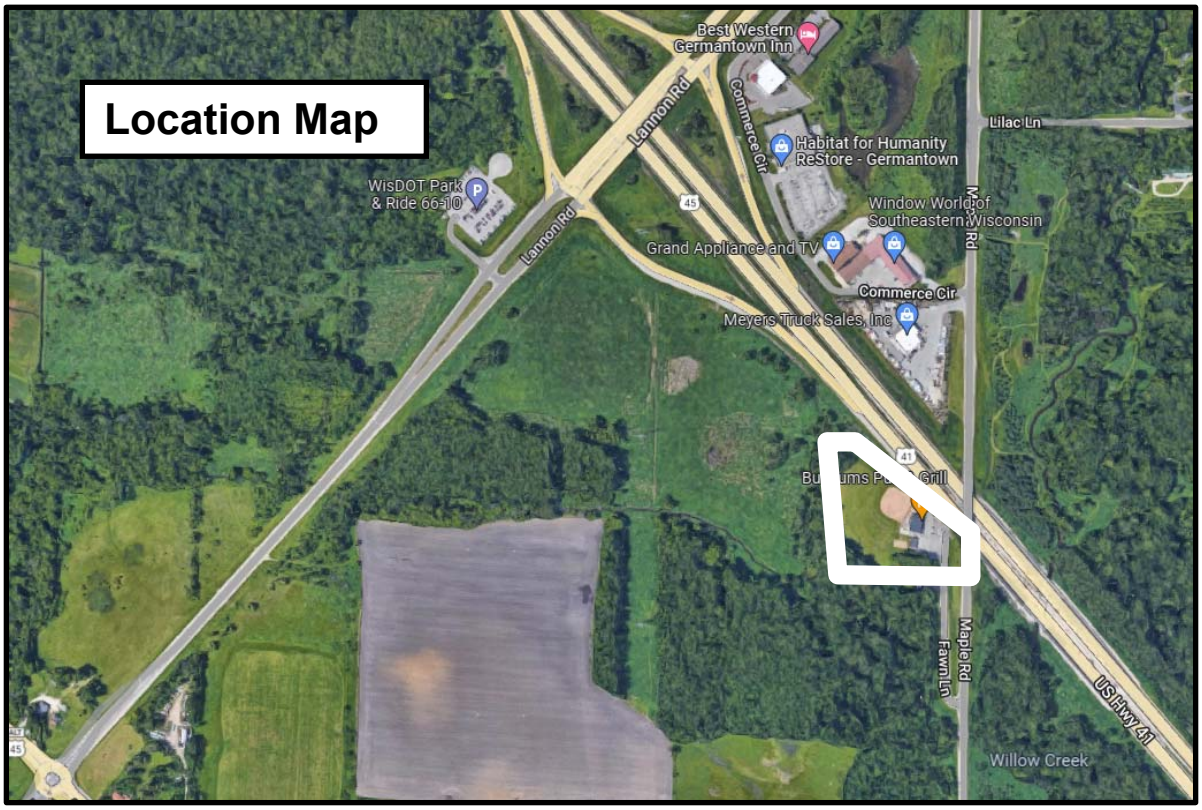
TABLED FROM DECEMBER 12, 2022

Property Location: W188 N10505 Fawn Lane (near US41 @ Maple Road overpass)

Agent/ Property Owner:	Peter Lalonde Preferred Concepts LLC 231 Scenic Road Colgate, WI	Boro Buzdum Buzdum Trust 316 Kames Court Slinger, WI

Current Zoning: B-3: General Business

Adjacent Land Uses		Zoning
North	Institutional/Agricultural	I/A-1
South	Residential	Rs-3
East	Business/Commercial	B-5
West	Institutional/Industrial	I/M-1



Background

At the December 12, 2002 meeting the Plan Commission discussed the proposal to expand the rear patio. Commissioners asked for clarification on what is proposed and how the changes will affect the storage building project (a separate proposal subject of review at the February 13, 2023 meeting). Peter Lalonde, agent for the Buzdum Trust, explained that six (6) feet would be added to the covered patio area along with an enclosed smoking area and separate cooler equipment area. Trustee Baum commented the architectural appearance and esthetics of the building is not improving at all. He added it would make sense to look at both projects together along with a color elevation of the patio expansion proposal.

Consequently, further action was tabled and the PC requested that the applicant show a complete plan with both projects, the drive lane to the proposed storage facility, the storage buildings, color renderings, a landscape plan and photographs of the existing building.

A color rendering was prepared by the Lalonde and included in the PC packet for the February 13 meeting. No further information was provided.

NOTE: This item is a separate application, but can be discussed concurrently with the other agenda items scheduled for the Buzdum Trust, including a 2-lot CSM and Site Plan application & CUP for the proposed commercial self-storage development.

The following information is repeated from the December 12, 2022 Staff Report & Recommendation with changes highlighted and underlined if new and ~~stricken if deleted.~~

Proposal

Peter Lalonde, Preferred Concepts LLC, agent for the Buzdum Trust, property owner, is requesting Site Plan approval for a 1,055 sqft enclosed patio expansion to the Buzdum's Pub & Grill building located at W188 N10515 Fawn Lane.

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

- 1,055 sqft concrete pavement addition (west/rear elevation)
  - 118 sqft smoker lounge
  - 487 sqft covered seating
  - 242 sqft cooler equipment area
  - 208 sqft uncovered patio
- Smoker lounge & covered patio to be enclosed w/ vertical corrugated metal wall panels (brown) three (3) aluminum-framed glass panel overhead garage style doors, and metal roofing (brown)
- 60" wide asphalt sidewalk (along south side of building)

Specifications for the garage doors and color chips for the metal wall panels are provided.

Landscaping & Lighting
No changes to the existing landscape are proposed. No exterior lighting will be installed.

Parking, Access & traffic Circulation
Access is provided to/from Fawn Lane that abuts the existing paved parking lot on the east side of the building with space for approximately 35 vehicles (poorly marked). No additional parking stalls are proposed at this time.

Storm Water Management
Between the proposed building and parking lot expansion impervious area will increase by 1,055 sqft. While no calculations are provided for the overall 4.97 acre parcel, a majority of the site is undeveloped and open space. The additional pavement does not meet storm water management requirements; however, the Village Engineer is requiring that a post-construction grading plan be provided to ensure positive drainage is achieved.

Utilities
The site is served by a private well and 6,000 gal sanitary holding tank. The Washington County Land Resources Division that oversees permitting for all on-site sanitary systems in Germantown has indicated that the existing holding tank is sufficient but suggests that further evaluation may be necessary depending on additional seating capacity provided by the patio expansion.

Staff Comment
Planning & Zoning
This 4.97-acre parcel is located in a B-3: General Business District. The B-3 District was assigned to already developed commercial properties that didn't/couldn't meet the other B-1 or B-2 Business District regulations at the time the current Zoning Code was initially adopted (1981). Arguably, the B-3 District was created to accommodate pre-existing properties that would have otherwise become "non-conforming" if assigned to another business district. For this reason, the B-3 District has very liberal use restrictions and bulk requirements, e.g. setbacks, so that the pre-existing uses and structures could continue to be used and expanded without the restrictions of being a "non-conforming" property. This property was developed prior to 1963 with some type of commercial retail or office use as far back as the 1970's and before the Maple Road/US41 overpass was constructed. The building has been used as a bar/restaurant (1st floor) and office space (2nd floor) for the last 15+ years under various operators.

This property was classified in the former 2020 Land Use Plan as "Commercial"; more so out of recognition of the pre-existing business use than in anticipation of it being redeveloped as part of a lager commercial area or corridor as is the case along Mequon and County Line Road. Under the new 2050 Plan, this property lies within the new "Schoen Laufen-Menomonee River District". Under the 2050 Plan, the existing business

use of the property would be allowed to continue with expansion considered on a case-by-case basis.

Work on the patio expansion was started this past summer with the concrete already poured and refrigerator equipment area roof already installed. The existing covered patio shown on Sheet A1.0 was also installed without permits or approvals. For these reasons, staff is recommending a triple fee ~~the "double fee"~~ penalty for beginning construction without permits or approvals be assessed and paid prior to issuance of any building permits (the penalty for beginning work prior to obtaining permits and approvals was increased by the Village Board as of January 1, 2023). Review of the adequacy of the existing patio enclosure for commercial building code compliance will be conducted as part of the commercial plan review required.

As a result of a separate development proposal for the rear yard of the property (to be split off as a separate 4.19-acre parcel) for a 100-unit commercial self-storage facility, a detailed site plan has been prepared by Parish Survey & Engineering for the entire property. The site plan (dated February 7, 2023) indicates various landscaping improvements in the parking lot east of the building. A landscape buffer 8' wide will be created abutting the Fawn Lane right-of-way by saw-cutting the existing pavement and planting the area with a mix of deciduous and evergreen shrubs.

The site plan also indicates the area west and south of the building is covered in gravel and is intended to serve as an expanded parking area. As such, the Zoning Code requires all off-street parking areas be paved with a bituminous asphalt or concrete surface. As a condition of any approval, the Owner shall be required to pave the area shown on the site plan with a pavement that meets the Village's general specifications for asphalt parking areas for uses of this type or as recommended by the Village Engineer.

Fire Department/Police Department
The Fire Department is requiring a pre-occupancy inspection and will need to establish a maximum seating capacity (if applicable).

Utilities
The Washington County Land Resources Division that is responsible for on-site sanitary system permitting indicates in a December 1, 2022 permit review report that the existing holding tank size appears to be sufficient but suggests that further evaluation may be necessary depending on additional seating capacity provided by the patio expansion.

Building Inspection Services
Building Inspection services has indicated that commercial plan approval of detailed construction plans will be required prior to issuing a building permit along with the required occupancy bond (that may be reduced from $20,000 to $5,000 due to the minor addition proposed).

Public Works Department/Village Engineer/Village Surveyor
The Public Works Department has recommended a few minor plan revisions set forth in an October 20, 2022 review memo from the Director of Public Works (copy attached), including a post-construction grading plan be provided to ensure positive drainage is achieved. These plan corrections will need to be addressed in a revised plan set or supplemental information submitted for review and approval prior to issuance of a building permit.

VILLAGE STAFF RECOMMENDATION

APPROVE the site development & building plans for a 1,055 sqft enclosed patio expansion to the Buzdum's Pub & Grill building located at W188 N10515 Fawn Lane subject to the following (5) conditions:

1. This approval is subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by the Village Planner or Engineer pursuant to revisions required herein and/or by the Plan Commission:
    a. Architectural plan set revised November 29, 2022
    b. Color rendering dated September 1, 2022
    c. Civil Site Plan dated February 7, 2023
    d. Storm water management plan dated February 7, 2023

2. All plan corrections required by the Public Works Director in the October 20, 2022 review memo shall be addressed and reflected in revised plans and/or supplemental information reviewed and approved by the Village Engineer prior to issuance of a building permit.

3. Commercial building plan approval and submittal of a $5,000 occupancy bond are required by Inspection Services prior to the issuance of building and occupancy permits. The Village of Germantown is an authorized delegated agent of DSPS to provide all commercial plan review and inspection services through SAFEBuilt of WI and the Village of Germantown.

4. All site plan approval and building permit fees shall be ~~double~~ triple the normal amount and paid in advance of issuing any building permits.

5. A pre-occupancy inspection of the enclosed patio area shall be conducted by the Fire Department in cooperation with the final inspection required by Inspection Services. A maximum building capacity shall be determined by the Fire Department if not already determined through the commercial plan review approval.

6. The Owner shall install the parking lot landscape features indicated on the site plan (dated February 7, 2023) that include a landscape buffer 8' wide will be created abutting the Fawn Lane right-of-way by saw-cutting the existing pavement and planting the area with a mix of deciduous and evergreen shrubs.

7. the Owner shall be required to pave the area shown on the site plan with a pavement that meets the Village's general specifications for asphalt parking areas for uses of this type or as recommended by the Village Engineer.

Village of Germantown ...Willkommen

Fee must accompany application
- [x] $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 [illegible] DATE 9/20/22

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 **APPLICANT OR AGENT**

Preferred Concepts LLC
231 Scenic Road
Colgate, WI 53017

Phone (414) 208-7380
E-Mail peter@preferredconcepts.Net
Peter

PROPERTY OWNER

Boro Buzdum
W188 N10515 Maple Road
Germantown, WI 53022

Phone (262) 844-9429
E-Mail Borobuzdum@gmail.com

2 **PROPERTY ADDRESS**

W188 N10515 Maple Road
Germantown WI 53022

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

North	South	East	West

4 **READ AND INITIAL THE FOLLOWING:**

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

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

[illegible] 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!

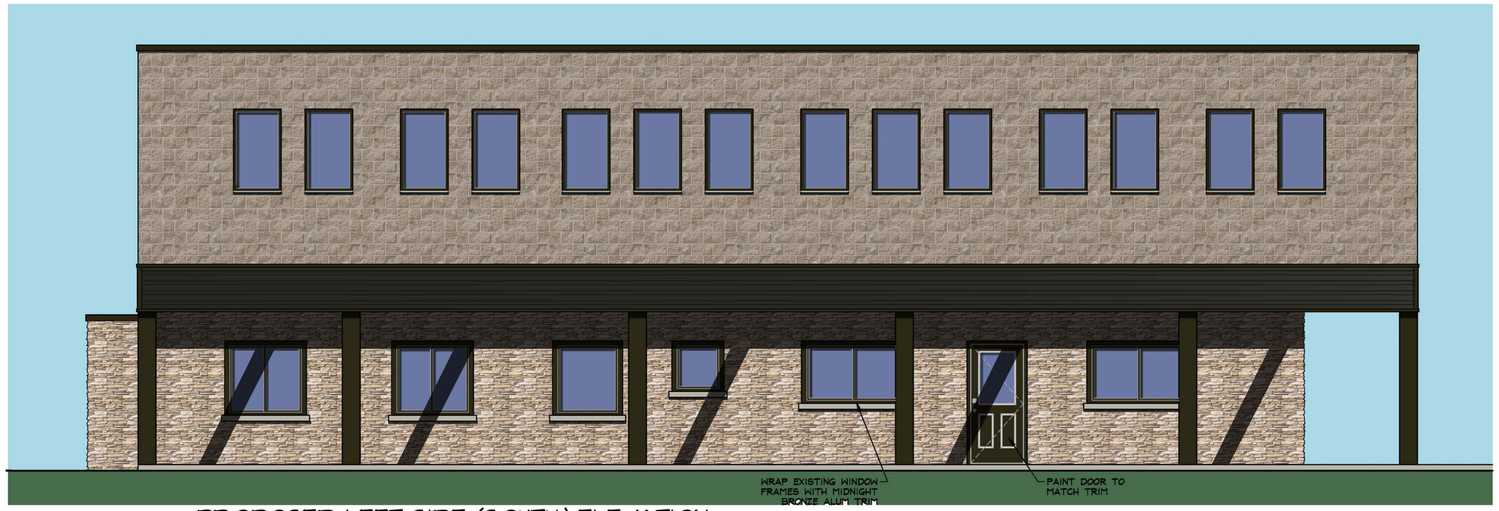
Preferred Concepts LLC — Applicant — Date

[illegible] 9-21-2022 — Owner — Date

We are looking to do the follow work at Buzdums Bar and Grill. Add 6 feet to the existing covered patio, add three glass garage doors and sheet the outer walls with corrugated metal. We also want to add a smoking room off the covered patio and cover the outside coolers with a roof. This work with make the North side of the building look more aesthetically pleasing.

Regards,

Peter LaLonde
Preferred Concepts LLC
231 Scenic Road
Colgate, WI. 53017
414-708-7380
peter@preferredconcepts.net



PROPOSED LEFT SIDE (SOUTH) ELEVATION

1/4" = 1'-0"

PROPOSED RIGHT SIDE (NORTH) ELEVATION

1/4" = 1'-0"

PROPOSED LEFT SIDE (SOUTH) ELEVATION

1/4" = 1'-0"

PROPOSED REAR (WEST) ELEVATION

1/4" = 1'-0"

THE CUSTOM HOUSE LLC

ARCHITECTURE UNLIMITED

RESIDENTIAL
COMMERCIAL

1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Buzdums
Pub and Grill
W188 N10515 Maple Road
Germantown, WI 53022

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Sheet Contents

ELEVATIONS
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Issued For:	Date:
Prelim 1	03 Sept, 2022

Drawn By:	DG
Checked By:	DG
Date:	01 Sept, 2022
Job Number:	22.039

Sheet Number

Color

PROJECT NAME:

Buzdums
Pub & Grill
W188 N10515 Maple Road
Germantown, WI 53022

DRAWING INDEX :

ARCHITECTURAL:

T 1.0	TITLE SHEET
C 1.0	SITE DEVELOPMENT PLAN
A 1.0	PLANS
A 2.0	ELEVATIONS
A 3.0	SECTIONS
A 3.1	SECTIONS

MECHANICAL, ELECTRICAL, PLUMBING & FP
DESIGN - BUILD

DELIVERY METHOD:
HVAC, PLUMBING, ELECTRICAL AND FIRE PROTECTION WILL BE PERFORMED ON A DESIGN/BUILD BASIS. THE DESIGN/BUILD SUBCONTRACTORS ARE TO SUBMIT PLANS AND SPECIFICATIONS FOR PLAN REVIEW AND PERMIT INDEPENDENTLY OF THIS SUBMITTAL

CODE SUMMARY :

CODE AND PROJECT SCOPE:
2015 IEBC / 2015 IBC / SPS 362
CHAPTER 11 ADDITIONS

ACCESSIBILITY CODE:
2015 IBC / SPS 362
2015 ICC/ANSI A117.1-2009 ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES

MECHANICAL CODE: 2015 IMC / SPS 364

PLUMBING CODE: 2016 WISCONSIN PLUMBING CODE SPS 381-387

ELECTRICAL CODE: 2017 NFPA 70 NEC / SPS 316

ENERGY CODE: 2015 IECC / SPS 363

PROJECT AREA

COMMERCIAL BUILDING - TWO STORY	3,125 SF/FLOOR
TOTAL ENCLOSED AREA (W/O. BAR)	605 SF COVERED ROOF AREA
TOTAL PAVED AREA	1055 SF COVERED ROOF AREA

USE and OCCUPANCY
GROUP A-2 "ASSEMBLY" - FIRST FLOOR
GROUP B "BUSINESS" - SECOND FLOOR

EGRESS / OCCUPANT LOAD
BUILDING OCCUPANT LOAD PER IBC TABLE 1004.2.1
EXISTING RESTAURANT = 1800 SF/ 1 PER 15 = 120
NEW COVERED PATIO AREA w/BAR = 918 SF = 1 PER 15 = 62
IBC TABLE 1006.2.1. - SPACES WITH 1 EXIT = 750 OCCUPANTS, NON-SPRINKLERED A-2 OCCUPANCY = 75 FT COMMON PATH

FIRE PROTECTION SYSTEMS
NON-SPRINKLERED

CLASS OF CONSTRUCTION
TYPE 5-B (NON-RATED COMBUSTIBLE)

STRUCTURAL FRAMING	0 HOUR
BEARING WALLS (EXT.)	0 HOUR
BEARING WALLS (INT.)	0 HOUR
NON-BEARING WALLS (EXT.)	1 HOUR (< 5 ft.) 1 HOUR (5 ft. TO 10 ft.) 0 HOUR (10 ft. TO 30 ft.) 0 HOUR (> 30 ft.)
NON-BEARING WALLS (INT.)	0 HOUR
FLOOR CONSTRUCTION	0 HOUR
ROOF CONSTRUCTION	0 HOUR

ACCESSIBILITY REQUIREMENTS
ALL FIXTURES, HARDWARE ETC. TO MEET CURRENT ACCESSIBILITY REQUIREMENTS OF IBC CHAPTER 11 AND ANSI 117.1-2009

BOTTLED WATER PROVIDED BY TENANT PER SPS 362.2902 (2)

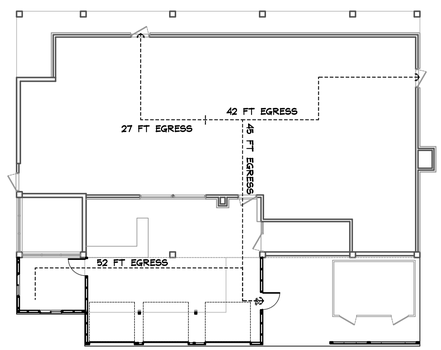
GENERAL CONDITIONS:

1. SCOPE OF DRAWINGS: THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF ARCHITECTURAL DESIGN INTENT, THE DIMENSIONS OF THE BUILDING, THE MAJOR ARCHITECTURAL ELEMENTS AND THE TYPE OF STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT, ON THE BASIS OF GENERAL SCOPE INDICATED OR DESCRIBED, THE TRADE CONTRACTORS SHALL FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK INTENDED.
2. ALL CONTRACTORS SHALL BE RESPONSIBLE TO INSTALL ALL ITEMS SPECIFIED USING CONSTRUCTION THAT WILL PROTECT AT ALL TIMES, PROPERTY AND PREVENT BODILY INJURY AND/ OR DEATH. SPECIAL ATTENTION AND PRECAUTION SHALL BE PAID BY THE CONTRACTORS IN SELECTING THE SAFEST METHODS OR MEANS FOR THE INSTALLATION.
3. THE ARCHITECT/ ENGINEER HAS NO CONTRACTUAL DUTY TO CONTROL THE SAFEST METHODS OR MEANS OF THE WORK, JOB SITE RESPONSIBILITIES, SUPERVISION OR TO SUPERVISE SAFETY AND SHALL NOT ASSUME ANY SUCH DUTY OR RESPONSIBILITY.
4. ALL WORK SHALL BE EXECUTED IN A WORKMAN LIKE MANNER AND IN STRICT ACCORDANCE WITH FEDERAL, STATE AND LOCAL CODES AND ORDINANCES AND ALL AUTHORITIES HAVING JURISDICTION AND ACCEPTED BY THE ARCHITECT AND LEFT IN PERFECT OPERATING CONDITION.
5. ALL CONTRACTORS SHALL VISIT THE SITE AND BECOME FAMILIAR WITH ALL EXISTING CONDITIONS PRIOR TO SUBMITTING THE FINAL BID, IF THERE ARE ANY DISCREPANCIES, NOTIFY THE ARCHITECT AT ONCE.
6. ALL CONTRACTORS SHALL CAREFULLY REVIEW THE DRAWINGS AND OTHER CONTRACT DOCUMENTS PRIOR TO SUBMITTING THE FINAL BID, IF THERE ARE ANY DISCREPANCIES, EACH CONTRACTOR SHALL NOTIFY THE ARCHITECT AT ONCE.
7. ALL WORK SHALL BE PERFORMED IN A WORKMAN LIKE MANNER. EACH CONTRACTOR SHALL INCLUDE LABOR, MATERIALS, TOOLS, EQUIPMENT, ETC., FOR THE COMPLETE CONSTRUCTION OF WORK INDICATED AND SPECIFIED BY THE DRAWINGS AND SPECIFICATION. MATERIALS AS SPECIFIED ON DRAWINGS SHALL BE USED. SUBSTITUTIONS OF MATERIALS WILL NOT BE ALLOWED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, CONTRACTOR SHALL AMEND AND MAKE GOOD AT THEIR OWN COST, ANY DEFECTS OR OTHER FAULTS IN THEIR WORKMANSHIP AND/ OR MATERIAL, CONTRACTOR IS TO CLEAN UP DEBRIS INSIDE AND OUTSIDE THE BUILDING SITE WHICH HAS BEEN CAUSED BY THEIR WORK.
8. NON-BEARING PARTITIONS ARE TO BE LAID OUT SO THAT STOCK COMPONENTS WILL FIT EXACTLY WITHIN INDICATED DIMENSIONS. THE GENERAL TRADES CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE PROCEEDING WITH WORK AND NOTIFY ARCHITECT AT ONCE OF ANY DISCREPANCIES PRIOR TO COMMENCING WORK.
9. PLUMBING SCHEMATIC DRAWINGS, HVAC DRAWINGS, SEWER MAINS, ELECTRICAL OUTLETS, SWITCHES, LIGHT LOCATIONS FOR ROUTING ALL PLUMBING, HEATING, VENTILATING, AND ELECTRICAL WORK IS TO BE COORDINATED BETWEEN THE TRADES AFFECTED BY THE WORK AS PART OF THEIR INSTALLATION LAYOUT. NO PLUMBING, HEATING, VENTILATING, OR ELECTRICAL INFORMATION IS TO BE SCALED FROM THE DRAWINGS, ON-SITE VERIFICATION OF ALL DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF EACH CONTRACTOR.
10. DO NOT SCALE DRAWINGS.

GENERAL CONSTRUCTION NOTES:

1. EACH CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS AT THE BUILDING SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IN WRITING PRIOR TO PROCEEDING WITH THE WORK.
2. EACH CONTRACTOR SHALL BE RESPONSIBLE FOR UNLOADING, STORING, INSPECTION FOR DAMAGE WHEN RECEIVED AND LOSS FROM SITE AND/ OR DAMAGE AFTER RECEIPT FOR ALL MATERIALS FURNISHED BY OWNER.
3. NO PRODUCT SUBSTITUTION WILL BE ALLOWED WITHOUT THE WRITTEN APPROVAL OF THE OWNER OR ARCHITECT REPRESENTATIVE.
4. ALL WORK TO BE NEW EXCEPT WHERE INDICATED AS EXISTING.
5. EACH CONTRACTOR SHALL INSURE THAT ALL BUILDING WORK WILL COMPLY WITH APPLICABLE NATIONAL, STATE AND LOCAL CODES GOVERNING AUTHORITIES AND UNDERWRITER REGULATIONS.
6. ALL OPENINGS AND OTHER PROVISIONS NECESSARY FOR INSTALLATION OF ARCHITECTURAL, PLUMBING, HEATING, VENTILATING, FIRE PROTECTION, ELECTRICAL OR OWNERS APPARATUS AND EQUIPMENT, MUST BE VERIFIED WITH THE SPECIFIC TRADES INVOLVED AND WITH OWNERS REPRESENTATIVE PRIOR TO INSTALLATION AND MUST BE OF SIZE, LOCATION, CONFIGURATION, ETC., REQUIRED.
7. ALL CONTRACTORS MUST EXERCISE EXTREME CARE SO AS NOT TO DAMAGE EXISTING CONSTRUCTION ITEMS AND SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
8. ALL NEW PARTITIONS WHICH ARE TO EXTEND TIGHT UP TO THE FLOOR OR ROOF CONSTRUCTION ABOVE, ARE TO BE CUT TO FIT AROUND BEAMS, JOISTS, DUCTS, CONDUITS, PIPES, HANGERS, ETC. ALL SUCH CUTS SHALL BE ACCURATE AND STRAIGHT AND BE SEALED WITH APPROPRIATE FIRESTOPPING, MORTAR OR TAPE AND COMPOUND AND MADE AIRTIGHT.
9. AT ALL LOCATIONS WHERE FLOOR IS TO BE CUT TO PROVIDE FOR NEW FLOOR POWER OR PLUMBING, SLAB IS TO BE REPAIRED FLUSH WITH AND TO MATCH EXISTING ADJACENT FLOOR SLAB CONSTRUCTION.

LOCATION MAP
NO SCALE



EGRESS PLAN
N.T.S.

Professional Seal

THE CUSTOM HOUSE LLC
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RESIDENTIAL
COMMERCIAL

1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

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Germantown, WI 53022

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Sheet Contents

TITLE PAGE
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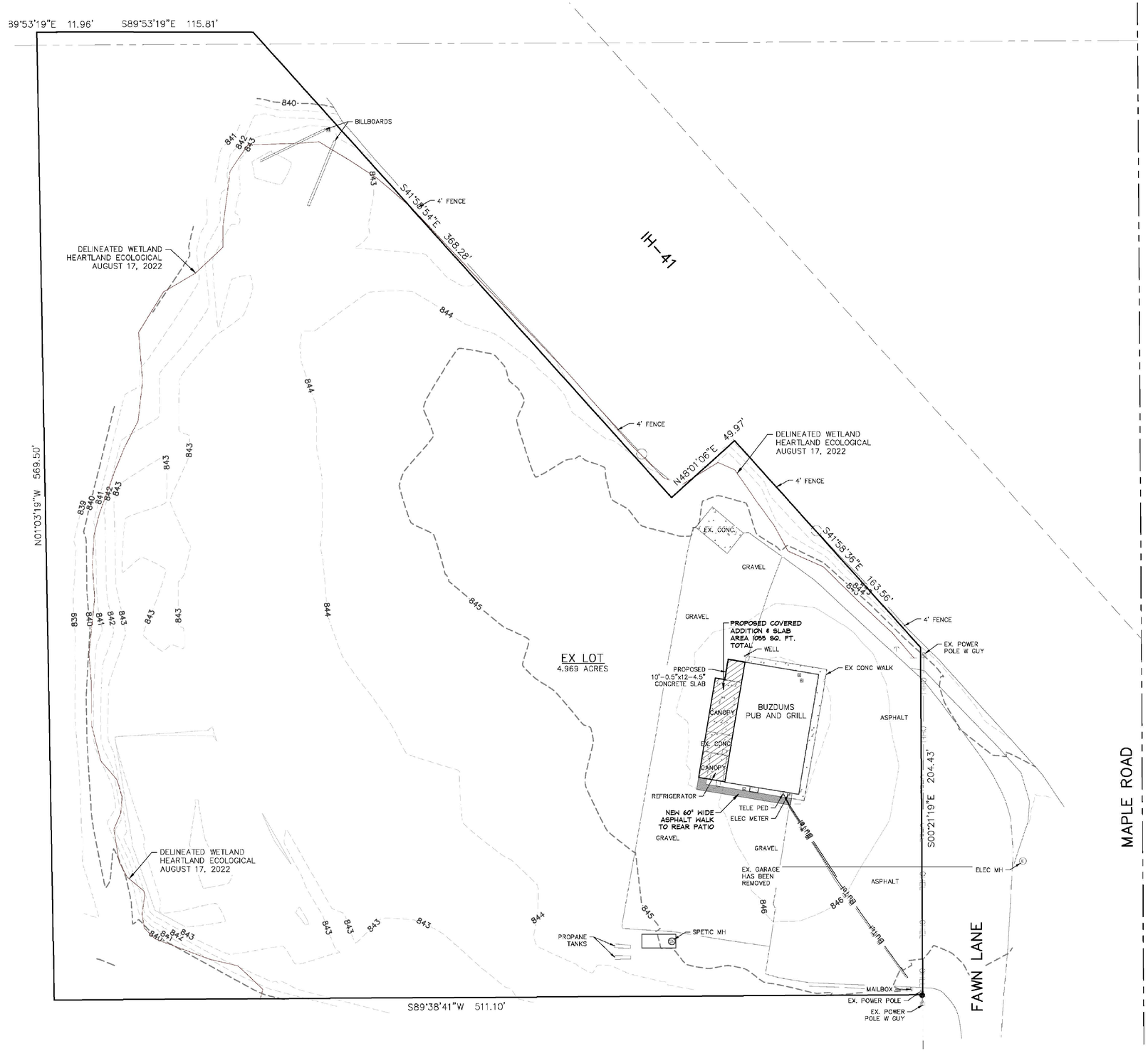
Issued For:	Date:
Prelim 1	13 Sept, 2022
Construction	19 Sept, 2022
Construction Rev	29 Nov, 2022

Drawn By:	DG
Checked By:	DG
Date:	01 Sept, 2022
Job Number:	22.039

Sheet Number

T 1.0



NOTE:
SURVEY INFORMATION TAKEN
FROM AN INSTRUMENT BY
PSE
PARISH SURVEY & ENGINEERING
122 Wisconsin Street
West Bend, WI 53095

NORTH

4 SITE DEVELOPMENT PLAN

1" = 30'-0"

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SITE DEVELOPMENT PLAN
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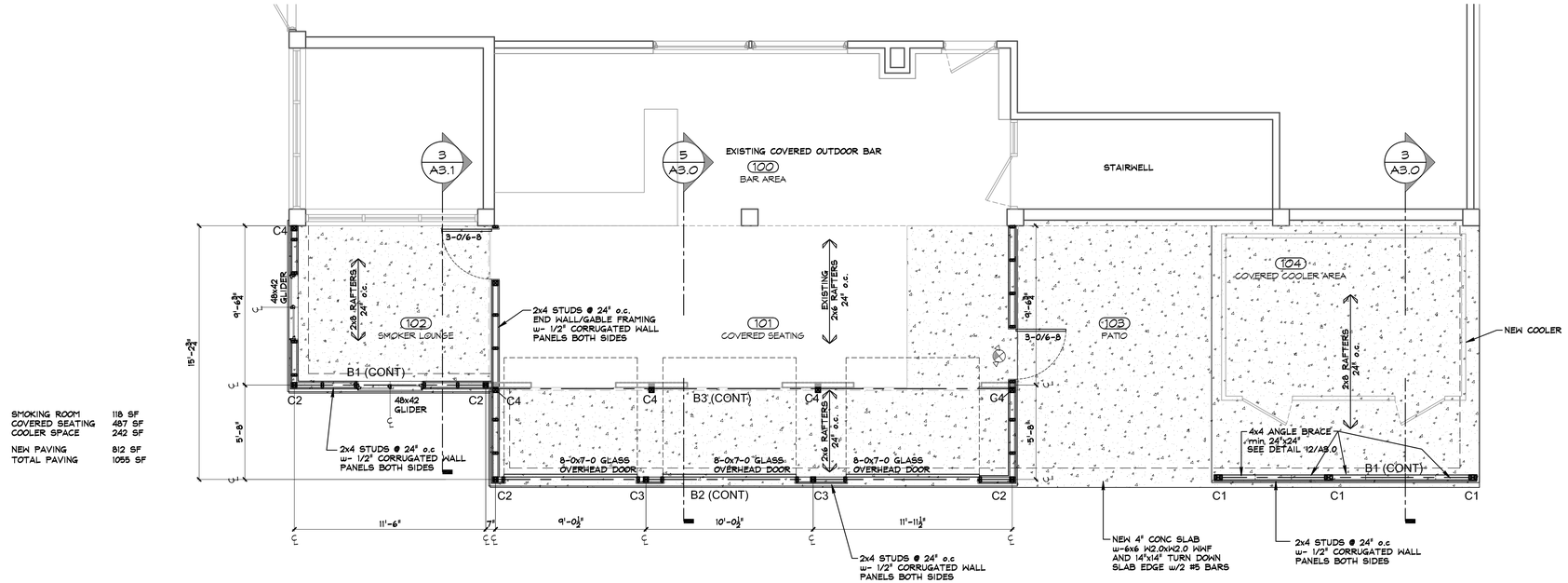


SMOKING ROOM 118 SF
COVERED SEATING 487 SF
COOLER SPACE 242 SF

NEW PAVING 812 SF
TOTAL PAVING 1055 SF

4 PROPOSED PATIO FLOOR PLAN

1/4" = 1'-0"

COLUMNS

C1 4x6 PT. WOOD COLUMN
w/SIMPSON AB46 BASE AND
(2) A34 ANCHORS AT TOP TO
BEAM

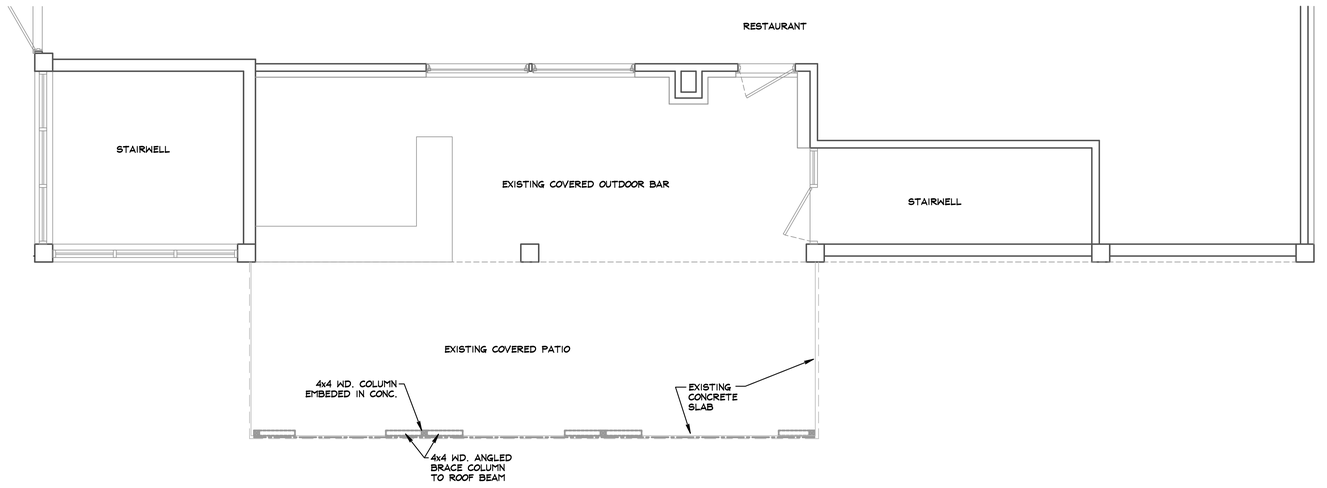
C2 4x4 PT. WOOD COLUMN
w/SIMPSON AB44 BASE AND
SIMPSON ECCQ48-SDS2.5 CAP

C3 4x4 PT. WOOD COLUMN
w/SIMPSON AB44 BASE AND
SIMPSON CCQ48-SDS2.5 CAP

C4 4x4 PT. WOOD COLUMN SISTER
TO EXISTING COLUMN w-3/8" LAG
SCREWS 32" o.c. VERT.

BEAMS

B1 (2) 2x10 SPF No.1 / No. 2 w- 1/2" PLYWD SPACER
B2 (2) 2x12 SPF No.1 / No. 2 w- 1/2" PLYWD SPACER
B3 EXISTING (2) 2x6



4 EXISTING PATIO FLOOR PLAN

1/4" = 1'-0"

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FLOOR PLANS
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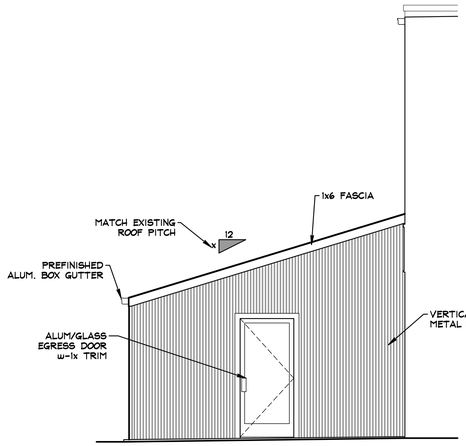
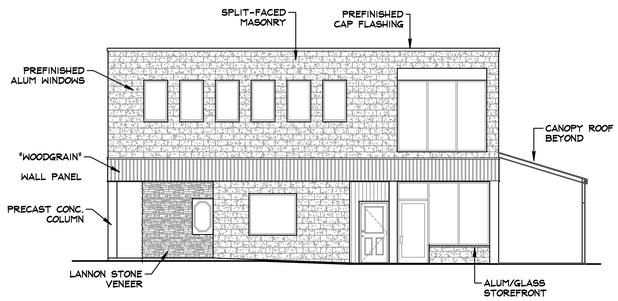
A 1.0



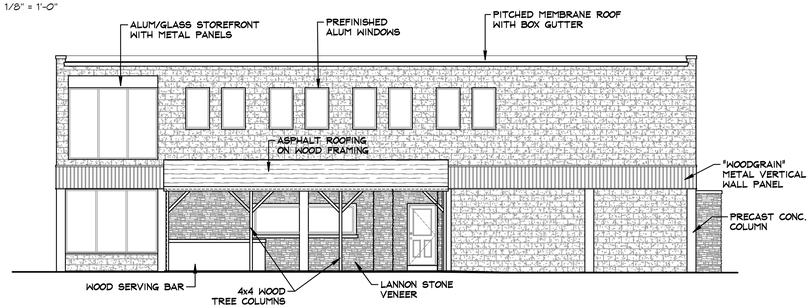
20 PROPOSED INSET ELEVATION

1/4" = 1'-0"



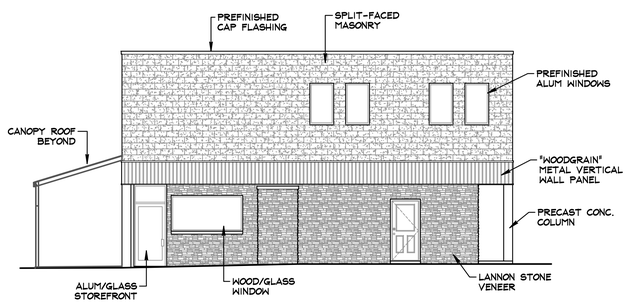
15 EXISTING RIGHT SIDE (NORTH) ELEVATION

1/8" = 1'-0"



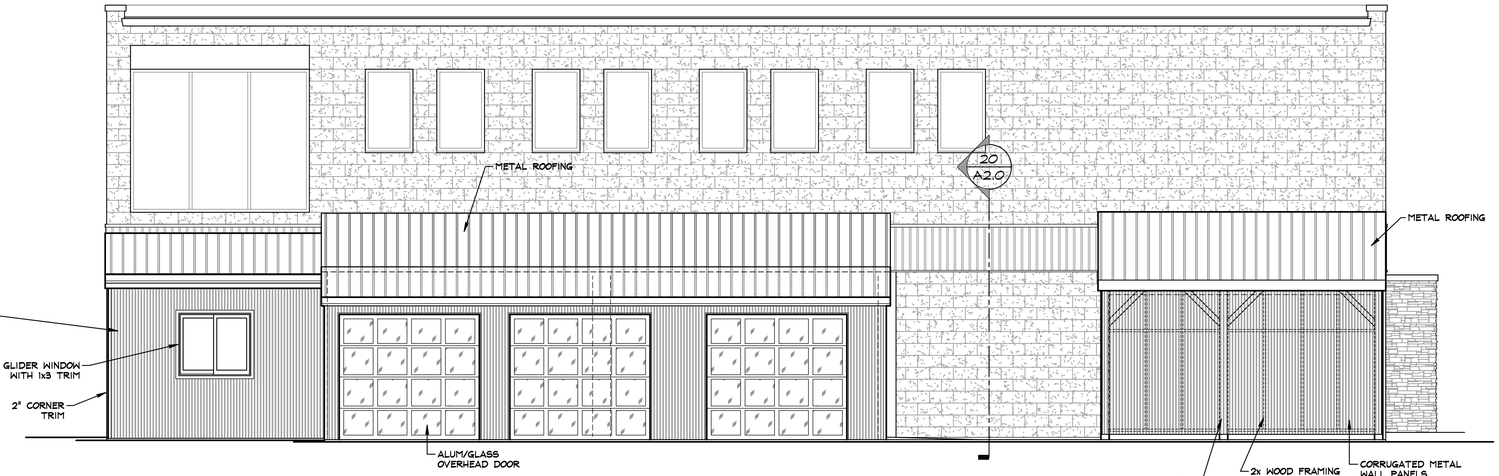
10 EXISTING REAR (WEST) ELEVATION

1/8" = 1'-0"



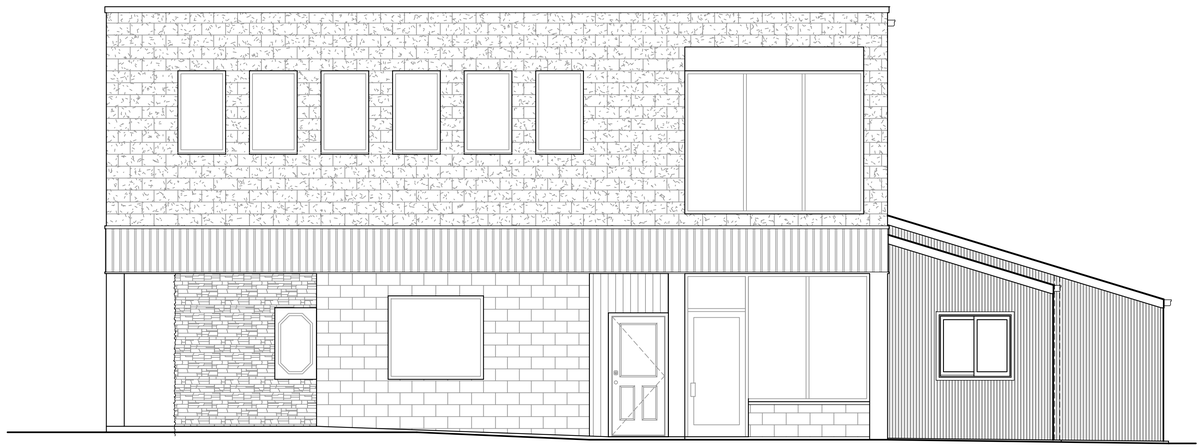
5 EXISTING LEFT SIDE (SOUTH) ELEVATION

1/8" = 1'-0"



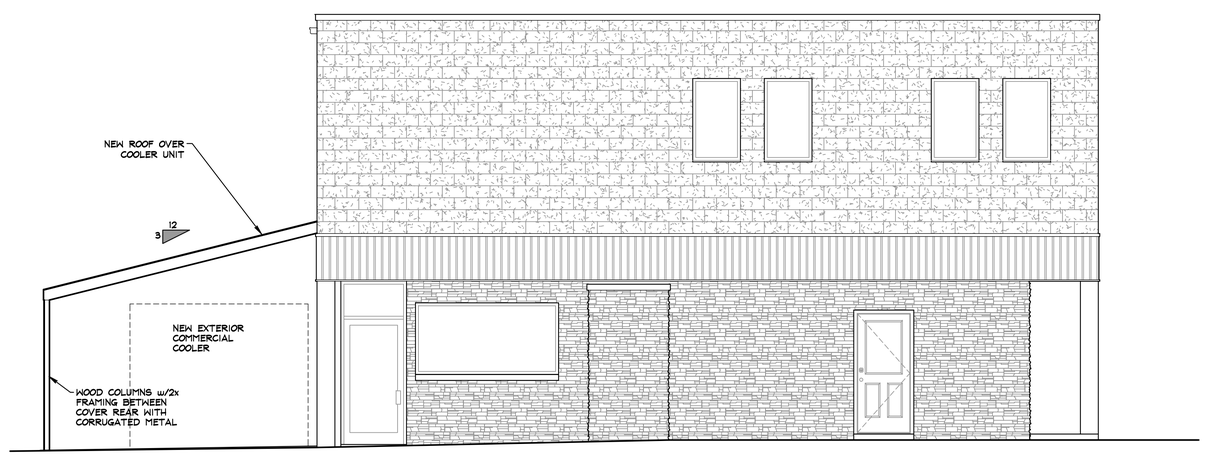
18 PROPOSED REAR (WEST) ELEVATION

1/4" = 1'-0"



8 PROPOSED RIGHT SIDE (NORTH) ELEVATION

1/4" = 1'-0"



3 PROPOSED LEFT SIDE (SOUTH) ELEVATION

1/4" = 1'-0"

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1506 S. 58th STREET
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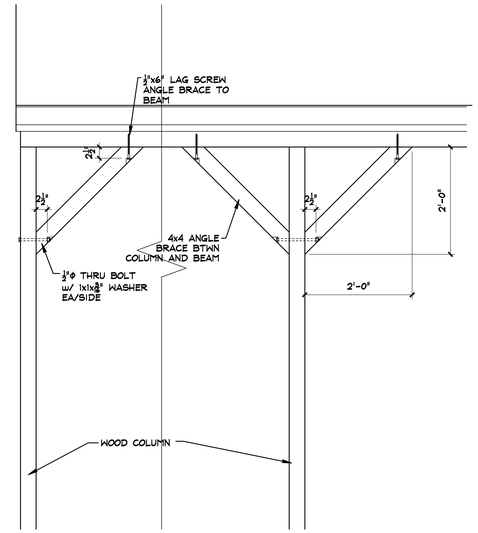
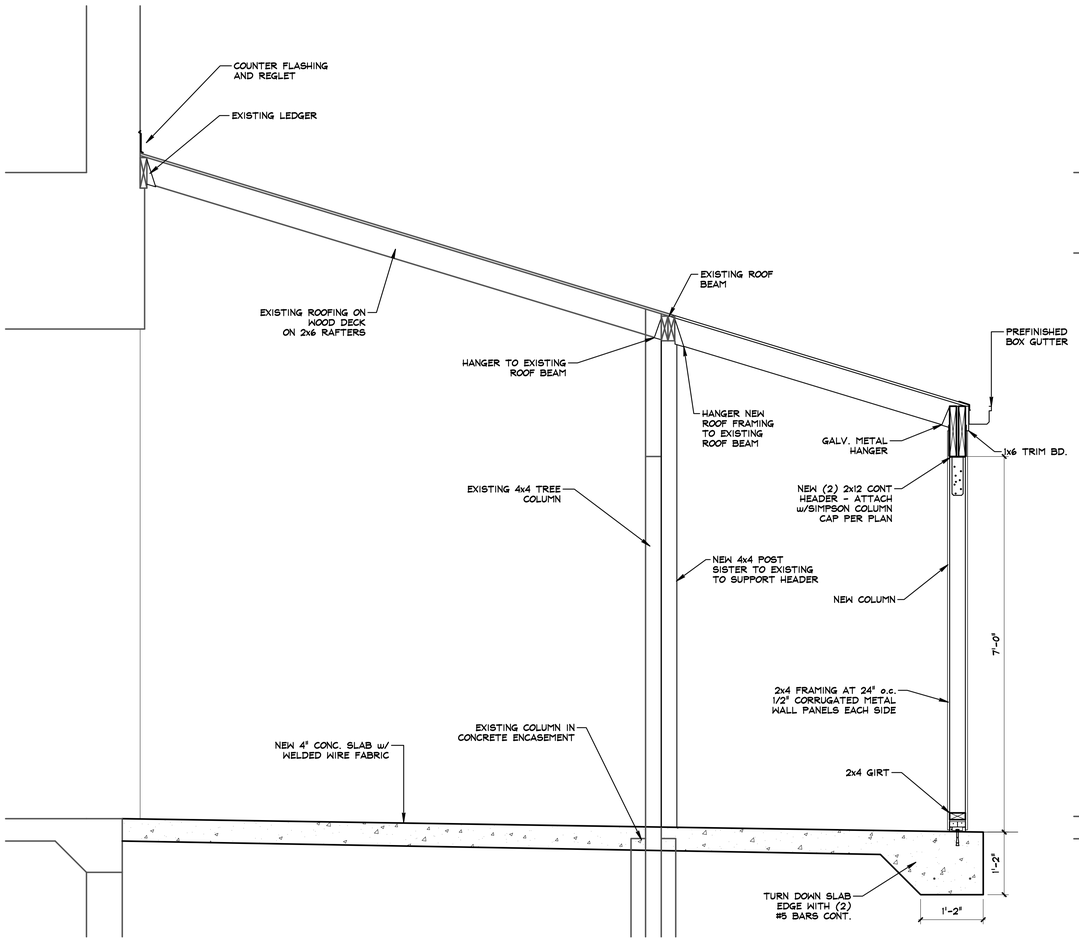
Sheet Number

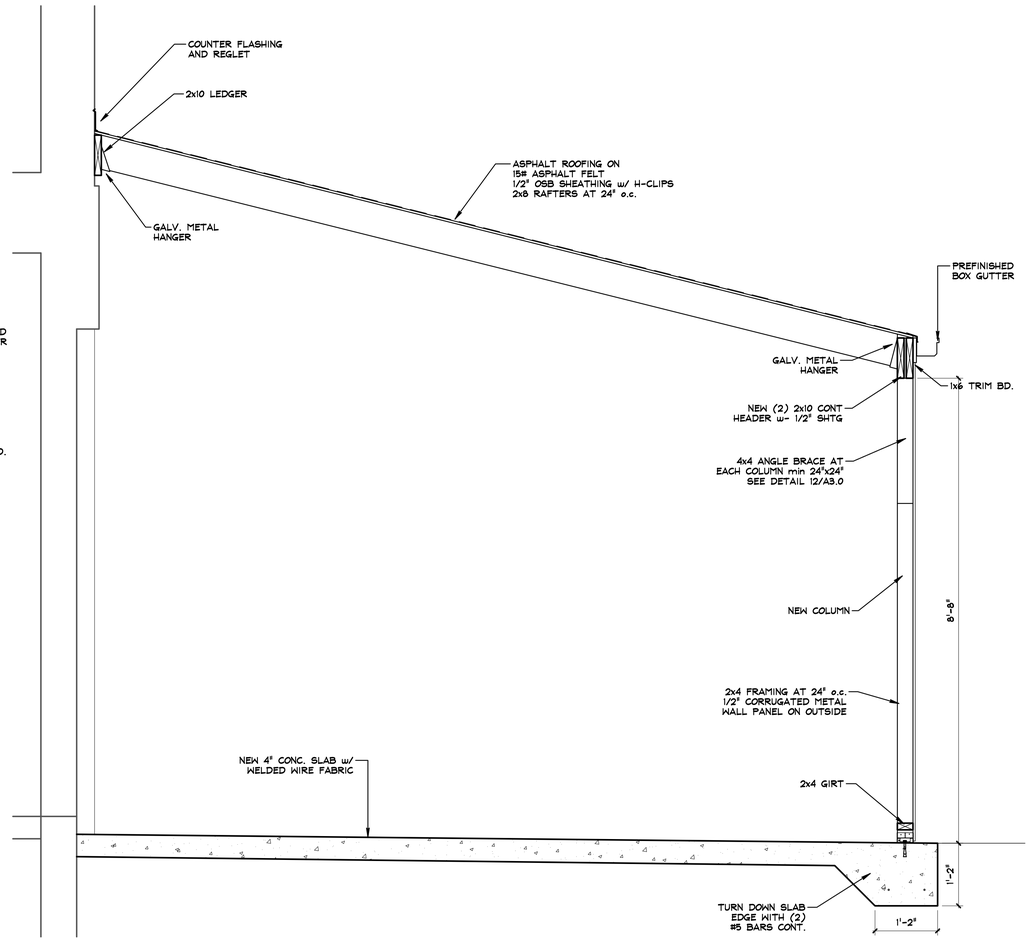
A 2.0



12 COLUMN ANGLE BRACING DETAIL
3/4" = 1'-0"



5 SECTION AT EXISTING ROOF
3/4" = 1'-0"



3 SECTION AT COOLER ROOF
3/4" = 1'-0"

THE CUSTOM HOUSE LLC
ARCHITECTURE UNLIMITED

RESIDENTIAL
COMMERCIAL

1506 S. 58th STREET
WEST ALLIS, WI 53214
PHONE (414) 617-0352

Buzdums
Pub and Grill
W188 N10515 Maple Road
Germantown, WI 53022

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Sheet Contents

SECTIONS
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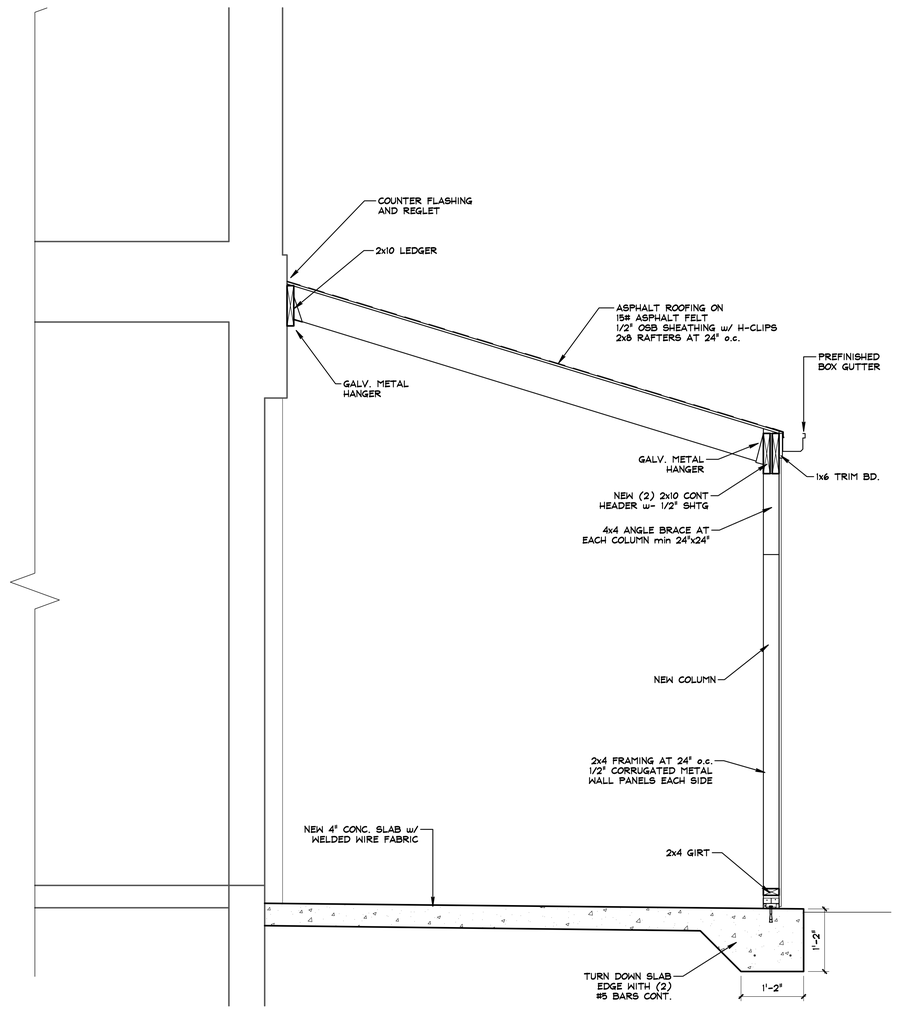
Issued For:	Date:
Prelim 1	13 Sept, 2022
Construction	19 Sept, 2022
Construction Rev	29 Nov, 2022

Drawn By:	DG
Checked By:	DG
Date:	01 Sept, 2022
Job Number:	22.039

Sheet Number

A 3.0



3 SECTION AT SMOKING RM ROOF

3/4" = 1'-0"

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Sheet Number

A 3.1

PREMIUM PRO-SNAP®

POST FRAME BUILDINGS

Commercial Suburban Agricultural

PREMIUM PRO-RIB®

BRITE WHITE

WHITE

PRAIRIE WHEAT

LIGHT STONE

PINEWOOD

BEIGE

CHOCOLATE

BRONZE

BURNISHED SLATE

BROWN

BLACK

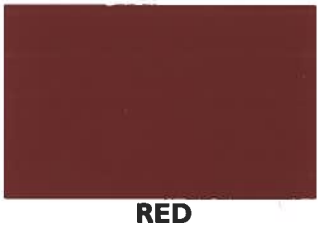
ASH GRAY

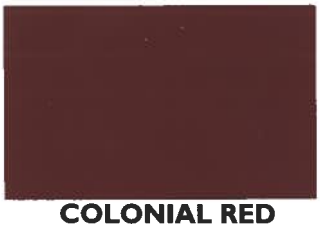
LIGHT GRAY

CHARCOAL GRAY

MIDNIGHT GRAY

BRITE RED

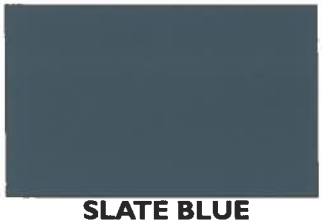

RED


COLONIAL RED

BURGUNDY

SAGE

EMERALD GREEN


SLATE BLUE

OCEAN BLUE

MENARDS®

offers the **BEST CHOICE** of Steel Building Panels for the post frame industry; plus the largest selection of Soffit, Fascia, Gutter, Vents, Trim, Trim Coil and Custom Bent Trim.

***COPPER COLORED**

Note: *Color Chips show approximate tone. Color of actual product may vary. Final color approval should be made with actual material. Samples are available at www.menards.com*

**Only Available in Premium Products*

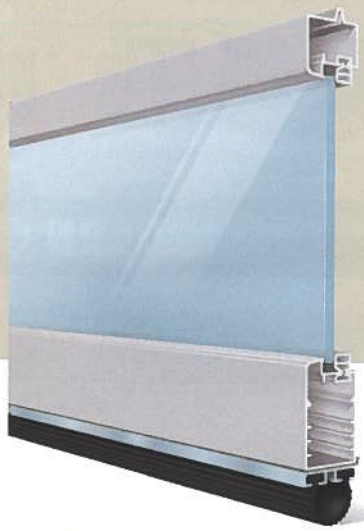
Black Anodized Frame; Shown with Frosted Glass

Clear Aluminum Anodized Frame; Shown with Bronze Tinted Glass

ALUMINUM GLASS PANEL

1-LAYER CONSTRUCTION

ALUMINUM FRAME + GLASS

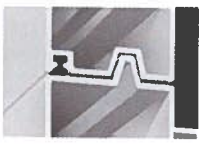


CLEAN AND SIMPLE LINES TO COMPLEMENT MODERN EXTERIORS

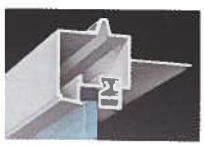
Aluminum Glass Panel garage doors are the perfect choice to modernize any home. A balanced, clean look with large, full-view window options are ideal for garages and even indoor room partitions

- Individual section seals increase energy efficiency
- Numerous frame, glass and panel options to complement every style and level of privacy

Frame Detail



Section Joint Seal



Reinforcing Fin (Double car doors)

Washington County

Natural Resources Department - Land Resources Division
Public Agency Center - 333 East Washington Street, Suite 2300, P.O. Box 2003, West Bend, WI 53095-2003
Phone: 262.335.4445 Toll Free: 800.616.0446 (Wisconsin Only) FAX: 262.335.6868

PERMIT APPLICATION REVIEW FORM

For Instructions & How to Submit - Click Here

Email: peter@preferredconcepts.net

Date: 12/01/22 **Tax Key #** GTNV294996

Owners Name: Boro Buzdum

Mailing Address: W188 N10515 Germantown, WI. 53022

Phone - Home: 414-708-7380 **Work:**

Property Location's Address: W188 N10515 Germantown, WI. 53022

Legal Description: SE1/4 SE1/4 **Section** 29 **Town/City/Village** Germantown

Lot **Block** **Subdivision** **CSM#**

Project for: [check appropriate boxes]

- [x] Commercial
- [ ] Residential
- [ ] Detached accessory
- [ ] New
- [ ] Existing
- [ ] Other

Brief description of project:
Adding 6' to a exsisting covered patio and adding 3 glass overhead doors siding with steel siding.

Following items must be submitted: Full legal description of the property, map, drawn to scale or showing dimensions, including boundaries and dimensions of the property, location and distances from existing and proposed buildings and/or grading/filling/excavating to lot lines, location and distances from private onsite waste-water treatment systems and wells to lot lines and buildings, and an arrow indicating north. If soil borings are required, the system may be condemned as a result of soil conditions observed.

***NOTICE TO APPLICANT: PERMITS MAY ALSO BE REQUIRED FROM OTHER AGENCIES INCLUDING COUNTY HIGHWAY DEPARTMENT, TOWN, VILLAGE, CITY, STATE DEPARTMENT OF NATURAL RESOURCES, AND/OR ARMY CORPS. OF ENGINEERS.**

Please allow a minimum of 24 hours for review. **Submit Documents to: PermitAR@co.washington.wi.us**

(For Department Use - Do Not Fill In Below This Line)

Permits Required	Yes	No	County Permit Issued	Date Issued
Erosion Control - Chapter 238 - *Disturbs > 4,000 Sq. Ft.*	☐	☑	No.	
Stormwater Management - Chapter 238 - *Increases Impervious > 20,000 Sq. Ft.*	☐	☑	No.	
Floodplain - Chapter 275	☐	☑	No.	
Shoreland/Wetland - Chapter 275	☐	☑	No.	
Sanitary - Chapter 190	☐	☑	No. 492294	9/12/2006 HT

Joseph Steier III Digitally signed by Joseph Steier III Date: 2022.12.02 08:46:31 -06'00'

Authorized Signature

Remarks: Per plans, the proposed addition meets the setbacks to the holding tanks. The existing holding tank size appears to be ok, due no changes in person capacity.

PAC-CLAD®

PETERSEN

A CARLISLE COMPANY

Color Guide

FOREST GREEN

HARTFORD GREEN

▲ MILITARY BLUE

BERKSHIRE BLUE

▲ PACIFIC BLUE
(FKA Slate Blue)

AWARD BLUE

▲ AGED BRONZE

▲ MEDIUM BRONZE

▲ CARDINAL RED

▲ COLONIAL RED

▲ SANDSTONE

▲ ALMOND

▲ STONE WHITE

▲ BONE WHITE

PAC-CLAD.COM

Premium Colors

●▲♛$$ ANODIC CLEAR

●▲♛$$ SILVERSMITH

●▲♛$ SILVER

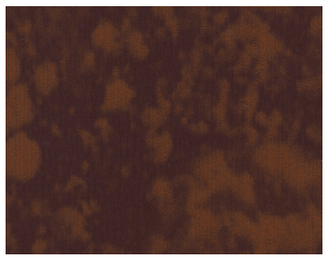
●▲♛$ CHAMPAGNE

●▲♛$ ZINC

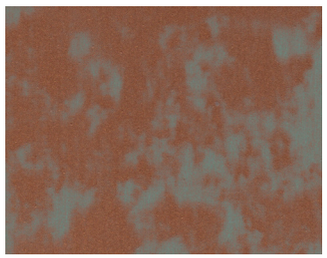
●▲♛$ WEATHERED ZINC

●▲♛$ COPPER PENNY

●▲♛$ AGED COPPER



♛$$ WEATHERED STEEL



♛$$ WEATHERED COPPER

Kynar 500® or Hylar 5000® pre-finished steel and aluminum for roofing, curtainwall and storefront applications.

●Metallic Colors $Pricing ▲Cool Colors ♛Premium Colors

See back for color availability chart.

Standard Colors

▲ PATINA GREEN

▲ TEAL

▲ HEMLOCK GREEN

FOREST GREEN

HARTFORD GREEN

▲ EVERGREEN

▲ HUNTER GREEN

▲ ARCADIA GREEN

▲ MILITARY BLUE

BERKSHIRE BLUE

▲ GRAPHITE

▲ CHARCOAL

INTERSTATE BLUE

▲ PACIFIC BLUE
(fka Slate Blue)

AWARD BLUE

MATTE BLACK STEEL

BLACK ALUMINUM

▲ DARK BRONZE

▲ BURNISHED SLATE

▲ AGED BRONZE

▲ MEDIUM BRONZE

▲ MANSARD BROWN

BURGUNDY

▲ TERRA COTTA

▲ CARDINAL RED

▲ COLONIAL RED

MIDNIGHT BRONZE

▲ MUSKET GRAY

▲ SIERRA TAN

▲ SANDSTONE

▲ ALMOND

▲ SLATE GRAY

▲ CITYSCAPE

▲ GRANITE

▲ STONE WHITE

▲ BONE WHITE

PAC-CLAD®
PETERSEN
A CARLISLE COMPANY

IL: 800 PAC CLAD **TX:** 800 441 8661 **MD:** 800 344 1400
AZ: 833 750 1935 **GA:** 800 272 4482 **WA:** 253 501 2450

PAC-CLAD.COM

PAC-CLAD® Color Availability

PAC-CLAD STANDARD COLORS	REFLECTIVITY	EMISSIVITY	3 YEAR EXPOSURE	SRI	STEEL		ALUMINUM				20-IN. COIL	
					24 GA.	22 GA.	.032	.040	.050	.063	24 GA.	.032
AGED BRONZE	0.29	0.87	0.27	29	✓							
ALMOND	0.56	0.86	0.55	65	✓	✓	✓	✓	✓		✓	
ARCADIA GREEN	0.29	0.87	0.29	29	✓		✓					
AWARD BLUE***	0.24	0.86	0.23	22	✓		✓		✓			
BERKSHIRE BLUE*	0.30	0.87	0.27	31	✓							
BLACK ALUMINUM**	0.04	0.89	0.04	-2			✓	✓	✓	✓		
BONE WHITE	0.70	0.86	0.69	85	✓	✓	✓	✓	✓	✓	✓	✓
BURGUNDY	0.14	0.85	0.13	9	✓		✓		✓			
BURNISHED SLATE	0.32	0.87	0.31	33	✓							
CARDINAL RED***	0.44	0.86	0.44	49	✓		✓		✓			
CHARCOAL	0.30	0.86	0.30	30	✓		✓	✓	✓		✓	✓
CITYSCAPE	0.49	0.86	0.50	56	✓	✓	✓	✓	✓		✓	✓
COLONIAL RED	0.31	0.86	0.31	31	✓		✓	✓	✓			
DARK BRONZE	0.29	0.86	0.29	29	✓	✓	✓	✓	✓	✓	✓	✓
EVERGREEN	0.28	0.86	0.26	27	✓		✓					
FOREST GREEN	0.10	0.86	0.10	4	✓	✓	✓	✓	✓			
GRANITE*	0.33	0.87	0.33	34	✓	✓	✓	✓	✓			
GRAPHITE	0.29	0.87	0.28	29	✓							
HARTFORD GREEN	0.08	0.88	0.08	3	✓		✓	✓	✓			
HEMLOCK GREEN	0.31	0.87	0.30	32	✓		✓		✓			
HUNTER GREEN	0.28	0.86	0.27	27	✓		✓					
INTERSTATE BLUE	0.16	0.87	0.15	12	✓		✓		✓			
MANSARD BROWN	0.31	0.86	0.31	31	✓	✓	✓	✓	✓			
MATTE BLACK STEEL**	0.26	0.86	0.25	25	✓	✓					✓	
MEDIUM BRONZE	0.30	0.87	0.29	31	✓	✓	✓	✓	✓	✓	✓	✓
MIDNIGHT BRONZE	0.06	0.87	0.06	0	✓			✓				
MILITARY BLUE	0.31	0.86	0.30	31	✓		✓					
MUSKET GRAY	0.32	0.86	0.31	33	✓	✓	✓		✓			
PACIFIC BLUE	0.28	0.86	0.27	27	✓		✓					
PATINA GREEN	0.33	0.86	0.32	34	✓		✓					
SANDSTONE	0.48	0.86	0.48	54	✓	✓	✓	✓	✓	✓	✓	✓
SIERRA TAN	0.32	0.82	0.31	31	✓	✓	✓	✓	✓		✓	
SLATE GRAY	0.38	0.86	0.37	41	✓	✓	✓	✓	✓		✓	✓
STONE WHITE	0.69	0.86	0.67	84	✓	✓	✓	✓	✓	✓	✓	✓
TEAL	0.32	0.86	0.32	33	✓		✓					
TERRA COTTA	0.34	0.87	0.33	36	✓		✓		✓		✓	✓
PAC-CLAD PREMIUM COLORS												
AGED COPPER	0.55	0.80	0.53	62	✓		✓					
ANODIC CLEAR	0.32	0.83	0.31	31				✓				
CHAMPAGNE	0.50	0.85	0.49	57	✓		✓	✓	✓			
COPPER PENNY	0.52	0.81	0.52	58	✓		✓	✓	✓		✓	
SILVER	0.47	0.87	0.46	53	✓	✓	✓	✓	✓		✓	✓
SILVERSMITH	0.32	0.88	0.32	34				✓				
WEATHERED COPPER	0.45	0.88	N/A	51	✓							
WEATHERED STEEL	0.32	0.89	N/A	34	✓							
WEATHERED ZINC	0.48	0.82	0.46	53	✓	✓	✓		✓			
ZINC	0.42	0.82	0.38	45	✓		✓	✓	✓			
CLEAR-COAT ACRYLIC FINISH (NON-KYNAR)												
GALVALUME PLUS	0.68	0.14	0.55	57	✓	✓					✓	

PAC-CLAD Premium finishes are available from stock at a moderate extra cost. PAC-CLAD Copper Penny is a Non-Weathering finish. Solar Reflectance Index calculated according to ASTM E-1980.
*Low Gloss/Low Sheen, 70% PVDF finish ** Appearance differs for Black Aluminum and Matte Black Steel *** 10-year finish warranty

TECHNICAL DATA FOR KYNAR 500/HYLAR 5000 COATING:

- South Florida Exposure: Color (ASTM D 2244) - No more than 5ΔE Hunter units at 20 years; Chalk (ASTM D 4214) – Rating no less than 8 at 20 years; Film integrity – 20 years.
- Accelerated Weathering (ASTM D 4587, ASTM G 154): 5000 Hours; Chalk, per ASTM D 4214, rating of 6 or better; Color, per ASTM D 2244, < 5ΔE (Hunter Units) color change.
- Humidity Resistance (ASTM D 2247): Galvalume or HDG, 100% RH, 2000 hours – No field blisters; Aluminum, 100% RH, 3000 hours – No field blisters
- Salt Spray Resistance (ASTM B 117): Aluminum: 3000 hours, creep from scribe no more than 1/16" (2mm), no field blisters. Galvalume or HDG:2000 hours, creep from scribe no more than 1/8" (4mm), no field blisters
- Chemical/Acid Pollution Resistance (ASTM D 1308): Pass
- T-Bend (ASTM D 4145): 1T – 3T with no loss of adhesion
- Pencil hardness (ASTM D 3363): HB – 2H
- Specular Gloss (ASTM D 523) @ 60 degrees: Typical – 20 – 35
- Abrasion Resistance (ASTM D 968): 80 Liters/Mil +/- 5 Liters
- Cross Hatch Adhesion (ASTM D 3359): No loss of adhesion
- Reverse Impact (ASTM D 2794): Galvalume or HDG, 2x metal thickness inch-pounds, no loss of adhesion; Aluminum, 1.5x metal thickness inch-pounds, no loss of adhesion
- Flame Test (ASTM E 84): Class A Coating

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SITE PLAN REVIEW

2/13/23 Plan Commission Meeting

F Street Development Group / Keller Inc.

Village Planner Report **Germantown, Wisconsin**

Summary

Josh Lurie, agent for F Street Development and Nate Laurent, Keller Inc., are requesting approval of site development & building plans for a 374,950 sqft industrial/warehouse/distribution facility located on a 37.7-acre parcel on Donges Bay Road west of Wasaukee Road in the Town 9 Business Park (TID#9).

Property Location: SE corner Donges Bay Road @ Wasaukee Road

Applicant/
Property Owner:

Josh Lurie	Nate Laurent
F Street Group	Keller Inc.
Milwaukee, WI	Germantown, WI

Current Zoning: M-1: Limited Industrial

Adjacent Land Uses		Zoning
North	Agricultural	A-1
South	Agricultural	A-1
East	Agricultural/Residential	N/A (Mequon)
West	Institutional	I

Proposal

Josh Lurie, agent for F Street Development and Nate Laurent, Keller Inc., are requesting approval of site development & building plans for a 374,950 sqft industrial warehouse/distribution facility on a 37.7-acre parcel located on Donges Bay Road west of Wasaukee Road in the Town 9 Business Park (TID#9).

As indicated in the September 30 letter of explanation, Phase 1 development of the 37.7-acre property will include all site grading, stormwater management and perimeter landscaping improvements and the first of potentially three industrial buildings. The first 374,950 sqft building will be a flexible, speculative building for possible light manufacturing, warehouse and/or distribution uses (single or multiple tenants).

The proposed building expansion and site improvements include the following:

- 374,950 sqft building w/ 34' interior clear height
    - Pre-cast wall panels 40' & 42' wall height w/ 2" articulated panel off-set @ entrances and 2" reveals; 34' clear interior height
    - Earth tone color palette
    - Aluminum-framed anodized windows & door system
- New water, sanitary & gas utilities
- On-site storm basins along south property line with roof drains & on-site storm sewer
- 6.13 acre paved parking area w/ 209 vehicle parking stalls (west)
- 37 overhead door loading docks w/ levelers (25 knockout panel inserts for additional docks); 4 overhead docks w/ ramp

Parking, Access & Traffic Circulation

Access will be provided to/from Donges Bay Road by one (1) driveway that will serve all three potential buildings. A perimeter access driveway around the building will serve the vehicle parking area (209 stalls) on the west side of building with curb & gutter for employee/visitor parking and access to the loading dock area (east side of building).

Storm Water Management.

A total of 642,074 sqft (14.74 acres) of impervious surfaces are proposed as part of Phase 1 development or 39% of the total 37.7-acre site leaving 61% in open/green space. Phase 1 stormwater facilities include storm sewer, roof drains and grading swales to convey run-off from the building and parking to the basins located at the south end of the property. As part of this initial phase of development, the large, wet detention basin located in the southeast corner of the site (to serve Phase 2 development) will be constructed along with interim grading and site stabilization measures for the remaining developable area. (See Sheet C-4 through C-6).

Landscaping & Buffering.

Landscaping is proposed along Donges Bay Road and Wasaukee Road (minimum street trees), within the vehicles parking area (west) and foundation plantings along the north and west side of the building. A planting hedge is also shown along the east edge of the development pad for Phase 2 development. Plantings include a variety of deciduous and evergreen trees, deciduous and evergreen shrubs, perennial plantings,

and a variety of grasses, including prairie grass, turf grass, pond and "no mow" grass on the steeper slopes around the perimeter (see Sheets L-9).

Lighting. Exterior lighting of the site and building includes:

- (20) 250W 5000K color LED full cut-off building-mounted fixtures at a height of 30' (all elevations);
- (9) 250W 5000K color LED cut-off style pole-mounted fixtures mounted on a 22' pole and 3' base (25' total fixture height) in the east truck dock & trailer parking area;

Signage. A monument sign "placeholder" is shown at the driveway intersection @ Donges Bay Road. Details for the monument and any wall-mounted signs for future tenants will be provided as part of separate and future sign permit applications.

Wetland Filling/Artificial Determination
Three (3) small, isolated wetland areas totaling .84 acres were identified on the property. DNR has completed its review of the Applicant's non-federal wetland exemption application and determined that the wetlands are regulated (not artificial or exempt). The development will result in .84 acres of permanent wetland impact to fresh wet meadow. DNR has determined that wetland mitigation will be required for the wetland impacts. The first 10,000 sqft (0.23 acres) of wetland impacts do not require mitigation; however, mitigation will be required for the remaining .61 acres of wetland impacts.

To satisfy the DNR's mitigation requirement, the DNR has determined that the developer will have to purchase "wetland mitigation bank credits" at a 1.2 credit ratio or .73 wetland credits. DNR has recommended that the credits be purchased from the Barnes Prairie Wetland Mitigation Bank. Final DNR permit approval will be withheld until proof has been provided that the credits have been purchased.

Staff Comments

Community Development: Planning & Zoning
At this time, F Street is only requesting approval for Phase 1 development. Separate site development and building plans for any future development will require Plan Commission review and approval.

The design of the Donges Bay Road re-construction has not yet been completed. The need to elevate the road over the North Crossway Channel may have a ripple effect with respect to additional grade changes required on adjacent property once the design and road re-construction is complete (including construction of the new Town 9 Parkway serving the Village's new Public Works facility). For that reason, the proposed grading plan for the F Street project may be impacted, particularly in the vicinity of the northwest corner of the F Street property west of the proposed driveway to the Town 9 Parkway intersection and south along the Town 9 Parkway right-of-way. Revised grading and other affected portions of the site plan set should be revised as necessary once the design is complete. F Street shall coordinate and share information with the Village's

engineering consultant regarding the Donges Bay Road and Town 9 Parkway design plans and the F Street site development.

The severe change in grade required to accommodate a large industrial building on this particular property creates many design challenges, particularly with respect to visual buffering from nearby non-industrial land uses. These challenges do not however exempt the developer from providing the same type and amount aesthetic and visual buffer features that the Village requires of other development to enhance appearance and minimize potential negative impacts on nearby incompatible land uses.

In this case, Staff is of the opinion that the landscape plan is insufficient as proposed. First, the Village's minimum street tree requirements (1 per 50 feet of road frontage) call for at least (24) street trees (i.e. deciduous canopy) along Donges Bay Road and (26) along Wasaukee Road. The landscape plan proposes a total of (5) street trees along Donges Bay Road and (17) along Wasaukee Road. The challenge with Donges Bay Road is the varying grade on either side of the driveway: it rises higher and steeper to the east toward Wasaukee Road and drops lower and steeper to the west toward Town 9 Parkway. The plan also proposes a total of (15) evergreen trees equally divided on either side of the driveway. Staff recommends additional street trees to meet the minimum requirement installed with a more balanced approach that combines deciduous canopy trees (meeting the minimum street tree requirements), evergreen trees to provide year-round visual buffer, and understory deciduous trees and a mix of evergreen and deciduous shrubs along both Donges Bay and Wasaukee Road.

Second, the steep slope along the entire west side of the property needs additional landscaping to improve the appearance of the site and enhance the building appearance. The 2' flat area proposed behind the curb is insufficient to accommodate the proposed shrubs (once they grow), snow storage and vehicle over-hang (the curb serves as the wheel stop drivers will inevitably use given the lack of any visual reference to the west when they pull into the stalls). Landscaping installed so close to the curb edge under these conditions will likely not survive more than few winter seasons. The area behind the curb should be wider, e.g. 4'-5' with the same evergreen shrubs. In addition, there should be at least one prominent hardscape/landscape feature comprised of trees & shrubs installed into the side slope at the northwest corner of the site and four or five similar features installed into the side slope along the west side of the site to break up the monotony of the symmetrical slope and expansiveness of the prairie grass.

A revise landscape plan reviewed and approved by the Plan Commission should be submitted prior to final site grading or issuance of an occupancy permit.

Finally, the Planting Schedule on Sheet L9.0 of the landscape plan does not specify the size of plantings at the time of installation. The minimum sizes should be: 2" caliper for deciduous canopy trees; 1.5" for ornamental understory trees; 6'-8' for evergreen trees; and 5 gal. for shrubs.

No roof plan has been provided at this time given the speculative nature of the building shell being constructed. Depending on future tenants, roof-mounted HVAC mechanicals may be installed in the future; While there is a 1-2' high parapet proposed along portions of the roof line, no plan or rendering showing the actual location and possible sight lines has been provided. No screening is proposed at this time either. Future tenants should be required to provide a roof plan with RTU location and sightline diagrams as part of any building "build out" plans. RTU's should be screened from view by line of sight at 5' above grade from all property lines around the building and the centerline of the adjacent roadways (Donges Bay Road and Town 9 Parkway). If RTU's cannot be hidden from view, screen walls or other mutually acceptable features intended to shield the view of said RTU's should be submitted to the Village Planner (or Plan Commission if determined necessary by the Village Planner) for review and approval prior to build out construction and tenant occupancy.

No details regarding the size, location and materials for any dumpster enclosure(s) has been provided. Dumpster enclosures should be designed to meet the Village's dumpster enclosure guidelines. Future tenants should be required to provide proposed dumpster enclosure plans to be reviewed by staff prior to occupancy.

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

The building architecture is plain and without significant articulation or human scale. A 2" outset for selected wall panels as a means of articulating the extensive walls is minimal and likely unnoticeable. Additional reveals, articulation and/or textures should be included in the design. Entry features and glazing are insignificant and could be enhanced to help reduce the massive scale of the building; a building that will sit high on a manmade ridge looking out over the public Town 9 Parkway. The Plan Commission needs to discuss whether or not the architecture, materials and color palette is acceptable. If not, specific direction needs to be given to the developer to guide further revisions.

<u>Village</u> <u>Forester</u>

With respect to the latest landscaping plan, the Village Forester provides the following guidance:

1. Page 1 revision: Specs require spraying anti-dessicant wax on deciduous trees. This should be a requirement for evergreen trees, not deciduous.
2. General slope tree planting recommendations:
    a. When planting on a slope, expose the root flare from the balled and burlap material. The root flare should be planted level with the "up-slope" side of the planting hole.
    b. Plan slope plantings to provide a "buffering screen" of the property to adjacent properties and roadways.
    c. Plant evergreen trees in clusters of 3-5 trees of the same species of uniform size and health. Space these evergreen trees on 20'-25' centers to accommodate future lateral branch growth.

d. Separate evergreen plantings with 1-2 deciduous trees planted in a staggered fashion to break up monotonous screen buffers.
e. Evergreen tree species recommendations:
    i. Serbian Spruce Picea omorika
    ii. Norway Spruce Picea abies
    iii. Concolor (White) Fir Abies concolor
    iv. Scotch (Scots) Pine Pinus sylvestris
f. Deciduous tree species recommendations:
    i. Tulip tree Liriodendron tulipifer
    ii. Exclamation London Planetree Platanus acerifolia 'Exclamation'
    iii. Bur Oak Quercus macrocarpa
    iv. Bur Oak x Swamp White Oak hybrid Quercus x schuettei
    v. Shingle Oak Quercus imbricaria
    vi. Chicagoland Hackberry Celtis occidentalis 'Chicagoland'
    vii. Decaf coffeetree Gymnocladus dioicus 'Decaf'
    viii. Red Jewell crabapple Malus 'Red Jewel'
    ix. Japanese tree lilac Syringa reticulate
    x. Sweetgum Liquidambar styraciflua

Community Development: Inspection Services

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

Public Works/ Village Engineer/Village Surveyor

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

- January 11, 2023, memo from Larry Ratayczak, Public Works Director (Engineering)

The 30' public water lateral easement shown on Sheets C7.0 to C7.4 will need to be recorded prior to issuance of an occupancy permit.

Fire & Police Departments

No comment. Previous concerns have been incorporated into the latest plans.

VILLAGE STAFF RECOMMENDATIONS

APPROVE the F Street Group site development and building plans for a 374,950 sqft industrial/warehouse/distribution facility located on a 37.7-acre parcel on Donges Bay Road in the Town 9 Business Park (TID#9) subject to the following conditions:

1. This approval is for Phase 1 development only and subject to all the conditions and requirements set forth herein and adopted by the Plan Commission. Approval is granted for the following plans unless superseded by subsequent plan sheets approved by Village Staff pursuant to revisions required herein and/or by the Plan Commission:
   a. Architectural plans dated January 3, 2023;
   b. Civil Engineering plans dated October 3, 2022;
   c. Landscaping plans dated October 3, 2022;
   d. Lighting plans (photometric plan) dated October 3, 2022;
   e. Storm Water Management Report dated January 5, 2023

   If revised plan sheets are necessary, each revised sheet shall contain the date of said revision clearly stamped in the lower right corner.

2. Separate site development and building plans for any future Phase 2 development will require Plan Commission review and approval.

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

3. All exterior doors (except primary entrance) shall be clearly marked with reflective 5” or larger letters/numbers to aid emergency personnel access as required by the Police Department.

4. Because the final design of the Donges Bay Road re-construction project has not yet been completed, the Owner shall coordinate with the Village’s engineering consultant regarding the Donges Bay Road and Town 9 Parkway design plans to ensure those plans are compatible with the site development plans approved herein. Site adjustments that may be necessary shall be presented in revised plans submitted for review and approval by Village Staff as necessary.

5. All outstanding items and issues identified by Village Staff in the following review memos shall be resolved and reflected in additional information and/or revised plans submitted to Staff for further review, comment and approval prior to commencing construction or issuance of building permits (excluding "early start" site clearing and footing/foundation work approved by the Village and/or WI DSPS):
   a. January 11, 2023, memo from Larry Ratayczak, Public Works Director

6. The 30' public water lateral easement shown on Sheets C7.0 to C7.4 shall be recorded prior to issuance of an occupancy permit.

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

8. Dumpster enclosures shall be designed to meet the Village's dumpster enclosure guidelines. Future tenants shall be required to provide proposed dumpster enclosure plans for review and approval by the Village Planner prior to issuance of an occupancy permit for the tenant.

9. The height of all exterior lighting fixtures shall not exceed a mounted height of 25 feet above the surrounding finished grade elevation. Light fixtures shall not be tilted and side and/or back shields shall be installed on those wall and pole-mounted fixtures in locations that will be visible from the property north of Donges Bay Road.

10. Future tenants shall provide a roof plan with the location of all roof-mounted HVAC units and any other roof-mounted equipment along with sightline diagrams as part of all future building "build out" plans. RTU's shall be screened from view by line of sight at 5' above grade from all property lines around the building and the centerline of the adjacent roadways (Donges Bay Road, Wasaukee Road and Town 9 Parkway). If RTU's cannot be hidden from view, screen walls or other mutually acceptable features intended to shield the view of said RTU's shall be submitted to the Village Planner (or Plan Commission if determined necessary by the Village Planner) for review and approval prior to build out construction and tenant occupancy.

11. The Village's minimum street tree requirements (1 per 50 feet of road frontage) call for at least (24) street trees (i.e. deciduous canopy) along Donges Bay Road and (26) along Wasaukee Road. The landscape plan proposes a total of (5) street trees along Donges Bay Road and (17) along Wasaukee Road. Additional street trees shall be added to meet the minimum requirement. Staff recommends the landscape plan be revised with a more balanced approach that combines deciduous canopy trees (meeting the minimum street tree requirements),

evergreen trees to provide year-round visual buffer, and understory deciduous trees and a mix of evergreen and deciduous shrubs along both Donges Bay and Wasaukee Road comprised of the following:

a. 2-3 deciduous canopy trees per 100 linear feet (25'-30' spacing)
b. 5-8 understory trees per 100 linear feet (10'-20' spacing)
c. 5-8 evergreen trees per 100 linear feet (10'-20' spacing)
d. 25 evergreen shrubs per 100 linear feet (equally spaced)

12. The steep slope along the entire west side of the property shall be enhanced with additional landscaping. The 2' flat area proposed behind the curb is insufficient and should be wider, e.g. 4'-5' with the same evergreen shrubs. In addition, there should be at least one prominent hardscape/landscape feature comprised of a cluster of trees & shrubs installed into the side slope at the northwest corner of the site and three to five similar features installed into the side slope along the west side of the site to break up the monotony of the symmetrical slope and expansiveness of the prairie grass.

13. A revised landscape plan reviewed and approved by the Plan Commission should be submitted prior to final site grading or issuance of an occupancy permit.

14. The Planting Schedule on Sheet L9.0 of the landscape plan shall be revised to include the size of plantings at the time of installation. The minimum sizes shall be not less than the following: 2" caliper for deciduous canopy trees; 1.5" for ornamental understory trees; 6'-8' for evergreen trees; and 5 gal. for shrubs.

15. The building architecture is plain and without significant articulation or human scale. The proposed 2" outset for selected wall panels as a means of articulating the extensive walls is minimal. Additional reveals, articulation and/or textures should be included in the design. Entry features and glazing are insignificant and could be enhanced to help reduce the massive scale of the building.

16. Right-of-way permits are required for any/all construction conducted in the Donges Bay, Wasaukee Road and Town 9 Parkway rights-of-way. Contact the Public Works Department/Highway Superintendent for permit submittal requirements.

17. All permanent signage, including any wall signage and monument/ground signage will require separate sign permit review and approval by the Plan Commission.

18. To satisfy the DNR's wetland fill mitigation requirements, the DNR has determined that F Street will have to purchase "wetland mitigation bank credits" at a 1.2 credit ratio or .73 wetland credits. DNR has recommended that the credits be purchased from the Barnes Prairie Wetland Mitigation Bank. Final DNR permit approval will be withheld until proof has been provided that the credits have been purchased. F Street shall provide proof that the required wetland bank credits have been purchased and the DNR's final permit approval to the Village prior to issuance of a building permit.

Community Development Department
Jeffrey W. Retzlaff, AICP, Director
Village Planner & Zoning Administrator
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Germantown, WI 53022-0337
Telephone: (262) 250-4735 Website: www.germantownwi.gov
E-mail: jretzlaff@germantownwi.gov

November 23, 2022

F Street Germantown LLC
Josh & Scott Lurie
1134 N 9th Street, Suite 200
Milwaukee, WI 53233

RE: F Street Germantown LLC Site & Building Plans; Staff Review Comments

Mr. Lurie:

Village Staff has reviewed the applications and plans submitted for the proposed F Street building and site development and has identified the following outstanding items/issues that need to be addressed before we can schedule the plans for Plan Commission review/approval. Please provide the requested information, corrections and/or revisions as soon as possible. If necessary, Village staff would be happy to meet with you to discuss or clarify any of these items.

Community Development Department

1. What is the status of your applications to the DNR to fill the wetlands on this property? What is the status of the actual wetland filling on the site? Are there any wetlands that will remain unfilled?

2. Please show the cemetery that was identified in the northeast corner of the property. Will this area become an outlot?

3. Additional berms and landscaping are required along Donges Bay Road. Please reference the plans of recently approved berm and landscaping projects that are attached to this letter. Parking lot landscaping is required under Zoning Code 17.43(5)(c) copied below. If it is not feasible to provide the required landscaping for within the parking area, these should be added to the berm landscaping along Donges Bay Road.

   (c) Parking Lot Landscaping.1.In parking lots, at least 5% of the interior parking area shall be landscaped with plantings, and one tree of a minimum 2-inch caliper, for each 10 spaces, all as shall be submitted and approved as part of the plan provided for herein above. Planting required within the parking lot shall be in addition to, and not in lieu of, other planting requirements, such as for street trees.2.Parking lot street frontage screening and perimeter screening shall be a minimum of 5 feet wide.3.Parking lot landscaping shall be located in protected areas, such as along walkways, in center islands, at the ends of bays, or between parking stalls. All landscaping in parking areas and on the street frontage shall be placed so that it will not obstruct sight lines and distances.4.A mixture of hardy flowering and/or decorative evergreen and deciduous trees which shall be selected by the developer from an approved list of types and species of plantings and trees to be provided by the Village, shall be planted. Evergreens shall be used along the perimeter of the lot for screening from adjacent properties, and the deciduous trees for shade within the lot. Areas between trees

shall be mulched or planted with shrubs or ground cover. Any landscaped area that will be under the overhang of vehicles shall be mulched or covered with decorative paving material.

4. The landscaping plan should also include landscaping along the west edge of the property in order to buffer the view of the trailer parking from the cul-de-sac (public road). This should include a continuous evergreen/shrubbery adjacent to edge of the parking lot.

5. The road right-of-way associated with Donges Bay Road reflects the existing right-of-way not what will be required with the CSM for this site. Likewise, the west property line does not reflect the ROW needed for the new cul-de-sac serving the DPW site. These will need to be updated when the CSM is available for review.

6. Will bollards or another barrier be installed along the west edge of the parking lot given the steep grade immediately to the west?

7. The architecture of the building is still plain and monotonous. Additional articulation in the walls (and possibly a more earthtone color-scheme) will likely be required by the Plan Commission.

8. A roof plan sheet is required and needs to show any/all roof-mounted mechanicals (assumed dimensions if no details available). If the future tenant is unknown at this time, a roof plan and sight-line elevation showing the RTU will be screened at the same time the future Zoning Permit is submitted.

9. Is there a plan for a ground or monument sign for this property? If so, please add a sign "placeholder" on the Landscape Plan. Any proposed ground sign or other proposed signage must meet the requirements of Chapter 17.46 and requires Plan Commission review and approval through a sign permit application.

10. A Zoning Permit will be required for a future tenant prior to occupancy. A building permit will be required for interior modifications at the time those details are known.

Village Arborist

11. Pg. 30/68 Deciduous/Evergreen Tree Planting Specs. Revision needed, currently requires root ball top planted at or slightly higher than existing grade with trunk flare exposed. Suggested revision: **Root** flare shall be exposed and planted at or slightly higher than existing grade. This will prevent potential deep plantings from occurring; the root flare is commonly buried 1"-4" deep within an existing root ball. Trunk flare could refer to the swelling of the trunk graft to root stock, which would result in the existing root flare being buried too deeply.

Fire Department

12. No comment.

Public Works/Village Engineer

13. Comments from the Director of Public Works regarding the site plan are contained in a separate review memo dated October 19, 2022 (copy attached).

When submitting revised plans or additional information, please submit (1) digital plan set and three (3) full-size, hard-copy plan sets set to the Community Development Department. Complete responses and/or information, plan revisions, etc. to the items/issues listed above will help avoid delay in the review and processing of your application.

Respectfully,

Emily Zandt

Emily Zandt, AICP
Associate Planner

Engineering Department Memorandum

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

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

Date : October 19, 2022

Re : Omega Hills Review #2

Items Reviewed:

1. Civil Plan Set Dated: 10-03-22
2. Stormwater Management Plan Dated: 01-05-23

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal**.
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. The project will require DSPS plumbing review and approval. Please provide a copy of the DSPS approval prior to engineering approval
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
7. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
8. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

Water Utility Comments

1. *Please add current hydrant profile sheet in sheet C8.1-C8.3*
2. *It looks as though this is a looped water main Village owned? please show a utility easement 30' ? or 15'x15'? both sides. Just past the 6" water shut off.*
3. *We will need to see a materials submittals list.*
4. *GPS water main for uploading to R/M*
5. *Installation inspection records*
6. See attached markups from Water utility.

C3.00 Existing Conditions

1. Existing site survey shall be prepared and stamped by a register land surveyor.
2. *Show all existing underground utilities.*
3. Provide bearing and distance for property boundary.

C5.00 Erosion Control Plan

1. *Provide late season stabilization requirements.*
2. *Assuming the stormwater basins will function as sediment basins. Revise sequence to require stormwater basins to be construction prior to other earthwork operations and prior to stripping topsoil for the whole site.*
3. Provide a sediment trap for runoff from the northwest corner of the site or show how that runoff will be directed to the stormwater basins while that area is being filled. **Response indicates a sediment trap is not needed as this area will be filled in less than 1 day. Plans show this area needs 30' feet of fill and that will not be completed in one day. Provide a sediment trap and temporary swales to route runoff to the stormwater basins while this Significant earthwork operation is underway. Revise silt fence locations to meet the slope length and contributing drainage area requirements of WDNR technical standard 1056.**

C6.1 Grading Plan

1. Show overland flow path with large bold arrows. **Flow arrows added to not represent the overflow route. On the west side parking lot many of the areas will overtop the curb to the west and down the slope.**
2. *Review flow arrows. Some appear to be pointing the wrong direction.*

C6.2 Grading Plan

1. On the east side of the building a large pavement area from the truck courts will sheet drain unto a steep slope to the swale. How will that slope be permanently protected from erosion? **Provide calcs showing no permanent erosion control measures are needed.**
2. Show overland flow route through the site with large bold arrows.

C6.3 Grading Plan

3. *On the south side of the building a 3:1 slope starts directly at the building. How will access be maintained to the egress doors?*
4. Swale on the south and east sides of the truck court is below the minimum of 1.0%. Revise to a minimum of 1.0%

C6.6 Grading Plan

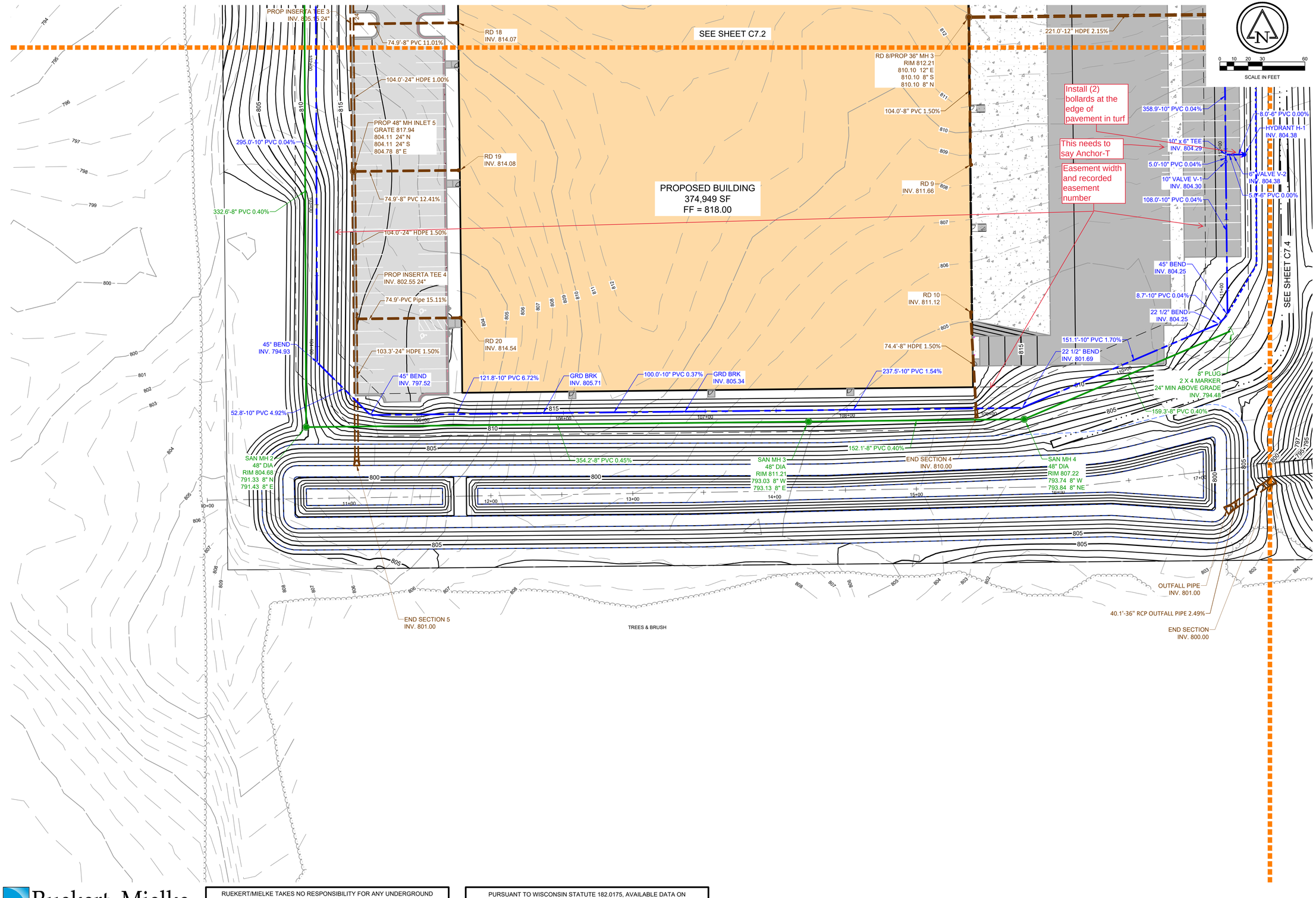
1. *Contours indicate a 4' depth for the stormwater basin. Revise to 5' minimum per wdnr requirements.*
2. Clearly show and label emergency overflow location for both basins. **Contours shown do not match overflow weir elevations on details.**
3. Show how basin will be accessed for maintenance. Currently there is no reasonable access route to maintain the basins. **WDNR technical standards require a 10' berm top width for maintenance access. Revise basins to meet this requirement.**

C8.3 Construction Details

1. *Provide additional detail on how the 36" RCP outlet pipe will be capped and orifice drilled at the outlet control structure.*
2. *Plan view of the outlet structure shows one pipe connecting to the structure. Utility plan shows two pipes.*

Stormwater Management Plan

1. Provide soil borings for the site as required by WDNR technical standards. **Soil borings indicate portions of the site are not automatically exempt from infiltration rate requirements per WDNR technical standard 1002. Meet infiltration requirement or provide additional testing showing the infiltration rate exemption requirement is met.**
2. *Provide information on how the curve number of 70 was determined for the existing condition. Most of the site is cropland with Type C soils requiring a curve number of 78*
3. *Provide information on which watershed this site is in, what the critical time period is, and what start time was used.*
4. The existing site appear to drain to two locations. A portion to the northwest and a portion to the southeast. Divide the existing site into areas that represent the existing site discharge points. Divide the proposed conditions to show the proposed flow to the southeast and northwest. Show that the proposed conditions will not increase peak flow above the existing flow to those two discharge points.
5. *Which storm event was used for the ditch capacity calcs and how was the flow computed?*
6. Show Tc paths on existing and proposed conditions exhibits and provide Tc time calcs. **Actual computed Tc times must be used for both existing and proposed conditions. Minimum Tc time per TR 55 is 6 minutes.**
7. *Why does basin B have an exfiltration rate of 0.15 in/hr?*
8. *Use the correct Winter season dates for SLAMM*
9. *Per WDNR guidance Type C soils should be modeled at clayey in SLAMM'*
10. *Provide information on how the swale infiltration rate of 0.15 in/hr was determined.*
11. Basin A appears to have the 100 year event going over the weir. Revise to contain the 100 year event without overtopping the weir.
12. Update existing conditions map to reflect the two drainage basins. Show Tc paths.
13. Provide printouts of the full calculations, including input data for the basins.
14. Provide printouts showing how the volumes during the critical time where calculated.
15. The western parking lot appears to overtop the curb in the 100 year event and will not be routed to the basin. Provide information on how the 100 year event will get to the stormwater basin.
16. USLE calc uses a slope length of 40' that does not seem appropriate for this site. Provide an exhibit showing what path was used for the calculations.
17. USLE calc uses ditch checks as the form of erosion control, but ditch checks will not be in place initially and many areas of the site do not drain to swales with ditch checks.



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PROPOSED FOR:
OMEGA HILLS GERMANTOWN
GERMANTOWN, WISCONSIN

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REVISIONS

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EXPEDITOR: WILDENBERG
SUPERVISOR: WALLY
PRELIMINARY NO: ------
CONTRACT NO: ------
DATE: 10/3/2022
SHEET: C7.3

UTILITY PLAN-3

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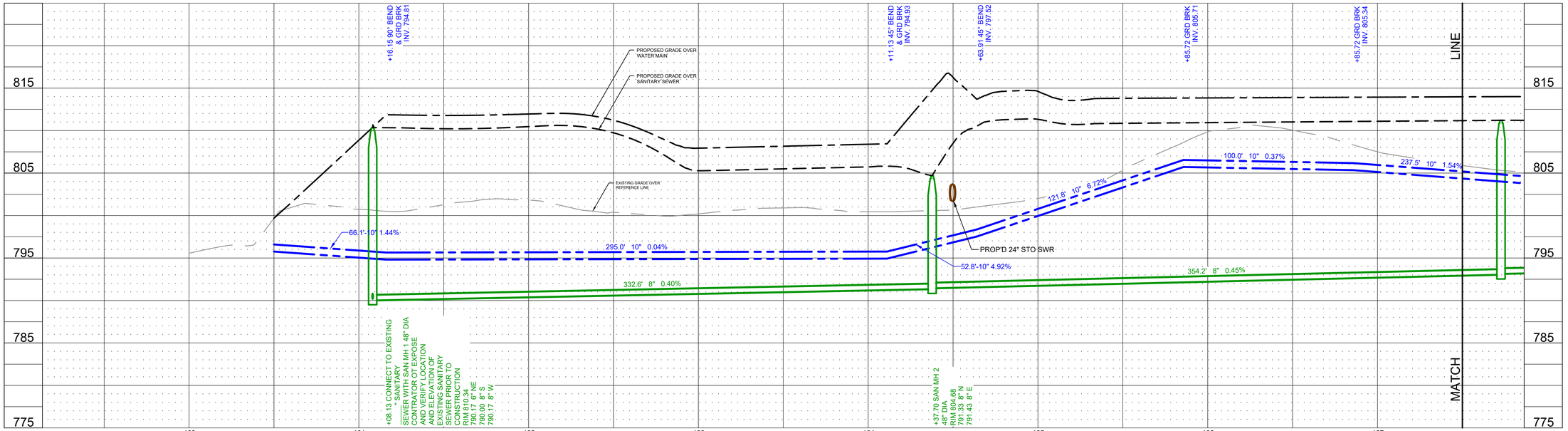
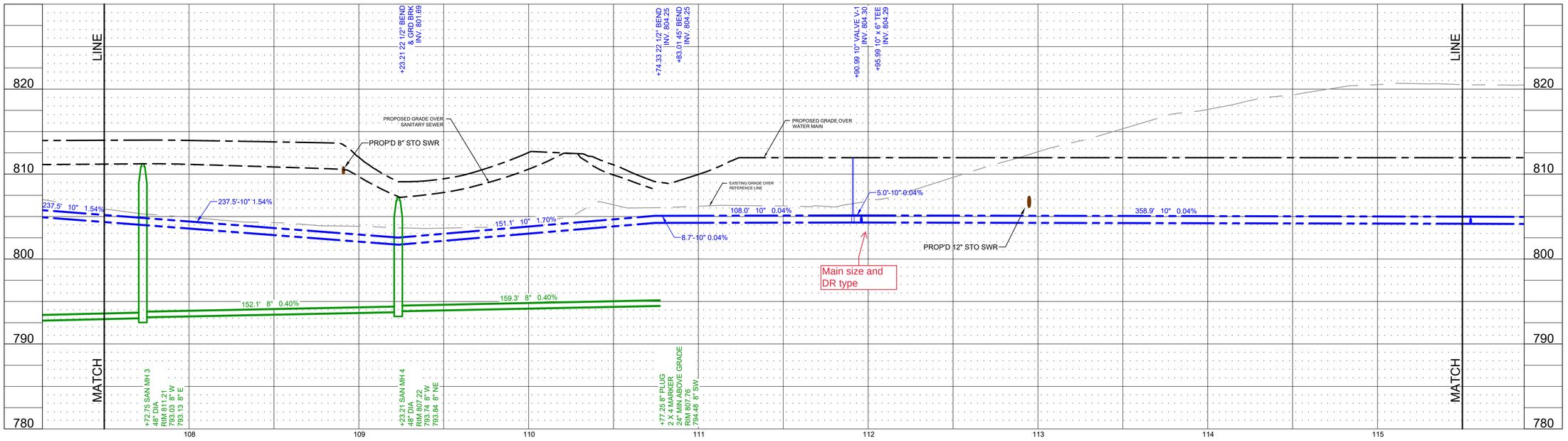
RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" AND SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.



0 10 20 30 60

SCALE IN FEET
VERTICAL SCALE 1" = 6'



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PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" AND SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.

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Phone (608)445-2245

MILWAUKEE
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PROPOSED FOR: OMEGA HILLS GERMANTOWN, WISCONSIN

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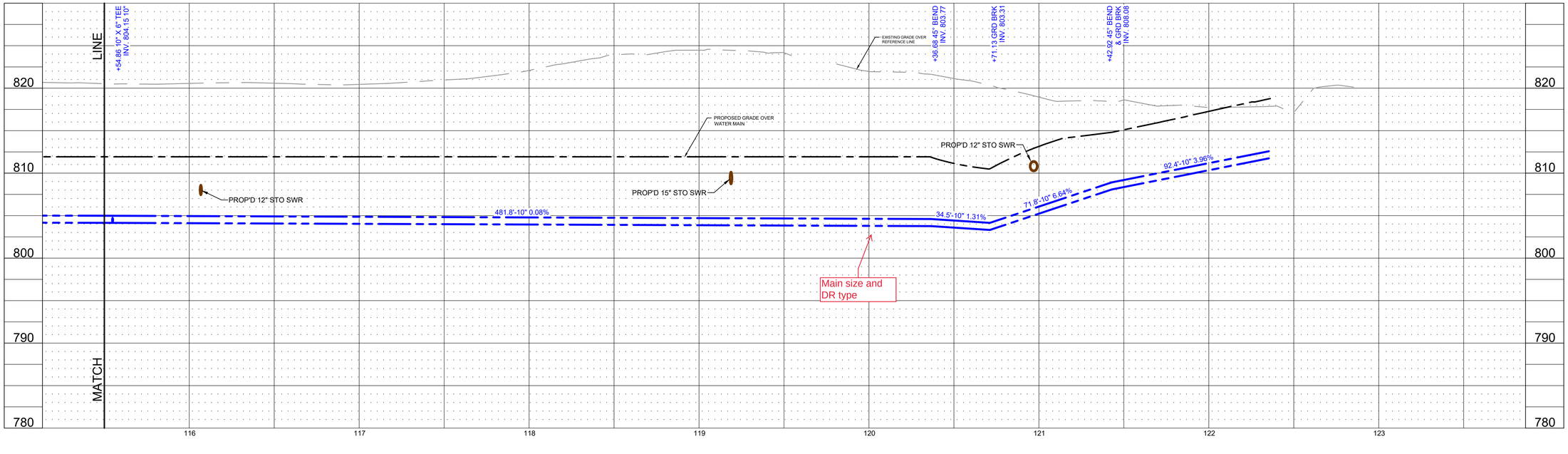
REVISIONS

PROJECT MANAGER: N. LAURENT
DESIGNER: C. MEISEL
DRAWN BY: G. DEPREY
EXPEDITOR: WILDENBERG
SUPERVISOR: WALLY
PRELIMINARY NO: ------
CONTRACT NO: ------
DATE: 10/3/2022
SHEET: C7.5

WATER AND SANITARY PROFILE-1



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1

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PRELIMINARY NO: ------
CONTRACT NO: ------
DATE: 10/3/2022
SHEET: C7.6

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Waukesha • Kenosha • Madison
Global Water Center • Fox Valley
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WATER AND SANITARY PROFILE-2

Engineering Department Memorandum

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

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

Date : October 19, 2022

Re : Omega Hills

Items Reviewed:

1. Civil Plan Set Dated: 10-03-22
2. Stormwater Management Plan Dated: 10-03-22

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal**.
2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.
3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.
4. The project will require DSPS plumbing review and approval. Please provide a copy of the DSPS approval prior to engineering approval
5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).
6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.
7. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.
8. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original comment.

Water Utility Comments

1. Please add current hydrant profile sheet in sheet C8.1-C8.3
2. It looks as though this is a looped water main Village owned? please show a utility easement 30' ? or 15'x15'? both sides. Just past the 6" water shut off.
3. We will need to see a materials submittals list.
4. GPS water main for uploading to R/M
5. Installation inspection records

C3.00 Existing Conditions

1. Existing site survey shall be prepared and stamped by a register land surveyor.
2. Show all existing underground utilities.
3. Provide bearing and distance for property boundary.

C5.00 Erosion Control Plan

1. Provide late season stabilization requirements.
2. Assuming the stormwater basins will function as sediment basins. Revise sequence to require stormwater basins to be construction prior to other earthwork operations and prior to stripping topsoil for the whole site.
3. Provide a sediment trap for runoff from the northwest corner of the site or show how that runoff will be directed to the stormwater basins while that area is being filled.

C6.1 Grading Plan

1. Show overland flow path with large bold arrows.
2. Review flow arrows. Some appear to be pointing the wrong direction.

C6.2 Grading Plan

1. On the east side of the building a large pavement area from the truck courts will sheet drain unto a steep slope to the swale. How will that slope be permanently protected from erosion?

C6.3 Grading Plan

2. On the south side of the building a 3:1 slope starts directly at the building. How will access be maintained to the egress doors?

C6.6 Grading Plan

1. Contours indicate a 4' depth for the stormwater basin. Revise to 5' minimum per wdnr requirements.
2. Clearly show and label emergency overflow location for both basins.
3. Show how basin will be accessed for maintenance. Currently there is no reasonable access route to maintain the basins.

C8.3 Construction Details

1. Provide additional detail on how the 36" RCP outlet pipe will be capped and orifice drilled at the outlet control structure.
2. Plan view of the outlet structure shows one pipe connecting to the structure. Utility plan shows two pipes.

Stormwater Management Plan

1. Provide soil borings for the site as required by WDNR technical standards.
2. Provide information on how the curve number of 70 was determined for the existing condition. Most of the site is cropland with Type C soils requiring a curve number of 78
3. Provide information on which watershed this site is in, what the critical time period is, and what start time was used.
4. The existing site appear to drain to two locations. A portion to the northwest and a portion to the southeast. Divide the existing site into areas that represent the existing site discharge points. Divide

the proposed conditions to show the proposed flow to the southeast and northwest. Show that the proposed conditions will not increase peak flow above the existing flow to those two discharge points.

5. Which storm event was used for the ditch capacity calcs and how was the flow computed?
6. Show Tc paths on existing and proposed conditions exhibits and provide Tc time calcs.
7. Why does basin B have an exfiltration rate of 0.15 in/hr?
8. Use the correct Winter season dates for SLAMM
9. Per WDNR guidance Type C soils should be modeled at clayey in SLAMM'
10. Provide information on how the swale infiltration rate of 0.15 in/hr was determined.

Ruekert • Mielke
4630 S. Biltmore Lane, Madison, WI 53718 608-819-2600

November 29, 2022

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

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

Re: Staff and Engineering Review Comments

Below are responses to the review letters provided. Comments are included for clarity. Some items are noted but are waiting additional information and/or files from the Village's consultant (GRAEF).

Community Development Department

1. What is the status of your applications to the DNR to fill the wetlands on this property? What is the status of the actual wetland filling on the site? Are there any wetlands that will remain unfilled?

   The WDNR has acknowledge our permit submittal for a non-federal exemption and has noted that the wetlands qualify. We will work with WNDR to acquire credits which needs to occur prior to the permit approval.

2. Please show the cemetery that was identified in the northeast corner of the property. Will this area become an outlot?
   This will be shown as an out lot in future. The cemetery is labeled on sheet C4.0. **This is anticipated to be shown on the CSM completed by GRAEF as part of the overall CSM with the Village DPW.**

3. Additional berms and landscaping are required along Donges Bay Road. Please reference the plans of recently approved berm and landscaping projects that are attached to this letter. Parking lot landscaping is required under Zoning Code 17.43(5)(c) copied below. If it is not feasible to provide the required landscaping for within the parking area, these should be added to the berm landscaping along Donges Bay Road.

   (c) Parking Lot Landscaping.1.In parking lots, at least 5% of the interior parking area shall be landscaped with plantings, and one tree of a minimum 2-inch caliper, for each 10 spaces, all as shall be submitted and approved as part of the plan provided for herein above. Planting required within the parking lot shall be in addition to, and not in lieu of, other planting requirements, such as for street trees.2.Parking lot street frontage screening and perimeter screening shall be a minimum of 5 feet wide.3.Parking lot landscaping shall be located in protected areas, such as along walkways, in center islands, at the ends of bays, or between parking stalls. All landscaping in parking areas and on the street frontage shall be placed so that it will not obstruct sight lines and distances.4.A mixture of hardy flowering and/or decorative evergreen and deciduous trees which shall be selected by the developer from an approved list of types and species of plantings and trees to be provided by the Village, shall be planted. Evergreens shall be used along the perimeter of the lot for screening from

adjacent properties, and the deciduous trees for shade within the lot. Areas between trees
shall be mulched or planted with shrubs or ground cover. Any landscaped area that will be under the overhang of vehicles shall be mulched or covered with decorative paving material.

Additional shrubs were added to the 2 ft buffer at the back of the pavement on the west side of the site. **Site grading will need to be revised after obtaining final design grades from GRAEF.**

4. The landscaping plan should also include landscaping along the west edge of the property in order to buffer the view of the trailer parking from the cul-de-sac (public road). This should include a continuous evergreen/shrubbery adjacent to edge of the parking lot.

   Additional shrubs were added to the 2 ft buffer at the back of the pavement on the west side of the site. **Site grading will need to be revised after obtaining final design grades from GRAEF.**

5. The road right-of-way associated with Donges Bay Road reflects the existing right-of- way not what will be required with the CSM for this site. Likewise, the west property line does not reflect the ROW needed for the new cul-de-sac serving the DPW site. These will need to be updated when the CSM is available for review.
   Understood – When CAD files are provided from GRAEF these will be updated.
   GRAEF to include these areas in the CSM.

6. Will bollards or another barrier be installed along the west edge of the parking lot given the steep grade immediately to the west?
   No Bollards are required. Curb is enough of a barrier for the 3:1 slope. **Site grading will need to be revised after obtaining final design grades from GRAEF.**

7. The architecture of the building is still plain and monotonous. Additional articulation in the walls (and possibly a more earthtone color-scheme) will likely be required by the Plan Commission.
   See updated elevations and floor plan.

8. A roof plan sheet is required and needs to show any/all roof-mounted mechanicals (assumed dimensions if no details available). If the future tenant is unknown at this time, a roof plan and sight-line elevation showing the RTU will be screened at the same time the future Zoning Permit is submitted.
   Future tenant is unkown at this time and a sight-line elevations will be provided in the future.

9. Is there a plan for a ground or monument sign for this property? If so,

please add a sign “placeholder” on the Landscape Plan. Any proposed ground sign or other proposed signage must meet the requirements of Chapter 17.46 and requires Plan Commission review and approval through a sign permit application.
Currently no monument signage, a spot will be left for it on plan set sheet C4.0

10. A Zoning Permit will be required for a future tenant prior to occupancy. A building permit will be required for interior modifications at the time those details are known.

    Understood

Village Arborist

11. Pg. 30/68 Deciduous/Evergreen Tree Planting Specs. Revision needed, currently requires root ball top planted at or slightly higher than existing grade with trunk flare exposed. Suggested revision: **Root** flare shall be exposed and planted at or slightly higher than existing grade. This will prevent potential deep plantings from occurring; the root flare is commonly buried 1”-4” deep within an existing root ball. Trunk flare could refer to the swelling of the trunk graft to root stock, which would result in the existing root flare being buried too deeply.

    Notes added and detail revised.

Fire Department

12. No comment.

Public Works/Village Engineer

13. Comments from the Director of Public Works regarding the site plan are contained in a separate review memo dated October 19, 2022 (copy attached).

Engineering Department Memorandum

Items Reviewed:

1. Civil Plan Set Dated: 10-03-22
2. Stormwater Management Plan Dated: 10-03-22

General Comments:

1. Please respond to each item below. **A written response addressing each item shall be included in your submittal**.

   Understood.

2. The submitted plans have been reviewed for general conformance with State and Village design guidelines. Additional comments could arise as a result of the plan completion and modifications. The items listed below will need to be fully resolved before the Engineering Dept. can recommend a formal approval of the plans and permit for construction.

   Understood.

3. This project will require a WRAPP/NOI from the DNR. Please submit a copy of the approved permit prior to final approval.

   The NOI permit will be forwarded when approved.

4. The project will require DSPS plumbing review and approval. Please provide a copy of the DSPS approval prior to engineering approval

   The DSPS permit will be forwarded when approved.

5. As-builts prepared to Village standards shall be prepared and provided to the Village post-construction (for all applicable items).

   Understood. As-builts will be provided.

6. A professional engineer's original seal is to be affixed, signed and dated on the final set of construction plans.

   Understood.

7. Utility permits and permits for work within the ROW are required. Contact the Village engineering department to obtain permits.

   Understood.

8. As a guide to the review response: Items in *italics* are resolved or acknowledged, items in regular font are to be addressed yet, items in **Bold** are additional feedback to remaining original

comment.

Understood.

Water Utility Comments

1. Please add current hydrant profile sheet in sheet C8.1-C8.3

   Profile sheet included.

2. It looks as though this is a looped water main Village owned? please show a utility easement 30' ?or 15'x15'? both sides. Just past the 6" water shut off.

   Water main to be Village owned. Easement shown on plans. **GRAEF to include easement on overall CSM.**

3. We will need to see a materials submittals list.

   Noted.

4. GPS water main for uploading to R/M

   Noted.

5. Installation inspection records

   Noted.

C3.00 Existing Conditions

1. Existing site survey shall be prepared and stamped by a register land surveyor.
   Topo was provided by Village/GRAEF. We are coordinating with GRAEF on this item.

2. Show all existing underground utilities.

   R/M called in locates to provide supplemental topo. All located utilities were identified.

3. Provide bearing and distance for property boundary.

   R/M is coordinating with GRAEF. On receipt of CSM bearing and distances can be provided to ensure that they match the CSM.

C5.00 Erosion Control Plan

1. Provide late season stabilization requirements.
   All slopes should be stabilized by late season with a spring start, added note sheet C5.0 construction sequence 16.

2. Assuming the stormwater basins will function as sediment basins. Revise sequence to require stormwater basins to be construction prior to other earthwork operations and prior to stripping topsoil for the whole site.

Construction sequence adjusted on sheet C5.0

3. Provide a sediment trap for runoff from the northwest corner of the site or show how that runoff will be directed to the stormwater basins while that area is being filled.

   Grading in the area is such that the sediment basin would only be in place for a day, before being needed to be removed for grading. Silt fence will be installed prior to all sitework.

C6.1 Grading Plan

1. Show overland flow path with large bold arrows.
   Arrows Added.

2. Review flow arrows. Some appear to be pointing the wrong direction.

   Revised. A negative sign indicates flow is going downgrade (with arrow). If a negative sign is not shown it indicates the arrow is pointing upgrade.

C6.2 Grading Plan

1. On the east side of the building a large pavement area from the truck courts will sheet drain unto a steep slope to the swale. How will that slope be permanently protected from erosion?

   Final stabilization will occur using Class 1 Type A Erosion Mat to encourage grass growth to 80% density. As this slope is less than 4:1 from the edge of pavement to the bottom of the swale, the grass stabilization will be sufficient.

C6.3 Grading Plan

2. On the south side of the building a 3:1 slope starts directly at the building. How will access be maintained to the egress doors?
   5' buffer added to the south side of the building at 2% slope.

C6.6 Grading Plan

1. Contours indicate a 4' depth for the stormwater basin. Revise to 5' minimum per wdnr requirements.

   The permanent pool for the west basin is at 801' with a bottom elevation of 796'. The permanent pool for the east basin is at 781' with a bottom elevation of 776'. This is adequate for WDNR requirements.

2. Clearly show and label emergency overflow location for both basins.

   Shown on sheets C6.6 and C6.3.

3. Show how basin will be accessed for maintenance. Currently there is no reasonable access route to maintain the basins.

A four-foot berm on the south side of the east basin is provided, along with a flat spot to the south of the west basin for maintenance. Any significant maintenance will require excavation to create a "path" as required.

C8.3 Construction Details

1. Provide additional detail on how the 36" RCP outlet pipe will be capped and orifice drilled at the outlet control structure.

Orifice's will be drilled into riser structure, corrected on sheet C8.3

2. Plan view of the outlet structure shows one pipe connecting to the structure. Utility plan shows two pipes.

The plan view shows the initial outfall structure in the east basin, which has one pipe connecting to the east. (See Sheet C7.4, 48" x 48" Box Outfall Structure with Rim 785.50, Inv. 782.00)

Stormwater Management Plan

1. Provide soil borings for the site as required by WDNR technical standards.

Soil borings added to SWMR.

2. Provide information on how the curve number of 70 was determined for the existing condition. Most of the site is cropland with Type C soils requiring a curve number of 78.

Curve number revised to 78.

3. Provide information on which watershed this site is in, what the critical time period is, and what start time was used.

Added to the MMSD Regulations section of the SWMR.

4. The existing site appear to drain to two locations. A portion to the northwest and a portion to the southeast. Divide the existing site into areas that represent the existing site discharge points. Divide the proposed conditions to show the proposed flow to the southeast and northwest. Show that the proposed conditions will not increase peak flow above the existing flow to those two discharge points.

Existing site split into two basins, all models and tables updated with new areas to show compliance with both areas.

5. Which storm event was used for the ditch capacity calcs and how was the flow computed?

The 10–yr storm event was modeled for the ditch capacity calculations using the GPM from the Area Method Worksheet and converted to CFS.

6. Show Tc paths on existing and proposed conditions exhibits and provide Tc time calcs.

Tc paths and calculations added to Exhibit 1, Tc = 5 min is used for proposed basins as this is the most conservative.

7. Why does basin B have an exfiltration rate of 0.15 in/hr?

Exfiltration is removed.

8. Use the correct Winter season dates for SLAMM

Correct winter season dates updated.

9. Per WDNR guidance Type C soils should be modeled at clayey in SLAMM'

Model is updated.

10. Provide information on how the swale infiltration rate of 0.15 in/hr was determined.

Original model based on NRCS soil information. Has been updated based on soil borings.

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Village of Germantown
Willkommen

Fee must accompany application

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

PAID _____ DATE 10/3/22

SITE PLAN REVIEW APPLICATION

Pursuant to Section 17.43 of the Municipal Code

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

1 APPLICANT OR AGENT

F STREET GERMANTOWN, LLC
1134 N 9TH ST SUTIE 200,
MILWAUKEE, WI 53233

Phone (414) 315-3190
E-Mail josh@fstreetgroup.com

PROPERTY OWNER

VILLAGE OF GERMANTOWN
N112W17001 MEQUON RD
GERMANTOWN, WI 53022

Phone (262) 250-4700
E-Mail _____

2 PROPERTY ADDRESS

N104W12667 Donges Bay Rd., Germantown, WI 53022

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

North	South	East	West
CSM 3669: A-1, Bielinski Investment: RS-3	Waste Management: A-1	City of Mequon: A-1	Village of Germantown: A-1

4 READ AND INITIAL THE FOLLOWING:

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

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

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

5 SIGNATURES – ALL APPLICATION MUST BE SIGNED BY OWNER!

DocuSigned by:
Josh Lurie
D267367D6A6B489...
9/30/2022

Applicant Date

Owner Date

Letter of Explanation

September 30, 2022

Village of Germantown
Community Development Department
Mr. Jeffrey Retzlaff, AICP
N112 W17001 Mequon Rd.
Germantown, WI 53022

RE: Omega Hills

Dear Jeff,

Keller, Inc. and F Street Development have teamed up to help Germantown develop the Omega Hills industrial park and the east end of the village. We have submitted the conceptual site plan and rendering.

F Street Development is a privately held investment group dedicated to creating value and above-market returns for our investors. We invest responsibly in commercial real estate through a proven investment strategy while helping to shape and support the communities we invest in. More information is available at www.fstreetgroup.com.

Our plan is to develop these parcels as a Class A industrial development. It aligns with the M-1 Limited Industrial District zoning category of your zoning ordinance. The initial speculative building will be approximately 350,000 square feet in size, with 34-foot clear height inside. The remaining land will be likely developed for an end user who is currently in the Village of Germantown.

For the Phase I building, although some prospects have expressed interest even though we have not yet begun marketing, due to the speculative nature it is difficult to know which kinds of users we will end up with. The typical categories would be light manufacturing, assembly, warehouse, or distribution. Each of these uses has different priorities and characteristics of course. The building is designed to be flexible regarding the size of tenants. We hope to have one or two tenants fill the building, but due to multiple drive-in (grade) doors, we can go as low as 100,000 square feet tenant size if necessary. A particular challenge we face right now is economic feasibility. Construction costs, especially steel and precast concrete, have risen incredibly rapidly in the past 18 months. We are aware of market rents that we must compete with, so it is a struggle to balance costs against that market rent. Despite those challenges, we believe we have crafted an attractive and thoughtful Class A building, that we and Germantown can be proud of, and we look forward to working with Germantown.

Letter of Explanation

INVESTOR	F Street Group Scott & Josh Lurie 1134 N 9th St. Milwaukee, WI 53233
ARCHITECT/ BUILDER	Keller, Inc. Nathan Laurent (Regional Manager) Chris Manske (Architect) W204 N11509 Goldendale Road Germantown, WI 53022 (262) 250-9710 office (262) 894-2612 cell nlaurent@kellerbuilds.com
CIVIL	Ruekert & Mielke, Inc. Colin Meisel 1400 Lombardi Ave., Suite 101S Green Bay, WI 54304 (920) 393-6551 office cmeisel@ruekert-mielke.com

SITE CONSTRUCTION PLANS FOR TOWN NINE INDUSTRIAL BUILDING A VILLAGE OF GERMANTOWN WASHINGTON COUNTY, WISCONSIN

LOCATION MAP IS NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION	SHEET NO.	DESCRIPTION
C1.0	COVER SHEET	C6.6	GRADING PLAN-6
C2.0	GENERAL NOTES	C6.7	GRADING POND PROFILE
C3.0	EXISTING CONDITIONS	C7.0	OVERALL UTILITY PLAN
C4.0	OVERALL SITE PLAN	C7.1	UTILITY PLAN-1
C4.1	SITE PLAN-1	C7.2	UTILITY PLAN-2
C4.2	SITE PLAN-2	C7.3	UTILITY PLAN-3
C4.3	SITE PLAN-3	C7.4	UTILITY PLAN-4
C5.0	EROSION CONTROL PLAN	C7.5	WATER AND SANITARY PROFILE-1
C6.0	OVERALL GRADING PLAN	C7.6	WATER AND SANITARY PROFILE-2
C6.1	GRADING PLAN-1	C8.0 -C8.3	CONSTRUCTION DETAILS
C6.2	GRADING PLAN-2	L9.0	OVERALL LANDSCPAE PLAN
C6.3	GRADING PLAN-3	L9.1	LANDSCAPE PLAN-1
C6.4	GRADING PLAN-4	L9.2	LANDSCAPE PLAN-2
C6.5	GRADING PLAN-5		

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F-STREET
1134 N. 9TH STREET
MILWAUKEE, WI 53233

ENGINEER:
RUEKERT-MIELKE INC.
1400 LOMBARDI AVE, GREEN BAY, WI

R & M PROJECT #8341-10098.200
PROJECT MANAGER: COLIN MEISEL, PE
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COVER SHEET

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PROPOSED FOR: TOWN NINE INDUSTRIAL BUILDING A GERMANTOWN, WISCONSIN

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REVISIONS
1 .

PROJECT MANAGER: N. LAURENT
DESIGNER: C. MEISEL
DRAWN BY: G. DEPREY
EXPEDITOR: WILDENBERG
SUPERVISOR: WALLY
PRELIMINARY NO: ------
CONTRACT NO: ------
DATE: 10/3/2022
SHEET: C1.0

GENERAL NOTES:

1. CONTRACTOR TO CONTACT DIGGERS HOTLINE FOR UTILITY LOCATES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL VERIFY WITH UTILITIES COMPANY IF UTILITY COMPANY STAFF IS REQUIRED TO BE ON SITE WHEN CONSTRUCTION ACTIVITIES ARE NEAR UTILITY FACILITIES.
2. LOCATION OF ALL STRUCTURES, OBSTACLES, AND EXISTING FACILITIES SHOWN SHALL NOT BE TAKEN AS CONCLUSIVE. CONTRACTOR SHALL VERIFY LOCATIONS OF A CONDITION OF THEIR BID AND BE RESPONSIBLE FOR ALL DAMAGES RESULTING FROM THEIR ACTIVITIES.
3. CONTRACTOR SHALL TAKE CARE WHEN EXCAVATING AROUND EXISTING UTILITY LINES AND EQUIPMENT. VERIFY COVER REQUIREMENTS WITH UTILITY COMPANIES.
4. EXISTING UTILITIES SHOWN ARE APPROXIMATE AND HAVE BEEN OBTAINED FROM AVAILABLE RESOURCES FOR FIELD LOCATES. THERE MAY BE ADDITIONAL UTILITIES NOT SHOWN. CONTRACTOR IS REQUIRED TO VERIFY LOCATION OF EXISTING UTILITIES.
5. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY TO CARRY OUT THEIR WORK, UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL PROVIDE STAKING AS NECESSARY TO LAYOUT AND PROVIDE GRADES FOR ANY SECTION OF THE WORK.
7. A COMPETENT REPRESENTATIVE AT THE SITE AT ALL TIMES WHO HAS AUTHORITY TO ACT FOR THE CONTRACTOR.
8. STAGING AND MATERIAL STORAGE AREAS SHALL BE COORDINATED WITH THE OWNER AND SHALL BE DONE IN A MANNER TO AVOID INTERFERENCE WITH THE OWNER'S ACTIVITIES.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXITING PROPERTY CORNERS AND SURVEY MONUMENTS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR BARRICADING AREAS OF CONSTRUCTION TO PROTECT AGAIN PERSONAL INJURY.
11. EXISTING FACILITIES TO REMAIN INCLUDING PAVEMENT, SIDEWALKS, BUILDINGS, LANDSCAPING AND TREES SHALL BE PROTECTED DURING CONSTRUCTION.
12. CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING THEIR WORK FROM ALL DAMAGE INCLUDING THE PUBLIC, OTHER CONTRACTORS, AND THE ENVIRONMENT.
13. EXCESS MATERIALS SHALL BE REMOVED FROM THE SITE UNLESS OTHERWISE DIRECTED BY THE OWNER.

UTILITIES AND STORM SEWER

1. ALL EXISTING SURFACE INFRASTRUCTURE INCLUDING HYDRANTS, VALVES, HANDHOLES, CASTINGS, IRRIGATION SYSTEMS, UTILITY PEDESTALS ARE REQUIRED TO BE ADJUSTED OF PROPOSED GRADE BY CONTRACTOR.
2. UTILITY MATERIALS AND INSTALLATION SHALL CONFORM TO LOCAL STANDARDS AND SPECIFICATIONS FOR UTILITY COMPANIES HAVING JURISDICTION.
3. CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES AND CONDUITS TO AVOID CONFLICTS AND TO PROVIDE MINIMUM REQUIRE DEPTHS OF COVER. ADDITIONAL BENDS AND ASSOCIATED MATERIALS ARE TO BE INSTALLED AS REQUIRED FOR WATER MAINS AND LATERALS.
4. STORM SEWER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR SEWER & WATER CONSTRUCTION IN WISCONSIN AND THE STANDARDS OF THE WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES FOR PRIVATE STORM SEWER CURRENT EDITIONS INCLUDING ANY ADDENDUMS.
5. STORM SEWER STRUCTURES SHALL BE PRECAST CONCRETE AND THE SIZE AS NOTED ON THE PLANS.
6. TRENCHES SHALL BE BACKFILLED WITH CRUSHED STONE BEDDING WITHIN 1:1 OF PAVEMENT AREAS AND WITH SPOIL IN LANDSCAPING AREAS.
7. STORM SEWER 8-INCHES OR SMALLER CONNECTED TO THE AS STORM SEWER SHALL BE PLACED HORIZONTALLY AT THE SPRING LINE OF THE PIPE WITH A WATER TIGHT CONNECTION.
8. CONNECTIONS TO EXISTING MANHOLES SHALL BE CORED AND A WATER TIGHT SEAL PROVIDED.
9. TRACER WIRE OR OTHER MEANS OF LOCATING UNDERGROUND PIPES SHALL BE INSTALLED ON ALL PIPING.
10. ALL DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES AND STRUCTURES.

EROSION CONTROL

1. CONSTRUCTION ACTIVITIES SHALL NOT COMMENCE UNTIL EROSION CONTROL DEVICES HAVE BEEN INSTALLED.
2. EROSION CONTROL DEVICES SHALL BE INSTALLED ACCORDING TO WDNR BEST MANAGEMENT PRACTICES.
3. EXISTING LANDSCAPING AND TREES TO REMAIN SHALL BE PRUNED TO REMOVE LOW HANGING, BROKEN, AND UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
4. ALL AREAS DISTURBED BY CONTRACTOR OPERATIONS SHALL BE PREPARED FOR GRASS SEED BY LOOSENING RUTS AND WORKING THE SOIL AREAS TO A MINIMUM OF 6-INCHES PRIOR TO THE FINE GRADING AND SEEDING. AREAS SHALL HAVE A MINIMUM OF 4-INCHES OF TOPSOIL PLACE, SEEDED, AND MULCHED UNLESS OTHERWISE INDICATED.
5. INSPECT ALL BMPS WITHIN TWENTY-FOUR (24) HOURS AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE A WEEK. MAKE NEEDED REPAIRS, INSTALL ADDITIONAL BMPS AS NECESSARY, AND DOCUMENT THE FINDINGS OF THE INSPECTION ON AN EROSION CONTROL LOG KEPT ON SITE WITH THE DATE OF INSPECTION, THE NAME OF THE PERSON CONDUCTING THE INSPECTION, A DESCRIPTION OF THE REPAIR NEEDED, AND DOCUMENTATION OF THE COMPLETED REPAIRS.
6. CONTRACTOR SHALL REPAIR DEFICIENT EROSION AND SEDIMENT CONTROL MEASURES WITHIN 24-HOURS AFTER INSPECTION. ADDITIONAL EROSION AND SEDIMENT CONTROL DEVICES NOT SHOWN ON THIS PLAN MAY BE NECESSARY AS A RESULT OF CONSTRUCTION PRACTICES OR AS DIRECTED BY CITY AND/OR ENGINEER.
7. CONTRACTOR SHALL NOTIFY AND OBTAIN WRITTEN ACCEPTANCE FROM ENGINEER OF PROPOSED CHANGES TO THE EROSION CONTROL PLAN AND/OR SEQUENCE PRIOR TO IMPLEMENTING THE CHANGE.
8. ENGINEER IS UNDER NO OBLIGATION TO ALTER THE CONSTRUCTION SEQUENCE AND/OR EROSION CONTROL PLAN.
9. EXCESS MATERIAL THAT IS HAULED OFF SITE SHALL BE CONTRACTOR'S RESPONSIBILITY. CONTRACTOR SHALL OBTAIN PROPER PERMIT APPROVALS FOR EACH FILL SITE. EROSION AND SEDIMENT CONTROL MEASURES, RESTORATION, AND STABILIZATION AT FILL SITE IS CONTRACTOR'S RESPONSIBILITY. CONTRACTOR TO NOTIFY OWNER OF ALL FILL AND BORROW SITES.
10. CONTRACTOR SHALL SWEEP STREETS ADJACENT TO PROJECT AT THE END OF EACH DAY.
11. ALL INSTALLATION, MAINTENANCE, AND REMOVAL OF EROSION AND SEDIMENT CONTROL MEASURES SHALL COMPLY WITH THE WISCONSIN DNR TECHNICAL STANDARDS.
12. IF DEWATERING IS NECESSARY, CONTRACTOR SHALL PROVIDE PROPER DEWATERING SEDIMENT CONTROL DEVICE. DISCHARGE OF SEDIMENT LADEN WATER TO THE STORM OR SURFACE WATER IS PROHIBITED.
13. STABILIZE NEWLY GRADED AREAS WITHIN 3 DAYS OF BEING INACTIVE.
14. REMOVE EROSION AND SEDIMENT CONTROL DEVICES AFTER 80% OF VEGETATION HAD BEEN ESTABLISHED IN RESTORED AREAS.
15. DURING PERIODS OF EXTENDED DRY WEATHER, THE CONTRACTOR SHALL KEEP A WATER TRUCK ON SITE FOR THE PURPOSE IF WATERING DOWN SOILS WHICH MAY OTHERWISE BECOME AIRBORNE. THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING WIND EROSION (DUST) DURING CONSTRUCTION.

GRADING AND PAVING

1. ALL SITE CONSTRUCTION INCLUDING GRADING, EXCAVATION, AND PAVEMENT CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE LATEST ADDITION OF THE WISCONSIN DEPARTMENT OF TRANSPORTATION FOR HIGHWAY AND STRUCTURE CONSTRUCTION HEREIN REFERRED TO AS THE STANDARD SPECIFICATIONS EXCEPT AS MODIFIED. QUALITY CONTROL AND QUALITY ASSURANCE TESTING WILL NOT BE REQUIRED. TESTING WILL BE COMPLETED AT THE OWNER'S DIRECTION.
2. CONTRACTOR SHALL STRIP AND REMOVE TOPSOIL AND ORGANIC MATERIALS FOUND WITH THE SITE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. LANDSCAPING AREAS SHALL BE GRADED LOW TO ALLOW FOR TOPSOIL PLACEMENT.
3. MATERIAL TESTS CONDUCTED BY AN INDEPENDENT TESTING LAB MAY BE ORDERED AND PAID FOR BY THE OWNER. IF TESTING IS ORDERED, CONTRACTOR SHALL FURNISH SAMPLES FOR SAID TESTING. IF RETESTING AND CORRECTION OF FAILING MATERIAL SHALL BE COMPLETED AT THE CONTRACTOR'S EXPENSE.
4. SUBGRADE SHALL BE COMPACTED PRIOR TO PLACEMENT OF BASE AGGREGATE AS REQUIRED IN THE STANDARD SPECIFICATIONS. SUBGRADE SHALL BE PROOF ROLLED PRIOR TO PLACEMENT OF BASECOURSE. AREAS IDENTIFIED AS SOFT AND YIELDING SHALL BE IDENTIFIED FOR REMOVAL PRIOR TO PLACEMENT OF BASE AGGREGATE.
5. BACKFILL AND FILL MATERIALS SHALL BE PLACED IN LAYERS NOT MORE THAN 8-INCHES LOOSE IF COMPACTED WITH HEAVY EQUIPMENT AND NOT MORE THAN 4-INCHES LOOSE IF COMPACTED BY HAND EQUIPMENT.
6. BASE COURSE SHALL BE COMPACTED TO A MINIMUM OF 95% OF THE MODIFIED PROCTOR (AASHTO T-180).
7. ACCESSIBLE ROUTES AND HANDICAP PARKING SHALL BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.
8. DESIGN AND CONSTRUCTION OF ALL CAST-IN-PLACE EXTERIOR CONCRETE SHALL CONFORM TO ACTI 330R-08
9. ALL CONCRETE FLATWORK SHALL HAVE A LIGHT BROOMED FINISH
10. EXTERIOR CONCRETE SHALL BE SEPARATED FROM BUILDINGS WITH A CONTINUOUS 0.5-INCH FIBER EXPANSION JOINT.
11. ALL ASPHALT AND SURFACE COURSE SHALL BE DESIGNED TO 96.0% OF MAXIMUM SPECIFIC GRAVITY AT NDES AND DURING FIELD PRODUCTION PERCENT OF MAXIMUM SPECIFICATION GRAVITY WILL BE INCREASED TO 97.0% PER THE STANDARD SPECIFICATIONS.
12. TWO PAINT COATS SHALL BE APPLIED ON NEW PAVEMENT. THE FIRST COAT SHALL BE AFTER PAVING OPERATIONS HAVE BEEN COMPLETED. THE SECOND COAT SHALL BE APPLIED 30 CALENDAR DAYS AFTER PAVING HAS BEEN COMPLETED.
13. ELEVATIONS ARE TO FLANGE.

LEGEND – CIVIL ENGINEERING DRAWINGS

CONTROL
- BENCHMARK
- CHIS — CHISELED MARK
- CP — CONTROL POINT
- IP — IRON PIPE (GENERIC)
- IP — IRON PIPE (1" DIA)
- IP — IRON PIPE (2" DIA)
- IP SET — IRON PIPE SET
- IR — IRON ROD (GENERIC)
- IP — IRON ROD (3/4" DIA)
- IP — IRON ROD (1 1/4" DIA)
- MONUMENT
- NAIL — NAIL
- PM — PAINT MARK
- PK — PK NAIL
- RX — RAILROAD SPIKE
- RTIE — REFERENCE TIE
- SECTION CORNER
- SIXT — SECTION CORNER MONUMENT
- TCP — TEMPORARY CONTROL POINT
- USGS — USGS MONUMENT

GROUND
- WZ 000.00 — WATER ELEVATION
- WETLANDS (SURVEYED LOCATION)
- CROPFIELD
- DITCH
- GUARD RAIL
- TOE OF SLOPE
- TOP OF BANK
- WETLAND BOUNDARY

EROSION CONTROL
- PROPOSED DITCH CHECK
- PROPOSED EROSION LOGS/EROSION WADDLES
- A — PROPOSED INLET PROTECTION TYPE A
- B — PROPOSED INLET PROTECTION TYPE B
- C — PROPOSED INLET PROTECTION TYPE C
- D — PROPOSED INLET PROTECTION TYPE D
- PROPOSED BARRIER FENCE
- PROPOSED SILT FENCE
- PROPOSED EROSION MAT
- PROPOSED RIP RAP
- PROPOSED TRACKING PAD

SANITARY SEWER
- SANITARY MANHOLE
- SEPTIC — SEPTIC SYSTEM
- SEPC — SEPTIC TANK COVER
- SEPV — SEPTIC VENT
- ?" SAN SWR — SANITARY SEWER
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY RISER
- PROPOSED SANITARY LATERAL
- PROPOSED SANITARY SEWER

STORM SEWER
- STORM CATCH BASIN
- STORM FIELD INLET
- STORM INLET
- STORM MANHOLE
- STORM YARD DRAIN
- ?" STO SWR — STORM SEWER
- ? — CULVERT (SIZE & TYPE NOTED)
- PROPOSED STORM INL/CB
- PROPOSED STORM MANHOLE
- PROPOSED STORM LATERAL
- PROPOSED STORM SEWER

GENERAL
- A/C — AIR CONDITIONER
- CO — CLEAN OUT
- DP — DELINEATOR POST
- FP — FLAG POLE
- HANDHOLE — GENERIC HAND HOLE
- GENERIC MANHOLE
- GENERIC METER
- GENERIC PEDESTAL
- VLV — GENERIC VALVE
- VENT — GENERIC VENT
- GUY POLE — GUY POLE
- GUY — GUY WIRE
- LIGHT POLE
- MB — MAIL BOX
- MP — MARKER POST
- MWEL — MONITORING WELL
- PILE — PILING
- P — POST
- REVISION LABEL
- SOIL BORING
- UTILITY POLE
- YARD LIGHT

UTILITIES
- CABLE BOX
- CABLE MANHOLE
- C — UNDERGROUND TV CABLE
- ELECTRIC BOX
- ELECTRIC MANHOLE
- ELECTRIC METER
- EP — ELECTRIC PAD
- ELECTRIC TRANFORMER
- POWER POLE
- E — UNDERGROUND ELECTRIC
- GAS CURB STOP
- GAS MANHOLE
- GAS METER
- GTST — GAS TEST STATION
- GAS VALVE
- GVT — GAS VALVE TEST
- GAS VENT — GAS VENT
- G — UNDERGROUND GAS MAIN
- TELEPHONE BOX
- TELEPHONE MANHOLE
- T — UNDERGROUND TELEPHONE
- FO — UNDERGROUND FIBER OPTIC

LANDSCAPE
- CONIFEROUS MULTIPLE TRUNK TREE
- CONIFEROUS TREE
- DECIDUOUS TREE
- DECIDUOUS MULTIPLE TRUNK TREE
- DECORATIVE ROCK
- STUMP
- EDGE OF PLANTER/LANDSCAPE BED
- EDGE OF TREES & BRUSH
- X — X — FENCE

RAILROAD
- RRSB — RAILROAD SIGNAL BOX
- RAILROAD SIGNAL FLASHER
- RX — RAILROAD SPIKE
- RAILROAD TRACKS

TRAFFIC SIGNAL
- CONTROL BOX/LIGHTING CABINET
- PULL BOX
- TRAFFIC SIGNAL
- LD — UNDERGROUND LOOP DETECTOR

WATER MAIN
- EXISTING HYDRANT
- EXISTING LOCATOR BOX
- EXISTING SPRINKLER HEAD
- EXISTING WATER CURB STOP
- EXISTING WATER MAIN BEND
- EXISTING WATER MAIN CROSS
- EXISTING WATER MAIN OFFSET
- EXISTING WATER MAIN PLUG
- EXISTING WATER MAIN PLUG W/ AIR RELEASE
- EXISTING WATER MAIN REDUCER
- EXISTING WATER VALVE
- EXISTING WATER VALVE MANHOLE
- WELL — EXISTING WELL
- EXISTING YARD HYDRANT
- ?" WM — EXISTING WATER MAIN
- EXISTING WATER SERVICE
- PROPOSED CURB STOP
- PROPOSED HYDRANT
- PROPOSED LOCATOR BOX
- PROPOSED WATER MAIN BEND (ANGLE NOTED)
- PROPOSED WATER MAIN CROSS
- PROPOSED WATER MAIN OFFSET
- PROPOSED WATER MAIN PLUG
- PROPOSED WATER MAIN PLUG W/AIR RELEASE
- PROPOSED WATER MAIN REDUCER
- PROPOSED WATER MAIN TEE
- PROPOSED WATER VALVE
- PROPOSED WATER VALVE MANHOLE
- PROPOSED YARD HYDRANT
- PROPOSED WATER MAIN
- PROPOSED WATER SERVICE

PAVEMENT
- EXISTING SIGN
- EDGE OF ASPHALT PAVEMENT
- EDGE OF GRAVEL PAVEMENT
- EDGE OF CONCRETE PAVEMENT
- PROPOSED DETECTABLE WARNING FIELD
- PROPOSED SIGN
- PROPOSED EDGE OF ASPHALT PAVEMENT
- PROPOSED EDGE OF CONCRETE PAVEMENT
- PROPOSED EDGE OF GRAVEL PAVEMENT
- PROPOSED SLOPE INTERCEPT

Ruekert • Mielke
Waukesha • Kenosha • Madison
Global Water Center • Fox Valley
www.ruekertmielke.com

RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" AND SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.

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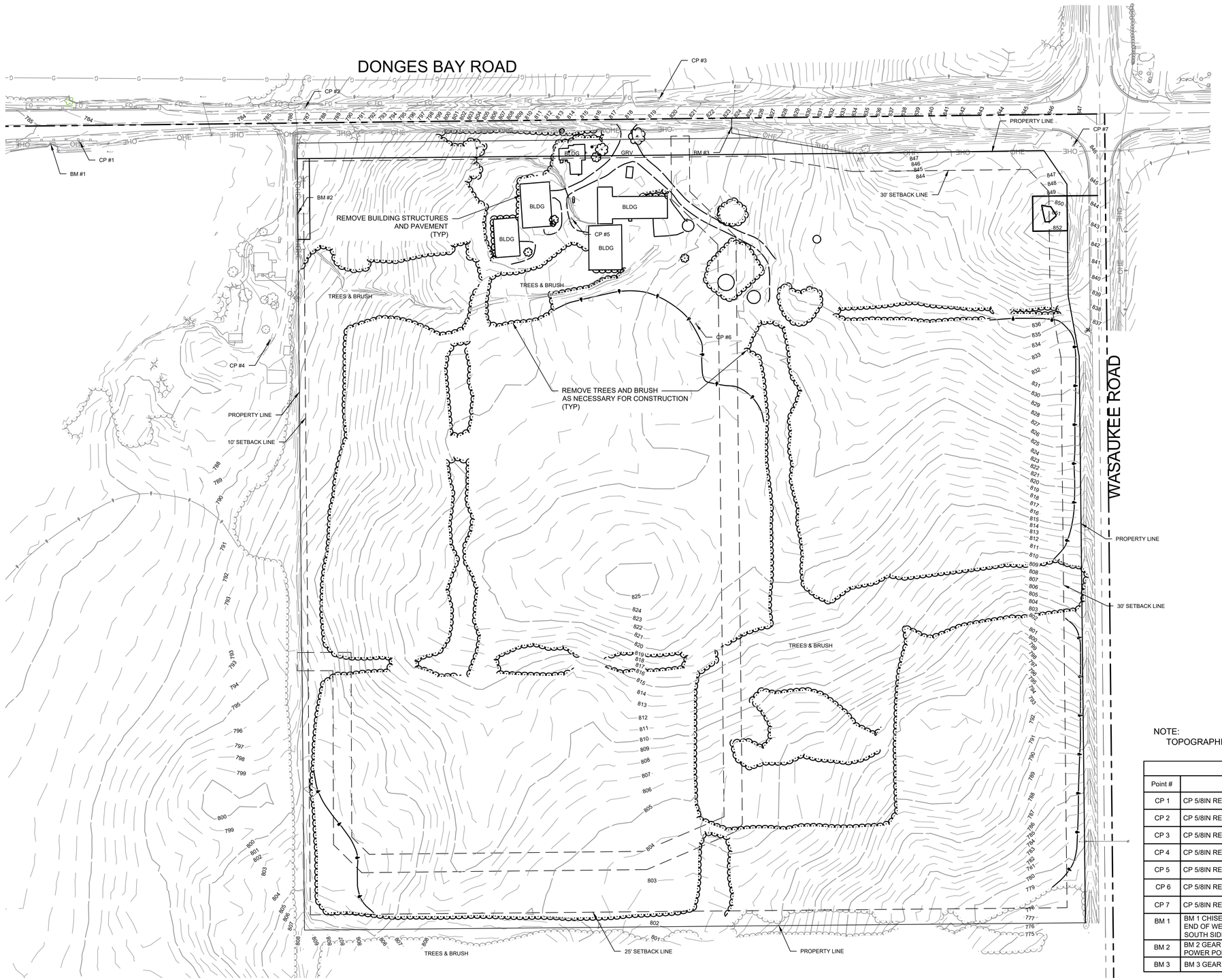
GENERAL NOTES



0 20 40 80 160

SCALE IN FEET

NOTE:
TOPOGRAPHIC AND BOUNDARY SURVEY COMPLETED BY GRAEF.

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
CP 1	CP 5/8IN REBAR WITH PINK GRAEF CAP	783.518	105149.6980	392419.3910
CP 2	CP 5/8IN REBAR WITH PINK GRAEF CAP	786.264	105205.9260	392790.5330
CP 3	CP 5/8IN REBAR WITH PINK GRAEF CAP	817.813	105221.2080	393372.1820
CP 4	CP 5/8IN REBAR WITH PINK GRAEF CAP	786.877	104823.4780	392733.0490
CP 5	CP 5/8IN REBAR WITH PINK GRAEF CAP	815.928	105024.2040	393228.8730
CP 6	CP 5/8IN REBAR WITH PINK GRAEF CAP	824.053	104851.1390	393433.5360
CP 7	CP 5/8IN REBAR WITH PINK GRAEF CAP	846.234	105144.1340	394053.4930
BM 1	BM 1 CHISELED SQUARE ON TOP NORTH END OF WEST WING WALL OF BOX CULVERT SOUTH SIDE OF DONGES BAY RD.	784.123	105146.5000	392372.8280
BM 2	BM 2 GEAR SPIKE IN NORTHWEST FACE OF POWER POLE	786.709	105032.2670	392779.0700
BM 3	BM 3 GEAR SPIKE IN SOUTH FACE	820.115	105171.6200	393491.4970

EXISTING CONDITIONS

Ruekert • Mielke
Waukesha • Kenosha • Madison
Global Water Center • Fox Valley
www.ruekertmielke.com

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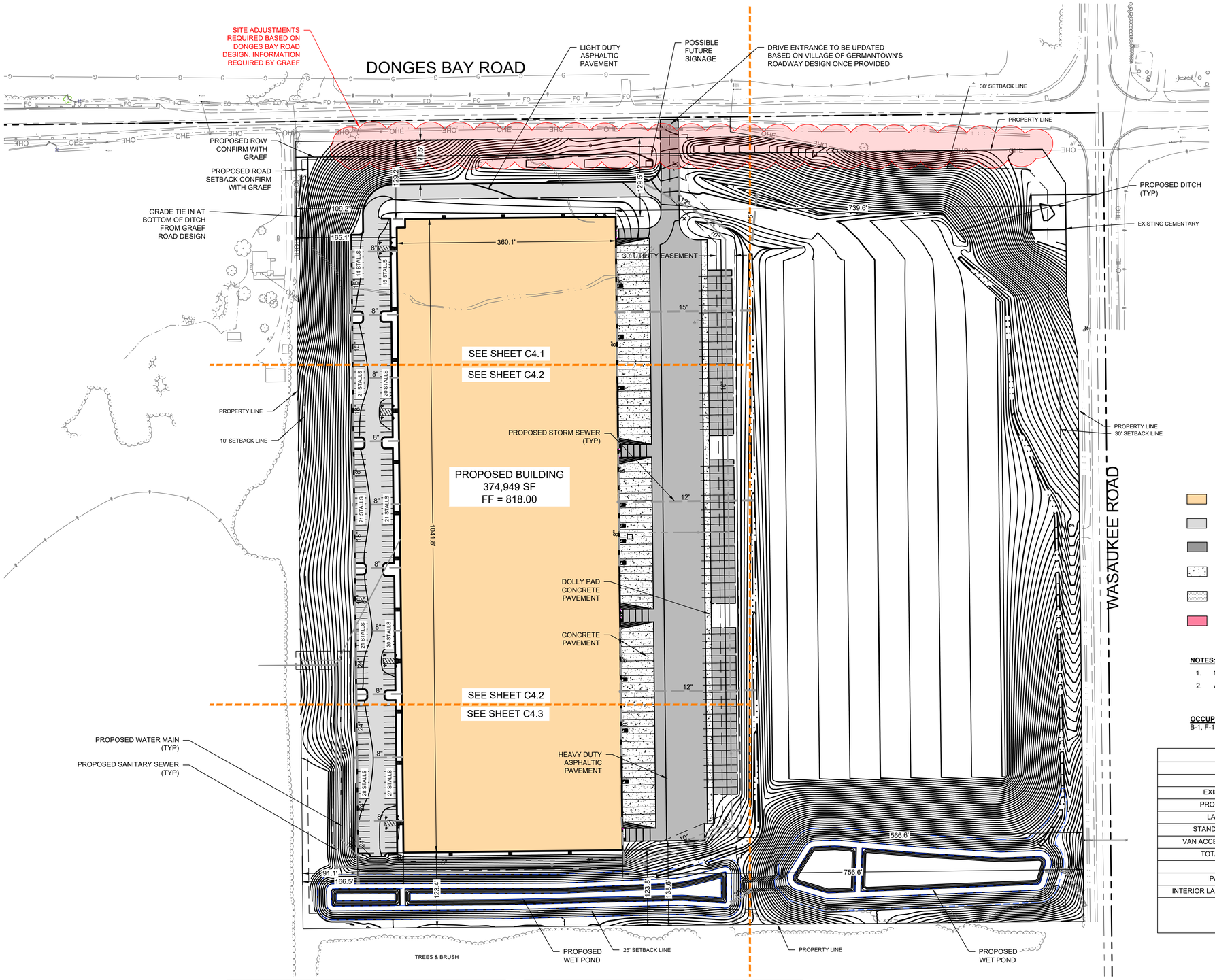

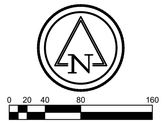

LEGEND

- PROPOSED BUILDING
- PARKING LOT PAVEMENT
- ROADWAY PAVEMENT
- PROPOSED LOADING DOCK PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED REJECT CURB & GUTTER

NOTES:

1. NO HAZARDOUS MATERIAL WILL BE STORED ON SITE.
2. A MONUMENT SIGN IS NOT BEING PROPOSED.

OCCUPANCY CLASSIFICATION:
B-1, F-1, & S-1

PROJECT INFORMATION	
ZONING	M1
LOT AREA	37.72 ACRES
EXISTING IMPERVIOUS	0.30 ACRES
PROPOSED IMPERVIOUS	14.74 ACRES
LAND DISTURBANCE	37.78 ACRES
STANDARD PARKING STALLS	201
VAN ACCESSIBLE PARKING STALLS	8
TOTAL PARKING STALLS	209
GREEN SPACE	22.98 ACRES
PARKING LOT AREA	6.13 ACRES
INTERIOR LANDSCAPE ISLAND AREA (5%)	

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SUPERVISOR: WALLY
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OVERALL SITE PLAN

LEGEND

- PROPOSED BUILDING
- PARKING LOT PAVEMENT
- ROADWAY PAVEMENT
- PROPOSED LOADING DOCK PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED REJECT CURB & GUTTER

N

0 10 20 30 60

SCALE IN FEET

DONGES BAY ROAD

PROPERTY LINE

30' SETBACK LINE

PROPOSED ROW CONFIRM WITH GRAEF

PROPOSED ROAD SETBACK CONFIRM WITH GRAEF

GRADE TIE IN AT BOTTOM OF DITCH FROM GRAEF ROAD DESIGN

PROPOSED WATER MAIN (TYP)

PROPOSED DITCH (TYP)

SNOW STORAGE

5' X 5' CONCRETE STOOP (TYP)

HANDICAP SIGN W/ VAN ACCESSIBLE SIGN (SEE DETAIL)

HANDICAP SIGN (SEE DETAIL)

18" CURB AND GUTTER (TYP)

PROPOSED STORM SEWER (TYP)

CONCRETE SIDEWALK (TYP)

REJECT 18" CURB AND GUTTER (TYP)

ROOF DRAIN (TYP)

BOLLARD (TYP)

DOLLY PAD

PROP'D 15" STO SWR

PROPOSED BUILDING
374,949 SF
FF = 818.00

SEE SHEET C4.2

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SITE PLAN-1

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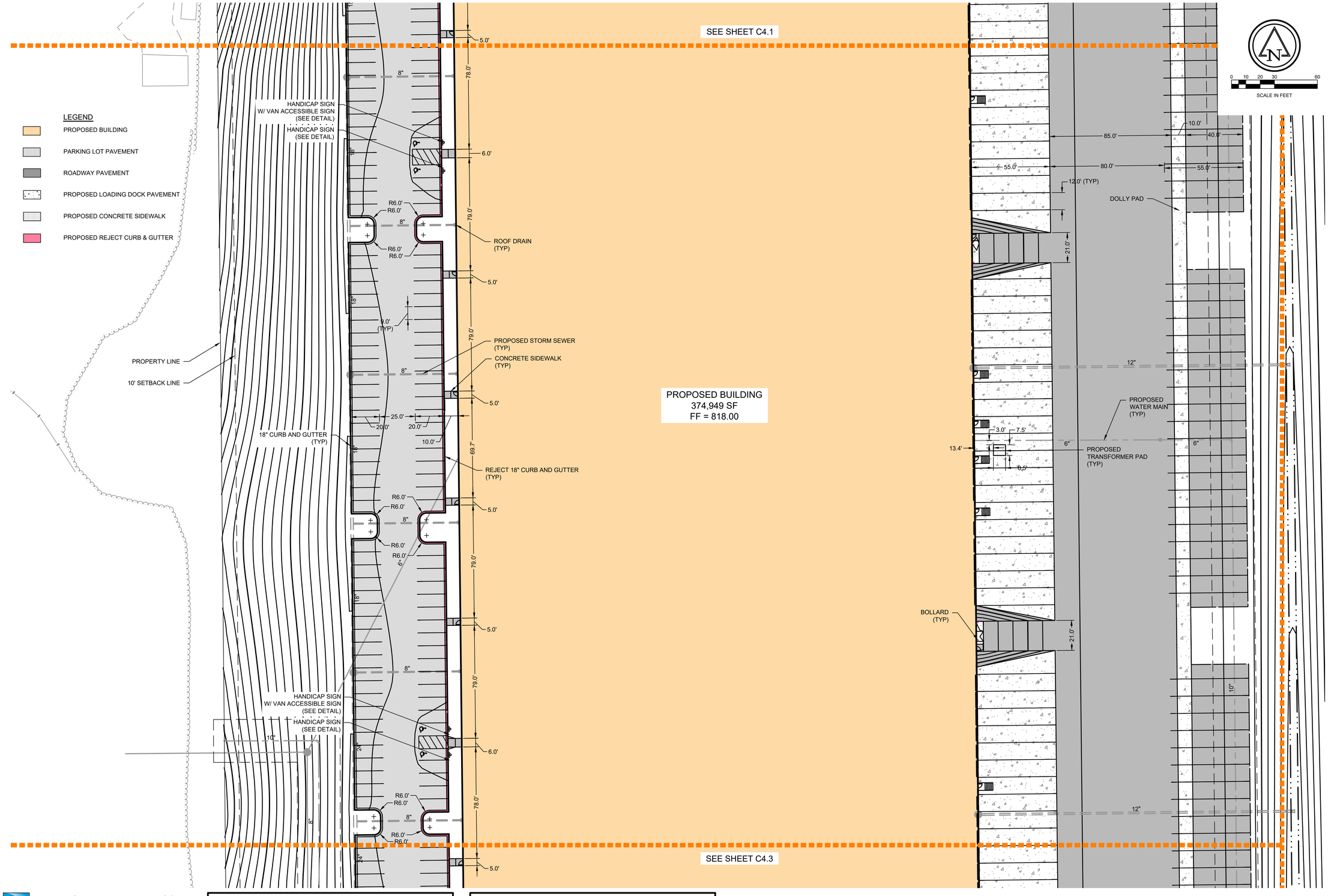

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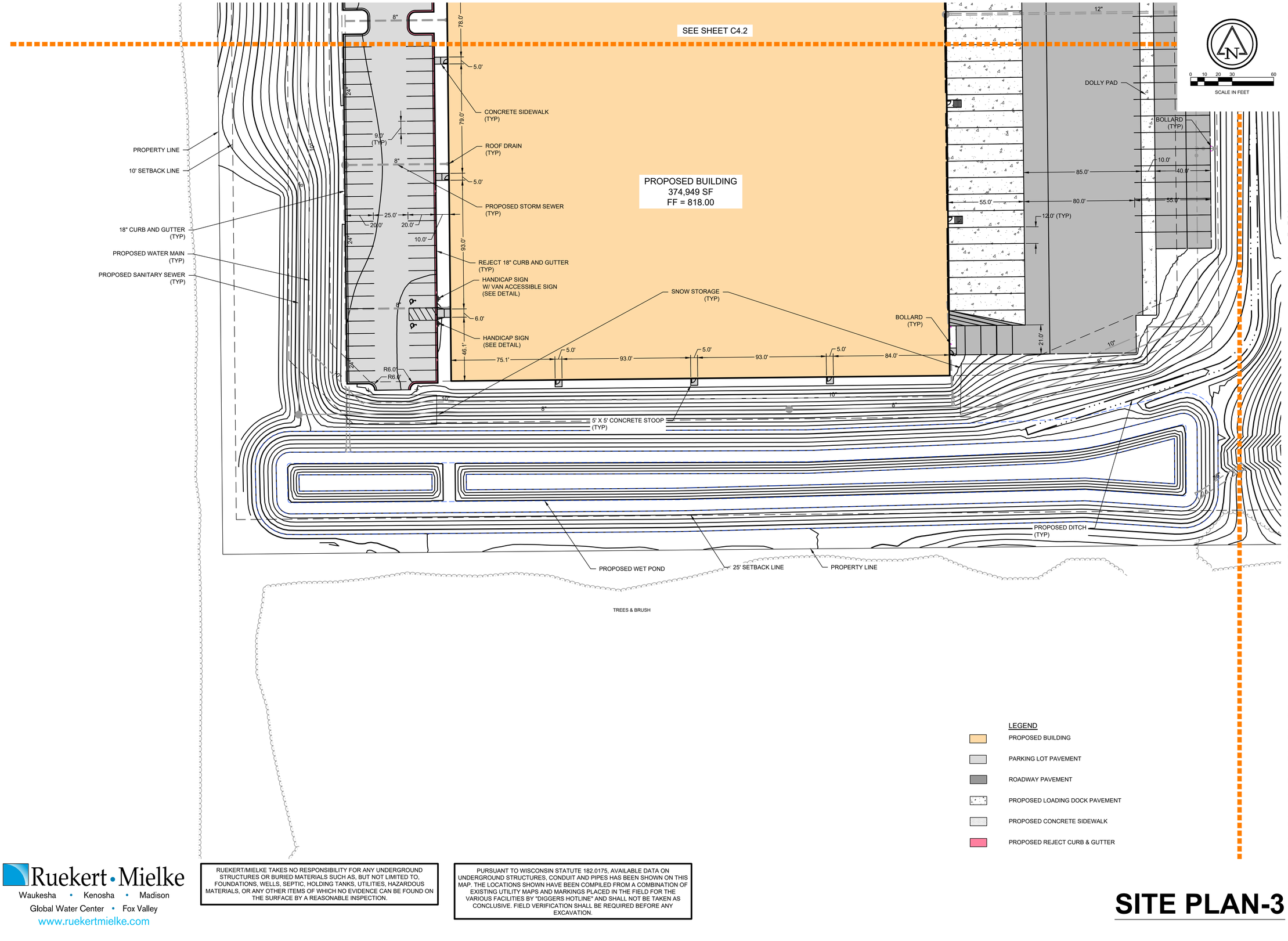
SITE PLAN-2



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SITE PLAN-3

EROSION CONTROL

PROPOSED DITCH CHECK

PROPOSED INLET PROTECTION TYPE B

PROPOSED SILT FENCE

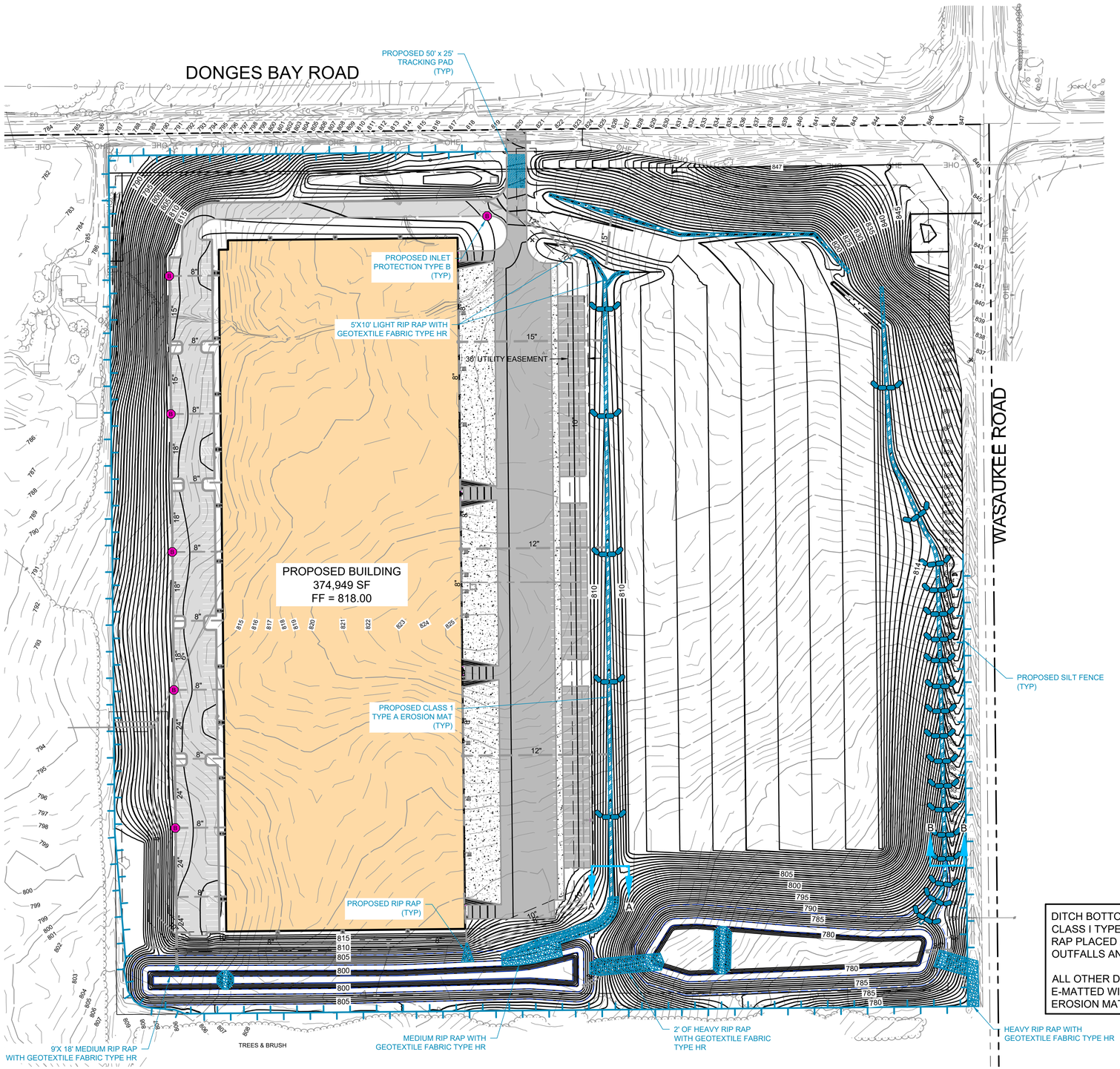
PROPOSED TRACKING PAD

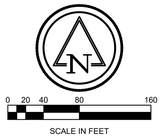
NOTES:

1. TOTAL SITE AREA:38.15 ACRES.
2. ESTIMATED AREA OF DISTURBANCE: 37.6 ACRES.
3. NEARLY 100% OF PROJECT AREA IDENTIFIED AS OZAUKEE LOAM PER NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
4. MAINTAIN EXISTING VEGETATION IN STREET RIGHT OF WAY.
5. SNOW STORAGE IS NOT TO BLOCK SWALES.
6. THE SWALES SHALL BE STABILIZED WITHIN 14 DAYS OF BEING GRADED.
7. INSPECT ALL BMPS WITHIN TWENTY-FOUR (24) HOURS AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE A WEEK. MAKE NEEDED REPAIRS, INSTALL ADDITIONAL BMPS AS NECESSARY, AND DOCUMENT THE FINDINGS OF THE INSPECTION ON AN EROSION CONTROL LOG KEPT ON SITE WITH THE DATE OF INSPECTION, THE NAME OF THE PERSON CONDUCTING THE INSPECTION, A DESCRIPTION OF THE REPAIR NEEDED, AND DOCUMENTATION OF THE COMPLETED REPAIRS.

CONSTRUCTION SEQUENCE

1. INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY LAND DISTURBING ACTIVITIES, AS SHOWN ON DRAWINGS AND DIRECTED BY ENGINEER.
2. CLEAR AND GRUB VEGETATION AS SHOWN ON DRAWINGS OR AS DIRECTED BY ENGINEER.
3. COMPLETE SWALE AND STORM WATER BASIN GRADING.
4. STRIP TOPSOIL AND STOCKPILE IN LOCATION AS SHOWN ON DRAWINGS AND AS DIRECTED BY OWNER. INSTALL PERIMETER SILT FENCE AROUND DOWN SLOPE SIDE OF STOCKPILE. STABILIZE STOCKPILE IMMEDIATELY UPON LAYUP.
5. INSTALL, ADJUST AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES NECESSARY FOR EACH ACTIVE STAGE. MAINTAIN MEASURES AT THE END OF EACH DAY.
6. STAGE CONSTRUCTION BY WORK LOCATION. SUBSEQUENT STEPS MAY BE COMPLETED IN ALTERNATE SEQUENCE DEPENDING UPON CONTRACTOR OPERATIONS.
7. COMPLETE ROUGH GRADING.
8. INSTALL UNDERGROUND SANITARY SEWER, WATER DISTRIBUTION, AND STORM SEWER UTILITIES.
9. INSTALL STRUCTURE.
10. PREPARE PAVEMENT SUBGRADE.
11. INSTALL NEW CURB AND GUTTER, PAVEMENT AND BASE LAYERS.
12. INSTALL PAVEMENT MARKINGS.
13. INSTALL LAWN LANDSCAPING.
14. AREAS PLANNED TO BE INACTIVE FOR 7 DAYS OR LONGER SHALL BE TEMPORARILY STABILIZED FOLLOWING DNR TECHNICAL STANDARD 1059 SEEDING. THESE AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF BEING INACTIVE.
15. AREAS BROUGHT TO FINAL GRADE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS.
16. COMPLETE FINAL RESTORATIONS INCLUDING BUT NOT LIMITED TO: TOPSOIL, TURF GRASS SEED, AND CLASS I TYPE A URBAN EROSION MATTING FOR ALL LAWN RESTORATION AND TOPSOIL, TURF GRASS SEED, AND CLASS I TYPE B EROSION MATTING FOR THE DRAINAGE SWALES. IF NOT STABILIZED BY OCTOBER 15TH, STABILIZE WITH POLYMER AND DORMANT SEED MIX.
17. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER 80% GROWTH DENSITY HAS OCCURRED IN 100% OF RESTORATION AREAS. CONTRACTOR SHALL OBTAIN OWNER AND ENGINEER APPROVAL PRIOR TO REMOVING THE MEASURE(S). RESTORE DISTURBED AREAS AROUND REMOVED DEVICES AND CLEAN SITE.





NOTE:

1. ALL DISTURBED AREAS TO BE E-MATTED WITH CLASS I TYPE A EROSION MAT.

DITCH BOTTOMS TO BE E-MATTED WITH CLASS I TYPE B EROSION MAT AND RIP RAP PLACED AS INDICATED AT OUTFALLS AND WEIRS.

ALL OTHER DISTURBED AREAS TO BE E-MATTED WITH CLASS I TYPE A EROSION MAT.

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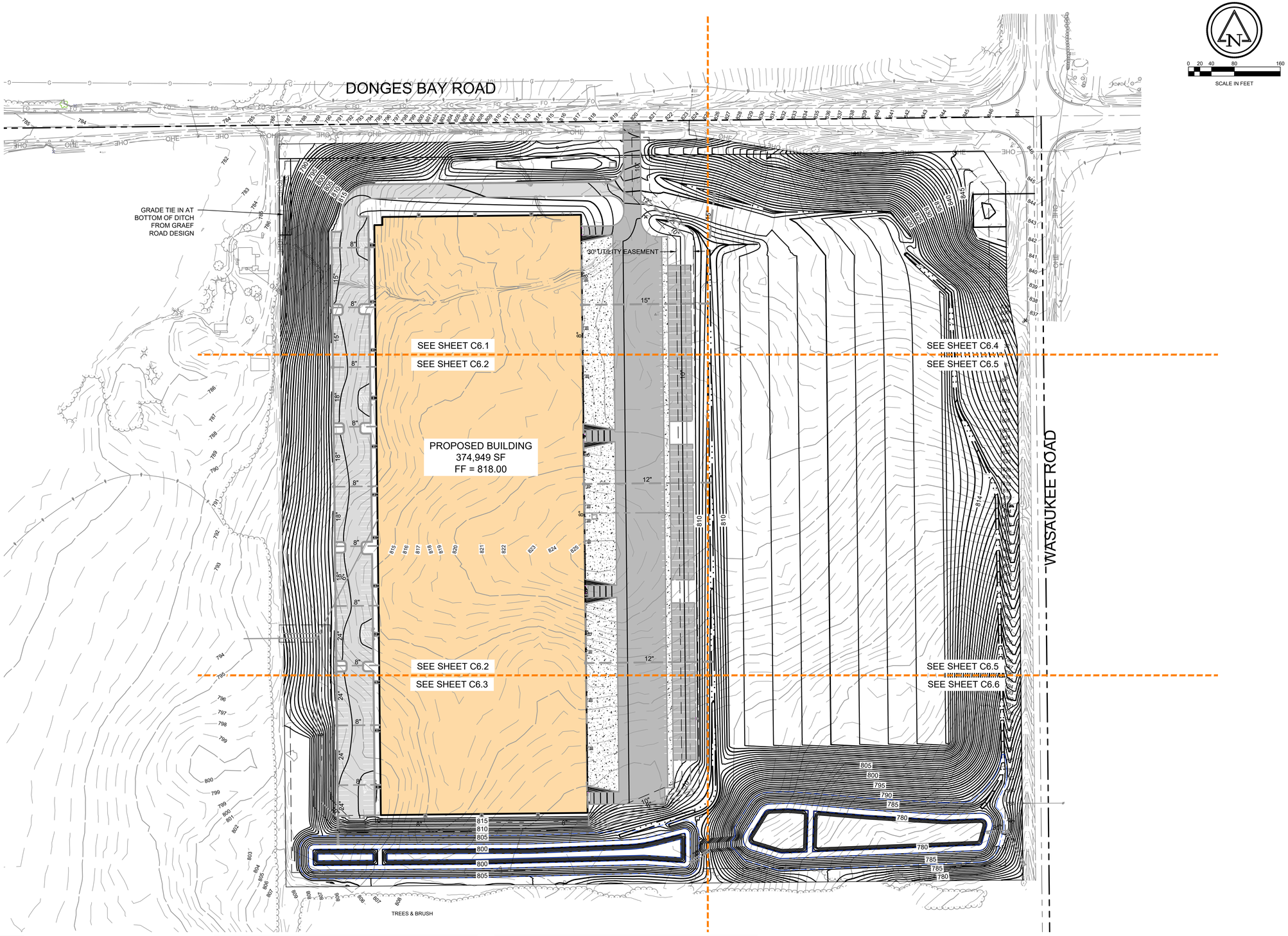
EROSION CONTROL PLAN



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OVERALL GRADING PLAN

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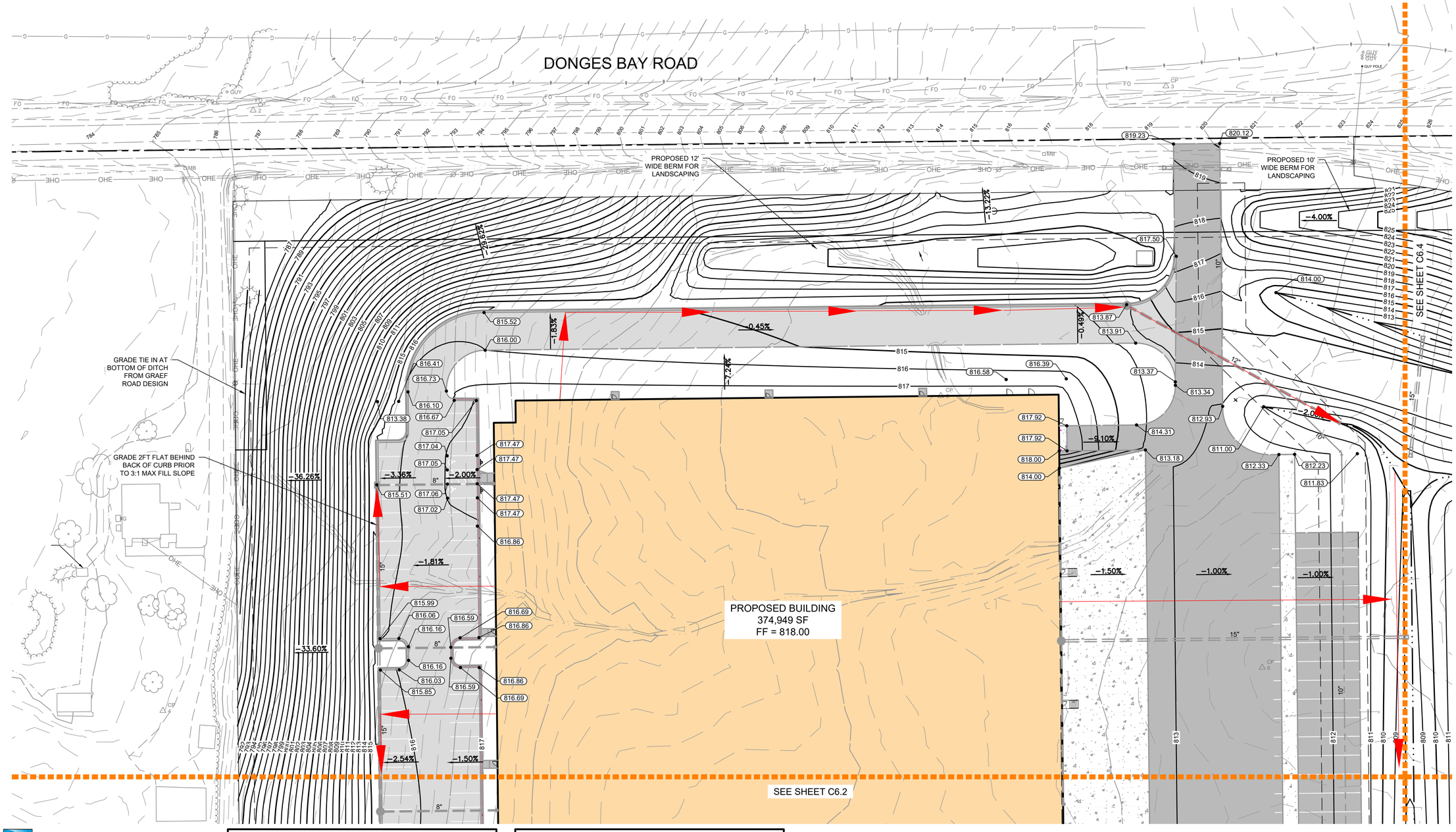

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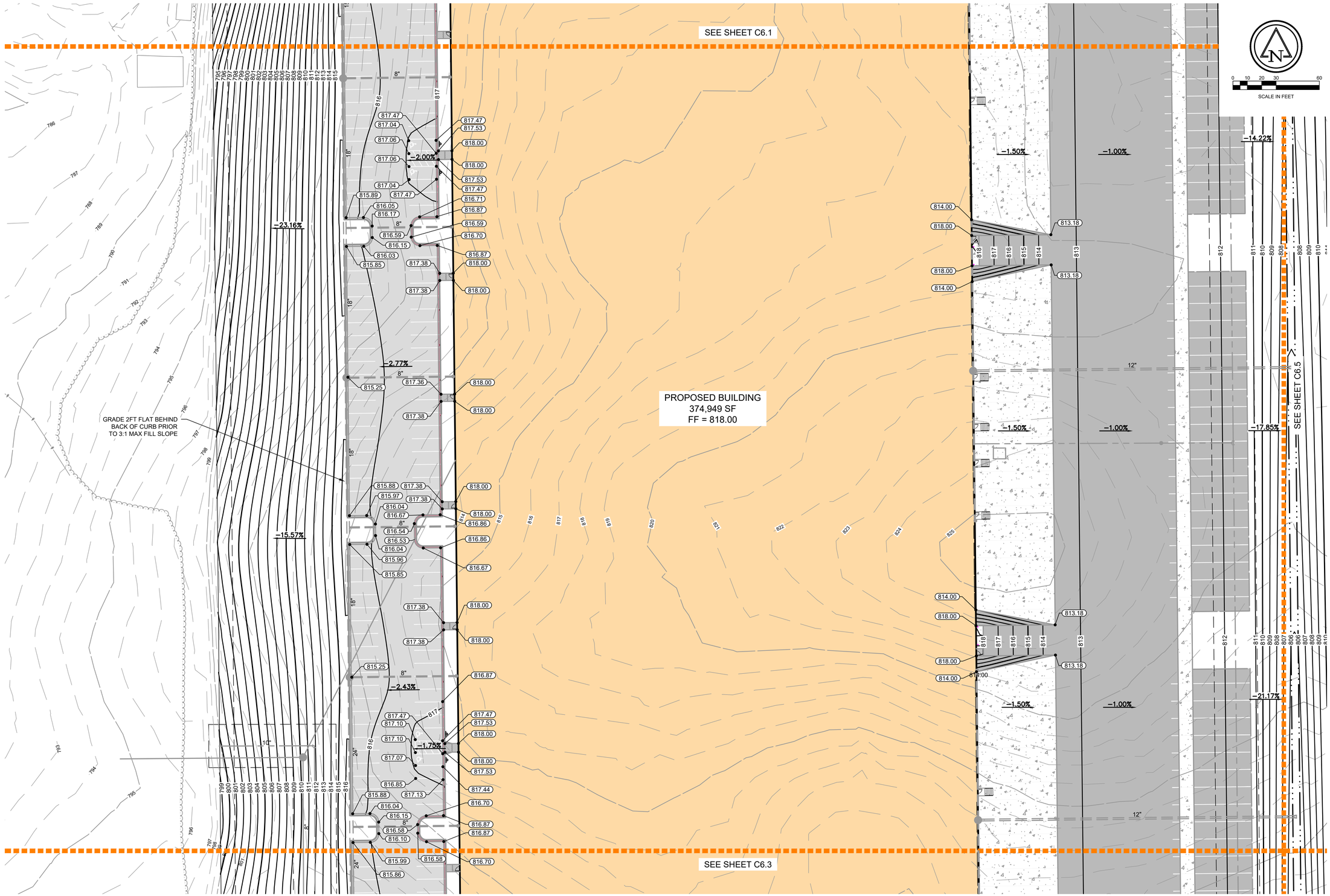
GRADING PLAN-1



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GRADING PLAN-2

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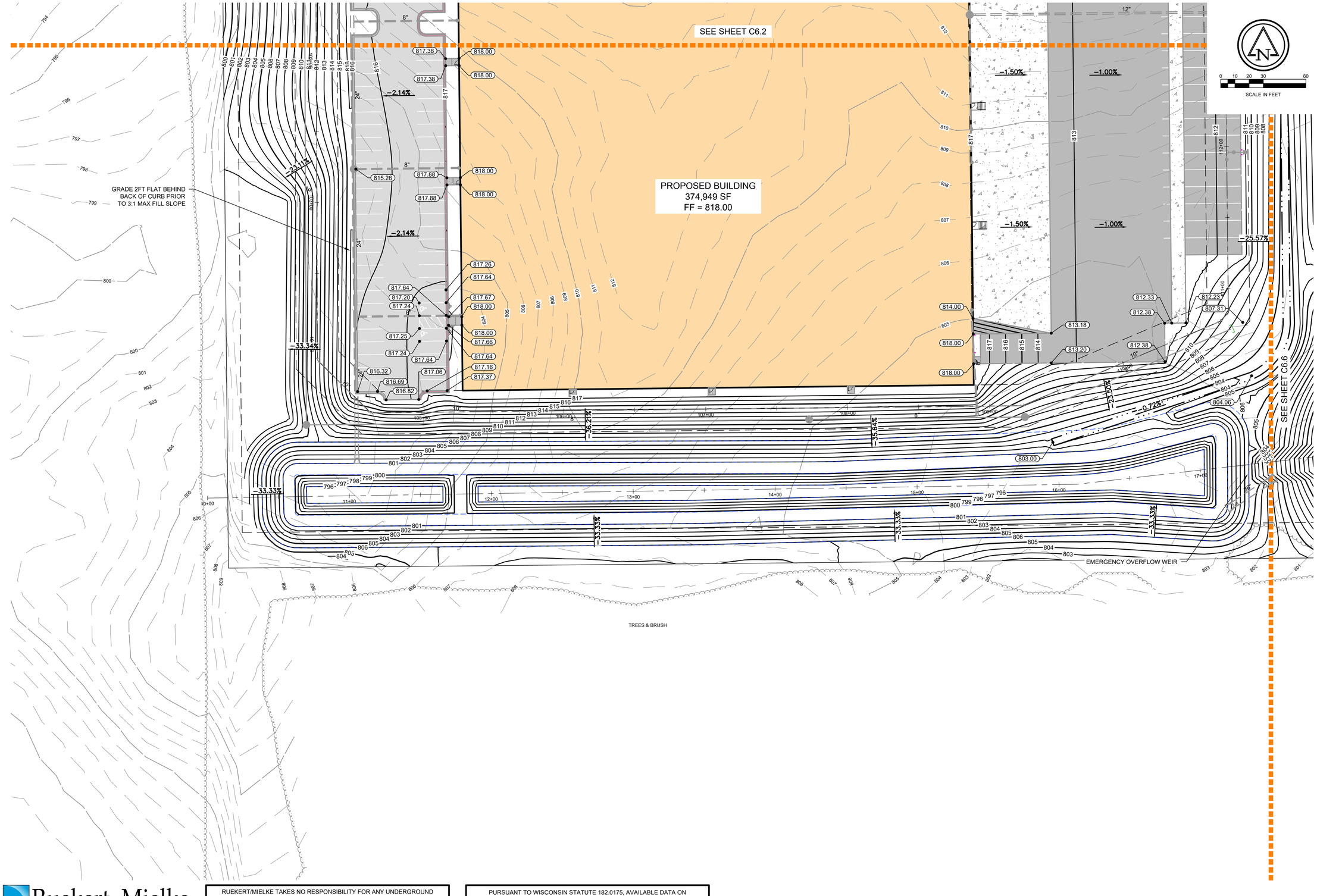

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SUPERVISOR: WALLY
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DATE: 10/3/2022
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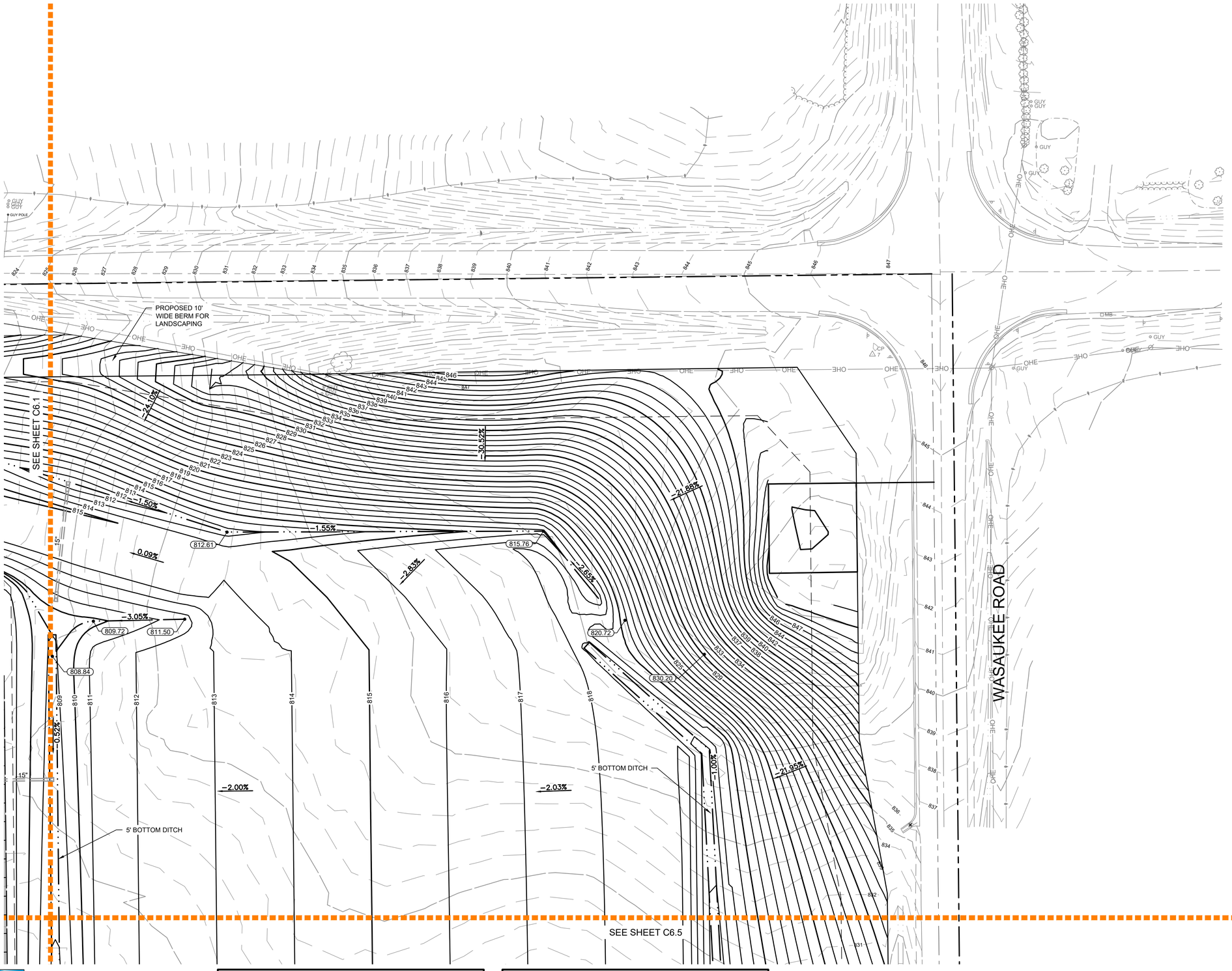

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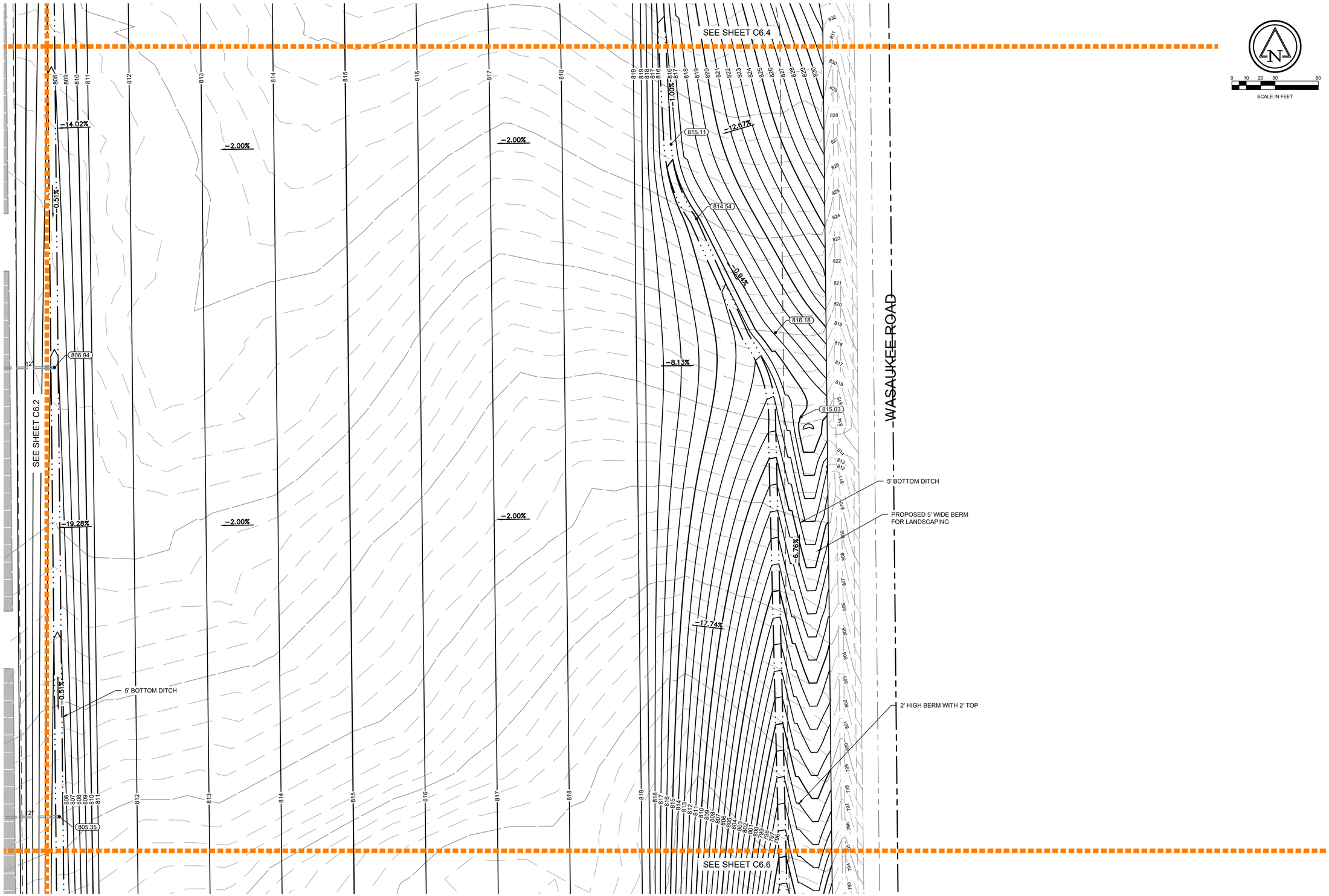

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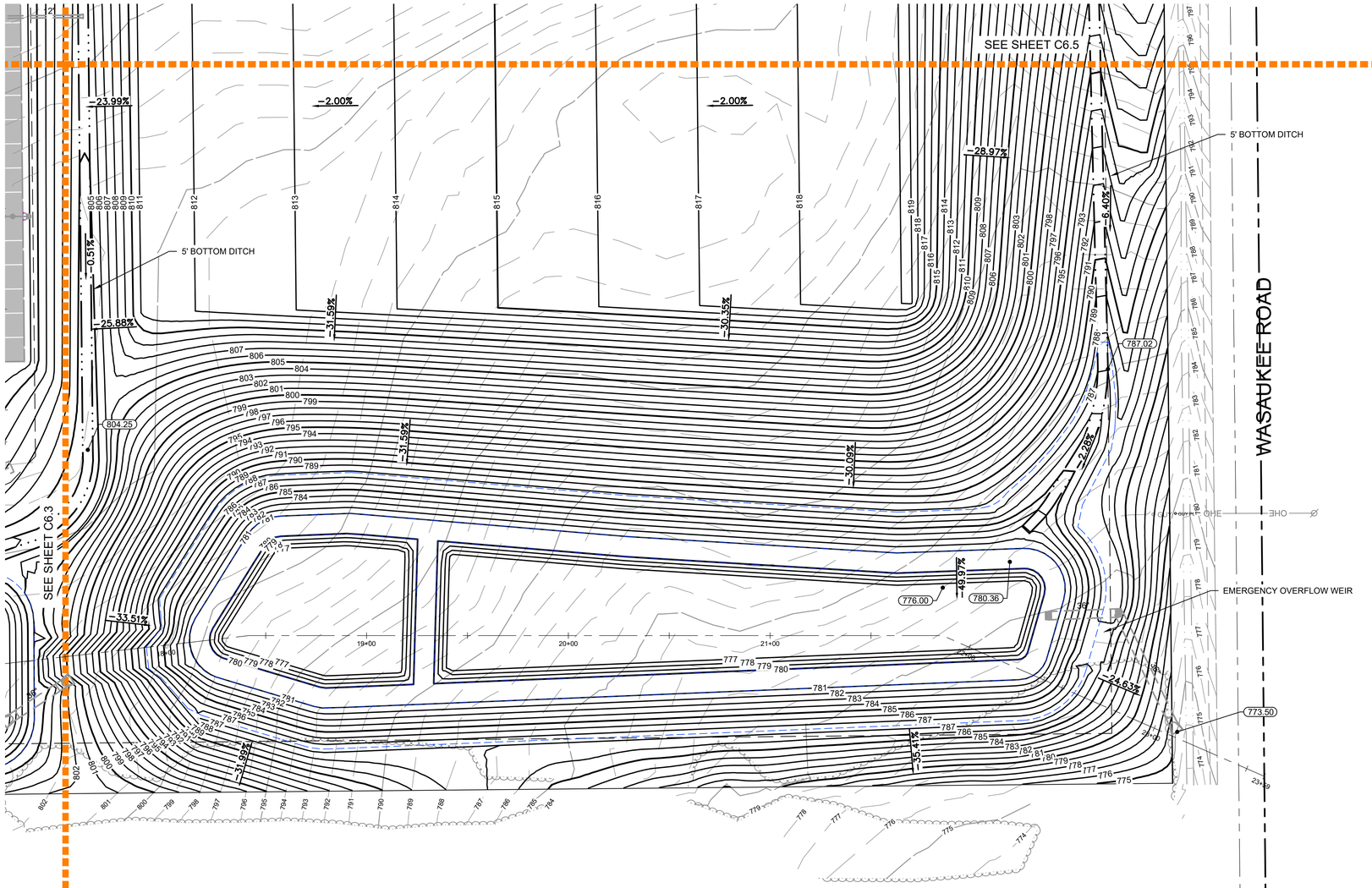

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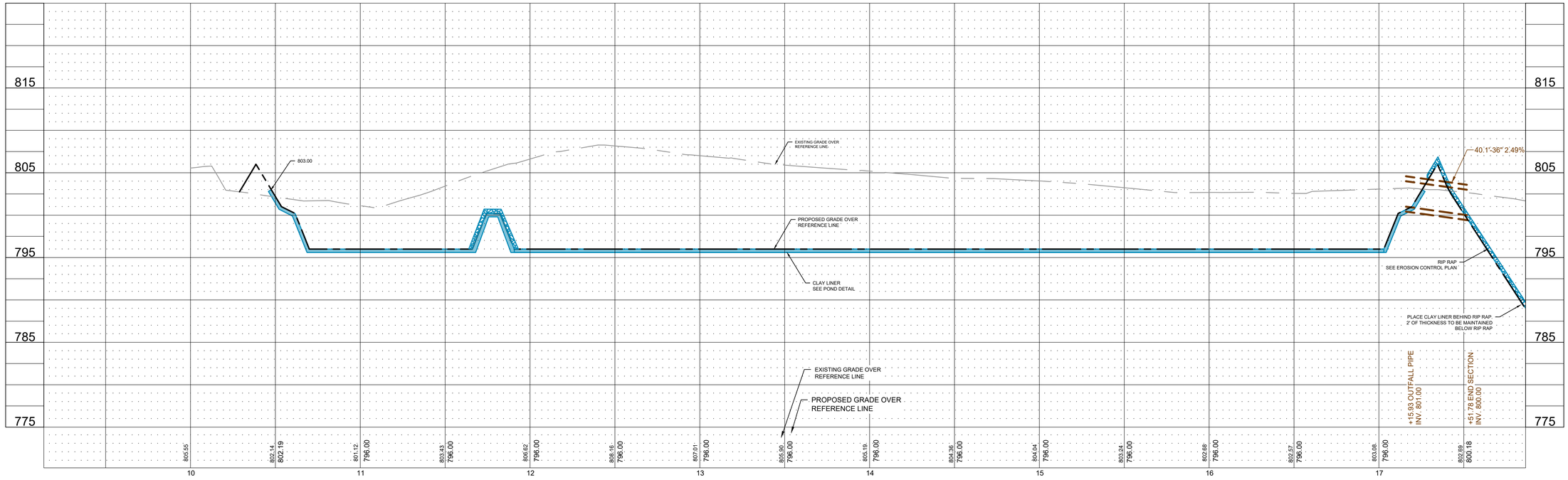

POND PROFILES - SEE DETAILS FOR ADDITIONAL INFORMATION

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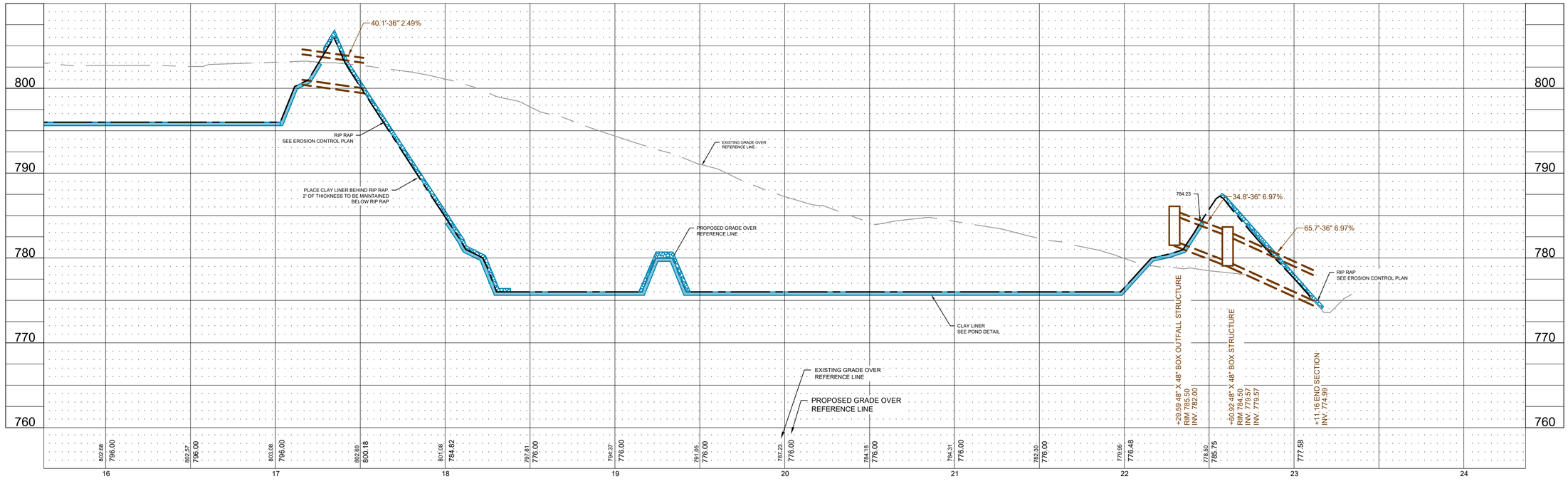

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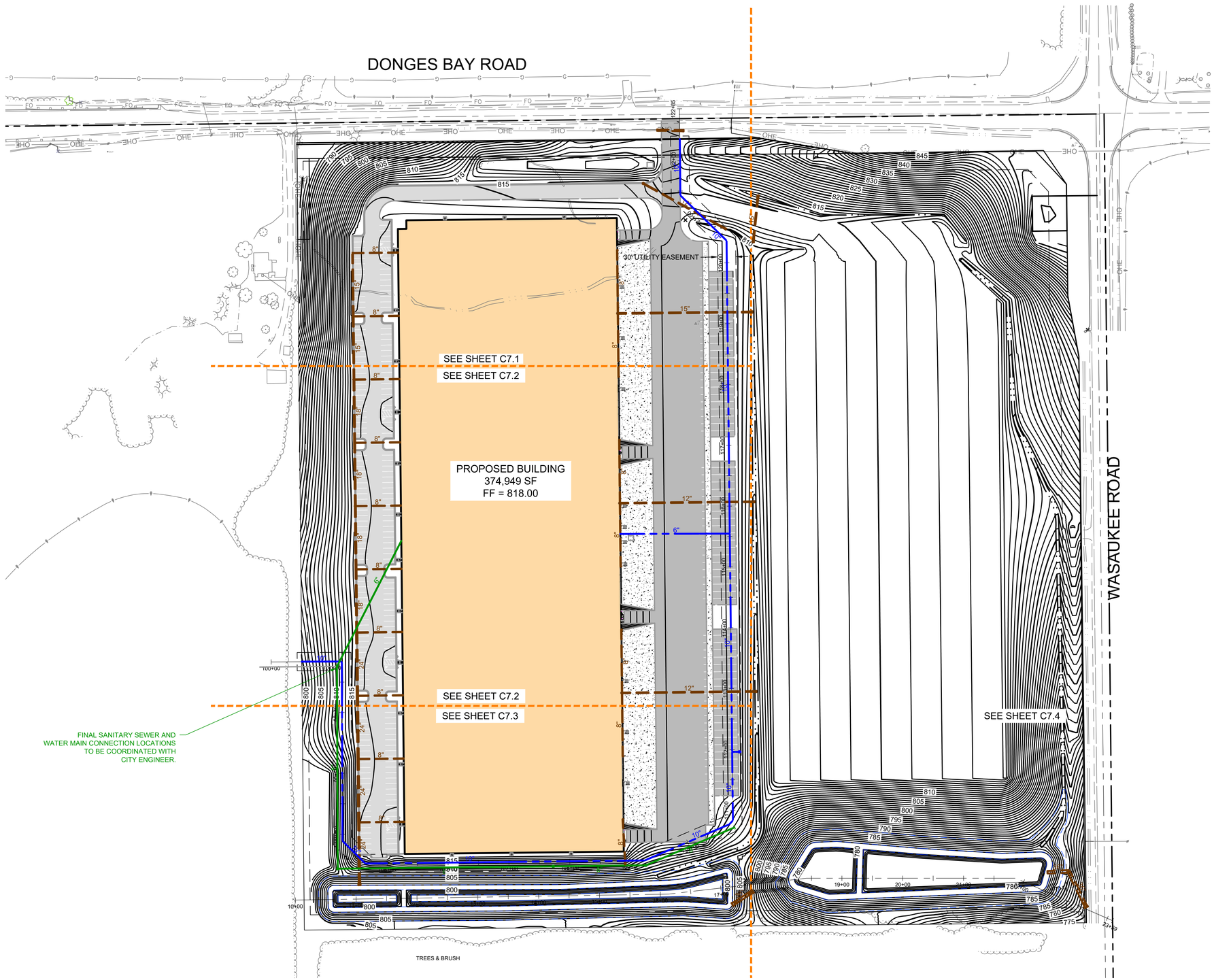

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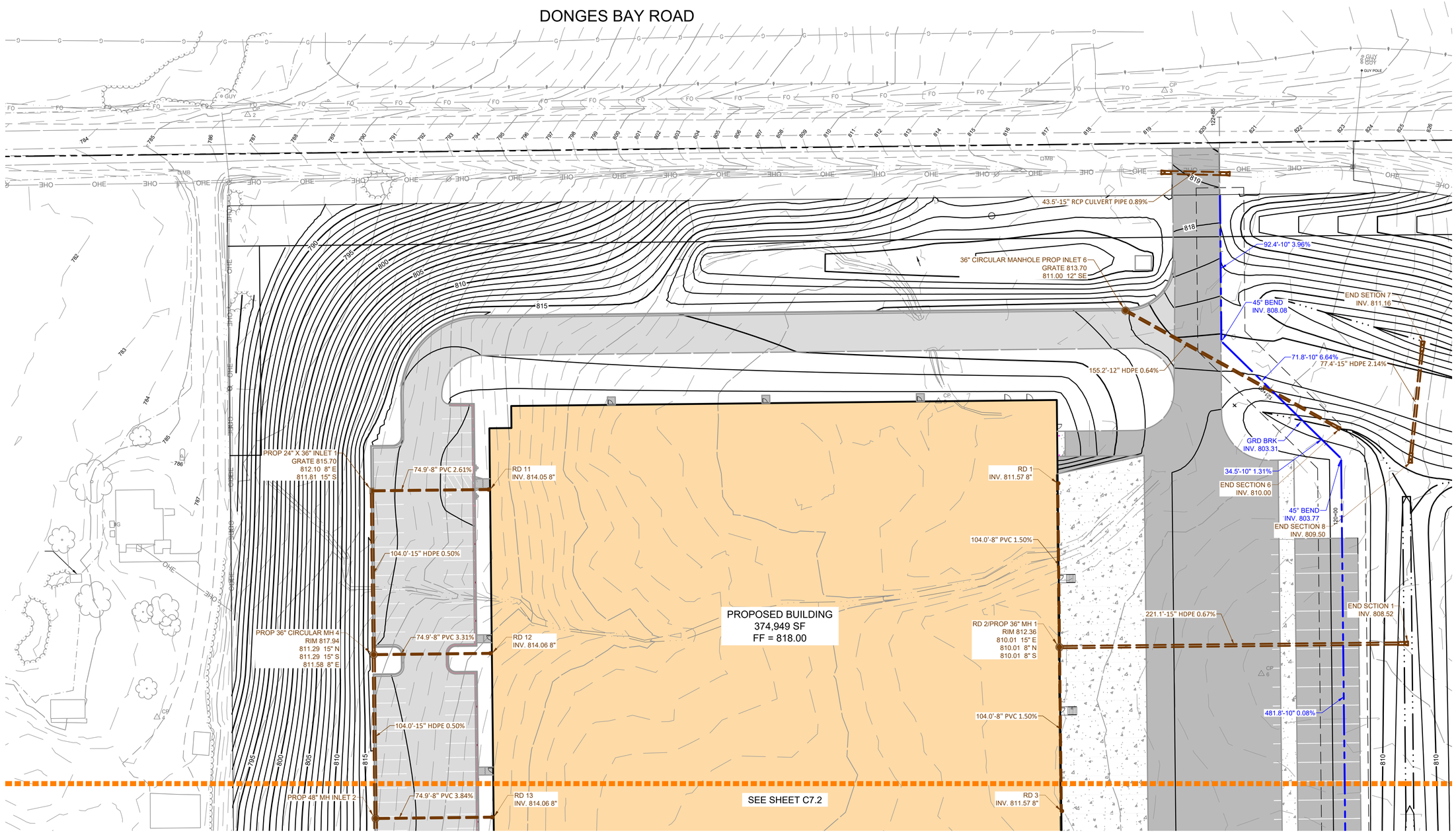

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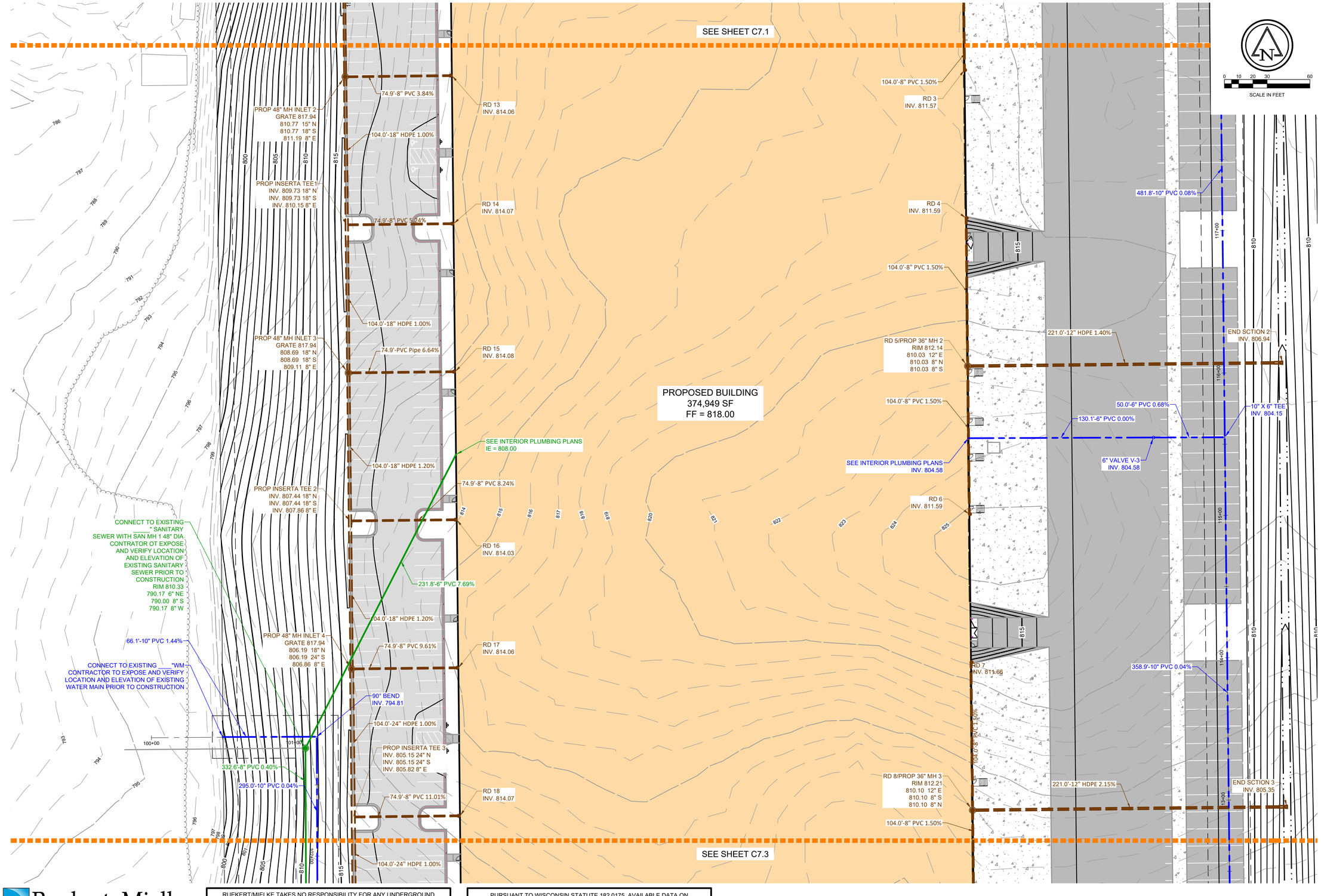
UTILITY PLAN-1



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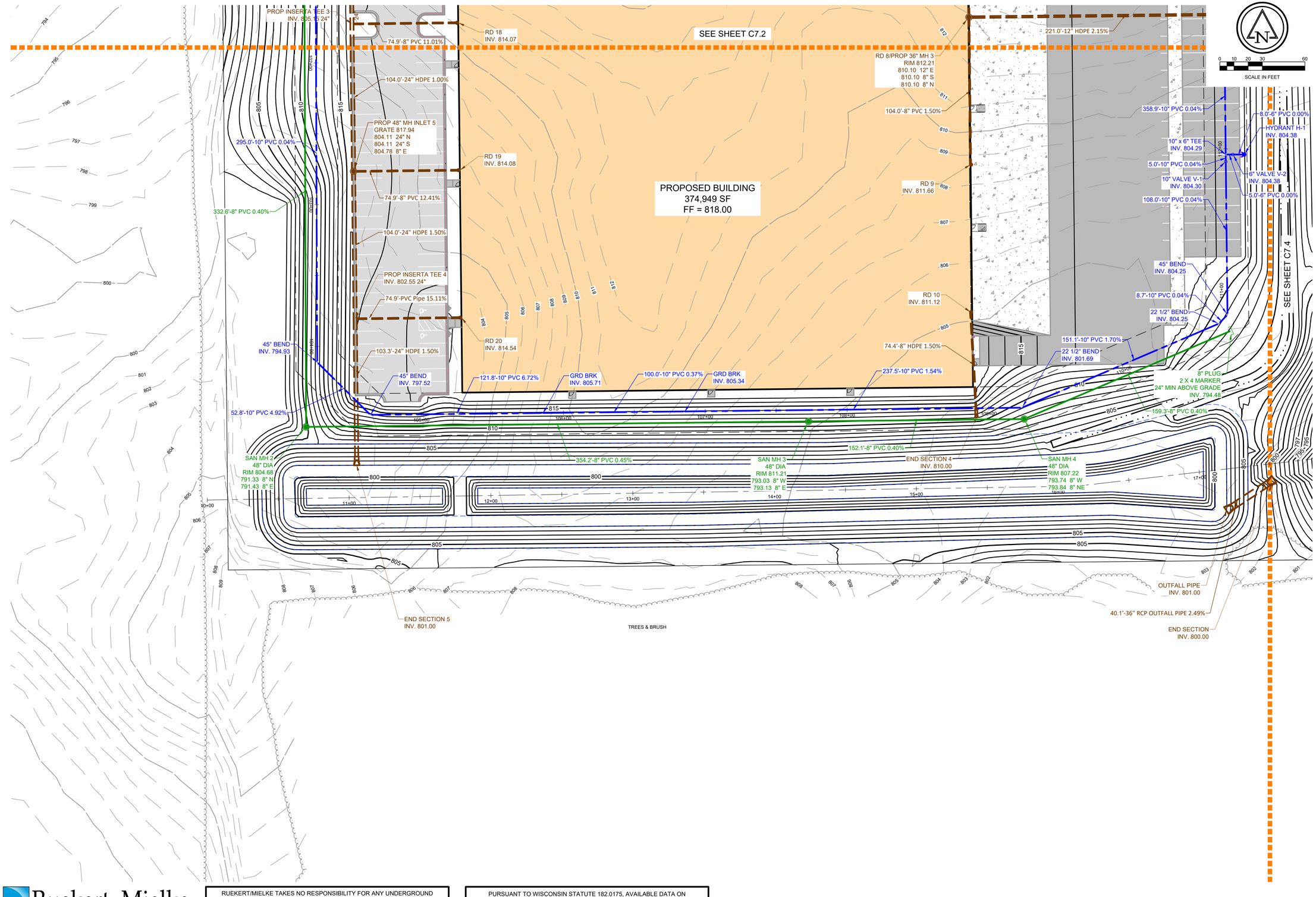
UTILITY PLAN-2



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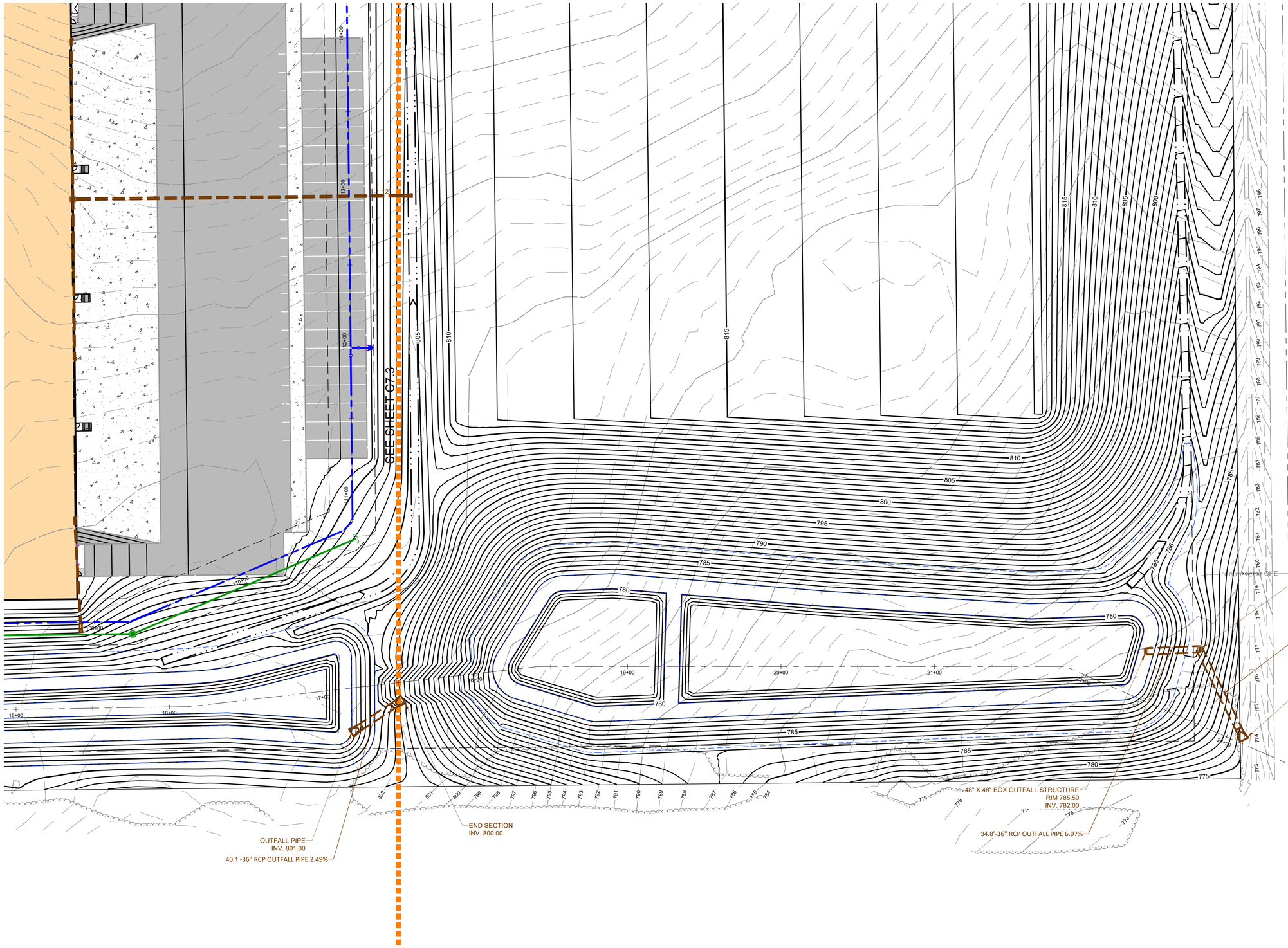
UTILITY PLAN-3



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UTILITY PLAN-4

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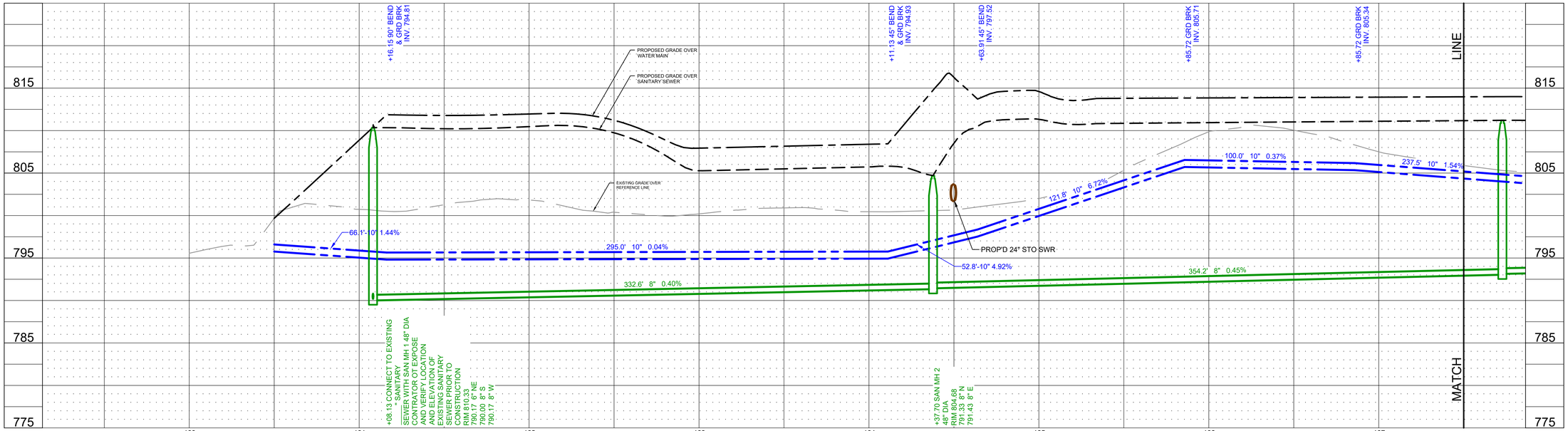
EXPEDITOR: WILDENBERG
SUPERVISOR: WALLY
PRELIMINARY NO: ------
CONTRACT NO: ------
DATE: 10/3/2022
SHEET: C7.4



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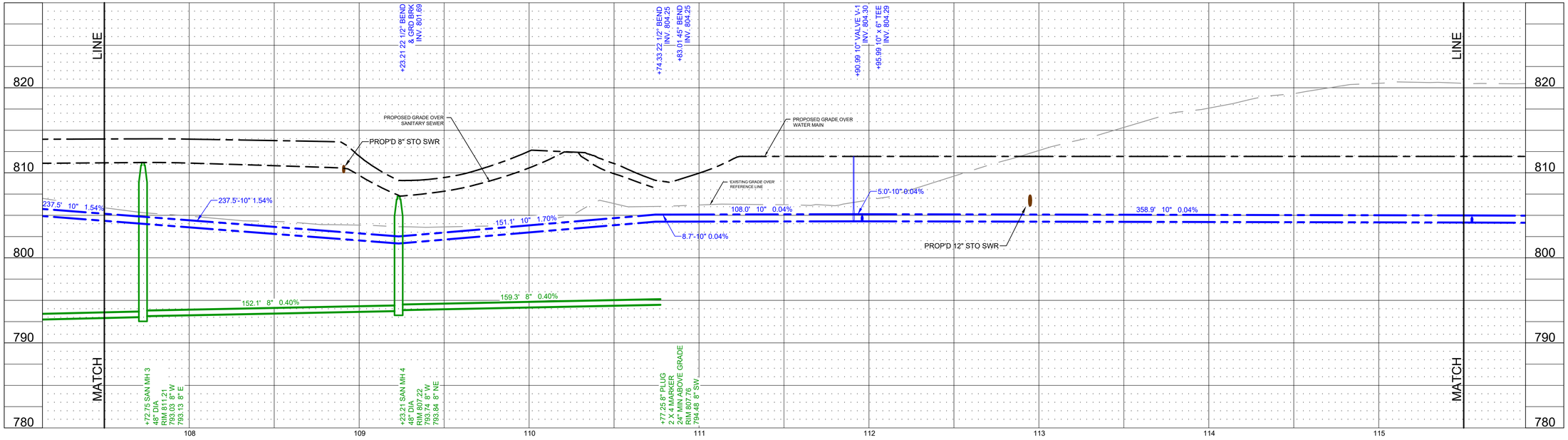
SCALE IN FEET
VERTICAL SCALE 1" = 6'



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EXPEDITOR: WILDENBERG
SUPERVISOR: WALLY
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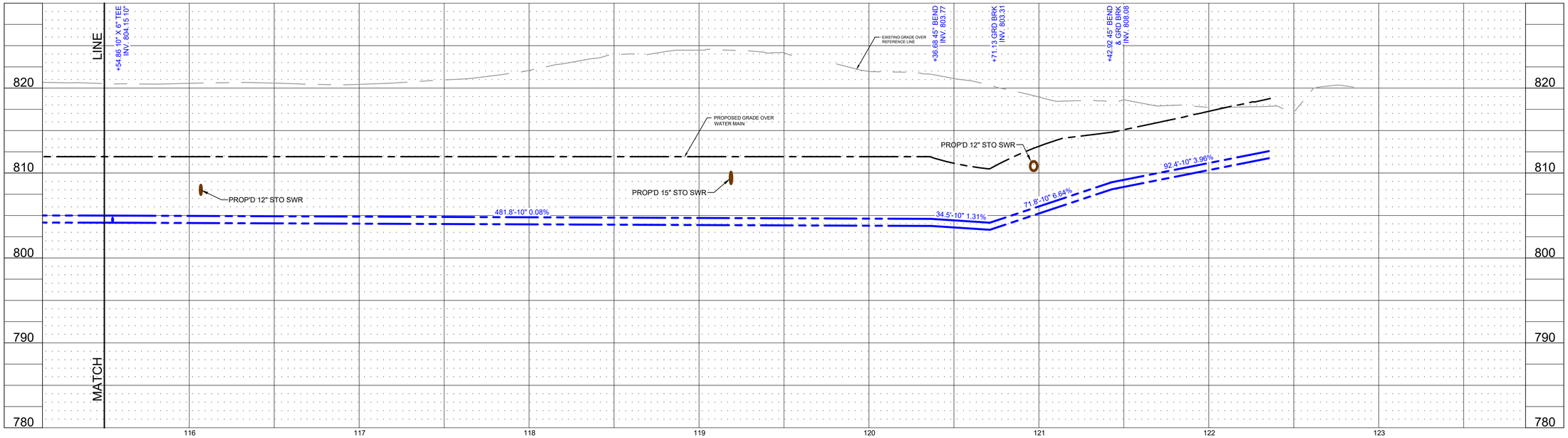
SHEET: C7.5



0 10 20 30 60

SCALE IN FEET
VERTICAL SCALE 1" = 6'

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PRELIMINARY NO: ------
CONTRACT NO: ------
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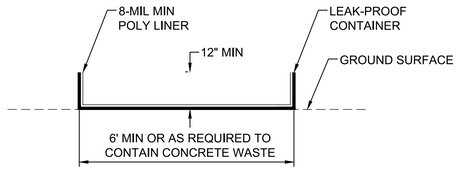
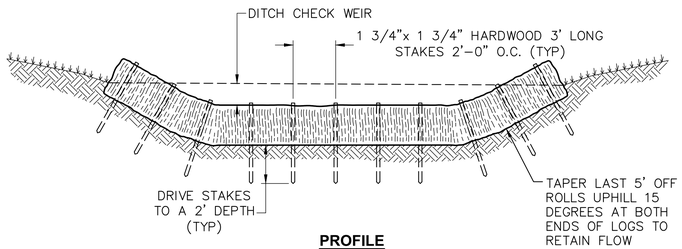


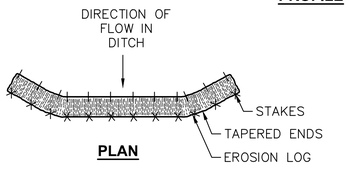
CONCRETE WASHOUT

NO SCALE

EC-CONC WASHOUT 2



PROFILE



PLAN

NOTE:
DITCH CHECK SHALL BE INSTALLED SO THAT THE ENDS OF THE CHECK ARE HIGHER IN ELEVATION THAN THE MIDDLE IN ORDER TO FORM A WEIR. USE PAL LISTED PRODUCTS AND SUBMIT PRODUCT DATA.

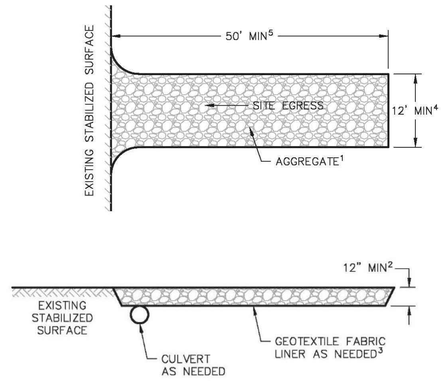
DITCH CHECK DETAIL

NO SCALE

EC-DITCH-10 16

Figure 2:

Stone tracking pad detail



Note 1 Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. W gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT Standard Specification, Section 312, Select Crushed Material.

Note 2 Slope the stone tracking pad in a manner to direct runoff to an approved treatment practic

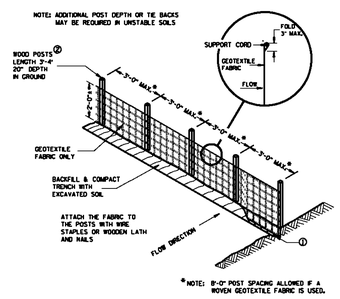
Note 3 Select fabric type based on soil conditions and vehicles loading.

Note 4 Install tracking pad across full width of the access point, or restrict existing traffic to a dedic egress lane at least 12 feet wide across the top of the pad.

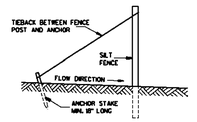
Note 5 If a 50' pad length is not possible due to site geometry, install the maximum length practica supplement with additional practices as needed.

GENERAL NOTES

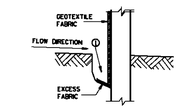
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1½" X 1½" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES, B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



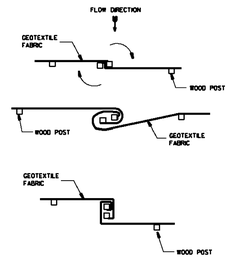
SILT FENCE



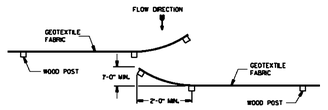
SILT FENCE TIE BACK
WHEN ADDITIONAL SUPPORT REQUIRED



TRENCH DETAIL



TWIST METHOD

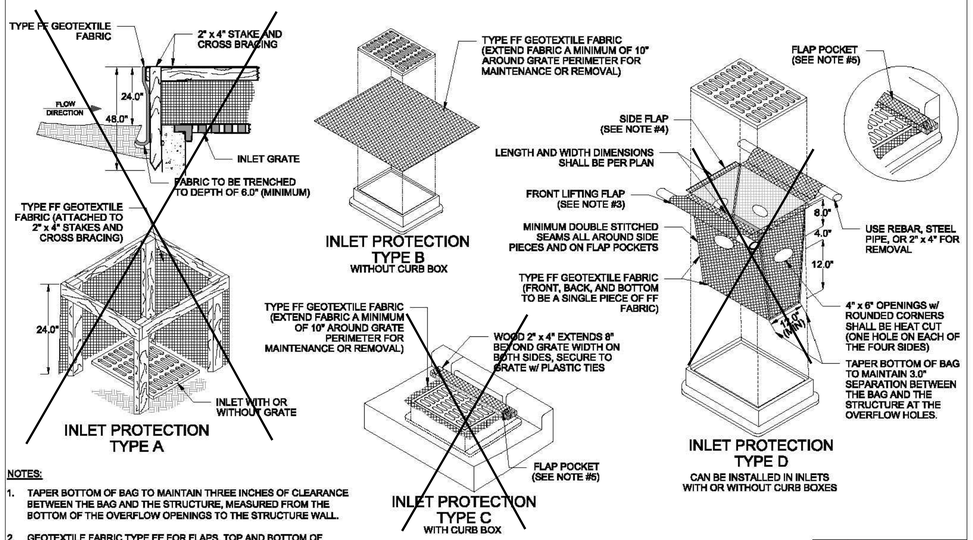


HOOK METHOD
JOINING TWO LENGTHS OF SILT FENCE [4]

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing 8 E 9-6.

SILT FENCE

FIGURE 1. INLET PROTECTION TYPES A, B, C AND D



NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

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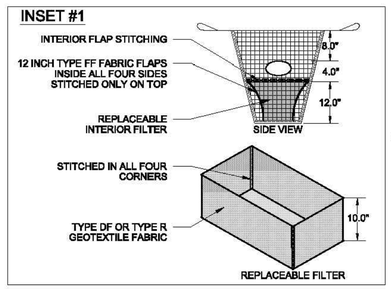
FIGURE 2. INLET PROTECTION TYPE D-M



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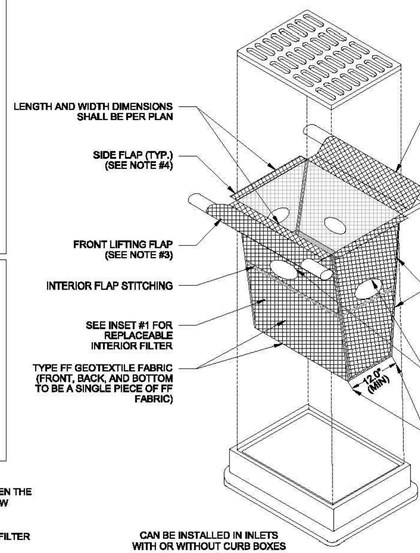

CAN BE INSTALLED IN INLETS
WITH OR WITHOUT CURB BOXES

MAINTENANCE NOTES:

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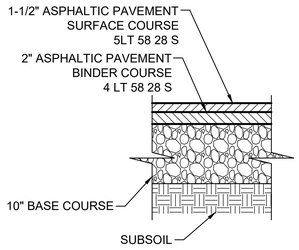
CONSTRUCTION DETAILS



PARKING LOT PAVEMENT CROSS SECTION

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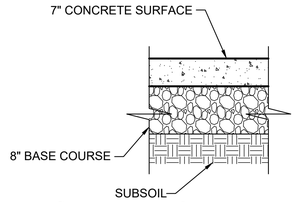

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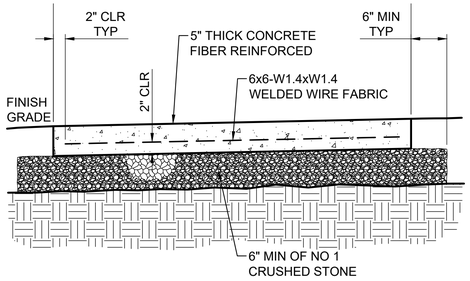

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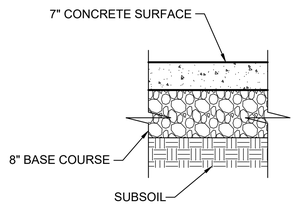

LOADING DOCK CROSS SECTION

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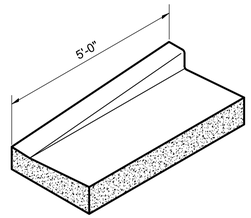

CURB & GUTTER TAPER

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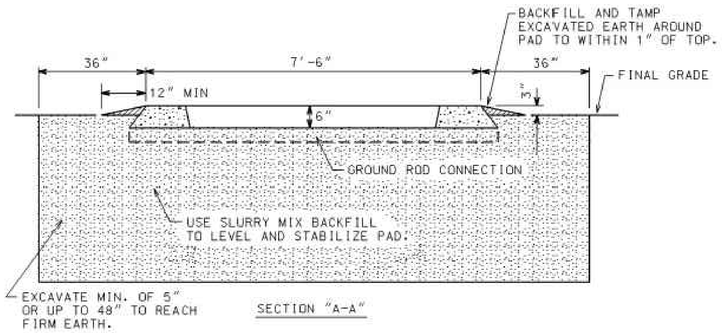
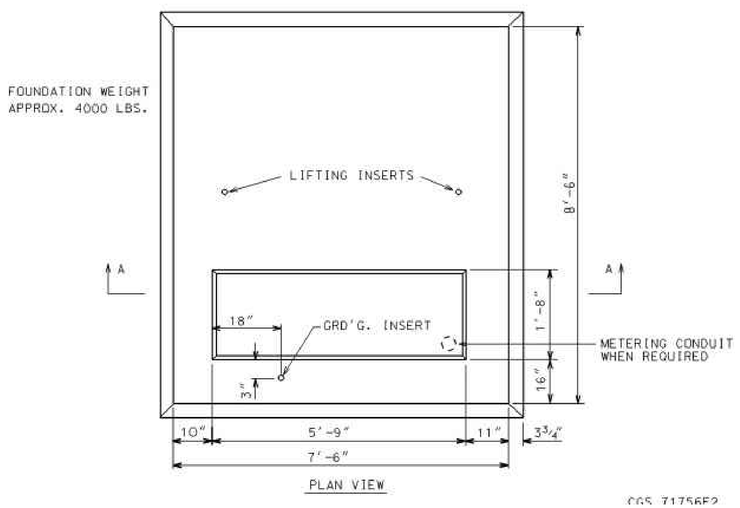
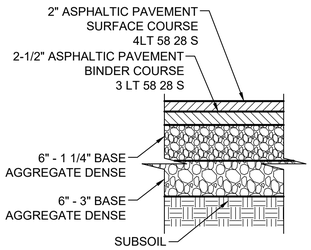




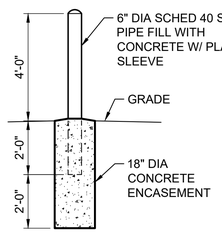
TRANSFORMER PAD DETAIL



ROADWAY CROSS PAVEMENT CROSS SECTION

NO SCALE

PV-SECT-07B 12



BOLLARD

NO SCALE

SS-POST-01 1

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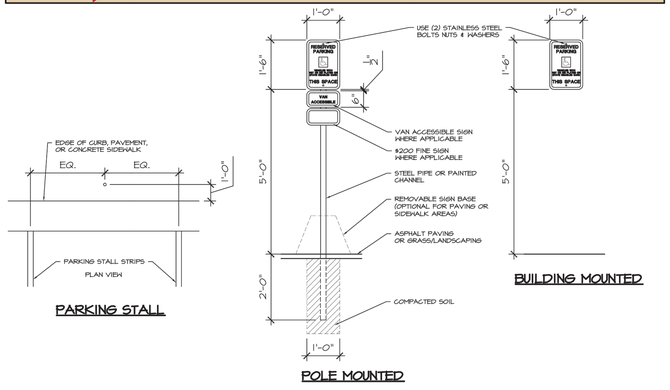

HANDICAP PARKING SIGNS

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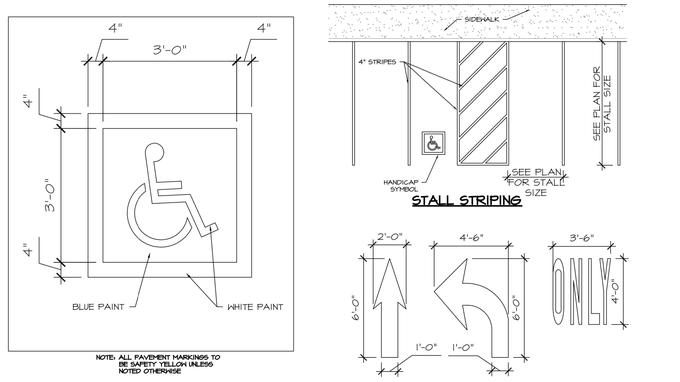

PAVEMENT MARKINGS

REVISION 5/2/2012 | 2.9.2

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PROPOSED FOR:

TOWN NINE INDUSTRIAL BUILDING A

GERMANTOWN, WISCONSIN

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REVISIONS

PROJECT MANAGER: N. LAURENT

DESIGNER: C. MEISEL

DRAWN BY: G. DEPREY

EXPEDITOR: WILDENBERG

SUPERVISOR: WALLY

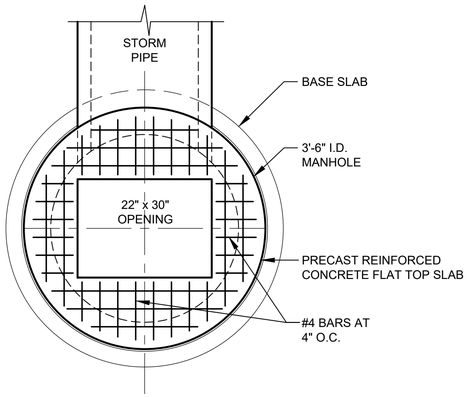
PRELIMINARY NO: ------

CONTRACT NO: ------

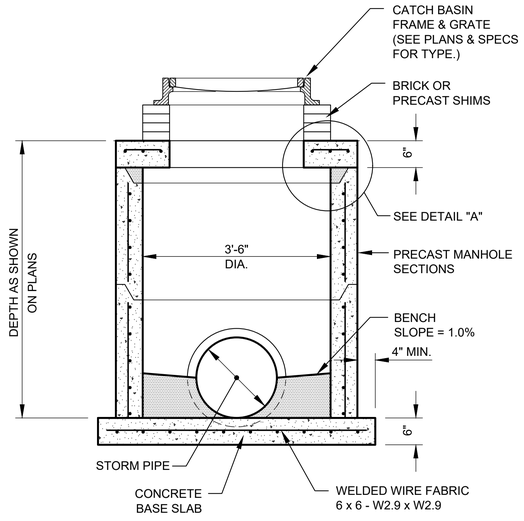
DATE: 10/3/2022

SHEET: C8.1

CONSTRUCTION DETAILS



TYPICAL PLAN VIEW



SECTION

PRECAST REINFORCED CONCRETE CATCH BASIN

GENERAL NOTES:

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISIONS FOR EQUIVALENT CAPACITY AND STRENGTH.

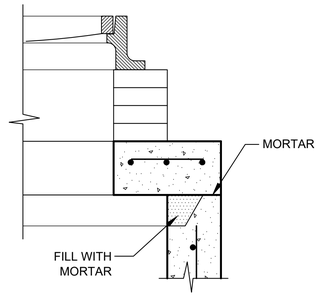
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF "AASHTO DESIGNATION M 199".

PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6" IN DEPTH, WHICH MEETS THE REQUIREMENTS FOR GRANULAR BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.

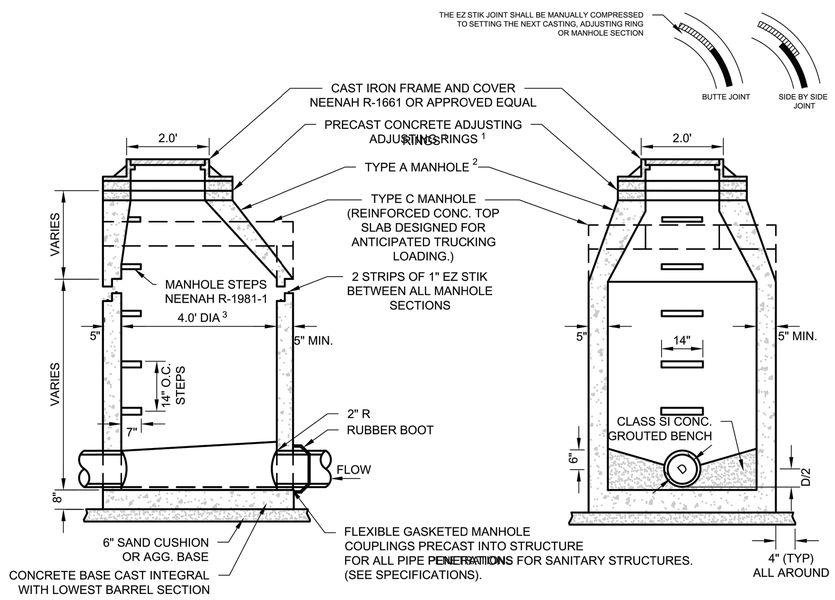
PRECAST REINFORCED CONCRETE FLAT SLAB TOPS MAY BE USED ON THE STRUCTURES. THE TOPS SHALL BE INSTALLED ON A BED OF MORTAR.

ALL BAR STEEL REINFORCEMENT SHALL BE EMBEDDED 2" CLEAR UNLESS OTHERWISE SHOWN OR NOTED.

PRECAST REINFORCED CONCRETE RISERS SHALL BE PLACED WITH TONGUE DOWN.



DETAIL "A"



NOTES:

1. 1" EZ STIK BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME. USE INTERNAL & EXTERNAL CHIMNEY SEALS, 6" WIDE BARREL WRAP AND ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
2. THE FLAT TOP MAYBE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4' -0" DIA UNLESS OTHERWISE INDICATED ON THE PLANS.

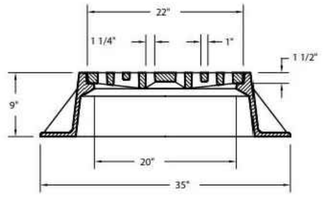
SANITARY MANHOLE

#400 10-10-12

R-2533
Inlet Frame, Grate

Heavy Duty

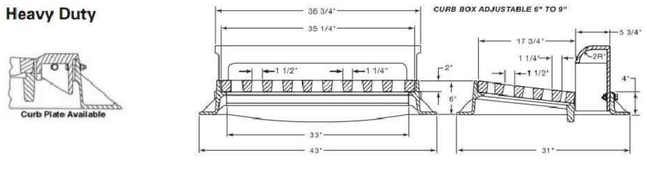
CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-2533	A	1.1	5.8



Standard Grate (shown): Type A

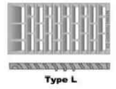
R-3067
Combination Inlet Frame, Grate, Curb Box

Heavy Duty



Curb Plate Available

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3067	L	2.1	5.8

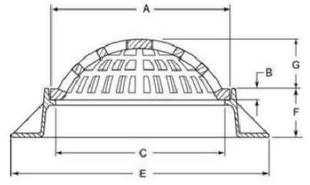


Type L

R-2560 Series
Inlet Frame, Beehive Grate

Suitable for drainage in circumstances where clogging of a flat grating is a problem. Excellent for roadside or earth ditch inlets.

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-2560-D	Beehive	1.0	5.1



Dimensions in inches

Catalog No.	A	B	C	E	F	G	Frame/Lid
R-2560-D	22	1 1/2	20	35	9	4 1/2	R-1710

CATCH BASIN DETAILS

STO-CB-03 16 NO SCALE

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SUPERVISOR: WALLY
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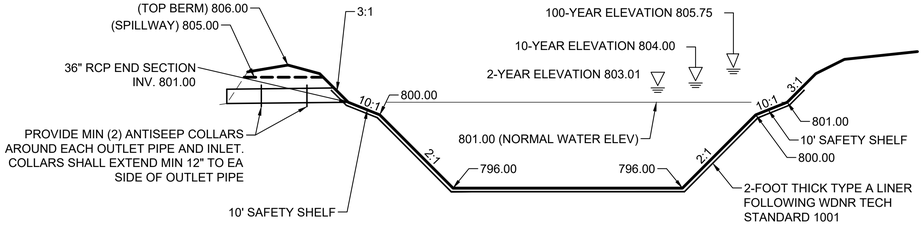
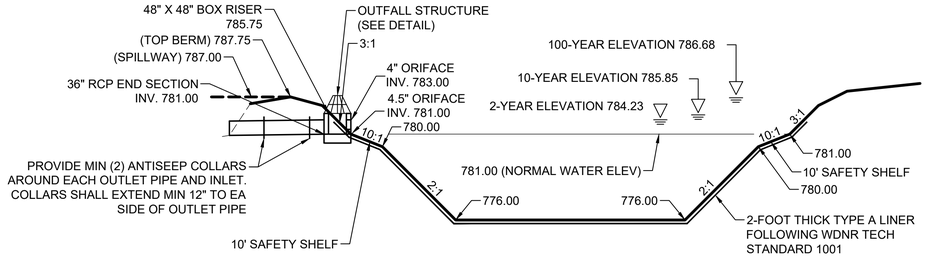


WEST WET POND CROSS SECTION

NO SCALE

Cgdt-Storm Facility 20



EAST WET POND CROSS SECTION

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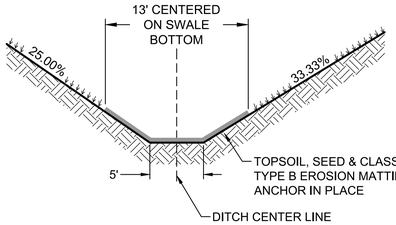
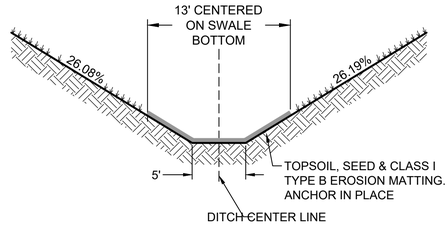
Cgdt-Storm Facility 20



PROPOSED DITCH B-B

NO SCALE

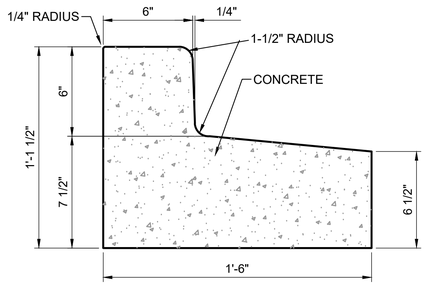
CGDT-SWALE-05



PROPOSED DITCH A-A

NO SCALE

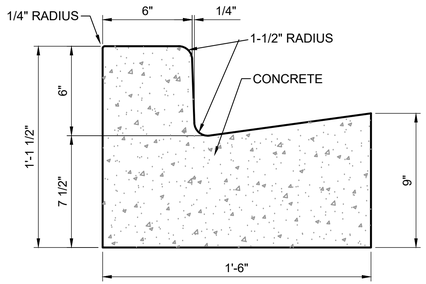
CGDT-SWALE-05



VERTICAL FACE
REJECT CURB & GUTTER

NO SCALE

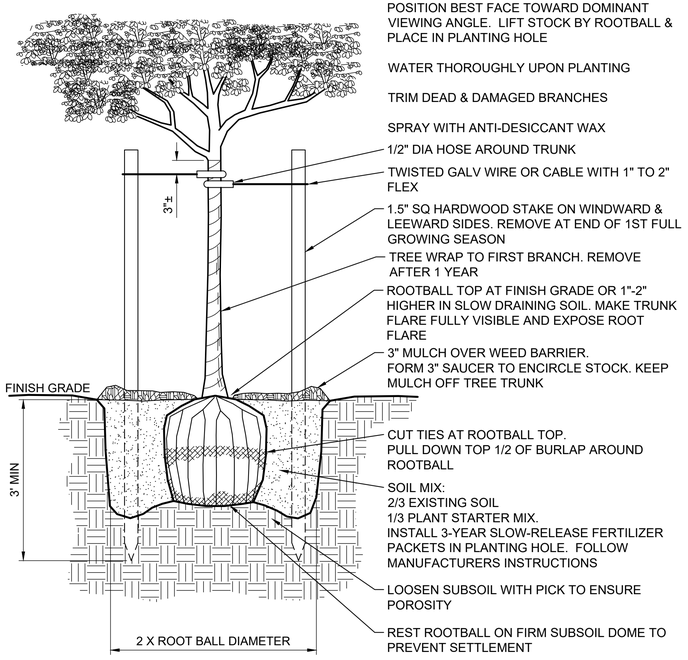
PV-CURB-16 1



VERTICAL FACE
CURB & GUTTER

NO SCALE

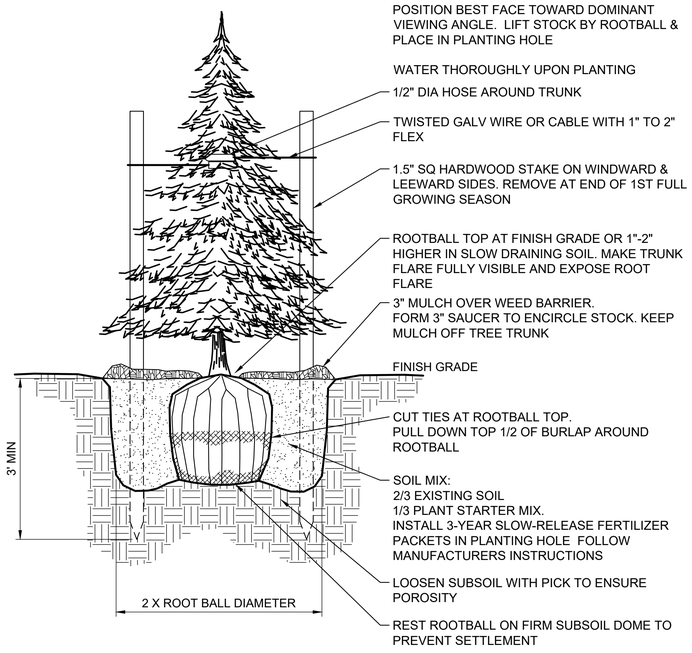
PV-CURB-15 1



DECIDUOUS TREE PLANTING

NO SCALE

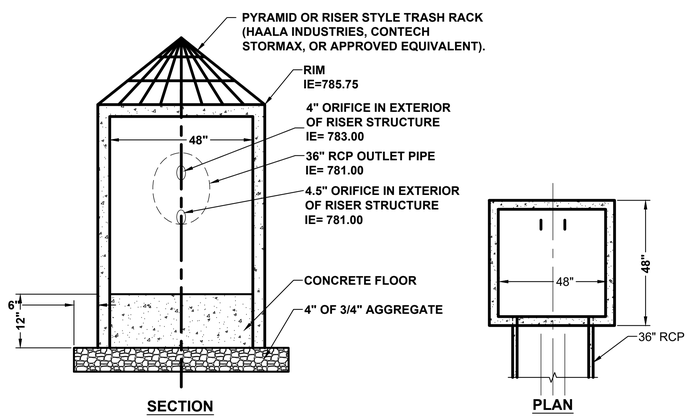
LS-TREE-02 1



EVERGREEN TREE PLANTING

NO SCALE

LS-TREE-03 1



EAST WET POND OUTFALL STRUCTURE

NO SCALE

Cgdt-Outlet Structure 2

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EXPEDITOR: WILDENBERG
SUPERVISOR: WALLY
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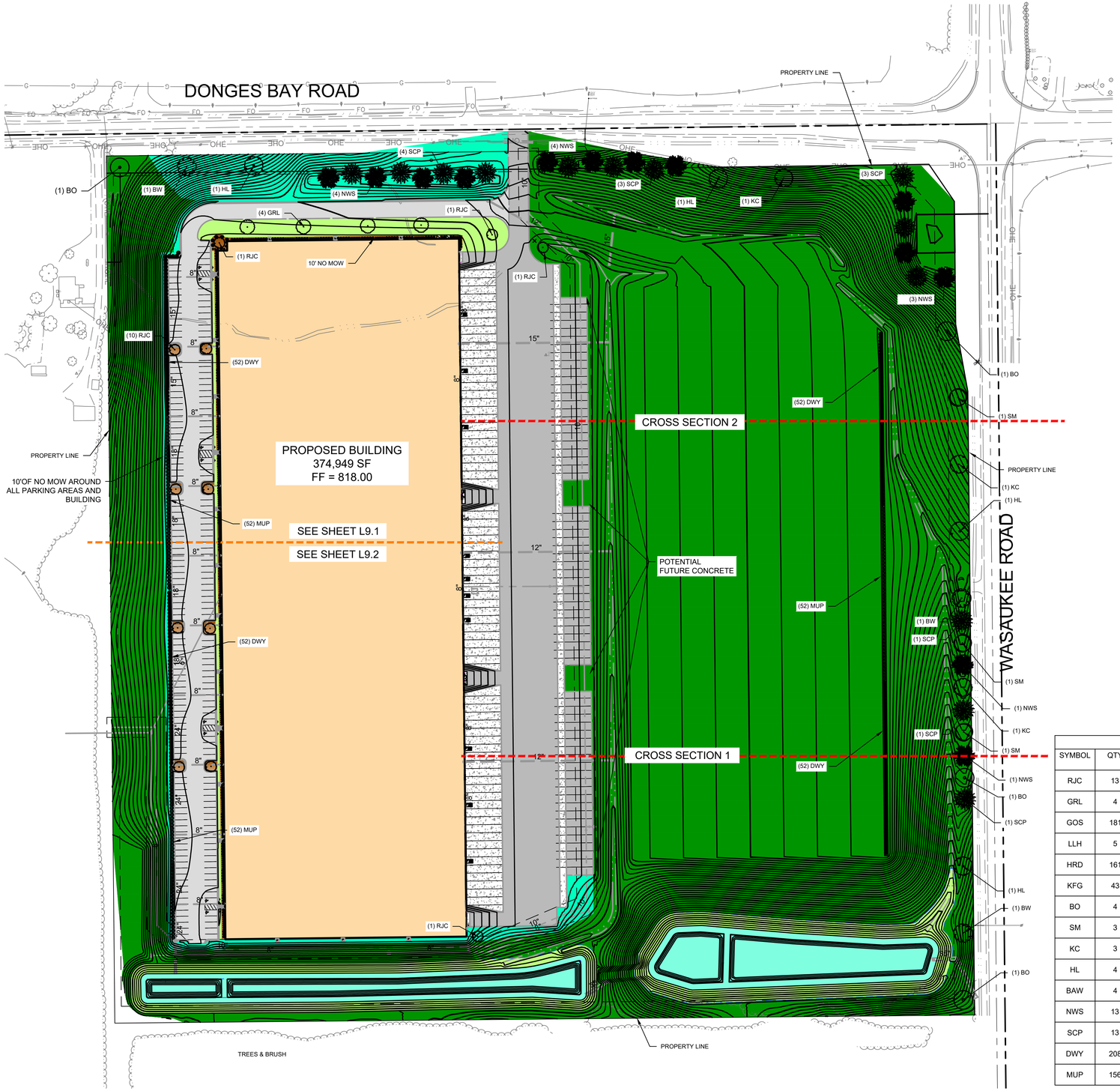
SHEET: C8.3

CONSTRUCTION DETAILS



0 20 40 80 160

SCALE IN FEET

LEGEND

- GRASS TURF SEED
- PRAIRIE SEED - PRAIRIE NURSERY EROSION CONTROL MIX FOR MEDIUM SOILS 12 LBS/ACRE OR EQUAL
- NO MOW - PRAIRIE NURSERY NO MOW FOR EROSION PRONE AREAS OR EQUAL
- POND

SEED MIXES TO BE COORDINATED WITH DPW PROJECT AND SUBMITTED TO KELLER FOR APPROVAL

PLANTING SCHEDULE

SYMBOL	QTY	COMMON NAME	BOTANICAL NAME	TYPE	SIZE AT MATURITY	ROOT CONDITION
RJC	13	RED JEWEL CRABAPPLE	ALUS 'RED JEWEL'	DECIDUOUS TREE	15-20' HEIGHT 15-20' SPREAD	BB
GRL	4	GREENSPIRE LINDEN	TILIA CORDATA 'GREENSPIRE'	DECIDUOUS TREE	40-50' HEIGHT 30-40' SPREAD	BB
GOS	181	GOLDFLAME SPIREA	SPIREA JAPONICA 'WALBUMA'	LOW SHRUB	3' HEIGHT 3' SPREAD	POTTED
LLH	5	LITTLE LIME HYDRANGEA	HYDRANGEA PPANICULATA 'JANE'	LARGE SHRUB	4-5' HEIGHT 4-5' WIDTH	POTTED
HRD	161	HAPP RETURNS DAYLILY	HEMEROCALLIS 'HAPPY RETURNS'	PERENNIAL	12-24" HEIGHT 18-24" WIDTH	POTTED
KFG	43	KARL FORESTER GRASS	MAGROSTIS ACUTIFLORA 'KARL FORESTER'	PERENNIAL	36-48" HEIGHT 18-24" SPREAD	POTTED
BO	4	BURR OAK	QUERCUS MACROCARPA MICHX	DECIDUOUS TREE	HEIGHT: 40-60FT WIDTH: 25-30FT	BB
SM	3	SILVER MAPLE	ACER SACCHARINUM	DECIDUOUS TREE	HEIGHT: 20-40FT WIDTH: 10-15FT	BB
KC	3	KENTUCKY COFFEE TREE	GYMNOCLADUS DIOICUS	DECIDUOUS TREE	HEIGHT: 40-60FT WIDTH: 10-20FT	BB
HL	4	HONEY LOCUST	GLEDITSIA TRIACANTHOS	DECIDUOUS TREE	HEIGHT: 60-80FT WIDTH: 10-20FT	BB
BAW	4	BASSWOOD	TILIA AMERICANA	DECIDUOUS TREE	HEIGHT: 50-60FT WIDTH: 30-50FT	BB
NWS	13	NORWAY SPRUCE	PICEA ABIES	CONIFEROUS TREE	HEIGHT: 50-70FT WIDTH: 25-30FT	BB
SCP	13	SCOTCH PINE	PINUS SYLVESTRIS	CONIFEROUS TREE	HEIGHT: 30-60FT WIDTH: 30-40FT	BB
DWY	208	DWARF YEW	TAXUS CUSPIDATA	CONIFEROUS SHRUB	HEIGHT: 3-6 FT WIDTH: 3-6 FT	BB
MUP	156	MUGO PINE	PINUS MUGO	CONIFEROUS SHRUB	HEIGHT: 3-5 FT WIDTH: 3-6 FT	POTTED

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OVERALL LANDSCPAE PLAN

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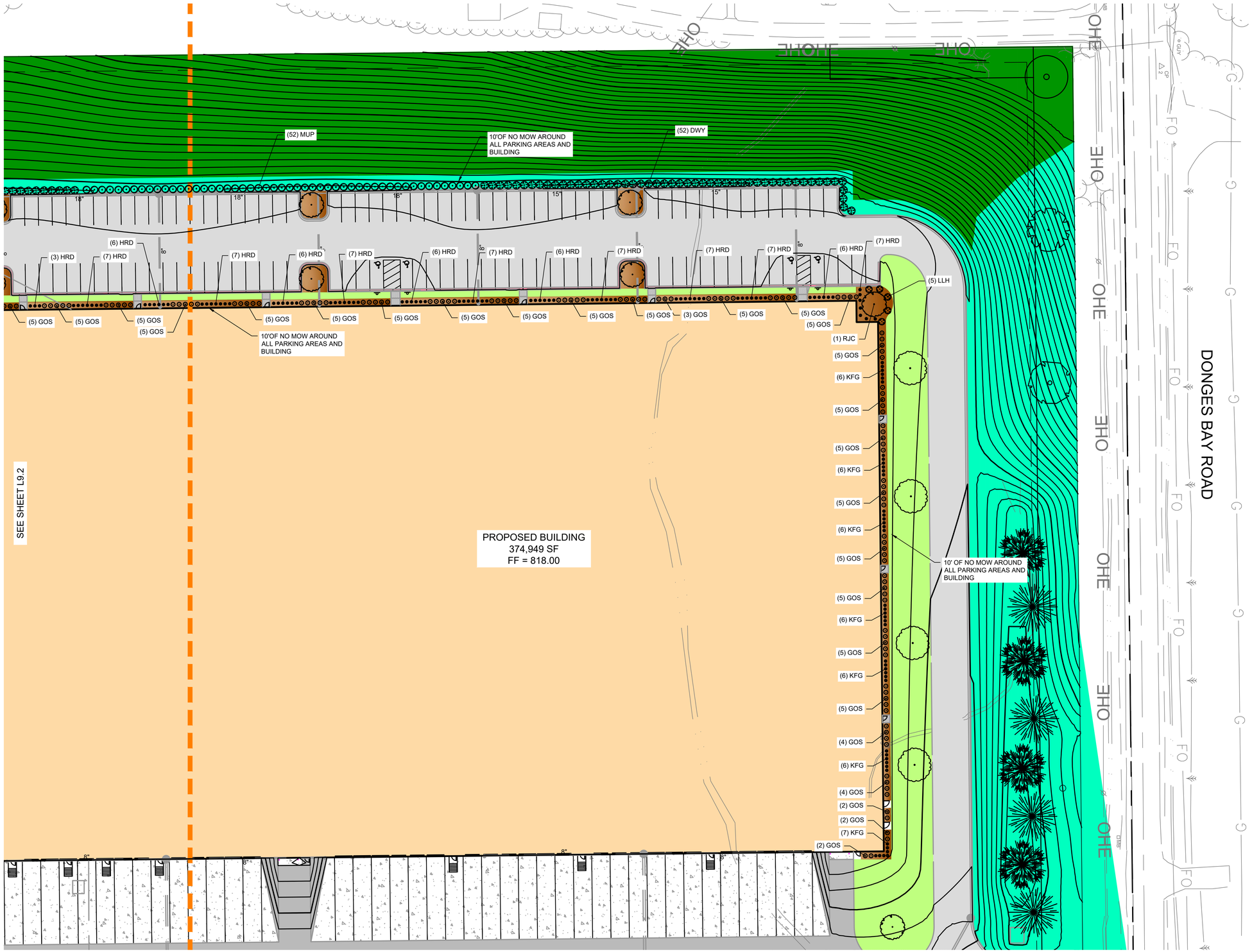

0 10 20 30 60

SCALE IN FEET

LEGEND

- GRASS TURF SEED
- PRAIRIE SEED
- NO MOW
- POND

SEED MIXES TO BE SUBMITTED TO KELLER FOR APPROVAL.

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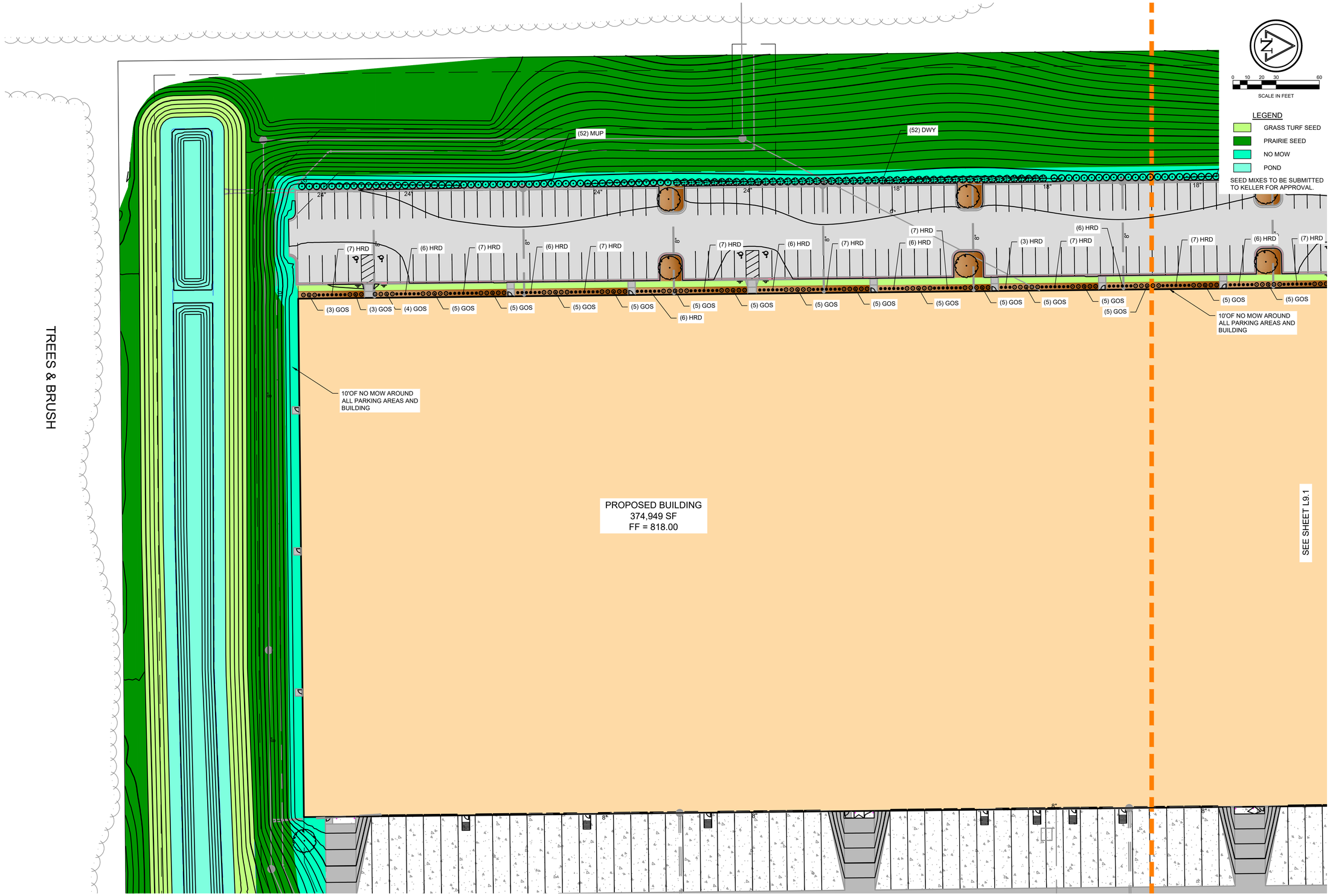
LANDSCAPE PLAN-1



N

0 10 20 30 60

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LEGEND

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- PRAIRIE SEED
- NO MOW
- POND

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PROPOSED FOR: TOWN NINE INDUSTRIAL BUILDING A GERMANTOWN, WISCONSIN

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REVISIONS

PROJECT MANAGER: N. LAURENT
DESIGNER: C. MEISEL
DRAWN BY: G. DEPREY
EXPEDITOR: WILDENBERG
SUPERVISOR: WALLY
PRELIMINARY NO: ------
CONTRACT NO: ------
DATE: 10/3/2022
SHEET: L9.2

Ruekert • Mielke
Waukesha • Kenosha • Madison
Global Water Center • Fox Valley
www.ruekertmielke.com

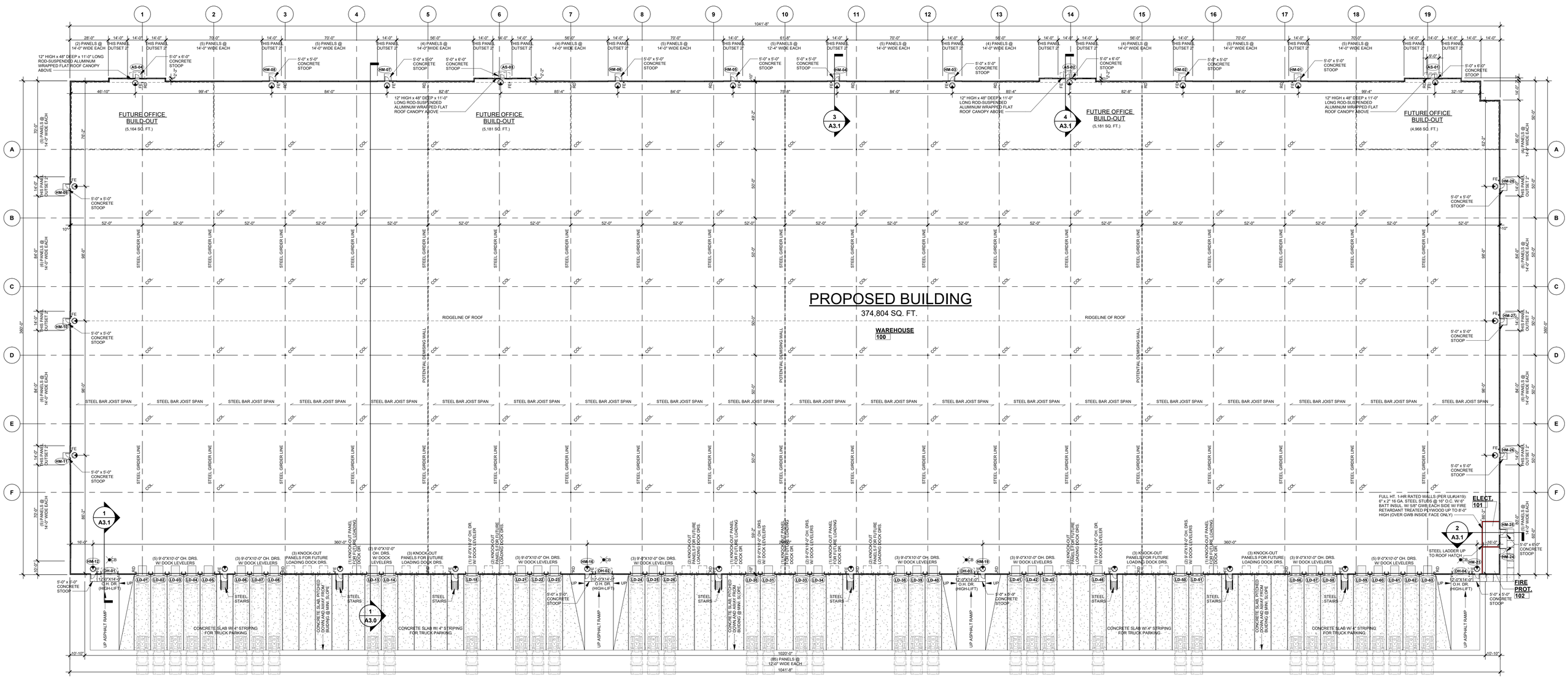
RUEKERT/MIELKE TAKES NO RESPONSIBILITY FOR ANY UNDERGROUND STRUCTURES OR BURIED MATERIALS SUCH AS, BUT NOT LIMITED TO, FOUNDATIONS, WELLS, SEPTIC, HOLDING TANKS, UTILITIES, HAZARDOUS MATERIALS, OR ANY OTHER ITEMS OF WHICH NO EVIDENCE CAN BE FOUND ON THE SURFACE BY A REASONABLE INSPECTION.

PURSUANT TO WISCONSIN STATUTE 182.0175, AVAILABLE DATA ON UNDERGROUND STRUCTURES, CONDUIT AND PIPES HAS BEEN SHOWN ON THIS MAP. THE LOCATIONS SHOWN HAVE BEEN COMPILED FROM A COMBINATION OF EXISTING UTILITY MAPS AND MARKINGS PLACED IN THE FIELD FOR THE VARIOUS FACILITIES BY "DIGGERS HOTLINE" AND SHALL NOT BE TAKEN AS CONCLUSIVE. FIELD VERIFICATION SHALL BE REQUIRED BEFORE ANY EXCAVATION.

LANDSCAPE PLAN-2

DOOR TYPES KEY
AS = ALUMINUM STOREFRONT
HM = HOLLOW METAL
LD = LOADING DOCK
OH = OVERHEAD

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



OVERALL FLOOR PLAN

1/32" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

Keller
PLANNERS | ARCHITECTS | BUILDERS

FOX CITIES
N216 State Road 55
P.O. Box 620
Kaukauna, WI 54130
PHONE (920) 766-5795 / 1-800-236-2534
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PROPOSED BUILDING #1 FOR:

OMEGA HILLS

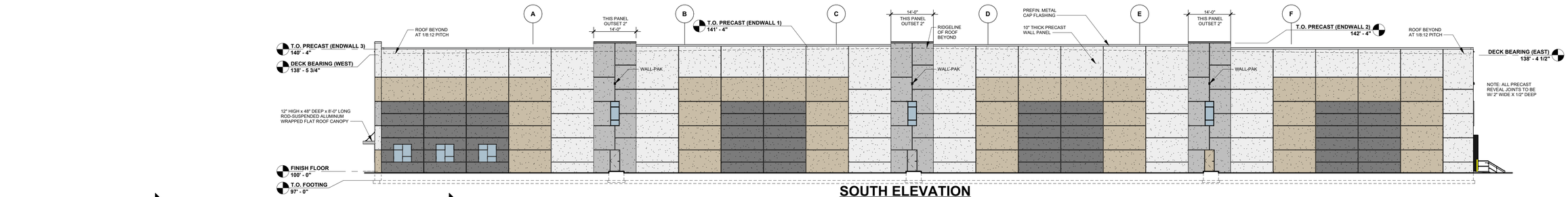
GERMANTOWN, WISCONSIN — **WISCONSIN**

1	05.12.2022	BKN
2	05.19.2022	ACM
3	06.09.2022	ACM
4	09.07.2022	ACM
5	01.03.2023	KAI
6		

PROJECT MANAGER: N. LAURENT
DESIGNER: C. MANSKE
DRAWN BY: TDP
EXPEDITOR: -------
SUPERVISOR: -------
PRELIMINARY NO: P22121
CONTRACT NO: -------
DATE: 04.18.2022

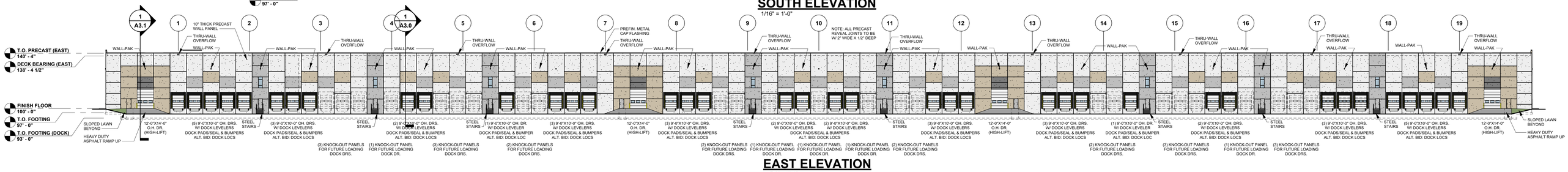
SHEET: A1.0

OMEGA HILLS



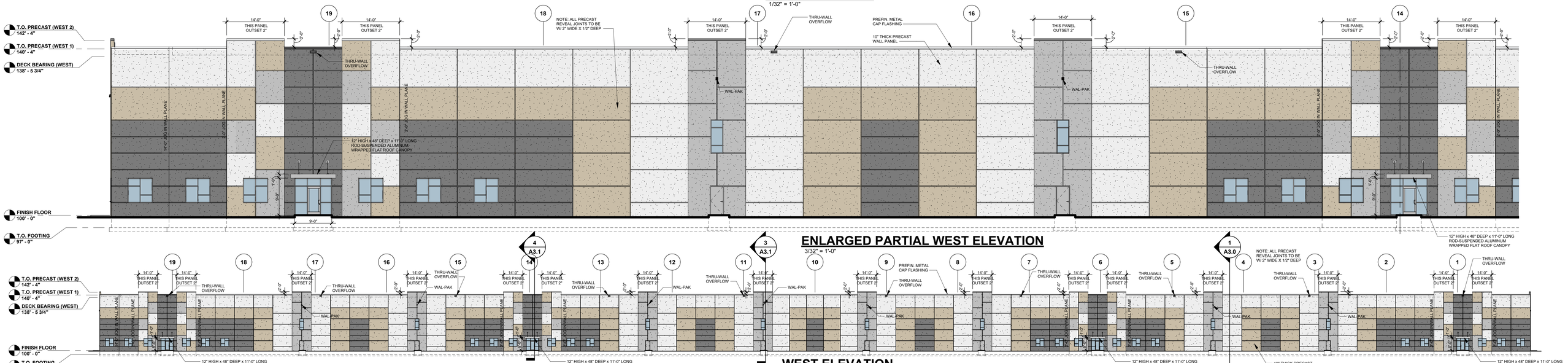
SOUTH ELEVATION

1/16" = 1'-0"



EAST ELEVATION

1/32" = 1'-0"

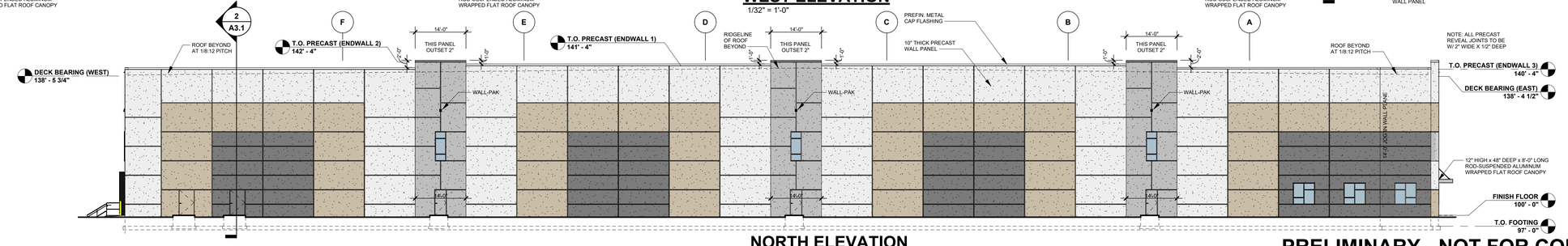


ENLARGED PARTIAL WEST ELEVATION

3/32" = 1'-0"

WEST ELEVATION

1/32" = 1'-0"



NORTH ELEVATION

1/16" = 1'-0"

Keller
PLANNERS | ARCHITECTS | BUILDERS

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N216 State Road 55
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OMEGA HILLS

GERMANTOWN, WISCONSIN — **WISCONSIN**

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PRELIMINARY NO: P22121
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DATE: 04.18.2022

SHEET: A2.0

OMEGA HILLS

OMEGA HILLS

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CONCEPT ONLY

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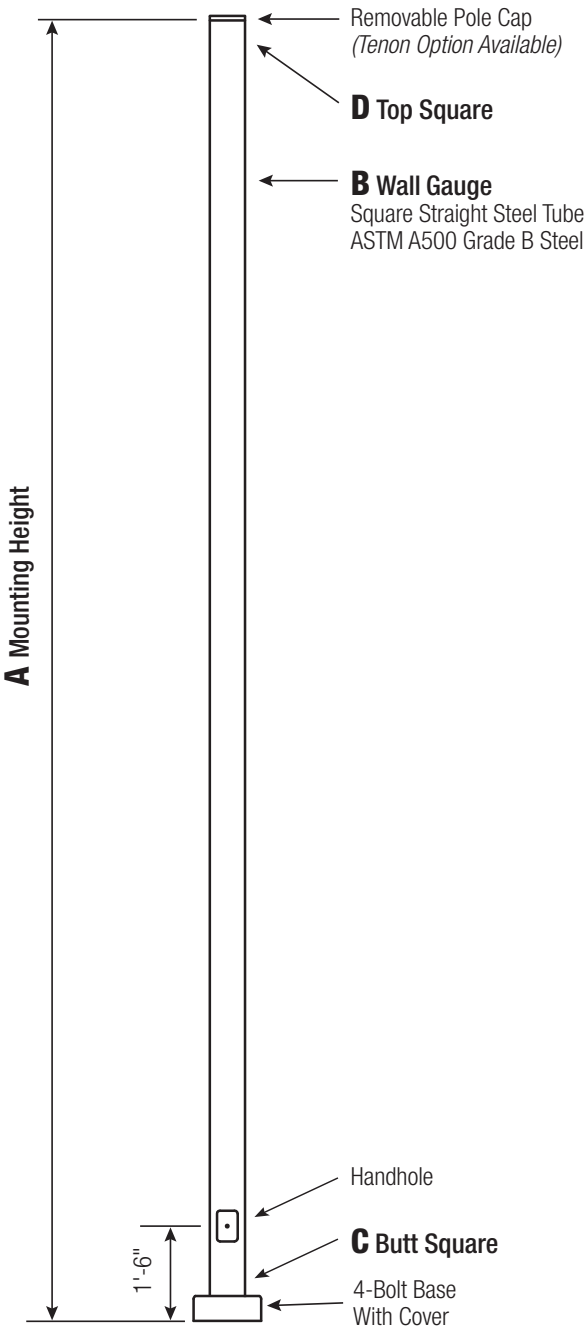
CONCEPT ONLY

SSS

Square Straight Steel Pole
No Arm — 4-Bolt Base



Powder Coated, Galvanized or Powder Coated over Galvanized Finish Per Customer Specification.

C Butt Sq.	D Top Sq.	F Bolt Cir. Dia.	G Base Sq.	H Bolt Proj.	I Bolt Size
4 *(11 Gauge)*	4	8 - 9	8	3.75	.75 x 17 x 3
4 *(7 Gauge)*	4	8 - 9	8	3.75	.75 x 30 x 3
5 *(11 Gauge)**	5	10 - 12	11	4.875	.75 x 30 x 3
5 *(7 Gauge)*	5	10 - 12	11	4.875	1 x 36 x 4
6	6	11 - 13	12.5	4.875	1 x 36 x 4

**Requires the use of oversized washers (provided).*

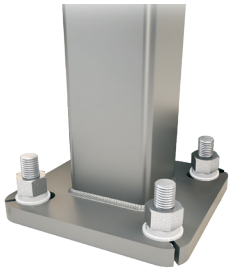
Dimensions in Inches

Pole

Pole shaft shall be weldable-grade, cold-rolled, commercial quality carbon steel tubing conforming to ASTM A500 Grade B. Options include 11 gauge and 7 gauge. All welds shall conform to AWS D1.1 using ER70S-6 electrodes.

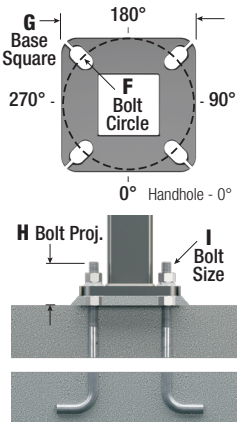
Base Style

4-Bolt Steel Plate Base Flange of fabricated hot rolled carbon steel conforming to ASTM A36 or equivalent (36 ksi minimum yield) with 2-piece Base Cover and attaching hardware.



Anchorage

Anchorage Kit will include four (4) L-shaped Steel Anchor Bolts conforming to AASHTO M314-90 Grade 55. Ten inches (10") of threaded end will be galvanized per ASTM A153. Kits will contain eight (8) Hex Nuts, four (4) Lock Washers, and eight (8) Flat Washers (all components Galvanized Steel). A paper bolt circle template will be provided.

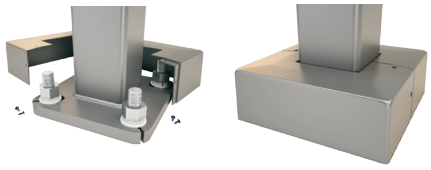


Handhole

Reinforced, 3" x 5" Handhole with cover, stainless steel screw and backbar. A grounding provision incorporating a tapped 1/2"-13NC hole will be provided.

Base Cover

Square ABS plastic Base Covers are standard on all SSS poles specified in BA-Black, BM-Dark Bronze and BH-White. SSS poles specified in all other colors will be manufactured of metal materials. *Custom specification of SSS square metal style Base Covers in BA, BM and BH powder coated finishes is available.*



Vibration Damper

If determined necessary by Hapco, or if specified by the customer, a first and/or second mode vibration damper will be provided.

SPECTRUM lighting & controls

WARNING: *Do not install light pole without luminaire.*

A Mtg. Hgt.	B Wall Gauge	C Butt Sq.	Total Lum. Weight	Maximum EPA 90	100	110	120	130	140	Catalog Number
10	11	4	320	25.2	20.0	18.6	15.3	12.7	10.6	SSS10B4-4-**
12	11	4	285	20.6	16.2	14.9	12.1	9.9	8.2	SSS12B4-4-**
14	11	4	255	17.0	13.2	12.1	9.7	7.8	6.3	SSS14B4-4-**
15	11	4	245	15.5	11.9	10.9	8.6	6.8	5.4	SSS15B4-4-**
15	7	4	305	23.4	18.4	17.0	13.8	11.4	9.4	SSS15D4-4-**
16	11	4	235	14.0	10.7	9.7	7.6	5.9	4.6	SSS16B4-4-**
16	7	4	290	21.5	16.8	15.5	12.5	10.2	8.4	SSS16D4-4-**
18	11	4	215	11.3	8.4	7.6	5.7	4.3	3.2	SSS18B4-4-**
18	7	4	265	18.0	13.9	12.8	10.2	8.2	6.6	SSS18D4-4-**
20	11	4	200	9.1	6.5	5.8	4.2	2.9	1.9	SSS20B4-4-**
20	11	5	235	14.1	10.3	9.2	6.8	4.9	3.4	SSS20B5-4-**
20	7	4	240	15.1	11.5	10.5	8.2	6.5	5.0	SSS20D4-4-**
20	7	5	330	26.3	20.3	18.6	14.8	11.9	9.6	SSS20D5-4-**
22	11	4	200	7.2	4.9	4.2	2.8	1.7	0.8	SSS22B4-4-**
22	11	5	215	11.4	8.0	7.1	4.9	3.2	1.9	SSS22B5-4-**
22	7	4	225	12.7	9.5	8.6	6.6	5.0	3.7	SSS22D4-4-**
22	7	5	300	22.4	17.1	15.6	12.2	9.6	7.5	SSS22D5-4-**
25	11	4	200	4.7	2.8	2.2	1.0	-	-	SSS25B4-4-**
25	11	5	200	8.0	5.1	4.3	2.4	1.0	-	SSS25B5-4-**
25	7	4	205	9.7	6.9	6.2	4.4	3.1	2.0	SSS25D4-4-**
25	7	5	260	17.7	13.2	11.9	9.0	6.7	4.9	SSS25D5-4-**
28	11	4	200	2.6	1.0	-	-	-	-	SSS28B4-4-**
28	11	5	200	5.1	2.6	1.9	-	-	-	SSS28B5-4-**
28	7	4	200	7.1	4.8	4.1	2.6	1.5	-	SSS28D4-4-**
28	7	5	235	13.9	9.9	8.8	6.3	4.3	2.7	SSS28D5-4-**
30	11	5	200	3.4	1.1	-	-	-	-	SSS30B5-4-**
30	7	4	200	5.6	3.5	2.9	1.6	-	-	SSS30D4-4-**
30	7	5	215	11.7	8.0	7.0	4.7	2.9	1.5	SSS30D5-4-**
30	7	6	275	19.2	13.7	12.2	8.7	5.9	3.8	SSS30D6-4-**
35	7	5	200	6.9	4.0	3.1	1.2	-	-	SSS35D5-4-**
35	7	6	220	12.6	8.0	6.8	3.9	1.6	-	SSS35D6-4-**
39	7	6	200	8.2	4.2	3.1	0.6	-	-	SSS39D6-4-**

Catalog Number System

The catalog number for Hapco poles utilizes the following identification system.

MOUNTING HEIGHT | BUTT SQ. | BASE STYLE | FINISH

S S S [ ][ ] [ ] [ ] - [ ] - [ ][ ] - [ ][ ]

SHAFT ASSEMBLY | WALL GAUGE | TOP SQ. | ACCESSORIES OPTIONS

Catalog Number Example -

SSS 20 D 5 - 4 – BA

Square Straight Steel, 20' Mounting Height, 7 Gauge, 5" Butt Square, No Taper, 4-Bolt Base, Black Powder Coat Finish.

SPECTRUM lighting & controls

EPA Notes:

Effective Projected Area (EPA) in square feet. EPA's calculated using wind velocity (mph) indicated in accordance with 2009 AASHTO LTS-5 using a 25-year design life. Maximum EPA is based on the luminaire weight shown. Increased luminaire weight may reduce the maximum EPA. If weight is exceeded, or if other design life or code is required, please consult the factory.

Mounting Options

Side Drill Mount
Includes removable pole cap.
NOTE: A luminaire drilling template must be supplied at time of order.

Tenon Mount
For Tenon Mount applications specify both Tenon diameter and length.

Drill Mount Options

D190 D290 D218 D390 D490

Electrical Box

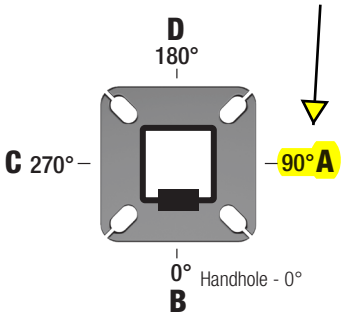
Box Only

GF1 Duplex GFI Receptacle *with Cover*

GF2 Duplex GFI *with In-Use Cover*

Note: *GFI Options must be specified in Accessories.*

Pole Orientation



SSS [ ][ ] [ ] [ ] - 4 – [ ][ ][ ] – [ ][ ] – [ ] – [ ][ ]

SSS- Square Straight Steel Pole

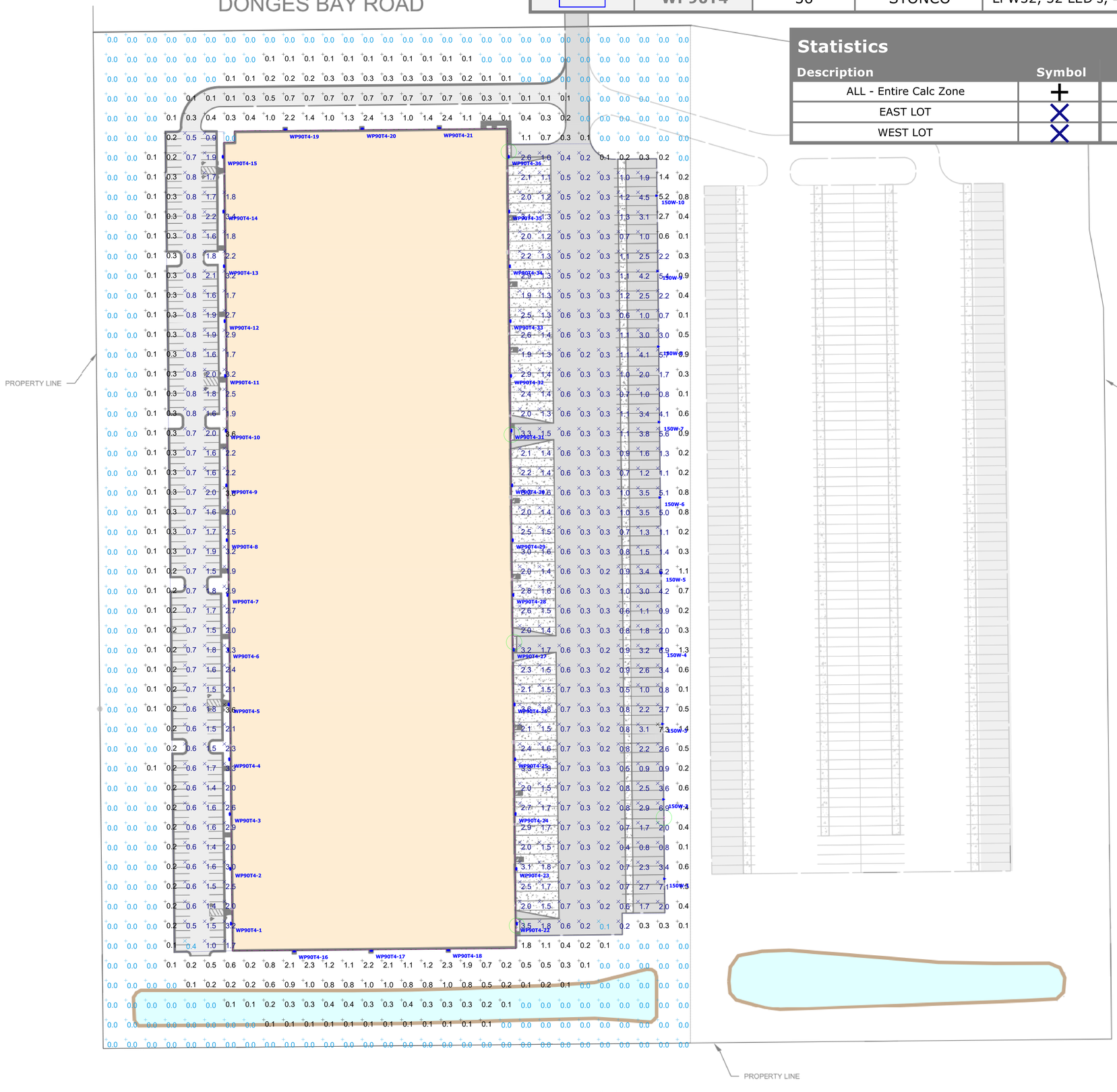
Height	Gauge	Butt Sq.	Top Sq.	Base Style	Mounting Options	Electrical Box*	Accessories/Options*	Finish
10 = 10' 12 = 12' 14 = 14' 16 = 16' 18 = 18' 20 = 20' 22 = 22' 25 = 25' 28 = 28' 30 = 30' 35 = 35' 39 = 39'	B = 11 Gauge D = 7 Gauge	4 = 4" 5 = 5" 6 = 6"	"-" = No Taper	4 = 4-Bolt Base	**DRILL MOUNT** D000 - No Drilling D190 - Std. "A" D290 - Std. "A" & "D" D218 - Std. "A" & "C" D390 - Std. "A", "D", & "C" D490 - Std. "A", "B", "C", & "D" DCUS - Custom* **TENON** T204 - 2-3/8" O.D. x 4" T304 - 2-7/8" O.D. x 4" T356 - 3-1/2" O.D. x 6" T406 - 4" O.D. x 6" TCUS - Custom Tenon** ** Specify Number and Orientation* *** Specify O.D. and Height*	FA - 30" Up, "D" FB - 30" Up, "B" FC - 30" Up, "A" FD - 30" Up, "C" FE - 36" Up, "D" FF - 36" Up, "B" FG - 36" Up, "A" FH - 36" Up, "C" FI - 24" Up, "D" FK - 24" Up, "A" FL - 24" Up, "C" FZ - Custom** ** GFI Receptacle Options Available (Specify in Accessories)* *** Specify Height and Orientation*	C12 - Threaded 1/2" Coupling** C34 - Threaded 3/4" Coupling** C10 - Threaded 1" Coupling** EHH - Extra Handhole** GF1 - Duplex GFI Receptacle *(WR) with Cover* GF2 - Duplex GFI *(WR) with In-Use Cover* LAB - Less Anchor Bolts LPC - Less Pole Cap PAB - Pre-shipped Anchor Bolts VD1 - Vib. Damper - 1st Mode VD2 - Vib. Damper - 2nd Mode ** Add all that apply (Example: CPL-LAB-VD1)* *** Specify Location*	**POWDER COAT COLORS** BA - Black Powder Coat BH - White Powder Coat BM - Dark Bronze Powder Coat BV - Dark Green Powder Coat GC - Gray Powder Coat XX - Special Colors* **GALVANIZED** 1Q - Galvanized Only 1C - Black PC Over Galv. 1D - White PC Over Galv. 1B - D. Bronze PC Over Galv. 1Y - D. Green PC Over Galv. 1J - Gray PC Over Galv. XX - Special PC Over Galv.* ** Provide RAL # or Sample Color Chip*

Schedule

Symbol	Label	Quantity	Manufacturer	Description	Light Loss Factor	Total Lamp Lumens	Wattage
	150W	10	OPTEC LED LIGHTING	LED AREA SERIES SMALL 150W 4000K TYPE 4	0.9	19635	149.97
	WP90T4	36	STONCO	LPW32, 32 LED's, 4000K CCT, TYPE 4 OPTIC,	0.9	10617	89.9

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
ALL - Entire Calc Zone	+	0.8 fc	7.3 fc	0.0 fc	N/A	N/A
EAST LOT	X	1.4 fc	7.3 fc	0.1 fc	73.0:1	14.0:1
WEST LOT	X	1.6 fc	3.6 fc	0.4 fc	9.0:1	4.0:1

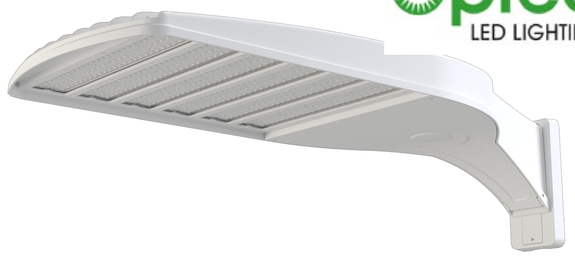


Plan View

Notes:
1. Wall Pack's @ 25-ft
2. Area Lights @ 25-ft

Stonco
by signify

optec
LED LIGHTING



SPECTRUM
lighting & controls

Omega Hills Photometrics

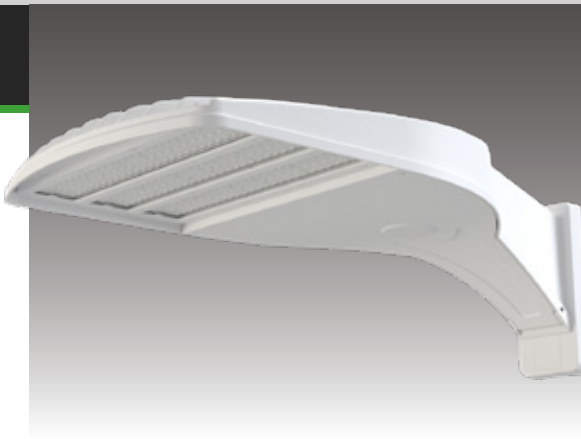
Designer
S. Jahnz
Date
10/03/2022

Optec LED LIGHTING

Catalog:
Project:
Type:

SPECTRUM lighting & controls

Area Series (Small)



The OLA1 Small Series is a stylish aerodynamic area luminaire that fits within today's accepted design form factors. Excellent optical performance is achieved with Nichia brand LED's and engineered discrete optics. LED life is assured through efficient thermal coupling and dissipation via a durable, pressure die cast, low-copper alloy, aluminum housing. Engineered to last, all gaskets are anti-UV, anti-aging with no harmful out-gassing. All models come standard with a universal pole mount bracket or an optional wall surface box. Luminaries are available with a number of options including alternate CCT choices, finishes, photocells and occupancy sensors.

FEATURES

- LED Brand: Nichia
- Color Temperatures: 4000K & 5000K (Other CCT's are available upon request)
- CRI: 70
- Lumen Maintenance: L70 = 50,000 hours
- Full Cutoff (meets IDA criteria)
- Operating Temperature: -40˚C (-40˚F) to 40˚C (104˚F)
- Durable All Aluminum Pressure Die Cast Housing
- Powder Coat Finish
- Salt Fog Tested to 2500 hours / per ASTM B117
- IP65 Rated (wet listed / NEMA IEC 60529)
- Mounting: Universal Round or Square Pole, Wall Surface Box

ELECTRICAL SPECIFICATIONS

- Power Input: 120-277V (347-480V Optional)
- Power Factor: > 0.95
- THD: < 15%
- Surge Protection: 20 kV
- Control Options: 0-10V Dimming standard (Photocell and Occupancy Sensors Optional)

TESTS & CERTIFICATIONS

- ETL (UL 1598, UL 8750, NEMA C82.77)
- CSA (C22.2 No.250.0)
- RoHS Compliant
- Design Lights Consortium (Premium)
- 3G Vibration tested (ANSI C136.31)

WARRANTY

- 10-Year Warranty (parts or replacement)

PERFORMANCE SPECIFICATIONS

Distribution	Model / Wattage	Lumens		Bug Rating		
		4000K	5000K	B	U	G
Type 2	OLA1-080	10,801	10,960	3 *	0	1
	OLA1-120	15,840	16,200	3 *	0	2
	OLA1-150	19,800	20,250	3 *	0	2
Type 3	OLA1-080	11,600	11,760	2 *	0	2
	OLA1-120	16,561	16,920	3 *	0	2
	OLA1-150	20,549	21,000	3 *	0	2
Type 3L	OLA1-080	10,799	10,960	3 *	0	3
	OLA1-120	15,960	16,199	3 *	0	3
	OLA1-150	19,800	20,249	4 *	0	3
Type 3R	OLA1-080	10,799	10,960	3 *	0	3
	OLA1-120	15,960	16,198	3 *	0	3
	OLA1-150	19,800	20,250	4 *	0	3
Type 4	OLA1-080	10,596	10,794	2 *	0	2
	OLA1-120	15,472	15,712	2 *	0	2
	OLA1-150	19,046	19,349	3 *	0	2
Type 4L	OLA1-080	10,800	10,960	3 *	0	3
	OLA1-120	16,080	16,320	3 *	0	3
	OLA1-150	19,800	20,250	4 *	0	4
Type 4R	OLA1-080	10,800	10,960	3 *	0	3
	OLA1-120	16,080	16,320	3 *	0	3
	OLA1-150	19,781	20,250	4 *	0	4
Type 5	OLA1-080	10,032	10,185	4	0	3
	OLA1-120	15,049	15,278	4	0	3
	OLA1-150	18,811	19.097	5	0	4

* Backlight = 1 when BC (Backlight Control System) is applied.

Voltage (V)	Current (A)		
	80W	120W	150W
120	0.67	1.00	1.25
208	0.38	0.58	0.72
240	0.33	0.50	0.63
277	0.29	0.43	0.54
347	0.23	0.35	0.43
480	0.17	0.25	0.31

Optec LED LIGHTING

SPECTRUM lighting & controls

Area Series (Small)

ORDERING INFORMATION

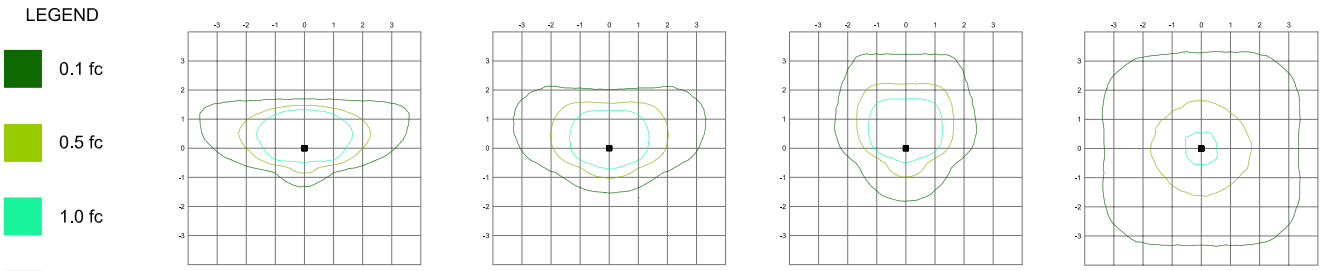
EXAMPLE: OLA1-120-UNVL-50-4-SQ-BZ-PR-TL12

SERIES	WATTAGE	VOLTAGE	COLOR TEMP	DISTRIBUTION	MOUNTING	FINISH	CONTROLS / OPTIONS
OLA1 = Optec LED Area Light	080 = 80W 120 = 120W 150 = 150W	UNVL = 120-277V UNVH =347-480V	30 = 3000K 40 = 4000K 50 = 5000K	2 = Type 2 3 = Type 3 3L = Type 3 Left 3R = Type 3 Right 4 = Type 4 4L = Type 4 Left 4R = Type 4 Right 5 = Type 5	SQ = Square Pole[1] RD = Round Pole[1] WM = Wall Mount[1,2] TA = Tenon Adapter[1] LK = Leveling Kit[3]	WH = White BZ = Dark Bronze BL = Black NA = Natural Aluminum GM = Graphic Metallic CF = Custom Finish	OSWS = Occupancy Sensor (WattStopper)[4] PR3 = Photocell Receptacle 3-pin PR5 = Photocell Receptacle 5-pin PR7 = Photocell Receptacle 7-pin WCS = Wireless Control (Synapse)[5] BCS = Backlight Control System SF = Single Fuse (120V, 277V, 347V) DF = Double Fuse (220V, 240V, 480V) TLSC = Twist Lock Shorting Cap 924 = UL924 Relay TL12 = Twist Lock Photocell 120V[6] TL24 = Twist Lock Photocell 240V[6] TL27 = Twist Lock Photocell 277V[6] TL28 = Twist Lock Photocell 208V[6] TL34 = Twist Lock Photocell 347V[6] TL48 = Twist Lock Photocell 480V[6]

1 - For details, reference accessory data sheet.
2 - WM option requires SQ pole mount bracket (ordering example: SQ-WM)
3 - Leveling kit adjusts up by 5 degrees or down by 5 degrees
4 - OSWS = For Wattstopper PIR sensor information and options contact factory
5 - WCS = for Synapse wireless controls information and options contact factory for details
6 - Photocell default = Fail in "ON" mode (unless otherwise specified)

PHOTOMETRIC PERFORMANCE

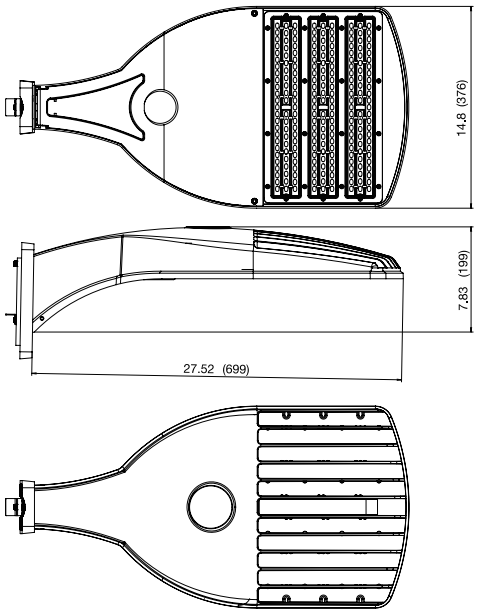
Isofootcandle plots = OLA1 120W model in 5000K CCT @ 30' mounting height. Distances are in units of mounting height.



120W (Type 2) Plot | 120W (Type 3) Plot | 120W (Type 4) Plot | 120W (Type 5) Plot

Published luminaire photometric testing performed to IESNA-79-08 standards

DIMENSIONS, WEIGHTS & EPA



Wattage	80W	120W	150W
Length (inches / mm)	27.52 / 699	27.52 / 699	27.52 / 699
Width (inches / mm)	14.8 / 376	14.8 / 376	14.8 / 376
Height (inches / mm)	7.83 / 199	7.83 / 199	7.83 / 199
Weight (lbs / kg)	19.4 / 8.8	19.4 / 8.9	20 / 9.1

Wattage	Effective Projected Area (EPA) in ft²				
80	0.96	1.92	1.81	2.77	3.63
120	0.96	1.92	1.81	2.77	3.63
150	0.96	1.92	1.81	2.77	3.63

Stonco

by signify

Wall mount

LytePro

LPW32 large wall sconce

Stonco LytePro LED large wall sconce LPW32 features outstanding value in a compact, architectural design. This powerful and precise combination offers outstanding energy savings with excellent photometric performance. LPW32 is ideal for building perimeters and corridors in addition to wall lighting applications requiring strong lateral spacing and forward pattern projection.

Ordering guide

Prefix	Wattage	LED Color/Gen	Distribution	Emergency	Voltage
LPW32					
LPW32 LytePro 32 LED Large Wall Sconce	**70** 70W **90** 90W **50** 50W[1]	**NW-G3** Neutral White 4000K 70 CRI Generation 3 **WW-G3** Warm White 3000K 70 CRI Generation 3	**2** Type 2 **3** Type 3 **4** Type 4	**--** None **EBP** Emergency Battery Pack[1,2,3]	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V (50/60Hz) **HVU** 347-480V (50/60Hz)

Options

Dimming controls	Motion sensing	Photocontrol	Location	Finish
FAWS Field Adjustable Wattage Selector[4] **BL** Bi-level functionality[2, 4]	**IMRI3** Motion sensor #3 Lens[2,5]	**PCB** Photocontrol Button[2,6]	**BAC**[8] Meets the requirements of the Buy American Act of 1933 (BAA)	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Gray **MGY** Medium Gray **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (Must supply color chip for required factory quote)

Stocked luminaires – Ordering guide

Catalog Number	Description	Master Pack, Qty	UPC Code
LPW32-G3-8-DGY	LPW32, 70W, 650mA, 4000K, Type 3, 120-277V, Dark gray textured paint	3	622252813889
LPW32-G3-8-BZ	LPW32, 70W, 650mA, 4000K, Type 3, 120-277V, Bronze textured paint	3	622252813896

Stocked accessories – Ordering guide (Must be ordered separately)[9]

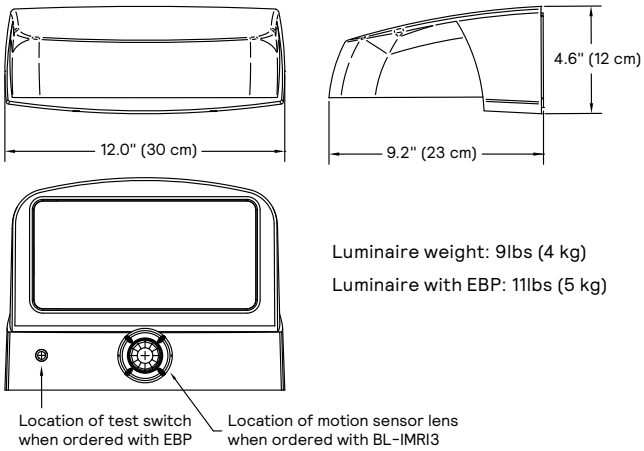
Catalog Number	Description	Master Pack, Qty	UPC Code
LPWCVRPLT-BZ[7]	LPW Universal wall cover mounting plate, Bronze textured paint	(none)	190096144860

[1] Emergency battery backup (EBP) available with 50W configuration only
[2] Not available in 347 or 480V
[3] Not available with BL, FAWS or PCB
[4] Not available with other control options.
[5] Available only with BL diming option
[6] Must specify voltage
[7] Other colors available upon request as made-to-order
[8] Failure to properly select the "BAC" suffix could result in you receiving product that is not BAA compliant product with no recourse for an RMA or refund. This BAC designation hereunder does not address (i) the applicability of, or availability of a waiver under, the Trade Agreements Act, or (ii) the "Buy America" domestic content requirements imposed on states, localities, and other non-federal entities as a condition of receiving funds administered by the Department of Transportation or other federal agencies.
[9] Consult Signify to confirm whether specific accessories are BAA-compliant.

LPW32 LytePro

LED large wall sconce

Dimensions

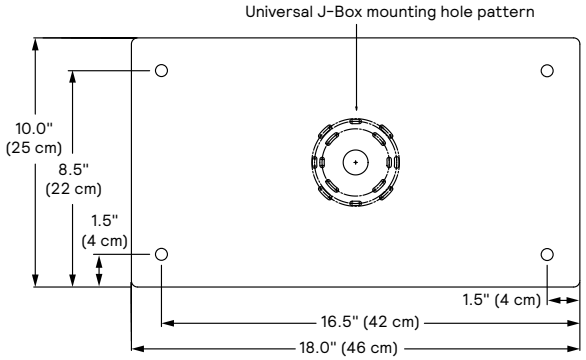


Luminaire weight: 9lbs (4 kg)

Luminaire with EBP: 11lbs (5 kg)

Accessory dimensions (ordered separately)

LPWCVRPLT-BZ LPW Universal wall cover mounting plate, 0.08" aluminum, bronze textured paint (used to cover larger pre-existing opening or surfaces, field installed). Offers same J-Box pattern as luminaire or may lagged to wall using (4) knockouts.



LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts	Type 2			Type 3			Type 4		
					Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)	Lumen Output	BUG Rating	Efficacy (LPW)
LPW-32-50-NW-G3	32	400	4000	45	6026	B2-U0-G1	133	5899	B1-U0-G1	130	5,710	B1-U0-G2	126
LPW-32-70-NW-G3	32	650	4000	65	8,425	B2-U0-G1	130	8,248	B1-U0-G2	128	8,139	B1-U0-G2	126
LPW-32-90-NW-G3	32	900	4000	90	10,992	B2-U0-G2	122	10,761	B2-U0-G2	120	10,618	B2-U0-G2	118
LPW-32-50-WW-G3	32	400	3000	45	5455	B1-U0-G1	120	5340	B1-U0-G1	118	5,169	B1-U0-G1	114
LPW-32-70-WW-G3	32	650	3000	65	7,626	B1-U0-G1	118	7,466	B1-U0-G2	116	7,367	B1-U0-G2	114
LPW-32-90-WW-G3	32	900	3000	89	9,951	B2-U0-G2	112	9,742	B2-U0-G2	109	9,613	B2-U0-G2	108

LED Wattage and Lumen Values – Emergency mode

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts		Type 2		Type 3		Type 4	
				Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode	Normal Mode	Emergency Mode
LPW-32-50-NW-G3-EBP	32	400	4000	45	10	6026	1871	5899	1832	5710	1774
LPW-32-50-WW-G3-EBP	32	400	3000	45	10	5455	1695	5340	1659	5169	1606

Values from photometric tests performed in accordance with IESNA LM-79 and are representative of the configurations shown.

Actual performance may vary due to installation and environmental variables, LED and driver tolerances, and field measurement considerations. It is highly recommended to confirm performance with a photometric layout.

NOTE: Some data may be scaled based on tests of similar (but not identical) luminaires. Contact factory for configurations not shown.

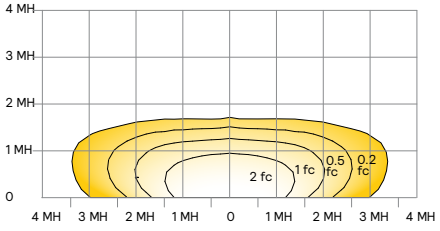
Predicted lumen depreciation data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L_{70} hours limited to 6 times actual LED test hours

Ambient Temperature °C	Calculated L_{70} Hours	L_{70} per TM-21	Lumen Maintenance % at 60,000 hrs
up to 40°C	>200,000 hours	>54,000 hours	>95%

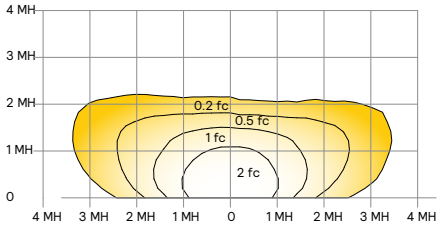
Optical distributions

Based on LPW32-70-NW-G3 at 20' mounting height



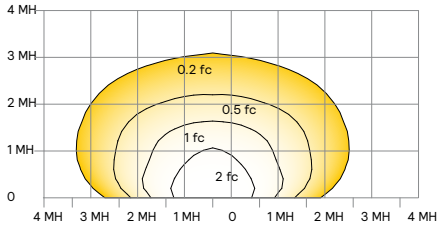
Type 2

LPW32 20' mounting height			
Mounting height	18 ft	20 ft	23 ft
Multiplier	1.05	1.00	0.93



Type 3

LPW32 20' mounting height			
Mounting height	18 ft	20 ft	23 ft
Multiplier	1.14	1.00	0.79



Type 4

LPW32 20' mounting height			
Mounting height	18 ft	20 ft	23 ft
Multiplier	1.16	1.00	0.76

LPW32 LytePro

LED large wall sconce

General Description

LytePro LED large wall sconce LPW32 combines excellent performance, design and value to meet the needs of the energy and budget conscious. The LPW32 is available for use in downward facing, surface wall mount applications, over recessed j-boxes or where power can be directly fed through back surface, whereby connections splices can be made inside the luminaire housing. Two SKU's are available as in-stock configurations (2-day quick ship).

Housing

Die-cast housing houses both the LED and driver assemblies. Design incorporates an integrated heat sink to maximize thermal performance and reliability. Backplate is corrosion free, composite polycarbonate, with built-in level bubble, offers integral interlocking hook and mount design for easy installation.

Mounting

Easy interlocking hook and mount housing/backplate design for easy installation. Mounts over 3.5", 4" octagonal j-boxes and single gang switch boxes or can be directly lagged to surface. Ensure proper steps for gasket/sealing luminaire to surface.

IP Rating

Optical compartment is IP65 rated sealed with tempered glass, gasket and frame.

LED Board and Array

Provides up to 114 lm/W in LPW32 at the system level. Standard color temp is 4000K or 3000K +/- 250K, minimum 70 CRI.

Electrical

Driver efficiency (>90% standard). 120-277V and 347-480V available. All drivers are dimmable.. Temp range: -40°C (-40°F) to 40°C (104°F). Open/short circuit protection. Inherent surge protection up to (6KVA). RoHS compliant.

Surge protection (SP1): Surge protection device tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line-Ground, Line-Neutral and Neutral-Ground, and in accordance with DOE MSSLC Model Specification for LED Roadway Luminaires Appendix D Electrical Immunity High test level 10kV/10kA.

Listings

Product is cETLus listed suitable for Wet Locations. Suitable for use in ambients from -40°C to 40°C (-40°F to 104°F). DesignLights Consortium® qualified.

Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish.

Emergency Option

Emergency Battery Backup (EBP): Emergency battery packs included integral to the luminaire, allowing for a consistent look between emergency and non-emergency luminaires. A separate surface mount accessory box is not required. EBP is suitable for use in ambient temperature conditions from 0°C (32°F) to 40°C (104°F) available on 50W configuration only. System is designed to have a secondary driver with relay to immediately detect AC power loss to power luminaire for a minimum of 90 minutes from the time power is lost. Available with 120-277V, or 'UNV' only.

Dimming Control Options

Field Adjustable Wattage Selector (FAWS): Luminaire equipped with the ability to manually adjust the wattage in the field to reduce total luminaire lumen output and light levels. Comes pre-set to the highest position at the lumen output selected. Use chart below to estimate reduction in lumen output desired. Cannot be used with other control options or motion response.

FAWS Position	Percent of Typical Lumen Output
1	25%
2	50%
3	55%
4	65%
5	75%
6	80%
7	85%
8	90%
9	95%
10	100%

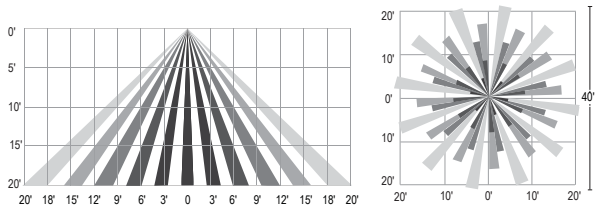
Note: Typical value accuracy +/- 5%

Motion Response Options

Bi-Level Infrared Motion Response (BL): Motion Response module is mounted integral to luminaire factory pre-programmed to 50% dimming when not ordered with other control options. BL is set/operates in the following fashion: The motion sensor is set to a constant 50%. When motion is detected by the PIR sensor, the luminaire returns to full power/light output. Dimming on low is factory set to 50% with 5 minutes default in "full power" prior to dimming back to low. When no motion is detected for 5 minutes, the motion response system reduces the wattage by 50%, to 50% of the normal constant wattage reducing the light level. Other dimming settings can be provided if different dimming levels are required. This can also be done with FSIR-100 Wireless Remote Programming Tool (contact Technical Support for details).

Infrared Motion Response Lenses (IMRI3): Infrared Motion Response Integral module is available with sensor lens #3 (IMRI3) is designed for mounting heights up to 20' with a 40' diameter coverage area. See charts for approximate detection patterns:

IMRI3 Luminaire with #3 lens



Warranty

LPW32 luminaires, the LED arrays, and the drivers are all covered by a 5-year limited warranty. See www.signify.com/warranties for details.

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Omega Hills – Germantown

SWMR REPORT

Keller

Storm Water Management Report

01/05/2022

PREPARED FOR:

Keller, Inc

W204N11509 Goldendale Road

Germantown, WI 53022

PREPARED BY:

Ruekert & Mielke, Inc.

W233 N2080 Ridgeview Parkway

Suite 300

Waukesha, WI 53188

Ruekert • Mielke

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STORM WATER MANAGEMENT REPORT

PROJECT DESCRIPTION

Omega Hills is located in the Village of Germantown, Washington County Wisconsin, Section 36, T9N–R20E. The project site is located at the intersection of Donges Bay Rd and Wausaukee Rd. The site and it's storm water facilities will be owned and operated by the Omega Hills. The total project area that will contribute to the facility is approximately 37.6 acres with the total disturbed area from construction being approximately 37.6 acres. For the purpose of evaluating storm water runoff the site has been divided into two existing drainage basins as shown on the existing conditions map, Exhibit 1. The property is currently undeveloped and is covered predominantly with existing cropland. Under developed conditions, the project will contain a 375,000 sqft building, with surrounding parking, loading docks, and a number of storm water management BMP's. The proposed storm water facilities for this site include two wet ponds, and two grass swales. The developed site was modeled with three drainage basins as shown on the proposed conditions map, Exhibit 2. The proposed BMPs are designed to meeting regulatory requirements by the controlling agencies for Quantity and Quality.

REQUIREMENTS

The erosion control measures and storm water management system for the proposed site will meet the following standards as required by Village of Germantown, MMSD and Wisconsin Administrative Code NR 151, and WDNR Technical Standards.

Soil Loss

Soil erosion is calculated using the Universal Soil Loss Equation (USLE) and the project is required to reduce the soil losses to a maximum of 5.0 tons/acre, and provide erosion control measures to reduce any soil loss in excess of this amount.

Storm Water Quantity

Best Management Practices (BMP's) will be employed to reduce post construction runoff to pre-developed conditions based on an average annual rainfall, as compared to no runoff management controls as required and shown in Table 1 below. MMSD's Volumetric Design Procedure per MMSD Chapter 13 was also used to ensure the 2 and 100-yr storms discharge volume during the critical period is reduced to pre-development conditions or lower.

Table 1: Peak Flow Requirements

WDNR		Village of Germantown	
Post Construction	Pre-Development	Post Construction	Pre-Development
2-yr	2-yr	2-yr	2-yr
10-yr	-	10-yr	10-yr
100-yr	-	100-yr	100-yr

Storm Water Quality

Best Management Practices (BMP's) will be employed to reduce the total suspended solids load and the total suspended phosphorus load by based on an average annual rainfall, as compared to no runoff management controls as required and shown in Table 2 below.

Table 2: Water Quality Requirements

	WDNR		Municipality	
New Development	80% TSS Reduction	0% Phosphorus	80% TSS Reduction	0% Phosphorus

Infiltration

Infiltration requirements are governed by Wisconsin Administrative Code NR 151 Due to this site being covered predominantly in silt loam, which has an infiltration rate of less than 0.5 in/hr, the site is exempt from infiltration requirements.

EXISTING CONDITONS

Existing Soils Conditions

Existing soils on the site are predominantly silt loam. The NRCS soil map for the project site is included in Appendix A.

Existing Wetlands and Waterways

WDNR Wetland Indicator Soil Map is attached in Appendix B. Due to indicators found within the expected project limits a wetland delineation was completed and is shown in Appendix B.

Existing Drainage Basins

The two existing basins are shown on the Existing Conditions Map, Exhibit 1 and are summarized on the next page. The time of concentration calculations can be found in Exhibit 1 and Appendix F.

Existing Basin	Total Area	Composite CN	Tc
Existing A	16.1 AC	78	12 min
Existing B	21.5 AC	78	12 min

PROPOSED PROJECT

Proposed Storm Water Basins

The three proposed basins are shown on the Proposed Conditions Map, Exhibit 2 and are summarized on the next page.

Proposed Basin	Total Area	CN	Tc	BMPs	100-YR Event Contained
A	28.6 AC	93	5 min	Wet Pond Basin A	No
B	5.58 AC	73	5 min	Wet Pond Basin B	Yes
Offsite A	2.41 AC	70	5 min	-	No
Offsite B	0.95 AC	70	5 min	-	No

Surface Water Conveyance

In order to provide adequate drainage to proposed BMPs, surface drainage, including sheeting drainage and proposed swales and ditches along with a storm sewer system was designed as can be seen in Exhibit 3. Detailed calculations are included in Appendix C. Large rain events are being contained and conveyed safely as shown in Appendices E and F.

Pond Construction

Wet ponds will be constructed in Basins A and B.

The wet ponds will be constructed in areas that are free of bedrock and the ponds will be excavated out from existing soils that consists primarily of silty loam. The berms/sides will be constructed from on-site material that consists primarily of non-permeable clays. Type A liner shall be used.

WDNR technical standards were followed in the pond design. A safety shelf will be installed and an emergency spillway will be installed. The permanent pool elevations will provide a five-foot deep sediment storage component to each pond. Discharge from the wet pond in Basin A will be regulated by a 36" RCP culvert pipe, at the permanent pool elevation. Discharge from the wet pond in Basin B will be regulated by a 4' x 4' riser structure with 4" and a 4.5" orifices and a 36" RCP culvert pipe, at the permanent pool elevation. See Construction Details in Exhibit 4.

Erosion Control

Erosion control measures will be installed prior to initial construction. Regular inspections will be conducted to ensure that the erosion control measures are maintained throughout the construction process. Erosion control measures shall remain in place until restoration is completed and 90 percent growth has been achieved. The full erosion control plan is shown on Exhibit 3 and includes proposed sequencing of construction activities.

POST-CONSTRUCTION PERFORMANCE

Soil Loss

The WDNR's Soil Loss & Sediment Discharge Calculation Tool WDNR Version 2.0 was utilized to verify that soil loss was reduced to less than the maximum of 5.0 tons/acre. The worst case scenario was determined to be at the north end of the ditch in the center of the site and is shown on Appendix D. By utilizing silt fence, ditch checks, erosion mat, inlet protection, a tracking pad and rip rap the soil loss was able to be reduced to 3.5 tons/acre.

Storm Water Quantity

Hydrology for the site was modeled using Hydrology Studio 2022 v 3.0.0.26.

Under the developed condition the site will consist primarily of rooftops, paved areas and landscaped areas. Curve numbers were determined for each basin by proposed land use. A summary of the results is shown in Table 3

Table 3: Drainage Basins Summary

Basin	Roof (Ac, CN=)	Parking Lot (ac, CN=)	Pond Surface (Ac, CN=)	Landscape (Ac, CN=)	% Impervious	Total (Ac)	Composite CN	Time of Concentration (Tc)
A	8.28, 98	14.5, 98	0.56, 98	5.11, 70	81%	28.4	93	5 min
B	-	-	0.56, 98	5.22, 70	10%	5.79	73	5 min
Offsite A	-	-	-	2.41, 70	0%	2.41	70	5 min
Offsite B	-	-	-	0.95, 70	0%	0.95	70	5 min
TOTAL	8.28	14.7	1.12	13.5	64%	37.6		

The installation of BMPs will significantly reduce the volume of water released from the site relative to the existing conditions. A summary of the results is shown in Tables 4 and 5, demonstrating that the post-construction peak flows meet all regulatory requirements. Please note, due to Basin A's Wet Pond discharging into Basin B's Wet Pond, the true total is actually the peak leaving the Basin B BMP added to the offsite and is the number shown in the total. Also note in Table 5, the comparison values for the existing peak flows are grouped by highlights to illustrate the reduction in peak flows for both existing basins and the overall site. The Blue group is the Northwest existing basin, the Yellow group is the Southwest existing basin and the Green group is the total site.

Table 4: Best Management Practices Summary

	BMP Elevations			Rain Event Maximum Elevations		
BMP	Discharge	Weir	Top of Bank	2-Yr	10-Yr	100-yr
Basin A Wet Pond	801.00	805.00	806.00	803.03	804.02	805.77
Basin B Wet Pond	781.00	787.00	787.75	784.41	785.88	786.69

Complete water quantity calculations and results are presented in Appendix F.

Table 5: Water Quantity Summary

	2 – yr Existing	2 -yr Proposed			10 – yr Existing	10 -yr Proposed			100 – yr Existing	100 -yr Proposed		
BASIN	(cfs)	No BMP (cfs)	No BMP with Basin A = To Wet Pond B (cfs)	BMP (cfs)	(cfs)	No BMP (cfs)	No BMP with Basin A = To Wet Pond B (cfs)	BMP (cfs)	(cfs)	No BMP (cfs)	No BMP with Basin A = To Wet Pond B (cfs)	BMP (cfs)
A	-	94.7	-	24.7	-	144	-	42.0	-	253	-	88.3
B	-	6.39	31.1	1.39	-	14.3	56.3	7.96	-	35.1	123	51.6
Offsite A	-	2.08	-	2.08	-	5.08	-	5.08	-	13.4	-	13.4
Offsite B	-	0.82	-	0.82	-	2.00		2.00	-	5.27		5.27
Existing A	20.3	-	-	-	40.1	-	-	-	90.1	-	-	-
Existing B	27.1	-	-	-	53.6	-	-	-	120	-	-	-
TOTAL	47.4	104	-	4.29	93.7	165	-	15.0	210	507	-	70.3

MMSD Regulations

This project site is located in the Menomonee River watershed of the Milwaukee Metropolitan Sewerage District (MMSD). The critical time period for this watershed is between 11:45 and 21:15. The volumetric method was used and as you can see in Table 5, the existing sites runoff volume in the critical period was reduced. A more detailed breakdown can be seen in the bolded section of the tables in Appendix F.

Table 5: MMSD Volumetric Method Summary

	Storm Event	
Runoff Volume (cf)	2-yr	100-yr
Existing A	51,222	206,474
Offsite A	4,177	22,851
Existing B	67,061	271,561
Post Development (Basin A + Basin B + Offsite B)	42,652	376,856
Total Existing	**118,283**	**478,035**
Total Post Development	**46,829**	**399,707**

Storm Water Quality

WinSLAMM version 10.4.1 was used to evaluate the developed condition.

The proposed BMPs for this site will be sufficient to meet the requirements for suspended solids reduction for the site. It should be noted that Basins A's Wet Pond flows into Basin's B Wet Pond, which is the reason for the total column not being the total of the Basins added together. A summary of the results is shown in Table 7. Complete water quality calculations and results are provided in Appendix G.

Table 7: Water Quality Summary

Basin	TSS Generated	TSS Released	Reduction
A	19421	7691	60.4%
B	557 + Basin A TSS Released = 8248	3490	57.7%
Offsite (A and B)	358	358	0%
Total	20336	Basin B + Offsite = 3848	81.1%

SUMMARY

Through the installation of storm water facilities and erosion control measures, this site will meet all the requirements of the Village of Germantown, MMSD and the Wisconsin Department of Natural Resources. Post-construction performance standards including soil loss, stormwater quantity and stormwater quality have been addressed through the construction of onsite BMPs.

EXHIBITS

Exhibit 1 – Existing Conditions Map

Exhibit 2 – Proposed Conditions Map

Exhibit 3 – Erosion Control Plan

Exhibit 4 – Construction Details

Exhibit 1 – Existing Conditions Map

0 20 40 80 160

SCALE IN FEET

Point Table				
Point #	Raw Description	Elevation	Northing	Easting
CP 1	CP 5/8IN REBAR WITH PINK GRAEF CAP	783.518	105149.6980	392419.3910
CP 2	CP 5/8IN REBAR WITH PINK GRAEF CAP	786.264	105205.9260	392790.5330
CP 3	CP 5/8IN REBAR WITH PINK GRAEF CAP	817.813	105221.2080	393372.1820
CP 4	CP 5/8IN REBAR WITH PINK GRAEF CAP	786.877	104823.4780	392733.0490
CP 5	CP 5/8IN REBAR WITH PINK GRAEF CAP	815.928	105024.2040	393228.8730
CP 6	CP 5/8IN REBAR WITH PINK GRAEF CAP	824.053	104851.1390	393433.5360
CP 7	CP 5/8IN REBAR WITH PINK GRAEF CAP	846.234	105144.1340	394053.4930
BM 1	BM 1 CHISELED SQUARE ON TOP NORTH END OF WEST WING WALL OF BOX CULVERT SOUTH SIDE OF DONGES BAY RD.	784.123	105146.5000	392372.8280
BM 2	BM 2 GEAR SPIKE IN NORTHWEST FACE OF POWER POLE	786.709	105032.2670	392779.0700

EXISTING CONDITIONS

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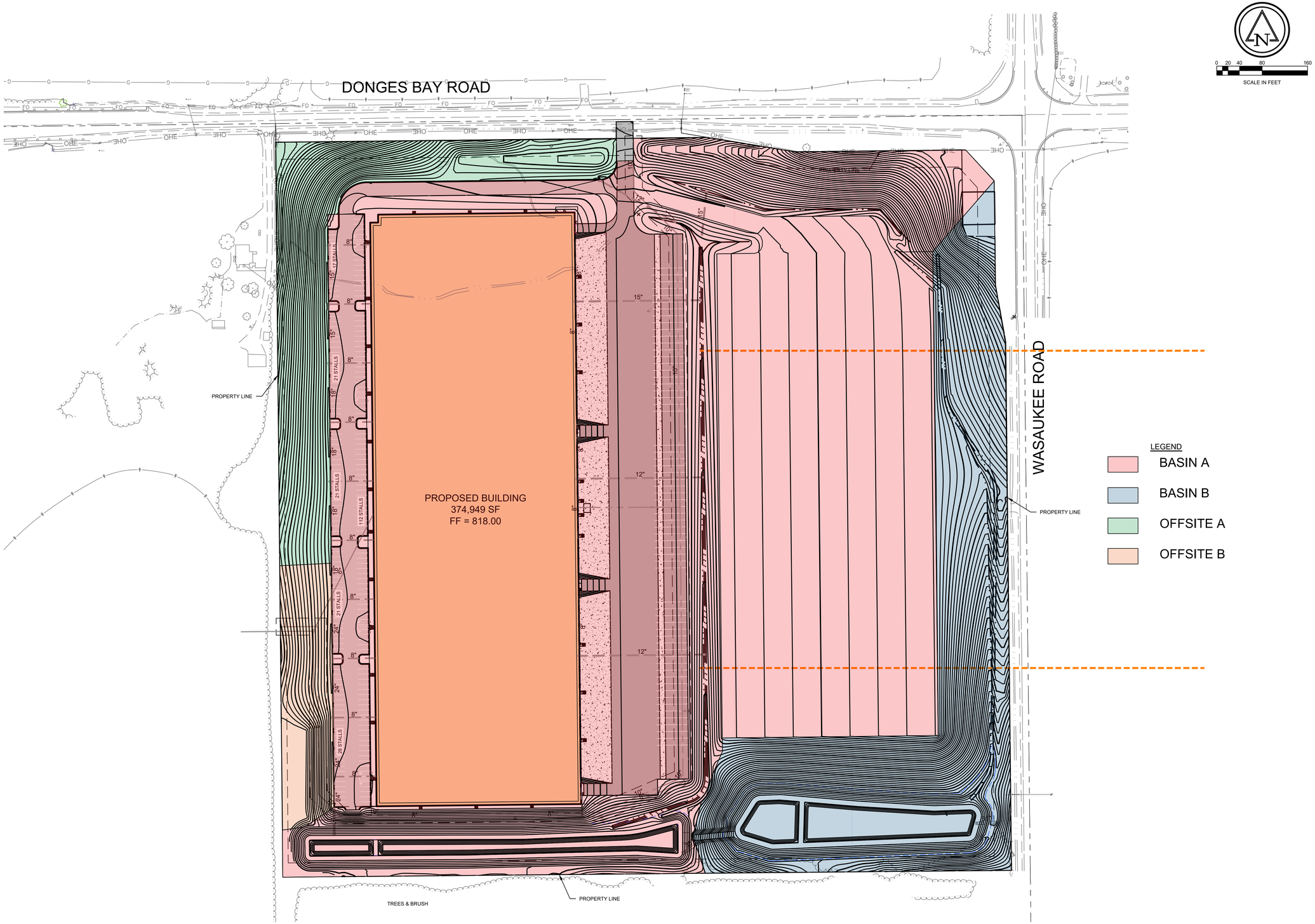
EXPEDITOR: _____
SUPERVISOR: _____
PRELIMINARY NO: _____
CONTRACT NO: _____
DATE: --/--/2022
SHEET: C3.0

Exhibit 2 – Proposed Conditions Map



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OVERALL SITE PLAN

Exhibit 3 – Erosion Control Plan

EROSION CONTROL

PROPOSED DITCH CHECK

PROPOSED INLET PROTECTION TYPE B

PROPOSED SILT FENCE

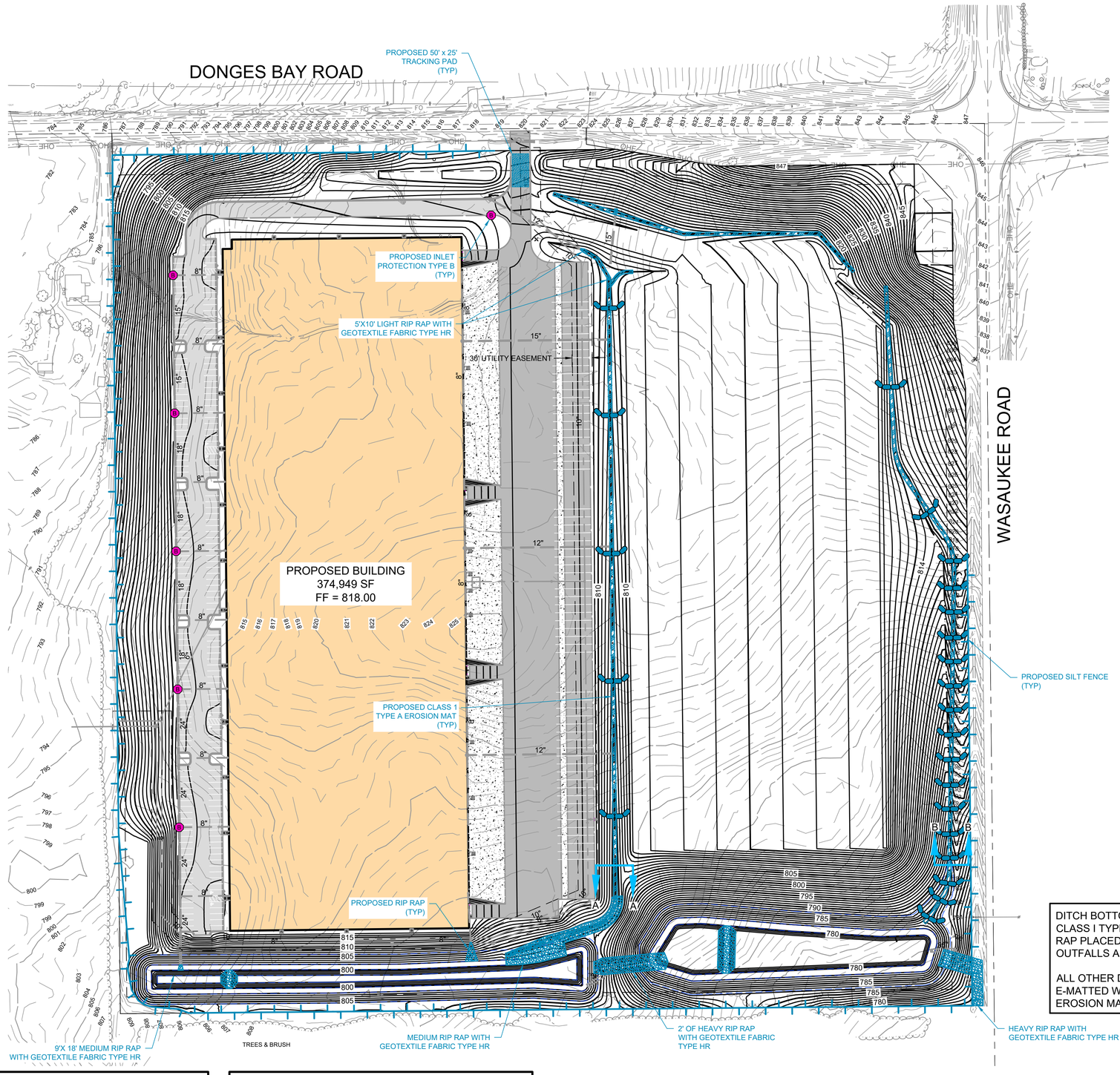
PROPOSED TRACKING PAD

NOTES:

1. TOTAL SITE AREA:38.15 ACRES.
2. ESTIMATED AREA OF DISTURBANCE: 37.6 ACRES.
3. NEARLY 100% OF PROJECT AREA IDENTIFIED AS OZAUKEE LOAM PER NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL SURVEY.
4. MAINTAIN EXISTING VEGETATION IN STREET RIGHT OF WAY.
5. SNOW STORAGE IS NOT TO BLOCK SWALES.
6. THE SWALES SHALL BE STABILIZED WITHIN 14 DAYS OF BEING GRADED.
7. INSPECT ALL BMPS WITHIN TWENTY-FOUR (24) HOURS AFTER EACH RAIN OF 0.5 INCHES OR MORE AND AT LEAST ONCE A WEEK. MAKE NEEDED REPAIRS, INSTALL ADDITIONAL BMPS AS NECESSARY, AND DOCUMENT THE FINDINGS OF THE INSPECTION ON AN EROSION CONTROL LOG KEPT ON SITE WITH THE DATE OF INSPECTION, THE NAME OF THE PERSON CONDUCTING THE INSPECTION, A DESCRIPTION OF THE REPAIR NEEDED, AND DOCUMENTATION OF THE COMPLETED REPAIRS.

CONSTRUCTION SEQUENCE

1. INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY LAND DISTURBING ACTIVITIES, AS SHOWN ON DRAWINGS AND DIRECTED BY ENGINEER.
2. CLEAR AND GRUB VEGETATION AS SHOWN ON DRAWINGS OR AS DIRECTED BY ENGINEER.
3. COMPLETE SWALE AND STORM WATER BASIN GRADING.
4. STRIP TOPSOIL AND STOCKPILE IN LOCATION AS SHOWN ON DRAWINGS AND AS DIRECTED BY OWNER. INSTALL PERIMETER SILT FENCE AROUND DOWN SLOPE SIDE OF STOCKPILE. STABILIZE STOCKPILE IMMEDIATELY UPON LAYUP.
5. INSTALL, ADJUST AND MAINTAIN ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES NECESSARY FOR EACH ACTIVE STAGE. MAINTAIN MEASURES AT THE END OF EACH DAY.
6. STAGE CONSTRUCTION BY WORK LOCATION. SUBSEQUENT STEPS MAY BE COMPLETED IN ALTERNATE SEQUENCE DEPENDING UPON CONTRACTOR OPERATIONS.
7. COMPLETE ROUGH GRADING.
8. INSTALL UNDERGROUND SANITARY SEWER, WATER DISTRIBUTION, AND STORM SEWER UTILITIES.
9. INSTALL STRUCTURE.
10. PREPARE PAVEMENT SUBGRADE.
11. INSTALL NEW CURB AND GUTTER, PAVEMENT AND BASE LAYERS.
12. INSTALL PAVEMENT MARKINGS.
13. INSTALL LAWN LANDSCAPING.
14. AREAS PLANNED TO BE INACTIVE FOR 7 DAYS OR LONGER SHALL BE TEMPORARILY STABILIZED FOLLOWING DNR TECHNICAL STANDARD 1059 SEEDING. THESE AREAS SHALL BE STABILIZED WITHIN 7 DAYS OF BEING INACTIVE.
15. AREAS BROUGHT TO FINAL GRADE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS.
16. COMPLETE FINAL RESTORATIONS INCLUDING BUT NOT LIMITED TO: TOPSOIL, TURF GRASS SEED, AND CLASS I TYPE A URBAN EROSION MATTING FOR ALL LAWN RESTORATION AND TOPSOIL, TURF GRASS SEED, AND CLASS I TYPE B EROSION MATTING FOR THE DRAINAGE SWALES. IF NOT STABILIZED BY OCTOBER 15TH, STABILIZE WITH POLYMER AND DORMANT SEED MIX.
17. REMOVE TEMPORARY EROSION CONTROL DEVICES AFTER 80% GROWTH DENSITY HAS OCCURRED IN 100% OF RESTORATION AREAS. CONTRACTOR SHALL OBTAIN OWNER AND ENGINEER APPROVAL PRIOR TO REMOVING THE MEASURE(S). RESTORE DISTURBED AREAS AROUND REMOVED DEVICES AND CLEAN SITE.



0 20 40 80 160

SCALE IN FEET

NOTE:

1. ALL DISTURBED AREAS TO BE E-MATTED WITH CLASS I TYPE A EROSION MAT.

DITCH BOTTOMS TO BE E-MATTED WITH CLASS I TYPE B EROSION MAT AND RIP RAP PLACED AS INDICATED AT OUTFALLS AND WEIRS.

ALL OTHER DISTURBED AREAS TO BE E-MATTED WITH CLASS I TYPE A EROSION MAT.

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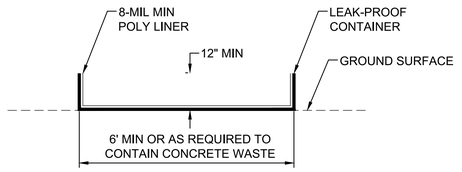
EROSION CONTROL PLAN

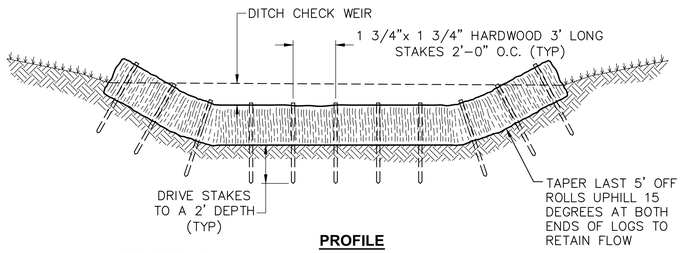
Exhibit 4 – Construction Details



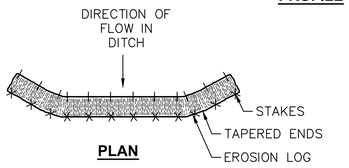
CONCRETE WASHOUT

NO SCALE

EC-CONC WASHOUT 2



PROFILE



PLAN

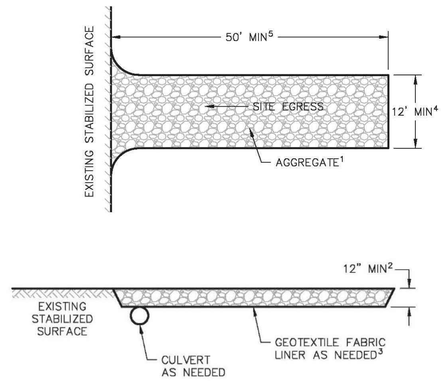
NOTE:
DITCH CHECK SHALL BE INSTALLED SO THAT THE ENDS OF THE CHECK ARE HIGHER IN ELEVATION THAN THE MIDDLE IN ORDER TO FORM A WEIR. USE PAL LISTED PRODUCTS AND SUBMIT PRODUCT DATA.

DITCH CHECK DETAIL

NO SCALE

EC-DITCH-10 16

Figure 2:
Stone tracking pad detail



Note 1 Use hard, durable, angular stone or recycled concrete meeting the gradation in Table 1. W gradation is not available, meet the gradation in Wisconsin Department of Transportation (DOT Standard Specification, Section 312, Select Crushed Material.

Note 2 Slope the stone tracking pad in a manner to direct runoff to an approved treatment practic

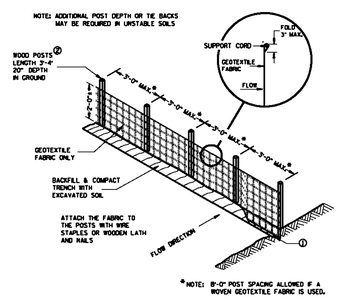
Note 3 Select fabric type based on soil conditions and vehicles loading.

Note 4 Install tracking pad across full width of the access point, or restrict existing traffic to a dedic egress lane at least 12 feet wide across the top of the pad.

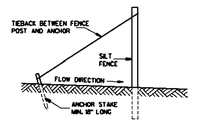
Note 5 If a 50' pad length is not possible due to site geometry, install the maximum length practica supplement with additional practices as needed.

GENERAL NOTES

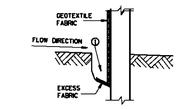
1. TRENCH SHALL BE A MINIMUM OF 4" WIDE & 6" DEEP TO BURY AND ANCHOR THE GEOTEXTILE FABRIC. FOLD MATERIAL TO FIT TRENCH AND BACKFILL & COMPACT TRENCH WITH EXCAVATED SOIL.
2. WOOD POSTS SHALL BE A MINIMUM SIZE OF 1½" X 1½" OF OAK OR HICKORY.
3. CONSTRUCT SILT FENCE FROM A CONTINUOUS ROLL IF POSSIBLE BY CUTTING LENGTHS TO AVOID JOINTS. IF A JOINT IS NECESSARY USE ONE OF THE FOLLOWING TWO METHODS: A) TWIST METHOD -- OVERLAP THE END POSTS AND TWIST, OR ROTATE, AT LEAST 180 DEGREES. B) HOOK METHOD -- HOOK THE END OF EACH SILT FENCE LENGTH.



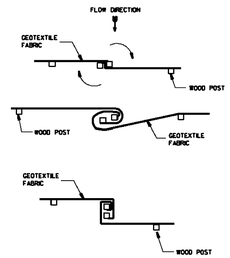
SILT FENCE



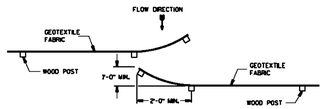
SILT FENCE TIE BACK
WHEN ADDITIONAL SUPPORT REQUIRED



TRENCH DETAIL



TWIST METHOD

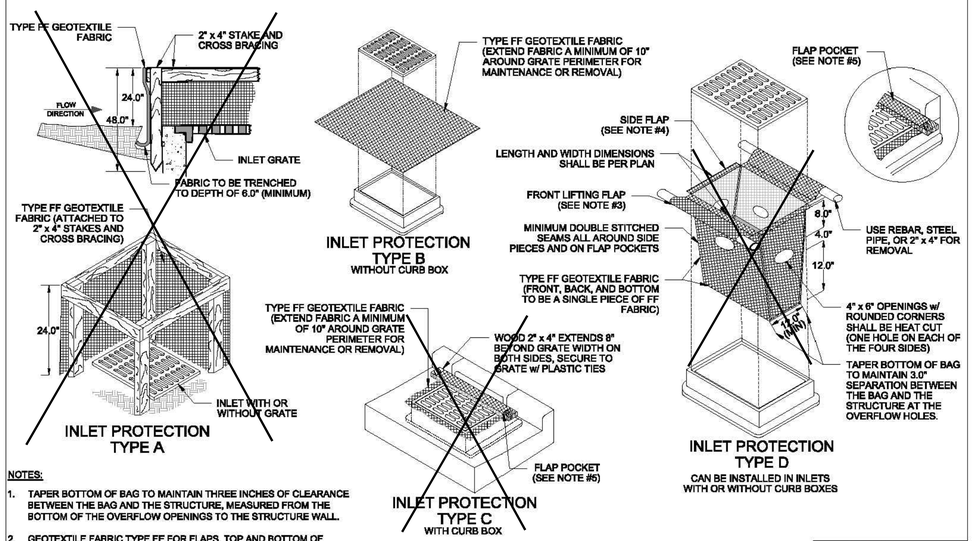


HOOK METHOD
JOINING TWO LENGTHS OF SILT FENCE[6]

This drawing based on Wisconsin Department of Transportation Standard Detail Drawing B E 9-6.

SILT FENCE

FIGURE 1. INLET PROTECTION TYPES A, B, C AND D



NOTES:

1. TAPER BOTTOM OF BAG TO MAINTAIN THREE INCHES OF CLEARANCE BETWEEN THE BAG AND THE STRUCTURE, MEASURED FROM THE BOTTOM OF THE OVERFLOW OPENINGS TO THE STRUCTURE WALL.
2. GEOTEXTILE FABRIC TYPE FF FOR FLAPS, TOP AND BOTTOM OF OUTSIDE OF FILTER BAG. FRONT, BACK, AND BOTTOM OF FILTER BAG BEING ONE PIECE.
3. FRONT LIFTING FLAP IS TO BE USED WHEN REMOVING AND MAINTAINING FILTER BAG.
4. SIDE FLAPS SHALL BE A MAXIMUM OF TWO INCHES LONG. FOLD THE FABRIC OVER AND REINFORCE WITH MULTIPLE STITCHES.
5. FLAP POCKETS SHALL BE LARGE ENOUGH TO ACCEPT WOOD 2" x 4". THE REBAR, STEEL PIPE, OR WOOD SHALL BE INSTALLED IN THE REAR FLAP AND SHALL NOT BLOCK THE TOP HALF OF THE CURB FACE OPENING.

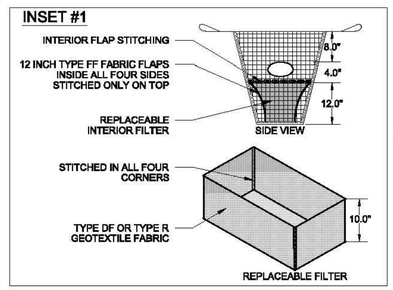
MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

WISCONSIN DEPT. OF NATURAL RESOURCES

1080 TECHNICAL STANDARD No.
08/2014 REVISION DATE
NOT TO SCALE

FIGURE 2. INLET PROTECTION TYPE D-M



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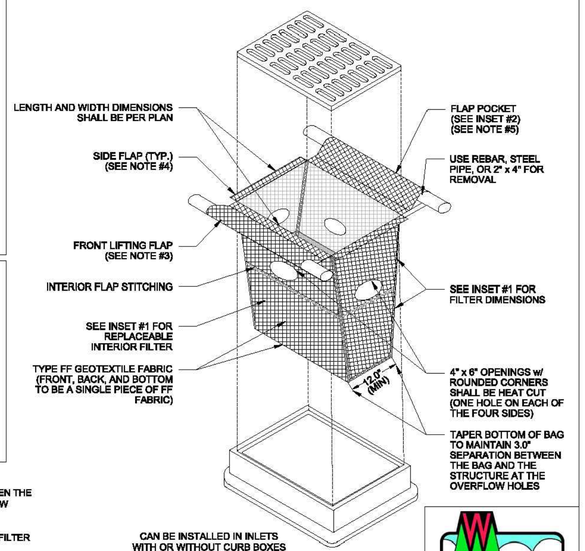

CAN BE INSTALLED IN INLETS
WITH OR WITHOUT CURB BOXES

MAINTENANCE NOTES:

1. WHEN REMOVING OR MAINTAINING INLET PROTECTION, CARE SHALL BE TAKEN SO THAT THE SEDIMENT TRAPPED IN THE FABRIC DOES NOT FALL INTO THE STRUCTURE. MATERIAL THAT HAS FALLEN INTO THE INLET SHALL BE IMMEDIATELY REMOVED.

WISCONSIN DEPT. OF NATURAL RESOURCES

1080 TECHNICAL STANDARD No.
08/2014 REVISION DATE
NOT TO SCALE

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△

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EXPEDITOR: ------
SUPERVISOR: ------
PRELIMINARY NO: ------
CONTRACT NO: ------
DATE: --/--/2022
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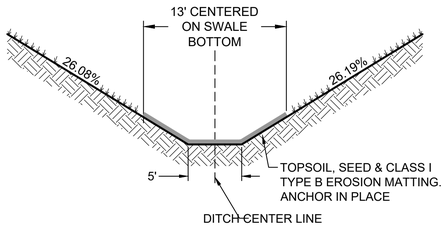
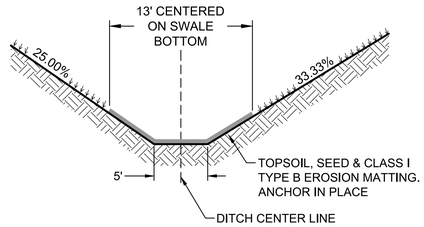


PROPOSED DITCH A-A

NO SCALE

CGDT-SWALE-05



PROPOSED DITCH B-B

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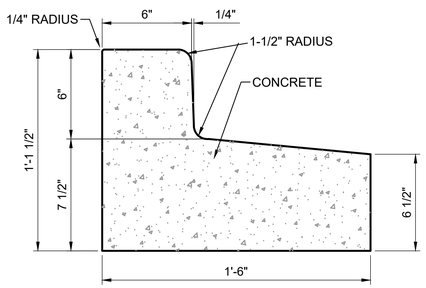
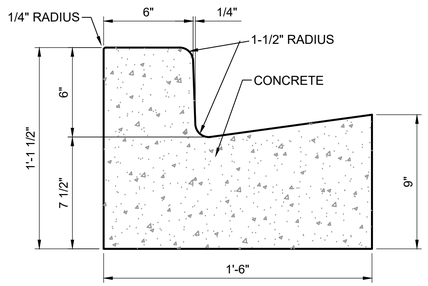


VERTICAL FACE REJECT CURB & GUTTER

NO SCALE

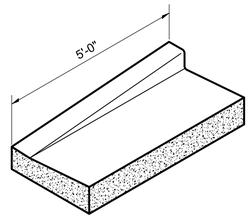
PV-CURB-16 1



VERTICAL FACE CURB & GUTTER

NO SCALE

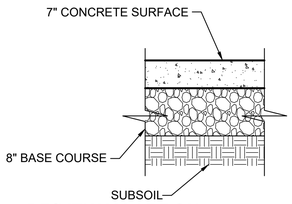
PV-CURB-15 1



CURB & GUTTER TAPER

NO SCALE

PV-CURB-07 1



DRIVEWAY APRON CROSS SECTION

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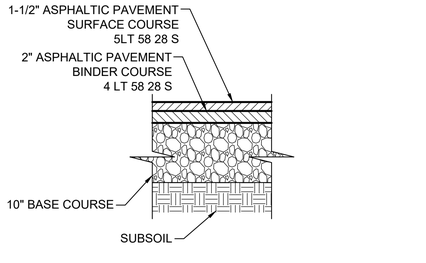
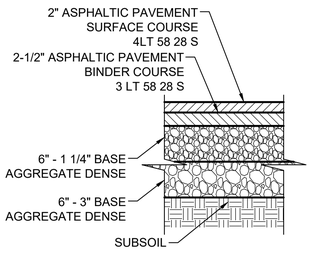
PV-SECT-07D 12



PARKING LOT PAVEMENT CROSS SECTION

NO SCALE

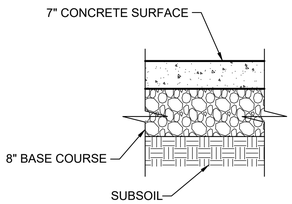
PV-SECT-07 12



ROADWAY CROSS PAVEMENT CROSS SECTION

NO SCALE

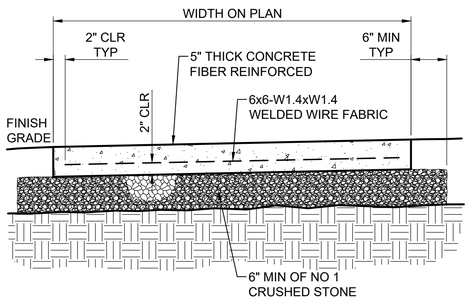
PV-SECT-07B 12



LOADING DOCK CROSS SECTION

NO SCALE

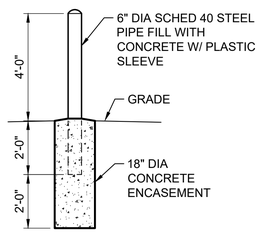
PV-SECT-07A 12



CONCRETE WALK

NO SCALE

PV-WALK-07 1



BOLLARD

NO SCALE

SS-POST-01 1

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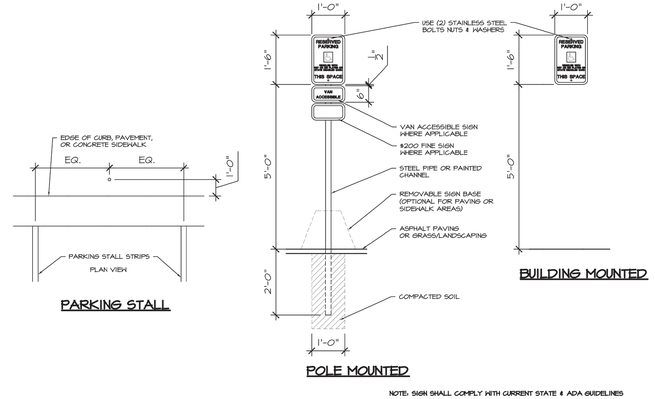

NOTE: SIGN SHALL COMPLY WITH CURRENT STATE & ADA GUIDELINES

HANDICAP PARKING SIGNS

REVISION 6/1/2012 | 2.9.1

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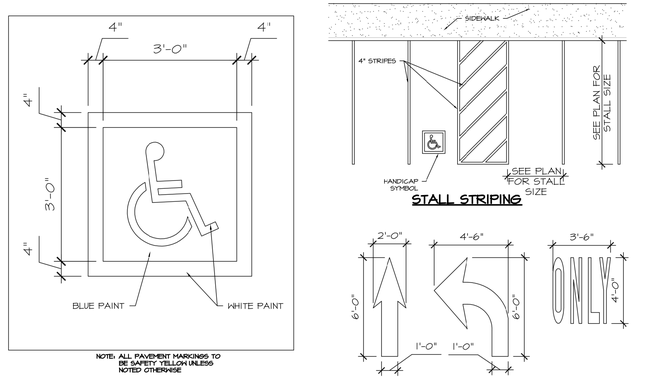

NOTE: ALL PAVEMENT MARKINGS TO BE SAFETY YELLOW UNLESS NOTED OTHERWISE

PAVEMENT MARKINGS

REVISION 5/2/2012 | 2.9.2

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EXPEDITOR: WILDENBERG

SUPERVISOR: WALLY

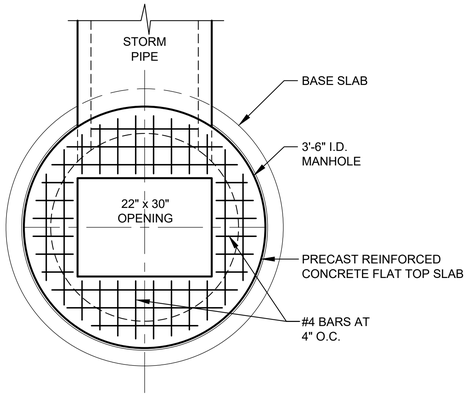
PRELIMINARY NO: ------

CONTRACT NO: ------

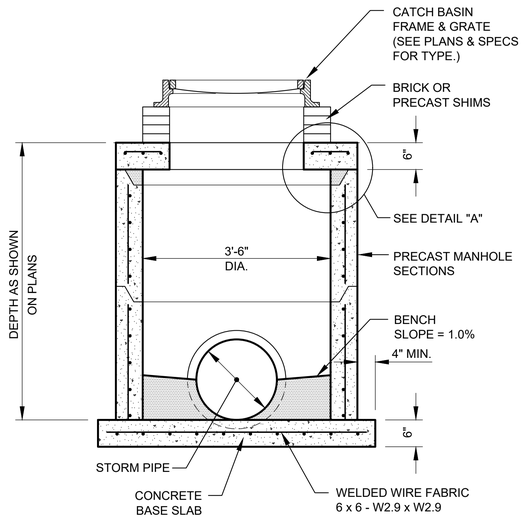
DATE: 10/3/2022

SHEET: C8.1

CONSTRUCTION DETAILS



TYPICAL PLAN VIEW



SECTION

PRECAST REINFORCED CONCRETE CATCH BASIN

CATCH BASIN DETAILS NO SCALE

STO-CB-03 16

GENERAL NOTES:

DETAILS OF CONSTRUCTION, MATERIALS AND WORKMANSHIP NOT SHOWN ON THIS DRAWING SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF THE STANDARD SPECIFICATIONS AND THE APPLICABLE SPECIAL PROVISIONS.

DETAILED DRAWINGS FOR PROPOSED ALTERNATE DESIGNS FOR UNDERGROUND DRAINAGE STRUCTURES SHALL BE SUBMITTED TO THE ENGINEER FOR APPROVAL PROVIDING THAT SUCH ALTERNATE DESIGNS MAKE PROVISIONS FOR EQUIVALENT CAPACITY AND STRENGTH.

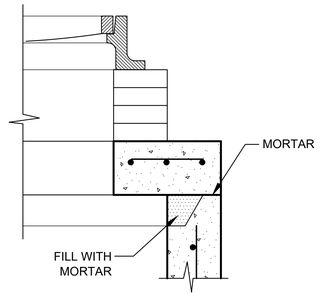
ALL PRECAST INLET UNITS SHALL CONFORM TO THE PERTINENT REQUIREMENTS OF "AASHTO DESIGNATION M 199".

PRECAST REINFORCED BASES SHALL BE PLACED ON A BED OF MATERIAL AT LEAST 6" IN DEPTH, WHICH MEETS THE REQUIREMENTS FOR GRANULAR BACKFILL. THIS BEDDING SHALL BE COMPACTED AND PROVIDE UNIFORM SUPPORT FOR THE ENTIRE AREA OF THE BASE.

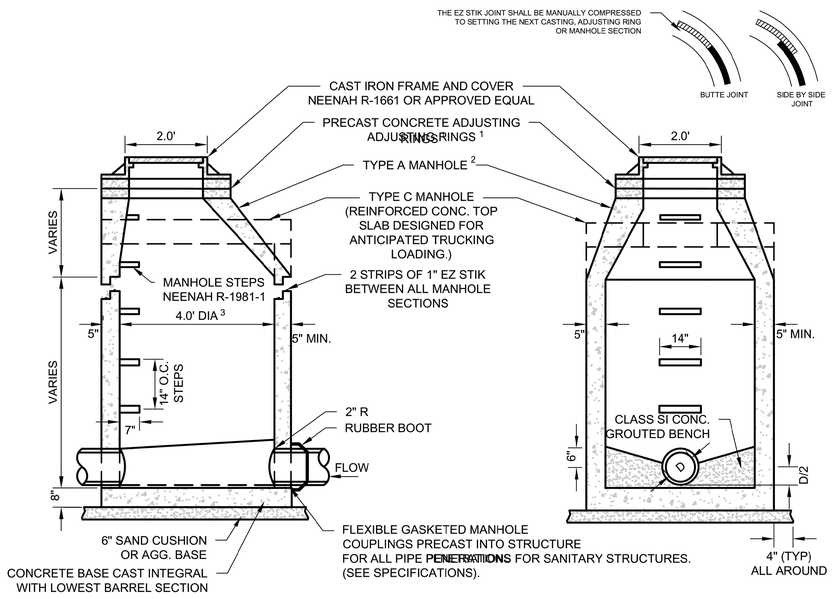
PRECAST REINFORCED CONCRETE FLAT SLAB TOPS MAY BE USED ON THE STRUCTURES. THE TOPS SHALL BE INSTALLED ON A BED OF MORTAR.

ALL BAR STEEL REINFORCEMENT SHALL BE EMBEDDED 2" CLEAR UNLESS OTHERWISE SHOWN OR NOTED.

PRECAST REINFORCED CONCRETE RISERS SHALL BE PLACED WITH TONGUE DOWN.



DETAIL "A"



NOTES:

1. 1" EZ STIK BETWEEN ALL ADJUSTMENT RINGS, BETWEEN TOP ADJUSTMENT RINGS AND FRAME. USE INTERNAL & EXTERNAL CHIMNEY SEALS, 6" WIDE BARREL WRAP AND ALL JOINTS MUST BE BACKPLASTERED INSIDE AND OUT.
2. THE FLAT TOP MAYBE USED IN LIEU OF THE TAPERED TOP WHEN FIELD CONDITIONS PROHIBIT THE USE OF A TAPERED TOP.
3. STRUCTURE TO BE 4' -0" DIA UNLESS OTHERWISE INDICATED ON THE PLANS.

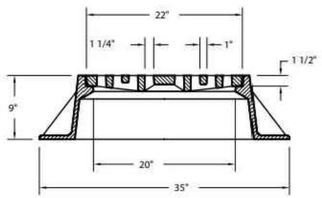
SANITARY MANHOLE

#400 10-10-12

R-2533
Inlet Frame, Grate

Heavy Duty

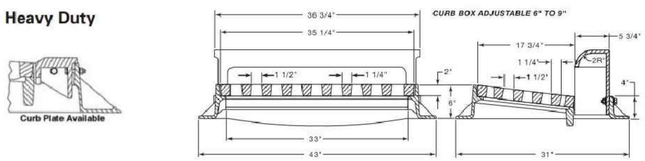
CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-2533	A	1.1	5.8



Standard Grate (shown): Type A

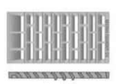
R-3067
Combination Inlet Frame, Grate, Curb Box

Heavy Duty



Curb Plate Available

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-3067	L	2.1	5.8

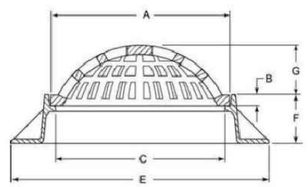


Type L

R-2560 Series
Inlet Frame, Beehive Grate

Suitable for drainage in circumstances where clogging of a flat grating is a problem. Excellent for roadside or earth ditch inlets.

CATALOG NUMBER	GRATE TYPE	SQ. FT. OPEN	WEIR PERIMETER LINEAL FEET
R-2560-D	Beehive	1.0	5.1



Dimensions in inches

Catalog No.	A	B	C	E	F	G	Frame/Lid
R-2560-D	22	1 1/2	20	35	9	4 1/2	R-1710

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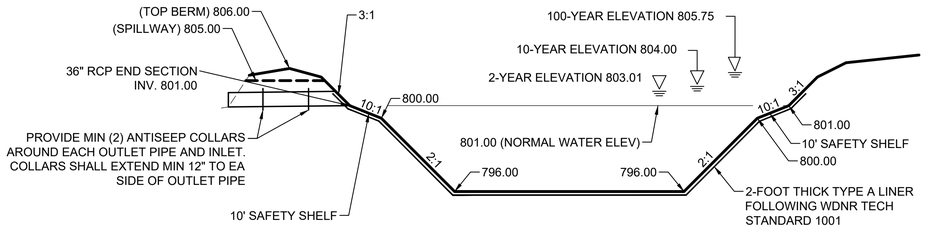
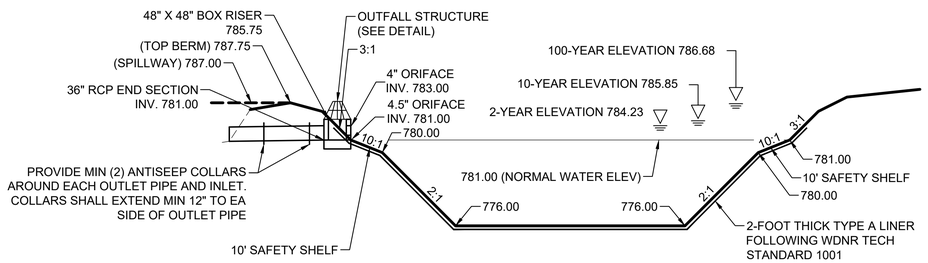


WEST WET POND CROSS SECTION

NO SCALE

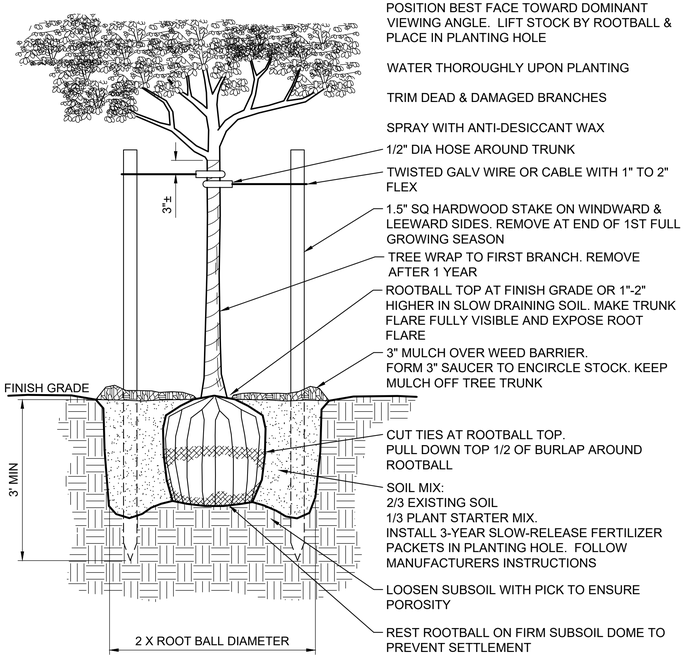
Cgdt-Storm Facility 20



EAST WET POND CROSS SECTION

NO SCALE

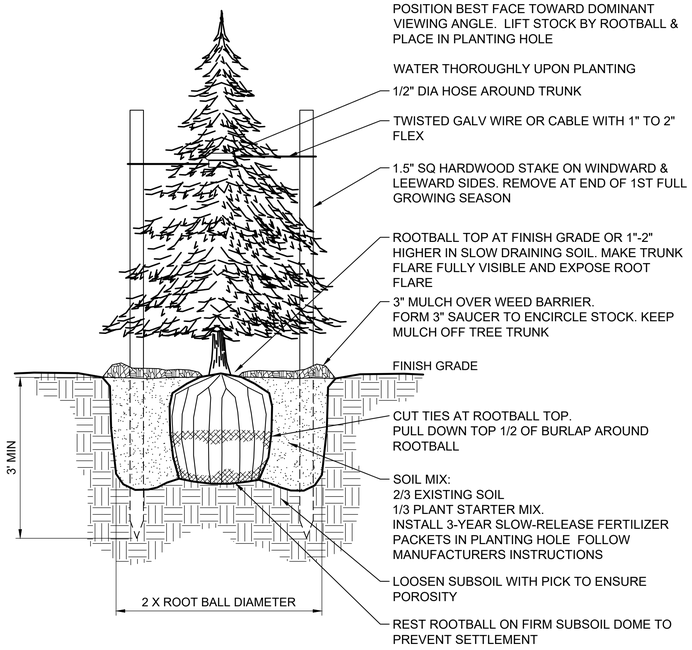
Cgdt-Storm Facility 20



DECIDUOUS TREE PLANTING

NO SCALE

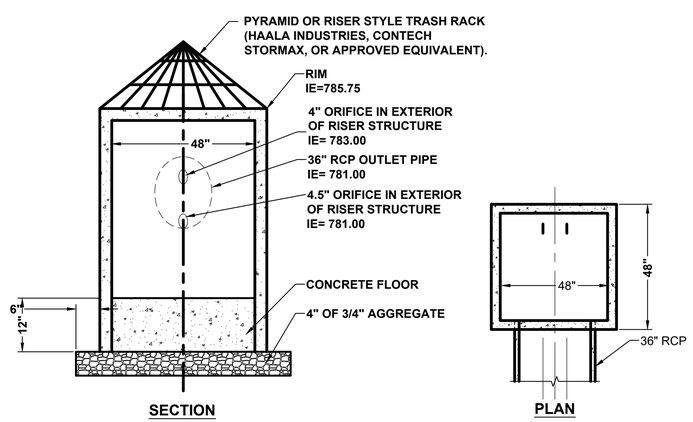
LS-TREE-02 1



EVERGREEN TREE PLANTING

NO SCALE

LS-TREE-03 1



EAST WET POND OUTFALL STRUCTURE

NO SCALE

Cgdt-Outlet Structure 2

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SUPERVISOR: WALLY
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SHEET: C8.3

APPENDICES

APPENDIX A: NRCS Soils

APPENDIX B: WDNR Wetland Indicator Soil Map and Wetland Report

APPENDIX C: Storm Sewer Sizing Rational Method Worksheet

APPENDIX D: Soil Loss Calculations

APPENDIX E: Ditch Capacity Calculations

APPENDIX F: Storm Water Quantity – Hydrograph Calculations

APPENDIX G: Storm Water Quality – WINSLAMM Calculations

APPENDIX H: Storm Water Management Facility Maintenance Agreement

APPENDIX A: NRCS Soils

Map Scale: 1:3,400 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 150 300 600 900

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Ozaukee County, Wisconsin
Survey Area Data: Version 18, Sep 10, 2021

Soil Survey Area: Washington County, Wisconsin
Survey Area Data: Version 21, Sep 9, 2021

Your area of interest (AOI) includes more than one soil survey area. These survey areas may have been mapped at different scales, with a different land use in mind, at different times, or at different levels of detail. This may result in map unit symbols, soil properties, and interpretations that do not completely agree across soil survey area boundaries.

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 20, 2020—Jul 1, 2020

MAP LEGEND

MAP INFORMATION

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
OuB2	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded	0.0	0.1%
OuC2	Ozaukee silt loam, high carbonate substratum, 6 to 12 percent slopes, eroded	0.1	0.3%
Subtotals for Soil Survey Area		**0.1**	**0.3%**
Totals for Area of Interest		**40.4**	**100.0%**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DsA	Dresden silt loam, 1 to 3 percent slopes	1.1	2.8%
MmA	Matherton silt loam, 1 to 3 percent slopes	0.1	0.3%
MtA	Mequon silt loam, 1 to 3 percent slopes	1.0	2.6%
OuB	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes	7.7	19.2%
OuB2	Ozaukee silt loam, high carbonate substratum, 2 to 6 percent slopes, eroded	16.5	41.0%
OuC2	Ozaukee silt loam, high carbonate substratum, 6 to 12 percent slopes, eroded	11.4	28.3%
OuD2	Ozaukee silt loam, high carbonate substratum, 12 to 20 percent slopes, eroded	2.3	5.6%
RaA	Radford silt loam, 0 to 3 percent slopes	0.0	0.0%
Subtotals for Soil Survey Area		**40.3**	**99.7%**
Totals for Area of Interest		**40.4**	**100.0%**

Professional Service Industries, Inc.
821 Corporate Court, Waukesha, WI 53189
Phone: (262) 521-2125
Fax: (262) 521-2471

December 3, 2022

Ruekert-Mielke
1400 Lombardi Avenue, Suite 101S
Green Bay, Wisconsin 54303

Attn: Mr. Colin Meisel, P.E.
Senior Civil Engineer

Re: Subsurface Exploration and Evaluation
Proposed Omega Hills Development
SWC Corner Donges Bay Road and Wasaukee Road
Germantown, WI
PSI Project No. 00523075

Dear Mr. Meisel:

The subsurface exploration and evaluation for the referenced project has been completed. An electronic copy of the report is being provided via email. Paper copies can be issued upon request. After you have had the opportunity of reading the report, please call at any time with any questions or comments you may have. Professional Service Industries, Inc. (PSI), an Intertek Company, appreciates the opportunity to be of service on this project, and looks forward to continuing as your geotechnical consultant during the design and construction phases, as well as your upcoming projects.

Sincerely,

PROFESSIONAL SERVICE INDUSTRIES, INC.

Stephan M. Regenfuss
Project Geologist
Geotechnical Services

James M. Becco, P.E.
Regional Vice President

SUBSURFACE EXPLORATION AND EVALUATION

For the:

Proposed Omega Hills Development
SWC Corner Donges Bay Road and Wasaukee Road
Germantown, WI

Prepared for:

Ruekert-Mielke
1400 Lombardi Avenue, Suite 101S
Green Bay, Wisconsin 54303

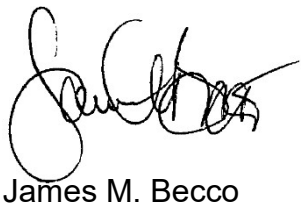
Prepared by:

Professional Service Industries, Inc.
821 Corporate Court, Waukesha, WI 53189
Phone: (262) 521-2125
Fax: (262) 521-2471

December 3, 2022

PSI Project Number: 00523075

Stephan M. Regenfuss
Project Geologist
Geotechnical Services



James M. Becco
Regional Vice President

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INTRODUCTION

General

This report presents the results of the subsurface exploration and evaluation for the proposed Omega Hills Development project located in Germantown, Wisconsin. The work was performed for Ruekert-Mielke at the request of Mr. Colin Meisel.

Purpose

The purpose of this study was to evaluate the subsurface conditions at specific boring locations on the site, and to establish parameters for use by the design engineers and architects in preparing the foundation, floor slab, pavement designs, and stormwater management area designs for the proposed project.

Scope

The scope of services included the subsurface exploration, an evaluation of soil characteristics by field and laboratory testing, and an evaluation of the data obtained. Subgrade preparation recommendations and construction considerations are also provided. The scope of the field work, including the number, location, and depth of the borings was determined by the client in consultation with PSI. An evaluation of slope stability, or any planned retaining walls or other retaining structures, was not requested or performed as part of this evaluation.

Authorization

The description of services and authorization to perform this subsurface exploration and evaluation were in the form of signed PSI Proposal No. 372379, dated September 15, 2022. This report has been prepared on behalf of, and exclusively for the use of Ruekert-Mielke. The information contained in this report may not be relied upon by any other parties without the express written consent of PSI, and acceptance by such parties of PSI's General Conditions.

SITE AND PROJECT DESCRIPTION

Site Features

The proposed project site is located at 12667 Donges Bay Road in the Village of Germantown, WI. The 38-acre parcel was accessed from a gravel driveway approximately 800 feet west of Wausaukee Road. At the time of the exploration, most of the project site was vacant agricultural land. A wood frame residence and several farm outbuildings and silos were present adjacent to the gravel access road in the northern portion of the property. The site topography is rolling and generally slopes down to the south and west. Elevations range from about EL. 852 feet near the northeast corner of the property to about EL. 775 near Wasaukee Road near the southeast corner of the property, and about EL. 800 near the southwest corner of the property, and EL. 791 at the northwest corner of the property. The surrounding properties include wetlands, agricultural, commercial, residential, and

State of Wisconsin
DEPARTMENT OF NATURAL RESOURCES
1027 W St Paul Ave
Milwaukee, , 53233

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

12/28/2021

Steve Kreklow
N112 W17001 Mequon Road
Germantown, WI 53022

WIC-SE-2021-67-04345

RE: Wetland Delineation Report for "Proposed Germantown DPW Site" located in the Village of GERMANTOWN, Washington County (36,09N,20E)

Dear Mr. Kreklow:

We have received and reviewed the wetland delineation report prepared for the above-mentioned site by GRAEF. This letter will serve as confirmation that the wetland boundaries as shown on the included wetland delineation map are acceptable. This finding is based upon a December 2021 field visit. **Any filling or grading within these areas will require DNR approvals**. Filling is currently occurring at the wetland/upland boundary based on department field visit. Do not fill in wetland areas without a permit. Installation of BMP is highly recommended when working near the boundary to insure no inadvertent fill is entering the wetland. Our wetland confirmation is valid for five years unless altered site conditions warrant a new wetland delineation be conducted. Be sure to send a copy of the report, as well as any approved revisions, to the U.S. Army Corps of Engineers.

If you are planning development on the property, you are required to avoid take of endangered and threatened species, or obtain an incidental take authorization or permit, to comply with the state's Endangered Species Law. To insure compliance with the law, you should submit an endangered resources review form (Form 1700-047), available at http://dnr.wi.gov/topic/ERReview/Review.html. The Endangered Resources Program will provide a review response letter identifying any endangered and threatened species and any conditions that must be followed to address potential incidental take.

In addition to contacting WDNR, be sure to contact your local zoning office and U.S. Army Corps of Engineers to determine if any local or federal permits may be required for your project.

If you have any questions, please call me at (414) 308-6780 or email kara.brooks@wisconsin.gov.

Sincerely,

Kara Brooks
Wetland Identification Specialist

Copy to:

USACE Project Manager
Alison Masek, GRAEF

Legend

Sample Point

Study Area

Wetland Delineation

Washington Drive

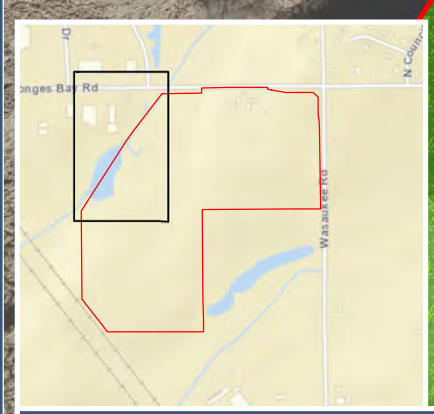
Donges Bay Road

WDNR Confirmed Wetland Boundary- 12-28-2021

W-6
12.43 Ac

SP-36

SP-35



N

0 50 100

Feet

1 in = 100 ft

WETLAND DELINEATION

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

EXHIBIT 1-1

GRAEF

Proj. Number: 2021-0820.02 Source: Washington County

User: 1956 Date Saved: 12/17/2021 11:51:57 AM Path: X:\ML\2021\20210820-02\Design\GIS\DPW Alternative Site\WetlandDelineation\Maps\Exhibit 1 - Wetland Delineation.mxd

Legend

- Sample Point
- Study Area
- Wetland Delineation

Donges Bay Road

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

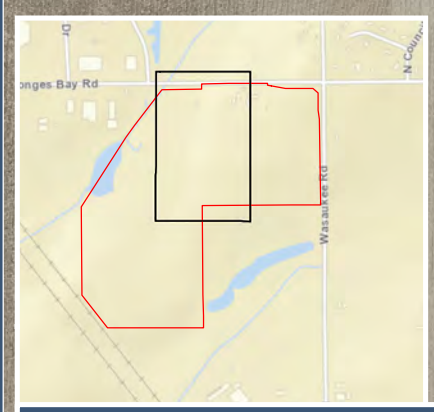
W-6
12.43 Ac

W-8
0.01 Ac

W-9
0.03 Ac

W-4
0.23 Ac

Install BMP if continued filling at the wetland boundary is proposed.



N

0 50 100

Feet

1 in = 100 ft

WETLAND DELINEATION

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

EXHIBIT 1-2

GRAEF

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Date Saved: 12/17/2021 11:51:57 AM
User: 1956

Proj. Number: 2021-0820.02
Source: Washington County

Legend

- Sample Point
- Study Area
- Wetland Delineation

Donges Bay Road

Wasaukee Road

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

W-9
0.03 Ac

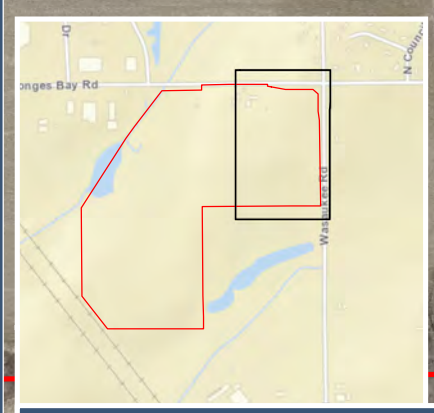
W-12
0.30 Ac

W-2
0.01 Ac

W-1
0.38 Ac

W-1
0.38 Ac

W-3
0.22 Ac



N

0 50 100
Feet
1 in = 100 ft

WETLAND DELINEATION

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

EXHIBIT 1-3

GRAEF

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Proj. Number: 2021-0820.02 Source: Washington County

Legend

- Sample Point
- Study Area
- Wetland Delineation

W-6
12.43 Ac

W-10
0.19 Ac

SP-38

SP-37

SP-40

SP-39

W-11
0.07 Ac

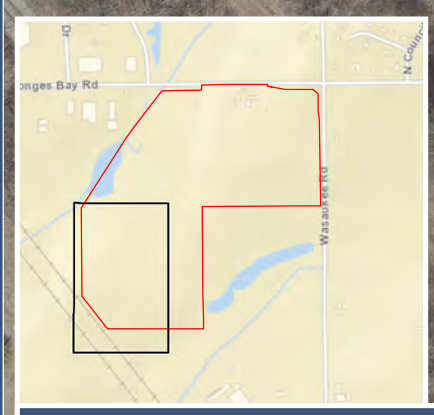
SP-19

SP-18

W-7
0.43 Ac

SP-42

W-5
2.74 Ac



N

0 50 100
Feet
1 in = 100 ft

WETLAND DELINEATION

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

EXHIBIT 1-4

GRAEF

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Proj. Number: 2021-0820.02 Source: Washington County

Legend

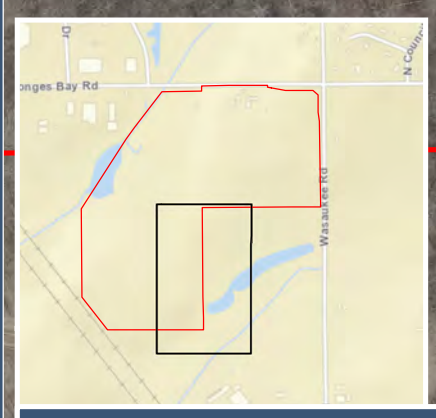
- Sample Point
- Study Area
- Wetland Delineation

W-4
0.23 Ac

W-5
2.74 Ac

SP-17

SP-16



N

0 50 100
Feet
1 in = 100 ft

WETLAND DELINEATION

DPW BUILDING

VILLAGE OF GERMANTOWN
WASHINGTON COUNTY, WISCONSIN

EXHIBIT 1-5

GRAEF

User: 1956 Date Saved: 12/17/2021 11:51:57 AM Path: X:\ML\2021\20210820-02\Design\GIS\DPW Alternative Site\WetlandDelineation\Maps\Exhibit 1 - Wetland Delineation.mxd
Proj. Number: 2021-0820.02 Source: Washington County

APPENDIX C: Storm Sewer Sizing Rational Method Worksheet

VILLAGE OF GERMANTOWN
STORMWATER FACILITIES MAINTENANCE AGREEMENT

Document Title

THIS STORMWATER MAINTENANCE AGREEMENT
is between_____("Owner")
And Village of Germantown ("Village")
on this date_____-_____-_____.

WHEREAS, the Owner has proposed to develop property lying within
The Village of Germantown_____,
Washington County, Wisconsin, described as follows:

NE NE DOC 1568631 (HWY DOC 1180493)

N104W12667 DONGES BAY RD GERMANTOWN, WI 53022

Recording Area
Name and return address

361991

Parcel Identification Number (PIN).

WHEREAS, the Owner has submitted for approval by the County a permit application and Storm Water Management Plan, which require the construction and installation of stormwater management facilities pursuant to the Village of Germantown Stormwater Management Ordinance; and

WHEREAS, the Stormwater Management Ordinance requires, as a condition of permit approval, a financial guarantee and maintenance agreement between the Village and the Owner to ensure that the Owner will construct and maintain the stormwater facilities identified in the Stormwater Management Plan; and

WHEREAS, the Village and Owner have agreed to the estimated costs of the stormwater management facilities and the method of financial security to ensure the facilities will be constructed according to the plan.

NOW THEREFORE, THE UNDERSIGNED AGREE AS FOLLOWS:

1. **Identification of Facilities and Costs**. The Owner shall construct and install stormwater management facilities as depicted and shown on the Site Plan, [***ENTER SITE REFERENCE NUMBER FOR THE PLAN THAT SHOWS TYPE AND LOCATION OF STORMWATER FACILITIES TO BE MAINTAINED]*** Exhibit 3_____, in accordance with the plans and specifications contained in the Stormwater Management Plan dated ***[ENTER DATE OF APPROVED STORMWATER MANANGEMENT PLAN]***_____, on file with the Village, within two years from the date of this Agreement. The referenced documents are incorporated herein by reference.

2. **Financial Guarantee.** To ensure that the stormwater management improvements will be timely constructed according to plans and specifications in the Stormwater Management Plan and as a condition of approval of a permit, the Owner shall provide a financial guarantee in the amount of 100 percent of the estimated costs of construction. The form of the financial guarantee must be approved by the Village of Germantown Zoning Administrator.

3. **Maintenance**. The Owner shall maintain the stormwater management facilities in good working order in accordance with their design functions and the Stormwater Post-Construction Maintenance Plan. The Owner shall conduct regular inspections at least two times per year. The Operations and Maintenance Report attached to the Stormwater Post-Construction Maintenance Plan shall be used in connection with the regular inspections. The Owner shall keep the Operations and Maintenance Reports from past inspections and shall keep a log of all maintenance activities, including the date and type of maintenance performed. The reports and maintenance log shall be made available to the Village for review upon request. Deficiencies shall be noted in the Operations and Maintenance Reports.

4. The Owner hereby grants to the Village: the right to access the property to conduct inspections of the stormwater management facilities during construction; the right to access the property, upon reasonable notice to the Owner; to conduct inspections to determine whether the stormwater management facilities are maintained pursuant to the schedule of maintenance; to perform required maintenance if owner refuses or fails to perform maintenance within a reasonable timeframe. The Village may assess the cost of such maintenance against the Owner/property.

5. The Owner hereby agrees to restrict use of the property to protect the stormwater practices facilities. No building or structure (except for stormwater management) shall hereafter be erected, constructed, or moved into or onto any stormwater management facility including but not limited to detention or retention ponds, drainageways, drainage easements or vegetative buffers. No fill, grading or excavating (except for the construction and maintenance of the drainage facilities) shall be constructed within any detention or retention pond, drainageway, drainage easement, or vegetative buffer. There shall be no cultivation of crops, fruits, or vegetables; no dumping of ashes, waste, compost, or other garden, lawn, or domestic waste; nor any storage of vehicles, equipment, materials, or personal property of any kind in or on any detention or retention pond, drainageway, drainage easement, or vegetative buffer.

6. **Successors**. This Stormwater Facilities Maintenance Agreement shall bind the Owner, his, her or its successors and assigns, and shall inure to the benefit of the Village of Germantown

WITNESS the following signatures and seals:

Owner Name: _____

By: _____

Printed Name:_____

Title:_____

STATE OF WISCONSIN)
: ss.
VILLAGE OF GERMANTOWN)

The foregoing Agreement was acknowledged before me this_____day of_____, 20___
By _____

_____
Notary Public, State of Wisconsin
My commission is/expires:_____

VILLAGE OF GERMANTOWN

By:_____
Zoning Administrator

ACKNOWLEDGMENT

State of Wisconsin
Village of
Germantown
Personally, came before me on_____, the above name, to me known to be the person who executed the foregoing instrument and acknowledged the same.

_____
Notary Signature
Printed Name:_____
Notary Public, State of Wisconsin
My commission expires:_____

Drafted By: Jordan Nolle, EIT

CERTIFIED SURVEY MAP (CSM) APPLICATION

2/13/23 Plan Commission Meeting

3DT Land Company LLC / Algonquin Company LLC

Village Planner Report **Germantown, Wisconsin**

Summary

Paul Sacotte, agent for 3DT Land Company LLC and Todd Kolosso, agent for the Algonquin Company LLC, property owners in the Germantown Industrial Park are seeking approval of a 2-lot Certified Survey Map (CSM) to relocate the common property line between their respective parcels each containing an existing multi-tenant industrial building located at N114 W18850 Clinton Drive and N115 W18835 Edison Drive.

Location: N114 W18850 Clinton Drive & N115 W18835 Edison Drive

Property Owners:

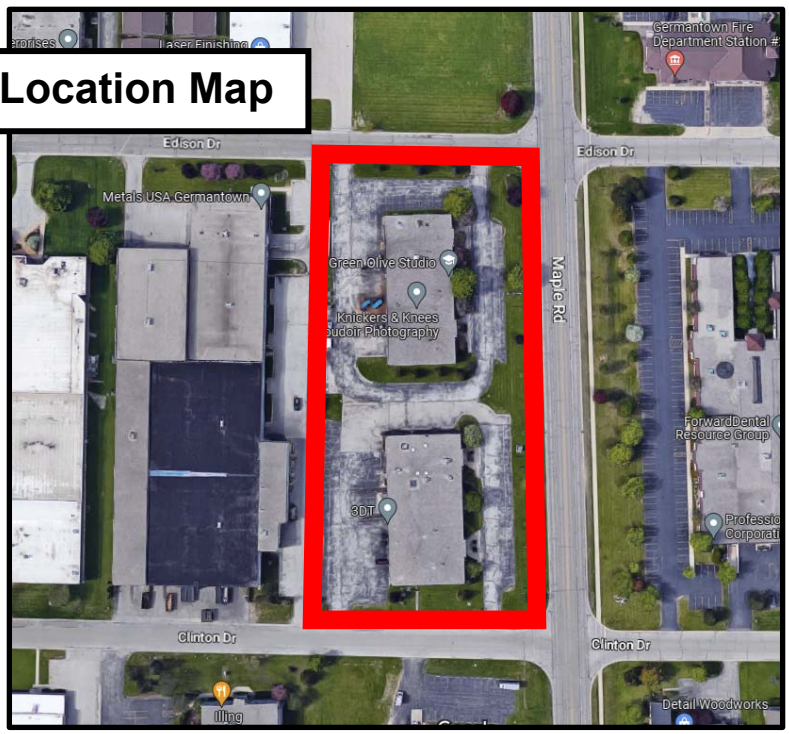
Paul Sacotte
3DT Land Company LLC
N114 W18850 Clinton Dr
Germantown, WI

Todd Kolosso
Algonquin Company LLC
4320 Cedar Creek Road
Slinger, WI

Current Zoning: M-1: Limited Industrial

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

Location Map



Proposal

Paul Sacotte, agent for 3DT Land Company LLC and Todd Kolosso, agent for the Algonquin Company LLC, property owners in the Germantown Industrial Park are seeking approval of a 2-lot Certified Survey Map (CSM) to relocate the common property line between their respective parcels each containing an existing multi-tenant industrial building located at N114 W18850 Clinton Drive and N115 W18835 Edison Drive.

Staff Comment

The purpose for the CSM is accommodate a request by the owners to re-divide the common lot line between the two buildings. The Village of Germantown requires a CSM for all “lot line adjustments” or “boundary modifications”. The parcels are currently zoned M-1: Limited Industrial and the CSM is consistent with the M-1 Zoning District requirements.

Staff recommends that a cross-access easement be recorded given that the two parcels share exiting parking and driveways between the two parcels and that straddle the common lot line.

Village Engineer/Public Works Department

The Village’s engineering consultant has identified a couple of minor technical corrections in a memo dated December 28, 2022 (copy attached). The engineer is requesting that evidence be provided of the dedication of public right-of-way as shown on the CSM.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed 2-lot Certified Survey Map (CSM) for the 3DT Land Co LLC & Algonquin Co LLC properties located at N114 W18850 Clinton Drive & N115 W18835 Edison Drive for the purpose of legally recording a lot line adjustment, subject to the following conditions:

1. All technical issues and plan correction identified by the Village’s engineering consultant memo dated December 28, 2022 shall be addressed and reflected in a revised CSM submitted and approved by the Village Engineer prior to recording the CSM.

2. A cross-access easement between the two parcels allowing the continuation of access across each other shall be prepared and recorded prior to or concurrent with recording of the CSM. Said easement agreement shall be reviewed and approved by the Village Attorney prior to recording.

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

GRAEF

collaborate / formulate / innovate

December 28, 2022

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

SUBJECT: Algonquian Company and Marquette Development Company CSM Review

Certified Survey Map

Applicant or Owner: Algonquian Company and Marquette Development Company
Land Surveyor/Firm: Donald J. Thoma / Accurate Surveying & Engineering, LLP

1. Identify documents used to previously dedicate the road right of ways for Edison Drive, Maple Road and Clinton Drive.
2. The last paragraph of the Surveyor's Certificate should reference "Chapter 18 of the Village of Germantown Subdivision Control Ordinance".

No further review comments.

Document Approval and Recording

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

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

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

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

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

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

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

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

Sincerely,

Burt J. Naumann, PLS
Senior Vice President

Village of Germantown
Willkommen

Fee must accompany application
☐ $2,900 with public improvements
☒ $1,960 no public improvements
Paid PK Date 11/28/22

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

PAUL SACOTTE
3 DT LLC
N114W18850 CLINTON DRIVE
GERMANTOWN
Phone (262) 253-6700 x 11
Fax ( )
E-Mail PSACOTTE@3DTLLC.COM

PROPERTY OWNER

The Algonquin Company
PO Box 235
Menomonee Falls, WI 53052
Phone (414) 881-6173

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
N114W18850 Clinton Drive, Germantown WI 53022	GTNV 204972

3 PURPOSE OF LAND SPLIT

Creating Straight Tax -key boundary	Will the land split require rezoning? No	
	From	To

4 READ AND INITIAL THE FOLLOWING:

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

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

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

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

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

Paul Sacotte 11-21-22
Applicant Date

Owner 11/21/22
Owner **Date**

Washington County Certified Survey Map

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

East quarter corner
Sec. 20-9-20
conc./mon. brass cap found
N:453,210.72
E:2,463,464.12
(State Plane Coordinates South Zone NAD83/2011)

M-1 zoning (subject to change)
Front - 30'
Side - 10'
Rear - 25'
Wetlands - 25'

Parcel 1
CSM No. 995

CSM No. 1518

Lot 2
CSM No. 3258

S 02°55'49" E 333.41'
(r.a. S 02°55'54" E)

Edison Drive

66'

S 89°53'49" W (r.a. S 89°53'44" W)
65.08'
S 02°55'49" E 33.04'

N 89°53'49" E 243.00'
(r.a. N 89°53'44" E)

P.O.B.

30' min. setback line

76.7'

78.9'

Lot 1
1.7686 Acres
77,039 Sq. Ft.
M-1 zoning

Existing Building

25' min. rear yard

30' min. setback line

303.23'

65'

312.00'

unplatted lands
Doc. 447272

600.00'

78.7'

600.73'

10' min. side yard

258.12'

N 87°52'05" E

45'

24'

25'

15'

10'

8'

47.8'

Lot 2
1.7826 Acres
77,651 Sq. Ft.
M-1 zoning

N 00°06'11" W (r.a. S 00°06'16" E)

85.3'

75.0'

46.9'

S 02°55'49" E (r.a. S 02°55'54" E)

Existing Building

25' min. rear yard

30' min. setback line

297.50'

288.00'

74.7'

30' min. setback line

45.1'

S 89°53'49" W 272.63'
(r.a. N 89°53'44" E)

drive

Subdividers:

Algonquian Company
and
Marquette Development Co.
% Todd Kolosso
4320 Cedar Creek Road
Slinger, WI 53086

Surveyor:

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

Maple Road

130'

666.81'

65'

CSM No. 2168

CSM No. 1973

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

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

● - indicates 1.3"od iron pipe found unless noted.

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

0 50 100 200

Scale in feet
1" = 100'

- Lot 1 easement area.
- Lot 2 easement area.

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD83/2011). The east line of the SE 1/4 of Sec. 20-9-20 has a grid bearing of S 02°55'49" E.

The right-of-ways for Maple Road, Clinton Drive and Edison Drive are owned by the original developer - Village of Germantown.

Clinton Drive

66'

Parcel 2
CSM No. 1501

Parcel 1
CSM No. 1501

1658.32'

S 02°55'49" E 2658.54' east line of the SE 1/4

Parcel 1
CSM No. 1918

Location Sketch

SE 1/4 Section 20-9-20
Scale: 1' = 2000'

Edison Drive

Clinton Drive

Maple Road

S 02°55'49" E 2658.54'

Mequon Rd.

Southeast corner
Sec. 20-9-20
conc.mon./brass cap found

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

Donald J. Thoma, S-2470

Dated this 28th day of November, 2022.
Revised this 7th day of February, 2023.

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

Washington County Certified Survey Map

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

Surveyor's Certificate:

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

Commencing at the East Quarter corner of said Section 20; thence S 02°55'49" E, along the east line of said SE 1/4 and the centerline of Maple Road, 333.41 feet, to the intersection of the centerline of Edison Drive; thence S 89°53'49" W, along said centerline of Edison Drive, 65.08 feet, to the intersection of the westerly right-of-way extension of said Maple Road; thence S 02°55'49" E, along said right-of-way line extension, 33.04 feet, to the intersection of the south right-of-way line of said Edison Drive and the point of beginning of lands herein described; thence continuing S 02°55'49" E, along said westerly right-of-way line of Maple Road, 600.73 feet, to the intersection of the north right-of-way line of Clinton Drive, thence S 89°53'49" W, along said north right-of-way line of Clinton Drive, 272.63 feet; thence N 00°06'11" W, 600.00 feet, to a point in said south right-of-way line of Edison Drive; thence N 89°53'49" E, along said south right-of-way line of Edison Drive, 243.00 feet, to the point of beginning.

Containing 3.551 acres (154,690 square feet) more or less.

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

Dated this 28th day of November, 2022

Donald J. Thoma, S-2470

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

Corporate Owner's Certificate:

Algonquian Company, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of Lot 2, does hereby certify that said corporation caused the land on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Algonquian Company, does further certify that this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval.

Village of Germantown Plan Commission Village of Germantown Village Board

IN WITNESS WHEREOF, Algonquian Company, has caused these presents to be signed by Todd Kolosso, its Officer,

at _____, Wisconsin,

and its corporate seal to be hereunto affixed this _____ day of _____, 202__.

In the presence of:

Algonquian Company
Corporate Name

_____
Officer

Todd Kolosso
(Print)

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 202__, _____

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

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

My commission expires _____

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

Washington County Certified Survey Map

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

Consent of Corporate Mortgage:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Algonquian Company, owner of Lot 2.

IN WITNESS WHEREOF, the said _____has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary(cashier), at _____, Wisconsin, and its corporate seal to be hereunto affixed this ____ day of _____, 202__.
In the presence of:

_____ _____(Corporate Seal)
Corporate Name

_____ _____ _____
President Secretary or Cashier Date

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.
Personally came before me this ____ day of _____, 202__. _____,

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

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

My commission expires _____

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

Donald J. Thoma, S-2470

Dated this 23rd day of November, 2022.

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

Washington County Certified Survey Map

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

Corporate Owner's Certificate:

Marquette Development Co., a partnership duly organized and existing under and by virtue of the laws of the State of Wisconsin, as owner of Lot 1, does hereby certify that said corporation caused the land on this Certified Survey Map to be surveyed, divided and mapped as represented on this Certified Survey Map.

Marquette Development Co., does further certify that this Certified Survey Map is required by sec. 236.34 of Wisconsin Statutes to be submitted to the following for approval.

Village of Germantown Plan Commission Village of Germantown Village Board

IN WITNESS WHEREOF, Marquette Development Co., has caused these presents to be signed by Todd Kolosso, its Officer,

at _____, Wisconsin,

and its corporate seal to be hereunto affixed this _____ day of _____, 202__.

In the presence of:

Marquette Development Co.
_____
Corporate Name

_____
Officer

Todd Kolosso
_____
(Print)

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s

Personally came before me this ____ day of _____, 202__, _____

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

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

My commission expires _____

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

_____
Donald J. Thoma, S-2470

Dated this 28th day of November, 2022.

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

Washington County Certified Survey Map

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

Consent of Corporate Mortgage:

_____, a corporation duly organized and existing under and by virtue of the laws of the State of Wisconsin, mortgagee of the above described land, does hereby consent to the surveying, dividing and mapping of the land described on this Certified Survey Map, and does hereby consent to the above certificate of Marquette Development Co., owner of Lot 1.

IN WITNESS WHEREOF, the said _____has caused these presents to be signed by _____, its President, and countersigned by _____, its Secretary(cashier), at _____, Wisconsin, and its corporate seal to be hereunto affixed this ____ day of _____, 202__.
In the presence of:

_____ _____(Corporate Seal)
Corporate Name

_____ _____ _____
President Secretary or Cashier Date

STATE OF WISCONSIN)
WASHINGTON COUNTY)s.s.
Personally came before me this ____ day of _____, 202__. _____,

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

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

My commission expires _____

Village of Germantown Plan Commission Approval:

This Certified Survey Map is hereby approved by the Planning Commission of the Village of Germantown on this _____ day of _____, 202__.

_____ _____
Dean Wolter - Chairperson Laura A. Johnson - Secretary

Village of Germantown, Village Board Approval:

This Certified Survey Map, being part of the NE 1/4 of the SE 1/4 all in Section 20, Township 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, having been approved by the Planning Commission being the same, is hereby approved and accepted by the Village Board of Trustees of the Village of Germantown on this ___ day of _____, 202__.

_____ _____
Dean Wolter - Village President Deanna Braunschweig - Village Clerk

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

Donald J. Thoma

Donald J. Thoma, S-2470

Dated this 28 day of December, 2022.

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

CROSS-ACCESS EASEMENT AGREEMENT

This Cross-Access Easement Agreement ("Agreement") is entered into on this _____ day of February, 2023, by and between the **Marquette Development Co., a partnership**, ("Grantor 1") and by the **Algonquian Company, LLC**, a Wisconsin limited liability company ("Grantee 1"); and by and between the **Algonquian Company, LLC**, a Wisconsin limited liability company ("Grantor 2") and **Marquette Development Co., a partnership**, ("Grantee 2").

RECITALS:

A. Grantor 1/Grantee 2, Marquette Development Co., a partnership, is the owner of improved real property, commonly known with address of N115W18835 Edison Drive, located in the Village of Germantown, Wisconsin, and with Parcel Identification Number, GTNV 204971, which is more particularly described on EXHIBIT 1, attached and incorporated by reference as if fully set forth herein, and which real property will be identified as Lot 1 ("Lot 1").

B. Grantor 2/Grantee 1, Algonquian Company, LLC, is the owner of improved real property, commonly known with address of N115W18850 Clinton Drive, located in the Village of Germantown, Wisconsin, and with Parcel Identification Number, GTNV 204972, which is more particularly described on EXHIBIT 1, attached and incorporated by reference as if fully set forth herein, and which real property will be identified as Lot 2 ("Lot 2").

C. Lot 1 and Lot 2 are abutting commercial lots, each with asphalt parking lots and driveways.

D. In anticipation of a sale of Lot 2, a Certified Survey Map ("CSM") was drafted to clarify boundary lot lines. The Village of Germantown ("Village") is requiring the creation of this cross-access easement. EXHIBIT 2 includes a red-outlined and yellow highlighted area and that is more particularly described on EXHIBIT 3, which shall be the easement property ("Easement Area").

E. In order to comply with the condition imposed by the Village for the approval of the submitted CSM, Grantor 1 and Grantor 2 desire to create and record this Cross-Access Easement for the reciprocal benefits (and burdens) of Lot 1 and Lot 2, by subjecting Lot 1 and Lot 2 to the terms, conditions, reservations, covenants, rights, and obligations contained in this Agreement, with the intent of providing limited access to each Lot for the purpose of maintenance and repairs of the Easement Area and the respective improvements on Lot 1 and Lot 2.

F. The parties acknowledge that:

(i) the Lot 1 burdened Easement Area is an improvement, which has served as a benefit to Lot 2;
(ii) the Lot 2 burdened Easement Area is an improvement, which has served as a benefit to Lot 1; and
(iii) the parties now desire to enter into an Agreement to commemorate their understanding of their respective rights and obligations.

THEREFORE, in consideration of the terms, conditions, reservations, covenants, rights, and obligations contained in this Agreement, and other good and valuable consideration, the

receipt and sufficiency of which is hereby acknowledged by Grantors and Grantees, the parties agree as follows:

1. Recitals. The above recitals are hereby incorporated by reference as if fully set forth here.

2. Easement Rights.

(a) Grantor 1/Lot 1 Owner grants for the benefit of Grantee 2/Lot 2 Owner, and all future owners, heirs, successors in interest, and assigns, and their contractors (collectively "users"), a permanent and perpetual, nonexclusive easement for cross-access to their respective properties, upon, over, through, or across the Easement Area as depicted on EXHIBIT 2 and as described on EXHIBIT 3, for activities limited in scope to maintenance and repairs.

(b) Grantor 2/Lot 2 Owner grants for the benefit of Grantee 1/Lot 1 Owner, and all future owners, heirs, successors in interest, and assigns, and their contractors (collectively "users"), a permanent and perpetual, nonexclusive easement for cross-access to their respective properties, upon, over, through, or across the Easement Area as depicted on EXHIBIT 2 and as described on EXHIBIT 3, for activities limited in scope to maintenance and repairs.

3. Equal Rights of Use. Lot 1 and Lot 2 shall have equal rights to the use of the Easement Area and no party shall take any action to prevent the other party's enjoyment of such rights. At no time will either Lot Owner do anything to interfere with the use of the cross-access, to the detriment of the other Lot Owner or users of the Easement Area.

No barriers, fences, dividers, or other obstructions shall be constructed on, under, near, or across the Easement Area.

At no time, shall the Easement Area be used for parking. Lot 1 and Lot 2 property owners shall each provide sufficient parking areas for their respective users. The reciprocal easement rights granted shall not include reciprocal rights to the use of the parking areas for vehicular parking purposes, on the respective Lot 1 or Lot 2 properties.

4. Maintenance, Repairs, and Improvement of Easement Area.

(a) The parties agree to keep and maintain the Easement Area in a safe, good and functional condition based on standards for commercial office and retail projects in the market area and in compliance with all applicable laws, codes and ordinances and to maintain a smooth roadway surface and prevent any obstruction to the free flow of traffic and use of the Easement Area in accordance with the terms of this Agreement. Further, the parties agree to equally perform all necessary, prudent and ordinary maintenance, repairs, paving, snow removal and all appropriate winter surface maintenance, at their sole expense and cost, for their respective Easement Area.

Lot 1 and Lot 2 property owners agree that if any maintenance or repairs are undertaken on any portion of their respective driveways or parking lots, that their portion of the Easement Area shall also be included in that maintenance or repair.

(b) Total improvement and replacement of the Easement Area(s), or other costs and expenses required by any municipal ordinances, and laws, rules and regulations of the State of Wisconsin, or other governmental agency, or made necessary by an act of nature, shall be the equal responsibility of the parties, and built in accordance with any specifications or conditions set forth by the municipality or other governmental agency.

(c) Notwithstanding anything to the contrary contained within this Agreement, if there is any damage to the Easement Area caused by any owner or other user, such owner shall be responsible for the prompt repair of same at such owner's sole cost and expense. If the owner causing the damage fails to make said repairs within 60 days, then the other owner may, at its option, make the repairs and submit an invoice to the other owner for payment within 30 days. In the event the owner that caused the damage fails to timely pay any amount owed hereunder without a legal justification for doing so, the other owner may file an action to collect said amounts plus attorneys' fees and costs in connection with such legal action.

5. Insurance. The parties shall each maintain public liability insurance on their respective parcels which insurance shall name the abutting owner as an additional insured and shall insure against any claim made for injury to person or property attributable to an owner's use and enjoyment of the Easement Area. Without limiting the required insurance coverage, it is the agreement of the owners that each owner is not responsible for the acts or omissions of the other owner in regard to the use and maintenance of the Easement Area. Each owner indemnifies and holds harmless the other as to the owner's acts and omissions in the use and enjoyment of the Easement Area. Each owner, to the extent there is available insurance coverage and payment, waives any right as against the other to assert any claim arising from any deficiency in the maintenance of the Easement Area. Either owner may request in writing evidence of the foregoing insurance requirements from the other owner and evidence of same shall be provided within ten (10) days of receipt of such written request.

6. Covenants Run with Land. All of the terms and provisions in this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon, inure to the benefit of, and be enforceable by all parties to this Agreement and their respective heirs, successors in interest, and assigns.

7. Duration. The easements, covenants, restrictions and other provisions of this Agreement shall be of perpetual duration and shall constitute easements, restrictions and covenants running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, executors, successors and assigns, including, without limitation, all subsequent owners and all persons claiming under or through them. Any such agreement will be re-recorded according to law, at least, every thirty (30) years.

8. Notices. All notices to either party to this Agreement shall be delivered in person, mailed, with proof of delivery to the other party at that party's last known address. Either party may change its address for notice by providing written notice to the other party.

The parties further agree that any document related to this Agreement may be provided electronically via email.

9. Waiver. No delay or omission by any party in exercising any right or power arising out of any default under any of the terms or provisions of this Agreement shall be construed to be a waiver of the right or power. A waiver by a party of any of the obligations of the other party shall not be construed to be a waiver of any breach of any other term or provision of this Agreement.

10. Non-Use. Non-use or limited use of the easement rights granted in this Agreement shall not prevent either Grantee from later use of the easement rights to the fullest extent authorized in this Agreement.

11. Invalidity. If any term or provision of this Agreement, or the application of this Agreement to any person or circumstance, shall be deemed invalid or unenforceable, the remainder of this Agreement, or the application of the term or provision to persons or circumstances other than those to which it is held invalid or unenforceable, shall not be affected, and each term and provision shall be valid and enforceable to the fullest extent permitted by law.

12. Entire Agreement. This Agreement sets forth the entire understanding of the parties and may not be changed except by a written document executed and acknowledged by all of the parties to this Agreement and duly recorded in the office of the Register of Deeds of Washington County, Wisconsin.

13. Governing Law. This Agreement shall be construed and enforced in accordance with the laws of the State of Wisconsin.

Signed this _____ day of February, 2023.

Marquette Development Co., a partnership

GRANTOR 1 and GRANTEE 2 By: _____
Todd P. Kolosso
Authorized Signer

[*Further signatures and notarizations on following page*.]

STATE OF WISCONSIN)
)
_____COUNTY)

Todd P. Kolosso, of Marquette Development Co., a partnership, personally appeared before me this _____ day of February, 2023, and is known to me to be the person who executed the foregoing instrument and acknowledged the same.

_____
Print name: _____
Notary Public, State of Wisconsin
My commission expires: _____

Signed this _____ day of February, 2023.

GRANTOR 2 and GRANTEE 1 **Algonquian Company, LLC**

By: _____
Todd P. Kolosso
Member

STATE OF WISCONSIN)
)
_____COUNTY)

Todd P. Kolosso, Member of the Algonquian Company, LLC, personally appeared before me this _____ day of February, 2023, and is known to me to be the person who executed the foregoing instrument and acknowledged the same.

_____
Print name: _____
Notary Public, State of Wisconsin
My commission expires: _____

This document was drafted by:

Deborah Skocir
The Law Office of Deborah J. Skocir
P.O. Box 84
Slinger, WI 53086-0084
deborahjskocir@att.net
(262) 388-5426

EXHIBIT 1

Legal Description Lot 1

Legal Description Lot 2

EXHIBIT 2

Washington County Certified Survey Map

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

East quarter corner
Sec. 20-9-20
conc./mon. brass cap found
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E:2,463,464.12
(State Plane Coordinates South Zone NAD83/2011)

M-1 zoning (subject to change)
Front - 30'
Side - 10'
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Wetlands - 25'

Parcel 1
CSM No. 995

CSM No. 1518

Lot 2
CSM No. 3258

S 02°55'49" E 333.41'

(r.a. S 02°55'54" E)

Edison Drive

66'

S 89°53'49" W (r.a. S 89°53'44" W) 65.08'

S 02°55'49" E 33.04'

N 89°53'49" E 243.00'
(r.a. N 89°53'44" E)

P.O.B

drive

30' min. setback line

56.8'

78.9'

76.7'

Lot 1
1.7686 Acres
77,039 Sq. Ft.
M-1 zoning

25' min. rear yard

Existing Building

30' min. setback line

303.23'

65'

312.00'

unplatted lands
Doc. 447272

600.00'

78.7'

47.8'

10' min. side yard

10'

258.12'

N 87°52'05" E

Lot 2
1.7826 Acres
77,651 Sq. Ft.
M-1 zoning

N 00°06'11" W (r.a. S 00°06'16" E)

85.3'

44.6'

75.0'

25' min. rear yard

Existing Building

30' min. setback line

297.50'

288.00'

S 02°55'49" E 600.73' (r.a. S 02°55'54" E)

130'

666.81'

Maple Road

65'

65'

65'

65'

74.7'

30' min. setback line

45.1'

(r.a. N 89°53'44" E)

S 89°53'49" W 272.63'

Clinton Drive

66'

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

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

● - indicates 1.3"od iron pipe found unless noted.

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

0 50 100 200

Scale in feet
1" = 100'

CSM No. 2168

CSM No. 1973

Bearings are referenced to the Wisconsin State Plane Coordinate Grid System, South Zone (NAD83/2011). The east line of the SE 1/4 of Sec. 20-9-20 has a grid bearing of S 02°55'49" E.

The right-of-ways for Maple Road, Clinton Drive and Edison Drive are owned by the original developer - Village of Germantown.

Subdividers:

Algonquian Company
and
Marquette Development Co.
% Todd Kolosso
4320 Cedar Creek Road
Slinger, WI 53086

Surveyor:

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

Parcel 2
CSM No. 1501

Parcel 1
CSM No. 1501

1658.32' S 02°55'49" E 2658.54' east line of the SE 1/4

Parcel 1
CSM No. 1918

Location Sketch
SE 1/4 Section 20-9-20
Scale: 1' = 2000'

Edison Drive
Clinton Drive
Maple Road
S 02°55'49" E 2658.54'
Mequon Rd.

Southeast corner
Sec. 20-9-20
conc.mon./brass cap found

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

Donald J. Thoma, S-2470

Dated this 28th day of November, 2022.

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

EXHIBIT 3

Legal Description of Easement Area, Lot 1:

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

Commencing at the East Quarter corner of said Section 20; thence S 02°55'49" E, along the east line of said SE 1/4 and the centerline of Maple Road, 333.41 feet, to the intersection of the centerline of Edison Drive; thence S 89°53'49" W, along said centerline of Edison Drive, 65.08 feet, to the intersection of the westerly right-of-way extension of said Maple Road; thence S 02°55'49" E, along said right-of-way line extension, 33.04 feet, to the intersection of the south right-of-way line of said Edison Drive; thence continuing S 02°55'49" E, along said westerly right-of-way line of Maple Road, 303.23 feet; thence S 87°52'05" W, 45.00 feet, to the point of beginning of lands herein described; thence N 02°07'55" W, at right angles, 24.00 feet; thence S 87°52'05" W, at right angles, 188.12 feet; thence S 02°07'55" E, at right angles, 24.00 feet; thence N 87°52'05" E, at right angles, 188.12 feet, to the point of beginning.

Containing 0.104 acre (4,515 square feet) more or less.

Legal Description of Easement Area, Lot 2:

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

Commencing at the East Quarter corner of said Section 20; thence S 02°55'49" E, along the east line of said SE 1/4 and the centerline of Maple Road, 333.41 feet, to the intersection of the centerline of Edison Drive; thence S 89°53'49" W, along said centerline of Edison Drive, 65.08 feet, to the intersection of the westerly right-of-way extension of said Maple Road; thence S 02°55'49" E, along said right-of-way line extension, 33.04 feet, to the intersection of the south right-of-way line of said Edison Drive; thence continuing S 02°55'49" E, along said westerly right-of-way line of Maple Road, 303.23 feet; thence S 87°52'05" W, 45.00 feet, to the point of beginning of lands herein described; thence S 02°07'55" E, at right angles, 15.00 feet; thence S 87°52'05" W, at right angles, 188.12 feet; thence N 02°07'55" W, at right angles, 15.00 feet; thence N 87°52'05" E, at right angles, 188.12 feet, to the point of beginning.

Containing 0.065 acre (2,822 square feet) more or less.

CERTIFIED SURVEY MAP (CSM) APPLICATION

2/13/23 Plan Commission Meeting

Integrity Construction Management Inc.

Village Planner Report **Germantown, Wisconsin**

Summary

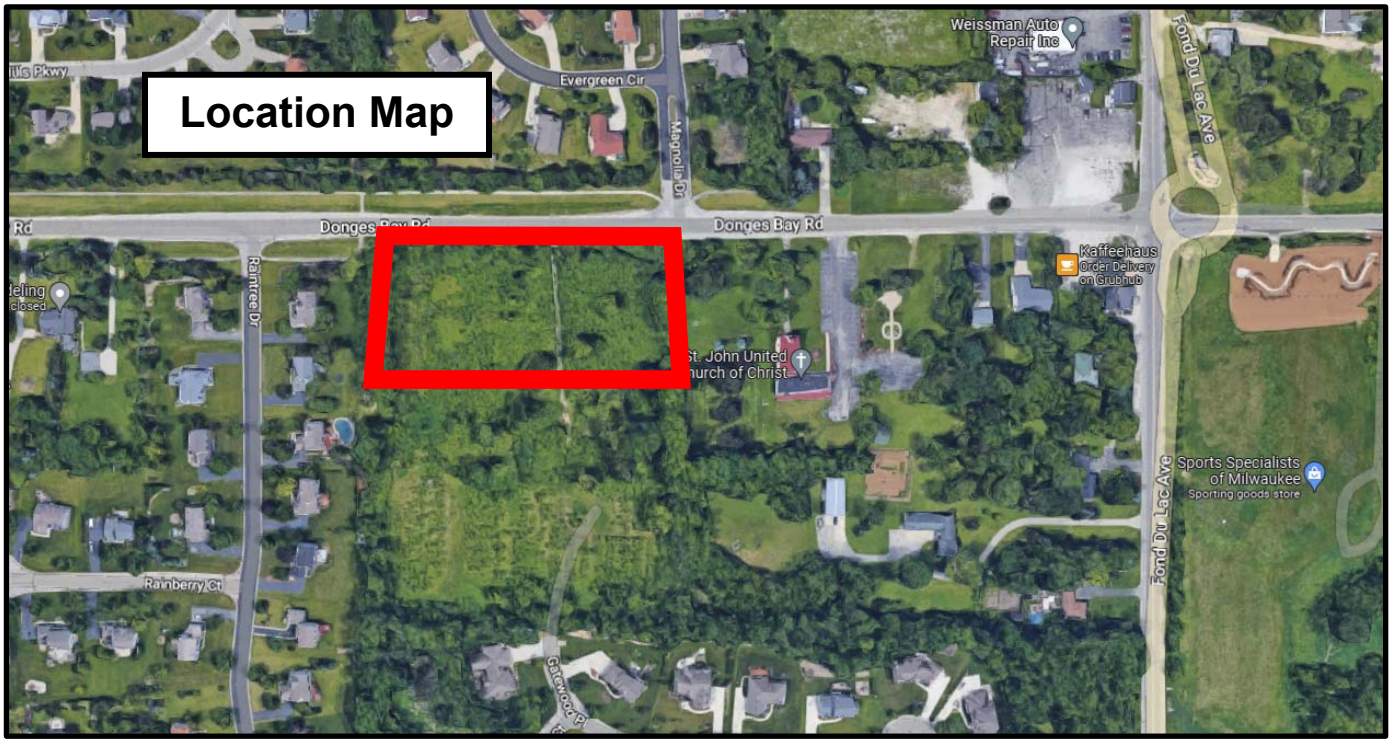
Joe Meyer, agent for Integrity Construction Management Inc., property owner, is requesting approval of a 2-lot Certified Survey Map (CSM) to divide an existing 2.35-acre parcel located at N104 W14281 Donges Bay Road and adjust a common lot line with an abutting parcel.

Location: N104 W14281 Donges Bay Road

Property Owners: Integrity Construction Management Inc
3815 N. Brookfield Road
Brookfield, WI

Current Zoning: Rs-4: Single-Family

Adjacent Land Uses		Zoning
North	Residential	Rs-6
South	Residential	Rs-4
East	Institutional	I
West	Residential	Rs-5



Proposal

Joe Meyer, agent for Integrity Construction Management Inc., property owner, is requesting approval of a 2-lot Certified Survey Map (CSM) to divide an existing 2.35-acre parcel located at N104 W14281 Donges Bay Road and adjust a common lot line with an abutting parcel.

Staff Comment

The purpose for the CSM is twofold: (1) to divide Lot 1 of CSM #6691 into two (2) separate parcels for residential development; and (2) to adjust the common lot line between proposed Lot 2 and the abutting parcel to the south (Lot 3 of CSM#6691). The adjustment moves the lot line approximately 25 feet north; increasing the area of Lot 3 accordingly.

The Village of Germantown requires a CSM for all “lot line adjustments” or “boundary modifications”. The parcels are currently zoned Rs-4: Single-Family. The proposed CSM is consistent with the Rs-4 Zoning District requirements.

Staff recommends that a cross-access easement be recorded given that the two parcels share exiting parking and driveways between the two parcels and that straddle the common lot line.

Village Engineer/Public Works Department

The Village’s engineering consultant has identified a series of technical corrections in a memo dated February 3, 2023 (copy attached) that will need to be corrected prior to recoding the CSM.

The Wastewater Utility Superintendent has indicated that during construction of the interceptor sewer in Donges Bay Road there was only one sewer connection installed for future development of this parcel (to serve what is proposed as Lot 2). For that reason, no additional connection directly to the interceptor sewer will be allowed. Connection to sanitary sewer from Lot 1 will be allowed/required through the Lot 2 sewer connection. The following requirement is recommended:

1. A separate sanitary sewer connection from Lot 1 to the Village’s interceptor sewer in the Donges Bay Road right-of-way is prohibited. Connection to the sanitary sewer system to Lot 1 shall be from the existing connection serving Lot 2;
2. Prior to the issuance of any building permit or approval for development of Lot 1 or Lot 2, the owner(s) shall:
    a. prepare and record the necessary legal document(s) establishing a sanitary sewer easement across Lot 1 and Lot 2 within which the sanitary sewer for Lot 1 is connected to the existing connection serving Lot 2; and
    b. prepare and submit detail construction plans for the sanitary sewer connection to Lot 1 as required above to the Village for review and approval.

VILLAGE STAFF RECOMMENDATION

APPROVE the proposed 2-lot Certified Survey Map (CSM) for the Integrity Construction Management Inc. property to divide the existing 2.35-acre parcel located at N104 W14281 Donges Bay Road and adjust the common lot line between proposed Lot 2 and the abutting parcel to the south (Lot 3 of CSM #6691) subject to the following conditions:

1. All technical issues and plan correction identified by the Village's engineering consultant memo dated February 3, 2023 shall be addressed and reflected in a revised CSM submitted and approved by the Village Engineer prior to recording the CSM.

2. A separate sanitary sewer connection from Lot 1 to the Village's interceptor sewer in the Donges Bay Road right-of-way is prohibited. Connection to the sanitary sewer system to Lot 1 shall be from the existing connection serving Lot 2;
3. Prior to the issuance of any building permit or approval for development of Lot 1 or Lot 2, the owner(s) shall:
    a. prepare and record the necessary legal document(s) establishing a sanitary sewer easement across Lot 1 and Lot 2 within which the sanitary sewer for Lot 1 is connected to the existing connection serving Lot 2; and
    b. prepare and submit detail construction plans for the sanitary sewer connection to Lot 1 as required above to the Village for review and approval.

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

GRAEF

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February 3, 2023

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

SUBJECT: Integrity Construction CSM Review

Certified Survey Map

Applicant or Owner: Integrity Construction
Land Surveyor/Firm: Christopher Kunkel / Endpoint Solutions

1. The acreage should be labeled for each Lot.

2. A 3" x 3" square in the upper right hand corner of Sheet 1 is to be left blank for recording information.

3. Per Chapter 18 of the Village Land Division Ordinance, all certified survey maps will be referenced to the Wisconsin State Plane Coordinate System, South Zone (NAD 1983-2011datum) grid bearings for a bearing basis.

4. All existing utility and drainage easements with recording information will be shown and dimensioned.

5. The Point of Beginning (POB) should be labeled on the map.

6. A Mortgagee Certificate will need to be included, if applicable.

7. Label the recording information for the document used to dedicate the Donges Bay Road right of way.

8. The last paragraph of the Surveyor's Certificate should reference "Chapter 18 of the Village of Germantown Subdivision Control Ordinance in surveying, dividing and mapping the same".

9. The Village of Germantown Board Approval should read as:

This Certified Survey Map, being a division of ¼ ¼ 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 by the Village Board of Trustees of the Village of Germantown on this ___ day of _____, 2023.

10. Deanna Braunschweig's title is Village Clerk.

11. In the Plan Commission Approval, Dean Wolter's title is Chairman and Laura A. Johnson is Secretary.

No further review comments.

Document Approval and Recording

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

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

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

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

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

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

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

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

Sincerely,

Burt J. Naumann, PLS
Senior Vice President

Village of Germantown ...Willkommen

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

Paid 8 Date 12/7/22

CERTIFIED SURVEY MAP APPLICATION

Pursuant to Section 18.06 of the Municipal Code

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

1 APPLICANT OR AGENT

Joe Meyer
W144N10325 Gatewood Place
Germantown, WI 53022

Phone (262) 623-0524
Fax (262) 754-0405
E-Mail jmeyer.wi@ubuildit.com

PROPERTY OWNER

Integrity Construction Management, Inc.
3815 N. Brookfield Road
Suite 204
Brookfield, WI 53045
Phone (262) 754-0404

2

PROPERTY ADDRESS OR GENERAL LOCATION	TAX KEY NUMBER
South of Donges Bay between Raintree Drive and St. John's Churc	GTNV-351-960

3 PURPOSE OF LAND SPLIT

Create 2 single family lots to put two single family homes on them.	Will the land split require rezoning? NO	
	From	To

4 READ AND INITIAL THE FOLLOWING:

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

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

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

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

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

Applicant 11-1-22 Date

Owner 11-1-22 Date

CERTIFIED SURVEY MAP NO._____

BEING A REDIVISION OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 6691, PART OF THE NE 1/4 OF THE NE 1/4 OF SECTION 35, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

NOTE:
○ – DENOTES 1"x18" IRON PIPE 1.13 LBS. PER LINEAL FOOT SET AT ALL LOT CORNERS UNLESS NOTED OTHERWISE.

• –DENOTES 1" IRON PIPE FOUND

BEARINGS REFER TO THE WISCONSIN STATE PLANE COORDINATE SYSTEM SOUTH ZONE, IN WHICH THE NORTH LINE OF THE NE 1/4 SEC 35–9–20 BEARS S88°23'49"W (NAD 27).

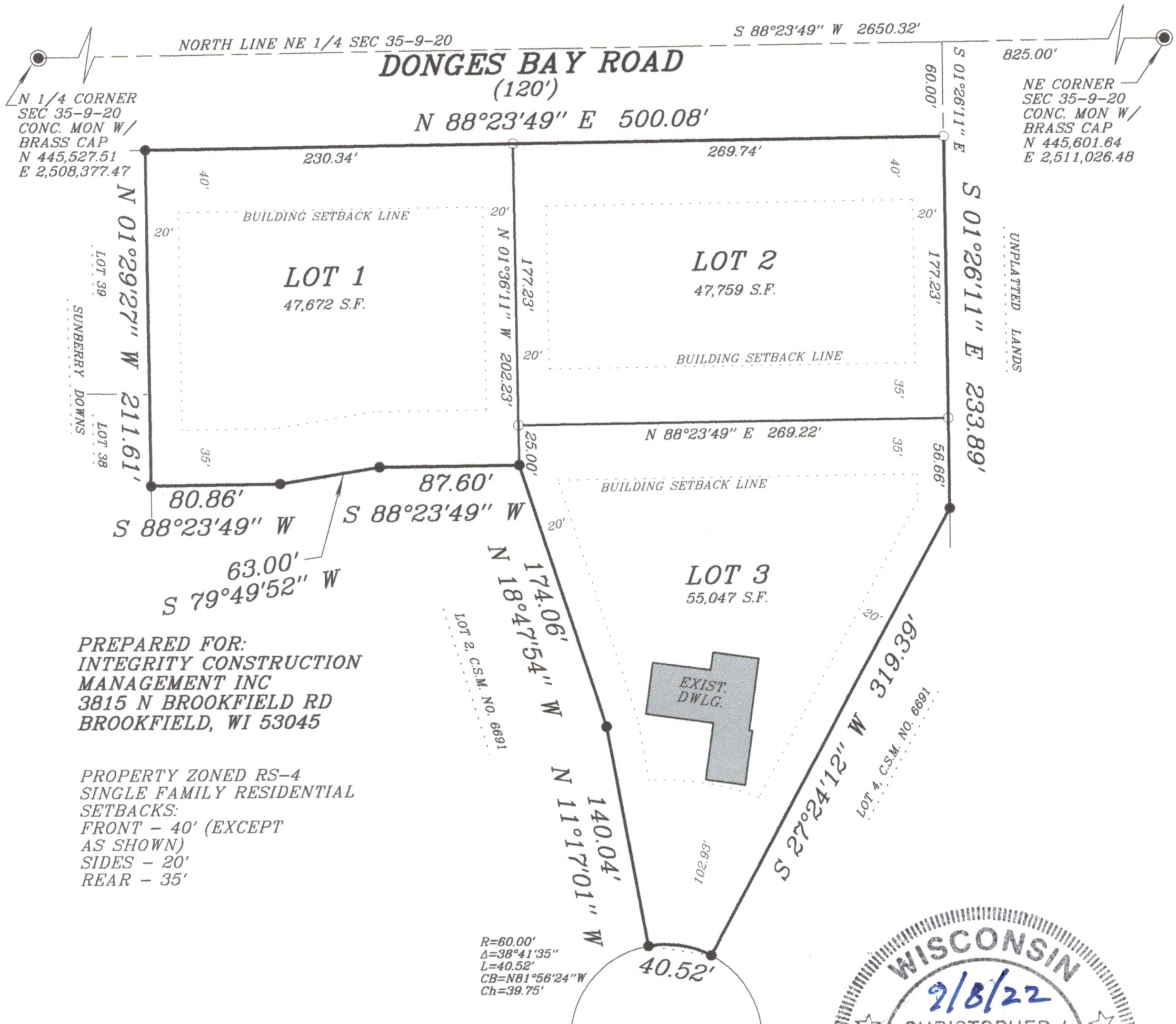
N

W E

ENDPOINT SOLUTIONS

SCALE:1"=100'

0 100' 200' 300'



PREPARED FOR:
INTEGRITY CONSTRUCTION MANAGEMENT INC
3815 N BROOKFIELD RD
BROOKFIELD, WI 53045

PROPERTY ZONED RS–4
SINGLE FAMILY RESIDENTIAL
SETBACKS:
FRONT – 40' (EXCEPT AS SHOWN)
SIDES – 20'
REAR – 35'

VICINITY MAP
SCALE:1"=2000'

WISCONSIN
2/8/22
CHRISTOPHER J. KUNKEL S-1755 WAUKESHA, WI
LAND SURVEYOR

Endpoint Solutions

6871 S. LOVERS LANE
FRANKLIN, WI 53132
PHONE: (414) 427-1200

THIS INSTRUMENT DRAFTED BY CHRISTOPHER J. KUNKEL S–1755

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 6691, PART OF THE NE ¼ OF THE NE ¼ OF SECTION 35, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE:

I, Christopher J. Kunkel, professional land surveyor, do hereby certify:

That I have surveyed, divided and mapped a redivision of Lots 1 and 3 of Certified Survey Map No. 6691, part of the NE 1/4 of the NE 1/4 of Section 35, Town 9 North, Range 20 East, Village of Germantown, Washington County, Wisconsin, bounded and described as follows:

Commencing at the northeast corner of said Section 35, thence S88°23'49"W along the north line of said NE ¼ Section 35, 825.00 feet; thence S01°26'11"E, 60.00 feet to a point on the south line of Donges Bay Road, and the point of beginning of the lands to be described; thence continuing S01°26'11"E, 233.89 feet; thence S27°24'12"W, 319.39 feet to a point on the north line of Gatewood Drive; thence northwesterly 40.52 feet along said north line and the arc of a curve, whose center lies to the south, whose radius is 60.00 feet, with a chord bearing N81°56'24W; thence N11°17'01"W, 140.04 feet; thence N18°47'54"W, 174.06 feet; thence S88°23'49"W, 87.60 feet; thence S79°49'52"W, 63.00 feet; thence S88°23'49"W, 80.86 feet; thence N01°29'27"W, 211.61 feet to a point on the south line of Donges Bay Road; thence N88°23'49"E, 500.08 feet to the place of beginning.

Said lands containing 150,478 square feet or 3.454 acres of land, more or less.

That I have made this survey, land division and map by the direction of Integrity Construction Management, Inc., and Erik M. and Amy T. Ankerson, owners of said land.

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

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

Christopher J. Kunkel S-1755 Date: 9/8/22

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 6691, PART OF THE NE ¼ OF THE NE ¼ OF SECTION 35, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As owner, Integrity Construction Management, Inc., hereby certifies, that we have caused the land described above to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Ordinances of the Village of Germantown, and that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Village of Germantown.

Witness the hand and seal of said owners this _____ day of _____, 20___.

In the presence of: Integrity Construction Management, Inc.

_____ _____
Joseph Meyer, President

STATE OF WISCONSIN)
COUNTY OF WASHINGTON)

Personally came before me this _____ day of _____, 20___, the above named Joseph Meyer, president of Integrity Construction Management, Inc., to me be known to be the person who executed the forgoing instrument and acknowledged the same.

My commission expires:_____

CERTIFIED SURVEY MAP NO. _____

BEING A REDIVISION OF LOTS 1 AND 3 OF CERTIFIED SURVEY MAP NO. 6691, PART OF THE NE ¼ OF THE NE ¼ OF SECTION 35, TOWN 9 NORTH, RANGE 20 EAST, IN THE VILLAGE OF GERMANTOWN, WASHINGTON COUNTY, WISCONSIN.

OWNER'S CERTIFICATE

As owners, we hereby certify that we have caused the land described above to be surveyed, divided and mapped as represented on this map in accordance with the requirements of Ordinances of the Village of Germantown, and that this map is required by s.236.10 or s.236.12 to be submitted to the following for approval or objection: Village of Germantown.

Witness the hand and seal of said owners this _____ day of _____, 20___.

In the presence of:

_____ _____
Erik M. Ankerson

_____ _____
Amy T. Ankerson

STATE OF WISCONSIN)
COUNTY OF WASHINGTON)

Personally came before me this _____ day of _____, 20___, the above named Erik M. Ankerson and Amy T. Ankerson, to me be known to be the persons who executed the forgoing instrument and acknowledged the same.

My commission expires:_____

PLAN COMMISSION APPROVAL

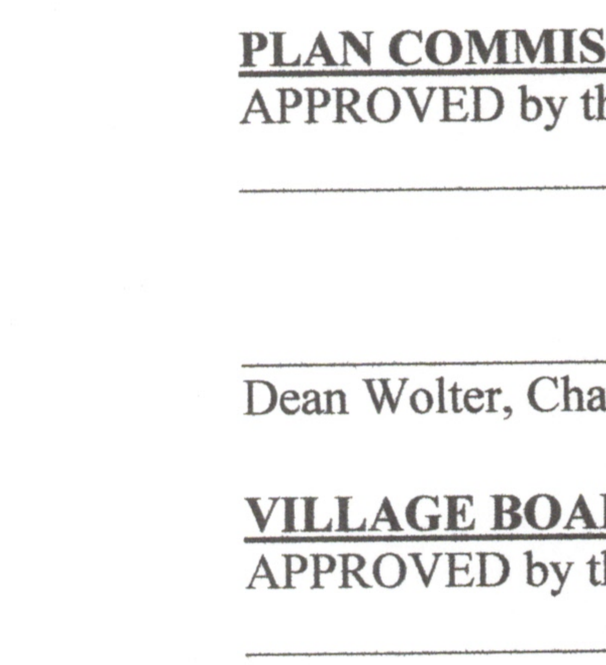
APPROVED by the Plan Commission of the Village of Germantown this _____ day of _____, 20___.

_____ _____
Dean Wolter, Chairperson Lori Johnson, Plan Commission Secretary

VILLAGE BOARD APPROVAL

APPROVED by the Village Board of the Village of Germantown this _____ day of _____, 20___.

_____ _____
Dean Wolter, Village President Deanna Braunschweig, Clerk Treasurer



This instrument was drafted by Christopher J. Kunkel S-1755