

MEETING: REGULAR MEETING OF THE BOARD OF ZONING APPEALS

DATE AND TIME: Wednesday, August 9, 2023 5:30 PM

**LOCATION: Germantown Village Hall Board Room
N112 W17001 Mequon Road**

NOTICE: Citizens not wishing to attend the meeting personally or virtually may submit any public comments by sending an email to comments@germantownwi.gov by 4 p.m. on the day of the meeting so that it can be provided to the members of the body for their consideration.

AGENDA

- I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
- II. **ROLL CALL:**
- III. **APPROVAL OF MINUTES:**
 - A. 7.13.2023 Minutes
- IV. **PUBLIC HEARINGS, DELIBERATION AND ACTION:**
 - A. THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a **VARIANCE APPEAL** filed by Excel Engineering, agent for Bethlehem Evangelical Lutheran Church, property owner, for a variance from Section 17.26(6)(a) of the Village's Zoning Code to reduce the minimum front/street yard building setback from 35 feet to 31 feet (a variance of 4 feet) for the property located at N108 W14290 Bel Aire Lane.
- V. **NEXT MEETING DATE:**
- VI. **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.

MEETING:	REGULAR MEETING OF THE BOARD OF ZONING APPEALS
DATE AND TIME:	Thursday, July 13, 2023 5:30 PM
LOCATION:	Germantown Village Hall Board Room N112 W17001 Mequon Road

MINUTES

I. **CALL TO ORDER:** *This meeting has been given public notice in accordance with Section 19.83 and 19.84, Wis. Stats, in such form that will apprise the general public and news media of subject matter that is intended for consideration and action.*
Chairman White called the meeting to order at 5:30 pm.

II. **ROLL CALL:**
Members Present: Edwards, Yao, Chairperson White
Also Present: Planning/Zoning Administrator Retzlaff and Assistant Planner Johnson
Members Absent: Hanson

III. **APPROVAL OF MINUTES:**

A. February 8, 2023 Minutes.

Motion: Approve as presented with the removal of Member Yao who was not at the February Meeting.

Motioned By: Barry White

Seconded By: Tim Edwards

Yes: White, Edwards

No: None

Abstain: Lilibeth Yao

Motion Passed (Yes 2, No 0, Abstained 1)

IV. **PUBLIC HEARING, DELIBERATION AND ACTION:**

Public Hearing opened: 5:51 pm.

No one spoke for or against the request.

Public Hearing closed: 5:52 pm.

Chairperson White read the public hearing notice.

A. THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a VARIANCE APPEAL filed by Nathan Laurent, property owner, who is requesting a variance from the Village's Zoning

Code (Section 17) to reduce the rear yard building setback from 30' to 18' for the property located at N109 W16415 Hawthorne Drive (Lot 131 of the Hawthorne Meadows Subdivision).

Chairperson White swore in Director Retzlaff. Retzlaff summarized the request.

Lilibeth asked if the village had received any comments from the neighbors – there were none. Nathan Laurent was sworn in by Chairman White. Laurent summarized his request.

White asked how deep the new garage would be. Laurent 29'6 outside 30'4. White asked about putting the garage forward. Laurent said at setback already. Lilibeth asked if Laurent had considered any other options. Laurent has but has found none to be feasible. Jeff – 5-foot setback applies to the rear yard only not the side. Edwards asked if he considered a shallower garage. Laurent replied no. Lilibeth asked if the size was consistent with the size of other garages. Retzlaff replied yes. Edwards asked if there are any plans to replace shrubbery? Laurent replied that he has already planted 12 arborvitae on south side and will be applying for a fence permit as well as plant another 20 arborvitae.

The Findings, Conclusions, Decision and Order were Deliberated.

1. **Is within the spirit of the zoning code.** The Board was split on whether the variance is contrary to the public interest and would be in accord with the spirit of the Zoning Code, with two members finding that the space between the proposed garage and a neighbor's house was sufficient to satisfy the public interest and the spirit of the Zoning Code, and one member finding that the 40% variance was too substantial to find the variance consistent with the public interest and the spirit of the Zoning Code.
2. **Are there exceptional, extraordinary or unusual conditions or circumstances that apply specifically to this lot or parcel that do not apply to others.** The Board decided there are not exceptional circumstances that apply. While the shape of the lot creates an unusual circumstance for this parcel, the requested variance is for the owner's convenience (a larger garage to accommodate large vehicles) not anything resulting from the unique or exceptional condition of the parcel.
3. **Is the variance necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district.** The Board decided this is not necessary for the preservation of property rights. The hardship resulting from denial of the variance is personal to the property owner (lack of a larger garage) and not from conditions unique to the property.
4. **Will/will not the variance create substantial detriment to adjacent property and will be contrary to the public interest.** The Board decided that this variance would not be detrimental to an adjacent property or public interest. There was no evidence or testimony that an adjacent property would be affected, and there would be no impact on public safety.
5. **A literal enforcement of the terms of the Zoning Code would/would not result in practical difficulty or unnecessary hardship to the appellant/applicant.** The Board decided that this request is not due to any hardship from the applicant. There is no unnecessary hardship or practical

difficulty because the parcel can still be used, even if the garage is not as large as the owner would like.

Motion: Approve as presented

Motioned By: Barry White

Seconded By: None

Motion failed due to the lack of a second.

V. SET NEXT HEARING TIME:

Retzlaff said an application had been received for August meeting August 9th.

VI. ADJOURNMENT:

Motion: to adjourn at 6:04 pm

Motioned By: Lilibeth Yao

Seconded By: Tim Edwards

Motion approved

BUSINESS OF THE BOARD OF ZONING APPEALS

MEETING DATE: August 9, 2023

PLACEMENT: Action Item

ITEM TITLE: THE PURPOSE of said hearing will be to hear any and all parties, their attorneys or agents, for or against a **VARIANCE APPEAL** filed by Excel Engineering, agent for Bethlehem Evangelical Lutheran Church, property owner, for a variance from Section 17.26(6)(a) of the Village's Zoning Code to reduce the minimum front/street yard building setback from 35 feet to 31 feet (a variance of 4 feet) for the property located at N108 W14290 Bel Aire Lane.

SUBMITTED BY:

SUMMARY EXPLANATION:

ATTACHMENT:

1. 1-Board-of-Zoning-Appeals-Application-Packet
2. 2-Variance Narrative
3. 3-Civil Site Plan-w Addition
4. 4-Color SITE PLAN-w Addition
5. 5-EXTERIOR ELEVATIONS-w Addition
6. 6-Existing Site Survey

RECOMMENDATION:

ACTION BY Committee:



HOW TO APPEAL TO THE ZONING BOARD OF APPEALS

- Fill out an application form available from the Village Clerk and attach supporting documents. (Survey of property showing location of structures, rendering of buildings, renderings of signs, etc.)
- File your appeal within 30 days after the date of written notice of order or decision from which the appeal/application is taken.
- Submit an application fee of \$570. This fee is used to pay costs of notice publication, mailings, and other administrative costs.
- Allow a minimum of three weeks for your hearing date to be set. The Board of Zoning Appeals has set monthly meetings. If your application falls within the required time frame for notice, your appeal will be heard at the next meeting. If not, your application will be held over to the next meeting. This is due to State Law requiring two publications of the public hearing in the official paper. The last date for publication cannot be less than 7 days prior to the hearing. The official paper is published on Wednesday.
- You will receive from the Board Secretary a notice of public hearing, indicating the date, time and place of your hearing.
- Appear, at the hearing to explain the application and to answer any questions. You may appear personally or by an agent, and/or with an attorney.
- You will receive an official notice of decision of your appeal by "certified mail" within five (5) days following the meeting. The notice will show the date of filing in the Board's office should you wish to appeal the decision to Washington County Circuit Court.
- If your appeal is granted, substantial work must commence within six (6) months of the filing of the decision, or the variance will expire.
- If your appeal is denied, you may commence action in circuit court within 30 days of date of filing or file a revised permit application in accordance with the building and/or zoning requirements with the Zoning Administrator or Building Inspector.

**VILLAGE OF GERMANTOWN
 BOARD OF ZONING APPEALS
 NOTICE OF APPEAL OR APPLICATION**

Case No.	
Filing Date	
Fee Paid	\$
Hearing Date	
Notice Mailed	
Notices Published	

To: Board of Zoning Appeals
 Village of Germantown, Wisconsin

NOTICE IS HEREBY GIVEN that the undersigned hereby (appeals for relief from a decision of an administrative official) (applies for the following described right or privilege):

Appellant's or Applicant's Name: Mike Christianson	
Address: N82W1525 Menomonee Ave., Menomonee Falls, WI 53051-0000	
Phone Number: 262-250-1997	
Appellant's or applicants' interest in property:	
Owner <input checked="" type="checkbox"/>	Tenant <input type="checkbox"/>
Mortgagee <input type="checkbox"/>	Agent <input type="checkbox"/>
Property Owner's Name: Bethlehem Evangelical Lutheran Church; C/O Paul Huebner & Mike Christianson	
Address: N82W1525 Menomonee Ave., Menomonee Falls, WI 53051-0000	
Phone Number: 262-251-3555 / churchoffice@bethlehem-wels.org	
Address of Property: N108 W14290 Bel Aire Ln., Germantown, WI 53022	
Lot:	Block:
Tax Parcel No. GTNV - 261991	Zoning District: I - Institutional
Present use of the Property: Church & school facility w/ associated parking lot & stormwater management pond	
Proposed use of the Property: Same; classroom building addition and parking lot/driveway expansion/modification	
Previous Appeal or Application (if any)?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
If YES, list date of hearing: N/A	
Decision of Previous Hearing: N/A	

Identify the PURPOSE for this appeal or application. Please mark the appropriate item below and provide the requested information. Attach a separate sheet if necessary.	
A <input type="checkbox"/>	Appeal of decision or order of Administrative Official and Request for Interpretation of Zoning/Building Code.
Date of Decision or Order: N/A	
Description of Decision or Order: N/A	
Decision or order is erroneous because: N/A	
B <input checked="" type="checkbox"/>	Request for Variance of Zoning/Building Code
Describe the requested variance and dimension of variance: See attached narrative.	
Explain how the variance, IF granted, is consistent with the spirit, purpose and intent of the Code: See attached narrative.	
Describe the exceptional, extraordinary, or unusual conditions or circumstances that apply specifically to this lot/parcel, use, structure, or intended use that DO NOT apply generally to other properties or uses in the SAME district: See attached narrative.	
Explain how this variance, IF granted, WILL NOT create substantial detriment to adjacent property, WILL NOT be contrary to the public interest and WILL NOT endanger public safety and interest: See attached narrative.	

C <input type="checkbox"/>	Request for Interpretation of regulations of the Zoning Code or the District boundaries of the Zoning Map.
List applicable section(s) of the Zoning Code: N/A	
Describe proposed use/activity/construction: N/A	
Explain reasons supporting requested action: N/A	
Has request been referred to Plan Commission? Yes <input type="checkbox"/> No <input type="checkbox"/> If YES, give recommendation of Plan Commission: N/A	
D <input type="checkbox"/>	Permission for Temporary Use Permit
Describe use requested: N/A	
Proposed commencement date: N/A	
Proposed termination date: N/A	

E <input type="checkbox"/>	A determination that an unspecified or unclassified use is permitted in a Zoning District
Describe use requested: N/A	
Attach copy of recommendation of Village Plan Commission	
F <input type="checkbox"/>	Permission to substitute a MORE restrictive non-conforming use for an existing non-conforming use.
Attach copy of recommendation of Village Plan Commission.	
Attach copy of certification of Zoning Administrator to legality of present non-conforming use.	
Date of commencement of present use: N/A	
Value of improvement on date use became non-conforming (attach documentation supporting value): \$ N/A	
Present value of all existing improvements, additions and alterations since date use became non-conforming (attach documentation): \$ N/A	

REQUIRED DOCUMENTATION

Each appeal or application must be accompanied by:

- A. Current plat or survey of the lot/parcel, with complete details of the site, dimensioned, elevation data, easements, existing and proposed physical features, yards, and setbacks, etc.
- B. Attachments as outlined above.
- C. Filing fee(s)
- D. Copy of decision or order which is the basis of this appeal/application.
- E. Name and Address of counsel IF appellant/applicant elects to be represented by counsel.
- F. Any additional fee of \$ _____ to cover the administrative costs if a contested case is requested.

I hereby certify that the above application and/or appeal and all attachments hereto are true, correct, and complete to the best of my knowledge and belief.

Dated: June 26th 2023

Mike Christensen
 Signature of applicant or appellant

17.52 - BOARD OF ZONING APPEALS.

- (1) **MEMBERSHIP.** See section 1.30(1) of this Code.
- (2) **ORGANIZATION.** The Board of Zoning Appeals shall organize and adopt rules and procedure for its own government in accordance with the provisions of this chapter.
 - (a) *Meetings.* Meetings shall be held at the call of the chairman and shall be open, to the public.
 - (b) *Minutes.* Minutes of the proceedings and a record of all actions shall be kept by the secretary showing the vote of each member upon each question, the reasons for the Board's determination and its findings of fact. These records shall be immediately filed in the office of the Board and shall be a public record.
 - (c) *Concurring Vote.* (Am. Ord. #12-09) The concurring vote of a majority of the quorum of the Board shall be necessary to correct an error; grant a variance; make an interpretation; and permit a utility, temporary, unclassified or substituted use.
- (3) **POWERS.** The Board of Zoning Appeals shall have the following powers:
 - (a) *Errors.* To hear and decide appeals when it is alleged there is error in any order, requirement, decision or determination made by the Zoning Administrator.
 - (b) *Variances.* To hear and grant appeals for variances as will not be contrary to the public interest when, owing to special conditions, a literal enforcement will result in practical difficulty or unnecessary hardship so that the spirit and purpose of this chapter shall be observed and the public safety, welfare and justice secured. Use variances shall not be granted.
 - (c) *Interpretations.* To hear and decide applications for interpretations of the zoning regulations and the boundaries of the zoning districts after the Plan Commission has made a review and recommendation.
 - (d) *Substitutions.* To hear and grant applications for substitution of more restrictive nonconforming uses for existing nonconforming uses provided no structural alterations are to be made and the Plan Commission has made a review and recommendation. Whenever the Board permits such a substitution, the use may not thereafter be changed without application.
 - (e) *Permits.* The Board may reverse, affirm wholly or partly modify the requirements appealed from, and may issue or direct the issuance of a permit.
 - (f) *Assistance.* The Board may request assistance from other Village officers, departments, commissions and boards.
 - (g) *Oaths.* The Chairman may administer oaths and compel the attendance of witnesses.
- (4) **APPEALS.** (Rep. & Recr. Ord. #2-94; Am. Ord. #19-96) Appeals of any administrative determination of the Zoning Administrator, the Building Inspector or the Plan Commission concerning the literal enforcement of this chapter and chapters 14 and 18 of this Code may be made by any person aggrieved or by any officer, department or board of the Village. Such appeals shall be filed with the Secretary within 30 days after receiving actual or constructive notice of the administrative decision or order or the granting of a permit by the Zoning Administrator, Building Inspector or Plan Commission. Such appeals and applications shall include the following:
 - (a) Name and address of the applicant.
 - (b) What administrative determination is being appealed and the basis for the appeal.
- (5) **HEARINGS.** The Board shall fix a reasonable time and place for the required public hearing and shall give notice as specified in section 17.53 of this chapter. At the hearing, the appellant or applicant may appear in person or be represented by an agent or attorney.
- (6) **FINDINGS.** No variance to the provisions of this chapter shall be granted by the Board unless it finds, beyond a reasonable doubt, that all the following facts and conditions exist and so indicates such in the minutes of its proceedings.

- (a) *Preservation of Intent.* No variance shall be granted that is not consistent with the purpose and intent of the regulations for the district in which the development is located. No variance shall have the effect of permitting a use in any district that is not a stated permitted use, accessory use or conditional use in that particular district.
 - (b) *Exceptional Circumstances.* There must be exceptional, extraordinary or unusual circumstances or conditions applying to the lot or parcel, structure, use or intended use that do not apply generally to other properties or uses in the same district, and the granting of the variance should not be of so general or recurrent nature as to suggest that this chapter should be changed.
 - (c) *Hardships Not Grounds for Variance.* No variance shall be granted solely on the basis of economic gain or loss. Self-imposed hardships shall not be considered as grounds for the granting of a variance.
 - (d) *Preservation of Property Rights.* The variance must be necessary for the preservation and enjoyment of substantial property rights possessed by other properties in the same district and same vicinity.
 - (e) *Absence of Detriment.* No variance shall be granted that will create substantial detriment to adjacent property or that will materially impair or be contrary to the purpose and spirit of this chapter or the public interest.
- (7) **DECISION.** The Board shall decide all appeals and applications within 30 days after the final hearing and shall transmit a signed copy of the Board's decision to the appellant or applicant, the Zoning Administrator and the Plan Commission.
- (a) *Conditions.* Conditions may be placed upon any zoning permit ordered or authorized by the Board.
 - (b) *Variations, Substitutions or Use Permits.* Variations, substitutions or use permits granted by the Board shall expire within 6 months unless substantial work has commenced pursuant to such grant.
- (8) **REVIEW BY COURT OF RECORD.** Any person aggrieved by any decision of the Board may present to a court of record a petition duly verified setting forth that such decision is illegal and specifying the grounds of the illegality. Such petition shall be presented to the court within 30 days after the filing of the decision in the office of the Board.

State law references—Zoning board of appeals, Wis. Stats. §§ 61.35, 62.23(7)(e).

July 12, 2023

Variance Narrative

Project: Bethlehem Evangelical Lutheran Church & School – Church Addition
N108 W14290 Bel Aire Lane
Germantown, WI

Bethlehem Evangelical Lutheran Church and School is requesting Variance review and approval for a new building addition to their existing Church and School facility located on an institutional lot on the corner of Fond du Lac Avenue/Highway 145 and Bel Aire Lane, addressed as N108W14290 Bel Aire Lane (Tax Parcel # GTNV-261991). The site is zoned I (Institutional); existing development on the parcel includes a School [serving K3 through fourth (4th) grade] with a gymnasium that is also used for worship as well as associated parking on the south/southwestern end of the subject property and a stormwater management pond to the southeast.

Bethlehem Evangelical Lutheran Church and School proposes to develop the existing lawn area on the south-eastern portion of the site, near the existing storm pond, with a new building addition consisting of new administrative offices, meeting and fellowship rooms, bathrooms, patio area (proposed at approximately 1,474 square feet), and a new sanctuary/worship area. The proposed building addition totals 22,800 square feet of total development (including an approximate 1,525 square foot canopy) and is permitted in the I (Institutional) zoning district. In conjunction with the proposed building addition, the existing southeastern driveway is proposed to be shifted further west to allow for safe and adequate access to the site, and the existing surface parking and vehicle maneuvering area on the southwestern portion of the site is proposed to be expanded north to provide the required parking spaces and vehicle maneuvering for patrons [ultimately increasing the parking lot from 123 parking stalls to 167 stalls with six (6) of the stalls being ADA compliant; a 44 parking stall increase]. The existing western playground area is proposed to be replaced and the existing storm pond facility on the southeastern portion of the site is planned to be expanded to meet the stormwater management standards of Chapter 27 in the Village of Germantown Codified Ordinances and Chapter 13 of the Milwaukee Metropolitan Sewerage District (MMSD). The existing landscape buffer of eight (8) feet will be maintained and extended around the western and southern perimeters of the site to meet the required parking lot green belt and screening standards of Section 17.45 (C) of the Zoning Code. Internal landscaping is proposed as well to break up the parking lot also as required by Section 17.45 (C) of the Zoning Code. The total development/redevelopment of the site is proposed to disturb approximately 2.22 acres (967032.20 square feet).

With the subject development site currently being zoned I (Institutional), the proposed development will provide a residential-compatible, enhanced community amenity to the Village that will allow the Church and School to further their mission of serving the community. However, it is being requested to allow development to proceed with the following requested exception from the Village of Germantown Codified Ordinances.

Section 17.26(6)(a) of the Village of Germantown Codified Ordinances states that the minimum building setback within the I (Institutional) District from the right-of-way of all streets or highways is a minimum setback, “equal to the average setback on each side of the use parcel or districts.” Therefore, the properties to the south (across the right-of-way of Bel Aire Lane) are currently zoned as the RS-5 (Single Family Residential) District, in which Section 17.18(3) of the Germantown Zoning Code requires a minimum principal building setback in the front yard of 35 feet from the street line. The initial plan that was initially presented to the Village Plan Commission in a workshop meeting on June 12th, 2023, proposed 22-foot encroachment into the required setback. Since that meeting, the applicant has worked extensively with Excel to come up with the current design that proposes the building setback from the corner of the planned addition at approximately 31 feet from the street line [encroaching four (4) feet into the required setback area] to preserve the ability for the school and church to have one (1) combined entry all while still being able to maintain the planned Church sanctuary and fellowship area size for their growing congregation. The proposed building setback from the street line of Bel Aire Lane is labeled on the proposed site plan (sheet C1.1).

Explain how the variance, IF granted, is consistent with the spirit, purpose, and intent of the Code.

Granting the variance would still allow for an ample setback of the principal building to the right-of-way line of Bel Aire Lane and the RS-5 (Single Family Residential) District located across the street to the south of the site while still providing the principal building and pavement setbacks necessary from all other property and right-of-way lines for safe pedestrian and vehicular travel within public areas. In addition, the current proposed building addition location allows for one (1) combined entry for both the School and Church uses, enhancing the safety of the site due to requiring only one (1) main entrance to be monitored for security purposes instead of multiple. Furthermore, 99% of the principal building frontage off of Bel Aire Lane is meeting the required 35-foot principal building setback, only a corner (1%) of the principal building frontage needs the requested relief; it would not create any injurious circumstances or combat the intent of the Code.

Describe the exceptional, extraordinary, or unusual conditions or circumstances that apply specifically to this lot/parcel, use, structure, or intended use that DO NOT apply generally to other properties or uses in the SAME district.

Special conditions creating difficulty in site design for the proposed development include the triangular shape of the parcel with frontage on two (2) public rights-of-way. In addition, the site is an existing lot of record with no availability for expansion of the lot to provide additional space for the building addition elsewhere on the site while at the same time preserving the area to the northwest for future School expansion. The shape of the existing parcel combined with the required setbacks leaves limited areas available on the site to provide the required minimum principal building setbacks from all property lines while still being able to provide the minimums required for a functional facility and the proposed development. To provide the required number of parking spaces, the minimum landscaping/screening standards, safe internal circulation, the required stormwater management, and maintain the required setbacks from the directly abutting residential parcels to the west and the greater trafficked and high-speed right-of-way of Fond du Lac Avenue/Highway 45 (with a speed limit of 45 miles per hour), relief is needed requested from the required principal building frontage setback to the south off of the local road of Bel Aire Lane (with a speed limit of 25 miles per hour).

Explain how this variance, IF granted, WILL NOT create a substantial detriment to adjacent property, WILL NOT be contrary to the public interest, and WILL NOT endanger public safety and interest.

Granting of the variance requested for Section 17.26(6)(a) of the Village of Germantown Codified Ordinances provides the minimal relief necessary to allow a substantial setback of the principal building to the right-of-way line of Bel Aire Lane and the RS-5 (Single Family Residential) District located across the street to the south of the site while still providing the principal building and pavement setbacks necessary from all other property lines and rights-of-way of the permitted Church and School use site within the I (Institutional) Zoning District and does not give the applicant any special privileges that would negatively impact adjacent properties; it will not be contrary to the public interest or create any injurious or dangerous circumstances. As stated above, granting the variance would allow for the principal building setbacks and parking lot screening/landscaping requirements to the directly abutting western RS-5 (Single Family Residential) District to be met and would provide safer internal circulation on the site while still providing minimum principal building setbacks necessary from the high-trafficked and high-speed right-of-way of Fond du Lac Avenue/Highway 145 for safe pedestrian and vehicular travel. The denial of the variance will limit opportunities for future expansion and create a condition requiring multiple main entrances for the church and school uses instead of enhancing the safety of the site through one (1) combined entry for both the School and Church uses.

SPECIFICATION NOTE:
SEE SHEET C0.1 FOR PLAN SPECIFICATIONS AND REQUIREMENTS

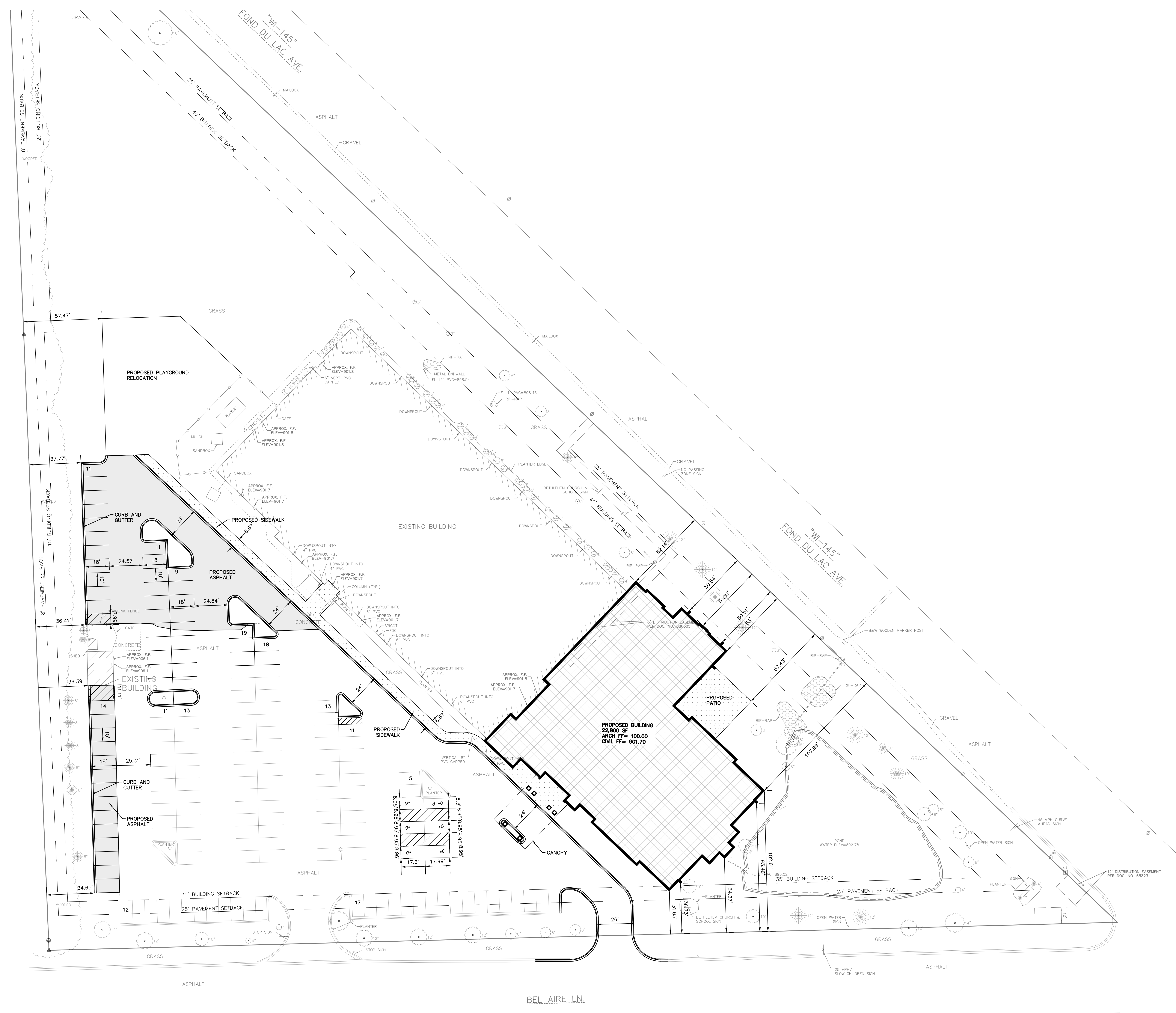
SITE INFORMATION:
PROPERTY AREA: 308,893 S.F. (7.09 ACRES).
EXISTING ZONING: I - INSTITUTIONAL
PROPOSED ZONING: I - INSTITUTIONAL
PROPOSED USE: BETHLEHEM CHURCH AND SCHOOL FACILITY BUILDING ADDITION
AREA OF SITE DISTURBANCE: 2.22 ACRES
SETBACKS: BUILDING: FOND DU LAC AVE = VARIES (40'-45')
BEL AIRE LN = 35'
SIDE (W) = VARIES (15'-20')
PAVEMENT: FOND DU LAC AVE = 25'
BEL AIRE LN = 25'
SIDE (W) = 8'
PROPOSED BUILDING HEIGHT: 45' (MAX. HEIGHT ALLOWED: 35')
PARKING REQUIRED: MINIMUM 1 PARKING SPACE/3 SEATS (167 SPACES REQ.)
PARKING PROVIDED: 167 SPACES (6 H.C. ACCESSIBLE)
HANDICAP STALLS REQUIRED: 6, HANDICAP STALLS PROVIDED: 6

PROJECT INFORMATION

PROPOSED WORSHIP FACILITY ADDITION FOR:
BETHLEHEM LUTHERAN CHURCH
N108W14290 BEL AIRE LN • GERMANTOWN, WI 53022

EXISTING SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	7.09	308,893	
BUILDING FLOOR AREA	0.95	41,316	13.4%
PAVEMENT (ASP. & CONC.)	1.50	65,545	21.2%
TOTAL IMPERVIOUS	2.45	106,861	34.6%
LANDSCAPE/ OPEN SPACE	4.64	202,032	65.4%

PROPOSED SITE DATA			
	AREA (AC)	AREA (SF)	RATIO
PROJECT SITE	7.09	308,893	
BUILDING FLOOR AREA	1.47	64,116	20.8%
PAVEMENT (ASP. & CONC.)	1.82	79,350	25.7%
TOTAL IMPERVIOUS	3.29	143,466	46.4%
LANDSCAPE/ OPEN SPACE	3.80	165,427	53.6%

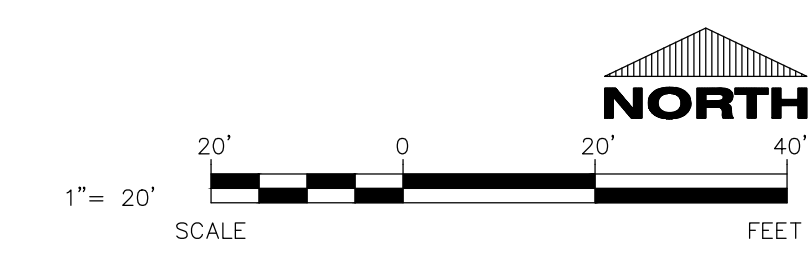


PAVEMENT HATCH KEY:

- STANDARD ASPHALT
- HEAVY DUTY ASPHALT
- SIDEWALK CONCRETE
- HEAVY DUTY CONCRETE

CURB & GUTTER MARKING KEY:

- INVERTED CURB & GUTTER
- SHEDDING CURB & GUTTER



CIVIL SITE PLAN

PROFESSIONAL SEAL

PRELIMINARY DATES
JULY 10, 2023

JOB NUMBER
2129100

SHEET NUMBER
C1.1

NOT FOR CONSTRUCTION

PROJECT INFORMATION

PROPOSED WORSHIP FACILITY ADDITION FOR:
BETHLEHEM LUTHERAN CHURCH
 GERMANTOWN • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES

- MAY 17, 2021
- MAY 20, 2021
- MAY 26, 2021
- MAR 23, 2022
- MAR 29, 2022
- MAY 9, 2023
- MAY 18, 2023
- MAY 23, 2023
- JUN 22, 2023

NOT FOR CONSTRUCTION

JOB NUMBER

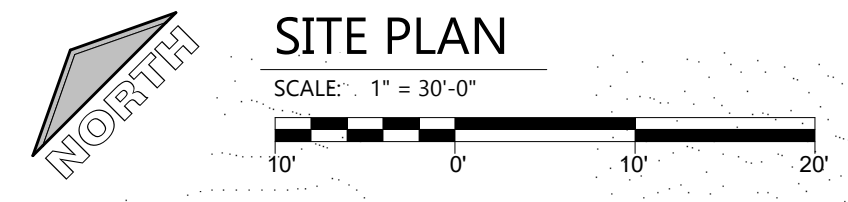
2129100

SHEET NUMBER

C1.0a



EXISTING: 121
 PROPOSED: 44
 TOTAL: 167
 REQ'D: 167



PROJECT INFORMATION

PROPOSED WORSHIP FACILITY ADDITION FOR:
BETHLEHEM LUTHERAN CHURCH
 GERMANTOWN • WISCONSIN

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 17, 2021
 MAY 20, 2021
 MAY 26, 2021
 MAR. 29, 2022
 MAY 17, 2023

NOT FOR CONSTRUCTION

JOB NUMBER

2129100

SHEET NUMBER

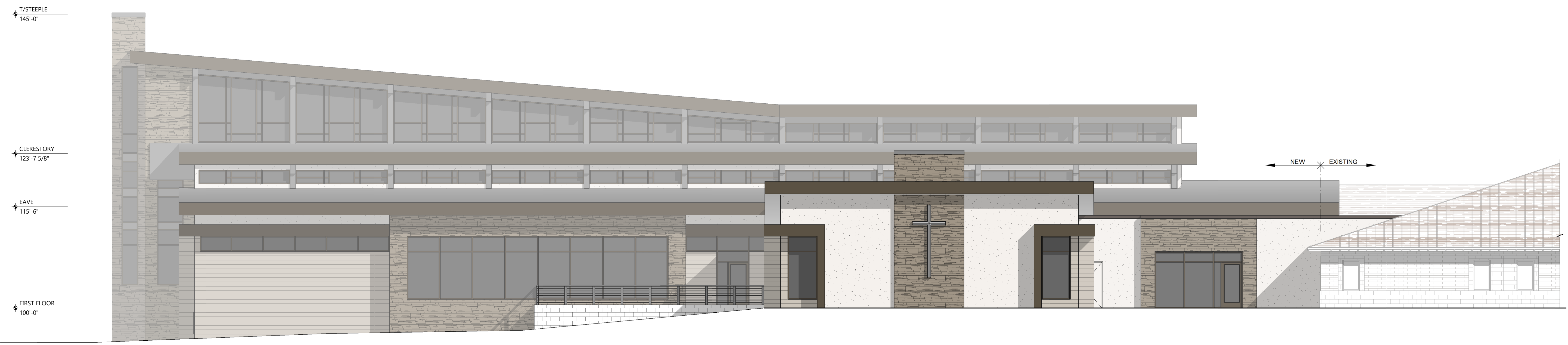
A2.0

MATERIAL LEGEND

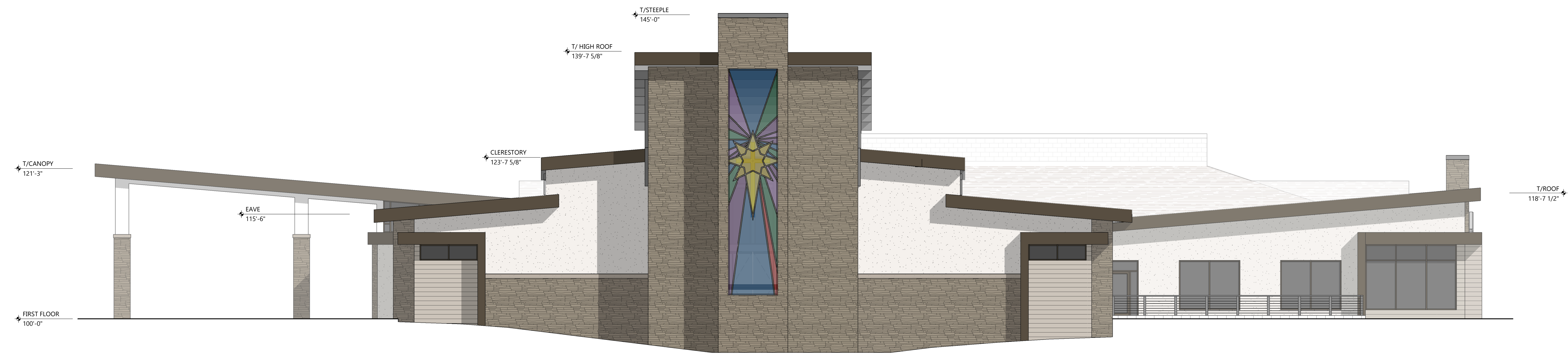
- EFS**
 MANUFACTURER: TBD
 COLOR: TBD
 PROVIDE SAMPLES FOR OWNER & ARCHITECT APPROVAL
- CONCEALED FASTENER HORIZONTAL COMPOSITE PANEL**
 MANUFACTURER: STONEWOOD ARCHITECTURAL PANELS
 PRODUCT: SOLID PHENOLIC PANEL WITH CONCEALED FASTENERS
 FINISH: TBD
- QUARRY-FACED STONE**
 MANUFACTURER: TBD
 COLOR: TBD
 PROVIDE SAMPLES FOR OWNER & ARCHITECT APPROVAL
- CAST STONE SILL**
 COLOR: NATURAL
- STANDING SEAM METAL ROOF**
 MANUFACTURER: TBD
 COLOR: DARK BRONZE
- ALUMINUM STOREFRONT & GLAZING**
 FRAME COLOR: CLEAR ANNOXIDIZED
 GLAZING COLOR: GRAY TINTED (MATCH EXISTING)

NOTES:

- ALL EXTERIOR SIGNAGE IS BY OWNER.
- PROVIDE MOCK UP OR BLOCK & METAL PANEL FOR OWNER TO CONFIRM.
- SEE ELEVATIONS FOR CONTROL JOINTS (CJ). COLOR TO MATCH BLOCK.
- PROVIDE A CONTROL JOINT AT ALL BLOCK INSIDE CORNERS.
- SEE WALL SECTIONS FOR TRUSS BEARING HEIGHTS.



ELEVATION - NORTH
 SCALE: 1/8" = 1'-0"
 8' 0' 8' 16'



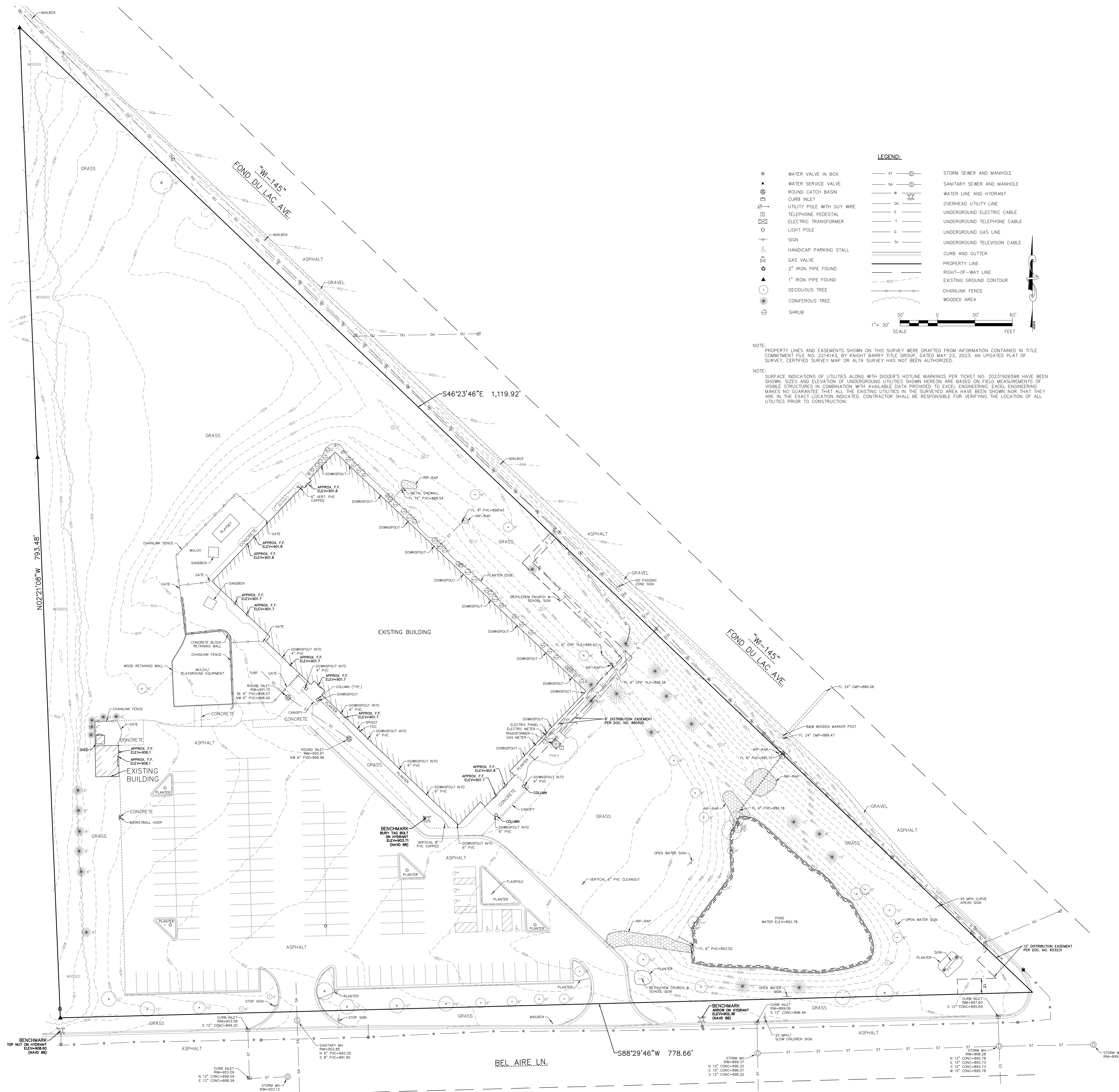
ELEVATION - EAST
 SCALE: 1/8" = 1'-0"
 8' 0' 8' 16'



ELEVATION - SOUTH
 SCALE: 1/8" = 1'-0"
 8' 0' 8' 16'

PROJECT INFORMATION

EXISTING SURVEY
BETHLEHEM KUTHERAN CHURCH
 N108W14290 BEL AIRE LN. • GERMANTOWN, WI 53022



LEGEND:

⊙	WATER VALVE IN BOX	— ST —	STORM SEWER AND MANHOLE
⊙	WATER SERVICE VALVE	— SA —	SANITARY SEWER AND MANHOLE
⊙	ROUND CATCH BASIN	— W —	WATER LINE AND HYDRANT
⊙	CURB INLET	— OU —	OVERHEAD UTILITY LINE
⊙	UTILITY POLE WITH GUY WIRE	— E —	UNDERGROUND ELECTRIC CABLE
⊙	TELEPHONE PEDESTAL	— T —	UNDERGROUND TELEPHONE CABLE
⊙	ELECTRIC TRANSFORMER	— G —	UNDERGROUND GAS LINE
⊙	LIGHT POLE	— TV —	UNDERGROUND TELEVISION CABLE
⊙	SIGN	—	CURB AND GUTTER
⊙	HANDICAP PARKING STALL	—	PROPERTY LINE
⊙	GAS VALVE	—	RIGHT-OF-WAY LINE
⊙	2" IRON PIPE FOUND	—	EXISTING GROUND CONTOUR
⊙	1" IRON PIPE FOUND	—	CHAINLINK FENCE
⊙	DECIDUOUS TREE	—	WOODED AREA
⊙	CONIFEROUS TREE		
⊙	SHRUB		

1" = 30'
 SCALE
 FEET

NOTE: PROPERTY LINES AND EASEMENTS SHOWN ON THIS SURVEY WERE DRAFTED FROM INFORMATION CONTAINED IN TITLE COMMITMENT FILE NO. 2214143, BY KNIGHT BARRY TITLE GROUP, DATED MAY 23, 2023. AN UPDATED PLAT OF SURVEY, CERTIFIED SURVEY MAP OR ALTA SURVEY HAS NOT BEEN AUTHORIZED.

NOTE: SURFACE INDICATIONS OF UTILITIES ALONG WITH DIGGER'S HOTLINE MARKINGS PER TICKET NO. 20231926598 HAVE BEEN SHOWN. SIZES AND ELEVATION OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD MEASUREMENTS OF VISIBLE STRUCTURES IN COMBINATION WITH AVAILABLE DATA PROVIDED TO EXCEL ENGINEERING. EXCEL ENGINEERING MAKES NO GUARANTEE THAT ALL THE EXISTING UTILITIES IN THE SURVEYED AREA HAVE BEEN SHOWN NOR THAT THEY ARE IN THE EXACT LOCATION INDICATED. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

PROFESSIONAL SEAL

PRELIMINARY DATES
 JUNE 15, 2023

NOT FOR CONSTRUCTION

JOB NUMBER
 2129100

SHEET NUMBER
ES